



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, August 1, 2019
AGENDA

BRIEFINGS:	5ES	12:00 p.m.
PUBLIC HEARING:	Council Chambers	1:30 p.m.

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

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad Bordbar

- (1) **S189-251**
(CC District 13)

An application to create one 2.224-acre lot and one 0.993-acre lot from a 3.217-acre tract of land in City Block 14/6139 on property located on Greenville Avenue, north of Walnut Hill Lane.
Applicant/Owner: Greenville Double Down, LLC
Surveyor: Wier and Associates, Inc.
Application Filed: July 3, 2019
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S189-252**
(CC District 2)

An application to replat a 0.460-acre tract of land containing all of Lot 3 in City Block A/183 and part of City Block 183 to create one lot on property located at 2618 Main Street, east of South Good Latimer Expressway.
Applicant/Owner: AP Deep Ellum, LLC
Surveyor: Pacheco Koch, LLC
Application Filed: July 3, 2019
Zoning: PD 269 (Tract A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S189-253**
(CC District 3) An application to create one 4.943-acre lot from a tract of land in City Block 211/6113 on property located on Merrifield Road, east of Mountain Creek Parkway.
Applicant/Owner: TC Mt. Creek Development
Surveyor: Pacheco Koch Consulting, LLC
Application Filed: July 3, 2019
Zoning: PD 521 (Subdistrict B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S189-254**
(CC District 14) An application to create one 0.92-acre lot from a tract of land in City Block 323 on property located on Swiss Avenue at Hawkins Street, north corner.
Applicant/Owner: Greenway Good Latimer, LP
Surveyor: Texas Heritage Surveying, LLC
Application Filed: July 3, 2019
Zoning: CA-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S189-255**
(CC District 8) An application to create 14 single family lots with lots ranging in size from 10,993-square feet to 14,941-square feet from a 4.543-acre tract of land on property located on Riverwood Road, south of Fairport Road.
Applicant/Owner: Stewardship Properties
Surveyor: By-Line Surveying, LLC
Application Filed: July 3, 2019
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S189-256**
(CC District 2) An application to create one 1.3226-acre lot from a tract of land in City Block 8/815 on property located on Willow street at Commerce Street, northeast corner.
Applicant/Owner: Willow Street Holding, LP
Surveyor: Kimley-Horn and associates, Inc.
Application Filed: July 3, 2019
Zoning: PD 269 (Tract A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S189-257**
(CC District 8) An application to create one 0.58-acre lot from a tract of land in City Block 7554 on property located on Hampton Road, south of Chrysalis Drive.
Applicant/Owner: Hampton/I20, LTD
Surveyor: Texas Heritage Surveying, LLC
Application Filed: July 5, 2019
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S189-258**
(CC District 5) An application to create 3 lots ranging in size from 32,649-square feet to 50,541-square feet from a tract of land in City Block 6327 on property located on Lake June Road, east of Holcomb Road.
Applicant/Owner: Omran Mumith and Fahim Mumith
Surveyor: Survey Group
Application Filed: July 8, 2019
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Street Name Change:

- (9) **NC189-001**
(CC District 2) An application to consider changing the name of Olive Street, between N. Field Street and Victory Avenue, to "Nowitzki Way".
Applicant: City of Dallas
Application Filed: April 30, 2019
Notices Sent: 153 notices sent June 28, 2019
SRC Recommendation: **Approval**
Staff Recommendation: **Approval**
- (10) **NC189-002**
(CC District 8) An application to consider changing the name of Tufts Road, between Rylie Road and Cade Road, to "Don Belknap Drive".
Applicant: A+ Charter Schools
Application Filed: May 8, 2019
Notices Sent: 3 notices sent June 28, 2019
SRC Recommendation: **Approval**
Staff Recommendation: **Approval**

Zoning Cases – Consent:

1. **Z189-121(CY)**
Carolina Yumet
(CC District 10)
An application for 1) an MU-1 Mixed Use District with deed restrictions volunteered by the applicant, and 2) the termination of Specific Use Permit No. 742 for a nursing home use on property zoned a CR Community Retail District with Specific Use Permit No. 742, on the north side of Forest Lane, west of Greenville Avenue.
Staff Recommendation: **Approval** of an MU-1 Mixed Use District, subject to deed restrictions volunteered by the applicant; and **approval** of the termination of Specific Use Permit No. 742 for a nursing home use.
Applicant: Richard Steldt
Representative: Kendra Larach, Masterplan

2. **Z189-269(CY)**
Carolina Yumet
(CC District 6)
An application for an MU-3 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the south side of Mississippi Avenue, between Vicksburg Street and Gretna Street.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Prescott Interests, Ltd.
Representative: Tommy Mann/Brad Williams, Winstead PC.

3. **Z189-280(AU)**
Andreea Udrea
(CC District 4)
An application for an MF-2(A)-D Multifamily District on property zoned a CR-D Community Retail District with a D Liquor Control Overlay, on the east line of South Corinth St. Road, south of Morrell Avenue.
Staff Recommendation: **Approval.**
Applicant: Christopher L Mayers/KnowVest, Inc.
Representative Maxwell Fischer, Masterplan

Zoning Cases – Under Advisement:

4. **Z189-238(CY)**
Carolina Yumet
(CC District 1)
An application for a TH-2(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the south side of Falls Drive and the north side of Wright Street, east of South Franklin Street.
Staff recommendation: **Denial.**
Applicant: William M. Velasco, sole owner
Representative: Rob Baldwin, Baldwin Associates
U/A From: June 20, 2019

5. **Z178-336(CT)**
Carlos Talison
(CC District 8)
- An application for the renewal of Specific Use Permit No. 1661 for a public or private school limited to an open-enrollment charter school on property zoned an IR Industrial Research District with existing deed restrictions [Z823-131_Tract 1A], in an area generally bound by Beckleymeade Avenue, South Hampton Road, Westfall Drive and Stoneview Drive.
Staff recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a traffic management plan and conditions.
Applicant: Uplift Education
Representative: Brian Nelson – HKS
U/A From: July 11, 2019
6. **Z189-191(PD)**
Pamela Daniel
(CC District 2)
- An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned a D(A) Duplex District, at the southeast corner of Alton Avenue, between South Munger Boulevard and South Garrett Avenue.
Staff recommendation: **Approval**, subject to a conceptual plan, landscape plan and conditions.
Applicant: Munger Garden LLC
Representative: Khalid Bajwa, Ark Design Concepts
U/A From: June 20, 2019
7. **Z189-260(PD)**
Pamela Daniel
(CC District 5)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subdistrict 2 within Planned Development District No. 535-D-1, the C.F. Hawn Special Purpose District No. 3 with a D-1 Dry Liquor Control Overlay, on the northeast corner of C. F. Hawn Freeway and South Masters Drive.
Staff Recommendation: **Hold under advisement until September 5, 2019.**
Applicant: Mohammed Jiwani
Representative: Kendra Larach, Masterplan
U/A From: July 11, 2019

Other Matters:

Minutes: June 20, 2019
July 11, 2019

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, August 1, 2019

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING - Thursday, August 1, 2019, City Hall, 1500 Marilla Street, in Room 5ES, at 11:00 a.m. for consideration of an ordinance amending Section 51A-8.403 "Platting Process" to establish notification requirements for the replatting of nonresidential property

Tuesday, August 13, 2019

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, August 13, 2019, City Hall, 1500 Marilla Street.

ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING – Tuesday, August 13, 2019, City Hall, 1500 Marilla Street.

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

EXECUTIVE SESSION NOTICE

The Commission may hold a closed executive session regarding any item on this agenda when:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex. Govt. Code §551.086]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

CITY PLAN COMMISSION

THURSDAY AUGUST 1, 2019

FILE NUMBER: S189-251

SENIOR PLANNER: Mohammad H. Bordbar

LOCATION: Greenville Avenue, north of Walnut Hill Lane.

DATE FILED: July 3, 2019

ZONING: CR

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 3.217-acres

MAPSCO: 26L

OWNER: Greenville Double Down, LLC

REQUEST: An application to create one 2.224-acre lot and one 0.993-acre lot from a 3.217-acre tract of land in City Block 14/6139 on property located on Greenville Avenue, north of Walnut Hill Lane.

SUBDIVISION HISTORY:

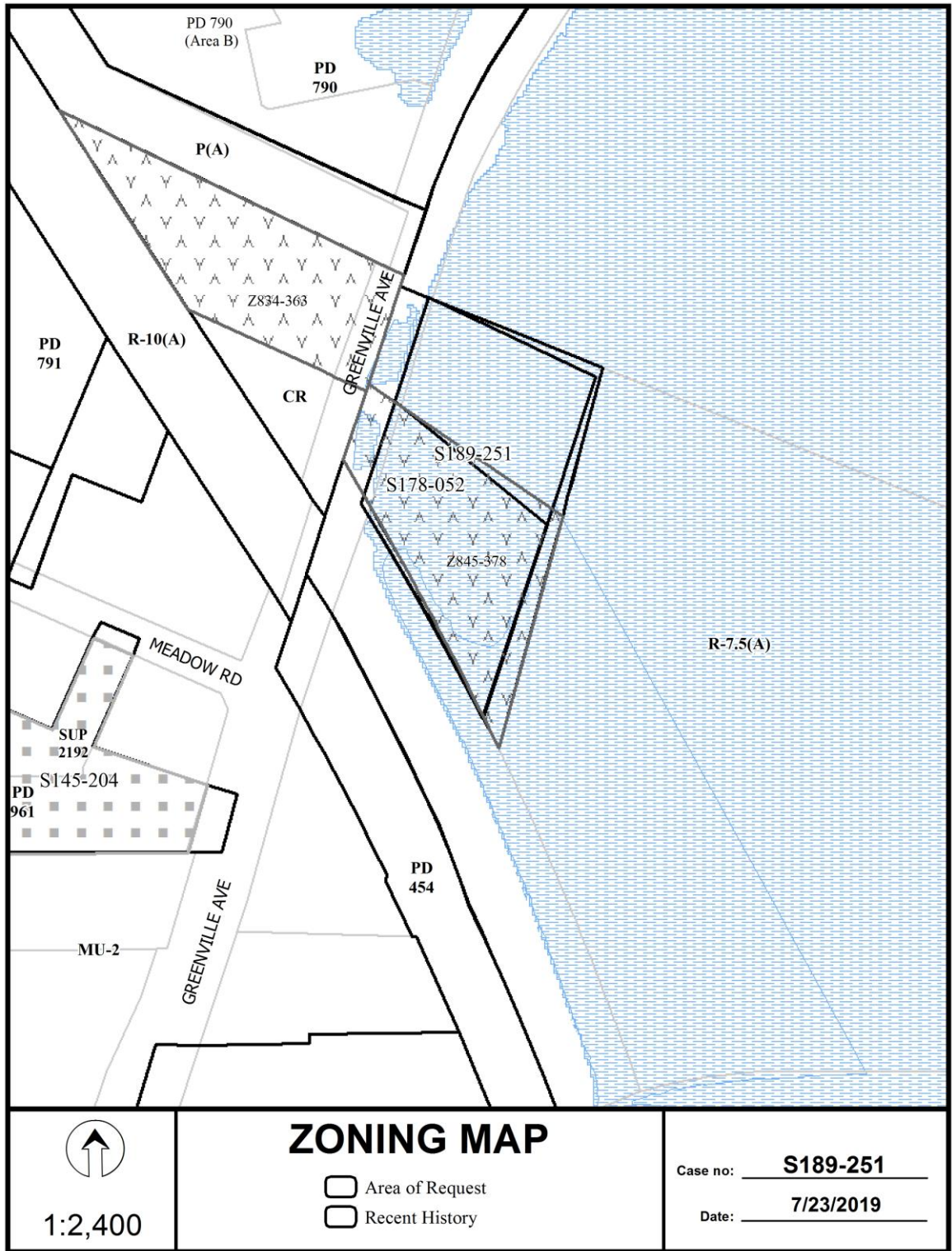
1. S178-052 was a request same location of the present request to create one 1.732-acre lot from a tract of land containing part of City Block 14/6139 on property located on Greenville Avenue, north of Walnut Hill Lane. The request was approved January 5, 2018 and was withdrawn July 3, 2019.
2. S145-204 was a request southwest of the present request to replat a 1.551-acre tract of land containing the remainder of Lot 1 and all of Lot 2 in City Block B/5213 ½ into one lot on property located at Meadow Road and Greenville Avenue, southwest corner. The request was approved October 2, 2014 and recorded June 20, 2018.

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


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

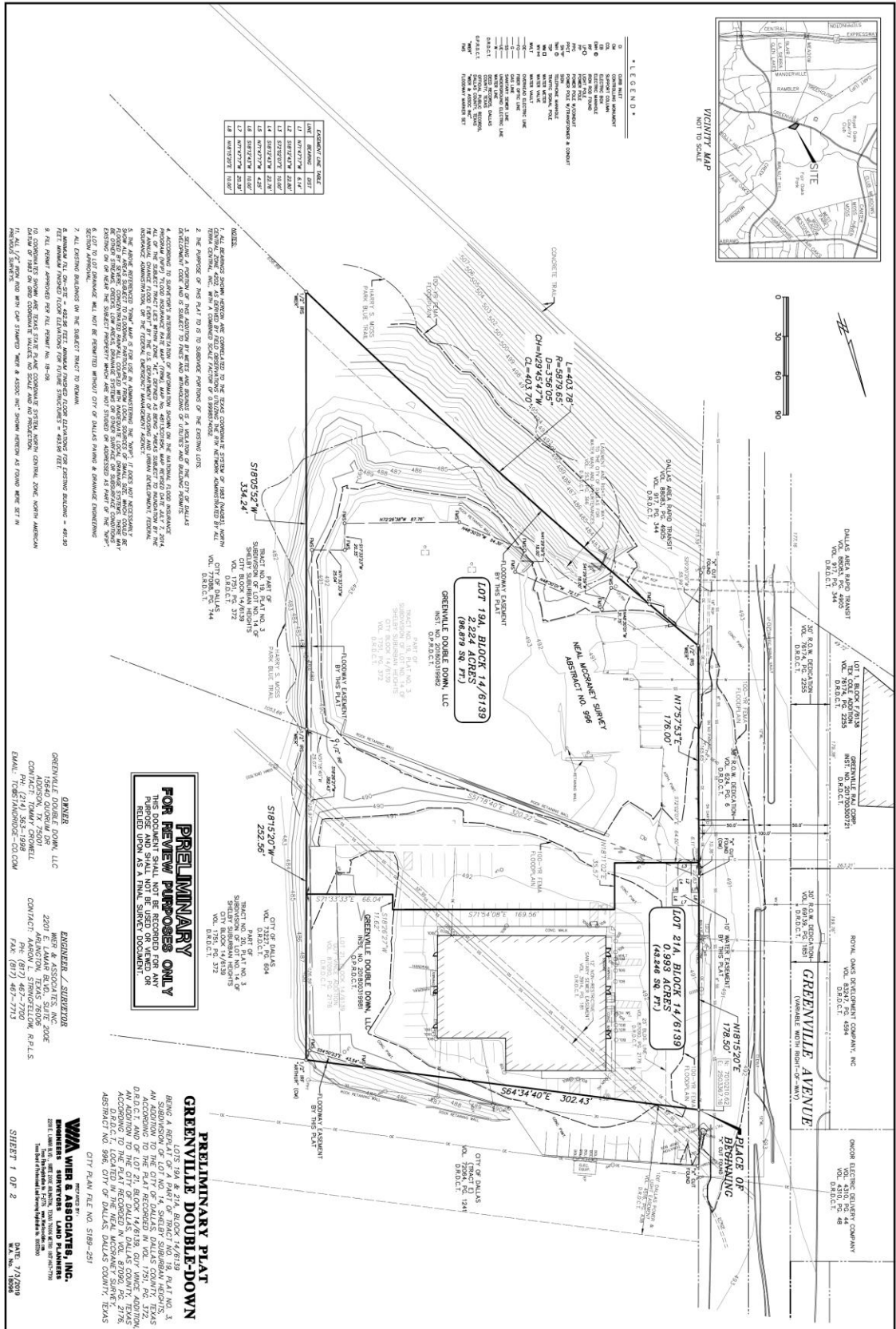
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
15. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.
16. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.
17. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.
18. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permits exists. Section 51A-8.611(d), Trinity Watershed Management.
19. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
20. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d) (1), (2), (3), and (4).

21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
25. 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.
26. On the final plat, identify all City parcels, I.E. adjacent to and south, east of subject plat parcels, as City of Dallas, Harry S. Moss Park.
27. On the final plat, identify the property as Lots 19A and 21A in City Block 14/6139. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S189-251 </u> Date: <u> 7/23/2019 </u>
--	---	--



LINE	BEARING	DIST.
L1	S19°17'27\"	61.47
L2	S89°24'24\"	22.80
L3	S19°17'27\"	61.47
L4	S89°24'24\"	22.80
L5	S19°17'27\"	61.47
L6	S89°24'24\"	22.80
L7	S19°17'27\"	61.47
L8	S89°24'24\"	22.80

PRELIMINARY
FOR REVIEW PURPOSES ONLY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
 PURPOSE AND SHALL NOT BE USED OR VIEWED OR
 REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN
 CONSENT OF THE ENGINEER AS A FINAL SURVEY DOCUMENT.

PRELIMINARY PLAT
GREENVILLE DOUBLE-DOWN

1. ALL RECORDS SHOWN HEREON ARE CONSIDERED TO BE THE TRUE AND CORRECT RECORDS OF THE CITY OF DALLAS, TEXAS, AND THE COUNTY OF DALLAS COUNTY, TEXAS.
2. THE PURPOSE OF THIS PLAT IS TO SUBMIT RECORDS OF THE ENGINEERING WORK.
3. THE ENGINEERING WORK IS THE RESULT OF A SURVEY CONDUCTED BY THE ENGINEER IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, TEXAS.
4. ACCORDING TO SURVEYING ACT AND REGULATIONS, THE ENGINEER HAS OBLIGATED HIMSELF TO THE PUBLIC BY THE RECORDING OF THIS PLAT. THE ENGINEER HAS OBLIGATED HIMSELF TO THE PUBLIC BY THE RECORDING OF THIS PLAT.
5. THE ENGINEER HAS OBLIGATED HIMSELF TO THE PUBLIC BY THE RECORDING OF THIS PLAT.
6. THE ENGINEER HAS OBLIGATED HIMSELF TO THE PUBLIC BY THE RECORDING OF THIS PLAT.
7. ALL EXISTING BUILDINGS ON THE SUBJECT TRACT TO REMAIN.
8. A MINIMUM 10' SET-BACK = 482.88 FEET, MINIMUM FINISHED FLOOR ELEVATIONS FOR EXISTING BUILDING = 48.80 FEET, MINIMUM FINISHED FLOOR ELEVATIONS FOR NEW STRUCTURES = 42.18 FEET.
9. ALL EXISTING UTILITIES TO REMAIN AS SHOWN ON THE PLAT.
10. ALL UTILITIES TO BE RELOCATED AS SHOWN ON THE PLAT.
11. ALL UTILITIES TO BE RELOCATED AS SHOWN ON THE PLAT.

OWNER:
 GREENVILLE DOUBLE-DOWN, LLC
 1500 DOWNSIDE DR
 DALLAS, TEXAS 75206
 CONTACT: TOMMY SCHOELL
 PHONE: (972) 481-7700
 EMAIL: TCSCHOELL@GDDOWN.COM

ENGINEER: L. STUBBS
 WEA & ASSOCIATES, INC.
 2201 E. LAKEWAY BLVD., SUITE 200E
 DALLAS, TEXAS 75206
 CONTACT: ANDREW L. STUBBS
 PHONE: (972) 481-7700
 FAX: (972) 481-7700

W&A WEA & ASSOCIATES, INC.
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 12788
 2201 E. LAKEWAY BLVD., SUITE 200E
 DALLAS, TEXAS 75206
 PHONE: (972) 481-7700
 FAX: (972) 481-7700

EMMEBERS SURVEYING AND LAND PLANNERS
 REGISTERED PROFESSIONAL SURVEYOR
 LICENSE NO. 12788
 2201 E. LAKEWAY BLVD., SUITE 200E
 DALLAS, TEXAS 75206
 PHONE: (972) 481-7700
 FAX: (972) 481-7700

CITY PLAT FILE NO. S189-251
 SHEET 1 OF 2
 DATE: 7/3/2019
 W.E. NO. 18096

CITY PLAN COMMISSION**THURSDAY AUGUST 1, 2019****FILE NUMBER:** S189-252**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** 2618 Main Street, east of South Good Latimer Expressway**DATE FILED:** July 3, 2019**ZONING:** PD 269(Tract A)**PD LINK:** <http://dallascityattorney.com/51P/Articles%20Supp%2038/ARTICLE%20269.pdf>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.460-acres**MAPSCO:** 45M**OWNER:** AP Deep Ellum, LLC

REQUEST: An application to replat a 0.460-acre tract of land containing all of Lot 3 in City Block A/183 and part of City Block 183 to create one lot on property located at 2618 Main Street, east of South Good Latimer Expressway.

SUBDIVISION HISTORY:

1. S189-223 was a request northwest of the present request to create one 0.998-acre lot from a tract of land in City Blocks 170 and 182 on property located on Main Street at Good Latimer Expressway, northwest corner. The request was approved June 20, 2019 but has not been recorded.
2. S178-058 was a request southwest of the present request to create one 0.230-acre lot from a tract of land containing part of City Block 183 on property located at 2618 Main Street, east of South Good Latimer Expressway. The request was approved January 4, 2018 and recorded October 23, 2018.
3. S167-245 was a request southwest of the present request to create one 0.5970-acre lot from a tract of land in City Block 183 on property located at South Good-Latimer Expressway between Main Street and Commerce Street. The request was approved August 17, 2017 and recorded July 17, 2018.
4. S167-198 was a request northwest of the present request to create a 0.689-acre lot from a tract of land in City Block 182 on property located on Main Street, west of Pryor Street. The request was approved June 22, 2017 and recorded January 15, 2019.
5. S167-004 was a request northwest of the present request to create a 1.260-acre lot from a tract of land containing part of City Block G3/280 and a portion of an abandoned alley on property located on Elm Street between Hawkins Street and Good-Latimer Expressway. The request was approved November 10, 2016 and has not been recorded.
6. S167-003A was a request northwest of the present request to create one 1.244-acre lot, and one 3.485-acre lot from a 4.729-acre tract of land containing part of abandoned portions of Hawkins Street, and a variable width alley in City Blocks 270½, 280 and G3/280 on property located at 2505 Elm Street and fronting on Pacific Avenue, Good-Latimer Expressway, Elm Street, and Hawkins Street. The

request was approved November 10, 2016 and has been withdrawn December 12, 2018.

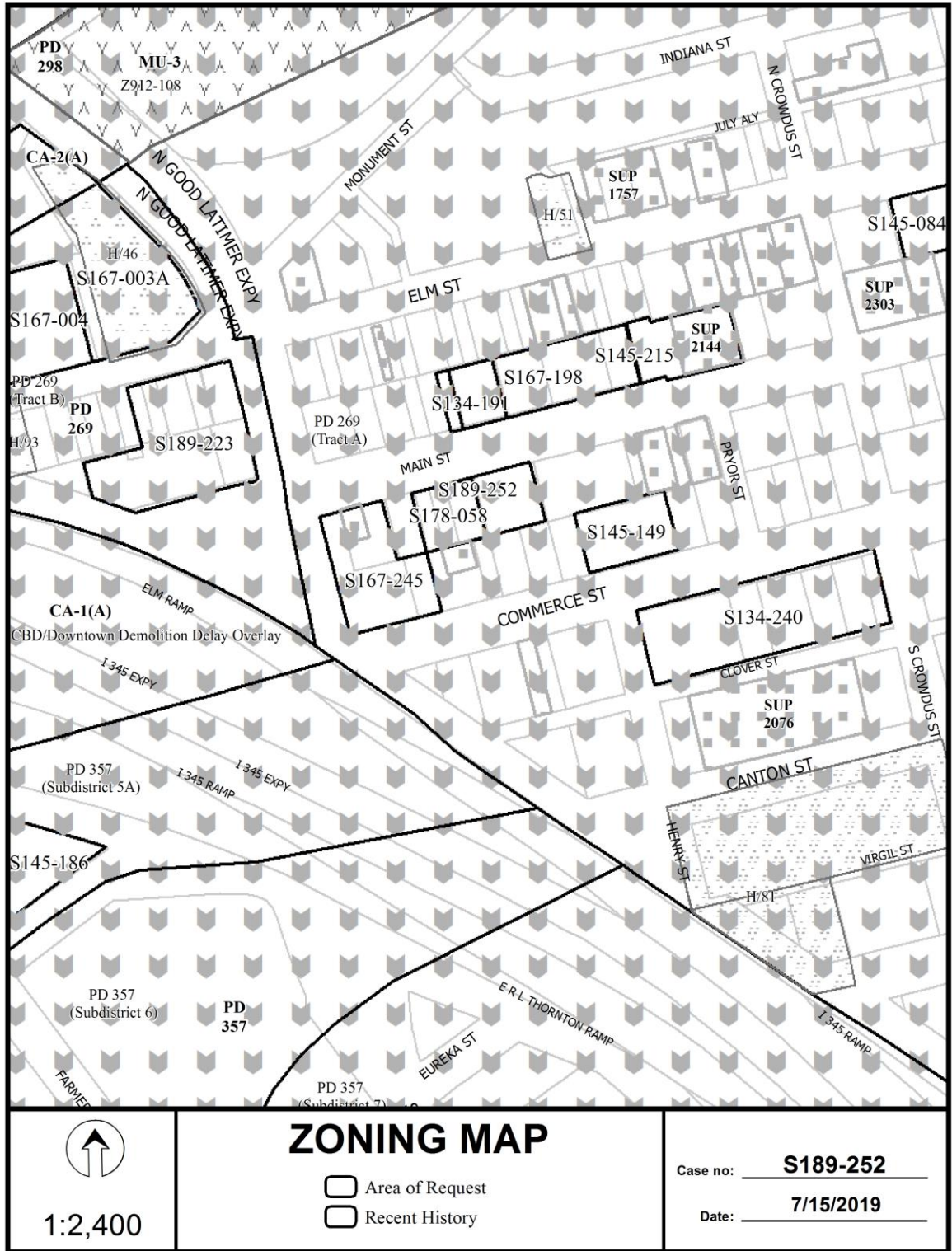
7. S145-215 was a request northeast of the present request to replat a 0.5440-acre tract of land containing all of Lots 4, and 5 in City Block 2/480, and part of City Block 182 to create one lot on property located on Main Street, west of Crowdus Street. The request was approved July 9, 2015 and recorded April 28, 2017.
8. S145-186 was a request southwest of the present request to S145-186 was a request south of the present request to replat one 0.9121-acre tract of land containing all of Lots 1A and Lot 17, and parts of Lots 9, 13, 14, 15, and 16 and an abandoned alley all located in City Block 41/163 into one lot on property bounded by Hawkins Street, Commerce Street, Interstate 45 (Julius Schepps Freeway), and Canton Street. The plat was approved June 4, 2015 and recorded June 17, 2016.
9. S145-149 was a request southeast of the present request to create one 0.349-acre lot from a tract of land located in City Block 183 on property located on Commerce Street at Henry Street. The request was approved May 7, 2015 and recorded May 19, 2017.
10. S145-084 was a request south of the present request to replat a 0.770-acre tract of land containing all of Lots 52-55 and part of Lot 56 in City Block B/481 and all of Lots 14-15 and part of Lot 13 in City Block 1/481 into one lot on property located at the southwest corner of Elm Street and Malcolm X Boulevard. The request was approved February 19, 2015 and recorded November 16, 2016.
11. S134-240 was a request southwest of the present request to replat a 1.151-acre tract of land containing all of Lots 1-8 in City Block 4/186 into one 0.785-acre lot, one 0.144-acre lot, and one 0.221-acre lot, on property located at 2700 Commerce Street. The request was approved on September 18, 2014 but has not yet been recorded.
12. S134-191 was a request north of the present request to create one 0.2180-acre lot from a tract of land in City Block 182 on property located at 2623 and 2625 Main Street. The request was approved on July 10, 2014 and since has been expired.


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

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
15. 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.

16. 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.
17. On the final plat, change "South Good-Latimer Expressway" (originally Lloyd Street) to "Good-Latimer Expressway" (F.K.A Good Street) (F.K.A. Lloyd Street). Section 51A-8.403(a)(1)(A)(xii)
18. Prior to final plat, contact Real estate to discuss Overhead Fire Escape located on Main Street.
19. On the final plat, identify the property as Lot 3A in City Block A/183. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400

ZONING MAP

Area of Request
 Recent History

Case no: **S189-252**
 Date: **7/15/2019**



 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S189-252 </u> Date: <u> 7/15/2019 </u>
--	---	--

CITY PLAN COMMISSION**THURSDAY AUGUST 1, 2019****FILE NUMBER:** S189-253**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Merrifield Road, east of Mountain Creek Parkway**DATE FILED:** July 3, 2019**ZONING:** PD 521 (Subdistrict B)**PD LINK:** <http://dallascityattorney.com/51P/Missing%20Articles%20&%20Exhibits/Article%20521.pdf>**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 4.943-acres **MAPSCO:** 61A-R**OWNER:** TC Mt. Creek Development**REQUEST:** An application to create one 4.943-acre lot from a tract of land in City Block 211/6113 on property located on Merrifield Road, east of Mountain Creek Parkway.**SUBDIVISION HISTORY:**

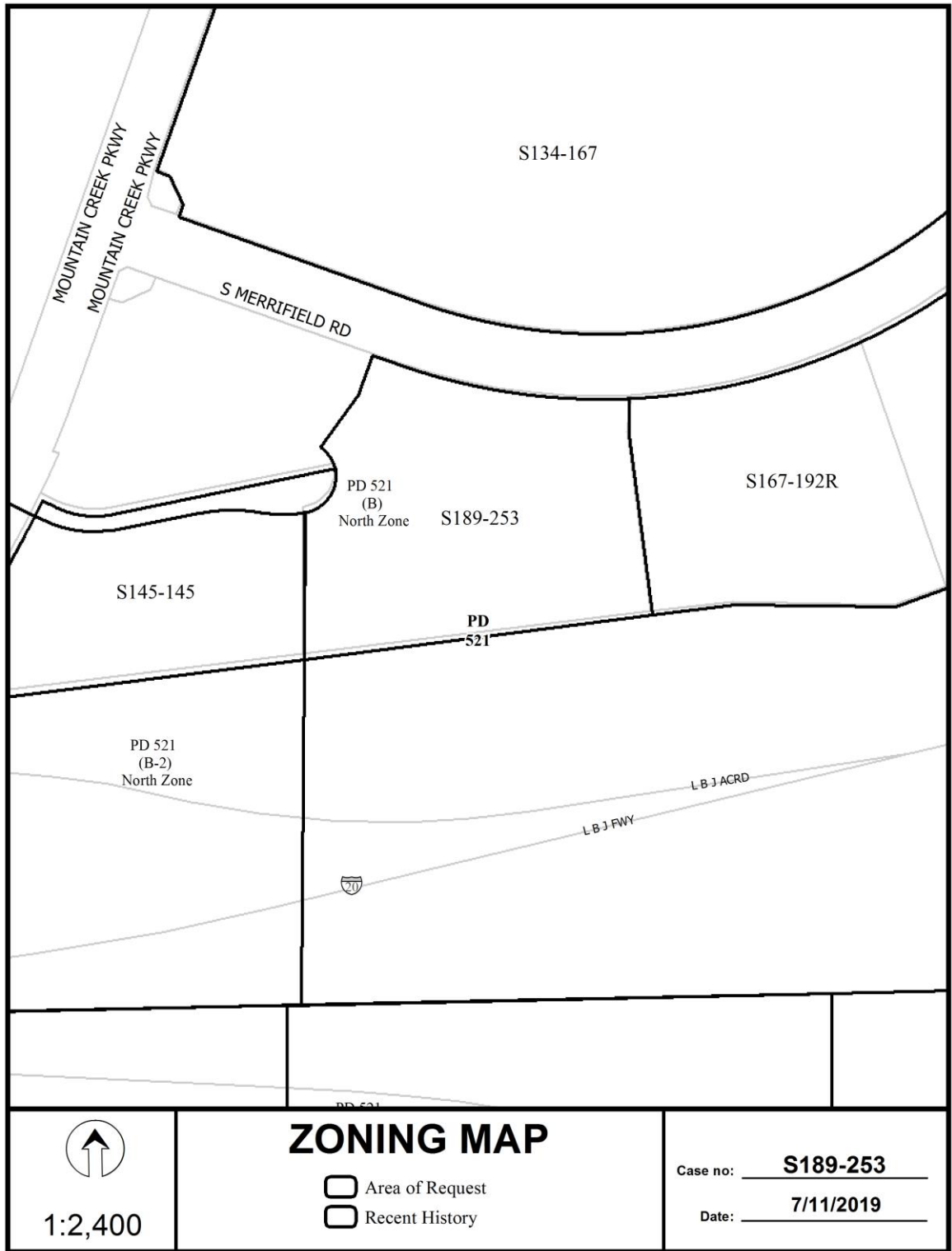
1. S167-192R was a request contiguous east of the present request to revise a previously approved plat (S167-192) to create one 3.844-acre lot and one 5.476-acre lot from a 9.320-acre tract of land in City Blocks 211/6113, 8724, and 8725 on property located on Merrifield Road, east of Mountain Creek Parkway. The request was approved July 19, 2018 but has not been recorded.
2. S145-145 was a request contiguous west of the present request to create one 3.507-acre lot from a tract of land located in part of City Blocks 6113 and 8724 on property located on Mountain Creek Parkway and Interstate Highway 20, northeast corner. The request was approved May 7, 2015 and recorded December 16, 2016.
3. S134-167 was a request north of the present request to create one 38.650-acre lot, and one 55.422-acre lot from a 94.072-acre tract of land in City Block 211/6113 on property located at Mountain Creek Parkway and Merrifield Road, northeast corner. The request was approved June 19, 2014 and was recorded May 20, 2016.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the PD 521 (Subdistrict B); therefore, staff recommends approval subject to compliance with the following conditions:

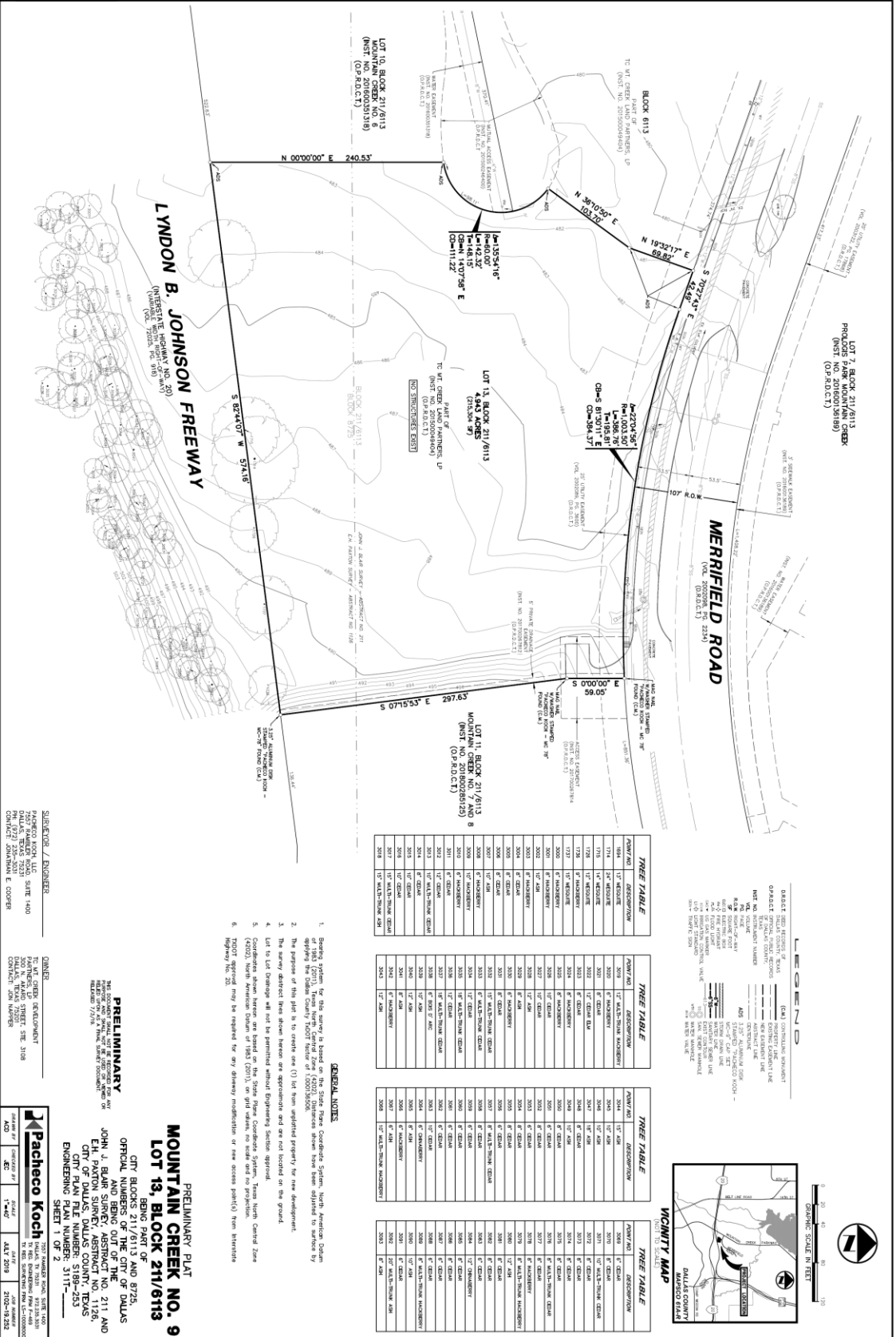
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division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

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
15. 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.
16. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment. Sections 49-60(b) (2) (d) and 49-60(d).

17. On the final plat, identify the property as Lot 4B in City Block A/6213. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







SUBJECT / ENGINEER
 J. BLAIR SUREY, P.E.
 7520 W. PARKWAY SUITE 1400
 DALLAS, TEXAS 75231
 PHONE: 972.353.2331
 FAX: 972.353.2331
 CHIEF: JOHANNAN E. COOPER

DRAWN
 KYLE W. HARRIS, P.E.
 7520 W. PARKWAY SUITE 1400
 DALLAS, TEXAS 75231
 PHONE: 972.353.2331
 FAX: 972.353.2331
 CHIEF: JOHANNAN E. COOPER

PRELIMINARY

THIS DOCUMENT IS THE PROPERTY OF PACHECO KOCH ENGINEERING, P.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PACHECO KOCH ENGINEERING, P.C.

PACHECO KOCH ENGINEERING, P.C.
 2501 W. PARKWAY SUITE 1400
 DALLAS, TEXAS 75231
 PHONE: 972.353.2331
 FAX: 972.353.2331
 WWW.PACHECOKOCHENG.COM

DATE: 07/03/2019 4:18 PM
 DRAWN BY: JWH
 CHECKED BY: JEC
 DATE: 07/03/2019 4:18 PM
 SHEET NO. 1 OF 2

TREE TABLE

PLANT NO.	DESCRIPTION
1001	12" CEILING
1002	12" CEILING
1003	12" CEILING
1004	12" CEILING
1005	12" CEILING
1006	12" CEILING
1007	12" CEILING
1008	12" CEILING
1009	12" CEILING
1010	12" CEILING
1011	12" CEILING
1012	12" CEILING
1013	12" CEILING
1014	12" CEILING
1015	12" CEILING
1016	12" CEILING
1017	12" CEILING
1018	12" CEILING
1019	12" CEILING
1020	12" CEILING
1021	12" CEILING
1022	12" CEILING
1023	12" CEILING
1024	12" CEILING
1025	12" CEILING
1026	12" CEILING
1027	12" CEILING
1028	12" CEILING
1029	12" CEILING
1030	12" CEILING
1031	12" CEILING
1032	12" CEILING
1033	12" CEILING
1034	12" CEILING
1035	12" CEILING
1036	12" CEILING
1037	12" CEILING
1038	12" CEILING
1039	12" CEILING
1040	12" CEILING
1041	12" CEILING
1042	12" CEILING
1043	12" CEILING
1044	12" CEILING
1045	12" CEILING
1046	12" CEILING
1047	12" CEILING
1048	12" CEILING
1049	12" CEILING
1050	12" CEILING
1051	12" CEILING
1052	12" CEILING
1053	12" CEILING
1054	12" CEILING
1055	12" CEILING
1056	12" CEILING
1057	12" CEILING
1058	12" CEILING
1059	12" CEILING
1060	12" CEILING
1061	12" CEILING
1062	12" CEILING
1063	12" CEILING
1064	12" CEILING
1065	12" CEILING
1066	12" CEILING
1067	12" CEILING
1068	12" CEILING
1069	12" CEILING
1070	12" CEILING
1071	12" CEILING
1072	12" CEILING
1073	12" CEILING
1074	12" CEILING
1075	12" CEILING
1076	12" CEILING
1077	12" CEILING
1078	12" CEILING
1079	12" CEILING
1080	12" CEILING
1081	12" CEILING
1082	12" CEILING
1083	12" CEILING
1084	12" CEILING
1085	12" CEILING
1086	12" CEILING
1087	12" CEILING
1088	12" CEILING
1089	12" CEILING
1090	12" CEILING
1091	12" CEILING
1092	12" CEILING
1093	12" CEILING
1094	12" CEILING
1095	12" CEILING
1096	12" CEILING
1097	12" CEILING
1098	12" CEILING
1099	12" CEILING
1100	12" CEILING

TREE TABLE

PLANT NO.	DESCRIPTION
2001	12" CEILING
2002	12" CEILING
2003	12" CEILING
2004	12" CEILING
2005	12" CEILING
2006	12" CEILING
2007	12" CEILING
2008	12" CEILING
2009	12" CEILING
2010	12" CEILING
2011	12" CEILING
2012	12" CEILING
2013	12" CEILING
2014	12" CEILING
2015	12" CEILING
2016	12" CEILING
2017	12" CEILING
2018	12" CEILING
2019	12" CEILING
2020	12" CEILING
2021	12" CEILING
2022	12" CEILING
2023	12" CEILING
2024	12" CEILING
2025	12" CEILING
2026	12" CEILING
2027	12" CEILING
2028	12" CEILING
2029	12" CEILING
2030	12" CEILING
2031	12" CEILING
2032	12" CEILING
2033	12" CEILING
2034	12" CEILING
2035	12" CEILING
2036	12" CEILING
2037	12" CEILING
2038	12" CEILING
2039	12" CEILING
2040	12" CEILING
2041	12" CEILING
2042	12" CEILING
2043	12" CEILING
2044	12" CEILING
2045	12" CEILING
2046	12" CEILING
2047	12" CEILING
2048	12" CEILING
2049	12" CEILING
2050	12" CEILING
2051	12" CEILING
2052	12" CEILING
2053	12" CEILING
2054	12" CEILING
2055	12" CEILING
2056	12" CEILING
2057	12" CEILING
2058	12" CEILING
2059	12" CEILING
2060	12" CEILING
2061	12" CEILING
2062	12" CEILING
2063	12" CEILING
2064	12" CEILING
2065	12" CEILING
2066	12" CEILING
2067	12" CEILING
2068	12" CEILING
2069	12" CEILING
2070	12" CEILING
2071	12" CEILING
2072	12" CEILING
2073	12" CEILING
2074	12" CEILING
2075	12" CEILING
2076	12" CEILING
2077	12" CEILING
2078	12" CEILING
2079	12" CEILING
2080	12" CEILING
2081	12" CEILING
2082	12" CEILING
2083	12" CEILING
2084	12" CEILING
2085	12" CEILING
2086	12" CEILING
2087	12" CEILING
2088	12" CEILING
2089	12" CEILING
2090	12" CEILING
2091	12" CEILING
2092	12" CEILING
2093	12" CEILING
2094	12" CEILING
2095	12" CEILING
2096	12" CEILING
2097	12" CEILING
2098	12" CEILING
2099	12" CEILING
2100	12" CEILING

TREE TABLE

PLANT NO.	DESCRIPTION
3001	12" CEILING
3002	12" CEILING
3003	12" CEILING
3004	12" CEILING
3005	12" CEILING
3006	12" CEILING
3007	12" CEILING
3008	12" CEILING
3009	12" CEILING
3010	12" CEILING
3011	12" CEILING
3012	12" CEILING
3013	12" CEILING
3014	12" CEILING
3015	12" CEILING
3016	12" CEILING
3017	12" CEILING
3018	12" CEILING
3019	12" CEILING
3020	12" CEILING
3021	12" CEILING
3022	12" CEILING
3023	12" CEILING
3024	12" CEILING
3025	12" CEILING
3026	12" CEILING
3027	12" CEILING
3028	12" CEILING
3029	12" CEILING
3030	12" CEILING
3031	12" CEILING
3032	12" CEILING
3033	12" CEILING
3034	12" CEILING
3035	12" CEILING
3036	12" CEILING
3037	12" CEILING
3038	12" CEILING
3039	12" CEILING
3040	12" CEILING
3041	12" CEILING
3042	12" CEILING
3043	12" CEILING
3044	12" CEILING
3045	12" CEILING
3046	12" CEILING
3047	12" CEILING
3048	12" CEILING
3049	12" CEILING
3050	12" CEILING
3051	12" CEILING
3052	12" CEILING
3053	12" CEILING
3054	12" CEILING
3055	12" CEILING
3056	12" CEILING
3057	12" CEILING
3058	12" CEILING
3059	12" CEILING
3060	12" CEILING
3061	12" CEILING
3062	12" CEILING
3063	12" CEILING
3064	12" CEILING
3065	12" CEILING
3066	12" CEILING
3067	12" CEILING
3068	12" CEILING
3069	12" CEILING
3070	12" CEILING
3071	12" CEILING
3072	12" CEILING
3073	12" CEILING
3074	12" CEILING
3075	12" CEILING
3076	12" CEILING
3077	12" CEILING
3078	12" CEILING
3079	12" CEILING
3080	12" CEILING
3081	12" CEILING
3082	12" CEILING
3083	12" CEILING
3084	12" CEILING
3085	12" CEILING
3086	12" CEILING
3087	12" CEILING
3088	12" CEILING
3089	12" CEILING
3090	12" CEILING
3091	12" CEILING
3092	12" CEILING
3093	12" CEILING
3094	12" CEILING
3095	12" CEILING
3096	12" CEILING
3097	12" CEILING
3098	12" CEILING
3099	12" CEILING
3100	12" CEILING

PRELIMINARY PLAT - MOUNTAIN CREEK NO. 9, LOT 13, BLOCK 211/6113

OWNER'S DECLARATION

STATE OF TEXAS
 COUNTY OF DALLAS
 I, Jonathan E. Cooper, a Registered Professional Land Surveyor, Licensed by the State of Texas, affirm that this plat was prepared under the my direct supervision, have received the necessary instructions from me, and the necessary data therefor, and that the same are true and correct and that the same conform to the laws and regulations of the Texas Board of Professional Land Surveyors, the City of Dallas Ordinance No. 10-200, or any amendment, and Texas Local Government Code, (06)010.016 & (02) and that the original drawing file accompanying this plat is a precise representation of the Surveyed Field Plot.
 Dated this _____ day of _____, 2018.

