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CITY SECRETARY
DALLAS, TEXAS

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Public Notice

230700

POSTED CITY SECRETARY
DALLAS, TX



City Plan Commission

August 17, 2023

Briefing - 9:00 AM

Public Hearing - 12:30 PM

CITY PLAN COMMISSION
THURSDAY, AUGUST 17, 2023
AGENDA

BRIEFINGS:

Videoconference/5ES*

9:00 a.m.

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

PUBLIC HEARINGS:

Videoconference/Council Chambers*

12:30 p.m.

Public hearings will not be heard before 12:30 p.m.

PURPOSE: To consider the attached agendas.

*** All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas**

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to listen to the meeting, may participate by video by joining Cisco Webex Link: <https://bit.ly/CPC-081723> or by calling the following phone number: **Webinar number: 2498 808 4050** (Webinar password: dallas (325527 from phones)) and by **phone: +1-469-210-7159** United States Toll (Dallas) or +1-408-418-9388 United States Toll (Access code: 2498 808 4050) **Password (if required) 325527.**

Individuals and interested parties wishing to speak must register with the Planning and Urban Design Department by registering online at <https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx> or call (214) 670-4209, by 3:00 p.m., Wednesday, August 16, 2023, eighteen (18) hours prior to the meeting date and time.

Las personas y las partes interesadas que deseen hablar deben registrarse en el Departamento de Planificación y Diseño Urbano registrándose en línea en <https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx> o llamando al (214) 670-4209, antes de las 3:00 p.m. del miércoles 16 de agosto de 2023, dieciocho (18) horas antes de la fecha y hora de la reunión.

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols. The City of Dallas will make "Reasonable Accommodations/Modifications" to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation(interpreter) to fully participate in the meeting should notify the Planning and Urban Design Department by emailing yolanda.hernandez@dallas.gov, calling (214) 670-4209 or TTY (800) 735-2989, at least seventy-two (72) hours (3 days) prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting <https://dallastx.new.swagit.com/views/113>.

Se anima al público a asistir a la reunión virtualmente; sin embargo, la audiencia está disponible para aquellos que deseen asistir en persona siguiendo todos los protocolos actuales de salud pública relacionados con la pandemia. La ciudad de Dallas llevará a cabo "Adecuaciones/Modificaciones Razonables" a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio, y/o traducción (intérprete) para poder participar de forma íntegra en la reunión debe notificar a Departamento de Planificación y Diseño Urbano enviando un correo electrónico a yolanda.hernandez@dallas.gov, llamando al (214) 670-4209 o TTY (800) 735-2989, por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en <https://dallastx.new.swagit.com/views/113>.

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, AUGUST 17, 2023
ORDER OF BUSINESS**

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure must sign up with the Department of Planning and Urban Design's Office.

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the City Plan Commission meeting on Spectrum Cable Channel 16 and [bit.ly/cityofdallastv](https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m3dfe94c211eca378bd5beda5a6d274d4):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m3dfe94c211eca378bd5beda5a6d274d4>

Public hearings will not be heard before 12:30 p.m.

BRIEFING ITEMS

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS DOCKET:

MISCELLANEOUS ITEMS – CONSENT	Items 1-3
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ZONING DOCKET:

ZONING CASES – UNDER ADVISEMENT	Items 4-8
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ZONING CASES – INDIVIDUAL	Items 9-13
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SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT	Items 14-21
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SUBDIVISION CASES – RESIDENTIAL REPLATS	Item 22
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OTHER MATTERS:

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURNMENT

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

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

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

CALL TO ORDER**BRIEFINGS:****PUBLIC TESTIMONY:****APPROVAL OF MINUTES:**

Approval of Minutes of the August 3, 2023 City Plan Commission Hearing.

ACTIONS ITEMS:**Miscellaneous Items:****Minor Amendments:**

1. [23-2082](#) An application requesting relief from the street facing frontage requirements along Parnell Street per the site plan on property zoned Subdistrict 3 within Planned Development District No. 317, the Cedars Area Special Purpose District, generally at the southeast corner of Corinth Street and Parnell Street.

Staff Recommendation: **Approval**, subject to the site plan.

Applicant: Popeyes Texas Partners, LLC

Representative: Rob Baldwin, Baldwin Associates

Planner: Teaseia Blue

Council District: 2

M223-012(TB)

Attachments: [M223-012\(TB\) Case Report](#)
[M223-012\(TB\) Exhibit A](#)

2. [23-2083](#) An application for a minor amendment to an existing development plan for a general merchandise or food store 100,000 square feet or more on property zoned Subarea A and partially Subarea B within Planned Development District No. 885, south of Lyndon B. Johnson Freeway, west side of Midway Road.

Staff Recommendation: **Approval.**

Applicant: Walmart Real Estate Business Trust

Representative: Mathias Haubert, Bohler

Planner: Teaseia Blue

Council District: 13

M223-021(TB)

Attachments: [M223-021\(TB\) Case Report](#)
[M223-021\(TB\) Development Plan](#)
[M223-021\(TB\) Existing Development Pan](#)

3. [23-2084](#) An application for a minor amendment to an existing development plan for a general merchandise or food store 100,000 square feet or more on property zoned Planned Development District No. 863, at the southwest corner of Short Boulevard and R.L. Thornton Service Road.

Staff Recommendation: **Approval.**

Applicant: Walmart Real Estate Business Trust

Representative: Mathias Haubert, Bohler

Planner: Teaseia Blue

Council District: 4

M223-022(TB)

Attachments: [M223-022\(TB\) Case Report](#)
[M223-022\(TB\) Development Plan](#)
[M223-022\(TB\) Existing Development Plan](#)

Zoning Cases - Under Advisement:

4. [23-2086](#) An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the east side of South Polk Street, between Cascade Avenue and Elmhurst Place.

Staff Recommendation: **Denial.**

Applicant/Representative: L. Charles Mitchell

Planner: Jennifer Muñoz

UA From: May 18, 2023 and June 15, 2023.

Council District: 1

Z212-348(JM)

Attachments: [Z212-348\(JM\) Case Report](#)

5. [23-2087](#) An application for a TH-3(A) Townhouse Subdistrict with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Sidney Street, northeast of 2nd Avenue.

Staff Recommendation: **Approval,** subject to deed restrictions volunteered by the applicant.

Applicant: Invest in South Dallas LLC

Representative: Anish Thakrar

Planner: Ryan Mulkey

UA From: August 3, 2023.

Council District: 7

Z212-354(RM)

Attachments: [Z212-354\(RM\) Case Report](#)

6. [23-2089](#) An application for a CS Commercial Service District on property zoned an NO(A) Neighborhood Office District, on the west line of South Smith Street, south of West Jefferson Boulevard.
Staff Recommendation: **Denial.**
Applicant: Filadelfo Gorostieta Acuna, Fitos Investment Group LLC
Representative: Victor Castro, BTR Construction Group LLC
Planner: Ryan Mulkey
UA From: August 3, 2023.
Council District: 3
Z223-113(RM)

Attachments: [Z223-113\(RM\) Case Report](#)

7. [23-2088](#) An application for a Planned Development District for MU-3 Mixed Use District uses and a vehicle display, sales, and service use on property zoned an MU-3 Mixed Use District on the north line of West Northwest Highway, east of Shady Trail.
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
Applicant: NWH Land, LP
Representative: Jesse Copeland, Winstead PC
Planner: Liliana Garza
UA From: August 3, 2023.
Council District: 6
Z223-178(LG)

Attachments: [Z223-178\(LG\) Case Report](#)
[Z223-178\(LG\) Development Plan](#)

8. [23-2090](#) An application for a TH-3(A) Townhouse Subdistrict with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west corner of Hancock Street and Wellington Street.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant/Representative: Neel Desai, South Dallas Build Group, LLC
Planner: Liliana Garza
UA From: August 3, 2023.
Council District: 7
Z223-190(LG)

Attachments: [Z223-190\(LG\) Case Report](#)

Zoning Cases - Individual:

9. [23-2091](#) An application for a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District on the east line of Dowdy Ferry Road, south of LBJ Freeway.
 Staff Recommendation: **Denial.**
 Applicant: Bill Foose
 Representative: Mike Coker
 Planner: Michael Pepe
 Council District: 8
 Z212-297(MP)

Attachments: [Z212-297\(MP\) Case Report](#)

10. [23-2092](#) An application for (1) a Planned Development District, and (2) a D-1 Liquor Control Overlay on property zoned Planned Development District No. 9 with a D Liquor Control Overlay and a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the east corner of Cedar Springs Road and Fairmount Street.
 Staff Recommendation: **Approval** of a planned development district, subject to a development plan, setback and height plan, landscape plan, and staff's recommended conditions, and **approval** of a D-1 Liquor Control Overlay.
 Applicant: Lincoln Property Company
 Representative: Suzan Kedron, Jackson Walker LLP
 Planner: Jennifer Muñoz
 Council District: 14
 Z223-114(JM)

Attachments: [Z223-114\(JM\) Case Report](#)
 [Z223-114\(JM\) Development Plan](#)
 [Z223-114\(JM\) Building Heights Plan](#)
 [Z223-114\(JM\) Landscape Plan](#)

11. [23-2093](#) An application for an amendment to Specific Use Permit No. 2215 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the southwest corner of North Jim Miller Road and East R.L. Thornton Freeway.

Staff Recommendation: **Approval** for a three-year period, subject to revised conditions.

Applicant: RaceTrac Petroleum, Inc.

Representative: Tommy Mann & Daniel Box, Winstead PC

Planner: Liliana Garza

Council District: 7

Z223-151(LG)

Attachments: [Z223-151\(LG\) Case Report](#)
[Z223-151\(LG\) Site Plan](#)

12. [23-2094](#) An application for an amendment to Planned Development District No. 994 on property bounded by Lancaster Road, Ann Arbor Avenue, Denley Drive, and Paducah Avenue.

Staff Recommendation: **Approval**, subject to an amended development plan, an amended landscape plan, and amended conditions.

Applicant: Dallas Independent School District

Representative: Karl Crawley, Masterplan

Planner: Donna Moorman

Council District: 4

Z223-293(DM)

Attachments: [Z223-293\(DM\) Case Report](#)
[Z223-293\(DM\) Proposed Development Plan](#)
[Z223-293\(DM\) Existing Development Plan](#)
[Z223-293\(DM\) Proposed Landscape Plan](#)
[Z223-293\(DM\) Existing Landscape Plan](#)
[Z223-293\(DM\) Traffic Study](#)
[Z223-293\(DM\) Existing Traffic Management Plan Exhibit 994B](#)

13. [23-2095](#) A City Plan Commission authorized hearing to determine the proper zoning for the area to include but not limited to use, development standards, and other appropriate regulations in an area generally bounded by Singleton Boulevard on the north, Borger Street on the east, including the southeast corner of Singleton Boulevard and Borger Street, the south side of Duluth Street on the south, and a line running north/south intersecting the terminus of Bedford Street and Duluth Street on the west.

Staff Recommendation: **Approval** of a Planned Development District for CR Community Retail District and R-5(A) Single Family District Regulations, subject to conditions and **no change** to Planned Development District No. 1081.

Planner: Megan Wimer

Council District: 6

Z189-241(MW)

Attachments: [Z189-241\(MW\) Case Report](#)

SUBDIVISION DOCKET:**Consent Items:**

14. [23-2096](#) An application to replat a 2.633-acre tract of land containing all of Lot 1 in City Block A/6506 and part of City Block 6506 to create one lot on property located on Spangler Road, north of Manana Drive.
Applicant/Owner: Sanchez Foods & Co., Inc.
Surveyor: A & W Surveyors, Inc.
Application Filed: July 19, 2023
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S223-211

Attachments: [S223-211 Case Report](#)
[S223-211 Plat](#)

15. [23-2097](#) An application to replat a 0.258-acre tract of land containing part of Lot 2 and all of Lot 3 in City Block 3/668 to create one lot on property located on Munger Avenue, southwest of California Avenue.
Applicant/Owner: Midtown Urban Homes
Surveyor: Urban Strategy Development Group, LLC
Application Filed: July 20, 2023
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S223-212

Attachments: [S223-212 Case Report](#)
[S223-212 Plat](#)

16. [23-2098](#) An application to replat a 1.724-acre tract of land containing all of Lots 13, 14, 15A, 17, and 18 in City Block J/1534 to create one lot on property located on Knox Street at McKinney Avenue, southeast corner.
Owners: Nabholtz KMCK Partners, L.P., KD Knox Street Village Holdco, LLC
Surveyor: Pacheco Koch, a Westwood Company
Application Filed: July 20, 2023
Zoning: PD 193
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
S223-213

Attachments: [S223-213 Case Report](#)
[S223-213 Plat](#)

17. [23-2099](#) An application to replat a 0.610-acre tract of land containing part of Lots 1 through 3 in City Block 918 to create one lot on property located on Ervay Street, northwest of Corinth Street.
Applicant/Owner: Cedars Development, LLC
Surveyor: Spiars Engineering, Inc.
Application Filed: July 21, 2023
Zoning: PD 317 (Subdistrict 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S223-214

Attachments: [S223-214 Case Report](#)
[S223-214 Plat](#)

18. [23-2100](#) An application to replat a 0.927-acre tract of land containing part of Lots 14 through 18 in City Block 918 to create one lot on property located on Ervay Street, southeast of Lear Street.
Applicant/Owner: Cedars Development, LLC
Surveyor: Spiars Engineering, Inc.
Application Filed: June 21, 2023
Zoning: PD 317 (Subdistrict 2)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S223-215

Attachments: [S223-215 Case Report](#)
[S223-215 Plat](#)

19. [23-2101](#) An application to create one 0.282-acre lot from a tract of land in City Block 6724 on property located on Leroy Road, south of Bruton Road.
Applicant/Owner: Real State 360, LLC
Surveyor: ARA Surveying
Application Filed: July 21, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 5
S223-216
Attachments: [S223-216 Case Report](#)
[S223-216-Plat](#)
20. [23-2102](#) An application to replat a 1.2782-acre tract of land containing part of Lot 2A in City Block F/7202 to create one lot on property located on Interstate Highway 30, east of Cockrell Hill Road.
Applicant/Owner: Prim Turnpike West, LLC
Surveyor: PJB Surveying, LLC
Application Filed: July 21, 2023
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S223-217
Attachments: [S223-217 Case Report](#)
[S223-217 Plat](#)
21. [23-2103](#) An application to replat a 1.239-acre tract of land containing all of Lots 2 through 6 in City Block 77/7346 to create one lot on property located on Corinth Street, south of Riverfront Boulevard.
Applicant/Owner: Bishop Engine Replacement Parts, Inc.
Surveyor: Texas Heritage Surveying, LLC
Application Filed: July 21, 2023
Zoning: PD 784 (Cedars West)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S223-218
Attachments: [S223-218 Case Report](#)
[S223-218 Plat](#)

Residential Replats:

22. [23-2104](#) An application to replat a 0.935-acre tract of land containing all of Lot 4 in City Block 8/7614 to create one 0.446-acre (19,427.76-square foot) lot and one 0.489-acre (21,300.84-square foot) lot on property located on San Jose Avenue at Palo Alto Drive, north corner.
 Applicant/Owner: LFLE Builders, LLC
 Surveyor: MQI Land Surveying
 Application Filed: July 21, 2023
 Zoning: R-7.5(A)
 Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
 Planner: Sharmila Shrestha
 Council District: 8
 S223-219

Attachments: [S223-219 RES. Replat Case Report](#)
 [S223-219 Plat](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Tuesday, August 15, 2023**

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, August 15, 2023, at 9:00 a.m., in Room 6ES, at City Hall and by videoconference, to consider (1) DCA190-002 - Consideration of amending off-street parking and loading requirements in Chapters 51 and 51A of the Dallas Development Code. The public may attend the meeting via the videoconference link: <https://bit.ly/ZOAC-08-15-23>.

Tuesday, August 22, 2023

COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING - Tuesday, August 22, 2023, at 8:30 a.m., at City Hall 6ES and by videoconference <https://bit.ly/CLUP-08222023>, to facilitate a draft ForwardDallas plan review workshop.

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

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 City Council 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 §551.087]
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 of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2082

Item #: 1.

AGENDA DATE: August 17, 2023

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application requesting relief from the street facing frontage requirements along Parnell Street per the site plan on property zoned Subdistrict 3 within Planned Development District No. 317, the Cedars Area Special Purpose District, generally at the southeast corner of Corinth Street and Parnell Street.

Staff Recommendation: **Approval**, subject to the site plan.

Applicant: Popeyes Texas Partners, LLC

Representative: Rob Baldwin, Baldwin Associates

Planner: Teaseia Blue

Council District: 2

M223-012(TB)

Planner: Teaseia Blue

FILE NUMBER: M223-012(TB)

DATE FILED: March 15, 2023

LOCATION: at the southeast corner of Corinth Street and Parnell Street

COUNCIL DISTRICT: 2

SIZE OF REQUEST: ±6.75 acres

CENSUS TRACT: 04.02

MISCELLANEOUS DOCKET ITEM

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/ APPLICANT: Popeyes Texas Partners, LLC

REQUEST: An application requesting relief from the street facing frontage requirements along Parnell Street per the site plan, on property zoned Subdistrict 3 within Planned Development District No. 317, the Cedars Area Special Purpose District.

STAFF RECOMMENDATION: Approval, subject to the site plan.

PLANNED DEVELOPMENT DISTRICT No. 317

<https://dallascityhall.com/departments/cityattorney/Articles/PDF/Article%20317.pdf>

PD No. 317 Exhibits

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317A.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317B.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317C.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317E.pdf>

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<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317J.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317K.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317L.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317M.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317N.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317O.pdf>

BACKGROUND INFORMATION:

On July 26, 1989. Planned Development District No. 317- Cedars Area Special Purpose District was established by Ordinance No. 20395. Ordinance No. 20395 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20395 was amended by Ordinance No. 20822, passed by the Dallas City Council on November 28, 1990; Ordinance No. 22003, passed by the Dallas City Council on March 23, 1994; Ordinance No. 23144, passed by the Dallas City Council on May 28, 1997; Ordinance No. 23379, passed by the Dallas City Council on December 10, 1997; Ordinance No. 23470, passed by the Dallas City Council on March 25, 1998; Ordinance No. 23921, passed by the Dallas City Council on June 23, 1999; Ordinance No. 24014, passed by the Dallas City Council on September 8, 1999; Ordinance No. 24017, passed by the Dallas City Council on September 8, 1999; Ordinance No. 24124, passed by the Dallas City Council on December 8, 1999; Ordinance No. 24430, passed by the Dallas City Council on October 25, 2000; and Ordinance No. 24503, passed by the Dallas City Council on January 24, 2001. (Ord. Nos. 10962; 19455; 20395; 20822; 22003; 23144; 23379; 23470; 23921; 24014; 24017; 24124; 24430; 24503; 24826; 31773)

REQUEST DETAILS:

The purpose of this request is to obtain City Plan Commission approval for relief from the street facing frontage requirement for 70%. Therefore 0% of the required 70% of the street facing façade would be required to be within the min/max front yard along Parnell Street only.

This is not a change in zoning request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the site plan along Parnell Street meets the standards established for approving street facing frontage requirement relief per SEC. 51P-317.120(c)(4)(A)(v).

SEC. 51P-317.120(c)(4)(A)(v)

(aa), The city plan commission may approve a site plan at a public hearing that does not comply with the required street frontage regulations in this section if:

- (I) strict compliance with street frontage requirements are impractical due to site constraints or would result in substantial hardship;
- (II) the variation or exception from the street frontage requirements will not adversely affect surrounding properties; and
- (III) the site plan furthers the stated purpose in 51P-317.120(c)(1).
(c) Subdistrict 3 and 3B (Tract 1 and Tract 2) (Freeway-oriented High Density Mixed Use).

(1) Purpose. To encourage high-density office, lodging, retail, and residential uses along the Interstate Highway 30 frontage, and to encourage development that takes advantage of the regional freeway

access and the excellent downtown views while preserving these views for other subdistricts in the Cedars Area Special Purpose District.

Applicant's Response to SEC. 51P-317.120(c)(4)(A)(v)(aa)

- ♣ Response to (I) - This exception to the street frontage requirements will not adversely affect surrounding properties as there is only the existing DART rail to consider.
- ♣ Response to (II) - In addition, strict compliance with the street frontage requirements in this development is not necessary and does not create a hardship as the frontage at Parnell Street is, in our opinion, not a strict definition of a street.
- ♣ Response to (III) - The application furthers the stated purpose in 51P-317.120(c)(1). Purpose. To encourage high-density office, lodging, retail, and residential uses along the Interstate Highway 30 frontage, and to encourage development that takes advantage of the regional freeway access and the excellent downtown views while preserving these views for other subdistricts in the Cedars Area Special Purpose District.

Applicant's Response In Detail:

Street frontage along a busy DART rail does not constitute good urban design. That is why the building was designed to interact with Botham Jean Blvd., a primary street.



Parnell Street is a remnant of a street, with the following characteristics:

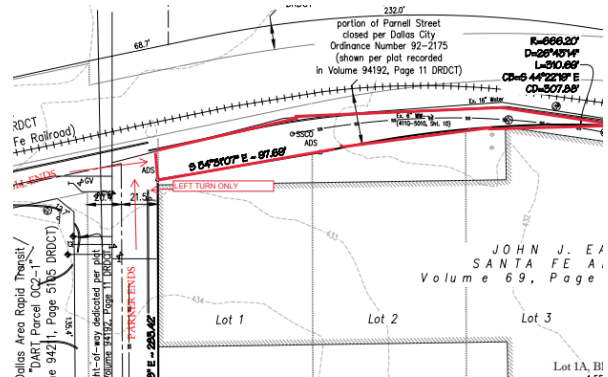
- ♣ There is no exit from the development on to Parnell Street.
- ♣ Currently there is signage, (no left turn sign), that does not allow access to Parnell and, since Parnell dead ends at Parker Street, there is not a possibility of a right turn.
- ♣ In addition, in 1992 the City of Dallas closed the northwest portion of Parnell Street, creating a dead end at Parker Street.
- ♣ Residents of this development will not be able to exit to Parnell, there will be additional signage on site per the engineering plans in consultation with Paving & Drainage and the City of Dallas Transportation Department.

M223-012(TB)

♣ Parnell Street only runs along less than half of this development, from Corinth Street 412'.15" along Tract 1.

♣ There is no signage at Corinth Street and Parnell Street indicating that the street is a dead end, however, signage needs to be installed.

♣ Parnell Street runs 412'.15" feet southwest along the rear of Tract 1 of the proposed development. See Site Plan data table below:



Frontage Setback along Parnell Street	
Frontage Length along Parnell	412.15
70% Required Frontage within Min/Max Setbacks	288.51
Frontage Within Min/Max Setbacks	0.0
% Frontage Within Min/Max Setbacks	0.0%
Frontage Required Outside Min/Max Setbacks	123.64
Frontage Outside Min/Max Setbacks	412.15
% Frontage Outside Min/Max Setbacks	100%
% of Relief Required to Meet 70% Façade Standard	70.0%

Applicant's Evaluation of Risks of Having Street Frontage Adjacent To A Busy DART Rail

Applicant does not consider it a risk in this development to have "street frontage" adjacent to a DART rail station as we do not consider Parnell Street frontage. If there are risks, we have tried to address them, by:

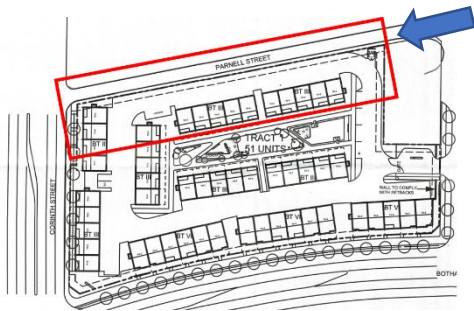
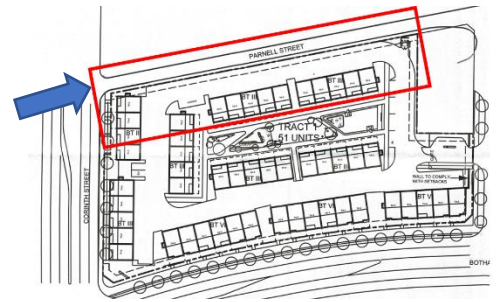


♣ Adding the City standard pole lighting along Parnell. As shown here.

♣ The addition of 8-foot board-onboard privacy fence along the back of the development including along Parnell Street.

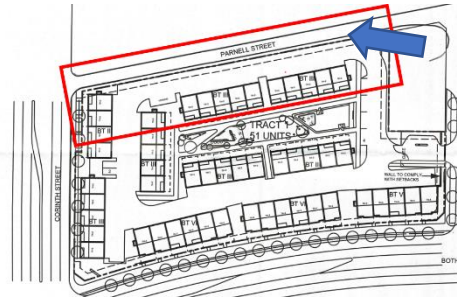
M223-012(TB)

