



CITY OF DALLAS  
CITY PLAN  
COMMISSION Thursday,  
July 1, 2021 AGENDA

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BRIEFINGS*:	(Videoconference)	10:30 a.m.
PUBLIC HEARING**:	(Videoconference)	1:30 p.m.

\* The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.  
\*\* The City Plan Commission meeting will be held by videoconference. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure, should contact the Sustainable Development and Construction Department at 214-670-4209 by **5:00 p.m. on Tuesday, June 29, 2021**, or register online at: <https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx>. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or Channel 99 and [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) or [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall). The following videoconference links are available to the public to listen to the meeting WebEx link below:

<http://bit.ly/CPC070121>

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

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**BRIEFINGS:**

[Subdivision Docket](#)  
[Zoning Docket](#)

**PUBLIC TESTIMONY:**

Waivers  
Minor Amendment  
Minutes

**ACTION ITEMS:**

Subdivision Docket

Planner: Sharmila Shrestha

Consent Items:

- (1) **S201-682**  
(CC District 8)  
An application to replat a 41.80-acre tract of land containing part of Lot 1A in City Block A/8303 to create one 18.80-acre lot and one 23.0-acre lot on property located on Altamoore Drive, east of Van Horn Drive.  
Owner: TC Altamoore Phase 2 Ventures, LLC  
Surveyor: Halff Associates, Inc.  
Application Filed: June 3, 2021  
Zoning: LI  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
  
- (2) **S201-683**  
(CC District 2)  
An application to create one 0.8985-acre lot from a tract of land in City Block 109 on property located on St. Paul Street, between Wood Street and Young Street.  
Owner: Hamilton St. Paul GP, LLC  
Surveyor: Kimley Horn and Associates, Inc.  
Application Filed: June 3, 2021  
Zoning: CA-1(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
  
- (3) **S201-684**  
(CC District 8)  
An application to create one 30.007-acre lot from a tract of land in City Block 8281 on property located on Cleveland Road, east of Bonnie View Road.  
Owner: RW Cleveland Industrial, LLC  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: June 4, 2021  
Zoning: A(A), LI  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
  
- (4) **S201-687**  
(CC District 3)  
An application to create one 25.2-acre lot from a tract of land in City Block 8031 on property located on Crystal Lake Boulevard at Dan Morton Drive, northwest corner.  
Owners: CH Realty IX-Eider Creek I, Dallas Dan Morton, LP.  
Surveyor: Huitt-Zollars, Inc.  
Application Filed: June 9, 2021  
Zoning: IR, R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.



Residential Replat:

- (5) **S201-686**  
(CC District 13)
- An application to replat a 1.178-acre (51,308-square foot) tract of land containing all of Lot 3 and part of Lot 2 in City Block M/4982 to create one 23,781-square foot lot and one 27,527-square foot lot on property located on Canyon Drive, south of Watauga Road.
- Owners: Charles Knuff and Nancy Leib, Hugo Schoellkopf and Sarah Monning Schoelkopf  
Surveyor: A & W Surveyors, Inc.  
Application Filed: June 7, 2021  
Zoning: PD 455 (Subdistrict A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Street Name Change - Under Advisement:

- (6) **NC201-001**  
(CC District 8)
- An application to change the name of Kirnwood Drive, between Hampton Road and Indian Ridge Trail, to "Dr. KD Wesley Way".
- Applicant: Dawn Miller  
Application Filed: February 8, 2021  
Notices Sent: 11 notices sent April 19, 2021  
Staff Recommendation: **Denial.**  
SRC Recommendation: **Approval** with the vote of 4 to 1.  
CPC Recommendation: Hold under advisement to July 1, 2021.  
UA From: May 20, 2021

Miscellaneous Items:

- W201-003**  
Nabila Nur  
(CC District 2)
- An application for a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development District No. 317, Subdistrict 3B, Tract 1, on the east of McKee Street, south of Pitt Street.
- Staff Recommendation: **Approval.**  
Applicant/Representative: Audra Buckley, Permitted Development, LLC

- M201-030**  
Hannah Carrasco  
(CC District 1)
- An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 919, in an area bound by West Page Avenue, South Adams Avenue, West Pembroke Avenue, and South Llewellyn Avenue.
- Staff Recommendation: **Approval.**  
Applicant: Brooks Manor, LP  
Representative: Kiesha Kay, Masterplan

Zoning Cases – Consent:

1. **Z190-265(HC)**  
Hannah Carrasco  
(CC District 9)  
An application for a Specific Use Permit for an alcoholic beverage establishment limited to a private club-bar on property zoned a CR Community Retail District, south of Ferguson Road, east of Maylee Boulevard.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan and conditions.  
Applicant: Mike Blohm  
Representative: Jorge Hernandez, America Plans and Permits
  
2. **Z201-195(HC)**  
Hannah Carrasco  
(CC District 8)  
An application for the renewal of Specific Use Permit No. 2340 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use on property zoned RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, south of Great Trinity Forest Way, west of Murdock Road.  
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.  
Applicant/Representative: Elizabeth Alvarez Villaizan
  
3. **Z201-193(CT)**  
Carlos Talison  
(CC District 10)  
An application for a Planned Development District for R-10(A) Single Family District uses and a medical clinic or ambulatory surgical center use on property zoned R-10(A) Single Family District, on the southwest corner of Forest Lane and Stultz Road.  
Staff Recommendation: **Approval**, subject to a development plan and conditions.  
Applicant: Dallas County Hospital District (Parkland)  
Representative: Jonathan Vinson, Jackson Walker LLP
  
4. **Z201-190(LG)**  
La’Kisha Girder  
(CC District 8)  
An application for a CS Commercial Service District on property zoned A(A) Agricultural District, on the west line of South Central Expressway, south of Simpson Stuart Road.  
Staff Recommendation: **Approval.**  
Applicant/Representative: Norberto Ornelas
  
5. **Z201-234(LG)**  
La’Kisha Girder  
(CC District 8)  
An application for a Planned Development Subdistrict on property zoned Logistics Retail (LR) subdistrict and Logistics Industrial (LI) subdistrict within Planned Development District No. 761, on the southeast corner of Bonnie View Road and Interstate 20.  
Staff Recommendation: **Approval**, subject to conditions.  
Applicant: RaceTrac Petroleum Inc. c/o Andrew Malzer  
Representative: Brad Williams & Tommy Mann, Winstead PC

Zoning Cases – Individual:

6. **Z201-237(OA)**  
Oscar Aguilera  
(CC District 5)
- An application for an R-7.5(A) Single Family District on property zoned CR-D Community Retail District with D Liquor Control Overlay, on the west line of Seaford Drive, south of Maddox Avenue.
- Staff Recommendation: **Denial.**
- Applicant: Next Way Concepts LLC
- Representative: Peter Kavanagh, Zone Systems Inc.

Zoning Cases – Under Advisement:

7. **Z190-341(LG)**  
La’Kisha Girder  
(CC District 13)
- An application for an amendment to and an expansion of Planned Development District No. 400 with consideration for a Specific Use Permit for an open space use on property zoned Planned Development District No. 400 and R-16(A) Single Family District, on the southwest and northwest corners of Merrell Road and Midway Road.
- Staff Recommendation: **Approval**, subject to a revised development plan, a revised landscape plan, a south and southwest landscape buffer exhibit, a south and southwest tree preservation exhibit, a revised traffic management plan and staff’s recommended conditions; and **denial** of the proposed Specific Use Permit for an open space use.
- Applicant: The Episcopal School of Dallas
- Representative: Andrew Ruegg and Dallas Cothrum, Masterplan
- UA From: May 6, 2021
8. **Z201-233(LG)**  
La’Kisha Girder  
(CC District 14)
- An application for a Planned Development Subdistrict for GR General Retail District uses on property zoned GR General Retail within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west line of Vine Street, between Cole Street and Laclede Street.
- Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
- Applicant: ABOG Inc. and ABOG Educational Foundation
- Representative: Suzan Kedron, Jackson Walker LLP
- UA From: June 17, 2021
9. **Z201-132(CT)**  
Carlos Talison  
(CC District 13)
- An application for a Planned Development District for R-16(A) Single Family District uses and a public school other than an open enrollment charter school use on property zoned an R-16(A) Single Family District, on the southwest corner of Midway Road and Killion Drive.
- Staff Recommendation: **Approval**, subject to a development plan, a landscape plan, a traffic management plan following staff recommended exhibit and conditions.
- Applicant: Dallas Independent School District
- Representative: Karl Crawley, MASTERPLAN
- UA From: April 8, 2021, May 6, 2021, and May 20, 2021

10. **Z201-186(CT)**  
Carlos Talison  
(CC District 3)
- An application for a Specific Use Permit for a commercial motor vehicle parking use on property zoned IR Industrial Research District, on the east line of Duncanville Road, north of Rancho Lane.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.  
Applicant: Judd Mullinix  
UA From: April 22, 2021 and June 3, 2021
11. **Z201-232(CT)**  
Carlos Talison  
(CC District 5)
- An application for the renewal of Specific Use Permit No. 2344 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay, at the southeast corner of Elam Road and Pleasant Road.  
Staff Recommendation: **Approval** for a five-year period, subject to a revised site plan and conditions.  
Applicant: Abdel Hussein, Sole Owner  
Representative: Wes Hoblit, MASTERPLAN  
UA From: June 3, 2021
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Other Matters:

Minutes: June 17, 2021

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

None

## 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]

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section [30.07](#), Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

**CITY PLAN COMMISSION****THURSDAY, JULY 1, 2021****FILE NUMBER:** S201-682**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Altamoore Drive, east of Van Horn Drive**DATE FILED:** June 3, 2021**ZONING:** LI**CITY COUNCIL DISTRICT:** 8      **SIZE OF REQUEST:** 41.80-acres**MAPSCO:** 76F**OWNER:** TC Altamoore Phase 2 Ventures, LLC

**REQUEST:** An application to replat a 41.80-acre tract of land containing part of Lot 1A in City Block A/8303 to create one 18.80-acre lot and one 23.0-acre lot on property located on Altamoore Drive, east of Van Horn Drive.

**SUBDIVISION HISTORY:**

1. S201-630 was a request east of the request to replat a 65.59-acre tract of land containing all of Lot 1 in City Block B/8310 and all of a tract of land in City Block 8310 to create one lot on property located between Cedardale Road and Telephone Road. The request was approved on April 22, 2021 but has not been recorded.
2. S201-615 was a request north of the present request to replat a 180.0041-acre tract of land containing all of Lots 1 through 8 in City Block 37/7618, all of Lot 1 in City Block A/8290, all of Lot 1 in City Block A/8312, and a tract of land in City Blocks A/8290, 83123,A/8312, 8289, 8290, and to dedicate a public right-of-way, to create 6 lots ranging in size from 2.4002 acre to 64.0132 acre on property located on Cedardale Road at Honeysuckle Lane, south of Interstate Highway No. 20. The request was approved on April 8, 2021 but has not been recorded.
3. S189-158 was a request southeast of the present request to replat a 55.23-acre tract of land containing all of Lot 1 in City Block B/8300; all of Lot 1 in City Block A/8303; and part of Lot 2 and all of Lot 1 in City Block 8306 to create 3 lots on property located on Telephone Road at Van Horn Drive, northeast corner. The request was approved on April 4, 2019 but has not been recorded.
4. S189-128 was a request on the same property as the present request to replat a 45.86-acre tract of land containing part of Lot 1 in City Block A/8303 to create one lot on property located on Cedardale Road, east of Dallas Avenue. The request was approved on March 21, 2019 and recorded on May 8, 2019.
5. S167-081 was a request on the same property as the present request to replat all of Lot 1 in City Block B/8310 and a 103.54-acre tract of land in City Block 8310 to create one 50.55-acre lot, one 56.00-acre lot, and one 2.19-acre lot on property located on Cedardale Road between Cleveland Road and Honeysuckle Road.

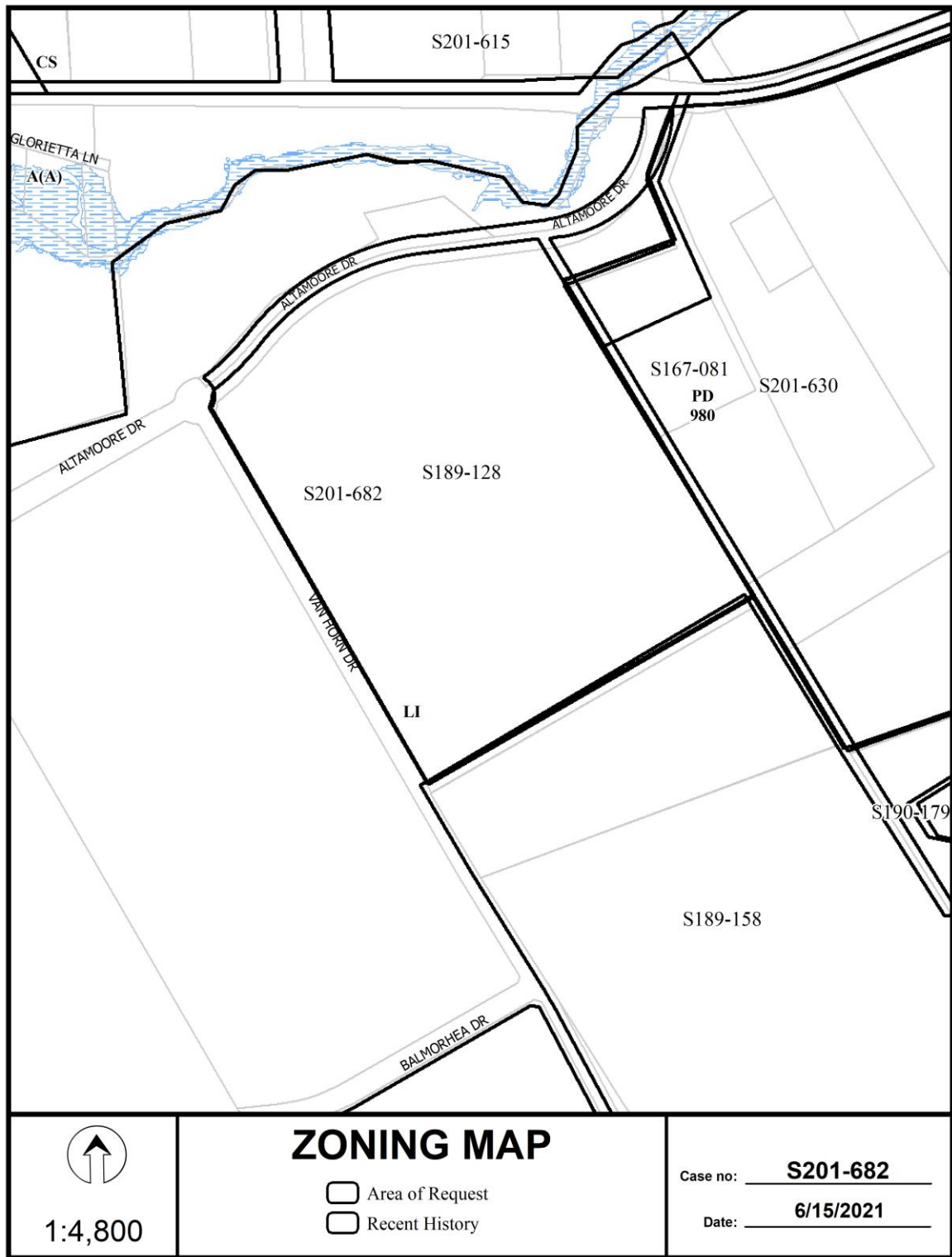


The request was approved on February 16, 2018 but has not been recorded. S167-081A was a phased plat and was recorded on May 20, 2020.


**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of the LI Light Industrial 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, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of 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).

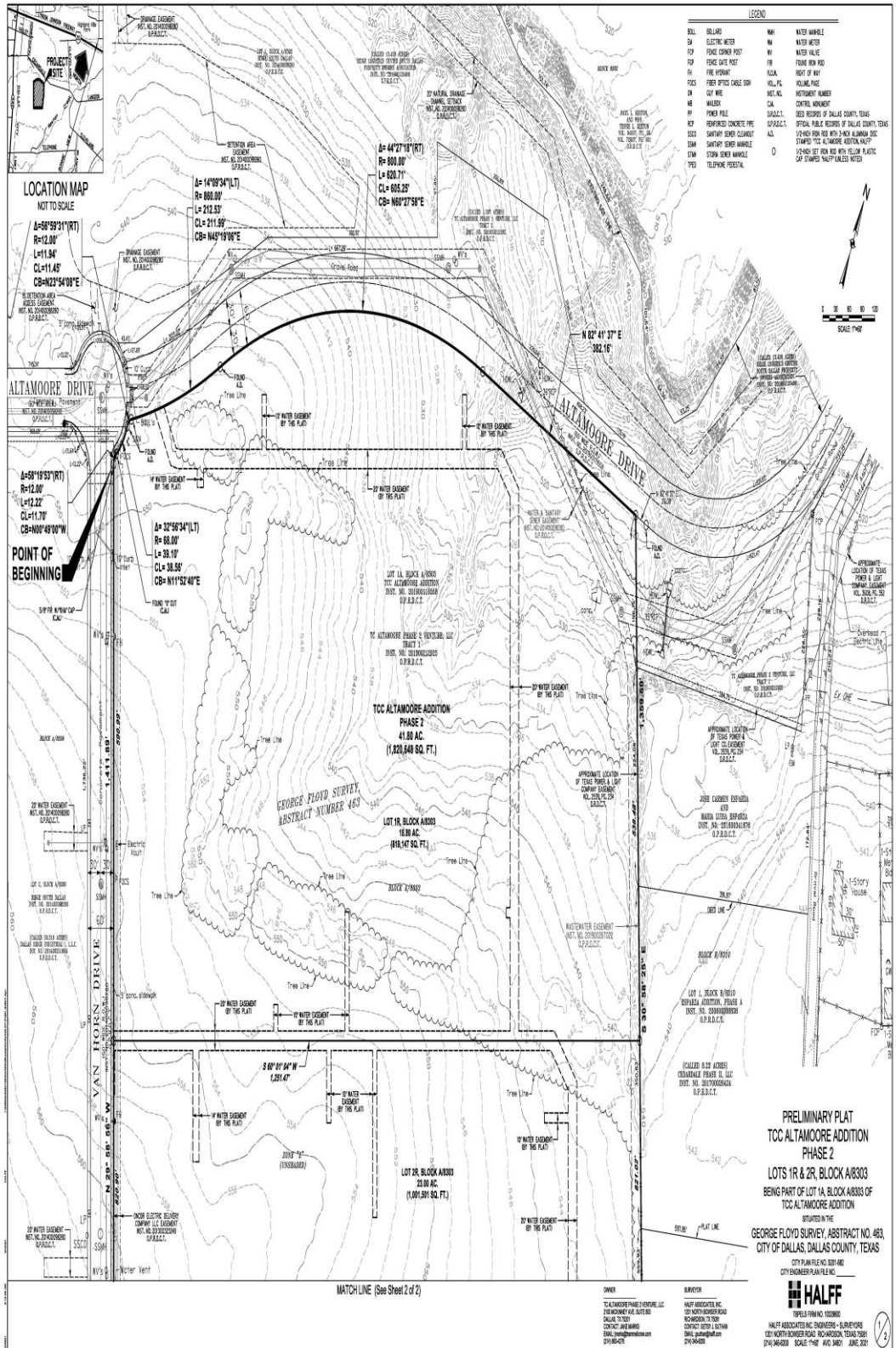
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating “Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.” Section 51A-8.611(e).
15. Provide design and construct one-half of the width of Altamoore Drive per City of Dallas Standards. Section 51A-8.604 (b) (3)
16. On the final plat, show recording information on all existing easements within 150 feet of property.
17. On the final plat, need new/different plat name.
18. On the final plat, metes and bound description needs to be corrected.
19. On the final plat, Board of Professional Engineers and Land Surveyors needs to be referenced in Surveyor’s statement.
20. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. 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.
24. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.
25. On the final plat, identify the property as Lot 1E and 1F in City Block A/8303. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:4,800	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S201-682</b>          </u> Date: <u>          <b>6/15/2021</b>          </u>
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**CITY PLAN COMMISSION****THURSDAY, JULY 1, 2021****FILE NUMBER:** S201-683**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** St. Paul Street, between Wood Street and Young Street**DATE FILED:** June 3, 2021**ZONING:** CA-1(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.8985-acre**MAPSCO:** 45Q**OWNER:** Hamilton St. Paul GP, LLC**REQUEST:** An application to create one 0.8985-acre lot from a tract of land in City Block 109 on property located on St. Paul Street, between Wood Street and Young Street.**SUBDIVISION HISTORY:**

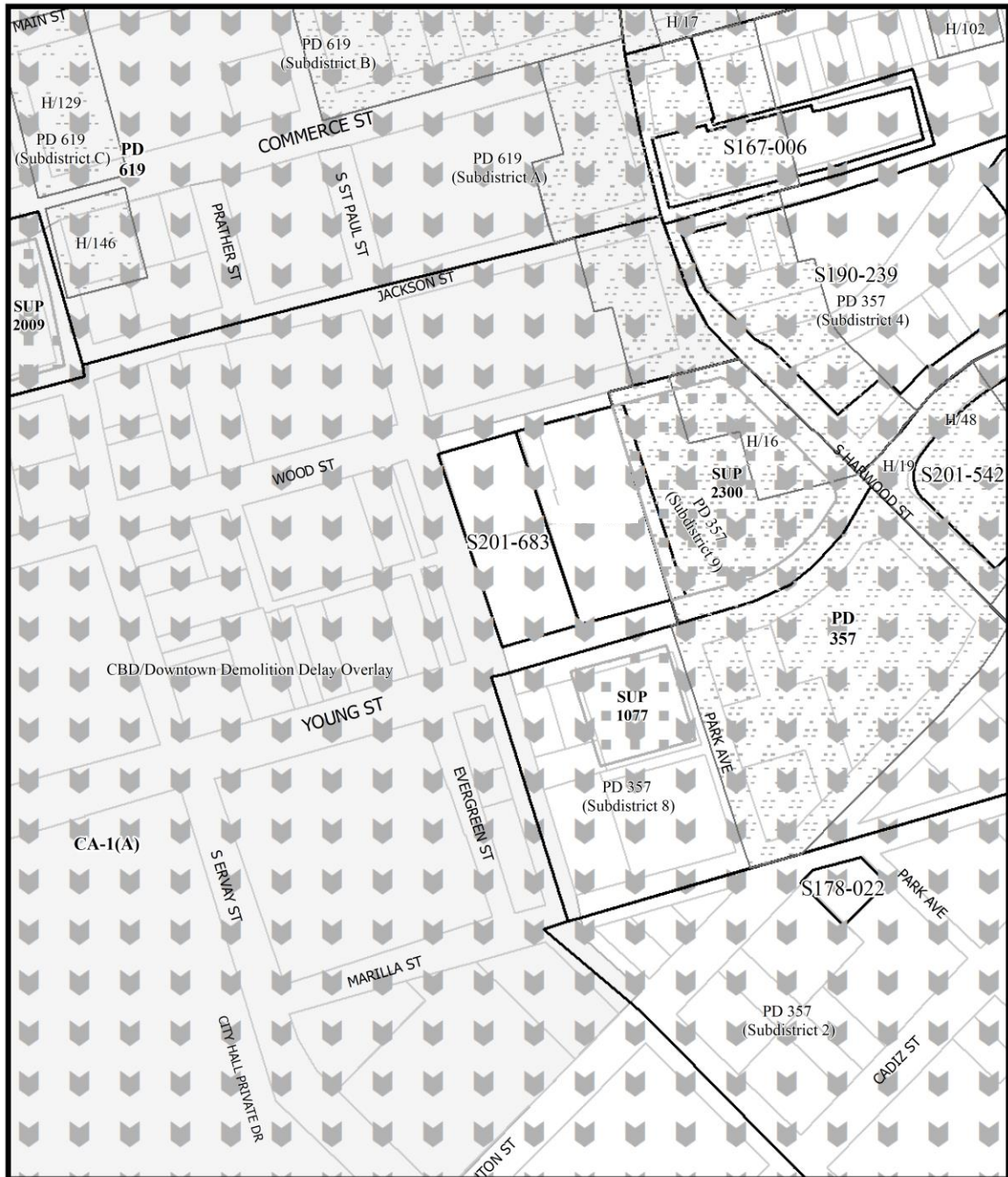
1. S201-542 was a request east of the request to replat a 2.2054-acre tract of land containing all of Lots 1 through 11 and part of Lots 12 through 22 in City Block 29/129 to create one 1.0381-acre lot and one 1.1673-acre lot on property located on Young Street at Harwood Street, east corner. The request was approved on December 17, 2020 but has not been recorded.
2. S190-239 was a request northeast of the present request to replat a 2.975-acre tract of land containing all of Lots 4 through 16 in City Block 30/128, all of Lots A through J in City Block 30/128, all of Lots K through T in City Block 30/128, abandoned portion of Wood Street and abandoned portion of 20-foot alley in City Block 30/128 to create one lot on property bounded by Jackson Street, South Pearl Street, Young Street, and Harwood Street. The request was approved on October 15, 2020 but has not been recorded.
3. S178-022 was a request southeast of the present request to replat a 0.172-acre tract of land containing part of Lot 4 in City Block 4/112 to create one lot on property located on Park Avenue at Canton Street, south of Marilla Street. The request was approved on November 30, 2017 but has not been recorded.
4. S167-006 was a request northeast of the present request to create one 0.914-acre lot from a tract of land containing all of Lots 4 through 9 and a tract of land within City Block 127 on property located on Jackson Street between Harwood Street and Pearl Street. The request was approved on November 10, 2016 and recorded on April 15, 2019.


**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, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of 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 Division approval." Section 51A-8.611(e).




15. On the final plat, dedicate 60 feet of right-of-way (via fee simple) from the established centerline of Young Street. Section 51A-8.602(c)
16. On the final plat, dedicate 32 feet of right-of-way (via fee simple) from the established centerline of St. Paul Street. Section 51A-8.602(c)
17. On the final plat, dedicate a minimum 15-foot by 15-foot corner clip (via fee simple or street easement) at Young Street and St. Paul Street. Section 51A-8.602(d)(1)
18. On the final plat, dedicate a minimum 15-foot by 15-foot corner clip (via fee simple or street easement) at Wood Street and St. Paul Street. Section 51A-8.602(d)(1)
19. A larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip. Section 51A-8.602 (d) (1)
20. On the final plat, show how all adjoining right-of-way was created.
21. On the final plat, show recording information on all existing easements within 150 feet of property.
22. List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.
23. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
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. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.
27. On the final plat, show all the abandonments as: “Abandonment authorized by Ordinance No. \_\_\_\_\_, recorded as Instrument No. \_\_\_\_\_. Utility easement retained.” Note if both the quitclaim deed and ordinance are recorded, make Instrument No. plural so that it reads Instrument Nos. \_\_\_\_\_ and include recording information for both instruments.
28. On the final plat, identify the property as Lot 2 in City Block 109. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

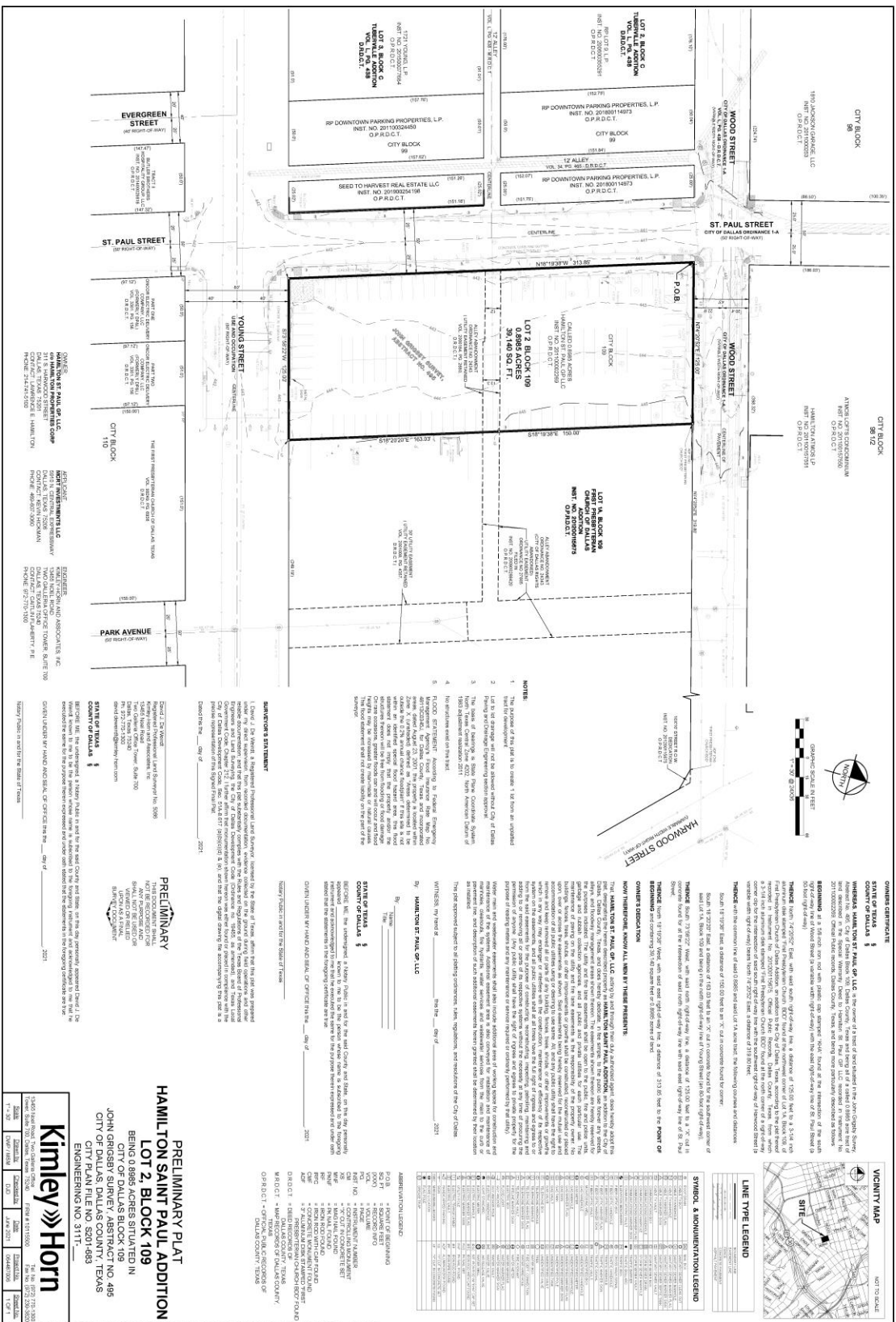


 1:2,400	<h2>ZONING MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <b>S201-683</b> Date: <b>6/15/2021</b>
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 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	<p>Case no: <u>          <b>S201-683</b>          </u></p> <p>Date: <u>          <b>6/15/2021</b>          </u></p>
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**CITY BLOCK 88**  
 1180 JACOBSON GARAGE, LLC  
 INST. NO. 2011000283  
 O.P.R.C.T.

**CITY BLOCK 86 1/2**  
 ANITA'S INVESTMENT GROUP  
 INST. NO. 2010100000  
 O.P.R.C.T.

**CITY BLOCK 110**  
 HAMILTON PLANTATION, P  
 INST. NO. 2010000089  
 O.P.R.C.T.

**LOT 1 & 2, BLOCK 9**  
 THORNTON LAKEMAN  
 INST. NO. 2007000000  
 O.P.R.C.T.

**LOT 2, BLOCK 99**  
 RP DOWNTOWN PARKING PROPERTIES, L.P.  
 INST. NO. 2010001487  
 O.P.R.C.T.

**LOT 2, BLOCK 109**  
 0.8885 ACRES  
 30,140 SQ. FT.  
 CHARTER DIVERS ACRES, L.P.  
 INST. NO. 2010000000  
 O.P.R.C.T.

**LOT 1, BLOCK 109**  
 CHARTER DIVERS ACRES, L.P.  
 INST. NO. 2010000000  
 O.P.R.C.T.

**LOT 1, BLOCK 109**  
 RP DOWNTOWN PARKING PROPERTIES, L.P.  
 INST. NO. 2010001487  
 O.P.R.C.T.

**SEED TO HARVEST REAL ESTATE LLC**  
 INST. NO. 2010000419  
 O.P.R.C.T.

**LOT 1, BLOCK 109**  
 CHARTER DIVERS ACRES, L.P.  
 INST. NO. 2010000000  
 O.P.R.C.T.

**LOT 1, BLOCK 109**  
 CHARTER DIVERS ACRES, L.P.  
 INST. NO. 2010000000  
 O.P.R.C.T.

**EVERGREEN STREET**  
 20' WIDE

**ST. PAUL STREET**  
 20' WIDE

**YOUNG STREET**  
 20' WIDE

**PARK AVENUE**  
 20' WIDE



- NOTES**
1. Let to be approved by the City of Dallas.
  2. Let to be approved by the City of Dallas.
  3. Let to be approved by the City of Dallas.
  4. Let to be approved by the City of Dallas.

**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 have no knowledge of any facts which would render the same misleading or deceptive. I have read the above and understand the contents thereof, and I hereby certify that the same are true and correct to the best of my knowledge and belief, and that I have no knowledge of any facts which would render the same misleading or deceptive.

**PRELIMINARY**

**HAMILTON SAINT PAUL ADDITION**  
**LOT 2, BLOCK 109**  
 BEING 0.8885 ACRES SITUATED IN  
 CITY OF DALLAS BLOCK 109  
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 485  
 CITY PLAN FILE NO. S201-683  
 ENGINEERING NO. 3117-1

**CONTRACTOR**

**CITY OF DALLAS**  
**COUNTY OF DALLAS**

**WHEATON ST PAUL, GR. LLC** is the owner of a tract of land bounded by the JOHN GRIGSBY SURVEY, ABSTRACT NO. 485, CITY OF DALLAS, COUNTY OF DALLAS, TEXAS, and being more particularly described as follows: **LOT 2, BLOCK 109**, BEING 0.8885 ACRES SITUATED IN CITY OF DALLAS BLOCK 109, JOHN GRIGSBY SURVEY, ABSTRACT NO. 485, CITY OF DALLAS, COUNTY OF DALLAS, TEXAS.

**OWNER'S DECLARATION**

**WHEATON ST PAUL, GR. LLC** is the owner of the above described property, and I hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I have no knowledge of any facts which would render the same misleading or deceptive.

**STATE OF TEXAS**

**CITY OF DALLAS**

**WHEATON ST PAUL, GR. LLC**

**PRELIMINARY**

**HAMILTON SAINT PAUL ADDITION**  
**LOT 2, BLOCK 109**  
 BEING 0.8885 ACRES SITUATED IN  
 CITY OF DALLAS BLOCK 109  
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 485  
 CITY PLAN FILE NO. S201-683  
 ENGINEERING NO. 3117-1



**LINE TYPE LEGEND**

1	Property Line
2	City Block Boundary
3	Street Right-of-Way
4	Utility Line
5	Other

**SYMBOL & DOCUMENTATION LEGEND**

1	Lot
2	Block
3	Street
4	Utility
5	Other

**Kimley** Horn

ENGINEERING

**CITY PLAN COMMISSION**

**THURSDAY, JULY 1, 2021**

**FILE NUMBER:** S201-684

**SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** Cleveland Road, east of Bonnie View Road

**DATE FILED:** June 4, 2021

**ZONING:** A(A), LI

**CITY COUNCIL DISTRICT:** 8      **SIZE OF REQUEST:** 30.007-acres      **MAPSCO:** 76H

**OWNER:** RW Cleveland Industrial, LLC

**REQUEST:** An application to create one 30.007-acre lot from a tract of land in City Block 8281 on property located on Cleveland Road, east of Bonnie View Road.

**SUBDIVISION HISTORY:**

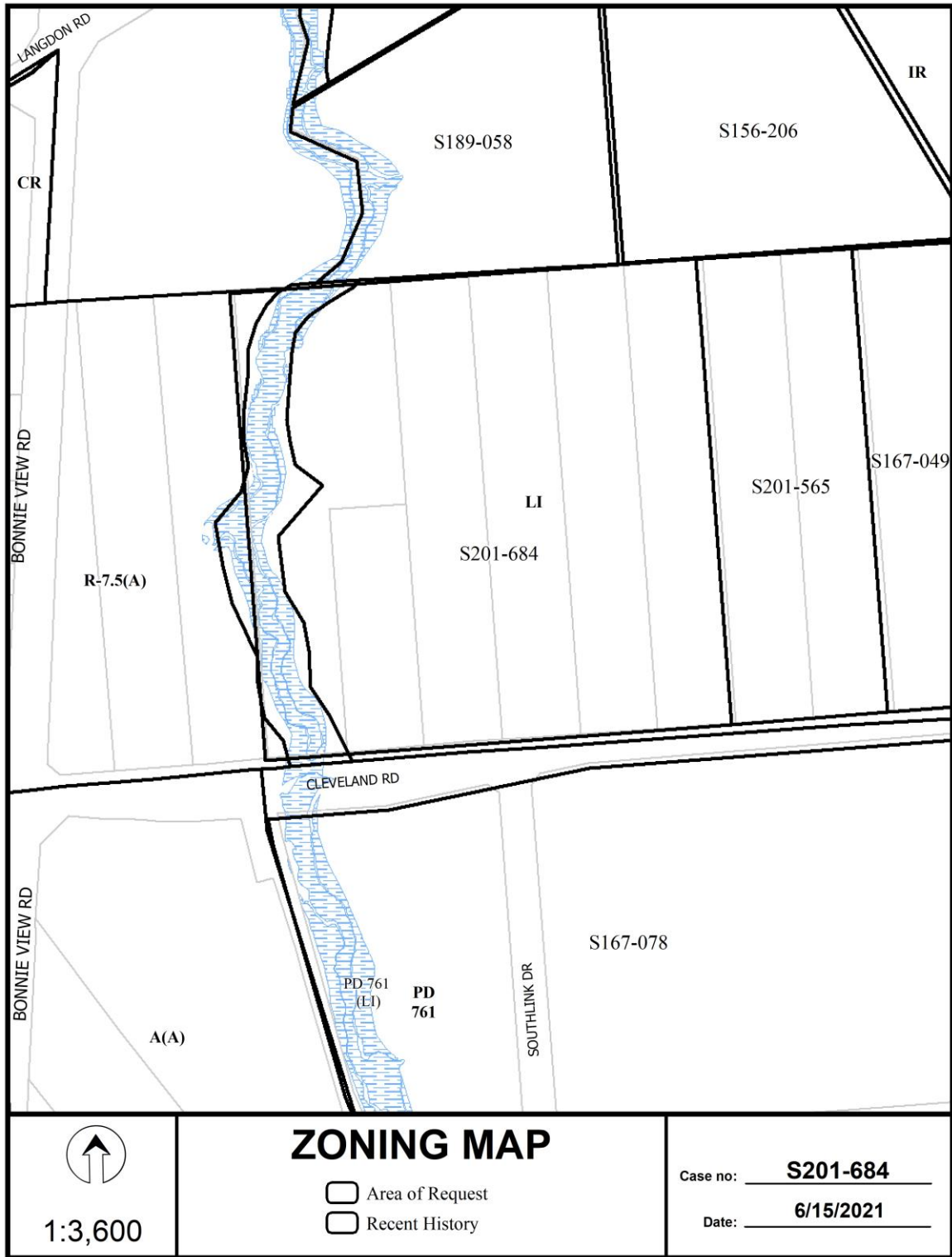
1. S201-565 was a request east of the present request to create one 10.0-acre lot from a tract of land in City Block 8281 on property located on Cleveland Road, east of Bonnie View Road. The request was approved on February 18, 2021 but has not been recorded.
2. S189-058 was a request north of the present request to create one 10.988-acre lot from a tract of land in City Block 8284 on property located on Langdon Road, northeast of Bonnie View Road. The request was approved on December 13, 2018 but has not been recorded.
3. S167-078 was a request south of the present request to create one 18.0542-acre lot, one 35.1825-acre lot, and one 66.0790 acre lot from a 124.918-acre tract of land in City Block 8279 on property located on Cleveland Road east of Bonnie View Road. The request was approved on February 16, 2017 and recorded on September 28, 2018.
4. S167-049 was a request east of the present request to create a 10.000-acre lot from a tract of land in City Block 8281 on property located on Cleveland Road east of Blanco Drive. The request was approved on January 5, 2017 and recorded on February 8, 2018.
5. S156-206 was a request northeast of the present to create a 17.195-acre lot from a tract of land in City Block 8284 on property located on Langdon Road east of Bonnie View Road. The request was approved June 16, 2016 but has not been recorded.

**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of the A(A) Agriculture District and LI Light Industrial 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, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of 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 Division approval." Section 51A-8.611(e).

15. On the final plat, determine the 100-year water surface elevation across this addition.
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.
23. On the final plat, show recording information on all existing easements within 150 feet of property.
24. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
27. 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.
28. On the final plat, identify the property as Lot 4 in City Block A/8281. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







 1:3,600	<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>          <b>S201-684</b>          </u></p> <p>Date: <u>          <b>6/15/2021</b>          </u></p>
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POINT NO.	DESCRIPTION	POINT NO.	DESCRIPTION	POINT NO.	DESCRIPTION	POINT NO.	DESCRIPTION	POINT NO.	DESCRIPTION	POINT NO.	DESCRIPTION
6861	1" OF CEILING	6881	1" OF CEILING	7061	1" OF CEILING	7241	1" OF CEILING	8421	1" OF CEILING	8601	1" OF CEILING
6862	1" OF CEILING	6882	1" OF CEILING	7062	1" OF CEILING	7242	1" OF CEILING	8422	1" OF CEILING	8602	1" OF CEILING
6863	1" OF CEILING	6883	1" OF CEILING	7063	1" OF CEILING	7243	1" OF CEILING	8423	1" OF CEILING	8603	1" OF CEILING
6864	1" OF CEILING	6884	1" OF CEILING	7064	1" OF CEILING	7244	1" OF CEILING	8424	1" OF CEILING	8604	1" OF CEILING
6865	1" OF CEILING	6885	1" OF CEILING	7065	1" OF CEILING	7245	1" OF CEILING	8425	1" OF CEILING	8605	1" OF CEILING
6866	1" OF CEILING	6886	1" OF CEILING	7066	1" OF CEILING	7246	1" OF CEILING	8426	1" OF CEILING	8606	1" OF CEILING
6867	1" OF CEILING	6887	1" OF CEILING	7067	1" OF CEILING	7247	1" OF CEILING	8427	1" OF CEILING	8607	1" OF CEILING
6868	1" OF CEILING	6888	1" OF CEILING	7068	1" OF CEILING	7248	1" OF CEILING	8428	1" OF CEILING	8608	1" OF CEILING
6869	1" OF CEILING	6889	1" OF CEILING	7069	1" OF CEILING	7249	1" OF CEILING	8429	1" OF CEILING	8609	1" OF CEILING
6870	1" OF CEILING	6890	1" OF CEILING	7070	1" OF CEILING	7250	1" OF CEILING	8430	1" OF CEILING	8610	1" OF CEILING
6871	1" OF CEILING	6891	1" OF CEILING	7071	1" OF CEILING	7251	1" OF CEILING	8431	1" OF CEILING	8611	1" OF CEILING
6872	1" OF CEILING	6892	1" OF CEILING	7072	1" OF CEILING	7252	1" OF CEILING	8432	1" OF CEILING	8612	1" OF CEILING
6873	1" OF CEILING	6893	1" OF CEILING	7073	1" OF CEILING	7253	1" OF CEILING	8433	1" OF CEILING	8613	1" OF CEILING
6874	1" OF CEILING	6894	1" OF CEILING	7074	1" OF CEILING	7254	1" OF CEILING	8434	1" OF CEILING	8614	1" OF CEILING
6875	1" OF CEILING	6895	1" OF CEILING	7075	1" OF CEILING	7255	1" OF CEILING	8435	1" OF CEILING	8615	1" OF CEILING
6876	1" OF CEILING	6896	1" OF CEILING	7076	1" OF CEILING	7256	1" OF CEILING	8436	1" OF CEILING	8616	1" OF CEILING
6877	1" OF CEILING	6897	1" OF CEILING	7077	1" OF CEILING	7257	1" OF CEILING	8437	1" OF CEILING	8617	1" OF CEILING
6878	1" OF CEILING	6898	1" OF CEILING	7078	1" OF CEILING	7258	1" OF CEILING	8438	1" OF CEILING	8618	1" OF CEILING
6879	1" OF CEILING	6899	1" OF CEILING	7079	1" OF CEILING	7259	1" OF CEILING	8439	1" OF CEILING	8619	1" OF CEILING
6880	1" OF CEILING	6900	1" OF CEILING	7080	1" OF CEILING	7260	1" OF CEILING	8440	1" OF CEILING	8620	1" OF CEILING
6881	1" OF CEILING	6901	1" OF CEILING	7081	1" OF CEILING	7261	1" OF CEILING	8441	1" OF CEILING	8621	1" OF CEILING
6882	1" OF CEILING	6902	1" OF CEILING	7082	1" OF CEILING	7262	1" OF CEILING	8442	1" OF CEILING	8622	1" OF CEILING
6883	1" OF CEILING	6903	1" OF CEILING	7083	1" OF CEILING	7263	1" OF CEILING	8443	1" OF CEILING	8623	1" OF CEILING
6884	1" OF CEILING	6904	1" OF CEILING	7084	1" OF CEILING	7264	1" OF CEILING	8444	1" OF CEILING	8624	1" OF CEILING
6885	1" OF CEILING	6905	1" OF CEILING	7085	1" OF CEILING	7265	1" OF CEILING	8445	1" OF CEILING	8625	1" OF CEILING
6886	1" OF CEILING	6906	1" OF CEILING	7086	1" OF CEILING	7266	1" OF CEILING	8446	1" OF CEILING	8626	1" OF CEILING
6887	1" OF CEILING	6907	1" OF CEILING	7087	1" OF CEILING	7267	1" OF CEILING	8447	1" OF CEILING	8627	1" OF CEILING
6888	1" OF CEILING	6908	1" OF CEILING	7088	1" OF CEILING	7268	1" OF CEILING	8448	1" OF CEILING	8628	1" OF CEILING
6889	1" OF CEILING	6909	1" OF CEILING	7089	1" OF CEILING	7269	1" OF CEILING	8449	1" OF CEILING	8629	1" OF CEILING
6890	1" OF CEILING	6910	1" OF CEILING	7090	1" OF CEILING	7270	1" OF CEILING	8450	1" OF CEILING	8630	1" OF CEILING
6891	1" OF CEILING	6911	1" OF CEILING	7091	1" OF CEILING	7271	1" OF CEILING	8451	1" OF CEILING	8631	1" OF CEILING
6892	1" OF CEILING	6912	1" OF CEILING	7092	1" OF CEILING	7272	1" OF CEILING	8452	1" OF CEILING	8632	1" OF CEILING
6893	1" OF CEILING	6913	1" OF CEILING	7093	1" OF CEILING	7273	1" OF CEILING	8453	1" OF CEILING	8633	1" OF CEILING
6894	1" OF CEILING	6914	1" OF CEILING	7094	1" OF CEILING	7274	1" OF CEILING	8454	1" OF CEILING	8634	1" OF CEILING
6895	1" OF CEILING	6915	1" OF CEILING	7095	1" OF CEILING	7275	1" OF CEILING	8455	1" OF CEILING	8635	1" OF CEILING
6896	1" OF CEILING	6916	1" OF CEILING	7096	1" OF CEILING	7276	1" OF CEILING	8456	1" OF CEILING	8636	1" OF CEILING
6897	1" OF CEILING	6917	1" OF CEILING	7097	1" OF CEILING	7277	1" OF CEILING	8457	1" OF CEILING	8637	1" OF CEILING
6898	1" OF CEILING	6918	1" OF CEILING	7098	1" OF CEILING	7278	1" OF CEILING	8458	1" OF CEILING	8638	1" OF CEILING
6899	1" OF CEILING	6919	1" OF CEILING	7099	1" OF CEILING	7279	1" OF CEILING	8459	1" OF CEILING	8639	1" OF CEILING
6900	1" OF CEILING	6920	1" OF CEILING	7100	1" OF CEILING	7280	1" OF CEILING	8460	1" OF CEILING	8640	1" OF CEILING
6901	1" OF CEILING	6921	1" OF CEILING	7101	1" OF CEILING	7281	1" OF CEILING	8461	1" OF CEILING	8641	1" OF CEILING
6902	1" OF CEILING	6922	1" OF CEILING	7102	1" OF CEILING	7282	1" OF CEILING	8462	1" OF CEILING	8642	1" OF CEILING
6903	1" OF CEILING	6923	1" OF CEILING	7103	1" OF CEILING	7283	1" OF CEILING	8463	1" OF CEILING	8643	1" OF CEILING
6904	1" OF CEILING	6924	1" OF CEILING	7104	1" OF CEILING	7284	1" OF CEILING	8464	1" OF CEILING	8644	1" OF CEILING
6905	1" OF CEILING	6925	1" OF CEILING	7105	1" OF CEILING	7285	1" OF CEILING	8465	1" OF CEILING	8645	1" OF CEILING
6906	1" OF CEILING	6926	1" OF CEILING	7106	1" OF CEILING	7286	1" OF CEILING	8466	1" OF CEILING	8646	1" OF CEILING
6907	1" OF CEILING	6927	1" OF CEILING	7107	1" OF CEILING	7287	1" OF CEILING	8467	1" OF CEILING	8647	1" OF CEILING
6908	1" OF CEILING	6928	1" OF CEILING	7108	1" OF CEILING	7288	1" OF CEILING	8468	1" OF CEILING	8648	1" OF CEILING
6909	1" OF CEILING	6929	1" OF CEILING	7109	1" OF CEILING	7289	1" OF CEILING	8469	1" OF CEILING	8649	1" OF CEILING
6910	1" OF CEILING	6930	1" OF CEILING	7110	1" OF CEILING	7290	1" OF CEILING	8470	1" OF CEILING	8650	1" OF CEILING
6911	1" OF CEILING	6931	1" OF CEILING	7111	1" OF CEILING	7291	1" OF CEILING	8471	1" OF CEILING	8651	1" OF CEILING
6912	1" OF CEILING	6932	1" OF CEILING	7112	1" OF CEILING	7292	1" OF CEILING	8472	1" OF CEILING	8652	1" OF CEILING
6913	1" OF CEILING	6933	1" OF CEILING	7113	1" OF CEILING	7293	1" OF CEILING	8473	1" OF CEILING	8653	1" OF CEILING
6914	1" OF CEILING	6934	1" OF CEILING	7114	1" OF CEILING	7294	1" OF CEILING	8474	1" OF CEILING	8654	1" OF CEILING
6915	1" OF CEILING	6935	1" OF CEILING	7115	1" OF CEILING	7295	1" OF CEILING	8475	1" OF CEILING	8655	1" OF CEILING
6916	1" OF CEILING	6936	1" OF CEILING	7116	1" OF CEILING	7296	1" OF CEILING	8476	1" OF CEILING	8656	1" OF CEILING
6917	1" OF CEILING	6937	1" OF CEILING	7117	1" OF CEILING	7297	1" OF CEILING	8477	1" OF CEILING	8657	1" OF CEILING
6918	1" OF CEILING	6938	1" OF CEILING	7118	1" OF CEILING	7298	1" OF CEILING	8478	1" OF CEILING	8658	1" OF CEILING
6919	1" OF CEILING	6939	1" OF CEILING	7119	1" OF CEILING	7299	1" OF CEILING	8479	1" OF CEILING	8659	1" OF CEILING
6920	1" OF CEILING	6940	1" OF CEILING	7120	1" OF CEILING	7300	1" OF CEILING	8480	1" OF CEILING	8660	1" OF CEILING

**PRELIMINARY**  
PACIFIC ROAD CONSULTING ENGINEERS  
2500 DALY AVE., SUITE 200  
DALLAS, TEXAS 75221  
PHONE: (214) 251-0055  
FAX: (214) 251-0056  
WWW.PACIFICROADENGINEERS.COM  
CONTACT: KATHLEEN E. COOPER

**OWNER:** CAROLANN G. SHERIDAN  
3100 RICHMOND INDUSTRIAL, LLC  
1300 RICHMOND INDUSTRIAL, LLC  
1500 RICHMOND INDUSTRIAL, LLC  
1700 RICHMOND INDUSTRIAL, LLC  
1900 RICHMOND INDUSTRIAL, LLC  
2100 RICHMOND INDUSTRIAL, LLC  
2300 RICHMOND INDUSTRIAL, LLC  
2500 RICHMOND INDUSTRIAL, LLC  
2700 RICHMOND INDUSTRIAL, LLC  
2900 RICHMOND INDUSTRIAL, LLC  
3100 RICHMOND INDUSTRIAL, LLC  
3300 RICHMOND INDUSTRIAL, LLC  
3500 RICHMOND INDUSTRIAL, LLC  
3700 RICHMOND INDUSTRIAL, LLC  
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9100 RICHMOND INDUSTRIAL, LLC  
9300 RICHMOND INDUSTRIAL, LLC  
9500 RICHMOND INDUSTRIAL, LLC  
9700 RICHMOND INDUSTRIAL, LLC  
9900 RICHMOND INDUSTRIAL, LLC

**REVISIONS:**  
DATE: 06/27/21  
BY: [Signature]  
DESCRIPTION: [Text]

**Pacheco Koch**  
3000 N. LOOP EAST, SUITE 1000  
DALLAS, TEXAS 75206  
PHONE: (214) 251-0055  
WWW.PACHECKOCH.COM

**VICINITY MAP**  
(NOT TO SCALE)





**FILE NUMBER:** S201-687**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Crystal Lake Boulevard at Dan Morton Drive, northwest corner**DATE FILED:** June 9, 2021**ZONING:** IR, R-7.5(A)**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 25.2-acres**MAPSCO:** 62A**OWNER:** CH Realty IX-Eider Creek I, Dallas Dan Morton, LP.

**REQUEST:** An application to create one 25.2-acre lot from a tract of land in City Block 8031 on property located on Crystal Lake Boulevard at Dan Morton Drive, northwest corner.

**SUBDIVISION HISTORY:**

1. S201-673 was a request on the same location as the present request to create one 25.2-acre lot from a tract of land in City Block 8031 on property located on Crystal Lake Boulevard at Dan Morton Drive, northwest corner. The request was withdrawn on May 25, 2021.
2. S178-194 was a request west of the present request to create one 2.67-acre lot from a tract of land in City Block 8031 on property located on Ledbetter Drive at Crystal Lake Boulevard, northeast corner. The request was approved on June 7, 2018 but has not been recorded.
3. S167-092 was a request west of the present request to replat a 9.3093-acre tract of land containing all of Lot 193A and part of Lots 194 and 198 in City Block 8031 on property located on Crystal Lake Boulevard at Ledbetter Drive, northeast corner. The request was approved March 2, 2017 and has not been recorded.

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

The request is in dual zoning district. A small portion of the request in the northwest corner is in an R-7.5(A) Single Family District; and the remaining portion of the request is in the IR Industrial/Research District. The lot is being created from tracts of land that have never been platted before; therefore, it does not qualify as a residential replat and can be approved on the consent agenda.

There is no existing lot pattern within the immediate vicinity of the request. (*please refer to the existing area analysis map*)

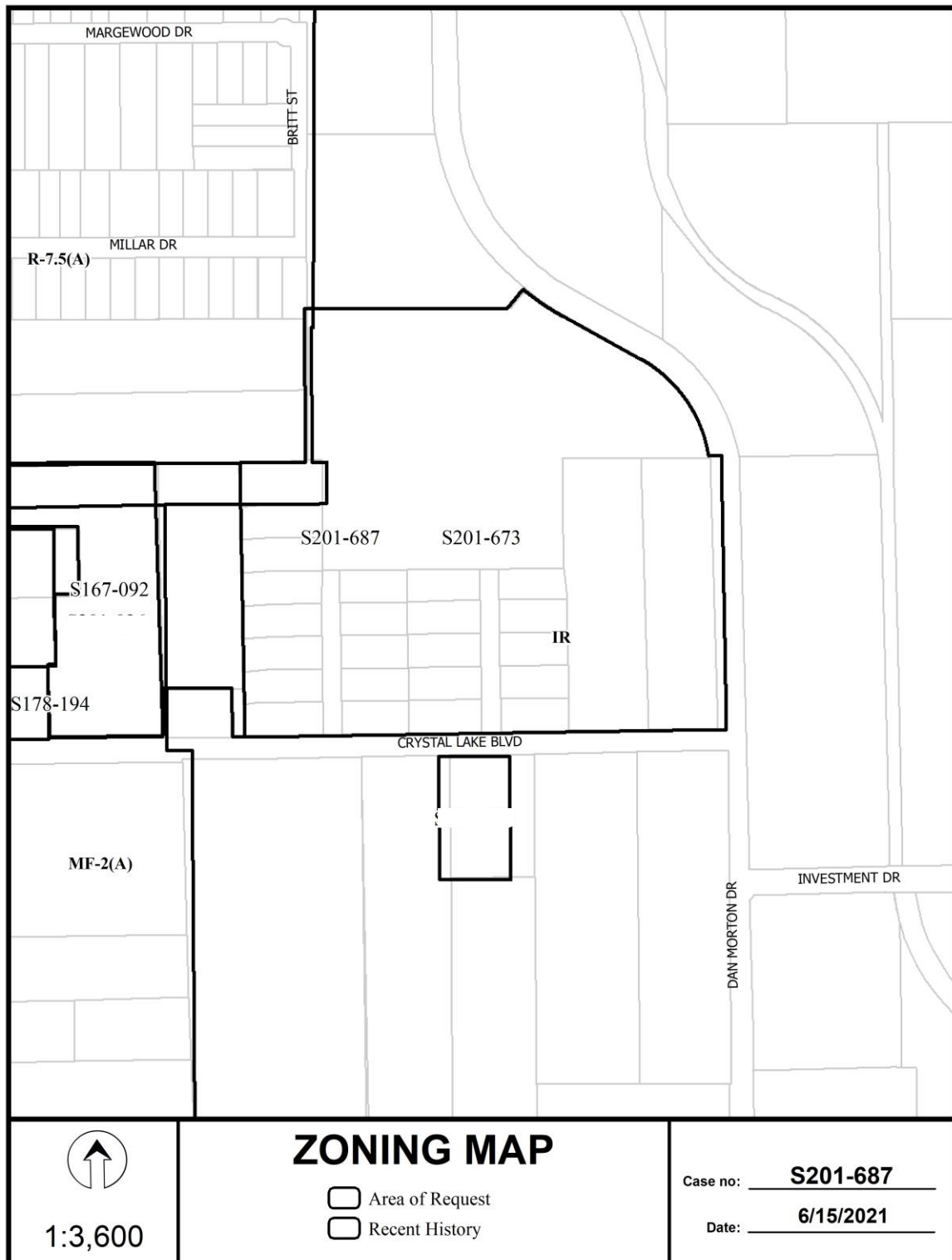
Staff finds that there is no established lot pattern within the immediate vicinity of the area; and the request is in compliance with Section 51A-8.503 and also with the

requirements of the R-7.5(A) Single Family District and the IR Industrial/ Research District; therefore, staff recommends approval subject to compliance with the following conditions.

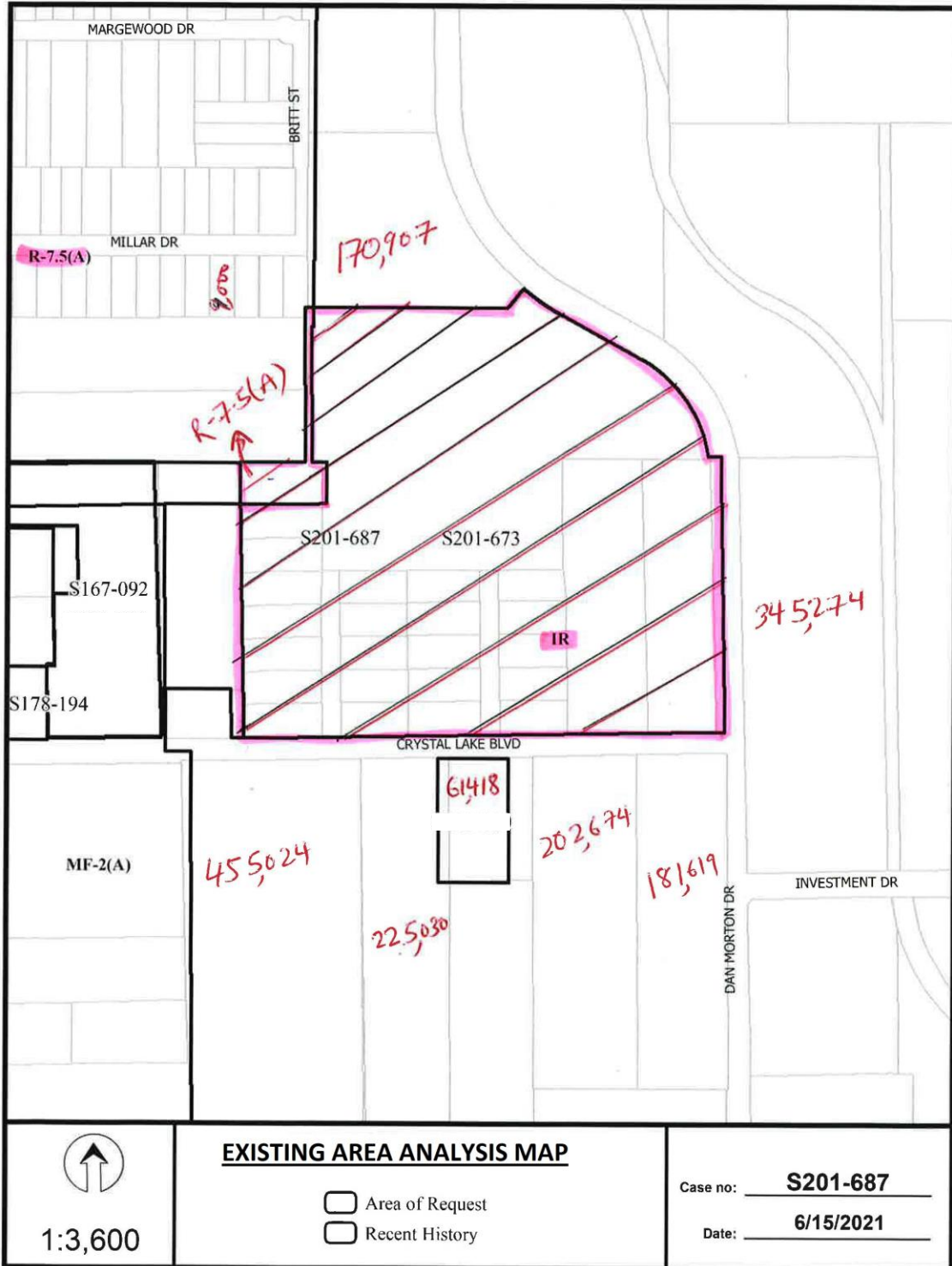
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division 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, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of 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 Division approval.” Section 51A-8.611(e).
15. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established centerline of Crystal Lake Boulevard and Dan Morton Drive. Section 51A-8.602(c)
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Crystal Lake Boulevard and Dan Morton Drive. Section 51A-8.602(d)(1)
17. A larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip. Section 51A-8.602 (d) (1)
18. Crystal Lake Boulevard and Dan Morton Drive should be built half width according to City of Dallas standard Section 51A-8.604(b).
19. On the final plat, show how all adjoining right-of-way was created.
20. On the final plat, show distances/width across all adjoining right-of-way.
21. On the final plat, show recording information on all existing easements within 150 feet of property.
22. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.
23. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
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. 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.
27. Prior to the final plat submittal, contact Real Estate Division to discuss fence encroachment at the northwest intersection of Dan Morton Drive and Crystal Lake Boulevard. Provide written confirmation or pictures to Real Estate confirming the fence encroachment has been removed.

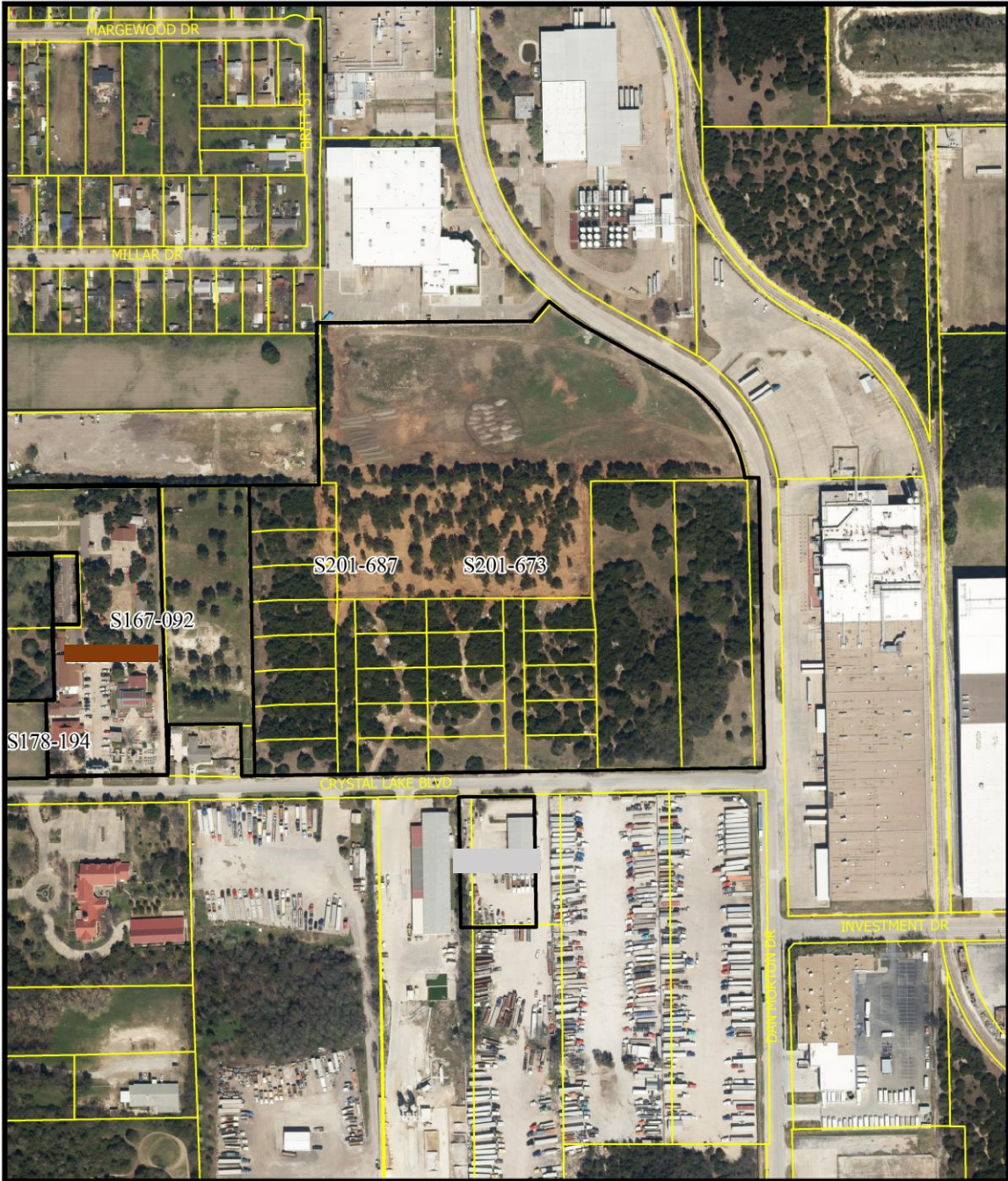
28. On the final plat, identify the property as Lot 199A in City Block 8031. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).




**ALL AREAS ARE IN SQUARE FEET**







 1:3,600	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S201-687</b>          </u> Date: <u>          <b>6/15/2021</b>          </u>
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**CITY PLAN COMMISSION**

**THURSDAY, JULY 1, 2021**

**FILE NUMBER:** S201-686

**SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** Canyon Drive, south of Watauga Road

**DATE FILED:** June 7, 2021

**ZONING:** PD 455 (Subdistrict A)

**PD LINK:** <http://www.dallascityattorney.com/51P/Articles/PDF/Article%20455.pdf>

**CITY COUNCIL DISTRICT:** 13

**SIZE OF REQUEST:** 1.178-acre

**MAPSCO:** 24Y

**OWNERS:** Charles Knuff and Nancy Leib, Hugo Schoellkopf and Sarah Monning Schoellkopf

**REQUEST:** An application to replat a 1.178-acre (51,308-square foot) tract of land containing all of Lot 3 and part of Lot 2 in City Block M/4982 to create one 23,781-square foot lot and one 27,527-square foot lot on property located on Canyon Drive, south of Watauga Road.

**SUBDIVISION HISTORY:**

1. S201-502 was a request southwest of the present request to replat a 2.139-acre tract of land containing all of Lots 4 and 5 in City Block M/4982 to create one lot on property located on Watauga Road at Canyon Drive, southeast corner. The request was denied by the City Plan Commission on November 5, 2020.

**PROPERTY OWNER NOTIFICATION:** On June 15, 2021, 17 notices were sent to property owners within 200 feet of the proposed plat boundary.

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

- The properties to the east of the request have widths ranging in size from 113 feet to 201 feet and lot areas ranging in size from 15,492 square feet to 35,760 square feet and are zoned PD 455 (Subdistrict A, Subdistrict B). (*please refer to the existing area analysis map and Exhibit 455A*)
- The properties to the south of the request along the east line of Canyon Drive have widths ranging in size from 84 feet to 138 feet and lot areas ranging in size from 15,302 square feet to 17,321 square feet and are zoned PD 455 (Subdistrict C). (*please refer to the existing area analysis map and Exhibit 455A*)
- The properties to the west of the request along the west line of Canyon Drive have widths ranging in size from 160 feet to 251 feet and lot areas ranging in size from 13,980 square feet to 42,723 square feet and are zoned PD 455 (Subdistrict

A, Subdistrict C). *(please refer to the existing area analysis map and Exhibit 455A)*

- The properties to the north of the request along the east line of Canyon Drive have lot widths of 140 feet and 210 feet and lot areas of 36,689 square feet and 57,626 square feet. The properties are zoned as PD 455 (Subdistrict A). *(please refer to the existing area analysis map and Exhibit 455A)*

The request lies in PD 455 (Subdistrict A) which has a minimum lot area requirement of 32,670 square feet. The request is to create one 23,781-square foot lot and one 27,527-square foot lot from all of Lot 3 and part of Lot 2. All of Lot 3 and part of Lot 2 are three legal building sites established prior to August 28, 1996. The proposed two lots do not meet the minimum lot size requirement of PD 455 (Subdistrict A); however, Section 51P-455.114 allows to have a lot less than the minimum lot size permitted in the Subdistrict if it meets the requirement.

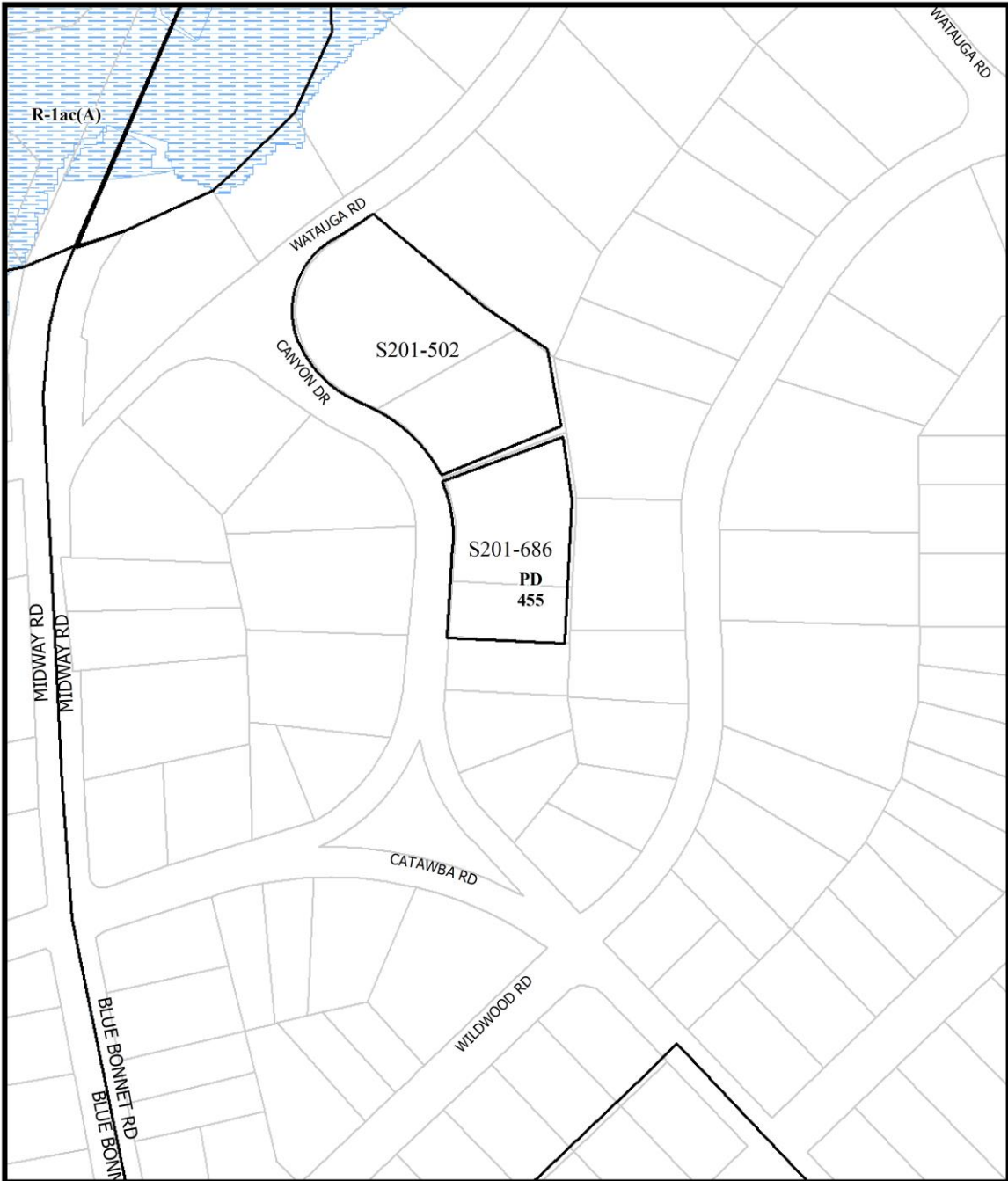
Section 51P-455.114 “Nonconforming Lots” *All previously platted lots or legal building sites established prior to August 28, 1996, may be platted or replatted, as long as the degree of nonconformity as to lot size is not increased. For example, two contiguous building sites or lots may be platted or replatted to create one or more larger lots, even if the larger lot or lots are less than the minimum lot size permitted in the subdistrict.*


The request is to replat three legal building sites to create two lots. In PD 455 (Subdistrict A), the existing lot pattern are larger compared to Subdistricts B and C. Combining three legal building sites to two lots will create the proposed lot pattern that is consistent with the existing lot pattern in Subdistrict A. *(please refer to the existing area analysis map and Exhibit 455A)*. The request complies with the zoning requirement of PD 455 (Subdistrict A) and is in compliance with Section 51A-8.503; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure, new or existing, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of 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 Division approval." Section 51A-8.611(e).
15. On the final plat, show recording information on all existing easements within 150 feet of property.
16. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
17. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
18. 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.