SURVEOR'S STATEMENT

I, Jonathan E. Cooper, a Registered Professional Land Surveyor, Licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, have received the necessary instructions from me, and the necessary data therefor, and that the same are true and correct and that the same conform to the laws and regulations of the Texas Board of Professional Land Surveyors, the City of Dallas Ordinance No. 10-200, or any amendment, and Texas Local Government Code, (06)010.016 & (02) and that the original drawing file accompanying this plat is a precise representation of the Surveyed Field Plot.
 Dated this _____ day of _____, 2018.

PRELIMINARY

Jonathan E. Cooper
 Registered Professional Land Surveyor
 No. 5559

OWNER'S DECLARATION

STATE OF TEXAS
 COUNTY OF DALLAS
 I, Jonathan E. Cooper, a Registered Professional Land Surveyor, Licensed by the State of Texas, affirm that this plat was prepared under the my direct supervision, have received the necessary instructions from me, and the necessary data therefor, and that the same are true and correct and that the same conform to the laws and regulations of the Texas Board of Professional Land Surveyors, the City of Dallas Ordinance No. 10-200, or any amendment, and Texas Local Government Code, (06)010.016 & (02) and that the original drawing file accompanying this plat is a precise representation of the Surveyed Field Plot.
 Dated this _____ day of _____, 2018.

SURVEOR'S STATEMENT

I, Jonathan E. Cooper, a Registered Professional Land Surveyor, Licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, have received the necessary instructions from me, and the necessary data therefor, and that the same are true and correct and that the same conform to the laws and regulations of the Texas Board of Professional Land Surveyors, the City of Dallas Ordinance No. 10-200, or any amendment, and Texas Local Government Code, (06)010.016 & (02) and that the original drawing file accompanying this plat is a precise representation of the Surveyed Field Plot.
 Dated this _____ day of _____, 2018.

PRELIMINARY

Jonathan E. Cooper
 Registered Professional Land Surveyor
 No. 5559

PRELIMINARY PLAT
MOUNTAIN CREEK NO. 9
 LOT 13, BLOCK 211/6113
 BEING PART OF
 OFFICIAL BLOCKS OF THE CITY OF DALLAS
 JOHN J. BLAIR SURVEY, ABSTRACT NO. 211 AND
 E.H. PATTON SURVEY, ABSTRACT NO. 1126,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 ENGINEERING PLAN NUMBER: 3117-2S
 SHEET 2 OF 2

	Author of	Created by	Field	DATE
	AD	AP	NONE	APR 2019
				2102-19-232

CITY PLAN COMMISSION**THURSDAY AUGUST 1, 2019****FILE NUMBER:** S189-254**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Swiss Avenue at Hawkins Street, north corner**DATE FILED:** July 3, 2019**ZONING:** CA-2(A)**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.92-acres**MAPSCO:** 45L**OWNER:** Greenway Good Latimer, LP**REQUEST:** An application to create one 0.92-acre lot from a tract of land in City Block 323 on property located on Swiss Avenue at Hawkins Street, north corner.**SUBDIVISION HISTORY:**

1. S189-223 was a request southeast of the present request to create one 0.998-acre lot from a tract of land in City Blocks 170 and 182 on property located on Main Street at Good Latimer Expressway, northwest corner. The request was approved June 20, 2019 but has not been recorded.
2. S178-297 was a request southwest of the present request to create two lots from an 8.652-acre tract of land containing all of City Blocks 255, 260, 260 ½, and part of abandoned streets on property between Live Oak Street and Pacific Street, east of Olive Street. The request was approved September 20, 2018 but has not been recorded.
3. S178-051 was a request northeast of the present request to create one 0.852-acre lot from a tract of land containing part of City Block 7/284 on property located on Swiss Avenue at Cantegra Street, south corner. The request was approved January 4, 2018 but has not been recorded.
4. S167-004 was a request southeast of the present request to create a 1.260-acre lot from a tract of land containing part of City Block G3/280 and a portion of an abandoned alley on property located on Elm Street between Hawkins Street and Good-Latimer Expressway. The request was approved November 10, 2016 and has not been recorded.
5. S167-003 was a request southeast of the present request to create one 1.244-acre lot, and one 3.485-acre lot from a 4.729-acre tract of land containing part of the abandoned portions of Hawkins Street and a variable width alley in City Blocks 270½, 280 and G3/280 on property located at 2505 Elm Street and fronting on Pacific Avenue, Good-Latimer Expressway, Elm Street, and Hawkins Street. The request was approved November 10, 2016 and has not been recorded. S167-003A was a phased plat and was withdrawn December 25, 2018.
6. S156-300 was a request southeast of the present request to replat a 0.538-acre tract of land containing part of Lot 11, and all of Lots 7, 8, 9, and 10 in City Block 279 1/2 to create one lot on property located on Good-Latimer Expressway

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

7. S156-090 was a request northeast of the present request to create one lot from a 0.08-acre tract of land containing part of City Block 2/325 on property located at 2707 Florence Street, between Cantegral Street and Texas Street. The request was approved on February 18, 2016 but has not been recorded.
8. S145-144 was a request north of the present request to replat a 1.0277-acre tract of land containing all of Lots 1, 2, 3, 4A, 5, and part of Lot 6 in City Block 2/650 to create one lot on property located on Ross Avenue at Peak Street, north corner. The request was approved on July 9, 2015 and was recorded November 23, 2016.
9. S145-019 was a request northeast of the present request to create one 0.210-acre lot from a tract of land in City Block 2/600 on property located at 3825 Ross Avenue. The request was approved on November 6, 2014 and was recorded May 23, 2016.

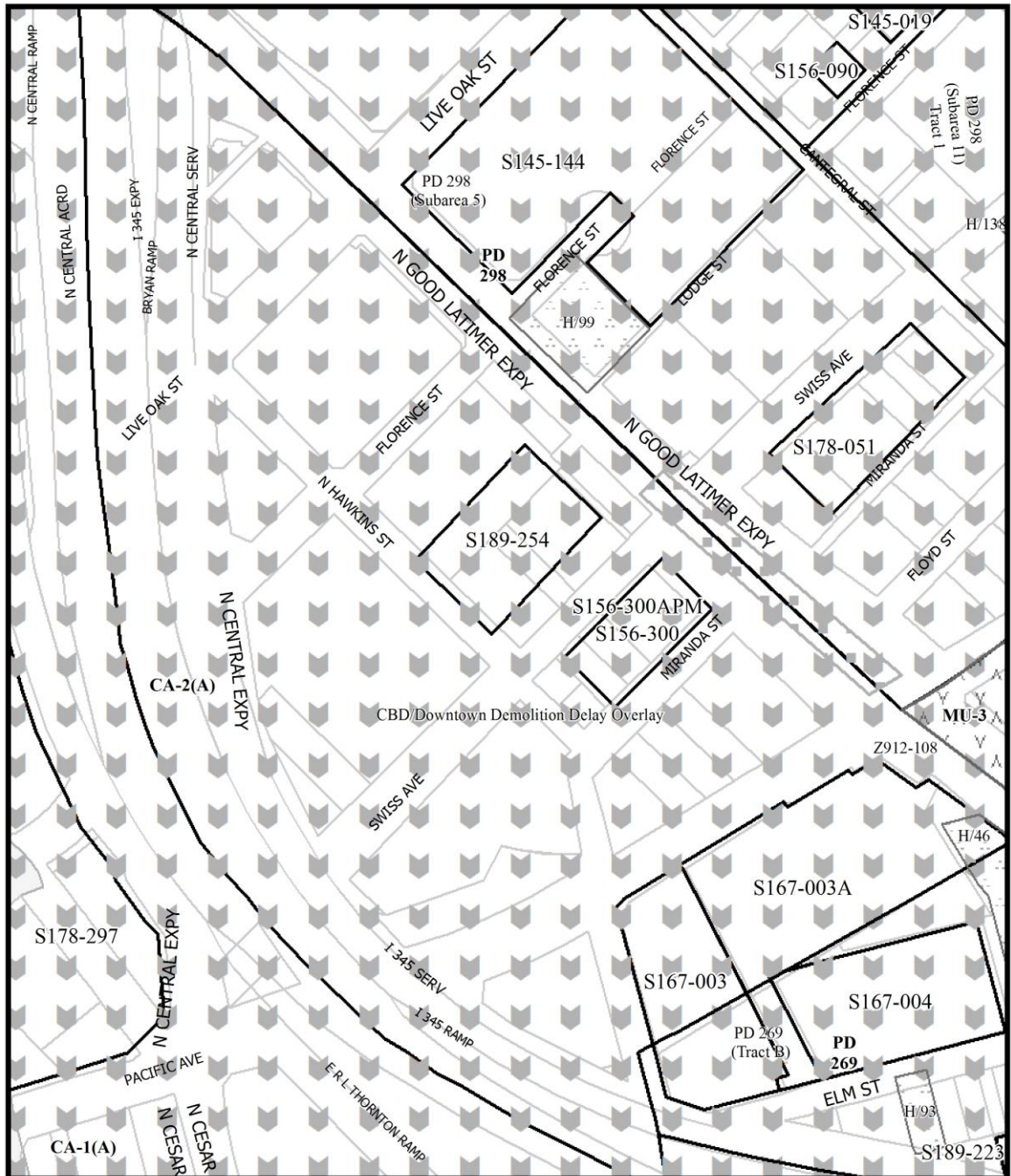
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the CA-2(A) Central Area District; therefore, staff recommends approval subject to compliance with the following conditions:




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

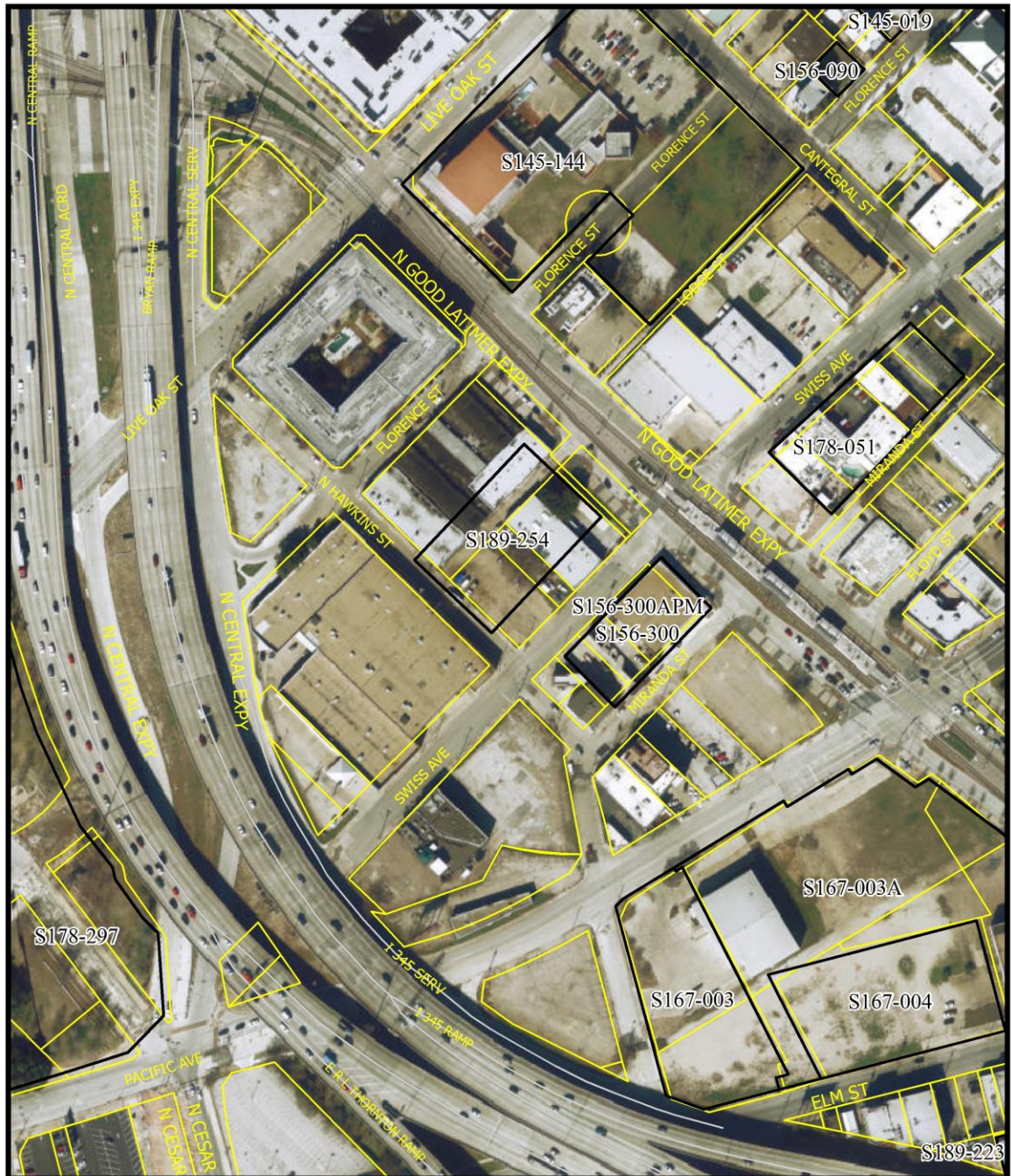
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
15. On the final plat, dedicate 28 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Hawkins Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate a 10-foot by 10-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Hawkins Street and Swiss Avenue. Section 51A 8.602(d) (1).
17. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.
18. On the final plat, chose a new or different addition name. Platting Guidelines.
19. On the final plat, clarify any easement for over head power line on south corner of property.
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. Wastewater main 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.
22. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU




easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

23. On the final plat, change "Good Latimer Expressway (formerly Good Street)" to "Good-Latimer Expressway (F.K.A. Good Street)". Section 51A-8.403(a)(1)(A)(xii)
24. Prior to final plat, coordination with DART is needed with this parcel due to Victory Avenue/Commerce Street/Swiss Avenue D2 alignment. There is a potential for realignment of DART tracts.
25. Prior to final plat, confirm parking is allowed on Howkins Street and Swiss Avenue, Real Estate release is required prior to recordation of plat.
26. On the final plat, identify the property as Lot 1 in City Block A/323. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: S189-254 Date: 7/15/2019
--	---	--

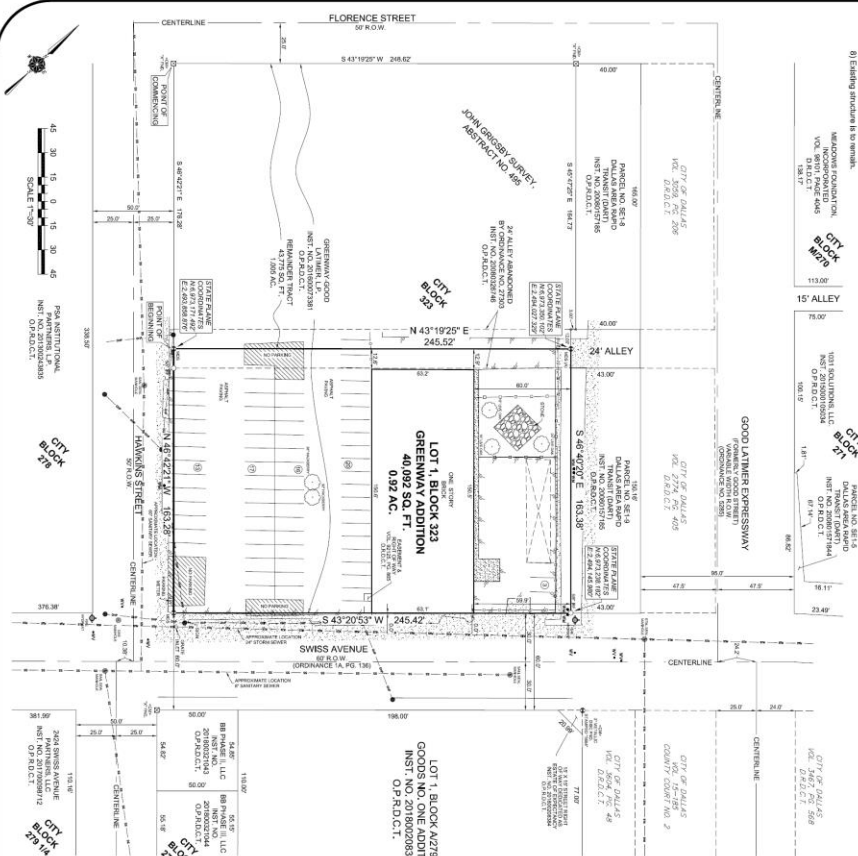


 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: <u> S189-254 </u> Date: <u> 7/15/2019 </u>
--	---	--

GENERAL NOTES

- 1) According to the PLAT No. 481300044, the subject property lies in Zone X and...
2) Building on the land shown in this plat shall be subject to the Dallas Stormwater...
3) It is the intent of this plat that the subject property be used for...
4) Conditions shown on State Plane Coordinate System, North Central Zone...
5) The maximum number of lots permitted by this plat is one.

VICINITY MAP - NOT TO SCALE



OWNERS CERTIFICATE

WHEREAS, GREENWAY-GOOD LATIMER, L.P. is the sole owner of a tract of land out of the John Crosby Survey...
WHEREAS, GREENWAY-GOOD LATIMER, L.P. is the sole owner of a tract of land out of the John Crosby Survey...
WHEREAS, GREENWAY-GOOD LATIMER, L.P. is the sole owner of a tract of land out of the John Crosby Survey...

OWNERS DECLARATION

I, the undersigned, being the undersigned, being the undersigned, being the undersigned, being the undersigned...
I, the undersigned, being the undersigned, being the undersigned, being the undersigned, being the undersigned...

LEGEND

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

OWNER

GREENWAY-GOOD LATIMER, L.P.
2808 PARKMOUNT ST.
SUITE 100
DALLAS, TX 75201



TEXAS HERITAGE SURVEYING LLC

10605 Metric Drive, Suite 204, Dallas, TX 75243
Office: 214-492-9700 Fax: 214-492-9710
Email: info@texasheritagesurveying.com

PRELIMINARY PLAT

GREENWAY ADDITION
LOT 1, BLOCK 323
ABSTRACT NO. 485
CITY OF DALLAS, DALLAS COUNTY, TEXAS
ENGINEERING NO. 5711-
DATE: 03/22/2019 / JOB# 1900011 / SCALE: 1" = 30' / 1/8" = 1"

CITY PLAN COMMISSION

THURSDAY AUGUST 1, 2019

FILE NUMBER: S189-255

SENIOR PLANNER: Mohammad H. Bordbar

LOCATION: Riverwood Road, south of Fairport Road

DATE FILED: July 3, 2019

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 8

SIZE OF REQUEST: 4.543-acres

MAPSCO: 58B

OWNER: Stewardship Properties

REQUEST: An application to create 14 single family lots with lots ranging in size from 10,993-square feet to 14,941-square feet from a 4.543-acre tract of land on property located on Riverwood Road, south of Fairport Road.

SUBDIVISION HISTORY:

1. S134-212 was a request southwest of the present request to replat a 2,061.616-acre tract of land containing Lot 1 in City Block A/8003 and all of City Block 8003 and portion of City Block 8002 into one lot on property located at 5555 Youngblood Road. The request was approved August 21, 2014 and recorded December 1, 2017.

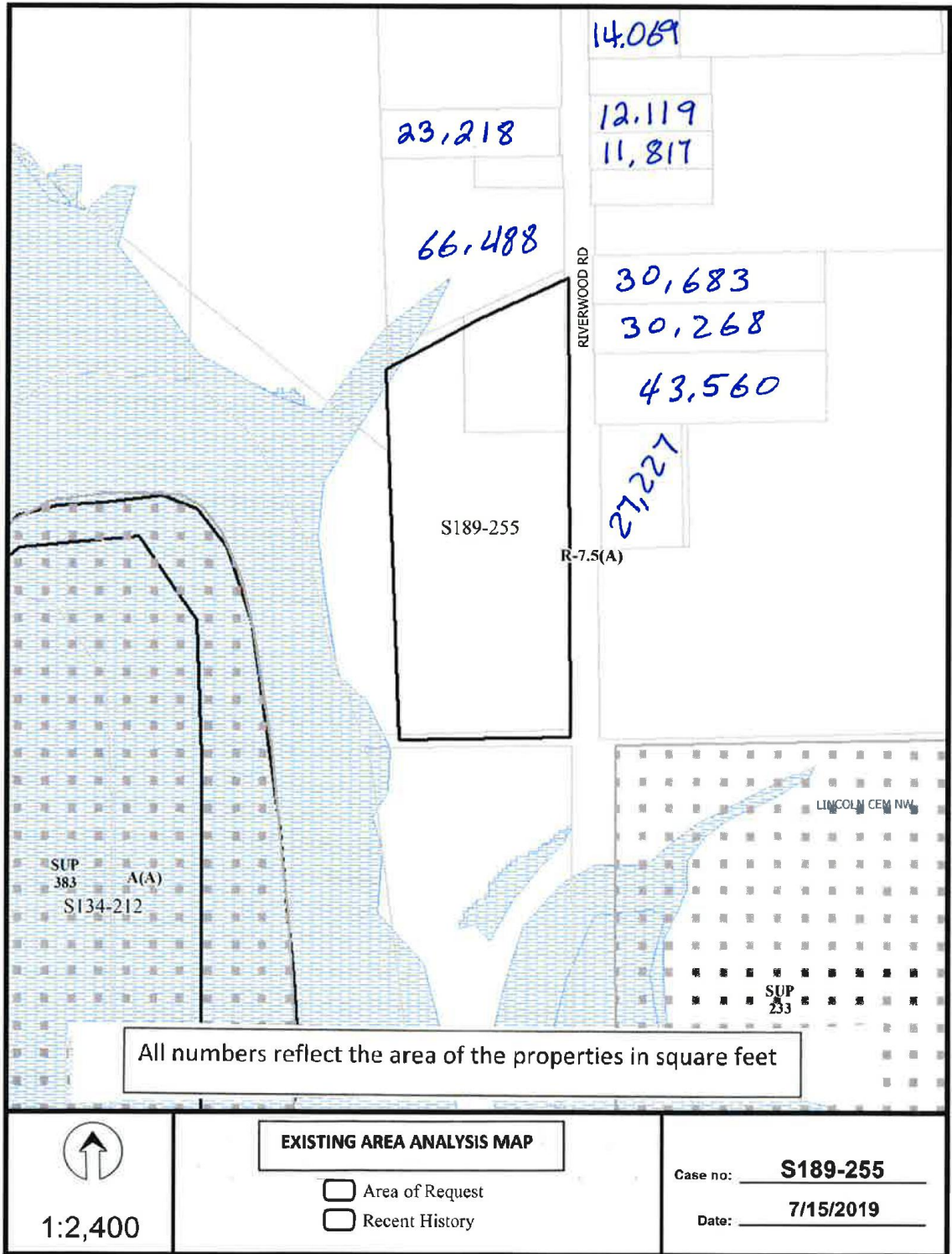
STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of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

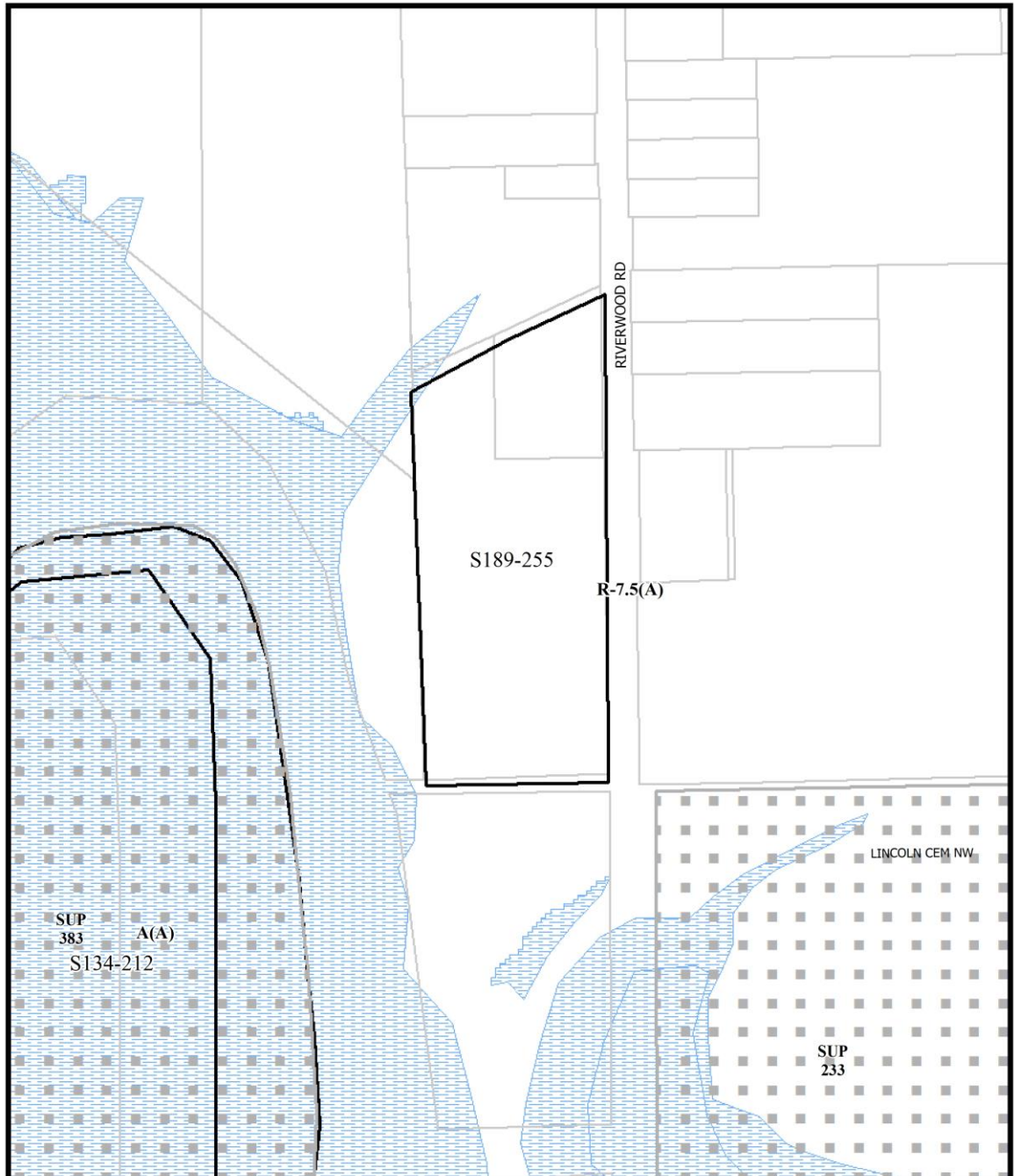
- The platted property to the southwest of the request is McCommas bluff Landfill (S134-212) with the area of 2,061.616-acres.
- The properties to north, northeast, and east have areas ranging in size from 11,817-square feet to 66,488-square feet. They are single family uses and zoned R-7.5(A).
- To the south and west of the request are undeveloped land.
- The request is to create 14 lots with areas ranging in size from 10,993-square feet to 14,941-square feet. Although this request is residential in nature, the lots are being created from a tract of land that has never been platted before; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.




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

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 14.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).

15. On the final plat, dedicate 28 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Riverwood Road. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.
17. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.
18. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.
19. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permits exists. Section 51A-8.611(d), Trinity Watershed Management.
20. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
21. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d) (1), (2), (3), and (4).
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
23. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
24. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
25. 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. On the final plat, change "Riverwood Road" to "Riverwood Road (F.K.A. Gray Street)". Section 51A-8.403(a)(1)(A)(xii)
27. On the final plat, identify the property as Lots 1 through 14 in City Block B/7968. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: <u> S189-255 </u> Date: <u> 7/15/2019 </u>
--	---	--



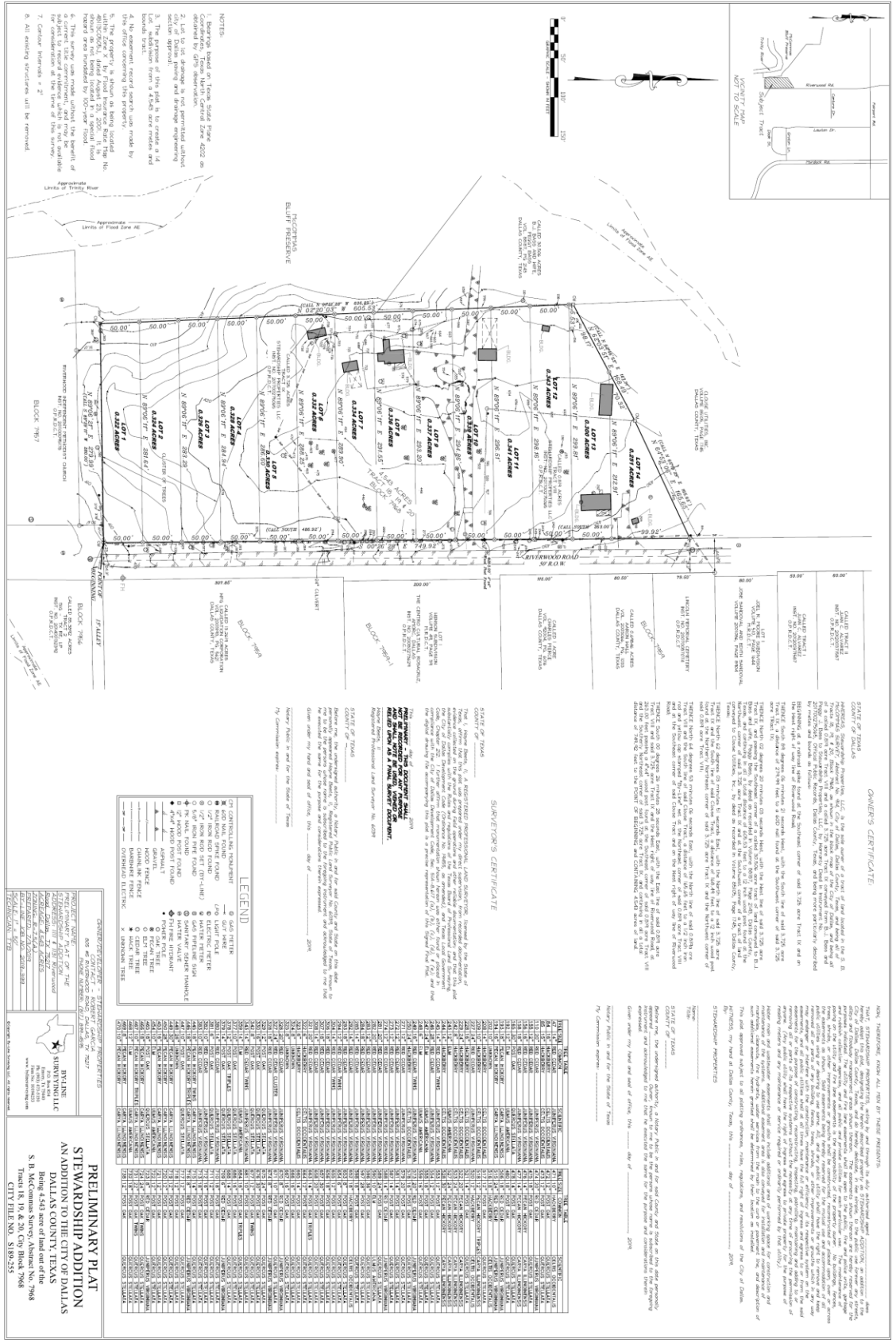
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S189-255

Date: 7/15/2019



NOTES:

1. Boundaries based on Texas State Plane Coordinate system North-Central Zone 4222 as shown on the Survey plat.
2. Use of lot is not permitted without the consent of Dallas zoning and drainage engineering.
3. The portions of this plat to create a 14 Lot Subdivision from a 4.646 acre parcel and 4. No assessment record search was made by this office concerning this property.
4. The property is shown as being located as shown on the Survey plat.
5. The Survey was made without the benefit of a title search.
6. This survey was made without the benefit of a title search.
7. Certain portions of the survey are subject to record a distance which is not available for consideration at the time of this survey.
8. All existing structures will be removed.

PROPERTY INFORMATION

LOT	ACRES	OWNER
LOT 1	0.237	DAVID H. WALKER
LOT 2	0.237	DAVID H. WALKER
LOT 3	0.237	DAVID H. WALKER
LOT 4	0.237	DAVID H. WALKER
LOT 5	0.237	DAVID H. WALKER
LOT 6	0.237	DAVID H. WALKER
LOT 7	0.237	DAVID H. WALKER
LOT 8	0.237	DAVID H. WALKER
LOT 9	0.237	DAVID H. WALKER
LOT 10	0.237	DAVID H. WALKER
LOT 11	0.237	DAVID H. WALKER
LOT 12	0.237	DAVID H. WALKER
LOT 13	0.237	DAVID H. WALKER
LOT 14	0.237	DAVID H. WALKER

LEGEND

---	EASEMENT
---	BOUNDARY
---	CONCRETE DRIVE
---	ASPHALT DRIVE
---	GRAVEL DRIVE
---	DIRT DRIVE
---	CONCRETE DRIVE
---	ASPHALT DRIVE
---	GRAVEL DRIVE
---	DIRT DRIVE
---	CONCRETE DRIVE
---	ASPHALT DRIVE
---	GRAVEL DRIVE
---	DIRT DRIVE
---	CONCRETE DRIVE
---	ASPHALT DRIVE
---	GRAVEL DRIVE
---	DIRT DRIVE
---	CONCRETE DRIVE
---	ASPHALT DRIVE
---	GRAVEL DRIVE
---	DIRT DRIVE
---	CONCRETE DRIVE
---	ASPHALT DRIVE
---	GRAVEL DRIVE
---	DIRT DRIVE

PROPERTY INFORMATION

LOT	ACRES	OWNER
LOT 1	0.237	DAVID H. WALKER
LOT 2	0.237	DAVID H. WALKER
LOT 3	0.237	DAVID H. WALKER
LOT 4	0.237	DAVID H. WALKER
LOT 5	0.237	DAVID H. WALKER
LOT 6	0.237	DAVID H. WALKER
LOT 7	0.237	DAVID H. WALKER
LOT 8	0.237	DAVID H. WALKER
LOT 9	0.237	DAVID H. WALKER
LOT 10	0.237	DAVID H. WALKER
LOT 11	0.237	DAVID H. WALKER
LOT 12	0.237	DAVID H. WALKER
LOT 13	0.237	DAVID H. WALKER
LOT 14	0.237	DAVID H. WALKER

PRELIMINARY PLAT
 STEWARDSHIP ADDITION
 AN ADDITION TO THE CITY OF DALLAS
 DALLAS COUNTY, TEXAS
 S. B. MacCombs Survey, Subsect No. 7988
 Tracts 18, 19 & 20, City Block 7988
 CITY FILE NO. 18894-255

CITY PLAN COMMISSION DATE: 08/01/2019

5(g)

S189-255

CITY PLAN COMMISSION**THURSDAY AUGUST 1, 2019****FILE NUMBER:** S189-256**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Willow Street at Commerce Street, northeast corner**DATE FILED:** July 3, 2019**ZONING:** PD 269 (Tract A)**PD LINK:** <http://dallascityattorney.com/51P/Articles%20Supp%2038/ARTICLE%20269.pdf>**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 1.3226-acres **MAPSCO:** 46K**OWNER:** Willow Street Holding, LP**REQUEST:** An application to create one 1.3226-acre lot from a tract of land in City Block 8/815 on property located on Willow Street at Commerce Street, northeast corner.**SUBDIVISION HISTORY:**

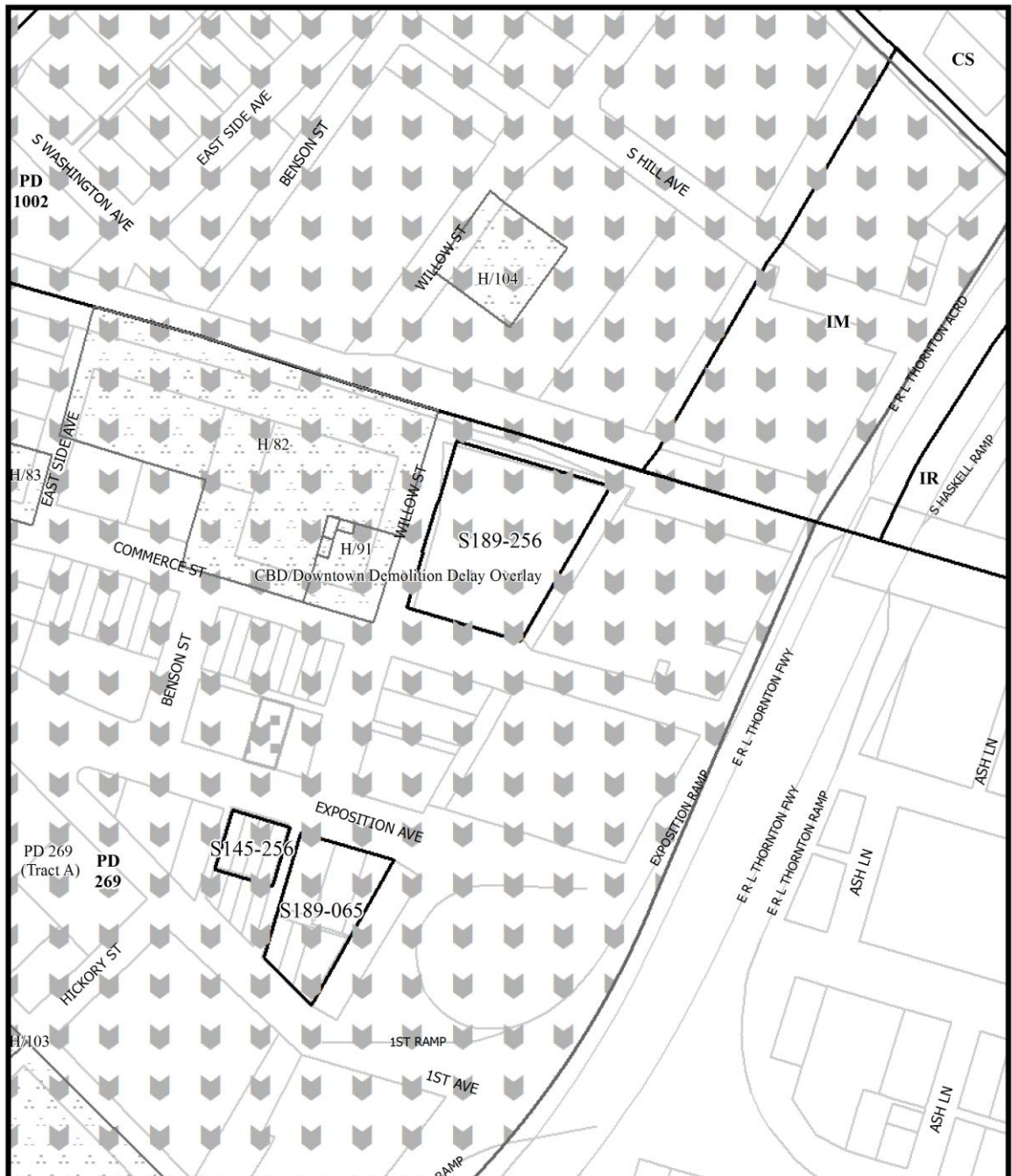
1. S189-065 was a request southwest of the present request to create one, 0.638-acre lot from a tract of land in City Block 6/813 on property located between First Avenue and Exposition Avenue, north of Interstate 30. The request was approved December 13, 2019 but has not been recorded.
2. S145-256 was a request southwest of the present request to replat a 0.200-acre tract of land containing the remainder of Lot 2 in City Block 6/813 on property located on Exposition Avenue, east of Benson Street. The request was approved September 3, 2015 and was recorded August 23, 2016.




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

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


7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. On the final plat, dedicate a 10-foot by 10-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Willow Street and Commerce Street. Section 51A 8.602(d) (1).
15. Prior to final plat, clarify reverter within Ordinance Number 20523.
16. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
18. Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
19. Prior to final plat, contact Real estate to discuss the brick wall encroaching into Commerce Street and Willow Street.

20. On the final plat, identify the property as Lot 1 in City Block 8/815. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: <u> S189-256 </u> Date: <u> 7/11/2019 </u>
--	---	--



 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: S189-256 Date: 7/11/2019
--	--	--

CITY PLAN COMMISSION

THURSDAY AUGUST 1, 2019

FILE NUMBER: S189-257

SENIOR PLANNER: Mohammad H. Bordbar

LOCATION: Hampton Road, south of Chrysalis Drive

DATE FILED: July 5, 2019

ZONING: CR

CITY COUNCIL DISTRICT: 8

SIZE OF REQUEST: .058-acres

MAPSCO: 73D

OWNER: Hampton/I20, LTD

REQUEST: An application to create one 0.58-acre lot from a tract of land in City Block 7554 on property located on Hampton Road, south of Chrysalis Drive.

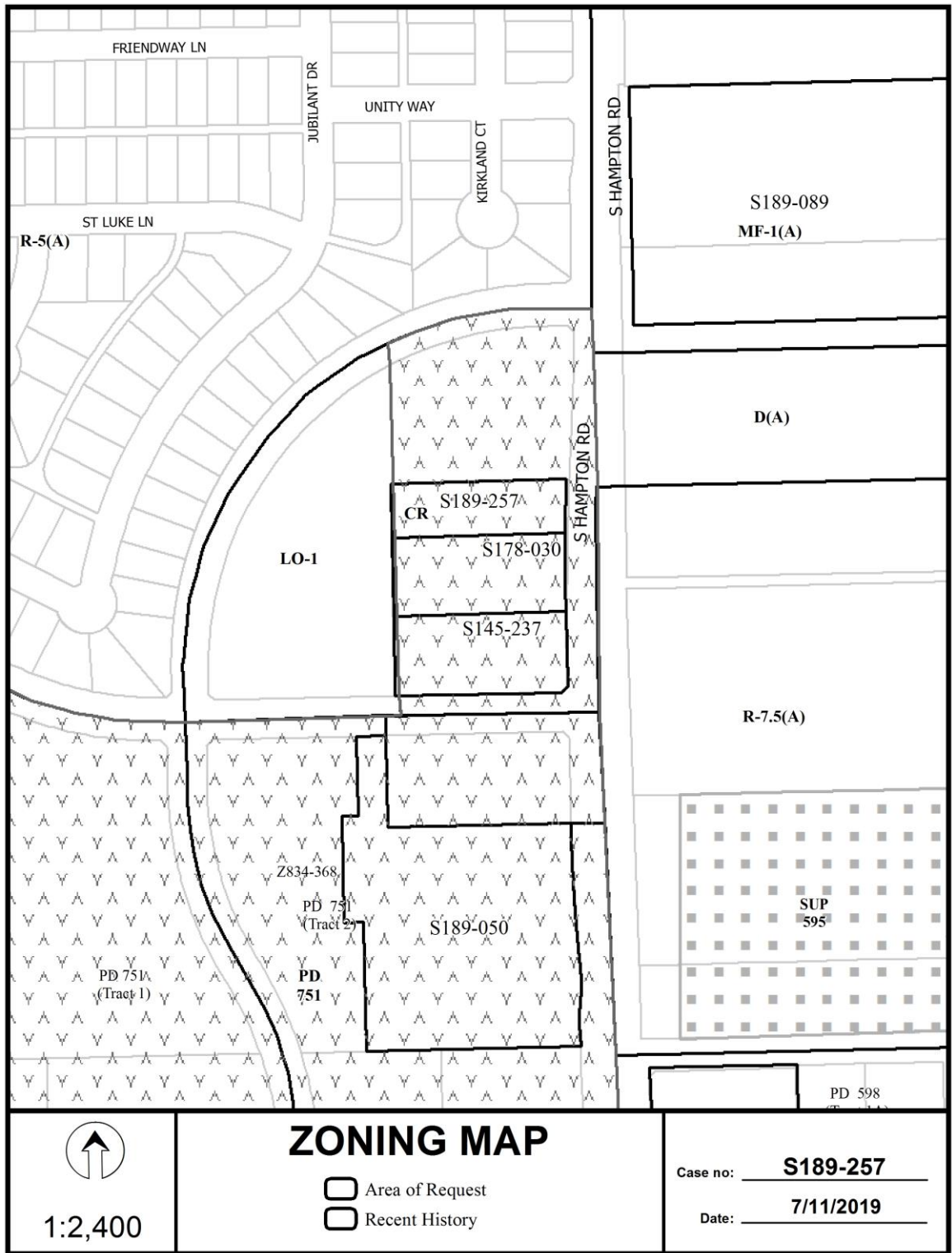
SUBDIVISION HISTORY:

1. S189-089 was a request northeast of the present request to create one 7.736-acre lot from a tract of land in City Block 7564 on property located on Hampton Road, south of Kirnwood Drive. The request was approved January 17, 2019 but has not been recorded.
2. S189-050 is a request southwest of the present request to replat a 3.216-acre tract of land containing all of Lot 1 in City Block I/7554 to create one 1.322-acre lot, and one 1.894-acre lot on property located on Hampton Road south of Cliff Creek Crossing. The request was approved December 13, 2018 but has not been recorded.
3. S178-030 was a request north of the present request to replat a 0.826-acre tract of land containing part of City Block 7554 to create one lot on property located on Hampton Road, north of Cliff Creek Crossing. The request was approved November 30, 2017 but has not been recorded.
4. S145-237 was a request north of the present request to create one 0.85-acre lot from a tract of land in City Block 7554 on property located at Hampton Road and Cliff Creek Crossing Drive, northwest corner. The request was approved August 20, 2015 and was recorded July 26, 2017.




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

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

4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
15. 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.
16. Prior to final plat, demonstrate the former street name for Hampton Road.
17. On the final plat, identify the property as Lot 4 in City Block M/7554. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: <u> S189-257 </u> Date: <u> 7/11/2019 </u>
--	---	--

CITY PLAN COMMISSION**THURSDAY AUGUST 1, 2019****FILE NUMBER:** S189-258**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Lake June Road, east of Holcomb Road**DATE FILED:** July 8, 2019**ZONING:** CR**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 2.708-acres**MAPSCO:** 58M**OWNER:** Omran Mumith and Fahim Mumith

REQUEST: An application to create 3 lots ranging in size from 32,649-square feet to 50,541-square feet from a tract of land in City Block 6327 on property located on Lake June Road, east of Holcomb Road.

SUBDIVISION HISTORY:

1. S145-119 was a request south of the present request to replat a 5.674-acre tract of land containing all of Lot 2 in City Block 6658 into one 2.752-acre lot and one 2.922-acre lot on property located on Lake June Road at Oak Hill Drive, southwest corner. The request was approved April 2, 2015 and recorded November 16, 2015.