Site Photos @ Parnell Street

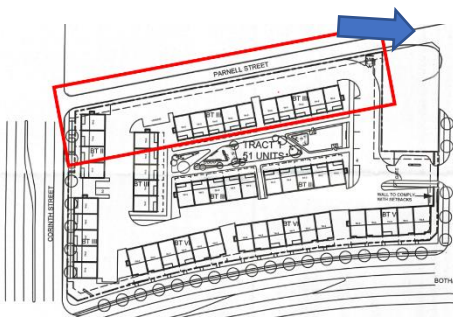




Parnell Street



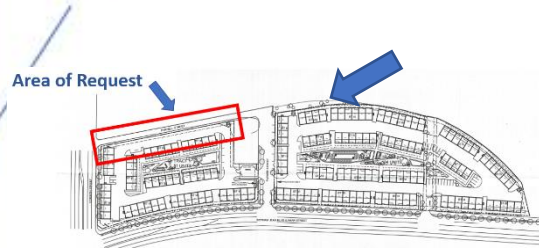
Parker @ Parnell



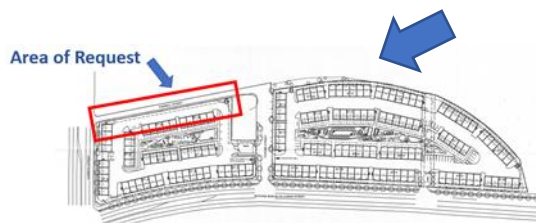
PARNELL STREET PHOTOS



Closed portion of Parnell Street



Looking northwest down Parnell



List of Officers

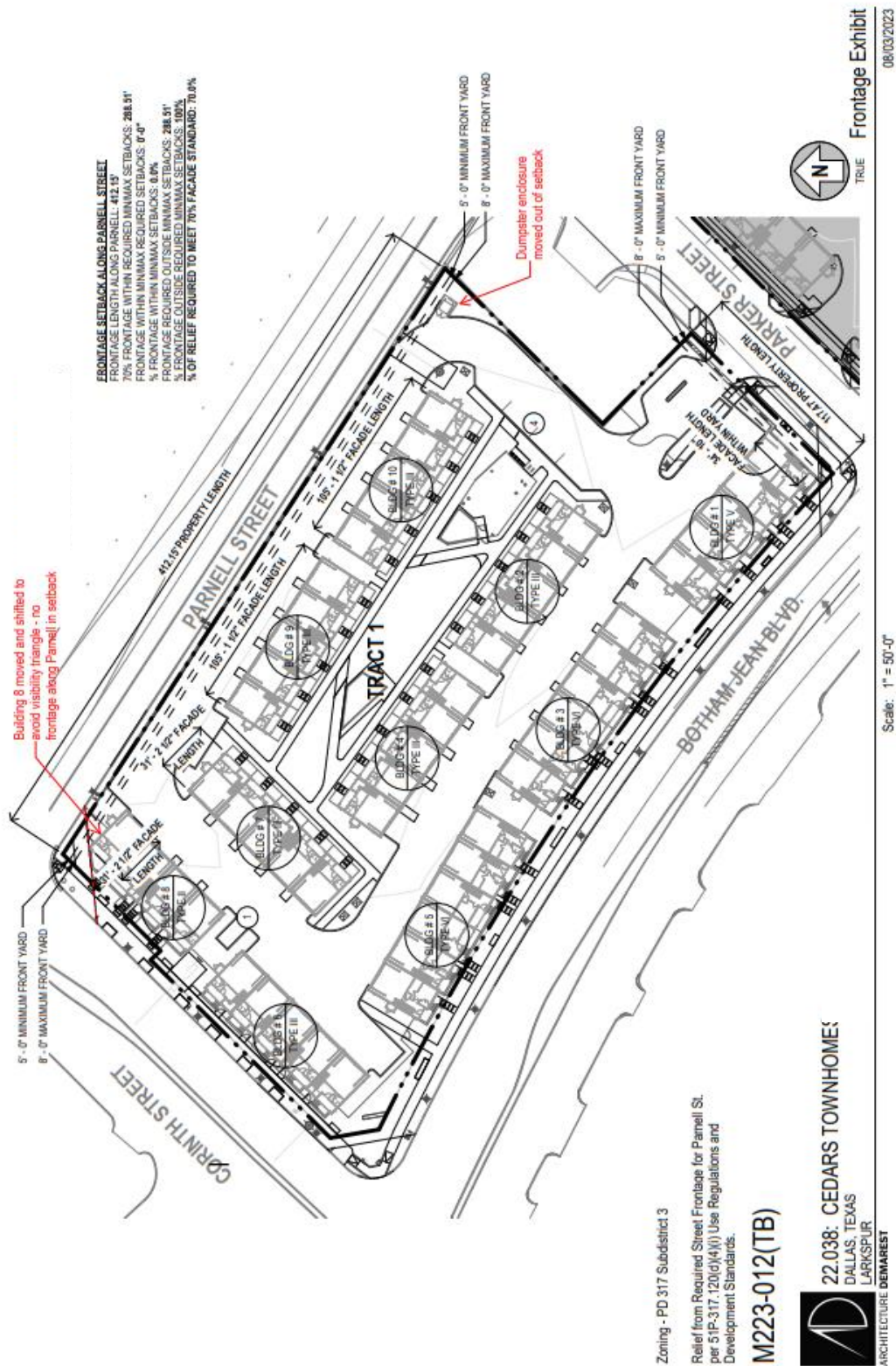
Popeyes Texas Partners, LLC

Alpha Land Partners, LLC - Sole Member

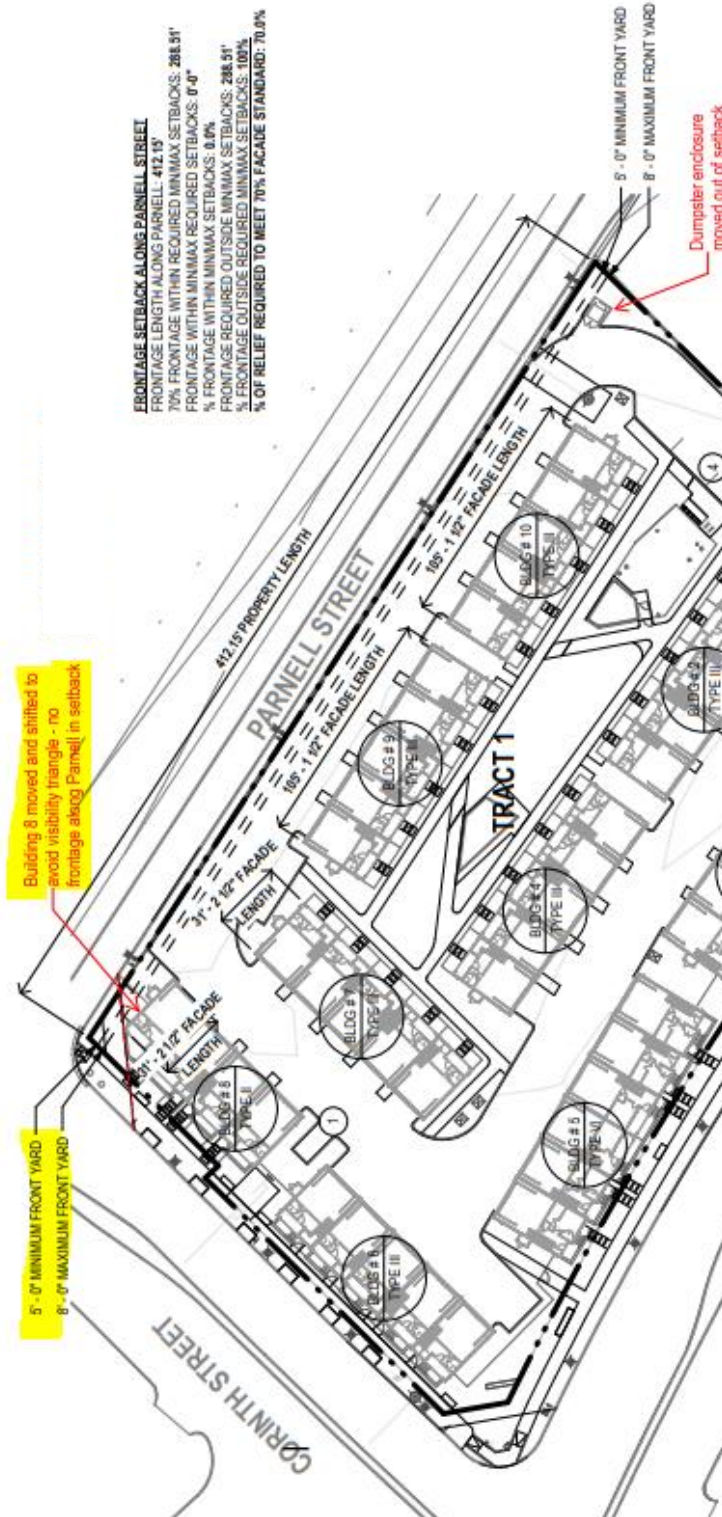
VPDC 2015, LLC - Manager

Debra L. Perry, Vice President

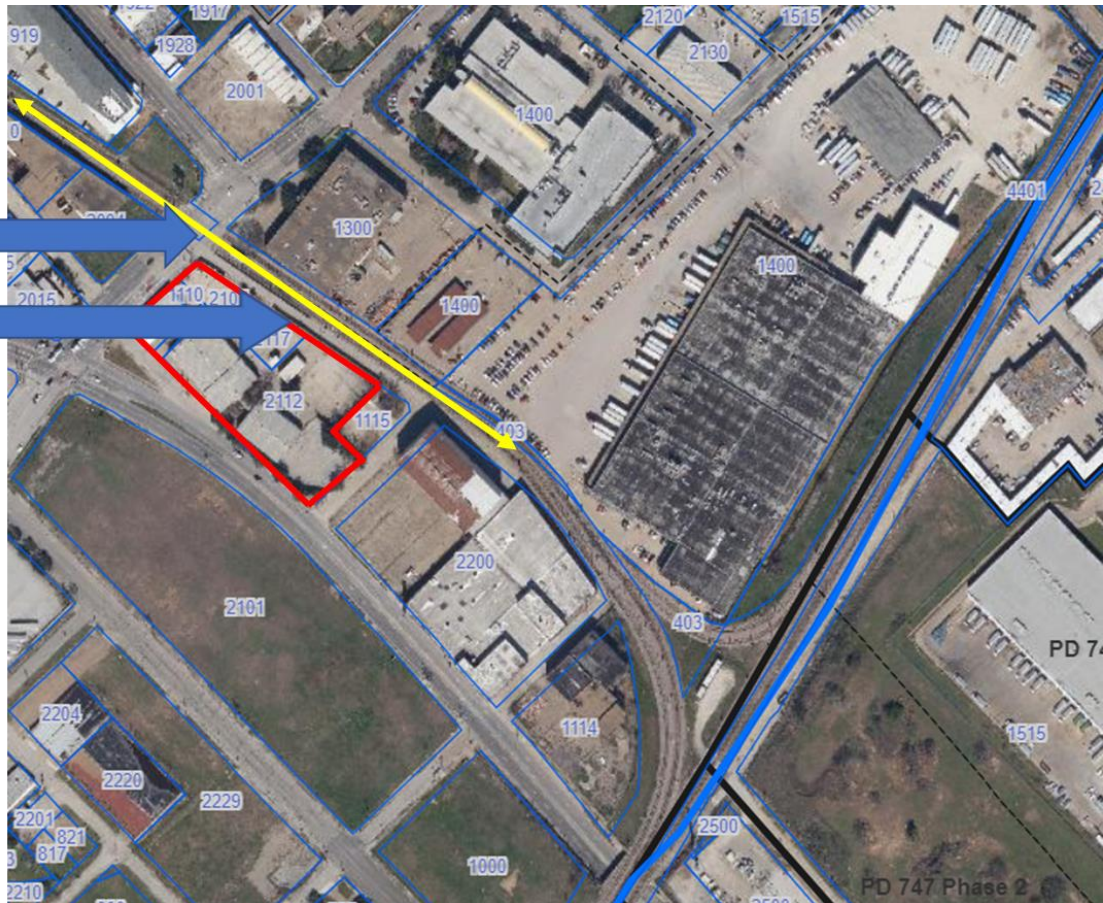
Site Plan



Site Plan - Enlarged

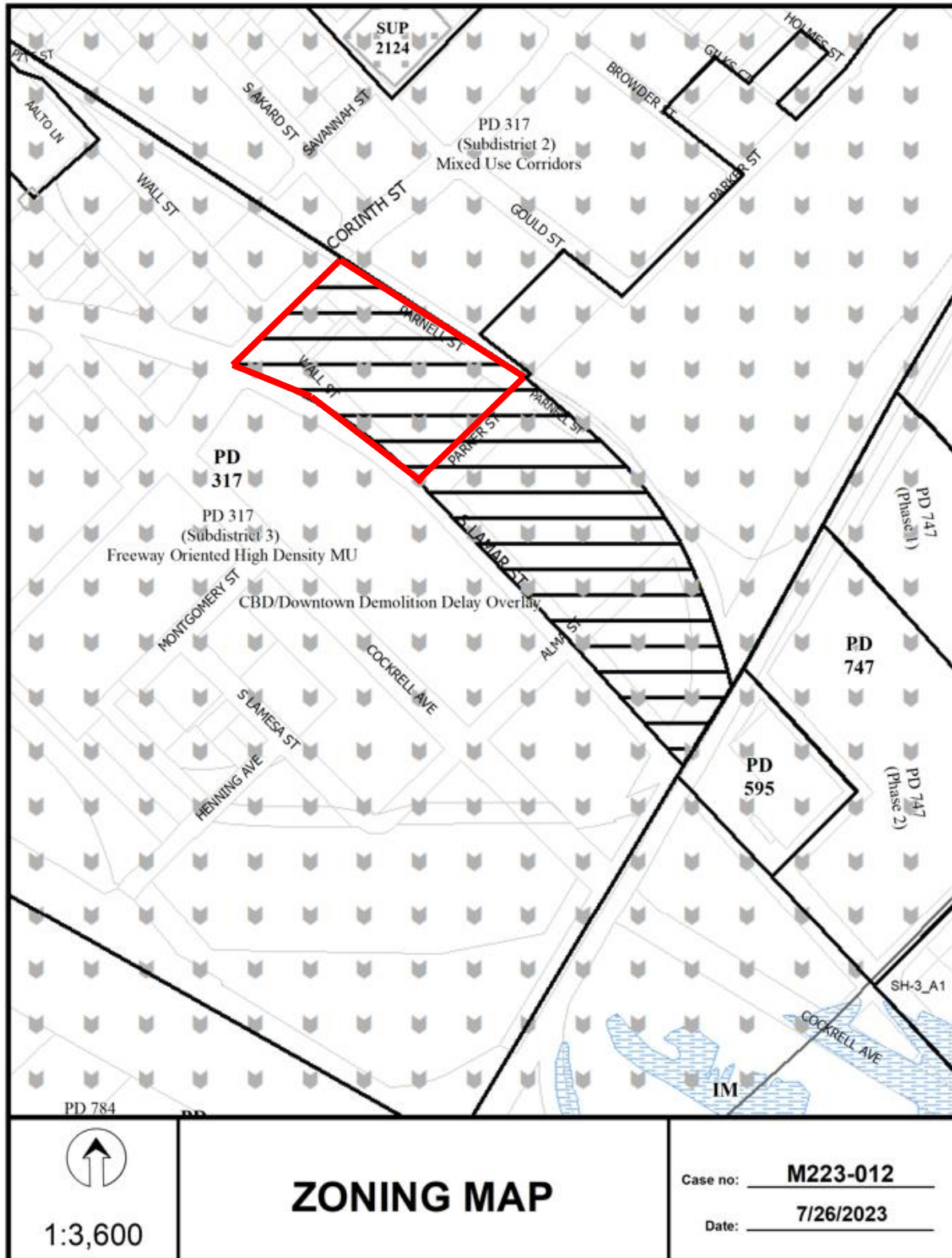


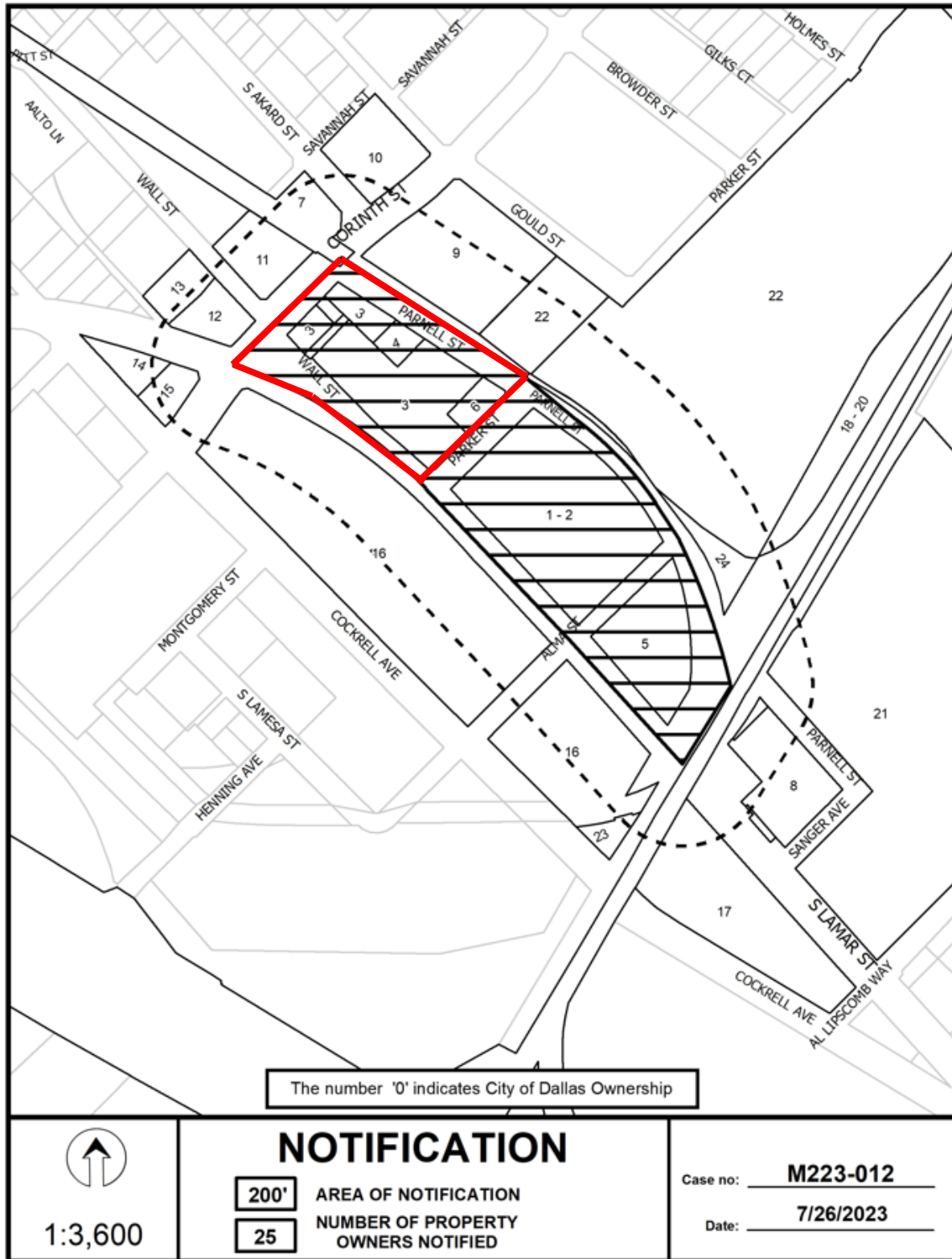
DART Rail
Parnell St.



Aerial View





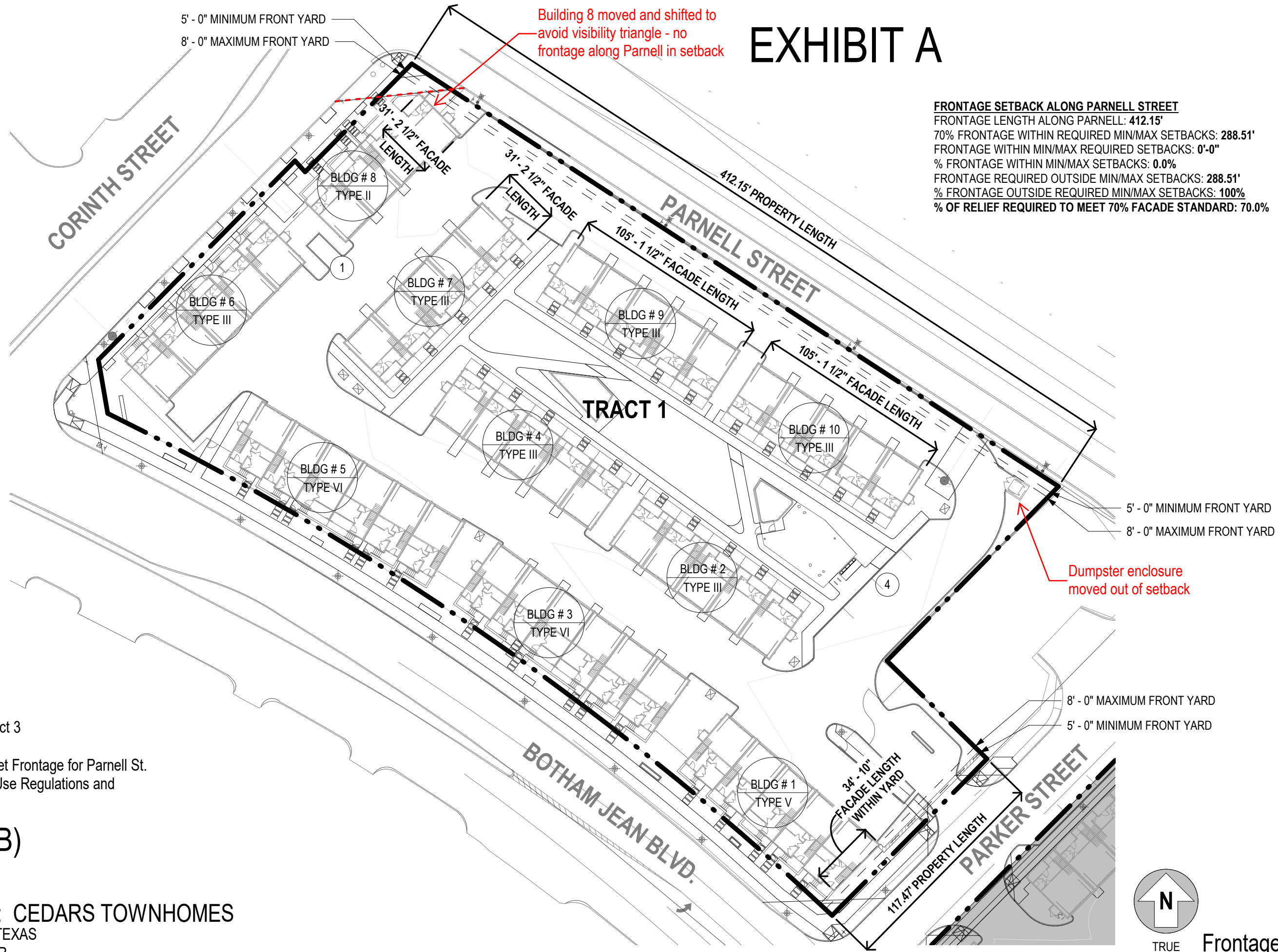


07/26/2023

Notification List of Property Owners***M223-012******25 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2200 PARNELL ST	DALLAS TERM RY & UN DEPOT
2	1115 ALMA ST	MAGNOLIA GOODSON ROAD LTD &
3	2107 PARNELL ST	POPEYES TEXAS PARTNERS LLC
4	2117 PARNELL ST	POPEYE TEXAS PARTNERS LLC
5	1114 ALMA ST	MAGNOLIA GOODSON ROAD LTD &
6	1115 PARKER ST	DALLAS AREA RAPID TRANSIT
7	555 2ND AVE	DART
8	2500 BOTHAM JEAN BLVD	ONCOR ELECRCI DELIVERY COMPANY
9	1300 CORINTH ST	CCH LAMAR PARTNERS I LP
10	2001 GOULD ST	42 AKARD LP
11	2004 WALL ST	UPPER ROOM DALLAS
12	2015 WALL ST	TONY COLLINS ART INC
13	2005 WALL ST	COLLINS TONY ART INC
14	2011 BOTHAM JEAN BLVD	EUN DO LLC
15	1011 CORINTH ST	1011 SOUTH CORINTH I LP
16	2101 BOTHAM JEAN BLVD	EVERGREEN PLAZA PARTNERS LLC
17	2510 COCKRELL AVE	FREWOOD JOSEY LTD
18	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
19	9999 NO NAME ST	UNION PACIFIC RR CO
20	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
21	1515 AL LIPSCOMB WAY	Dallas ISD
22	1400 PARKER ST	STANDARD FRUIT & VEG CO
23	2400 COCKRELL AVE	CANDLER D B &
24	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
25	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT

EXHIBIT A



Zoning - PD 317 Subdistrict 3

Relief from Required Street Frontage for Parnell St.
per 51P-317.120(d)(4)(i) Use Regulations and
Development Standards.

M223-012(TB)



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2083

Item #: 2.

AGENDA DATE: August 17, 2023

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a minor amendment to an existing development plan for a general merchandise or food store 100,000 square feet or more on property zoned Subarea A and partially Subarea B within Planned Development District No. 885, south of Lyndon B. Johnson Freeway, west side of Midway Road.

Staff Recommendation: **Approval.**

Applicant: Walmart Real Estate Business Trust

Representative: Mathias Haubert, Bohler

Planner: Teaseia Blue

Council District: 13

M223-021(TB)

Planner: Teaseia Blue

FILE NUMBER: M223-021(TB)

DATE FILED: June 5, 2023

LOCATION: South of Lyndon B. Johnson Freeway, west of Midway Road

COUNCIL DISTRICT: 13

SIZE OF REQUEST: ± 29.10 acres

CENSUS TRACT: 96.08

MISCELLANEOUS DOCKET ITEM

REPRESENTATIVE: Mathias Haubert, Bohler

OWNER/APPLICANT: Walmart Real Estate Business Trust

REQUEST: An application for a minor amendment to an existing development plan for a general merchandise or food store 100,000 square feet or more on property zoned Subarea A and partially Subarea B within Planned Development District No. 885.

STAFF RECOMMENDATION: Approval.

PLANNED DEVELOPMENT DISTRICT No. 885

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20885.pdf>

PD No. 885 Exhibits

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/885A.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/885B.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/885C.pdf>

BACKGROUND INFORMATION:

On May 22, 2013 Planned Development District No. 885 was established by Ordinance No. 29009 to allow for uses permitted in CR Community Retail District, MF-1(A) Multifamily District, and an additional main use of general merchandise or food store 100,000 square feet or more.

On April 18, 2013, the City Plan Commission approved the conceptual plan (Exhibit 885A, Ordinance No. 29009), original development plan (Exhibit 885B, Ordinance No. 29009), and the Elevations (Exhibit 885C, Ordinance No. 29009).

On February 26, 2021, a minor amendment to the development plan was approved by Director Procedure to allow for a drive-up ATM (M201-008)

REQUEST DETAILS:

The applicant is requesting to amend the existing development plan to allow for the expansion of an existing general merchandise or food store 100,000 square feet or more (super center) for a health center and reconfiguration of parking.

In Detail:

- A 5,500 SF Health Center building expansion located on the northeast corner of the existing supercenter.
- The total building square footage will increase from 190,000 SF to 195,500 SF.
- Reduction of the existing parking spaces from 692 space to 672 spaces. The parking ratio of 1:300 SF is still in compliance at 652 space required and 672 being provided.
- The drive isle fronting the Health Center building expansion to the northwest, was adjusted along with a couple of landscape parking islands.

After reviewing the proposed development plan, the proposed expansion does not sufficiently affect the Design Standards Elevation (Exhibit 855C). Compliance with the design standards are still aligned with the regulations set forth in the ordinance and Exhibit 885C.

This is not a change in zoning request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed plan amendment complies with the standards established for minor amendments. The City code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved.

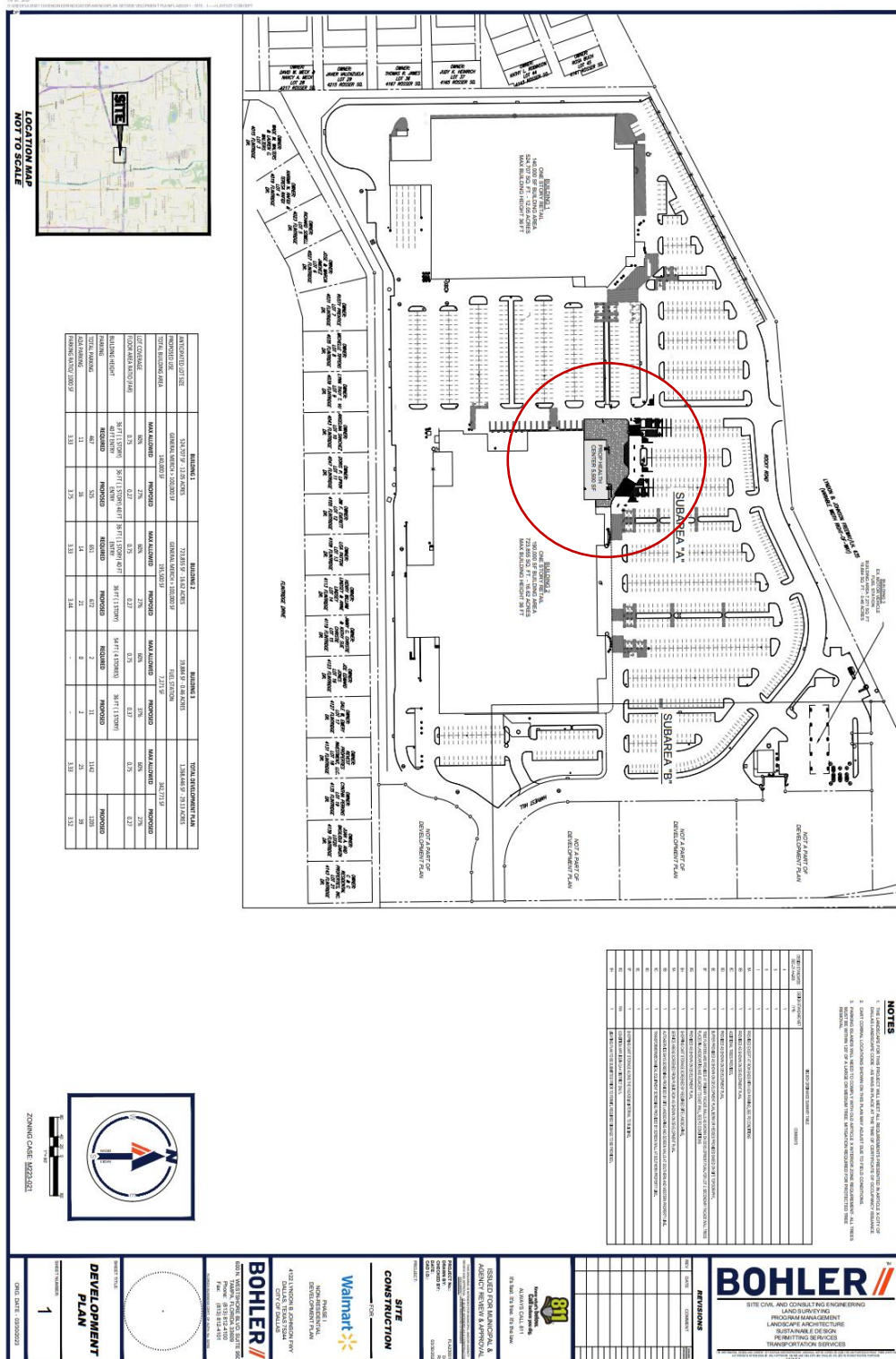
Upon review of the proposed development plan, staff has determined that the request meets the minor amendment criteria for a development plan, complies with the requirements set forth by the Planned Development District 885 Subarea A and Subarea B conditions, and does not impact any other provisions of the ordinance.