19. On the final plat, identify the property as Lots 2A and 3A in City Block M/4982. 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"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>      <b>S201-686</b>      </u> Date: <u>      <b>6/15/2021</b>      </u>
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## AERIAL MAP

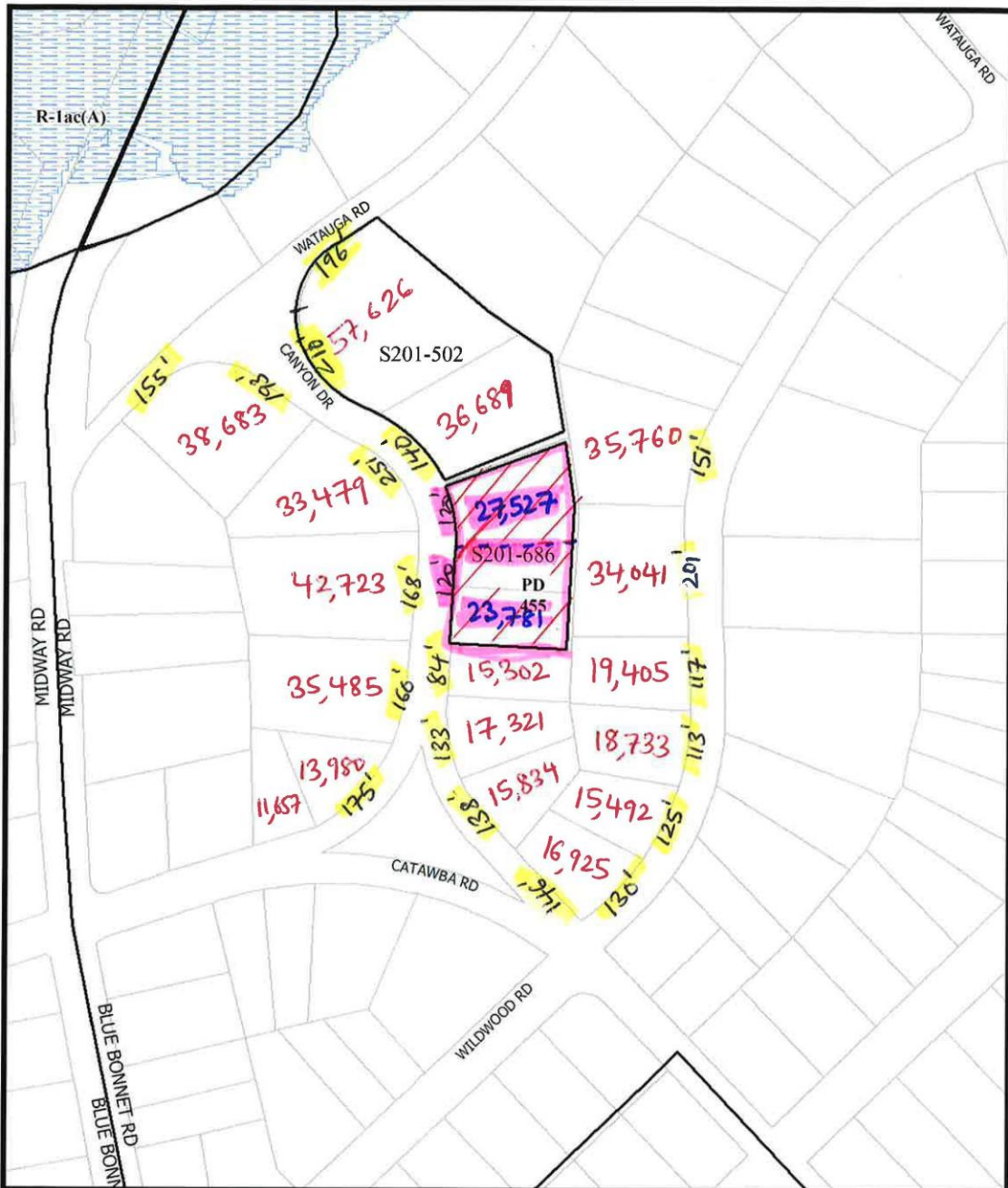
- Area of Request
- Recent History

Case no: S201-686

Date: 6/15/2021



ALL AREAS ARE IN SQUARE FEET



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**EXISTING AREA ANALYSIS MAP**

- Area of Request
- Recent History

Case no: **S201-686**  
Date: **6/15/2021**

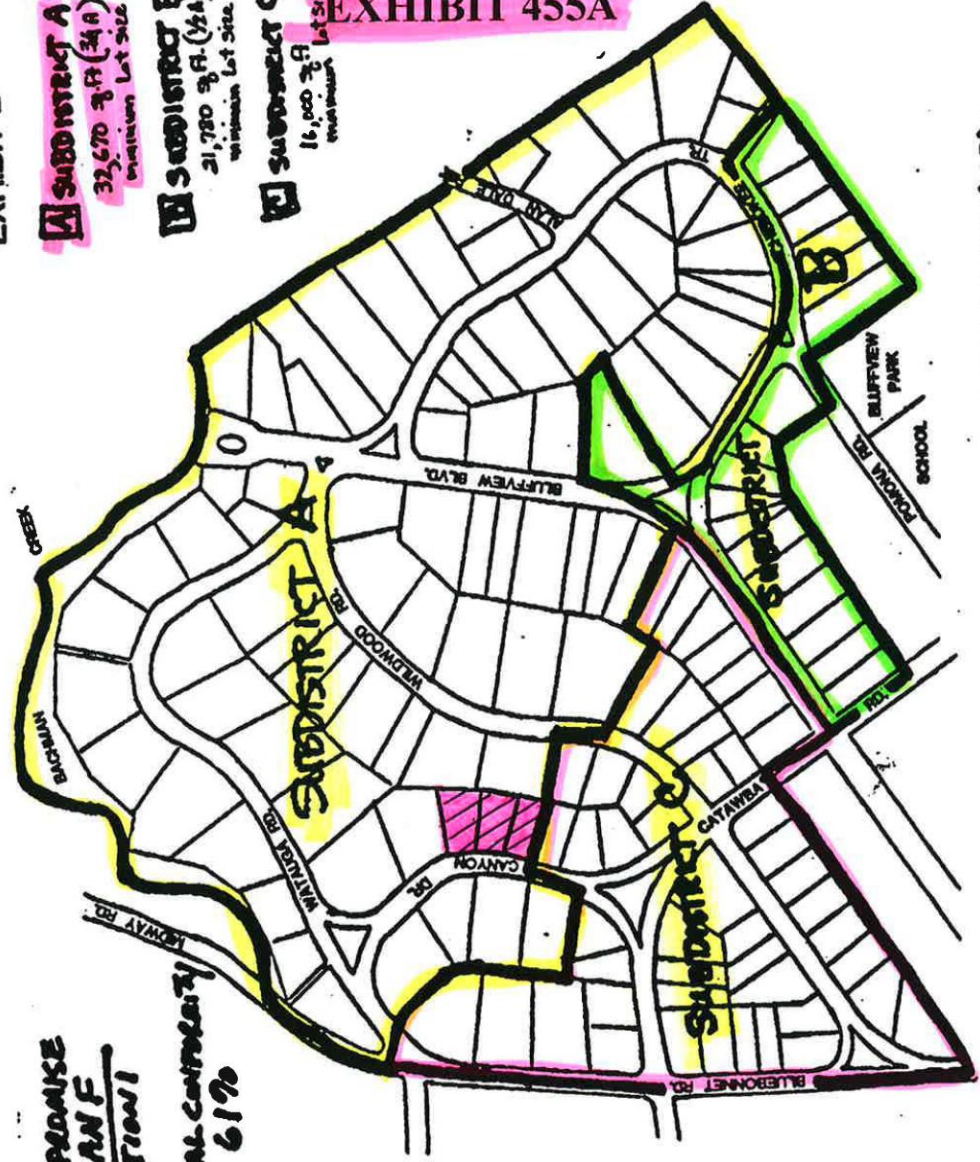
26042  
22865

051968  
962759

**EXHIBIT 455A**

**EXHIBIT B**

- SUBDISTRICT A**  
32,670 sq. ft. (3/4 A)  
minimum Lot Size
- SUBDISTRICT B**  
21,780 sq. ft. (1/2 A)  
minimum Lot Size
- SUBDISTRICT C**  
16,000 sq. ft.  
minimum Lot Size



705A-211/10060-NW(KC)

**COMPOSITE  
PLAN F  
OPTION 1**  
TOTAL Coverage  
61%

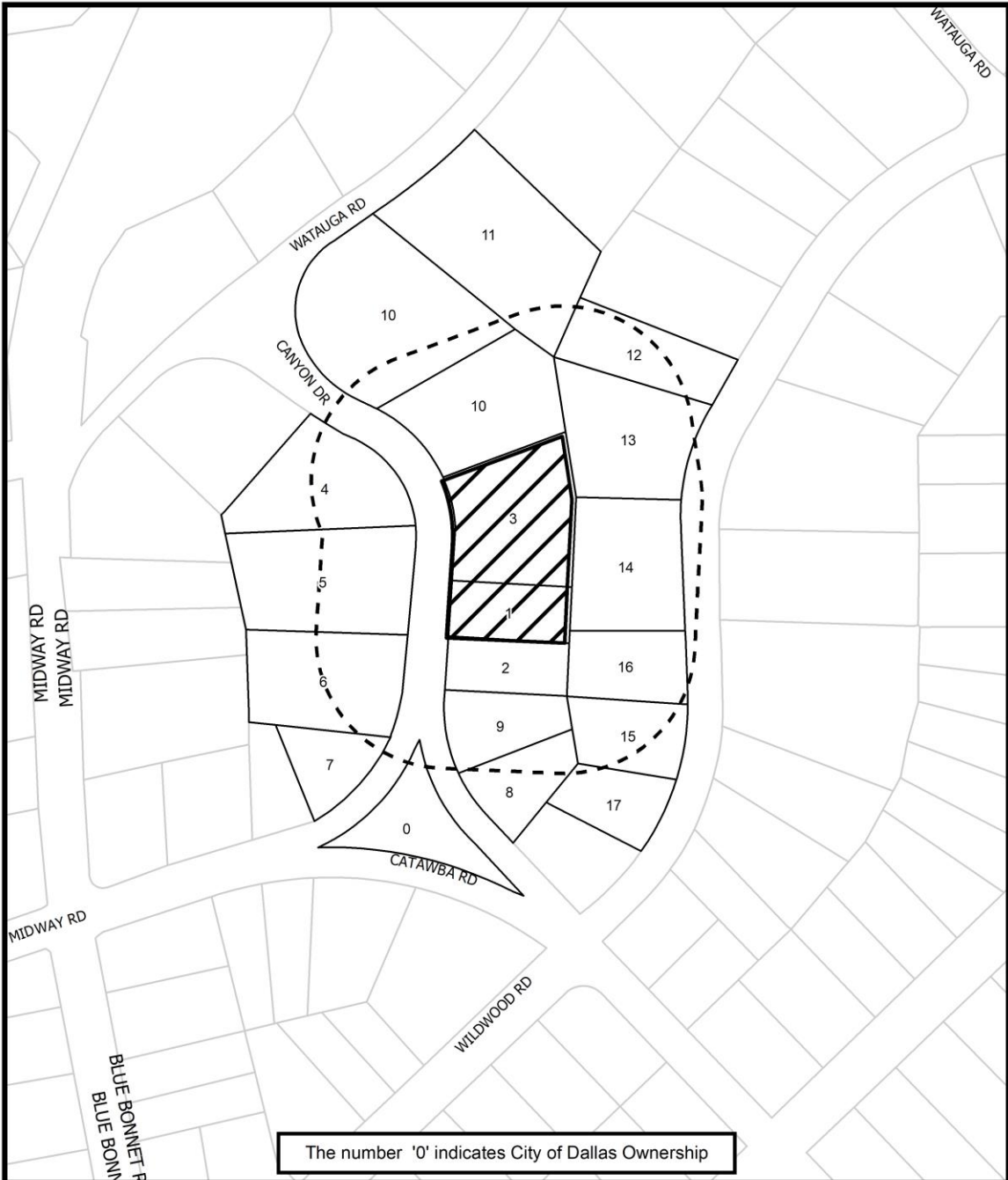
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18e

PUNJICHT & JAWORSKI

08/14/98 RED 14:11 FAX 214 088 8200  
From : UCSO/808 214-350-9139

000394



 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="width: 15%; text-align: center;"><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;"><b>17</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>200'</b>	AREA OF NOTIFICATION	<b>17</b>	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>      <b>S201-686</b>      </u> Date: <u>      <b>6/15/2021</b>      </u>
<b>200'</b>	AREA OF NOTIFICATION					
<b>17</b>	NUMBER OF PROPERTY OWNERS NOTIFIED					

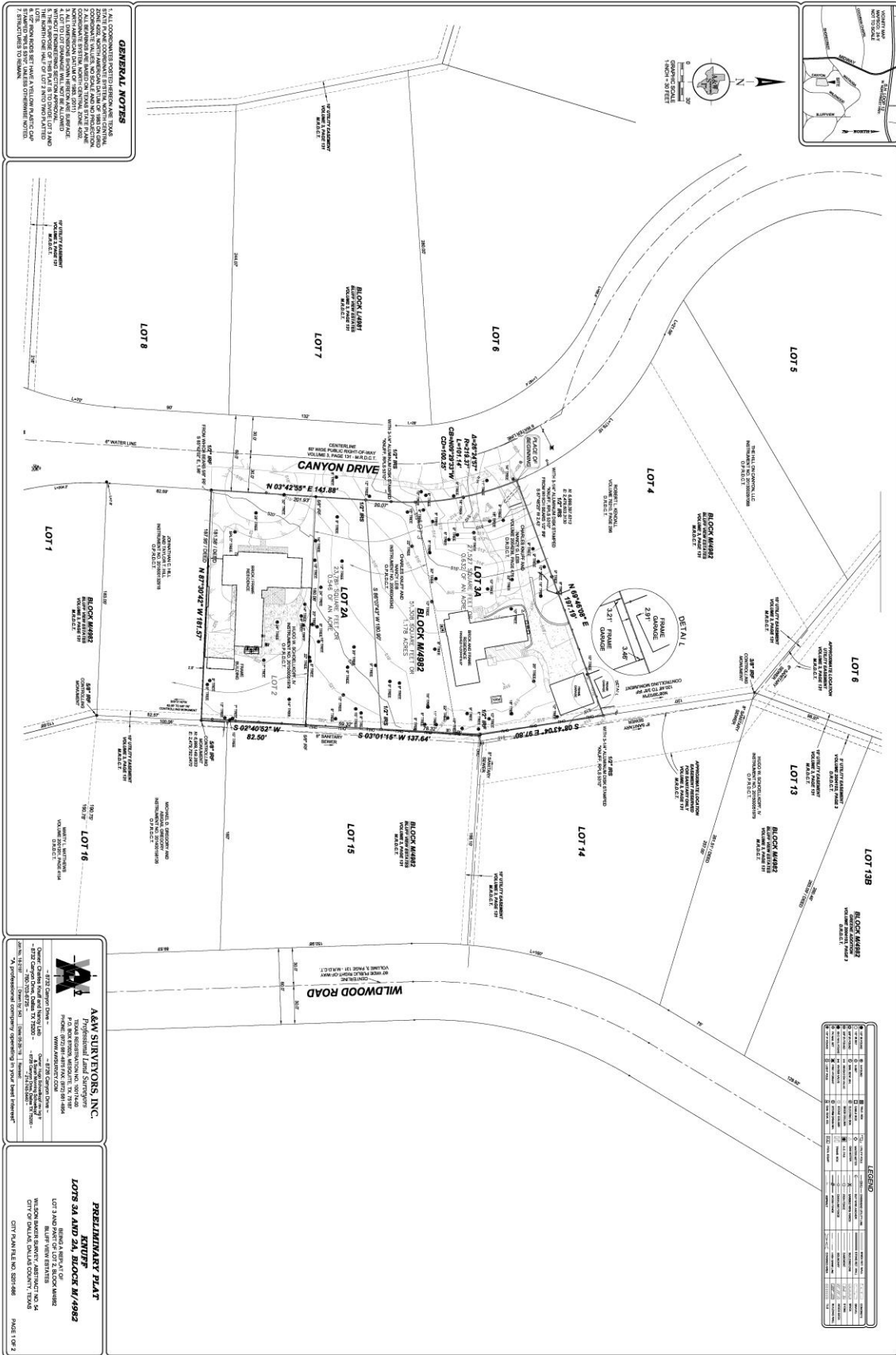
06/07/2021

## ***Notification List of Property Owners***

### ***S201-686***

#### ***17 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	8726 CANYON DR	SCHOELLKOPF HUGO REV LVG TR &
2	8720 CANYON DR	HILL JOHNATHAN C & TAYLOR T
3	8732 CANYON DR	KNUFF CHARLES &
4	8737 CANYON DR	ALPERT SIDSEL
5	8731 CANYON DR	MCNEILL SCOTT & ERIN
6	8723 CANYON DR	KENTY STERLING W
7	8719 CANYON DR	RUSSELL CHASE & ASHLEY
8	8510 CATAWBA RD	ROTEN JAMES D
9	8718 CANYON DR	HODGES JOEL & CECELIA
10	8738 CANYON DR	BANCROFT CHRISTOPHER
11	4604 WATAUGA RD	BRIGGS JOHN & DAWN LIVING TRUST &
12	4703 WILDWOOD RD	WALTER STEPHEN H & JAN E
13	4631 WILDWOOD RD	4631 WILDWOOD LLC
14	4623 WILDWOOD RD	GROSS LYNN PETERSEN GS TRUST
15	4515 WILDWOOD RD	MATTHEWS MARTY L
16	4519 WILDWOOD RD	GREGORY MICHAEL D & ABIGAIL
17	4509 WILDWOOD RD	JOHO ANGELICA T





OWNERS CERTIFICATE

WHEREAS Charles Kofel and Nancy Lutz, Hugo W. Schoelkopf, IV, Trustees of the Hugo W. Schoelkopf, IV Revocable Living Trust, Grant Morning Scholarship, are the sole owners of a tract of land located in...

That the Donor, Hugo W. Schoelkopf, IV, has executed this instrument in conformity with the laws of the State of Texas, and that the instrument is valid and enforceable under the laws of the State of Texas...

STATE OF TEXAS

NOTARIAL PUBLIC IN AND FOR THE STATE OF TEXAS, My hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas, My hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

OWNERS DECLARATION

WE, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE OF TEXAS, KNOW BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED...

Notary Public, My hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

LEH/HOLDERS SUBORDINATION AGREEMENT (SCHEDULED)

The Leh holder or multiple owners with the Owner's Certificate and agree to subordinate its interests to the provisions of the Owner's Declaration...

Notary Public in and for the State of Texas, My hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PRELIMINARY SLAT

LEH/HOLDERS SUBORDINATION AGREEMENT (SCHEDULED) ERIFFP LOT# 3A AND 2A, BLOCK M/4982

WILSON SHERIFFS ASSOCIATION NO. 34 CITY OF DALLAS, DALLAS COUNTY, TEXAS 75208

**CITY PLAN COMMISSION**

**THURSDAY, JULY 1, 2021**

**FILE NUMBER:** NC201-001

**PLANNER:** Sharmila Shrestha

**LOCATION:** between Hampton Road and Indian Ridge Trail

**DATE FILED:** February 8, 2021

**COUNCIL DISTRICT:** 8

**MAPSCO:** 63Z & 64W

**APPLICANT:** Dawn Miller

**REQUEST:** Consider a request to change Kirnwood Drive, between Hampton Road and Indian Ridge Trail, to “Dr. KD Wesley Way”.

**SUMMARY:**

- The statement of the reasons supporting a request are provided in the attached application.
- Notices were sent on April 19, 2021 to 11 property owners notifying them of the proposed street name change. Notification signs were put up on March 18, 2021 and newspaper notice was published on April 17, 2021.
- The Subdivision Review Committee on Thursday, April 8, 2021 with the vote of 4 to 1 recommended approval of Street Name Change NC201-001.
- On May 20, 2021 City Plan Commission held the case under advisement to July 1, 2021.

**BACKGROUND INFORMATION:**

<u>Thoroughfare/Street</u>	<u>Roadway Status</u>
Kirnwood Drive	Community Collector
South Hampton Road	Principal Arterial
Oak Garden Trail	Minor Arterial
Indian Ridge Trail	Minor Arterial

**WAIVERS ARE NEEDED FOR:**

- Section 51A-9.304(b)(1) “Number of names for a roadway” A roadway must have only one name.
- Section 51A-9.304(c)(2) of the Dallas Development Code “A street name commemorating a person, or a historic site or area is prohibited until at least two years after the death of the person to be honored or the occurrence of the event to be commemorated.”

**STAFF ANALYSIS:**

“Section 51A-9.304. STANDARDS FOR STREET NAMES AND STREET NAME CHANGES” are attached at the end of this report.

**Street Name Change:** In terms of compliance with Division 51A-9.300 of the Dallas Development Code, staff observes the following:

Section 51A-9.304(a)(5) states “A street name may not contain more than 14 characters providing, however, that the street-type designation may be abbreviated to comply with this requirement.”

The proposed street name, “Dr. KD Wesley Way” contains 13 characters. The change of Kirnwood Drive to “Dr. KD Wesley Way” complies with Section 51A-9.304(a)(5).

Section 51A-9.303(5) For all applications except those made by the director of development services, a city council member, or the city plan commission, a petition indicating that at least 51 percent of the owners of all lots abutting the street favor the name change.

The list of owners with at least 51 percent in favor of street name change is provided in attached petition.

Section 51A-9.301(4) Historic street name is defined as a street name that commemorates:

(A) a person who significantly contributed to the cultural, economic, social, religious, or political heritage of the city.

(B) a site or area where there occurred historic events which significantly contributed to the cultural, economic, social, religious, or political heritage of the city; or the occurrence of the event to be commemorated.

(C) a person or family founding or traditionally associated with the area where the street is located.

See the attached application outlining the justification of this application. The approval of this request will make “Dr. KD Wesley Way” a historic street name.

Section 51A-9.304(c)(2) “A street name commemorating a person, or a historic site or area is prohibited until at least two years after the death of the person to be honored or the occurrence of the event to be commemorated.”

The change of Kirnwood Drive, between Hampton Road and Indian Ridge Trail, to “Dr. KD Wesley Way” does not comply with Section 51A- 9.304(c)(2) as he passed away on November 13, 2019. The approval of this request will require a waiver for Section 51A-9.304(c)(2).

Section 51A-9.304(b)(1) “Except as provided in paragraph (2) a roadway must have only one name”.

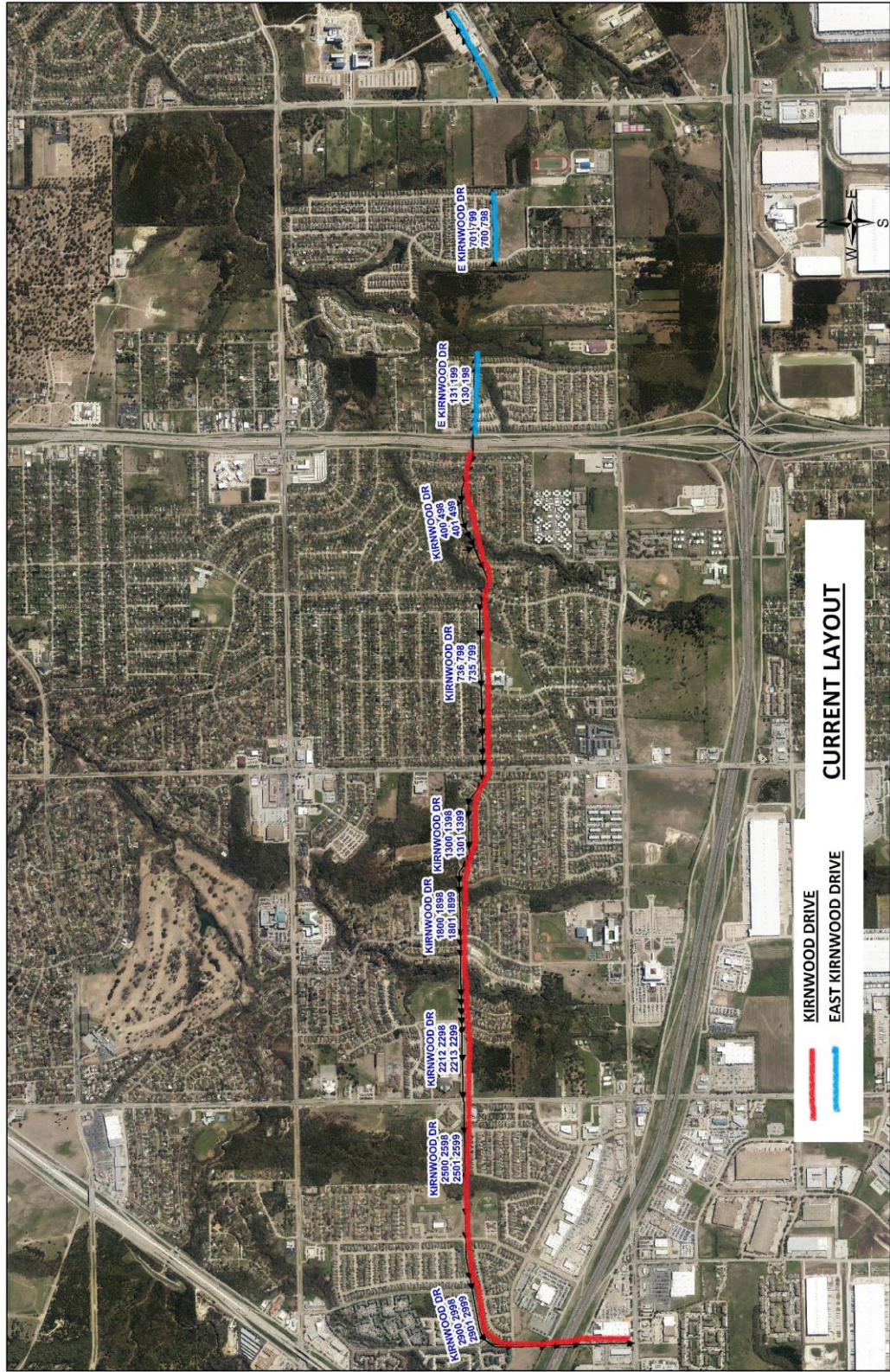
- (2) Different names must be given to the same roadway under the following conditions:
- A. If a minor roadway deviates from its predominant course at a 90-degree angle for a distance of more than 300 feet, a different name must be used for the predominant course and for each portion of the roadway deviating from the predominant course.
  - B. If two segments of a minor roadway are separated by an intervening land use that prohibits vehicular passage, and if future connections of the street segments through the use is unlikely, the segments of roadway on each side of the intervening use must have different names.
  - C. If a street is interrupted and offsets more than 150 feet at a cross street, different names must be given to the offset street segments

The change of Kirnwood Drive, between Hampton Road and Indian Ridge Trail to “Dr. KD Wesley Way” does not comply with Section 51A- 9.304(b)(1). The request is to change the name of part of Kirnwood Drive between Hampton Road and Indian Ridge Trail. Kirnwood Drive is between Wheatland Road and S R L Thornton Freeway and East Kirnwood Drive is between S R L Thornton Freeway to Concordia Lane. *(please refer to “current layout table” page number 20c and attached “current layout map” page number 20d).*

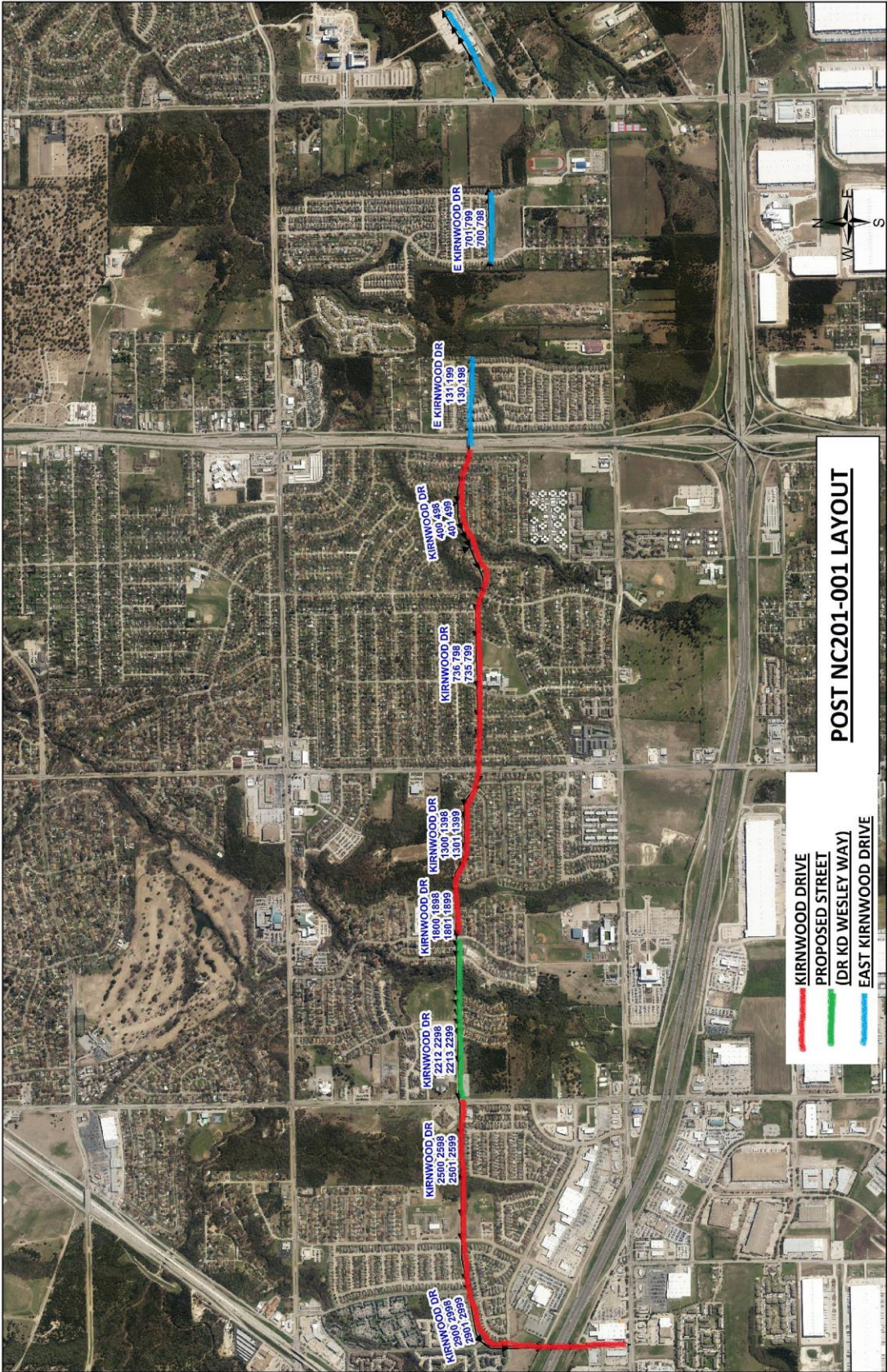
The remainder part of Kirnwood Drive between Wheatland Road and Hampton Road; between Indian Ridge Trail and S R L Thornton Freeway; and East Kirnwood Drive between S R L Thornton Freeway and Concordia Lane will not be changed. *(please refer to “post NC201-001 layout table” page number 20c and attached proposed street map page number 20e).* The approval of this request will require a waiver for Section 51A-9.304(b)(1).

Current Layout			
Street Name	West Endpoint	East Endpoint	Street Range
Kirnwood Dr	W Wheatland Rd	S RL Thornton Fwy (I-35E)	100-3299
E Kirnwood Dr	S RL Thornton Fwy (I-35E)	~155' east of Arkan Pkwy	100-299
E Kirnwood Dr	~165' west of Buford Dr	~150' east of Concordia Ln	600-899











**STAFF RECOMMENDATION:** The request does not comply with Section 51A-9.304(b)(1) and Section 51A-9.304(c)(2). Staff recommendation is denial; however, if the request is approved, the request requires a waiver of Sections 51A-9.304(b)(1) and Sections 51A-9.304(c)(2).

**Departmental Response:** Information on this case was routed to the following entities on March 9, 2021.

<b>Department/Entity</b>	<b>Date of response</b>	<b>Department/Entity</b>	<b>Date of response</b>
AT&T	N/R	Property Management	N/R
Atmos Energy	3/10/2021	Police	NR
Building Inspection	N/R	Mobility planning	3/17/2021
City Archivist	N/R	Public Works	3/22/2021
City Attorney	NR	Sanitation Services	N/R
Comprehensive Planning	N/R	School District	N/R
Dallas County Historical Commission	N/R	Texas DOT	3/9/2021
DART	N/R	SD&C_ENG.	3/10/2021
Fire Department	N/R	TXU Electric	N/R
Long Range Planning	3/19/2021	US Post Office	N/R
Park and Recreation	N/R	Street Name Coordinator	3/19/2021

N/R= No written Response

# APPLICATION FOR STREET NAME CHANGE

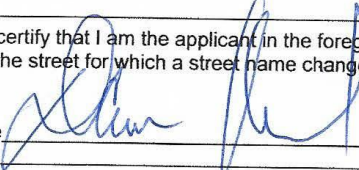
Development Services Department, City of Dallas, Texas  
 Room 115, Oak Cliff Municipal Center, 320 E. Jefferson Blvd., Dallas, TX 75203  
 Telephone 214-948-4299

Property Owner (Applicant)	Name <u>DAWN MILLER</u> Telephone <u>(414) 324-1681</u> Address <u>7550 S. HAMPTON RD</u> <u>(REPRESENTATIVE OF CHURCH)</u> Zip <u>75232</u>	Office Use
Project Description	Existing Name: <u>E. KIRKWOOD DR.</u> Proposed Name: <u>DR. K D WESLEY WAY</u> From: <u>S. HAMPTON RD TO INDIAN RIDGE TRAIL</u> Street Status: <input type="checkbox"/> Major <input checked="" type="checkbox"/> Minor	File No: _____ CPC HRG DATE: _____ Sent: _____ Fees RCVD: _____ Reply: _____ Map No: _____ Census Tract: _____ Council District: _____

Accepted By: \_\_\_\_\_ Date Accepted: \_\_\_\_\_

Statement (Reasons for Request)	<p><u>DR. WESLEY WAS THE FOUNDING PASTOR OF ANTIOCH FELLOWSHIP MISSIONARY BAPTIST CHURCH WHICH IS AT THE FIRST INTERSECTION OF THE PROPOSED CHANGE. HE AND HIS MINISTRY FAITHFULLY SERVED THIS COMMUNITY FOR 34 YEARS EVEN TO THE EXTENT OF WIDENING THE STREET PROPOSED FROM 2 TO 4 LANES WHEN THE CHURCH WAS BUILT.</u></p>
---------------------------------	---

- |                     |  |
|---------------------|--|
| General Information | <input checked="" type="checkbox"/> PETITION INDICATING THAT AT LEAST FIFTY-ONE (51) PERCENT OF OWNERS OF LOTS ABUTTING THE STREET WHOSE NAME IS TO BE CHANGED FAVOR THE NAME CHANGE<br><input type="checkbox"/> APPLICATION FEE<br><input checked="" type="checkbox"/> SITE PLAN SHOWING LOCATION OF THE STREET<br><input checked="" type="checkbox"/> STATEMENT OF REASONS FOR SUPPORTING A STREET NAME CHANGE<br><input checked="" type="checkbox"/> ROADWAY'S STATUS AS A MAJOR OR MINOR ROADWAY<br><input checked="" type="checkbox"/> EXISTING AND PROPOSED STREET NAMES |
|---------------------|--|

Applicant's Signature	I hereby certify that I am the applicant in the foregoing application, and that I am the owner of a lot abutting the street for which a street name change is being requested. Signature <u></u> Date <u>7/14/2021</u>
-----------------------	--

\* I AM THE REPRESENTATIVE OF THE CHURCH BODY REQUESTING THE CHANGE.

**PETITION FOR STREET NAME CHANGE**



We, the undersigned owners of the lot or lots indicated which abut (name of existing street) E. KIRKWOOD  
do hereby petition for a change in the street name to (requested street name) DR. K. D. WESLEY WAY

Print Owner's Name	Owner's Signature	Street Address	Lot & Block Number
ALICE PAGE	<i>Alice Page</i>	7702 Los Gatos	
CLAUDINE JONES	<i>Claudine Jones</i>	7707 Los Gatos	
DONNIE CHAMBLISS	<i>Donnie Chambliss</i>	7647 Oak Gardens	
PRESTON GREENHALL	<i>Preston Greenhall</i>	7644 Oak Gardens	

This petition must be included with the application for a street name change and must contain at least 51 percent of the owners of all lots abutting the street  
in favor of the name change (Dallas Development Code 51A-9.303(5)).

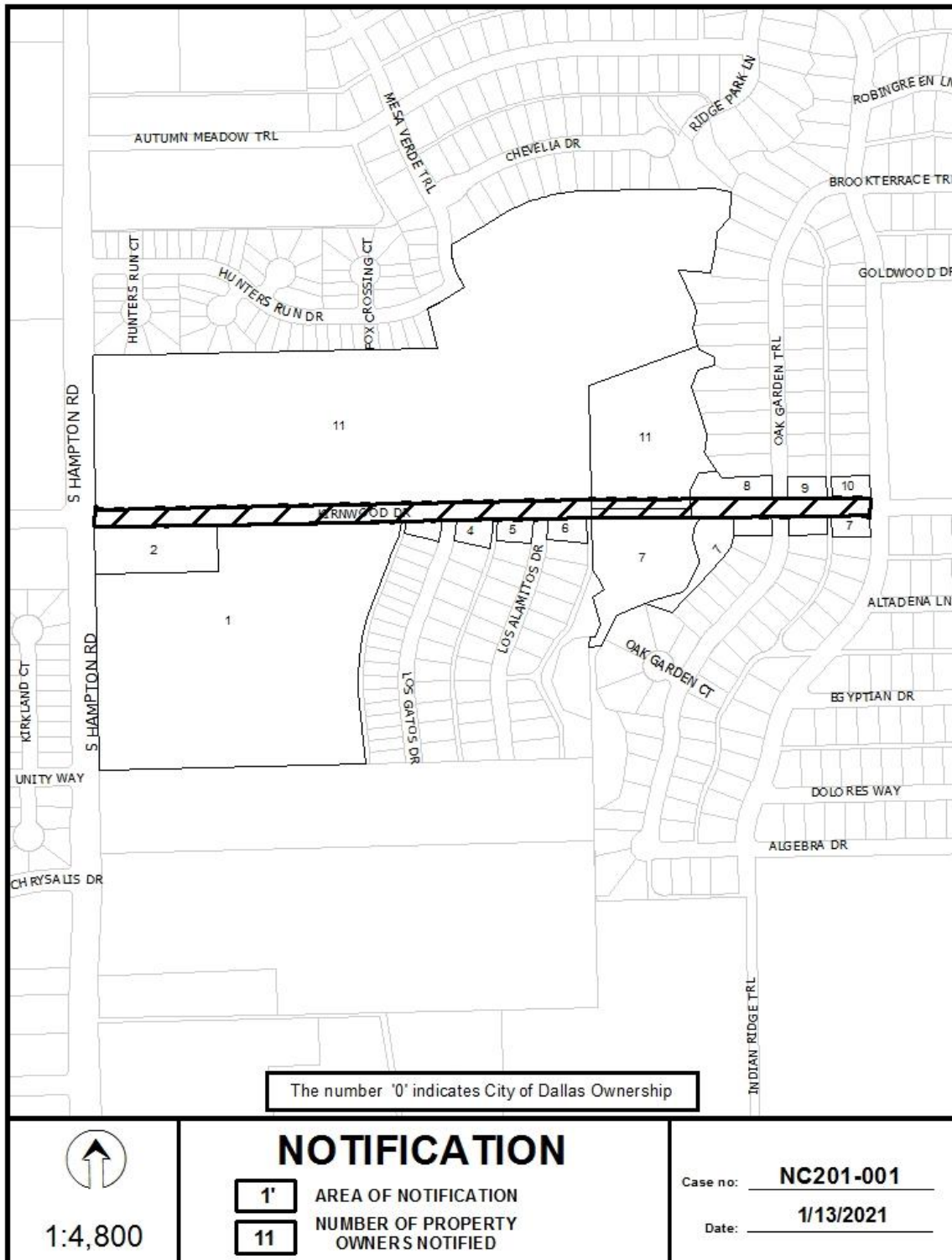
**PETITION FOR STREET NAME CHANGE**

We, the undersigned owners of the lot or lots indicated which abut (name of existing street) E. Kirnwood  
do hereby petition for a change in the street name to (requested street name) Dr. K.D. Wesley Way

Print Owner's Name	Owner's Signature	Street Address	Lot & Block Number
Antioch Fellowship		7565 S Hampton Rd	
Antioch Fellowship Missionary Baptist		2000 Kirnwood Dr	

This petition must be included with the application for a street name change and must contain at least 51 percent of the owners of all lots abutting the street who favor the name change (Dallas Development Code 51A-9.303(5)).





01/13/2021

## ***Notification List of Property Owners***

***NC201-001***

***11 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	7600 S HAMPTON RD	Taxpayer at
2	7565 S HAMPTON RD	ANTIOCH FELLOWSHIP
3	7703 LOS GATOS DR	MCNEALY ROXANNE
4	7702 LOS GATOS DR	PAIGE BILLY W &
5	7707 LOS ALAMITOS DR	JONES CLAUDINE SR &
6	7704 LOS ALAMITOS DR	Taxpayer at
7	1901 KIRNWOOD DR	TEXAS STATE AFFORDABLE HOUSING CORP
8	7641 OAK GARDEN TRL	CRENSHAW PRESTON LIFE ESTATE
9	7642 OAK GARDEN TRL	CHAMBLISS DONNIE RAY
10	7641 INDIAN RIDGE TRL	MILLER STEVELYN
11	2000 KIRNWOOD DR	ANTIOCH FELLOWSHIP MISSIONARY BAPTIST CHURCH



**SECTION 51A-9.304. STANDARDS FOR STREET NAMES AND STREET NAME CHANGES:**

(a) In general.

- (1) A proposed label in a street name may not duplicate any existing label.
- (2) A proposed street name may not be similar to an existing street name so that it creates confusion or an obstacle to the provision of emergency services.
- (3) If all of the standards in this section are met, a roadway that extends into the city of Dallas from a contiguous municipality must adopt the street name given the street by the contiguous municipality.
- (4) A street name that uniquely identifies a particular tract, tenant, or product name is prohibited.
- (5) A street name may not contain more than 14 characters providing, however, that the street-type designation may be abbreviated to comply with this requirement.
- (6) Hyphenated and apostrophized street names are prohibited.

(b) Number of names for a roadway.

- (1) Except as provided in Paragraph (2), a roadway must have only one name.
- (2) Different names must be given to the same roadway under the following conditions:
  - (A) If a minor roadway deviates from its predominant course at a 90-degree angle for a distance of more than 300 feet, a different name must be used for the predominant course and for each portion of the roadway deviating from the predominant course.
  - (B) If two segments of a minor roadway are separated by an intervening land use that prohibits vehicular passage, and if future connections of the street segments through the use is unlikely, the segments of roadway on each side of the intervening use must have different names.
  - (C) If a street is interrupted and offsets more than 150 feet at a cross street, different names must be given to the offset street segments.

(c) Historic street names.

- (1) A historic street name may not be changed.
- (2) A street name commemorating a person, or a historic site or area is prohibited until at least two years after the death of the person to be honored or the occurrence of the event to be commemorated.

(d) Street type and label designation.

- (1) A street name may not contain more than one street-type designation. For example, the street name "John Doe Place Road" is not permitted.
- (2) The designation of the street type must be based upon the features of the roadway, such as the traffic volumes carried by the roadway, its physical

design and construction characteristics, and its role in the surrounding street network.

- (3) No street name may have more than two labels before the street-type designation.

(e) Directional prefix and suffix.

- (1) A directional prefix is permitted only when the roadway intersects one of the official baselines used by the city.
- (2) A directional suffix is permitted as an indicator for address location.

(f) Guidelines.

- (1) A street name may be based upon physical, political, or historic features of the area.
- (2) The name of a subdivision and names thematically related to the name of a subdivision may be given to a street within the subdivision.

(g) Waiver.

The city council, by a three-fourths vote of its members, may waive any of the standards contained in this section when waiver would be in the public interest and would not impair the public health, safety, or welfare. (Ord. Nos. 19832; 23407)

**FILE NUMBER:** W201-003

**DATE FILED:** May 24, 2021

**LOCATION:** East of McKee Street, south of Pitt Street

**COUNCIL DISTRICT:** 2

**MAPSCO:** 45-U

**SIZE OF REQUEST:** Approx. 3.66 acres

**CENSUS TRACT:** 204.00

**MISCELLANEOUS DOCKET ITEM:**

**REPRESENTATIVE/**

**APPLICANT:** Audra Buckley, Permitted Development, LLC

**OWNER:** Texas InTownHomes, LLC

**REQUEST:** An application for a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development District No. 317, Subdistrict 3B, Tract 1.

**SUMMARY:** On February 10, 2021, the City Council approved an amendment to Planned Development District No. 317, the Cedars Area Special Purpose District, as a result of an authorized hearing.

The applicant is requesting a waiver of the two-year waiting period to submit an application for an amendment to PD No. 317, Subdistrict 3B, Tract 1. The purpose of the request is to allow for a multifamily development on the site. Although multifamily is a permitted use within Subdistrict 3B, Tract 1, the PD requires the use of the property to comply with the development/landscape plan, which specifies shared access single family development.

The applicant has included engineering concerns regarding water and sewer service and associated meter placement as the reason for this waiver request.

According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to February 10, 2023, without a waiver of the two-year waiting period. According to the Dallas Development Code, “the commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing.” Although all of PD 317 was included in the authorized hearing zoning case that is triggering this waiver application, nothing substantial was amended on Subdistrict 3B, Tract 1 regulations, which is why, Staff is in support of the request.

**STAFF RECOMMENDATION:** Approval.

**List of Officers**  
**Texas InTownHomes, LLC**

- Frank Liu – Manager
- Helen Ghozali – Manager
- Ming Liu - Manager

**APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD**

Zoning File No. PDD 317, Subdistrict 3B Tract 1

Location 1700 Cockrell Avenue (DCAD Account #00000140701000000)

Date of last CPC or CC Action February 10, 2021 taken by the City for all of PDD 317

Applicant's Name, Address & Phone Number Permitted Development, LLC  
c/o Audra Buckley, 1414 Belleview Street, Ste 150, Dallas, TX 75215 214-686-3635

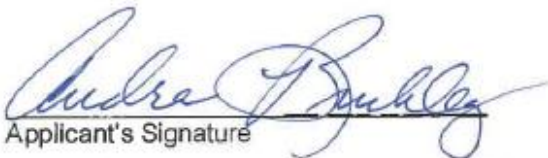
Property Owner's Name, Address and Phone No., if different from above  
Texas InTownHomes, LLC 1520 Oliver Street, Houston, TX 77007  
214-686-3635


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

Change of use from a shared access development to multi-family due to engineering concerns  
regarding water/sewer service and associated meter placements.

Last action taken on the property by the property owner was September 14, 2017 - M167-046.

PDD 317 Subdistrict 3B, Tract 1 was created in December 2016.

  
Applicant's Signature

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

*Receipt # 00604091*  
**RECEIVED**  
**MAY 24 2021**  
BY: .....

Date Received  
Fee: **\$300.00**

*W201-003*

Date: May 13, 2021

Kris Sweckard, Director  
Department of Sustainable Development and Construction  
1500 Marilla Street, Room 5BN  
Dallas, TX 75201

Re: Authorization Letter

Dear Mr. Sweckard:

The undersigned hereby authorizes Audra Buckley of Permitted Development, LLC to represent Texas InTownHomes, LLC, the owner, in all matters pertaining to the waiver of the 2-year waiting period and subsequent rezoning of property located at 1700 Cockrell Avenue.

Sincerely,



Signature

5/21/21  
Date

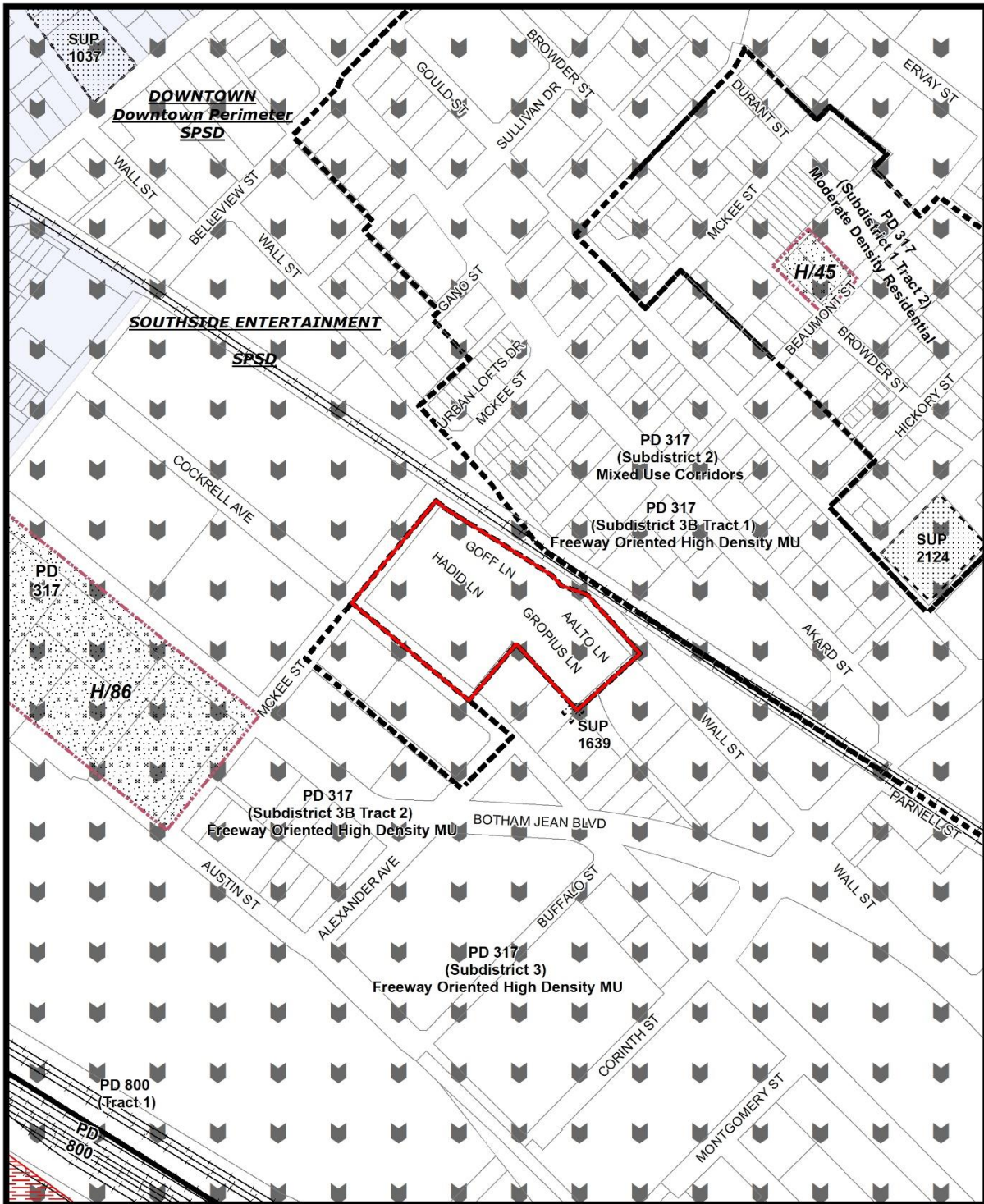
FRANK M.K. Liu

Printed Name

Managing Member

Title





Printed Date: 6/23/2021



# W201-003 - Zoning Map

**FILE NUMBER:** M201-030**DATE FILED:** May 12, 2021**LOCATION:** Bound by West Page Avenue, South Adams Avenue, West Pembroke Avenue, and South Llewellyn Avenue**COUNCIL DISTRICT:** 1**MAPSCO:** 54 G**SIZE OF REQUEST:** ± 6.69 acres**CENSUS TRACT:** 50.00**REPRESENTATIVE:** Kiesha Kay, Masterplan**OWNER:** Dallas Housing Authority**APPLICANT:** Brooks Manor, LP**REQUEST:** An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 919.

**SUMMARY:** On August 13, 2014, the Dallas City Council established Planned Development District No. 919 by Ordinance No. 29404.

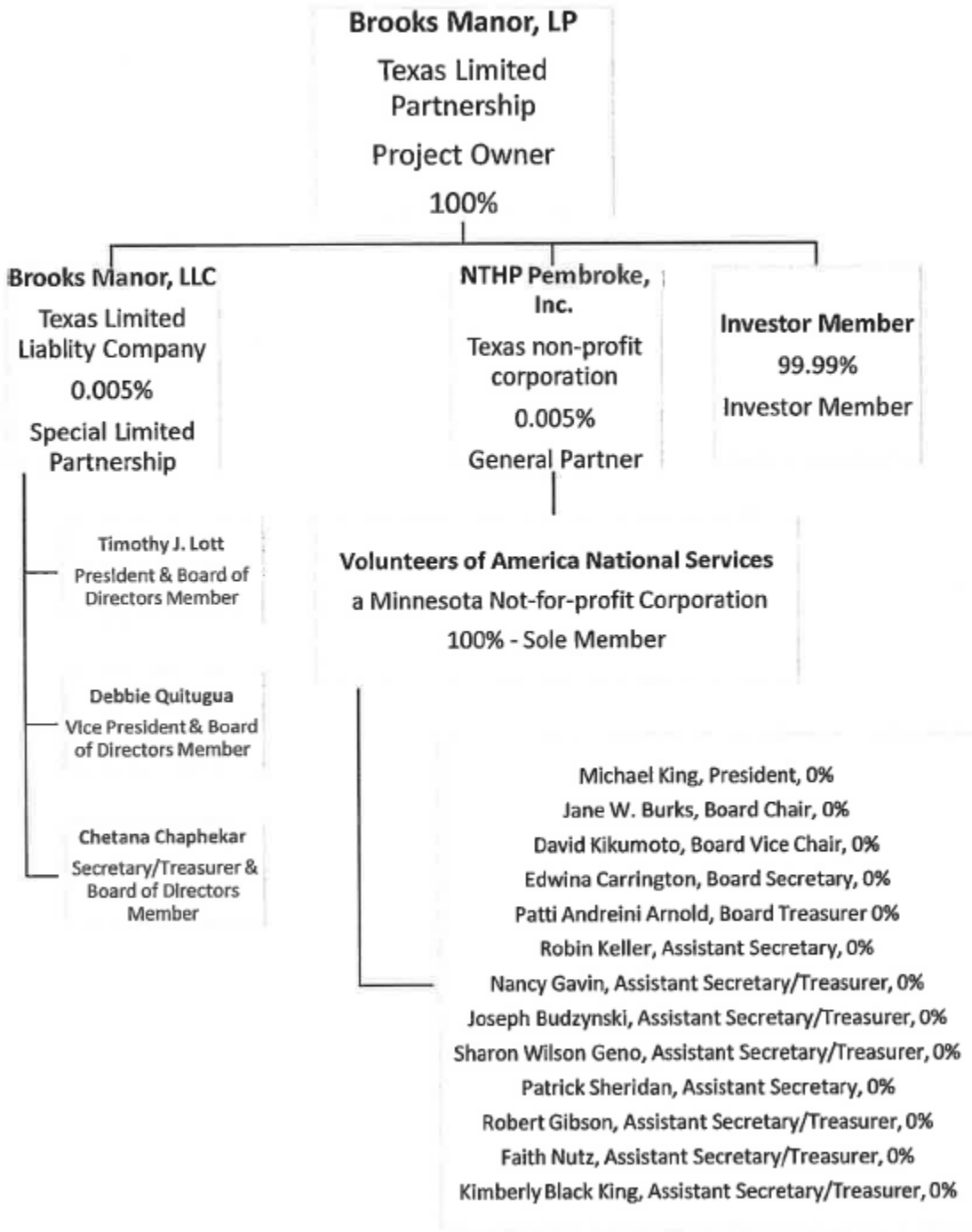
The applicant is requesting to amend the development plan and the landscape plan to account for the following modifications:

- Widen a fire lane from 24 feet to 26 feet wide per City standards
- Shift public storm line within storm easement to align with north/south driveway to avoid existing trees based upon city sizing requirements for the public storm line
- Update detention pond location with additional walls to avoid public storm easement
- Shift the sidewalk along South Adams Avenue away from the road for building accessibility
- Realign the sidewalks along West Page Avenue, South Llewellyn Avenue, and West Pembroke Avenue to avoid existing utility relocations
- Added bike racks per City recommendations
- Removed clinic drop-off area and replaced with parking
- Tightened the driveway entrance radius to allow for safer pedestrian access
- Added a 28-foot right-of-way dedication off the centerline of West Pembroke Avenue

**STAFF RECOMMENDATION:** Approval.**PLANNED DEVELOPMENT DISTRICT No. 919**<http://www.dallascityattorney.com/51P/Articles/PDF/Article%20919.pdf><http://www.dallascityattorney.com/51P/Exhibits/919A.pdf><http://www.dallascityattorney.com/51P/Exhibits/919B.pdf>

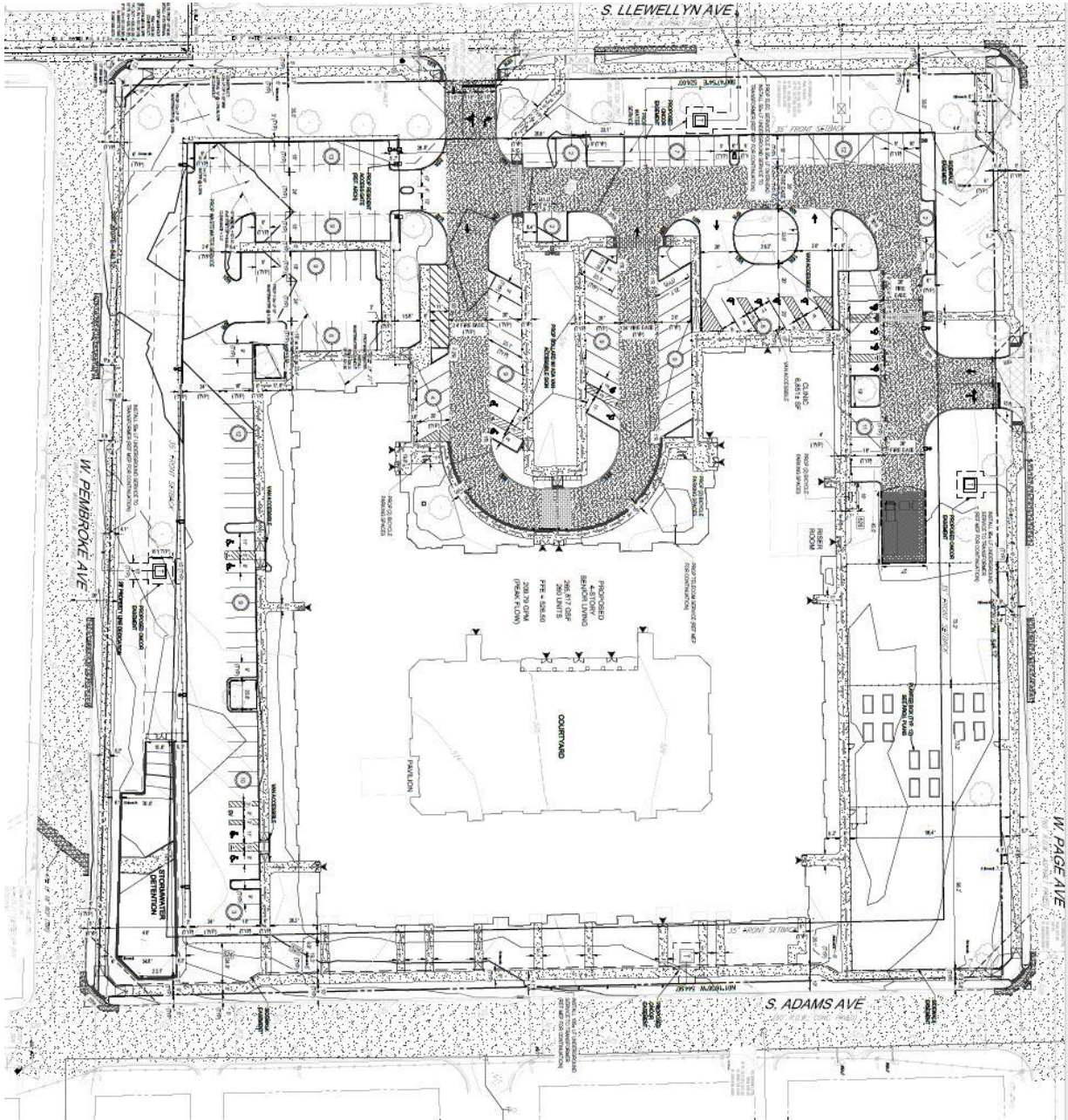
List of Officers

**LIST OF PARTNERS**

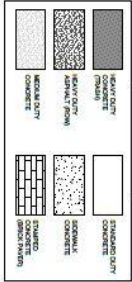




Proposed Development Plan



SITE DATA TABLE	
<b>LEGAL</b>	LOT 7, BLOCK 208 DULAS LAND AND LUMBER COMPANY TRACT NO. 2 SECTION 16, T12N, R12E, S14W COUNTY OF WYOMING, STATE OF WYOMING
<b>ADDRESS</b>	208 S. ADAMS AVE DULAS, WYOMING 82401
<b>ADJACENT</b>	208 S. ADAMS AVE DULAS, WYOMING 82401
<b>ZONING</b>	R-10 RESIDENTIAL SINGLE-FAMILY
<b>BUILDING</b>	3-STORY RESIDENTIAL SINGLE-FAMILY CONCRETE WOOD CLAD
<b>LANDSCAPE</b>	LANDSCAPE ARCHITECTURE CONCRETE WOOD CLAD
<b>PERMITTING</b>	1. CONSTRUCTION PERMIT 2. ZONING PERMIT 3. PLANNING PERMIT 4. ENVIRONMENTAL PERMIT 5. HEALTH DEPARTMENT PERMIT 6. FIRE DEPARTMENT PERMIT 7. PUBLIC WORKS PERMIT 8. UTILITY PERMIT 9. TREE REMOVAL PERMIT 10. SIGNAGE PERMIT 11. PARKING PERMIT 12. LANDSCAPE PERMIT 13. WATER PERMIT 14. SEWER PERMIT 15. STORMWATER PERMIT 16. AIR QUALITY PERMIT 17. HISTORIC PRESERVATION PERMIT 18. OTHER PERMITS AS REQUIRED



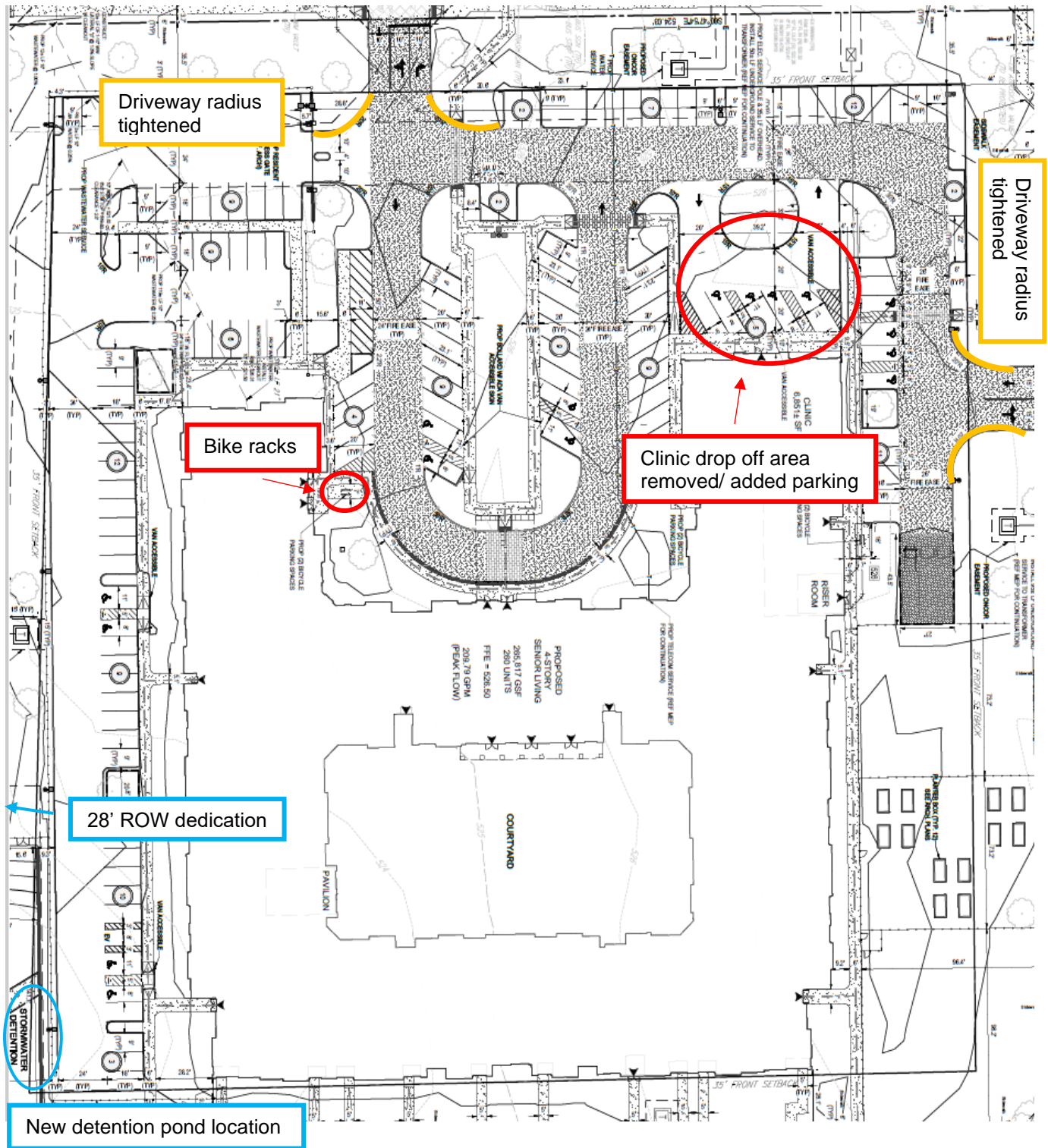
**GENERAL SITE PLAN NOTES:**

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN FEET ONLY.
2. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
3. DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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M201-030

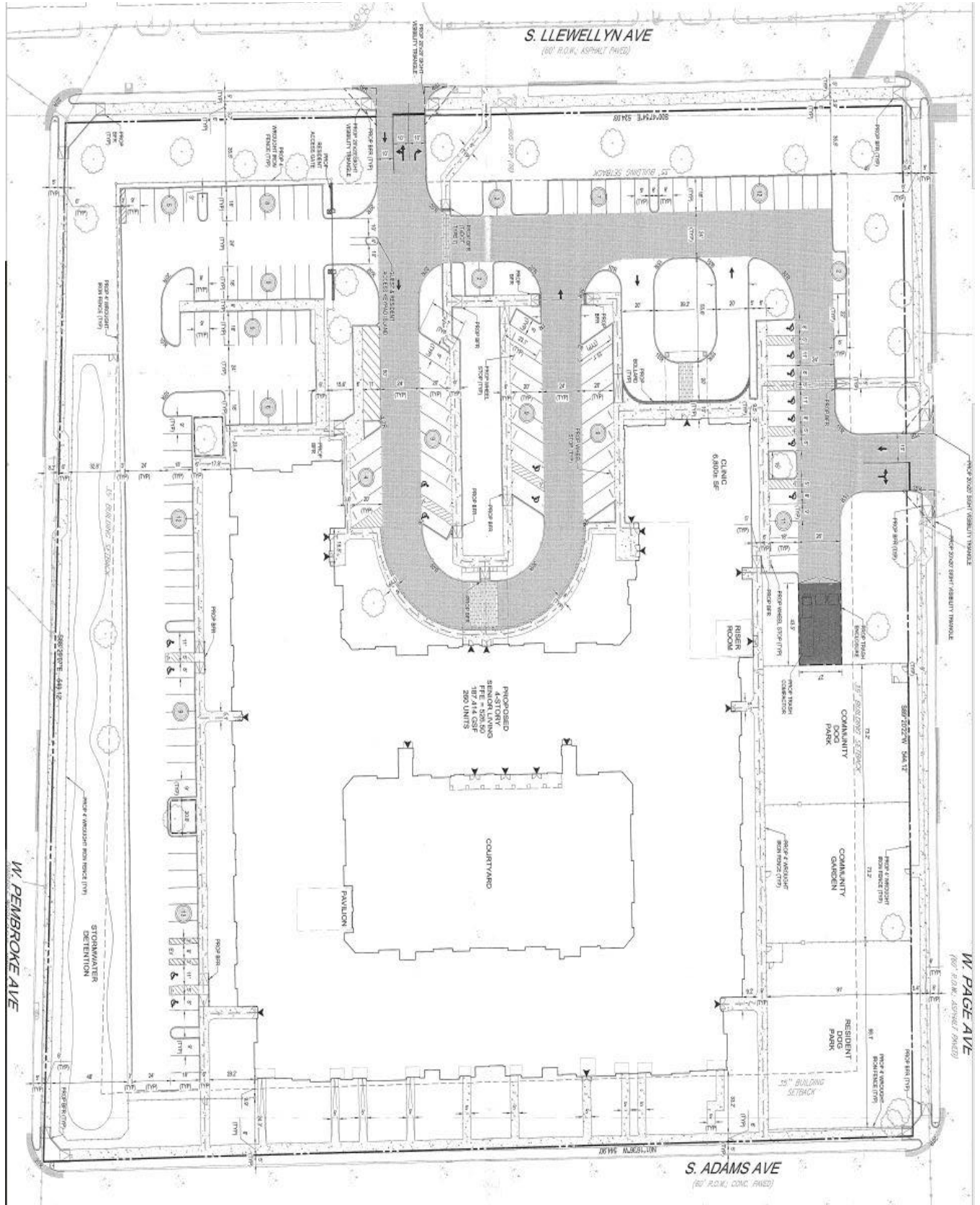
A north arrow pointing upwards and a graphic scale bar showing 0, 10, 20, and 30 feet.

Proposed Development Plan – Enlarged



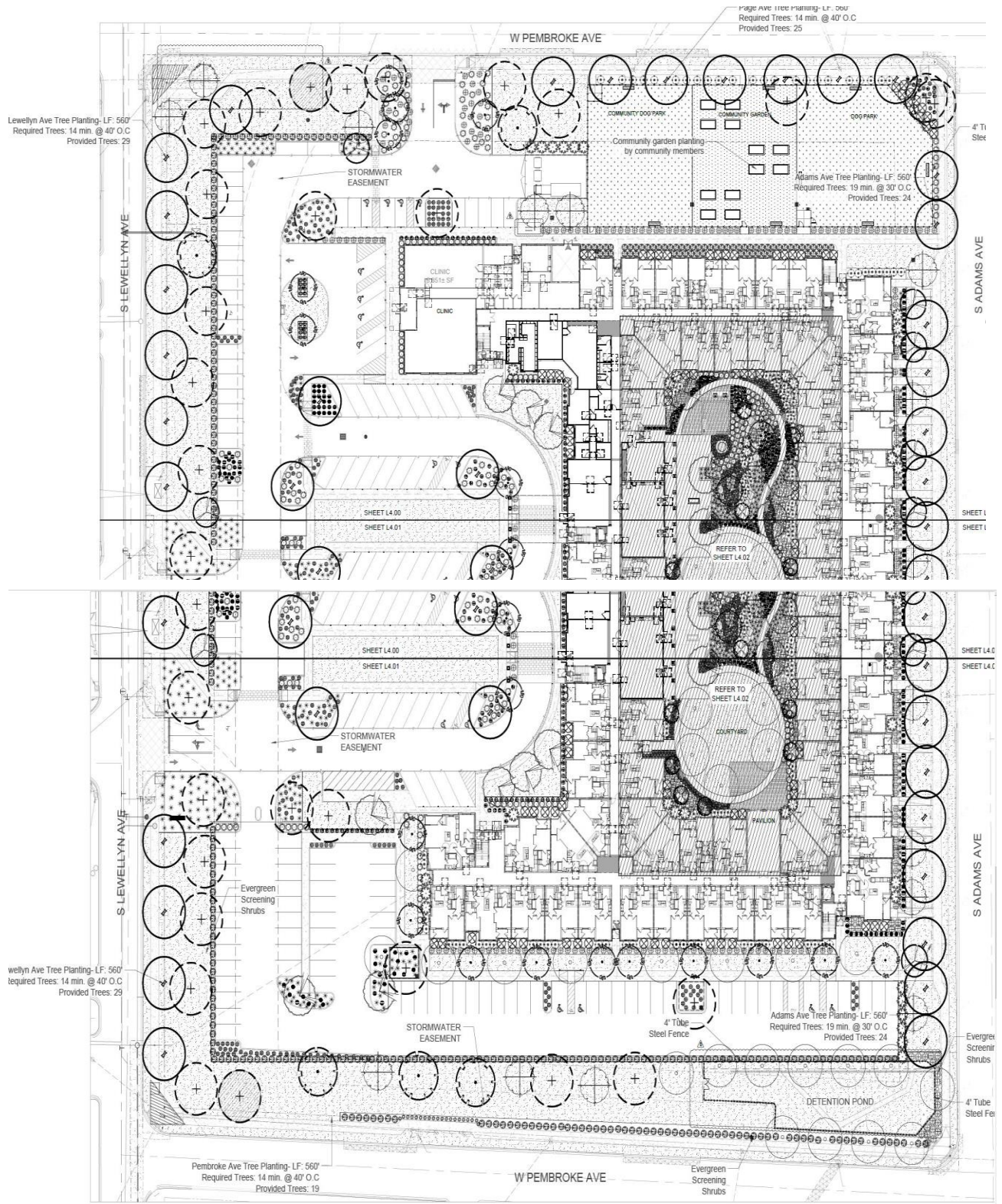


Existing Development Plan

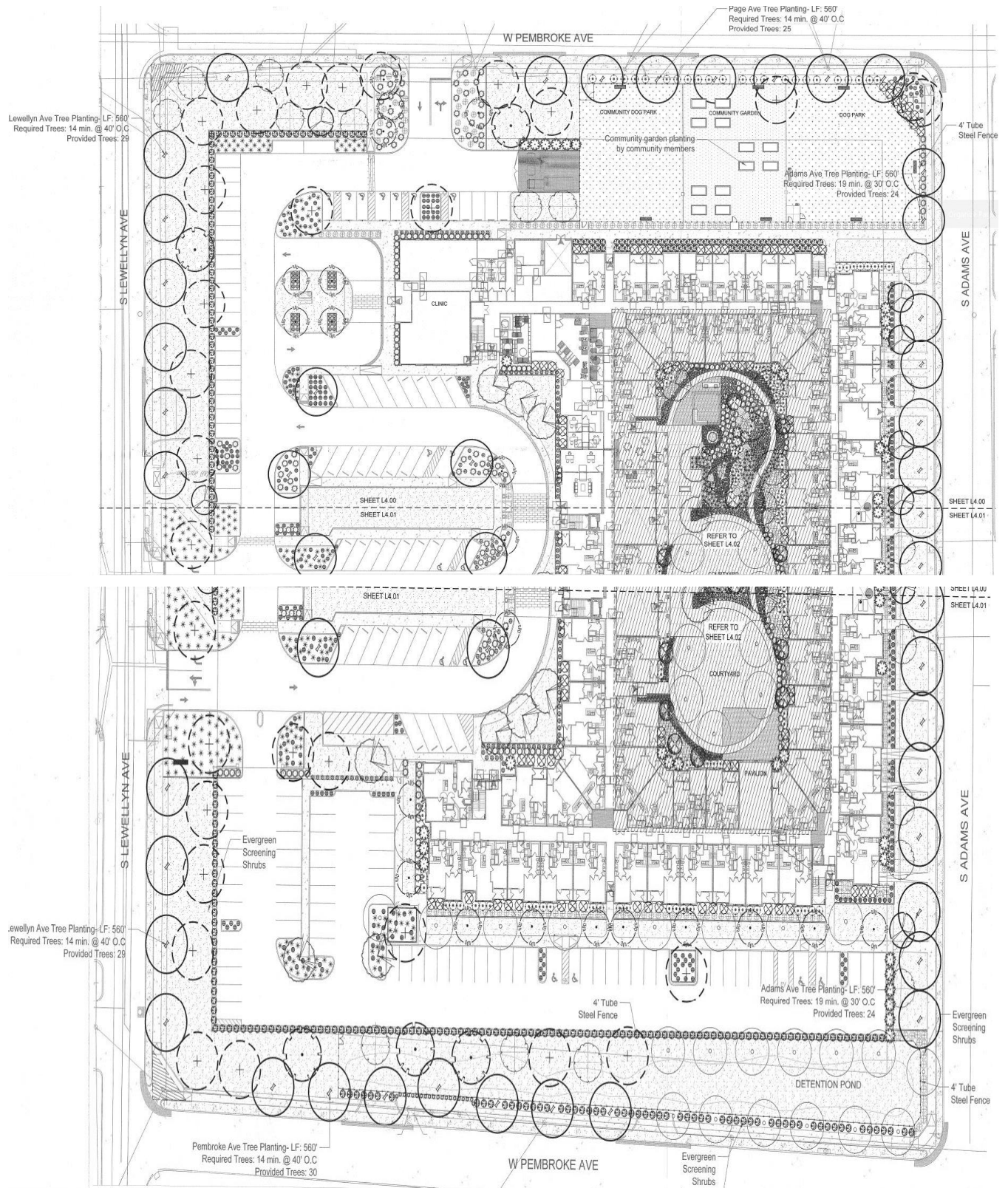




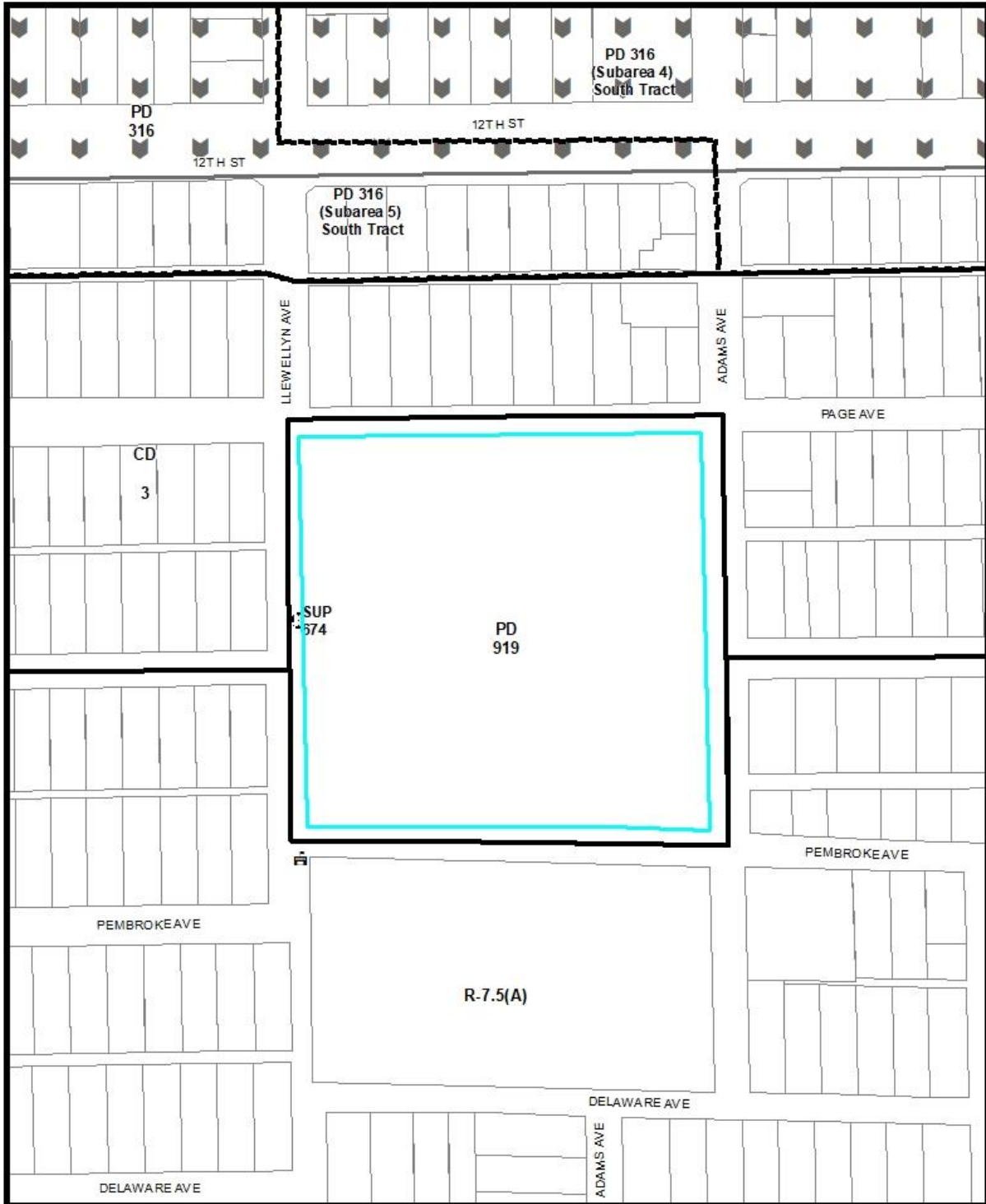
# Proposed Landscape Plan



# Existing Landscape Plan



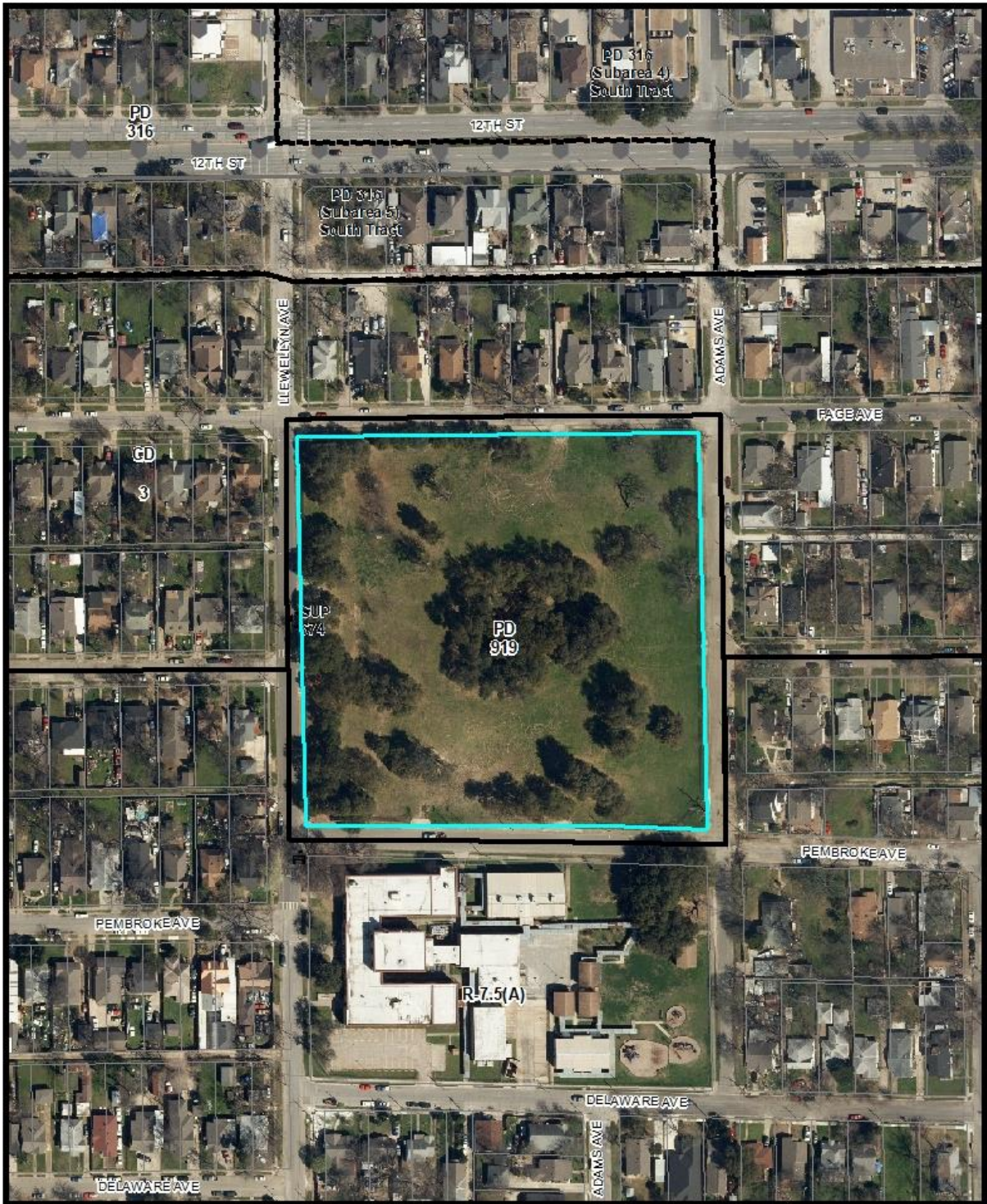




 1:2,000

# Zoning Map

Printed Date: 5/25/2021



 1:2,000

# Aerial Map

Printed Date: 5/25/2021

03/09/2021



M201-030

06/17/2021

***Notification List of Property Owners  
M201-030  
59 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	520 W PAGE AVE	DALLAS HOUSING AUTHORITY
2	437 W PAGE AVE	GARCIA RAMON & LUDIVINA
3	516 S ADAMS AVE	Taxpayer at
4	433 W PAGE AVE	Taxpayer at
5	429 W PAGE AVE	KIM DO HYUN & CHA
6	541 W PAGE AVE	COUCH PATRICIA & KEDRIC
7	537 W PAGE AVE	ALBA FRANCO A
8	533 W PAGE AVE	GOMEZ MOISES &
9	527 W PAGE AVE	RENDON ISMAEL &
10	523 W PAGE AVE	DAVILA LEOBARDO
11	519 W PAGE AVE	GARCIA DIEGO &
12	517 W PAGE AVE	QUINTERO JOSE A &
13	511 W PAGE AVE	QUINTERO JOSE A
14	515 S ADAMS AVE	TORRES JACINTO & FELIPA
15	507 W PAGE AVE	Taxpayer at
16	501 W PAGE AVE	HERNANDEZ VICTORIA OLIVIA
17	511 S ADAMS AVE	BARRIENTOS MARIA CRUZ
18	437 W BROOKLYN AVE	ZAPATA PAULA GARCIA &
19	439 W BROOKLYN AVE	ZAPATA PAULA GARCIA &
20	435 W BROOKLYN AVE	CARRIZALES ADRIANA
21	433 W BROOKLYN AVE	OLLERVIDES RAMON
22	431 W BROOKLYN AVE	Taxpayer at
23	428 W PAGE AVE	IBARRA JOSE &
24	432 W PAGE AVE	ZAPATA BENIGNO
25	608 S ADAMS AVE	Taxpayer at
26	436 W PAGE AVE	436 W PAGE AVE LLC
27	439 W PEMBROKE AVE	KURSHUDIAN JOHN ARTHUR
28	437 W PEMBROKE AVE	SALAZAR ARMANDO &
29	435 W PEMBROKE AVE	Taxpayer at

M201-030

06/17/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
30	430 W BROOKLYN AVE	Taxpayer at
31	434 W BROOKLYN AVE	IPINA VALENTIN &
32	440 W BROOKLYN AVE	GARCIA MORGAN A
33	615 W PEMBROKE AVE	VILLA AGUSTIN &
34	611 W PEMBROKE AVE	MIRANDA CONSUELO
35	607 W PEMBROKE AVE	Taxpayer at
36	603 W PEMBROKE AVE	Taxpayer at
37	602 W BROOKLYN AVE	ESPINOZA RAFAEL HERNANDEZ
38	606 W BROOKLYN AVE	RAMIREZ EULALIA
39	608 W BROOKLYN AVE	ESPINOZA MARTIN &
40	614 W BROOKLYN AVE	RAMIREZ ARMANDO & CONNIE
41	615 W BROOKLYN AVE	RODRIGUEZ ARMANDO &
42	611 W BROOKLYN AVE	MALDONADO DAVID &
43	607 W BROOKLYN AVE	MULDONADO ANGEL M
44	603 W BROOKLYN AVE	MILTNER MRS EVE M EST OF
45	602 W PAGE AVE	QUINTERO PABLO
46	606 W PAGE AVE	OCAMPO DAVID &
47	610 W PAGE AVE	GONZALEZ MARIA HORTENCIA
48	614 W PAGE AVE	DOO STEPHANIE NICOLE
49	615 W PAGE AVE	CASASOLA FREDI A & OLDA
50	609 W PAGE AVE	GONZALES MICHAEL ANTHONY JR
51	605 W PAGE AVE	GARAY MARIA
52	603 W PAGE AVE	RES JLS TRUST AGREEMENT
53	437 DELAWARE AVE	ARANDA JOSE L
54	408 W PEMBROKE AVE	CERVANTES FELICITA
55	440 W PEMBROKE AVE	HERNANDEZ BENITO
56	810 S LLEWELLYN AVE	Dallas ISD
57	600 W PEMBROKE AVE	REYES JUAN C
58	606 W PEMBROKE AVE	ALBA THOMAS E &
59	610 W PEMBROKE AVE	ORTEGA FRANCISCO &

---

**FILE NUMBER:** Z190-265(HC)                      **DATE FILED:** June 4, 2020  
**LOCATION:** South of Ferguson Road, east of Maylee Boulevard  
**COUNCIL DISTRICT:** 9                              **MAPSCO:** 39 E  
**SIZE OF REQUEST:** Approx. 0.443 acres              **CENSUS TRACT:** 126.03

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**OWNER:** Art Ron Ferguson, LLC

**APPLICANT:** Mike Blohm

**REPRESENTATIVE:** Jorge Hernandez, America Plans and Permits

**REQUEST:** An application for a Specific Use Permit for an alcoholic beverage establishment limited to a private club-bar on property zoned a CR Community Retail District.