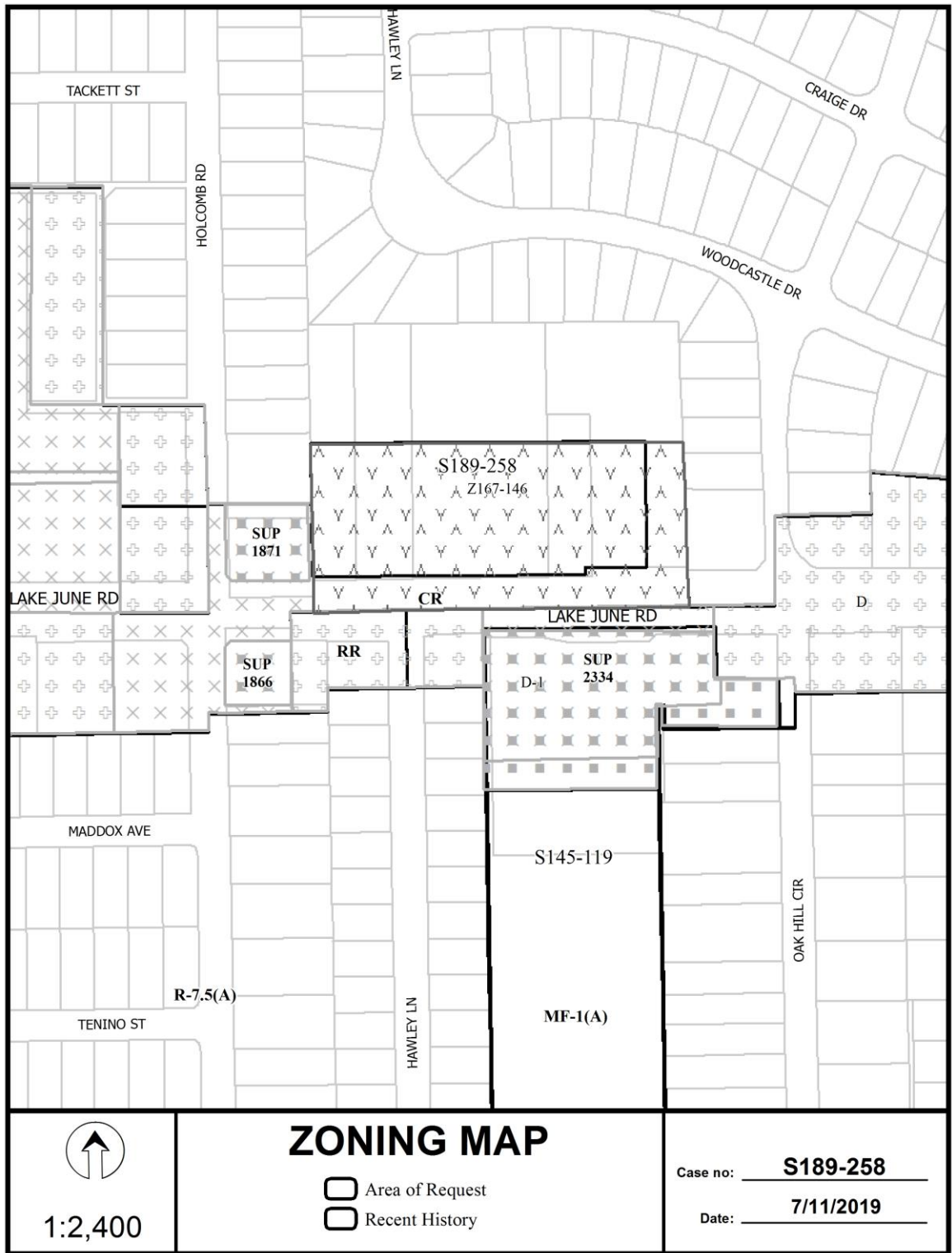
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the CR Community Retail District; therefore, staff recommends approval subject to compliance with the following conditions:

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


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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is three.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
15. On the final plat, dedicate 50 feet Right-of-Way (via Fee Simple) from the established center line of Lake June Road. 51A 8.602(c).
16. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
17. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
20. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

22. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. On the final plat, change "Oak Hill Road" to "Oak Hill Circle". Section 51A-8.403(a)(1)(A)(xii)
24. On the final plat, change "Holcomb Road" to "Holcomb Road (F.K.A. Horton Road)". Section 51A-8.403(a)(1)(A)(xii)
25. On the final plat, add label for "Woodcastle Drive (F.K.A. Woodhaven Street)". "Section. 51A-8.403. (a) (1) (A) (xii)"
26. On the final plat, add label for "Hawley Lane (F.K.A. Woodhaven Street)". "Section. 51A-8.403. (a) (1) (A) (xii)"
27. On the final plat, identify the property as Lot 1 through 3 in City Block B/6327. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S189-258 </u> Date: <u> 7/11/2019 </u>
--	--	--

OWNER'S DECLARATION

I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein...

STATE OF TEXAS
COUNTY OF DALLAS
I, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared from before me the person whose name is subscribed to the foregoing instrument...

NAME: Fatin Mahmud
STATE OF TEXAS
COUNTY OF DALLAS
I, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared from before me the person whose name is subscribed to the foregoing instrument...

NAME: Fatin Mahmud
STATE OF TEXAS
COUNTY OF DALLAS
I, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared from before me the person whose name is subscribed to the foregoing instrument...

LEGEND

Legend table with symbols and corresponding text: GAS WATER, FINE FURNISHMENT, TELEPHONE, etc.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
Whereas Fatin Mahmud and Chitra Mahmud are the joint owners of land located in the JOHN LEONARD SURVEY / Addition No. 2010027234, Dallas Public Records, Dallas County, Texas, and as described in Exhibit 'A'...

THESE ARE 21 ACRES, 29 CENTS, 28 HUNDREDTHS, BEING THE NORTH HALF OF SECTION 29, TOWNSHIP 33 NORTH, RANGE 13 WEST, COUNTY OF DALLAS, TEXAS, AND BEING THE NORTH HALF OF SECTION 29, TOWNSHIP 33 NORTH, RANGE 13 WEST, COUNTY OF DALLAS, TEXAS...

THESE ARE 21 ACRES, 29 CENTS, 28 HUNDREDTHS, BEING THE NORTH HALF OF SECTION 29, TOWNSHIP 33 NORTH, RANGE 13 WEST, COUNTY OF DALLAS, TEXAS, AND BEING THE NORTH HALF OF SECTION 29, TOWNSHIP 33 NORTH, RANGE 13 WEST, COUNTY OF DALLAS, TEXAS...

THESE ARE 21 ACRES, 29 CENTS, 28 HUNDREDTHS, BEING THE NORTH HALF OF SECTION 29, TOWNSHIP 33 NORTH, RANGE 13 WEST, COUNTY OF DALLAS, TEXAS, AND BEING THE NORTH HALF OF SECTION 29, TOWNSHIP 33 NORTH, RANGE 13 WEST, COUNTY OF DALLAS, TEXAS...

Table with columns: No., DATE, DIMENSION, OWNER/RECORDS

TPRS No. 10733-00

Table with columns: No., DATE, DIMENSION, OWNER/RECORDS

SURVEYOR'S STATEMENT

I, William P. Price, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared by me or under my direct supervision and that this plat is a true and correct copy of the original...

PRELIMINARY ONLY
I, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared from before me the person whose name is subscribed to the foregoing instrument...

PRELIMINARY ONLY
I, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared from before me the person whose name is subscribed to the foregoing instrument...

PRELIMINARY ONLY
I, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared from before me the person whose name is subscribed to the foregoing instrument...

PRELIMINARY PLAT
LAKE JUNE MURKIN ADDITION
LOTS 1 & 2 BLOCK 6327
THOSE TRACTS OF LAND IN CITY BLOCK 6327
JOHN LEONARD SURVEY, ABSTRACT NO. 802
CITY OF DALLAS, DALLAS COUNTY, TEXAS
ENGINEER PLAN NO. 3117-

CITY PLAN COMMISSION

THURSDAY, AUGUST 1, 2019

FILE NUMBER: NC189-001

PLANNER: Sharmila Shrestha

LOCATION: Olive Street, between N. Field Street and Victory Avenue

DATE FILED: April 30, 2019

COUNCIL DISTRICT: 2

MAPSCO: 35E

APPLICANT: City of Dallas

REQUEST: Consider a request to change Olive Street, between N. Field Street and Victory Avenue, to "Nowitzki Way".

SUMMARY:

- The justifications for this application are provided in the attached City Council Memorandum dated April 30, 2019.
- Wichita Street between Cedar Springs Road and Victory Avenue was changed to Olive Street on April 13, 2005 and became effective on June 12, 2005 by Street Name Change File NC045-003 and is now part of the current application.
- Notices for Subdivision Review Committee were sent on May 21, 2019 to 153 property owners notifying them of the proposed street name change. Notification signs were put up on May 20, 2019 and the newspaper notice published on May 20, 2019.
- The Subdivision Review Committee by unanimous vote recommended approval of the Street Name Change on June 6, 2019.
- Notices for the City Plan Commission Hearing were sent on June 28, 2019 to 153 property owners notifying them of the proposed street name change. The newspaper notice was published on July 1, 2019 and the Notification signs were put up on May 20, 2019.

BACKGROUND INFORMATION:

<u>Thoroughfare/Street</u>	<u>Roadway Status</u>
Olive Street	Principal Arterial
N. Field Street	Principal Arterial
N. Houston Street	Principal Arterial
Valor Place	Local
Victory Avenue	Principal Arterial

WAIVERS ARE NEEDED FOR:

- Sections 51A-9.304(b) “Number of names for a roadway.”
- 51A-9.304(c)(2) “Historic Street Name”

See the City Council memorandum to the City Manager outlining the many achievements Mr. Nowitzki has accomplished that projects a positive image for the City of Dallas.

- If approved this change will require an amendment to the Thoroughfare Plan to change the name of Olive Street between N. Field Street and Victory Avenue, to “Nowitzki Way”.

STAFF ANALYSIS:

“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(b)(1) states “Except as provided in Paragraph (2) a roadway must have only one name.”

This request will create a separate name, “Nowitzki Way” for the portion of this street that is presently named “Olive Street”.

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 notes the following: 51A-9.304(c)(2) “Historic Street Name”.

The change of Olive Street, between N. Field Street and Victory Avenue to “Nowitzki Way” does not comply with Section 51A- 9.304(c)(2) as he is not deceased.

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.”

See the City Council memorandum to the City Manager outlining the many achievements Mr. Nowitzki has accomplished that projects a positive image for the City of Dallas.

If approved this change will require an amendment to the Thoroughfare Plan to change the name of Olive Street between N. Field Street and Victory Avenue, to “Nowitzki Way”. The approval of this request will make “Nowitzki Way” a historic street name.

Departmental Response: Information on this case was routed to the following entities on May 10, 2019.

Department/Entity	Date of response	Department/Entity	Date of response
AT&T	N/R	Property Management	5/17/19
Atmos Energy	5/8/19	Police	NR
Building Inspection	N/R	Mobility planning	5/20/19
City Archivist	N/R	Public Works	N/R
City Attorney	N/R	Sanitation Services	N/R
Comprehensive Planning	N/R	School District	N/R
Dallas County Historical Commission	N/R	Texas DOT	5/14/19
DART	N/R	SD&C_ENG.	N/R
Fire Department	5/8/19	TXU Electric	N/R
Long Range Planning	NR	US Post Office	N/R
Park and Recreation	5/14/19	Street Name Coordinator	5/17/19

N/R= No written Response

51A-9.304(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.

STAFF RECOMMENDATION: This request requires a waiver of Sections 51A-9.304(b), 51A-9.304(c)(2), and an amendment to the Thoroughfare Plan. Staff recommends approval provided that the required waivers are granted.

Memorandum

RECEIVED
MAY -1 PM 1:17
2019



CITY OF DALLAS

DATE April 30, 2019
TO T.C Broadnax, City Manager
SUBJECT **Street Name Request – Olive St between N Field St. and Victory Ave**

In accordance with the provisions of Section 51A-9.302 of the City of Dallas Development Code, please proceed with the process for the consideration of the street name change of Olive St. between N. Field St and Victory St, to Nowitzki Way.


Mr. Dirk Nowitzki is a German professional basketball player for the Dallas Mavericks of the National Basketball Association (NBA). He led the Mavericks to 15 NBA playoff appearances (2001–2012; 2014–2016), including the franchise's first Finals appearance in 2006 and its only NBA championship in 2011, when he was named Most Valuable Player. Mr. Nowitzki is one of only seven players to play at least 20 seasons in the NBA and is the only player in NBA history to play 21 seasons with the same franchise.

Mr. Nowitzki, a devoted husband and father, has demonstrated his selflessness by accepting less money in order to stay in Dallas and help the Mavericks sign additional talent over the years.


Through the Dirk Nowitzki Foundation, he awards grants annually to organizations focusing on children's wellbeing, health and education. Last year, the Foundation raised \$960,000 and held its annual Pro Celebrity Tennis Classic, raising \$1.92 million for Hurricane Harvey victims.

Mr. Nowitzki also hosts the Heroes Celebrity Baseball Game to benefit various local nonprofits and visits patients at Children's Medical Center every December.

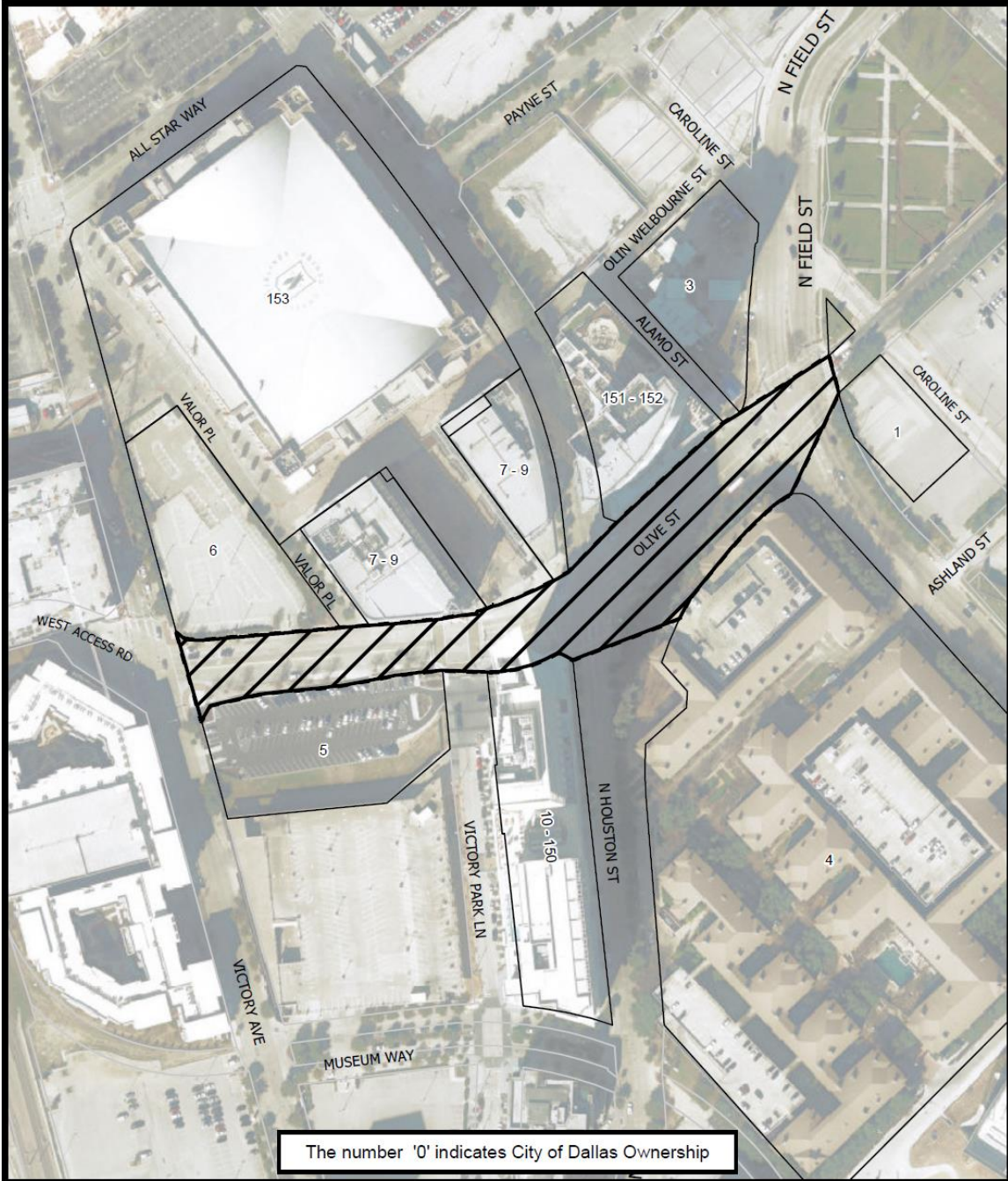
He demonstrates the highest levels of compassion, honesty, teamwork, respect and integrity in both his personal and professional life, and he has served as a global ambassador for the City of Dallas throughout his 21 years with the Mavericks.


Adam Medrano
Deputy Mayor Pro Tem
District 2


Scott Griggs
Council Member
District 1

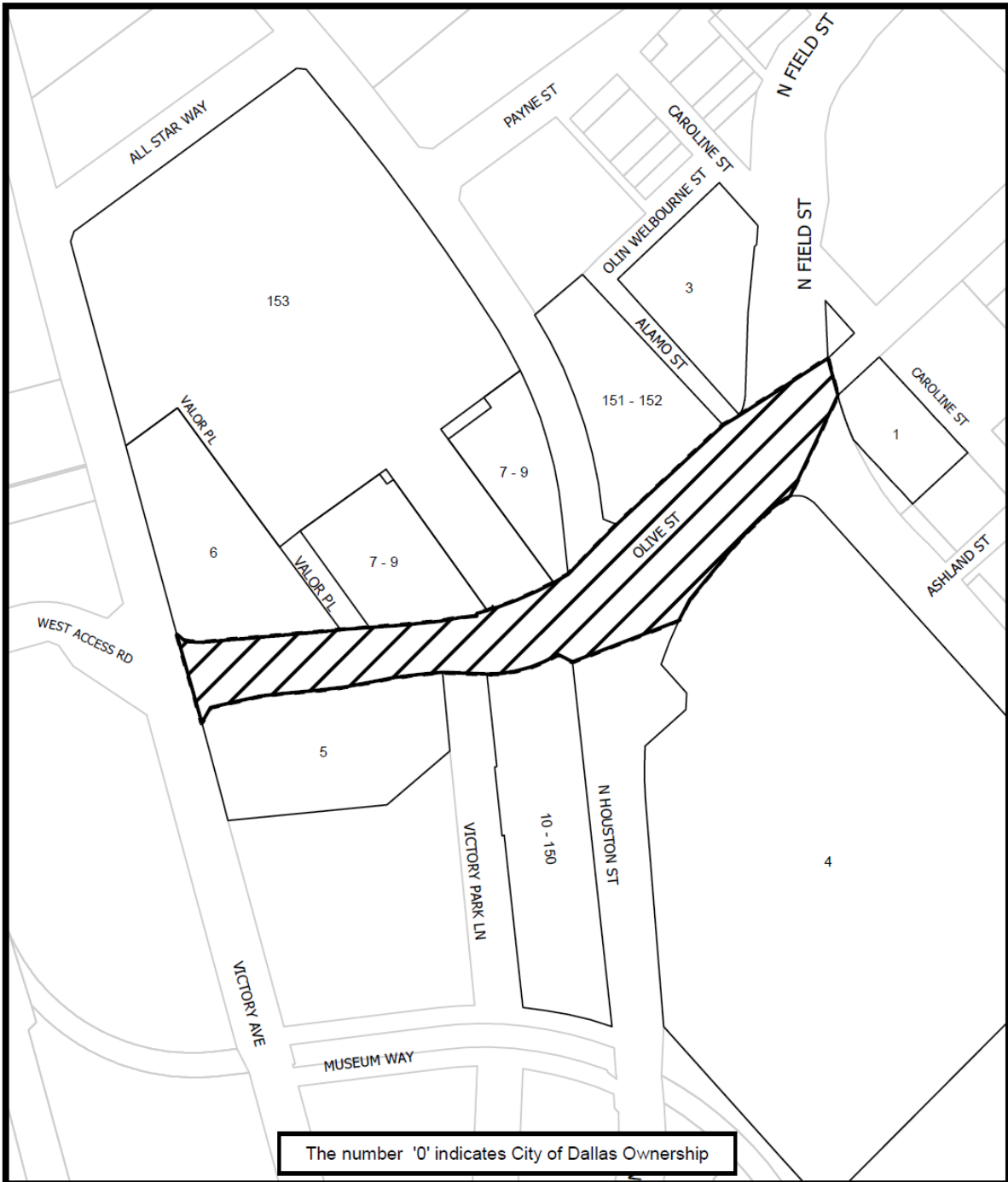

Omar Narvaez
Council Member
District 6

"Our Product is Service"
integrity • ethics • excellence • quality



The number '0' indicates City of Dallas Ownership

 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center; width: 50px;">1'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">153</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	1'	AREA OF NOTIFICATION	153	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>NC189-001</u> Date: <u>5/22/2019</u>
1'	AREA OF NOTIFICATION					
153	NUMBER OF PROPERTY OWNERS NOTIFIED					



The number '0' indicates City of Dallas Ownership

 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <p> 1' AREA OF NOTIFICATION 153 NUMBER OF PROPERTY OWNERS NOTIFIED </p>	Case no: <u>NC189-001</u> Date: <u>5/3/2019</u>
--	--	--

05/03/2019

Notification List of Property Owners

NC189-001

153 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2425 CAROLINE ST	FSR LP
2	2510 CAROLINE ST	HARWOOD INTERNATIONAL CENTER X LP
3	2501 N FIELD ST	CTO16 OLIVE TX LLC
4	2323 N FIELD ST	JEFFERSON AT THE N END LP
5	2401 VICTORY PARK LN	3099 OLIVE LP
6	3090 OLIVE ST	ANLAND NORTH COMM LP
7	3090 OLIVE ST	VMN LP
8	3030 OLIVE ST	VPUS T PLAZA OFFICE
9	3030 OLIVE ST	VICTORY RETAIL I LP
10	2408 VICTORY PARK LN	KIM D JAYSON
11	2408 VICTORY PARK LN	HORWATH TODD MATTHEW
12	2408 VICTORY PARK LN	HANEY HANK
13	2408 VICTORY PARK LN	CUCCURULLO JOANN &
14	2408 VICTORY PARK LN	DAVIS JEFF G
15	2408 VICTORY PARK LN	MARKOVIC MILAN
16	2408 VICTORY PARK LN	TAMD HOLDINGS LTD
17	2408 VICTORY PARK LN	CHANDRA BALU
18	2408 VICTORY PARK LN	MERKET MELISSA
19	2408 VICTORY PARK LN	VARELA NICHOLAS FERNANDO
20	2408 VICTORY PARK LN	POZOS JOSE
21	2408 VICTORY PARK LN	KEDRON LUCEA SUZAN
22	2408 VICTORY PARK LN	ELHAG AHMED
23	2408 VICTORY PARK LN	ELHAG AHMED
24	2408 VICTORY PARK LN	WHALEY BEN P & TAMME LEE
25	2408 VICTORY PARK LN	SIMZER KEVIN & LAURA
26	2408 VICTORY PARK LN	LUMEN MANAGEMENT LLC

05/03/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2408 VICTORY PARK LN	BENNETT MONTGOMERY J
28	2408 VICTORY PARK LN	CHANDRA BALU &
29	2408 VICTORY PARK LN	RAO LORI L & ROSARIO
30	2408 VICTORY PARK LN	MILLER WILLIAM D
31	2408 VICTORY PARK LN	IZZEDIN LEILA
32	2408 VICTORY PARK LN	WOOLHISER RYAN
33	2408 VICTORY PARK LN	ARIYO ADENIRAN A
34	2408 VICTORY PARK LN	KING DANIEL J
35	2408 VICTORY PARK LN	ZAMPINO CHARLES
36	2408 VICTORY PARK LN	NOORY GEORGE R
37	2408 VICTORY PARK LN	BARRON JEFFERY ADAM
38	2408 VICTORY PARK LN	VARELA FERNANDO H
39	2408 VICTORY PARK LN	KICE TIFFANY & WARREN B
40	2408 VICTORY PARK LN	JONES MELINDA L
41	2408 VICTORY PARK LN	VICTORY PARK CONDO LLC
42	2408 VICTORY PARK LN	ABEYTA EDWARD IV
43	2408 VICTORY PARK LN	LAM RAYMOND R
44	2408 VICTORY PARK LN	WHITEROCK CLIFF LLC
45	2440 VICTORY PARK LN	VPUSHT HOTEL LP
46	2425 N HOUSTON ST	ANLAND BLOCK C LP
47	2408 VICTORY PARK LN	YALAMANCHILI REKHA
48	2408 VICTORY PARK LN	FETE SEAN T &
49	2408 VICTORY PARK LN	LIANG LAWRENCE WEISUI
50	2408 VICTORY PARK LN	CHERTKOEV GOCHA
51	2408 VICTORY PARK LN	DRAPKIN JEFFREY
52	2408 VICTORY PARK LN	MOPARTY BHAVANI
53	2408 VICTORY PARK LN	LAWSON BRETT R
54	2408 VICTORY PARK LN	STEELE DAVID
55	2408 VICTORY PARK LN	SMITH STEWART A
56	2408 VICTORY PARK LN	ELHAG ALY
57	2408 VICTORY PARK LN	W CONDO LLC

05/03/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2408 VICTORY PARK LN	WEBER KATHY
59	2408 VICTORY PARK LN	JACOBS RAYMOND E
60	2408 VICTORY PARK LN	ALLEN KATIE E &
61	2408 VICTORY PARK LN	JAYAPRABHU SUDHEER
62	2408 VICTORY PARK LN	DO TUAN ANH & THUY T L
63	2408 VICTORY PARK LN	KORNIG RICHARD
64	2408 VICTORY PARK LN	ELHAG ALY
65	2408 VICTORY PARK LN	KEPLER GUST
66	2408 VICTORY PARK LN	BALDWIN JACK BROWNING
67	2408 VICTORY PARK LN	SHAMIEH RAMEZ FAYEZ
68	2408 VICTORY PARK LN	ATTRACHI WILLIAM A
69	2408 VICTORY PARK LN	KONECNY KAREN
70	2408 VICTORY PARK LN	W SOUTH PPTIES LLC
71	2408 VICTORY PARK LN	WATSON JEFFREY B &
72	2408 VICTORY PARK LN	GOLDFARB BEN A
73	2408 VICTORY PARK LN	IZZEDIN LEILA
74	2408 VICTORY PARK LN	RUMAIHI HAMAD AL
75	2408 VICTORY PARK LN	BRESLOW STUART & SANDRA
76	2408 VICTORY PARK LN	WEAVER SCOTT
77	2408 VICTORY PARK LN	SMITH NANCY ANN
78	2408 VICTORY PARK LN	COOPER ANTHONY GENE
79	2408 VICTORY PARK LN	BURCHEL JONATHAN C
80	2408 VICTORY PARK LN	KELLEY KEVIN
81	2408 VICTORY PARK LN	MAHBUBANI SUNIL
82	2408 VICTORY PARK LN	MJB INVESTMENTS LP
83	2408 VICTORY PARK LN	SORENSEN LLOYD R III &
84	2408 VICTORY PARK LN	STECHEK KEITH &
85	2408 VICTORY PARK LN	PLOTT RONALD TODD & KELLI OTEY
86	2408 VICTORY PARK LN	COOPER ANTHONY GENE
87	2408 VICTORY PARK LN	ASTON CUSTOM HOMES
88	2408 VICTORY PARK LN	ASTON CUSTOM HOMES & DESIGN INC

05/03/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2430 VICTORY PARK LN	RAHMAN MOHAMMAD A
90	2430 VICTORY PARK LN	LEVINE PHILLIP
91	2430 VICTORY PARK LN	KNOX WILLIAM T
92	2430 VICTORY PARK LN	HOLLAND GARY N
93	2430 VICTORY PARK LN	HAYNES JAYMESON J
94	2430 VICTORY PARK LN	HARGRAVE SYLVIA
95	2430 VICTORY PARK LN	LFLP LLC
96	2430 VICTORY PARK LN	JRAD ENTERPRISES LLC
97	2430 VICTORY PARK LN	BOLLINGER GLENN
98	2430 VICTORY PARK LN	JANES ARTHUR
99	2430 VICTORY PARK LN	JAMAL KARIM
100	2430 VICTORY PARK LN	1906 W CONDO LLC
101	2430 VICTORY PARK LN	NELSON DON A TR
102	2430 VICTORY PARK LN	ANDERSON MARTHA
103	2430 VICTORY PARK LN	JEFFS MARK
104	2430 VICTORY PARK LN	HARKEY JOHN D JR
105	2430 VICTORY PARK LN	KNOX WILLIAM T
106	2430 VICTORY PARK LN	ABRAMOV ALHANAN
107	2430 VICTORY PARK LN	EDWARDS WILLIAM D II &
108	2430 VICTORY PARK LN	PONDER GENE & PATSY
109	2430 VICTORY PARK LN	MENGE DEMETRIUS
110	2430 VICTORY PARK LN	GEBHART DAVID S &
111	2430 VICTORY PARK LN	GOULD JONES INVESTMENTS LLC
112	2430 VICTORY PARK LN	CHURCH AUSTIN RYAN
113	2430 VICTORY PARK LN	HAYNES MARTHA
114	2430 VICTORY PARK LN	CHANDRA NANDINI
115	2430 VICTORY PARK LN	SCHRYER DANIEL A
116	2430 VICTORY PARK LN	RAD ALLEN & CLAUDIA R FERNANDEZ
117	2430 VICTORY PARK LN	PEZESHK RONNIE
118	2430 VICTORY PARK LN	YINC HOLDINGS LLC
119	2430 VICTORY PARK LN	JAMPANA SARAT C

05/03/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2430 VICTORY PARK LN	GANJOOR FERESHTEH
121	2430 VICTORY PARK LN	CONDO 2304 LLC
122	2430 VICTORY PARK LN	DULOCK JEFFREY VAN
123	2430 VICTORY PARK LN	FAWCETT WALTER R III &
124	2430 VICTORY PARK LN	CHU DANIEL
125	2430 VICTORY PARK LN	RAHMAN MOHAMMAD A
126	2430 VICTORY PARK LN	PIERRE JEAN
127	2430 VICTORY PARK LN	HERDA ALAN N & JOANNE M
128	2430 VICTORY PARK LN	NAFAL KHALED A
129	2430 VICTORY PARK LN	JRAD ENTERPRISES LLC
130	2430 VICTORY PARK LN	MIXON GEORGE F III TR
131	2430 VICTORY PARK LN	ZENT CHARLES
132	2430 VICTORY PARK LN	GEMINI III FUTURE TRUST THE
133	2430 VICTORY PARK LN	MAROULIS EFSTATHIOS
134	2430 VICTORY PARK LN	GRISHAM CHARLES KEITH & BROOKE Z
135	2430 VICTORY PARK LN	JJW PRESTON PROPERTIES LLC
136	2430 VICTORY PARK LN	IZZEDIN SALAH & DIANE
137	2430 VICTORY PARK LN	HAWAII PREMIER FAMILY LTD
138	2430 VICTORY PARK LN	HAWAII PREMIER FAM LP
139	2430 VICTORY PARK LN	BOOTH GREGORY & CAROL J
140	2430 VICTORY PARK LN	1420 MED LLC
141	2430 VICTORY PARK LN	ENCORE CONDO HOLDINGS LLC
142	2430 VICTORY PARK LN	SCHLEGEL ROBERT KIRBY &
143	2430 VICTORY PARK LN	SCHLEGEL ROBERT KIRBY &
144	2430 VICTORY PARK LN	RSVP RESIDENCE
145	2430 VICTORY PARK LN	VICTORY PARK TRUST THE
146	2430 VICTORY PARK LN	VICTORY PARK RESIDENCE TRUST
147	2430 VICTORY PARK LN	VICTORY PARK RESIDENCE TR
148	2430 VICTORY PARK LN	LOGAN CAROLYN J
149	2430 VICTORY PARK LN	SANKARAN VIVEK &
150	2430 VICTORY PARK LN	LEONARD ERIC PIERRE

05/03/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	2990 N HOUSTON ST	VICTORY RETAIL I L P
152	2500 N HOUSTON ST	I & G DIRECT REAL ESTATE 44 LP
153	2427 HOUSTON ST	CENTER OPERATING COMPANY

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)

CITY PLAN COMMISSION

THURSDAY, AUGUST 1, 2019

FILE NUMBER: NC189-002

PLANNER: Sharmila Shrestha

LOCATION: Tufts Road, between Cade Road and Rylie Road

DATE FILED: May 8, 2019

COUNCIL DISTRICT: 8

MAPSCO: 69G

APPLICANT: A+ Charter Schools

REQUEST: Change Tufts Road, between Cade Road and Rylie Road to “Don Belknap Drive”.

SUMMARY:

- The reasons given for this application are “to honor the founder of the school on Rylie Road. Mr. Belknap founded A+ Academy on Rylie Road in 1998 and worked to make it successful until his death on March 20, 2009.

BACKGROUND INFORMATION:

- Notices were sent on May 21, 2019 to 3 property owners notifying them of the proposed street name change. Notification signs were put up on May 20, 2019 and the newspaper notice was published on May 20, 2019.
- Notices for Subdivision Review Committee were sent on May 21, 2019 to 153 property owners notifying them of the proposed street name change. Notification signs were put up on May 20, 2019 and the newspaper notice published on May 20, 2019.
- The Subdivision Review Committee by unanimous vote recommended approval of this Street Name Change on June 6, 2019.
- Notices for the City Plan Commission Hearing were sent on June 28, 2019 to 3 property owners notifying them of the proposed street name change. The newspaper notice was published on July 1, 2019 and the Notification signs were placed on May 20, 2019.
- Chapter 28 is the Motor Vehicle Chapter of the Dallas Development Code. Section 28 includes a list of all one-way streets; Tufts Road is a one-way street. Chapter 28-60 will need to be amended upon approval of this street name change. Transportation Department will process the amendment at such time as new street name blades are requested.

Thoroughfare/Street

Roadway Status

Rylie Road

Principal Arterial

Mulberry Street

Local Street

Tufts Road

One-way Local Street

Departmental Response: Information on this case was routed to the following entities on May 10, 2019.

Department/Entity	Date of response	Department/Entity	Date of response
AT&T	N/R	Property Management	5/17/19
Atmos Energy	5/8/19	Police	NR
Building Inspection	N/R	Mobility planning	5/20/19
City Archivist	N/R	Public Works	N/R
City Attorney	N/R	Sanitation Services	N/R
Comprehensive Planning	N/R	School District	N/R
Dallas County Historical Commission	N/R	Texas DOT	5/14/19
DART	N/R	SD&C_ENG.	N/R
Fire Department	5/8/19	TXU Electric	N/R
Long Range Planning	NR	US Post Office	N/R
Park and Recreation	5/14/19	Street Name Coordinator	5/17/19

NR= No written Response

STAFF RECOMMENDATION: Staff recommends approval of the request as it complies with all requirements of Section 51A-9.300.

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>At Charter Schools</u> Telephone: <u>214-275-1222</u>	Office Use File No.: _____ CPC HRG DATE: _____ Sent: _____ Fees RCVD: _____ Reply: _____ Map No.: _____ Census Tract: _____ Council District: _____
	Address: <u>10327 Kyle Rd</u> <u>Dallas, TX</u> Zip: <u>75217</u>	
Project Description	Existing Name: <u>Tutts Rd</u> Proposed Name: <u>Don Bellknop Drive</u> From: <u>Cade Rd to Kyle Rd.</u> Street Status: <input type="checkbox"/> Major <input checked="" type="checkbox"/> Minor	

Accepted By: _____ Date Accepted: _____

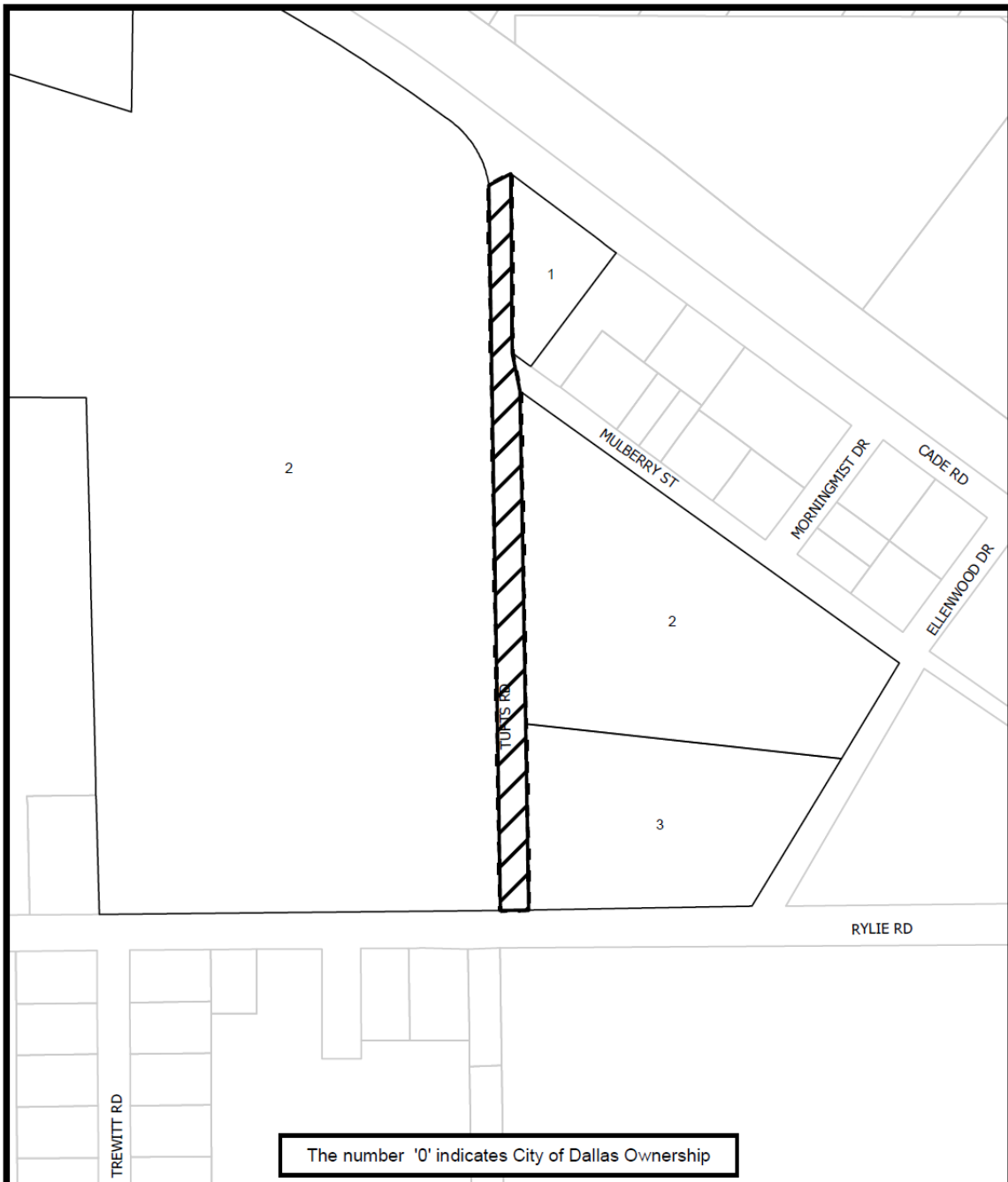
Statement (Reasons for Request)	<u>To honor the Founder of the school on Kyle Rd. Don Bellknop Founded At Academy on Kyle Rd in 1998 and worked to make it successful until his death on March 20, 2009.</u>
---------------------------------	--

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 <input checked="" type="checkbox"/> APPLICATION FEE <input checked="" type="checkbox"/> SITE PLAN SHOWING LOCATION OF THE STREET <input checked="" type="checkbox"/> STATEMENT OF REASONS FOR SUPPORTING A STREET NAME CHANGE <input checked="" type="checkbox"/> ROADWAY'S STATUS AS A MAJOR OR MINOR ROADWAY <input checked="" type="checkbox"/> EXISTING AND PROPOSED STREET NAMES
---------------------	---

Applicants 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>[Signature]</u> Date: <u>1/24/2019</u>
----------------------	--



 1:2,400	NOTIFICATION		Case no: <u>NC189-002</u>
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">1'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">3</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: <u>5/22/2019</u>



 1:2,400	<h2>NOTIFICATION</h2>	Case no: <u>NC189-002</u>			
	<table border="1"> <tr> <td style="text-align: center;">1'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">3</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	1'	AREA OF NOTIFICATION	3	NUMBER OF PROPERTY OWNERS NOTIFIED
1'	AREA OF NOTIFICATION				
3	NUMBER OF PROPERTY OWNERS NOTIFIED				

05/06/2019

Notification List of Property Owners

NC189-002

3 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10600 CADE RD	KHAKI INVESTMENTS LLC
2	1000 ELLENWOOD DR	A+ CHARTER SCHOOLS INC
3	10410 RYLIE RD	RILEY CEMETERY ASSOC

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.

FILE NUMBER: Z189-121(CY) **DATE FILED:** October 31, 2018
LOCATION: North side of Forest Lane, west of Greenville Avenue
COUNCIL DISTRICT: 10 **MAPSCO:** 16 Z
SIZE OF REQUEST: Approx. 2.4 acres **CENSUS TRACT:** 78.04

OWNER: Gamvest Texas, LLC

APPLICANT: Richard Steldt

REPRESENTATIVE: Kendra Larach, Masterplan

REQUEST: An application for 1) an MU-1 Mixed Use District with deed restrictions volunteered by the applicant, and 2) the termination of Specific Use Permit No. 742 for a nursing home use on property zoned a CR Community Retail District with Specific Use Permit No. 742.

SUMMARY: The purpose of the request is to allow for an existing convalescent and nursing homes, hospice care, and related institutions use [formerly nursing home use] by right, and to allow for its expansion. The volunteered deed restrictions would prohibit certain uses and limit the maximum allowed height.

STAFF RECOMMENDATION: Approval of an MU-1 Mixed Use District, subject to deed restrictions volunteered by the applicant and approval of the termination of Specific Use Permit No. 742 for a nursing home use.

BACKGROUND INFORMATION:

- Specific Use Permit No. 742 for a nursing home, was approved by City Council on October 5, 1976, for a permanent time period.
- The approximately 2.4-acre area of request is zoned CR Community Retail District and is developed with a one-story, approximately 27,747-square-foot building containing a convalescent and nursing homes, hospice care and related institutions use that was constructed in 1977, when the site was zoned a Shopping Center District.
- Convalescent and nursing homes, hospice care and related institutions use is not allowed in the CR Community Retail District, which means the existing nursing home is a nonconforming use.
- The Dallas Development Code, as amended, establishes that Board of Adjustment action is required to allow the enlargement of a nonconforming use [Sec. 51A-4.704(b)(5)]
- The purpose of the request is to allow for an existing convalescent and nursing homes, hospice care and related institutions use [formerly nursing home use] by right, and to allow for a proposed building addition of approximately 10,350 square feet.
- The applicant has volunteered deed restrictions to prohibit certain uses and to limit the maximum allowed height.

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

- 1. Z145-166** On June 10, 2015, the City Council approved an amendment to Planned Development District No. 456 on property on the south side of Forest Lane, and the north side of Stults Road, west of Shepherd Road, southwest of the area of request.
- 2. Z156-204** On December 5, 2016, an automatic renewal of Specific Use Permit No. 1882 for an open enrollment charter school was approved on property zoned MU-3 Mixed Use District on the east line of Greenville Avenue, north of Forest Lane, east of the area of request.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
Forest Lane	Principal Arterial	90 feet	120 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.

While the Dallas Development Code, as amended, establishes that nonconforming uses should be eliminated; planning for a dynamic economic environment calls for flexible zoning regulations to accommodate new and existing development that provides for a mix in uses in close proximity should be promoted. Institutional uses such as the existing nursing home provides not only services to the Dallas residents, but also promotes a balanced generation of jobs.

Land Use Policy Plan

DISTRICT 10 STRATEGIC PLAN (2006)

Located in Northeast Dallas, north of White Rock Lake and south of Interstate 635 (LBJ), Council District 10 is an attractive area known for distinct neighborhoods, respected schools, rolling terrain, the White Rock Creek Greenbelt, and mature trees. The area's access to Interstate 635, U.S. Highway 75, and DART light rail makes it a popular residential community providing neighborhoods with suburban character and in-town convenience. Historically developed as a residential community with supportive commercial, the area now includes a mixture of land uses including residential, industrial, office, and commercial.

The District 10 Strategic Plan established two focus areas, the area of request is located within Focus area 2, which is generally bounded by I-635 [LBJ Freeway] to the north and east, properties adjacent to Forest Lane to the south, and U.S. 75 [Central Expressway]

to the west. This area is seen as ideal for the development of an Urban Neighborhood. With established multifamily, a strong employment base, access to Dallas Area Rapid Transit (DART) light rail, and redevelopment opportunities, the Forest/LBJ/Central Triangle is ideal for this development concept.

The area plan identifies the community north of Forest Lane, where the area of request is located, as an area comprised of residential, retail, office, and industrial uses, including a major employer, Texas Instruments [west of the area of request], a historic African American neighborhood, Hamilton Park, and the LBJ/Central DART light rail station [northwest of the area of request]. This unique mix of uses provides an opportunity to maintain community history found in District 10 as well as to develop an urban neighborhood. The plan identifies this area for development of an Urban Neighborhood center, having established multifamily residential areas, a strong employment base, access to Forest Lane DART station, and multiple redevelopment opportunities.

Land Use:

	Zoning	Land Use
Site	CR Community Retail District	Convalescent and nursing home, hospice care, and related institutions
North	MF-2(A) Multifamily District	Multifamily
East	CR Community Retail District	Retail and Personal Service.
South	CR Community Retail District	Multifamily
West	CR Community Retail District	Retail and Personal Service

Land Use Compatibility:

The approximate 2.4-acre site is zoned CR Community Retail District and is currently developed with a one-story, approximately 27,747-square-foot building containing a total of 58 semi-private units and 116 beds that, according to the Dallas Central Appraisal District, was constructed in 1977.

Research of the history of the property indicate that the zoning at the time of the construction of the existing building was a Shopping Center District.

On October 5, 1976, the City Council approved Specific Use Permit No. 742 for a nursing home use for a permanent time period. Two minor amendments of the SUP Site plan were approved, one on June 1988 and the second one on December 1988. There are no records of any amendments to the SUP conditions.