List of Officers

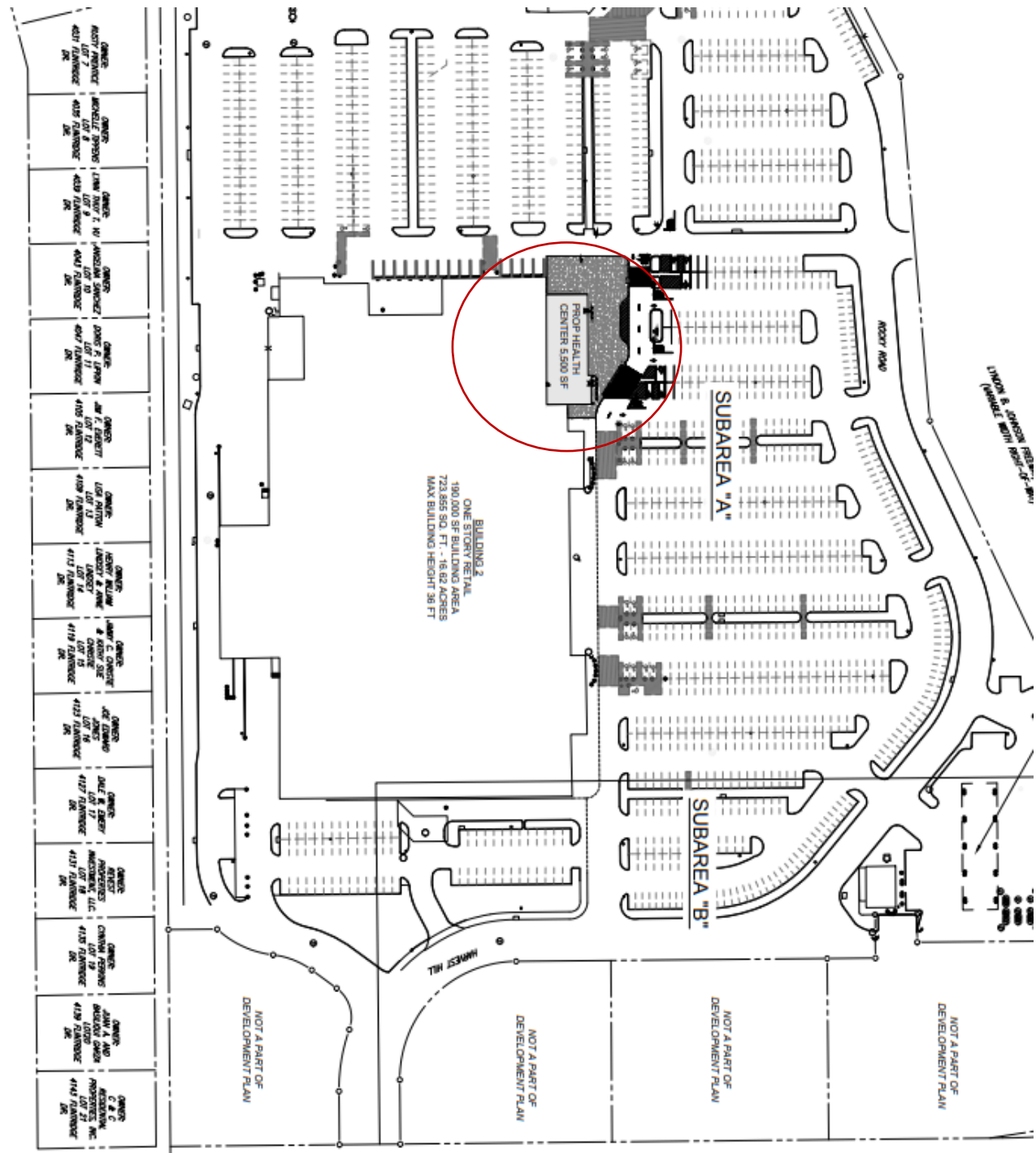
Walmart Real Estate Business Trust

Assistant Secretary - Andrew Marshall
Assistant Secretary - B.A. Glass
Assistant Secretary - Bernard Coerber
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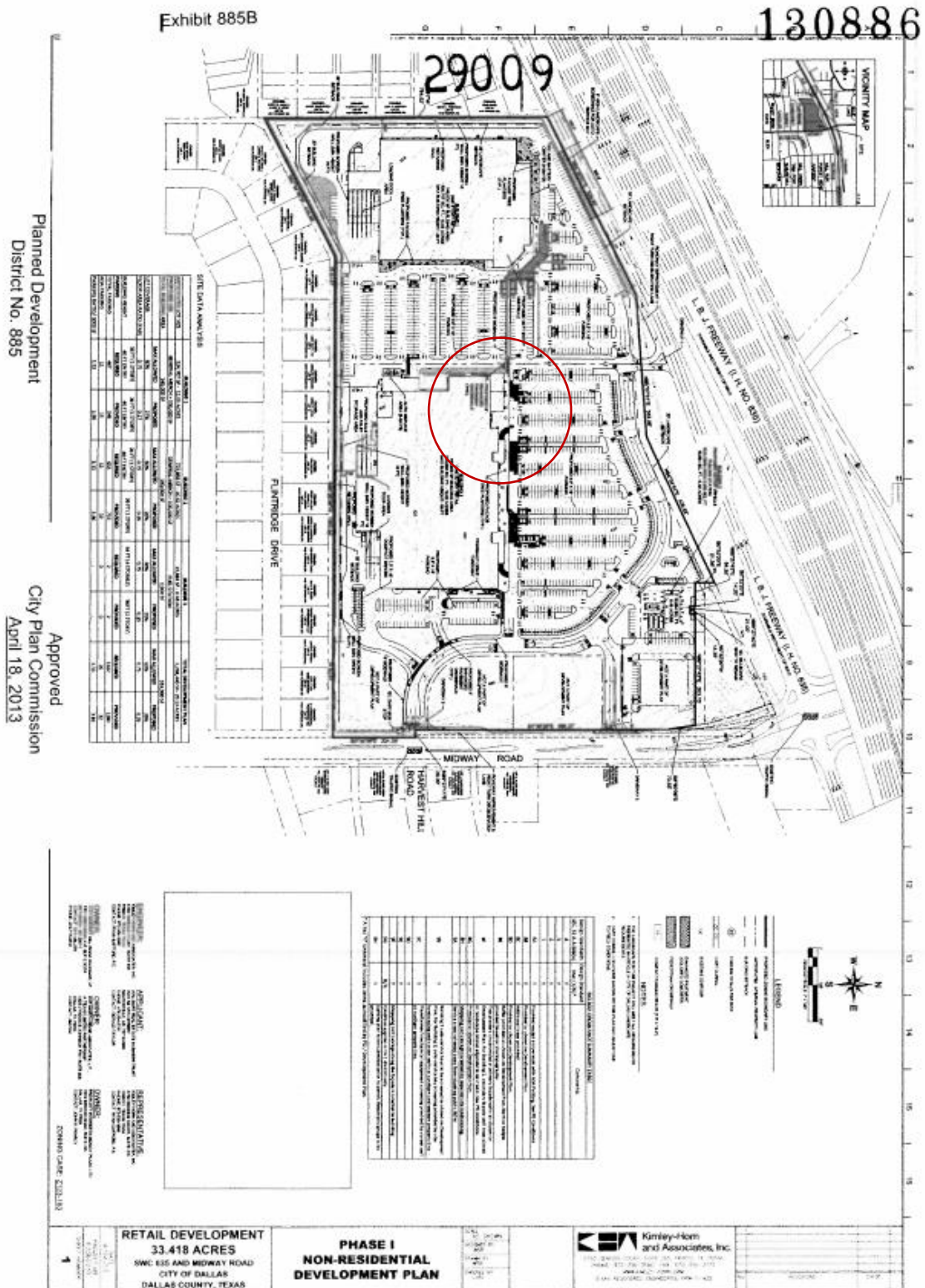
Proposed Development Plan



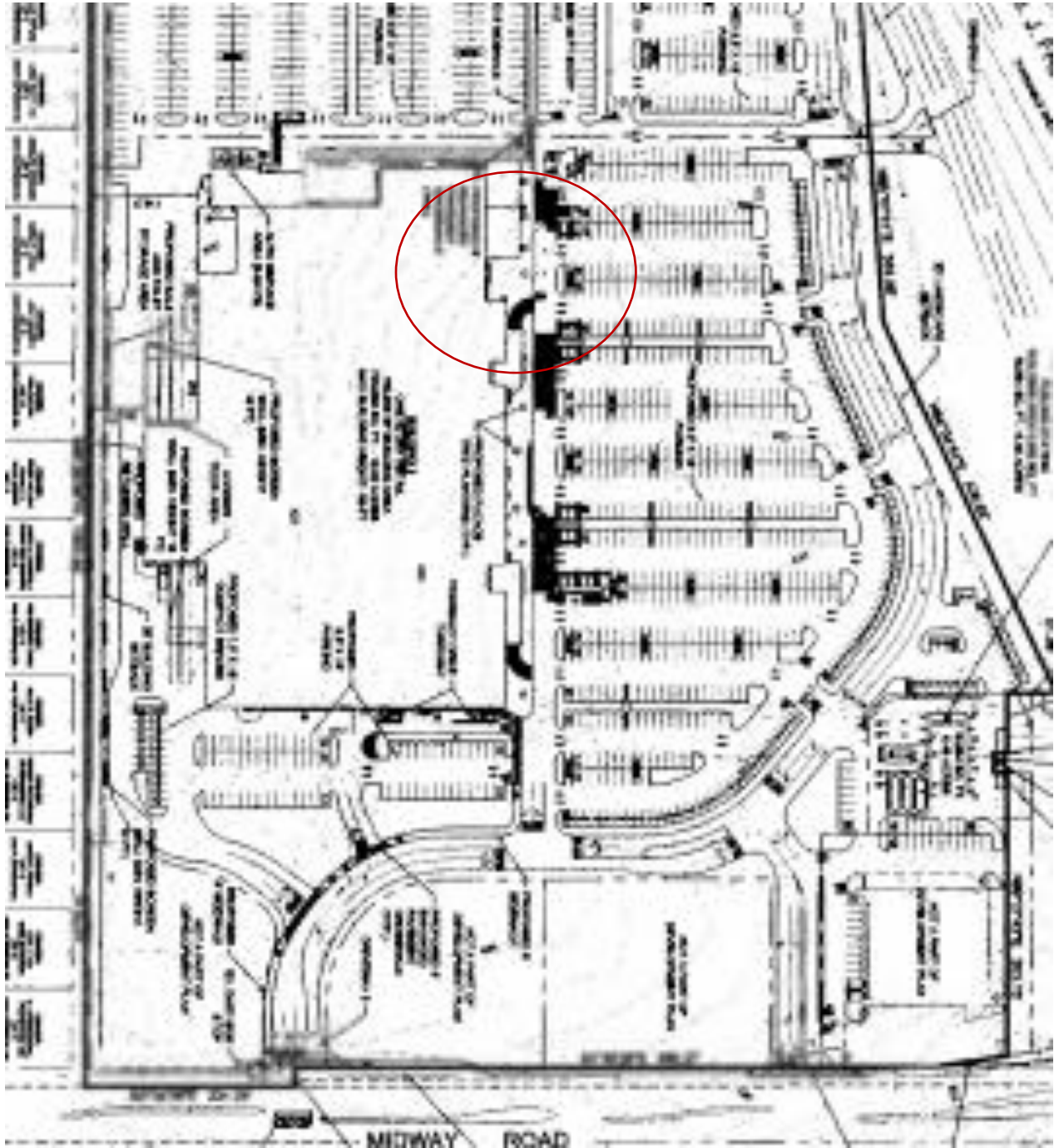
Proposed Development Plan - Enlarged

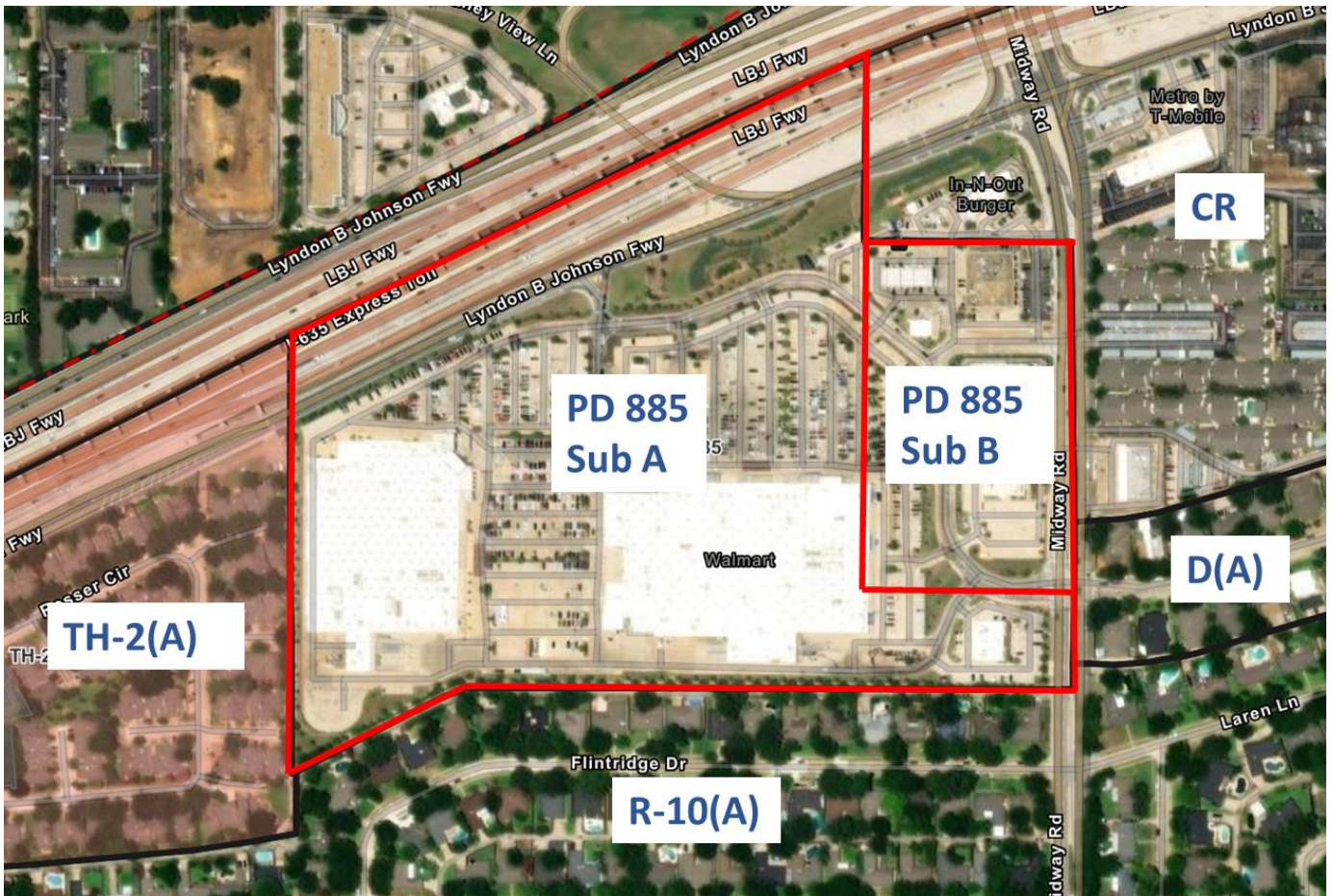


Existing Development Plan



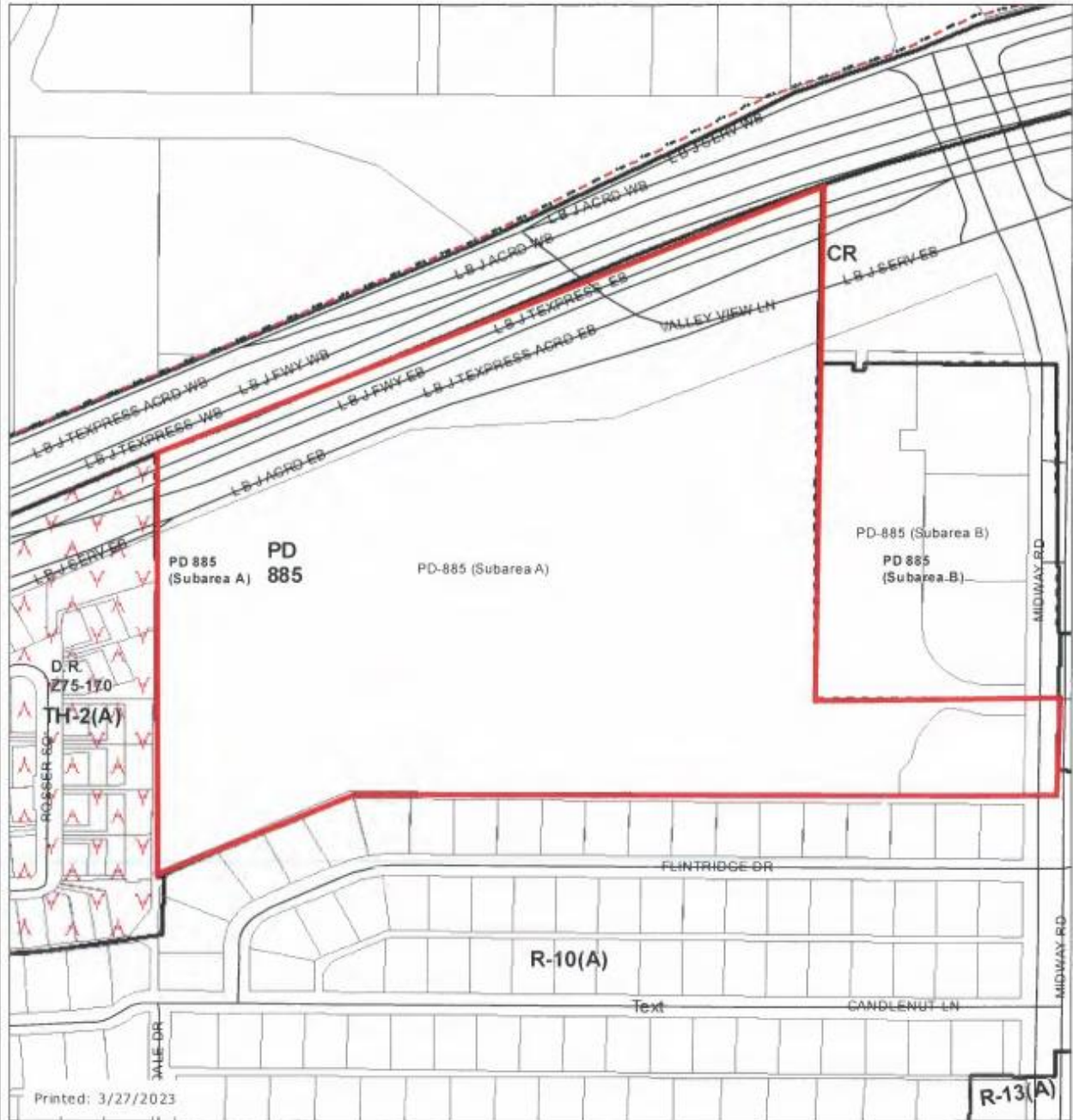
Existing Development Plan - Enlarged





Aerial View





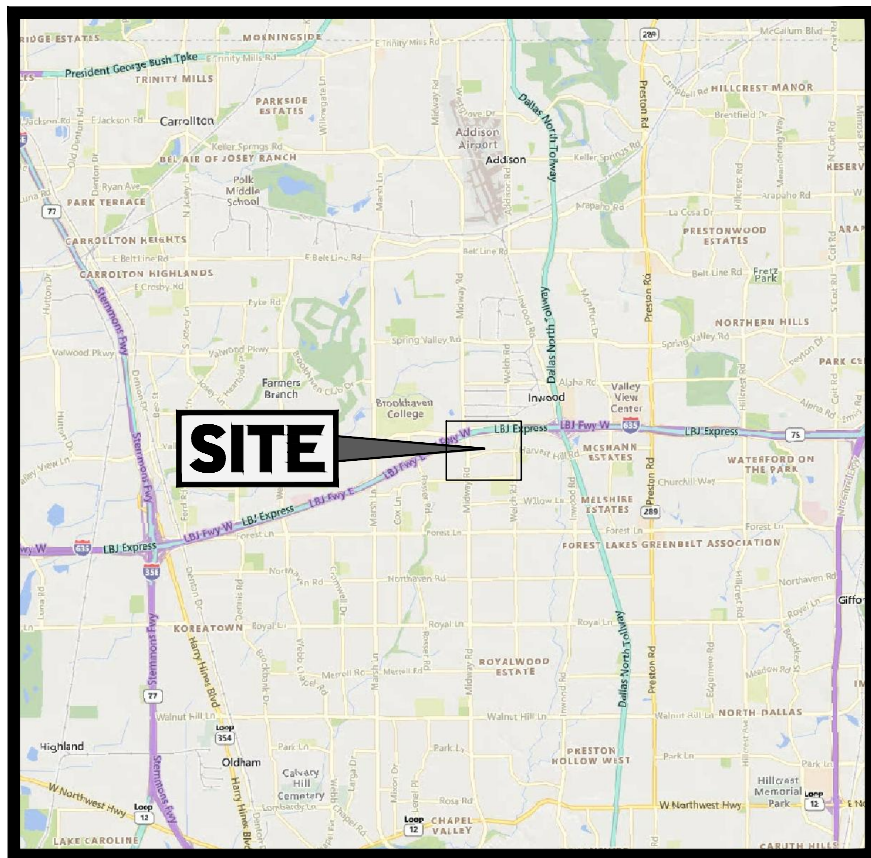
- City limits
- Certified parcels
- Base zoning
- Deed restrictions
- PD Subdivisions

M223-021

This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries." (Texas Government Code § 2051.102)



1:3,600



	BUILDING 1		BUILDING 2		BUILDING 3		TOTAL DEVELOPMENT PLAN	
ANTICIPATED LOT SIZE	524,707 SF - 12.05 ACRES		723,855 SF - 16.62 ACRES		19,884 SF - 0.46 ACRES		1,268,446 SF - 29.13 ACRES	
PROPOSED USE	GENERAL MERCH > 100,000 SF		GENERAL MERCH > 100,000 SF		FUEL STATION			
TOTAL BUILDING AREA	140,000 SF		195,500 SF		7,271 SF		342,771 SF	
	MAX ALLOWED	PROPOSED	MAX ALLOWED	PROPOSED	MAX ALLOWED	PROPOSED	MAX ALLOWED	PROPOSED
LOT COVERAGE	60%	27%	60%	27%	60%	37%	60%	27%
FLOOR AREA RATIO (FAR)	0.75	0.27	0.75	0.27	0.75	0.37	0.75	0.27
BUILDING HEIGHT	36 FT (1 STORY) 40 FT ENTRY	36 FT (1 STORY) 40 FT ENTRY	36 FT (1 STORY) 40 FT ENTRY	36 FT (1 STORY)	54 FT (4 STORIES)	36 FT (1 STORY)		
PARKING	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED		PROPOSED
TOTAL PARKING	467	525	651	672	2	11	1142	1205
ADA PARKING	11	16	14	21	0	2	25	39
PARKING RATIO/ 1000 SF	3.33	3.75	3.33	3.44	-	-	3.33	3.52

NOTES

1. THE LANDSCAPE FOR THIS PROJECT WILL MEET ALL REQUIREMENTS PRESENTED IN ARTICLE X-CITY OF DALLAS LANDSCAPE CODE - AS WAS IN PLACE AT THE TIME OF CERTIFICATE OF OCCUPANCY ISSUANCE.
2. CART CORRAL LOCATIONS SHOWN ON THIS PLAN MAY ADJUST DUE TO FIELD CONDITIONS.
3. PARKING ISLANDS WILL NEED TO COMPLY WITH OLD ARTICLE X INTERIOR ZONE REQUIREMENT- ALL TREES MUST BE WITHIN 120' OF A LARGE OR MEDIUM TREE. MITIGATION REQUIRED FOR PROTECTED TREE REMOVAL.

BIG BOX ORDINANCE SUMMARY TABLE			
DESIGN STANDARDS SEC. 51 A.4.605	DESIGN STANDARD MET (Y/N)		COMMENTS
4	Y		
5	Y		
6	Y		
7	Y		
8A	Y	PROVIDED EXCEPT AT ROW ENDS WITH ADA PARKING. SEE PD CONDITIONS	
8B	Y	PROVIDED AS SHOWN ON DEVELOPMENT PLAN.	
8C	Y	ADDITIONAL TREES PROVIDED.	
8D	Y	PROVIDED AS SHOWN ON DEVELOPMENT PLAN.	
8E	Y	BUFFER PROVIDED AS SHOWN ON DEVELOPMENT PLAN. BERM OR HEDGES PROVIDED BASED ON SITE TOPOGRAPHY.	
8F	Y	TREE PLANTERS ARE PROVIDED AT PRIMARY FACADE WALLS AS SHOWN ON DEVELOPMENT PLAN. FOR LOT 2, SECONDARY FACADE WALL TREES PLACED IN LANDSCAPE ISLAND ADJACENT TO EAST WALL. SEE PD CONDITIONS	
8G	Y	PROVIDED AS SHOWN ON DEVELOPMENT PLAN.	
8H	Y	SHOPPING CART STORAGE SCREENED BY REQUIRED SITE LANDSCAPING.	
9A	Y	SERVICE AREAS SCREENED FROM PUBLIC ROW AS SHOWN ON DEVELOPMENT PLAN.	
9B	Y	AUTO-SERVICE BAYS SCREENING PROVIDED BY SITE LANDSCAPING AND SCREEN WALLS AT SOUTHERN AND WESTERN PROPERTY LINE.	
9C	Y	TRANSFORMER/MECHANICAL EQUIPMENT SCREENING PROVIDED BY SCREEN WALL AT SOUTHERN PROPERTY LINE.	
9D	Y		
9E	Y		
9F	Y	SHOPPING CART STORAGE ALONG THE FACADE IS INTERNAL TO BUILDING.	
9G	N/A	CONDITION APPLIES IN CA-1 DISTRICT ONLY.	
9H	Y	LIGHTING PLAN TO BE SUBMITTED PRIOR TO PERMIT. REQUIRED SIGNAGE TO BE PROVIDED.	

[illegible]

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ISSUED FOR MUNICIPAL &
AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLA230011
DRAWN BY: DP
CHECKED BY: RH
DATE: 03/30/2023
CAD I.D.:

PROJECT:

SITE CONSTRUCTION

FOR



PHASE I
NON-RESIDENTIAL
DEVELOPMENT PLAN

4122 LYNDON B JOHNSON FWY
DALLAS, TEXAS 75244
CITY OF DALLAS



600 N. WESTSHORE BLVD. SUITE 950
TAMPA, FLORIDA 33609
Phone: (813) 812-4100
Fax: (813) 812-4101

FLORIDA BUSINESS CERT. OF AUTH. No. 3078

SHEET TITLE

DEVELOPMENT PLAN

SHEET NUMBER

1

ORG. DATE - 03/30/2023



ZONING CASE: M223-021



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2084

Item #: 3.

AGENDA DATE: August 17, 2023

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a minor amendment to an existing development plan for a general merchandise or food store 100,000 square feet or more on property zoned Planned Development District No. 863, at the southwest corner of Short Boulevard and R.L. Thornton Service Road.

Staff Recommendation: **Approval.**

Applicant: Walmart Real Estate Business Trust

Representative: Mathias Haubert, Bohler

Planner: Teaseia Blue

Council District: 4

M223-022(TB)

Planner: Teaseia Blue

FILE NUMBER: M223-022(TB)

DATE FILED: June 5, 2023

LOCATION: southwest corner of Short Boulevard and R.L. Thornton Service Road

COUNCIL DISTRICT: 4

SIZE OF REQUEST: ± 26.89 acres

CENSUS TRACT: 10.02

MISCELLANEOUS DOCKET ITEM

REPRESENTATIVE: Mathias Haubert, Bohler

OWNER/APPLICANT: Walmart Real Estate Business Trust

REQUEST: An application for a minor amendment to an existing development plan for a general merchandise or food store 100,000 square feet or more on property zoned Planned Development District No. 863.

STAFF RECOMMENDATION: Approval.

PLANNED DEVELOPMENT DISTRICT No. 863

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20863.pdf>

PD No. 863 Exhibits

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/863A.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/863B.pdf>

BACKGROUND INFORMATION:

On December 14, 2011 Planned Development District No. 863 was established by Ordinance No. 28514 to allow for uses permitted in MC-1 Multiple Commercial District and an additional main use of general merchandise or food store 100,000 square feet or more.

On November 17, 2011, the City Plan Commission approved the original development plan (Exhibit 863A, Ordinance No. 28514), and the Elevations (Exhibit 863B, Ordinance No. 2814).

On February 4, 2020, a minor amendment to the development plan was approved by Director Procedure to allow for a drive-up ATM (M190-002)

REQUEST DETAILS:

The applicant is requesting to amend the existing development plan to allow for the expansion of an existing general merchandise or food store 100,000 square feet or more (super center) for a health center, a retail expansion, and the reconfiguration of the parking lot to the southwest of the existing building.

In Detail:

- A 6,300 SF Order Pickup building expansion located on the southwest side of the existing supercenter.
- A 5,500 SF Health Center building expansion located on the northeast corner of the existing supercenter.
- The total building square footage will increase from 191,882 SF to 203,682 SF.
- Reduction of the existing parking spaces from 854 spaces to 799 spaces. The parking ratio of 1:300 SF is still in compliance at 679 spaces required/799 provided.
- The parking area near to the southwest of the existing building is being modified due to the Order Pickup building expansion.
- The drive isle fronting the Health Center building expansion to the NE, was adjusted along with a couple of landscape parking islands.

After reviewing the proposed development plan, the proposed expansion does not sufficiently affect the Design Standards Elevation (Exhibit 863B). Compliance with the design standards are still aligned with the regulations set forth in the ordinance and Exhibit 863.