**SUMMARY:** The purpose of the request is to allow for an existing nonconforming private club-bar to increase square footage on the subject site [Island Club].

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

**BACKGROUND INFORMATION:**

- The applicant requests a Specific Use Permit to allow for an existing nonconforming one-story, 2,200 square foot private-club bar to increase its square footage. The private club bar is proposing to expand into the suite next door, resulting in a total of 3,700 square feet. The additional square footage will be used for more seating within the private-club bar.
- The establishment, operating as Island Club, obtained a certificate of occupancy as a private-club bar in 1996.
- A Private Club-Bar is defined as an establishment holding a private club permit under Chapter 32 or 33 of the Texas Alcoholic Beverage Code that derives 35 percent or more of its gross revenue from the sale or service of alcoholic beverages for on-premise consumption and that is located within a dry area as defined in Title 6 (Local Option Elections) of the Texas Alcoholic Beverage Code. Private-Club Bar does not include a fraternal or veterans organization, as defined in the Texas Alcoholic Beverage Code, holding a private club permit under Chapter 32 or 33 of the Texas Alcoholic Beverage Code. Private-Club Bar does not include the holder of a food and beverage certificate, as defined in the Texas Alcoholic Beverage Code.
- A private-club bar is permitted by SUP only in a Community Retail District.

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

1. **Z190-321:** On January 27, 2021, the City Council approved an amendment to Specific Use Permit No. 1543 for a public school other than an open-enrollment charter school use on property zoned R-7.5(A) Single Family District No, located on the east corner of Ferguson Road and Plummer Drive.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>ROW</b>
Ferguson Road	Principal Arterial	100 ft. w/ bike plan
Maylee Boulevard	Local Street	-
Shiloh Road	Local Street	-

**Traffic:**

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

**COMPREHENSIVE PLAN:**

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

**Economic Element**

**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

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

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

**STAFF ANALYSIS:**

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	CR	Shopping Center
<b>North</b>	CR	Auto service center, car wash, retail and personal service uses
<b>East</b>	R-7.5(A)	Single Family Residential
<b>South</b>	R-7.5(A)	Single Family Residential
<b>West</b>	CR	General merchandise or food store with fueling station, restaurant, auto service center



**Land Use Compatibility:**

The business has been operating since 1996 within a shopping center and is adjacent to a variety of retail, personal services, and single-family residential uses. These land uses consist of single family to the east and south, personal service, auto service center, car wash and retail uses to the north, and general merchandise or food store with fueling station, restaurant, and auto service center to the west.

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

Staff supports the request for a two-year period with two-year automatic renewals because the request complies with all other zoning regulations and is not foreseen to be detrimental to surrounding properties. Additionally, a two-year period would require it to be re-evaluated in a short period of time within the automatic renewal procedure after the proposed expansion.

**Landscaping:**

Landscaping will in accordance to the landscaping requirements in Article X, as amended.

**Parking:**

The off-street parking requirement for a private-club bar is one parking space per each 100 square feet of floor area. The applicant has proposed a cumulative floor area of 3,700 square feet after expansion, therefore, 37 parking spaces are required per the Dallas Development Code. The site plan depicts a total of 254 parking spaces for all tenants within the shopping center, whereas 247 parking spaces are required.

Z190-265(HC)

**List of Partners/ Principals/ Officers**

Mike Blohm - Sole Owner

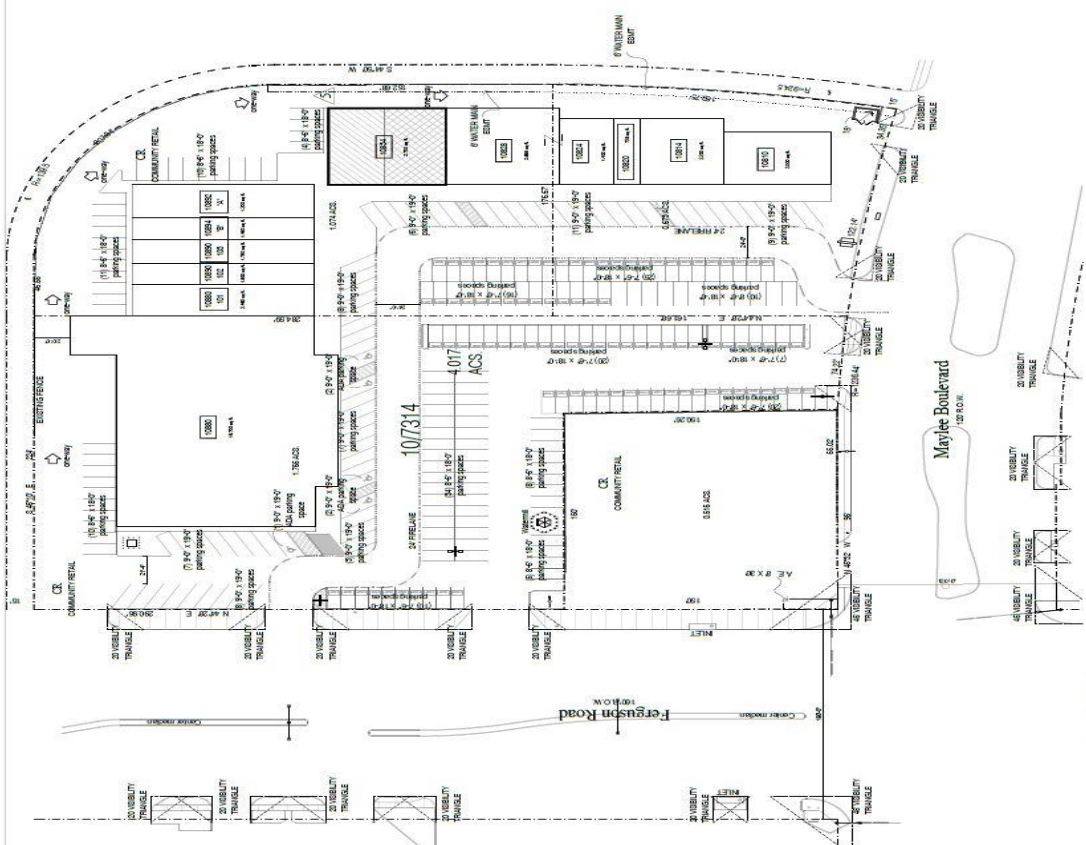
# Proposed Site Plan

Address	Site	DBA	Use	Square footage	Parking Ratio	Parking Spaces Required
10810	n/a	M-Store #2	General Merchandise or Food Store	2,000	1 to 200	10
10814	n/a	Ferguson Coin Laundry	Dry Cleaning or Coin Laundry	2,200	1 to 200	11
10816	n/a	Watermill Express	General Merchandise	42	1 to 200	1
10820	n/a	Emel's Beauty Salon	Personal Service	800	1 to 200	4
10824	n/a	(VACANT)	Electronic Service Center	1,400	1 to 300	5
10828	n/a	Sandoo Dairy and Sausage	Restaurant/Without Alcohol	3,665	1 to 100	36
10834	n/a	The Island Club	Amusement/Entertainment Establishment	3,700	1 to 100	37
10880	n/a	Super Mercado E-Combo	General Merchandise	16,700	1 to 200	89
10880	101	Beauty Salon	Personal Service	2,400	1 to 200	13
10880	102	Tel. Call Phone Shop	Electronic Service Center	1,600	1 to 200	8
10880	103	(VACANT)	General Merchandise	1,750	1 to 200	9
10882	"A"	(VACANT)	General Merchandise	1,200	1 to 200	6
10884	"B"	(VACANT)	General Merchandise	1,400	1 to 200	8
Total Parking Required						247
Total Parking Provided						264
Compact Spaces: 15% max						59 parking spaces

Combined 10834 and 10839 into one site. Total square footage is 3,700 sq. ft.

ZONING REQUIREMENTS	
Required	Actual
Front yard: 15'-0"	23'-1"
Side yard: 20'-0"	18'-3"
Rear yard: 20'-0"	71'-0"
Height: 54'-0"	10'-4"
Lot coverage: 60%	31.9%
Total parking: 18	18
Retail & personal service floor area:	3,700 square feet
Parking for retail & personal service:	1 per 100 sq ft = 37 spaces

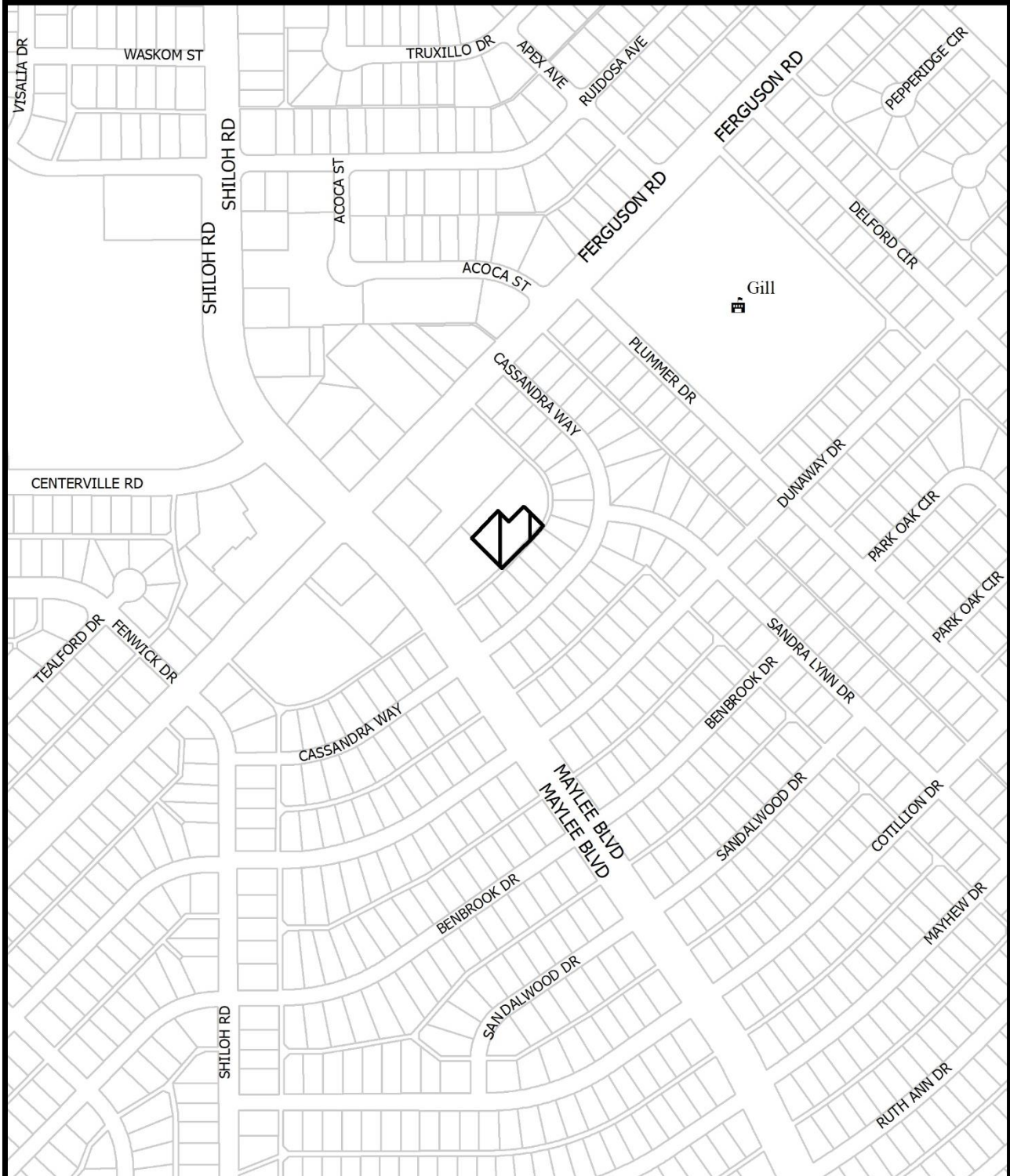
Legend	
	New floor area to be added
	Original floor area
	Combined area



001 SITE PLAN  
SHEET 4 of 4

**Proposed SUP Conditions**

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a private-club bar.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on\_\_\_\_\_ (two-year period from the passage of this ordinance) but is eligible for automatic renewal for additional two-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.)
3. FLOOR AREA: The maximum floor area for the private-club bar is 3,700 square feet.
4. HOURS OF OPERATION: The alcoholic beverage establishment limited to a private-club bar may only operate between 10 a.m. and 2:00 a.m. (the next day) seven days a week.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



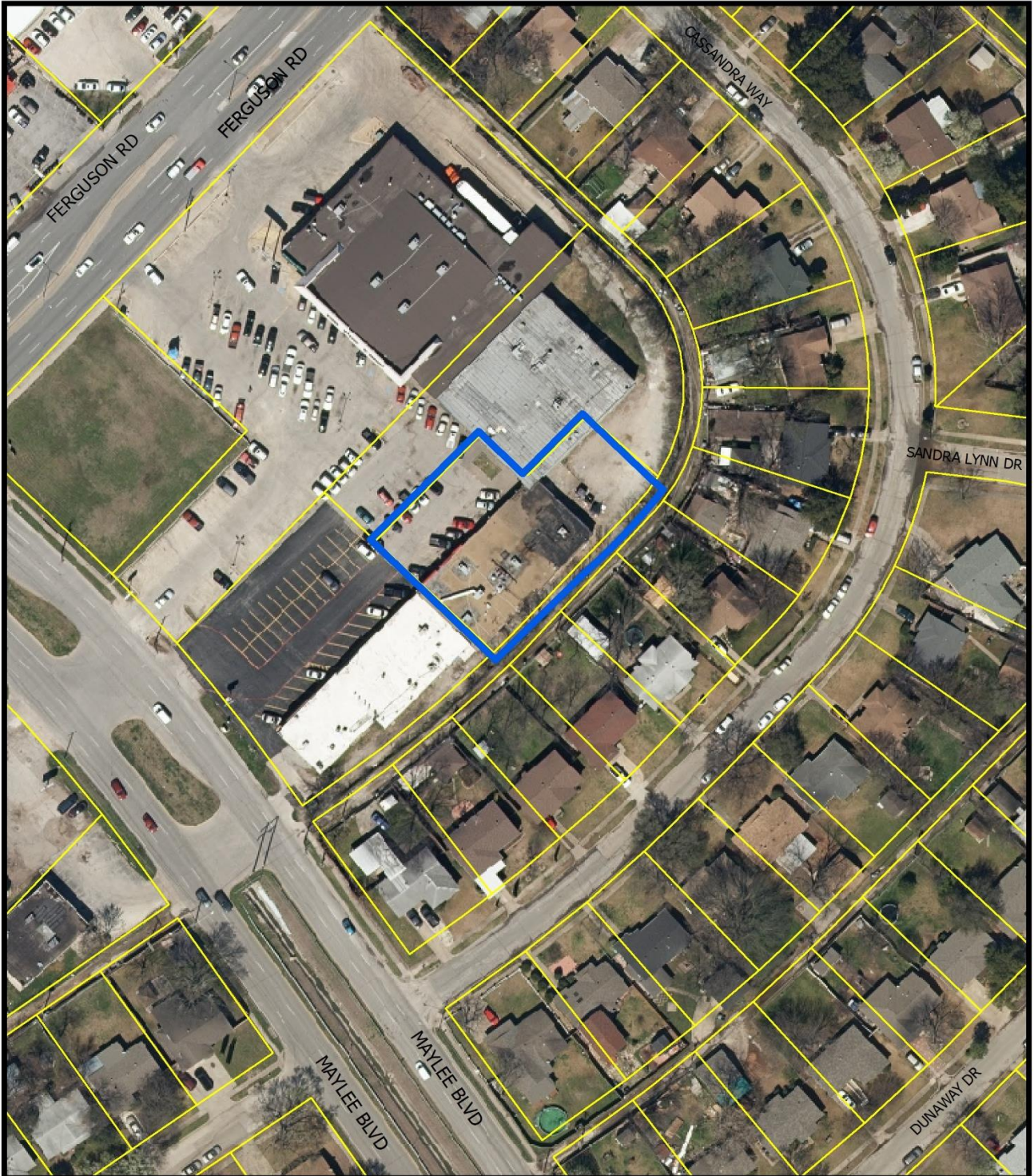
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### VICINITY MAP

Case no: **Z190-265**

Date: **11/24/2020**



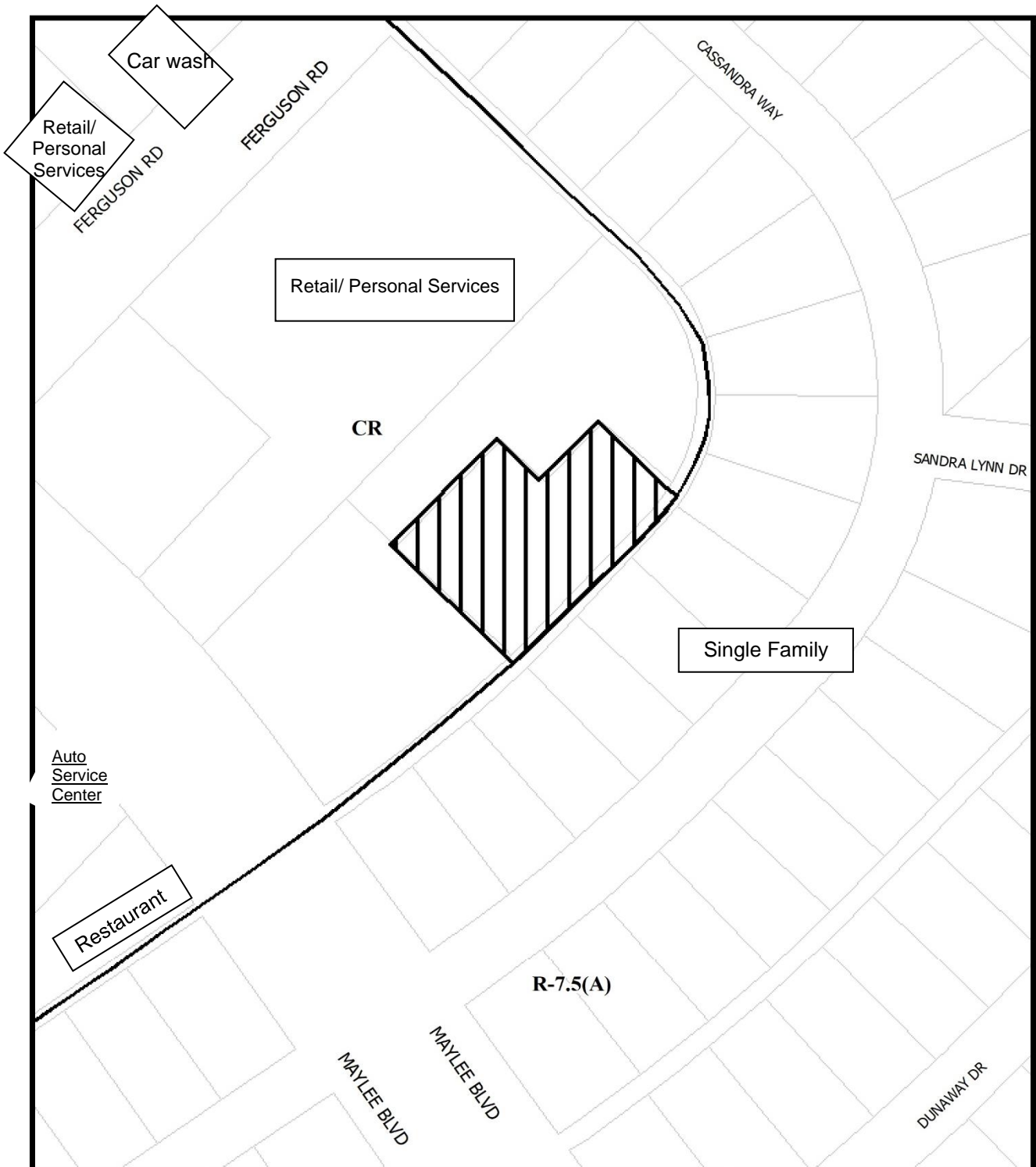


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# AERIAL MAP

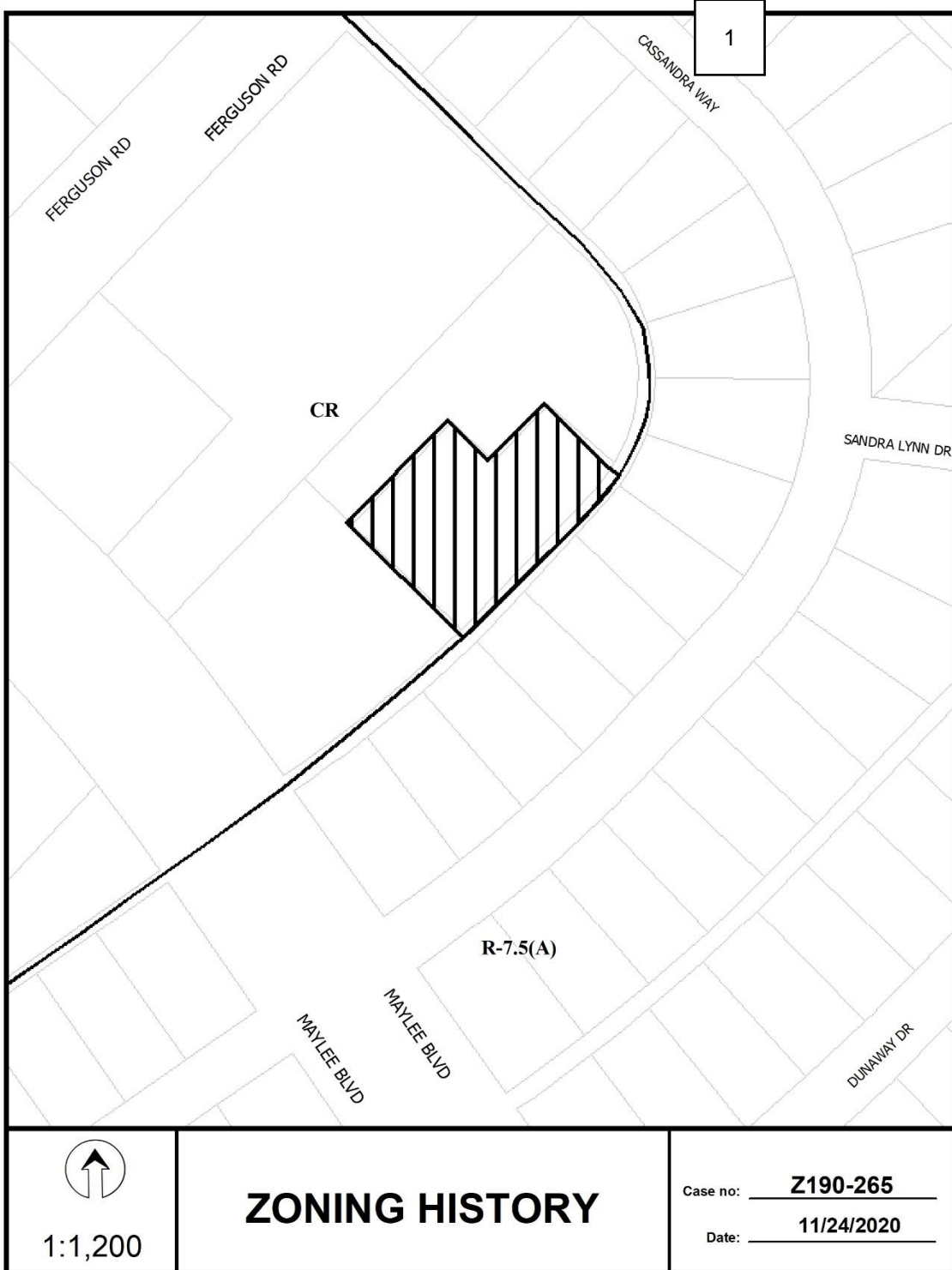
Case no:           **Z190-265**          

Date:           **11/24/2020**

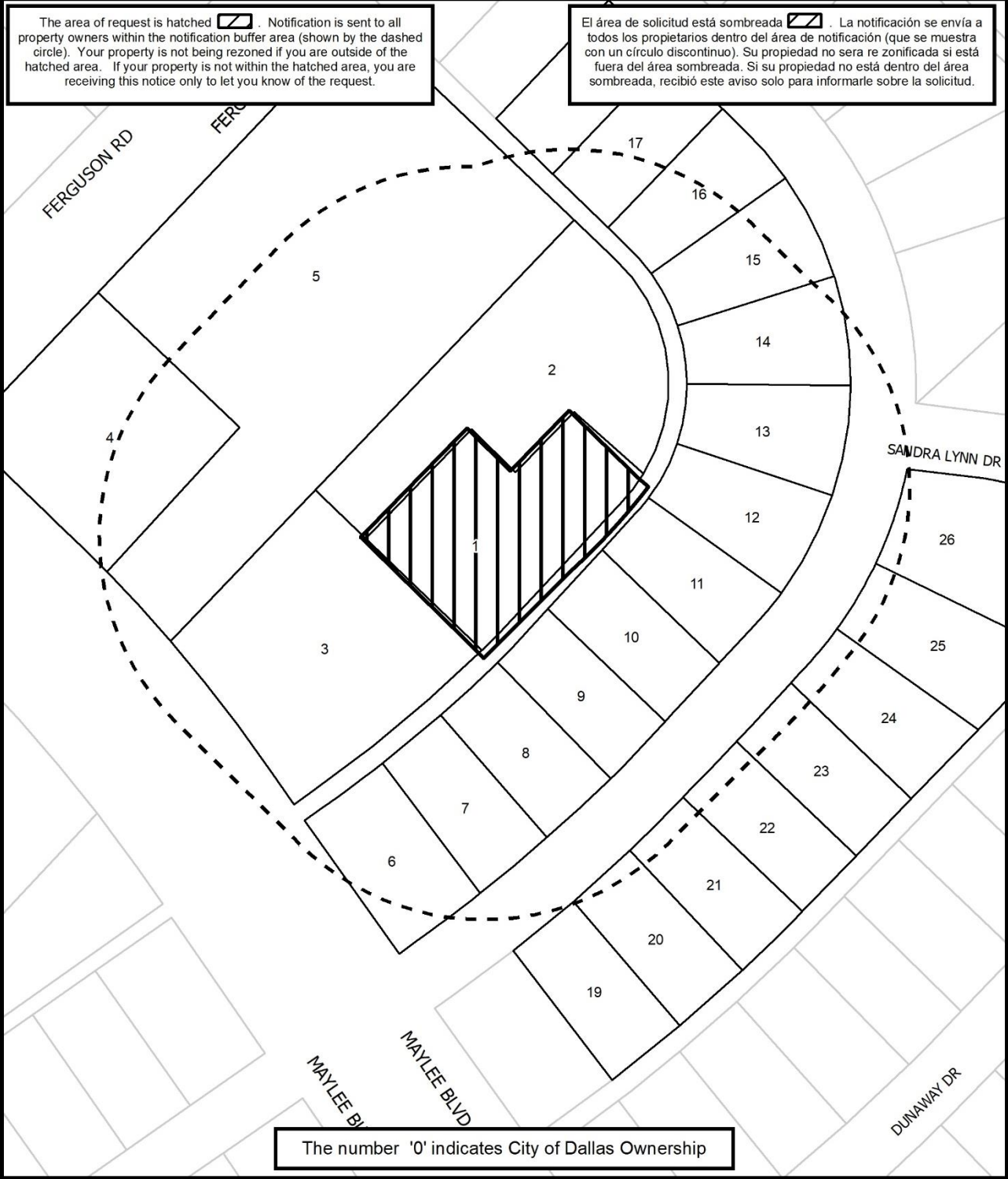


 1:1,200	<b>ZONING AND LAND USE</b>	Case no: <u>    Z190-265    </u> Date: <u>    11/24/2020    </u>
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 1:1,200	<h1>NOTIFICATION</h1>	Case no: <b>Z190-265</b>
	[200'] AREA OF NOTIFICATION [26] NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <b>11/24/2020</b>



11/24/2020

## ***Notification List of Property Owners***

***Z190-265***

***26 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	10890 FERGUSON RD	ART RON FERGUSON LLC
2	10890 FERGUSON RD	Taxpayer at
3	10810 FERGUSON RD	Taxpayer at
4	10800 FERGUSON RD	TRUONG MINH THI &
5	10880 FERGUSON RD	MARTINEZ RUBEN
6	10805 CASSANDRA WAY	GALLEGOS RAUL
7	10811 CASSANDRA WAY	CHAPA MARTIN J & SARA RAMIREZ
8	10815 CASSANDRA WAY	COLE JUDY
9	10819 CASSANDRA WAY	ORTIZ EPIFANIO &
10	10823 CASSANDRA WAY	OROPEZA JUAN G
11	10829 CASSANDRA WAY	TORRES JUAN P
12	10835 CASSANDRA WAY	VASQUEZ JESUS DELGADO
13	10839 CASSANDRA WAY	BAEZ SILVIANO GARCIA
14	10847 CASSANDRA WAY	TREJO MANUEL D &
15	10853 CASSANDRA WAY	ARMSTRONG ALLISON
16	10859 CASSANDRA WAY	BARRAZA NORN
17	10865 CASSANDRA WAY	MARTINEZ HECTOR
18	10869 CASSANDRA WAY	KAN SOKKIM &
19	10808 CASSANDRA WAY	CARTER VERONICA
20	10812 CASSANDRA WAY	SALMERON HUGO &
21	10818 CASSANDRA WAY	KHAKI INVESTMENTS LLC
22	10822 CASSANDRA WAY	SIMMONS JOHN W
23	10826 CASSANDRA WAY	MONDRAGON AMAIRANI F
24	10830 CASSANDRA WAY	FENIMORE RODNEY PATRICK &
25	10834 CASSANDRA WAY	HARRIS VIVIANNE
26	10838 CASSANDRA WAY	VALENCIA YESICA N SANCHEZ

**FILE NUMBER:** Z201-195(HC)

**DATE FILED:** February 25, 2021

**LOCATION:** South of Great Trinity Forest Way, west of Murdock Road

**COUNCIL DISTRICT:** 8

**MAPSCO:** 58 Y

**SIZE OF REQUEST:** Approx. .85 acres

**CENSUS TRACT:** 116.01

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**APPLICANT/REPRESENTATIVE:** Elizabeth Alvarez Villaizan

**OWNER:** Fuel Town Inc. – Jawed Sagani

**REQUEST:** An application for the renewal of Specific Use Permit No. 2340 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use on property zoned RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

**SUMMARY:** The purpose of the request is to continue to allow the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on the subject site. [Fuel Town].

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

**BACKGROUND INFORMATION:**

- On June 8, 2011, the City Council approved Specific Use No. 1858 for the sale of alcohol in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period with eligibility for automatic renewals for additional five-year periods subject to a site plan and conditions. The SUP was not automatically renewed in 2013 and subsequently expired on June 8, 2013. A new request, SUP No. 2340, was approved by the City Council on June 26, 2019 under a new operator.
- The request site is developed with a 1,999-square foot general merchandise or food store use and a motor vehicle fueling station.
- The request is to continue to sell alcohol for off-premise consumption in conjunction with the general merchandise or food store use on the property. The sale of alcoholic beverages in the D-1 Liquor Control Overlay requires a Specific Use Permit.
- On June 26, 2019, Specific Use Permit No. 2340 was approved by City Council for a two-year period.

**Zoning History:** There have been ten zoning requests in the area within the past five years.

1. **Z167-221:** On April 11, 2018, the City Council approved Specific Use Permit No. 2286 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay, located on the northwest corner of C.F. Hawn Freeway and Great Trinity Forest Way.
2. **Z190-138:** On January 10, 2020, an application for the renewal of Specific Use Permit No.2286 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay, located on the northwest corner of C.F. Hawn Freeway and Great Trinity Forest Way was automatically approved.
3. **Z189-211:** On January 25, 2017, the City Council approved Specific Use Permit No. 2339 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, located on the northeast corner of Murdock Road and Elkton Circle, southwest of C.F. Hawn Freeway.
4. **Z201-185:** On April 1, 2021, an application for the renewal of Specific Use Permit No.2339 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a RR-

D-1 Regional Retail District with a D-1 Liquor Control Overlay, located on the northeast corner of Murdock Road and Elkton Circle, southwest of C.F. Hawn Freeway was automatically approved.

5. **Z189-193:** On June 12, 2019, the City Council approved Specific Use Permit 2337 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, located on the southwest corner of Great Trinity Forest Way (Loop 12) and Murdock Road.
6. **Z201-168:** On March 22, 2021, an application for the renewal of Specific Use Permit No. 2337 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, located on the southwest corner of Great Trinity Forest Way (Loop 12) and Murdock Road was automatically renewed.
7. **Z189-129:** On March 21, 2019, the City Plan Commission denied without prejudice an application for the renewal of Specific Use Permit No. 1966 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, located south of Great Trinity Forest Way (Loop 12), east of Oklaunion Drive.
8. **Z190-165:** On August 12, 2020, the City Council approved Specific Use Permit No. 2385 for a vehicle display, sales, and service use on property zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District, with a D-1 Control Liquor Overlay, located on the northwest corner of South Buckner Boulevard and C.F. Hawn Freeway.
9. **Z189-203:** On June 26, 2019, the City Council approved Specific Use Permit No. 2340 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, located south of Great Trinity Forest Way, west of Murdock Road.
10. **Z190-122:** On March 24, 2021, the City Council approved Specific Use Permit No. 2410 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, located on the south line of Great Trinity Forest Way (Loop 12), east of Oklaunion Drive.



**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>
Great Trinity Forest Way (Loop 12)	Principal Arterial	107 feet
Murdock Road	Principal Arterial	100 feet

**Traffic:**

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

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

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

**URBAN DESIGN**

**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

**ECONOMIC ELEMENT**

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

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

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	RR-D-1	General merchandise or food store with fueling station
<b>North</b>	PDD No. 533-D-1, Subdistrict 5 SUP No. 2286	General merchandise or food store with fueling station and restaurant with drive-through
<b>East</b>	RR-D-1	General merchandise or food store
<b>South</b>	RR-D-1	Church
<b>West</b>	RR-D-1	General merchandise or food store with fueling station and restaurant

**Land Use Compatibility:**

The request site is currently developed with a fueling station and general merchandise or food store 3,500 square feet or less.

The adjacent uses consist primarily of retail and general merchandise or food stores. A church is located south of the request site and is greater than 300 feet by front-door-to-front door measurement, therefore complying with the distance separation requirement as confirmed during the original SUP application.

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

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as

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

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

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. The Dallas Police Department has determined that the request site meets the standards in Chapter 12B.

The applicant's request, subject to the attached conditions and site plan, is consistent with the intent of the Dallas Development Code. Staff is in support of the request since Staff does not anticipate a negative impact of this use on the surrounding areas.

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one space per 200 square feet of floor area. In addition, a motor vehicle fueling station requires two spaces.

Therefore, the proposed ±1999-square foot convenience store requires 10 spaces plus two for the motor vehicle fueling station for a total of 12 spaces required with 27 spaces provided, as depicted on the site plan.

**Landscaping:**

Landscaping of any development will be in accordance with Article X, as amended. The proposed SUP will not require any additional landscaping since no new construction/additions are planned.

**Crime Statistics:**

Crime statistics covering the period from June 1, 2019 to June 16, 2021 follows. The crime statistics reflect 213 calls, 48 offenses, and 49 arrests within a two-year period.

**Offenses:**

Date1	Offincident	Address
5/16/2021	THEFT FROM BUILDING <\$100 (NOT SHOPLIFT)	8000 GREAT TRINITY FOREST WAY
4/21/2021	MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 1G<4G	8000 GREAT TRINITY FOREST WAY
4/14/2021	ASSAULT (AGG) -SERIOUS BODILY INJURY	8000 GREAT TRINITY FOREST WAY
3/2/2021	MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 4G<200G	8000 GREAT TRINITY FOREST WAY
3/1/2021	ASSAULT (AGG) -SERIOUS BODILY INJURY	8000 GREAT TRINITY FOREST WAY
1/29/2021	CRIM MISCHIEF > OR EQUAL \$2,500 < \$30K	8000 GREAT TRINITY FOREST WAY
1/4/2021	ASSAULT (AGG) -DEADLY WEAPON	8000 GREAT TRINITY FOREST WAY
12/20/2020	THEFT OF PROP > OR EQUAL \$2,500 <\$30K (NOT SHOPLIFT) PC31.03(e4A)	8000 GREAT TRINITY FOREST WAY
12/20/2020	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	8000 GREAT TRINITY FOREST WAY
12/7/2020	POSS CONT SUB PEN GRP 1 <1G	8000 GREAT TRINITY FOREST WAY
11/26/2020	ASSAULT (AGG) -DEADLY WEAPON	8000 GREAT TRINITY FOREST WAY
11/23/2020	DEADLY CONDUCT	8000 GREAT TRINITY FOREST WAY
11/18/2020	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	8000 GREAT TRINITY FOREST WAY
10/19/2020	ROBBERY OF INDIVIDUAL	8000 GREAT TRINITY FOREST WAY
10/17/2020	POSS CONT SUB PEN GRP 1 <1G	8000 GREAT TRINITY FOREST WAY
8/30/2020	POSSESSION OF DRUG PARAPHERNALIA	8000 GREAT TRINITY FOREST WAY
8/11/2020	POSSESSION OF STOLEN PROPERTY	8000 GREAT TRINITY FOREST WAY
7/15/2020	ASSAULT -BODILY INJURY ONLY	8000 GREAT TRINITY FOREST WAY
7/15/2020	ASSAULT -OFFENSIVE CONTACT	8000 GREAT TRINITY FOREST WAY
7/12/2020	DEADLY CONDUCT	8000 GREAT TRINITY FOREST WAY
7/8/2020	POSS MARIJUANA <2OZ	8000 GREAT TRINITY FOREST WAY
7/8/2020	POSSESSION OF DRUG PARAPHERNALIA	8000 GREAT TRINITY FOREST WAY
7/4/2020	UNLAWFUL CARRYING WEAPON	8000 GREAT TRINITY FOREST WAY
6/23/2020	POSS MARIJUANA <2OZ	8000 GREAT TRINITY FOREST WAY
6/12/2020	POSSESSION OF DRUG PARAPHERNALIA	8000 GREAT TRINITY FOREST WAY
6/3/2020	ROBBERY OF INDIVIDUAL	8000 GREAT TRINITY FOREST WAY
5/7/2020	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	8000 GREAT TRINITY FOREST WAY
4/27/2020	MAN DEL CONT SUB PEN GRP 1 <1G	8000 GREAT TRINITY FOREST WAY
4/14/2020	ASSAULT -OFFENSIVE CONTACT	8000 GREAT TRINITY FOREST WAY
3/31/2020	ROBBERY OF INDIVIDUAL	8000 GREAT TRINITY FOREST WAY
3/28/2020	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	8000 GREAT TRINITY FOREST WAY
3/24/2020	POSSESSION OF DRUG PARAPHERNALIA	8000 GREAT TRINITY FOREST WAY
3/15/2020	ASSAULT -BODILY INJURY ONLY	8000 GREAT TRINITY FOREST WAY
3/7/2020	POSS MARIJUANA >2OZ< OR EQUAL 4OZ	8000 GREAT TRINITY FOREST WAY
2/24/2020	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	8000 GREAT TRINITY FOREST WAY
2/20/2020	POSS MARIJUANA <2OZ	8000 GREAT TRINITY FOREST WAY
2/2/2020	POSS MARIJUANA >2OZ< OR EQUAL 4OZ	8000 GREAT TRINITY FOREST WAY
1/9/2020	ASSAULT -BODILY INJURY ONLY	8000 GREAT TRINITY FOREST WAY
11/6/2019	POSS CONT SUB PEN GRP 1 > OR EQUAL 1G<4G	8000 GREAT TRINITY FOREST WAY
11/4/2019	ASSAULT (AGG) -SERIOUS BODILY INJURY	8000 GREAT TRINITY FOREST WAY
11/3/2019	UNLAWFUL POSS FIREARM BY FELON	8000 GREAT TRINITY FOREST WAY
10/22/2019	ASSAULT -BODILY INJURY ONLY	8000 GREAT TRINITY FOREST WAY
10/7/2019	ASSAULT (AGG) -DEADLY WEAPON	8000 GREAT TRINITY FOREST WAY
8/20/2019	KIDNAPPING (AGG) -	8000 GREAT TRINITY FOREST WAY
8/9/2019	ASSAULT (AGG) -DEADLY WEAPON	8000 GREAT TRINITY FOREST WAY
7/23/2019	ASSAULT -OFFENSIVE CONTACT	8000 GREAT TRINITY FOREST WAY
7/3/2019	POSS MARIJUANA <2OZ	8000 GREAT TRINITY FOREST WAY



**Arrests:**

ArArrestDate	ArLAddress	ChargeDesc
4/22/2021	8000 GREAT TRINITY FOREST WAY	MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 1G<4G
4/19/2021	8000 GREAT TRINITY FOREST WAY	WARRANT DALLAS PD (OTHERS)
4/17/2021	8000 GREAT TRINITY FOREST WAY	WARRANT DALLAS PD (MURDER)
4/14/2021	8000 GREAT TRINITY FOREST WAY	WARRANT HOLD (NOT A DPD WARRANT)
3/2/2021	8000 GREAT TRINITY FOREST WAY	MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 1G<4G
3/2/2021	8000 GREAT TRINITY FOREST WAY	POSS CONT SUB PEN GRP 1 <1G
3/2/2021	8000 GREAT TRINITY FOREST WAY	POSS CONT SUB PEN GRP 1 <1G
1/26/2021	8000 GREAT TRINITY FOREST WAY	CRIMINAL TRESPASS
1/4/2021	8000 GREAT TRINITY FOREST WAY	ASSAULT (AGG) -DEADLY WEAPON
12/10/2020	8000 GREAT TRINITY FOREST WAY	CRIMINAL TRESPASS
10/17/2020	8000 GREAT TRINITY FOREST WAY	POSS CONT SUB PEN GRP 1 <1G
10/7/2020	8000 GREAT TRINITY FOREST WAY	APOWW (SOCIAL SERVICES REFERRAL)
8/30/2020	8000 GREAT TRINITY FOREST WAY	POSSESSION OF DRUG PARAPHERNALIA
8/11/2020	8000 GREAT TRINITY FOREST WAY	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE
7/9/2020	8000 GREAT TRINITY FOREST WAY	PUBLIC INTOXICATION
7/8/2020	8000 GREAT TRINITY FOREST WAY	POSS CONT SUB PEN GRP 1 <1G
7/8/2020	8000 GREAT TRINITY FOREST WAY	POSS MARIJUANA <2OZ
7/4/2020	8000 GREAT TRINITY FOREST WAY	MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 4G<200G
7/4/2020	8000 GREAT TRINITY FOREST WAY	POSS CONT SUB PEN GRP 1 <1G
6/27/2020	8000 GREAT TRINITY FOREST WAY	PUBLIC INTOXICATION
6/23/2020	8000 GREAT TRINITY FOREST WAY	POSS MARIJUANA <2OZ
5/28/2020	8000 GREAT TRINITY FOREST WAY	WARRANT HOLD (NOT A DPD WARRANT)
4/27/2020	8000 GREAT TRINITY FOREST WAY	MAN DEL CONT SUB PEN GRP 1 <1G
4/27/2020	8000 GREAT TRINITY FOREST WAY	MAN DEL CONT SUB PEN GRP 1 <1G
4/26/2020	8000 GREAT TRINITY FOREST WAY	WARRANT HOLD (NOT A DPD WARRANT)
4/16/2020	8000 GREAT TRINITY FOREST WAY	PUBLIC INTOXICATION
3/24/2020	8000 GREAT TRINITY FOREST WAY	POSSESSION OF DRUG PARAPHERNALIA
3/17/2020	8000 GREAT TRINITY FOREST WAY	WARRANT HOLD (NOT A DPD WARRANT)
3/7/2020	8000 GREAT TRINITY FOREST WAY	POSS MARIJUANA >2OZ< OR EQUAL 4OZ
2/9/2020	8000 GREAT TRINITY FOREST WAY	TRAF VIO -RECKLESS DRIVING
2/2/2020	8000 GREAT TRINITY FOREST WAY	POSS MARIJUANA >2OZ< OR EQUAL 4OZ
1/24/2020	8000 GREAT TRINITY FOREST WAY	WARRANT HOLD (OUTSIDE AGENCY)
1/9/2020	8000 GREAT TRINITY FOREST WAY	ASSAULT -OFFENSIVE CONTACT
1/6/2020	8000 GREAT TRINITY FOREST WAY	WARRANT HOLD (OUTSIDE AGENCY)
12/20/2019	8000 GREAT TRINITY FOREST WAY	OTHER OFFENSE - MISDEMEANOR
12/20/2019	8000 GREAT TRINITY FOREST WAY	WARRANT HOLD (OUTSIDE AGENCY)
11/7/2019	8000 GREAT TRINITY FOREST WAY	PUBLIC INTOXICATION
11/6/2019	8000 GREAT TRINITY FOREST WAY	WARRANT DALLAS PD (THEFT OTHER)
11/6/2019	8000 GREAT TRINITY FOREST WAY	POSS CONT SUB PEN GRP 1 > OR EQUAL 1G<4G
11/4/2019	8000 GREAT TRINITY FOREST WAY	ASSAULT (AGG) -DEADLY WEAPON
11/3/2019	8000 GREAT TRINITY FOREST WAY	POSS CONT SUB PEN GRP 1 <1G
10/29/2019	8000 GREAT TRINITY FOREST WAY	WARRANT HOLD (OUTSIDE AGENCY)
9/2/2019	8000 GREAT TRINITY FOREST WAY	APOWW (SOCIAL SERVICES REFERRAL)
8/24/2019	8000 GREAT TRINITY FOREST WAY	WARRANT HOLD (OUTSIDE AGENCY)
8/24/2019	8000 GREAT TRINITY FOREST WAY	WARRANT HOLD (OUTSIDE AGENCY)
7/20/2019	8000 GREAT TRINITY FOREST WAY	APOWW (SOCIAL SERVICES REFERRAL)
7/14/2019	8000 GREAT TRINITY FOREST WAY	WARRANT HOLD (OUTSIDE AGENCY)
7/3/2019	8000 GREAT TRINITY FOREST WAY	POSS MARIJUANA <2OZ
6/13/2019	8000 GREAT TRINITY FOREST WAY	RESIST ARREST SEARCH OR TRANSPORT



**Market Value Analysis:**

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the area of request is not located within an identified MVA cluster, residential properties to the southwest, and west are located within Category "G". An area to the south and southeast across Murdock Road, and northwest across Great Trinity Forest Way are within Category "H". An area to the northeast is within Category "I."

Z201-195(HC)

**List of Officers**

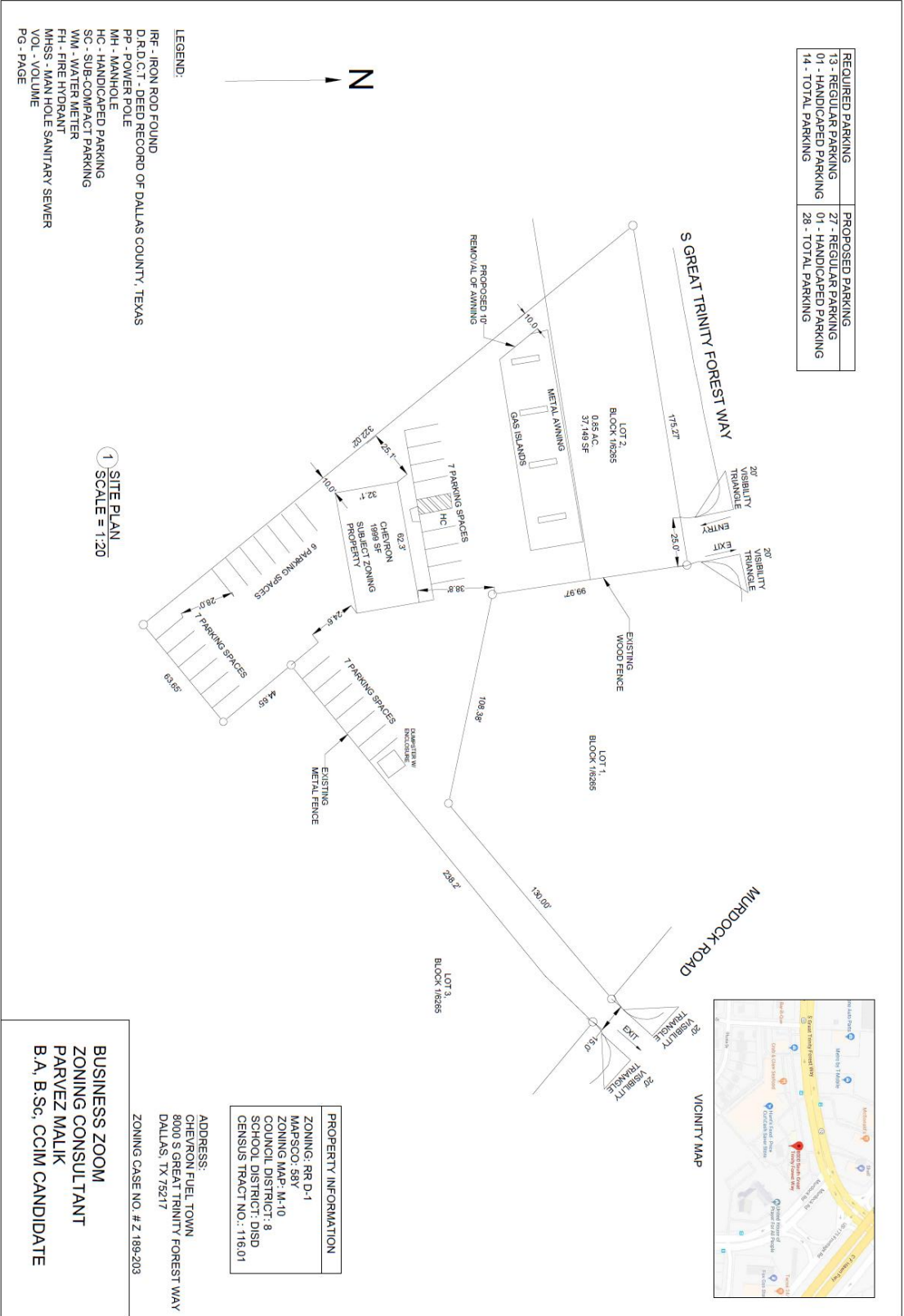
**Fuel Town Inc DBA Chevron Fuel Town**

- Jawed Sagani, President/Secretary


## Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years) from the passage of this ordinance.
4. FLOOR AREA: The maximum floor area for this use is 1,999 square feet.
5. INGRESS/EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
6. PARKING: Off-street parking must be located as shown on the attached site plan.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

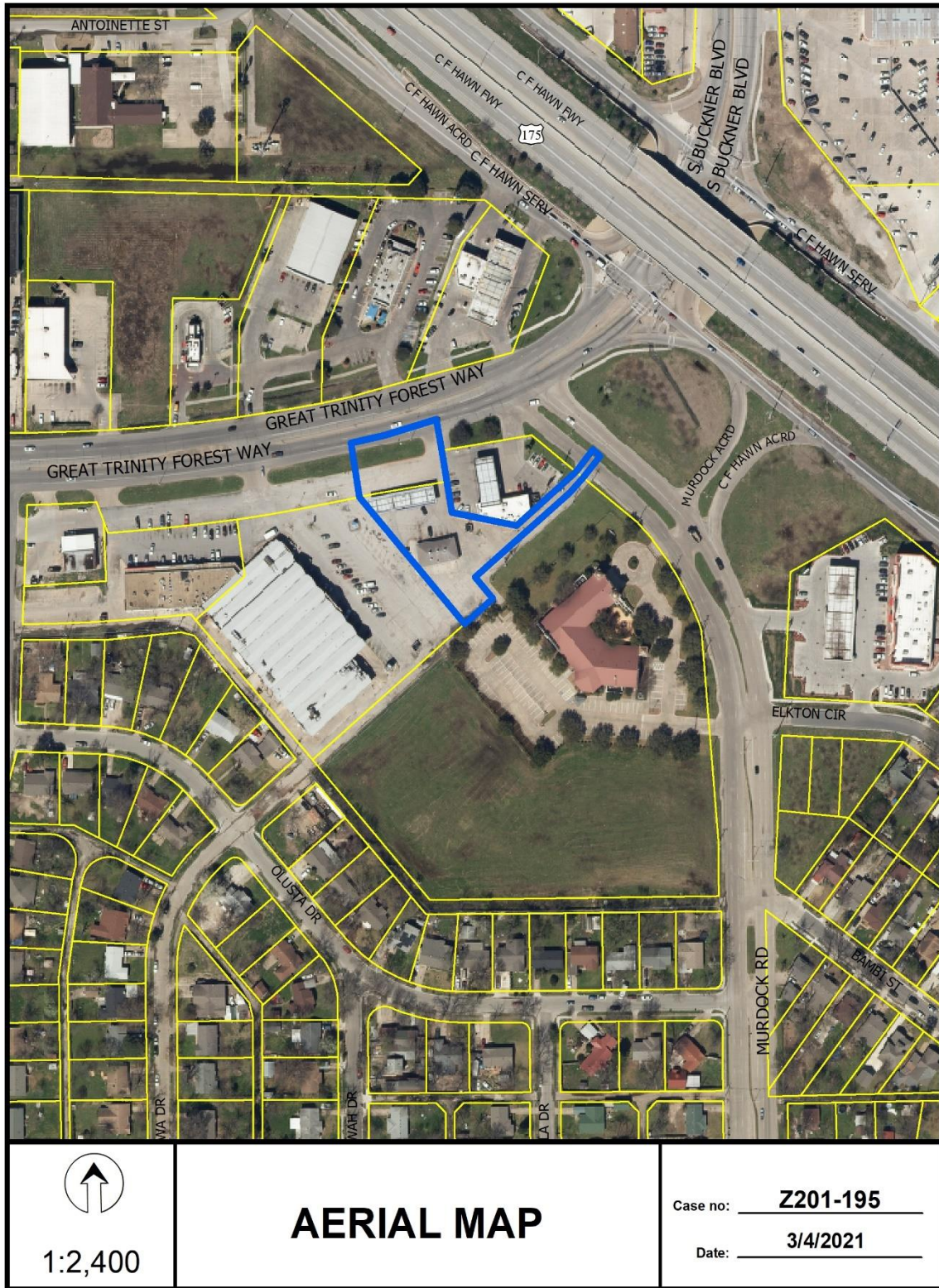
# Existing Site Plan (No Changes)

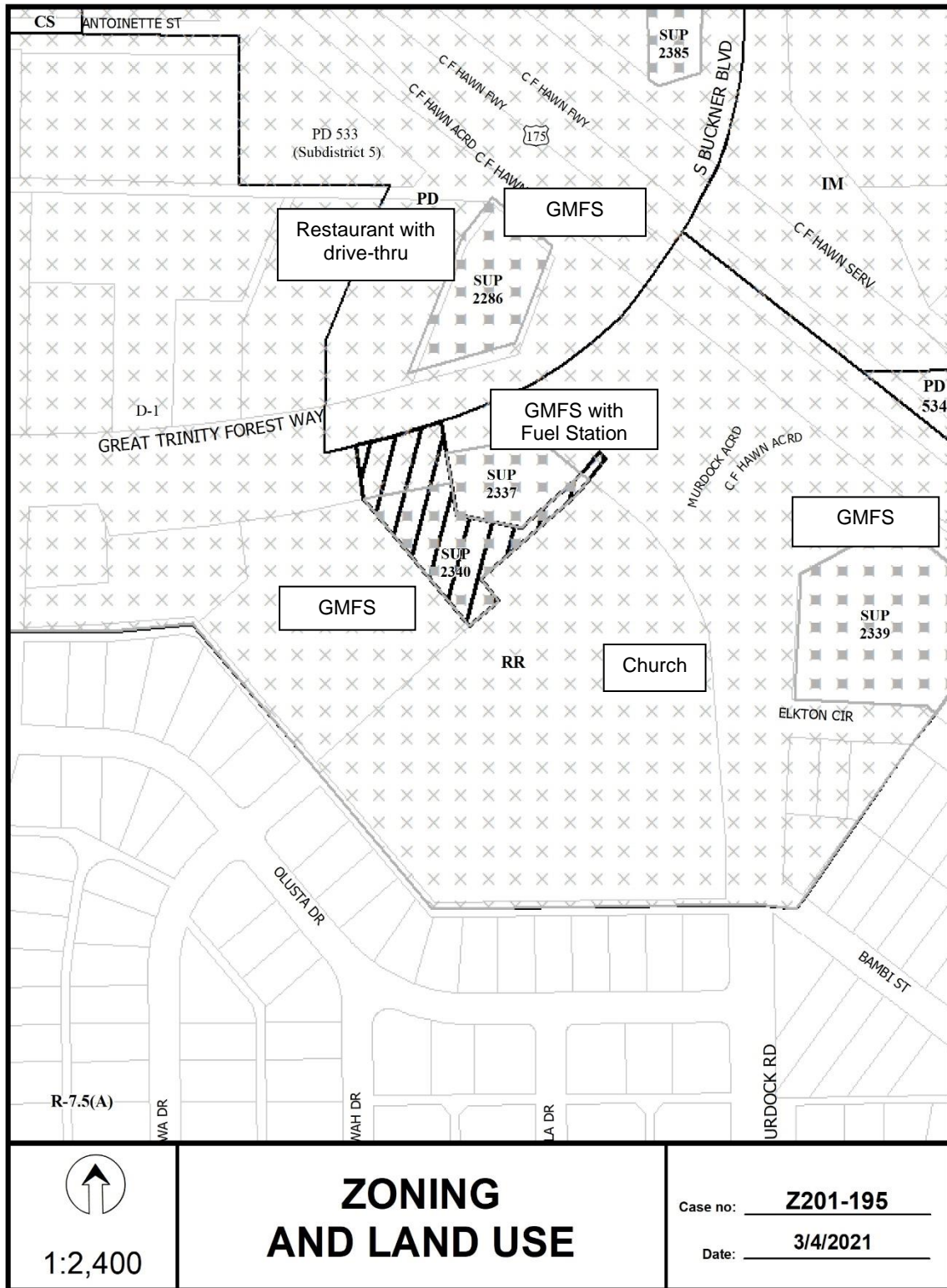




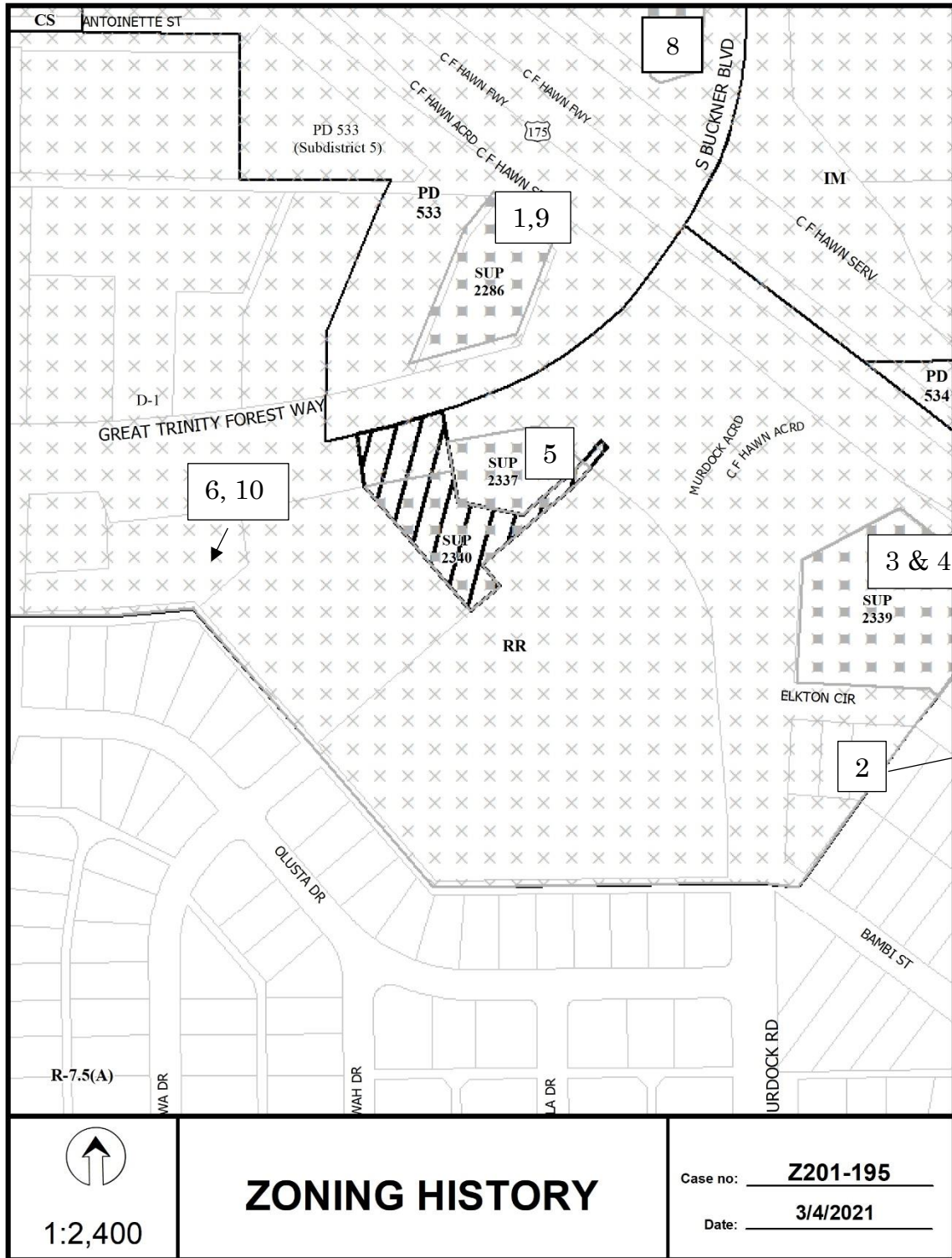
 1:6,000	<h2>VICINITY MAP</h2>	Case no: <u>    Z201-195    </u> Date: <u>    3/4/2021    </u>
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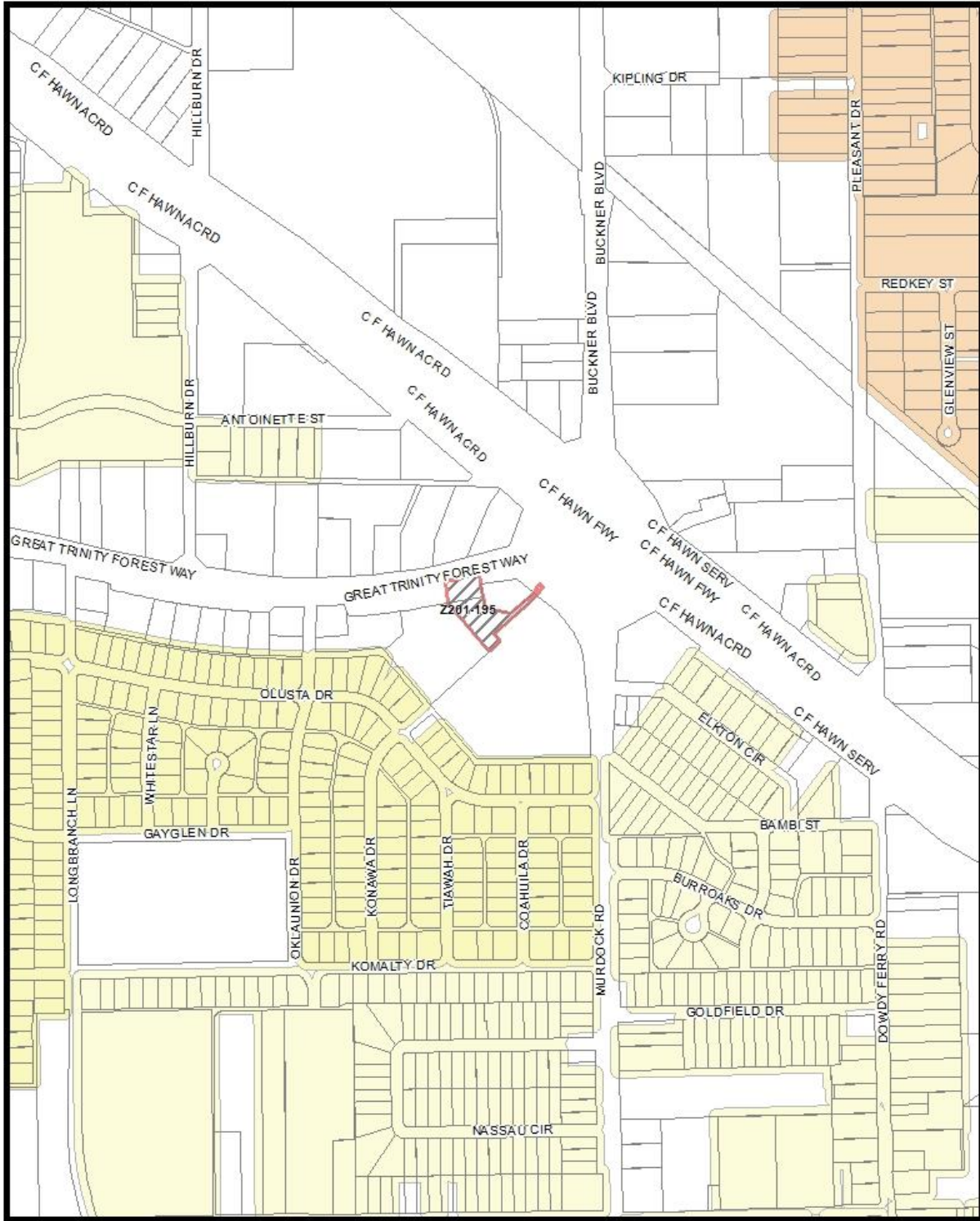










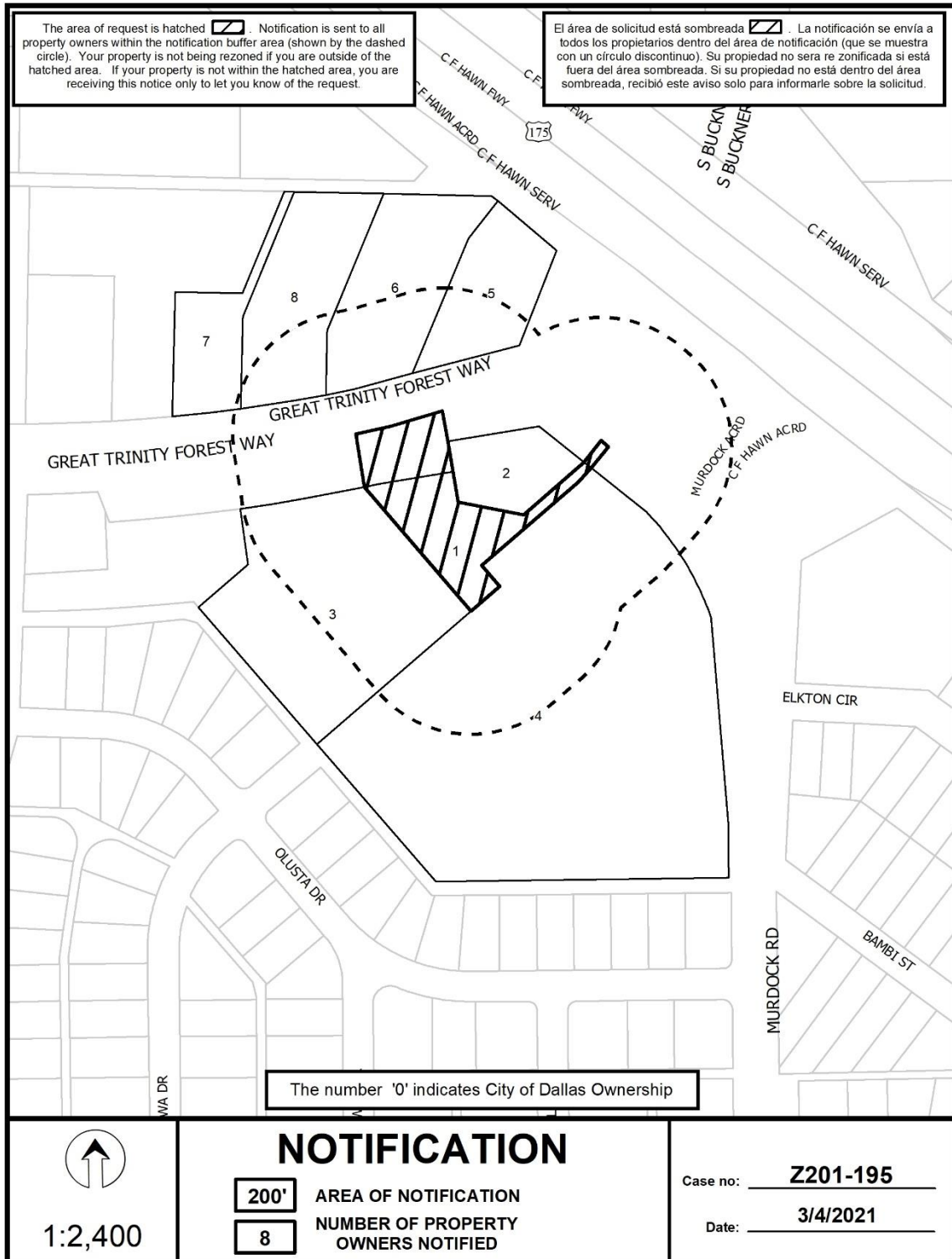


Market Value Analysis A B C D E F G H I NA

 1:6,000

# Market Value Analysis

Printed Date: 3/4/2021





Z201-195(HC)

03/04/2021

***Notification List of Property Owners***

***Z201-195***

***8 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	8000 GREAT TRINITY FOREST WAY	R & R SULEIMAN LLC
2	8098 GREAT TRINITY FOREST WAY	ENIGMA ENTERPRISES INC
3	7932 GREAT TRINITY FOREST WAY	KIMODALE INC
4	121 MURDOCK RD	UNITED HOUSE OF PRAYER
5	8015 C F HAWN FWY	DFW DISTRIBUTOR PETROLEUM INC
6	8055 GREAT TRINITY FOREST WAY	MCDONALDS USA LLC
7	7959 GREAT TRINITY FOREST WAY	WILLIAMS FRIED CHICKEN
8	7900 GREAT TRINITY FOREST WAY	Taxpayer at

**Planner: Carlos A. Talison Sr., J.D.**

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<b>FILE NUMBER:</b>	Z201-193(CT)	<b>DATE FILED:</b>	February 24, 2021
<b>LOCATION:</b>	Southwest corner of Forest Lane and Stults Road		
<b>COUNCIL DISTRICT:</b>	10	<b>MAPSCO:</b>	16 Y
<b>SIZE OF REQUEST:</b>	Approx. 6.532 acre	<b>CENSUS TRACT:</b>	78.05

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**REPRESENTATIVE:** Jonathan Vinson, Jackson Walker LLP

**APPLICANT:** Dallas County Hospital District (Parkland)

**OWNER:** Greater Cornerstone Baptist Church

**REQUEST:** An application for a Planned Development District for R-10(A) Single Family District uses and a medical clinic or ambulatory surgical center use on property zoned R-10(A) Single Family District.

**SUMMARY:** The purpose of the request is to allow for modifications primarily related to required setbacks and parking to develop the site with a medical clinic or ambulatory surgical center.

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

**BACKGROUND INFORMATION:**

- The subject site is developed with a church use.
- The applicant proposes to develop the site with a 30,000-square-foot medical clinic on the site.
- The proposed use will be allowed by right in the proposed Planned Development District.
- A medical clinic or ambulatory surgical center use is defined as a facility for examining, consulting with, and treating patients with medical, dental, or optical problems on an out-patient basis

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Right of Way
Forest Lane	Principal Arterial	120 feet
Stults Road	Local	-

**Traffic:**

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

**Comprehensive Plan:**

The *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.

**ECONOMIC ELEMENT**

**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

**URBAN DESIGN 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:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-10(A)	Church
<b>North</b>	IR	Undeveloped
<b>East</b>	PD 141	Multifamily
<b>South</b>	R-10(A)	Single Family
<b>West</b>	R-10(A) PD 506	Undeveloped Passenger Transit Station

**Land Use Compatibility:**

The area of request is currently developed with church use. Surrounding uses includes undeveloped property to the north of the site across Forest Lane. A multifamily development is located east of the site, undeveloped property and a transit passenger station are located to the west, and single-family residential use is located to the south.

The applicant proposes to construct a 30,000-square-foot medical clinic on the site. The development plan depicts the proposed structure at the northeast corner of the subject property and connectivity to the sidewalks north of the site on Forest Land and connectivity from the DART station west of the site.

Staff is in support of this request since the proposed use offers an added benefit and does not pose a negative impact to the surrounding communities.

**Development Standards:**

DISTRICT	SETBACKS		Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
Existing: R-10(A)	30'	6' For single family structures  OTHER: Side: 10' Rear: 15'	1 DU/ 10,000 sq. ft.	30'	45% for res 25% for non res	Single Family
Proposed: R-10(A)	As depicted on development plan	As depicted on development plan	1 DU/ 10,000 sq. ft.	30'	45% for res 25% for non res	Medical Clinic or Ambulatory Surgical Center

**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 the proposed use is one parking space per 200-square-feet. This development would require 150 parking spaces for a 30,000 square foot building. The plan depicts approximately 140 parking spaces.

**Market Value Analysis**

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



Z201-193(CT)

identifiable MVA cluster, it abuts an “D” MVA cluster to the south, an “E” MVA cluster to the east and an “H” MVA cluster is located to the north, across Forest Lane.

**List of Officers**

**Parkland – Forest Lane Clinic Officers**

David Lopez – Chief Operating Officer  
Chistina Mintner – Senior Vice President of Population Health  
Beall Carothers – Director of Real Estate Development

**Greater Cornerstone Baptist Church**

David Wilson – President & Pastor  
Vernita Wilson – Vice President  
Denise Pearson – Secretary  
Robert Allison - Treasurer



**PROPOSED PD CONDITION**

**ARTICLE 10XX**

**SEC.51P-10XX.101. LEGISLATIVE HISTORY.**

PD 10XX was established by Ordinance No. \_\_\_\_\_, passed by the Dallas City Council on \_\_\_\_\_, 2021.

**SEC.51P-10XX.102. PROPERTY LOCATION AND SIZE.**

PD 10XX is established on property at the corner of Forest Lane and Stults Road; approximately 6.5 acres.

**SEC.51P-10XX.103. CONCEPTUAL PLAN AND DEVELOPMENT PLAN.**

A conceptual plan or development plan is not required in this district for any use permitted in the R-10(A) District. Development and use of a medical clinic or ambulatory surgical center must comply with the Development Plan attached hereto as Exhibit \_\_\_A.

**SEC.51P-10XX.104. MAIN USES PERMITTED.**

(a) Subject to SEC.51P-10XX.105(b) below, the only main uses permitted in this district are those main uses permitted in the R-10(A) District, subject to the same conditions applicable in the R-10(A) District, as set out in Part I of this article. For example, a use permitted in the R-10(A) 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) District is subject to DIR in this district; etc.

(b) The following additional main use is permitted in this district:

-- Medical clinic or ambulatory surgical center.

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

**SEC.51P-10XX.105. 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 a conflict exists between this section and Division 51A4.400, this section controls.)

(a) Except as provided in this section, the yard, lot, and space regulations of the R-10(a) District apply.

(b) Front, side, and rear yards. For a medical clinic or ambulatory surgical center, required front side, and rear yards are provided as set forth on the Development Plan.

**SEC.51P-10XX.106. OFF-STREET PARKING AND LOADING.**

(a) General requirements. Except as otherwise 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) Required off-street parking and loading for a medical clinic or ambulatory surgical center are provided as set forth on the Development Plan.