In 1989, when Chapter 51A, the Dallas Development Code, was adopted, the zoning district of the subject property transitioned to a CR Community Retail District which made the nursing home use nonconforming¹.

The purpose of requesting an MU-1 Mixed Use District and the termination of Specific Use Permit No. 742, is to allow for the existing convalescent and nursing homes, hospice care and related institutions use by right, and to allow for a proposed building addition of approximately 10,350 square feet. While the proposed addition will not increase the number of beds, it will increase the number of units to 74 to provide for 16 new ADA private rooms. The addition will also provide for a physical therapy wing, centralized offices, an archive and patient records room, and ADA accessible restrooms for staff and visitors.

The Dallas Development Code, as amended, establishes that Board of Adjustment action is required to allow for the enlargement of a nonconforming use [Sec. 51A-4.704(b)(5)]. The Code also indicates that the board may allow the enlargement of a nonconforming use when, in the opinion of the board, the enlargement: 1) does not prolong the life of the nonconforming use, 2) would have been permitted under the zoning regulations that existed when the nonconforming use was originally established by right; and 3) will not have an adverse effect on the surrounding area.

While the existing nursing home may comply with two of the three conditions, the proposed building addition to allow for the conversion of semi-private rooms to private rooms may be foreseen as to prolong the life of the nonconforming use. Considering that all three conditions have to be met in order for the Board of Adjustment to allow for the enlargement of the nonconforming use, the applicant is instead requesting a zoning change that allows the use by right.

Uses surrounding the area of request include a mix of residential and nonresidential uses. The property to the north, directly adjacent to the site, is a large tract of land zoned MF-2(A) Multifamily District and developed with a multifamily use. Properties to the east, along Forest Lane and extending to Greenville Avenue, are zoned CR Community Retail and contain a financial institution, office, medical clinic, retail and personal service uses, and a public library [Forest Green Branch Library]. To the southeast, across Forest Lane, there are three contiguous auto service center uses, and to the south, there is a nonconforming multifamily use, all within in a CR Community Retail District. A medical clinic use is located to the southwest of the area of request also within a CR district.

Adjacent to the west boundary of the subject site, is a one-story retail center containing, retail and personal service uses. The Texas Instruments headquarters [a technology company that designs and manufactures semiconductors] are located further west of the area of request in a large tract of land zoned IR Industrial Research District. Single family uses are found further to the southwest at the corner of Forest Lane and Shepherd Road in an R-7.5(A) District.

¹ With the adoption of Chapter 51A, the nursing home use was also renamed to convalescent and nursing homes, hospice care and related institutions use.

As mentioned before, the existing convalescent and nursing homes, hospice care and related institutions use has been operating at this location since 1977 and became nonconforming in 1989, with the adoption of Chapter 51A, the Dallas Development Code.

It is staff's opinion that the applicant's request for an MU-1 Mixed Use District and the termination of Specific Use Permit No. 742, will not have a negative impact in the surrounding area; furthermore, the zoning change is consistent with the Comprehensive Plan that envisions the area as an urban mixed-use neighborhood. Additionally, the deed restrictions volunteered by the applicant to prohibit certain uses and to limit the maximum height to the maximum height currently allowed in the existing zoning [54 feet], increases the compatibility of the proposed district. Staff recommends approval of the applicant's request.

Development Standards.

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Minimum Lot Size	Special Standards	Primary Uses
	Front	Side/Rear						
Existing CR	15'	20' When adjacent to res. Other, no min,	No maximum	54'	60%	No min.	RPS Visual intrusion	Retail and personal service & office
Proposed MU-1	15' (Urban setback)	20' When adjacent to res. Other, no min. (Tower spacing)	Base: 15 units/acre MUP(2): 20 units/acre; MUP(3): 25 units/acre	*Base: 80' MUP (no retail); 90'; MUP (retail): 120'	80%	No min.	RPS U-form setback, Tower spacing, Visual intrusion	**Office, retail and personal service, lodging, residential.

* limited to 54 feet per volunteered deed restrictions.

** with certain uses prohibited per volunteered deed restrictions.

Land Use Comparison.

The following chart includes the list of uses allowed in the existing CR district and those allowed in the proposed MU-1 district. Uses in bold and with an asterisk are those being prohibited per the volunteered deed restrictions.

USE	CR Community Retail	MU-1 Mixed Use
AGRICULTURAL USES	CROP PRODUCTION	CROP PRODUCTION
COMMERCIAL AND BUSINESS SERVICE USES	BUILDING REPAIR AND MAINTENANCE SHOP (RAR)	
	CATERING SERVICE	CATERING SERVICE
	CUSTOM BUSINESS SERVICES	CUSTOM BUSINESS SERVICES
	ELECTRONICS SERVICE CENTER	ELECTRONICS SERVICE CENTER
		*LABOR HALL (SUP)
	MEDICAL OR SCIENTIFIC LABORATORY (SUP)	MEDICAL OR SCIENTIFIC LABORATORY (SUP)
INDUSTRIAL USES	GAS DRILLING AND PRODUCTION (SUP)	GAS DRILLING AND PRODUCTION (SUP)
	TEMPORARY CONCRETE OR ASPHALT BATCHING PLANT (By Special authorization of the BO)	*TEMPORARY CONCRETE OR ASPHALT BATCHING PLANT (By Special authorization of the BO)
INSTITUTIONAL AND COMMUNITY SERVICE USES	ADULT DAY CARE FACILITY	ADULT DAY CARE FACILITY
	CEMETERY OR MAUSOLEUM (SUP)	CEMETERY OR MAUSOLEUM (SUP)
	CHILD-CARE FACILITY	CHILD-CARE FACILITY
	CHURCH	CHURCH
	COLLEGE, UNIVERSITY OR SEMINARY	COLLEGE, UNIVERSITY OR SEMINARY
	COMMUNITY SERVICE CENTER (SUP)	`
		CONVALECENT AND NURSING HOMES, HOSPICE CARE AND RELATED INSTITUTIONS (RAR)
	CONVENT OR MONASTERY (SUP)	*CONVENT OR MONASTERY
		*FOSTER HOME
	HOSPITAL (SUP)	HOSPITAL (SUP)
	LIBRARY, ART GALLERY OR MUSEUM	LIBRARY, ART GALLERY OR MUSEUM
LODGING USES		*EXTENDED STAY HOTEL OR MOTEL (SUP)
	HOTEL AND MOTEL (SUP)	*HOTEL OR MOTEL (RAR) or (SUP)
	LODGING OR BOARDING HOUSE (SUP)	
	OVERNIGHT GENERAL PURPOSE SHELTER	

USE	CR Community Retail	MU-1 Mixed Use
MISCELLANEOUS USES	ATTACHED NON-PREMISE SIGN (SUP)	ATTACHED NON-PREMISE SIGN (SUP)
	CARNIVAL OR CIRCUS (TEMPORARY) (By special authorization of the BO)	*CARNIVAL OR CIRCUS (TEMPORARY) (By special authorization of the BO)
	TEMPORARY CONSTRUCTION OR SALES OFFICE	TEMPORARY CONSTRUCTION OR SALES OFFICE
OFFICE USES	ALTERNATIVE FINANCIAL ESTABLISHMENT (SUP)	
	FINANCIAL INSTITUTION WITHOUT DRIVE-IN WINDOW	FINANCIAL INSTITUTION WITHOUT DRIVE-IN WINDOW
	FINANCIAL INSTITUTION WITH DRIVE-IN WINDOW (DIR)	FINANCIAL INSTITUTION WITH DRIVE-IN WINDOW (DIR)
	MEDICAL OR AMBULATORY SURGICAL CENTER	MEDICAL OR AMBULATORY SURGICAL CENTER
	OFFICE	OFFICE
RECREATION USES	COUNTRY CLUB WITH PRIVATE MEMBERSHIP	COUNTRY CLUB WITH PRIVATE MEMBERSHIP
	PRIVATE RECREATION CENTER, CLUB OR AREA	PRIVATE RECREATION CENTER, CLUB OR AREA
	PUBLIC PARK, PLAYGROUND OR GOLF COURSE	PUBLIC PARK, PLAYGROUND OR GOLF COURSE
RESIDENTIAL USES	COLLEGE DORMITORY, FRATERNITY OR SORORITY HOUSE	COLLEGE DORMITORY, FRATERNITY OR SORORITY HOUSE
		*DUPLEX
		*GROUP RESIDENTIAL FACILITY
		*HANDICAPPED GROUP DWELLING
		MULTIFAMILY
		*RESIDENTIAL HOTEL
		*RETIREMENT HOUSING
RETAIL AND PERSONAL SERVICE USES	ALCOHOLIC BEVERAGE ESTABLISHMENT	*ALCOHOLIC BEVERAGE ESTABLISHMENT
	AMBULANCE SERVICE (RAR)	
	ANIMAL SHELTER OR CLINIC WITHOUT OUTSIDE RUNS (RAR)	ANIMAL SHELTER OR CLINIC WITHOUT OUTSIDE RUNS (RAR)
	AUTO SERVICE CENTER (RAR)	*AUTO SERVICE CENTER (RAR)
	BUSINESS SCHOOL	BUSINESS SCHOOL
	CAR WASH (DIR)	CAR WASH (RAR)
	COMMERCIAL AMUSEMENT (INSIDE) (SUP may be required)	COMMERCIAL AMUSEMENT (INSIDE) (SUP may be required)
	COMMERCIAL AMUSEMENT (OUTSIDE) (SUP)	COMMERCIAL AMUSEMENT (OUTSIDE) (SUP)
	COMMERCIAL PARKING LOT OR GARAGE (RAR)	COMMERCIAL PARKING LOT OR GARAGE (RAR)

USE	CR Community Retail	MU-1 Mixed Use
RETAIL AND PERSONAL SERVICE USES	CONVENIENCE STORE WITH DRIVE-THROUGH (SUP)	
	DRY CLEANING OR LAUNDRY STORE	DRY CLEANING OR LAUNDRY STORE
	FURNITURE STORE	FURNITURE STORE
	GENERAL MERCHANDISE OR FOOD STORE 3,500 SQUARE FEET OR LESS	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 GREATER THAN 3,500 SQUARE FEET
	GENERAL MERCHANDISE OR FOOD STORE 100,000 SQUARE FEET OR MORE (SUP)	*GENERAL MERCHANDISE OR FOOD STORE 100,000 SQUARE FEET OR MORE (SUP)
	HOME IMPROVEMENT CENTER, LUMBER, BRICK OR BUILDING MATERIALS SALES YARD (DIR)	
	HOUSEHOLD EQUIPMENT AND APPLIANCE REPAIR.	
	LIQUOR STORE	
	MORTUARY, FUNERAL HOME OR COMMERCIAL WEDDING CHAPEL	MORTUARY, FUNERAL HOME OR COMMERCIAL WEDDING CHAPEL
	MOTOR VEHICLE FUELING STATION	MOTOR VEHICLE FUELING STATION
	NURSERY, GARDEN SHOP OR PLANT SALES.	NURSERY, GARDEN SHOP OR PLANT SALES.
	PARAPHERNALIA SHOP (SUP)	*PARAPHERNALIA SHOP (SUP)
	PAWN SHOP	
	PERSONAL SERVICE USES	PERSONAL SERVICE USES
	RESTAURANT WITHOUT DRIVE-IN OR DRIVE-THROUGH SERVICE (RAR)	RESTAURANT WITHOUT DRIVE-IN OR DRIVE-THROUGH SERVICE (RAR)
	RESTAURANT WITH DRIVE-IN OR DRIVE-THROUGH SERVICE (DIR)	RESTAURANT WITH DRIVE-IN OR DRIVE-THROUGH SERVICE (DIR)
	SWAP OR BUY SHOP (SUP)	*SWAP OR BUY SHOP (SUP)
	TEMPORARY RETAIL USE	TEMPORARY RETAIL USE
	THEATER	THEATER
TRANSPORTATION USES	TRANSIT PASSENGER SHELTER	TRANSIT PASSENGER SHELTER
	TRANSIT PASSENGER STATION OR TRANSFER CENTER (SUP)	TRANSIT PASSENGER STATION OR TRANSFER CENTER (By SUP or City Council Resolution)

USE	CR Community Retail	MU-1 Mixed Use
UTILITY AND PUBLIC SERVICE USES	COMMERCIAL RADIO OR TELEVISION TRANSMITTING STATION	COMMERCIAL RADIO OR TELEVISION TRANSMITTING STATION
	ELECTRICAL SUBSTATION	ELECTRICAL SUBSTATION
	LOCAL UTILITIES (SUP or RAR may be required)	LOCAL UTILITIES (SUP or RAR may be required)
	POLICE OR FIRE STATION	POLICE OR FIRE STATION
	POST OFFICE	POST OFFICE
	RADIO, TELEVISION, OR MICROWAVE TOWER (SUP)	RADIO, TELEVISION, OR MICROWAVE TOWER (SUP)
	TOWER/ANTENNA FOR CELLULAR COMMUNICATION	TOWER/ANTENNA FOR CELLULAR COMMUNICATION
	UTILITY OR GOVERNMENT INSTALLATION OTHER THAN LISTED (SUP)	UTILITY OR GOVERNMENT INSTALLATION OTHER THAN LISTED (SUP)
	WHOLESALE, DISTRIBUTION AND STORAGE USES	MINI-WAREHOUSE
RECYCLING BUY-BACK CENTER		*RECYCLING BUY-BACK CENTER
RECYCLING COLLECTION CENTER		*RECYCLING COLLECTION CENTER
RECYCLING DROP-OFF CONTAINER		RECYCLING DROP-OFF CONTAINER
RECYCLING DROP-OFF FOR SPECIAL OCCASION COLLECTION		RECYCLING DROP-OFF FOR SPECIAL OCCASION COLLECTION

Market Value Analysis

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

Parking:

The existing SUP conditions require that one parking space be provided for each six beds, plus one space for each employee position. At this ratio, a total of 19 spaces was required, plus one space for each employee position [116 beds / 6 beds =19.3 ~ 19 spaces]. There are no records that indicate the number of employees for which parking had to be provided under the SUP conditions; however, the approved SUP site plan, and the most recent certificate of occupancy issued for the use in 2005, indicates that 49 spaces were provided.

With the approval of the termination of the Specific Use Permit and the proposed zoning change to a MU-1 District, the parking regulations in Section 51A-4.200 containing the

Z189-121(CY)

specific off-street parking requirements for each use would become applicable to the existing convalescent and nursing homes, hospice care and related institutions use.

The code indicates that for this use, 0.3 parking spaces per bed must be provided. Since the number of beds will remain unchanged, at this ratio, a total of 35 off-street parking spaces will be required [116 beds x 0.3 space/bed =34.8 ~35 spaces]. According to the applicant, with the proposed building additions, the parking spaces provided will be 47, providing for a surplus of 12 spaces.

Landscaping:

At the time of permitting, compliance with Article X of the Dallas Development Code, as amended, will be required due to the proposed building addition.

LIST OF PARTNERS / PRINCIPALS / OFFICERS

Gamvest Texas, LLC

Gamvest Limited Partnership Owner

Gamvest Limited Partnership

Gamvest Corporation General Partner

Denny Gamble, Jr. Limited Partner

Denny Gamble, III Limited Partner

Katherine Gamble Zimmerman Limited Partner

Elizabeth Gamble Michaels Limited Partner

Jonathan Gamble Limited Partner.

Gamvest Corporation

Denny Gamble, Jr.

Denny Gamble, III

Jonathan Gamble

VOLUNTEERED DEED RESTRICTIONS

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF DALLAS) KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, Gamvest Texas, LLC , a Texas limited liability company ("the Owner"), is the owner of the following described property ("the Property"), being all of the J.E. Smith Addition No. 4, City Block 4/8410 City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Seymour Realty, LLC , by deed dated June 29, 2018 and recorded in Instrument # 201800176924 in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

Lot 4, City Block 4/8410

II.

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

1. The following uses are prohibited:
 - a. Labor hall.
 - b. Temporary concrete or asphalt batching plant.
 - c. Convent or monastery.
 - d. Foster home.
 - e. All lodging uses.
 - f. Carnival or circus (temporary).
 - g. Duplex.
 - h. Group residential facility.
 - i. Handicapped group dwelling.
 - j. Residential hotel.
 - k. Retirement housing.
 - l. Single family.

- m. Alcoholic beverage establishments.
- n. Auto service center.
- o. General merchandise or food store 100,000 square feet or more.
- p. Paraphernalia shop.
- q. Swap or buy shop.
- r. Mini warehouse.
- s. Recycling buy-back center.
- t. Recycling collection center.

2. Unless further restricted by Section 51A-4.412, "*Residential Proximity Slope*," of the Dallas Development Code, as amended, maximum structure height is 54 feet.

III.

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

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City

substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

THE OWNER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM AND AGAINST ALL CLAIMS OR LIABILITIES ARISING OUT OF OR IN CONNECTION WITH THE PROVISIONS OF THIS DOCUMENT.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

XII.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXISTING SUP CONDITIONS
(To be terminated)

SITE PLAN: Development shall be in conformance with the City Plan Commission approved site plan which is attached to and made a part of this ordinance.

USE: The property may be used as a Nursing Home, as defined by the Comprehensive General Zoning Ordinance.

PARKING: Parking shall be provided at a ratio of one space for each six beds, plus one space for each employee position.

PAVING: All driveways, entrances, and parking areas shall have a minimum surfacing of six (6) inches compacted gravel and two (2) coats of penetration asphalt. The developer shall pay for the construction and maintenance of all such improvements, including curb and drainage structures that may be necessary.

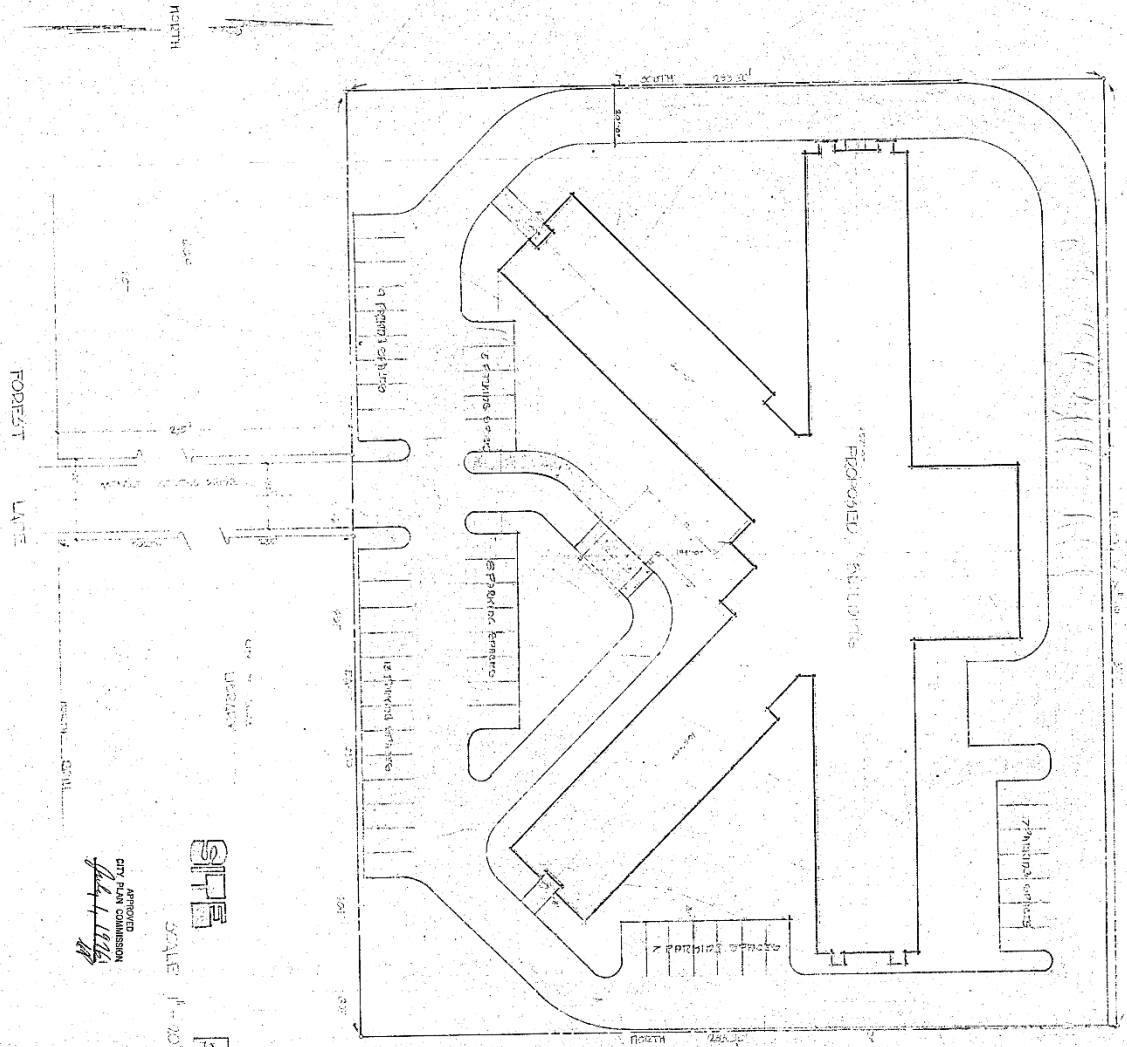
FIRE LANES: Fire lanes shall be provided in accordance with the requirements of the Fire Department.

SUBDIVISION: Prior to issuance of any Building Permit, a subdivision plat shall be approved by the City Plan Commission and filed for record with the County Clerk, Dallas County, Texas.

GENERAL REQUIREMENTS: Development and use of the property shall comply with the requirements of the various departments of the City of Dallas.

SIGNS: All signs shall comply with the regulations for business district signs (Article III) of Chapter 41, "Sign Standards" of the Dallas City Code. No non-premise signs shall be erected or maintained.

**EXISTING SUP SITE PLAN
(To be terminated)**

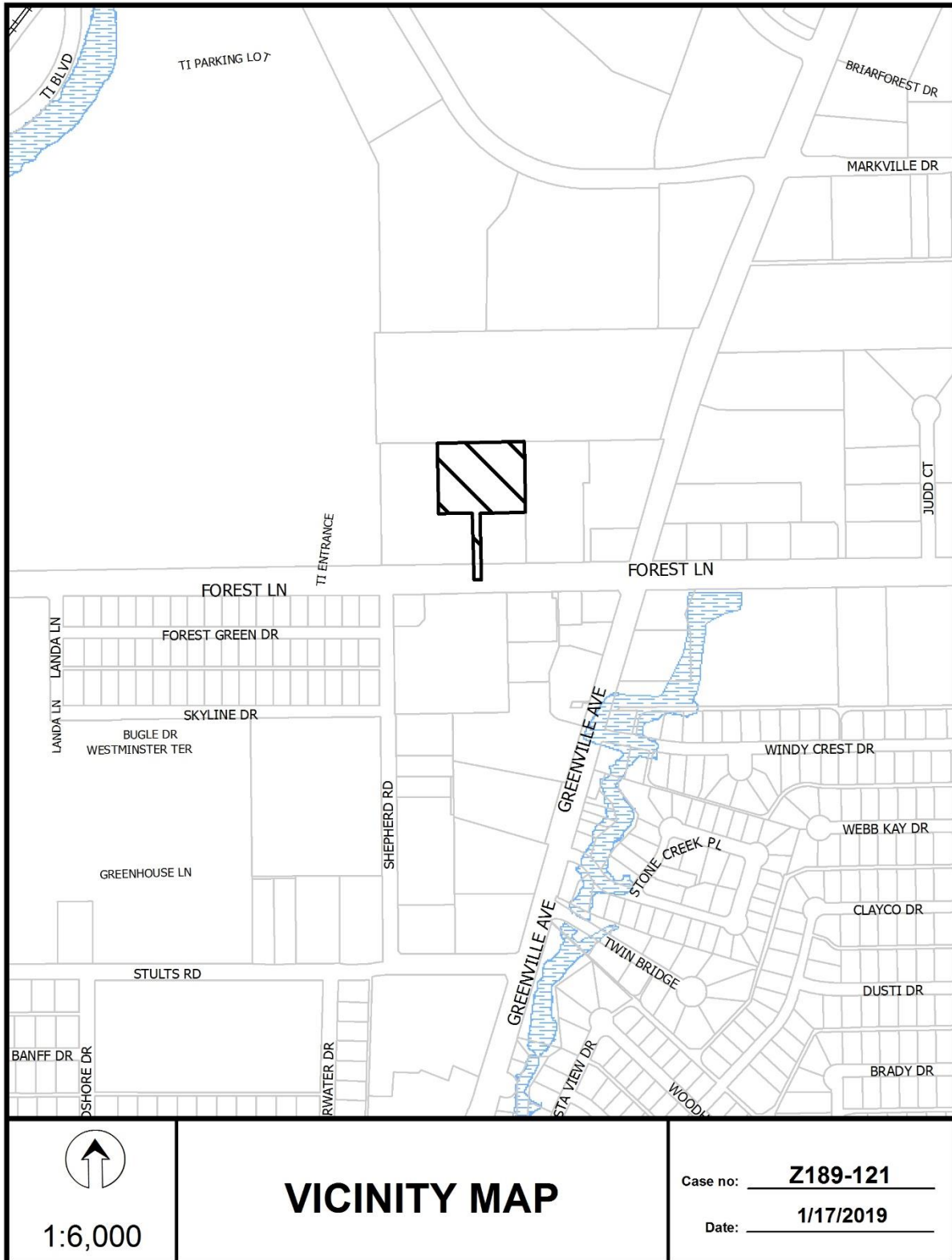


APPROVED
DTP PLAN COMMISSION
4/4/1994

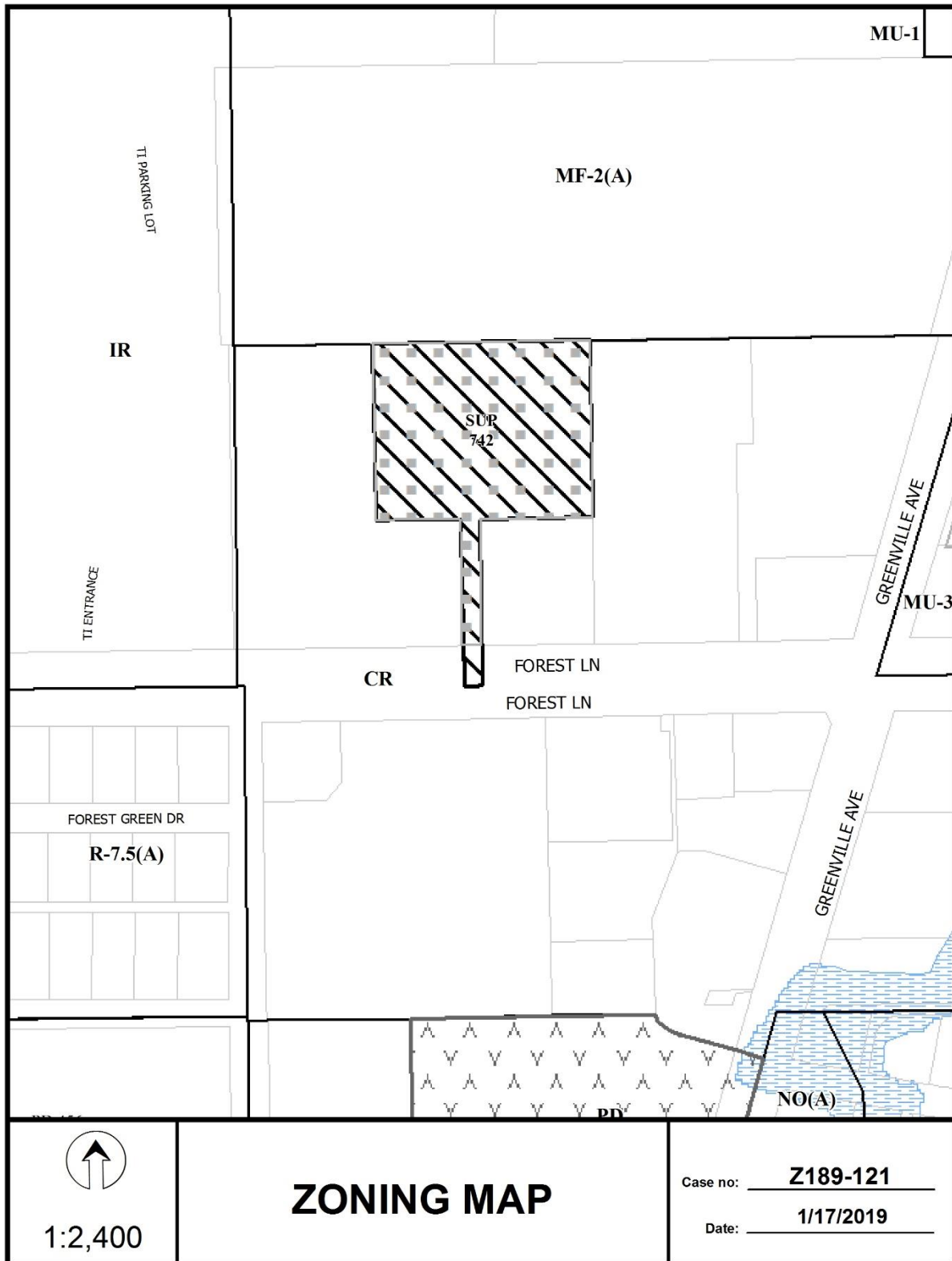
SITE PLAN

SCALE 1" = 20'

1.100 0.00' - 2.715
1.000 0.00' - 07.00' 00"
1.000 0.00' 00" - 07



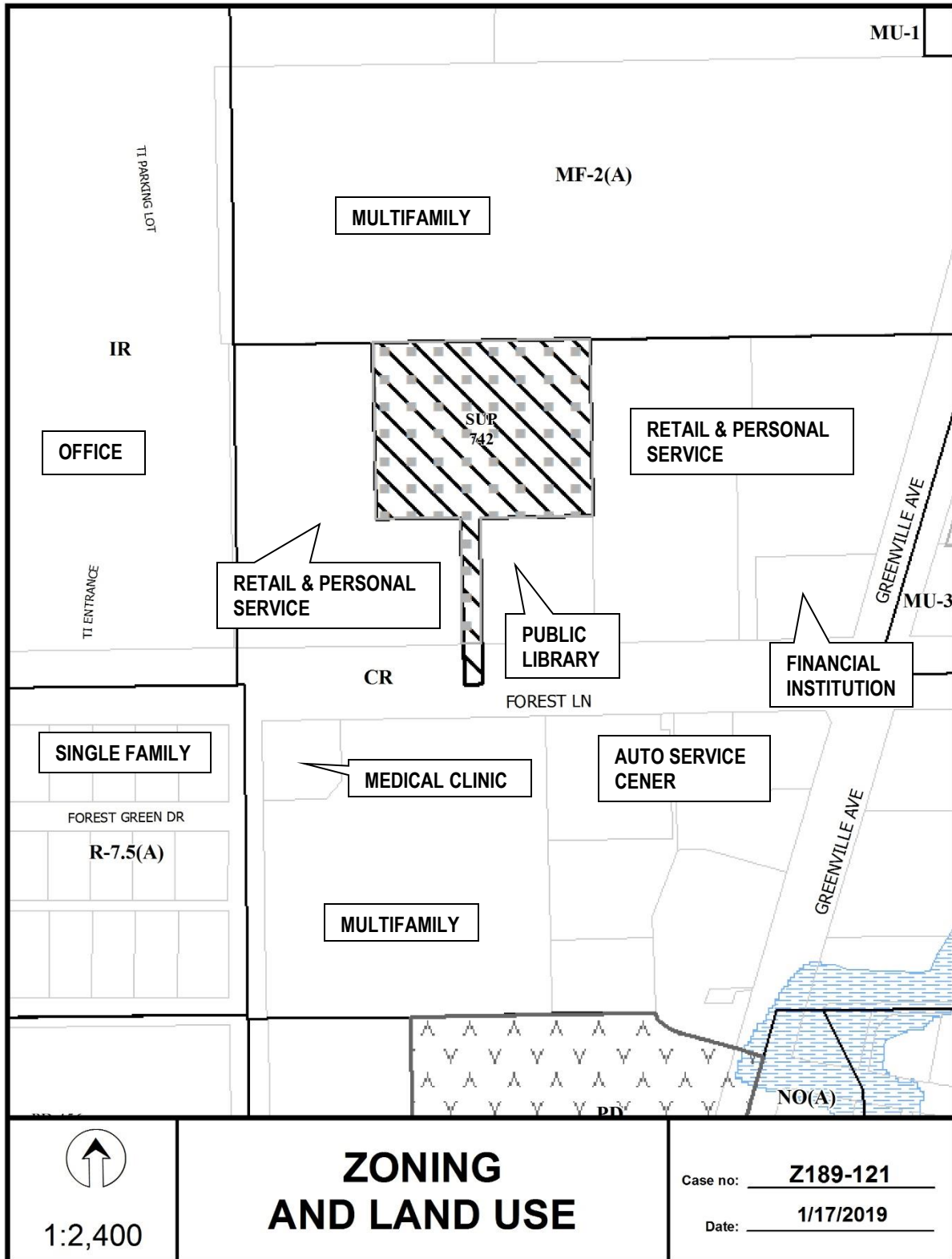


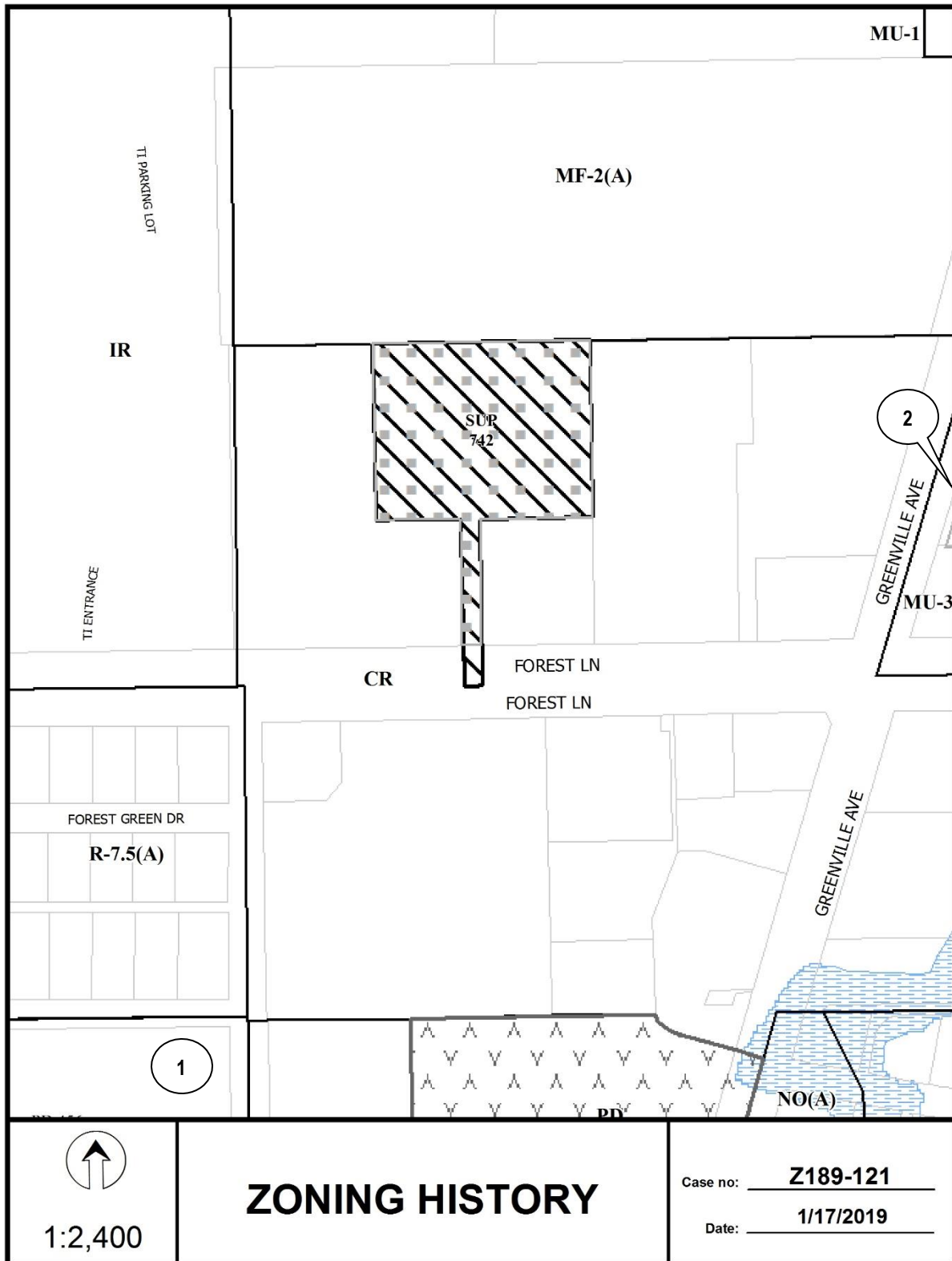


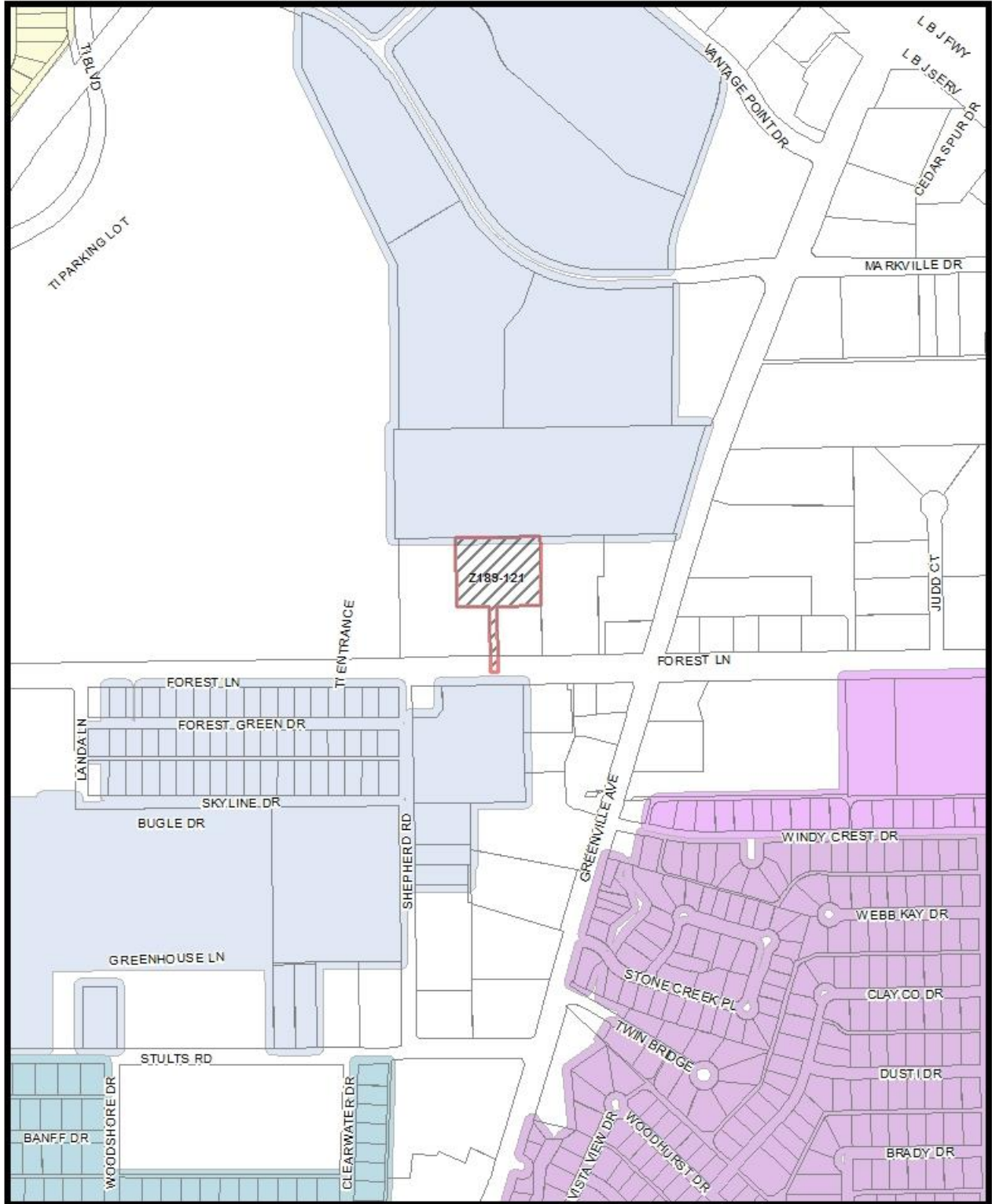
↑
1:2,400

ZONING MAP

Case no: Z189-121
Date: 1/17/2019





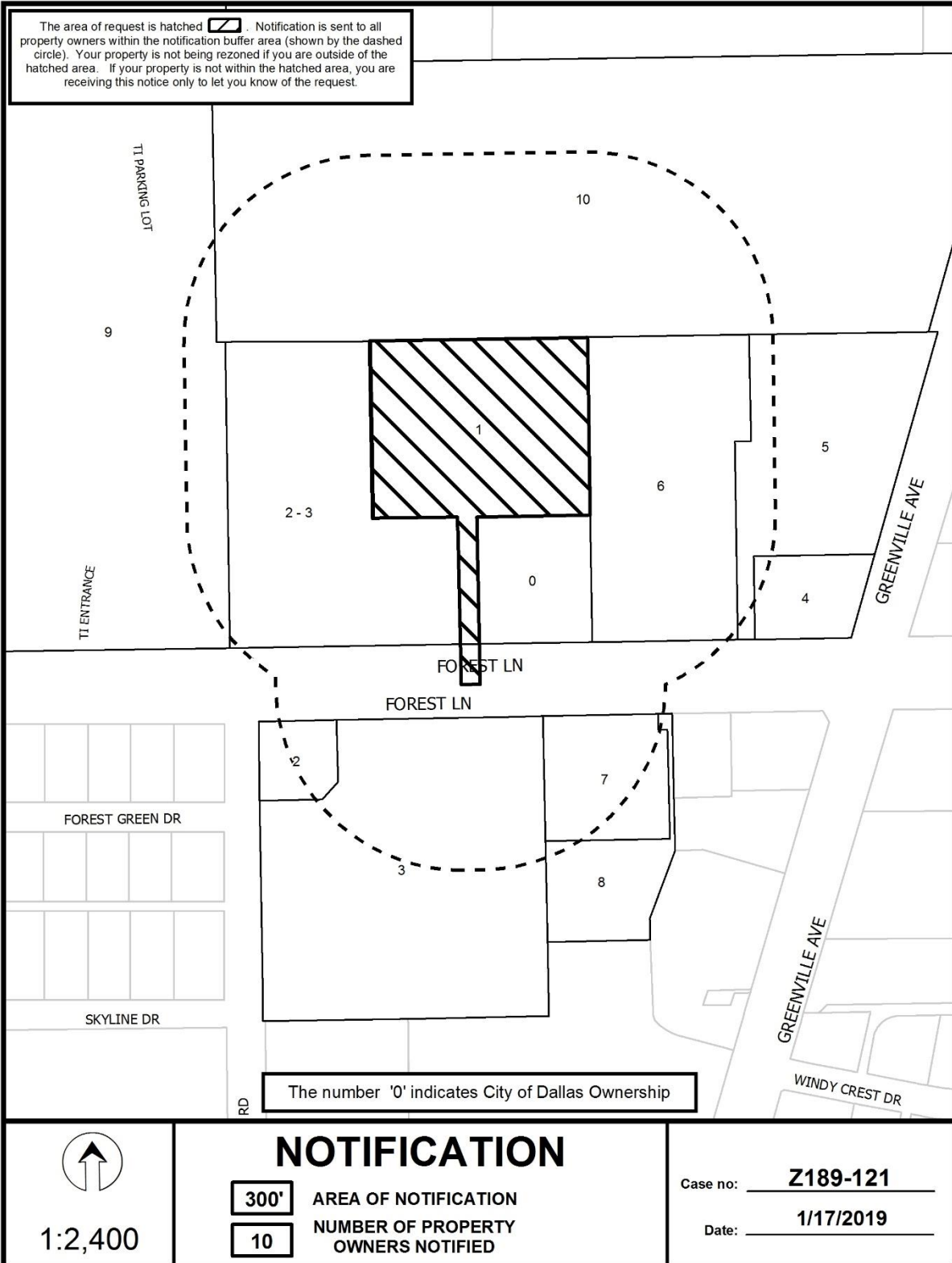


MVA Cluster ■ A ■ B ■ C ■ D ■ E ■ F ■ G ■ H ■ I ■ NA

1:6,000

Market Value Analysis

Printed Date: 1/25/2019



Z189-121(CY)

01/17/2019

Notification List of Property Owners

Z189-121

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9009 FOREST LN	SEYMOUR REALTY LLC
2	8900 FOREST LN	ARBOREAL CREEK PROPERTIES & INVESTMENTS LLC
3	9730 SHEPHERD RD	DALLAS HOUSING AUTHORITY
4	9049 FOREST LN	CROWN DEVELOPMENT INC
5	11835 GREENVILLE AVE	ROMAGAMA LLC
6	9025 FOREST LN	CROWN DEV INC
7	9070 FOREST LN	BFS RETAIL & COMMERCIAL
8	9076 FOREST LN	WATTS PROPERTIES HOLDINGS LLC
9	8507 FOREST LN	TEXAS INSTRUMENTS INC
10	11911 GREENVILLE AVE	KAPLAN GREENVILLE AVE APT

FILE NUMBER: Z189-269(CY)

DATE FILED: May 10, 2019

LOCATION: South side of Mississippi Avenue, between Vicksburg Street and Gretna Street.

COUNCIL DISTRICT: 6

MAPSCO: 44 A

SIZE OF REQUEST: Approx. 0.232 acres

CENSUS TRACT: 100.00

OWNER/APPLICANT: Prescott Interests, Ltd.

REPRESENTATIVE: Tommy Mann/Brad Williams, Winstead PC.

REQUEST: An application for an MU-3 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District

SUMMARY: The purpose of the request is to allow for the development of four live/work units containing ground-floor office/showroom warehouse uses with residential units on the upper floor. The volunteered deed restrictions will prohibit certain uses and limit the following: dwelling unit density per acre, maximum floor area ratio (FAR), maximum allowable height, and the maximum number of stories above grade.

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

BACKGROUND INFORMATION:

- The approximately 0.232-acre area of request is zoned an IR Industrial Research District and is currently undeveloped.
- The purpose of the Industrial Research District is to provide for research and development, light industrial, office and supporting commercial uses in an industrial research park setting.
- The Mixed-Use District provides for the development of high density, retail, office, office, hotel, and/or multifamily residential uses in combination of single or contiguous building sites.
- The requested MU-3 Mixed Use District, will allow for the development of four live/work units containing ground-floor office/showroom warehouse uses with residential units on the upper floor.
- The applicant has volunteered deed restrictions including the following:
 - Prohibit certain main uses
 - Limit the maximum dwelling unit density to four
 - Limit the maximum floor area ratio (FAR) to 1.2
 - Restrict the maximum allowable height to 48 feet, subject to residential proximity slope

Zoning History: There have been two zoning changes request in the surrounding area in the past five years.