This is not a change in zoning request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed plan amendment complies with the standards established for minor amendments. The City code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved.

Upon review of the proposed development plan, staff has determined that the request meets the minor amendment criteria for a development plan, complies with the

M223-022(TB)

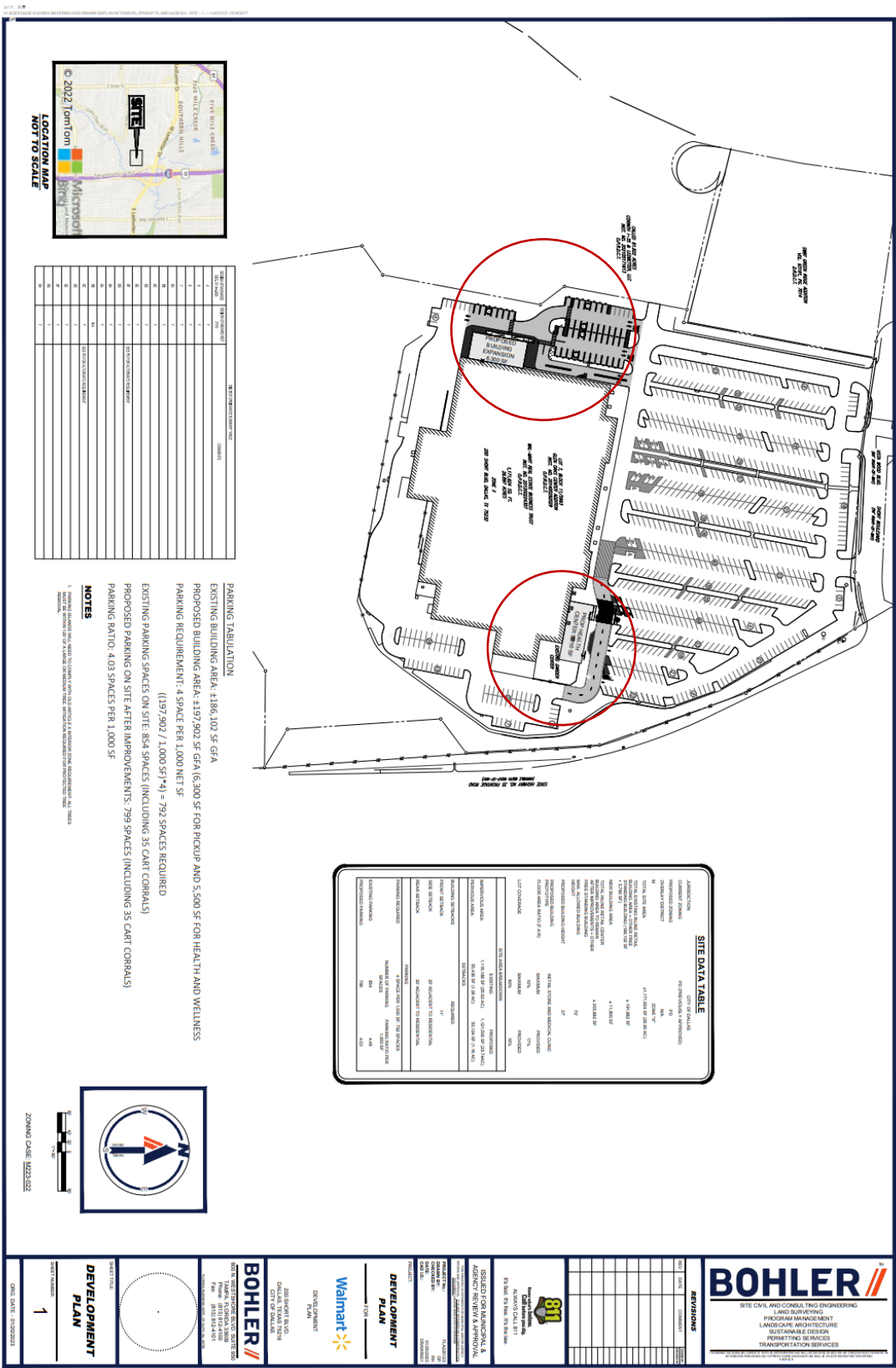
requirements set forth by the Planned Development District No. 863 conditions, and does not impact any other provisions of the ordinance.

List of Officers

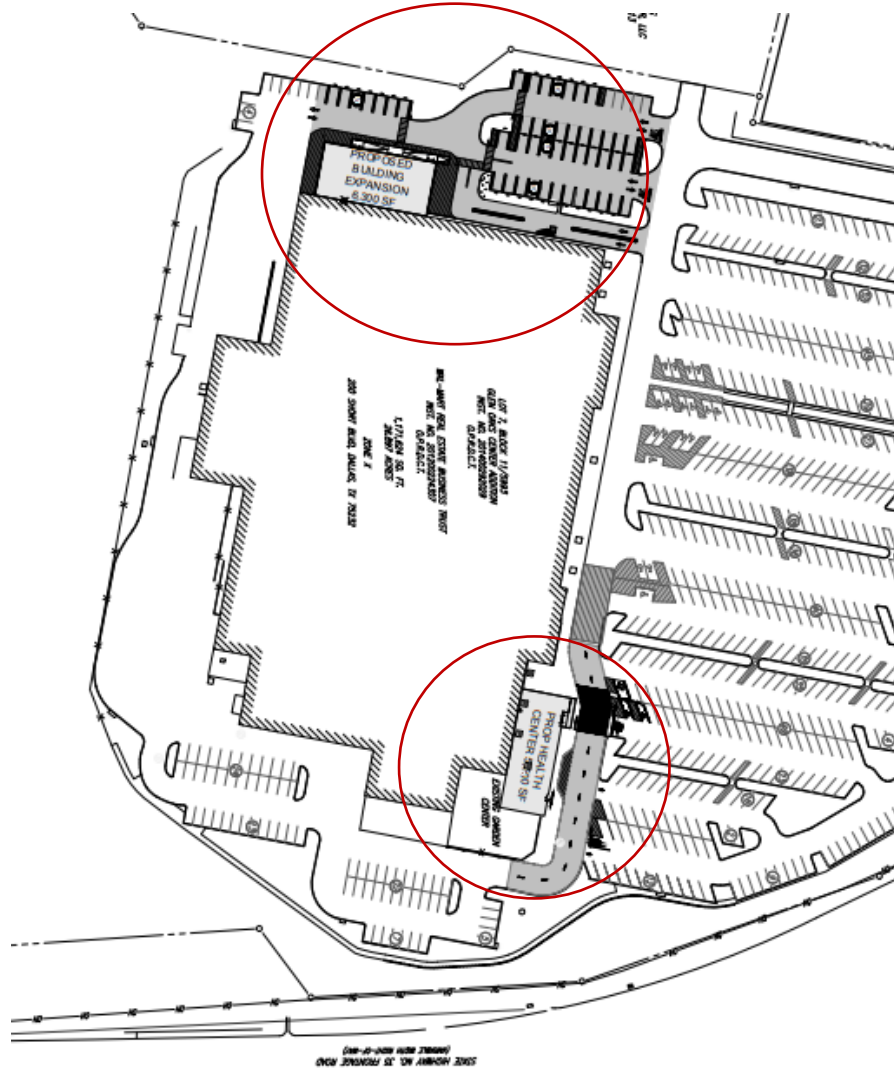
Walmart Real Estate Business Trust

Assistant Secretary - Andrew Marshall
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Assistant Secretary - Bernard Coerber
Assistant Secretary - Brad Rogers
Assistant Secretary - Carla Sikes
Assistant Secretary - Darryl Spinks
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Assistant Secretary - Jennifer Rudolph
Assistant Secretary - Monique Brennan
Assistant Secretary - Nicole Chapman
Assistant Secretary - Richard Martin
Assistant Secretary - Sarah Little
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Senior Vice President - Hunter Hart
Senior Vice President and Assistant Treasurer - Michael Cook
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Vice President - David DeSerio
Vice President - Jessica Rancher
Vice President - Joni Sartain
Vice President - L.B. Johnson
Vice President - Wayne Hamilton
Vice President and Assistant Treasurer - Matthew Allen

Proposed Development Plan

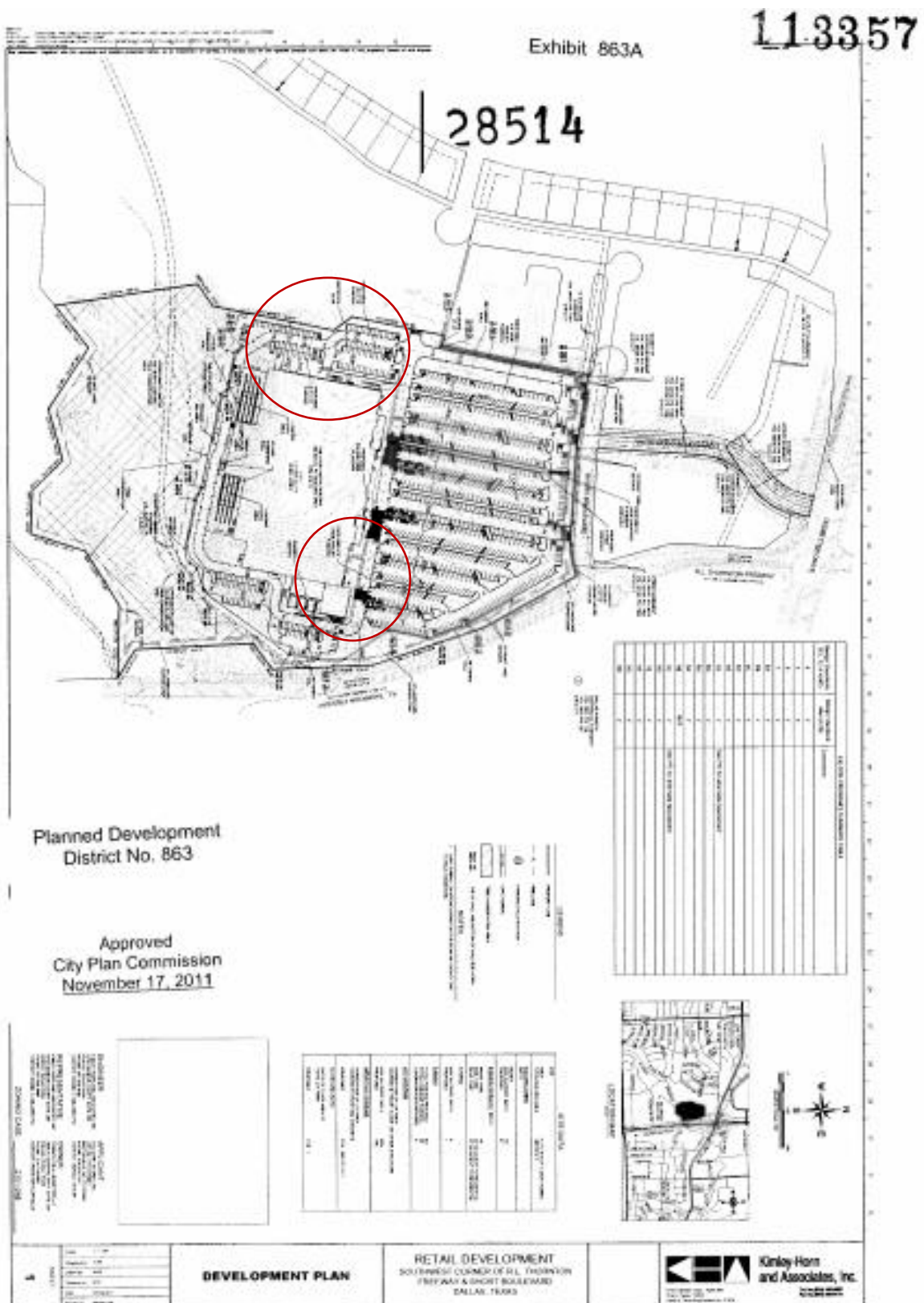


Proposed Development Plan - Enlarged

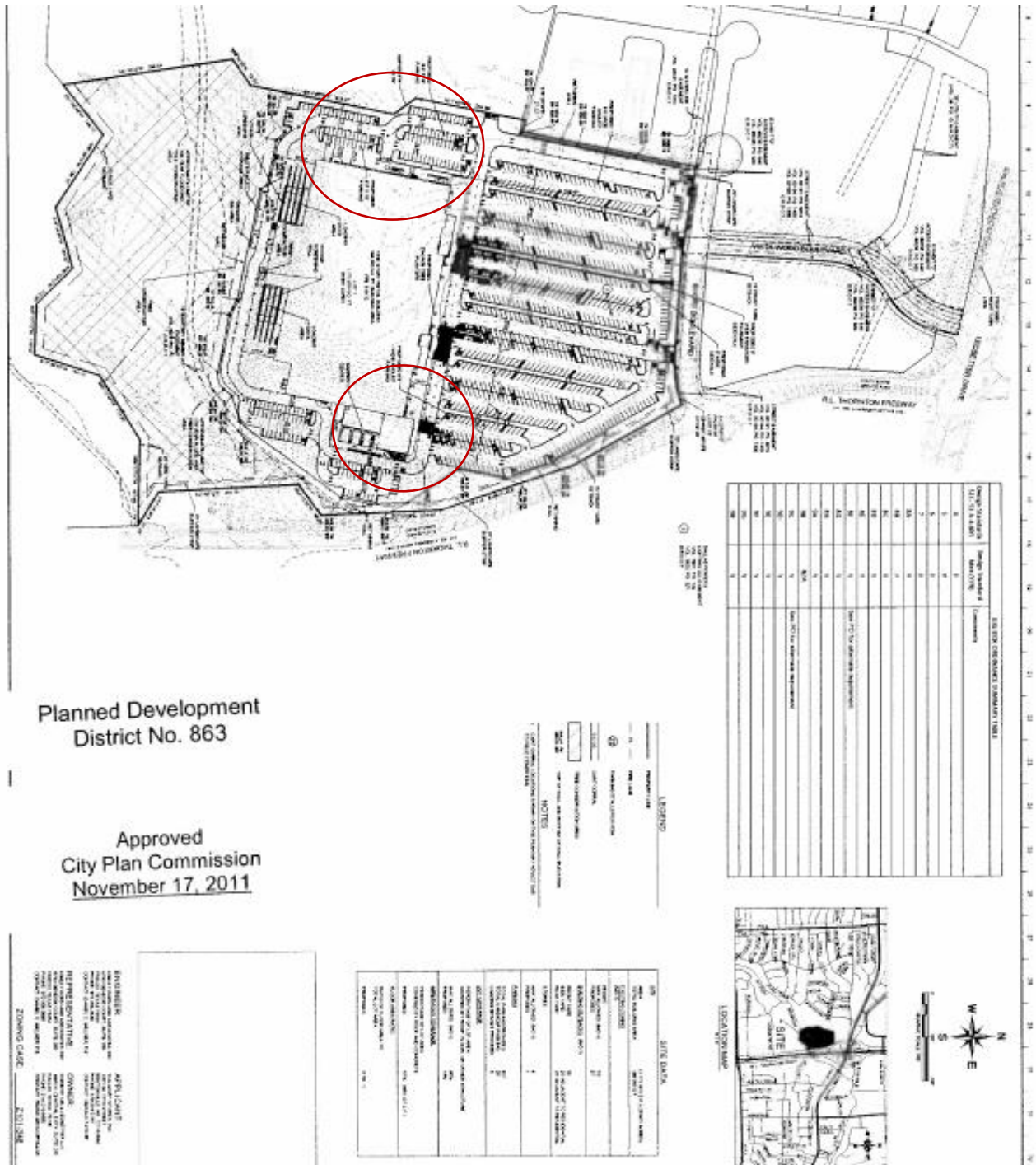


SITE DATA TABLE		CITY OF DALLAS
		PD (PREVIOUSLY APPROVED)
JURISDICTION		PD
PROPOSED ZONING		NA
OCEANVIEW DISTRICT		
M	ZONE "C"	
TOTAL SITE AREA	417,140 SF (9.86 AC)	
TOTAL EXISTING PLANT RETAIL	419,800 SF	
TOTAL EXISTING SERVICE STATION	41,900 SF	
STANDING BUILDING: 198,100 SF		
+ 5700 SF		
NEW BUILDING AREA		
TOTAL PLANT RETAIL CENTERS	411,900 SF	
TOTAL SERVICE STATIONS	4,200,000 SF	
AFTER IMPROVEMENTS + OTHER		
FIRST STANDING BUILDING		
MAX. ALLOWED BUILDING		
HEIGHT	70'	
	37'	
PROPOSED BUILDING HEIGHT		
PROPOSED BUILDING FLOOR TYPE	RETAIL STORE AND MEDICAL CLINIC	
PROPORTION (F/A/R)	MAXIMUM	PROVIDED
	50%	17%
LOT COVERAGE	MAXIMUM	PROVIDED
	80%	58%
SITE ASSESSMENT/COMMENTS		
INTERVENUE AREA	EXISTING	PROPOSED
PERVIOUS AREA	116,198 SF (2.67 AC)	11,521,500 SF (25.9 AC)
	55,430 SF (1.26 AC)	50,134 SF (1.16 AC)
BUILDING SETTINGS	REQUIRED	
FRONT SETBACK	11'	
SIDE SETBACK	20' ADJACENT TO RESIDENTIAL	
REAR SETBACK	20' ADJACENT TO RESIDENTIAL	
PARKING		
PARKING REQUIRED	4 SPACES PER 1,000 SF THE SERVICES	
NUMBER OF PARKING SPACES	PARKING RATIO PER 1,000 SF	
EXISTING PARKING	804	448
PROPOSED PARKING	790	410

Existing Development Plan



Existing Development Plan - Enlarged

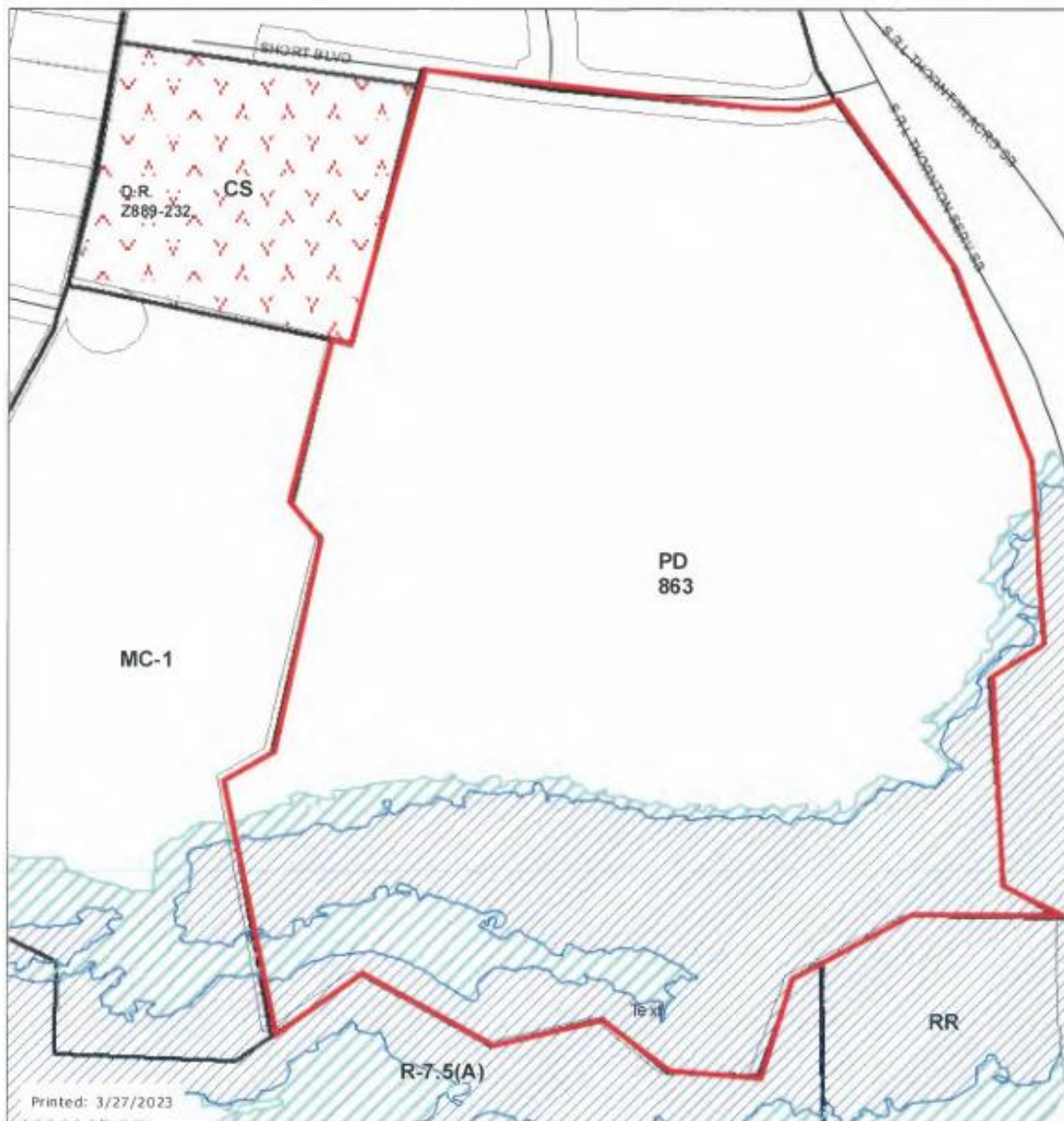




Aerial View



M223-022(TB)



- City Limits
- Roadway
- 0.2 Ft Annual Flood Hazard
- 1 Ft Annual Chance Flood Hazard
- Certified Parcels
- Easement
- Deed Restrictions

M223-022

This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. (Texas Government Code § 2051.102)

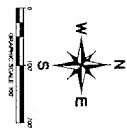
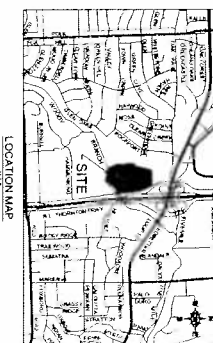


1:2,400

Planned Development District No. 863

Approved
City Plan Commission
November 17, 2011

B6. BOD ORGANIC CHLORINE PASTE		
Design Standard SEC-31-A-405	Design Standard Met (Y/N)	Comments
4	Y	
5	Y	
6	Y	
7	Y	
8A	Y	
8B	Y	
8C	Y	
8D	Y	
8E	Y	
8F	Y	See (1) for alternative requirement
8G	Y	
8H	Y	
9A	Y	
9B	N/A	
9C	Y	
9D	Y	
9E	Y	
9F	Y	
9G	Y	
9H	Y	
See (1) for alternative requirement		

[illegible]

ENGINEER: HALEY, HORN AND ASSOCIATES, INC. 2401 TWO-ROCK DRIVE, SUITE 200 IRVING, TEXAS 75039 PHONE: 972-336-4400 CONFIDENTIALITY: 0 MAILING: 6	APPLICANT: WILKINS & STUBBS, INC. 2001 SE 15TH STREET MIAMI, FL 33133 PHONE: 305-358-0000 CONFIDENTIALITY: 0 MAILING: 0
REPRESENTATIVE: HALEY, HORN AND ASSOCIATES, INC. 2401 TWO-ROCK DRIVE, SUITE 200 IRVING, TEXAS 75039 PHONE: 972-336-4400 CONFIDENTIALITY: 0 MAILING: 6	OWNER: DUNN, HARRIS & FOSTER, L.L.C. 2001 SE 15TH STREET MIAMI, FL 33133 PHONE: 305-358-0000 CONFIDENTIALITY: 0 MAILING: 0

ZONING CASE

2101-348

DEVELOPMENT PLAN

RETAIL DEVELOPMENT
SOUTHWEST CORNER OF R.L. THORNTON
FREEWAY & SHORT BOULEVARD
DALLAS, TEXAS



Kimley-Horn
and Associates, Inc.

Tel. No. (972) 546-6800
Fax No. (972) 546-6719



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2086

Item #: 4.

AGENDA DATE: August 17, 2023

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the east side of South Polk Street, between Cascade Avenue and Elmhurst Place.

Staff Recommendation: **Denial.**

Applicant/Representative: L. Charles Mitchell

Planner: Jennifer Muñoz

UA From: May 18, 2023 and June 15, 2023.

Council District: 1

Z212-348(JM)

CITY PLAN COMMISSION

THURSDAY, AUGUST 17, 2023

Planner: Jennifer Muñoz

FILE NUMBER: Z212-348(JM) **DATE FILED:** September 19, 2022

LOCATION: East side of South Polk Street, between Cascade Avenue and Elmhurst Place

COUNCIL DISTRICT: 1

SIZE OF REQUEST: ± 8,760 square feet **CENSUS TRACT:** 48113006200

**REPRESENTATIVE/
APPLICANT:** L. Charles Mitchell

OWNER: Phase II of The Bailey Group, Inc.

REQUEST: An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow multifamily on the site.

STAFF RECOMMENDATION: **Denial.**

PRIOR CPC ACTION: On May 18, and June 15, 2023, the City Plan Commission held this request at the applicant's request. No changes have been made.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-7.5(A) Single Family District. Per DCAD records, the property contains 7,575 square feet of area developed with a one-story structure built in 1940. The structure has 4,417 square feet of living area with nine dwelling units.
- As defined in Chapter 51A-2.102, a [\(34\) dwelling unit](#) means one or more rooms designed to be a single housekeeping unit to accommodate one family and containing one or more kitchens, one or more bathrooms, and one or more bedrooms.
- Due to these units being classified as individual dwelling units, this is a multifamily use. A multifamily use is not permitted in a Single Family District.
- The applicant is seeking to maintain the multifamily use at the site.

Zoning History:

There have not been any zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Polk Street	Local Street	-

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and 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:

URBAN DESIGN ELEMENT

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

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD PLUS

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

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Multifamily
North	R-7.5(A)	Single family
East	R-7.5(A)	Single family
South	R-7.5(A)	Single family
West	R-7.5(A)	Single family

Land Use Compatibility:

The area of request is currently developed with a multifamily structure containing nine dwelling units. The applicant was operating this as a group residential facility; however, a Code Compliance check identified the structure as noncompliant due to the individual dwelling unit configuration. Development Services Department determined the land use to be a multifamily use, which is not permitted in the existing Single Family District.

The property is surrounded by single family zoning and land uses.

Typically, a 15-foot front yard would be required in a MF-2(A) District. Per [Sec. 51A-4.401\(a\)\(6\)](#), if a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement. Because the remaining lots along the South Polk Street would still be

zoned an R-7.5(A) District, the 25-foot front yard of this district would be imposed on the proposed MF-2(A) District lot.

Staff does not support the requested MF-2(A) District at a mid-block point within a well-established single family neighborhood. Additionally, once the multifamily land use is allowed, the dwelling units will require permits and must comply with the parking and landscaping requirements. Staff does not believe the site will be able to comply.

Development Standards

Following is a comparison of the development standards of the current R-7.5(A) District and the proposed MF-2(A) District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-7.5(A)	25' ¹	5'	1 du/7,500 sf	30'	45%		Single family
Proposed: MF-2(A)	15' ¹	SF: 0' Duplex: 5' Side/ 10' Rear Other: 15'	Depending on the number of units and total lot area. For nine one-bedroom units, 9,000 square feet.	36'	60%		Residential uses including SF, MF, etc.

¹ Per [Sec. 51A-4.401](#)(a)(6), if a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement.

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a multifamily use is one space per bedroom with a minimum of one space per dwelling unit. The parking requirement for the nine units is nine spaces. The applicant would be required to comply with standard parking ratios at permitting.