**SEC.51P-10XX.107. LANDSCAPING.**

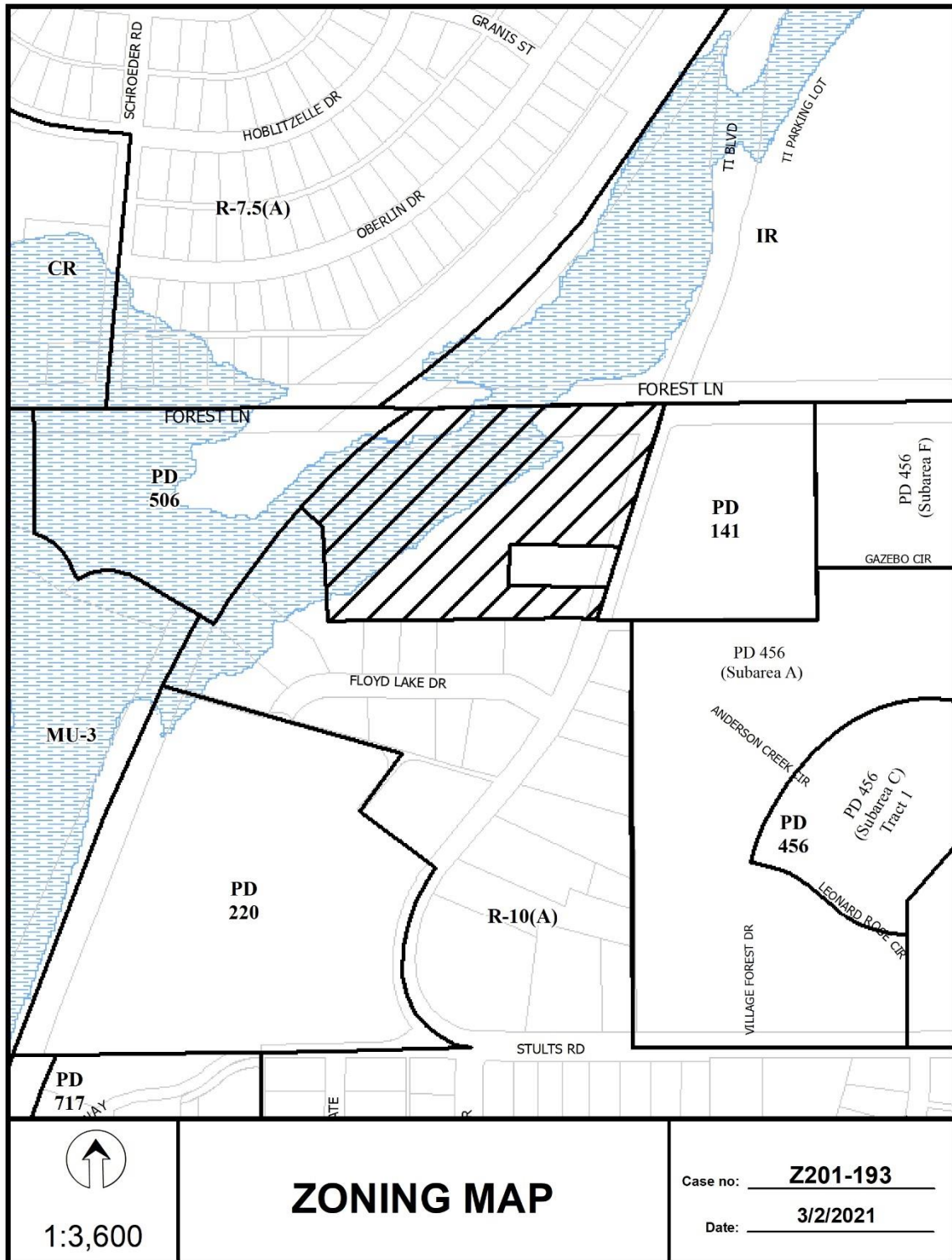
Landscaping must be provided in accordance with Article X.

**SEC.51P-10XX.108. COMPLIANCE WITH CONDITIONS.**

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

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



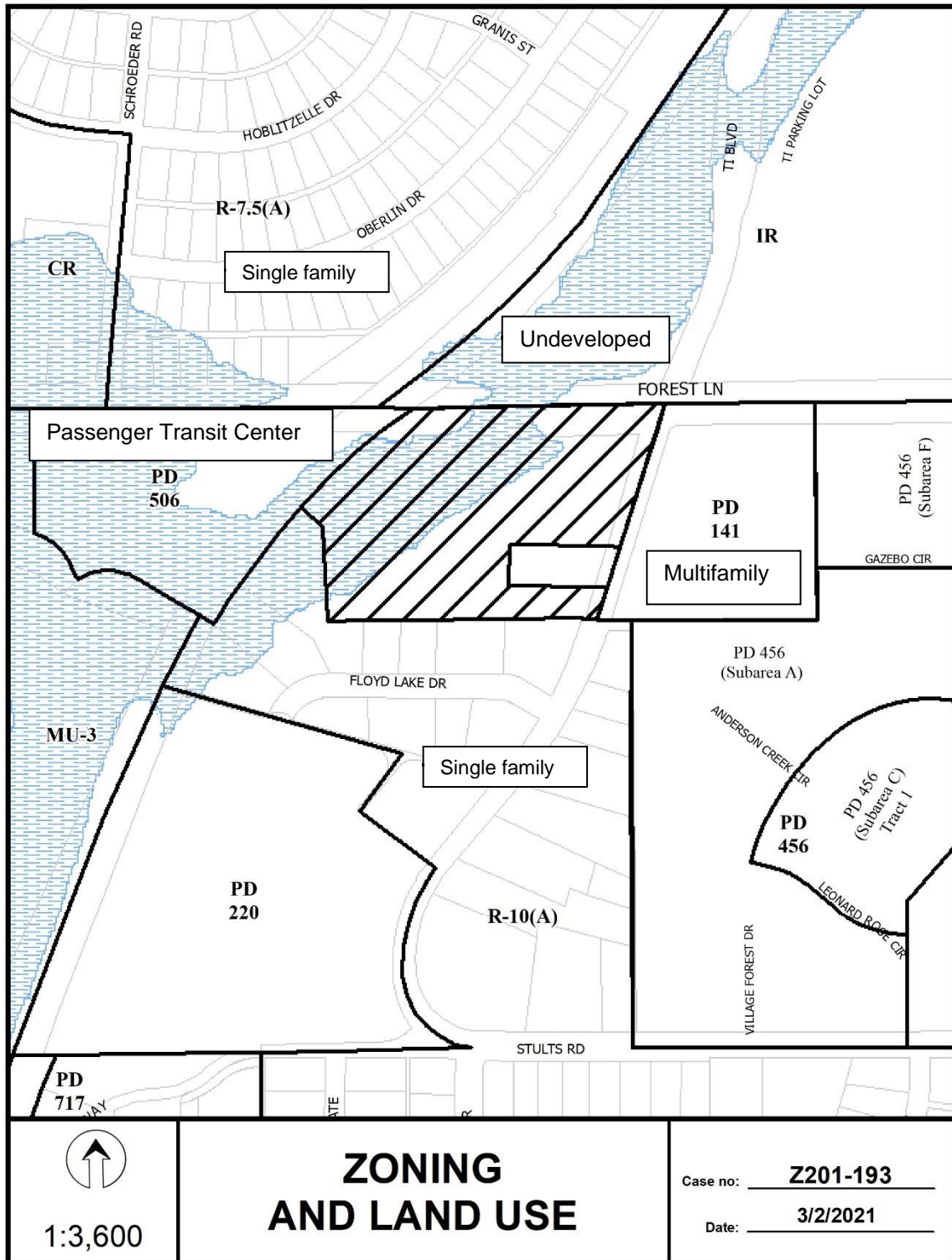


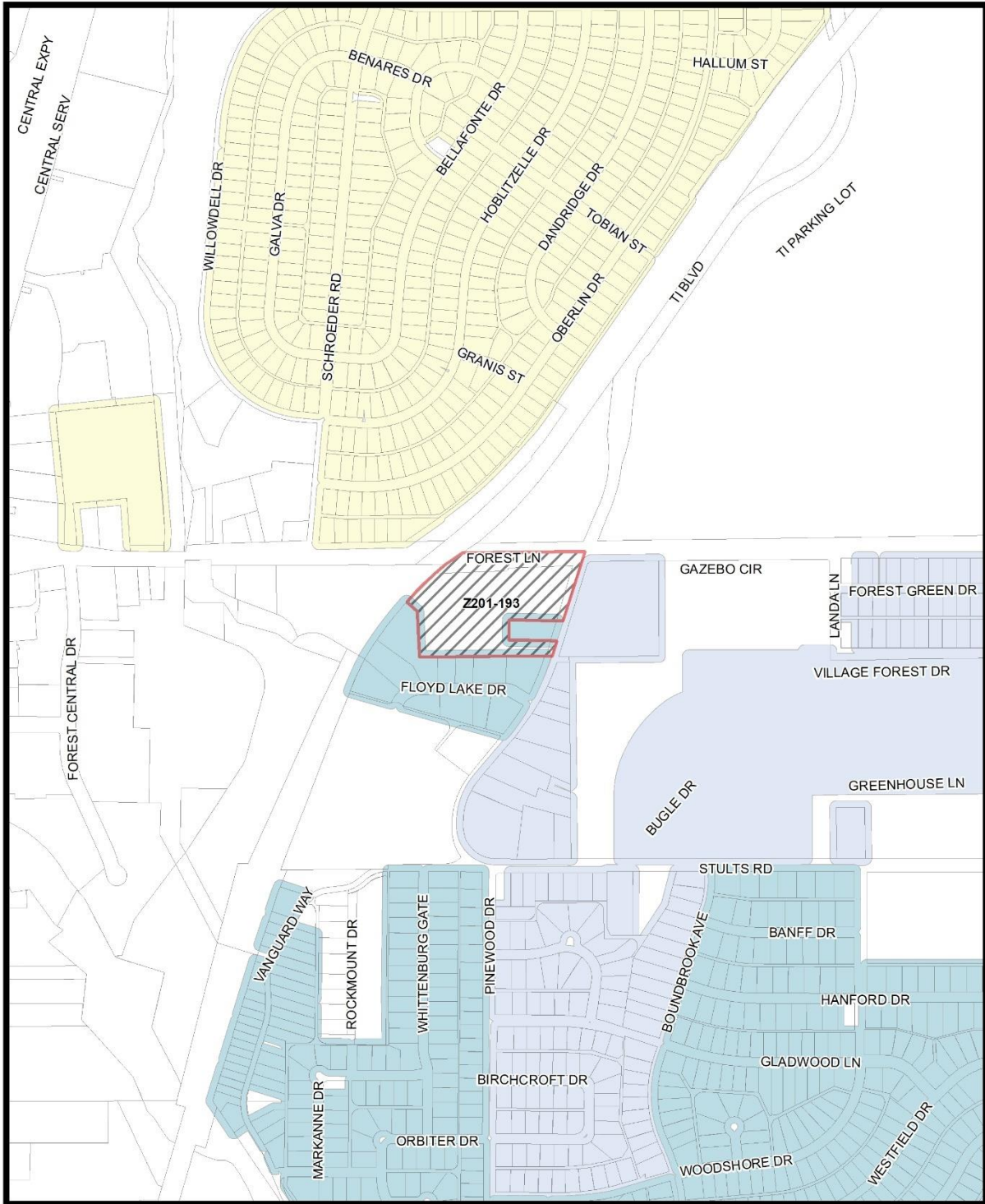
# ZONING MAP

Case no: Z201-193  
Date: 3/2/2021







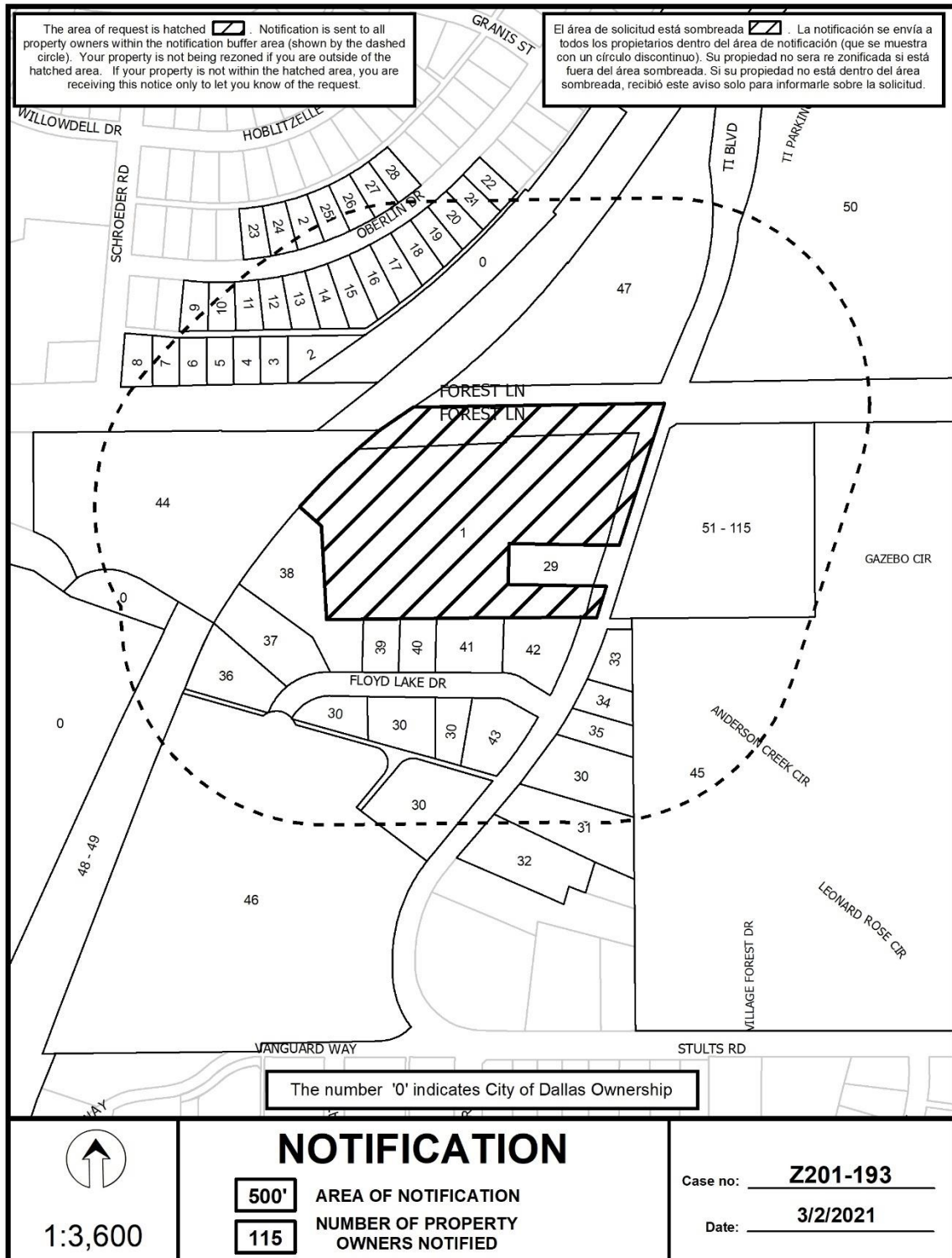


Market Value Analysis



# Market Value Analysis

Printed Date: 6/15/2021





03/26/2021

***Notification List of Property Owners******Z201-193******115 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	8350 FOREST LN	HAPPY STATE BANK
2	8235 FOREST LN	JDS HEAVENLY PLACE LLC
3	8231 FOREST LN	EQUITY TRUST CO
4	8225 FOREST LN	D REALTY INVESTMENTS INC
5	8219 FOREST LN	PHILLIPS DAVID JR
6	8215 FOREST LN	MANNING ZACHARIAH C
7	8209 FOREST LN	BROWN RICHARD L &
8	8205 FOREST LN	MONTAUK INTEREST LLC &
9	11814 OBERLIN DR	HOOVER DON &
10	11818 OBERLIN DR	PALMORE JOSEPH JR
11	11824 OBERLIN DR	ALIKE REALTY INC
12	11828 OBERLIN DR	DESHAY MARIA
13	11832 OBERLIN DR	LACY MARGARET P &
14	11836 OBERLIN DR	SOFANDA CONSTRUCTION LLC
15	11842 OBERLIN DR	THREADGILL GAIL
16	11846 OBERLIN DR	NORTON NOLAN
17	11850 OBERLIN DR	BOGART NANCY
18	11902 OBERLIN DR	BOGART NANCY HAYTER
19	11906 OBERLIN DR	BLAIR PROPERTY HOLDINGS SERIES G LLC
20	11910 OBERLIN DR	HERNANDEZ E CRUZ
21	11916 OBERLIN DR	REED DENNIS E
22	11920 OBERLIN DR	STOLLER ZACHARY S &
23	11827 OBERLIN DR	STOLLER ZACHARY SCOTT &
24	11833 OBERLIN DR	JAMES LINDA FAY
25	11843 OBERLIN DR	ANDU REZENE
26	11849 OBERLIN DR	WILLIAMS STANLEY D EST OF

## Z201-193(CT)

03/26/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	11903 OBERLIN DR	HENSON ANTHONY S
28	11907 OBERLIN DR	CRUZ JOSE CARMEN
29	8440 STULTS RD	GARCIA MAURILIO NAVA & MARIA DOLORES NAVA
30	8469 STULTS RD	BUDDHIST CENTER OF DALLAS
31	8473 STULTS RD	CARVAJAL MARY ELLEN
32	8483 STULTS RD	HOWELL THOMAS A & PAULA R
33	8443 STULTS RD	NAJERA BULMARA
34	8447 STULTS RD	Taxpayer at
35	8453 STULTS RD	ROBERTS PAULA E
36	8305 FLOYD LAKE DR	Taxpayer at
37	8311 FLOYD LAKE DR	ECHOLS DENE
38	8319 FLOYD LAKE DR	LERVISIT SUMRITTI
39	8325 FLOYD LAKE DR	MCDONALD MAUREEN R
40	8331 FLOYD LAKE DR	GOMEZ 2017 IRREVOCABLE TRUST
41	8341 FLOYD LAKE DR	SEPANIK HOLDINGS INC
42	8353 FLOYD LAKE DR	MONTGOMERY FAMILY LIVING TRUST THE
43	8350 FLOYD LAKE DR	BUDDHIST CENTER OF DALLAS
44	8206 FOREST LN	DALLAS AREA RAPID TRANSIT
45	8600 SKYLINE DR	PRESBYTERIAN VILLAGE NORTH
46	8494 STULTS RD	LUTHERAN SECONDARY ASSOC
47	8609 FOREST LN	Taxpayer at
48	401 S BUCKNER BLVD	DART
49	401 S BUCKNER BLVD	DART
50	8505 FOREST LN	Taxpayer at
51	8404 FOREST LN	101 SERIES
52	8404 FOREST LN	CLEMENT YLONDA
53	8404 FOREST LN	ALFORD THOMAS L
54	8404 FOREST LN	104 SERIES A SERIES OF
55	8404 FOREST LN	105 SERIES A SERIES OF
56	8404 FOREST LN	SMITH DEBORAH E
57	8404 FOREST LN	ALULA HELEN

03/26/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8404 FOREST LN	WISE BENJAMIN M & SAIRA
59	8404 FOREST LN	MYBURGH CARIEN
60	8404 FOREST LN	SPANN CLEOLETTA GEE
61	8404 FOREST LN	HARRIS ANNETTE RENEE
62	8404 FOREST LN	BENEDICT JAMES R ETAL
63	8404 FOREST LN	TREJO CARLOS E
64	8404 FOREST LN	LESPRIT JEAN CLAUDE
65	8404 FOREST LN	VO TOMMY & JENNIFER T
66	8404 FOREST LN	CARRINGTON VICTOR
67	8404 FOREST LN	TUBBS WALTER E
68	8404 FOREST LN	SHARPE KEVIN C
69	8404 FOREST LN	WHITSON SHIRLEY T
70	8404 FOREST LN	MONTES RUBEN
71	8404 FOREST LN	HARRIS KIMBERLY ANN
72	8404 FOREST LN	TEEL DUCK PROPERTIES LLC
73	8404 FOREST LN	GIPSON SAMUEL
74	8404 FOREST LN	JAMES SHARON L
75	8404 FOREST LN	DENMAN FAMILY LIVING TR
76	8404 FOREST LN	WERNICK ROSANN
77	8404 FOREST LN	602 SERIES A SERIES OF VALENI LLC
78	8404 FOREST LN	603 SERIES A SERIES OF VALENI LLC
79	8404 FOREST LN	FLIGHT 2010 LLC
80	8404 FOREST LN	DUDEK VIRGINIA
81	8404 FOREST LN	VERITY ANDREW
82	8404 FOREST LN	DAVISON NATHAN G
83	8404 FOREST LN	KHANI AIDA &
84	8404 FOREST LN	PELLIZZI AUGUST & KAREN
85	8404 FOREST LN	705 SERIES A SERIES OF VALENI LLC
86	8404 FOREST LN	WATKINS PATRICE A
87	8404 FOREST LN	COOMER L DON & PAMELA R
88	8404 FOREST LN	CERDA MONA L

03/26/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	8404 FOREST LN	WILLAMS LOREN DEMARK
90	8404 FOREST LN	BRABY MICHAEL LEE
91	8404 FOREST LN	NARCISO VINCENT JOSE
92	8404 FOREST LN	KORZHUKOV ALEXANDER & GALINA
93	8404 FOREST LN	904 SERIES A SERIES OF VALENI LLC
94	8404 FOREST LN	DICKEY SANDRA LYNN
95	8404 FOREST LN	SOLOMON LIYA
96	8404 FOREST LN	KAPP ROBERTA E
97	8404 FOREST LN	1003 SERIES
98	8404 FOREST LN	BROOKS GLENDA
99	8404 FOREST LN	FOUGERE JAMEELAH
100	8404 FOREST LN	NARCISSE KENRIC
101	8404 FOREST LN	SETLIFF TARA LEA
102	8404 FOREST LN	MAZZINI CHRISTOPHER G
103	8404 FOREST LN	CHUENCHOMPOO SOMJAI
104	8404 FOREST LN	GARCIA ANA LAURA
105	8404 FOREST LN	TRITIPPANICH THITIKARN
106	8404 FOREST LN	VOGELPOHL CINDY
107	8404 FOREST LN	KRUSE KENT H
108	8404 FOREST LN	CARR CHRISTOPHER J
109	8404 FOREST LN	HARP DONNA
110	8404 FOREST LN	DUNCKER CARLOS
111	8404 FOREST LN	NEWMAN JOLIE
112	8404 FOREST LN	ALMA INVESTMENT LLC
113	8404 FOREST LN	MAY KATHRYN
114	8404 FOREST LN	JANOSEK SANDRA G
115	8404 FOREST LN	SMITH DORIS

**FILE NUMBER:** Z201-190(LG)                      **DATE FILED:** March 8, 2021

**LOCATION:** West line of South Central Expressway, south of Simpson  
Stuart Road

**COUNCIL DISTRICT:** 8                                      **MAPSCO:** O-9

**SIZE OF REQUEST:** ± 1.266 acres                      **CENSUS TRACT:** 202.00

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**REPRESENTATIVE/  
APPLICANT:** Norberto Ornelas

**OWNER:** U.S. Realty Holdings, Inc.

**REQUEST:** An application for a CS Commercial Service District on  
property zoned A(A) Agricultural District.

**SUMMARY:** The purpose of the request is to develop the property with  
retail and personal service uses.

**STAFF RECOMMENDATION:** Approval.



**BACKGROUND INFORMATION:**

- The area of request is currently zoned an A(A) Agricultural District and is developed with a single one-story building on the premises that is currently vacant.
- The applicant proposes to redevelop the site with retail and personal service uses. These uses are not permitted an A(A) Agricultural District. These uses are permitted in a CS Commercial Services District.

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

1. **Z189-341** An authorized hearing to determine the appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations, located in an area generally bounded by Julius Schepps Freeway to the west, McCommas Bluff Road to the south, Union Pacific Railroad to the east, and River Oaks Road to the north (pending action).

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
South Central Expressway	Principal Arterial	107 feet
Simpson Stuart Road	Principal Arterial	100 feet

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and has determined that a preliminary traffic assessment will be required at permitting to determine development impact once a site plan is submitted for review.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

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

**ECONOMIC ELEMENT**

**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

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

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	A(A) Agricultural District	Unoccupied Building
<b>North/ Northwest</b>	IR Industrial Research District	Vehicle Sales
<b>Northeast</b>	IR Industrial Research District	Industrial Outside
<b>East</b>	IR Industrial Research District	Undeveloped Land
<b>South</b>	A(A) Agricultural District	Office, Single Family
<b>West</b>	A(A) Agricultural District	Undeveloped Land

**Land Use Compatibility:**

The area of request is currently developed with a single story building on the site. Surrounding uses include vehicle sales to the north and northwest of the site, Industrial outside uses to the northeast, undeveloped land to the east and west and office and single family uses to the south. Staff supports the request because the proposed request has the potential to spur redevelopment of a major intersection with commercial uses.

**Development Standards:**

<b><u>DISTRICT</u></b>	<b>SETBACKS</b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Special Standards</b>	<b>Primary Uses</b>
	<b>Front</b>	<b>Side/Rear</b>					
<b>Existing: A(A)</b>	50'	<b>Side:</b> 20' adj. to res. (not including A(A)) <b>Rear:</b> 50' for SF 10' other structures	1 DU/3 acres	24'	10% for res. 25% for non-residential		Single family, Farming, ranching and gardening activities
<b>Proposed: CS</b>	15' 0' on minor arterial	20' adj. to res. Other: no minimum	0.75 overall 0.5 for lodging/office/retail combined	45' 3 stories	80%	Residential Proximity Slope	Commercial and business service, supporting retail and personal service & office

**Landscaping:**

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

**Parking:**

Parking will be provided in accordance with Sec. 51A-4.200 of the Dallas Development Code regarding the off-street parking regulations and guidelines.

**Market Value Analysis:**

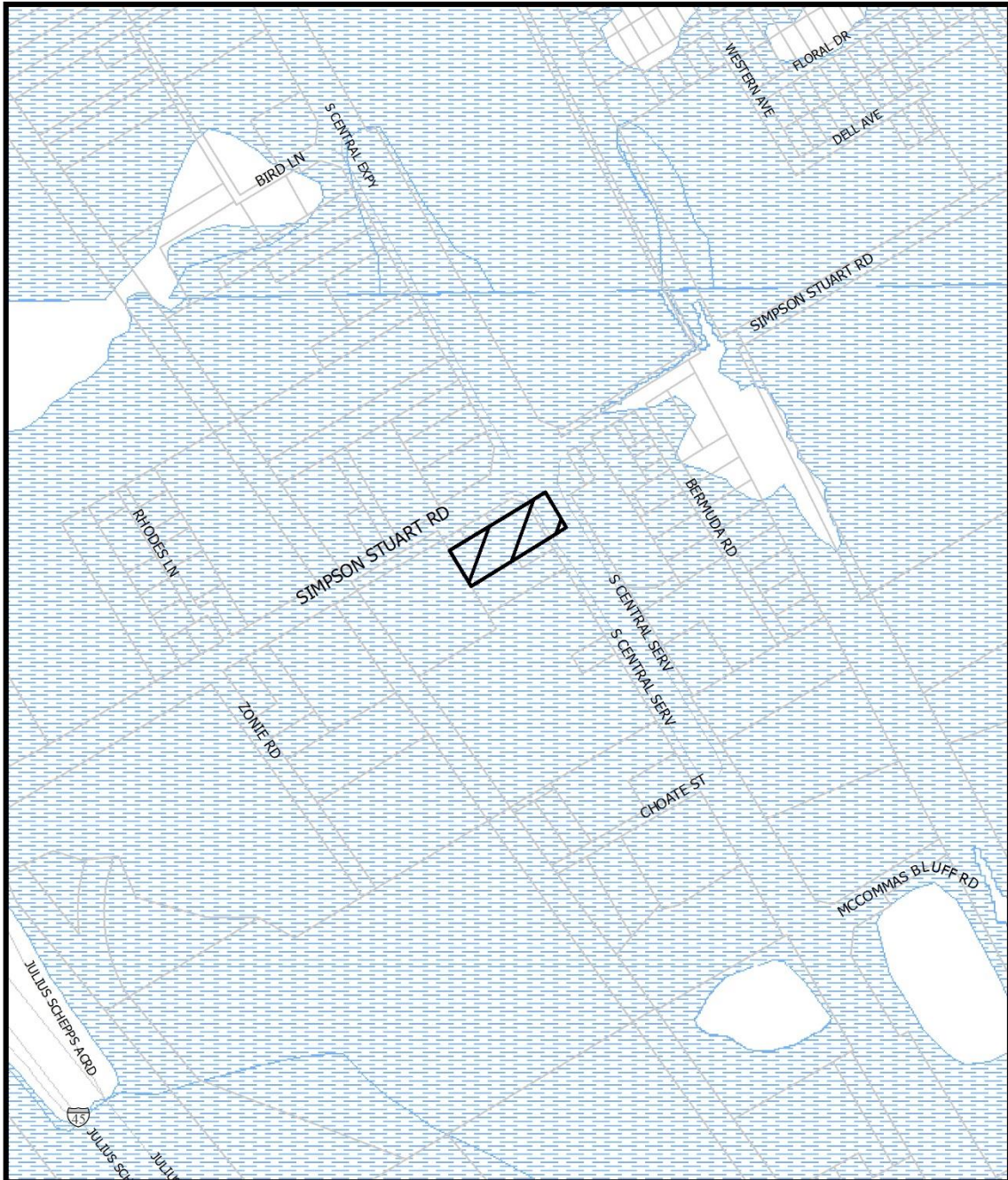
Market Value Analysis (MVA) is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas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


Z201-190(LG)

**List of Officers/Partners/Principals**

**U.S. Realty Holdings, Ltd.**

Shanali N. Bhagat, Agent



 1:6,000	<h2>VICINITY MAP</h2>	Case no: <u>Z201-190</u> Date: <u>6/2/2021</u>
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1:2,400

# AERIAL MAP

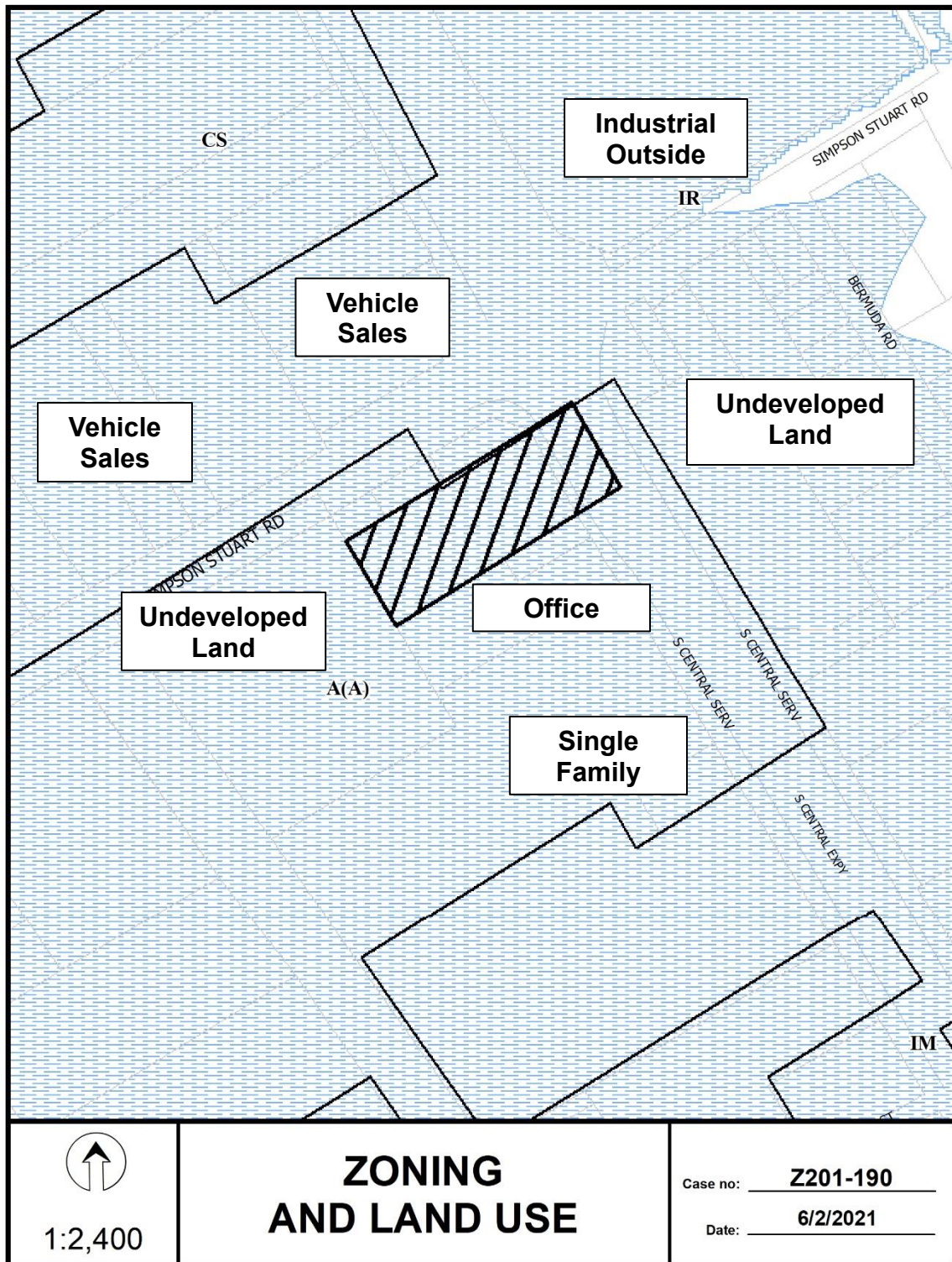
Case no: Z201-190

Date: 6/2/2021











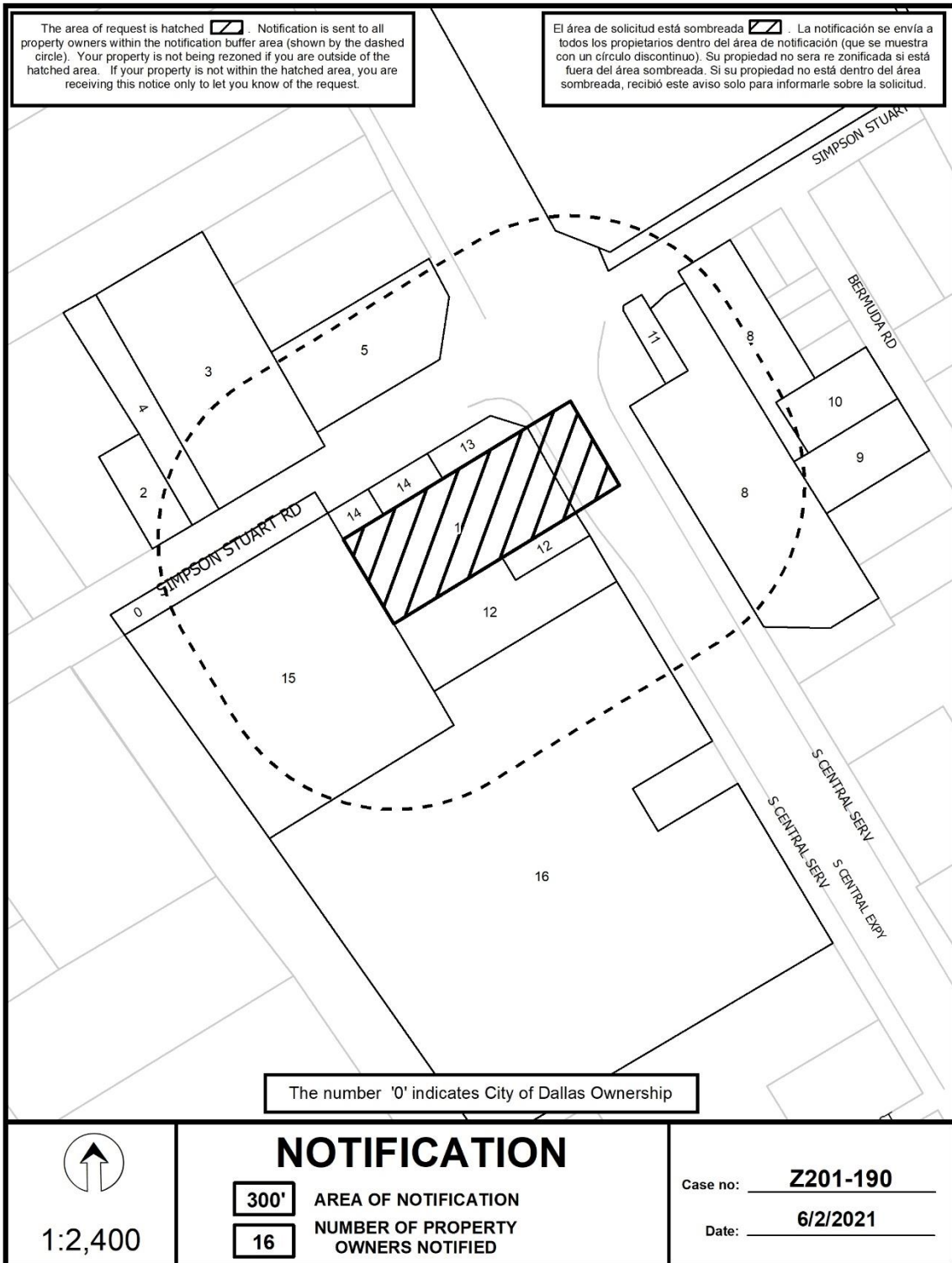
Market Value Analysis



# Market Value Analysis

Printed Date: 6/2/2021







06/02/2021

***Notification List of Property Owners***

***Z201-190***

***16 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	9315 S CENTRAL EXPY	U S REALTY HOLDINGS LTD
2	4919 SIMPSON STUART RD	SANCHEZ JESUS MANUEL FLORES &
3	4927 SIMPSON STUART RD	BANKS WILFRED JR
4	4923 SIMPSON STUART RD	PEREZ TERESA
5	9255 S CENTRAL EXPY	SHANAN CALVIN H
6	9000 S CENTRAL EXPY	UTSI FINANCE INC
7	8900 S CENTRAL EXPY	SOUTHERN PACIFIC TRANS CO
8	5026 SIMPSON STUART RD	AVILA MARTIN RAMIRO
9	9331 BERMUDA RD	HERNANDEZ JACOBO &
10	9325 BERMUDA RD	COULSTON MARY LOU LF EST
11	5012 SIMPSON STUART RD	LOPEZ MARGARITO HERNANDEZ
12	9323 S CENTRAL EXPY	HUFFHINES PROPANE LLC
13	9305 S CENTRAL EXPY	GERALDINE GENEVA
14	4940 SIMPSON STUART RD	CANGELOSE GERALDINE G
15	4814 SIMPSON STUART RD	LISCOCON GROUP INC
16	9427 S CENTRAL EXPY	RUIBAL FARMS LP

**FILE NUMBER:** Z201-234(LG)

**DATE FILED:** April 13, 2021

**LOCATION:** Southeast corner of Bonnie View Road and Interstate 20

**COUNCIL DISTRICT:** 8

**MAPSCO:** 76 D

**SIZE OF REQUEST:** ± 45.688 acres

**CENSUS TRACT:** 167.03

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**REPRESENTATIVE:** Brad Williams & Tommy Mann, Winstead PC

**APPLICANT:** RaceTrac Petroleum Inc. c/o Andrew Malzer

**OWNER:** American Bank of Texas

**REQUEST:** An application for a Planned Development Subdistrict on property zoned Logistics Retail (LR) subdistrict and Logistics Industrial (LI) subdistrict within Planned Development District No. 761.

**SUMMARY:** The purpose of the request is to allow for retaining the standards of LR Logistics Retail subdistrict within the new subdistrict with the addition of a truck stop use to be permitted by right in conjunction with a general merchandise and food store greater than 3,500 square feet and a motor vehicle fueling station.[RaceTrac Travel Center]

**STAFF RECOMMENDATION:** Approval, subject to conditions.

**BACKGROUND INFORMATION:**

- PD No. 761 was established on June 27, 2007 and contains 1,145.76 acres. The PD area is comprised of three subdistricts: Logistics Industrial (LI), Logistics Industrial Area I (LI-A-1), and Logistics Retail (LR). The applicant proposes the creation of a new subdistrict, named Logistics Retail Area 1 (LR-A-1).
- The area of request is currently undeveloped.
- A truck stop is defined as a facility for the retail sale of motor vehicle fuel dispensed from pumps to commercial motor vehicles. This use is permitted by SUP in Logistics Industrial (LI) and Logistics Industrial Area 1 (LI-A-1) Subdistricts within PD 761.
- The applicant proposes to retain the standards of LR Logistics Retail subdistrict within the new (LR-A-1) subdistrict and the addition of a truck stop use to be permitted by right in conjunction with a general merchandise and food store greater than 3,500 square feet and a motor vehicle fueling station.
- The applicant also proposes to develop the site with an 8,000 square foot general merchandise store and a motor vehicle fueling station.
- The applicant also proposes to add a truck wash and auto service center as uses by right in the newly proposed subdistrict.

**Zoning History:**

There have been no new zoning requests near the site within the area in the last five years.

**Traffic:**

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

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
LBJ Freeway (Interstate 20)	Highway	Variable Width
Bonnie View Road	Minor Arterial	100 feet

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

**ECONOMIC ELEMENT**

**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

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

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

**Area Plan:**

The I-20 Freeway Corridor Plan was adopted in March 1999. The study area boundary is generally located along I-20 from Houston School Road (western boundary) to Beltline Road (eastern boundary) and extends approximately 1/8 to 1/2 mile on either side of the freeway. The corridor plan has proposed future land uses of Light Industrial and other mixed uses for the proposed area of request. The applicant's proposed request of truck stop, a general merchandise and food store greater than 3,500 square feet and a motor vehicle fueling station is a mix of uses that are consistent with the area plans vision.

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD No.761 LR and LI	Undeveloped Land
<b>North</b>	RR; PD 761	Truck Stop; Motor Vehicle Fueling Station; Restaurant; Hotel; Undeveloped Land
<b>West</b>	RR	Truck Stop; Machinery, Heavy Equipment, or Truck Sales and Services
<b>South/ Southeast</b>	PD No. 761(LI)	Warehouse; Undeveloped Land

**Land Use Compatibility:**

The site is currently undeveloped. Nearby uses includes truck stops and motor vehicle fueling stations, and Machinery, Heavy Equipment, or Truck Sales and Services to the north and west. There are warehouse uses to the east and southeast. Undeveloped land is located to the south and southwest. The proposed general merchandise or food store, motor vehicle fueling station and truck stop is consistent with the existing surrounding uses at the intersection of Interstate 20 and Bonnie View Road. The proposed uses allow for the continued development along a major corridor within the City of Dallas.

**Development Standards:**

DISTRICT	Setbacks		Floor Area	Height	Lot Coverage
	Front	Side/Rear			
<b>Existing: LI Logistics Industrial within PD 761</b>	50'; 25' if adjacent ROW<72'	25'; 100' abutting res; 0' abutting railroad	2.0 for all uses combined; No maximum for specific uses	200'; 17 stories; RPS applies	55%
<b>Existing: LR Logistics Retail within PD 761</b>	25'	15'/25' 40' abutting res/ 50' abutting SF exceeding 1 story or 20' in height; 50' abutting SF exceeding 2 stories or 45' in height	0.5 for office uses; 1.5 for all uses	55'; 5 stories	50%
<b>Proposed: New Subdistrict LR-A-1 within PD 761</b>	25'	15'/25' 40' abutting res/ 50' abutting SF exceeding 1 story or 20' in height; 50' abutting SF exceeding 2 stories or 45' in height	0.5 for office uses; 1.5 for all uses	55'; 5 stories	50%

**Parking:**

PD No. 761 requires parking regulations per Division 51A-4.200 for off-street parking/loading requirements for each use, except for a few specific uses, which this request does not include. The parking requirement for a general merchandise or food store greater than 3,500 square feet is one space per 200 square feet of floor area for uses with less than 10,000 square feet of floor area. The applicant will be required to provide 40 parking for an 8,000 square foot floor area.



The parking requirement for a motor vehicle fueling station is two spaces. The parking requirement for a truck stop is two spaces. Therefore, the applicant would be required to provide 4 spaces for these two uses. In addition, the proposed conditions for truck stop in LR-A-1 requires a minimum of 20 off-street parking spaces with a minimum length of 75 feet and designated for commercial motor vehicles.

**Landscaping:**

Landscaping for the proposed development must comply with the provisions outlined in Planned Development District No. 761.

**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 target intervention strategies more precisely 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 uncategorized and is not immediately adjacent to any property located within any MVA Category.

**List of Officers/Partners/Principals**

**RACETRAC PETROLEUM, INC.**

Members of the Board of Directors

Chief Executive Officer-Carl Bolch, Jr.  
President-Allison Bolch Moran  
Chief Operating Officer-Max Lenker  
Chief Financial Officer-Robert J. Dumbacher  
Chief Legal Officer-Susan Bass Bolch  
Chief Marketing Officer-Natalie Bolch Morhous  
Vice President of Real Estate, Engineering and Construction-Melanie Bolch Isbill  
Business Relations Officer-Jordan Bass Bolch

**FIRST UNITED BANK**

Officers

Chief Executive Officer-Greg Massey  
Chief Financial Services Officer-Mark Dawson  
President-Stephen Phillips  
Chief Operating Officer-Timothy Schneider  
Chief Financial Officer-George Clark  
Chief Culture and Communications Officer-Melissa Perrin  
Chief Administrative Officer-William Fahrendorf  
General Counsel-David Keese  
Chief Lending Officer-Tim Blalock  
Director of Special Assets-Neil Schemmer  
Special Assets Officer-Michael Albers

Directors

Chair Emeritus-John Massey  
Chairman of the Board-Greg Massey  
Dr. Mike Masse  
Stephen Phillips  
Gary Barton  
John Frank  
Peter Carlsen  
Gary Forbis  
Dr. David Whitlock  
Haley Rushing  
Chat York  
Tom Johnson  
Richard "Joe" Rushing

**Proposed PD Conditions**

**ARTICLE 761.**

**PD 761.**

**The Dallas Logistics Port Special Purpose District**

**SEC. 51P-761.101. LEGISLATIVE HISTORY.**

PD 761 was established by Ordinance No. 26872, passed by the Dallas City Council on June 27, 2007. (Ord. 26872)

**SEC. 51P-761.102. PROPERTY LOCATION AND SIZE.**

PD 761 is established on property bounded by Interstate Highway 20, J. J. Lemmon Road, Wintergreen Road, and Bonnie View Road. The size of PD 761 is approximately 1,415.76 acres. (Ord. Nos. 26872; 29391)

**SEC. 51P-761.103. CREATION OF SUBDISTRICTS.**

(a) This special purpose district is divided into the following subdistricts:

- (1) Logistics Industrial (LI)
- (2) Logistics Industrial Area 1 (LI-A-1)
- (3) Logistics Retail (LR)
- (4) Logistics Retail Area 1 (LR-A1).

(b) Exhibit 761A shows the boundaries of each subdistrict. (Ord. Nos. 26872; 29391, \_\_\_\_\_)

**SEC. 51P-761.104. DEFINITIONS AND INTERPRETATIONS.**

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

(1) INTERMODAL RAILROAD FACILITY means a facility for the loading, unloading, storage (inside and outside), distribution, and transfer of cargo containers from railroads.

(2) DISTRICT IDENTIFICATION SIGNS means a sign that identifies the Logistics Port Special Purpose District.

(3) MOVEMENT CONTROL SIGN means a sign that directs vehicular and pedestrian movement within this special purpose district.

(4) **PIERCING SALON** means a facility in which body piercing is performed. **BODY PIERCING** means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

(5) **STREET-YARD** means that portion of a lot between a building facade facing a street and the property line.

(6) **TATTOO STUDIO** means an establishment in which tattooing is performed. **TATTOOING** means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

(7) **TRUCK WASH** means a facility for the washing or steam cleaning of commercial motor vehicles.

(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 special purpose district is considered to be a nonresidential zoning district.

(d) In this special purpose district, a single family, duplex, or multifamily use creates a residential adjacency as defined in Chapter 51A.

(e) A planned development subdistrict may be established as a subdistrict of this special purpose district in accordance with Section 51A-4.702. If there is a conflict between an ordinance establishing or amending a planned development subdistrict and this article, the ordinance that established or amended the subdistrict controls. (Ord. 26872)

**SEC. 51P-761.105. EXHIBITS.**

The following exhibits are incorporated into this article:

(1) Exhibit 761A: subdistrict map.

(2) Exhibit 761B: Logistics Industrial Area 1 (LI-A-1) Subdistrict enhanced perimeter buffer/tree preservation areas plan. (Ord. 29391)

**SEC. 51P-761.106. CONCEPTUAL PLAN.**

A conceptual plan is not required for this special purpose district. (Ord. 26872)

**SEC. 51P-761.107. 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, and development schedule do not apply. (Ord. 26872)

**SEC. 51P-761.108. MAIN USES PERMITTED.**

(a) Logistics Industrial (LI) and Logistics Industrial Area 1 (LI-A-1) Subdistricts.

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Building repair and maintenance shop. [RAR]

-- Bus or rail transit vehicle maintenance or storage facility. [RAR]

-- Catering service.

-- Custom business services.

-- Custom woodworking, furniture construction, or repair.

-- Electronics service center.

-- Machine or welding shop. [Inside only. RAR]

-- Machinery, heavy equipment, or truck sales and services. [RAR]

-- Medical or scientific laboratory.

-- Technical school.

-- Tool or equipment rental.

-- Vehicle or engine repair or maintenance. [RAR]

(3) Industrial uses.

-- Industrial (inside). [SUP required if the use is potentially incompatible; otherwise with RAR. See Section 51A 4.203(a).]

-- Industrial (inside) for light manufacturing.

-- Industrial (outside). [RAR]

-- Mining. [Limited to oil and gas exploration and production; by SUP only; and must be spaced a minimum of 1,000 feet from single family, duplex, or multifamily uses.]

-- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]

(4) Institutional and community service uses.

-- None permitted.

(5) Lodging uses.

-- Extended stay hotel or motel. [SUP]

-- Hotel or motel. [By SUP for a hotel or motel with fewer than 80 rooms; otherwise with RAR.]

-- Lodging or boarding house. [SUP]



(6) Miscellaneous uses.

- Carnival circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[RAR]*
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(9) Residential uses.

- None permitted.

(10) Retail and personal service uses.

- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4). Treat as if in an industrial district.]*
- Commercial amusement (inside). *[SUP required if required in an industrial district. See Section 51A-4.210(b)(7). Gun range and dance hall uses are not permitted.]*
- Commercial motor vehicle parking. *[By SUP only if within 500 feet of a residential use.]*
- Commercial parking lot or garage. *[RAR]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- Home improvement center, lumber, brick, or building materials sales yard. *[RAR]*
- Household equipment and appliance repair.
- Motor vehicle fueling station.
- Personal service uses. *[Tattoo studios and piercing salons are not permitted.]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Temporary retail use.
- Theater.
- Truck stop. *[SUP]*
- Vehicle display, sales, and service. *[RAR]*

(11) Transportation uses.

- Airport or landing field. *[SUP]*
- Commercial bus station and terminal. *[RAR]*
- Heliport. *[RAR]*
- Helistop. *[RAR]*
- Intermodal railroad facility.
- Railroad passenger station. *[SUP]*
- Railroad yard, roundhouse, or shops. *[RAR]*
- STOL (short takeoff or landing) port. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical generating plant. *[SUP]*
- Electrical substation.
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[RAR]*
- Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1). Treat as if in an industrial district.]*
- Utility or government installation other than listed. *[SUP]*
- Water treatment plant. *[RAR]*

(13) Wholesale, distribution, and storage uses.

- Building mover's temporary storage yard. *[SUP]*
- Contractor's maintenance yard. *[RAR]*
- Freight terminal.
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage (with visual screening). *[See Section 51P-761.110.]*
- Outside storage (without visual screening). *[See Section 51P-761.110.]*
- Petroleum product storage and wholesale. *[RAR]*
- Recycling buy-back center. *[See Section 51A-4.213(11). Treat as if in an industrial district.]*
- Recycling collection center. *[See Section 51A-4.213(11.1). Treat as if in an industrial district.]*
- Recycling drop-off container. *[See Section 51A-4.213 (11.2). Treat as if in an industrial district.]*
- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3). Treat as if in an industrial district.]*

- Sand, gravel, or earth sales and storage. *[RAR]*
- Trade center.
- Vehicle storage lot.
- Warehouse. *[RAR]*

(b) Logistics Retail (LR) and Logistics Retail Area 1 (LR-A1) Subdistricts.

(1) Agricultural uses.

- None permitted.

(2) Commercial and business service uses.

- Building repair and maintenance shop. *[RAR]*
- Catering service.
- Custom business services.
- Electronics service center.
- Machinery, heavy equipment, or truck sales and services. *[RAR]*
- Medical or scientific laboratory. *[SUP]*
- Tool or equipment rental.
- Vehicle or engine repair or maintenance. *[RAR]*

(3) Industrial uses.

- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

- None permitted.

(5) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel. *[By SUP for a hotel or motel with fewer than 80 rooms; otherwise with RAR.]*
- Lodging or boarding house.
- Overnight general purpose shelter. *[See Section 51A-4.205(2.1). Treat as if in an industrial district.]*

(6) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window.

- Financial institution with drive-in window. *[DIR]*
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(9) Residential uses.

- None permitted.

(10) Retail and personal service uses.

- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4). Treat as if in an industrial district.]*
- Ambulance service. *[RAR]*
- Auto service center. *[LR-A1 Subdistrict only.]*
- Business school.
- Commercial amusement (inside). *[SUP required if required in an industrial district. See Section 51A-4.210(b)(7). Gun range and dance hall uses are not permitted.]*
- Commercial amusement (outside). *[SUP]*
- Commercial parking lot or garage. *[RAR]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- General merchandise or food store 100,000 square feet or more. *[Subject to the design standards in Section 51A-4.605(a) rather than the design guidelines in Section 51P-761.117.]*
- Home improvement center, lumber, brick, or building materials sales yard. *[RAR]*
- Household equipment and appliance repair.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses. *[Tattoo studios and piercing salons are not permitted.]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Temporary retail use.
- Theater.
- Truck stop. *[LR-A1 Subdistrict only.]*
- Truck wash. *[LR-A1 Subdistrict only.]*

(11) Transportation uses.

- Heliport. [SUP]
- Helistop. [SUP]
- Intermodal railroad facility.
- Railroad passenger station. [SUP]
- Transit passenger shelter.
- Transit passenger station or transfer center. [By SUP or city council resolution. See Section 51A-4.211(10).]

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).]
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communication. [See Section 51A-4.212(10.1). Treat as if in an industrial district.]
- Utility or government installation other than listed. [SUP]

(13) Wholesale, distribution, and storage uses.

- Mini-warehouse. [SUP]

(c) Special use provisions in the Logistics Retail Area 1 (LR-A1) Subdistrict.

(1) Truck stop.

(A) A maximum of one truck stop is permitted in the LR-A1 Subdistrict and only in conjunction with a general merchandise or food store greater than 3,500 square feet and a motor vehicle fueling station located on the same lot.

(B) No shower facilities may be provided on the same lot as a truck stop use. A truck scale may be provided in connection with a truck stop.

(C) A maximum of 10 fuel pump islands for commercial motor vehicles may be provided.

(D) A minimum of 20 off-street parking spaces with a minimum length of 75 feet and designated for commercial motor vehicles shall be provided.

(2) Truck wash. A maximum of one truck wash is permitted in the LR-A1 Subdistrict. All operations shall occur inside a building and services shall be limited to commercial motor vehicles (including trailers) only; no passenger vehicles. Entrances to wash bays shall be substantially perpendicular to the street.



(Ord. Nos. 26872; 29391; \_\_\_\_\_)

**SEC. 51P-761.109. ACCESSORY USES.**

(a) In general. 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) Logistics Industrial (LI) and Logistics Industrial Area 1 (LI-A-1) Subdistricts. The following accessory uses are not permitted in these subdistricts:

- Accessory community center (private).
- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- Home occupation.
- Private stable.

(c) Logistics Retail (LR) and Logistics Retail Area 1 (LR-A1) Subdistricts. The following accessory uses are not permitted in these subdistricts:

- Accessory community center (private).
- Home occupation.
- Private stable. (Ord. Nos. 26872; 29391; \_\_\_\_\_)

**SEC. 51P-761.110. 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) Logistics Industrial (LI) and Logistics Industrial Area 1 (LI-A-1) Subdistricts.

(1) Front yard.

(A) Except as provided in this paragraph, minimum front yard is 50 feet.

(B) Minimum front yard may be reduced to 25 feet if the adjacent right-of-way is less than 72 feet wide, measured from back-of-curb to back-of-curb.

(2) Side yard.

(A) Except as provided in this paragraph, minimum side yard is 25 feet.

(B) Minimum side yard for lots abutting single family, duplex, or multifamily uses is 100 feet.

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(C) No minimum side yard for lots abutting railroad rights-of-way or rail spurs.

(3) Rear yard.

(A) Except as provided in this paragraph, minimum rear yard is 25 feet.

(B) Minimum rear yard for lots abutting single family, duplex, or multifamily uses is 100 feet.

(C) No minimum rear yard for lots abutting railroad rights-of-way or rail spurs.

(4) Floor area.

(A) Except as provided in this paragraph, maximum floor area for all uses combined is 2.0.

(B) No maximum floor area for industrial (inside), industrial (inside) for light manufacturing, or office showroom/warehouse uses.

(5) Height.

(A) Unless further restricted in Subparagraph (B), maximum structure height is 200 feet.

(B) Except as provided in this subparagraph, if any portion of a structure is over 26 feet in height, that portion may not be located above a 1-to-3 residential proximity slope. For purposes of this subparagraph, the site of origination is any single family, duplex, or multifamily use.

(i) Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less.

(ii) Chimneys may project through the residential proximity slope to a height not to exceed 12 feet above the maximum structure height or 12 feet above the residential proximity slope, whichever is less.

(iii) Cranes located within an intermodal railroad facility use are exempt from the residential proximity slope.

(6) Lot coverage.

(A) Maximum lot coverage is 55 percent.

(B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. Maximum number of stories above grade is 17. Parking garages are exempt from this requirement but must comply with the height regulations in Section 51P-761.109(a)(5).

(b) Logistics Retail (LR) and Logistics Retail Area 1 (LR-A1) Subdistricts.

(1) Front yard. Minimum front yard is 25 feet.

(2) Side yard.

(A) Except as provided in this paragraph, minimum side yard is 15 feet.

(B) Minimum side yard for lots abutting single family, duplex, or multifamily uses is 40 feet.

(3) Rear yard.

(A) Except as provided in this paragraph, minimum rear yard is 25 feet.

(B) If a lot abutting a single family use has a structure that exceeds one story or 20 feet in height, the minimum rear yard is 50 feet.

(C) If a lot abutting a single family use has a structure that exceeds two stories or 45 feet in height, the minimum rear yard is 100 feet.

(4) Floor area. Maximum floor area ratio is:

(A) 0.5 for office uses; and

(B) 1.5 for all uses combined.

(5) Height.

(A) Unless further restricted in Subparagraph (B), maximum structure height is 55 feet.

(B) Except as provided in this subparagraph, if any portion of a structure is over 26 feet in height, that portion may not be located above a 1-to-3 residential proximity slope. For purposes of this subparagraph, the site of origination is any single family, duplex, or multifamily use.

(i) Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less.

(ii) Chimneys may project through the residential proximity slope to a height not to exceed 12 feet above the maximum structure height or 12 feet above the residential proximity slope, whichever is less.

(6) Lot coverage.

(A) Maximum lot coverage is 50 percent.

(B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. Maximum number of stories above grade is five. Parking garages are exempt from this requirement but must comply with the height regulations in Section 51P-761.109(b)(5). (Ord. Nos. 26872; 29391; \_\_\_\_\_)

**SEC. 51P-761.111. SCREENING AND HEIGHT OF OUTSIDE STORAGE.**

(a) Intermodal railroad facility uses.

(1) Screening. Screening of outside storage is not required.

(2) Height. No maximum height for outside storage.

(b) Other uses.

(1) Screening. If an outside storage area is visible from a public right-of-way, visible from a single family, duplex, or multifamily use, or visible from and within 100 feet of an adjoining property with a use other than a residential or an intermodal railroad facility use, screening of outside storage must be constructed and maintained as follows:

(A) Screening must be constructed of:

(i) brick, stone, or concrete masonry;

(ii) earthen berm planted with turf grass or ground cover recommended for local area use by the city arborist;

(iii) evergreen plant materials recommended for local area use by the city arborist; or

(iv) any combination of the above.

(B) Screening must be a minimum of nine feet in height and must be provided before the issuance of a certificate of occupancy for the use.

(C) A required screening wall or fence may not have more than 10 square inches of openings in any give square foot of surface.

(D) The berm may not have a slope that exceeds one foot of height for each two feet of width.

(E) Plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density. Plant materials must be capable of providing a solid appearance and must provide a visual barrier of the required height within three years of their initial planting.

(2) Height.

(A) Except as provided in this paragraph, maximum stacking height of outside storage is 30 feet.

(B) Maximum stacking height of outside storage within 40 feet of screening is eight feet. (Ord. 26872)

**SEC. 51P-761.112. OFF-STREET PARKING AND LOADING.**

(a) 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) Consult Divisions 51A-4.300 for information regarding off-street parking and loading generally.

(c) For an intermodal railroad facility use, minimum required off-street parking is one space for each 1,000 square feet of floor area.

(d) For intermodal railroad facility, freight terminal, office showroom/warehouse, and warehouse uses, minimum required off-street loading is follows:

Floor area	Loading spaces required
0-10,000 sq.ft	none
more than 10,000 to 50,000 sq.ft.	1 space
more than 50,000 to 100,000 sq.ft.	2 spaces
more than 100,000 sq.ft.	2 spaces plus one additional space per 100,000 square feet of floor area

(Ord. 26872)

**SEC. 51P-761.113. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 26872)



**SEC. 51P-761.114. LANDSCAPING**

(a) Site trees.

(1) Intermodal railway facility use.

(A) One tree having a caliper of at least two inches must be provided for each 20,000 square feet of lot area, or fraction thereof, with a minimum of four trees being provided.

(B) If the building official determines that, due to inhospitable soil conditions or inadequate space, it would be impracticable or imprudent for the site trees to be planted within the intermodal railway facility use, site trees may be planted within 1,000 feet of the intermodal railroad facility use on public property or on other properties within this special purpose district, subject to a maintenance agreement with the owner of the property. Site trees planted on a property subject to a maintenance agreement may not be counted toward the site tree requirements on that property.

(2) Freight terminal, office showroom/warehouse, and warehouse uses.

(A) One tree having a caliper of at least two inches must be provided for each 6,000 square feet of lot area, or fraction thereof, with a minimum of four trees being provided.

(B) If a use is located between an intermodal railroad facility use and Bonnie View Road and abuts an intermodal railroad facility use buffer, then the building official shall grant that use a credit against the site trees requirement for trees planted in the abutting intermodal railroad facility buffer at a tree-for-tree ratio.

(3) Other permitted uses.

(A) One tree having at least two caliper inches must be provided for each 4,000 square feet of lot area, or fraction thereof, with a minimum of four trees being provided.

(B) If a use is located between an intermodal railroad facility use and Bonnie View Road and abuts an intermodal railroad facility use buffer, then the building official shall grant that use a credit against the site trees requirement for trees planted in the abutting intermodal railroad facility buffer at a tree-for-tree ratio.

(4) Credit for existing trees. Existing trees may be used to satisfy the site tree requirement pursuant to Section 51A-10.125(b)(3)(B).

(b) Street-yard landscaping.

(1) In addition to any buffer landscaping required under Subsection (c), at least 15 percent of the area of the street-yard must be landscaped.

(2) One tree must be provided within the street-yard for every 50 feet of street frontage.

(3) Trees required in the street-yard also qualify for site trees under Subsection (a) but do not qualify as buffer trees under Subsection (c).

(4) Street-yard landscaping must be provided before the issuance of a certificate of occupancy.

(c) Buffers.

(1) Intermodal railroad facility use buffer.

(A) Where an intermodal railroad facility use abuts Bonnie View Road, a single family, duplex, or multifamily use, or a street, a minimum 60-foot-wide buffer must be provided. On all other perimeters of an intermodal railroad facility use, a minimum 15-foot-wide buffer must be provided.

(B) One tree having a caliper of at least two inches must be provided for every 20,000 square feet of buffer, or fraction thereof, with a minimum of four trees being provided.

(2) Perimeter buffer. Except as provided in paragraph (1), a minimum 20-foot-wide perimeter landscape buffer must be provided along a lot abutting a single family use. One large canopy tree must be provided for every 50 feet of landscape buffer.

(3) Parking lot buffer.

(A) Except as provided in this subsection, a 20-foot-wide landscape buffer must be provided between a parking lot and an adjacent divided thoroughfare.

(B) Except as provided in this subsection, a ten-foot-wide landscape buffer must be provided between a parking lot and an adjacent undivided street.

(C) A parking lot landscape buffer must consist of large shrubs placed a maximum of 36 inches on center over the entire length of the buffer. The large shrubs must be maintained at a minimum height of three feet and must be capable of providing a solid appearance within three years.

(D) The parking lot buffer may be within the street-yard.

(E) Trees required for street-yard landscaping may be provided within a parking lot buffer if the parking lot buffer is located within a street-yard.

(F) In the Logistics Industrial Area 1 (LI-A-1) Subdistrict, the required parking lot buffer area along J. J. Lemmon Road must be provided as shown on the Logistics Industrial Area 1 (LI-A-1) Subdistrict enhanced perimeter buffer/tree preservation areas plan (Exhibit 761B).

(d) Parking lot landscaping.

(1) Parking lot landscaping must comply with the following standards:

(A) Every required parking space must be within 100 feet of a landscape island.

(B) Twenty square feet of landscape area within a landscape island must be provided for every required parking space.

(C) Landscape islands must be a minimum of eight feet in width measured from inside-of-curb to inside-of-curb.

(D) Each landscape island must have a minimum of one canopy tree. Trees in landscape islands qualify as site trees under Subsection (a), but do not qualify as buffer tree under Subsection (c).

(E) Section 51A-10.104, "Planting Area Requirements," applies to the parking lot landscape areas.

(2) Parking lot landscape requirements apply only to passenger car parking lots, not parking lots used exclusively for trucks.

(e) Dumpster screening. Dumpsters visible from a public street must be screened on three sides with a minimum six-foot-high opaque screening material (not chain link or wooden fences). The fourth side must be a metal gate.

(f) Artificial lot.

(1) Section 51A-10.122, "Artificial Lot Delineation," applies to this special purpose district.

(2) An artificial lot within this special purpose district is not required to have street frontage.

(g) Irrigation.

(1) Except as provided in this subsection, all required plant materials must be irrigated by an automatic irrigation system installed to comply with industry standards.

(2) A facility that is landscaped to comply with the LEED NC credit system, LEED certification, or equivalent rating system, including Texas Smartscape, may provide an alternative landscape maintenance program certified as appropriate by a licensed landscape architect or licensed irrigator.

(3) A water maintenance program must be specified on a landscape plan approved by the building official that identifies water sources and the areas where alternative irrigation measures will be used.

(4) If irrigation is provided by an optional collection system, it should be noted on the landscape plan.

(h) Landscape maintenance. Plant materials must be maintained in a healthy growing condition. (Ord. Nos. 26872; 29391)

**SEC. 51P-761.115. TREE PRESERVATION.**

(a) In general. Except as provided in this section, the tree preservation regulations in Article X apply.

(b) Applicability. Tree preservation regulations do not apply to the following:

- (1) Lots smaller than two acres in size that contain single family or duplex uses.
- (2) A tree that endangers the public health, welfare, or safety and that must be immediately removed because of poor structural integrity.
- (3) Trees planted and growing on the premises of a licensed plant or tree nursery that are planted and growing for the sale to the general public.
- (4) A tree that is diseased or infected, damaged beyond the point of recovery, or in danger of falling.
- (5) A tree located within designated rights-of-way.
- (6) A tree within a designated building foundation area.
- (7) Any tree less than 18 caliper inches in size within an intermodal railroad facility use or within a railroad yard, roundhouse, or shops use.
- (8) A tree within an existing or designated public utility easement area or public drainage easement area.
- (9) Trees with a caliper of 12 inches or less.
- (10) Cedar (juniper) trees.

(c) Tree removal permit. In lieu of a tree survey, an applicant for a tree removal permit may provide an estimate of caliper inches to be removed based on a sampling of trees within the lot or tract to be developed. The sampling must be a minimum of 10 percent of the lot or tract from which the trees are to be removed.

(d) Alternative methods of compliance.

(1) In addition to the alternative methods of compliance with tree replacement requirements in Section 51A-10.135, an applicant for tree replacement may:

(A) donate land within the city limits to the city for tree preservation purposes using the same standards and procedures as in Section 51A-10.135(a)(4) and (d) (but in fee simple rather than as an easement); plant replacement trees on other property within the special purpose district; or

(B) plant replacement trees on property that is within one mile of the tree removal property but still within the city limits.

(2) Trees planted in public property, including public right-of-way, may be used to mitigate trees removed.

(e) Tree replacement credits.

(1) A credit against replacement trees is available for protected trees with a caliper greater than 12 inches preserved within tree preservation areas at a ratio of four caliper inches of credit for each one caliper inch preserved in the tree preservation area. Tree preservation areas must be shown on a landscape plan. The amount of credit for a tree preservation area is determined by:

(A) For tree preservation areas with more than five acres, a sampling of trees in 10 percent of the area to be preserved.

(B) For tree preservation areas five acres or less, a tree survey of preserved trees.

(2) For any platted lot abutting a designated floodplain, a credit against replacement trees is available for protected trees greater than 18 inches preserved in floodplain areas at a ratio of one caliper inch of credit for each one caliper inch preserved. Floodplain areas receiving tree replacement credits must be shown on a landscape plan. If a credit is given for trees preserved in a floodplain area, the floodplain area is not eligible for reclamation under Article V.

(3) Credit against replacement trees is available for meeting the most recent version of the LEED Reference Guide for New Construction and Major Renovations, (the “LEED Guide”). Each LEED credit under the Sustainable Sites or Water Efficiency categories counts as two credits for the purposes of this paragraph.

(A) Sites with 5 credits qualify for a five percent reduction in the total caliper inches of trees required to be mitigated.

(B) Sites with between 6 and 10 credits qualify for a 10 percent reduction in the total caliper inches of trees required to be mitigated.

(C) Sites with between 11 and 15 credits qualify for a 20 percent reduction in the total caliper inches of trees required to be mitigated.

(D) Sites with between 16 and 20 credits qualify for a 30 percent reduction in the total caliper inches of trees required to be mitigated.



(E) Sites with between 21 and 25 credits qualify for a 40 reduction in the total caliper inches of trees required to be mitigated.

(F) Sites with more than 25 credits qualify for a 50 percent reduction in the total caliper inches of trees required to be mitigated.

(4) No credit may be given for tree preservation that is outside the city.

(f) Location of replacement trees.

(1) Replacement trees may be planted in a parkway provided that they are at least 10 feet from any underground utility and at least 20 feet from overhead utility lines.

(2) Replacement trees may not be planted outside of the city.

(g) Timing for tree planting. Replacement trees must be planted within 18 months after issuance of a tree removal permit.

(h) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this special purpose district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(2) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(3) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of

such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(4) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(i) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the director. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a parkway landscape permit to the property owner; otherwise, the director shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way.

(j) Logistics Industrial Area 1 (LI-A-1) Subdistrict. Trees located in the preservation areas shown on the Logistics Industrial Area 1 (LI-A-1) Subdistrict enhanced perimeter buffer/tree preservation areas plan may not be removed. (Ord. Nos. 26872; 29391)

**SEC. 51P-761.116. TRAFFIC IMPACT ANALYSIS.**

(a) A traffic impact analysis must be conducted by a traffic engineer and submitted to the director of public works and transportation before the issuance of a building permit for construction that will cause the total floor area within this special purpose district to exceed:

- (1) five million square feet; and
- (2) 10 million square feet.

(b) Based on the traffic impact analysis, the traffic improvements that the director of public works determines are necessary must be made before any further building permits may be issued. (Ord. 26872)

**SEC. 51P-761.117. SIGNS.**

(a) General. Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

(b) District identification signs.

(1) For purposes of this subsection, the premise is the entire special purpose district.

(2) A district identification sign may:

(A) be located within 500 feet of an interstate highway or designated thoroughfare;

(B) not contain more than 200 square feet of effective area;

(C) not exceed 40 feet in height; and

(D) be externally illuminated.

(3) No more than one district identification sign is permitted for every 2,000 feet of street frontage, or portion thereof, if located within 500 feet of an interstate highway or designated thoroughfare.

(4) HBA signs are not permitted.

(c) Movement control signs.

(1) Movement control signs must direct vehicular or pedestrian movement within the special purpose district and may include the name, address, logo, and directional symbol of any use located within the special purpose district.

- (2) Movement control signs may be externally or internally illuminated.
- (3) A movement control sign must be located at least 1,000 feet from another movement control sign.
- (4) Movement control signs may:
  - (A) be attached or detached signs;
  - (B) not exceed 60 square feet in effective area;
  - (C) not exceed 15 feet in height;
  - (D) be erected anywhere within the subdistrict without limit as to number.
- (5) A movement control sign may be located in a public right-of-way subject to the franchise requirements of Chapter XIV of the City Charter; Article VI of Chapter 43 of the Dallas City Code; Chapter 45 of the Dallas Building Code; and the requirements of all other applicable laws, codes, ordinances, rules, and regulations.
- (6) The director of public works and transportation must review the location of any sign located in the public right-of-way to ensure that the sign will not pose a traffic hazard or visibility obstruction.
- (7) A movement control sign located outside the public right-of-way must have a minimum setback of 15 feet from the property line. No sign may be located in the visibility triangle.
- (8) HBA signs are not permitted. (Ord. 26872)

**SEC. 51P-761.118. DESIGN GUIDELINES.**

- (a) Introduction. The purpose of these design guidelines is to encourage quality development that will contribute to the overall aesthetics of the special purpose district as a unique place by enhancing the built environment. These guidelines are intended to ensure that new development and redevelopment will be compatible with and enhance the overall appearance of the special purpose district.
- (b) Applicability. The design guidelines apply to uses built after June 27, 2007.
- (c) Materials.
  - (1) The surface of each exterior wall (excluding doors and windows) facing a public street, residential use, or public open space must consist of stone, brick, glass block, tile, cast metal, cast or cultured stone, concrete, or a combination of these materials.

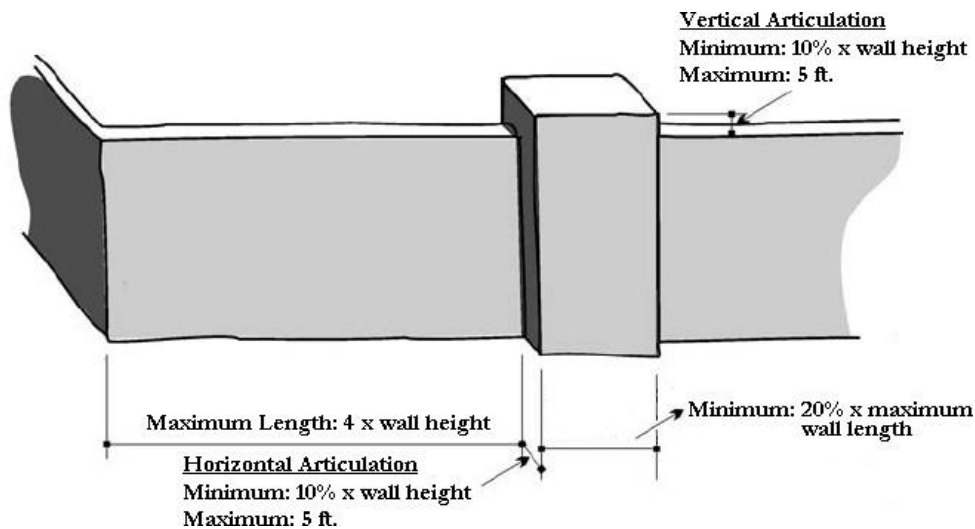
(2) Other cement products (such as stucco, Hardy Plank, or other similar materials) are limited to 50 percent of the buildings' exterior finishes.

(3) When used, stucco must be located at least eight feet above grade on a facade visible from a public right-of-way or a public area.

(d) Facades.

(1) Horizontal articulation. Walls facing a public right-of-way or a residential use may not extend for a horizontal length greater than four times the wall's height without having an off-set plane of 10 percent of the wall's height (with a maximum off-set of five feet). The off-set plane must extend for a horizontal length equal to a minimum of 20 percent of the wall's total length. See Figure 1.

(2) Vertical articulation. Walls facing a public right-of-way or a residential use may not extend for a horizontal length greater than four times the height of the wall without changing height by a minimum of 10 percent of the wall's height (with a maximum change in height of five feet). The changed height must extend for a horizontal length equal to a minimum of 20 percent of the wall's total length. See Figure 1.



**Figure 1: Horizontal and Vertical Articulation**

(3) Roofs. Roof-mounted mechanical equipment, skylights, and solar panels must be screened or set back so that they are not visible from a point five feet, six inches above grade at the property line. Screening materials must match the materials and colors used on the main building. Chain link fence may not be used as a screening material.

(e) Exceptions and variations.

(1) The city plan commission may approve a site plan that does not comply with the design standards in this section if:

(A) strict compliance with these design standards are impractical due to site constraints or would result in substantial hardship;



(B) the site plan complies with the spirit and intent of these design standards;

(C) the site plan furthers the stated purpose of these design standards;  
and

(D) the variation or exception from these design standards will not adversely affect surrounding properties.

(2) The city plan commission must follow the same procedure used for approval of minor amendments to development plans and the fee for a minor plan amendment applies. (Ord. 26872)

**SEC. 51P-761.119. LIGHTING.**

(a) In general. All lighting must be designed in accordance with Illuminating Engineering Society of North America (IESNA) practices.

(b) Lighting plan review. A lighting plan that complies with the requirements of this section must be approved by the building official with the application for a building permit for work on the building site. Photometric plans must graphically depict illumination layout and foot candle values within the area being lighted and at the property lines. All photometric plans and pertinent illumination design information (including fixtures, electrical design data, and IESNA data for luminaries) must be signed and sealed by a licensed engineer in the state of Texas.

(c) General design. Except as provided in this section, all lighting must provide proper site illumination while directing illumination away from any adjacent property.

(1) Street lighting. Street lighting must conform at a minimum to the Texas Department of Transportation Highway Illumination Manual.

(2) Site lighting. Uses that operate between sunset and sunrise must provide illumination not to exceed a maintained average of two-and-one-half foot-candles at ground level and must not distribute more than one-quarter of one foot-candle of light on adjacent residential property.

(3) Parking lot lighting.

(A) Parking lot lighting must provide no more than a maintained average of one-and-a-half foot-candles at ground level and must not distribute more than one quarter of one foot- candle of light on adjacent residential property.

(B) A minimum average of the greater of either one foot candle (maintained) or that required by applicable IESNA practice must be maintained.

(4) Sign lighting. All sign lighting must be designed to minimize uplight. Floodlight use to illuminate signs must be done in a manner that eliminates glare along adjacent roadways and properties.

(d) Light trespass control measures.

(1) Fixture design and location. Any fixture whose distance from a lot line is less than three times its height must be shielded so that all direct light cast in the direction of streets or abutting residential lots is cut off at an angle of no more than 70 degrees measured from a vertical line directly below the fixture. The cut-off may be accomplished either by the fixture photometric properties or by a supplementary external shield.