1. **Z156-298** On September 28, 2016, the City Council approved an MU-3 Mixed Use District on property zoned an IR Industrial Research District located at the north side of Mississippi Avenue between Gretna Street and Algiers Street, northeast of the area of request.
2. **Z178-194** On May 23, 2018, the City Council approved an MU-1 Mixed Use District on property zoned an IR Industrial Research District located on the east side of Iberia Avenue, north of Quaker Street, northeast of the area of request.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
Mississippi Avenue	Local	50'	50'

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.

Area plan:

STEMMONS CORRIDOR-SOUTHWESTERN MEDICAL DISTRICT AREA (2010)

The Stemmons Corridor-Southwestern Medical District Area Plan was approved by City Council on June 23, 2010, contains approximately 3,885 acres (about six square miles) and is generally bounded by the Trinity River, Mockingbird Lane, Downtown, and the City's Uptown area.

The request site is located within the Urban Mixed Use – Medium development block designation of the Stemmons Corridor-Southwestern Medical District. The area plan describes the existing zoning as one of the key challenges in the area. Significant portions of the area are under industrial zoning that may not be compatible with future opportunities for growth and development.

Although the Stemmons Corridor – Southwestern Medical District area is anticipated to continue growing as a major employment center, the Urban Mixed-Use areas accommodate a balanced combination of jobs, shopping, entertainment, and a range of housing types. This development block encourages a mix of office, retail, service and residential uses on the same block or within the same building. It also provides flexibility in the types of uses in the area while emphasizing a walkable character. Residential development in this development block is envisioned to be in mid- to high-rise structures

The applicant's request is consistent with the vision of the Stemmons Corridor-Southwestern Medical District Area Plan.

Land Use:

	Zoning	Land Use
Site	IR Industrial Research	Undeveloped land
North	IR Industrial Research	Vacant building
East	IR Industrial Research	Office/showroom warehouse
South	A(A) Agricultural	Trinity levee
West	IR Industrial Research	Undeveloped land

Land Use Compatibility:

The approximate 0.232-acre site is zoned an IR Industrial Research District and is currently undeveloped. Mixed-Use Districts can be found disseminated in the proximity of the area of request. Uses surrounding the property primarily consist of office/showroom and warehouse uses with some vacant buildings and undeveloped tracts of land.

The purpose of requesting an MU-3 Mixed Use District, is to allow for the development of four live/work units containing ground-floor office/showroom warehouse uses with residential units on the upper floor. The current zoning does not allow for any residential uses.

Understanding that MU-3 district is the highest intensity district of the mixed-use districts, the applicant is volunteering deed restrictions to reduce the impact of the proposed district.

Among the volunteered restrictions, the applicant proposes to prohibit the following uses allowed in the MU-3 district:

- Alternative financial establishment
- Car wash
- College dormitory, fraternity or sorority house
- Commercial amusement (inside)
- Convalescent and nursing homes, hospice care, and related institutions
- Convent or monastery
- Foster home
- Gas drilling and production
- Halfway house
- Liquor store
- Mortuary, funeral home, or commercial wedding chapel
- Motor vehicle fueling station

Z189-269 (CY)

- Office uses limited to bail bond office
- Open-enrollment charter school or private school
- Paraphernalia shop
- Personal service uses limited to massage establishments
- Public school other than an open-enrollment charter school
- Residential hotel
- Retirement housing
- Swap or buy shop

Additionally, the applicant proposes to restrict the following yard, lot and space regulations:

- Maximum dwelling units: four
- Maximum floor area ratio (FAR): 1.2
- Maximum height: Unless further restricted by Section 51A-4.412, Residential Proximity Slope, maximum structure height is 48 feet

The request to have live/work units exemplifies the Urban Mixed-Use Area described in the Stemmons Corridor – Southwestern Medical District area plan. If this area continues to transition to include live/work units with more people residing in the area, additional permitted uses may allow for a vibrant neighborhood. The addition of live/work units in the area is not foreseen as having a negative impact on the surrounding uses

Staff supports the applicant’s request for an MU-3 Mixed Use District because 1) it complies with the Stemmons Corridor-Southwestern Medical District Area Plan; 2) the change in zoning is consistent with the changing pattern of the area that is transitioning to an urban mixed-use by allowing compatible uses in close proximity; and 3) the volunteered deed restrictions seeks to reduce any negative impact in the existing zoning surrounding the area of request.

Land Use Comparison

The chart below includes the list of uses allowed in the existing IR Industrial Research District and those allowed in the proposed MU-3 Mixed-Use District. Uses in bold and with an asterisk are those being prohibited per the volunteered deed restrictions.

USE	IR Industrial Research District	MU-3 Mixed Use District
AGRICULTURAL USES	CROP PRODUCTION	CROP PRODUCTION
COMMERCIAL AND BUSINESS SERV.	BUILDING REPAIR AND MAINTENANCE SHOP (RAR)	
	BUS OR RAIL TRANSIT VEHICLE MAINTENANCE OR STORAGE FACILITY (RAR)	
	CATERING SERVICE	CATERING SERVICE

USE	IR Industrial Research District	MU-3 Mixed Use District
COMMERCIAL AND BUSINESS SERV.	COMMERCIAL CLEANING OR LAUNDRY PLANT (RAR)	
	CUSTOM BUSINESS SERVICES	CUSTOM BUSINESS SERVICES
	CUSTOM WOODWORKING, FUNITURE CONSTRUCTION OR REPAIR	
	ELECTRONICS SERVICE CENTER	ELECTRONICS SERVICE CENTER
	JOB OR LITHOGRAPHIC PRINTING (RAR)	
	LABOR HALL (SUP may be required)	LABOR HALL (SUP)
	MACHINE OR WELDING SHOP (RAR)	
	MACHINERY, HEAVY EQUIPMENT, OR TRUCK SALES AND SERVICES (RAR)	
	MEDICAL OR SCIENTIFIC LABORATORY	MEDICAL OR SCIENTIFIC LABORATORY
	TECHNICAL SCHOOL	
	TOOL OR EQUIPMENT RENTAL	TOOL OR EQUIPMENT RENTAL
	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	
INDUSTRIAL USES	ALCOHOLIC BEVERAGE MANUFACTURING (RAR)	
	GAS DRILLING AND PRODUCTION (SUP)	*GAS DRILLING AND PRODUCTION (SUP)
	INDUSTRIAL INSIDE	
	INDUSTRIAL INSIDE FOR LIGHT MANUFACTURING	
	INDUSTRIAL OUTSIDE	
	MEDICAL/ INFECTIOUS WASTE INCINERATOR (SUP)	
	MUNICIPAL WASTE INCINERATOR (SUP)	
	ORGANIC COMPOST RECYCLING FACILITY (SUP)	
	PATHOLOGICAL WASTE INCINERATOR (SUP)	
	TEMPORARY CONCRETE OR ASPHALT BATCHING PLANT (By Special authorization of the BO)	TEMPORARY CONCRETE OR ASPHALT BATCHING PLANT (By Special authorization of the BO)

USE	IR Industrial Research District	MU-3 Mixed Use District
INSTITUTIONAL AND COMMUNITY SERVICE USES	ADULT DAY CARE FACILITY	ADULT DAY CARE FACILITY
	CEMETERY OR MAUSOLEUM (SUP)	CEMETERY OR MAUSOLEUM (SUP)
	CHILD-CARE FACILITY	CHILD-CARE FACILITY
	CHURCH	CHURCH
	COLLEGE, UNIVERSITY OR SEMINARY	COLLEGE, UNIVERSITY OR SEMINARY
	COMMUNITY SERVICE CENTER	COMMUNITY SERVICE CENTER (SUP)
		*CONVALECENT AND NURSING HOMES, HOSPICE CARE AND RELATED INSTITUTIONS (RAR)
		*CONVENT OR MONASTERY
		*FOSTER HOME
		*HALFWAY HOUSE (SUP)
	HOSPITAL (RAR)	HOSPITAL (RAR)
		LIBRARY, ART GALLERY OR MUSEUM
	*OPEN-ENROLLMENT CHARTER SCHOOL OR PRIVATE SCHOOL (SUP)	
	*PUBLIC SCHOOL OTHER THAN AN OPEN-ENROLLMENT CHARTER SCHOOL (RAR)	
PUBLIC OR PRIVATE SCHOOL (SUP)		
LODGING USES	EXTENDED STAY HOTEL OR MOTEL (SUP)	EXTENDED STAY HOTEL OR MOTEL (SUP)
	HOTEL OR MOTEL (RAR)	HOTEL OR MOTEL (RAR)
	LODGING OR BOARDING HOUSE	
	OVERNIGHT GENERAL PURPOSE SHELTER	OVERNIGHT GENERAL PURPOSE SHELTER
MISCELLANEOUS USES	ATTACHED NON-PREMISE SIGN (SUP)	ATTACHED NON-PREMISE SIGN (SUP)
	CARNIVAL OR CIRCUS (TEMPORARY) (By special authorization of the BO)	CARNIVAL OR CIRCUS (TEMPORARY) (By special authorization of the BO)
	HAZARDOUS WASTE MANAGEMENT FACILITY (Except when operated as a hazardous waste incinerator)	
	TEMPORARY CONSTRUCTION OR SALES OFFICE	TEMPORARY CONSTRUCTION OR SALES OFFICE
OFFICE USES	ALTERNATIVE FINANCIAL ESTABLISHMENT (SUP)	*ALTERNATIVE FINANCIAL ESTABLISHMENT (SUP)
	FINANCIAL INSTITUTION WITHOUT DRIVE-IN WINDOW	FINANCIAL INSTITUTION WITHOUT DRIVE-IN WINDOW
	FINANCIAL INSTITUTION WITH DRIVE-IN WINDOW (RAR)	FINANCIAL INSTITUTION WITH DRIVE-IN WINDOW (DIR)
	MEDICAL OR AMBULATORY SURGICAL CENTER	MEDICAL OR AMBULATORY SURGICAL CENTER
	OFFICE	*OFFICE

NOTE: OFFICE USES LIMITED TO BAIL BOND OFFICE

USE	IR Industrial Research District	MU-3 Mixed Use District
RECREATION USES	COUNTRY CLUB WITH PRIVATE MEMBERSHIP	COUNTRY CLUB WITH PRIVATE MEMBERSHIP
	PRIVATE RECREATION CENTER, CLUB OR AREA	PRIVATE RECREATION CENTER, CLUB OR AREA (SUP)
	PUBLIC PARK, PLAYGROUND OR GOLF COURSE	PUBLIC PARK, PLAYGROUND OR GOLF COURSE
RESIDENTIAL USES	NONE PERMITTED	*COLLEGE DORMITORY, FRATERNITY, OR SORORITY HOUSE
		DUPLEX
		GROUP RESIDENTIAL FACILITY
		MULTIFAMILY
		*RESIDENTIAL HOTEL *RETIREMENT HOUSING
RETAIL AND PERSONAL SERVICE USES	ALCOHOLIC BEVERAGE ESTABLISHMENT	ALCOHOLIC BEVERAGE ESTABLISHMENT
	ANIMAL SHELTER OR CLINIC WITHOUT OUTSIDE RUNS	ANIMAL SHELTER OR CLINIC WITHOUT OUTSIDE RUNS (RAR)
	ANIMAL SHELTER OR CLINIC WITH OUTSIDE RUNS (SUP may be required)	
	AUTO SERVICE CENTER (RAR)	AUTO SERVICE CENTER (RAR)
	BUSNIESS SCHOOL	BUSNIESS SCHOOL
	CARWASH	*CAR WASH (RAR)
	COMMERCIAL AMUSEMENT INSIDE (SUP May be required)	*COMMERCIAL AMUSEMENT INSIDE (SUP May be required)
		COMMERCIAL AMUSEMENT OUTSIDE (SUP)
	COMMERCIAL MOTOR VEHICLE PARKING (By SUP only if within 500 feet of a residential district)	
	COMMERCIAL PARKING LOT OR GARAGE (RAR)	COMMERCIAL PARKING LOT OR GARAGE (RAR)
	CONVENIENCE STORE WITH DRIVE-THROUGH (SUP)	CONVENIENCE STORE WITH DRIVE-THROUGH (SUP)
	DRY CLEANING OR LAUNDRY STORE	DRY CLEANING OR LAUNDRY STORE
	FURNITURE STORE	FURNITURE STORE
	GENERAL MERCHANDISE STORE OR FOOD STORE 3,500 SQUARE FEET OR LESS	GENERAL MERCHANDISE STORE 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 (SUP)	

USE	IR Industrial Research District	MU-3 Mixed Use District	
RETAIL AND PERSONAL SERVICE USES	HOME IMPROVEMENT CENTER, LUMBER, BRICK OR BUILDING MATERIALS SALES YARD (RAR)		
	HOUSEHOLD EQUIPMENT AND APPLIANCE REPAIR	HOUSEHOLD EQUIPMENT AND APPLIANCE REPAIR	
	LIQUEFIED NATURAL GAS FUELING STATION (By SUP only if the use has more than 4 fuel pumps or is within 1,000 feet of a residential district or a PD that allows residential uses)		
		*LIQUOR STORE	
		*MORTUARY, FUNERAL HOME, OR COMMERCIAL WEDDING CHAPEL	
	MOTOR VEHICLE FUELING STATION	*MOTOR VEHICLE FUELING STATION	
		NURSERY, GARDEN SHOP, OR PLANT SALES.	
	PARAPHERNALIA SHOP (SUP)	*PARAPHERNALIA SHOP (SUP)	
	PAWN SHOP		
	PERSONAL SERVICE USES	*PERSONAL SERVICE USES	
	RESTAURANT WITHOUT DRIVE-IN OR DRIVE-THROUGH SERVICE (RAR)	RESTAURANT WITHOUT DRIVE-IN OR DRIVE-THROUGH SERVICE (DIR)	
	RESTAURANT WITH DRIVE-IN OR DRIVE-THROUGH SERVICE (DIR)		
		*SWAP OR BUY SHOP (SUP)	
	TAXIDERMIST		
	TRANSPORTATION USES	AIRPORT OR LANDING FIELD (SUP)	
		COMMERCIAL BUS STATION AND TERMINAL (RAR)	
HELIPORT (RAR)		HELIPORT (SUP)	
HELISTOP (RAR)		HELISTOP (SUP)	
RAILROAD PASSENGER STATION (SUP)		RAILROAD PASSENGER STATION (SUP)	
STOL (short take off or landing) PORT (SUP)			
TRANSIT PASSENGER SHELTER		TRANSIT PASSENGER SHELTER	
TRANSIT PASSENGER STATION OR TRANSFER CENTER (By SUP or City Council Resolution)		TRANSIT PASSENGER STATION OR TRANSFER CENTER (By SUP or City Council Resolution)	
UTILITY AND PUBLIC SERVICE USES	COMMERCIAL RADIO OR TELEVISION TRANSMITTING STATION	COMMERCIAL RADIO OR TELEVISION TRANSMITTING STATION	
	ELECTRICAL SUBSTATION	ELECTRICAL SUBSTATION	
	LOCAL UTILITIES (SUP or RAR may be required)	LOCAL UTILITIES (SUP or RAR may be required)	
	POLICE OR FIRE STATION	POLICE OR FIRE STATION	

NOTE: PERSONAL SERVICE USES LIMITED TO MASSAGE ESTABLISHMENTS,

USE	IR Industrial Research District	MU-3 Mixed Use District
UTILITY AND PUBLIC SERVICE USES	POST OFFICE	POST OFFICE
	RADIO, TELEVISION, OR MICROWAVE TOWER (RAR)	RADIO, TELEVISION, OR MICROWAVE TOWER (SUP)
	TOWER/ANTENNA FOR CELLULAR COMMUNICATION	TOWER/ANTENNA FOR CELLULAR COMMUNICATION
	UTILITY OR GOVERNMENT INSTALLATION OTHER THAN LISTED (SUP)	UTILITY OR GOVERNMENT INSTALLATION OTHER THAN LISTED (SUP)
	WATER TREATMENT PLANT (SUP)	
WHOLESALE, DISTRIBUTION AND STORAGE USES	FREIGHT TERMINAL (RAR)	
	MANUFACTURED BUILDING SALES LOT (RAR)	
	MINI-WAREHOUSE	MINI-WAREHOUSE (SUP)
	OFFICE SHOWROOM/ WAREHOUSE	OFFICE SHOWROOM/ WAREHOUSE
	RECYCLING BUY-BACK CENTER	RECYCLING BUY-BACK CENTER
	RECYCLING COLLECTION CENTER	RECYCLING COLLECTION CENTER
	RECYCLING DROP-OFF CONTAINER	RECYCLING DROP-OFF CONTAINER
	RECYCLING DROP-OFF FOR SPECIAL OCCASION COLLECTION	RECYCLING DROP-OFF FOR SPECIAL OCCASION COLLECTION
	TRADE CENTER	TRADE CENTER
	WAREHOUSE (RAR)	

Development Standards.

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
existing IR-Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
Proposed MU-3 Mixed use-3	15'	20' adjacent to residential OTHER: No Min.	*3.2 FAR base 4.0 FAR maximum for MUP w/res. No max dwelling density	**270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	***Office, retail & personal service, lodging, residential, trade center

* Limited to 2.0 FAR, and 20 units/acre per volunteered deed restrictions

** Limited to 90 feet and seven stories per volunteered deed restrictions

***Certain uses prohibited per volunteered deed restrictions.

Parking:

At the time of development, off-street parking will be required in accordance with the Dallas Development Code, as amended.

The parking requirements for the office/showroom warehouse component will be calculated at a ratio of one space for every 333 square feet of office space, one space for every 1,000 square feet for the first 20,000 square feet of floor area of

Z189-269 (CY)

showroom/warehouse space and one space per 4,000 square feet of floor area in excess of 20,000 square feet of the same area.

For the proposed dwelling units, parking will be calculated based on the number of bedrooms as it is required for a multifamily use [three or more dwelling units located on one lot].

The applicant is not required to submit a site plan for this type of request; therefore, information regarding floor area for the office/showroom warehouse uses and the number of bedrooms in each dwelling unit was not made available to staff at this point.

Landscaping:

At the time of development, landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

Market Value Analysis

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

List of Partners and Principals

Prescot Interests, Ltd.

- Carlisle Acquisitions, Inc. General Partner
 - John K. Percy President
 - James B. Oates Vice President
 - Sandra Owens Vice President

VOLUNTEERED DEED RESTRICTIONS

DEED RESTRICTIONS

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS §

I.

The undersigned, Prescott Interests, Ltd., a Texas limited partnership, (“Owner”), is the owner of the following described property (the “Property”), being in particular a tract of land in the G.W. Dooley Survey, Abstract No. 390, and being parts of Lots 9, 10, and 11, Block 1/8570, Hampton & Industrial Addition, an addition to the City of Dallas (the “City”), Dallas County, Texas, and being that same tract of land described in General Warranty Deed to Owner recorded as Instrument No. 201100337934, Deed Records of Dallas County, Texas, and being more particularly described in Exhibit A, hereto.

II.

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

1. Definitions. As used herein:
 - A. BAIL BONDS OFFICE means an office for the issuance, brokerage, or procurement of bail bonds as a main use or accessory use.
 - B. MASSAGE ESTABLISHMENT means a place of business that advertises or offers massage therapy or other massage services. The term includes a place of business that advertises or offers any service described by a derivation of the terms "massage therapy" or "other massage services."
 - C. MASSAGE THERAPY means the manipulation of soft tissue by hand or through a mechanical or electrical apparatus for the purpose of body massage and includes effleurage (stroking), petrissage (kneading), tapotement (percussion), compression, vibration, friction, nerve strokes, and Swedish gymnastics. The terms "massage," "therapeutic massage," "massage technology," "myotherapy," "body massage," "body rub," or any derivation of those terms are synonyms for "massage therapy."
2. Uses. The following uses are prohibited on the Property:
 - Alternative financial establishment.
 - Car wash.
 - College dormitory, fraternity or sorority house.

- Commercial amusement (inside).
- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery.
- Foster home.
- Gas drilling and production.
- Halfway house.
- Liquor store.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Office uses limited to bail bonds office
- Open-enrollment charter school or private school.
- Paraphernalia shop.
- Personal service uses limited to massage establishments.
- Public school other than an open-enrollment charter school.
- Residential hotel.
- Retirement housing.
- Swap or buy shop.

3. Yard, lot, and space restrictions.

- A. Dwelling unit density. Maximum number of dwelling units is 4.
- B. Floor area ratio. Maximum floor area ratio (FAR) shall be 1.2.
- C. Height. Unless further restricted by operation of Section 51A-4.412, residential proximity slope, maximum structure height is 48 feet.

III.

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

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the

Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

THE OWNER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM AND AGAINST ALL CLAIMS OR LIABILITIES ARISING OUT OF OR IN CONNECTION WITH THE PROVISIONS OF THIS DOCUMENT.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

X.

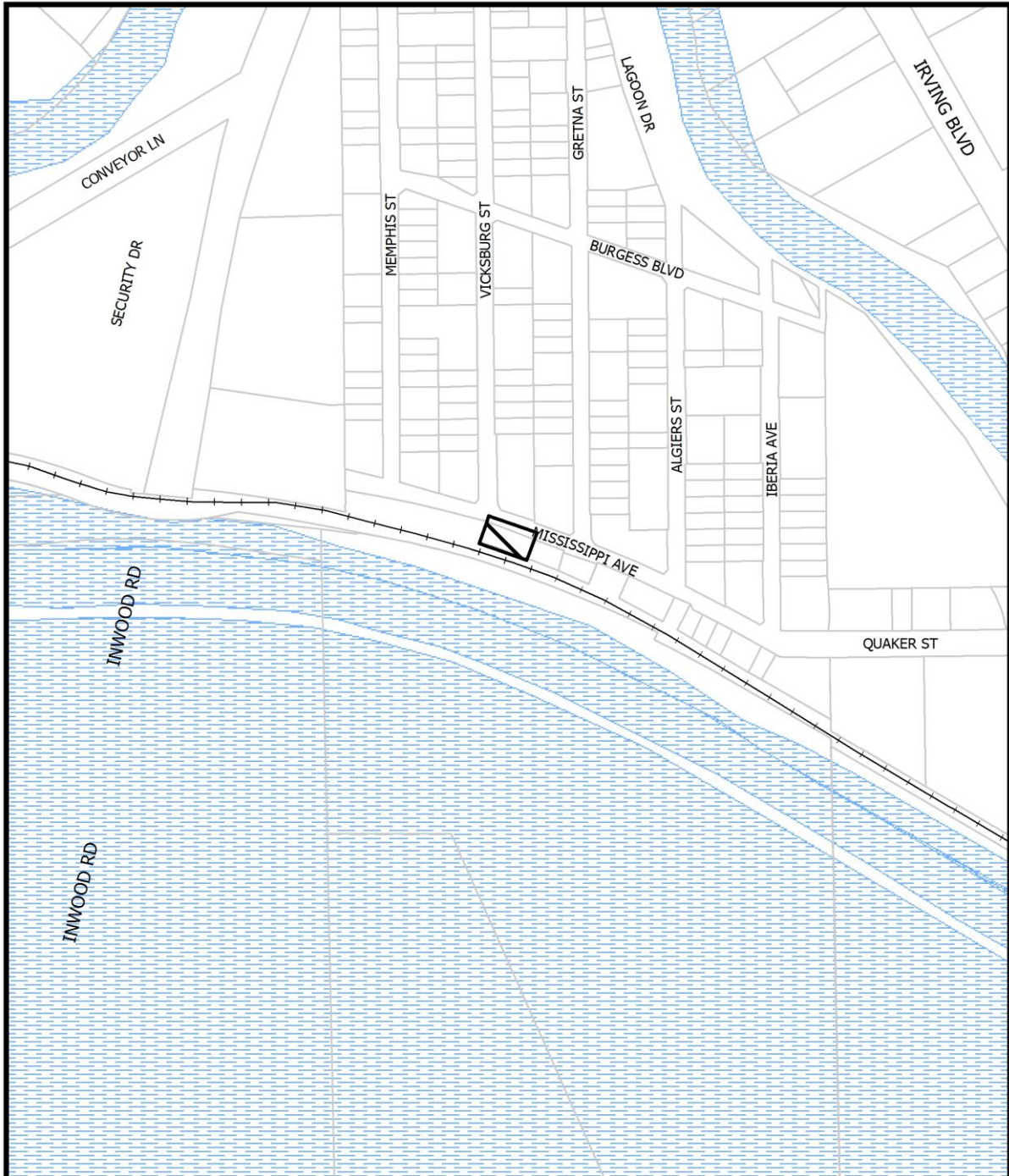
The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

XII.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

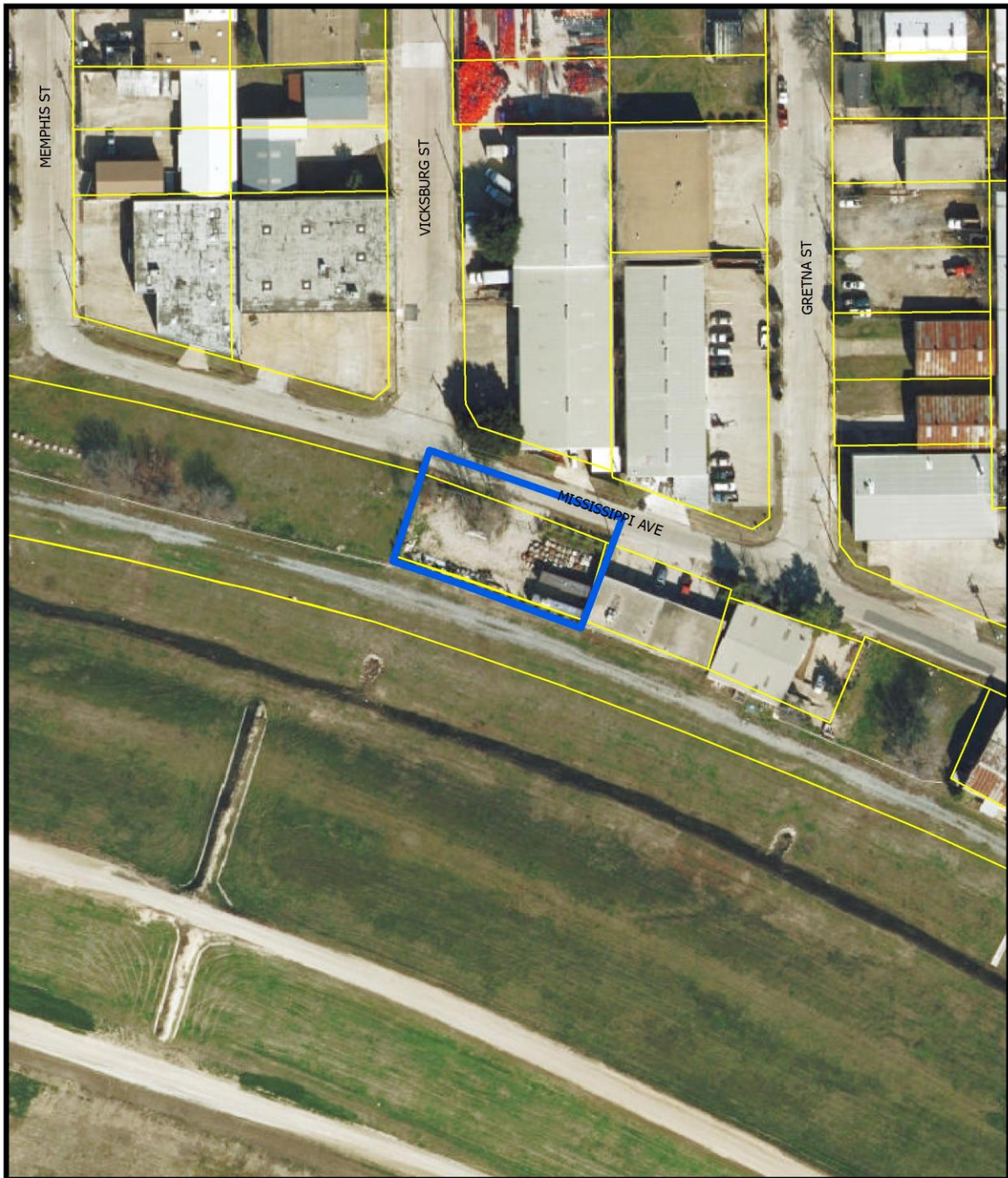


1:4,800

VICINITY MAP

Case no: Z189-269

Date: 6/20/2019

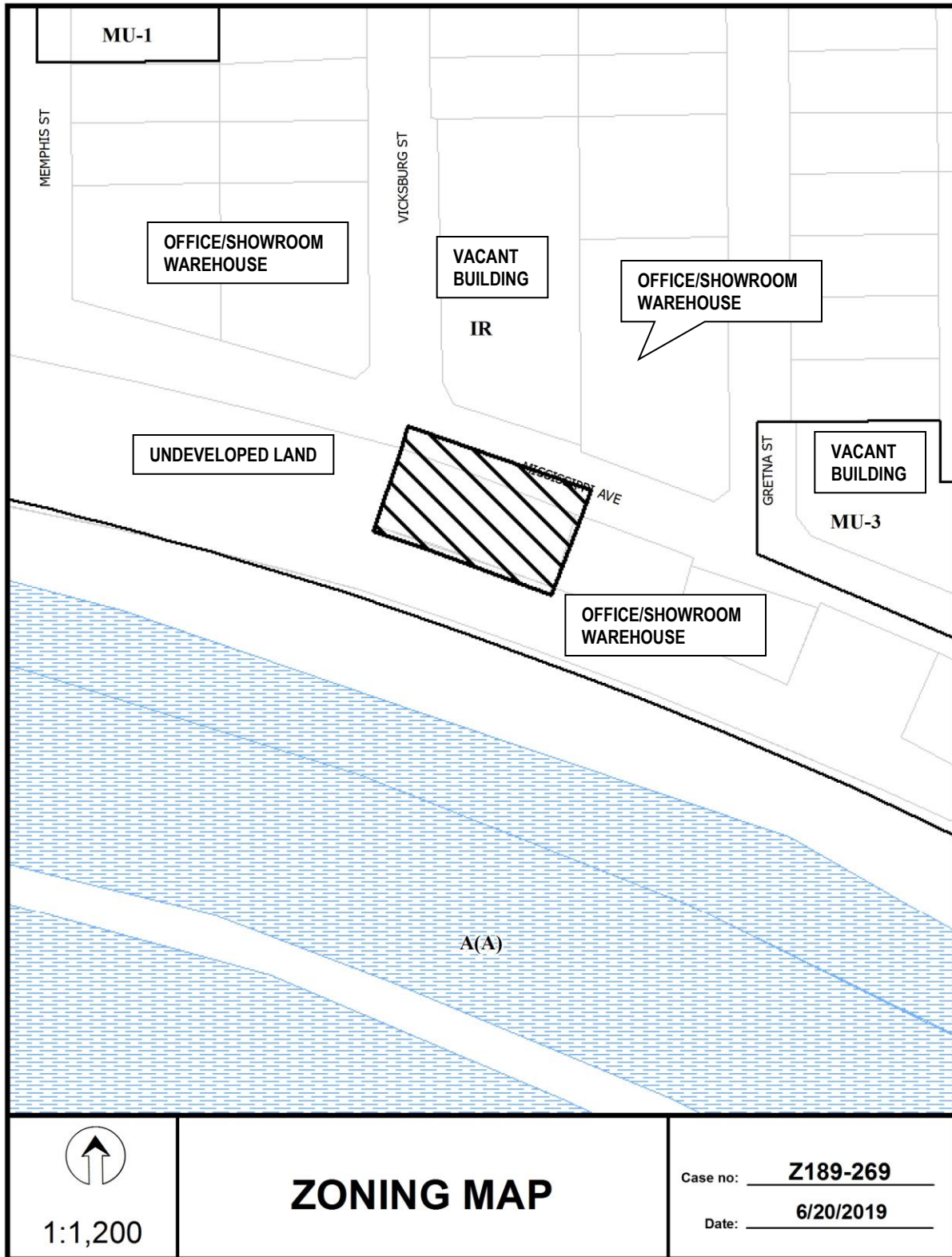


1:1,200

AERIAL MAP

Case no: Z189-269

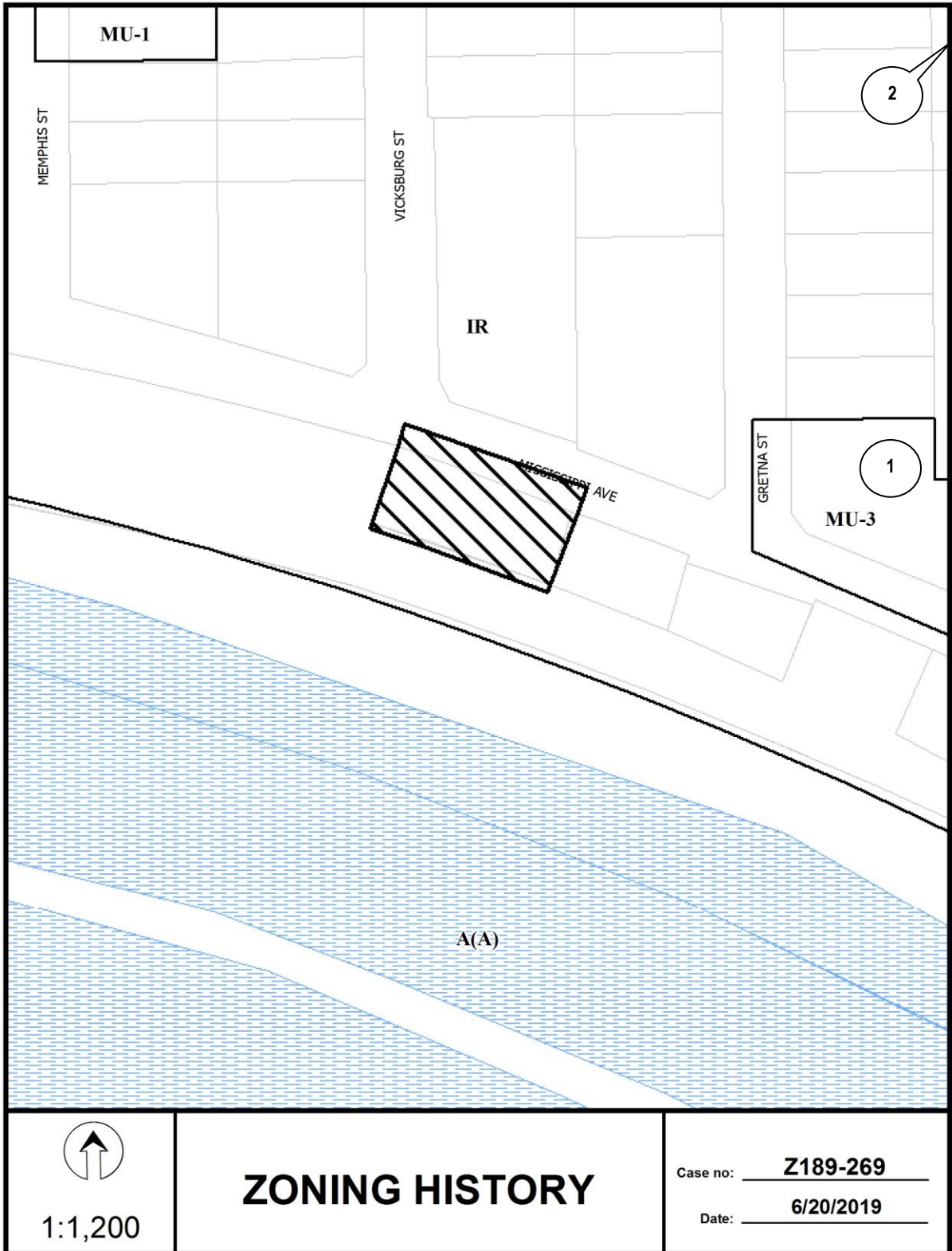
Date: 6/20/2019



1:1,200

ZONING MAP

Case no: Z189-269
Date: 6/20/2019

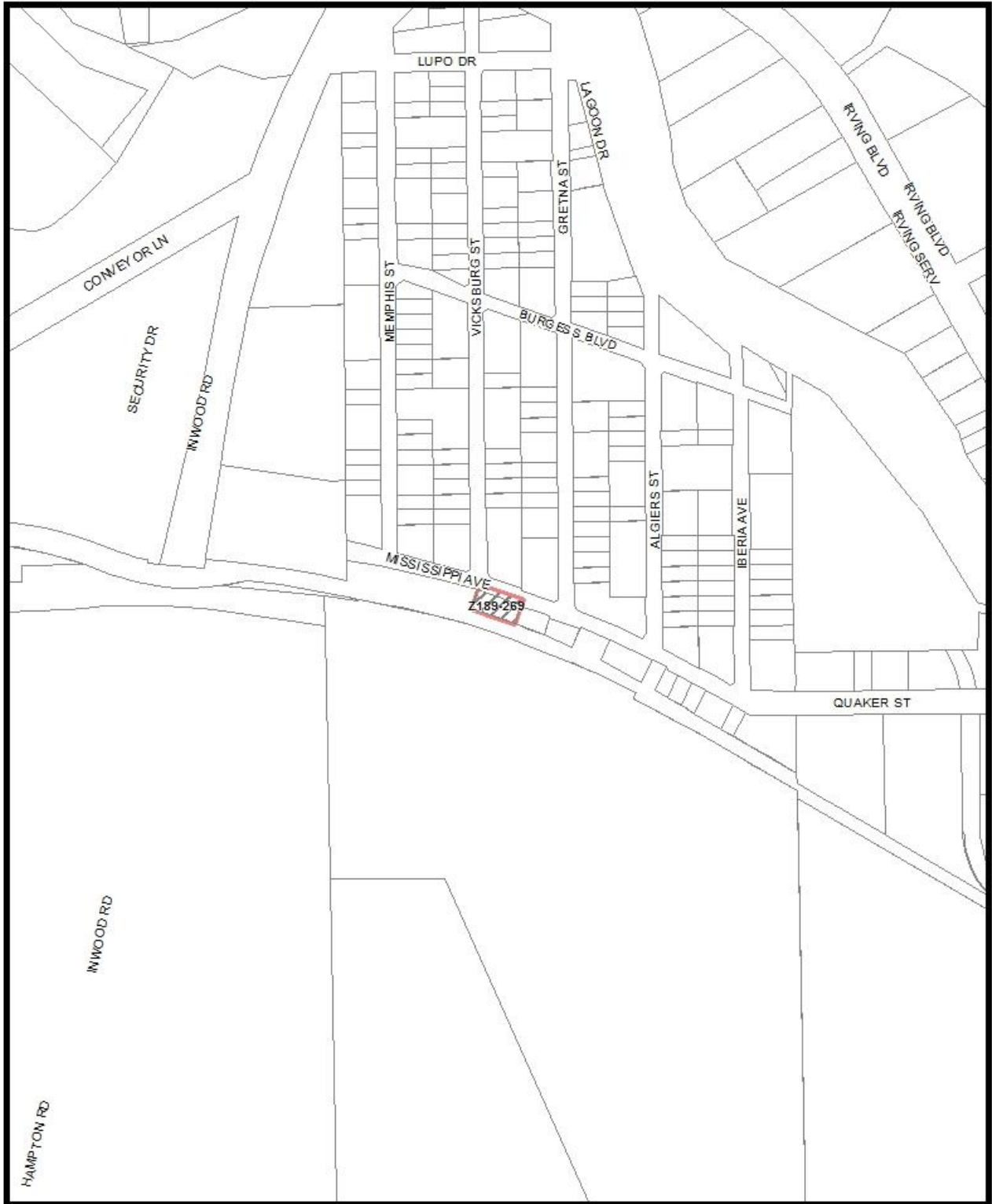


1:1,200

ZONING HISTORY

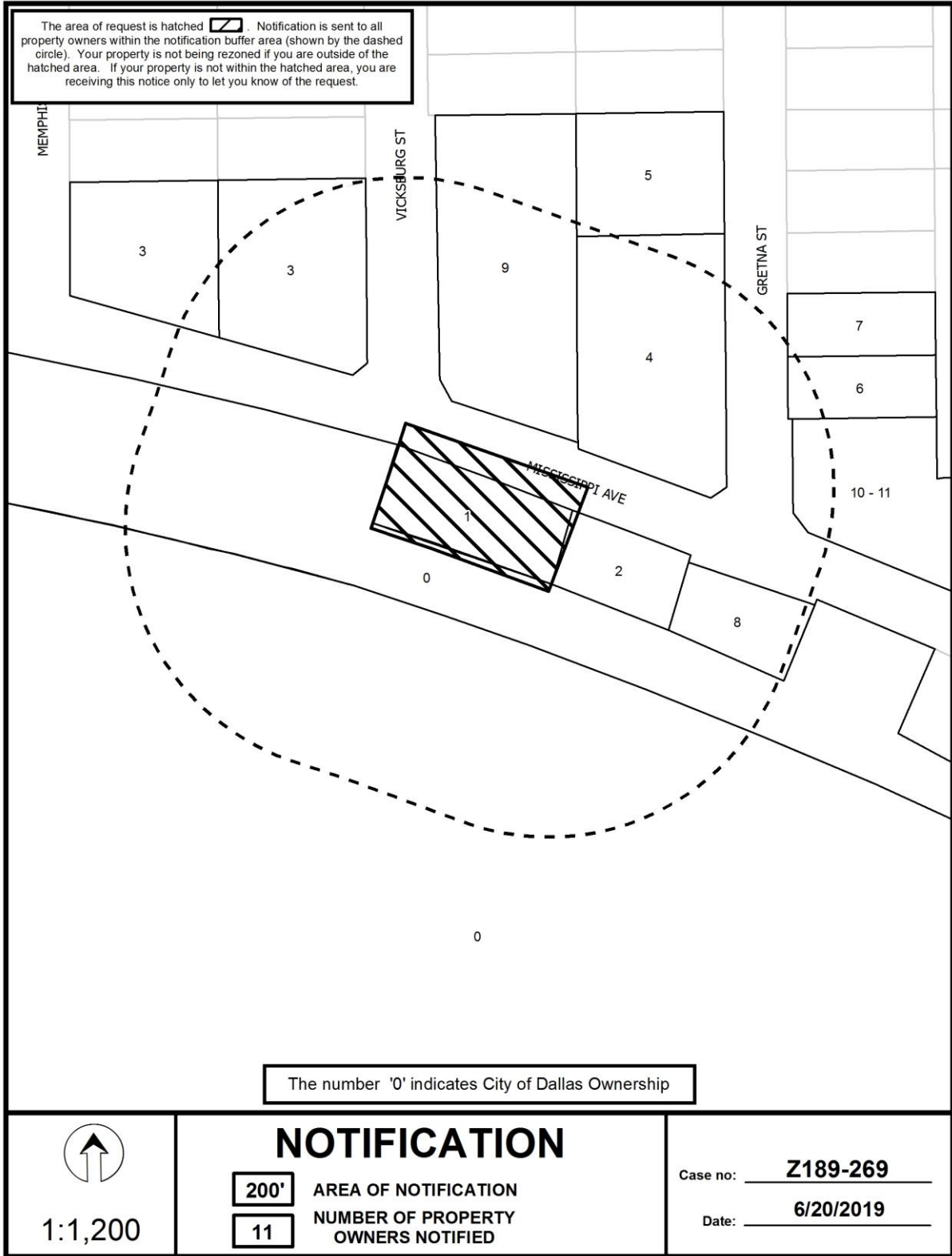
Case no: Z189-269

Date: 6/20/2019



Market Value Analysis

Printed Date: 6/20/2019



Notification List of Property Owners

Z189-269

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1136 MISSISSIPPI AVE	PRESCOTT INTERESTS LTD
2	1148 MISSISSIPPI AVE	4124 26 HAWTHORNE SERIES LLC
3	4706 MEMPHIS ST	EXA MANAGEMENT LLC
4	4715 GRETNA ST	GRETNA ACQUISITIONS LLC
5	4737 GRETNA ST	GRETNA PARTNERS LLC
6	4708 GRETNA ST	BATES JOINT VENTURE II
7	4714 GRETNA ST	BATES JV II
8	1156 MISSISSIPPI AVE	TWO RIVERS PROPERTIES LLC
9	4708 VICKSBURG ST	WSLJKO VENTURES LTD
10	1167 MISSISSIPPI AVE	KOCH PHILIP
11	1167 MISSISSIPPI AVE	WSLJKO VENTURES LTD

FILE NUMBER: Z189-280(AU)

DATE FILED: May 28, 2019

LOCATION: East line of South Corinth St. Road, south of Morrell Avenue

COUNCIL DISTRICT: 4

MAPSCO: 7 L

SIZE OF REQUEST: ±1.24 acres

CENSUS TRACT: 89.00

APPLICANT/OWNER: Christopher L Mayers/KnowVest, Inc.

REPRESENTATIVE: Maxwell Fisher, Masterplan

REQUEST: An application for an MF-2(A)-D Multifamily District on property zoned a CR-D Community Retail District with a D Liquor Control Overlay

SUMMARY: The applicant proposes a residential development of approximately 32 townhouses or multifamily units on a property that is currently divided into commercial and residential zoning districts

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION

- The 1.24-acre request property is the front part of a 1.81-acre larger parcel located along S Corinth St Road and is currently undeveloped. The 1.24-acre portion is zoned CR-D Community Retail District with a D overlay, with the 0.57-acre remainder being zoned MF-2(A) Multifamily District.
- The applicant is proposing a residential development of approximately 32 townhouses or multifamily units.

Zoning History

There have been two zoning requests in the surrounding area in the past five years:

- 1. Z145-267:** On August 12, 2015, the Planning Director approved the automatic renewal of Specific Use Permit No. 1924 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, for a five-year period, for the property located on the northwest corner of S Corinth St. Road and Morell Avenue.
- 2. Z178-253:** On August 22, 2018, City Council approved a zoning change from a CR-D Community Retail District with a D Liquor Control Overlay to an MF-2(A)-D Multifamily District with a D Liquor Control Overlay on property located on the west line of S Corinth Str. Road, south of Morell Avenue, immediately adjacent to the south of the request site.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW
South Corinth St. Road	Principal Arterial	Approximately 60 feet /100 feet With Bike Plan designation

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 applicant's request is 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.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

2.1.1.8 Promote development of sustainable and quality housing through zoning regulations that provide for higher densities at appropriate infill and Greenfield site locations in order to attract and retain urban homeowners.

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.