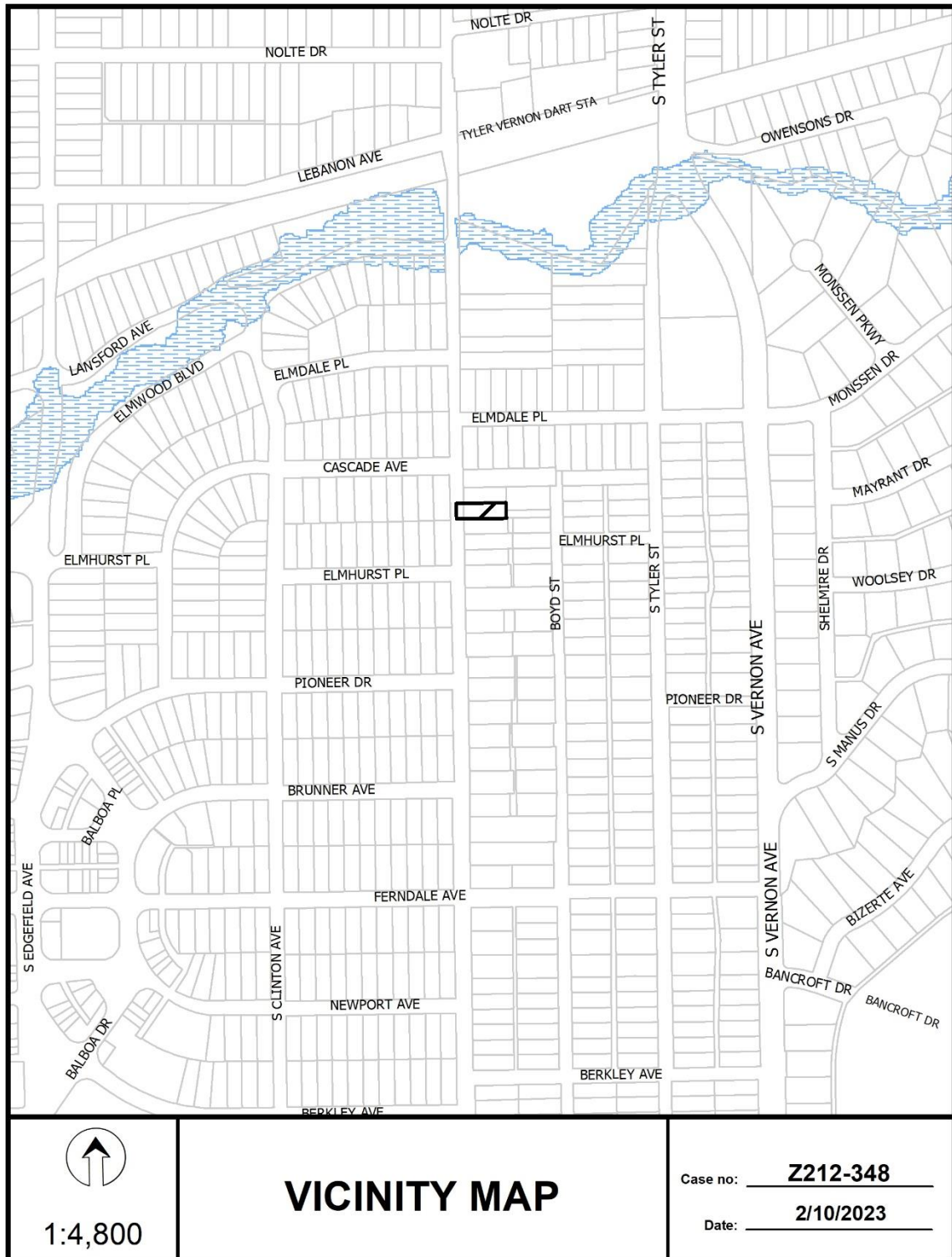
Market Value Analysis:

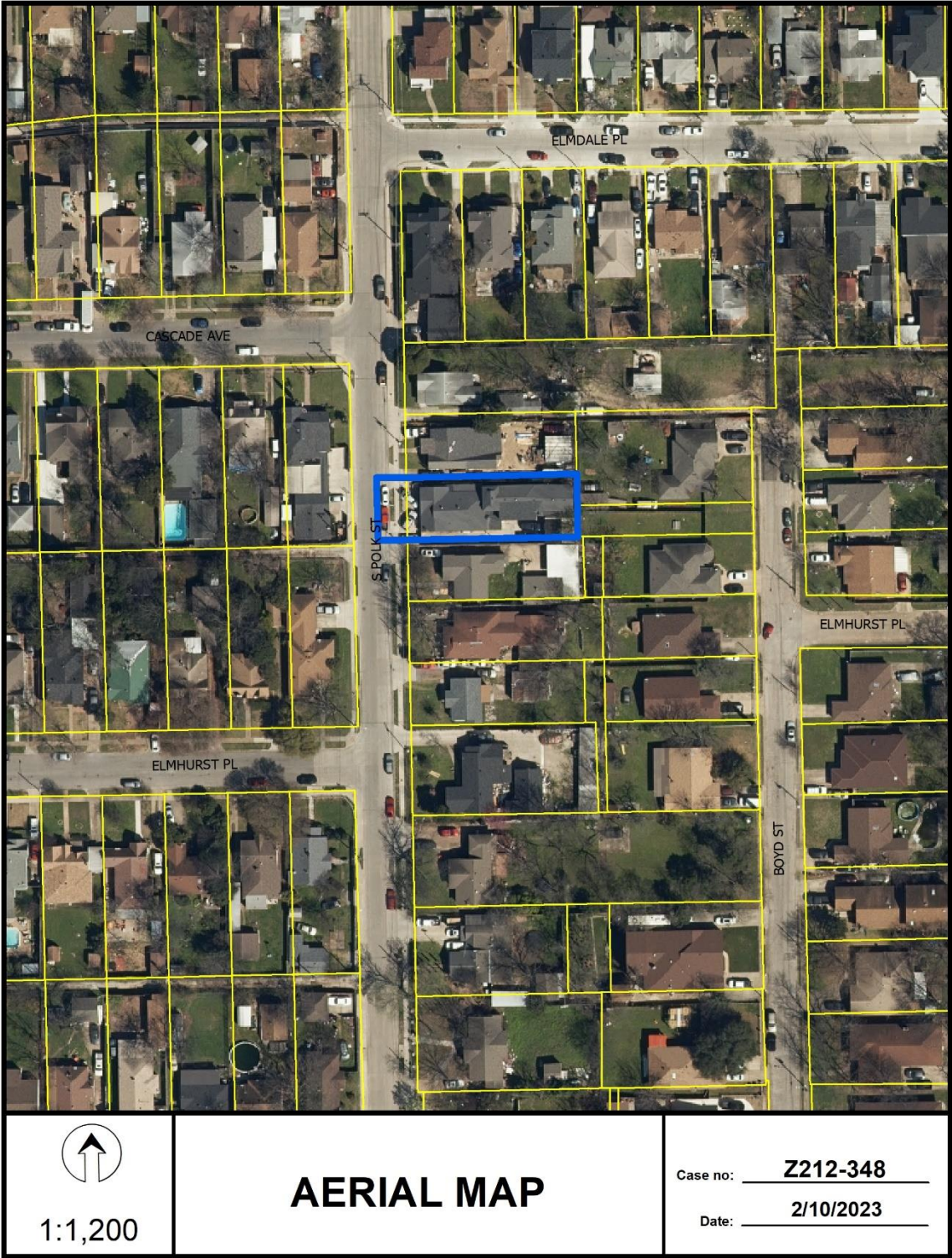
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas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

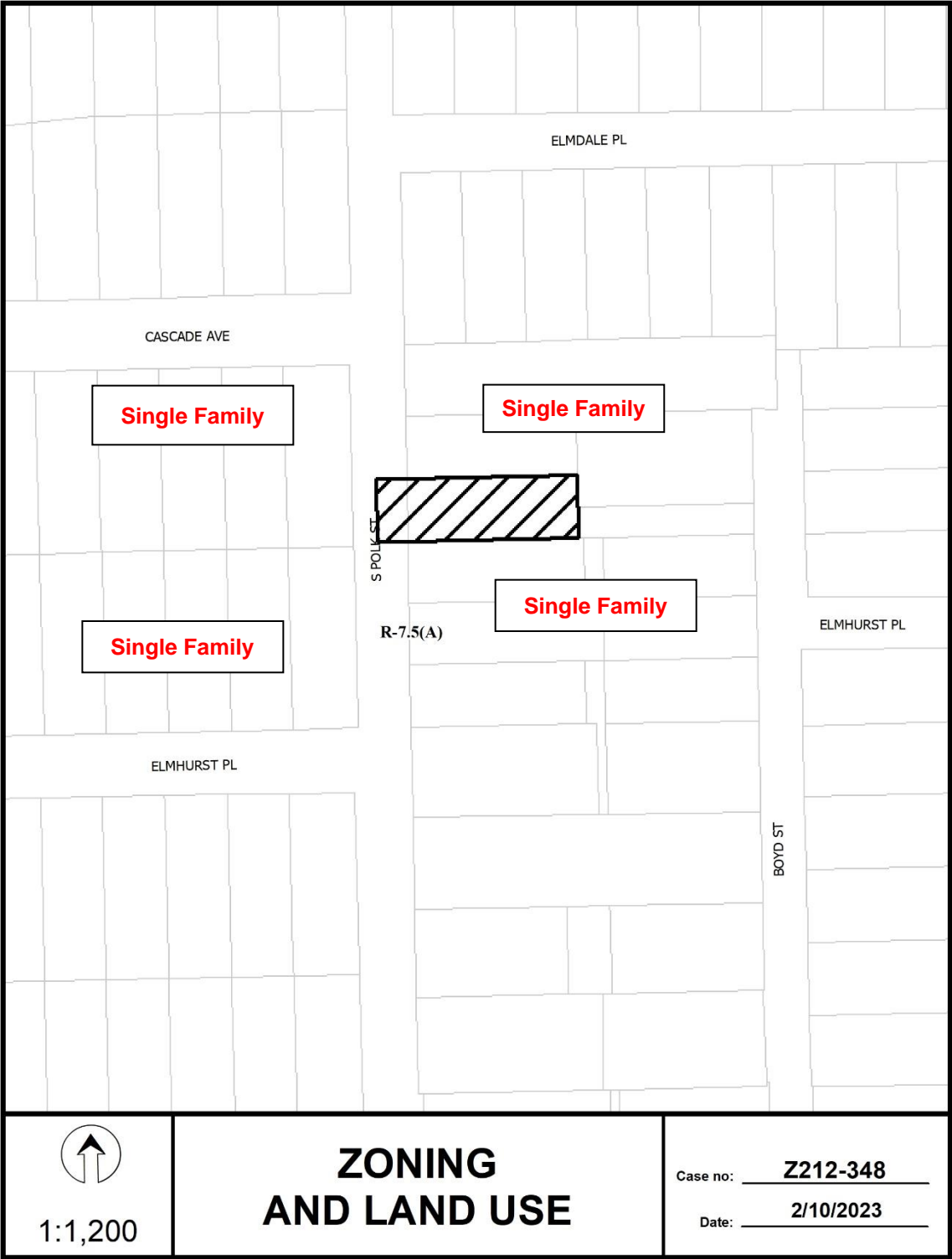
List of Officers

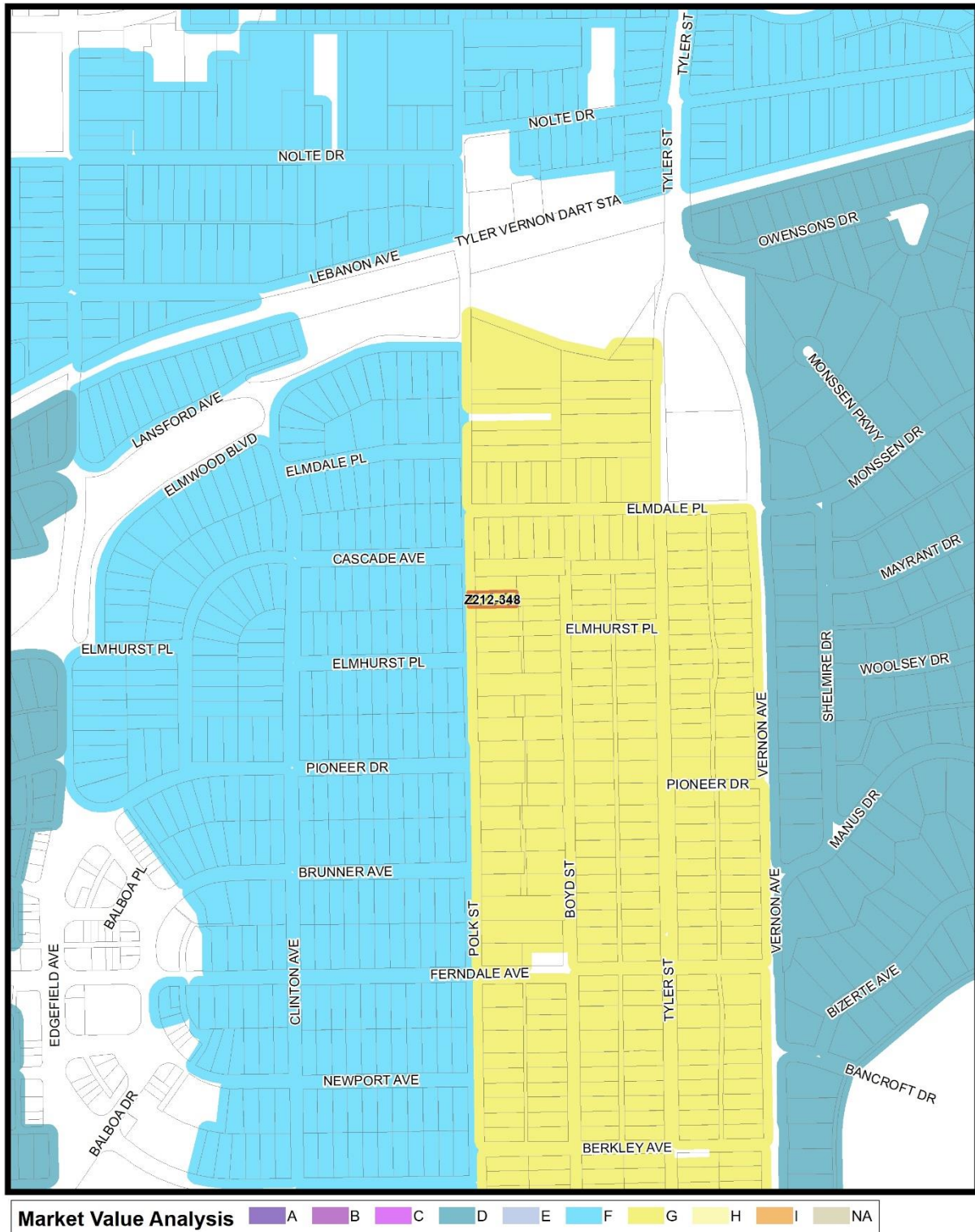
Phase II of the Bailey Group:

L. Charles Mitchell, Director and Registered Agent
James H. Bailey, Director
Douglas Brown, Director



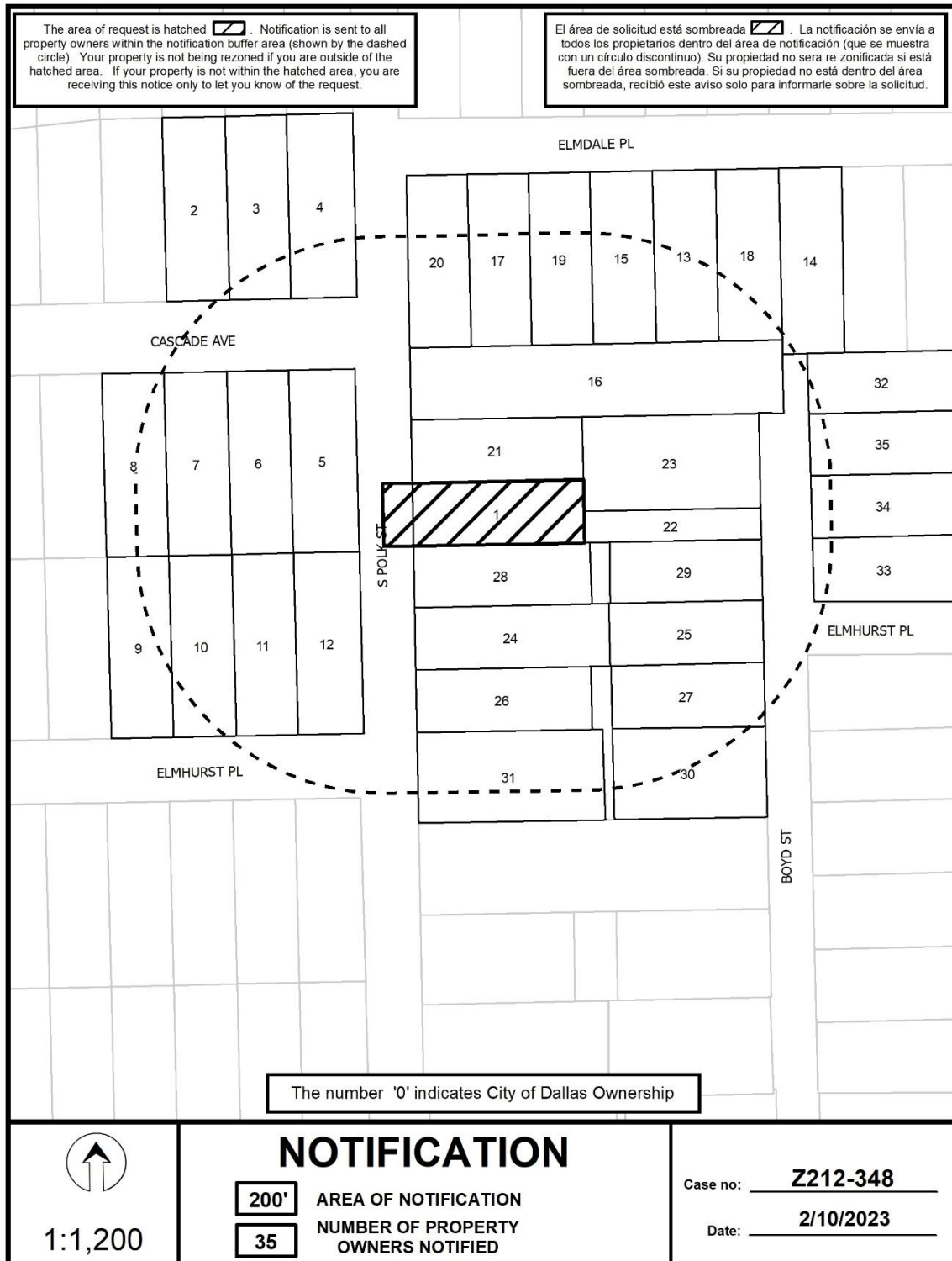






Market Value Analysis

Printed Date: 2/10/2023



02/10/2023

Notification List of Property Owners***Z212-348******35 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1608 S POLK ST	PHASE II OF THE BAILEY GROUP INC
2	1111 CASCADE AVE	ROGERS BENJAMIN DANIEL &
3	1107 CASCADE AVE	ORTIZ J MANUEL & LETICIA
4	1101 CASCADE AVE	REYES DOMINGO G
5	1102 CASCADE AVE	MARIN SAMUEL &
6	1106 CASCADE AVE	MITCHELL RUSSELL C
7	1110 CASCADE AVE	YORK DAVID WAYNE &
8	1114 CASCADE AVE	CRONE FREDERICK J
9	1115 ELMHURST PL	FRANKLIN DON R
10	1111 ELMHURST PL	STPIERRE CLAIRE C
11	1107 ELMHURST PL	DUBOSE WADE LEE EST OF
12	1103 ELMHURST PL	CANTU DEBRA MONTEZ & DANNY RAY
13	1006 ELMDALE PL	ESQUIVEL RAMON
14	922 ELMDALE PL	TEXAS ETHIO
15	1010 ELMDALE PL	TOBIAS JUAN JOSE &
16	1602 S POLK ST	PERALTA MIGUEL L
17	1018 ELMDALE PL	HERNANDEZ ROY JR &
18	1002 ELMDALE PL	CRUZ MAURO S & MARGARET
19	1014 ELMDALE PL	SALAS JOSE
20	1022 ELMDALE PL	OCONNOR RAYMOND M
21	1606 S POLK ST	MONSIVIAS JOSE JR
22	1623 BOYD ST	DANIELS CHRISTOPHER K &
23	1615 BOYD ST	SOTO JOSE A & SABINA G
24	1618 S POLK ST	MONTEZ DAVID
25	1701 S BOYD ST	MARROQUIN MARIE &
26	1622 S POLK ST	OWENS RODNEY W & KAYE S

Z212-348(JM)

02/10/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1705 BOYD ST	SALAS GERARDO
28	1614 S POLK ST	TORRES JUAN PEDRO &
29	1623 BOYD ST	SOTO JOSE & SABINA
30	1709 S BOYD ST	PEREZ EUSEBIO &
31	1626 S POLK ST	ALONSO IGNACIO &
32	1603 S TYLER ST	LUNA PATRICIA D
33	1624 BOYD ST	RAMIREZ JORGE & MARIA
34	1620 BOYD ST	Taxpayer at
35	1616 BOYD ST	SOTO JOSE & SABRINA



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2087

Item #: 5.

AGENDA DATE: August 17, 2023

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a TH-3(A) Townhouse Subdistrict with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Sidney Street, northeast of 2nd Avenue.

Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.

Applicant: Invest in South Dallas LLC

Representative: Anish Thakrar

Planner: Ryan Mulkey

UA From: August 3, 2023.

Council District: 7

Z212-354(RM)

CITY PLAN COMMISSION

THURSDAY, AUGUST 17, 2023

Planner: Ryan Mulkey, AICP

FILE NUMBER: Z212-354(RM) **DATE FILED:** September 22, 2022

LOCATION: Southeast line of Sidney Street, northeast of 2nd Avenue

COUNCIL DISTRICT: 7

SIZE OF REQUEST: ± 7,124 square feet **CENSUS TRACT:** 48113020800

REPRESENTATIVE: Anish Thakrar

OWNER/APPLICANT: Invest in South Dallas LLC

REQUEST: An application for a TH-3(A) Townhouse Subdistrict with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of the request is to allow residential uses on the site.

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

PRIOR CPC ACTION: On August 3, 2023, the City Plan Commission held this item under advisement to August 17, 2023.

PD No. 595:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=595>

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District. The property is currently undeveloped.
- The applicant proposes to develop the property with residential uses.
- To accomplish this, they request a TH-3(A) Townhouse Subdistrict within PD No. 595. This district would allow single family and duplex uses.
- The applicant has also volunteered deed restrictions that would 1) limit the property to a maximum of two dwelling units, 2) restrict maximum height to 30 feet, 3) restrict maximum lot coverage to 45 percent, and 4) require a 20-foot front yard on Sidney Street. These volunteered deed restrictions would ensure greater compatibility with the other lots along this blockface, which are currently zoned an R-5(A) Subdistrict within PD No. 595.
- On August 3, 2023, the City Plan Commission held this item under advisement to August 17, 2023. No changes have been made to the request since the last hearing.

Zoning History:

There has been one zoning case in the area in the last five years.

1. **Z223-190:** On January 25, 2023, staff received an application for a TH-3(A) Townhouse Subdistrict with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west corner of Hancock Street and Wellington Street. [Scheduled for City Plan Commission on August 3, 2023]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Sidney Street	Local Street	-
2nd Avenue	Principal Arterial	80 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding

roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

1.3.1.1 Encourage creation of diverse housing types by establishing ways to foster such development and find ways to foster homeownership.

1.3.1.7 Implement zoning tools to accommodate alternative housing products.

GOAL 2.1 PROMOTE BALANCED GROWTH

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

2.1.1.6 Ensure that zoning regulations are sensitive to existing context by incorporating urban design principles and appropriate mitigation measures.

2.1.1.7 Encourage a range of housing options through zoning regulations while being transparent and predictable to property owners and prospective developers.

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.

URBAN DESIGN ELEMENT

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

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD PLUS

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

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

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

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

Area Plans:

Hatcher Station Area Plan

Adopted in 2013, the Hatcher Station Area Plan was developed through the HUD Community Challenge Planning Grant program and is intended to spur transformation of Dallas DART station areas through catalytic projects, public-private partnerships, and reuse and rehabilitation of existing buildings. The study area is approximately four miles east of Downtown Dallas. Scyene Road is a major east-west oriented six-lane thoroughfare that forms a belt across the center of the area. The Hatcher Station is located at the intersections of Scyene Road and Hatcher Street intersection. The study area is within relative proximity to Fair Park and the Trinity forest. The plan details specific initiatives to create a better future for the area, with attention to improving safety and multi-modal connectivity, reinvigorating affordable housing, and establishing strategies and guidelines to create a thriving transit-oriented neighborhood over the long term.

The Hatcher Station Area Plan includes a land use concept plan that defines the primary land use types that comprise the area and recommends appropriate locations for these land use types within the study area. The land use concept plan identifies the area of request as appropriate for the residential neighborhood land use type, which consists predominantly of single family detached homes with some shops, restaurants, and institutional land uses. Although the applicant's request for a medium density residential

district does not align exactly with the recommended land use type, staff finds the proposal for “gentle density” to be compatible with the overall vision of the Hatcher Station area, which is envisioned as transit oriented development.

South Dallas/Fair Park Economic Development Plan

The area of request is also located within the study area of the South Dallas/Fair Park Economic Development Plan. Adopted in 2001, this plan focuses on providing economic development revitalization strategy recommendations for the South Dallas/Fair Park commercial corridor. The study area is located southeast of the I-30 HOV, south of South Haskell Avenue, west of Hatcher Street, east of South Lamar Street and just north of William Blair, Jr. Park. It includes landmarks such as the South Boulevard Park – Park Row Historic District, Fair Park, the Cotton Bowl Stadium, and the Starplex Pavilion.

The two primary goals of the plan are to 1) address impacts of high intensity land uses along commercial corridors in adjacent residential neighborhoods through a Planned Development District; and 2) create economic development strategies to encourage desirable development along the business corridors.

Because the South Dallas/Fair Park Economic Development Plan is principally concerned with economic development along the area’s business corridors, it does not easily apply to the applicant’s proposal. However, staff finds that the proposal for “gentle density” would not have a negative impact on the surrounding residential neighborhood.

Land Use:

	Zoning	Land Use
Site	R-5(A) Subdistrict within PD No. 595	Undeveloped
Northwest	R-5(A) Subdistrict within PD No. 595	Undeveloped, single family
Northeast	R-5(A) Subdistrict within PD No. 595	Undeveloped, single family
Southeast	R-5(A) Subdistrict within PD No. 595	Single family, church
Southwest	R-5(A) and CC Subdistricts within PD No. 595	Single family, alcoholic beverage establishment, general merchandise or food store 3,500 square feet or less

Land Use Compatibility:

The area of request is predominantly surrounded by a mix of single family and undeveloped properties. To the southeast, there is also a church. To the southwest along 2nd Avenue are commercial uses including alcoholic beverage establishment and general merchandise or food store 3,500 square feet or less. Staff assesses the applicant’s proposal for residential uses to be compatible with surrounding uses in the area.

The request area is currently zoned an R-5(A) Subdistrict within PD No. 595 and is undeveloped. The applicant proposes to develop the property with a duplex, which is not permitted under the current zoning district. To accomplish this, they request a TH-3(A) Townhouse Subdistrict, which would permit single family and duplex uses. As can be seen in the development standards comparison table below, the allowance of this additional residential use is one of the primary differences between the existing and proposed subdistricts.

Another important consideration with the applicant's request is the front yard requirement. Typically, no front yard would be required in a TH-3(A) Subdistrict. Per [Sec. 51A-4.401\(a\)\(6\)](#), if a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement. Because the remaining lots along the Sidney Street frontage would still be zoned an R-5(A) Subdistrict, the 20-foot front yard of this district would be imposed on the proposed TH-3(A) Subdistrict lot.

In addition to the request for a TH-3(A) Subdistrict, the applicant has volunteered deed restrictions that would ensure greater compatibility with the other lots along this blockface. Specifically, the applicant's volunteered deed restrictions would 1) limit the property to a maximum of two dwelling units, 2) restrict maximum height to 30 feet, 3) restrict maximum lot coverage to 45 percent, and 4) require a 20-foot front yard on Sidney Street. These deed restrictions would impose the same height, lot coverage, and front yard standards of the adjacent R-5(A) Subdistrict lots on the proposed TH-3(A) Subdistrict lot.

Although the requested TH-3(A) Subdistrict and proposed duplex use would be different from surrounding zoning districts and land uses, staff supports the request, subject to the deed restrictions volunteered by the applicant. The request is also supported by several goals and policies from the comprehensive plan and Neighborhood Plus plan related to encouraging diverse housing types and maintaining neighborhood character.

Development Standards

Following is a comparison of the development standards of the current R-5(A) Subdistrict and the proposed TH-3(A) Subdistrict.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Ex: R-5(A) in PD No. 595	20' ¹	5'	1 du/5,000 sf	30'	45%		Single family
Prop: TH-3(A) in PD No. 595	0' ¹	SF: 0' Duplex: 5' Side/ 10' Rear Other: 10'	12 du/ac (3,630 sf avg per du) 2,000 sf min lot size	36'	60%		Duplex and single family
Prop: TH-3(A) with DRs ²	20'		Max 2 du	30'	45%		

¹ Per [Sec. 51A-4.401](#)(a)(6), if a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement.

² Applicant has volunteered deed restrictions to further restrict front yard, dwelling unit density, height, and lot coverage.

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a duplex is two spaces per dwelling unit. The applicant would be required to comply with standard parking ratios at permitting.

Market Value Analysis:

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

nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently within an “I” MVA cluster and is surrounded by other “I” MVA clusters in all directions.