(2) Lighting shield design. Shields that are installed to control light trespass and glare must be designed so that the parts of the shields that are exposed to the direct light of the fixture and visible from streets or abutting residential lots shall have a flat-black, low reflectivity finish. (Ord. 26872)

**SEC. 51P-761.120. ADDITIONAL PROVISIONS.**

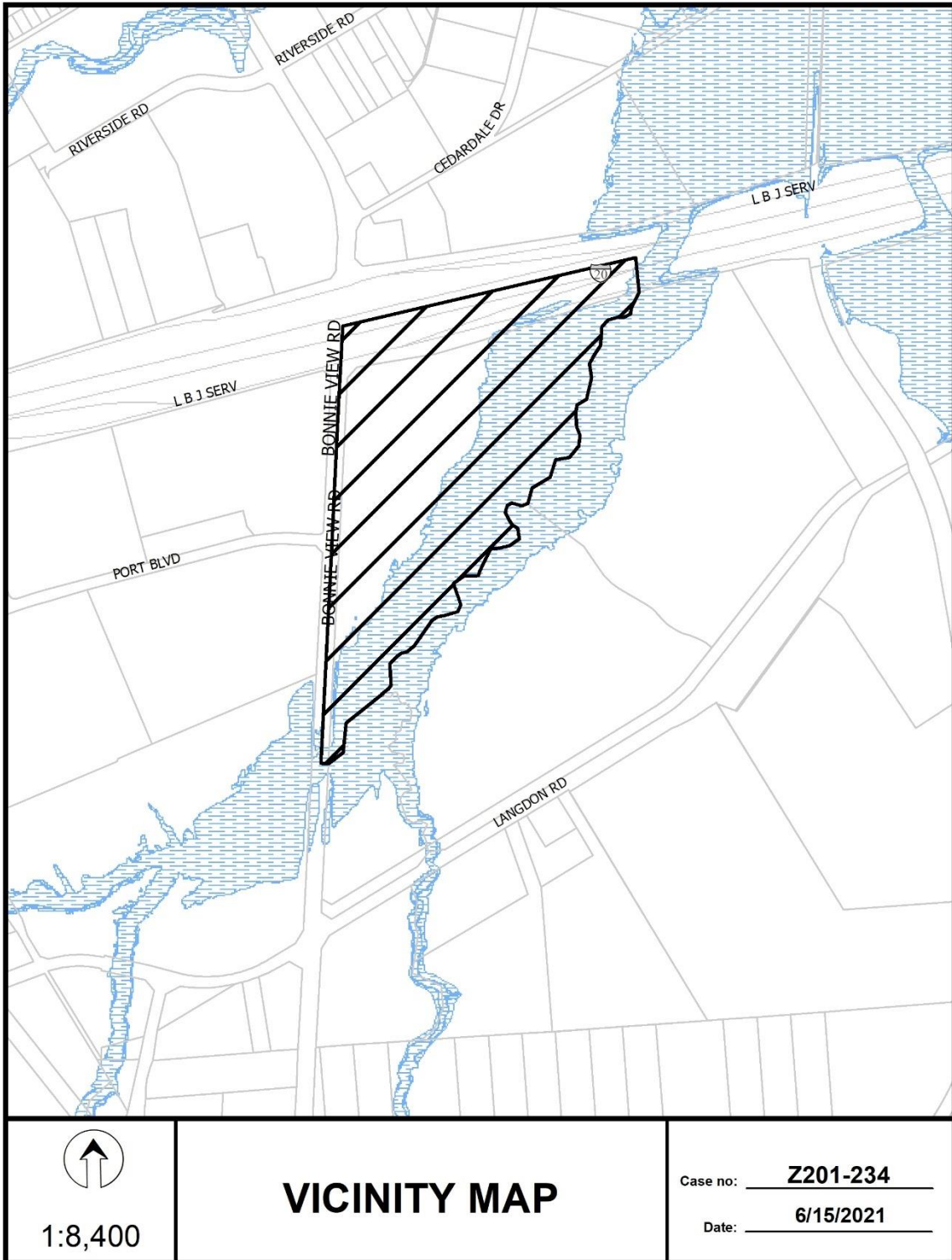
(a) The Property must be properly maintained in a state of good repair and neat appearance.

(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. (Ord. 26872)

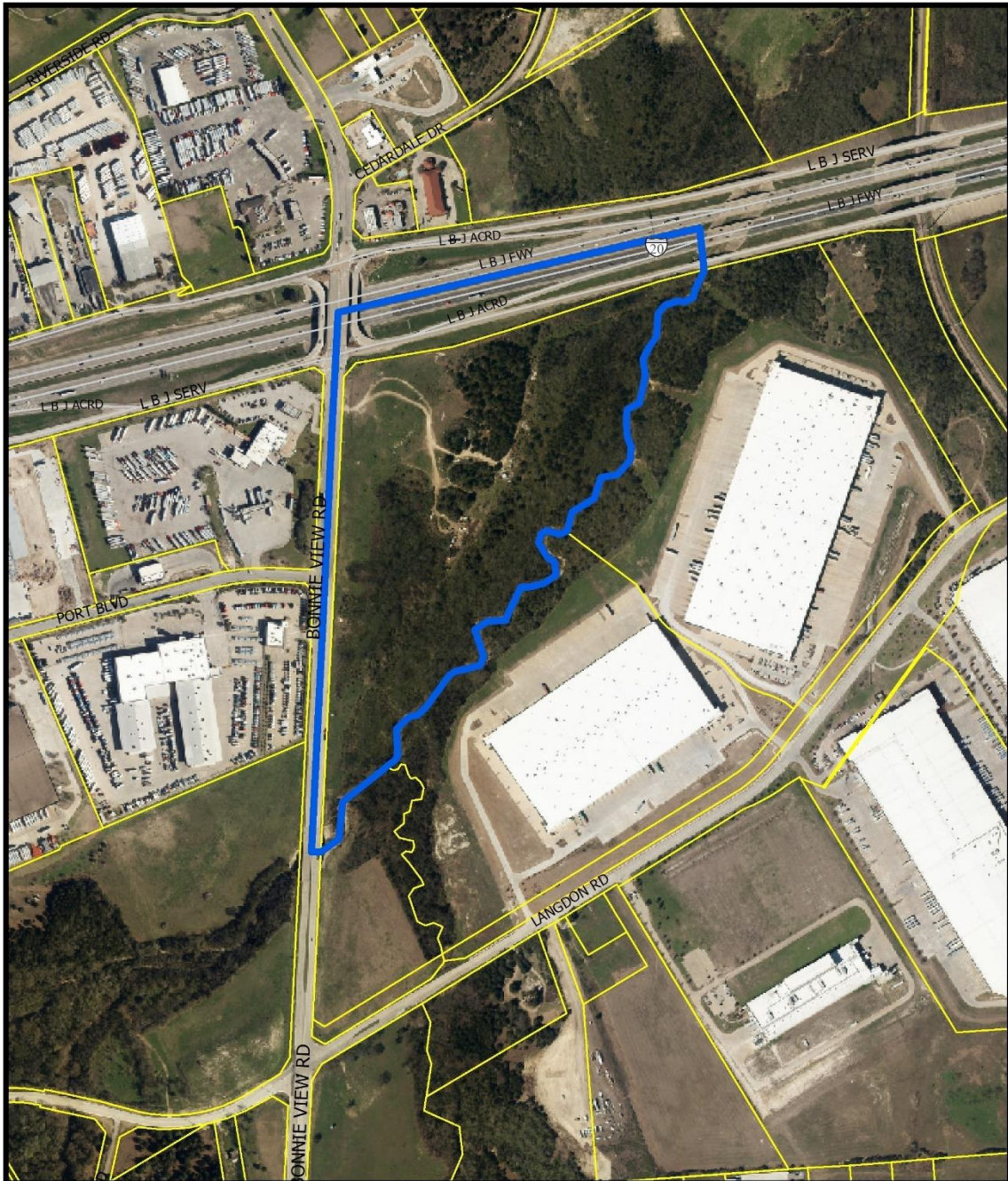
**SEC. 51P-761.121. COMPLIANCE WITH CONDITIONS.**

(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 director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this special purpose district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 26872)





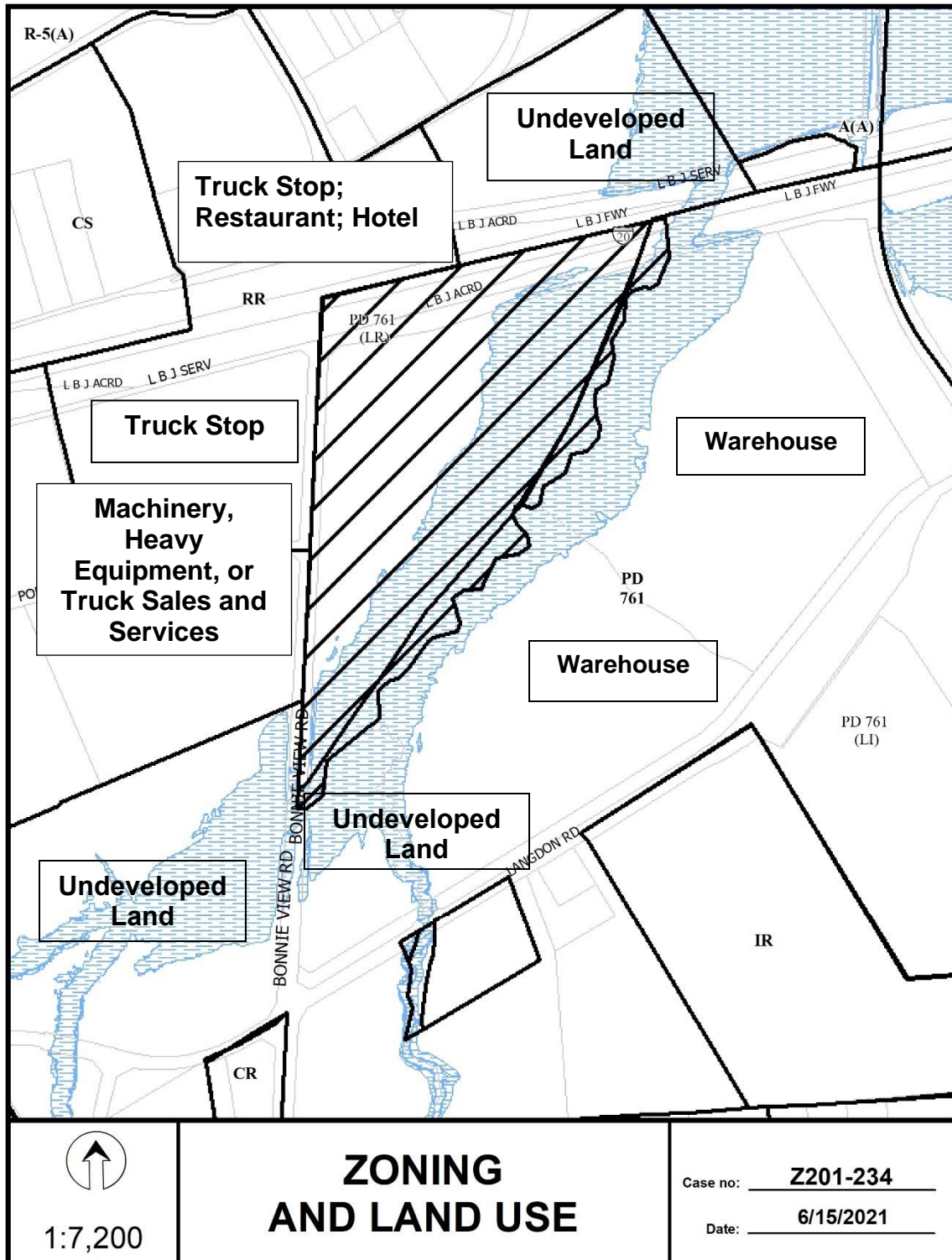


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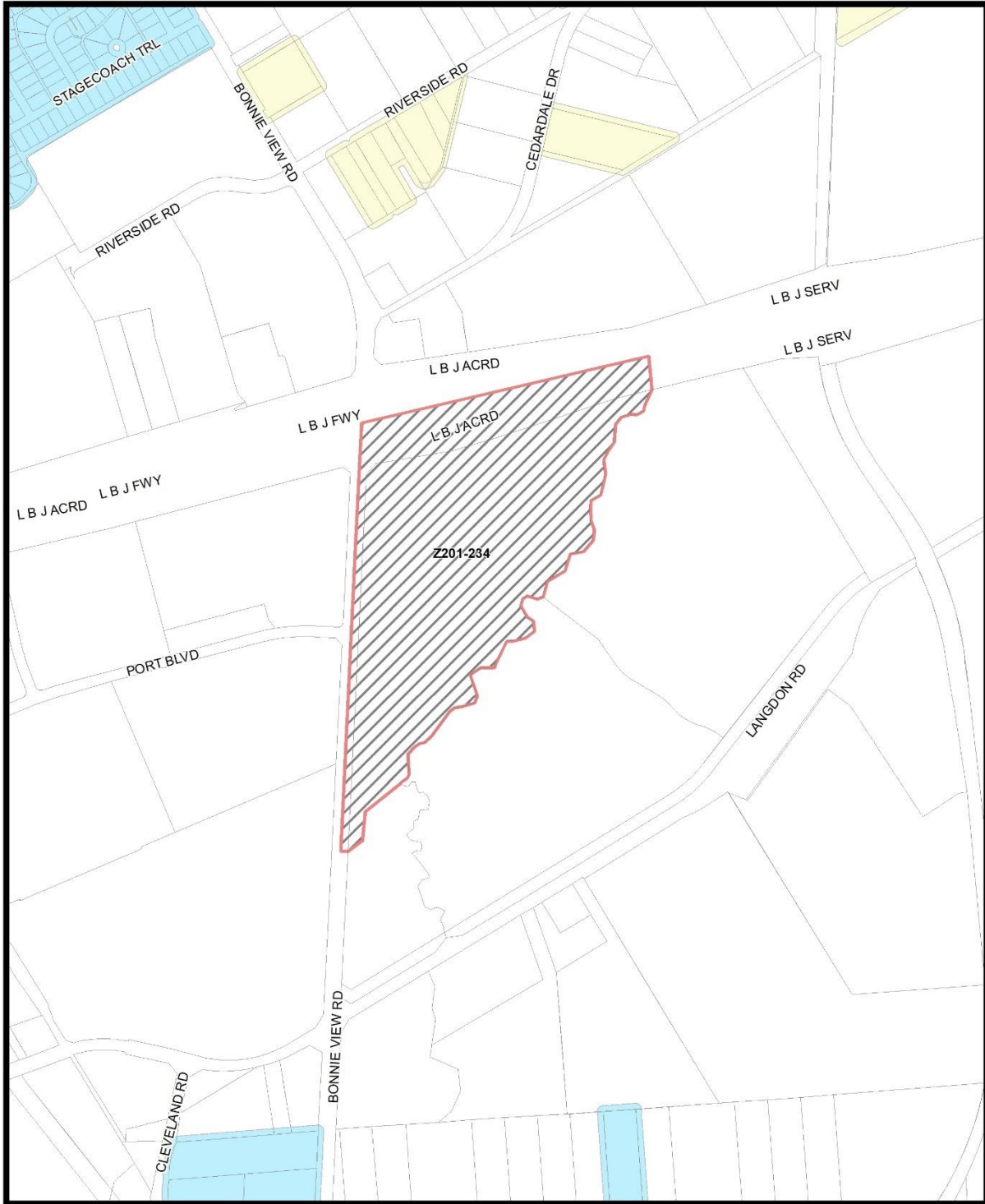
# AERIAL MAP

Case no: Z201-234

Date: 6/15/2021





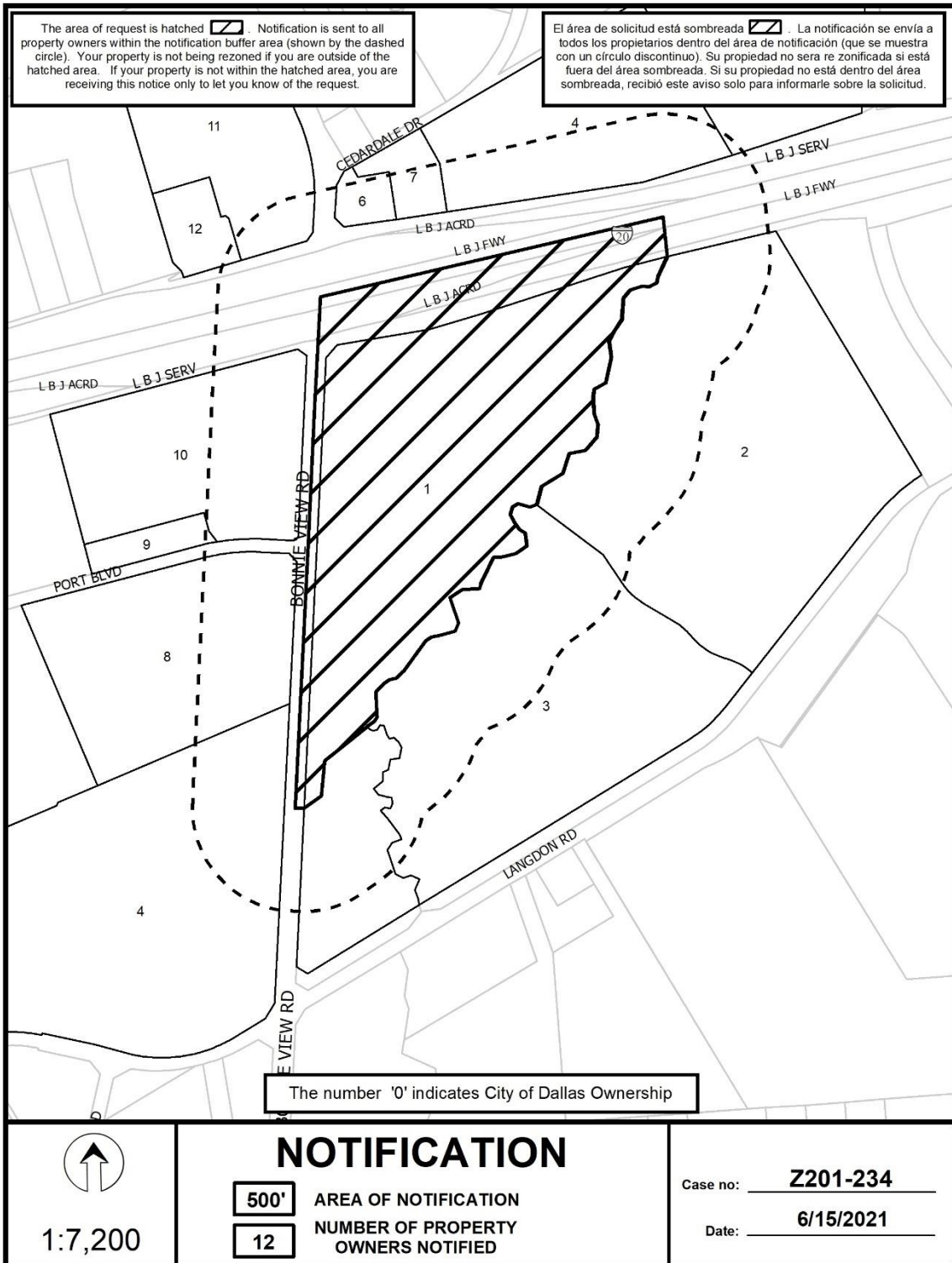


Market Value Analysis A B C D E F G H I NA

 1:8,400

# Market Value Analysis

Printed Date: 6/15/2021



06/15/2021

***Notification List of Property Owners***

***Z201-234***

***12 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4400 LBJ FWY	AMERICAN BANK OF TEXAS
2	4951 LANGDON RD	HARVEST B COMMERCE 20 B1 LLC
3	4601 LANGDON RD	HARVEST B COMMERCE 20 B2 LLC
4	4430 CEDARDALE RD	DLH LOGISTICS LLC
5	4800 LBJ FWY	GILLEN CHRISTOPHER G
6	7410 BONNIE VIEW RD	DMJ PROPERTIES LTD
7	4420 CEDARDALE DR	PADM HOSPITALITY INC
8	4200 PORT BLVD	Taxpayer at
9	4225 PORT BLVD	GILL EXPRESS 2 LLC
10	7751 BONNIE VIEW RD	HPT TA PPTIES TR
11	7425 BONNIE VIEW RD	PTCAA TEXAS LP
12	4301 LBJ FWY	MOONPACK INC

**FILE NUMBER:** Z201-237(OA)                      **DATE FILED:** April 16, 2021

**LOCATION:** On the west line of Seaford Drive, south of Maddox Avenue

**COUNCIL DISTRICT:** 5                                      **MAPSCO:** 58 L

**SIZE OF REQUEST:** ± 0.172 acres                      **CENSUS TRACT:** 92.02

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**REPRESENTATIVE:** Peter Kavanagh, Zone Systems Inc.

**APPLICANT/OWNER:** Next Way Concepts LLC

**REQUEST:** An application for an R-7.5(A) Single Family District on property zoned CR-D Community Retail District with D Liquor Control Overlay.

**SUMMARY:** The purpose of the request is to allow for a single family home to be developed on the site.

**STAFF RECOMMENDATION:** Denial.

**BACKGROUND INFORMATION:**

- The area of request is zoned an CR-D Community Retail District with D Liquor Control Overlay and is currently undeveloped.
- The home that was previously built on this lot was demolished in 2001.
- The purpose of the request is to allow for the construction of a new single-family home on the property.

**Zoning History:**

There has been one zoning changes in the surrounding area in the past five years.

1. **Z167-402:** On September 26, 2017, an application was filed for an RR-D Regional Retail District with a D Liquor Control Overlay on property zoned CR-D Community Retail District with a D Liquor Control Overlay. [Withdrawn during application review].

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
Seaford Drive	Local	-
Maddox Avenue	Local	-

**Traffic:**

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

**Comprehensive Plan**

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



**LAND USE ELEMENT**

**GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS.**

**Policy 1.3.1** Create housing opportunities throughout Dallas.

**NEIGHBORHOOD PLUS PLAN**

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

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

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	CR-D Community Retail District with D Liquor Control Overlay	Single Family Use
<b>North</b>	CR-D Community Retail District with D Liquor Control Overlay Retail	Single Family Use
<b>West</b>	PDD No. 366-D-1	Child-care facility & Auto sales use
<b>East</b>	PDD No. 844 (Tract 1)	Athletic field Use
<b>South</b>	CR-D Community Retail District with D Liquor Control Overlay Retail	Single Family Use

**Land Use Compatibility:**

The area of request is currently undeveloped and zoned CR-D Community Retail District with D Liquor Control Overlay. The applicant is seeking approval for the development of a single-family structure with an R-7.5(A) district. The applicant is contiguous to single family uses to the north and south, to an athletic field use across Seaford Drive [PDD No. 844] to the east and to a Child-care facility and auto sales use to the west. Properties to the south are developed with single family uses. These single-family uses are

Z201-237(OA)

nonconforming located within the CR-D Community Retail District with D Liquor Control Overlay to the north and south.

Therefore, staff is concerned that the proposed R-7.5(A) district will impose height and setback restrictions on the adjacent commercial properties zoned to the north, south, east and west by requiring that any proposed development over 26 feet in height complies with the residential proximity slope (RPS), and to require a 20-foot setback from the residential district. Therefore, the change in zoning would be an encroachment into a community retail service district.

This is an area that may be ripe for an authorized hearing to determine if CR-D-1 district is the appropriate zoning in this area but rezoning one lot at the time would not be appropriate. Staff recommends denial of the zoning change.

**Development Standards:**

<b><u>DISTRICT</u></b>	<b>SETBACKS</b>		<b>Height</b>	<b>Lot Coverage</b>	<b>Minimum Lot Size</b>	<b>Special Standards</b>	<b>PRIMARY Uses</b>
	<b>Front</b>	<b>Side/Rear</b>					
<b><i>Existing</i></b> CR	15'	20' Adjacent to res. Other, no min.	54'	60%	No min	RPS	Retail and Personal Service, Office
<b><i>Proposed</i></b> R-7.5(A)	Min. 25'	5' for SFD, 10'/15' other	30'	45% for res. 25% other	75,000 sf.	-	Single Family.

**Landscaping:**

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

**Parking:**

Parking will be required in accordance with the Dallas Development Code, as amended. One parking space is required for the proposed single-family use in the proposed zoning district.

**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

Z201-237(OA)

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 within MVA category "G". The cluster to the north, south, and west are also with in Category "F" but the properties to the east are unclassified.





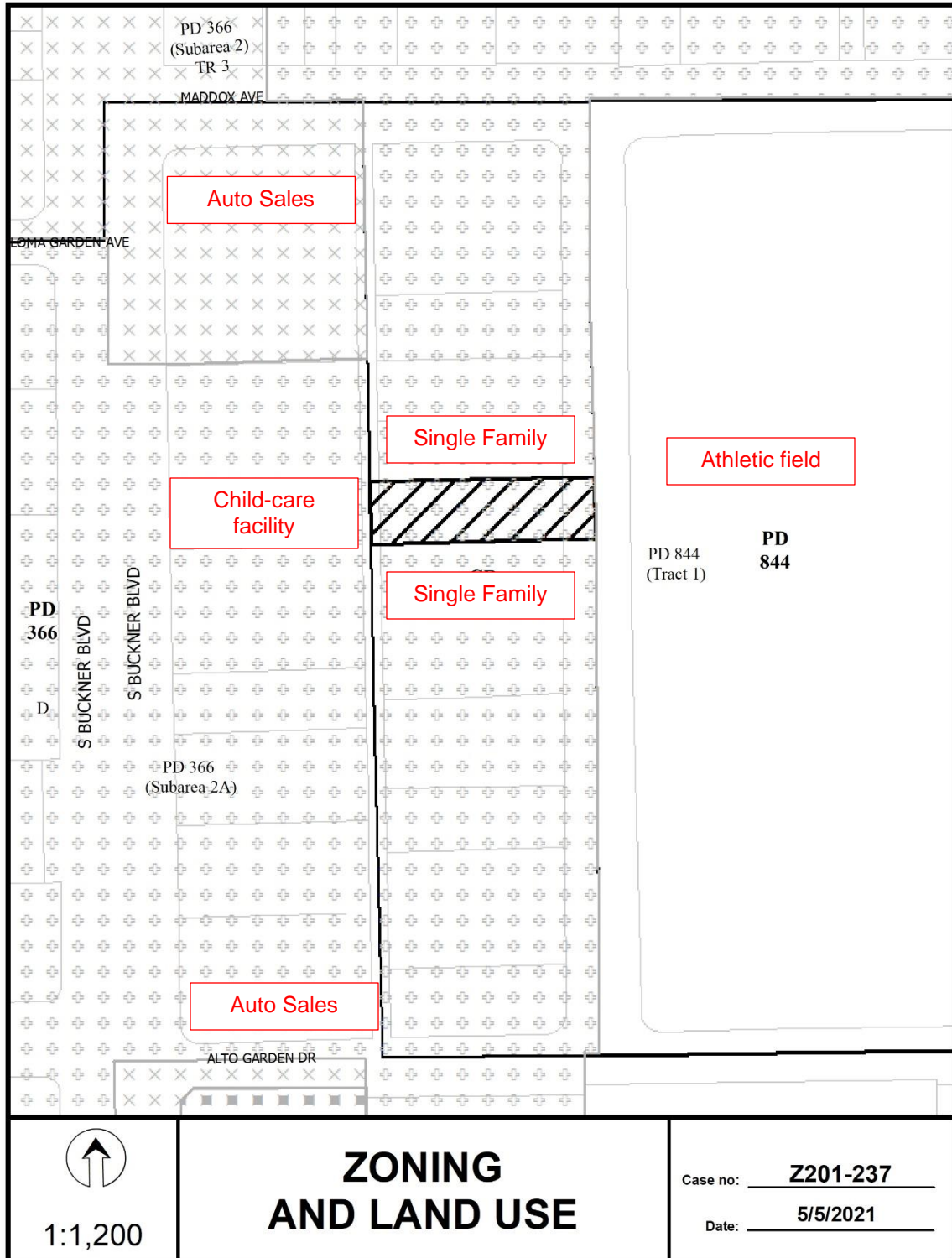
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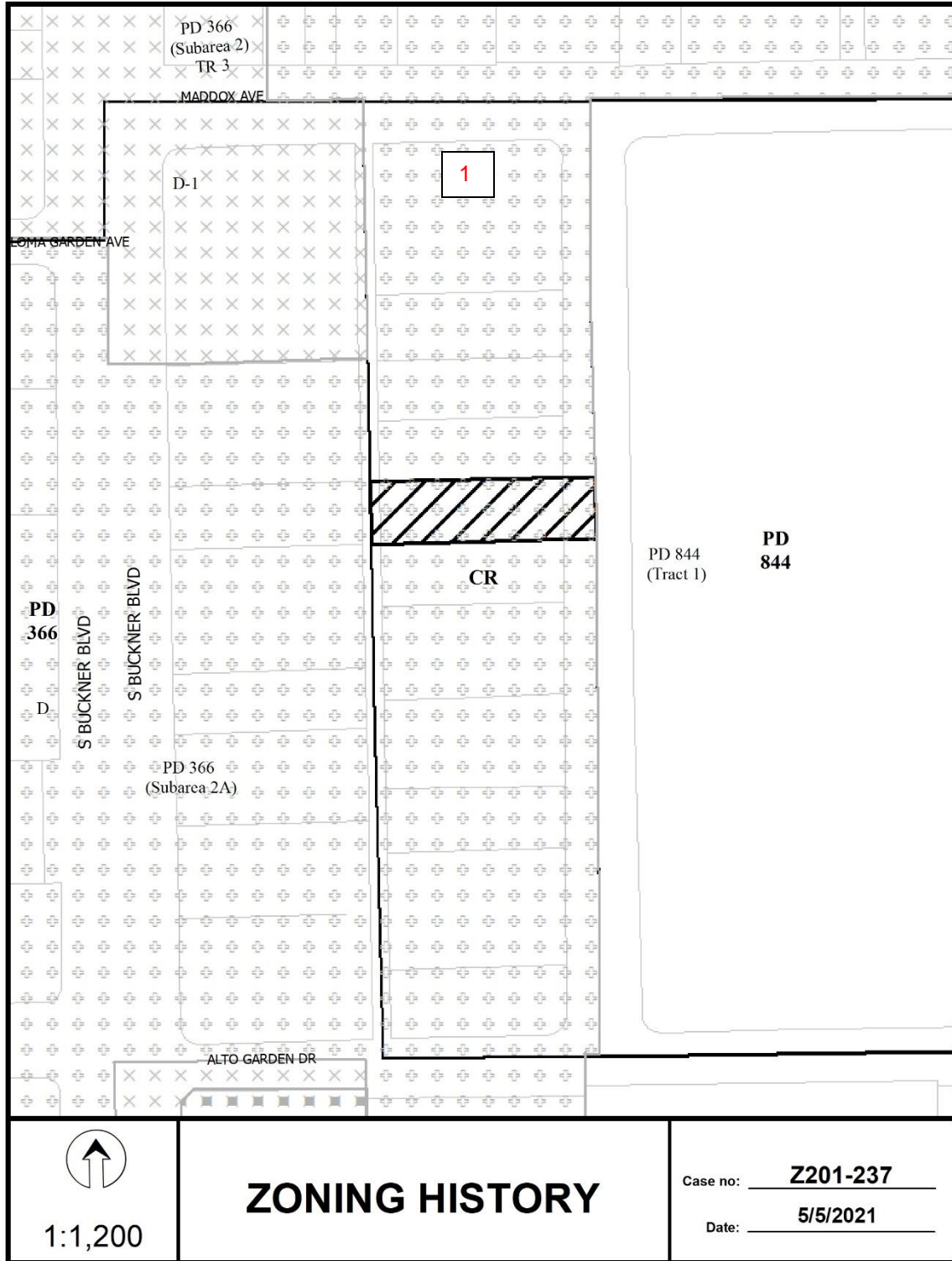
# AERIAL MAP

Case no: Z201-237

Date: 5/5/2021





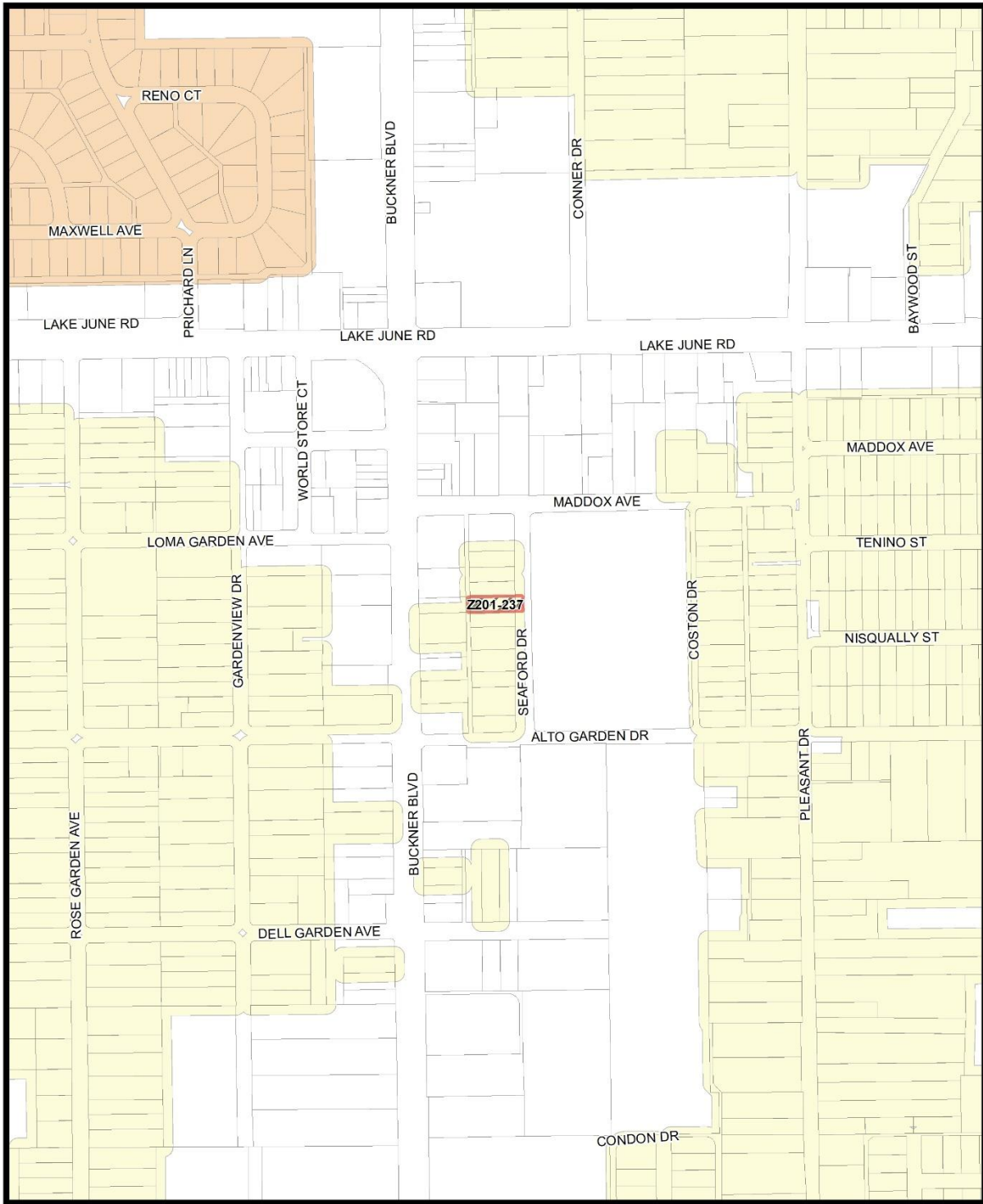


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# ZONING HISTORY

Case no: Z201-237

Date: 5/5/2021





Market Value Analysis A B C D E F G H I NA

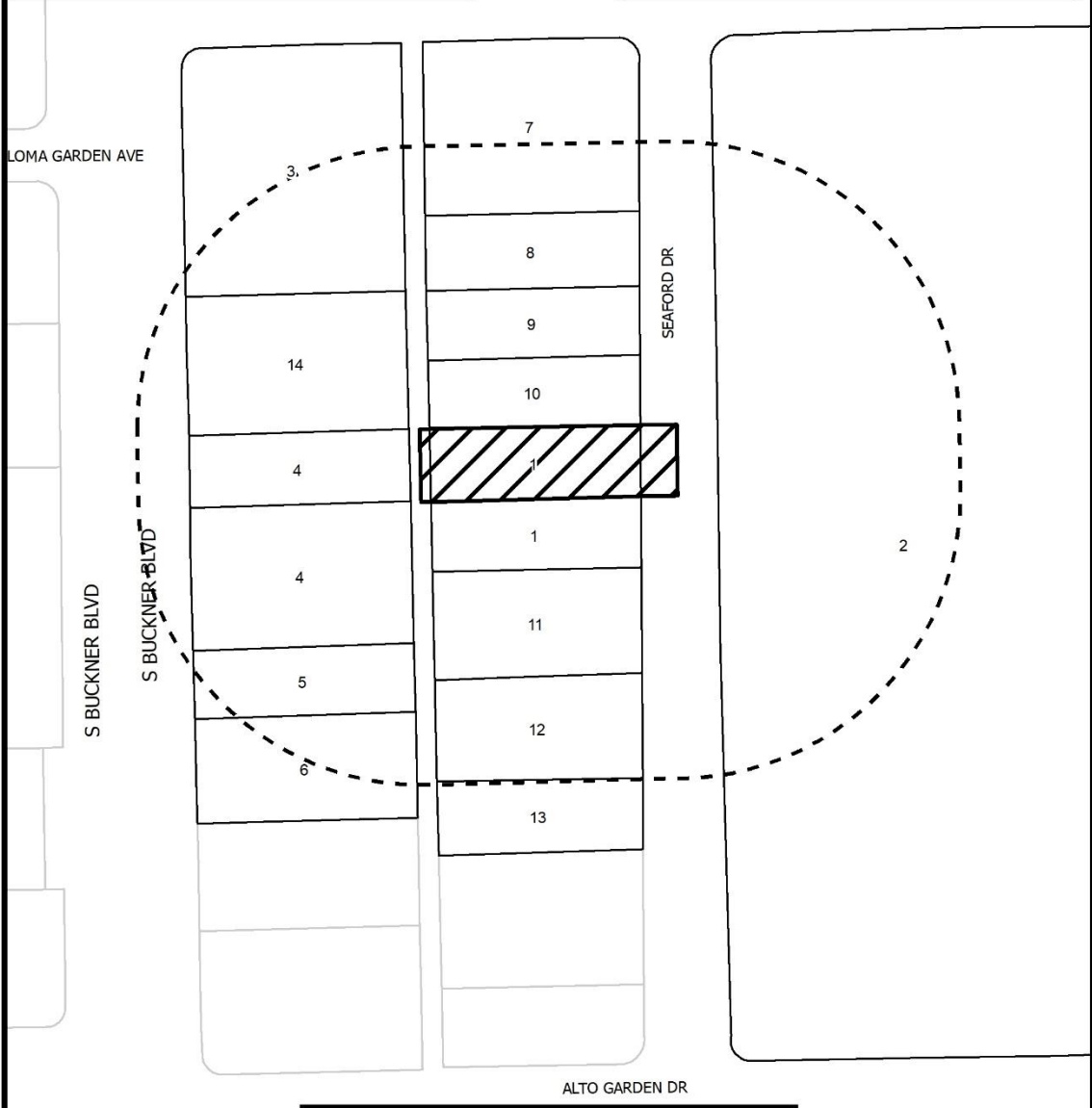


# Market Value Analysis

Printed Date: 5/5/2021

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.

El área de solicitud está sombreada  . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership

 1:1,200	<h2>NOTIFICATION</h2>	Case no: <u>    Z201-237    </u>
	200' AREA OF NOTIFICATION 14 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <u>    5/5/2021    </u>

Z201-237(OA)

05/05/2021

## ***Notification List of Property Owners***

***Z201-237***

***14 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1133 SEAFORD DR	IRWIN CHARLES H
2	8208 MADDOX AVE	Dallas ISD
3	1150 S BUCKNER BLVD	GRIFFS OF AMERICA INC
4	1132 S BUCKNER BLVD	PATTERSON LEOPOLD &
5	1120 S BUCKNER BLVD	OCAMPO O MARIA M O
6	1114 S BUCKNER BLVD	PATTERSON LEOPOLD &
7	8122 MADDOX AVE	RODRIGUEZ ISRAEL
8	1145 SEAFORD DR	DAVALLO JORDAN THOMAS
9	1143 SEAFORD DR	SEGOVIA JOSE
10	1137 SEAFORD DR	ESTALA MARIA JACOBO
11	1127 SEAFORD DR	RODRIGUEZ PATRICIA F &
12	1117 SEAFORD DR	CANAS ALVARO A &
13	1113 SEAFORD DR	MARTINEZ IGNACIO
14	1136 S BUCKNER BLVD	NOTTINGHAM PHIL



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**FILE NUMBER:** Z190-341(LG)                      **DATE FILED:** August 24, 2020  
**LOCATION:** Southwest and northwest corners of Merrell Road and Midway Road  
**COUNCIL DISTRICT:** 13                              **MAPSCO:** 24 K  
**SIZE OF REQUEST:** ±42.113 acres                      **CENSUS TRACT:** 95.00

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**REPRESENTATIVE:** Andrew Ruegg and Dallas Cothrum, Masterplan

**APPLICANT/OWNER:** The Episcopal School of Dallas

**REQUEST:** An application for an amendment to and an expansion of Planned Development District No. 400 on property zoned Planned Development District No. 400 and an R-16(A) Single Family District with consideration given for a Specific Use Permit for an open space use.

**SUMMARY:** The purpose of the request is to allow for the expansion of PD No. 400 and amend the PD regulations primarily in relation to permitted uses, parking, landscaping, screening, lighting, and traffic management plan. [Episcopal School of Dallas]

**STAFF RECOMMENDATION:** Approval, subject to a revised development plan, a revised landscape plan, a south and southwest landscape buffer exhibit, a south and southwest tree preservation exhibit, a revised traffic management plan and staff’s recommended conditions; and denial of the proposed Specific Use Permit for an open space use.

**PRIOR CPC ACTION:** On May 6, 2021, the City Plan Commission held this matter under advisement until June 3, 2021 to allow for the readvertisement of the case with a specific use permit for an open space use on the southern portion of the planned development district. After the case was readvertised for June 3, a request for postponement was submitted, which placed the case on the July 1 CPC agenda.

**BACKGROUND INFORMATION:**

- On June 22, 1994, the City Council approved Planned Development District No. 400 for R-16(A) Single Family District uses and a private school use.
- The City Council approved three amendments to PD No. 400 and the City Plan Commission approved nine minor amendments between October 13, 1994 and August 13, 2013.
- On April 13, 2016, the City Council approved the abandonment of Montwood Lane and a garage collection and utility easement.
- The applicant proposes to add 13 residential lots to the planned development district, which will contain an open space area and add parking lots on the southern border of the site. The applicant also proposes to install additional landscaping on the southern border of the site, make lighting improvements to the site, add a building for facilities and maintenance, and install signage along the entrances of the property.

**Zoning History:**

There have been three zoning requests in the surrounding area in the last five years.

1. **Z201-132:** An application for a Planned Development District for R-16(A) Single Family District uses and a public school other than an open enrollment charter school use on property zoned an R-16(A) Single Family District, located on the southwest corner of Midway Road and Killion Drive [CPC hearing to be held on July 1, 2021]
2. **Z190-208:** On June 24, 2020, the City Council approved an amendment to and the expansion of Planned Development District No. 706 for R-16(A) Single Family uses and a public school other than an open-enrollment charter school use on property zoned Planned Development District No. 706 and Planned Development District No. 724 in an area generally bounded by Killion Drive to the north, Gooding Drive to the east, Walnut Hill Lane to the south and Hedgeway to the west.
3. **Z178-150:** On August 8, 2018, the City Council approved an amendment to Planned Development District No. 706 for a public school use on property zoned Planned Development District No. 706, located at the northwest corner of Walnut Hill Lane and Gooding Drive.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Throughfare Dimensions</b>
Midway Road	Principal Arterial	100 ft.
Merrill Road	Local	-

**Traffic:**

Engineering staff reviewed the proposed traffic management plan and provided the following comments:

- The proposed re-striping of pavement markings of Merrell Road will improve operations and will mitigate unduly prohibitive obstruction during peak hour traffic along Merrell Road in the north side of the school campus.
- The proposed site modifications depicted in the proposed TMP will increase the total queueing capacity. It also plans to separate the egress and ingress maneuvers of traffic operations. Deputized officers will still be needed to operate the proposed traffic operations as planned that the applicant has proposed to evaluate with the proposed TMP.

**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 proposed plans are consistent with the following goals and 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.

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

**STAFF ANALYSIS:**

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PDD No. 400, R-16(A)	Private School, Single Family, Undeveloped Land
<b>North</b>	R-16(A)	Single Family
<b>South</b>	R-16(A)	Single Family
<b>East</b>	R-10(A), PD No. 627, LO-1, NS(A)-D, R-16(A)	Single Family, Office, Retail
<b>West</b>	R-16(A)	Single Family

**Land Use Compatibility:**

The site is primarily developed with a private school in a residential neighborhood. Currently, the expansion area consists of vacant lots and four single family homes. The site is surrounded by single family uses to the north, south, and west. East of the site, across Midway Road, is developed with single family, office, and retail uses.

The applicant’s request will allow for the construction of a two-story, 15,000 square foot facilities and maintenance building on the southwestern portion of the area of request. Renovations for Phase VI and Phase XII buildings, security houses, and covered dining space are also included in this request. Overall, the proposed square footage for the school will increase from 413,359 square feet to 413,556 square feet. The revised development plan demonstrates the updated square footages for all existing and proposed buildings and the heights of all existing and proposed buildings. The maximum structure height for buildings is proposed at 48 feet, however, the maximum height varies for different phases and different portions of certain structures, as indicated within the PD conditions.

The addition of the residential lots will provide open space and overflow parking on the southern end of the property. The applicant is proposing outdoor curricular use or special events within the open space and proposes many definitions in relation to those activities within the PD Conditions. Staff recommends denial of the SUP request for the open space. The open space can be identified within the development plan, however the activities within the open space for specific days as intended by the applicant is not enforceable using the SUP. Therefore, staff does not recommend including the definitions in relation to activities within the open space.

A portion of abandoned Montwood Lane will be reconfigured to allow for queuing and off-street parking for the lower and upper school.

Issues that have been discussed are the number of sporting activities being held at the stadium and athletic fields and non-sporting events and the amount of noise generated from the activities on campus. Due to the proximity of the facilities and maintenance building and the open space area to the adjacent residential properties, restrictions on

the time of use for the abovementioned items have been recommended in the PD conditions. The applicant proposes to prohibit amplified sound during practices, however proposes allowing portable speakers. Staff is not in support of allowing the amplified sound or portable speakers during team practices. Two sound studies from Fall 2021 and Spring 2022 semesters are proposed in the conditions. Improvements would be required if the studies demonstrate noncompliance with code or nuisance related to noise.

The applicant has provided conditions in the PD that state lighting would be shielded and proposes time limits for the lighting. The height of the existing poles are 60 feet tall. The applicant proposes to install 12 feet cellular tower antennas on the poles, which would bring the maximum height to 72 feet.

**Development Standards:**

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
<b>R-16(A) Single Family (Existing)</b>	35'	10'	1 Dwelling Unit/ 16,000 sq. ft.	30'	40%		Single family
<b>PD No. 400 (Existing)</b>	35'	10'	1 Dwelling Unit/ 16,000 sq. ft.	48' max 70' for certain structure portion for Phase X*	30%	RPS	Single family, Private school
<b>PD No. 400 (Proposed)</b>	35'	10'	1 Dwelling Unit/ 16,000 sq. ft.	48' max 70' for certain structure portion for Phase X*	30%	RPS	Single family, Private school

\*separate height requirement for flags, spires, lighting pole, cell towers etc.

**Landscaping:**

Landscaping must be provided in accordance with Landscape Plan and the south and southwest buffer landscape plan.

The buffer landscape area is located along the southern border of the properties that are currently zoned an R-16(A) Single Family District. The area consists of vacant land and single-family homes. The buffer landscape plan will include mature trees and plantings, open space, and an eight-foot-tall wood fence along the southern portion to screen residential properties from the proposed increase in parking along the southern portion as well as increased vehicles for pickup and drop-off for students. The large canopy trees are an additional visual screening measure between the neighbors and the school.

There are concerns with utilities on the southern portion of the site, since these utilities have not been released by ONCOR or AT&T. There is a 25-foot D.P. & L Co. easement



and a five-foot sewer easement within the landscape buffer area. Landscape material is not allowed in the easement without the permission of the easement holder. At this time, the applicant has contacted ONCOR and AT&T, but no official documentation has been released by either of these companies stating they would or would not allow the applicant to construct any landscaping or roads in their respective easements. Staff recommends a landscape plan that shows the landscaping outside of the easements, otherwise the update to the buffer landscape plan may generate a need for an amendment.

**Parking:**

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

- one and one-half spaces for each kindergarten / elementary school classroom;
- three and one-half spaces for each middle school classroom; and
- nine and one-half spaces for each high school classroom.

The applicant proposes the following parking ratios:

- two spaces for each lower school classroom,
- three and one-half spaces for each middle school classroom; and
- ten and one-half spaces for each upper school classroom.

There are currently 483 off-street parking spaces on site. If the request is approved, the amount of parking on campus will increase by 189 spaces. The applicant proposes specific definitions for lower school, middle school and upper school that somewhat align with the traditional elementary, middle, and high school definitions. However, staff is not in support of these additional definitions within the PD. For 100 classrooms with the proposed breakdown, the applicant would be required to provide 592 parking spaces with the parking ratio required by Dallas Development Code and 655 parking spaces with the parking ratio proposed by the applicant. The applicant proposes 672 parking spaces.

The proposed parking supply provides sufficient space to meet the parking needs of the school including staff, students, and visitors during special events. It mitigates overflow on-street parking.

The school generates a high number of visitors to campus for day-to-day operations, regular-scheduled events, and special events. On a daily basis, the number of campus visitors ranges from one or two dozen to several hundred. Historically, parking overflows into adjacent neighborhoods. This has been a years-long issue with neighbors on the north side of campus, which the applicant has endeavored to mitigate. The applicant's goal in increasing on-site parking is to substantially relieve surrounding neighborhoods of overflow parking. Without the zoning change, overflow visitor parking will continue to rely on on-street parking.

**Signs:**

The applicant proposes to install five monument signs that will not exceed 144 square feet for each sign and will be six feet tall. The signs will be made of masonry and will be located along the entrances of the school. Staff has reviewed the request and has no objection to this request.

**Market Value Analysis (MVA):**

Market Value Analysis (MVA) is a tool to aid residents and policymakers 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 target intervention strategies more precisely 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 most of the area of request is uncategorized, a portion of the site on the southern end lies within MVA Category "B". MVA Category "B" properties also lie to the north, east, and west. Properties within an "A" MVA Category are located to the east and southeast of the area of request.

**List of Officers/Partners/Principals**

Officers

Giffen Weinmann, Chair  
Don Carty, Chair Emeritus  
Nancy Perot, Vice-Chair  
Libby McCabe, Secretary  
Mark Freeman, Treasurer and Chair, Finance Committee  
Mary Adair Dockery, Chair, Nominating and Governance Committee  
Chris Elliston '88, Chair, Advancement Committee  
Jay Grogan, Chair, Building and Ground Committee  
Kimberley Ballard-Madison, Chair, Committee on Episcopal Identity  
Veretta Frazier, Chair, Human Resources and Compensation

Board Members

Kimberley Ballard-Madison  
Plack Carr, Lifetime Director  
Don Carty\*  
April Cook\*  
Mary Adair Dockery  
Rhonda Durham  
Chris Elliston '88  
Veretta Frazier  
Mark Freeman  
Chris Girata  
Jay Grogan  
Richard Heath, Lifetime Director  
Andy Keller  
Michelle Kinder  
Ryan Kneipper '99\*  
Libby McCabe  
Kent McGaughy  
Giselle Montagna  
Michael Munir '92  
David Munson, Lifetime Director  
Suku Nair  
Nancy Perot  
Rob Raymond  
Brendon Riley  
Kit Sawers  
Jim Skochdopole  
Stephen Swann '93  
Giffen Weinmann, Chair  
Gregg Whiteman '81  
\*ex officio

**Proposed PD Conditions**

ARTICLE 400.

PD 400.

SEC. 51P-400.101. LEGISLATIVE HISTORY.

PD 400 was established by Ordinance No. 22096, passed by the Dallas City Council on June 22, 1994. Ordinance No. 22096 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 22096 was amended by Ordinance No. 24420, passed by the Dallas City Council on October 11, 2000. (Ord. Nos. 19455; 22096; 24420; 25850)

SEC. 51P-400.102. PROPERTY LOCATION AND SIZE.

PD 400 is established on property generally located at the southwest and northwest corners of Merrell Road and Midway Road. The size of PD 400 is approximately ~~35.173~~ 42.003 acres. (Ord. Nos. 22096; 25850)

SEC. 51P-400.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) OPEN SPACE means an area designated on the development plan for outdoor curricular use or special events.

(2) 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.

(3) AUTHORIZED ATHLETIC EVENT means athletic game published on the official website of the private school located on the Property.

**Staff's Recommendation:**

(3) — OVERFLOW PARKING means off-street parking for any event which is not a part of the routine school day.

(4) — SPECIAL EVENTS means an activity that is not a part of the routine school day and takes place in the Open Space.

(5) — EXPLORATION AND NATURAL LAB SPACE FOR SCIENCE CLASSES means designated outdoor areas where students under faculty supervision may conduct outdoor experiments and other outdoor educational experiences to further student learning.

(6) — STUDENT MAINTAINED GARDENS means outdoor spaces for student botanical pursuits including but not limited to having raised flowerbeds, trellises, and planting stakes for the purpose of growing and maintaining a functional garden.

(7) — OUTDOOR EDUCATION CLASSES means classes that will take place outdoors to further outdoor experiences including but not limited to hiking, botany, and survival tactics for the purpose of preparing students for future outdoor activities.

(8) — REFLECTION AND WRITING SPACE means space utilized for personal reflection and thought, creative writing, and quiet contemplation for students.

(9) — OUTDOOR CHAPEL means outdoor worship services or group prayer which shall not include amplified music or voices.

(10) — ADVISORY ACTIVITIES means meetings conducted by faculty, also known as advisors, for students within their specific advisory group of students.

(11) — MINDFULNESS' EXERCISES means activities aimed at gaining a greater sense of self through quiet meditation, personal reflection, and group discussions.

(12) — FRESH AIR AND MOVEMENT BREAKS means specific times to leave the classroom accompanied by faculty and staff to an outdoor environment to have an abbreviated break from the standard classroom setting.

(13) — CLUB MEETINGS means meetings facilitated by faculty in charge of clubs pertaining to specific hobbies, interests, and topics with student involvement.

(14) — ROUTINE SCHOOL DAY means scheduled school days, Monday through Friday during Fall and Spring semester which include regular private school operations and educational classes.



~~(15) — OUTDOOR CURRICULAR USE means any activity relating to the private school student educational experience and part of the routine school day or summer camp day taking place in the Open Space limited to exploration and natural lab space for science classes, student-maintained gardens, outdoor education classes, reflection and writing space, outdoor chapel, advisory activities, mindfulness exercises, fresh air and movement breaks, and club meetings.~~

~~(16) — AMPLIFIED SOUND means announcements, music, or other noise projected through stadium field sound speakers.~~

~~(17) — SUMMER CAMP DAY means scheduled school activity days, Monday through Friday in between Spring and Fall semester which include outdoor curricular use activities.~~

~~(18) — STADIUM FIELD means the athletic field at Jones Family Stadium as indicated on the development plan.~~

~~(19) — LOWER SCHOOL means pre-elementary through fourth grade.~~

~~(20) — MIDDLE SCHOOL means fifth grade through eighth grade.~~

~~(21) — UPPER SCHOOL means ninth grade through twelfth grade.~~

**Applicant's Request**

(3) OVERFLOW PARKING means off-street parking for any event which is not a part of the routine school day.

(4) SPECIAL EVENTS means an activity that is not a part of the routine school day and takes place in the Open Space.

(5) EXPLORATION AND NATURAL LAB SPACE FOR SCIENCE CLASSES means designated outdoor areas where students under faculty supervision may conduct outdoor experiments and other outdoor educational experiences to further student learning.

(6) STUDENT-MAINTAINED GARDENS means outdoor spaces for student botanical pursuits including but not limited to having raised flowerbeds, trellises, and planting stakes for the purpose of growing and maintaining a functional garden.

(7) OUTDOOR EDUCATION CLASSES means classes that will take place outdoors to further outdoor experiences including but not limited to hiking, botany, and survival tactics for the purpose of preparing students for future outdoor activities.

(8) REFLECTION AND WRITING SPACE means space utilized for personal reflection and thought, creative writing, and quiet contemplation for students.

(9) OUTDOOR CHAPEL means outdoor worship services or group prayer which shall not include amplified music or voices.

(10) ADVISORY ACTIVITIES means meetings conducted by faculty, also known as advisors, for students within their specific advisory group of students.

(11) MINDFULNESS' EXERCISES means activities aimed at gaining a greater sense of self through quiet meditation, personal reflection, and group discussions.

(12) FRESH AIR AND MOVEMENT BREAKS means specific times to leave the classroom accompanied by faculty and staff to an outdoor environment to have an abbreviated break from the standard classroom setting.

(13) CLUB MEETINGS means meetings facilitated by faculty in charge of clubs pertaining to specific hobbies, interests, and topics with student involvement.

(14) ROUTINE SCHOOL DAY means scheduled school days, Monday through Friday during Fall and Spring semester which include regular private school operations and educational classes.

(15) OUTDOOR CURRICULAR USE means any activity relating to the private school student educational experience and part of the routine school day or summer camp day taking place in the Open Space limited to exploration and natural lab space for science classes, student-maintained gardens, outdoor education classes, reflection and writing space, outdoor chapel, advisory activities, mindfulness exercises, fresh air and movement breaks, and club meetings.

(16) AMPLIFIED SOUND means announcements, music, or other noise projected through stadium field sound speakers.

(17) SUMMER CAMP DAY means scheduled school activity days, Monday through Friday in between Spring and Fall semester which include outdoor curricular use activities.

(18) STADIUM FIELD means the athletic field at Jones Family Stadium as indicated on the development plan.

(19) LOWER SCHOOL means pre-elementary through fourth grade.

(20) MIDDLE SCHOOL means fifth grade through eighth grade.

(21) UPPER SCHOOL means ninth grade through twelfth grade.

(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. Nos. 24420; 25850)

SEC. 51P-400.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 400A: Development plan

(2) Exhibit 400B: Landscape Plan

(2) Exhibit 400C: South and Southwest Landscape Buffer

(3) Exhibit 400D: South and Southwest Tree Preservation

(4) Exhibit 400E: Traffic management plan

SEC. 51P-400.1045. DEVELOPMENT PLAN.

(a) Development and use of the Property must comply with the development plan (Exhibit 400A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(b) Future phases are not required to be developed in numerical sequence.

Z190-341(LG)

~~(c) Exhibit 400A shows existing development as of May XX 2021 and proposed future development of the Property as of October 11, 2000. Any structure labelled "TO BE REMOVED" on Exhibit 400A may remain on the Property until the completion of Phase VI or Phase VII, whichever occurs first. (Ord. Nos. 24420; 25850)~~

(d) For purposes of compliance with lot coverage and off-street parking, the Property shall be considered one lot.

SEC. 51P-400.105. MAIN USES PERMITTED.

(a) Except as provided in this section, the uses permitted in this district are those uses permitted in the R-16(A) Single Family District, subject to the same conditions applicable in the R-16(A) Single Family District, as set out in the Dallas Development Code, except that a private school is permitted by right. For example, a use permitted in the in the R-16(A) Single Family District only by specific use permit (SUP) is permitted in this PD only by SUP; a use subject to development impact review (DIR) in the R-16(A) Single Family District is subject to DIR in this PD. (Ord. Nos. 24420; 25850)

(b) The following uses are permitted by right:

          -- Private school.

          -- Tower/antenna for cellular communication [mounted to existing or improved structure including athletic field light poles]

**Staff's Recommendation:**

(c) The following uses are permitted by SUP only:  
                          Open Space

**Applicant's Request:**

(c) The following uses are permitted by SUP only:  
          -- Open Space

SEC. 51P-400.106. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A4.217. (Ord. Nos. 24420; 25850)

SEC. 51P-400.107. YARD, LOT, AND SPACE REGULATIONS.

(a) In general. The development standards contained in Section 51A-4.112(c), "R-16(A) District," apply to this PD, except as otherwise required by these conditions.

(b) Floor area. Maximum floor area for each phase to be developed is shown on the development plan.

Z190-341(LG)

(c) Height.

(1) Maximum structure height is 48 feet, except as otherwise required by these conditions.

(2) Maximum structure height for Phase III is 35 feet

(23) Maximum structure height for Phase VI is 35 feet.

(34) Maximum structure height for Phase X is 70 feet for the eastern 35 percent of the structure, and 48 feet for the remaining portion of the structure, as shown on the development plan.

(45) Maximum structure height for Phase XII is 30 feet.

(56) Maximum structure height for Phase XIII is 35 feet.

(57) Spires and flagpoles may not exceed 70 feet.

(68) Stadium Athletic field lighting poles may not exceed 60 feet with up to 12 additional feet for mounted cellular communication equipment and must comply with the residential proximity slope.

(9) Parking lot light fixture within 190 feet of the southern Property line may not exceed 12 feet.

(10) Except for Stadium field lighting poles with mounted cellular communication equipment located in permissible area for enhanced lighting and mounted cellular equipment as shown on the development plan, residential proximity slope as defined in Sec. 51A-4.412 applies to all structures within the Property.

(710) All structures, except for the Phase VI and Phase XII buildings and athletic field lighting poles as shown on the development plan, must comply with the residential proximity slope regulations contained in Section 51A-4.412.

(d) Lot coverage. Maximum lot coverage is 30 percent for nonresidential structures.

(e) Stories.

(1) Except as otherwise provided in this subsection, maximum number of stories above grade is three. (Ord. Nos. 24420; 25850)

(2) Maximum number of stories above grade for Phase XIII is two.

SEC. 51P-400.108.

OFF-STREET PARKING AND LOADING.

(a) Off-street parking and loading must be provided as shown on the development plan.

(b) For a private school use, parking and loading must be provided as required by Section 51A-4.204(17), "Public or Private School." except the following: ~~six spaces per senior high school classroom are required.~~

**Staff Recommendation:**

- (1) Two spaces per kindergarten/elementary school classroom [~~Lower School~~].
- (2) Three and one-half spaces per junior high/middle school classroom [~~Middle School~~].
- (3) Ten and one-half spaces per senior high school classroom [~~Upper School~~].

**Applicant's Request:**

- (1) Two spaces per kindergarten/elementary school classroom [Lower School].
- (2) Three and one-half spaces per junior high/middle school classroom [Middle School].
- (3) Ten and one-half spaces per senior high school classroom [Upper School].

(c) Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for other uses. (Ord. Nos. 24420; 25850)

(d) Except as provided in this subsection, prior to and during construction of Phase XIII, a minimum of 430 off-street parking spaces must be provided on the Property.

(e) Overflow parking shall be provided as shown on the development plan and must consist of grasscrete, enviro-crete, or a similar material as permitted in Section 51A-4.301(d)(4)(C), "Off-Street Parking Regulations."

SEC. 51P-400.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 24420; 25850)

SEC. 51P-400.110. LIGHTING AND NOISE.

~~All athletic field lighting must comply with residential proximity slope regulations. Lighting may not produce glare or direct illumination across a property line of an intensity that creates a nuisance or detracts from the use or enjoyment of adjacent property. (Ord. Nos. 24420; 25850)~~

(a) Athletic field lighting.

Athletic field lighting is not permitted except for normal security lighting and stadium field lighting.

(b) Stadium field lighting.

(1) Lighting may not produce glare or direct illumination across a property line of an intensity that creates a nuisance or detracts from the use or enjoyment of adjacent property.

(2) Stadium field lighting is permitted until 10:00 p.m. or no more than 30 minutes following the conclusion of authorized outdoor athletic events activities, whichever is later. Stadium field lighting is permitted until 8:00 p.m. on all other days in conjunction with any athletic activities including but not limited to practices and scrimmages. Exception:



In the event of required maintenance or an emergency situation, stadium field lighting shall be permitted at any time.

**Staff Recommendation:**

~~(3) For non-athletic events, lighting of stadium field is permitted a maximum of six days for each calendar year until 10:00 p.m.~~

**Applicant's Request:**

(3) For non-athletic events, lighting of stadium field is permitted a maximum of six days for each calendar year until 10:00 p.m.

(4) Stadium field lighting is prohibited on Sundays.

(5) Upon renovation or replacement of existing stadium field lighting poles, it is encouraged to implement innovative lighting technology to lower the height of existing lighting, limit lighting glare, and provide sustainable lighting solutions for future use.

(c) Stadium field noise.

(1) Before the completion of the 2021 Fall semester and before the completion of the 2022 Spring semester, the Property owner or operator must provide two noise studies from Fall 2021 and Spring 2022 to the building official, prepared by a registered engineer, measuring noise generated during an authorized athletic event on adjacent residentially zoned properties south and east of the stadium field. If the director determines that the submitted noise analysis results in levels of noise that exceeds Article VI or otherwise creates a nuisance, the director shall require the Property owner to submit an outline of proposed improvements to mitigate reported noise levels. If the Property owner fails to submit an outline of the required improvements within 30 days after the director's request, the director shall notify the city plan commission. The director may request additional stadium field noise studies no more than once every three years.

**Staff Recommendation:**

~~(2) No amplified sound shall be allowed during school team practices ~~except that portable speakers may be used for necessary practice routines with amplified music such as cheer or dance practice.~~~~

**Applicant Request:**

(2) No amplified sound shall be allowed during school team practices except that portable speakers may be used for necessary practice routines with amplified music such as cheer or dance practice.

(d) Parking lot lighting standards within 190 feet of south Property line.

(1) The light source must be concealed.

(2) In order to direct light downward and minimize the amount of light spillage into the night sky and onto adjacent properties, all lighting fixtures must be full cutoff fixtures.

(3) Fixtures must be mounted in such a manner that the cone of the light is contained on-site and does not cross any property line on the perimeter of the Property.

(4) Building mounted security light fixtures such as wall packs may not project above the roof line of the building and must be shielded.

SEC. 51P-400.111. LANDSCAPING.

For a private school use, the following landscape regulations apply:

(1) Except as provided in this section, landscaping must be installed and maintained as shown on the landscape plan (Exhibit 400B), unless it is reasonably required to be removed for construction of a particular phase of development.

(2) Landscaping for future phases of development must comply with Article X or the landscape plan, whichever requires more landscaping. A landscape plan that complies with this section must be submitted to the building official before a building permit will be issued for a phase of development.

~~(3) Prior to the issuance of a building permit for Phase VIII, IX, or XI, whichever phase occurs first, a three-foot berm must be installed adjacent to Montwood Lane, as shown on the landscape plan.~~

(4) A landscape plan that meets the following criteria must be submitted to and approved by the building official before a building permit will be issued for construction of the ~~Traet-2~~ North Lot parking ~~lot~~ area as shown on the Development Plan:

~~(A) No surface parking space may be located more than 120 feet from the trunk of a large canopy tree.~~

(B) One tree having a caliper of at least two inches must be provided in the parking lot for each 4,000 square feet of parking lot area, or fraction thereof, with a minimum of four trees being provided.

~~(C) One tree having a caliper of at least three inches must be provided for each 50 feet of street frontage. These trees must be located within 30 feet of the projected street curb. The trees may be located in the public right-of-way provided that all private licensing requirements of the city code and charter are met. For purposes of this paragraph, "projected street curb" means the future location of the street curb consistent with the city thoroughfare plan as determined by the director of public works and transportation. Street trees may not be counted toward the requirement in Subsection (B) above.~~

(5) Landscaping within 35 feet of the southern Property line must be provided as shown on the South Landscape Buffer (Exhibit 400C).

~~(56)~~ All plant material must be maintained in a healthy, growing condition.

~~(67)~~ For all other uses, landscaping must be provided in accordance with Article X. (Ord. Nos. 24420; 25850)

SEC.51P-400.XXX. FENCE, SCREENING, AND VISUAL OBSTRUCTION REGULATIONS.

(1) A solid wood perimeter fence must be provided along the south line of the Property.

(2) The solid wood perimeter fence shall be a minimum of eight feet in height.

SEC. 51P-400.XXX. OPEN SPACE

(a) Open Space shall not be used for the following within 190 feet of the southern Property line.

(1) Permanent playground structures

(2) Rentable space to outside entities or groups

(3) Authorized athletic events

(b) Open Space Lighting within 190 feet of the southern Property line shall be restricted to the following:

(1) Lighting may only be provided as bollard lighting for safety purposes which may not exceed 48 inches in height.

SEC. 51P-400.XXX. MAXIMUM ENROLLMENT

**Staff Recommendation:**

A private school may not exceed an average daily on-campus attendance of 1,320 students or a maximum enrollment of 1,400 students.

**Applicant's Request:**

A private school may not exceed an average daily on-campus attendance of 1,320 students or a maximum enrollment of 1,400 students.

SEC. 51P-400.112. SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 24420; 25850)

(b) A maximum of five monument signs with a maximum effective area of 144 square feet each and a maximum height of six feet each may be located as shown on the development plan.

SEC. 51P-400.113. ADDITIONAL STANDARDS FOR PHASE XIII.

(a) South and west elevations of structure shall be residential in nature including a roof pitch greater than 15 degrees and must provide translucent glass for windows located anywhere from finished floor to six feet above the finished floor on the second story of south and west facing facades.

(b) Floor area for a single building may not exceed 7,500 square feet. Combined floor area for two buildings may not exceed 15,000 square feet.

(c) Buildings may be connected by porte cochere, covered walkways, or other similar covered and open-air structures.

(d) Roof mounted equipment shall be appropriately screened from adjacent properties.

(e) Outdoor lighting, except for safety lighting, must be turned off by 9:00 p.m. on school nights and 7:00 p.m. on all other nights.

(f) Outdoor lighting must be hooded and shielded, and light must be directed vertically downward and away from adjacent properties.

SEC. 51P-400.1134.

TRAFFIC MANAGEMENT PLAN.

~~A traffic management plan must be completed and approved by the director of public works and transportation prior to the issuance of a building permit for Phase V in conjunction with Exhibit 400A. (Ord. Nos. 24420; 25850)~~

(a) In general. Operation of a private school must comply with the traffic management plan (Exhibit 400D).

(b) Queuing. Except as provided in the approved traffic management plan, queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director 365 days after completion of the south entrance and south drive aisles as shown in Exhibit 400A. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1st of each odd-numbered year.

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

(A) ingress and egress points;

(B) queue lengths;

(C) number and location of personnel assisting with loading and unloading of students;

(D) drop-off and pick-up locations;

(E) drop-off and pick-up hours for each grade level;

(F) hours for each grade level; and

(G) circulation.

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

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

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

(c) Amendment process.

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

(2) In order to amend a traffic management plan, the Property owner or operator must provide data showing the number of students who live within walking distance of the school, how many students actually walk to school, and how many students use public transportation.

(3) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion. (Ord. 27872)

SEC. 51P-400.1145.                    ADDITIONAL PROVISIONS.

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

(b) Development and use of the Property must comply with federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 24420; 25850)

(c) Within 190 feet of the southern Property line, the only permitted development includes paved and overflow parking, drive aisles, guard houses, monument signage, open space, landscaping, Phase XIII maintenance and administration support building(s) limited to a maximum of 15,000 square feet, and associated improvements and modifications as shown on the original development plan.

(d) Upon application of a Minor Amendment, Specific Use Permit, or Zoning Change, the school will notify property owners within 500 feet of the Property 30 days prior to submitting the application through the Walnut Hill Homeowners Association (WHHA) [addresses to be inserted].

SEC. 51P-400.1156.                    PAVING.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 22096; 25850)

SEC. 51P-400.1167.                    COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 22096; 25850)

**APPLICANT'S PROPOSED SUP CONDITIONS [STAFF RECOMMENDS DENIAL]**

1. **USE**: The only use authorized by this specific use permit is open space.
2. **SITE PLAN**: Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT**: This specific use permit expires five years from the passage of this ordinance but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180<sup>th</sup> but before the 120<sup>th</sup> day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. **HOURS OF OPERATION**:
  - a) Open space for non-curricular special events may only take place between 10:00 a.m. and 10:00 p.m., Thursday through Saturday, a maximum of 8 days per calendar year.
  - b) Open space may be used for curricular activities during regular school hours.
5. **LIGHTING**: Temporary exterior lighting is permitted for a maximum of four events per calendar year provided that lighting is directed away from adjacent properties.
6. **OUTSIDE SPEAKERS**: Temporary outside speakers must be located a minimum of 100 feet from the south Property line and must be directed towards the interior of the Property.
7. **MAINTENANCE**: The Property must be properly maintained in a state of good repair and maintenance.
8. **GENERAL REQUIREMENTS**: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



# PROPOSED DEVELOPMENT PLAN

**EXHIBIT 400A**



**THE EPISCOPAL SCHOOL OF DALLAS**

**PAVED PARKING PROVIDED**

LEVEL	NO. OF SPACES	NET AREA
NORTH	137	143
MIDDLE	25	25
SOUTH	25	25
<b>TOTAL</b>	<b>187</b>	<b>193</b>

**OVERFLOW PARKING PROVIDED**

LOT #	NO. OF SPACES	NET AREA
LOT 1	77	141
LOT 2	44	44
<b>TOTAL</b>	<b>121</b>	<b>185</b>

**PARKING REQUIREMENTS**

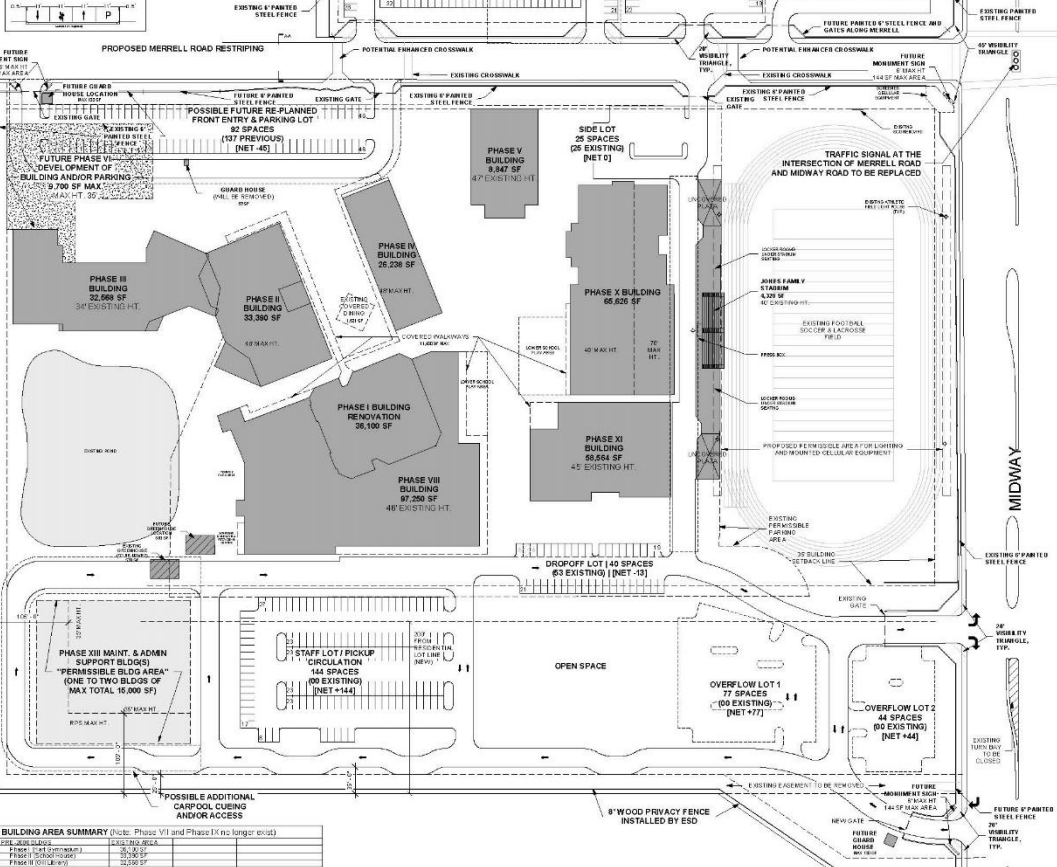
SCHOOL LEVEL	# OF CLASSROOMS	PAS REQUIRED
LOWER SCHOOL	4	80 SPACES
MIDDLE SCHOOL	3	60 SPACES
UPPER SCHOOL	3	60 SPACES
<b>TOTAL</b>	<b>10</b>	<b>200 SPACES</b>

**2018 SUMMARY**

DESCRIPTION	AMOUNT
TOTAL SITE ACRES	35.17 ACRES
EXISTING LOT COV.	12%
TOTAL SITE ACRES	35.17 ACRES
EXISTING LOT COV.	14%
TOTAL PROPOSED	42.13 ACRES
PROPOSED LOT COV.	16%
MAX LOT COV.	16%

**PROPOSED MERRELL ROAD SECTION A & B**

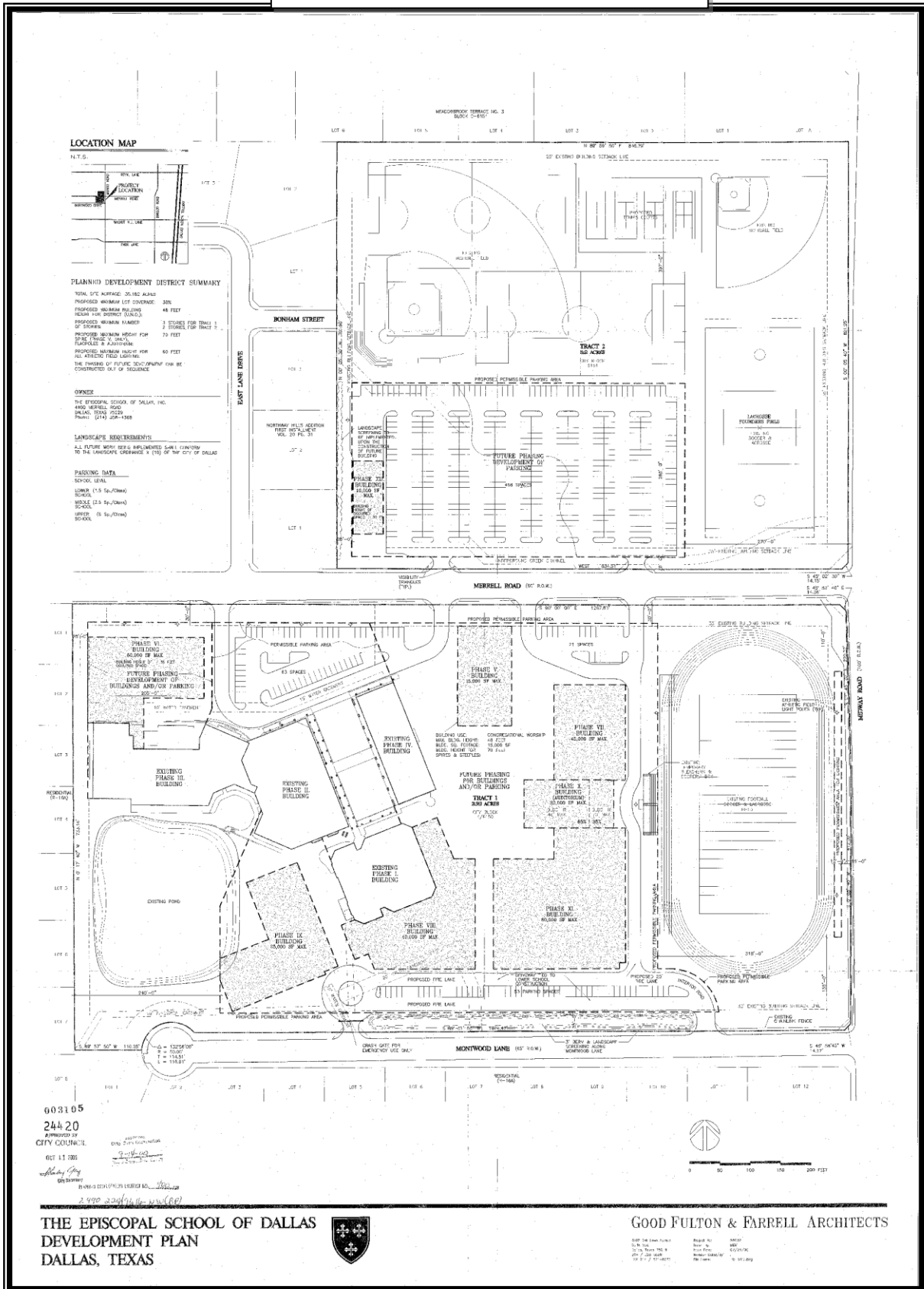
SECTION	NO. OF SPACES	NET AREA
SECTION A	10	10
SECTION B	10	10
<b>TOTAL</b>	<b>20</b>	<b>20</b>



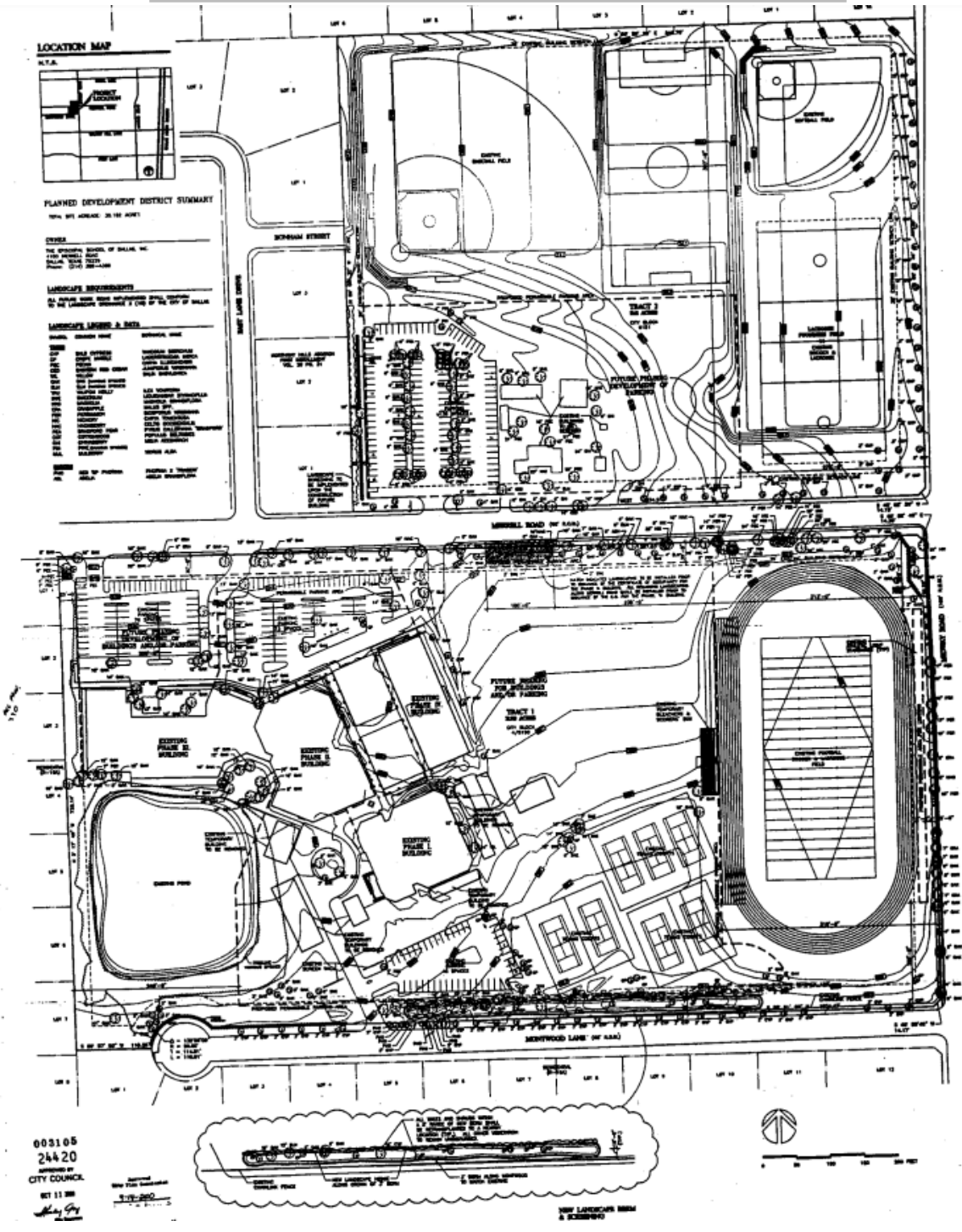
**BUILDING AREA SUMMARY (Note: Phase VII and Phase XI no longer exist)**

DESCRIPTION	EXISTING AREA	FUTURE AREA	TOTAL AREA
PHASE I BUILDING	36,100 SF	36,100 SF	72,200 SF
PHASE II BUILDING	33,330 SF	33,330 SF	66,660 SF
PHASE III BUILDING	32,688 SF	32,688 SF	65,376 SF
PHASE V BUILDING	8,947 SF	8,947 SF	17,894 SF
PHASE VII BUILDING	48,000 SF	0 SF	48,000 SF
PHASE X BUILDING	65,625 SF	65,625 SF	131,250 SF
PHASE XI BUILDING	55,854 SF	0 SF	55,854 SF
PHASE XIII MAINT. & ADMIN SUPPORT BLDG	15,000 SF	15,000 SF	30,000 SF
<b>TOTALS</b>	<b>241,544 SF</b>	<b>171,690 SF</b>	<b>413,234 SF</b>

**EXISTING DEVELOPMENT PLAN**



**Existing Landscape Plan  
(To be updated to reflect proposed changes)**







## Proposed South and Southwest Tree Preservation



THIS IS A PRELIMINARY DRAWING AND IS SUBJECT TO CHANGE



**EPISCOPAL SCHOOL OF DALLAS**  
 TREE PRESERVATION EXHIBIT - CAMPUS SOUTH  
DATE: 08/04/2021  
 THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF KEM ENGINEERING & DESIGN. ANY REUSE OR REPRODUCTION OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF KEM ENGINEERING & DESIGN IS PROHIBITED.