GOAL 5 EXPAND HOMEOWNERSHIP

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

GOAL 6 ENHANCE RENTAL HOUSING OPTIONS

Policy 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Surrounding Land Uses

	Zoning	Land Use
Site	CR Community Retail	Undeveloped
North	CR Community Retail	Restaurant Little Cedar Creek
East	MF-2(A) Multifamily With SUP No. 532 And SUP No. 1246	Undeveloped Church and Community Center with outside playground (Salvation Army)
South	MF-2(A) Multifamily	Undeveloped Multifamily
West	CR Community Retail	Auto-related uses

Land Use Compatibility

The 1.24-acre request property is the front part of a 1.81-acre larger parcel located along S Corinth St Road and is currently undeveloped. Historical records for this address show building permits for a medical office building. The larger parcel is currently divided into commercial and residential uses, the 1.24-acre portion, which is the request site, is zoned CR Community Retail District with a D overlay, with the remainder, outside of the area of request, being already zoned MF-2(A) Multifamily District 2. The purpose of this request is to unify the zoning on the entire property to allow for a residential development of approximately 32 townhouses or multifamily units comprised of the request property assembled with the 0.31-acre property immediately adjacent to the south. This development will continue the existing residential development further south of the request site. The request would have no impact on the existing D Liquor Control Overlay.

The proposed MF-2(A) zoning limits the maximum height allowed to 36 feet with uses limited to residential, as opposed to the 54 feet maximum height with retail, and persona service uses allowed by the existing CR Community Retail District.

The request site is surrounded by multifamily to the south, church and community service uses to the east, retail to the north and auto-related uses to the west, across S Corinth St. Road. Undeveloped properties are immediately adjacent to the east and south.

The proposed zoning change is consistent with the development and zoning patterns found in the area and will not impose unreasonable additional standards to the surrounding uses, specifically the CR district to the north and west. The area of request

is located in front of a DART bus stop and is within a half-mile walking distance of the Morrell DART rail station.

After review of the existing development patterns of surrounding properties, staff recognizes the positive benefits to be found in the expansion of the MF-2(A) Multifamily district.

Development Standards

District	Setbacks			Height (max)	Lot Coverage (max)	Special Standards	Primary Uses
	Front (min)	Side (min)	Rear (min)				
Existing: CR	15'	20' adj. to res. (not including A(A)) 0' all others		54' Max 4 stories	60%	RPS Visual intrusion	agricultural, commercial & business service, industrial, institutional and community services, lodging, office, recreational, retail and personal services, transportation utility and public service, wholesale, distribution, storage
Proposed: MF-2(A)	15'	SF: 0' D: 5' Other: 10'	SF: 0' D: 10' Other: 15' 10' when backing certain distr.	36'	60% 50% for non-residential	RPS 15' spacing between each group of 8 SF units Min lot area per DU Development bonus for mixed-income	residential, institutional, community service uses

Overall, the most significant changes in development rights would include changing to primarily residential land uses, decreasing the maximum allowable height and the additional RPS, MF-2(A) being a site of origination. Considering the fact that the right-of-way for S Corinth St. Road is 100 feet wide and the RPS generated by an MF(A) district is less restrictive Staff believes that these changes will not significantly impact or change the existing development pattern of the area and will not impose unreasonable development restrictions on the CR district immediately adjacent to the north and west of the request site.

Parking

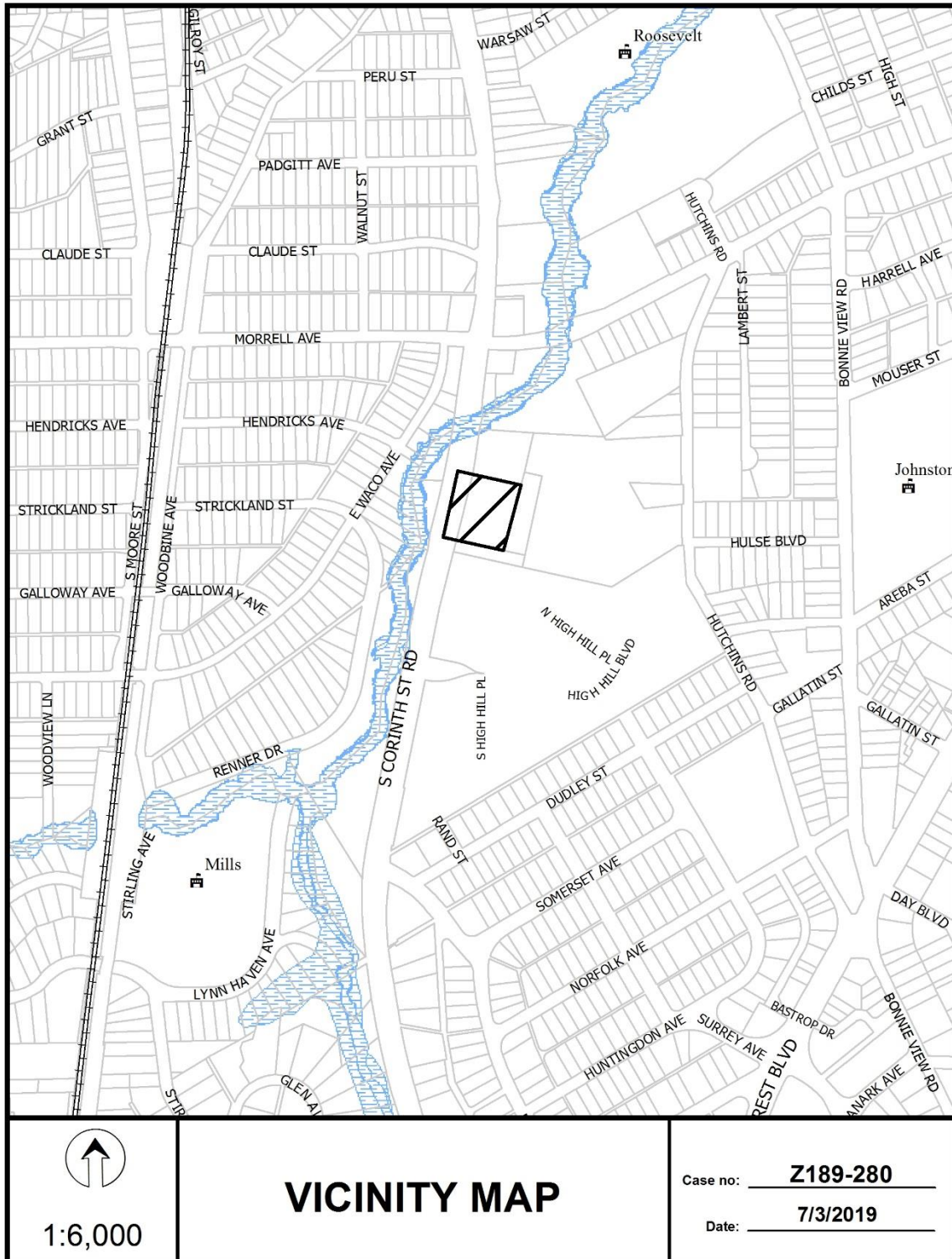
Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. A multifamily development requires a minimum of one parking space per dwelling unit and an additional one-quarter space per dwelling unit for guest parking. A townhouse development is classified as a single family use and requires two parking spaces per dwelling unit when located in an MF-2(A) Multifamily District.

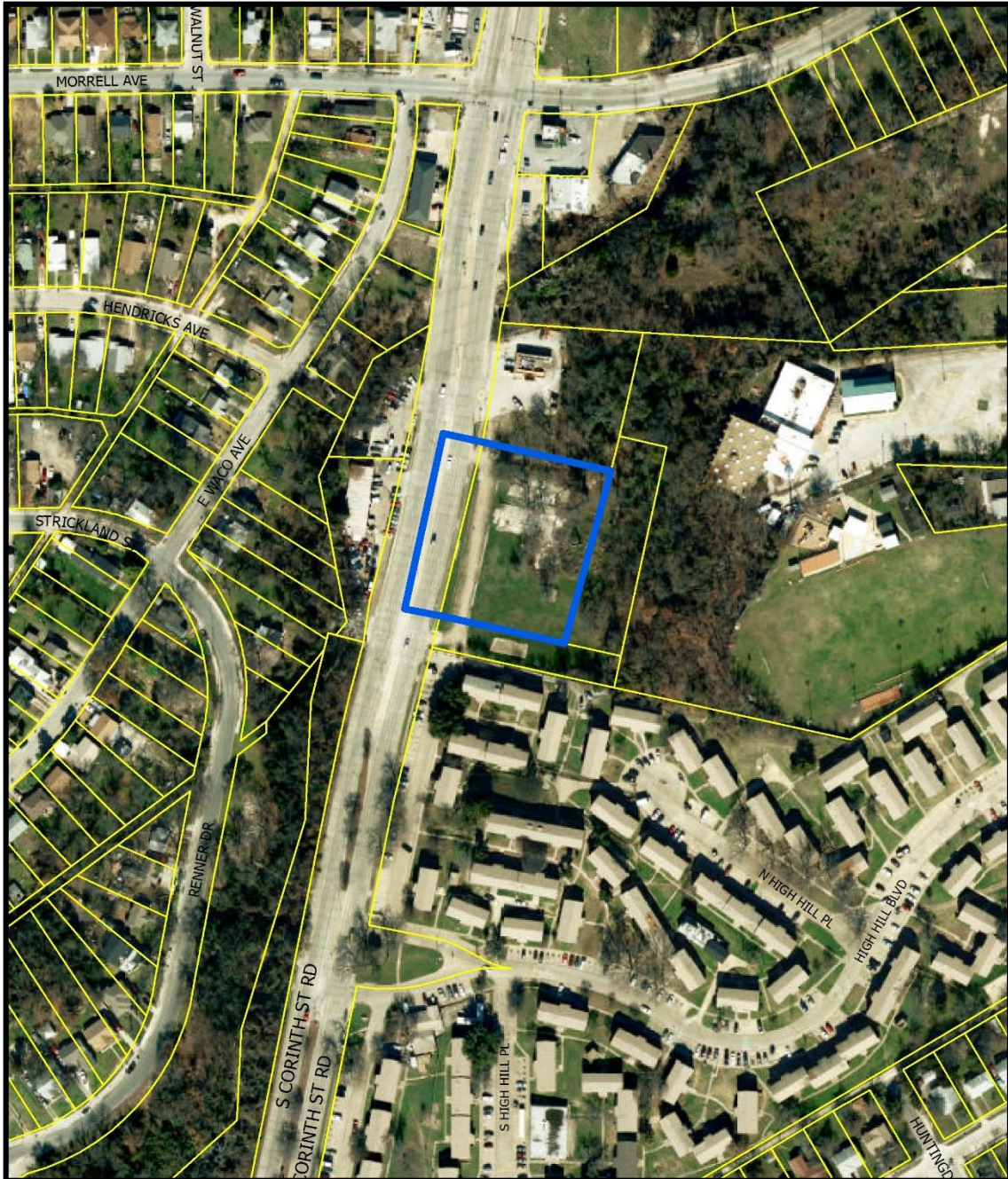
Landscaping

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

Market Value Analysis

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



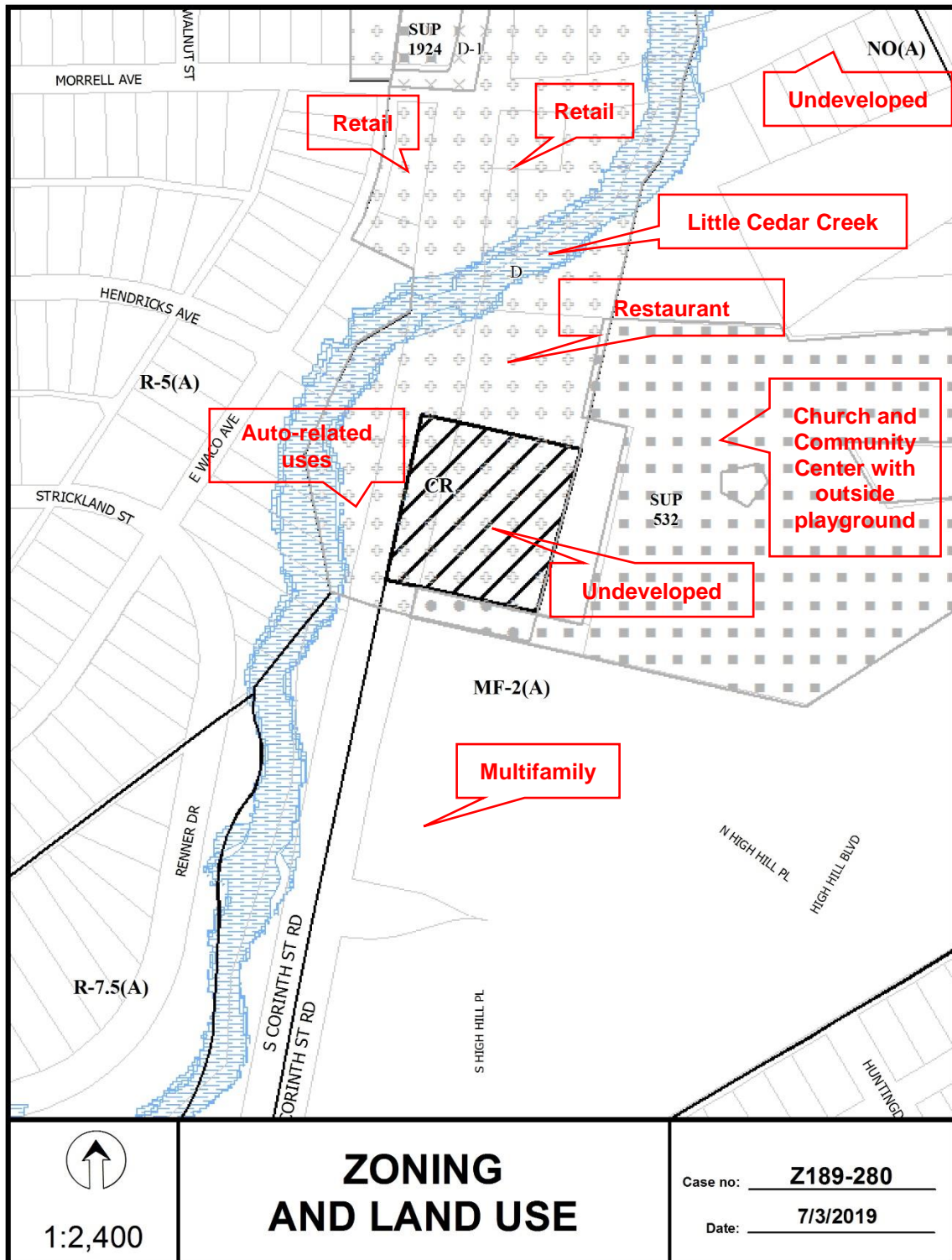


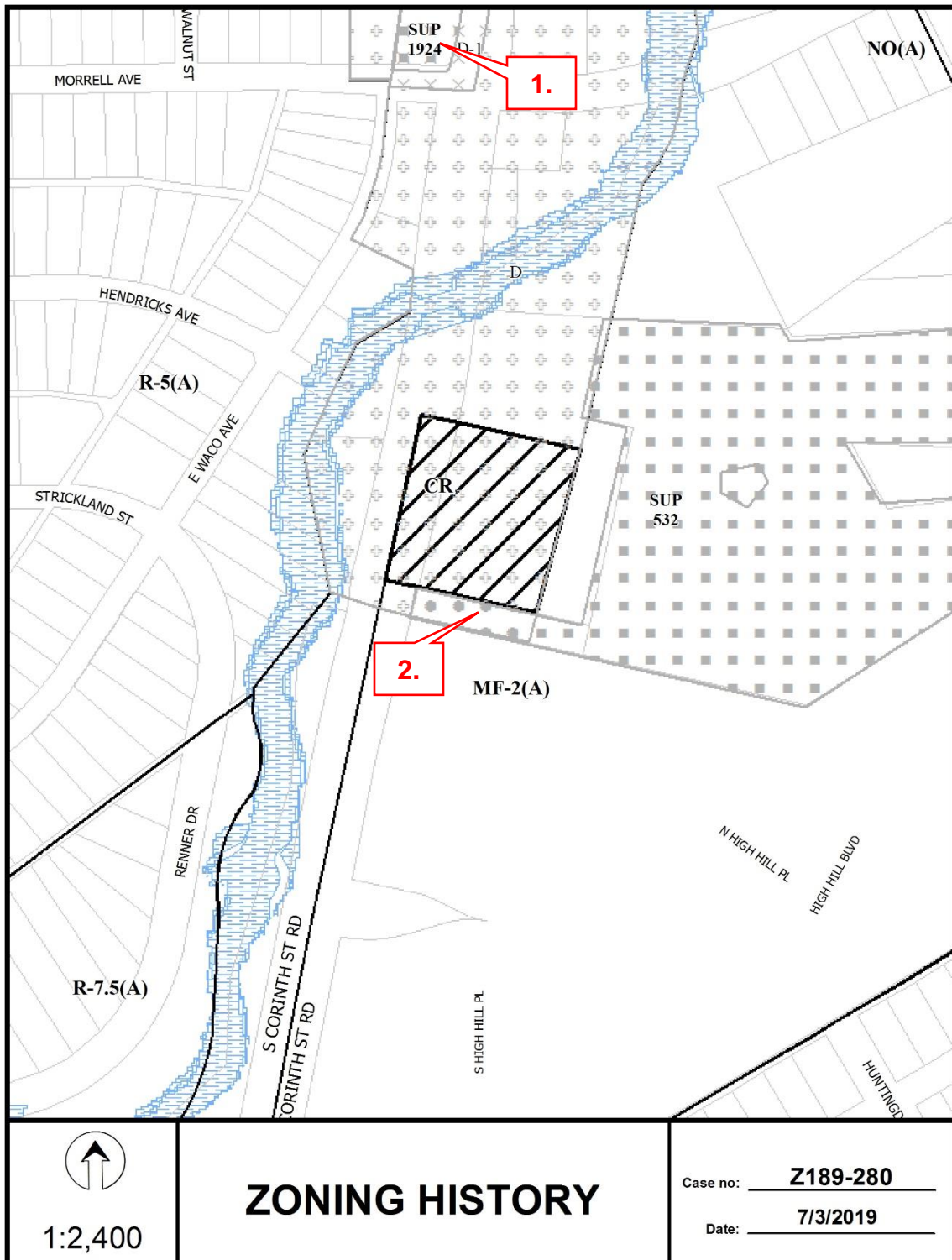
1:2,400

AERIAL MAP

Case no: Z189-280

Date: 7/3/2019







07/16/2019

Notification List of Property Owners***Z189-280******24 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	944 S CORINTH ST RD	MANNING BROTHERS BARNETT LTD INC
2	1566 RENNER DR	HERNANDEZ MARIA
3	1570 RENNER DR	SIERRADELARA ELIAS
4	1602 WACO AVE	SMITH ALENE H
5	1606 WACO AVE	MURILLOMONCADA ARIANA
6	1610 WACO AVE	GOMEZ CLAUDIA E
7	1614 WACO AVE	HAPPY FAMILY RENTALS LLC
8	1623 WACO AVE	JACKSON MAJORIA
9	1619 WACO AVE	MITCHELL LOUIS
10	1715 WACO AVE	ROMERONAVA ANY JANET
11	1711 WACO AVE	SANCHEZ JOSE LUIS RAMIREZ
12	1707 WACO AVE	DELEON RAUL & ISELA
13	1703 WACO AVE	POWELL HELEN LOUISE
14	1700 WACO AVE	HILL SHANTA
15	1718 WACO AVE	JONES BERNICE ETAL
16	910 S CORINTH ST RD	JJ PROPERTIES INC
17	1710 MORRELL AVE	BRISTOW ANNEMARIE
18	938 S CORINTH ST RD	WILLIAMS FRIED CHICKEN INC
19	1000 S CORINTH ST RD	BALLAS VICTOR
20	955 S CORINTH ST RD	DUKES R C ETAL
21	945 S CORINTH ST RD	DUKES R C
22	952 S CORINTH ST RD	KNOWVEST INC
23	1000 S CORINTH ST RD	GH PARTNERS LLC
24	807 HUTCHINS RD	SALVATION ARMY

FILE NUMBER: Z189-238(CY) **DATE FILED:** April 9, 2019
LOCATION: South side of Falls Drive and north side of Wright Street, east of South Franklin Street.
COUNCIL DISTRICT: 1 **MAPSCO:** 53 R
SIZE OF REQUEST: Approx. 1.37 acres **CENSUS TRACT:** 64.01

OWNER /APPLICANT: William M. Velasco, sole owner

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for a TH-2(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to develop the site with a shared access development with up to 12 single family dwellings.

STAFF RECOMMENDATION: Denial.

PRIOR CPC ACTION: On June 20, 2019, the City Plan Commission held this item under advisement to allow for the applicant to hold a neighborhood meeting.

BACKGROUND INFORMATION:

- The area of request is zoned an R-7.5(A) Single Family District and is currently undeveloped.
- The applicant proposes to develop the site with a shared access development with a maximum of 12 single family dwellings.
- The townhouse districts are established in an effort to provide a denser single family residential character by providing minimum standards for lot area, yards, lot coverage and lot frontage.

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

1. **Z145-158** On May 5, 2015, an automatic renewal of Specific Use Permit No. 1801 for an open-enrollment charter school was approved for an additional five-year period on property located on the west line of South Hampton Road, between Falls Drive and Wright Street, east of the area of request.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
Falls Drive	Minor arterial	50 ft.	50 ft.
Wright Street	Minor Arterial	60 ft.	56 ft.

Traffic:

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

An evaluation of sight distance at the intersection of any proposed drive with Wright Avenue will be required at the time of plan review for permitting.

STAFF ANALYSIS:

Comprehensive Plan:

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

The request does not comply with the following land use goals and policies of the Comprehensive Plan:

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS.

Policy 2.5.1 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY.

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single family District.	Undeveloped land
North	R-7.5(A) Single family District.	Single family
East	R-7.5(A) Single Family District, SUP No.1801 and SUP No. 506	Church, open enrollment charter school.
South	R-7.5(A) Single Family District, PD No. 419	DART rail line, public school
West	R-7.5(A) Single family District.	Single family

Land Use Compatibility:

The approximate 1.37-acre site is zoned R-7.5(A) Single Family District and is currently undeveloped. Historical aerial images from 1952 and subsequent years show the area of request undeveloped with no indication of any past construction.

The area of request is surrounded by traditional detached single family uses to the north, across Falls Drive, and directly adjacent to the west in a neighborhood that extends for several blocks in both directions. To the east, there is a church use abutting the site, followed by a charter school further west. To the southeast, at the corner of South Hampton Road and Wright Street, there is the Dallas Area Rapid Transit (DART) Hampton Rail Station. To the south of the subject site, and across the rail lines, there is a public school use followed by additional nonresidential uses extending further south along South Hampton Road. Additional single family uses are to the southwest.

The purpose of requesting a TH-2(A) Townhouse District, is to allow for the site to be developed with a shared access development with up to 12 units. The Dallas Development Code, as amended, provides for three Townhouse Districts that are established in an effort to provide a denser single family residential character by providing minimum standards for lot area, yards, lot coverage and lot frontage. Each one of these districts have the same development standards, except for the maximum

allowable dwelling density that increases from six units per acre in the TH-1(A) district, to 12 units per acre in TH-3(A).

With a maximum density of nine units per acre, the proposed TH-2(A) district would allow for the development of the 1.37-acre area of request with the proposed 12-unit shared access development¹. While staff acknowledges that the deed restrictions volunteered by the applicant to limit the maximum height to 30 feet instead of the allowed 36 feet in the proposed townhouse district, and to require the unit fronting on Falls Drive to provide a front porch facing this right-of-way, offers a development more consistent with the surrounding zoning, the proposed increase in density does not provide for an adequate transition from the existing single family neighborhood that extends to the north and west, to a desirable more dense area approaching the nonresidential corridor established along South Hampton Road.

In general, staff is in support of an increase in density in this area that is designated in the Comprehensive Plan as an urban neighborhood. The proximity of the site to the Hampton Rail Station, which is served by the Oak Cliff Segment of the DART Rail Red Line with connection to bus routes, also promotes density in the area; however, staff considers that the transition to an increase in dwelling units must be consistent with the already established single family uses that surrounds the area of request.

While understanding that the long and narrow shape of the area of request may limit its development under the existing zoning, it is staff's opinion that restricting the shared access development to a maximum of ten units, in addition to the other volunteered deed restrictions, could provide for a development more consistent with the surrounding neighborhood, particularly with the single family uses abutting the site to the west. Staff would be in support of the request for a TH-2(A) district in this instance.

Additionally, it is staff's opinion that reducing the number of units would allow the development to provide for adequate shared access area width, sufficient landscape areas, sufficient separation between units, and lot sizes more consistent with the R-7.5(A) District.

Staff discussed with the applicant the possibility of the reduction in the allowable density to a maximum of ten units to receive staff's full support of the request; however, the applicant was not amenable to including this reduction in the deed restrictions.

Development Standards

The table below is a comparative chart between the development standards in the existing single family district and those in the proposed townhouse district.

While the proposed zoning provides for minimum standards for lot area yards, lot coverage and lot frontage, due to the location of the site, the proposed shared access development will be required to provide standards more consistent with the existing R-7.5(A) Single Family District.

¹ 1.37 acres x 9 units/acre = 12.33 units

Regarding the front yard regulations, though the proposed TH-2(A) Townhouse District does not require a minimum front yard, the proposed development will have to maintain the block face continuity along Falls Drive and Wright Street and provide a minimum of 25-foot setback on both frontages.

In a similar way, and due to the site being surrounded by the R-7.5(A) Single Family District that requires a greater side yard than the one required for single family structures in the proposed TH-2(A) District, all proposed structures will require a minimum five-foot side yard along the east and west property boundaries.

These regulations, in addition to the height restriction in the volunteered deed restrictions, allow for the proposed shared access development to be more consistent with the existing zoning.

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Minimum Lot Size	Special Standards	PRIMARY Uses
	Front	Side/Rear						
Existing R-7.5(A)	25'	5' for SFD, 10' side for other, 15' rear for other	No maximum	30'	45% for res, 25% for nonres	7,500 sf	Electrical Service for SFD	Single Family
Proposed TH-2(A)	No min.	No min for SFD, 10' for other; 5' side for duplex, 10' rear for duplex*	9 units /acre	36'**	60% for res. 25% other	2,000 sf for SFD, 6,000 for duplex	SFD spacing***	Single Family.

* If abutting a district with greater side yard requirement, the most restrictive side yard setback applies.

** Restricted to 30 feet in the volunteered deed restrictions.

*** Min. 15' between each group of 8 units must be provided by plat

Market Value Analysis

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

Parking:

The Dallas Development Code, as amended, requires that for single family uses in a TH district, one off-street parking space be provided for each dwelling unit [Sec. 51A-4.209(b)(6)(C)]. Per this requirement, a total of 12 parking spaces would be required for the proposed 12 units.

In addition to this requirement, the development code also requires that shared access developments provide 0.25 unassigned spaces for each dwelling unit available for use by visitors and residents. This adds 3 off-street parking spaces to the overall requirement for the development for a total of 15 spaces.

Landscaping:

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

Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

THE OWNER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM AND AGAINST ALL CLAIMS OR LIABILITIES ARISING OUT OF OR IN CONNECTION WITH THE PROVISIONS OF THIS DOCUMENT.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

X.

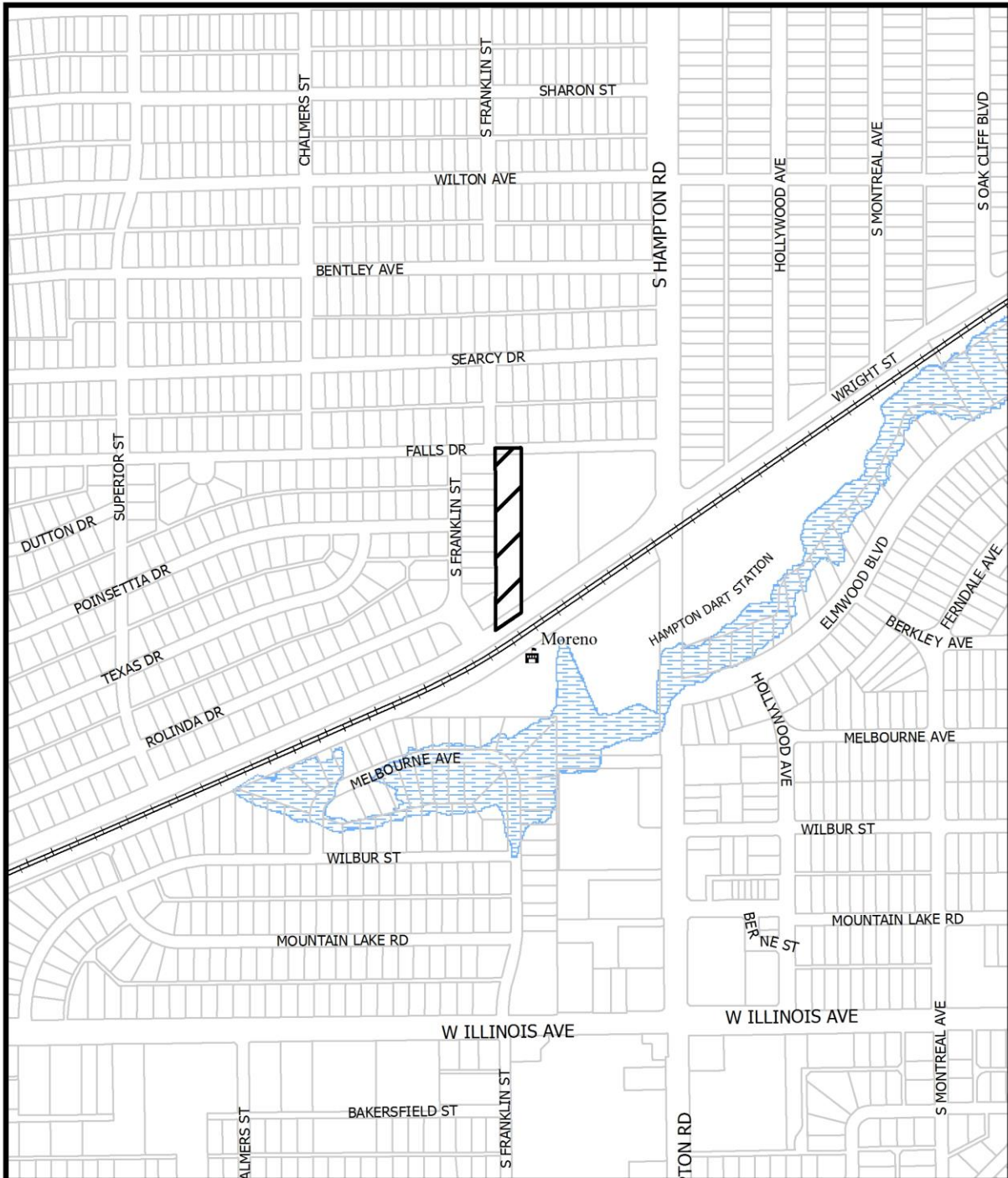
The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

XII.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

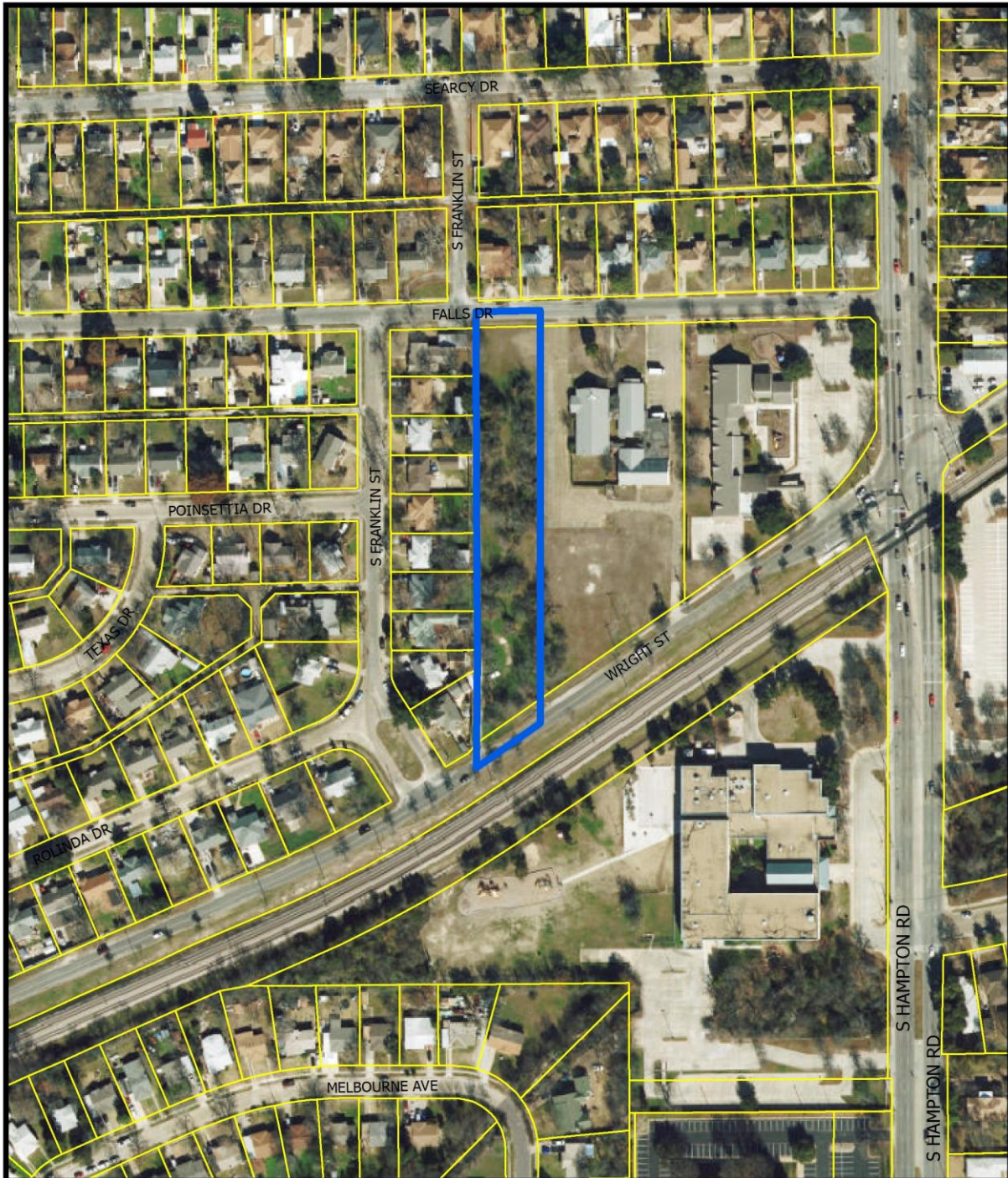


1:6,000

VICINITY MAP

Case no: **Z189-238**

Date: **5/8/2019**

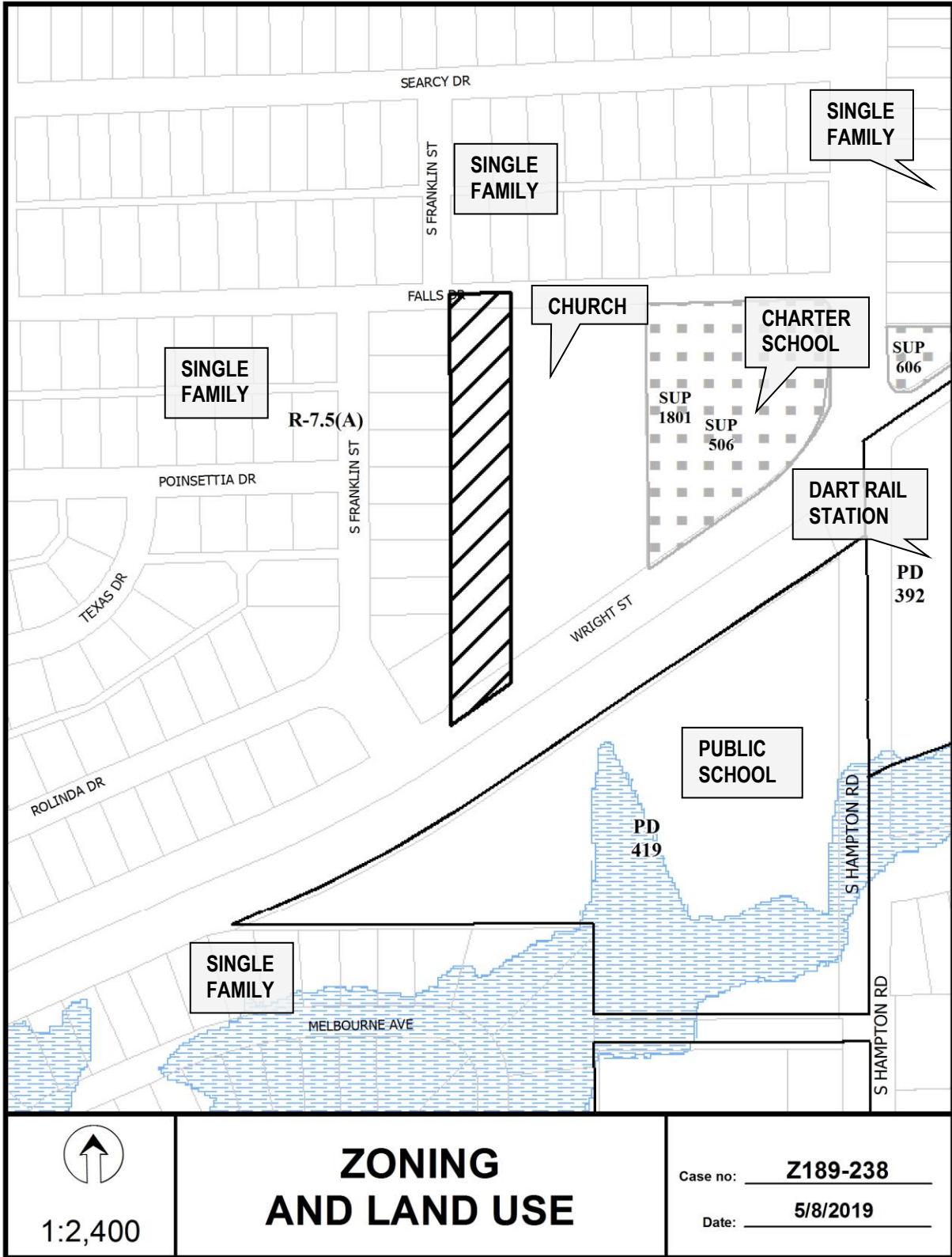


1:2,400

AERIAL MAP

Case no: **Z189-238**

Date: **5/8/2019**

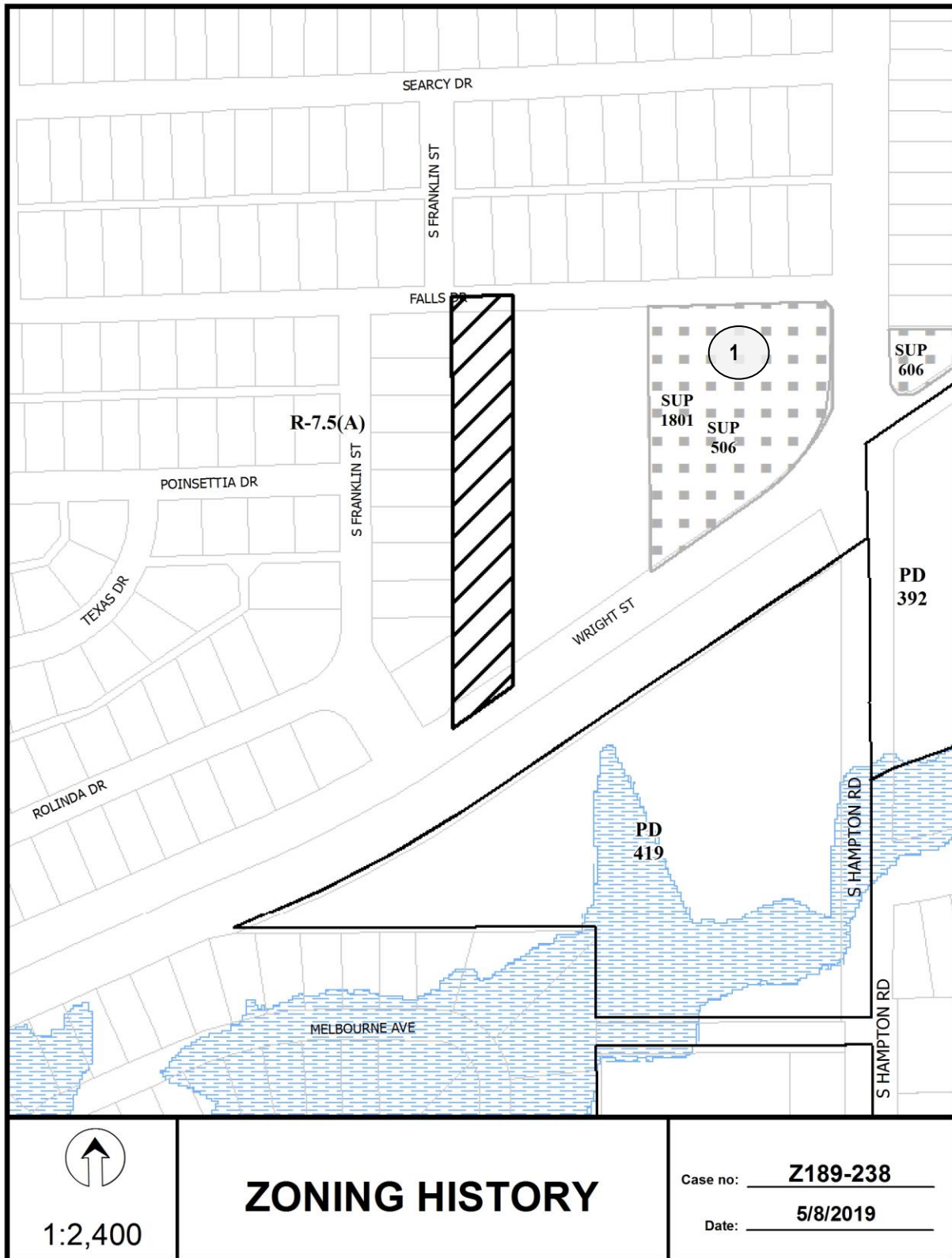


1:2,400

ZONING AND LAND USE

Case no: Z189-238

Date: 5/8/2019

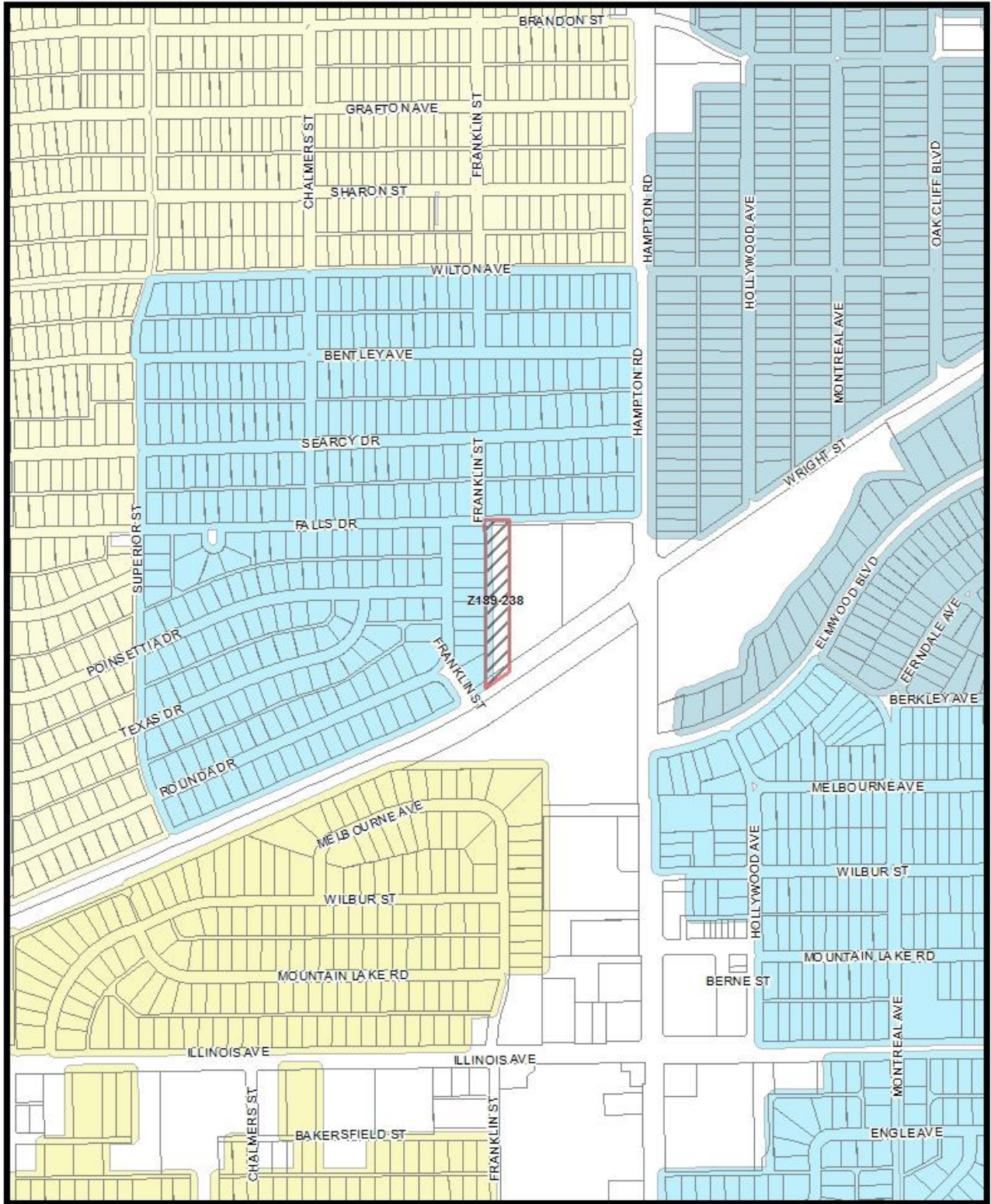


1:2,400

ZONING HISTORY

Case no: Z189-238

Date: 5/8/2019

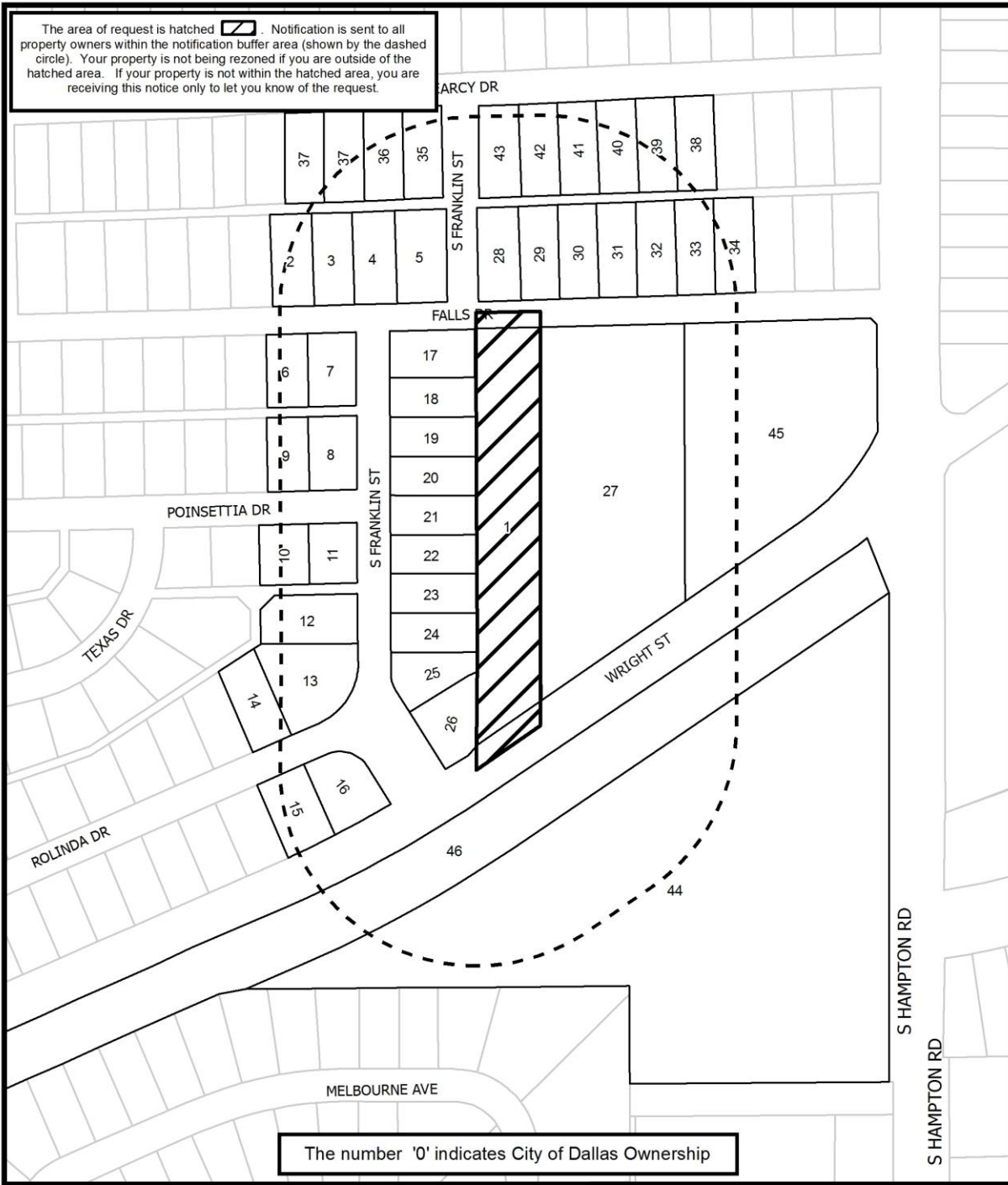


MVA Cluster A B C D E F G H I NA

 1:6,000

Market Value Analysis

Printed Date: 5/8/2019



 1:2,400	<h2>NOTIFICATION</h2>	Case no: Z189-238
	300' AREA OF NOTIFICATION 46 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 5/8/2019