Z212-354(RM)

List of Officers

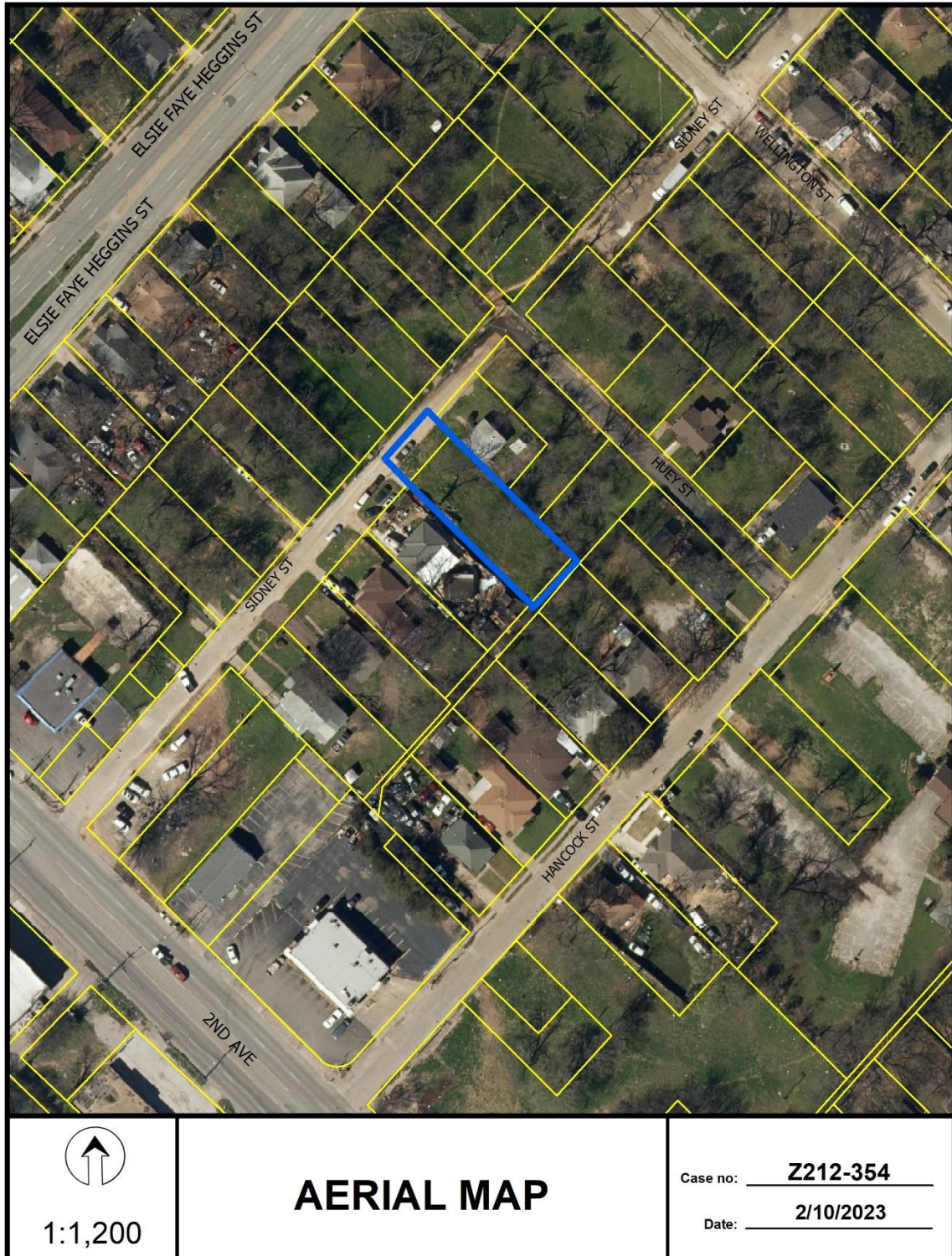
Invest in South Dallas LLC

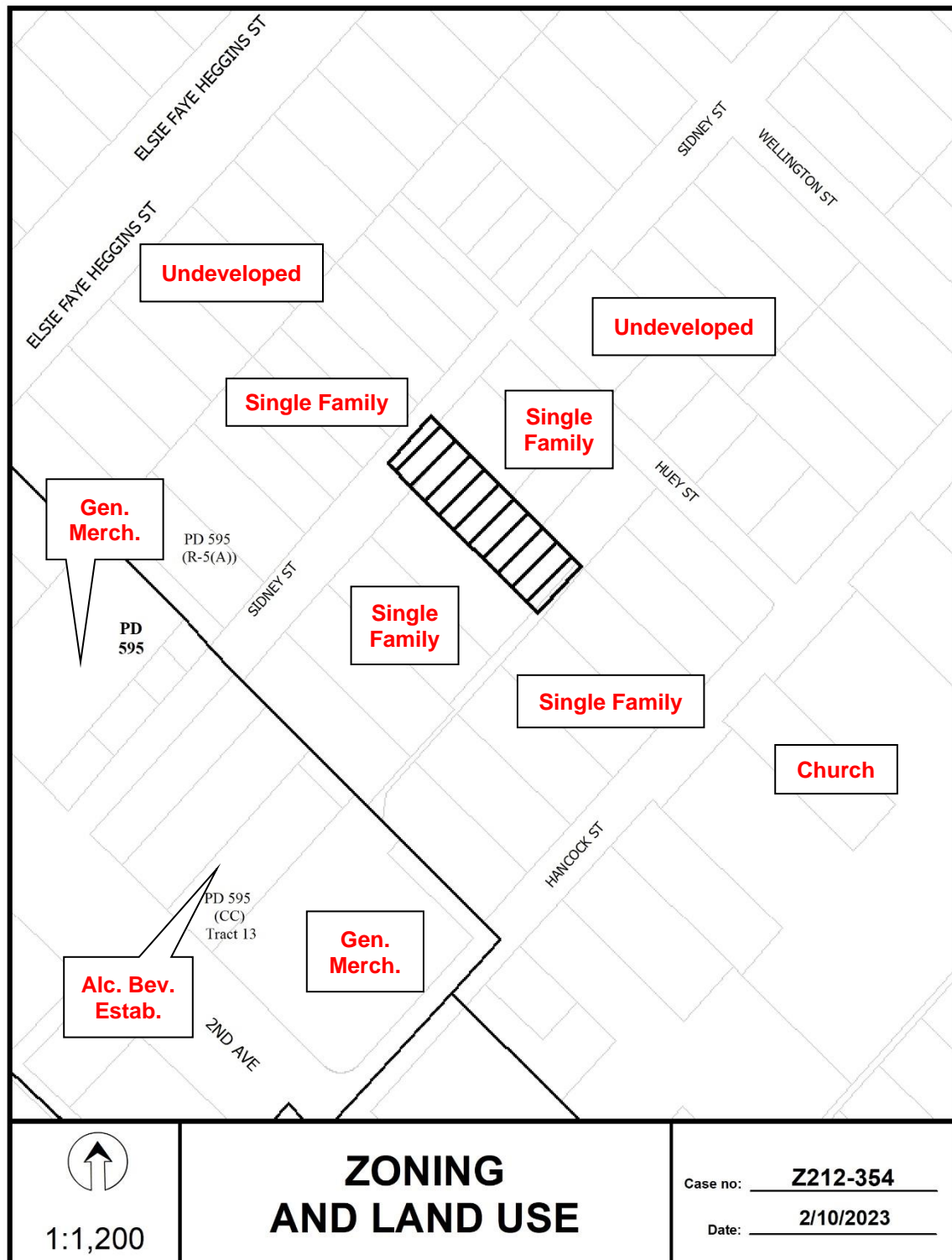
Anish Thakrar, Sole Member

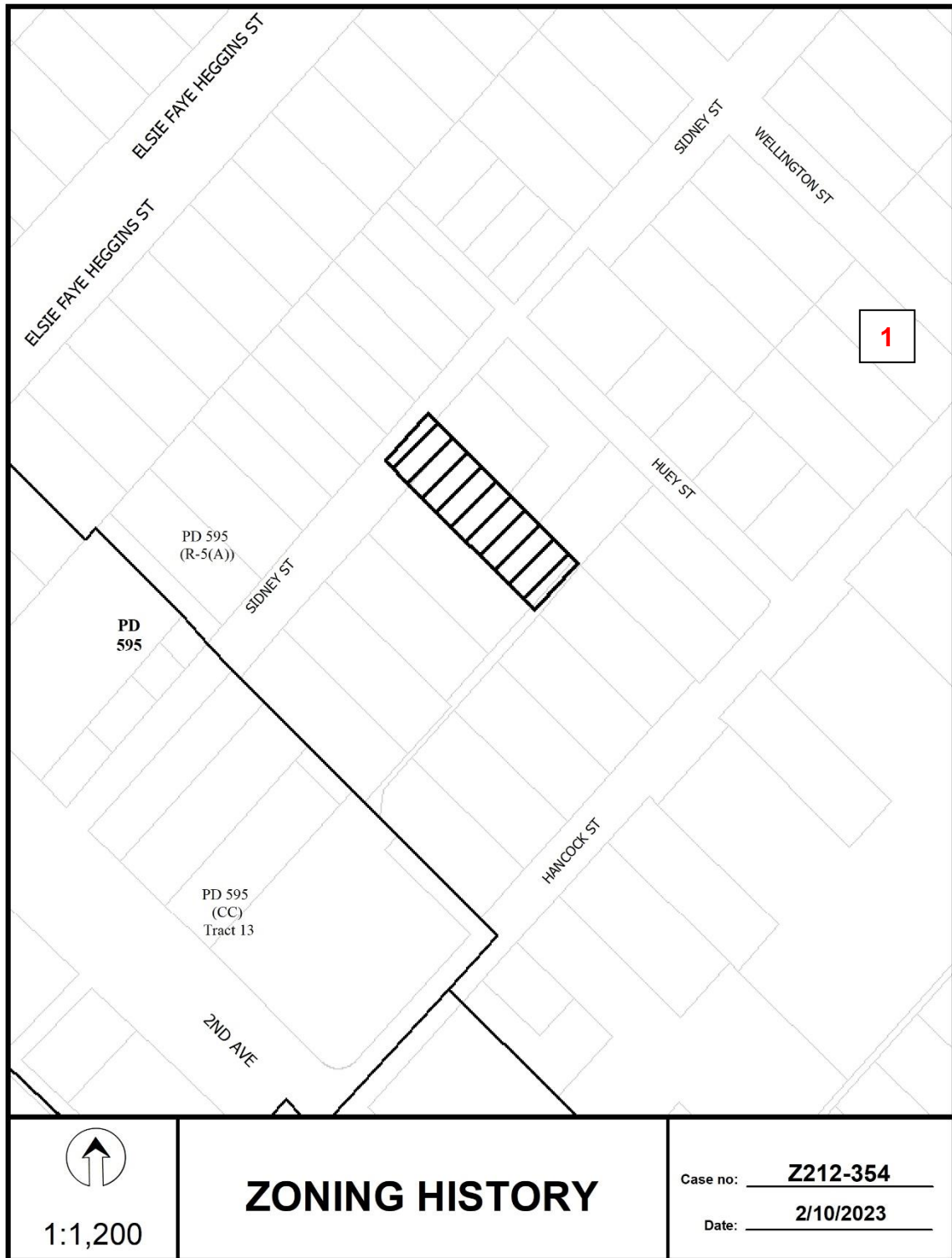
APPLICANT'S VOLUNTEERED DEED RESTRICTIONS

1. The Property is limited to a maximum of two dwelling units.
2. Maximum height is 30 feet.
3. Maximum lot coverage is 45 percent.
4. A 20-foot front yard on Sidney Street is required.









Z212-354(RM)



1:4,800

Market Value Analysis

Printed Date: 2/10/2023



02/10/2023

Notification List of Property Owners***Z212-354******45 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3534 SIDNEY ST	INVEST IN SOUTH DALLAS LLC
2	3602 HANCOCK ST	BEGINNERS MISSIONARY BAPTIST CH
3	3530 HANCOCK ST	MINAFEE HORACE
4	3522 HANCOCK ST	MARTINEZBARRIENTO MANUEL D &
5	3615 HANCOCK ST	Taxpayer at
6	3603 SIDNEY ST	DAVIS LARRY
7	3601 HANCOCK ST	DAVIS KATIE A
8	4712 HUEY ST	ELMORE J B
9	3601 SIDNEY ST	TAYLOR RUTH L
10	4808 HUEY ST	GREGGS RUTHIE MAE
11	4718 HUEY ST	COOK LEWIS
12	4810 HUEY ST	GONZLES JUAN
13	4807 HUEY ST	LOWE SHERRI RACHELLE
14	4802 HUEY ST	JOHNSON PATSY R
15	3602 SIDNEY ST	DICKERSON ARBIE LEE EST OF
16	4716 HUEY ST	WRIGHT GARLAND
17	4702 HUEY ST	ONEAL ROBIN J
18	4811 HUEY ST	BARNETT NICHOLAS A
19	4806 HUEY ST	KUNWAR ABKA LLC
20	3607 SIDNEY ST	THURMAN DORA M ESTATE
21	3607 HANCOCK ST	TATE SHERRI CAY
22	3617 SIDNEY ST	LOPEZ CESAR
23	3617 HANCOCK ST	KENNEDY LEBERTHA
24	3618 SIDNEY ST	AKWIN BUSINESS SOLUTIONS LLC
25	3527 SIDNEY ST	CLEMONS CHESTER L
26	3533 SIDNEY ST	EDMOND COMMODORE

02/10/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3513 SIDNEY ST	FORD JACQUELINE A ETAL
28	3517 SIDNEY ST	HURDLE FINNIUS CONRAD JR &
29	3517 HANCOCK ST	TEKELEMARIYAM YOUWB DAR
30	3521 HANCOCK ST	WILLIAMS VERONICA L
31	3525 HANCOCK ST	Taxpayer at
32	3529 HANCOCK ST	ISAAC MARTHA DAVIS &
33	3533 HANCOCK ST	MANCINI LUIS VEGA &
34	3526 SIDNEY ST	CRUZ MARIA
35	3522 SIDNEY ST	ROJAS VIRGILIO SANCHEZ
36	3520 SIDNEY ST	SEGURA ADRIANA
37	3516 SIDNEY ST	NIXON ARTHUR MORRIS EST OF &
38	3516 ELSIE FAYE HEGGINS ST	MILES DOYLE
39	3524 ELSIE FAYE HEGGINS ST	POURAHMADI MOE
40	3526 ELSIE FAYE HEGGINS ST	HOLLAND WILLIAM
41	3530 ELSIE FAYE HEGGINS ST	D TOWN INVESTMENT LLC
42	3602 ELSIE FAYE HEGGINS ST	JORDAN ROBERT LEE &
43	3606 ELSIE FAYE HEGGINS ST	WHITESIDE RICKY ANTONY &
44	3610 ELSIE FAYE HEGGINS ST	BOWDRE LAURIE ANITA
45	3610 HANCOCK ST	BEGINNERS BAPTIST CHURCH



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2089

Item #: 6.

AGENDA DATE: August 17, 2023

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a CS Commercial Service District on property zoned an NO(A) Neighborhood Office District, on the west line of South Smith Street, south of West Jefferson Boulevard.

Staff Recommendation: **Denial**.

Applicant: Filadelfo Gorostieta Acuna, Fitos Investment Group LLC

Representative: Victor Castro, BTR Construction Group LLC

Planner: Ryan Mulkey

UA From: August 3, 2023.

Council District: 3

Z223-113(RM)

CITY PLAN COMMISSION**THURSDAY, AUGUST 17, 2023****Planner: Ryan Mulkey, AICP****FILE NUMBER:** Z223-113(RM) **DATE FILED:** October 13, 2022**LOCATION:** West line of South Smith Street, south of West Jefferson Boulevard**COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** Approx. 0.51 acre **CENSUS TRACT:** 48113010704**REPRESENTATIVE:** Victor Castro, BTR Construction Group LLC**OWNER/APPLICANT:** Filadelfo Gorostieta Acuna, Fitos Investments Group LLC**REQUEST:** An application for a CS Commercial Service District on property zoned an NO(A) Neighborhood Office District.**SUMMARY:** The purpose of the request is to allow vehicle display, sales, and service on site.**STAFF RECOMMENDATION:** Denial.**PRIOR CPC ACTION:** On August 3, 2023, the City Plan Commission held this item under advisement to August 17, 2023.

BACKGROUND INFORMATION:

- The area of request is currently zoned an NO(A) Neighborhood Office District and is undeveloped.
- The applicant proposes to develop the site with vehicle display, sales, and service, which is prohibited under the current zoning.
- To allow the proposed land use, they request a CS Commercial Service District, which permits the use subject to residential adjacency review (RAR).
- On August 3, 2023, the City Plan Commission held this item under advisement to August 17, 2023. There have been no changes made to the request since the last hearing.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Smith Street	Local Street	-
West Jefferson Boulevard	Principal Arterial	100 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and 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:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

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

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

URBAN DESIGN ELEMENT

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

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use:

	Zoning	Land Use
Site	NO(A)	Undeveloped
North	R-7.5(A), NO(A)	Undeveloped
East	R-7.5(A) partially with SUP No. 465 for a private club	Church; public park, playground, or golf course
South	NO(A)	Undeveloped
West	CS with deed restrictions [Z090-239]	Undeveloped

Land Use Compatibility:

The area of request – along with property to the north, south, and west – is undeveloped. To the east is a church, as well as a public park, playground, or golf course (Arcadia Park). Further north and northeast is single family, and further south is multifamily. Staff

finds the applicant's proposal for vehicle display, sales, and service to be incompatible with surrounding uses.

The request area is currently zoned an NO(A) Neighborhood Office District. Per [Sec. 51A-4.121\(a\)\(1\)](#), this district represents a group of uses that is restricted to office uses which predominantly serve neighborhood or community needs. They are, therefore, compatible with and are intended for locations adjacent to single family, duplex, and townhouse neighborhoods. This district is designed to preserve the environmental quality of neighborhood areas. Staff finds the existing NO(A) District to be appropriate for this area, which currently has residential uses, a church, and a public park.

Contrastingly, staff finds the applicant's requested CS Commercial Service District and proposed vehicle display, sales, and service use to be far too intense for this area. Per [Sec. 51A-4.123\(a\)\(1\)](#), a CS District is intended to provide for the development of commercial and business serving uses that may involve outside storage, service, or display. This district is not intended to be located in areas of low and medium density residential development.

Therefore, staff does not support the applicant's request and recommends denial. Staff finds the existing NO(A) District to be the most appropriate non-residential district for this area based on existing zoning districts and land uses. Additionally, the request does not comply with some goals and policies from the comprehensive plan related to maintaining the scale and character of existing residential areas.

Development Standards

Following is a comparison of the development standards of the current NO(A) District and the proposed CS District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Ex: NO(A)	15'	20' adj to res Other: No min	0.5 FAR	30' 2 stories	50%	Proximity Slope Visual Intrusion	Office
Prop: CS	15'*	20' adj to res Other: No min	0.75 FAR overall 0.5 FAR office/lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial and business service, supporting retail and personal service, office

* 15' where adjacent to an expressway or thoroughfare; no minimum in all other cases

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for vehicle display, sales, and service is one space per 500 square feet of floor area and site area exclusive of parking area. The applicant would be required to comply with standard parking ratios at permitting.

Market Value Analysis:

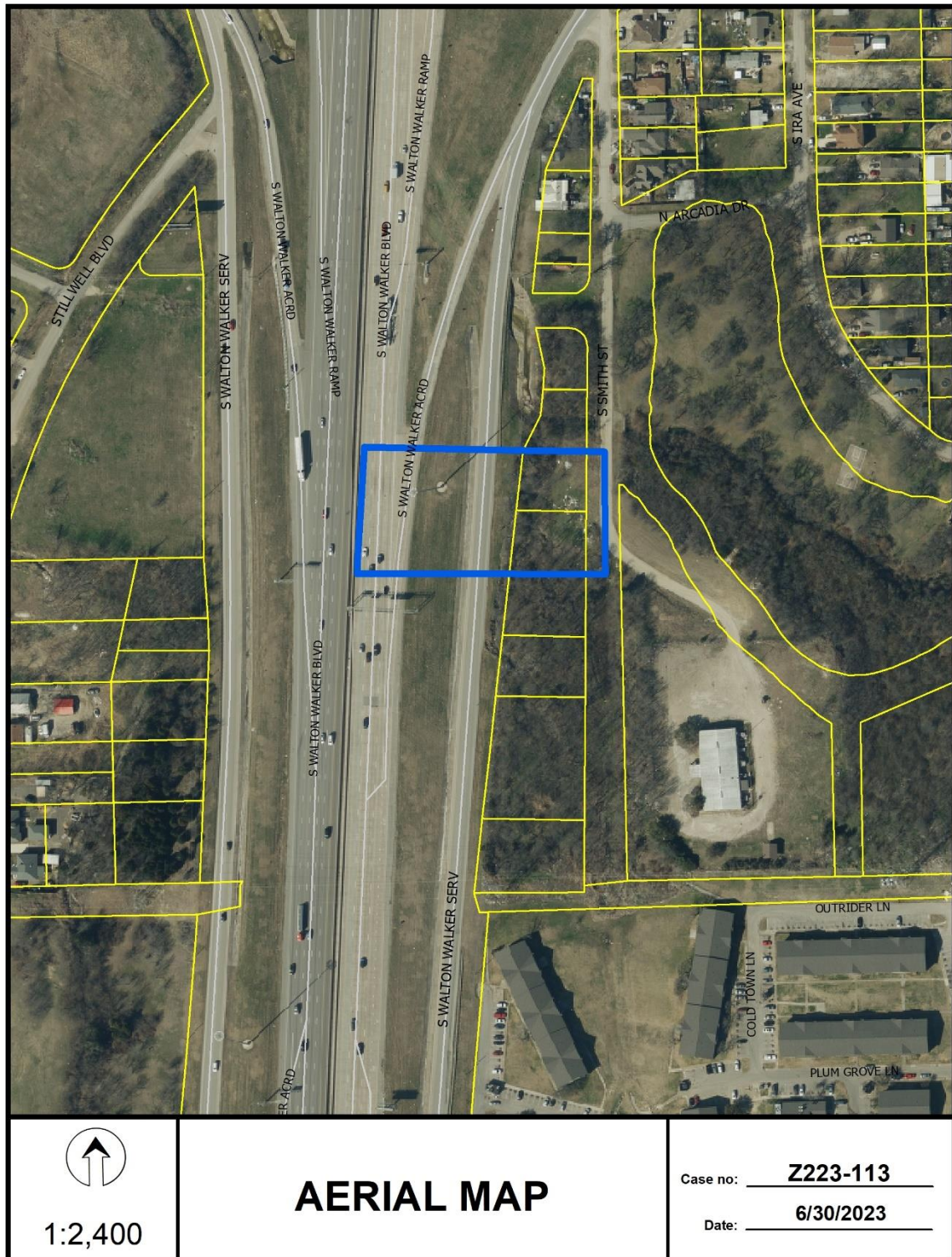
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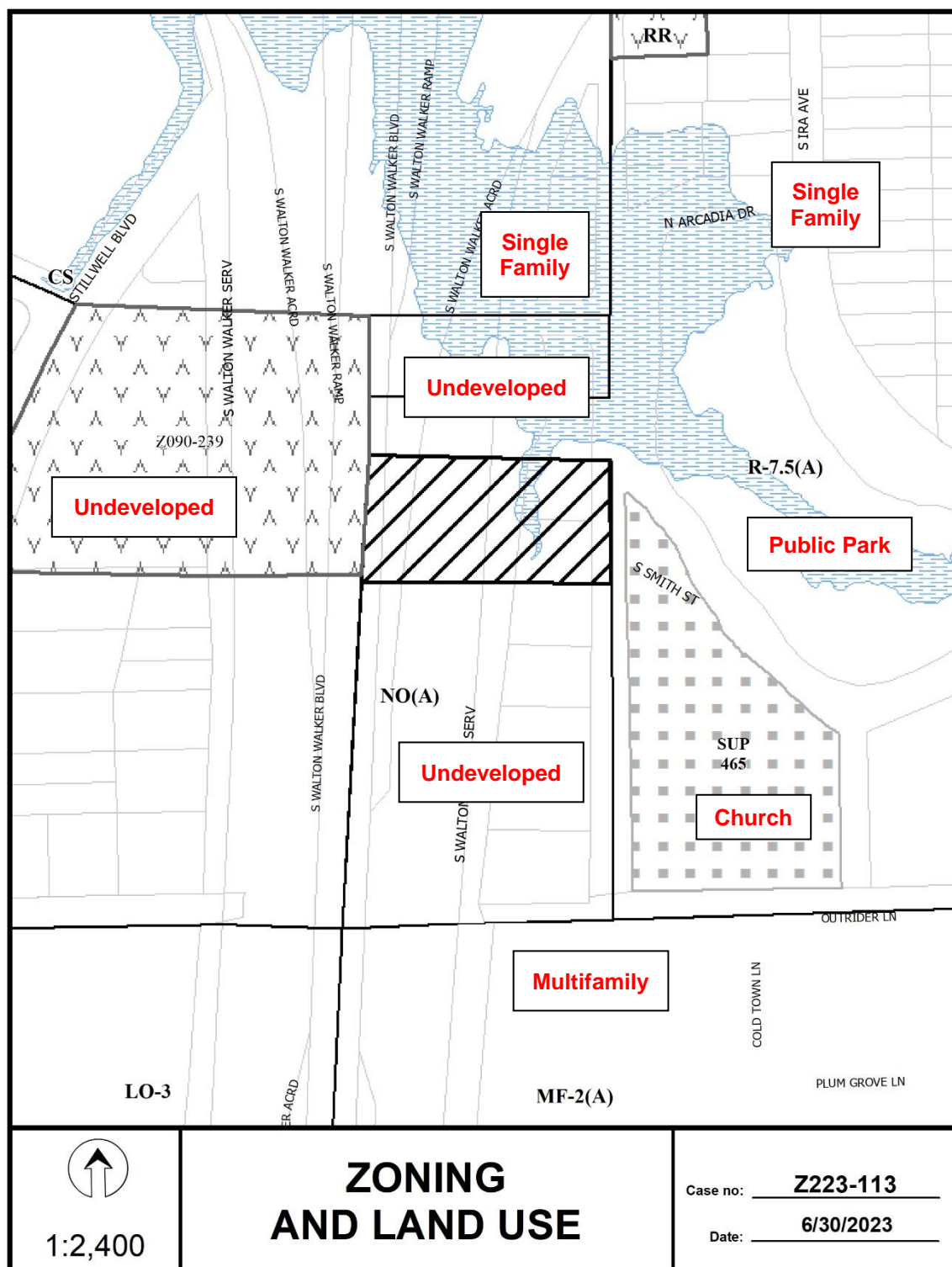
List of Officers