**LEGEND**

- LANDSCAPE STRIPBACK (2' MIN. WIDTH)
- EXISTING TREE TO BE PRESERVED
- EXISTING & WOOD SCRAMBLED
- SIGNIFICANT TREE TO BE SAVED

NO.	DATE	DESCRIPTION	BY	CHKD BY
1	08/04/2021	ISSUED FOR PERMITTING	...	...
2	08/04/2021	...	...	...
3	08/04/2021	...	...	...
4	08/04/2021	...	...	...
5	08/04/2021	...	...	...
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**Proposed TMP**

**June 21, 2021**

PK# 4526-20.021

**Z190-341**

# TRAFFIC MANAGEMENT PLAN

**(Future Conditions)**



EPISCOPAL SCHOOL OF DALLAS  
CITY OF DALLAS

*NOTE: The findings and recommendations presented in this report are contingent upon proposed on-site improvements and public right-of-way modifications that have not yet been formally approved and implemented at the time of this study publication. Details of this plan are subject to change as part of the requisite review and approval process.*

### *Introduction*

The services of Pacheco Koch (PK) were retained by the Episcopal School of Dallas (ESD), to prepare a Traffic Management Plan (TMP) for zoning approval in the City of Dallas for the Episcopal School Dallas (the "School") located at 4100 Merrell Road in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

### *School Description*

- Type: Existing Private School Campus
- Address: 4100 Merrell Road, Dallas, Texas
- Grades: Pre-Kindergarten-12<sup>th</sup>
- Start/End Times:
  - Pre-Kindergarten – Kindergarten: 8:00 AM – 2:30 PM (Montwood)
  - Grades 1<sup>st</sup> – 2<sup>nd</sup>: 8:00 AM – 3:00 PM (Montwood)
  - Grades 3<sup>rd</sup> – 4<sup>th</sup>: 8:00 AM – 3:15 PM (Montwood)
  - Grades 5<sup>th</sup> – 8<sup>th</sup>: 8:15 AM – 3:25 PM (Merrell)
  - Grades 9<sup>th</sup> – 12<sup>th</sup>: 8:45 AM – 3:45 PM (Merrell)
- Existing Zoning/Proposed Zoning: PD 400/PD Amendment



7557 Rambler Road, Suite 1400  
Dallas, Texas 75231-2388  
(972) 235-3031 [www.pkce.com](http://www.pkce.com)  
TX.REG. ENGINEERING FIRM F-489  
TX. REG. SURVEYING FIRM LS-100080-00



June 21, 2021



- Existing Enrollment: 1,158 Students
- Future Enrollment: No appreciable change anticipated. (Although the intent of ESD is to generally maintain the existing enrollment, a voluntary maximum of—(1) average daily on-campus attendance of 1320, or (2) maximum total enrollment of 1,400—was established in the proposed PD conditions. If the future enrollment increases to more than five percent of the existing enrollment (i.e., 1,216), then a TMP Review shall be required if a regularly-scheduled TMP Review is not already planned within the same school year.)
- Drop-off Loading System: Managed Loading System

NOTE: A "managed loading system" at schools refers to the established protocol for picking up passengers at a specific release time. Passenger loading and vehicle departures are sequential based upon order of arrival. During a prior coordination phase, drivers are provided with some form of identification that school personnel observe upon arrival so that the corresponding passenger is prepped for loading before the vehicle arrives at the designated loading area.

### School Access

- Adjacent Streets:
  - Midway Road: Six lanes, two-way operation, median-divided. Sidewalk connectivity evident along frontage of school.
  - Merrell Road (existing): Two lanes, two-way operation, no median [Proposed condition: restripe to add center turn lane]. Sidewalk connectivity evident along frontage of school. [School Zone]
- Adjacent Intersections:
  - Midway Road and Merrell Road [signalized] - Marked crosswalks on all approaches, barrier free ramps provided on all corners. (The City plans to replace the existing signal in 2021.)

NOTE: It is generally recommended that all applicable crosswalks/barrier free ramps comply with current ADA accessibility requirements. All pavement markings, traffic signs, and school zones are recommended to meet current city standards.

- Projected Travel Modes:
  - Bus: 0%
  - Walk: ~1%
  - Students Drivers: ~100% (Grades 11<sup>th</sup>-12<sup>th</sup>)
  - Picked Up by Parent: ~100%, includes carpools (Grades Pre-Kindergarten-10<sup>th</sup>)

\* Most 10<sup>th</sup> graders start driving once they get a driver's license. Approximately 30% are driving by the end of the first semester; approximately 70% are driving by the end of the second semester.

June 21, 2021

- o Other (After School Activities, etc.): ~40%

NOTE: Enrollment and Travel Mode Data provided by Episcopal School of Dallas

## **TRAFFIC MANAGEMENT PLAN**

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A summary of existing conditions from observations performed in January 2020 is provided below:

- Parent drop-off and pick-up activity currently occurs on Montwood Lane (for Grades Pre-K – 4<sup>th</sup>; NOTE: Montwood Lane is privately owned by ESD) and on Merrell Road (for grades 5<sup>th</sup> – 10<sup>th</sup>). Off-duty deputized officers aid in traffic maneuvers on Midway Road at Montwood Lane. ESD Security and staff assist with traffic circulation within the campus.
- Student Parking is located north of Merrell Road. Students cross Merrell Road via marked crosswalks with the aid of an off-duty deputized officer.

### *Proposed Traffic Management Operations*

The following operations generally describe the afternoon pick-up operation, which results in greater queuing of parent traffic due to the specific dismissal times. The morning drop-off operation, which results in less queuing since it is more time independent, generally follows the same protocols except it is for passenger unloading rather than loading.

#### Pre-Kindergarten – 4<sup>th</sup> Grade\*:

- o Parent traffic is to enter the campus from Midway Road at the new entry-only site driveway aligned with Middleton Road. Parent traffic is to queue along the provided on-site queuing area in a one-way, westbound direction. As needed, internal signage should be provided to direct parents to the proper staging areas for the later pick-up times. For each pick-up time, parent traffic is to advance to the designated (existing) loading area on the south side of the school.
- o Students shall exit from the southern side of the building to approach the designated queuing area for pick-up.
- o After staff-assisted loading, parent traffic is to exit the queuing area continuing one-way eastbound and exit the site from the exit only driveway (Montwood Lane) onto Midway Road. The egress onto Midway Road shall be assisted by off-duty officers.

\* 3<sup>rd</sup> and 4<sup>th</sup> Grades who do not have a younger sibling are dropped off at the Merrell Road entrance.

#### 5<sup>th</sup> Grade – 10<sup>th</sup> Grade\*:

June 21, 2021

- o Parent traffic is to enter the campus via the westernmost site driveway on Merrell Road and queue along the provided on-site queuing area in a one-way, southbound direction. The vast majority of parent traffic comes from Midway Road and therefore enters from the east by left turn. Queuing within the site is to be maximized but typically extends onto Merrell Road under peak conditions as shown in Exhibit 1. (See recommendation to re-stripe Merrell Road.)
- o Students shall exit from the northern side of the building to approach the designated queuing area for pick-up.
- o After staff-assisted loading, traffic is to exit the queuing area continuing one-way northbound and exit from the central site driveway onto Merrell Road. The vast majority of parent traffic returns to Midway Road and therefore turns right.
- o Student drivers use the designated crosswalk to cross Merrell Road with the aid of pavement markings, signage, and an off-duty police officer. Student traffic exits from the preferred driveway on the north side of Merrell Road, then travel east or west.

\* 5<sup>th</sup>-8<sup>th</sup> Graders who have a sibling in 3<sup>rd</sup>-4<sup>th</sup> Grade are picked up at the Montwood Lane entrance.

Parking lots for staff and visitor traffic are accessible via Midway Road and Merrell Road.

Staff assistance shall be present for all queuing areas to allow students to enter and exit the school building in a safe and efficient manner.

A graphical summary of specific recommendations and proposed conditions is provided below and depicted in Exhibit 1: [NOTE: The Exhibit 1 is prepared over a preliminary master plan prepared by Overland Partners. The plan is intended to reflect the proposed zoning change requests but is pending approval and is subject to change.]

- 1) **New South Car Loop** - In accordance with the preliminary master plan, create a new South Entry at the existing Middleton Road median opening on Midway Road and construct a new NB left-turn bay. A new, one-way, internal loop road will provide on-site queuing, access to new surface parking lots, and access to the student loading/unloading area. A portion of the existing "Montwood Lane" (private drive) will be retained to serve as the loop road exit onto Midway Road.
- 2) **Traffic Officers** - Off-duty police officers will continue to be used to facilitate ingress/egress on Midway Road and assist pedestrian crossings on Merrell Road during pick-up and drop-off periods.
- 3) **Merrell Road Restriping** - Restripe Merrell Road west of Midway Road, along the School's frontage, to create a new center turn lane to accommodate overflow school queuing while maintaining one through travel lane in each

*June 21, 2021*



direction. On-street parking shall be permitted on the south side of Merrell and prohibited on the north side of Merrell in the restriped section. The restriped section will transition back to existing conditions west of the school frontage. [NOTE: A preliminary drawing of the proposed restriping plan is attached to this report for reference purposes only. Review of this plan by the City of Dallas is currently underway as of publication of this study.]

June 21, 2021



**Acknowledgement Statement**

**REVIEW AND COMMITMENT**

This school traffic management plan (TMP) for Episcopal School of Dallas was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. This plan was developed with direct input from individuals familiar with the general characteristics of the traffic needs of the school. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals.

By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more appropriate.

R. Burke  
Signature

6-21-21  
Date

Name: R. Burke

Title: Assoc. Head of School

END OF MEMO

**TMP MANAGEMENT STRATEGIES**

Student ID System: **Managed Loading System**  
 # of Staff Assistance: **5-10 Staff Members**  
 # of Police Officers: **2-3 Police Officers**

**ADJACENT ROADWAYS:**  
 Midway Road: 6-lane, major arterial  
 Merril Road: 2-lane, unimproved collector

**RECOMMENDATIONS**

- 1 New South Car Loop
- 2 Traffic Officers
- 3 Merril Road Restriping

**GENERAL NOTES:**

- The subject school administration shall issue a formal communication that summarizes the intent of the Traffic Management Plan at least once every school year.
- Parent drop-off activity in the morning has a similar protocol as the parent pick-up in the afternoon. Generally, excessive traffic delays and queuing were not evident during the morning peak.

**AGENCY/OWNER:** City of Dallas  
**Department:** Public Safety  
**Requesting Agency:** Police Services (Peak - 3210)  
**Event/Travel/Other (s):** Winter weather & evening On-Site Concert: [www.dallas.gov/transportation](http://www.dallas.gov/transportation)

**NOTE:** This drawing is conceptual only and does not reflect a shaker design. Site plan designed and provided by others.

**EXHIBIT 1(A) Z190-341**  
**Recommended and School-Preferred**  
**Option**  
**Traffic Management Plan**  
**DUSD Episcopus School of Dallas, Dallas, Texas**  
**Pacheco Koch**



TX REG. ENGINEERING FROM F-489  
 TX REG. SURVEYING FROM LS-59999600  
 PE 4326-20-021  
 (PHW, DM/21/21)

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HUNTER W. LEMLE, P.E. LICENSED ON 09/21/2021. ANY REPRODUCTION OF THIS DOCUMENT WITHOUT PROPER PERMISSION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Vehicle Access/Access/Category	Total	07/13/21	08/13/21	09/13/21
TRAVELING ENGINEERING	206	121	64	21
STATIONERS	0	0	0	0
BY SCHOOL BUS TRAIL	0	0	0	0
BY VISITOR/STAFF	0	0	0	0
BY OTHER TRAIL	0	0	0	0
STATIONERS BY VISITOR/STAFF	343	125	66	21
STATIONERS	0	0	0	0
BY OTHER TRAIL	0	0	0	0
STATIONERS BY VISITOR/STAFF	512	512	512	512
STATIONERS	215	215	215	215
BY OTHER TRAIL	30	30	30	30
STATIONERS BY VISITOR/STAFF	32	32	32	32
STATIONERS	32	32	32	32
BY OTHER TRAIL	32	32	32	32
STATIONERS BY VISITOR/STAFF	418	418	418	418
STATIONERS	418	418	418	418
BY OTHER TRAIL	418	418	418	418

\*Open and provide students in grades 10th-12th this data.











**Current TMP**



*Traffic Management Plan M178-002(ND)  
Current TMP and Combined Campus Operations (K-12) TMP*

**Episcopal School of Dallas (ESD)  
Midway Road at Merrell Road  
Dallas, TX**

Original Submission: November 20, 2017  
Updated Submission: March 8, 2018

Kimley-Horn and Associates, Inc.  
Dallas, Texas

Project #064480000  
Registered Firm F-928



**Traffic Management Plan  
Combined Campus Operations (K-12)  
Episcopal School Of Dallas  
4100 Merrell Road, Dallas, TX  
M178-002  
Revised March 8, 2018**

**Revision Note:**

This report and the attached TMPs have been updated throughout in response to City of Dallas comments on the original November 20, 2017 TMP submission.

**Introduction:**

The Episcopal School of Dallas (ESD) is located on the southwest corner of Midway Road and Merrell Road. The school has been in operation on the current site since 1982. As of the 2017/2018 school year, the school has approximately 1,145 students in grades Beginner/Pre-K through 12. The school has no enrollment cap but expects expansion to be limited to 1,225 students.

ESD currently operates the Middle and Upper Schools at the Merrell campus with 771 students on site. The Lower School operates separately at 4344 Colgate Avenue in Dallas. ESD is preparing a site plan for a combined campus using available unbuilt building area to include a Lower School building in the space noted as Future Phase XI. The current PD 400 governing the Merrell campus will be unchanged.

The current TMP operational plan for the Merrell Campus is shown in Exhibit TMP-1. This plan will remain in effect until the Lower School is moved to the Merrell Campus. The TMP for the combined campus operating as K-12 on the Merrell Campus is shown in Exhibit TMP-2. The Lower School campus is expected to be operation for the 2019-2020 school year, so TMP-2 should go into effect at that time.

ESD has a strong tradition of families having multiple children enrolled at the same time. ESD reports that the 1,145 students currently enrolled come from only about 800 families, with 1.43 students per family. With separate campuses, this often results in doubling the vehicle trips per family. The consolidation of all grades to the Merrell campus will remove these inefficiencies and reduce the total vehicle trips to and from the school.

The Middle School and Upper School student dismissals are divided among regular dismissals and those students who participate in athletics and are dismissed later. ESD provided participation information for the 2014-2015 school year which showed a minimum of 141 Middle Schoolers in sports out of 334 (42.2%), with other sports seasons at 149 and 151 participants. For the Upper School, the lightest season had 182 participants out of 431 total (42.2%), with other seasons at 184 and 192 participants. To conservatively model the number of students playing sports under the 1,225-student maximum scenario, it was assumed that 40% of the students were in sports.



The following table shows the approximate distribution of students for the 2017-2018 school year, and the distribution at the 1,225-student anticipated maximum:

Grade	Approx. Number of 2017-2018 Students	Approx. Number of Students at 1,225 Max	Start Time	Dismissal Time
Beginner	25	20	8:00 AM	12:00 Noon
Pre-K	32	190	8:00 AM	2:30 PM
Kindergarten	58		8:00 AM	2:30 PM
Primer	14		8:00 AM	2:30 PM
1 <sup>st</sup> Grade	53		8:00 AM	2:30 PM
2 <sup>nd</sup> Grade	59	210	8:00 AM	3:30 PM
3 <sup>rd</sup> Grade	65		8:00 AM	3:30 PM
4 <sup>th</sup> Grade	68		8:00 AM	3:30 PM
<b>Lower School Subtotal</b>	<b>374</b>	<b>420</b>		
5 <sup>th</sup> Grade	75	345 (207 regular, 138 sports)*	8:15 AM	3:30 PM or 4:15 PM (regular) (sports)
6 <sup>th</sup> Grade	85		8:15 AM	3:30 PM or 4:15 PM
7 <sup>th</sup> Grade	91		8:15 AM	3:30 PM or 4:15 PM
8 <sup>th</sup> Grade	84		8:15 AM	3:30 PM or 4:15 PM
<b>Middle School Subtotal</b>	<b>335</b>	<b>345</b>		
9 <sup>th</sup> Grade	113	460 (276 regular, 184 sports)*	8:40 AM	3:45 PM or 6:00 PM (regular) (sports)
10 <sup>th</sup> Grade	107		8:40 AM	3:45 PM or 6:00 PM
11 <sup>th</sup> Grade	109		8:40 AM	3:45 PM or 6:00 PM
12 <sup>th</sup> Grade	107		8:40 AM	3:45 PM or 6:00 PM
<b>Upper School Subtotal</b>	<b>436</b>	<b>460</b>		
<b>ESD Total</b>	<b>1,145</b>	<b>1,225</b>		

\* - Assumed 40% sports participation

### Current Campus Circulation

The Montwood Loading Area is the internal campus roadway which uses the abandoned Montwood Lane, then circulates clockwise through the loading area on the south edge of the school. The Montwood Loading Area is used by the Middle School grades for drop-off and pick-up. Inbound traffic follows one lane on the old Montwood Lane, which turns in to the campus and through the loading area adjacent to the athletics building. The point where the inbound and outbound traffic flows cross is controlled by a school staffer. The two outbound lanes allow separate left- and right-turning exit maneuvers.

The Montwood Loading Area can accommodate at least 5 simultaneous vehicle loading operations. The queue storage serving the Montwood Loading Area is 1,140' in length, which will accommodate 48 vehicles<sup>1</sup>.

The Merrell Loading Area uses the parking lot around the main school entry on Merrell Road. The central driveway at Gate #3 is blocked off when the TMP is active. A counterclockwise, doublestacked flow is established between the western entry driveway at Gate #4 and the eastern exit driveway at Gate #2. The TMP flow overrides the outbound arrows painted at Gate #4, which should be removed.

The Merrell Loading Area can accommodate at least 5 simultaneous vehicle loading operations. The queue serving the Merrell Loading Area provides 1,000' of queuing distance, which will accommodate 42 vehicles.

There is no significant pedestrian travel to and from the campus. However, with many parking spaces north of Merrell Road, a number of pedestrians cross Merrell Road during the TMP periods. Merrell Road operates with a school speed limit of 20 MPH during the TMP periods. Two marked crosswalks are provided adjacent to the parking areas, with the busier and more convenient western crosswalk also having a flashing warning beacon. A traffic officer is posted at the western crosswalk to control vehicle traffic when necessary to maintain safe pedestrian crossings.

### Current TMP Operations

Operations at the two existing ESD campuses were observed in 2015 and 2016. Current TMP operations were observed again on the following specific dates in 2017: Thursday, October 26; Thursday, November 15; and Friday, November 16.

The Lower School operation at 4344 Colgate Avenue has a single drop-off time period from 7:40 to 8:00 AM, and two pick-up time periods at 2:30 PM (approx. 157 students) and 3:30 PM (approx. 192 students). Parent vehicle drop-off and pick-up is conducted in the parking lots north and south of the school, with vehicle entering in multiple lines from Lomo Alto Drive. Unloading and loading is done through multiple staffed loading stations, with the pick-up period managed in the modern fashion of arriving vehicles being identified with placards and announced to match up students with vehicles.

The Middle School operation at the Merrell campus has a single drop-off time period before the 8:15 AM start, and two pick-up time periods at 3:30 PM (approx. 201 students) and 4:15 PM (approx. 134 students after sports practice). As with most middle and upper schools at other private schools, both

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<sup>1</sup> For all queue calculations in this report, vehicles are each assumed to occupy 23.5' of queue length.

drop-off and pick-up activity is more spread out than in the lower/elementary grades. Three days of AM and PM observations of the Montwood Lane intersection with Midway Road in 2016 showed no southbound right-turn queuing for entering the campus, and only reasonable northbound left-turn queuing. While outbound vehicles from Montwood Lane faced some delay when entering Midway Road, no significant queuing was observed. Over the three days, the number of vehicles using Montwood Lane in the AM drop-off period varied from 151 to 209, and in the PM pick-up period varied from 104 to 128. The maximum queue observed in the afternoon pick-up time period was 41 vehicles.

The Upper School operation at the Merrell campus has a single drop-off time period before the 8:40 AM start, and two pick-up time periods at 3:45 PM (approx. 262 students) and around 6:00 PM (approx. 174 students after sports practice). The Middle and Upper School loading areas are staffed to monitor the operations, with the students loading and unloading themselves. Approximately 200 of the Upper School students drive their own vehicles to the campus, parking in the surface lot north of Merrell Road. Due to on-street parking in use on both sides of Merrell Road, the two remaining Merrell Road lanes are sometimes obstructed by vehicles waiting to turn into the campus. Delays to Merrell Road traffic are also caused by pedestrians crossing at the marked crosswalks.

The following tables show the drop-off and pick-up queues for the current TMP operations:

Drop-Off Queuing Summary - Montwood Loading Area - 2017-2018 School Year								
Group Grades Arriving	Start Time	Students Arriving	Bus / Bike / Walk	Student Drivers	Parent Drop-Off	Maximum Queue	Available Queue	Surplus (Deficiency)
MS Group 1 5, 6, 7, 8	8:15 AM	335	0	0	335	34 Vehicles 799'	48 Vehicles 1,140'	14 Vehicles

Drop-Off Queuing Summary - Merrell Loading Area - 2017-2018 School Year								
Group Grades Arriving	Start Time	Students Arriving	Bus / Bike / Walk	Student Drivers	Parent Drop-Off	Maximum Queue	Available Queue	Surplus (Deficiency)
US Group 1 9, 10, 11, 12	8:40 AM	436	0	200	236	24 Vehicles 564'	42 Vehicles 1,000'	18 Vehicles

Pick-Up Queuing Summary - Montwood Loading Area - 2017-2018 School Year								
Group Grades Dismissed	Dismissal Time	Students Dismissed	Bus / Bike / Walk	Student Drivers	Parent Pickup	Maximum Queue	Available Queue	Surplus (Deficiency)
MS Group 1 5, 6, 7, 8	3:30 PM	201	0	0	201	41 Vehicles 964'	48 Vehicles 1,140'	7 Vehicles
MS Group 2 (Sports) 5, 6, 7, 8	4:15 PM	134	0	0	134	27 Vehicles 635'	48 Vehicles 1,140'	21 Vehicles

Pick-Up Queuing Summary - Merrell Loading Area - 2017-2018 School Year								
Group Grades Dismissed	Dismissal Time	Students Dismissed	Bus / Bike / Walk	Student Drivers	Parent Pickup	Maximum Queue	Available Queue	Surplus (Deficiency)
US Group 1 9, 10, 11, 12	3:45 PM	262	0	120	142	29 Vehicles 682'	42 Vehicles 1,000'	13 Vehicles
US Group 2 (Sports) 9, 10, 11, 12	6:00 PM	174	0	80	94	19 Vehicles 447'	42 Vehicles 1,000'	23 Vehicles

### Proposed TMP Circulation and Operation

The proposed TMP for the new campus master plan is shown in Exhibit TMP-2. The circulation paths and staffing requirements are generally the same as the current TMP, with some small changes to the Montwood Loading Area due to the construction of the Lower School building. Operationally, the proposed TMP uses the same staggered AM start and PM dismissal times as the current operation, adds the Lower School operations to the Montwood Loading Area, and moves some Middle School pick-up operations to the Merrell Loading Area to balance the demands between the available loading areas.

The Montwood Loading Area operates in the same clockwise rotation as the current TMP, with the loading area moved to be south of the new Lower School building. The relocated loading area will allow a longer, doublestacked queue in front of the loading area. The Montwood Loading Area would have an available queue length of 1,800' or 76 vehicles. Upon exiting the loading area, outbound vehicles are assisted by a staffer to cross the inbound vehicle stream. The two outbound lanes allow separate left- and right-turning exit maneuvers. The now-private Montwood entrance would have a gate with a guardhouse. The gate will be opened during the drop-off and pick-up time periods. This new gate will emphasize the fact that the former Montwood Lane is now part of the campus. This change in atmosphere and the presence of traffic officers or school staffers at three points along the circulation path on Montwood will discourage speeding by vehicles. There is no significant number of pedestrians expected to cross the former Montwood Lane, so no pedestrian crosswalk is planned except along Midway Road. If a crosswalk becomes desirable, one could easily be installed near the vehicle crossover point, under control of the staffer that is already posted there. Another crosswalk location would be just west of the turn from Montwood Lane into the loading area.

Uniformed police traffic officers will be in control of the intersection of Midway Road and Montwood Loop during the morning drop-off, when conflicting traffic on Midway Road is at its highest. While police officers are not employed in the current TMP, the additional usage of the Montwood Loading Area by the Lower School vehicles will probably make officer control beneficial. Police officers may also control the intersection in the afternoon pick-up if conditions warrant, but with the staggered loading operations and the lower off-peak Midway Road traffic, officer control is not anticipated to be necessary. At least two traffic officers are required for this duty if both directions of Midway Road are to be stopped. The traffic officers will focus on facilitating two operations – the northbound left-turn movement inbound from Midway Road and the eastbound left- and right-turn movements outbound from the Montwood Loop. The northbound left-turn movement is the most critical due to the limited left-turn storage length, which is marked for only approximately 40', but from observation can functionally accommodate at least four vehicles.

Lower School drop-off occurs by 8:00 AM through the Montwood Loading Area, with students being received in the staffed loading area. The Middle School drop-off then occurs through the Montwood Loading Area by 8:15 AM. Vehicle departures for these groups are directly back to Midway Road. The Upper School drop-off occurs by 8:40 AM at the Merrell Loading Area. The Upper School student drivers are parking north of Merrell Road.

The major pick-up times begin with the first Lower School pick-up at 2:30 PM in the Montwood Loading Area. Vehicles queue and then arrive at the Montwood Loading Area, where they are matched with students by the traffic administrator. The traffic administrator also supervises the conversion of the

double-stacked queue to the single line through the loading area, and any pedestrian crossings. Students are assisted into the vehicle at each loading station by the staff. Vehicles then exit to Midway Road.

The next pick-up time is the second Lower School pick-up at 3:30 PM, which occurs at the same time as the first Middle School pick-up. The Lower School and the Middle School grades 5-6 will operate their staffed loading areas in the Montwood Loading Area, which is large enough to accommodate the queues for the total of 313 students. The remaining 104 students of Middle School grades 7-8 will use the Merrell Loading Area at 3:30 PM. The second Middle School pickup for students on sports teams occurs at 4:15 PM in the Montwood Loading Area.

The first Upper School pick-up occurs at 3:45 PM in the Merrell Loading Area. Vehicles enter the queue and pass through the loading areas, which are monitored by staff. Vehicles then exit in either direction to Merrell Road, with most returning to Midway Road via the traffic signal. The second Upper School pickup for students on sports teams occurs at 6:00 PM in the Merrell Loading Area.

### Queuing Theory

A published source for school queue observations is the Texas Transportation Institute (TTI) report 0-4286-3 *Operations and Safety Around Schools*, from January 2004. Funded by TxDOT, US DOT, and the Federal Highway Administration, the TTI research project examined experiences and best practices for school design and operations around the country, and did extensive observations of existing school operations. Observations of morning drop-off queues and afternoon pick-up queues were done at 20 elementary and middle schools in Texas. The schools had student populations between 250 and 1,200 students. In each case the number of students arriving or departing in vehicles was found, so that the variations in walking, biking, and busing numbers were removed, and the vehicle queuing behavior could be isolated. The results found that the weighted average of the maximum morning drop-off queue was 6% of the arriving students (0.06 queued vehicles per arriving student). The weighted average of the maximum afternoon pick-up queue was 13% of the departing students (0.13 queued vehicles per departing student).

Based on experience and observations of queuing at other public and private schools in the DFW area, KHA uses a higher design standard for projecting pick-up queue demands at schools. In the normal KHA design standard, the expected maximum pick-up queue in vehicles is equal to 20% of the largest number of students dismissed at one time. Students using buses or walking/biking are deducted from the student number since they do not attract personal vehicles to the campus. This method accounts for the differences in how schools divide up the pick-up time period, as some dismiss all students in one group and therefore have higher vehicle demands in a short time period, while some spread out the dismissals over two or more groups. The projected pick-up queue formula can be stated as:

$(\text{Students dismissed in time period} - \text{Students using other modes}) * 0.20 = \text{Number of vehicles in maximum pick-up queue}$

The morning drop-off operation at schools is typically much simpler and has a faster service time than the afternoon pick-up operation, since drivers can arrive at any time and students do not have to be matched with vehicles. The observations on the campus show this to be the case at ESD as well. As at many schools, the traffic on the surrounding streets is heavier in the morning time period than in the

afternoon time period, so the officer-controlled operation of the Midway Road and Montwood intersection will be more important.

Experience has shown that with a staffed unloading area and adequate storage within the site for departing vehicles to clear the unloading area, the morning drop-off queue is significantly less than the afternoon pick-up queue. If a site's circulation works in the afternoon pick-up period, the morning drop-off period will also function well. Therefore, the morning drop-off queue is not normally calculated as a part of TMPs in the City of Dallas. Due to neighborhood interest around ESD, the morning drop-off queue will be examined below. The KHA design standard is that the drop-off queue is 10% of the largest number of students arriving at one time. With the addition of the Lower School traffic and its younger students, for this analysis the drop-off queue generation will be set at 15%. As noted above, the design queue standards applied in this TMP of 15% in the morning drop-off and 20% in the afternoon pick-up are much higher than the observed averages of 6% and 13%, respectively, from the TTI report.

These shorter queues observed in the TTI study influence the recommended queue lengths which the study promoted for use at Texas schools. For elementary schools of less than 500 students, the TTI recommended queue length was 400-750', where ESD is providing at least 1,800'. For middle schools of less than 600 students, the TTI recommended queue length was 500-800', where ESD is providing at least 1,800'. For high schools of 400-800 students, the TTI recommended queue length is 800-1,200'. ESD is in the middle of that range and is providing 1,000', and it also has a higher percentage of student drivers and athletics participants than most schools, leading to lower peak pick-up demand.

### **Queuing Calculations**

#### PM Pick-Up Period

The following calculations assume the school is at the 1,225-student maximum enrollment. The peak pick-up queue for the Montwood Loop will occur at 3:30 PM with both the second dismissal of the Lower School and the first dismissal of the Middle School. The combined 210 Lower School students and 103 Middle School grades 5-6 students being dismissed at this time means a maximum queue of 63 vehicles, or 1,481' of queuing distance. Since the Montwood Loading Area has 1,800' of queuing distance available, there would be 319' or 13 vehicles of excess queuing capacity going unused. The other pick-up periods handle fewer students and would result in even more unused space within the Montwood Loading Area. With such a large number of queue spaces on the Montwood Loop, there will be no need for vehicles to queue on Midway Road due to queue space not being available within the campus.

The peak queue for the Merrell Loading Area will occur at the 3:45 PM pick-up for Upper School students. 276 students are being dismissed at that time, with 120 of them being student drivers. The 176 students being picked up generate a maximum queue of 31 vehicles, or 729' of queuing distance. The Merrell Loading Area has 1,000' of queuing distance available within the campus, so the maximum queue can be accommodated within the campus with 271' or 11 vehicles of surplus space still available.

The following tables show the dismissal groups for each loading area, and resulting pick-up queuing conditions.



Pick-Up Queuing Summary - Montwood Loading Area - 1,225 Student Maximum								
Group Grades Dismissed	Dismissal Time	Students Dismissed	Bus / Bike / Walk	Student Drivers	Parent Pickup	Maximum Queue	Available Queue	Surplus (Deficiency)
LS Group 1 PK, K, Primer, 1	2:30 PM	190	0	0	190	38 Vehicles 893'	76 Vehicles 1,800'	38 Vehicles
LS Group 2, MS Group 1 (5-6) 2, 3, 4, 5, 6	3:30 PM	210 + 103	0	0	313	63 Vehicles 1,481'	76 Vehicles 1,800'	13 Vehicles
MS Group 2 (Sports) 5, 6, 7, 8	4:15 PM	138	0	0	138	28 Vehicles 658'	76 Vehicles 1,800'	48 Vehicles

Pick-Up Queuing Summary - Merrell Loading Area - 1,225 Student Maximum								
Group Grades Dismissed	Dismissal Time	Students Dismissed	Bus / Bike / Walk	Student Drivers	Parent Pickup	Maximum Queue	Available Queue	Surplus (Deficiency)
MS Group 1 (7-8) 7, 8	3:30 PM	104	0	0	104	21 Vehicles 494'	42 Vehicles 1,000'	21 Vehicles
US Group 1 9, 10, 11, 12	3:45 PM	276	0	120	156	31 Vehicles 729'	42 Vehicles 1,000'	11 Vehicles
US Group 2 (Sports) 9, 10, 11, 12	6:00 PM	184	0	80	104	21 Vehicles 494'	42 Vehicles 1,000'	21 Vehicles

AM Drop-Off Period

Using the morning drop-off maximum queue assumption of 15% of the arriving students, the maximum drop-off queue at the Montwood Loading Area occurs before 8:00 AM for the Lower School arrival of 420 students. The resulting maximum queue of 63 vehicles is easily accommodated by the 1,800' of available queue distance. In the Merrell Loading Area, the 460 arriving Upper Schoolers would generate a maximum queue of 39 vehicles, which fits within the available queue distance. As noted above, these assumptions of AM drop-off maximum queues are probably conservatively high.

Drop-Off Queuing Summary - Montwood Loading Area - 1,225 Student Maximum								
Group Grades Arriving	Start Time	Students Arriving	Bus / Bike / Walk	Student Drivers	Parent Drop-Off	Maximum Queue	Available Queue	Surplus (Deficiency)
LS Group 1 Beginner through 4	8:00 AM	420	0	0	420	63 Vehicles 1,481'	76 Vehicles 1,800'	27 Vehicles
MS Group 1 5, 6, 7, 8	8:15 AM	345	0	0	345	52 Vehicles 1,222'	76 Vehicles 1,800'	38 Vehicles

Drop-Off Queuing Summary - Merrell Loading Area - 1,225 Student Maximum								
Group Grades Arriving	Start Time	Students Arriving	Bus / Bike / Walk	Student Drivers	Parent Drop-Off	Maximum Queue	Available Queue	Surplus (Deficiency)
US Group 1 9, 10, 11, 12	8:40 AM	460	0	200	260	39 Vehicles 917'	42 Vehicles 1,000'	3 Vehicles

Sports Off-Season

There are brief times of the year when all sports may not be in session, and the assumed division between regular dismissals and sports dismissals would be different. As noted on the TMP plan, the school is responsible for managing its traffic at all times, and may need to modify the TMP plan to ensure smooth operations. This is the same as making special plans for other major school events where the traffic demands are atypical.

To address the sports off season, the 1,800' queue length available in the Montwood Loop (space for 76 vehicles) would accommodate the 76-vehicle maximum queue if all 172 Middle School grades 5-6 students were dismissed at one time with the 210 Lower School students. The same situation for the 460 Upper School students would generate a 52-vehicle maximum queue, which could be accommodated extending the doublestacked queue through the loading area, or which could easily be split into two pick-up periods separated by at least 15 minutes.

### **Montwood Loading Area Alternate Exit to Merrell Road**

An unused north-south internal vehicle path is available, located between the campus buildings and the football stadium. Use of the north-south connection had been examined as part of previous TMP proposals during the withdrawn rezoning process. Activating this connection could allow vehicles leaving the Montwood Loading Area to travel north within the campus, then turn on to Merrell Road and use the signal to turn north on Midway Road. This operation would result in only outbound right-turning vehicles returning to Midway Road via Montwood, reducing the turning movements and simplifying the operations at that access point. Besides the additional traffic on Merrell Road and at the signal with Midway, the negative consequences of using the north-south path include vehicle traffic crossing through the previously car-free core of the campus, mixing with the many students crossing that path.

The north-south path is a viable addition to the current and proposed TMPs used in this report. However, with officer control at the Montwood and Midway intersection, the proposed TMP is expected to operate in a satisfactory manner without it. Using the north-south path would not remove the need for officers at the Montwood intersection, since they are needed to assist the larger number of entering vehicles with the Lower School in place. Considering the negative impact it would have on the campus life, the north-south path should be kept in reserve for use as a mitigation measure in case that the Montwood intersection operations unduly affect Midway Road, and normal mitigation measures such as modifying arrival and departure times do not solve the problem.

### **Parking**

The number of parking spaces on the campus is being increased as a part of the updated site plan that includes the new Lower School facility. The parking areas north of Merrell Road will be expanded and the two separate student lots will be connected. The area dedicated to facilities support north of Merrell Road is also being reconfigured to add defined parking in that area, which will provide space for campus vehicles and staff parking. The changes to the north parking lots are expected to be completed by the 2018-2019 school year. This early completion of the expanded parking will compensate for any temporary parking losses during the construction around the Lower School.

With the new Lower School, the site is required to have 405 parking spaces by the Dallas City Code. In 2016 the school had 389 spaces. The proposed site will provide 504 spaces.

An April 2016 study by Kimley-Horn for the Z145-157 zoning case showed a maximum parking demand of 443 for the Merrell Campus, which included on-street parking observed on Merrell Road and Montwood Lane. With the observed Lower School parking demand added, the combined parking demand was estimated to be 507 vehicles. This number did not consider the efficiencies of consolidating the two campus operations, which should reduce the overall parking demand.

When the additional parking is available on the site in the future, the school will change its policies so that staff and students are not allowed to park along Merrell Road. This will be school policy, not an official City posting of no parking, so that the on-street parking can still be used by visitors (e.g., during events). Parking will be similarly discouraged along the former Montwood Lane, but that area is controlled by the school and can be used for overflow or event parking as long as the TMP circulation paths are not impeded.

Specifically, the area of the former Montwood Lane west of the TMP path can be used when needed to store visiting school buses. For events, the buses can load and unload in the Montwood Loading Area, near their storage areas in the west end of the former Montwood Lane.

#### Operation During Lower School Construction

Construction on the Future Phase XI area will have to be managed so that the current TMP operation is maintained. The TMP paths or loading areas are not adjacent to and are not affected by the actual construction areas, but construction vehicle traffic will have to be scheduled to avoid the drop-off and pick-up time periods. Construction activity should be controlled during those periods to reduce distractions for drivers and students. Construction worker parking will need to be provided at a remote site during the school year because all campus spaces will be in use.

#### Summary

These TMPs define the drop-off and pick-up procedures for ESD in the current operation and once the site is modified in accordance with the proposed site plan, including the potential growth to 1,225 students. In all cases, the TMP vehicle routes provide an available queue distance within the site that is greater than the projected maximum expected queue for the school's operations. With the TMP operating as shown, the school traffic should not need to queue vehicles in the ROW of any City street. Inbound vehicles should always have an open receiving space on the campus. There may be reasonable delays from opposing traffic or traffic officer control of the intersections when making the entering maneuver, but this will not form constant queues of static vehicles. The property owner/school administrator is responsible for the administration of the TMP and minimizing the impact of the vehicle traffic on the City streets. Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.

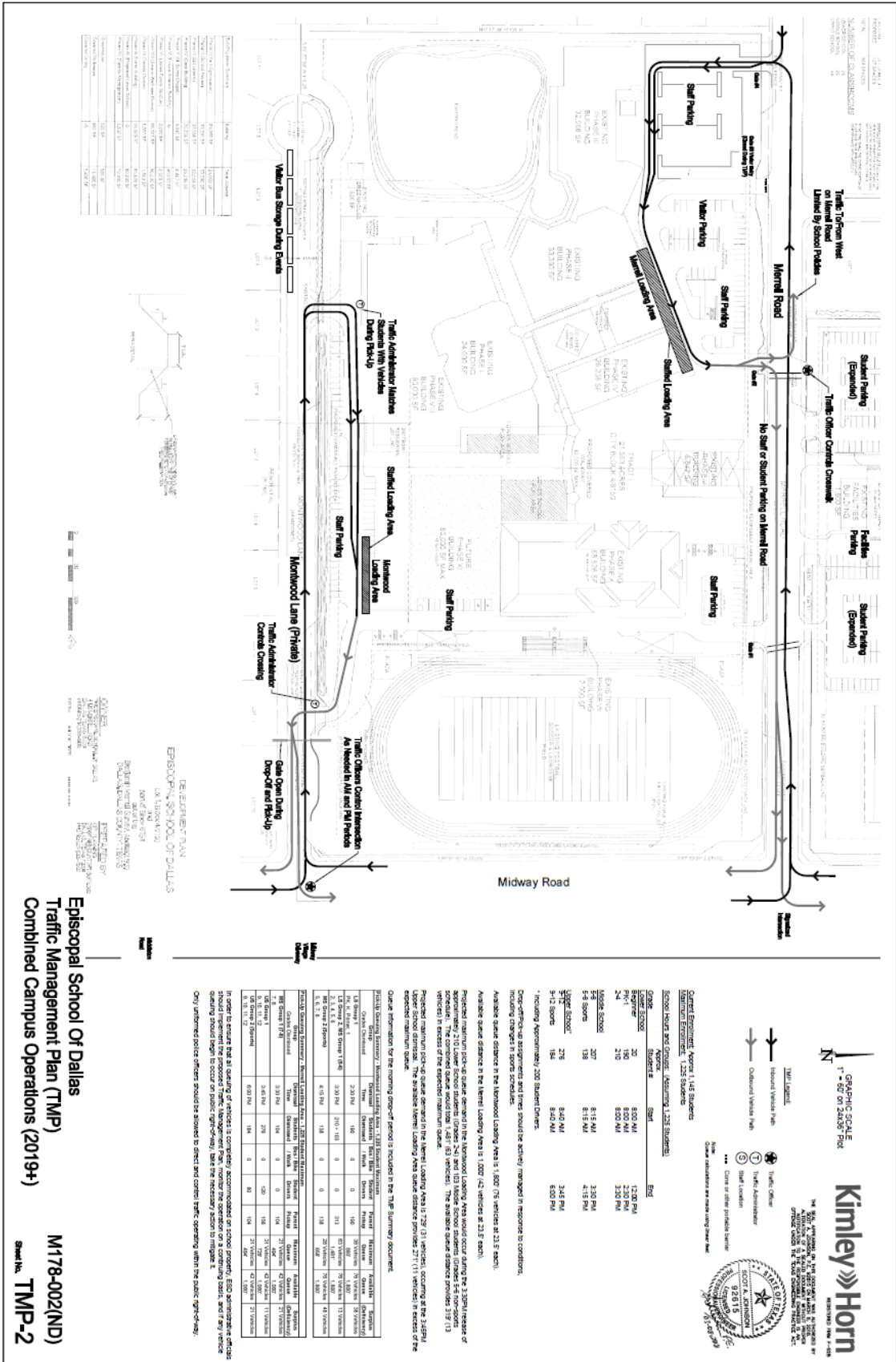
In order to ensure that all queuing of vehicles is completely accommodated on school property, ESD administrative officials should implement the proposed Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it.

Prepared by:  
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Dallas, TX 75240  
(972) 770-1300



Attachments: TMP-1 Current Operations (2017 Until LS Occupied)  
TMP-2 Combined Campus Operations (2019+)

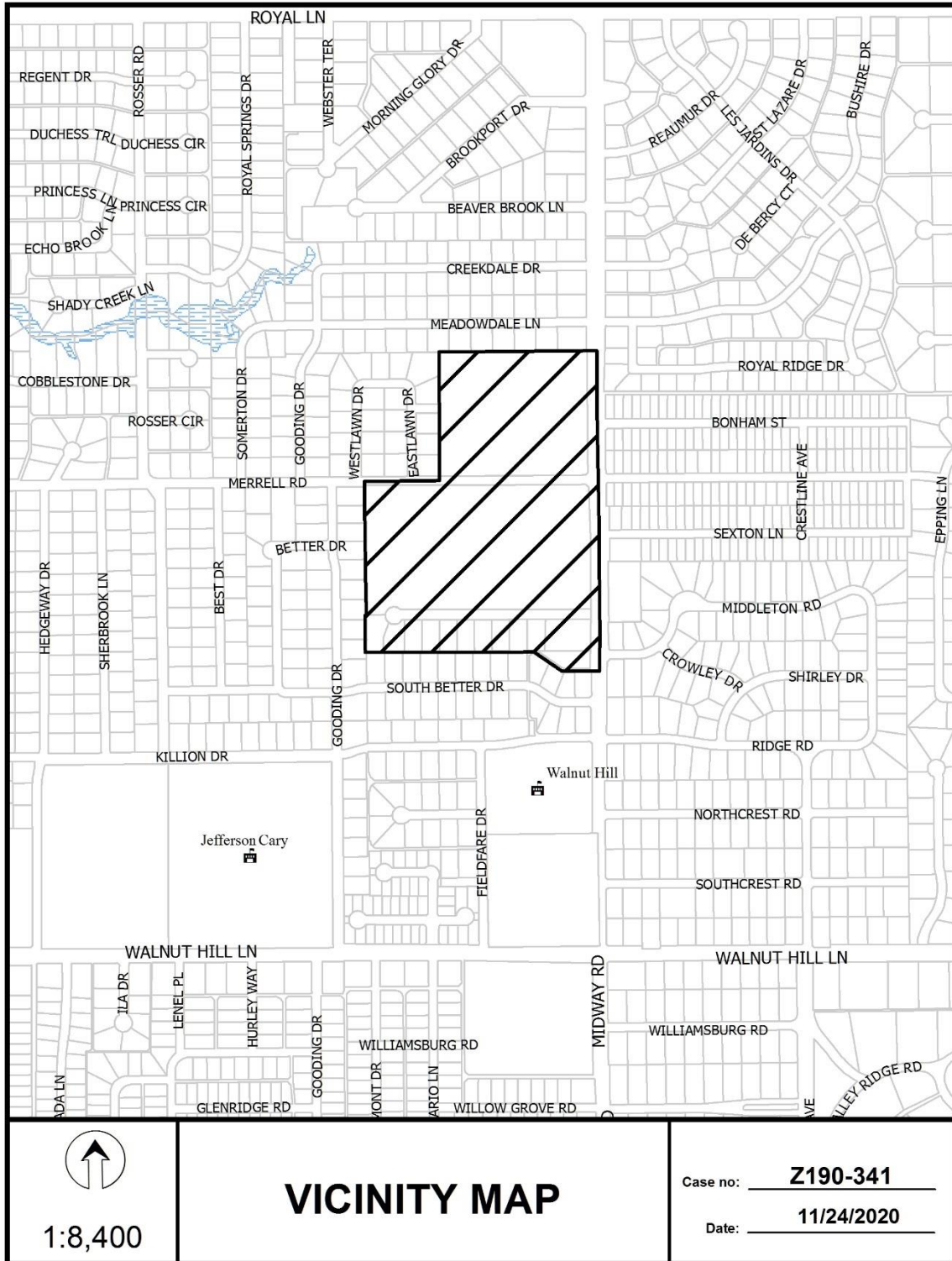




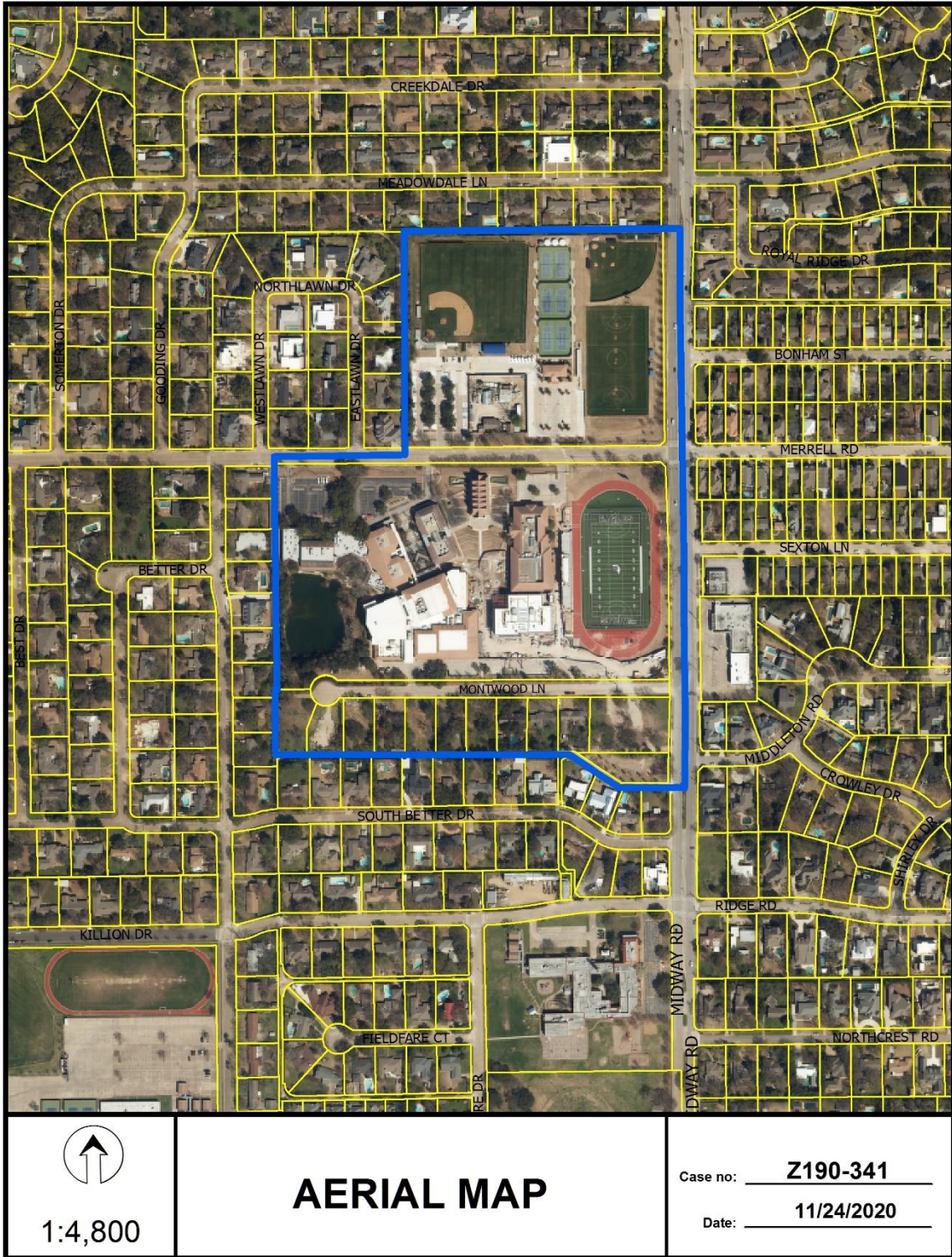
**Episcopal School Of Dallas**  
**Traffic Management Plan (TMP)**  
**Combined Campus Operations (2019+)**

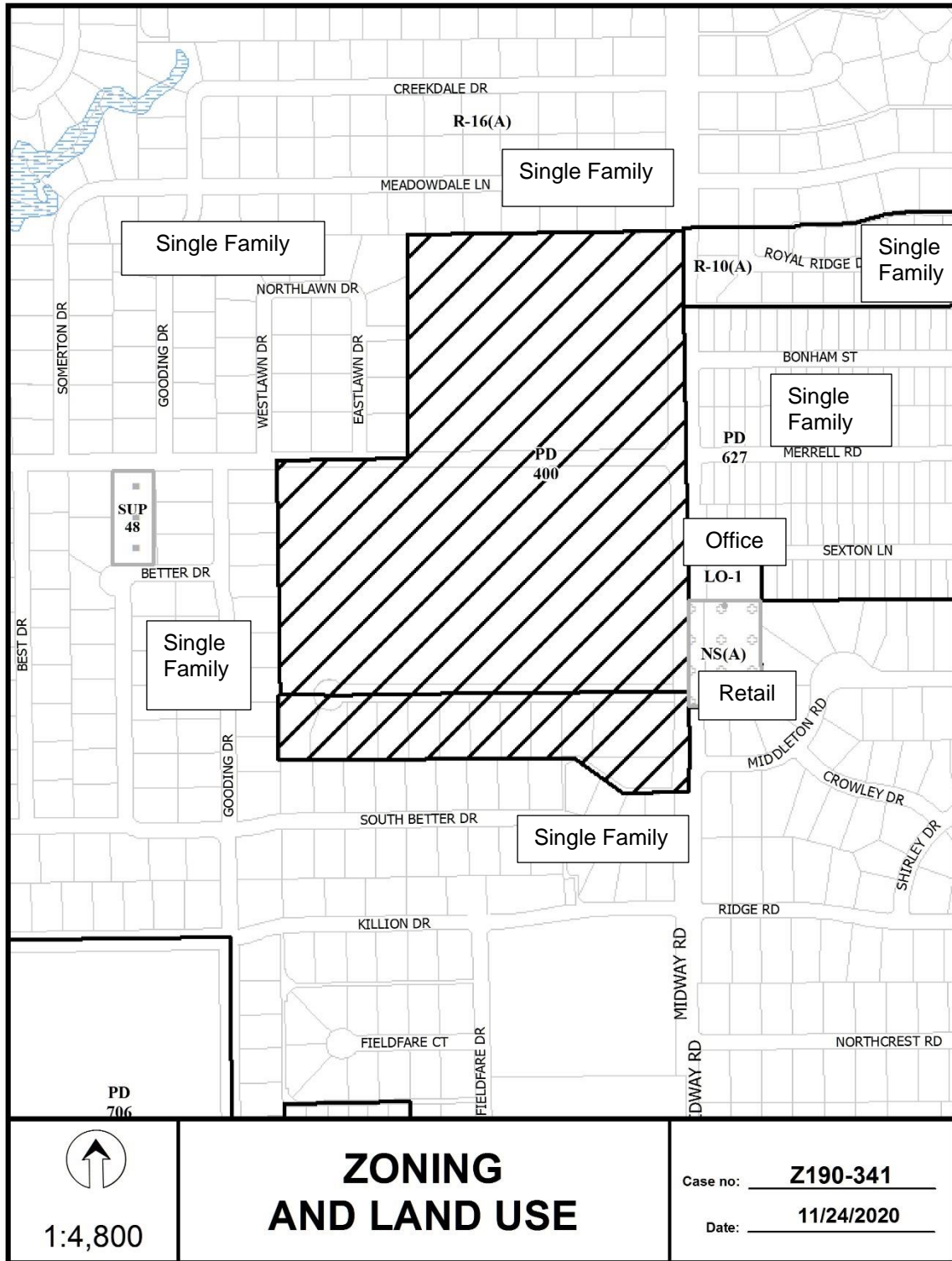
**M178-002(ND)**  
**Sheet No. TMP-2**



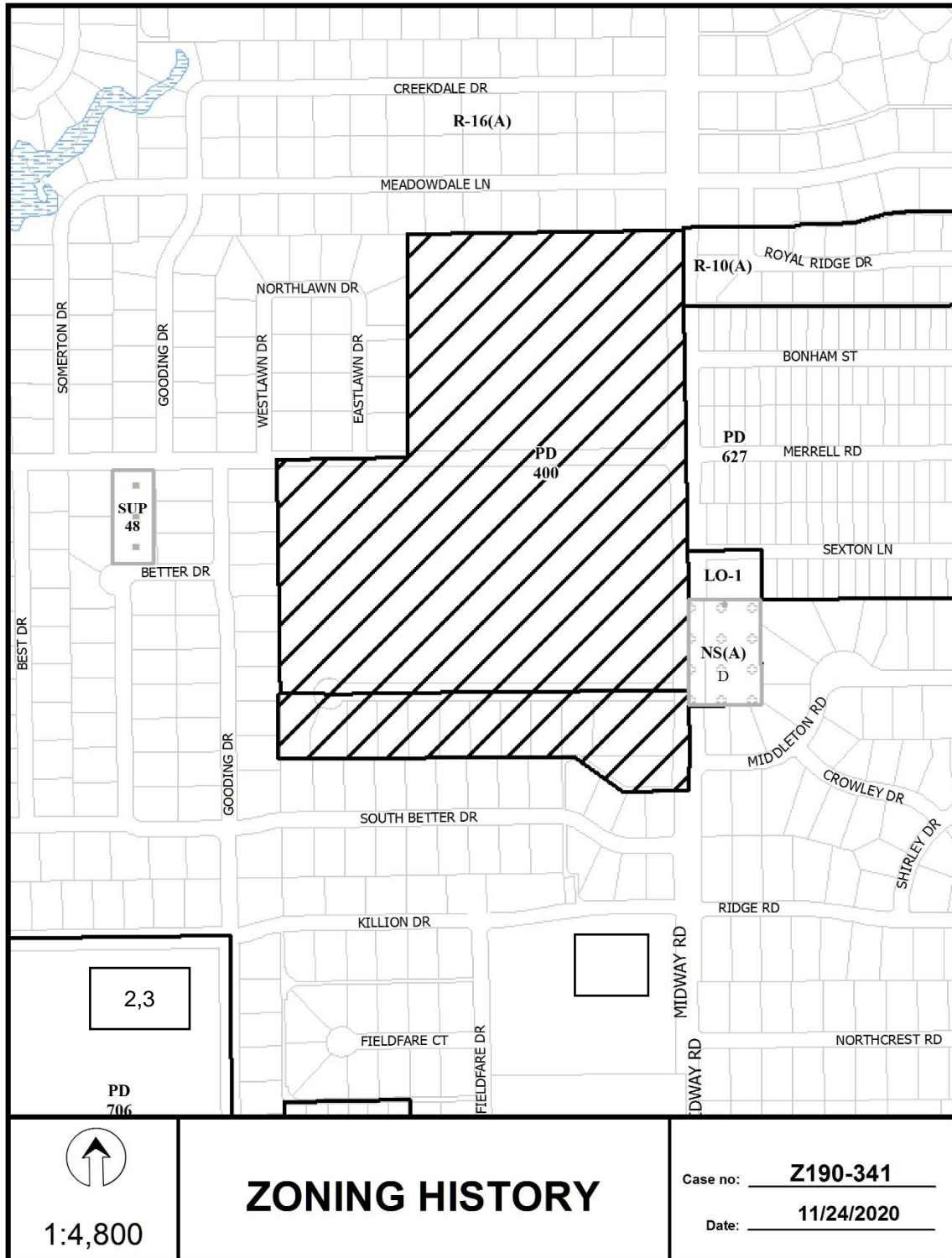






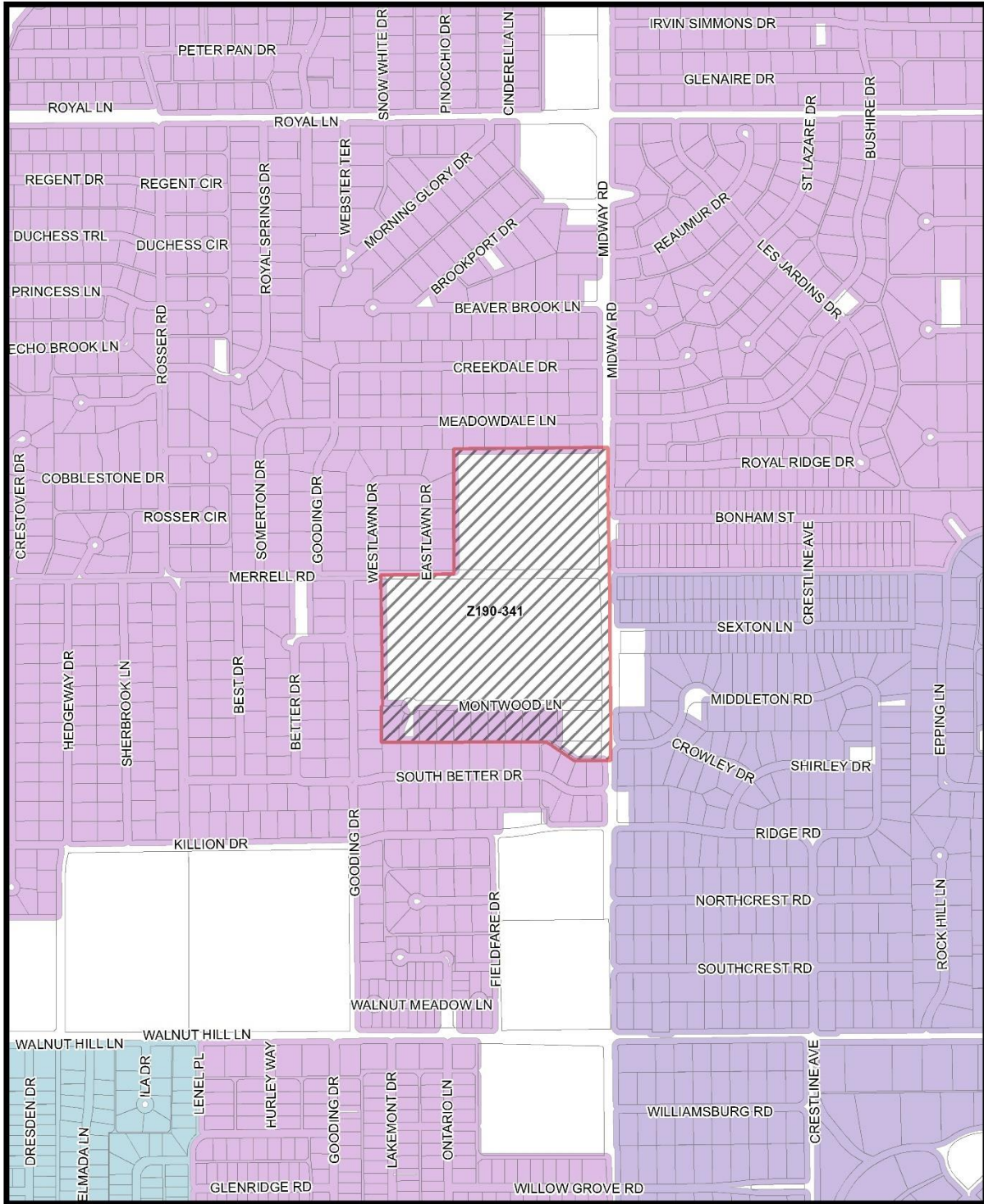






# ZONING HISTORY

Case no: Z190-341  
Date: 11/24/2020

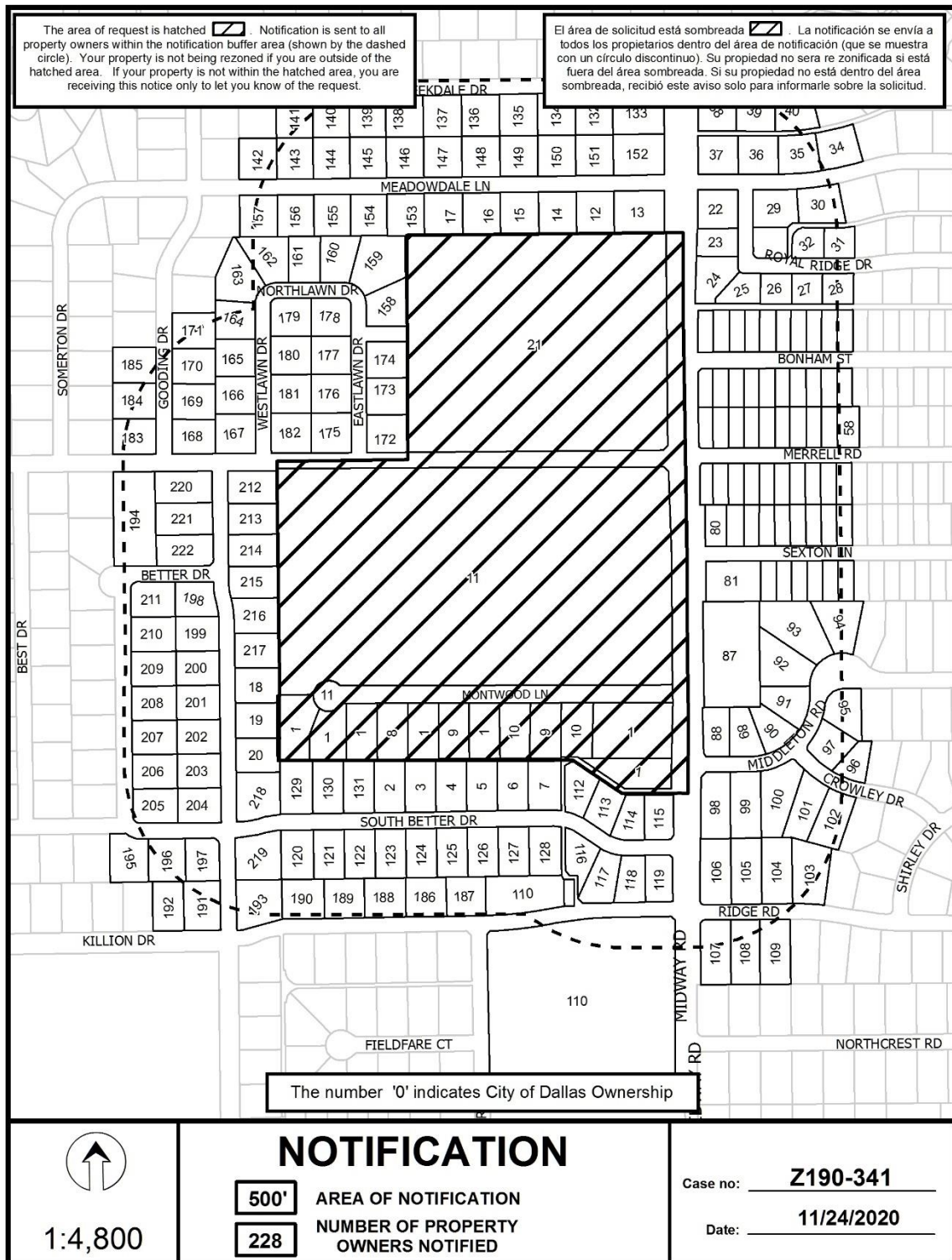


MVAC Cluster A B C D E F G H I NA



# Market Value Analysis

Printed Date: 11/24/2020



11/24/2020

***Notification List of Property Owners******Z190-341******228 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	10163 MIDWAY RD	EPISCOPAL SCHOOL OF DALLAS INC
2	4083 S BETTER DR	FAY WILLIAM J & RACHIDA
3	4107 S BETTER DR	WHITHAM JOHN C & DAYA C
4	4115 S BETTER DR	SMITH DAVID T & JUANITA M MORROW
5	4123 S BETTER DR	PRINGLE JUDY C
6	4131 S BETTER DR	SPANN MICHAEL &
7	4139 S BETTER DR	OSBORNE CYNTHIA
8	4024 MONTWOOD LN	WBL FAMILY INVESTMENTS
9	4036 MONTWOOD LN	WBL FAMILY INVESTMENTS INC
10	4112 MONTWOOD LN	WBL FAMILY INV INC
11	4100 MERRELL RD	EPISCOPAL SCHOOL DALLAS
12	4164 MEADOWDALE LN	SABO KAY
13	4170 MEADOWDALE LN	DAY LILLY P
14	4156 MEADOWDALE LN	JACOBS PATRICIA E
15	4146 MEADOWDALE LN	COSTON KAREN ANNE &
16	4136 MEADOWDALE LN	BRAUN CARLISLE & VALERIE REYES
17	4126 MEADOWDALE LN	VETTER SALLY LUCIA
18	10238 GOODING DR	STEINBERG LAURIE DODIC
19	4211 BONHAM ST	STEWART STANLEY
20	10218 GOODING DR	WU-GILBERTSON MEIYAO
21	4121 MERRELL RD	EPISCOPAL SCHOOL DALLAS
22	4210 ROYAL RIDGE DR	SHATTUCK DONNA ANNE
23	4218 ROYAL RIDGE DR	Taxpayer at
24	4224 ROYAL RIDGE DR	SAVVY HOMES LLC
25	4230 ROYAL RIDGE DR	BALL GEORGE A &
26	4238 ROYAL RIDGE DR	RUIZ MARK



11/24/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4246 ROYAL RIDGE DR	BARR TRAVIS J
28	4254 ROYAL RIDGE DR	FISHER JAMES AUSTIN &
29	4222 MEADOWDALE LN	HOMAN GREGORY W &
30	4232 MEADOWDALE LN	HIGNITE MATTHEW TODD & SARA ROWE
31	4253 ROYAL RIDGE DR	SKINNER JANET FAMILY TR EST &
32	4245 ROYAL RIDGE DR	WEST JEAN CAROLYN
33	4237 ROYAL RIDGE DR	HENNING TIMOTHY C
34	4241 MEADOWDALE LN	OTTEN IAN & SERAFINA
35	4231 MEADOWDALE LN	FEUER IAN & KATIE
36	4221 MEADOWDALE LN	GARTIN JOSEPH T
37	4209 MEADOWDALE LN	MUSSELMANPLATT KRISTINE
38	4210 CREEKDALE DR	KENNEDY THOMAS M & NANCY
39	4220 CREEKDALE DR	REDFIELD DAVID L & CAROL L
40	4230 CREEKDALE DR	COURIE RACHEL
41	4207 BONHAM ST	CSH PROPETIES II LLC
42	4215 BONHAM ST	SEALE JENNIFER
43	4219 BONHAM ST	AMMON IRENE A
44	4223 BONHAM ST	AGUINAGA JESUS & MARIA E
45	4227 BONHAM ST	GAVCAYLN LLC
46	4231 BONHAM ST	WEATHERS SUE K & RAYMOND D
47	4235 BONHAM ST	PANG PAUL S
48	4239 BONHAM ST	EDWARDS GEORGE M &
49	4203 BONHAM ST	ALANIS JESSE II &
50	4210 BONHAM ST	Taxpayer at
51	4214 BONHAM ST	WILLIAMS RALPH C & TERRI ANNA
52	4218 BONHAM ST	SECTOR CAPITAL LLC
53	4222 BONHAM ST	LIVELY STAR INVESTMENTS LLC
54	4226 BONHAM ST	MURRAY DAVID A & SUZANNE P
55	4230 BONHAM ST	Taxpayer at
56	4234 BONHAM ST	LEMMONS KIMBERLY ANN
57	4238 BONHAM ST	DOMINUS PPTIES INC

## Z190-341(LG)

11/24/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4239 MERRELL RD	EDWARDS GEORGE M &
59	4235 MERRELL RD	MAYO JOAN ELIZABETH
60	4231 MERRELL RD	STAPP CLAY RYAN
61	4227 MERRELL RD	BOURG JOHN B JR
62	4223 MERRELL RD	CRAWFORD TODD &
63	4219 MERRELL RD	JP LEASING LLP
64	4202 MERRELL RD	DO TUAN ANH &
65	4206 MERRELL RD	DURANTE EMILY BRIGHT
66	4210 MERRELL RD	PHILLIPS JAN ELIZABETH
67	4214 MERRELL RD	TAN SIMON & JENNIE CHAN
68	4216 MERRELL RD	REPPAS DIMITRIOS & ATHANASIA
69	4222 MERRELL RD	BGA REALTY LLC
70	4226 MERRELL RD	TTB HOLDING GROUP LLC
71	4230 MERRELL RD	PHILIPS STEVEN T &
72	4234 MERRELL RD	ICKES HANA
73	4238 MERRELL RD	EMPIRE RENTALS LLC
74	4237 SEXTON LN	REPUBLIC STANDARD LAND FUND LLC
75	4229 SEXTON LN	HOWARD DEBRA L
76	4225 SEXTON LN	GARDNER MARK S
77	4221 SEXTON LN	MORRIS JEFFREY J &
78	4213 SEXTON LN	CARDER HENRY M
79	4209 SEXTON LN	GERRITS JOHN R JR &
80	4205 SEXTON LN	JOHNSON DAWN DENISE
81	10246 MIDWAY RD	EGELSTON PARTNERS LTD
82	4216 SEXTON LN	WOOD MARK J &
83	4220 SEXTON LN	HRBACEK ERIC J
84	4224 SEXTON LN	MACLAREN KYLE A &
85	4228 SEXTON LN	VINEYARD JAMES GARY &
86	4236 SEXTON LN	HANNIGAN LINDA L
87	10218 MIDWAY RD	MIDWAY 10242 LLC
88	4207 MIDDLETON RD	BROADY JOHN &

## Z190-341(LG)

11/24/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4215 MIDDLETON RD	GOODE DIANNE HELEN DIEZ
90	4223 MIDDLETON RD	Taxpayer at
91	4237 MIDDLETON RD	STUART AMALIA R
92	4243 MIDDLETON RD	WOODS WILLIAM & KELLY
93	4303 MIDDLETON RD	WINSKI LOUIS R & LINDA H
94	4311 MIDDLETON RD	DOUGHTY KYLE E
95	4306 MIDDLETON RD	BARNES DENNIS M & MARTHA G
96	4315 CROWLEY DR	MORAN MICHAEL J & KATHARINE W
97	4307 CROWLEY DR	VUCKOVICH MICHAEL ALAN & BEVERLY BERRY
98	4206 MIDDLETON RD	JOSHI SAFAL K &
99	4214 MIDDLETON RD	WELLS SCOTT & CAMMY
100	4222 MIDDLETON RD	VANZANDT PATRICIA & JAMES B
101	4314 CROWLEY DR	WESTON J MICHAEL EST OF & LAURA
102	4322 CROWLEY DR	MARTINEZ MARTIN J & LESLIE R
103	4231 RIDGE RD	AINSWORTH JASON & JOHANNA
104	4223 RIDGE RD	SWANN STEPHEN & CAROLYN
105	4215 RIDGE RD	WILLIAMS CLIFFORD K TR
106	4207 RIDGE RD	KNIGHT JAMES BRIAN &
107	4200 RIDGE RD	MOSS FREDERICK C
108	4214 RIDGE RD	EOFF BRANDON C & BOPHA C
109	4222 RIDGE RD	ELKIN ROBERT
110	10115 MIDWAY RD	Dallas ISD
111	4143 KILLION DR	WALNUT HILL ELEM PTA
112	4143 S BETTER DR	SINTOBIN YOLANDA
113	4147 S BETTER DR	PHAN NAM & LISA
114	4151 S BETTER DR	BARTOLOMEO ROBERT M & DEBRA A
115	4155 S BETTER DR	ZALLY NANCY M
116	4144 S BETTER DR	WASHAM CORA DIANE
117	4148 S BETTER DR	BLOODGOOD THOMAS M &
118	4152 S BETTER DR	IVAN DOUGLAS M
119	4156 S BETTER DR	HUNT JERMAINE A & GEORGINA

## Z190-341(LG)

11/24/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4058 S BETTER DR	MUFTI ARJMAND
121	4066 S BETTER DR	Taxpayer at
122	4074 S BETTER DR	KALLASSY CHARLES A &
123	4082 S BETTER DR	LEW RICTOR S &
124	4106 S BETTER DR	RYAN PATRICK JOACHIM JR & JEAN M
125	4114 S BETTER DR	Taxpayer at
126	4122 S BETTER DR	ROGERS DAVID &
127	4130 S BETTER DR	MCKINNEY JANICE REVOCABLE
128	4138 S BETTER DR	KLEIN NATHANIEL
129	4059 S BETTER DR	SZUCS DORA AMANDA
130	4067 S BETTER DR	BEST RANDOLPH B JR &
131	4075 S BETTER DR	MEZGER GUY
132	4164 CREEKDALE DR	SORENSEN ERIC MICHAEL
133	4170 CREEKDALE DR	COOPER PAUL & TAMMY
134	4156 CREEKDALE DR	HUERTA CHRISTOPHER T &
135	4146 CREEKDALE DR	STALDER JAMES W
136	4136 CREEKDALE DR	VANPELT AARON
137	4126 CREEKDALE DR	PROSPECT CUSTOM HOMES
138	4116 CREEKDALE DR	OWENS DONALD PATRICK &
139	4106 CREEKDALE DR	ADAMS MARK W & ALLYSON N
140	4078 CREEKDALE DR	PITTMAN CHRISTOPHER K &
141	4070 CREEKDALE DR	BOYD CANDACE
142	4061 MEADOWDALE LN	MILLER RUDOLPH III
143	4071 MEADOWDALE LN	JACKSON FRED & ANGELA
144	4079 MEADOWDALE LN	PAYNE LINDA
145	4107 MEADOWDALE LN	BISHOP MASON & ANN MARIE
146	4117 MEADOWDALE LN	HILL JEAN M
147	4127 MEADOWDALE LN	Taxpayer at
148	4137 MEADOWDALE LN	ZEPPA CHRISTOPHER A & MELINDA L
149	4147 MEADOWDALE LN	HIRSCHHORN STACEE S
150	4157 MEADOWDALE LN	WEIDENBAKER TODD A &

## Z190-341(LG)

11/24/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	4165 MEADOWDALE LN	DURAN CHARLES P &
152	4171 MEADOWDALE LN	BARRY KENNETH & BEVERLY R
153	4116 MEADOWDALE LN	TYRA MELISSA K & JEREMY L
154	4106 MEADOWDALE LN	SERRECCHIA MICHAEL &
155	4078 MEADOWDALE LN	SPICER HARRY DIESTIN JR
156	4070 MEADOWDALE LN	NOBLIN MARK EDWARD &
157	4060 MEADOWDALE LN	LATTANZIO DOUGLAS E &
158	10506 EASTLAWN DR	SHAAF SAM
159	10512 EASTLAWN DR	BARANSKI CHRISTIE MATTER
160	4077 NORTHLAWN DR	PETERSEN JORN & MICHELLE MARY
161	4071 NORTHLAWN DR	MASON DAVID C
162	4061 NORTHLAWN DR	STAHL MARK KELLEY
163	10515 WESTLAWN DR	CARR KEVIN
164	10507 WESTLAWN DR	DESANDERS LINDA COCKRELL
165	10425 WESTLAWN DR	HONG ARTHUR &
166	10415 WESTLAWN DR	MARIGOT CAPITAL LLC
167	10405 WESTLAWN DR	SKORA JOSHUA
168	10404 GOODING DR	HART JASON F & ERIN H
169	10412 GOODING DR	OSULLIVAN EVIN &
170	10420 GOODING DR	BOLLE DAVID S & MISTY L
171	10510 GOODING DR	SWEITZER PATSY RUTH
172	10404 EASTLAWN DR	CHA CHOON H & AUDREY Y
173	10414 EASTLAWN DR	SHELTON KIMBERLY A
174	10424 EASTLAWN DR	TIMMONS W THOMAS &
175	10405 EASTLAWN DR	EVML HOLDINGS LLC
176	10415 EASTLAWN DR	ZHAO RANRAN &
177	10425 EASTLAWN DR	AKER CATHERINE W
178	10507 EASTLAWN DR	DUWE DOUGLAS D &
179	10506 WESTLAWN DR	MINIX DOYLETTA
180	10424 WESTLAWN DR	PHIPPS ERROL S
181	10414 WESTLAWN DR	RICE KEVIN DAVID

## Z190-341(LG)

11/24/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	10404 WESTLAWN DR	MILLSAP LINDA &
183	10405 GOODING DR	Taxpayer at
184	10411 GOODING DR	MILAZZO DAVID &
185	10419 GOODING DR	VERGES LAURIE SUTOR
186	4123 KILLION DR	CANADA WILLIAM R LIFE ESTATE
187	4131 KILLION DR	JONES GERALD W
188	4091 KILLION DR	POMATTO CHARLES V LIFE ESTATE
189	4081 KILLION DR	RUBIO AUGUSSTIN C &
190	4071 KILLION DR	BUTLER WILLIAM M
191	4059 KILLION DR	TODD PEGGY L
192	4051 KILLION DR	WENNER MARY BETH
193	10142 GOODING DR	INTERRANTE JASPER &
194	4018 MERRELL RD	MERRELL CEMETERY
195	4016 S BETTER DR	KANESS TIMOTHY M
196	4022 S BETTER DR	BEAZLEY KATHLEEN
197	4030 S BETTER DR	ZAMUDIO LILA CATALDO
198	10259 GOODING DR	USA KAUL ENTERPRISES INC
199	10251 GOODING DR	CAPORAL CHRISTY C
200	10243 GOODING DR	ROARK ROSS E & STEPHANIE J
201	10235 GOODING DR	SHAFIR & MUNIR ENTERPRISES INC
202	10223 GOODING DR	HILL DEVIN E II &
203	10215 GOODING DR	LEGACY MICHAEL J &
204	10207 GOODING DR	FISHLOCK BRUCE A &
205	10222 BETTER DR	HARRISON STREET PROP LLC
206	10230 BETTER DR	Taxpayer at
207	10238 BETTER DR	KEATING THOMAS & LORRAINE
208	10246 BETTER DR	Taxpayer at
209	10254 BETTER DR	OYSTER COLIN M
210	10262 BETTER DR	KAPRAL MARILYN DAMMIER
211	10270 BETTER DR	ALLEN STEVE L
212	10322 GOODING DR	HAMMETT ERLENE LIVING TRUST



Z190-341(LG)

11/24/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	10314 GOODING DR	RILEY MICHAEL J
214	10306 GOODING DR	BELL JULIE S
215	10264 GOODING DR	GILES JEREMY D & MELISSA J
216	10254 GOODING DR	SHERMAN ANTHONY JOSEPH &
217	10246 GOODING DR	WANDEL JACK L
218	10210 GOODING DR	GOLDENBAUM MICHAEL &
219	10152 GOODING DR	COURSEY RAYMOND A
220	10323 GOODING DR	FARRY JOHN A
221	10315 GOODING DR	SMARTT MICHAEL A & STEVA
222	10307 GOODING DR	BAKER SCOTT A
223	4202 BONHAM RD	HOLZ & STEIN CUSTOM HOMES LLC
224	4206 BONHAM RD	KONG YONGLI &
225	4203 MERRELL RD	MCCOMBER RYAN & CORI
226	4207 MERRELL RD	CLINE BRIAN J & BRANDI NICOLE
227	4215 MERRELL RD	CHI SUE M & JUNG I
228	4211 MERRELL RD	MOORE JAMES R

**FILE NUMBER:** Z201-233(LG)

**DATE FILED:** April 12, 2021

**LOCATION:** West line of Vine Street, between Cole Street and Laclede Street

**COUNCIL DISTRICT:** 14

**MAPSCO:** 17

**SIZE OF REQUEST:** +/- 1.13 Acres

**CENSUS TRACT:** 18.00

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**REPRESENTATIVE:** Suzan Kedron, Jackson Walker LLP

**APPLICANT/OWNER:** ABOG Inc. and ABOG Educational Foundation

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

**SUMMARY:** The purpose of the request is to allow for modified standards primarily related to parking.

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

**PRIOR CPC ACTION:** On June 17, 2021, the City Plan Commission held this case under advisement until July 1, 2021. No revisions have been submitted to staff since that meeting.