05/08/2019

Notification List of Property Owners***Z189-238******46 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2438 FALLS DR	VELASCO WILLIAM M II
2	2519 FALLS DR	TOLIVER PAUL ALAN
3	2515 FALLS DR	FLORES ROGER J & ERICA
4	2509 FALLS DR	BARRON JOEL ETAL
5	2505 FALLS DR	VEGA JAMES & AMANDA
6	2508 FALLS DR	TURNER MARGARITA
7	2504 FALLS DR	PORCHE ANTIGUO PROPERTIES LLC
8	2505 POINSETTIA DR	HARDY RYAN
9	2509 POINSETTIA DR	MARTINEZ YOLANDA
10	2510 POINSETTIA DR	KINGSBURY MARILEE E
11	2504 POINSETTIA DR	LAUREANO DANIEL &
12	1915 S FRANKLIN ST	DELUNA ALICE
13	2505 ROLINDA DR	FERNANDEZ FELIPE J &
14	2509 ROLINDA DR	MARTINEZ MELITON
15	2510 ROLINDA DR	JAUREGUI JOSHUA A
16	2504 ROLINDA DR	BARRON VELMA
17	1804 S FRANKLIN ST	ORTIZ JOSE L & MARIA E L
18	1808 S FRANKLIN ST	FERNANDEZ RODOLFO
19	1814 S FRANKLIN ST	PARRA ALFREDO
20	1818 S FRANKLIN ST	GONZALES ANTIOCO ARTURO
21	1824 S FRANKLIN ST	ALANIZ ABEL RUIZ
22	1902 S FRANKLIN ST	PINO ADDY BEATRIZ &
23	1906 S FRANKLIN ST	HUNDLEY RONALD LEE &
24	1912 S FRANKLIN ST	RANGEL MARGARITO & TRINIDAD &
25	2020 S FRANKLIN ST	MORALES ADRIANA
26	2006 S FRANKLIN ST	WHITE BILLY JACK

05/08/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2428 FALLS DR	CHURCH OF PENTECOSTES OF JESUCRISTO INC
28	2445 FALLS DR	JUAREZ NICOLAS & ELISIA
29	2441 FALLS DR	VALDERAS TRAVIS RYAN & ESMERALDA
30	2437 FALLS DR	DIAS ROGELIA
31	2433 FALLS DR	CASTILLO JOEL ANDRES
32	2429 FALLS DR	SANDERS MAX O
33	2423 FALLS DR	GARCIA OCTAVIO
34	2419 FALLS DR	LUNA ALEJANDRO &
35	2502 SEARCY DR	CARDENAS RICHARD & AMELIA
36	2506 SEARCY DR	VILLANUEVA JORGE A
37	2514 SEARCY DR	VERA FAMILY TRUST
38	2418 SEARCY DR	HERNANDEZ LETICIA
39	2422 SEARCY DR	GORROSTIETA SANTOS
40	2426 SEARCY DR	RIZO JUVENTINO &
41	2430 SEARCY DR	MUNOZ JOSE & MARIA
42	2434 SEARCY DR	DELGADO TERESITA I
43	2438 SEARCY DR	RAMIREZ FELICIA A
44	2115 S HAMPTON RD	Dallas ISD
45	1811 S HAMPTON RD	LA ACADEMIA DE ESTELLAS
46	401 S BUCKNER BLVD	DART

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

FILE NUMBER: Z178-336(CT) **DATE FILED:** August 10, 2018

LOCATION: Generally bound by Beckleymeade Avenue, South Hampton Road, Westfall Drive and Stoneview Drive

COUNCIL DISTRICT: 8 **MAPSCO:** 73 H

SIZE OF REQUEST: Approx. 7.57 acres **CENSUS TRACT:** 166.05

APPLICANT/OWNER: Uplift Education

REPRESENTATIVE: Brian Nelson - HKS

REQUEST: An application for the renewal of Specific Use Permit No. 1661 for a public or private school limited to an open-enrollment charter school on property zoned an IR Industrial Research District with existing deed restrictions (Z823-131_Tract1A), generally bound by Beckleymeade Avenue, South Hampton Road, Westfall Drive, and Stoneview Drive.

SUMMARY: The purpose of this request is to allow the school [Uplift Hampton Preparatory] to continue to operate. On April 25, 2007, the City Council approved a Specific Use Permit for an open-enrollment charter school for a ten-year period with eligibility for automatic renewals for additional ten-year periods. Specific Use Permit No. 1661 was eligible for automatic renewal but owners of twenty percent or more of the land with 200 feet of the area governed by the SUP have filed written protest against the automatic renewal. As a result, SUP No. 1661 now has to go through the public hearing process.

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

PRIOR CPC ACTION: On July 11, 2019, the City Plan Commission held this item under advisement due to a notification error.

BACKGROUND INFORMATION:

- In 2012, the Uplift Education received an initial CO Certificate of Occupancy for a public or private school. The Development Code requires a Specific Use Permit to operate an open-enrollment charter school.
- On April 25, 2007, the City Council approved a Specific Use Permit for an open-enrollment charter school for a ten-year period with eligibility for automatic renewals for additional ten-year periods.
- On September 14, 2011, the City Council approved an amendment to Specific Use Permit No. 1661 for an open enrollment charter school for a ten-year period with eligibility for automatic renewals for additional ten-year periods.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Beckleymeade Avenue	Community Connector	60 ft.
S. Hampton Road	Principal Arterial	100 ft.

Traffic:

The applicant submitted a TMP report for this application. The Engineering Division has reviewed and supports the Traffic Management Plan. The applicant is required, as with all Traffic Management Plans, to submit a traffic study to the director each odd-numbered year, to determine if the TMP is being implemented effectively. 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.

Land Use:

	Zoning	Land Use
Site	IR w/ SUP No. 1661	Open-enrollment charter school
North	IR	Vehicle Display, Sales, and Service
South	IR	Office Park
East	IR w/ SUP No/ 2089	Office Showroom Warehouse
West	IR	Open Enrollment Charter School Office

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

LAND USE ELEMENT

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:

NEIGHBORHOOD PLUS

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

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

STAFF ANALYSIS:

Land Use Compatibility:

The 7.5723-acre campus is developed as an open-enrollment charter school. The applicant’s request for a renewal of Specific Use Permit No. 1661 will allow for the continued operation of the school.

The open-enrollment charter school has a student enrollment of approximately 1,300 students from grades kindergarten to twelfth. Currently the school has 66 classrooms, which is the maximum allowed.

The land uses surrounding the request site are primarily industrial. The properties east of the site consist of a warehouse distribution center. South of the subject site is an office park and west are office and open-enrolment charter school uses. North of the property is a vehicle display, sales, and service use. The location of the school is compatible with the surrounding land uses and is within an IR Regional Retail District where the area provides for development of retail, personal service and office uses. The open-enrollment charter school provides another choice to serve educational needs in the community.

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.

The use is compatible with the mix of uses in the area. It is located on a major thoroughfare to allow for access to the school without interfering with a residential traffic. The conditions in the PD and the TMP provide regulations that will help mitigate any potential issues that the open-enrollment charter school may pose on adjacent properties. The relatively short time periods and the requirement of the updated TMP will allow staff to evaluate the operation of the use for continued compatibility.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
IR Industrial Research	15'	30' adjacent to residential OTHER: No Min.	0.5 FAR fro retail and personal service uses 0.75 for any combination of lodging, office, retail and personal service use 2.0 for all uses combined	200' 15 stories	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, industrial, Charter School

Parking:

The requirement for off-street parking for the school is derived by two criteria: 1) the number of classrooms and 2) the type of institution that serves the students (e.g., elementary, middle or high school). The requirements for off-street parking are as follows:

- one and one-half spaces for each 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 school is currently permitted a maximum of 66 classrooms. Below is a chart that provides a breakdown of the number of classrooms per grade.

Grades	Number of Classrooms	Required Parking
Elementary	24	36 spaces
Middle School	18	63 spaces
High School	24	228 spaces
Total	66 classrooms	327 spaces

The number of required off-street parking spaces for the campus is 327 spaces and the applicant is proposing to provide 327 off-street parking spaces.

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

Market Value Analysis

[Market Value Analysis \(MVA\)](#), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The subject site is not located within an identified market type category and have no identified market type in the immediate vicinity.

LIST OF PARTNER/PRINCIPALS/OFFICERS
Uplift Education

Ryan Moss
Richard Frapart
Kay Allen
Cristina Barbosa
Michielle Benson
Kevin Bryant
Carey Carter
Cullum Clark
George Conant
Adam Cox
Cathleen Crews
Pilar Davies
Tony Dona
Cathy Estrada
Ossa Fisher
Christine Frary
Dexter Freeman
Ardo Fuentes
Michael Giles
Kenneth Govan
Cameron Johnson
Dawn Mann
Andre McEwing
Lael Melville
Amy Messersmith
Carol Proffer
Stuart Ravnik
Brunilda Santiago
Michael Stack
James Stanton
Brice Tarzwell
Ed Tauriac
Josh Terry
Jason Villalba
Bruce Ware
Donell Wiggins

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a public or private school limited to an open-enrollment charter school.

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 ~~December 10, 2008~~ (ten years from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. CLASSROOMS: The maximum number of elementary school classrooms is 24; the maximum number of middle school classrooms is 18; and the maximum number of high school classrooms is 24.

5. DROP-OFF/PICK-UP: A pick-up and drop-off area for students must be provided in the location shown on the attached site plan.

6. INGRESS/ EGRESS: Ingress and egress must be provided in the location shown on the attached site plan.

7. LOADING AND UNLOADING: Student loading and unloading areas must be identified with pavement markings and signage as shown on the attached site plan.

8. PARKING: Off-street parking must be provided in the locations shown on the site plan.

9. TRAFFIC MANAGEMENT PLAN:

A. In general. On-site traffic circulation must be provided as shown on the attached traffic management plan.

B. Circulation. School personnel must be provided in the locations shown on the attached traffic management plan between the hours of 7:15 a.m. and 8a.m. and 3:15 p.m. and 4:15 p.m., Monday through Friday, to facilitate traffic circulation and student loading and unloading. Pavement markings directing traffic must be provided as shown on the attached traffic management plan.

C. Queuing. Queuing is only permitted inside the Property, and drop-off and pick-up are not permitted within the city right-of-way.

10. TRAFFIC STUDY.

i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each odd-numbered year.

ii. 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.

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

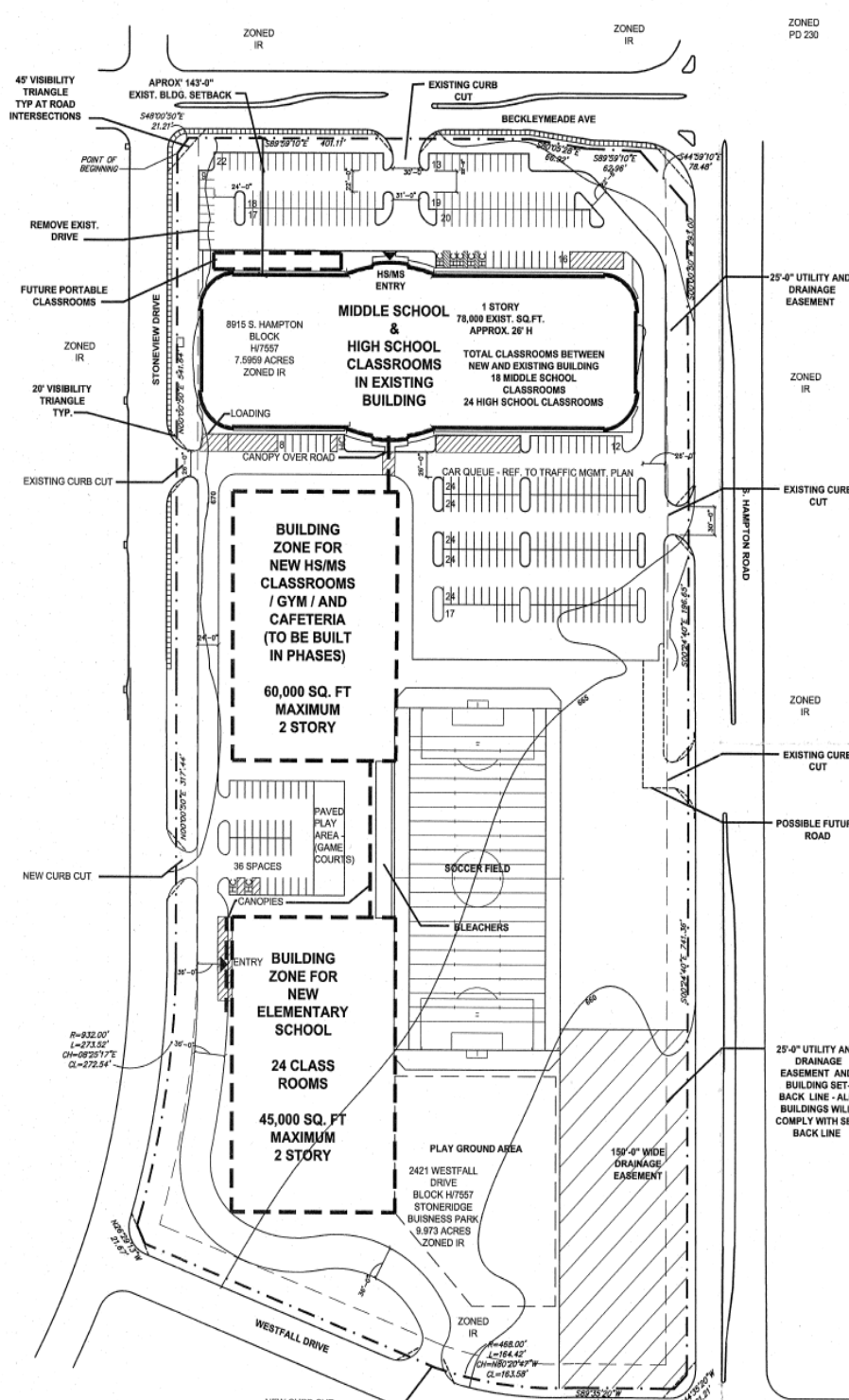
a. If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

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.

11. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

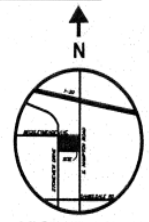
12. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN
(No Proposed Changes)



PARKING - SPACES 18'-0" LONG X 9'-0" WIDE TYP			
SCHOOL TYPE	NUMBER OF CLASSROOMS	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
ELEM. SCHOOL	24 CLASSROOMS	36 - 1.5 PER CLASS	36
MIDDLE SCHOOL	18 CLASSROOMS	63 - 3.5 PER CLASS	63
HIGH SCHOOL	24 CLASSROOMS	228 - 9.5 PER CLASS	228
ALL	66 CLASSROOMS	327	327
HC ALL	66 CLASSROOMS	8	8

SITE		IMPERVIOUS COVERAGE	
TOTAL SITE:	17.563 ACRES	BUILDINGS =	183,000
	766,035 sq.ft.	SURFACE LOTS AND DRIVES =	196,900
		TOTAL IMPERVIOUS COVERAGE =	379,900
FAR 45		PERCENTAGE =	48%
HEIGHT 38' - 2 STORES			
LOT COVERAGE 24%			



SITE WILL COMPLY WITH ARTICLE X LANDSCAPE REQUIREMENTS
EXISTING LANDSCAPING AND SITE LIGHTING TO REMAIN WHERE FEASIBLE

S. HAMPTON PREPARATORY SCHOOL (CHARTER) FOR UPLIFT EDUCATION
8915 S. HAMPTON RD. DALLAS, TX 75232
OCTOBER 17, 2008

UPLIFT EDUCATION **HKS** SCALE 1" = 70'-0"
OWNER: UPLIFT EDUCATION, 1000 W. LIME BLVD., SUITE 100, DALLAS, TX 75201
ARCHITECT: HKS INC., 1010 SCARBOROUGH BLVD., SUITE 100, DALLAS, TX 75201
SITE PLAN

083382
27429
APPROVED BY
CITY COUNCIL
JUL 10 2008
Richard Martinez
City Secretary

Specific Use Permit
No. 1661
Site Plan

Approved
City Plan Commission
November 6, 2008

ZONING CASE NO: Z078-311

**PROPOSED TRAFFIC
MANAGEMENT PLAN**

Hampton Traffic Management Plan 2019

Hampton SUP NO. 1661 Renewal
Z178-336 Dallas, Texas



Elizabeth Crowe
May 15, 2019

Prepared for
Uplift Education

Prepared by

Elizabeth Crowe Engineering Associates, PLLC
TBPE Firm Registration No. 20105

May 2019

INTRODUCTION/OVERVIEW

Hampton Preparatory School located at 8915 S. Hampton Road in Dallas, Texas operates under Special Use Permit No. 1661 (SUP). Part of the SUP renewal process includes review of the current student drop-off and pick-up operations. Observations were made in the Fall of 2018 and a TMP Update was prepared and submitted to the City of Dallas in September 2018. A proposed recommendation included in this September 2018 document was to construct a driveway extension on the Primary School campus off Westfall Drive.

Communication in March 2019 from Mr. Carlos A. Talison, MPA of the City of Dallas Planning Department, included the following comments for the Hampton Primary Campus:

- Primary School-Exhibit 5, TMP must be revised to “no queueing on Westfall Drive”.

Primary School – Exhibit 5

- Immediately after entering off of Westfall Drive queue vehicles in two lines for both arrival and dismissal to reduce queueing on Westfall Drive.
- Proposed driveway extension for the primary school must be part of the development plan.
- TMP exhibits must be revised to show “police officers only” on city right-of-way.

The City of Dallas did not prepare any comments relative to the Secondary School TMP and operations.

At the time of the Fall 2018 campus observations, the Senior Director of Campus Support was Mr. Layne Fisher of Uplift Education. Since that time, a new Operations Director, Mr. Byron Walker, has joined the Hampton Preparatory School staff and pick-up operations have improved.

In April 2019, additional observations were made during the afternoon pick-up operations at the Hampton campus by Elizabeth Crowe Engineering Associates, PLLC. No vehicles were observed queued on South Hampton Road during either afternoon of observations.

City of Dallas staff, Mr. David Nevarez, reviewed the comments from the City of Dallas, and edited the City of Dallas request of Hampton Preparatory. No extension of a driveway on campus would be required, however a police officer would be required at the entry to the Primary School campus if there were queued vehicles on Westfall Drive. It was also requested that the TMP Exhibit distinguish between Police Officers and School Staff Personnel in the legend on the TMP.

PRIMARY SCHOOL CURRENT and PROPOSED OPERATIONS

Generally, the parents line up inside the campus in two lines leaving the middle lane open. Typical operations during the afternoon pick-up are illustrated in Photos 1 and 2. A police officer is posted at the entry at Westfall Drive to provide traffic control assistance as shown in Photo 2.



Photo 1 – Two lines of Vehicles Queued inside Campus

April 15, 2019 3:25 PM

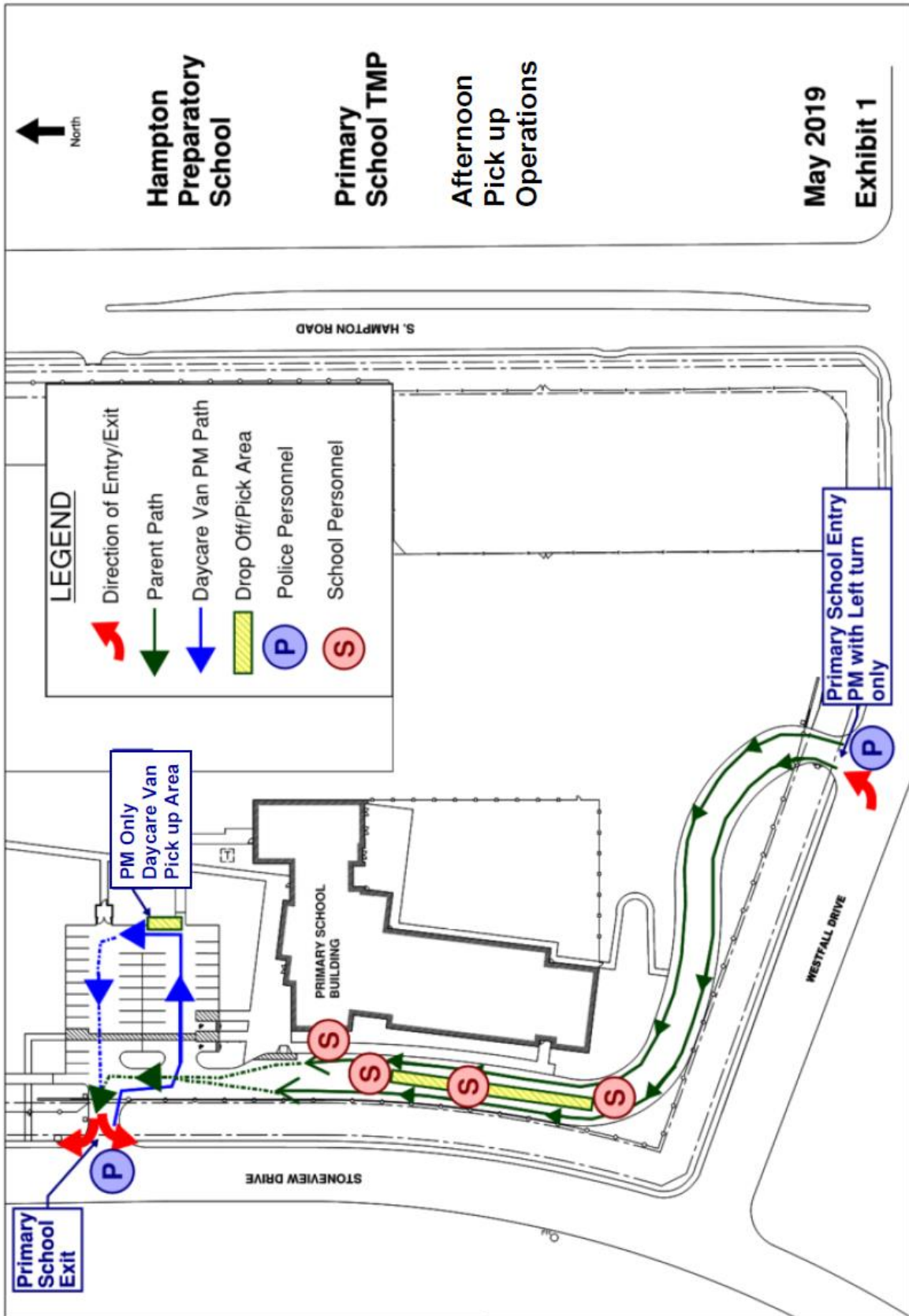


Photo 2 – Police Assistance on Westfall Drive
April 15, 2019 3:42 PM

The parents follow an orderly manner to pick up the students. One specific recommendation to improve the initial queuing conditions prior to school dismissal would be to have the motorists move the vehicles closer together.

Both items requested by Mr. David Nevarez have been included in the prepared TMP for Hampton Primary School as illustrated in **Exhibit 1**. In addition, the recommendation to provide entry into the Primary Campus with only a left turn movement from eastbound Westfall Drive has been made.

The Secondary School TMP has also been provided in **Exhibit 2** to illustrate the operations for both the north and the south sides of the Secondary School Building. The Middle School Scholars are typically dropped off and picked up on the north side of the school building and the Senior High School Scholars are dropped off and picked up on the south side of the school building.

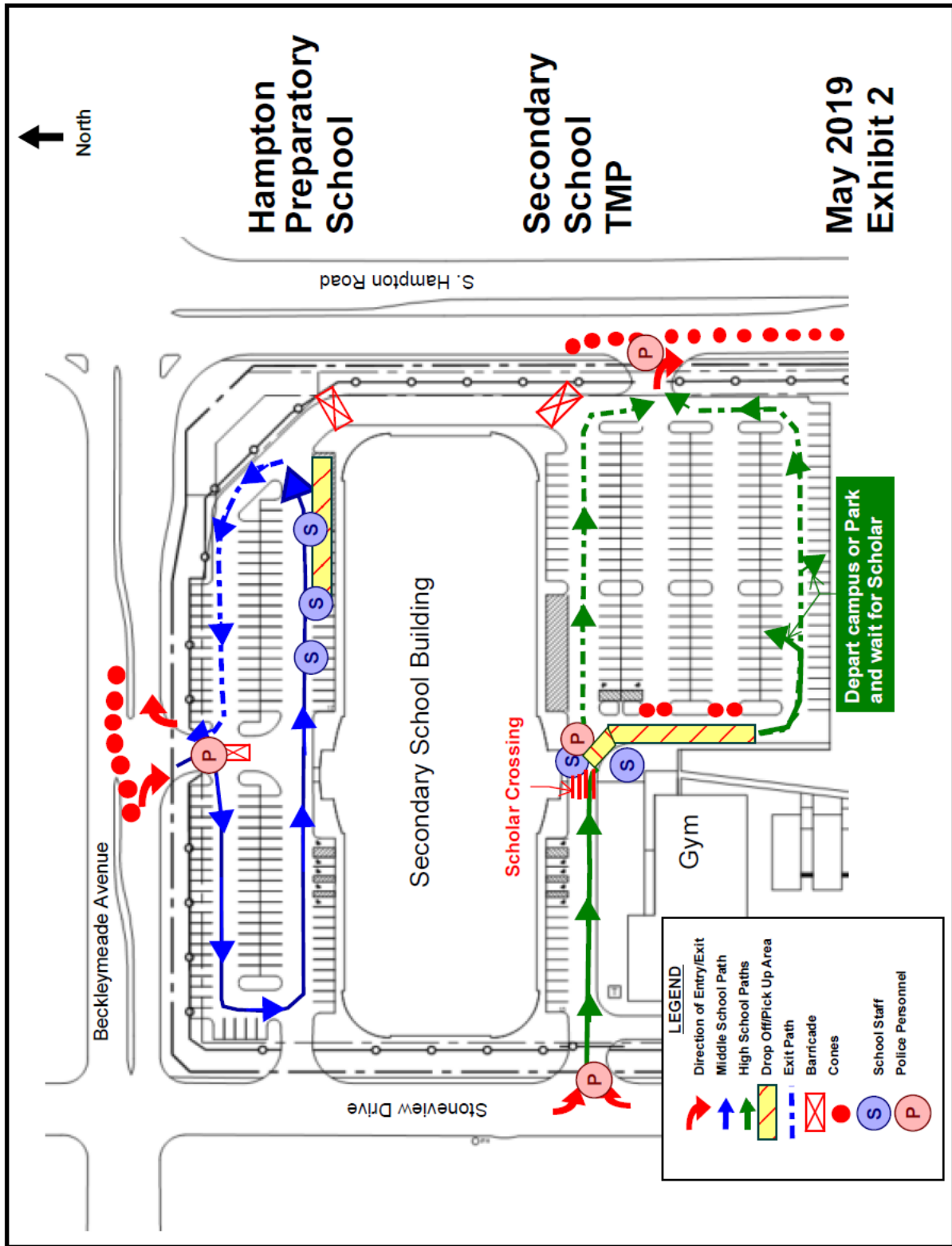


Hampton Preparatory School

Primary School TMP

Afternoon Pick up Operations

May 2019
Exhibit 1



SUMMARY AND RECOMMENDATIONS

Elizabeth Crowe, P.E. performed observations in April 2019 to review the existing carline operations at both the Primary and the Secondary Schools at Hampton Preparatory.

The following recommendations are provided to increase the efficiency of the Primary School carline procedures and reduce the likelihood of vehicles queued on S. Hampton Road waiting to enter the Hampton Campus.

- During the PM pick-up operations, restrict entry from westbound Westfall Drive (right turn movement) into the Primary School campus. Only allow vehicles to enter from eastbound Westfall Drive with a left turn.
- Educate the carline staff members, police assistance, parents and students of the elements in the TMP to achieve more efficient processes for the drop-off and pick-up operations.
- Have parents continue to move up in the queue line of vehicles in front of them to decrease the peak queue length. Do not leave gaps in the line; move forward. Hampton staff may need to initially “train” the parents, grandparents and those picking of the scholars on the procedures.
- Maintain an off-duty uniformed officer on campus to assist with directing school traffic when necessary.

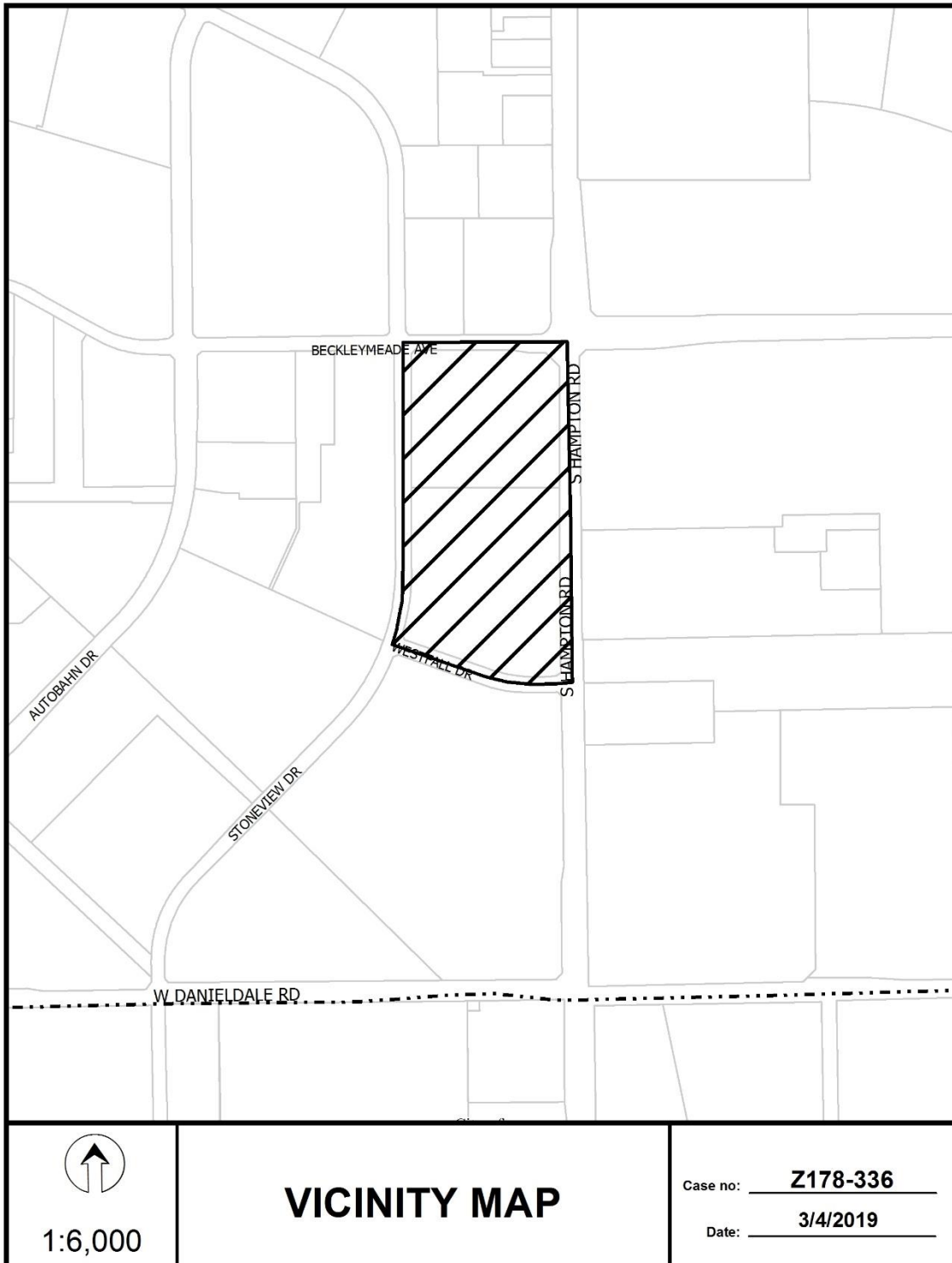
The school administration including the Primary School Principal, Ms. Kecia Clark and Mr. Byron Walker, Operations Director at Hampton Preparatory School is acutely aware of the Transportation Management Plan; staff have also alerted the police officers who provide traffic control assistance for the school of the TMPs as illustrated in **Exhibit 1** and **Exhibit 2**.

SCHOOL OFFICIAL SIGNATURE BLOCK

Name: Mr. Byron Walker

Title: Operations Director

Signature:  _____



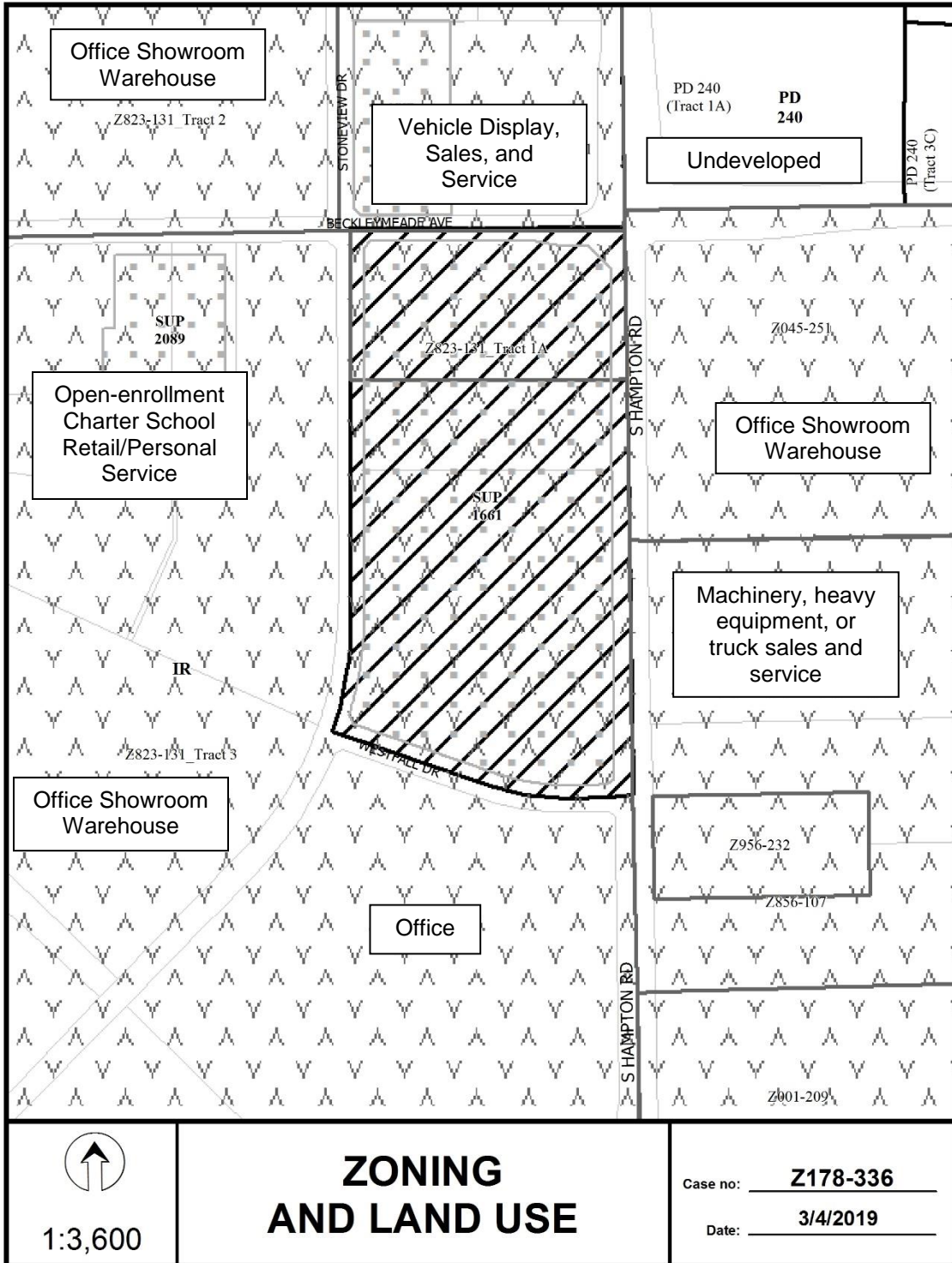


1:3,600

AERIAL MAP

Case no: Z178-336

Date: 3/4/2019



ZONING AND LAND USE

Case no: Z178-336
 Date: 3/4/2019

Z178-336(CT)

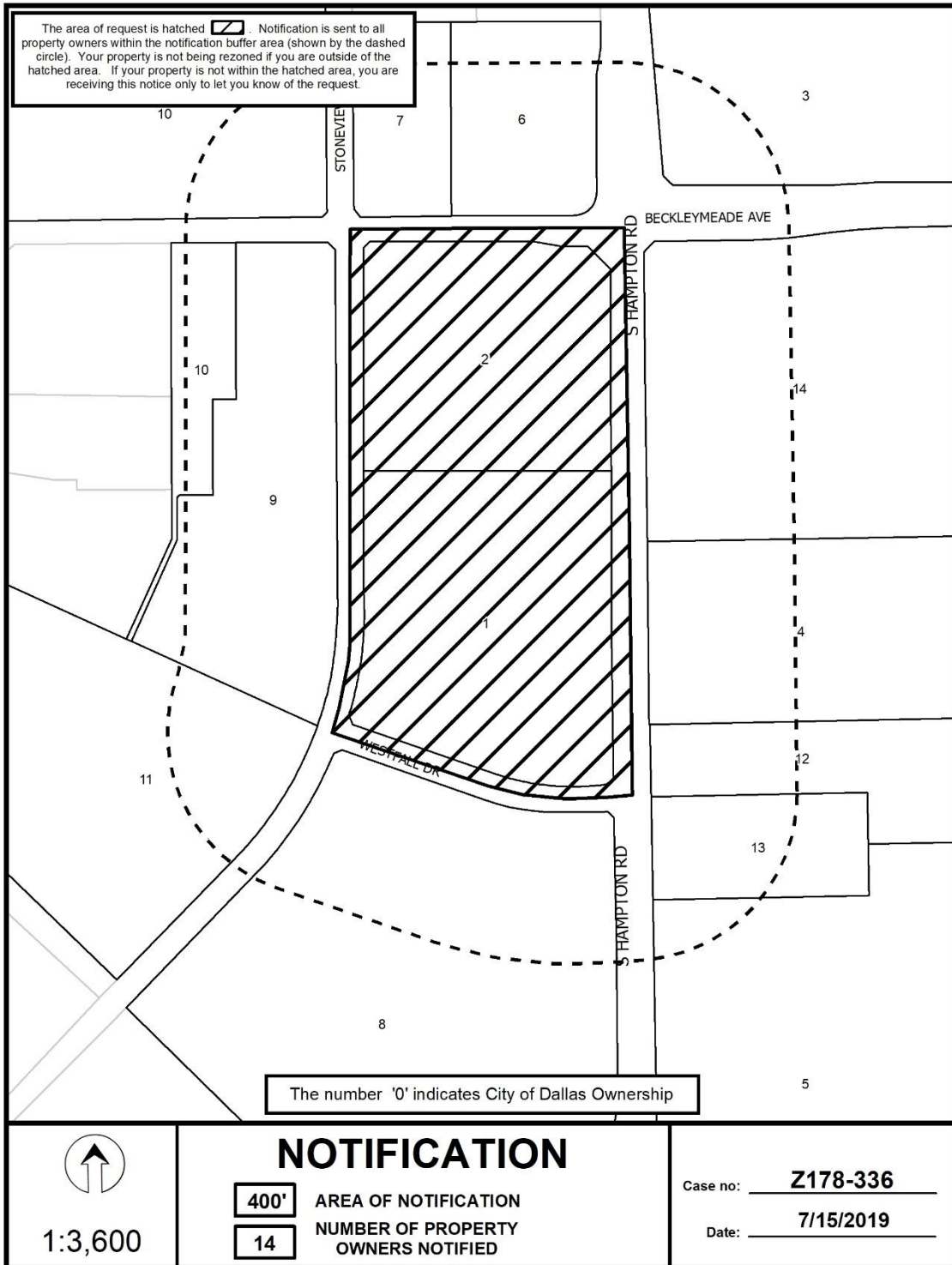


MVA Cluster A B C D E F G H I NA

 1:6,000

Market Value Analysis

Printed Date: 3/4/2019



07/15/2019

Notification List of Property Owners

Z178-336

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9192 STONEVIEW DR	UPLIFT EDUCATION
2	8915 S HAMPTON RD	UPLIFT EDUCATION
3	8500 S HAMPTON RD	PENN FARM LTD
4	9000 S HAMPTON RD	VALK RONALD C &
5	8510 S HAMPTON RD	BASSAMPOUR SADAT
6	8700 S HAMPTON RD	PMG SOUTH DALLAS REAL ESTATE LLC
7	8600 STONEVIEW DR	PMG SOUTH DALLAS REAL
8	2425 W DANIELDALE RD	STONERIDGE FUND X LLC
9	9201 STONEVIEW DR	STONERIDGE LAND HOLDINGS LLC
10	9201 STONEVIEW DR	FHF I STONERIDGE LLC
11	9301 STONEVIEW DR	ROLLING FRITO LAY SAILES
12	9186 S HAMPTON RD	TRANSPORT CORP OF AMERICA INC
13	9210 S HAMPTON RD	INSIGHT CAPITAL REALTY
14	2300 BECKLEYMEADE AVE	US INDUSTRIAL REIT II

FILE NUMBER: Z189-191(PD)

DATE FILED: February 4, 2019

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

COUNCIL DISTRICT: 2

MAPSCO: 46 G

SIZE OF REQUEST: ± .4714 acres

CENSUS TRACT: 24.00

APPLICANT/OWNER: Munger Garden LLC

REPRESENTATIVE: Khalid Bajwa, Ark Design Concepts

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

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

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

PRIOR CPC ACTION: On June 20, 2019, the Commission held the request under advisement to allow outreach to the community.

BACKGROUND INFORMATION:

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

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

Thoroughfares/Streets:

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

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS.