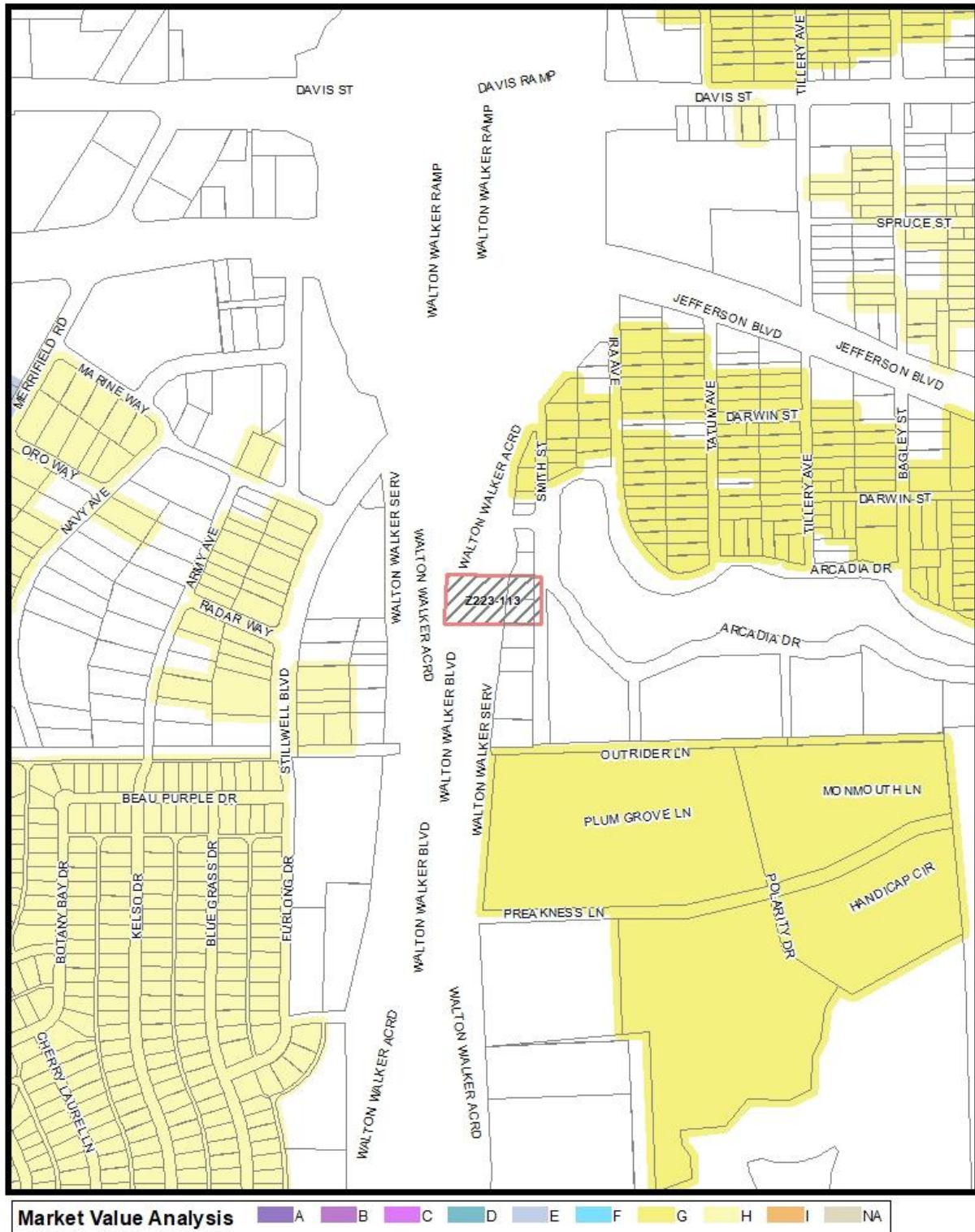
Fitos Investments Group LLC

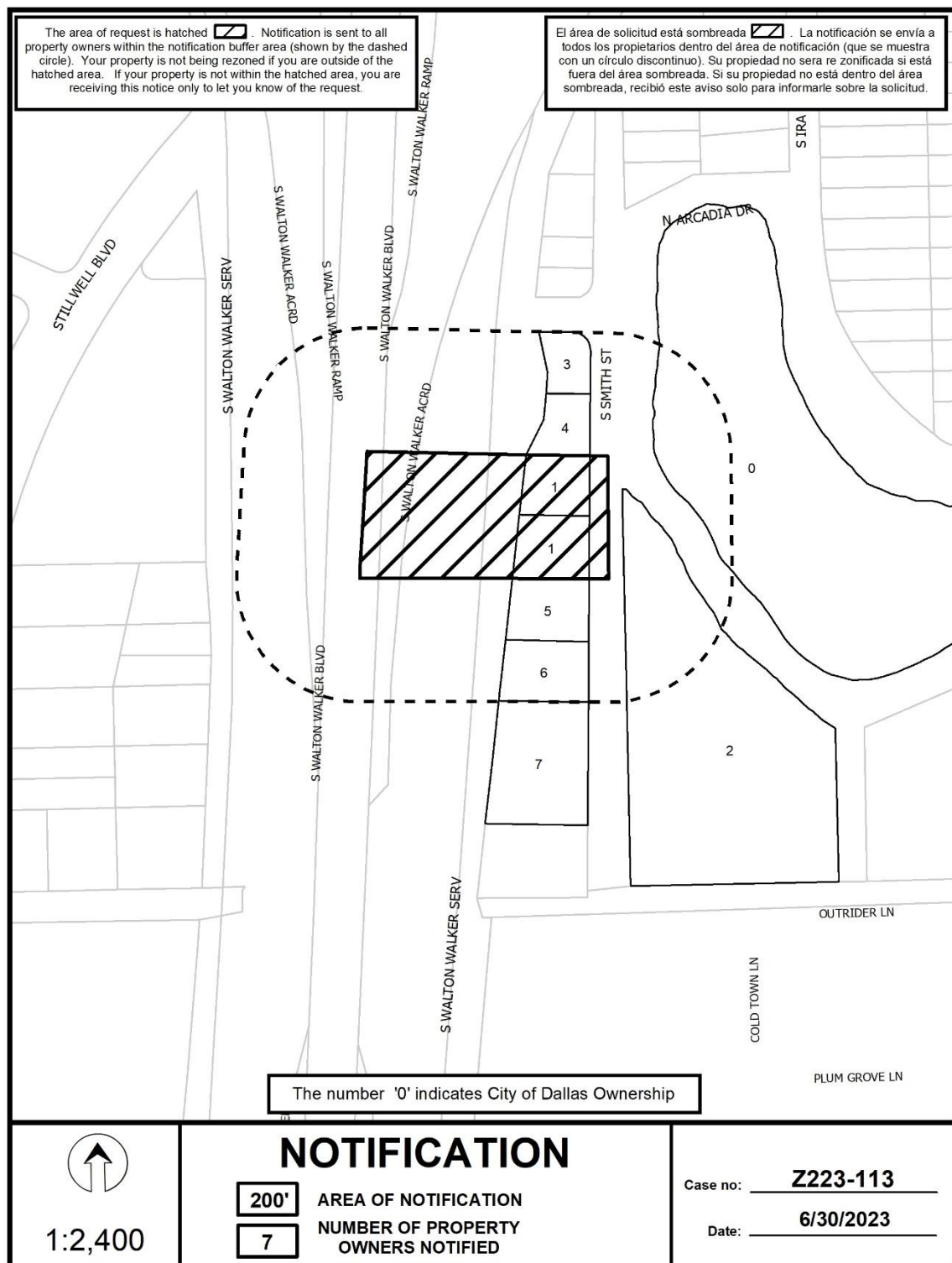
Rigoberto Gorostieta, Managing Member
Filadelfo Gorostieta Acuna, Managing Member











Z223-113(RM)

06/30/2023

Notification List of Property Owners

Z223-113

7 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	120 SMITH ST	CEPEDA CESAR SILVINO MORENO
2	300 S SMITH ST	CASTELAN ALEX
3	100 SMITH ST	3108 FW LLC
4	110 SMITH ST	BRANNEN CORINE
5	140 SMITH ST	Taxpayer at
6	150 SMITH ST	MWEENE INVESTMENTS INC &
7	160 SMITH ST	COBURN A F &



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2088

Item #: 7.

AGENDA DATE: August 17, 2023

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Planned Development District for MU-3 Mixed Use District uses and a vehicle display, sales, and service use on property zoned an MU-3 Mixed Use District on the north line of West Northwest Highway, east of Shady Trail.

Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.

Applicant: NWH Land, LP

Representative: Jesse Copeland, Winstead PC

Planner: Liliana Garza

UA From: August 3, 2023.

Council District: 6

Z223-178(LG)

CITY PLAN COMMISSION

THURSDAY, AUGUST 17, 2023

Planner: Liliana Garza

FILE NUMBER: Z223-178(LG) **DATE FILED:** December 21, 2022

LOCATION: North line of West Northwest Highway, east of Shady Trail

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 1.645 acres **CENSUS TRACT:** 48113009900

REPRESENTATIVE: Jesse Copeland, Winstead PC

OWNER/APPLICANT: NWH Land, LP

REQUEST: An application for a Planned Development District for MU-3 Mixed Use District uses and a vehicle display, sales, and service use on property zoned an MU-3 Mixed Use District.

SUMMARY: The purpose of the request is to develop the property with a vehicle display, sales, and service use.

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

PRIOR CPC ACTION: On August 3, 2023, the City Plan Commission held this item under advisement to August 17, 2023.

BACKGROUND INFORMATION:

- The area of request is currently undeveloped and is zoned an MU-3 Mixed Use District.
- The applicant is proposing to develop the property with a vehicle display, sales, and service use.
- The proposed use is not permitted under the MU-3 District; thus, the applicant is requesting a Planned Development District to allow the use by right.
- There is a 15 foot wastewater easement encumbering the front landscaping areas for the street buffer zone along West Northwest Highway. With planting being prohibited within the easement, the development plan submitted on December 21, 2022 may not comply with Article X. Therefore, the applicant proposes to redesign the layout to remove some parking stalls along West Northwest Highway for landscaping purposes to place the required trees at the north end of the landscaping islands.
- The applicant intends to save an existing tree on the property and is proposing a provision to tree preservation to the Planned Development landscaping conditions.
- All changes made to the report since the last hearing are highlighted in yellow.

Zoning History:

There has been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
West Northwest Highway	Principal Arterial	107 ft.

Traffic:

The Transportation Development Services Division of the Transportation 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 outlining 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 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.6 Restore Dallas as the foremost retail location in the region.

Area Plans

Bachman Lake/West Northwest Highway Needs Assessment Study was adopted by City Council in December 2005. The Bachman Lake/West Northwest Highway Needs Assessment Study is a citizen-driven study to review and address opportunities for improving the quality of development to meet the current needs of the business and residential communities. A primary intent of the study was to develop recommendations that may be applicable for the entire City of Dallas, ensuring that the Bachman Lake concerns and issues are not transferred to other Dallas neighborhoods. The specific study area is generally located along West Northwest Highway between I-35 (western boundary) and Nixon Drive (eastern boundary).

Four key issues are supported by the research and findings of this report and shape this plan's recommendations for action. The four key issues are:

- Crime
- Code and Certificate of Occupancy Violations
- Existing Zoning Ordinance classification
- Urban Design/Area Identity

The study is mainly a review of crime and code issues, however, there was also a desire to create an aesthetic environment that functions efficiently, vibrantly, and specifically for people within the area. One of its recommendations to address Urban Design/Area Identity was to implement 1999, Northwest Highway Urban Design Study recommendations to promote a vision that links neighborhoods to open space, provides a positive commercial identity and builds on the potential for redevelopment in the area.

The area of request is within the Interstate 35E District where commercial land uses rely on the visibility and convenient access from Interstate 35E. Land uses adjacent to this

district are light industrial/warehousing without residential uses; therefore, the applicant's request is consistent with the urban design recommendation.

Trinity River Corridor Comprehensive Land Use Study was adopted by City Council in March 2005, and then revised in December 2009. Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment.

Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City's urban form to increase the appeal of urban life.

The request site is located within the Elm Fork Employment Center development area, which primary land use is multi-use; however, the proposed development pattern consists of light and heavy industrial with limited opportunity for commercial. The Preferred Land Use Plan for the Elm Fork District affirms its role as a location for industrial activities and businesses north of Northwest Highway and west of IH-35.

The applicant's request is consistent with the goals and policies of the Trinity River Corridor Comprehensive Land Use Study.

Land Use:

	Zoning	Land Use
Site	MU-3 Mixed Use District	Undeveloped
North	MU-3 Mixed Use District	Medical clinic or ambulatory surgical center; Office
East	MU-3 Mixed Use District	Personal service use
South	MU-3 Mixed Use District	Commercial amusement (inside); vacant
West	MU-3 Mixed Use District	Post office

Land Use Compatibility:

The area of request is currently undeveloped and is zoned an MU-3 Mixed Use District along with surrounding properties. The site is surrounded by a mix of uses, consisting of medical clinic or ambulatory surgical center and office use to the north, personal service use to the east, commercial amusement (inside) use and undeveloped land to the south, and a post office use to the west. The site's location is adjacent to a major highway (West Northwest Highway) and is in close proximity to Interstate 35E.

The applicant is requesting a planned development to allow for the development of a vehicle display, sales, and service use. They are proposing to construct a one story approximately 8,000 square foot building with a 5,000 square foot canopy attached. Rather than request a more intense district that would permit vehicle display, sales, and service by right, they propose a planned development with only one modification to permitted uses: the addition of vehicle display, sales, and service by right.

This request is an effort to lessen the impact that any incompatible uses in a more intense district may have on surrounding properties. Staff supports the request because the subject property is consistent with the zoning pattern existing along the principal arterial road with minimum width of 100-feet that can support a slightly more intensive use.

Development Standards

Following is the development standards of the current MU-3 District. The applicant does not propose to modify these standards with the proposed PD.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Current: MU-3	15' 20' Urban Form	20' adj. to Res. OTHER: No min.	3.2 FAR overall 3.2 lodging, office, residential 2.0 retail & personal service use	270' 20 stories	80%	Proximity Slope, Tower Spacing, Visual Intrusion	Office, retail & personal service, lodging, residential, trade center

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. The off-street parking requirement for vehicle display, sales, and service is one space per 500 square feet of floor and site area exclusive of parking area.

Market Value Analysis:

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

List of Officers

NWH Land, LP

Avondale Land GP, LLC (General Partner)

Douglas Schnitzer (Manager/VP)
Kenneth Schnitzer (Manager/President)
Jack Kins (Secretary/VP)
Rick Stone (CFO/VP)
Aubrey Bennett (Secretary)

PROPOSED CONDITIONS

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 the property located south of Willowbrook Road, north of West Northwest Highway, and west of Harry Hines Boulevard (the "Property"). The size of PD ____ is 1.645 acres.

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

- (a) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51A.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a nonresidential zoning district.

SEC. 51P-____.104. EXHIBITS.

The following exhibits are incorporated into this division:

- (1) Exhibit _____A: development plan.

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

(a) For a vehicle display, sales, and service use, development and use of the Property must comply with the development plan (Exhibit _____A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

(b) For all other uses, 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 plant, the text of this article controls.

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

(a) Except as provided in this section, the only main uses permitted in this district are those main uses permitted in the MU-3 mixed use district, subject to the same conditions applicable in the MU-3 mixed use district, as set out in Chapter 51A. For example, a use permitted in the MU-3 mixed use 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 MU-3 mixed use district is subject to DIR in this subdistrict, etc.

(b) The following additional main use is permitted by right:

Retail and personal services uses.
-- Vehicle display, sales, and service

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

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

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

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

(a) In general. The yard, lot, and space regulations for the MU-3 mixed use district apply.

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

(a) Consult Division 51A-4.200 for the specific off-street parking requirements for each use.

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

See Article VI.

SEC. 51P-____.111. LANDSCAPING.

- (a) Landscaping and screening must be provided in accordance with Article X.

Staff Recommendation

(b) Trees on the property may not be removed except by a defense to prosecution or until an approved tree removal application or an issued building permit authorizes the removal.

Applicant's Request

(b) Existing trees along the northern property line may not be removed unless diseased or due to natural death as confirmed by the director at time of tree removal permit.

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

SEC. 51P-____.112. SIGNS.

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

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

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

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

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

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

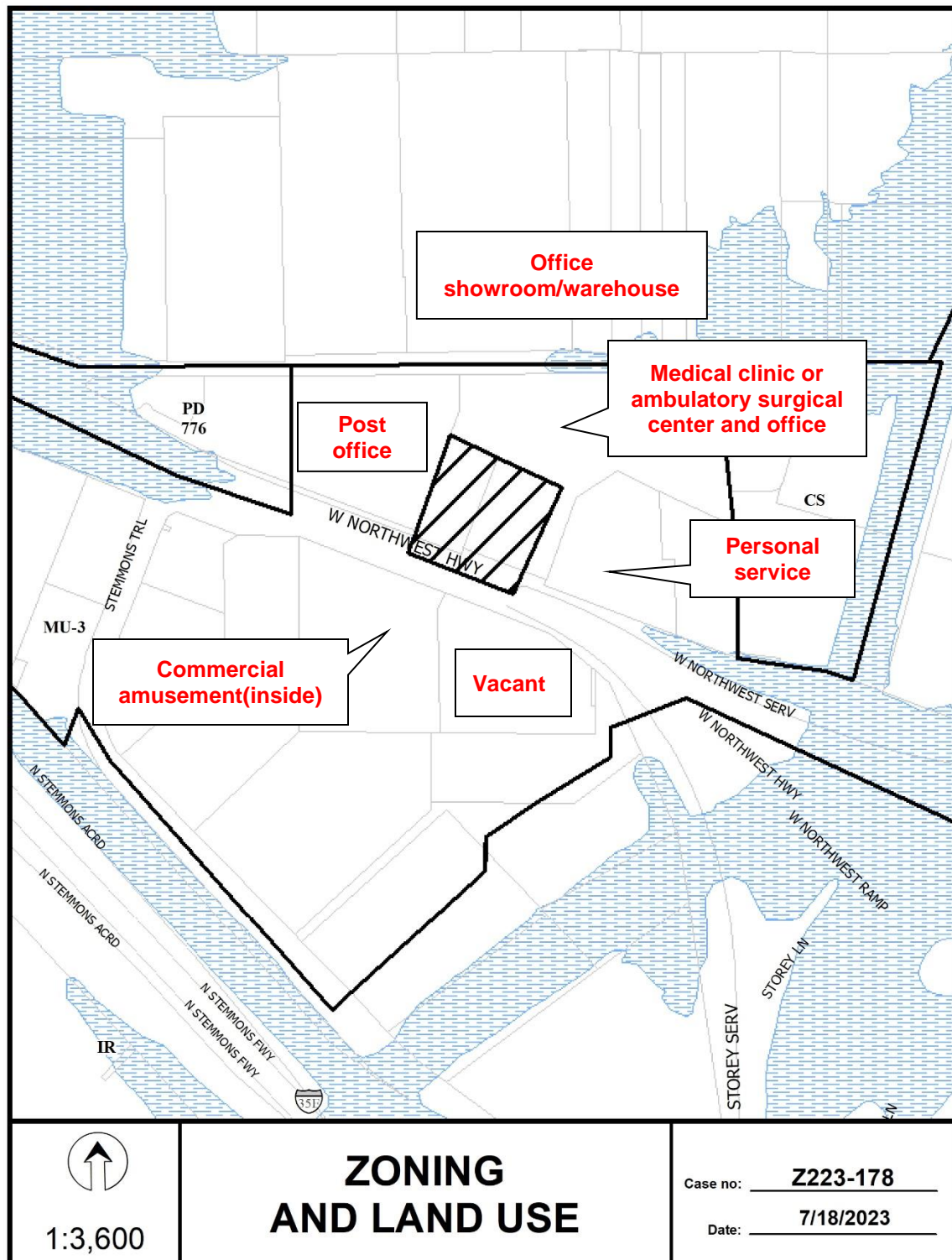
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances,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

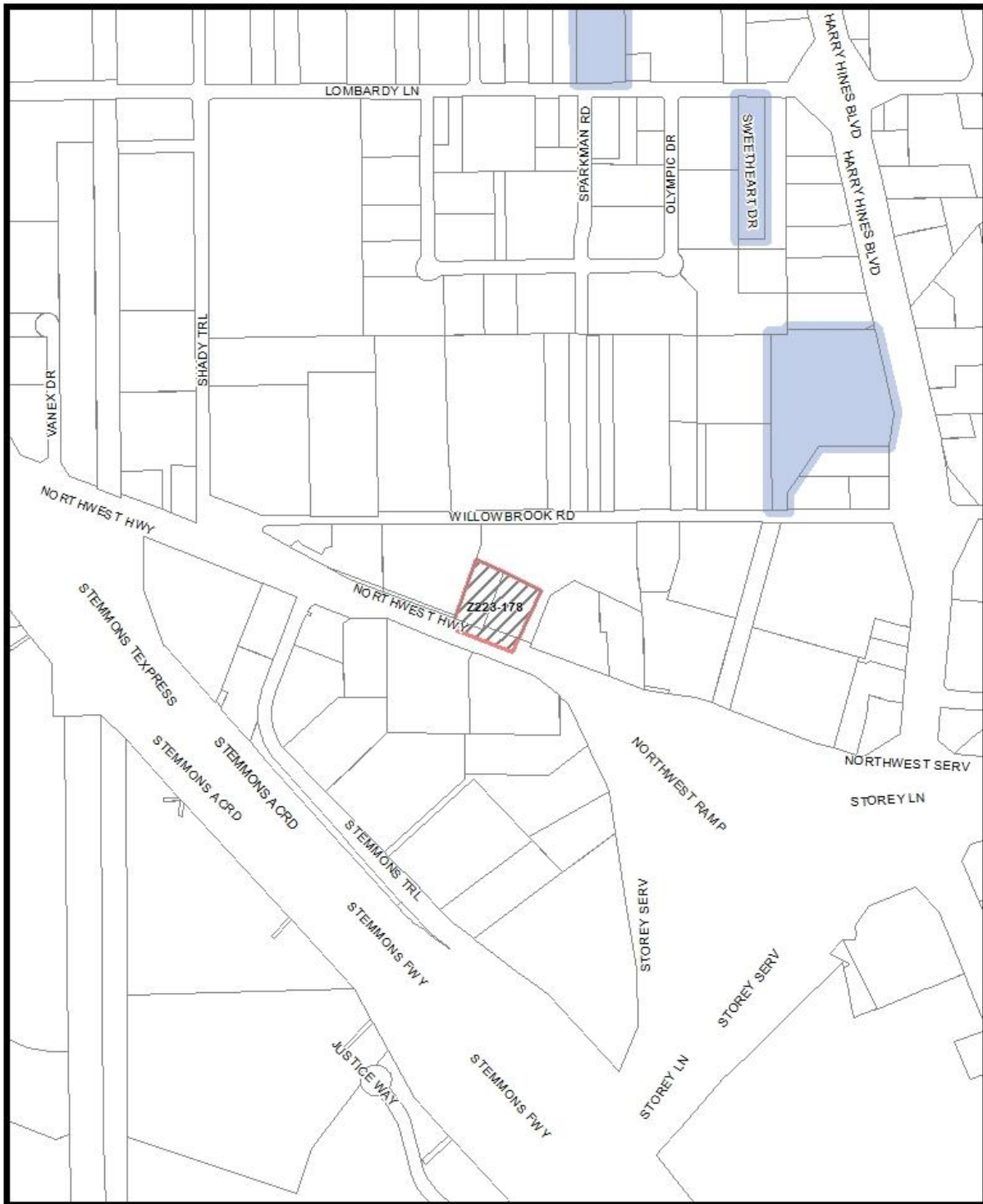
PROPOSED DEVELOPMENT PLAN (UPDATED AUGUST 10, 2023)









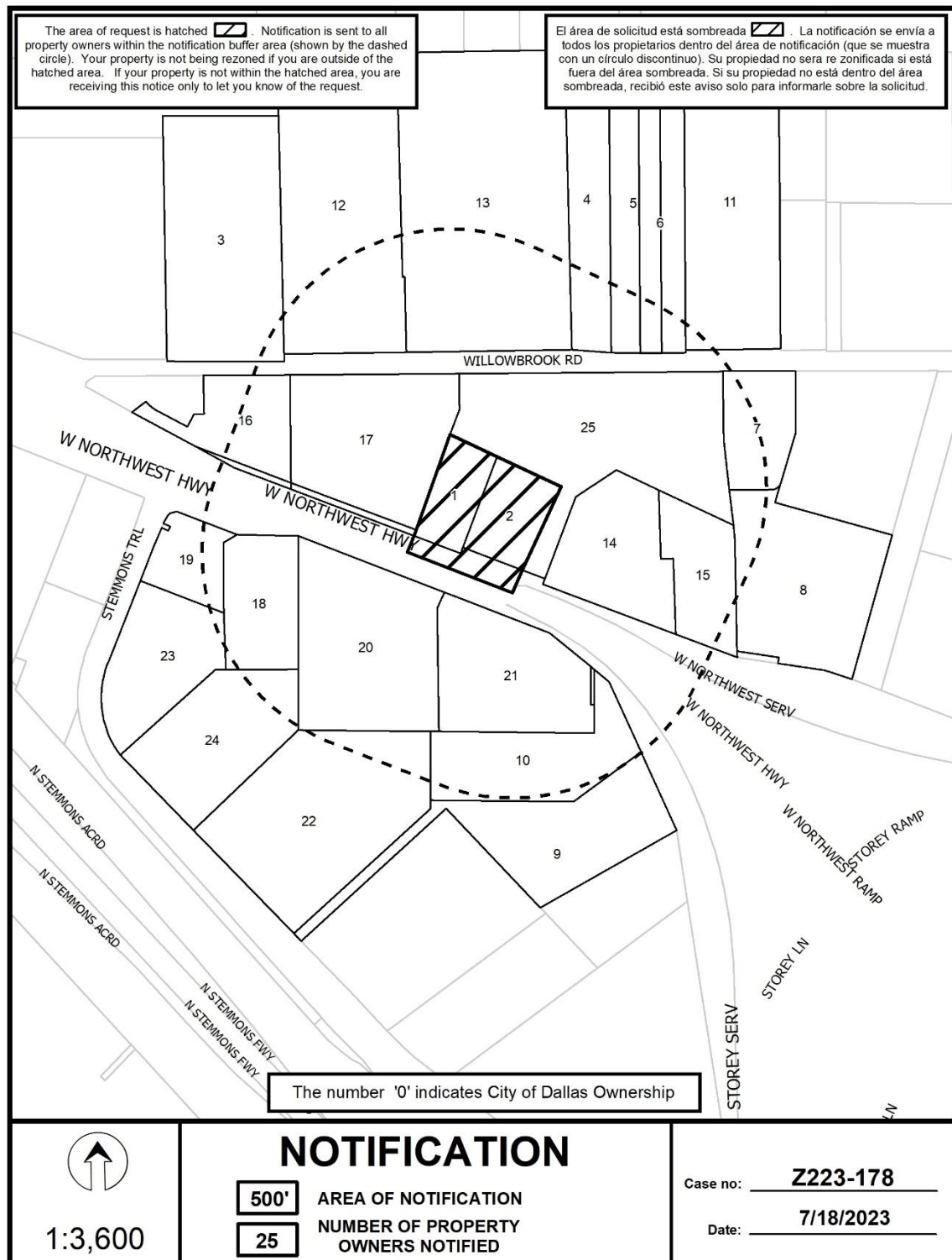


Market Value Analysis A B C D E F G H I NA



Market Value Analysis

Printed Date: 7/18/2023



07/18/2023

Notification List of Property Owners***Z223-178******25 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2341 W NORTHWEST HWY	METROPOLITAN FOODS INC
2	2345 W NORTHWEST HWY	METROPOLITAN FOODS INC
3	2521 WILLOWBROOK RD	BURCH DUNCAN
4	2537 WILLOWBROOK RD	Taxpayer at
5	2563 WILLOWBROOK RD	Taxpayer at
6	2601 WILLOWBROOK RD	Taxpayer at
7	2616 WILLOWBROOK RD	Taxpayer at
8	2401 W NORTHWEST HWY	Taxpayer at
9	2380 W NORTHWEST HWY	Taxpayer at
10	2370 W NORTHWEST HWY	R&R MANAGEMENT SERVICES INC
11	2609 WILLOWBROOK RD	Taxpayer at
12	2527 WILLOWBROOK RD	EKJ WILLOWBROOK LLC
13	2531 WILLOWBROOK RD	ACE MANOR PROPERTY MANAGEMENT I LTD
14	2355 W NORTHWEST HWY	THREE RING REALTY LLC
15	2361 W NORTHWEST HWY	NORTHWEST HOST LLC
16	2331 W NORTHWEST HWY	Taxpayer at
17	2500 WILLOWBROOK RD	U S POSTAL SERVICE
18	2334 W NORTHWEST HWY	PARSOTAM LLC
19	2332 W NORTHWEST HWY	RJRAA DALLAS PROPERTY LLC
20	2350 W NORTHWEST HWY	FAIRDALE DEVELOPMENT CORP
21	2356 W NORTHWEST HWY	Taxpayer at
22	2383 STEMMONS TRL	PC 2383 STEMMONS TRAIL
23	2363 STEMMONS TRL	DALLAS NORTHWEST LTD
24	2373 STEMMONS TRL	GANJI ALI S
25	2351 W NORTHWEST HWY	Taxpayer at



**2341 WEST NORTHWEST HIGHWAY
DALLAS, TEXAS 75220**

DEVELOPMENT EXHIBIT



ZONING: PD (MU-3)

USE: VEHICLE DISPLAY, SALES, AND SERVICE

FRONT YARD: 15FT (MINIMUM)

SIDE / REAR YARD: NO MINIMUM

HEIGHT: 270 FT MAXIMUM

LOT COVERAGE: 80% (MAXIMUM)

ACTUAL LOT COVERAGE: 10%

LOT AREA: 71,636 SF

FLOOR AREA: 8,000 SF

LANDSCAPE AREA: 13,460 (18.8%)

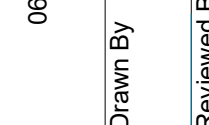
F.A.R. : PER MU-3 DISTRICT STANDARDS

PARKING REQUIRED:
1 SPACE PER 500 SF OF BUILDING FLOOR AREA
= 16 SPACES

TOTAL PARKING PROVIDED: 124 SPACES

PLAN NORTH

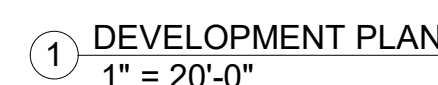
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Project No.	Project Number
Date	06/27/2023

DEVELOPMENT EXHIBIT

X1





City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2090

Item #: 8.

AGENDA DATE: August 17, 2023

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a TH-3(A) Townhouse Subdistrict with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west corner of Hancock Street and Wellington Street.

Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.

Applicant/Representative: Neel Desai, South Dallas Build Group, LLC

Planner: Liliana Garza

UA From: August 3, 2023.

Council District: 7

Z223-190(LG)

CITY PLAN COMMISSION

THURSDAY, AUGUST 17, 2023

Planner: Liliana Garza

FILE NUMBER: Z223-190(LG) **DATE FILED:** January 25, 2023

LOCATION: West corner of Hancock Street and Wellington Street

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 0.16 acres **CENSUS TRACT:** 48113020800

OWNER/APPLICANT: Neel Desai, South Dallas Build Group, LLC

REQUEST: An application for a TH-3(A) Townhouse Subdistrict with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of the request is to allow a duplex development on the site.