**PLANNED DEVELOPMENT DISTRICT No. 193:**

<http://www.dallascityattorney.com/51P/Articles%20Supp%2021/Article%20193%20Part%20I.pdf>

**PLANNED DEVELOPMENT DISTRICT No. 193 EXHIBITS:**

<http://www.dallascityattorney.com/51P/exhibits.html#a193>

**BACKGROUND INFORMATION:**

- On February 8, 1985, City Council approved Planned Development District No. 193, the Oak Lawn Special Purpose District. The PD is comprised of approximately 2,593 acres. PD 193 is divided into residential districts (A, R, TH, MF) and non-residential districts (O, NS, SC, GR, LC, HC, CA, I). PD 193 also contains 162 subdistricts.
- The area of request is comprised of six lots and currently zoned GR General Retail within PD No. 193. The site is currently developed with a three-story office building with parking on the first floor of the building.
- The applicant proposes to redevelop the site for GR General Retail uses and construct a new 85,900 square foot building for the continuation of office uses. The applicant is requesting to amend the current parking ratio from one space per 366 SF to one space per 1,000 SF and proposing underground parking.

**Zoning History:** There has been no new zoning requests in the area in the past five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Cole Street	Local Street	-
Laclede Street	Local Street	-
Vine Avenue	Local Street	-

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department reviewed the request and the Traffic Impact Analysis submitted with the application and determined that the proposed development is not foreseen to cause a significant impact to the adjacent roadways.

**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant’s request. The applicant’s request is consistent with the following goals and policies of the comprehensive plan.

## Urban Design Element

**Goal 5.2** Promote a sense of place, safety and walkability.

**Policy 5.1.2** Define urban character in Downtown and urban cores.

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

**Goal 5.3** Establishing walk-to convenience.

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

### Area Plans:

The Downtown Dallas 360 Plan was adopted in April 2011 and updated in December 2017. The Plan was adopted as a guide to future City Council actions concerning land use and development regulations, transportation and economic development, and capital improvement expenditures in the area generally bounded by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street.

The Plan recognizes Uptown as one of the Core / Supporting Districts as “one of the city’s most vibrant urban neighborhood, boasting a lively mix of residences and retailers, restaurants and offices, walkable, bikeable streets, and green spaces, all connected via the area’s beloved McKinney Avenue Trolley.” Uptown is largely successful in balancing jobs, housing and services. As Dallas’s most dense neighborhood, Uptown consists of a wide mix of apartments, condominiums, townhouses, residential towers and historic homes. Despite these assets, large blocks and inward-oriented building architecture present challenges to pedestrian activity in many parts of the district. In the future, developments are expected to fill in gaps to assist in creating a truly walkable, transit-oriented urban neighborhood.

The Plan’s key recommendation includes:

- Create a transit-oriented, walkable neighborhood by developing new projects and redeveloping existing buildings with small setbacks, ground floors with high transparency, and retail/restaurant uses; address parking needs while envisioning no surface parking in front of buildings.

The applicant’s request is consistent with the goals and policies of the Dallas 360 Area Plan.

The Oak Lawn Special Purpose District and the Oak Lawn Plan was established in February 1985 and includes ten objectives for the area. The applicant’s proposal is consistent with the following objectives highlighted by the Plan:

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

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

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

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

(10) To safeguard and enhance property values and to protect public and private investment.

**STAFF ANALYSIS**

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD No. 193 GR	Office
<b>Northwest</b>	PD No. 193 PDS No.2 Tract B	Multifamily & Restaurants
<b>North</b>	PD No. 193 PDS No.2	Multifamily & Restaurants
<b>Northeast</b>	PD No. 193 PDS No.2 Tract A, PD No. 193 PDS No. 7 with Deed Restrictions	Multifamily & Restaurants
<b>East</b>	PD No. 193 GR	Multifamily, Retail and Personal Service uses
<b>Southeast</b>	PD No. 193 PDS No.152, Tracts 1 & 2	Office, Retail and Restaurants
<b>South</b>	PD No. 193 GR	Office
<b>West</b>	PD No. 193 PDS No. 86	Multifamily & Restaurants

**Land Use Compatibility:**

The proposed site is comprised of six lots and is currently zoned GR General Retail within PD No. 193. The site is currently developed with a three-story building with parking on the first floor. Surrounding uses include multifamily, restaurants, retail, office and personal service uses. The applicant requests to create a new subdistrict within PD No. 193 with a base zoning of GR General Retail to redevelop the site to continue the existing office uses. The request proposed development standards that will deviate from the GR subdistrict regulations by reducing the off-street parking requirements for office uses,

however the proposed parking will be underground. The proposed use is compatible with surrounding uses, and staff is in support of this request.

**Development Standards:**

SUBDISTRICT	SETBACKS		Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear				
<b>Existing: PD No. 193, GR</b>	10'	No min/ No. min.	36 for residential 120' for non-residential	80%	None	Retail, office, personal service uses
<b>Proposed: PDS for GR uses</b>	10'	No min./ No min.	36 for residential 120' for non-residential	80%	None	Retail, office, personal service uses

**Parking:**

The applicant’s proposed parking requirement for office uses is one space per 1000 square feet of floor area. This proposed office parking requirement is a reduction from the current PD No. 193 requirement of 1 space per 366 SF (2.73 spaces per 1,000 SF). For 85,900 square foot office use, 235 spaces are required. The applicant proposes 83 spaces with underground parking. The use of shared parking would be allowed in accordance with the existing PD 193 and City of Dallas parking requirements.

**Landscaping:**

Landscaping must be in accordance with the requirements per PD No. 193.

**Market Value Analysis**

Market Value Analysis (MVA) is a tool to aid residents and policymakers 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 target intervention strategies more precisely 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 subject site is uncategorized. Properties located in the general area surrounding the area of request are within Category “E” to the north, south, east, and west.



**List of Officers/Partners/Principals**

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**Board of Directors**

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Susan M. Ramin, MD, Associate Executive Director  
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Kirk Diepenbrock, CIO

**PROPOSED PD CONDITIONS**

**Division S-1XX. PD Subdistrict 1XX.**

**SEC. S-1XX.101. LEGISLATIVE HISTORY.**

PD Subdistrict 1XX was established by Ordinance No. \_\_\_\_\_, passed by the Dallas City Council on \_\_\_\_\_, 2021. (Ord. \_\_\_\_\_)

**SEC. S-1XX.102. PROPERTY LOCATION AND SIZE.**

PD Subdistrict 1XX is established on property located bound by Vine Street, Cole Avenue, and Laclede Street. The size of the PD Subdistrict 1XX is approximately 1.13 acres.

**SEC. S-1XX.103. DEFINITIONS AND INTERPRETATIONS.**

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

(b) In this division, SUBDISTRICT means a Subdistrict of PD No. 193.

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

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

**SEC. S-1XX.104. CONCEPTUAL PLAN.**

Development and use of the Property must comply with the conceptual plan. If there is a conflict between the text of this division and the conceptual plan, the text of this division controls. (Ord. \_\_)

**SEC. S-1XX.104. MAIN USES PERMITTED.**

The only main uses permitted in this subdistrict are those main uses permitted in the Commercial Subdistrict GR, subject to the same conditions applicable in the GR Subdistrict, as set out in Part I of this article. For example, a use permitted in the GR Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the GR Subdistrict is a subject to DIR in this subdistrict; etc.

**SEC. S-1XX.105. ACCESSORY USES.**

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

**SEC. S-1XX.106. YARD, LOT, AND SPACE REGULATIONS.**

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

In general. Except as provided in this section, the yard, lot, and space regulations for the GR Subdistrict apply.

**SEC. S-1XX.107. OFF-STREET PARKING AND LOADING.**

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

(b) For office uses that contain underground parking, 1 space per 1,000 square feet of office use is required.

**SEC. S-1XX.108. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. S-1XX.109. LANDSCAPING.**

Landscaping and screening must be provided in accordance with Part I of this article.

**SEC. S-1XX.110. SIGNS.**

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

**SEC. S-1XX.111. ADDITIONAL PROVISIONS.**

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

appearance.

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

(c) Development and use of the Property must comply with Part I of this article.

**SEC. S-1XX.112. COMPLIANCE WITH CONDITIONS.**

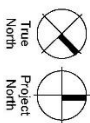
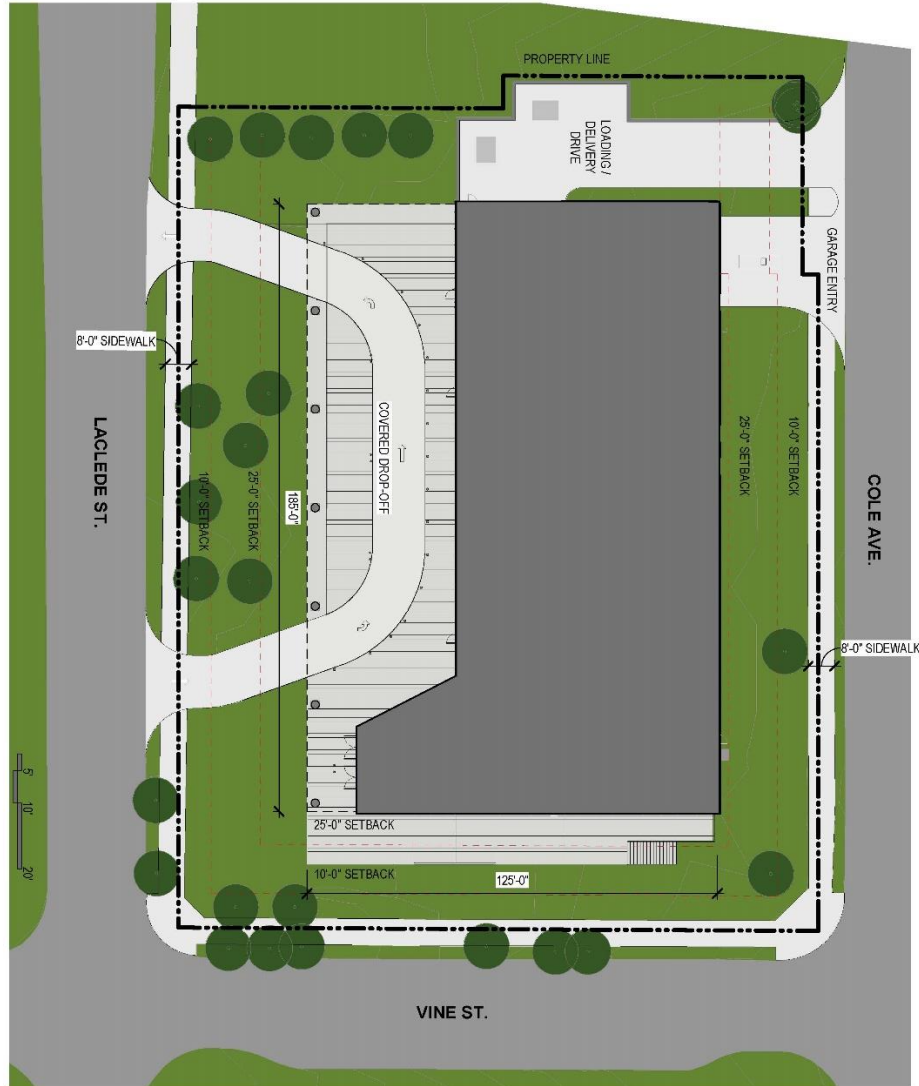
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications.

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

# PROPOSED CONCEPTUAL PLAN

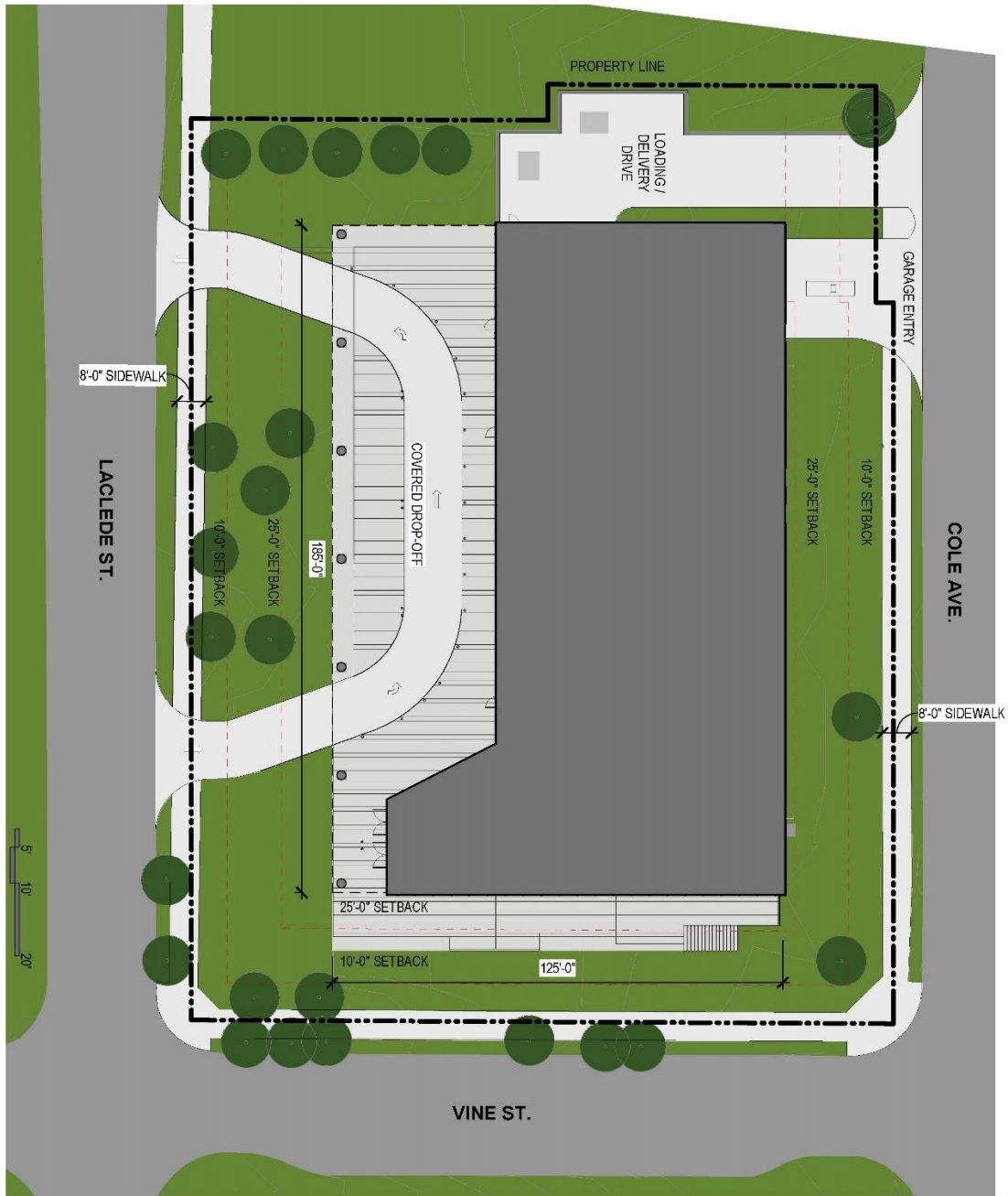


SITE PLAN  
AMERICAN BOARD OF OBSTETRICS AND GYNECOLOGY

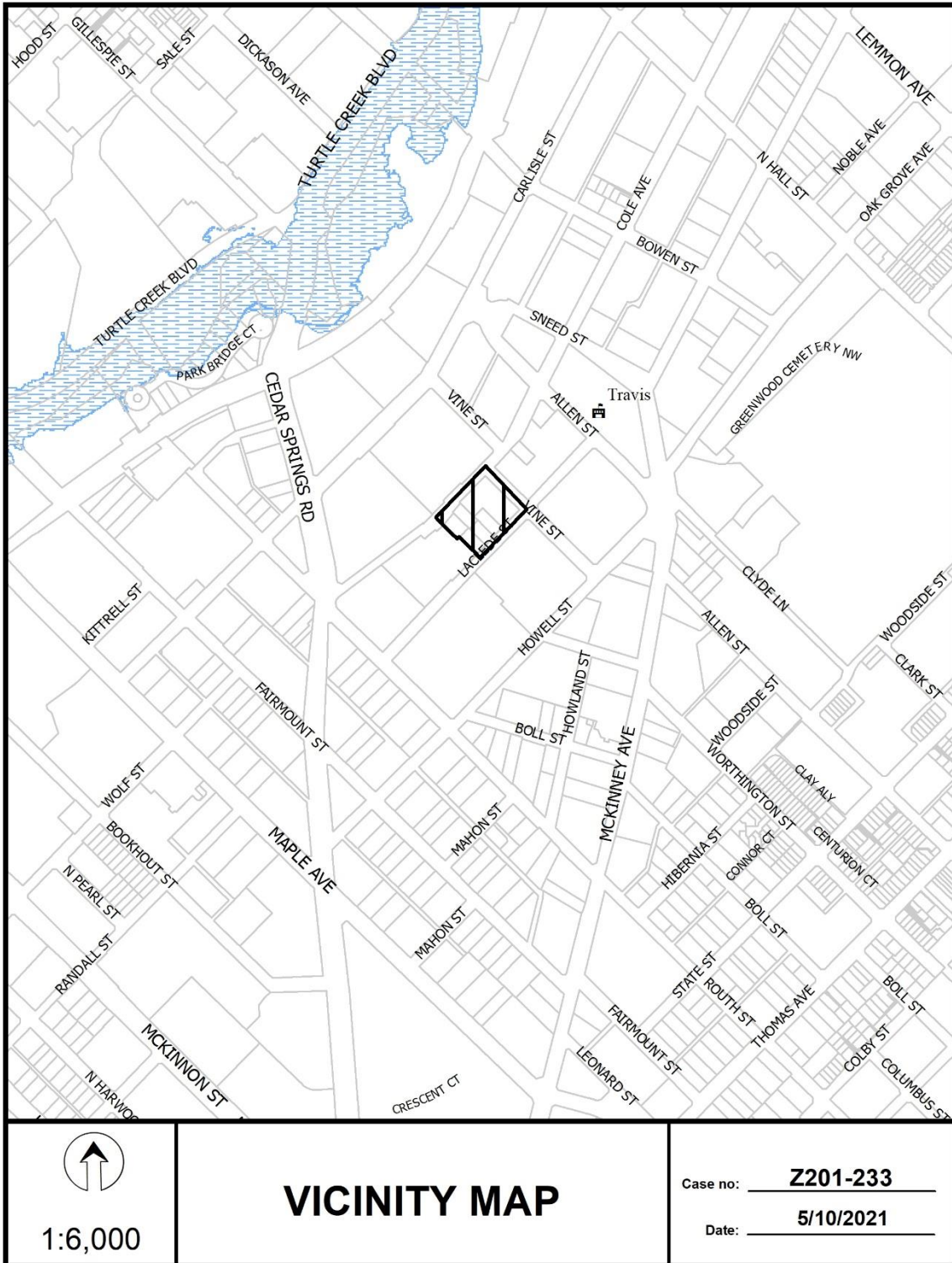


SCALE: 1" = 30'-0"  
© THE BECK GROUP

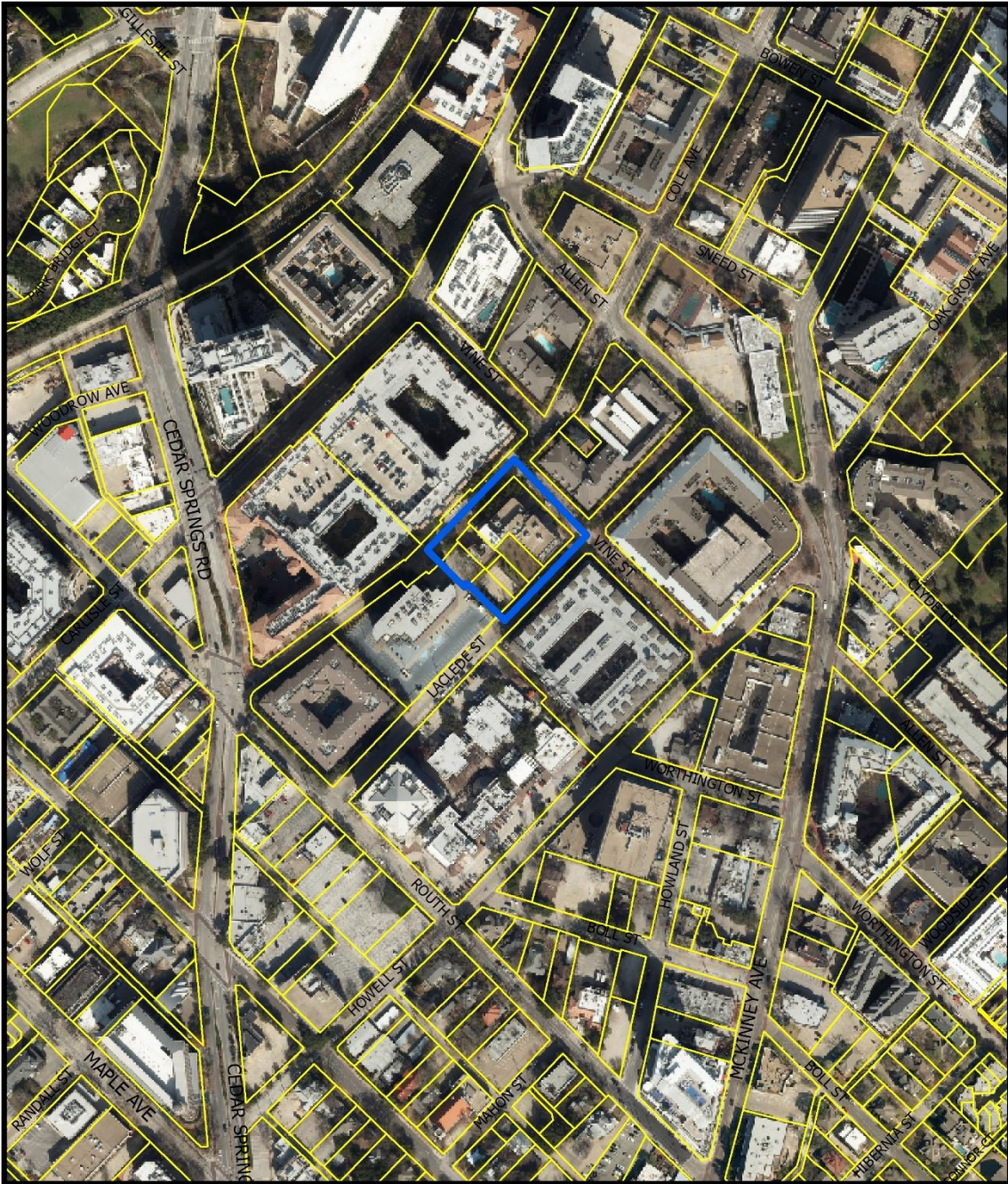
### ENLARGED PROPOSED CONCEPTUAL PLAN











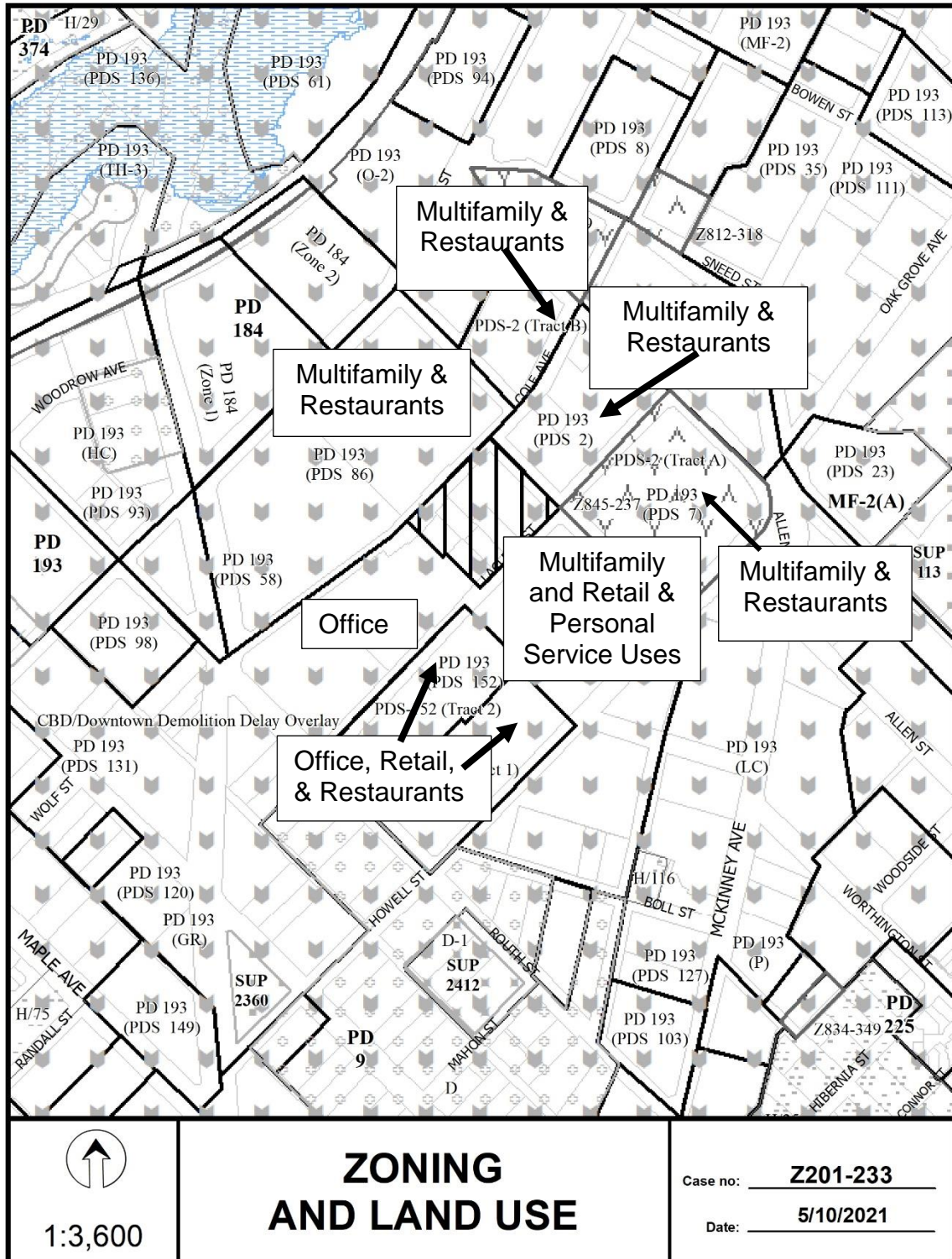
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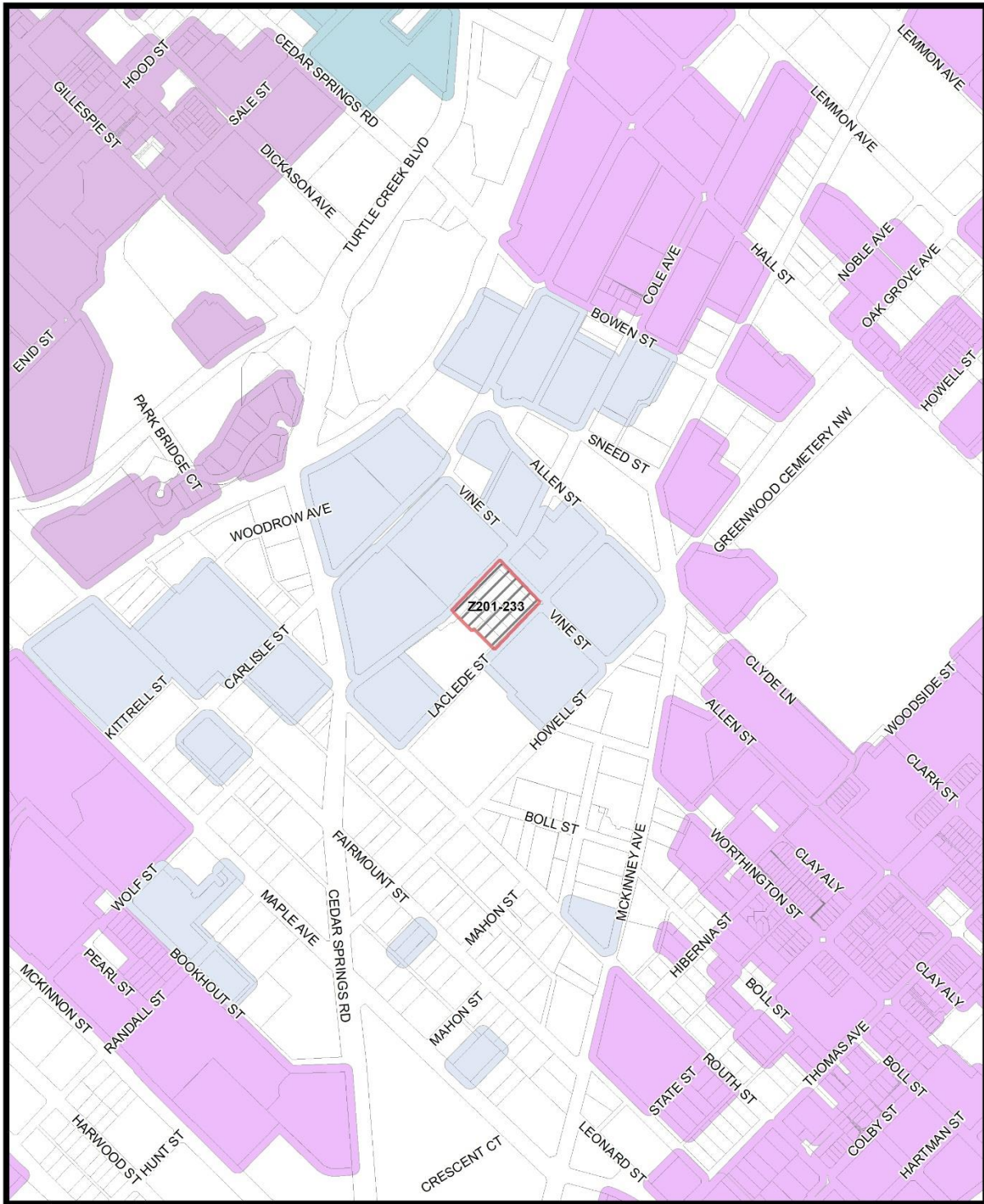
# AERIAL MAP

Case no: Z201-233

Date: 5/10/2021







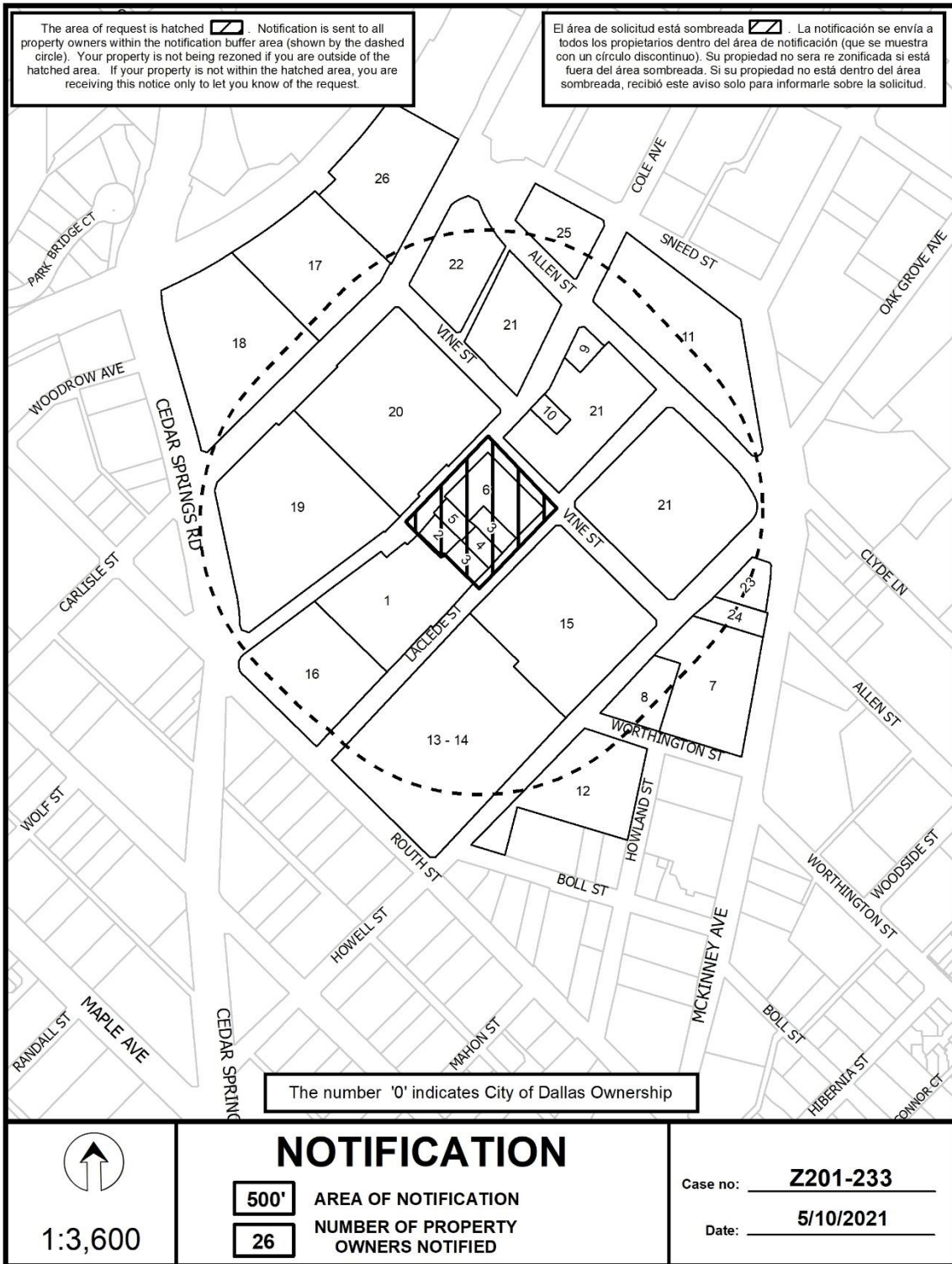
**Market Value Analysis** A B C D E F G H I NA



# Market Value Analysis

Printed Date: 5/10/2021





05/07/2021

***Notification List of Property Owners******Z201-233******26 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2626 COLE AVE	BRI 1853 2626 COLE LLC
2	2708 COLE AVE	AMERICAN BOARD OF OBGYN EDUCATIONAL FOUNDATION
3	2709 LACLEDE ST	AMERICAN BOARD OF OBSTETRICS & GYNECOLOGY INC THE
4	2713 LACLEDE ST	AMERICAN BOARD OF OBSTETRICS & GYNECOLOGY INC THE
5	2712 COLE AVE	AMERICAN BOARD OF OBGYN
6	2915 VINE ST	AMERICAN BOARD OF OBGYN EDUCATIONAL FOUNDATION INC
7	2811 MCKINNEY AVE	PJO 2811 LLC &
8	2704 WORTHINGTON ST	Taxpayer at
9	2824 COLE AVE	SHARIFI SHIDEH
10	2808 COLE AVE	DALLAS SKYFALL LLC
11	3001 MCKINNEY AVE	Dallas ISD
12	2626 HOWELL ST	TRINITY BELL APARTMENTS LLC
13	2688 LACLEDE ST	SRPF BQUADRANGLE PROPERTY LLC
14	2800 ROUTH ST	THEATRE THREE INC
15	2717 HOWELL ST	PPF AMLI 2717 HOWELL ST
16	2600 COLE AVE	GABLES MIRABELLA LP
17	2815 CARLISLE ST	FATH DALLAS COMMONS LP
18	2728 CEDAR SPRINGS RD	JLB 2728 CEDAR SPRINGS LP
19	2650 CEDAR SPRINGS RD	LG VILLA ROSA II LP
20	2707 COLE AVE	COLE APARTMENTS
21	2801 ALLEN ST	POST APARTMENT HOMES LP
22	2920 CARLISLE ST	CRP/MAPLE AKT APARTMENTS OWNER LP
23	2909 MCKINNEY AVE	Taxpayer at
24	2821 MCKINNEY AVE	Taxpayer at
25	2909 COLE AVE	Taxpayer at
26	2929 CARLISLE ST	Taxpayer at



**Planner: Carlos A. Talison Sr., J.D.**

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**FILE NUMBER:** Z201-132(CT)                      **DATE FILED:** November 17, 2020  
**LOCATION:** Southwest corner of Midway Road and Killion Drive  
**COUNCIL DISTRICT:** 13                              **MAPSCO:** 24 K  
**SIZE OF REQUEST:** ±6.935 acres                      **CENSUS TRACT:** 95.00

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**REPRESENTATIVE:** Karl Crawley, MASTERPLAN

**APPLICANT/OWNER:** Dallas Independent School District

**REQUEST:** An application for a Planned Development District for R-16(A) Single Family District uses and a public school other than an open-enrollment charter school use on property zoned an R-16(A) Single Family District

**SUMMARY:** The purpose of the request is to allow for the renovation and expansion of a vacant building (formerly Walnut Hill Elementary School) to be repurposed as a high school campus. [Walnut Hill Career Institute]

**STAFF RECOMMENDATION:** Approval, subject to a development plan, a landscape plan, a traffic management plan following staff recommended exhibit, and conditions.

**PRIOR CPC ACTION:** On April 8, 2021, May 6, 2021, and May 20, 2021, the City Plan Commission held this case under advisement. The applicant submitted an updated development plan, landscape plan, and traffic management plan after the April 8, 2021 hearing.

**BACKGROUND INFORMATION:**

- The request site is developed with a 47,800-square-foot vacant structure.
- The site was formerly a Dallas ISD elementary school.
- The applicant proposes to renovate the existing structure and expand the school by 117,800 square feet for a total square footage of 165,500 square feet.
- The applicant seeks to create a Planned Development District for the public school other than open-enrollment charter school use and R-16(A) Single Family District uses. Per the applicant, the intention is to offer half-day highly specialized training in aviation, construction, carpentry, electrical, solar technology, interior design, HVAC, refrigeration, plumbing, pipefitting, mechatronics-advanced manufacturing, and cybersecurity. The applicant indicated that the plan is for all students to arrive and leave the campus on buses to and from their high school with no permitted student parking.
- The Planned Development District will allow for a maximum height of 50 feet, a maximum lot coverage of 48 percent, and a maximum of 142 parking spaces for up to 50 classrooms.

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

1. **Z201-208** On June 24, 2020, City Council approved an amendment and expansion to Planned Development District No. 706 and the termination of Planned Development District No. 724.
2. **Z190-341** A pending application to amend and expand Planned Development District No. 400 for a private school use. [June 3, 2021 CPC Hearing Date]
3. **Z178-150** On August 8, 2018, City Council approved an amendment and expansion to Planned Development District No. 706

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>
Midway Road	Principal Arterial	100 ft.
Killion Drive	Local	50 ft.

**Traffic:**

Engineering staff completed a review of the development plan and staff has no objections to a proposed development plan depicting indented curbs along the drive aisles of the parking lot on both sides of the building. While the recessed curbs reduce the total number of parking spaces on site, the design creates a bus-driven facility that is adequately served by buses dropping off and loading students on site while still accommodating all parking needs during school peak hours. The TMP for the Career

Institute North at Walnut Hill *should only include one exhibit showing approved operations of buses in a single file around the south and east perimeter of the building.*

The TMP should also not prohibit the use of Fieldfare to access or exit the site. The proposed development plan provides direct access to/from Killion Drive and Midway Road. It is also likely that a small percent of DISD bus drivers may choose Fieldfare as an alternative route. Restrictions would be difficult to enforce. The use of Fieldfare by a small percent of buses is not anticipated to have a significant impact to homes facing Fieldfare or disrupt existing conditions on the residential street.

**COMPREHENSIVE PLAN:**

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

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

**LAND USE ELEMENT**

**GOAL 1.1 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.

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-16(A)	Vacant School Structure
<b>North</b>	R-16(A)	Single Family
<b>South</b>	R-16(A)	Public Park Recreation Center
<b>East</b>	R-16(A)	Single Family
<b>West</b>	R-16(A)	Single Family

**Land Use Compatibility**

The request site is the location of a vacant one-story structure, previously used as an elementary school and comprised of 47,800-square-feet. The applicant proposes a Planned Development District to allow for a public school other than open-enrollment charter school use by right and all other main uses permitted within an R-16(A) Single Family District. With the Planned Development District, the applicant is proposing a 117,800 square foot addition for a total of 165,500 square foot high school campus to accommodate the lab space and classrooms for the training course studies. Per the PD conditions, the height for the public school use is 50 feet and lot coverage of 48 percent for the use.

Surrounding land uses consist of single family to the west, north, and east of the site across Midway Road and south of the site is a public park and recreation center.

The proposed PD has a base zoning of R-16(A) District, which would allow for residential uses. This protects the neighborhood in the event of a possible replat or change of use in the property.

Staff supports the planned development district because a school use has operated at this location for many years prior to this proposal and a development plan has been provided for the property. Staff considers the planned development district to be compatible with the surrounding single-family neighborhood because compliance with the proposed PD conditions, a development plan, a landscape plan, and a Traffic Management Plan requiring periodic updates will ensure the operation runs optimally in the future.

**Development Standards**

<b><u>DISTRICT</u></b>	<b>SETBACKS</b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Primary Uses</b>
	<b>Front</b>	<b>Side/Rear</b>				
<b>Existing:</b> R-16(A) Single Family District	35'	10' for Res.  Other: Side: 15' Rear: 20'	1 Dwelling Unit/ 16,000 Sq. ft	30'	40% for residential  25% for nonresidential*	Single Family
<b>Proposed:</b> PD	35'	10' for Res.  Other: Side: 15' Rear: 20'	1 Dwelling Unit/ 16,000 Sq. ft	50'	45% for residential  48% for nonresidential	Single Family; Public School

\*60% lot coverage allowed for institutional uses; the proposed school classifies as institutional

**Parking:**

The requirement for off-street parking for the school is derived from three criterions: 1) the number of classrooms, 2) the type of institution that serves the students (e.g., elementary, middle or high school), and 3) the parking requirement established by the PD. Per the Planned Development conditions, parking for a public school other than an open-enrollment charter school to be used as a high school with up to 50 classrooms

must provide a minimum of 142 parking spaces, which is significantly less than the required 475 spaces. However, with the TMP demonstrating the primary mode of transportation being buses and no student parking allowed, staff does not object to the 142 parking spaces.

### **Landscaping**

Per the PD conditions, landscaping must be as depicted on the approved landscape plan.

### **Market Value Analysis**

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

**LIST OF OFFICERS**

**Dallas Independent School District  
Board of Trustees**

- Edwin Flores, District 1
- Dustin Marshall, District 2
- Dan Micciche, District 3
- Karla García, District 4
- Maxie Johnson, District 5
- Joyce Foreman, District 6
- Ben Mackey, District 7
- Joe Carreón, District 8
- Justin Henry, District 9



**PROPOSED PD CONDITIONS**

“ARTICLE \_\_\_\_.

PD \_\_\_\_.

**SEC. 51P-\_\_\_\_.101. LEGISLATIVE HISTORY.**

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

**SEC. 51P- \_\_\_\_ .102. PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_ is established on property located at the southwest corner of Midway Road and Killion Drive. The size of PD \_\_\_\_ is approximately 6.935 acres.

**SEC. 51P- \_\_\_\_ .103. DEFINITIONS AND INTERPRETATIONS.**

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

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

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

**SEC. 51P- \_\_\_\_ .104. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit \_\_A: development plan.
- (2) Exhibit \_\_B: landscape plan
- (3) Exhibit. \_\_ C: traffic management plan

**SEC. 51P- \_\_\_\_ .105. DEVELOPMENT PLAN.**

(a) For a public school other than an open enrolment charter school use of the Property must comply with the development plan (Exhibit \_\_\_\_). If there is a conflict between the text of this article and the development plan, the text of this article controls.

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

**SEC. 51P- \_\_\_\_ .106. MAIN USES PERMITTED.**

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-16(A) Single Family District, subject to the same

conditions applicable in the R-16(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-16(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-16(A) Single Family District is subject to DIR in this district; etc.

(b) The following main use is permitted by right; a public school other than an open enrolment charter school.

**SEC. 51P- \_\_\_\_ .107.            ACCESSORY USES.**

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

**SEC. 51P- \_\_\_\_ .108.            YARD, LOT, AND SPACE REGULATIONS.**

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

(a) Except as provided in this section, the yard, lot, and space regulations for the R-16(A) Single Family District apply.

(i) Maximum height is 35 feet, mechanical equipment is allowed an additional height of 10 feet. One portion of the building, as shown on the attached development plan, is allowed a maximum height of 48 feet with an additional height of 2 feet for an elevator penthouse or stair bulkhead. Heights of the buildings are shown on the attached development plan.

(ii) Maximum lot coverage is 48 percent.

(iii) The residential proximity slope applied to this site.

**SEC. 51P- \_\_\_\_ .109.            OFF-STREET PARKING AND LOADING.**

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

(a) Off-street parking must be provided in accordance with Division 51A-4.300 et seq.

(b) Parking for a public school other than an open-enrollment charter school to be used as a high school with up to 50 classrooms a maximum of 110 parking spaces must be provided. Parking is allowed in the required front yard.

- (c) Students must arrive and depart campus on transportation provided by the public school district or authorized representative, Students are not allowed to park on campus.

**SEC. 51P--409.109.2 TRAFFIC MANAGEMENT PLAN.**

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit 706C).

- (b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by **May 21, 2025**. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each **odd-numbered year**.

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

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

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

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

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

- (c) Amendment process.

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

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

**SEC. 51P- \_\_\_\_\_.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-\_\_\_\_\_.111. LANDSCAPING.**

(a) Except as provided below landscaping must be provided in accordance with Article X.

(b) landscaping for the permitted public school other than an open enrolment charter school must be provided in accordance with the attached landscape plan.

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

(d) All new required trees located within 30 feet of the Killion Drive or Fieldfare Drive right-of-way, as shown on the attached landscape plan, must be evergreen, as approved by the building official.

(e) Replacement of removed or seriously injured trees must comply with Section 51A-10.134, with the exception that replacements trees must have a caliper of at least three (3) inches.

**SEC. 51P- \_\_\_\_\_.112. SIGNS.**

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

**SEC. 51P- .113. LIGHTING.**

(a) Outdoor lighting heights. Maximum heights for exterior lighting are as follows:  
Parking lot lighting: 25 feet  
Security lighting: 25 feet  
Pedestrian lighting: 10 feet  
Pole mounted security lighting: 12 feet

(b) All outdoor lighting must be directed downward and away from adjacent properties.

(c) Lighting may not produce glare or direct illumination across a property line of an intensity that creates a nuisance or detracts from the use or enjoyment of adjacent property.

**SEC. 51P- \_\_\_\_ .114. ADDITIONAL PROVISIONS.**

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

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

(c) Remote Parking for Special Events. It is anticipated that throughout the school year there will be the occasional school related Special Events that will be held on the campus not during school hours. Examples would include but are not limited to “Meet the Teacher”, award ceremonies or new student/parent orientation. These type events are limited to non-regular school hours. With the limited amount of on campus parking the DISD must provide shuttle service for these events. The type of vehicle used for the shuttle service will vary depending on the type of event. Remote parking for the event can be provided either at the home school for the student or at the Thomas Jefferson High School/Walnut Hill International Leadership Academy campus. Shuttle service is to be provided approximately 30 minutes before, during and after the event. Information provided to students, parents and other possible participants in any Special Event must specify that no parking is allowed on campus and remote parking will be provided and a shuttle service provided. Parking areas on campus during Special Events are to limited to school personnel.

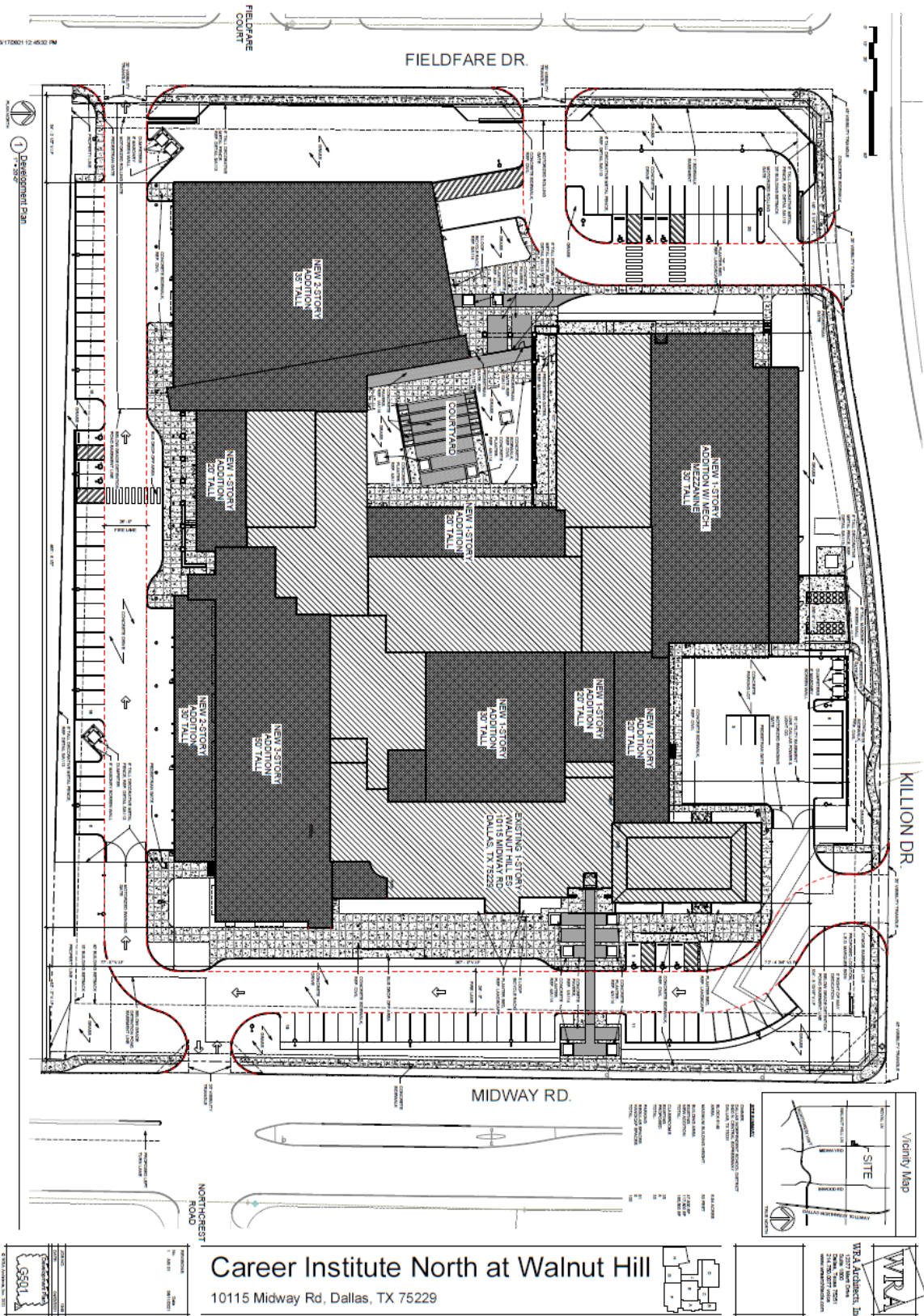
(d) Bus Idling: Buses are not allowed to idle their engines without passengers for more than 15 minutes while on the Property or the adjacent right of way.

**SEC. 51P- \_\_\_\_ .115. COMPLIANCE WITH CONDITIONS.**

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

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

**PROPOSED DEVELOPMENT PLAN  
(Dark shade delineates expansion)**







May 5, 2021  
PK# 4767-20.512

# TRAFFIC MANAGEMENT PLAN

Z201-132



A handwritten signature in blue ink that reads "Hunter W. Lemley".

DISD WALNUT HILL CAREER INSTITUTE  
CITY OF DALLAS

## ***Introduction***

The services of Pacheco Koch (PK) were retained by Masterplan, on behalf of Dallas Independent School District, to prepare a Traffic Management Plan (TMP) for zoning approval in the City of Dallas for the Walnut Hill Career Institute (the "School") located in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

## ***School Description***

- Type: Proposed Public Career Institute
- District: Dallas Independent School District
- Address: 10115 Midway Road, Dallas, Texas
- Grades: 9<sup>th</sup> through 12<sup>th</sup>
- Start/End Times: 9:00 AM – 4:20 PM
- Existing Zoning/Proposed Zoning: R-16(A)/creation of a new PD
- Future Enrollment: 2 Groups of 800 students (800 students during AM classes and 800 students during PM classes) with alternating Group A and Group B days.
- Drop-off Loading System: Bus Unloading/Loading Only

NOTE: All buses do not arrive at the same time throughout the day. There are three separate bus pick-up and drop-off periods: morning, mid-day, and afternoon. Morning (AM) period consists of buses dropping the AM Group A students off only and then leaving the site without students on board. Mid-day period consists of buses dropping the PM Group A students off from the students' home high school AND picking up the AM Group A students to transport back to their home high school. Afternoon (PM) period consists of buses arriving to the site without students on board and then picking up the PM Group A



7557 Rambler Road, Suite 1400  
Dallas, Texas 75231-2388  
(972) 235-3031 [www.pkce.com](http://www.pkce.com)  
TX.REG: ENGINEERING FIRM F-469  
TX. REG. SURVEYING FIRM LS-100080-00

May 5, 2021



students to head back to their home high school. The next day, Group B students follow the same pattern.

### **School Access**

- Adjacent Streets:
  - Midway Road: Six lanes, two-way operation, median divided [School Zone]
  - Killion Drive: Two lanes, two-way operation, no median [School Zone]
  - Fieldfare Drive: Two lanes, two-way operation, no median
- Projected Travel Modes:
  - Bus: 100%

\*Enrollment and Travel Mode Data provided by DISD

May 5, 2021



## TRAFFIC MANAGEMENT PLAN

---

### ***Proposed Traffic Management Operations***

[No parent drop-off or pick-up will be occurring for this school] Buses will enter the site via the eastern most driveway on Killion Drive. Bus unloading/loading shall be located on-site, east of the school building. After students are safely unloaded/loaded onto the queued buses, buses travel through the site to exit the southernmost driveway on Midway Road. Buses for special needs and buses returning to the Thomas Jefferson High School Campus will load and unload from the south entrance to the school building.

Parking lots for staff and visitor traffic are accessible via Killion Drive, Fieldfare Drive, and Midway Road. Dismissal will consist of a two dismissal groups (separate morning and afternoon student groups).

Staff assistance shall be present for all queuing areas to allow students to enter and exit the school building in a safe and efficient manner.

### ***Special Event Remote Parking***

It is anticipated that throughout the school year, there will be an occasional school related Special Event occurring outside of school hours that will be held on the subject campus. Special Events could include but are not limited to "Meet the Teacher", award ceremonies, and new student/parent orientations. With the limited amount of on-campus parking, DISD will provide shuttle services for these events. The type of vehicle used for the shuttle service will vary depending on the type of event. Remote parking for the event can be provided either at the home school for the student or at the Thomas Jefferson High School/Walnut Hill International Leadership Academy campus. Shuttle service is to be provided approximately 30 minutes before, during and after the event. Information provided to students, parents and other possible participants in any Special Event must specify that no parking is allowed on campus and remote parking will be provided and a shuttle service provided. Parking areas on campus during Special Events is to be limited to school personnel. Staff assistance shall be present for all queuing areas to allow students to enter and exit the school building in a safe and efficient manner.



May 5, 2021



***Proposed Traffic Management Operations (Exhibit B)***

[No parent drop-off or pick-up will be occurring for this school] Buses will enter the site via the eastern most driveway on Killion Drive. As an alternate plan to Exhibit A, conditions as depicted in Exhibit B will operate with bus unloading/loading to be located on-site, south of the school building. After students are safely unloaded/loaded onto the queued buses, buses travel through the site to exit the southernmost driveway on Fieldfare Drive.

Parking lots for staff and visitor traffic are accessible via Killion Drive, Fieldfare Drive, and Midway Road. Dismissal will consist of a two dismissal groups (separate morning and afternoon student groups).

Staff assistance shall be present for all queuing areas to allow students to enter and exit the school building in a safe and efficient manner.

***Proposed Traffic Management Operations (Exhibit C)***

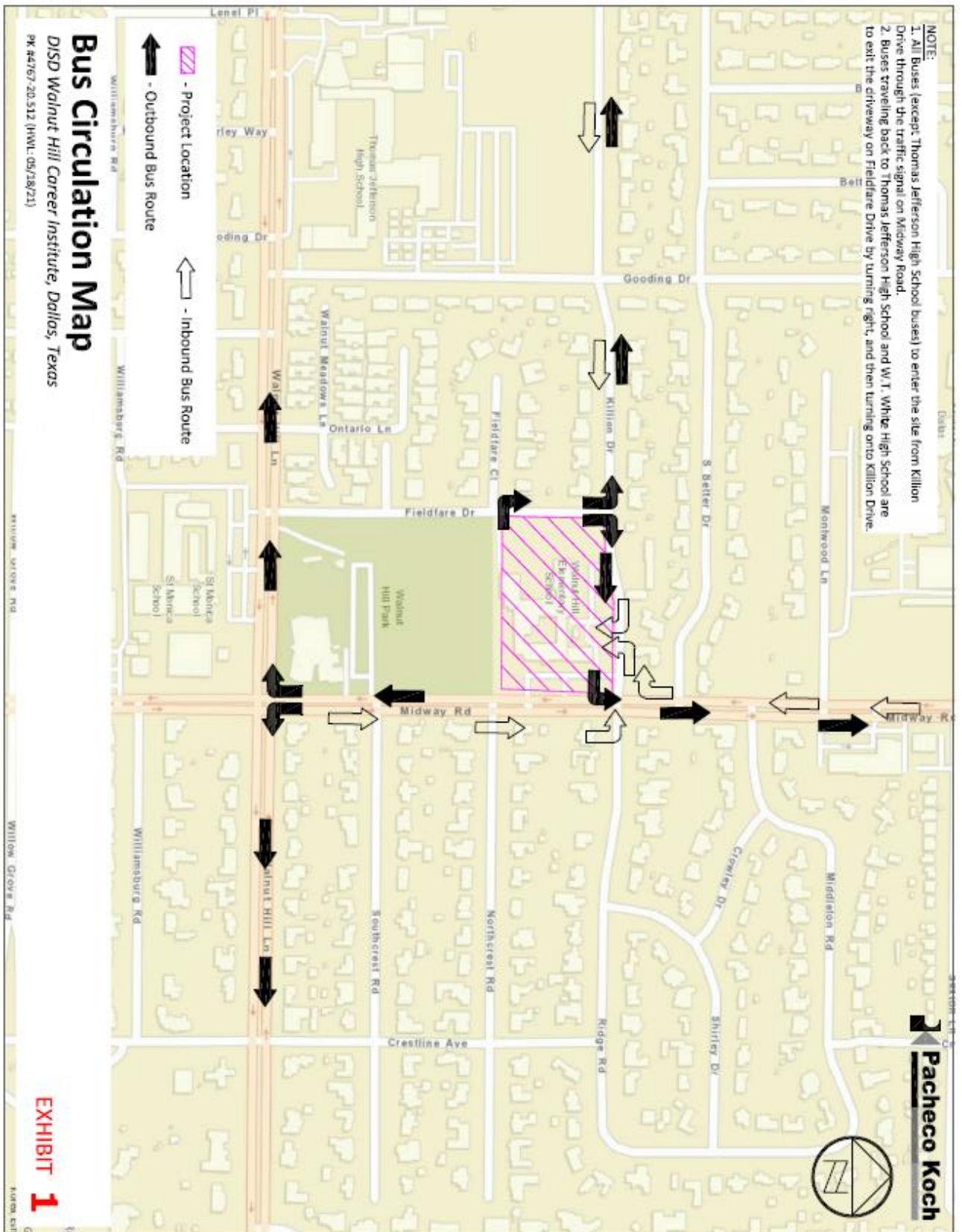
[No parent drop-off or pick-up will be occurring for this school] Buses will enter the site via the eastern most driveway on Killion Drive. As an alternate plan to Exhibit A and B, conditions as depicted in Exhibit C will operate with bus unloading/loading to be located on-site at two main separate locations, east of the school building and south of the school building. After students are safely unloaded/loaded onto the queued buses, buses travel through the site to exit the southernmost driveway on Midway Road and the southernmost driveway on Fieldfare Drive.

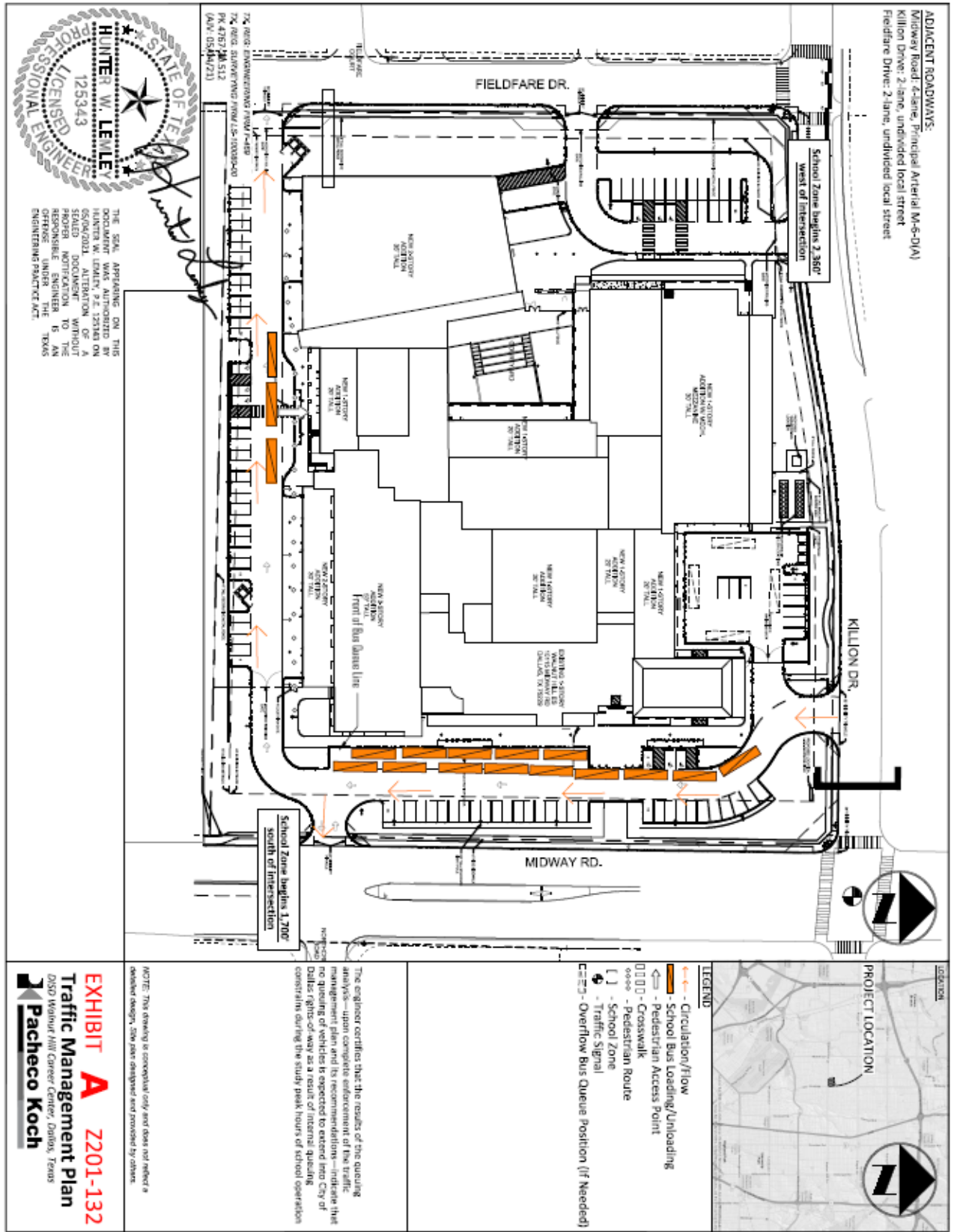
Parking lots for staff and visitor traffic are accessible via Killion Drive, Fieldfare Drive, and Midway Road. Dismissal will consist of a two dismissal groups (separate morning and afternoon student groups).

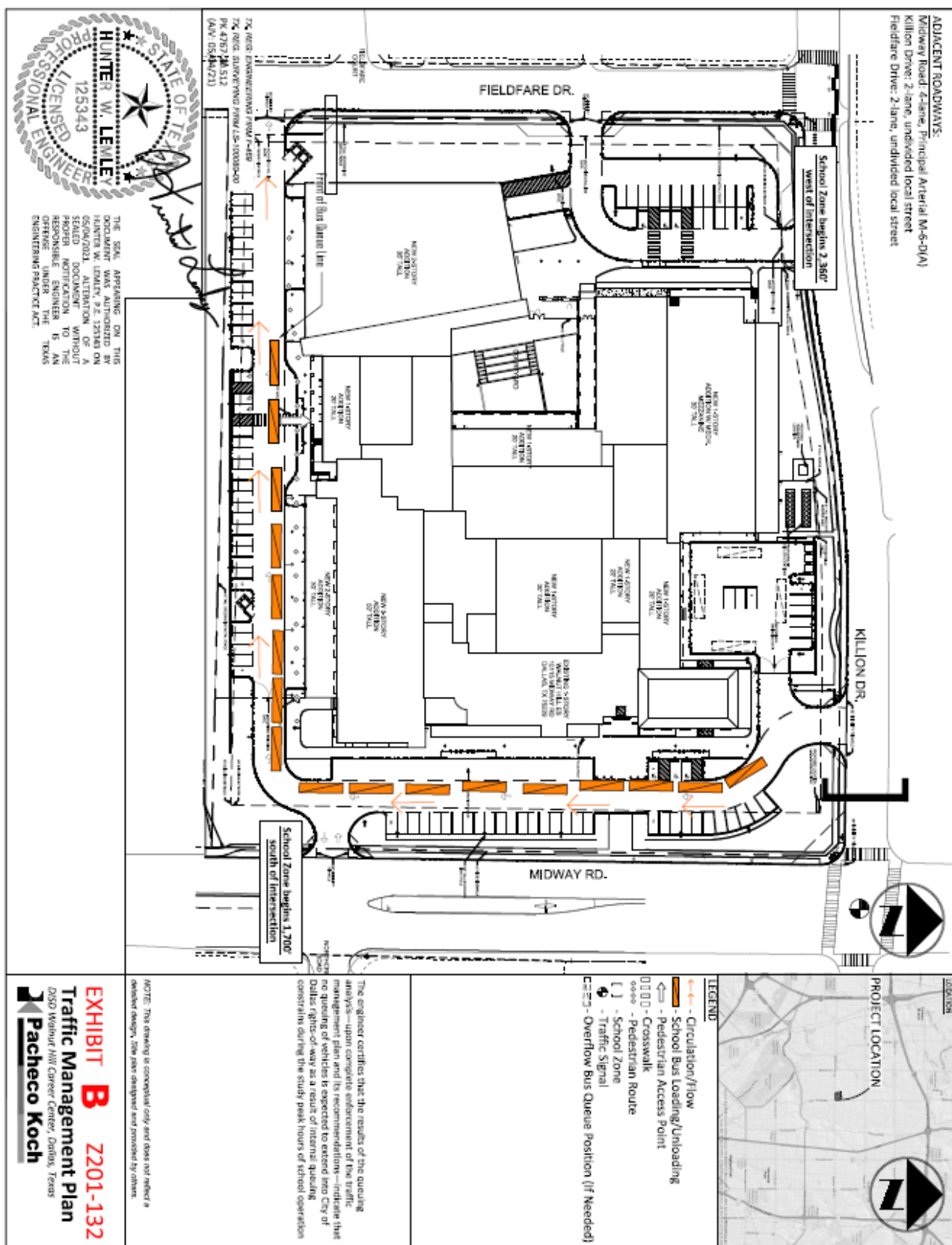
Staff assistance shall be present for all queuing areas to allow students to enter and exit the school building in a safe and efficient manner.



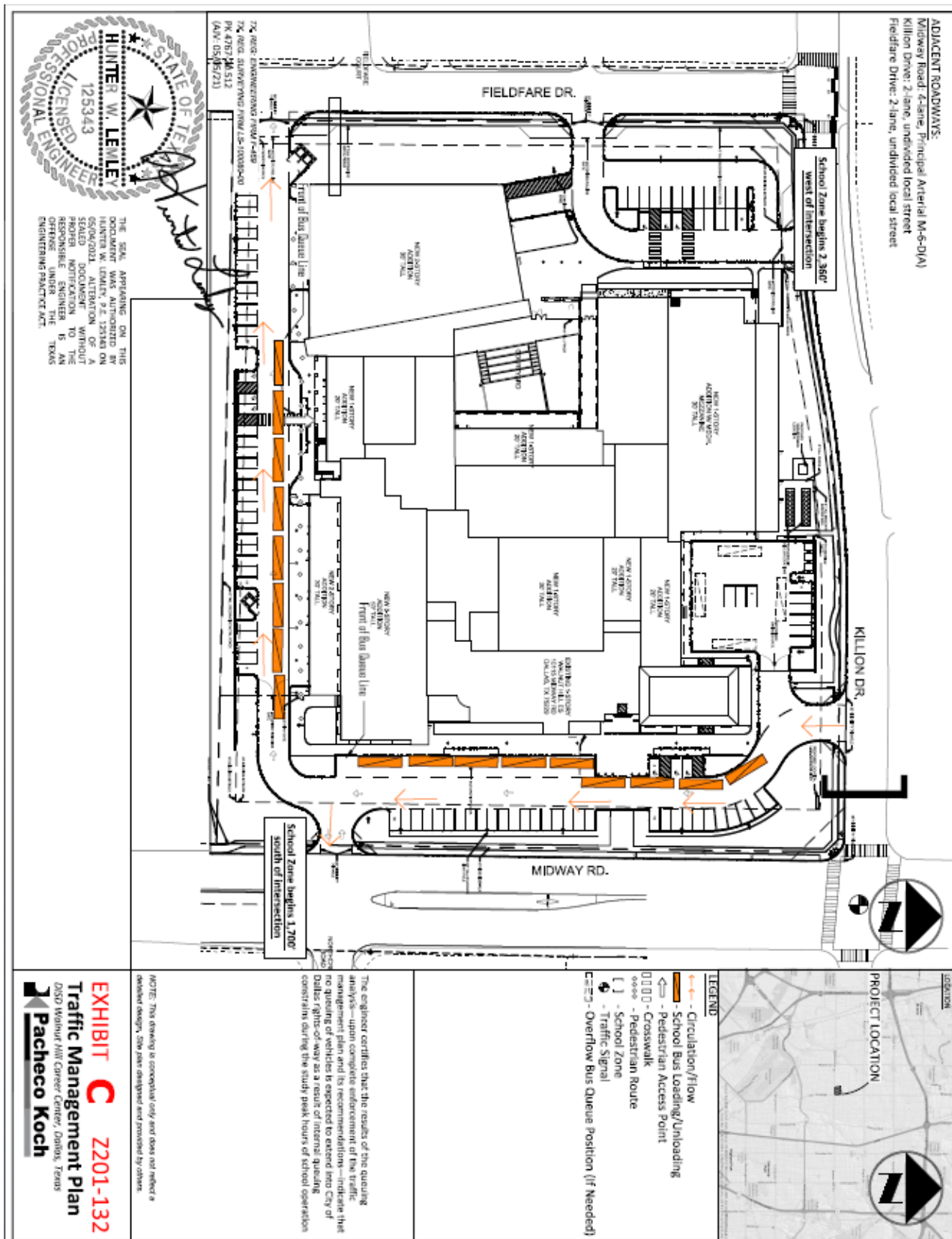






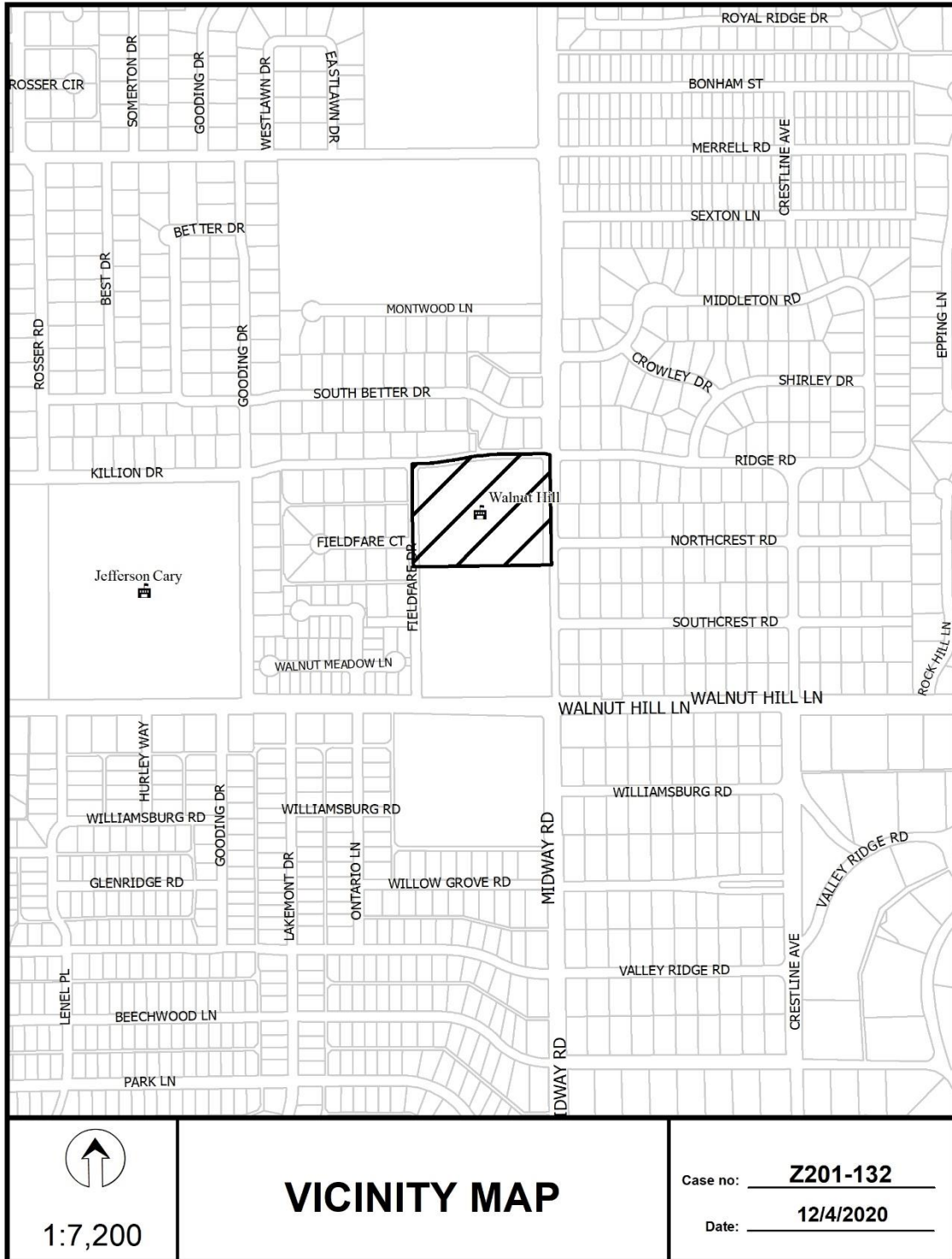




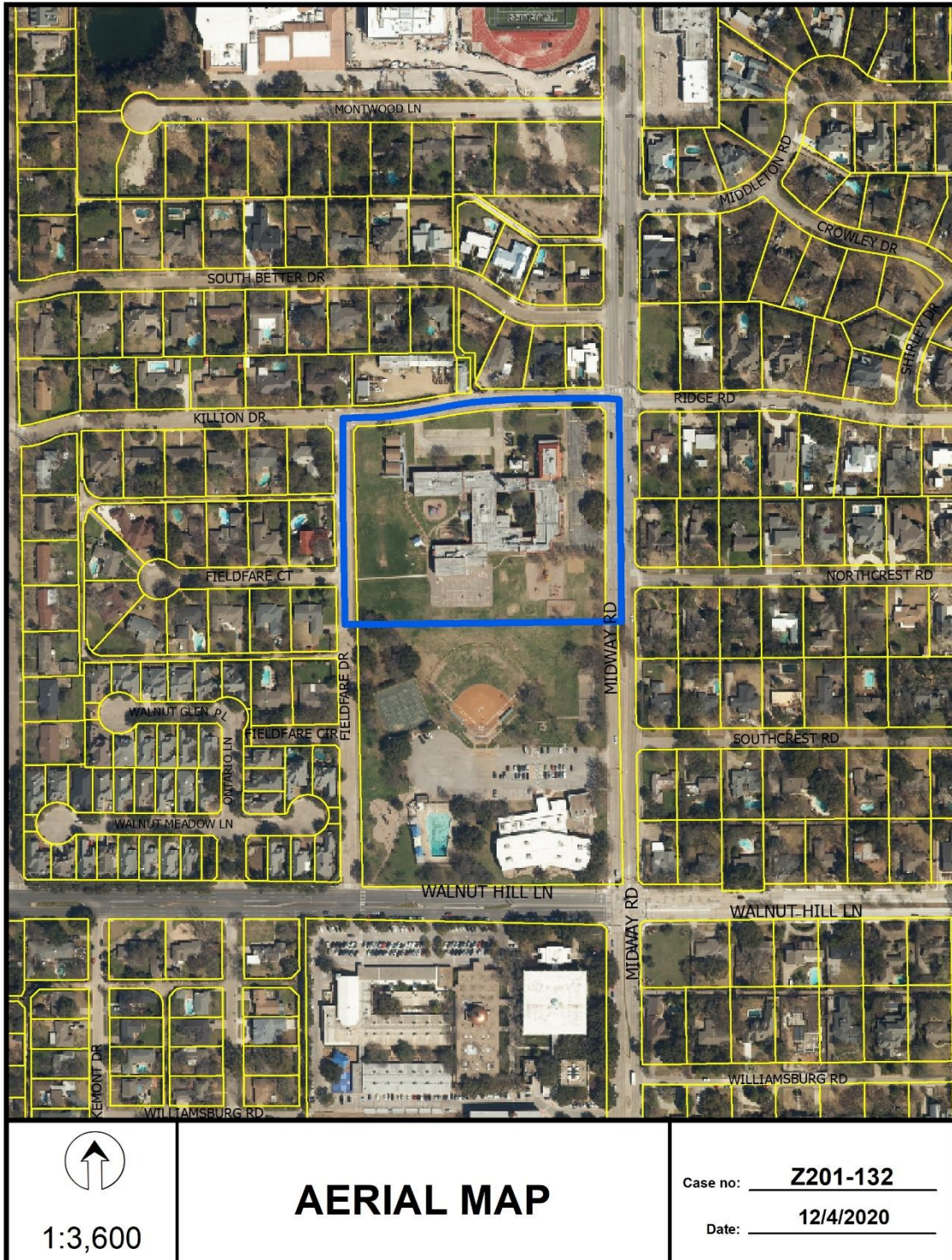


THE SEAL, APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HUNTER W. LEMLEY, P.E. 125343 ON 05/04/2023. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE PERSONS SIGNATURE IS IN VIOLATION OF THE ENGINEERING PRACTICE ACT.