Policy 1.3.1 Create housing opportunities throughout Dallas.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.3 Ensure attractive gateways into the city

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Surrounding Land Uses:

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

Land Use Compatibility:

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

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

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

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

Development Standards:

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

Market Value Analysis:

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

Parking:

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

Landscaping:

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

Z189-191(PD)

List of Officers
Munger Garden LLC

Ramesh Kumar Manickam

Sampath Varatharaj

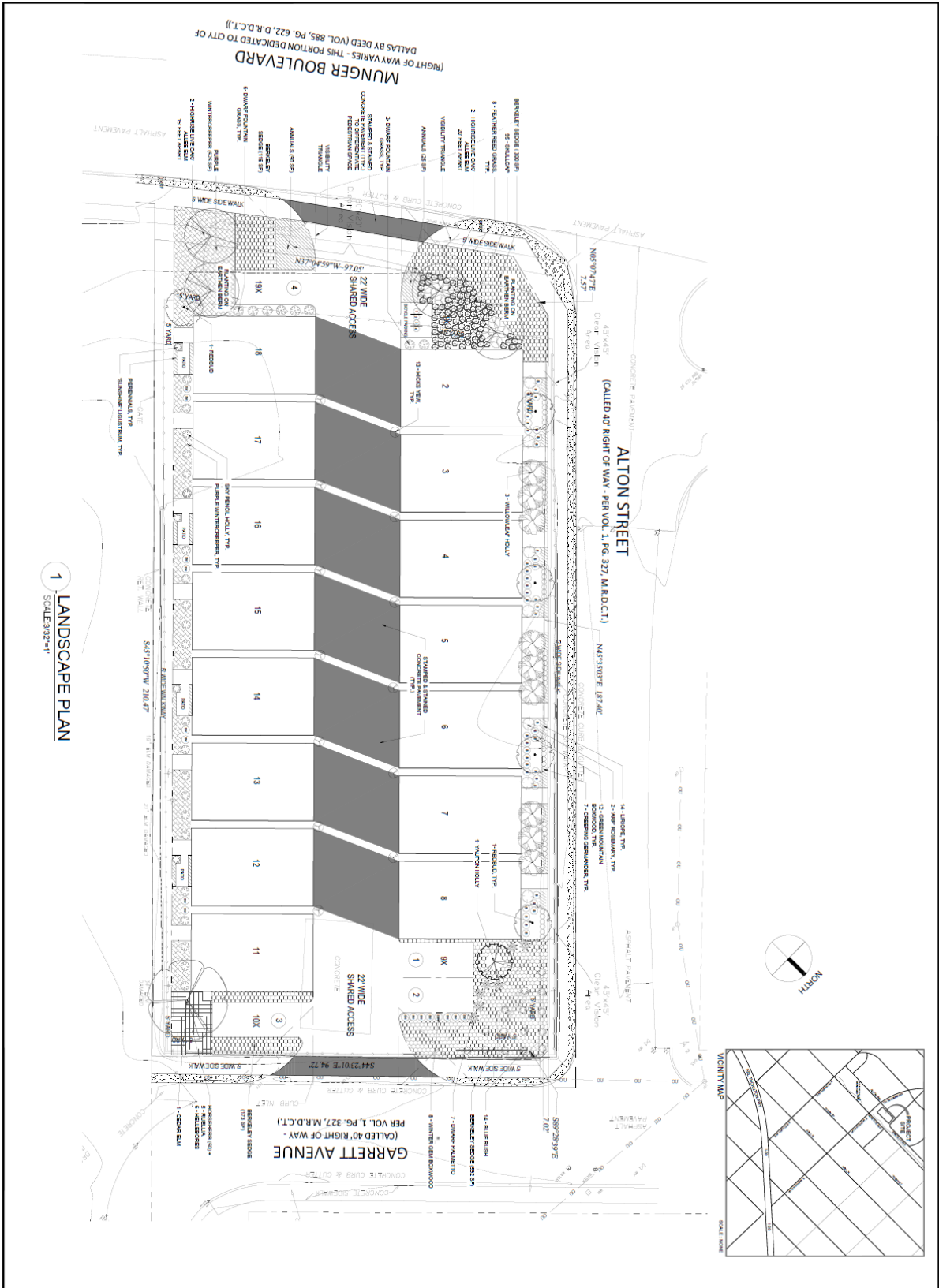
Srinivas Ramamoorthy

Kalyanaraman Parathasarathy

Sivakumar Manickam

Abdul Jameel Abdur Rahman

Proposed Landscape Plan



Proposed Conditions

“ARTICLE ____.

PD ____.

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

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

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

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

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

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

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

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

SEC. 51P- ____ .104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ___A: conceptual plan.

(2) Exhibit ___B: landscape plan.

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

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

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

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

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

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

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

SEC. 51P- ____ .108. YARD, LOT, AND SPACE REGULATIONS.

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

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

(b) Front yard.

(1) Fifteen feet required along the south frontage.

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

(3) Parking is allowed in the front yard.

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

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

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

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

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

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

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

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

SEC. 51P-____.110. ENTRYWAYS.

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

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

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

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

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

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

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

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

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

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

See Article VI.

SEC. 51P- _____.114. LANDSCAPING.

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

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

SEC. 51P- _____.115. SIGNS.

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

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

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

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

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

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

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

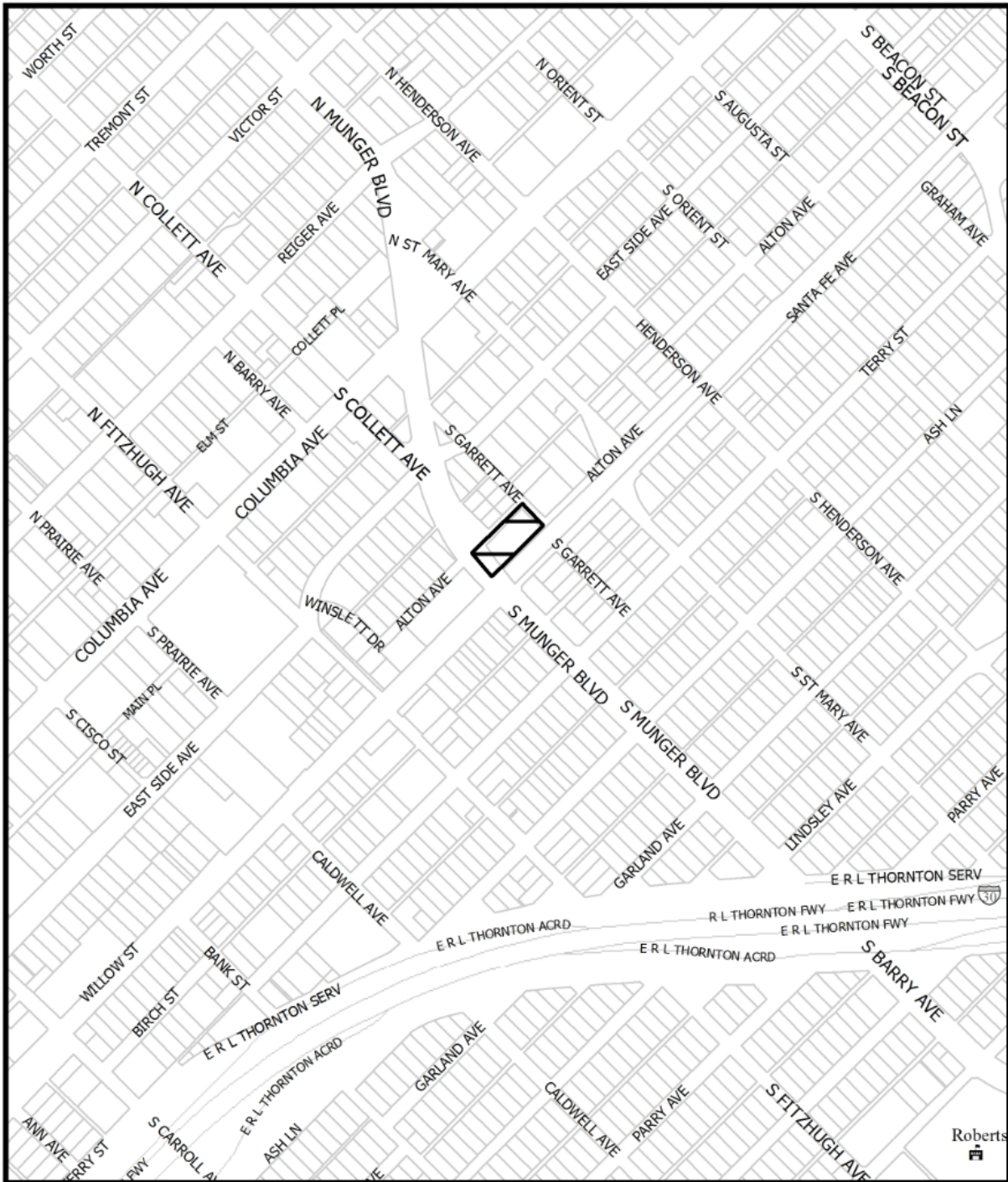
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P- _____.118. COMPLIANCE WITH CONDITIONS.

Z189-191(PD)

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

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

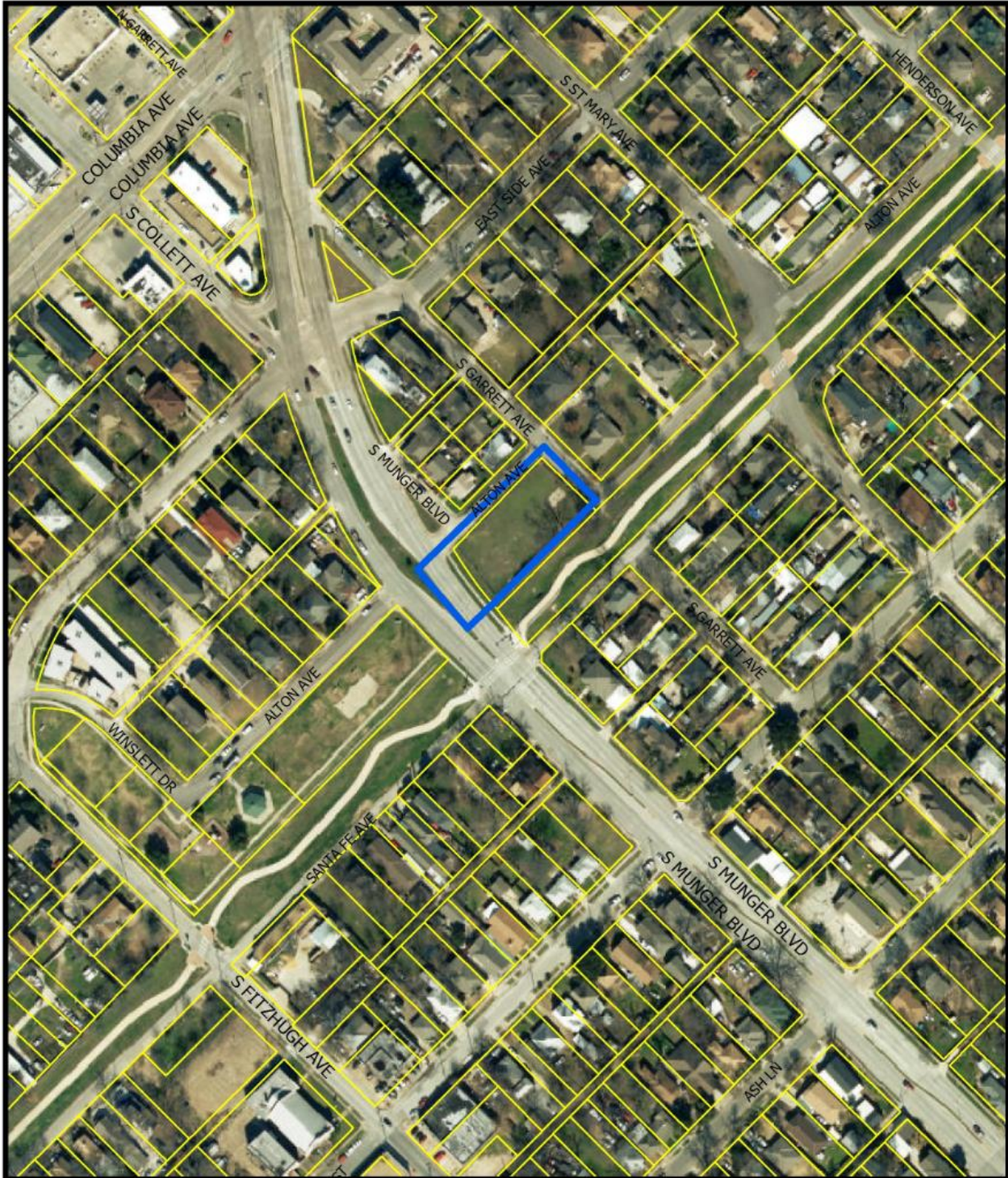


1:6,000

VICINITY MAP

Case no: **Z189-191**

Date: **5/28/2019**

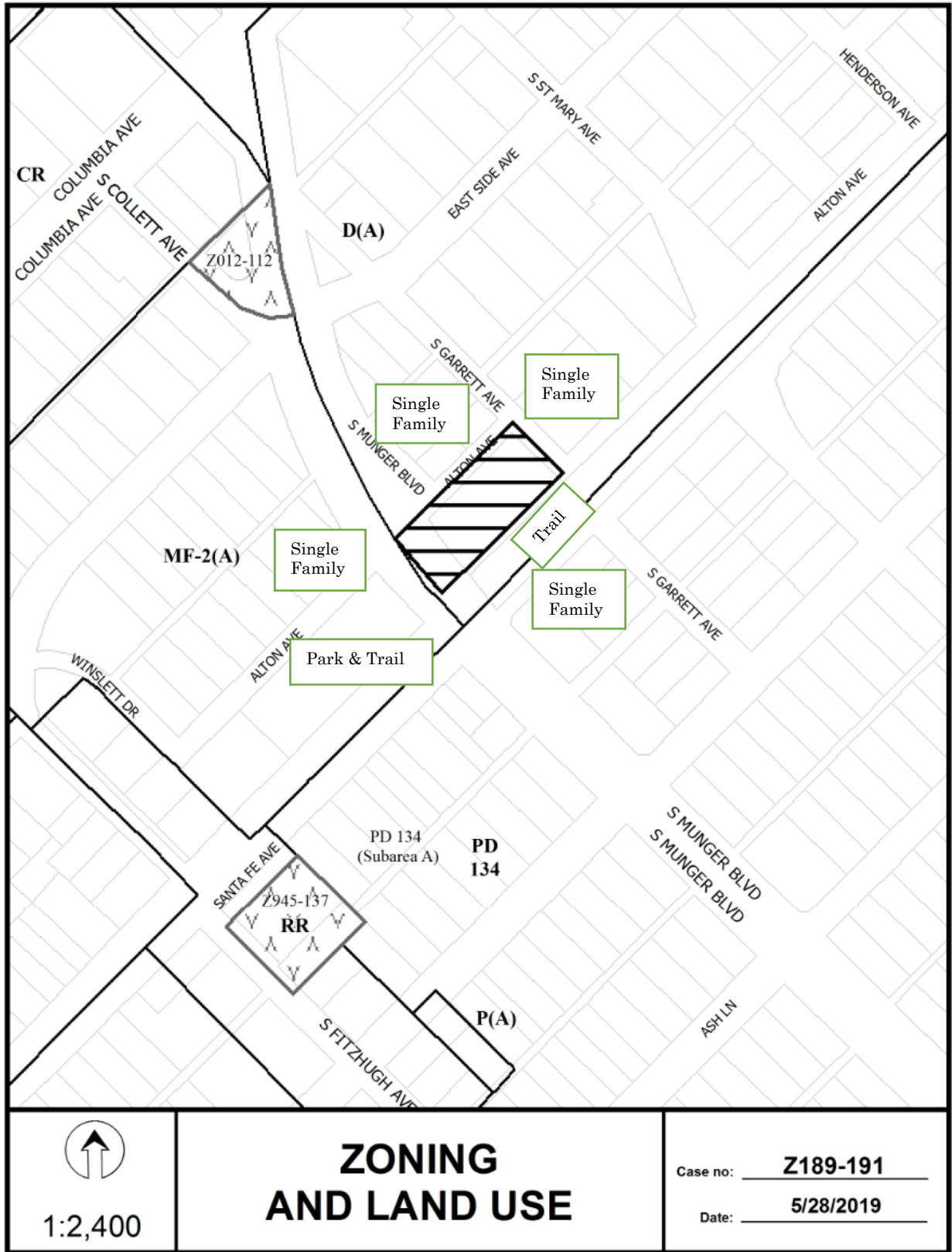


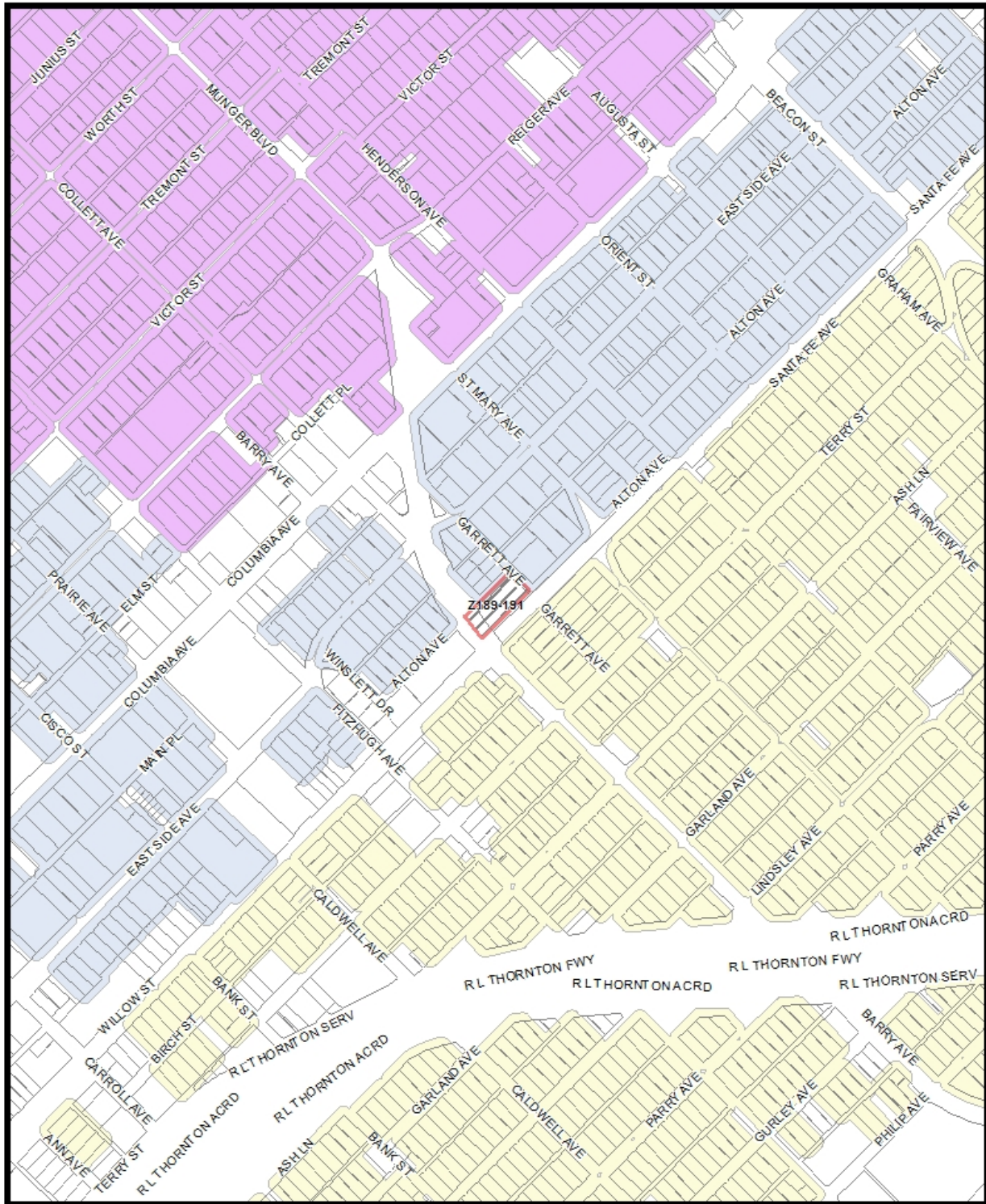
1:2,400

AERIAL MAP

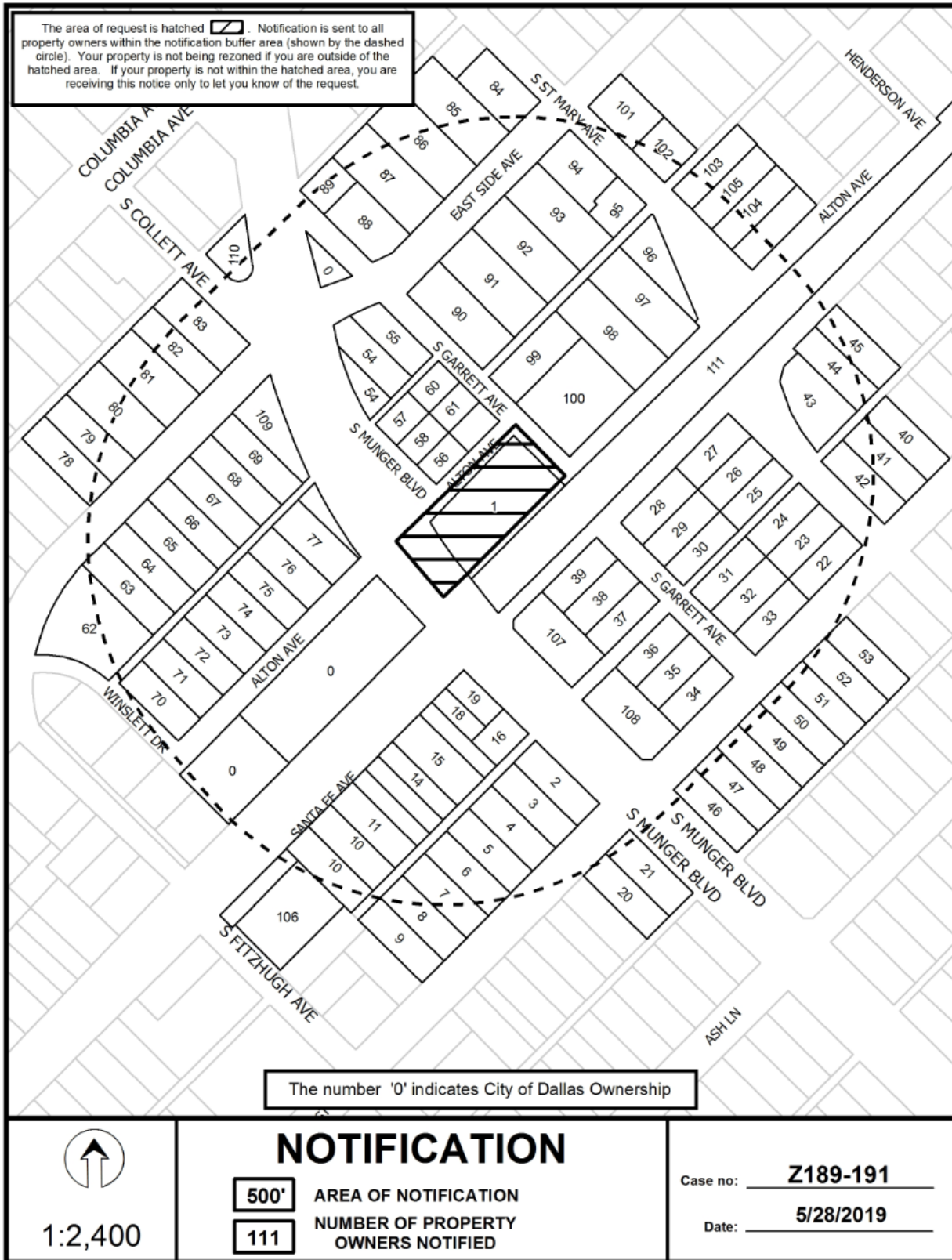
Case no: Z189-191

Date: 5/28/2019





MVA Cluster A B C D E F G H I NA
1:6,000 **Market Value Analysis** Printed Date: 5/28/2019



05/28/2019

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

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

Z189-191(PD)

05/28/2019

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

Z189-191(PD)

05/28/2019

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

Z189-191(PD)

05/28/2019

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

Planner: Pamela Daniel

FILE NUMBER: Z189-260(PD) **DATE FILED:** April 30, 2019
LOCATION: Northeast corner of C. F. Hawn Freeway and South Masters Drive
COUNCIL DISTRICT: 5 **MAPSCO:** 69 C
SIZE OF REQUEST: ±0.52 acres **CENSUS TRACT:** 117.02

OWNER: Kawal Financial, Inc.

APPLICANT: Mohammed Jiwani

REPRESENTATIVE: Kendra Larach, MASTERPLAN

REQUEST: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subdistrict 2 within Planned Development District No. 535-D-1, the C.F. Hawn Special Purpose District No. 3 with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to sell alcohol for off-premise consumption in conjunction with the existing convenience store [Kwik Mart].

STAFF RECOMMENDATION: Hold under advisement until September 5, 2019.

PRIOR CPC ACTION: On July 11, 2019, the Commission held the request under advisement to allow the owner time to obtain necessary permits.

BACKGROUND INFORMATION:

- The request site is currently developed with a general merchandise or food store less than 3,500 square feet, a motor vehicle fueling station, and a restaurant with a drive through window.
- The request is to sell alcohol for off-premise consumption in conjunction with the general merchandise use.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit in the D-1 Liquor Control Overlay.
- On April 27, 2011, the City Council approved SUP No. 1841 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period with eligibility of automatic renewals for additional five-year periods [Z101-158].
- On February 11, 2013, staff approved an application for the automatic renewal of SUP No. 1841 for a five-year period [Z123-168].
- SUP No. 1841 expired on April 27, 2018.
- The applicant has requested to hold the request under advisement to allow time for the general merchandise use and restaurant with a drive-through window use to obtain required separate Certificate of Occupancies.

Zoning History: There has been no zoning change requested in the area within the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
S. Master Road	Minor Arterial	65 ft.	100 ft.
C.F. Hawn freeway Frontage Road		Variable lane widths	Variable lane widths

Traffic:

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

STAFF ANALYSIS:

COMPREHENSIVE PLAN: The fowardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The fowardDallas! Comprehensive Plan outlines several

goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

ECONOMIC ELEMENT

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

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

URBAN DESIGN

GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE

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

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 535-D-1	General Merchandise, Restaurant and fueling station
North	PD No. 535-D-1	Undeveloped
South	R-7.5(A)	CF Hawn Freeway
East	PD No. 535-D-1	Undeveloped
West	PD No. 535-D-1	Undeveloped, Single family

Land Use Compatibility:

The approximately 0.52-acre request site is developed with a general merchandise or food store, a motor vehicle fueling station, and a restaurant. The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which requires a specific use permit in the D-1 Liquor Control Overlay. The applicant is seeking an off-premise license.

The surrounding land uses primarily consist of undeveloped land. However, there are single family uses that are north and northwest of the request site.

The "D" Overlay District is a Liquor Control Overlay District which prohibits an individual from selling or serving alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

The "D-1" Overlay District is a Liquor Control Overlay District which requires an individual to obtain a Specific Use Permit in order to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

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.

Staff supports the request because in addition to the aforementioned, the conditions and time periods recommended for the use provide an opportunity for continued evaluation of the site. Therefore, the sale of alcoholic beverages in conjunction with the existing general merchandise or food store use should not be a detriment to the adjacent properties because the Specific Use Permit provides periodic review to ensure the site continues to comply with approved plans and other regulations; thus, staff

supports the request for a two-year period with eligibility of automatic renewals for additional five year periods.

Market Value Analysis:

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

Landscaping:

Landscaping of any development will be in accordance with Article X, as amended. However, no new construction, additions or paving are requested. Therefore, landscape requirements will not be triggered.

Parking:

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and two spaces for a motor vehicle fueling station. Staff cannot determine the number of spaces required for the general merchandise use until the proposed use is separated from the restaurant use.

Dallas Police Department: A copy of a police report for the past five years will be provided before the request is considered by CPC.

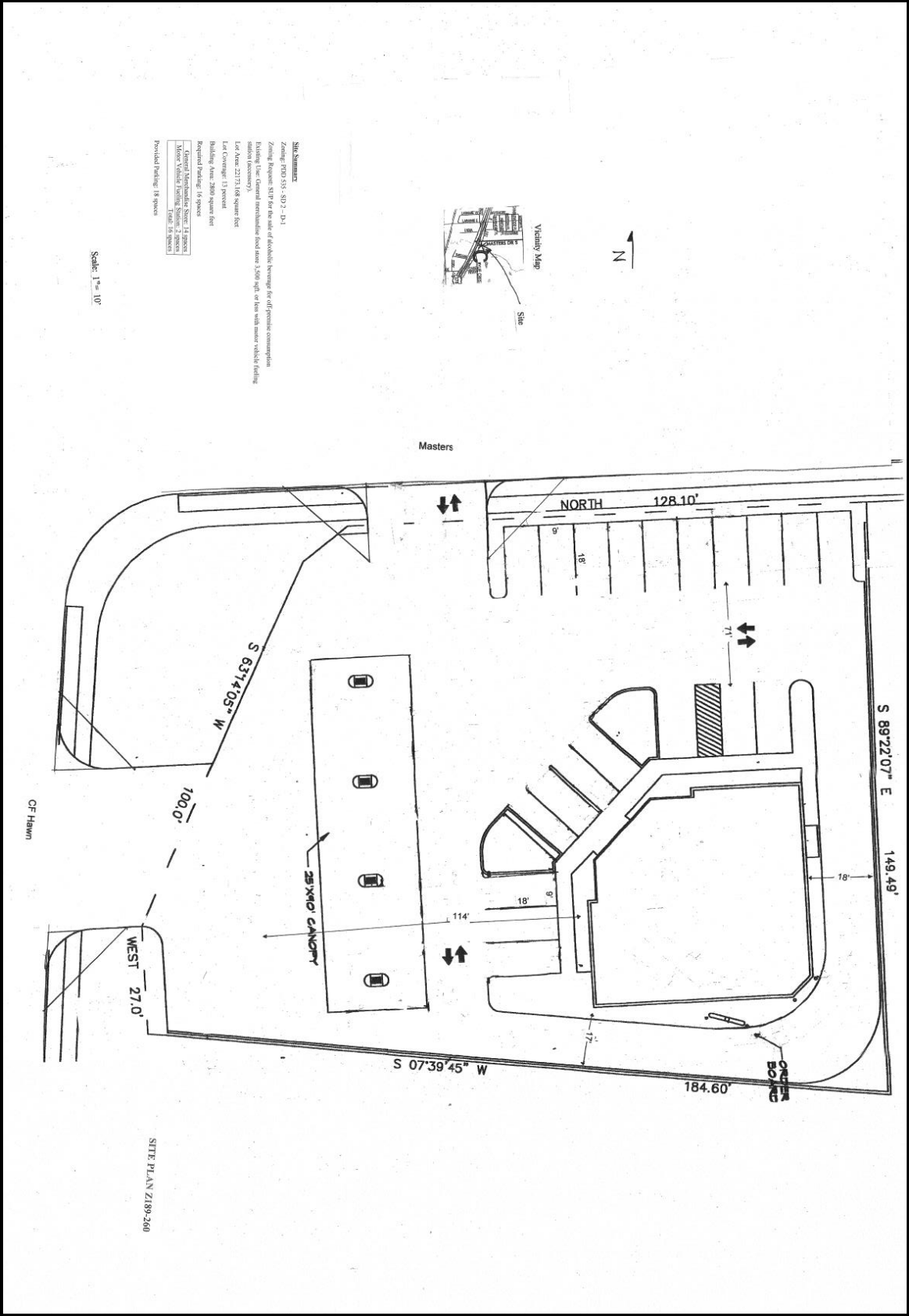
LIST OF OFFICERS
Kawai Financial, Inc.

- Mohammed Jiwani President
- Nooruddin Jivani Officer
- Shiraz Jivani Officer

**PROPOSED SUP
CONDITIONS**

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages as part of the operation of a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on_____, (two-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. DRIVE-THROUGH WINDOW: The general merchandise or food store may not utilize the drive-through window for retail sales. See Dallas City Code Section 51A-4.210(b)(13)(A).
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN

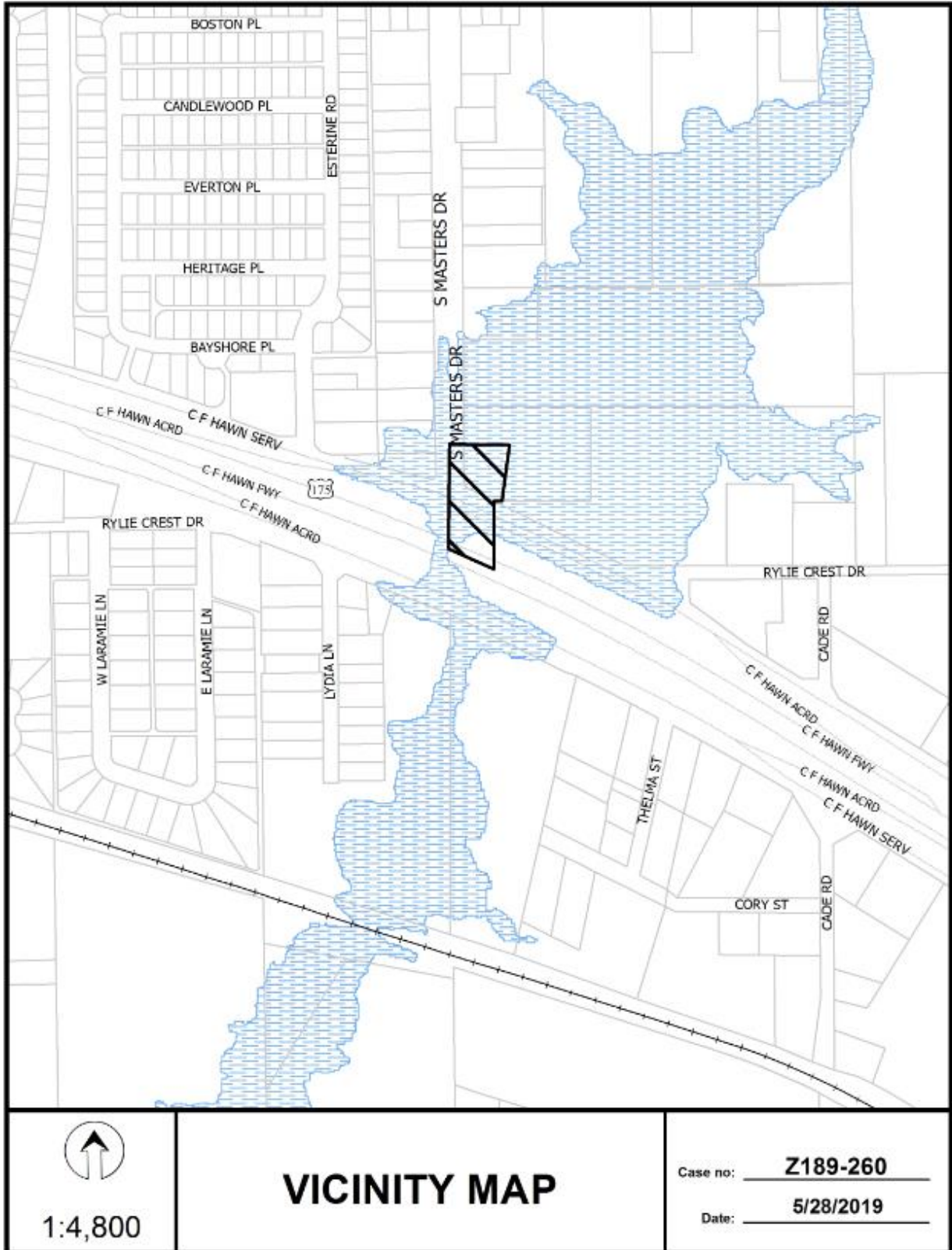


Site Summary
 Zoning: PD0 S18, SPD 2-D1
 Zoning Request: S18 for the use of alcoholic beverage for off-premise consumption (alcohol recovery)
 Existing Use: General merchandise food store, 3,500 sq ft, or less with motor vehicle fueling
 Lot Area: 22171.08 square feet
 Lot Coverage: 13 percent
 Building Area: 2800 square feet
 Requested Parking: 16 spaces
 Proposed Parking: 18 spaces

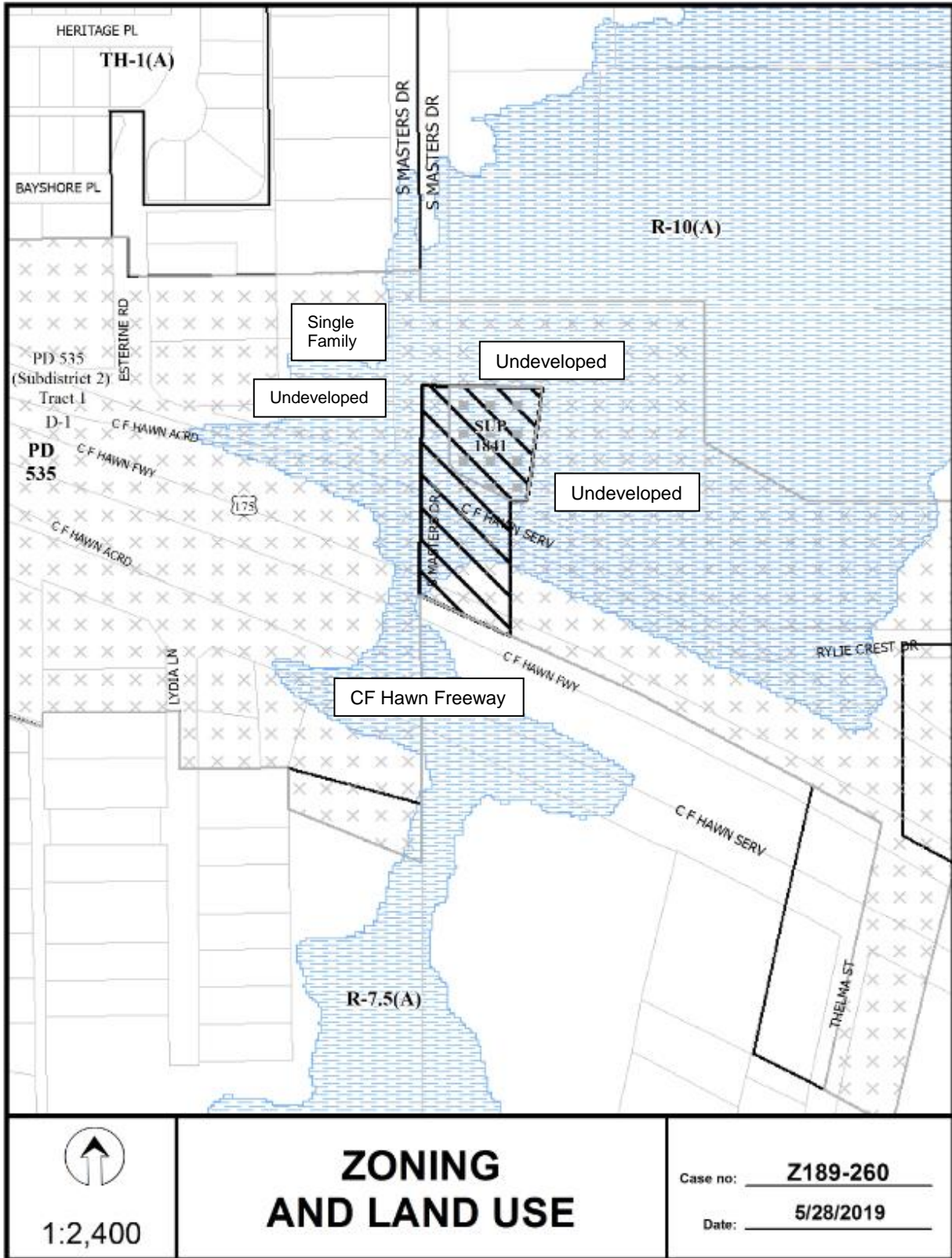
Other lot details:
 - General Merchandise Store: 14 spaces
 - Food Store: 15 spaces
 - Food Store: 15 spaces
 - Food Store: 15 spaces

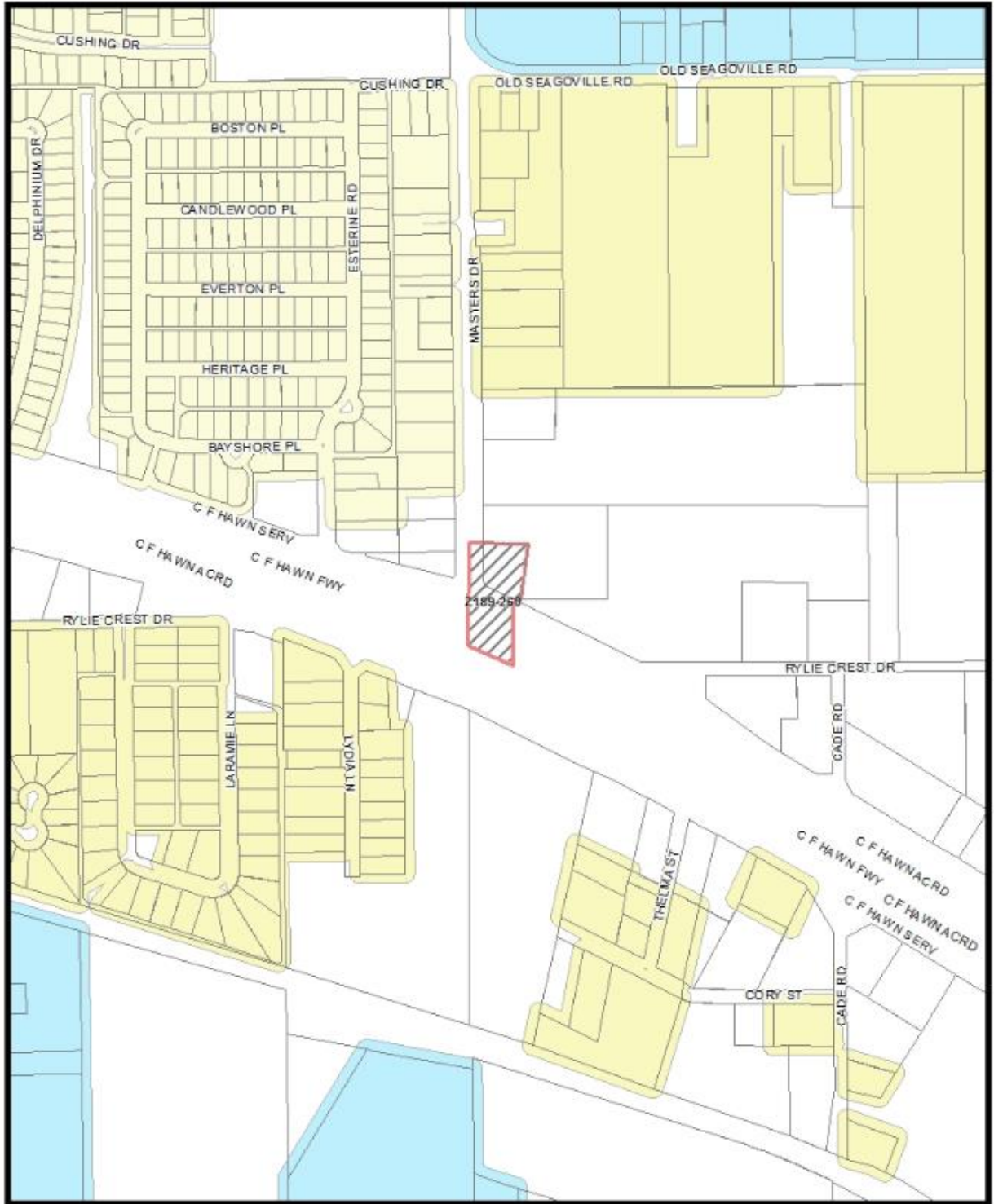
Scale: 1" = 10'

SITE PLAN Z189-260







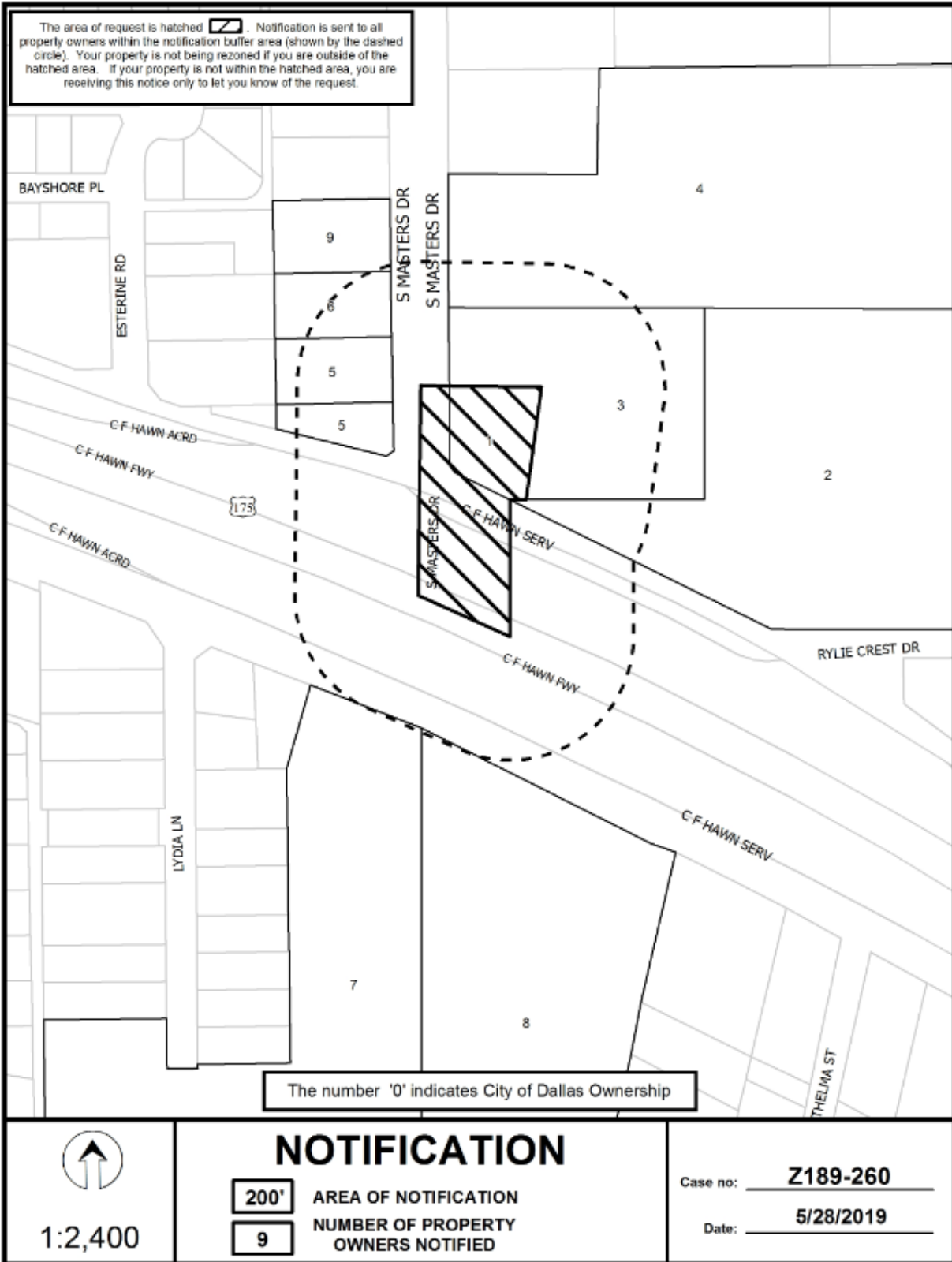


MVA Cluster A B C D E F G H I NA

 1:4,800

Market Value Analysis

Printed Date: 5/28/2019



Z189-260(PD)

05/28/2019

Notification List of Property Owners

Z189-260

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10201 C F HAWN FWY	KAWAL FINANCIAL INC
2	10407 RYLIE CREST DR	RAHIMI ATA
3	720 S MASTERS DR	HICKS BOBBY
4	650 S MASTERS DR	CENTRO EVANGELISTICO JERUSALEN INC
5	725 S MASTERS DR	JIVWANI REAL ESTATE LLC
6	715 S MASTERS DR	BEDOLLA GILBERTO JR
7	10200 C F HAWN FWY	YOUNG JERRY D & TAMMY S
8	10296 C F HAWN FWY	ALRABRIEH GHANEM ALI
9	675 S MASTERS DR	DIAZ FRANCISCO