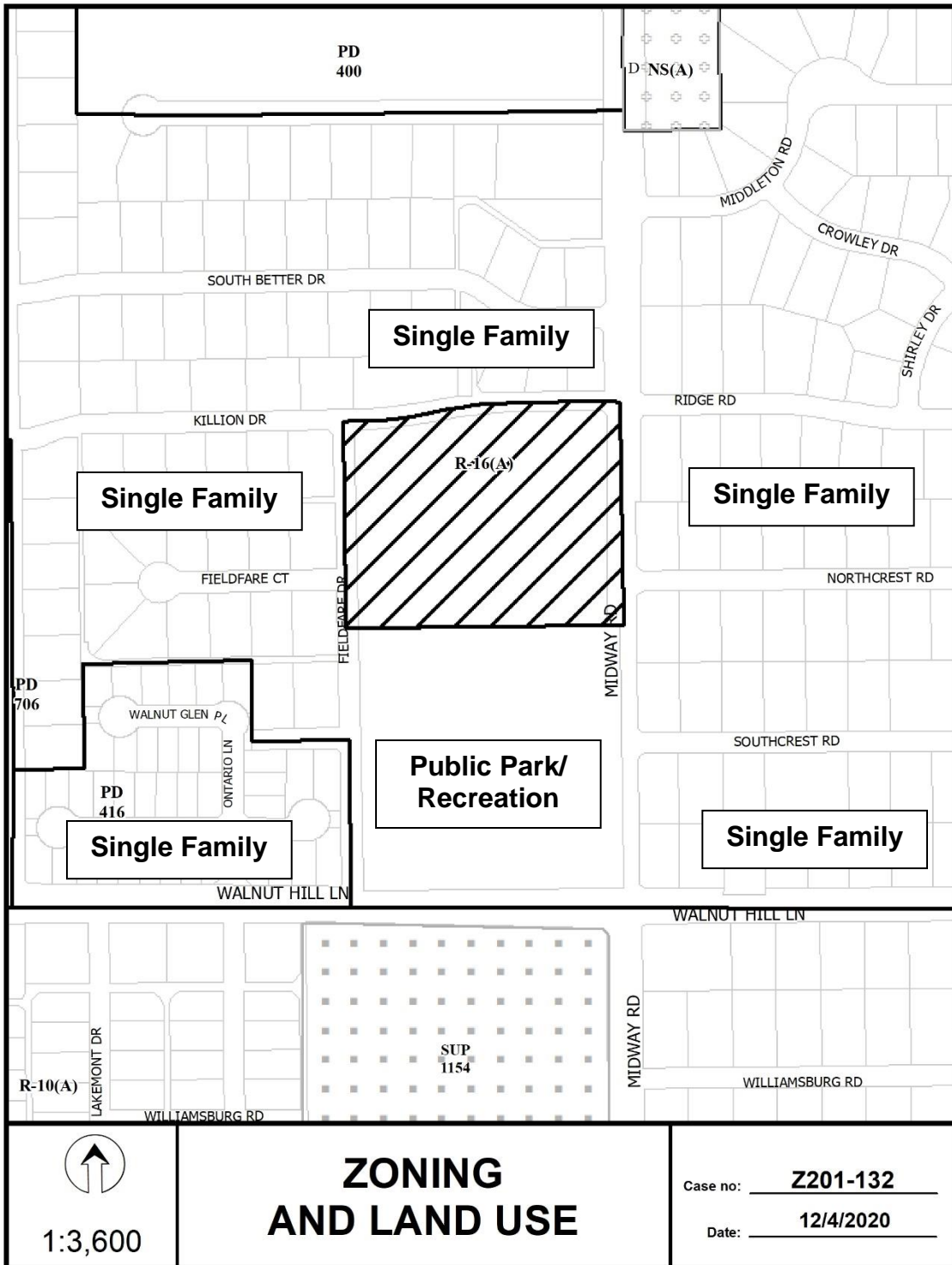
**EXHIBIT C Z201-132**  
**Traffic Management Plan**  
 DSD Without HW Career Center, Dallas, Texas  
**Pacheco Koch**

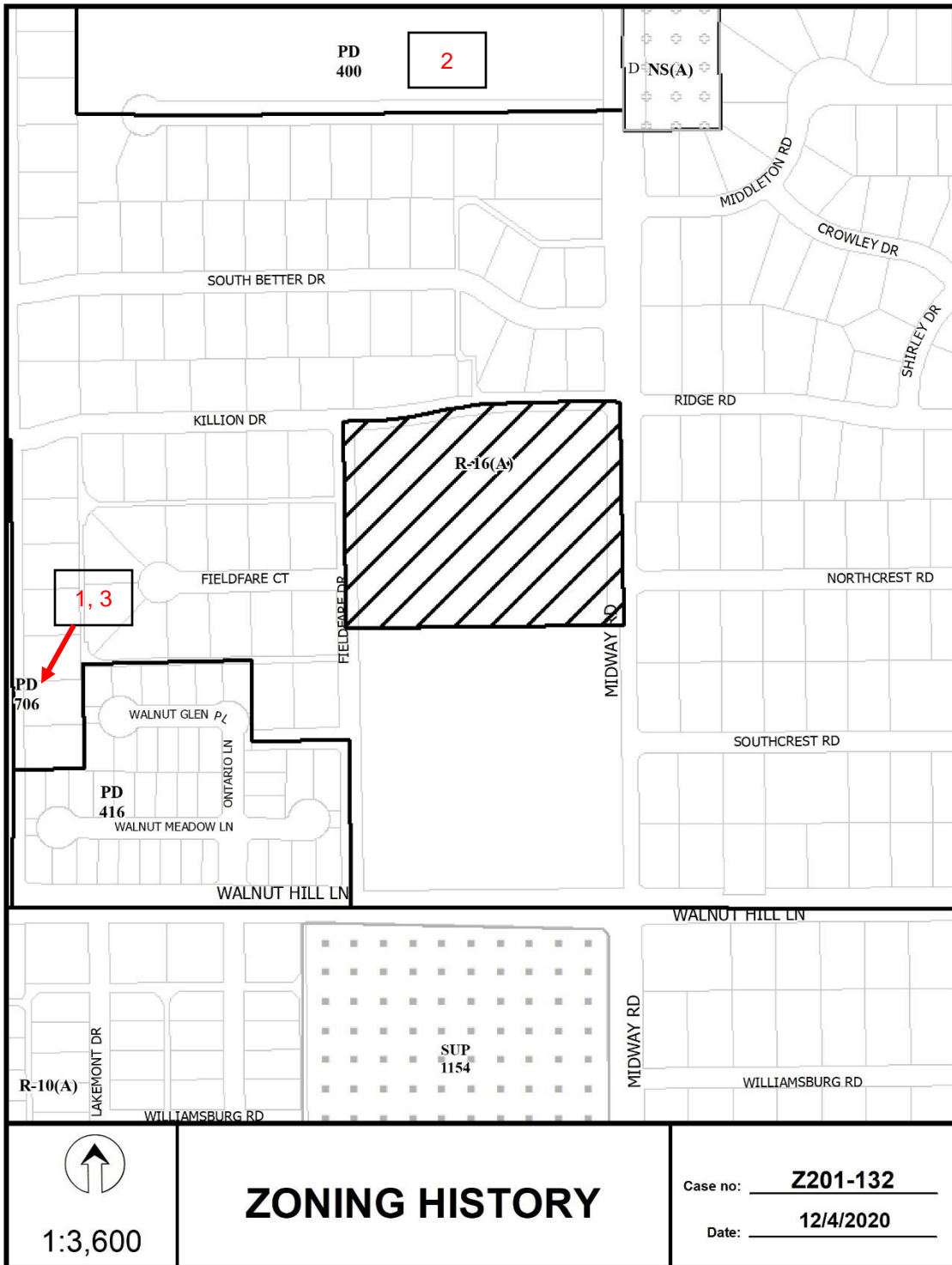


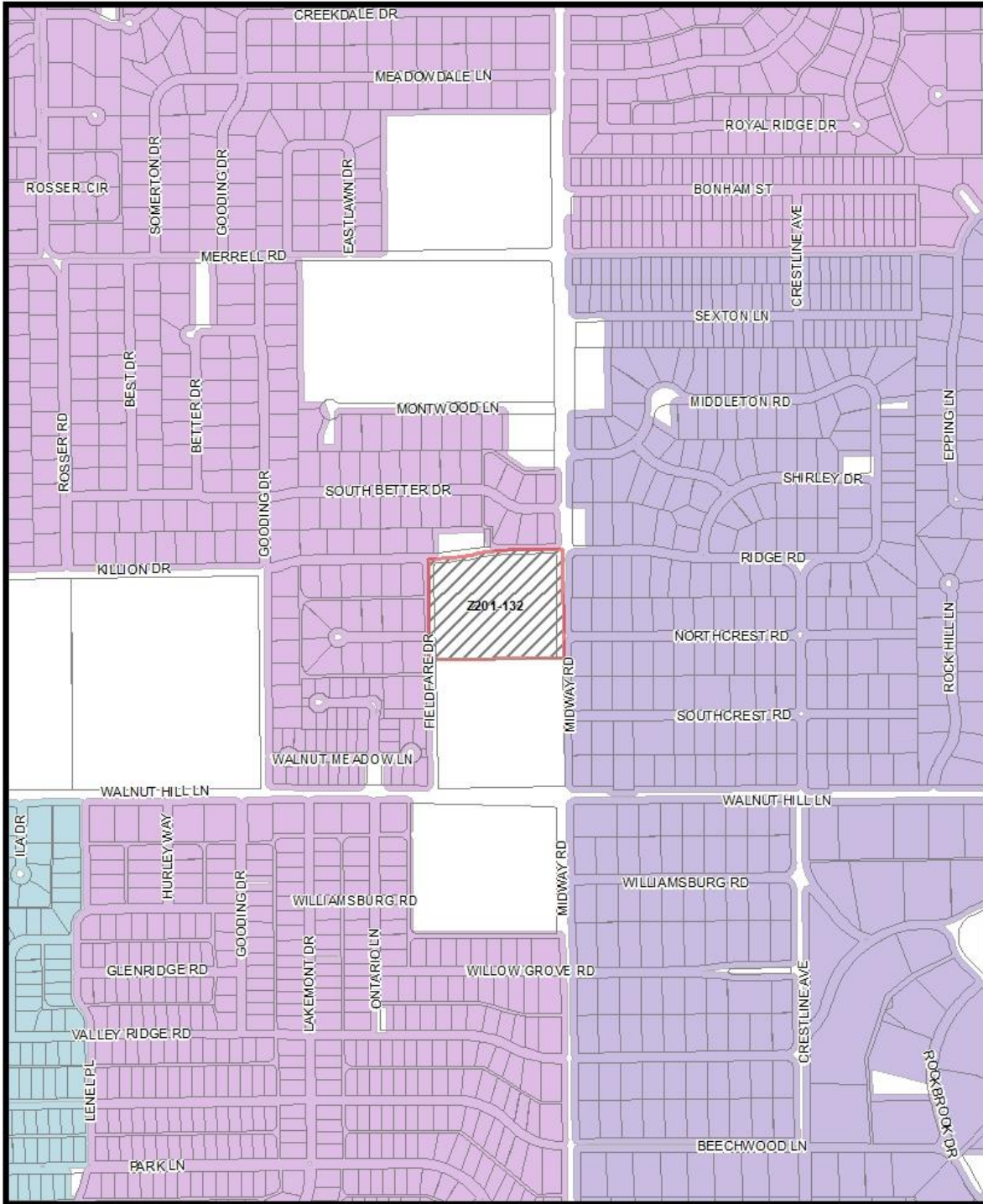










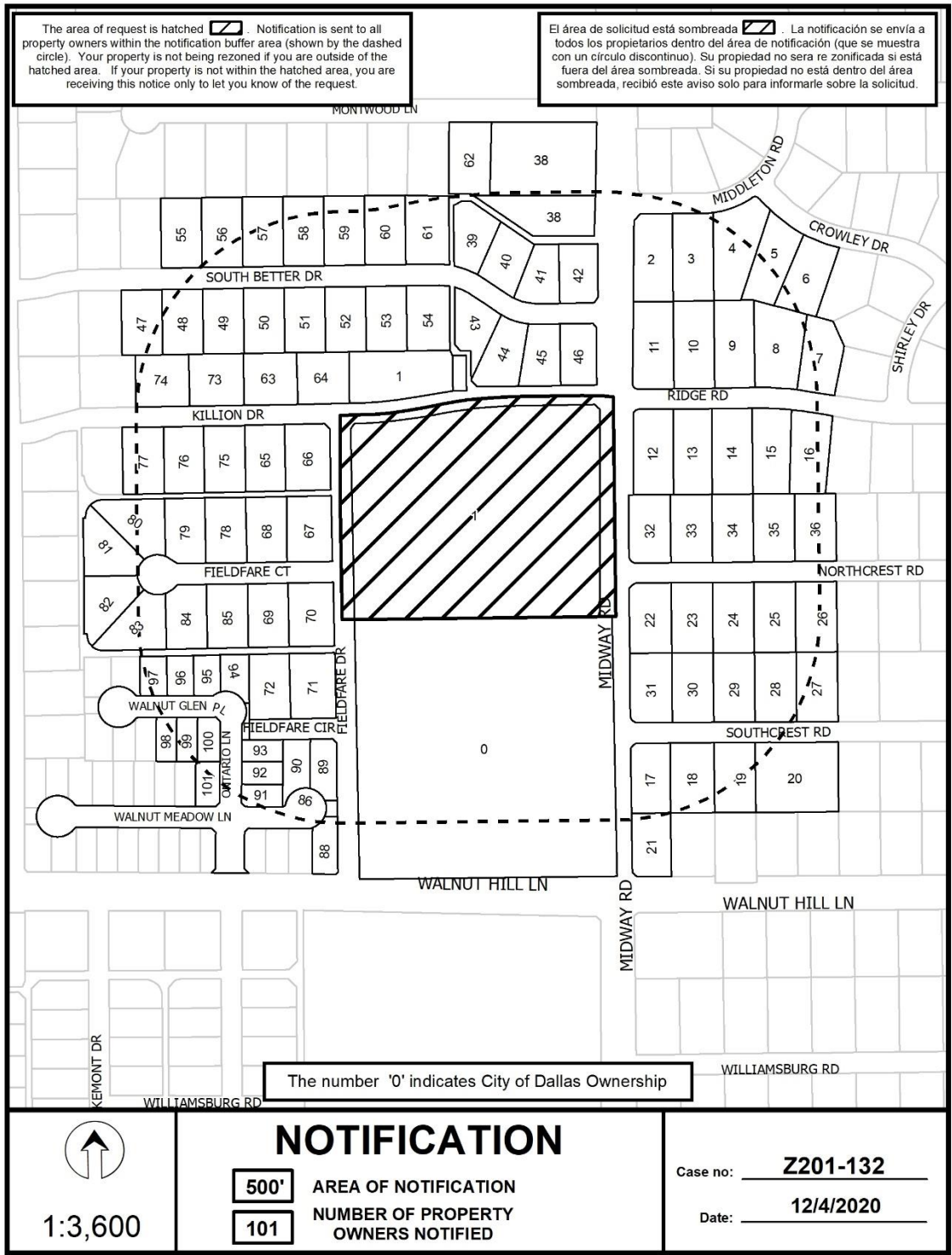


Market Value Analysis A B C D E F G H I NA

 1:7,200

# Market Value Analysis

Printed Date: 12/4/2020



12/03/2020

***Notification List of Property Owners******Z201-132******101 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	10115 MIDWAY RD	Dallas ISD
2	4206 MIDDLETON RD	JOSHI SAFAL K &
3	4214 MIDDLETON RD	WELLS SCOTT & CAMMY
4	4222 MIDDLETON RD	VANZANDT PATRICIA & JAMES B
5	4314 CROWLEY DR	WESTON J MICHAEL EST OF & LAURA
6	4322 CROWLEY DR	MARTINEZ MARTIN J & LESLIE R
7	4239 RIDGE RD	MCFARLAND CHESTER J
8	4231 RIDGE RD	AINSWORTH JASON & JOHANNA
9	4223 RIDGE RD	SWANN STEPHEN & CAROLYN
10	4215 RIDGE RD	WILLIAMS CLIFFORD K TR
11	4207 RIDGE RD	KNIGHT JAMES BRIAN &
12	4200 RIDGE RD	MOSS FREDERICK C
13	4214 RIDGE RD	EOFF BRANDON C & BOPHA C
14	4222 RIDGE RD	ELKIN ROBERT
15	4230 RIDGE RD	SENAPATHY YADAGIRI & SHOBHA
16	4238 RIDGE RD	MADOLE BRET A &
17	4202 SOUTHCREST RD	TUCKER LARRY WAYNE JR
18	4214 SOUTHCREST RD	DONHEISER MARK M &
19	4222 SOUTHCREST RD	MORAN MICHAEL W & SUZANNE
20	4230 SOUTHCREST RD	JARED BENJAMIN E &
21	4207 WALNUT HILL LN	QUINONES CAHERINE W
22	4200 NORTHCREST RD	PARKER DONNA GAIL
23	4214 NORTHCREST RD	RAW EQUITY GROUP LLC
24	4222 NORTHCREST RD	ROGERS JEFFREY S &
25	4230 NORTHCREST RD	Taxpayer at
26	4238 NORTHCREST RD	JOHNSON MARGARET PEGGY W

12/03/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4239 SOUTHCREST RD	CARUANA NAOMI B
28	4231 SOUTHCREST RD	ELMORE ZACHARY &
29	4223 SOUTHCREST RD	DUFFNER JASON A & NICOLE M
30	4215 SOUTHCREST RD	ZEMANEK GREGORY K &
31	4207 SOUTHCREST RD	BATES STEPHANEE
32	4207 NORTHCREST RD	LIVELY STAR INVESTMENTS LLC
33	4215 NORTHCREST RD	WILLIAMS RALPH L & ANDRA
34	4223 NORTHCREST RD	AYOUB MICHAEL A & IRENE
35	4231 NORTHCREST RD	GAIL DAVID B & SARA F
36	4235 NORTHCREST RD	JONES SARA E
37	4143 KILLION DR	WALNUT HILL ELEM PTA
38	10163 MIDWAY RD	EPISCOPAL SCHOOL OF DALLAS INC
39	4143 S BETTER DR	SINTOBIN YOLANDA
40	4147 S BETTER DR	PHAN NAM & LISA
41	4151 S BETTER DR	BARTOLOMEO ROBERT M & DEBRA A
42	4155 S BETTER DR	ZALLY NANCY M
43	4144 S BETTER DR	WASHAM CORA DIANE
44	4148 S BETTER DR	BLOODGOOD THOMAS M &
45	4152 S BETTER DR	IVAN DOUGLAS M
46	4156 S BETTER DR	HUNT JERMAINE A & GEORGINA
47	4066 S BETTER DR	Taxpayer at
48	4074 S BETTER DR	KALLASSY CHARLES A &
49	4082 S BETTER DR	LEW RICTOR S &
50	4106 S BETTER DR	RYAN PATRICK JOACHIM JR & JEAN M
51	4114 S BETTER DR	Taxpayer at
52	4122 S BETTER DR	ROGERS DAVID &
53	4130 S BETTER DR	MCKINNEY JANICE REVOCABLE
54	4138 S BETTER DR	KLEIN NATHANIEL
55	4075 S BETTER DR	MEZGER GUY
56	4083 S BETTER DR	FAY WILLIAM J & RACHIDA
57	4107 S BETTER DR	WHITHAM JOHN C & DAYA C



12/03/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4115 S BETTER DR	SMITH DAVID T & JUANITA M MORROW
59	4123 S BETTER DR	PRINGLE JUDY C
60	4131 S BETTER DR	SPANN MICHAEL &
61	4139 S BETTER DR	OSBORNE CYNTHIA
62	4126 MONTWOOD LN	WBL FAMILY INV INC
63	4123 KILLION DR	CANADA WILLIAM R LIFE ESTATE
64	4131 KILLION DR	JONES GERALD W
65	4126 KILLION DR	ZICKGRAF EVAN D
66	4132 KILLION DR	FLENNIKEN NOBLE E &
67	10161 FIELDFARE CT	TRAN KEVIN & LISA
68	10155 FIELDFARE CT	MCDONELL JOAN
69	10125 FIELDFARE CT	BENNETT JOHN MICHAEL &
70	10121 FIELDFARE CT	LEE ROBERT &
71	10061 FIELDFARE CIR	VILLARREAL JOE A EDAL
72	10055 FIELDFARE CIR	HONEA MICHELLE
73	4091 KILLION DR	TOMATO CHARLES V LIFE ESTATE
74	4081 KILLION DR	RUBIO AUGUSTIN C &
75	4094 KILLION DR	JONES CASEY L & TORI LYN
76	4086 KILLION DR	CLARK BRIAN & MICHELLE
77	4078 KILLION DR	ROMINE THOMAS & MARY AGNES ROMINE
78	10153 FIELDFARE CT	MOUNT FRANK W &
79	10149 FIELDFARE CT	GARCIA RAGAN R &
80	10147 FIELDFARE CT	GRIFFIN RILEY R JR &
81	10143 FIELDFARE CT	WOLFORD EDNA V REVOCABLE
82	10141 FIELDFARE CT	GRIFFITH PAUL
83	10137 FIELDFARE CT	ONG THOMAS H
84	10133 FIELDFARE CT	PADIAN JOHN P
85	10129 FIELDFARE CT	BENNETT GEORGE A
86	4176 WALNUT MEADOW LN	WALNUT MEADOWS JV I
87	10026 ONTARIO LN	WALNUT MEADOWS JV I
88	4170 WALNUT MEADOW LN	WEIGAND REX & JULIA E

12/03/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4171 WALNUT MEADOW LN	BLANKENSHIP DANA BETH &
90	4165 WALNUT MEADOW LN	HOLADAY FRANK & LAURA L
91	10006 ONTARIO LN	SMITH JAY DUGAN & DEBORAH W
92	10012 ONTARIO LN	EVERETT GERRI E
93	10020 ONTARIO LN	SLOCUM JULIE
94	4149 WALNUT GLEN PL	VENGALIL MARINA TOMY & TOMY J
95	4143 WALNUT GLEN PL	HOFFER TEMPLE P
96	4137 WALNUT GLEN PL	YEN PEDRO R &
97	4131 WALNUT GLEN PL	MERSON ALEX & AMY
98	4136 WALNUT GLEN PL	MINTON GEORGE V
99	4142 WALNUT GLEN PL	REDDY ANIL K &
100	4148 WALNUT GLEN PL	HTA LIVING TR
101	4153 WALNUT MEADOW LN	JOHNSON DEBRA HUNTER

**FILE NUMBER:** Z201-186(CT) **DATE FILED:** February 5, 2021

**LOCATION:** East line of Duncanville Road, north of Ranchero Lane

**COUNCIL DISTRICT:** 3 **MAPSCO:** 62 L

**SIZE OF REQUEST:** Approx. 5.819 acres **CENSUS TRACT:** 165.20

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**APPLICANT:** Judd Mullinix

**OWNER:** Wabs Group, Inc.

**REQUEST:** An application for a Specific Use Permit for a commercial motor vehicle parking use on property zoned IR Industrial Research District.

**SUMMARY:** The purpose of the request is for the allow for a commercial motor vehicle parking use for truck parking on the site.

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

**PRIOR CPC ACTION:** On April 22, 2021 and June 3, 2021, the City Plan Commission held this case under advisement until July 1, 2021.

**BACKGROUND INFORMATION:**

- The subject site is currently undeveloped.
- The applicant proposes to use the site for a commercial motor vehicle parking use.
- A commercial motor vehicle parking use is defined as facility for the temporary, daily, or overnight parking of commercial motor vehicles as defined in the use regulations for a truck stop, and/or motor vehicles with two or more rear axles such as trucks, truck tractors, and similar vehicles, for no charge or for a fee, regardless of whether that fee is charged independently of any other use on the lot, if the parking is not accessory to a main use on the lot.
- The existing IR Industrial Research District allows the commercial motor vehicle parking lot use by right but requires a Specific Use Permit (SUP) if located within 500 feet of residential zoning district, which triggered the SUP request.

**Zoning History:** There have been no zoning change for the area of request in the past five years.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>
Duncanville Road	Minor Arterial	100 feet

**Traffic:**

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

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

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

**ECONOMIC ELEMENT**

**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

**Land Use:**

	Zoning	Land Use
<b>Site</b>	IR Industrial Research	Undeveloped
<b>North</b>	IR Industrial Research	Warehouse
<b>East</b>	R-7.5(A) Single Family District	Undeveloped
<b>South</b>	IR Industrial Research	Nursery
<b>West</b>	TH-2(A) Single Family District with deed restrictions	Undeveloped

**Land Use Compatibility:**

The site is currently zoned IR Industrial Research and is currently undeveloped. The applicant proposes to develop the site with a commercial motor vehicle parking use.

The existing IR Industrial Research District allows the commercial motor vehicle parking lot use by right but requires a Specific Use Permit (SUP) if located within 500 feet of residential zoning district, which triggered the SUP request.

The adjacent land uses consist of an undeveloped tract of land west of the site, across Duncanville Road. Warehouse uses to the north of the subject site. Railroad and undeveloped tracts to the east of the site and a nursery abutting the property to the south.

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

The applicant’s request to develop the site with a commercial motor vehicle parking and an office, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. Staff does not anticipate adverse impact of this request on surrounding areas.

**Development Standards:**

<u>District</u>	<u>Setbacks</u>			<u>Number of Units</u>	<u>Height (max)</u>	<u>Lot Coverage (max)</u>	<u>Lot area for residential use (sq. f.)</u>
	<u>Front (min)</u>	<u>Side (min)</u>	<u>Rear (min)</u>				
<u>Existing: IR</u>	15'	30' adjacent to residential OTHER: No Min.	30' adjacent to residential OTHER: No Min.	No Max	200' 15 stories  RPS Applies	80%	N/A

**Landscaping:**

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

**Parking:**

The Dallas Development Code requires no off-street parking to be provided for a commercial motor vehicle parking use. Parking for the site must be as depicted on the site plan. The proposed office use requires one parking space per 200 square feet. The office is 2,500 and will require 13 parking spaces. The site meets parking requirements for the office use.

**Market Value Analysis**

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



**List of Officers**

**WABS Group, Inc.**

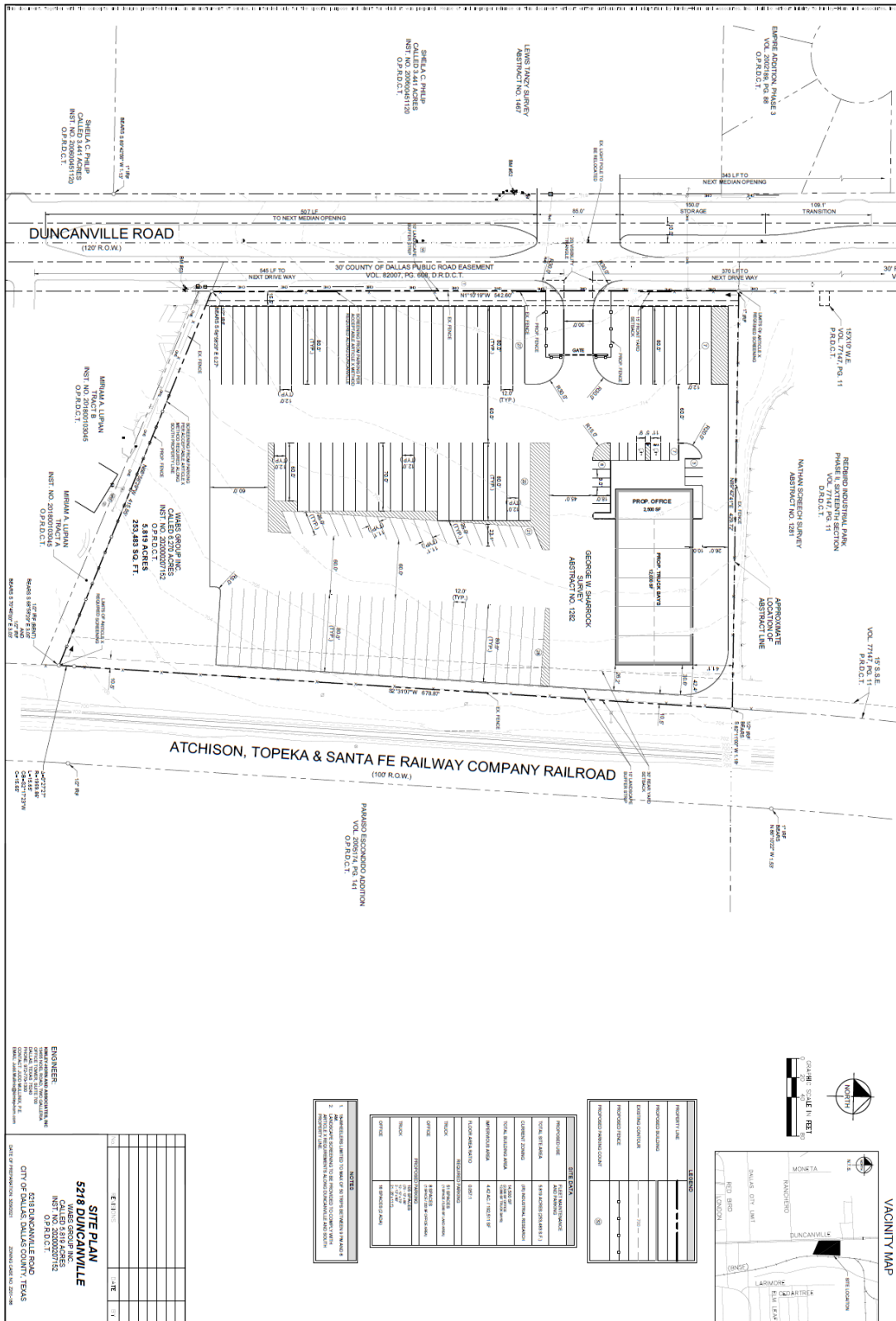
**Directors**

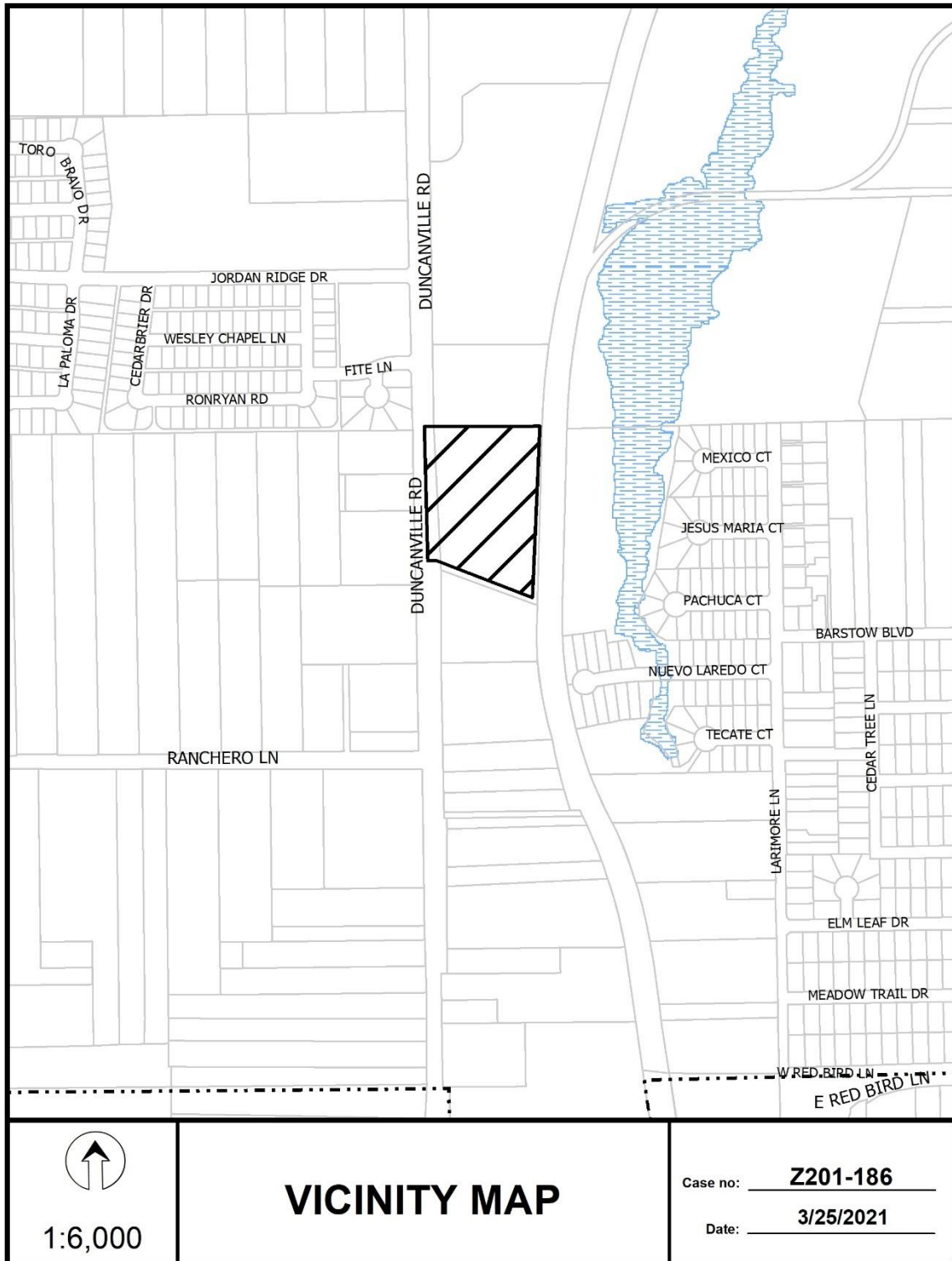
George Wainaina  
Judy Kiranga

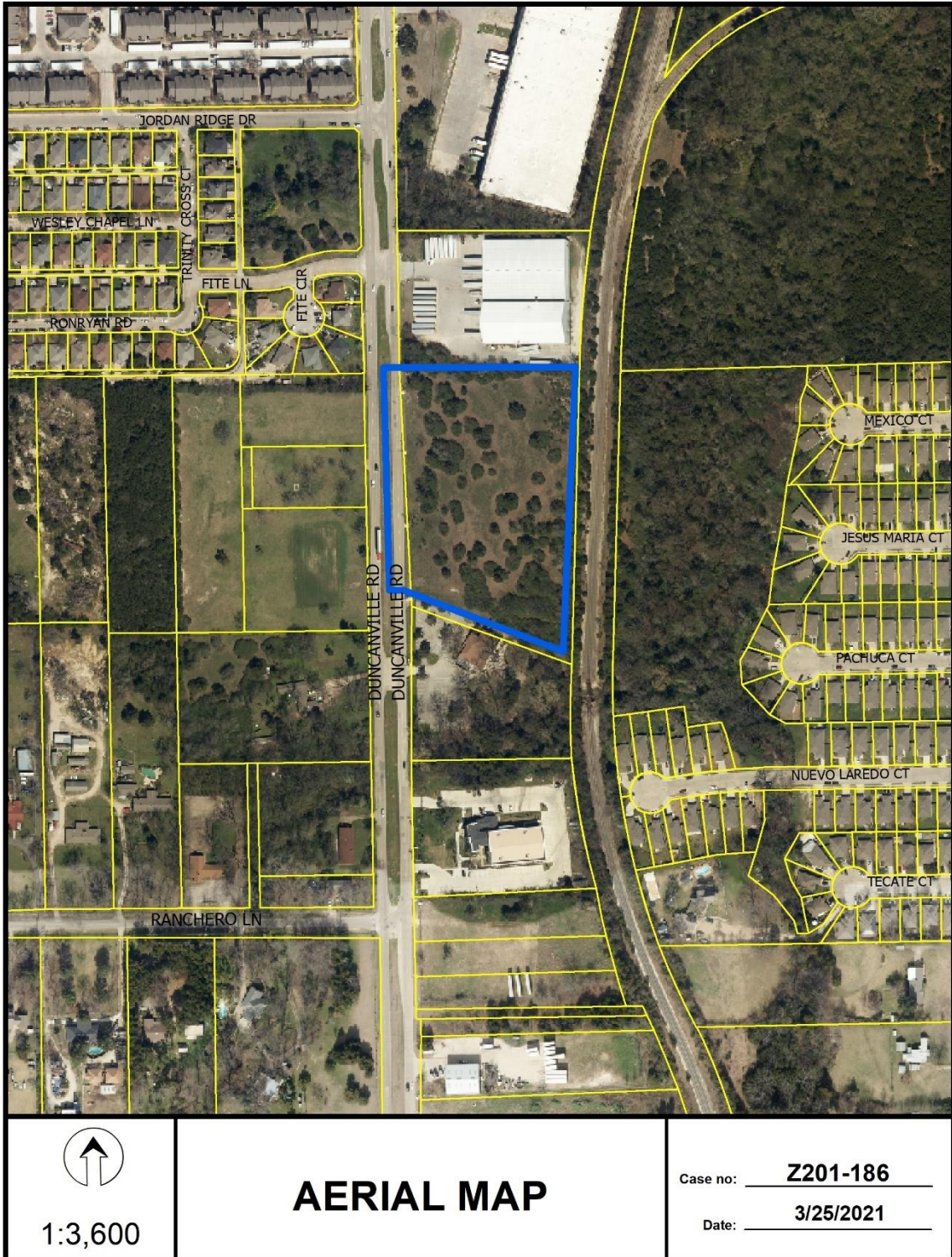
### **PROPOSED SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is a commercial motor vehicle parking use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on two years from the passage of this ordinance.
4. INGRESS-EGRESS: Ingress and egress must be provided as shown on the attached site plan.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

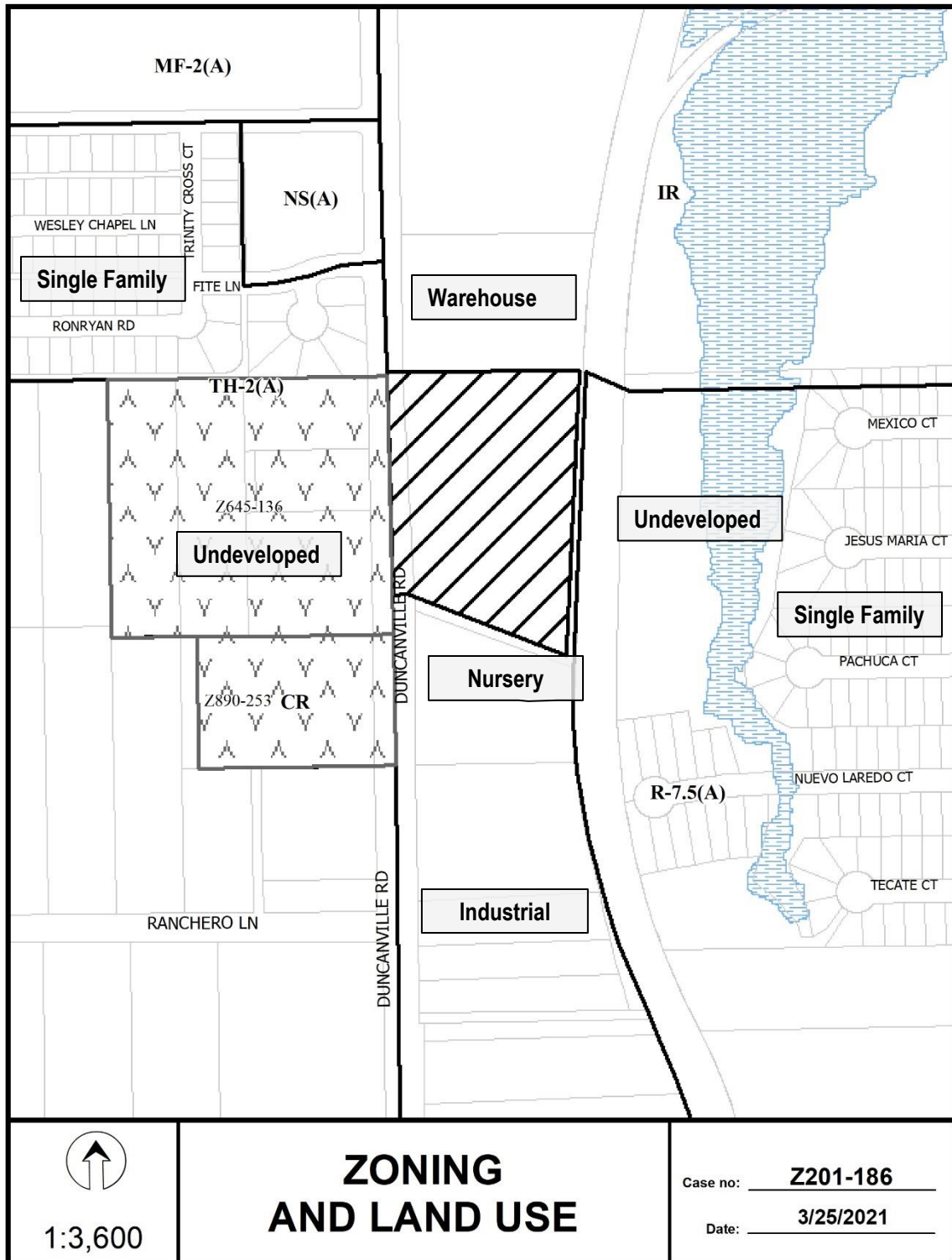
# PROPOSED SUP SITE PLAN



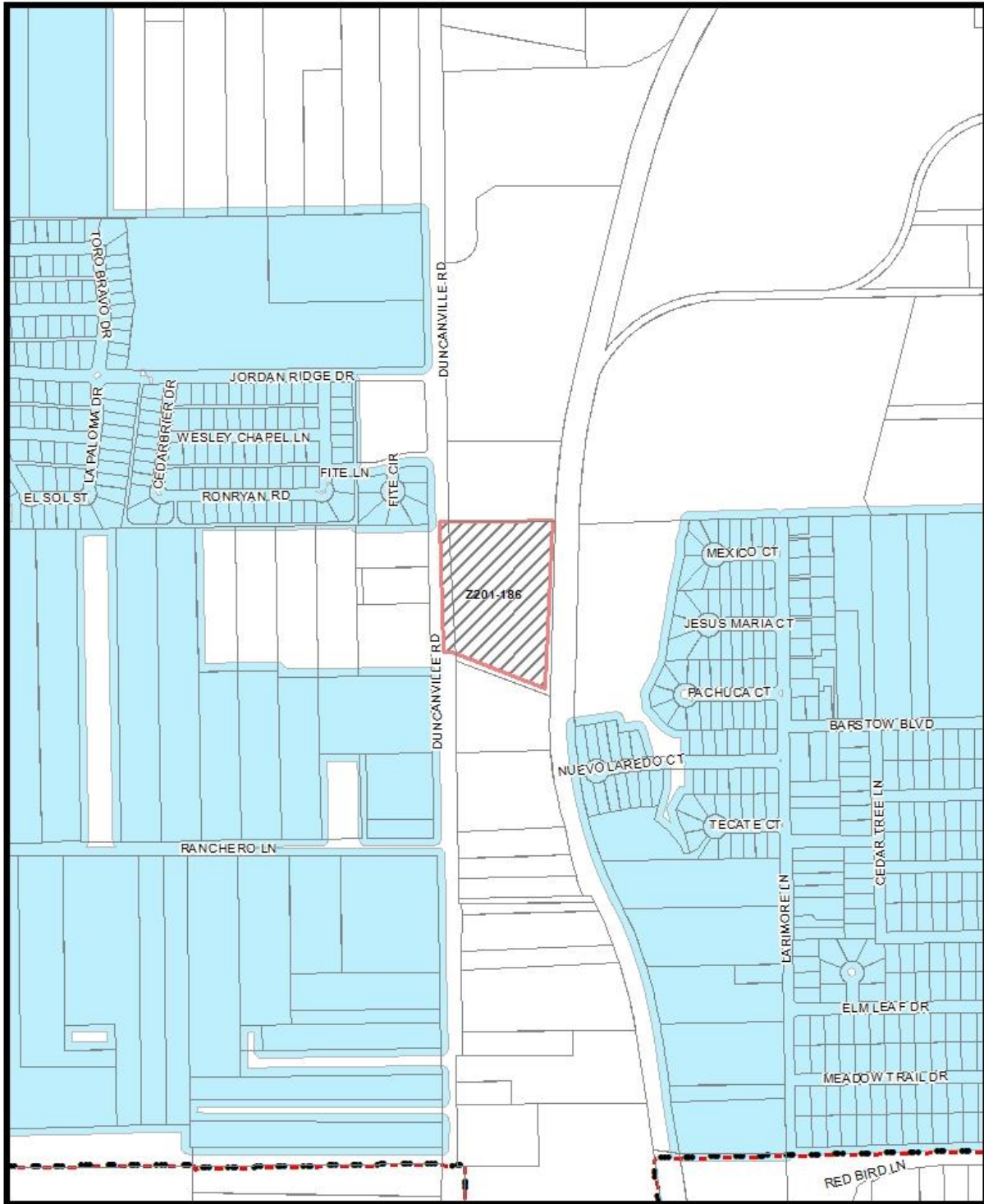










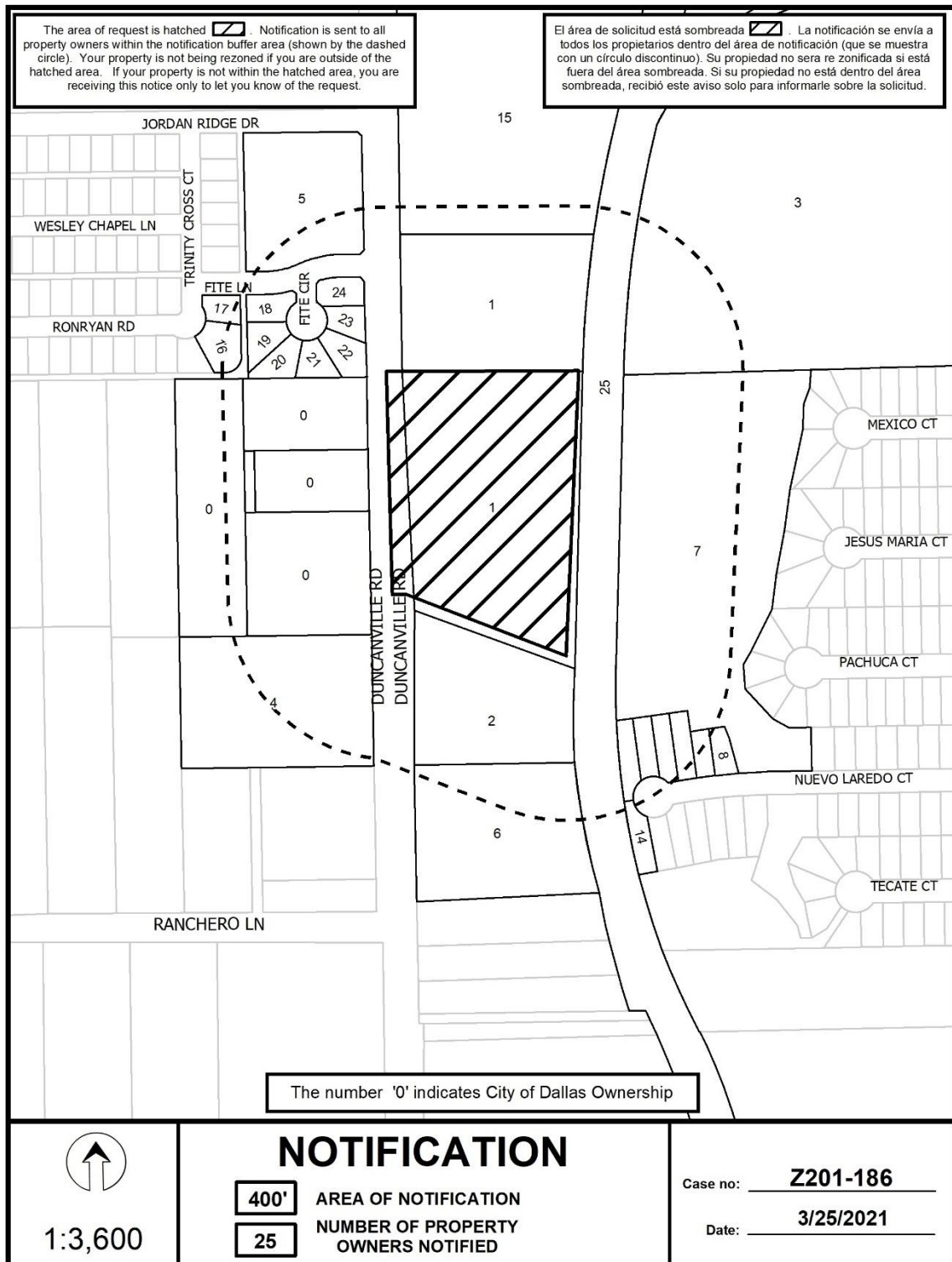


Market Value Analysis A B C D E F G H I NA

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# Market Value Analysis

Printed Date: 3/25/2021



03/25/2021

***Notification List of Property Owners******Z201-186******25 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	5218 DUNCANVILLE RD	G T INDUSTRIAL PROPERTIES INC
2	5220 DUNCANVILLE RD	GUETA MIRIAM
3	4700 W LEDBETTER DR	2018POLKA LLC
4	5227 DUNCANVILLE RD	Taxpayer at
5	4929 DUNCANVILLE RD	HERITAGE BANC SAVINGS ASSOCIATION
6	5318 DUNCANVILLE RD	VELAZQUEZ ARNULFO
7	1 NUEVO LAREDO CT	CONTREAS CATALINA
8	4841 NUEVO LAREDO CT	FIVEMILE SPRINGS LLC
9	4845 NUEVO LAREDO CT	ARENA JASON T
10	4849 NUEVO LAREDO CT	COLETTI CHRISTOPHER
11	4853 NUEVO LAREDO CT	VILLELA LAURA ELENA &
12	4857 NUEVO LAREDO CT	ADAIR JUDY
13	4861 NUEVO LAREDO CT	MCNAMARA ANTHONY
14	4862 NUEVO LAREDO CT	CAPLAN CHANA & ELYA
15	4884 DUNCANVILLE RD	Taxpayer at
16	5016 TRINITY CROSS CT	MARTINEZ JESSE & EDITH M
17	5012 TRINITY CROSS CT	ALMARAZ GABRIEL &
18	5021 FITE CIR	PHAM ANH HAI
19	5025 FITE CIR	STEPHENS DONALD EUGENE
20	5029 FITE CIR	HERRADA ROSENDO
21	5030 FITE CIR	MENDEZ ARTURO &
22	5026 FITE CIR	SOSA JOSE &
23	5022 FITE CIR	PEREZ NEGRON OMAR
24	5018 FITE CIR	BORUNDA MARIO &
25	2300 AL LIPSCOMB WAY	BNSF RAILWAY

**FILE NUMBER:** Z201-232(CT)

**DATE FILED:** April 12, 2021

**LOCATION:** Southeast corner of Elam Road and Pleasant Road

**COUNCIL DISTRICT:** 5

**MAPSCO:** 58 U

**SIZE OF REQUEST:** ±0.45 acre

**CENSUS TRACT:** 91.04

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**REPRESENTATIVE:** Wes Hoblit, MASTERPLAN

**APPLICANT/OWNER:** Abdel Hussein, Sole Owner

**REQUEST:** An application for the renewal of Specific Use Permit No. 2344 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay

**SUMMARY:** The purpose of the request is to continue to allow the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use on the subject site.

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

**PRIOR CPC ACTION:** On June 3, 2021, the City Plan Commission held this case under advisement until July 1, 2021.

**BACKGROUND INFORMATION:**

- The site is developed with an approximately 4,674-square-foot building comprised of three separate suites, with one suite being used as a general merchandise and food store 3,500 sq. ft. or less and the other two used as restaurants.
- The retail uses are permitted by right, but the D-1 Liquor Control Overlay requires a Specific Use Permit (SUP) for the sale of alcoholic beverages on the property. The applicant proposes to continue the sale of beer and wine for off-premise consumption.
- On August 14, 2019, City Council approved Specific Use Permit No. 2344 for a two-year period.

**Surrounding Zoning History:**

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Elam Road	Principal Arterial	100 feet
Pleasant Road	Local	-

**Traffic:**

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

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

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

**LAND USE ELEMENT**

**GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

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

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

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	NS(A)-D-1 SUP No. 2344	General merchandise or food store
<b>North</b>	R-7.5(A)	Single Family
<b>East</b>	R-7.5(A) SUP No. 168 for a Nursing of Convalescent Home	Undeveloped
<b>South</b>	R-7.5(A)	Single Family
<b>West</b>	R-7.5(A)	Church

**Land Use Compatibility:**

The site is currently developed with a one-story, 4,674 square foot structure with three suites, each containing a retail use. 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 existing site plan depicted a 5,000 square foot building. The proposed site plan depicts a 4,674 square foot building, the change reduces required parking by two spaces on the site.

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



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

The applicant’s request conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code. The proposed sale of alcoholic beverages in conjunction with the existing convenience store is not anticipated to negatively impact the adjacent properties. Therefore, staff recommends approval for a five-year period, subject to a revised site plan and conditions.

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use 3,500 square feet or less and restaurant uses is one (1) space per 200 square feet of floor area. Therefore, the 4674-square-foot building requires a total of 24 parking spaces. As depicted on the site plan, 25 spaces are provided to serve all required parking for the uses located on the site.

**Landscaping:**

No new construction is being proposed with this request. Therefore, no additional landscaping is required. Any new development on the property will require landscaping per Article X of the Dallas Development Code.

**Police Report:**

Dallas Police Department’s offense incident reports from the previous two years show the following:

**Calls:**

Response Date	Problem	Priority Number	Address
8/28/2019	40 - Other	3	8300 Elam Rd
11/8/2019	07 - Minor Accident	3	8300 ELAM RD
11/8/2019	07 - Minor Accident	3	8300 ELAM RD
12/13/2019	40 - Other	3	8300 Elam Rd
12/27/2019	32 - Suspicious Person	2	8300 Elam Rd
1/16/2020	7X - Major Accident	2	8300 ELAM RD
1/25/2020	38 - Meet Complainant	4	8300 Elam Rd
3/20/2020	31 - Criminal Mischief	4	8300 Elam Rd

Response Date	Problem	Priority Number	Address
3/23/2020	40/01 - Other	2	8300 Elam Rd
8/2/2020	20 - Robbery	2	8300 Elam Rd
8/2/2020	20 - Robbery	2	8300 Elam Rd
12/26/2020	12B - Business Alarm	3	8300 Elam Rd
1/2/2021	12B - Business Alarm	3	8300 Elam Rd
1/6/2021	21B - Business Hold Up	2	8300 Elam Rd
1/31/2021	12B - Business Alarm	3	8300 Elam Rd
2/5/2021	12B - Business Alarm	3	8300 Elam Rd
3/28/2021	12B - Business Alarm	3	8300 Elam Rd
4/14/2021	41/09 - Theft - In Progress	2	8300 Elam Rd

**Offenses:**

Date	Offense Incident	Address
1/16/2020	FAIL TO ID -FUGITIVE INTENT GIVE FALSE INFO	8300 ELAM RD
1/17/2020	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	8300 ELAM RD
10/12/2020	POSS CONT SUB PEN GRP 1 <1G	8300 ELAM RD

**Arrest:**

Arrest Date	ArAddress	CRIME
8/22/2019	8300 ELAM RD	ALL OTHER OFFENSES
1/16/2020	8300 ELAM RD	FALSE PRETENSES/ SWINDLE/ CONFIDENCE GAME
1/16/2020	8300 ELAM RD	WARRANT HOLD (OUTSIDE AGENCY)
1/16/2020	8300 ELAM RD	WARRANT-DALLAS PD (ALIAS)
1/16/2020	8300 ELAM RD	WARRANT-DALLAS PD (CAPIAS)
1/16/2020	8300 ELAM RD	WARRANT HOLD (OUTSIDE AGENCY)
1/16/2020	8300 ELAM RD	WARRANT HOLD (OUTSIDE AGENCY)
3/31/2020	8300 ELAM RD	WARRANT HOLD (NOT A DPD WARRANT)
10/12/2020	8300 ELAM RD	DRUG/ NARCOTIC VIOLATIONS
12/7/2020	8300 ELAM RD	DRUG/ NARCOTIC VIOLATIONS
3/31/2021	8300 ELAM RD	WARRANT HOLD (NOT A DPD WARRANT)
4/14/2021	8300 ELAM RD	WARRANT HOLD (NOT A DPD WARRANT)

**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

Z201-232(CT)

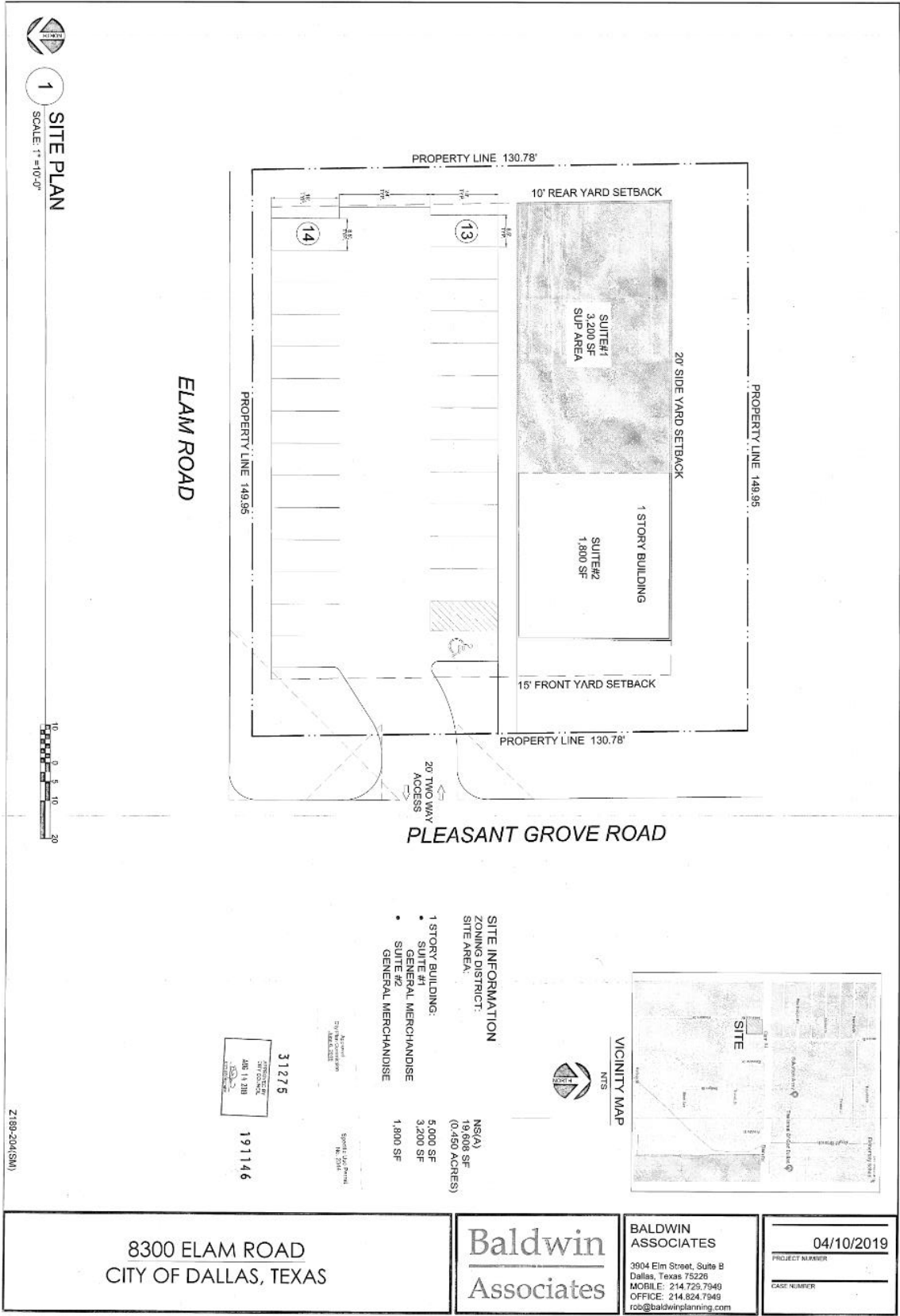
nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is not within an identifiable MVA category; however, it is in proximity to a "H" to the north and a "I" MVA cluster to the south and southeast.

### **Proposed SUP Conditions**

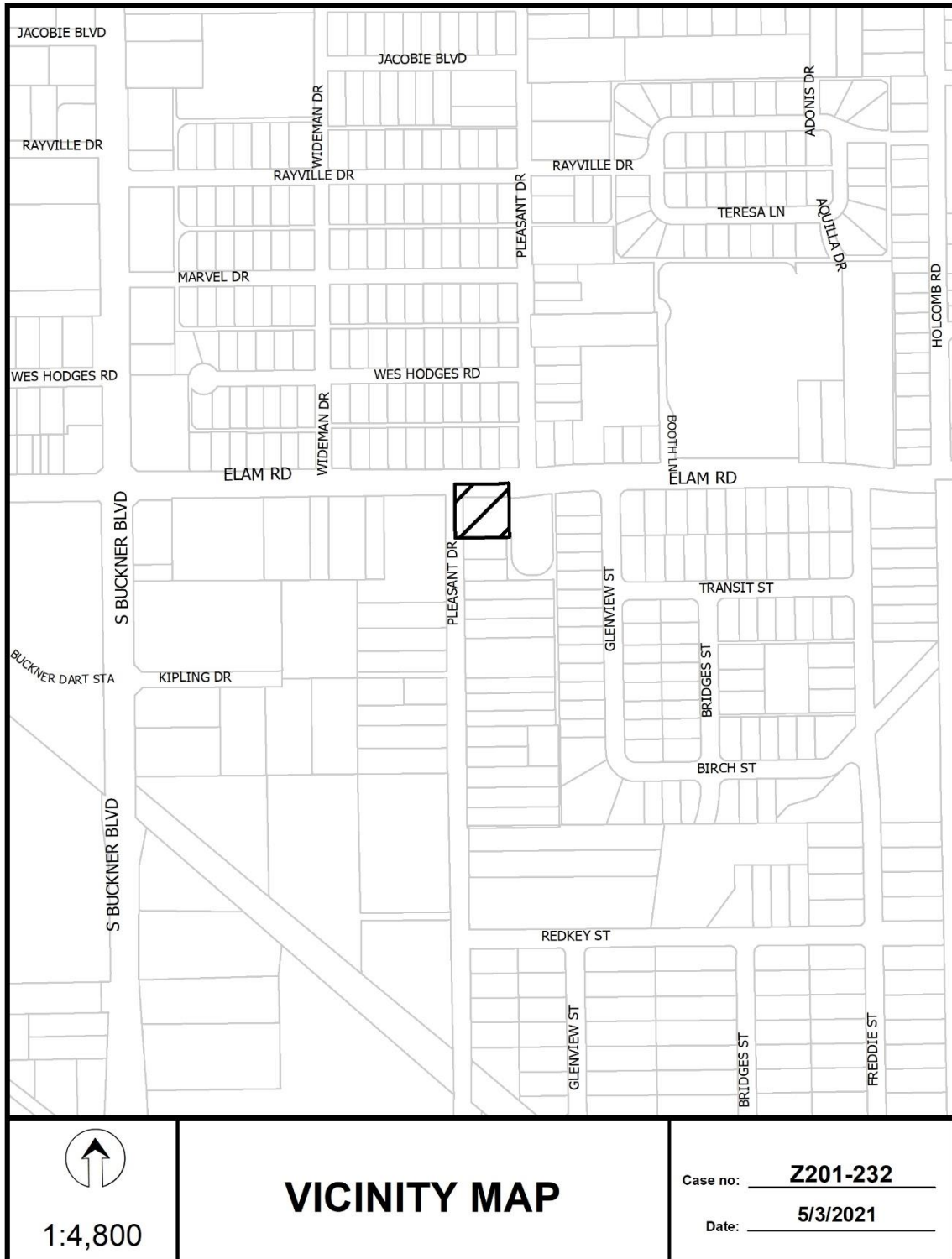
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~August 14, 2021~~ (five years from the passage of this ordinance).
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



**Existing Site Plan**







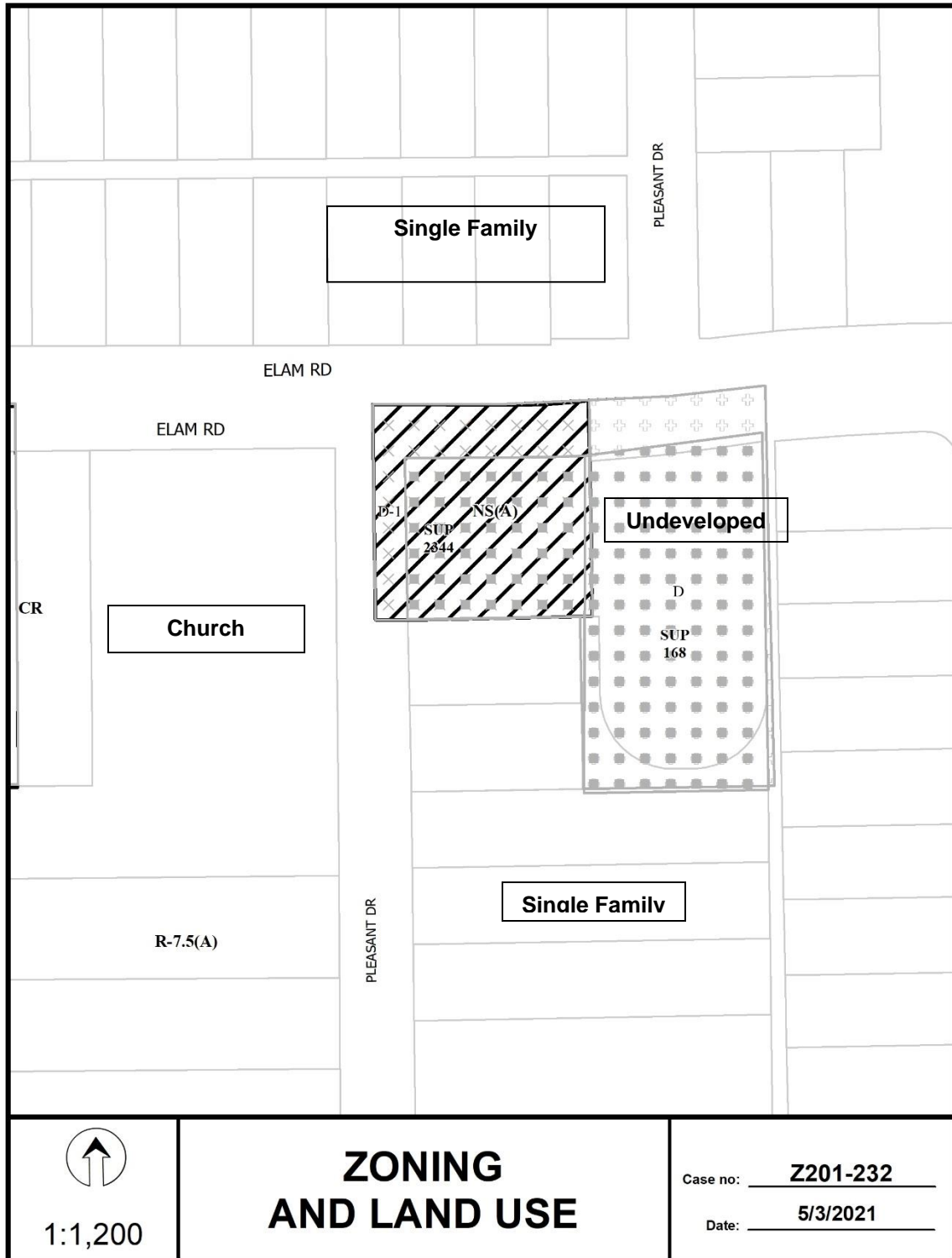


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# AERIAL MAP

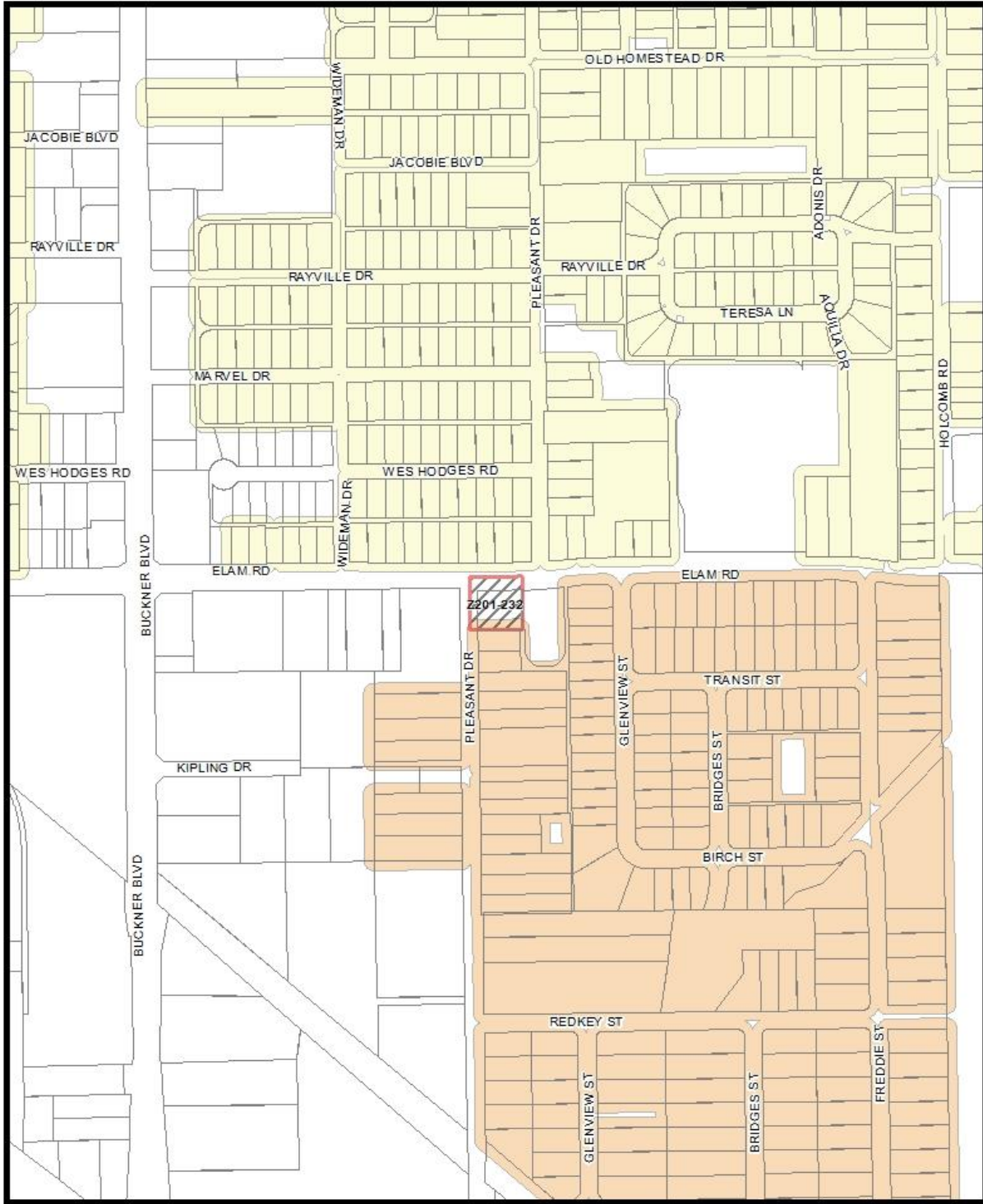
Case no: Z201-232

Date: 5/3/2021





Z201-232(CT)

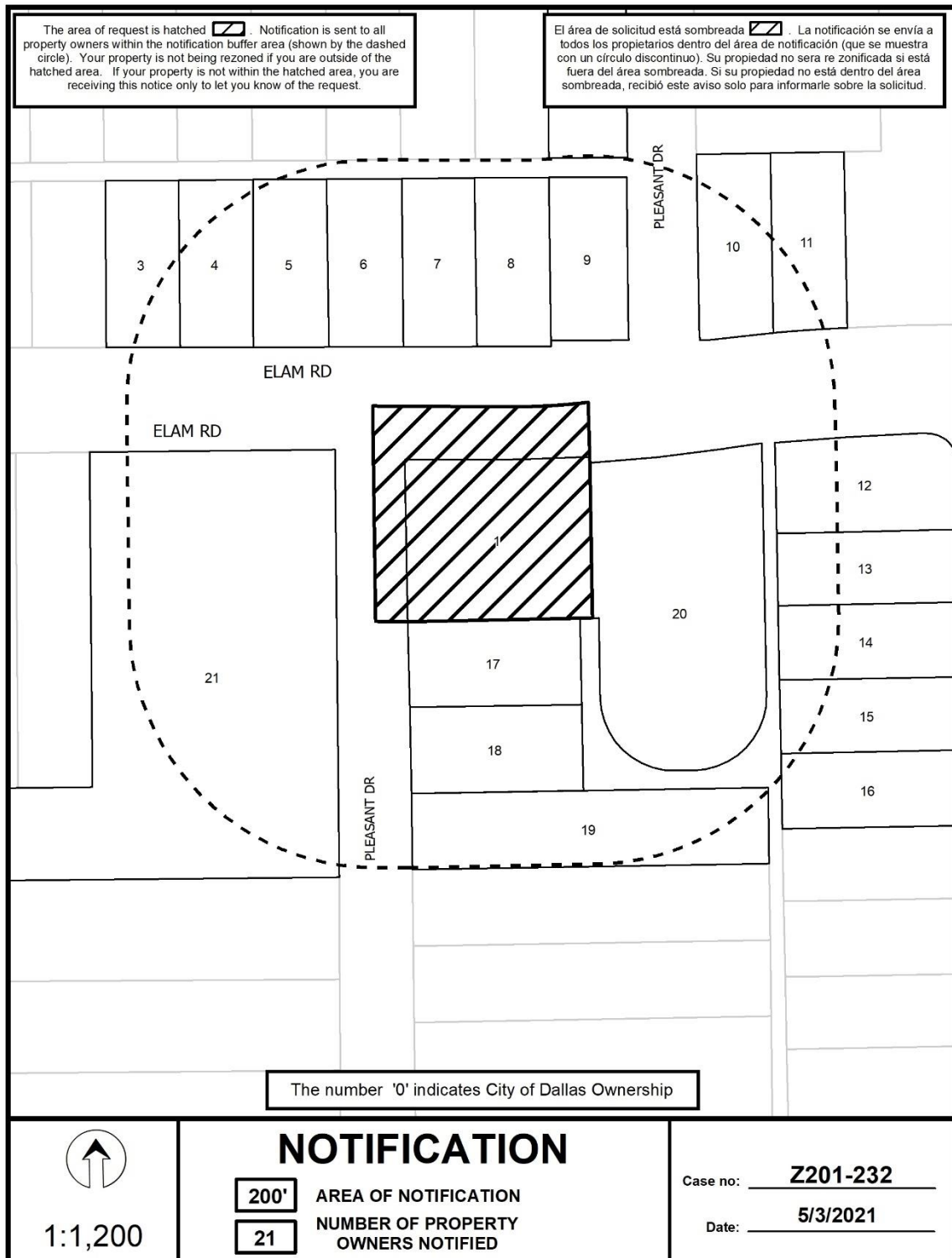


MVACluster A B C D E F G H I NA

 1:4,800

# Market Value Analysis

Printed Date: 5/18/2021



05/03/2021

***Notification List of Property Owners***

***Z201-232***

***21 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	8300 ELAM RD	HUSSEIN ABDEL
2	8246 WES HODGES RD	OLIVAREZ JOSE
3	8219 ELAM RD	MESQUITE JUSTIN DAVIS
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	CASTILLO ATANACIO BASQUEZ
9	8247 ELAM RD	CASTRO GREGORIO CHAVEZ &
10	8301 ELAM RD	TUDON JOSE ANGEL & MARTHA
11	8305 ELAM RD	JONES C W FAMILY TRUST
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	HUSSEIN ABDEL R
21	8238 ELAM RD	IGLESIA BAUTISTA NUEVA