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

PRIOR CPC ACTION: On August 3, 2023, the City Plan Commission held this item under advisement to August 17, 2023.

BACKGROUND INFORMATION:

- The area of request is currently undeveloped and is zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595.
- The parcel is a corner lot and has frontage on Hancock Street and Wellington Street.
- The applicant proposes to develop the property with a duplex development.
- To accomplish this, they request a TH-3(A) Townhouse District. This district would allow single family and duplex residential uses.
- The applicant has also volunteered deed restrictions that would 1) limit the property to a maximum of two dwelling units, 2) require one dwelling unit to face Hancock Street and one dwelling unit to face Wellington Street, 3) limit a maximum height of 30 feet, and 4) a minimum 20-foot front yard setback on Hancock Street.
- On August 3, 2023, the City Plan Commission held this item under advisement to August 17, 2023. No changes have been made to the request since the last hearing.

Zoning History:

There has been one zoning case in the area in the last five years.

1. Z212-354: On September 22, 2022, staff received an application for a TH-3(A) Townhouse Subdistrict with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Sidney Street, northeast of 2nd Avenue. [Scheduled for August 3, 2023 City Plan Commission]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Hancock Street	Local Street	-
Wellington Street	Local Street	-

Traffic:

The Transportation Development Services Division of the Transportation 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 outlining 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 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

1.3.1.1 Encourage creation of diverse housing types by establishing ways to foster such development and find ways to foster homeownership.

1.3.1.7 Implement zoning tools to accommodate alternative housing products.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

2.1.1.7 Encourage a range of housing options through zoning regulations while being transparent and predictable to property owners and prospective developers.

URBAN DESIGN ELEMENT

GOAL 5.1 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.1.3 Encourage complementary building height, scale, design and character.

NEIGHBORHOOD PLUS

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

GOAL 5.2 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preference.

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

Area Plans

South Dallas/Fair Park Economic Development Plan was adopted by City Council in September 2001. The South Dallas/Fair Park Economic Development Plan focuses on providing economic development revitalization strategy recommendations for the Dallas/Fair Park commercial corridor. It provides an analysis of the current conditions of the area, including land use and demographics. Development plan studies of both the neighborhood and community commercial areas are also done to guide zoning and prevent potential negative impacts of mixed use development. The site is within the single family residential area and the concept plan does not pertain to this site as the plan's purpose is for the economic development along the area's business corridors.

Dallas TOD Hatcher Station Area Plan was adopted by City Council in April 2013. The Hatcher Station area is in south Dallas, approximately four miles east of Downtown Dallas. The Hatcher area is envisioned as a safe, walkable mixed-use neighborhood that provides a range of neighborhood-serving retail, housing options and vocational enrichment opportunities. A critical priority is to progressively grow economic vibrancy in the area. Initial steps should include expanded continuing education and jobs training, support to small business entrepreneurs, and new employment-generating commercial uses.

The site is within the neighborhood south of the Hatcher DART Station that is composed of single family housing and vacant property formerly occupied by residential. The concept plan identifies the request site as being part of the Residential Neighborhood block consisting of predominantly single-family detached homes with some shops, restaurants and institutional land uses. Although the plan recommends single family use for the site, the proposed land use will create additional housing options within the area.

Land Use:

	Zoning	Land Use
Site	R-5(A) Single Family Subdistrict within Planned Development District No. 595	Undeveloped
North	R-5(A) Single Family Subdistrict within Planned Development District No. 595	Single family
East	R-5(A) Single Family Subdistrict within Planned Development District No. 595	Single family
South	R-5(A) Single Family Subdistrict within Planned Development District No. 595	Single family
West	R-5(A) Single Family Subdistrict within Planned Development District No. 595	Single family

Land Use Compatibility:

The area of request is currently undeveloped and is zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595. Surrounding land uses include single family homes in all directions. Further southwest of the request area along Hancock Street is a church use. Staff assess the applicant's proposal for residential uses to be compatible with surrounding uses in the area.

The applicant proposes to develop the property with two dwelling units, which would be classified as a duplex use under Chapter 51A. To accomplish this, they request a TH-3(A) Townhouse Subdistrict, which would permit single family and duplex uses. The primary differences in permitted uses between the existing and proposed district is the additional duplex use.

Typically, no front yard would be required in a TH-3(A) District. However, per Sec. 51A-4.401(a)(6), if a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement. There are lots along Hancock Street that are zoned an R-5(A) District; therefore, the 20-foot front yard of this district would be imposed on the proposed TH-3(A) District lot. The area of request is a corner lot; therefore, per Sec. 51A-4.401(b)(1), Hancock Street will be treated as the front yard, and Wellington Street as a side yard.

In additions to the request for a TH-3(A) District, the applicant has volunteered deed restrictions that would further restrict development of the property and require development to be compatible in appearance with surrounding uses. The applicant's volunteered deed restrictions would 1) limit the property to a maximum of two dwelling units, 2) require one dwelling unit to face Hancock Street and one dwelling unit to face

Wellington Street, 3) limit a maximum height of 30 feet, and 4) a minimum 20-foot front yard setback on Hancock Street.

Although the requested TH-3(A) Subdistrict and proposed duplex use would be different from surrounding zoning districts and land uses, staff supports the request, subject to the deed restrictions volunteered by the applicant. Additionally, the applicant's request will create additional housing options within the area and therefore, staff supports the proposed TH-3(A) Subdistrict request.

Development Standards

Following is a comparison of the development standards of the current R-5(A) Subdistrict and the proposed TH-3(A) Subdistrict.

District	Setback		Density	Height	Lot Cvr.	Special Standards	Primary Uses
	Front	Side/Rear					
Current: R-5(A) PD 595	20' ¹	5' OTHER: 10'	1 du/5,000 sq. ft.	30'	45% Res. 25% Nonres.		Single family
Proposed: TH-3(A) PD 595	0' ^{1,2}	SF: 0' Duplex: 5' Side/10' Rear Other: 10'	12 du/ac ³ (3,630 sf avg per du) 2,000 sf min lot size	36' ⁴	60% Res. 25% Nonres.		Duplex & Single family

¹ Per [Sec. 51A-4.401\(a\)\(6\)](#), if a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement.

² Applicant has volunteered deed restrictions that would require a minimum 20-foot front yard setback on Hancock Street.

³ Applicant has volunteered deed restrictions that restrict the property to a maximum of two dwelling units.

⁴ Applicant has volunteered deed restrictions that limit the maximum height to 30 feet.

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for duplex in a TH-3(A) District is two spaces per dwelling unit. The applicant will be required to comply with standard parking ratios at permitting.

Market Value Analysis:

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

Z223-190(LG)

List of Officers

South Dallas Build Group, LLC

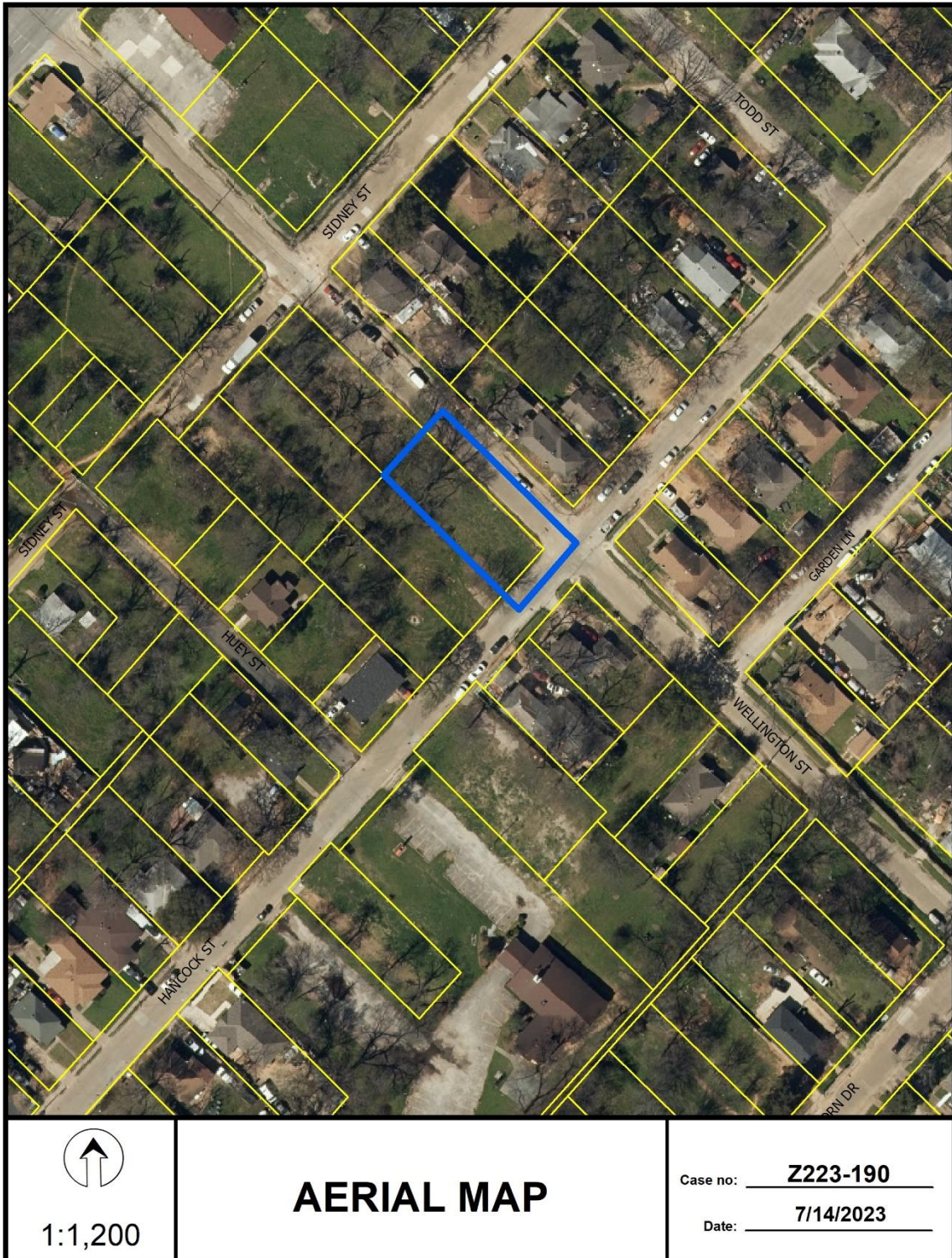
Neel Desai, Owner

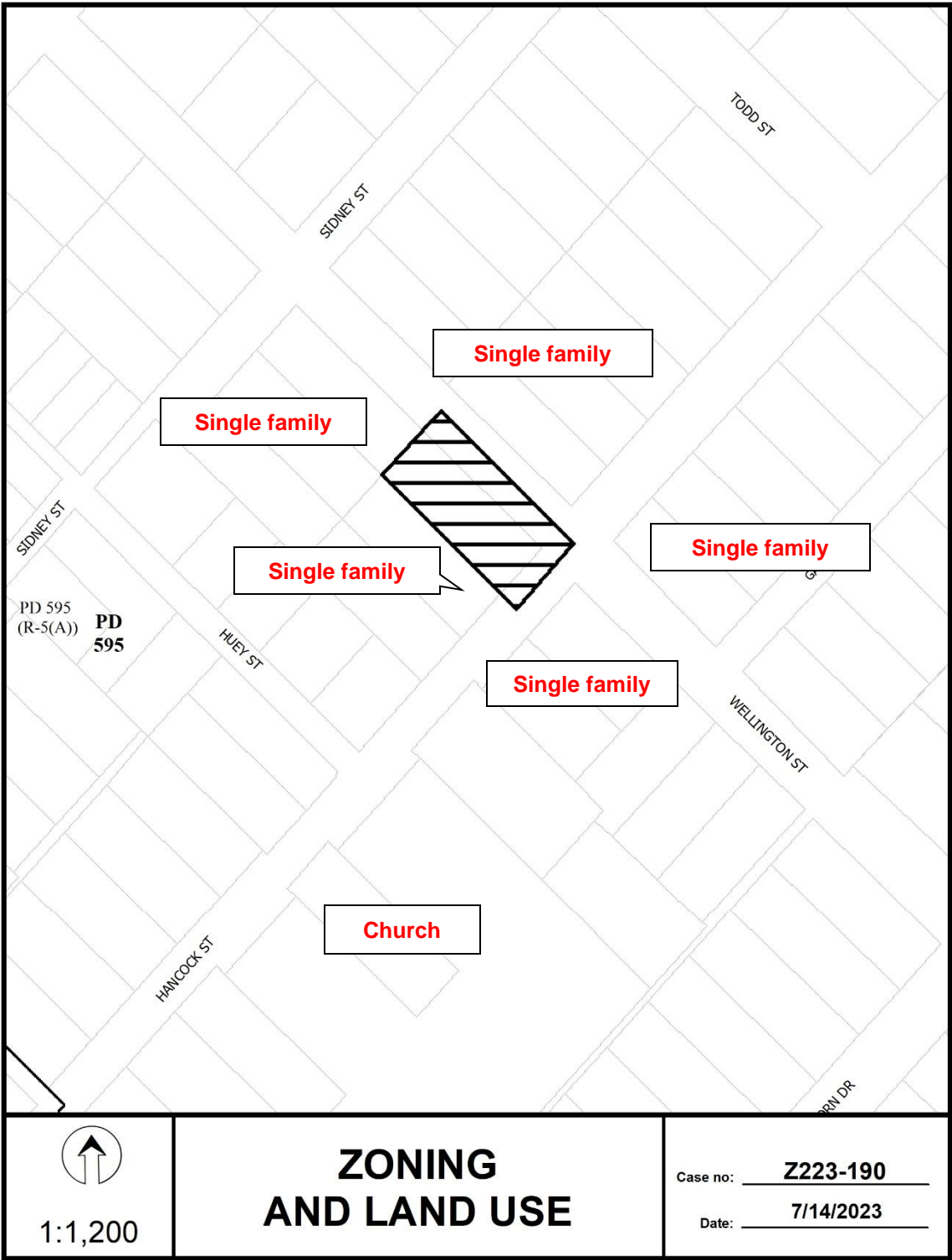
APPLICANT'S VOLUNTEERED DEED RESTRICTIONS

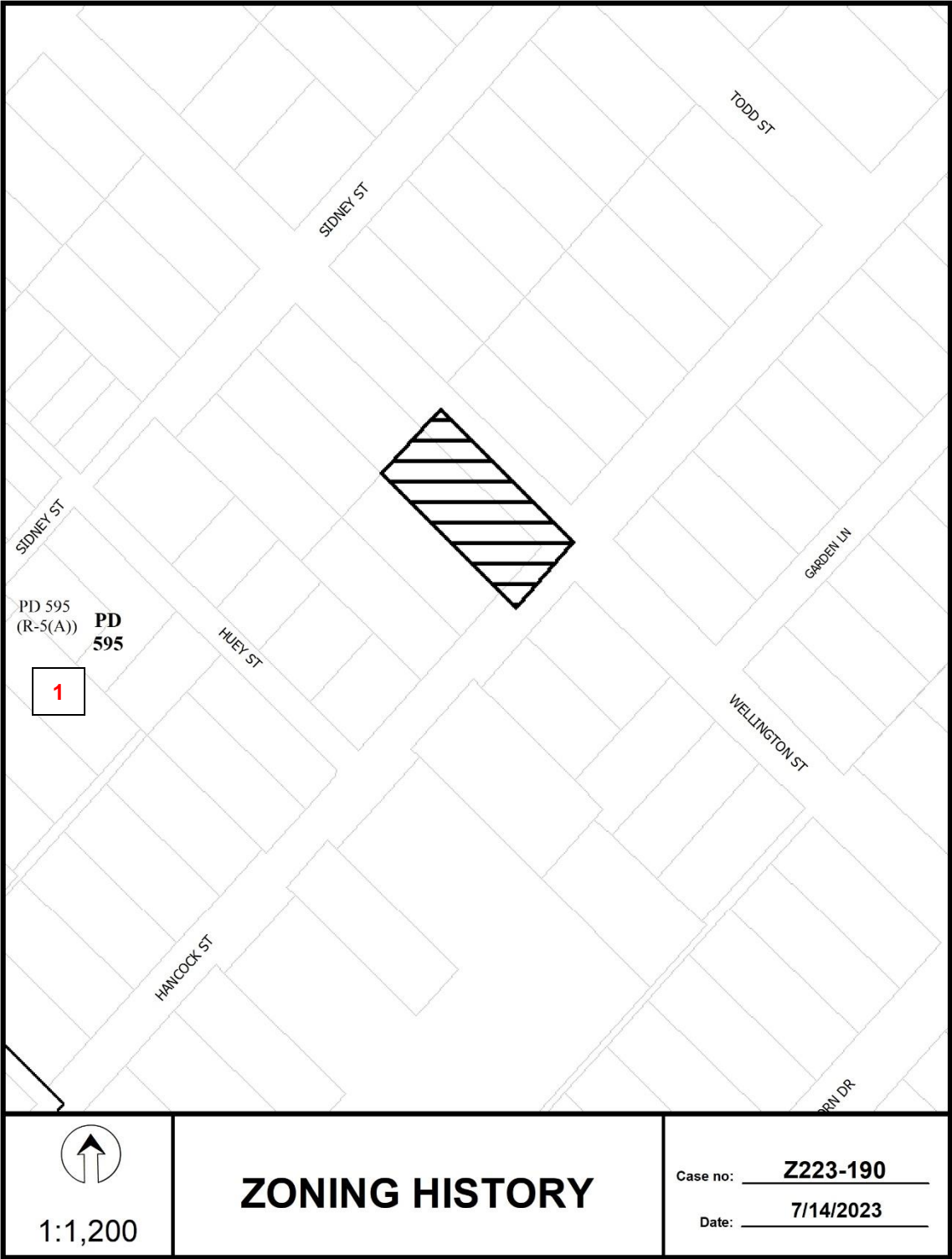
The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

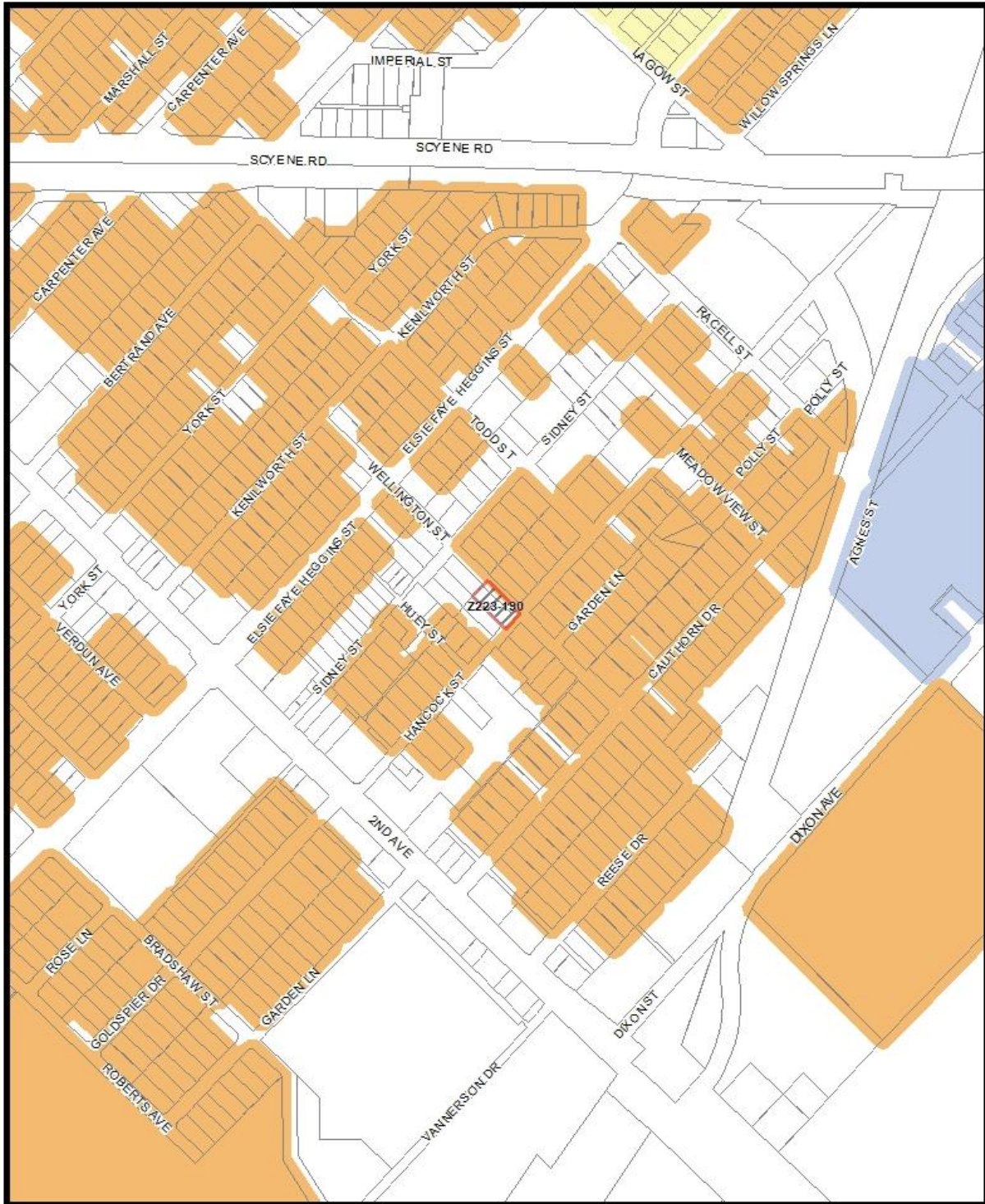
1. The Property is limited to a maximum of two dwelling units.
2. If the Property is developed with two dwelling units, one dwelling unit must face Hancock Street, and one dwelling unit must face Wellington Street.
3. Maximum height is 30 feet.
4. Minimum front yard setback on Hancock Street is 20 feet.











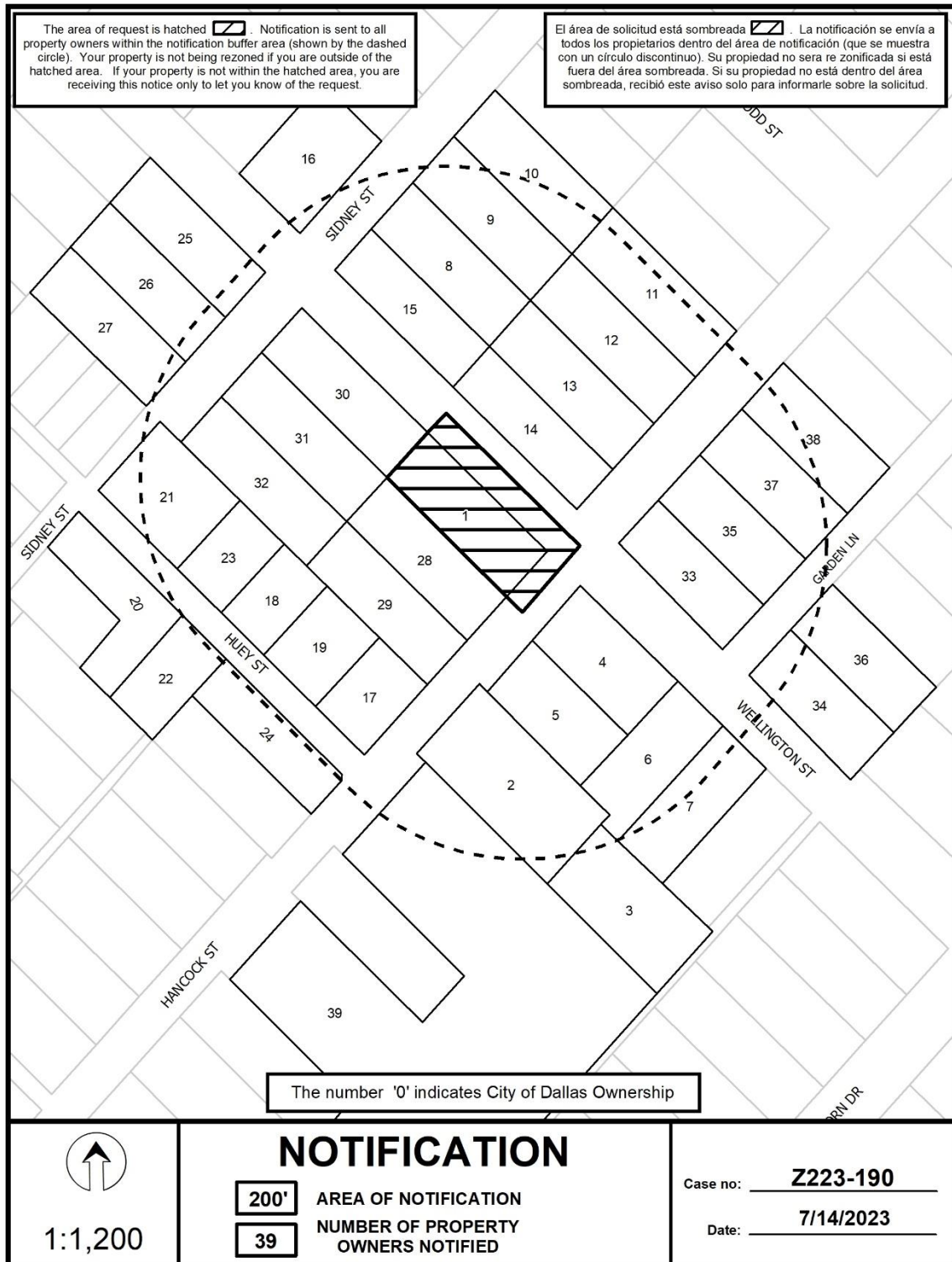
Market Value Analysis A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 7/14/2023



07/14/2023

Notification List of Property Owners***Z223-190******39 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3625 HANCOCK ST	WATKINS HATTIE ESTATE OF
2	3614 HANCOCK ST	BEGINNERS MISSIONARY BAPTIST CHURCH
3	3526 HANCOCK ST	BEGINNERS BAPTIST CHURCH
4	3624 HANCOCK ST	RIOS JEREMIAS &
5	3618 HANCOCK ST	MILAN SALVADOR &
6	4911 WELLINGTON ST	BEGINNERS MISSIONARY BAPTIST CHURCH
7	4915 WELLINGTON ST	JOHNSON CLAUDETTE
8	3706 SIDNEY ST	BENNETT SONJA D &
9	3710 SIDNEY ST	EDMOND RAYMOND EDWARD
10	3714 SIDNEY ST	RAMIREZ HECTOR &
11	3715 HANCOCK ST	NEXTDOOR CAPITAL LLC
12	3711 HANCOCK ST	RTGX LLC
13	3707 HANCOCK ST	MEYMAND NASSER
14	3701 HANCOCK ST	CHEN WENDY
15	3702 SIDNEY ST	WILLIAMS HARRIET EST OF
16	4716 WELLINGTON ST	PASSION OF CHRIST 1ST COMMUNITY CHURCH
17	3615 HANCOCK ST	Taxpayer at
18	4808 HUEY ST	GREGGS RUTHIE MAE
19	4810 HUEY ST	GONZLES JUAN
20	4807 HUEY ST	LOWE SHERRI RACHELLE
21	4802 HUEY ST	JOHNSON PATSY R
22	4811 HUEY ST	BARNETT NICHOLAS A
23	4806 HUEY ST	KUNWAR ABKA LLC
24	3607 HANCOCK ST	TATE SHERRI CAY
25	3627 SIDNEY ST	RCGA LLC
26	3621 SIDNEY ST	PORTER CASSANDRA D &

07/14/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3617 SIDNEY ST	LOPEZ CESAR
28	3621 HANCOCK ST	NORTH POINT HOMES LLC
29	3617 HANCOCK ST	KENNEDY LEBERTHA
30	3626 SIDNEY ST	AMHERST GROUP PROPERTIES LLC
31	3622 SIDNEY ST	OLVERA CAROLINA ESCAMILLA &
32	3618 SIDNEY ST	AKWIN BUSINESS SOLUTIONS LLC
33	3700 HANCOCK ST	CORNELLS PLACE LLC
34	3700 GARDEN LN	SANDERS MARGARET
35	3704 HANCOCK ST	WALDER YOLANDA &
36	3704 GARDEN LN	ESCOTO HILARIO DELOSANGELES
37	3708 HANCOCK ST	S D HOME DESIGN LLC SERIES C
38	3712 HANCOCK ST	RICE TOYA MECHELL
39	3610 HANCOCK ST	BEGINNERS BAPTIST CHURCH



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2091

Item #: 9.

AGENDA DATE: August 17, 2023

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District on the east line of Dowdy Ferry Road, south of LBJ Freeway.

Staff Recommendation: **Denial.**

Applicant: Bill Foose

Representative: Mike Coker

Planner: Michael Pepe

Council District: 8

Z212-297(MP)

CITY PLAN COMMISSION**THURSDAY, AUGUST 17, 2023****Planner: Michael V. Pepe**

FILE NUMBER: Z212-297(MP) **DATE FILED:** July 8, 2022
LOCATION: East line of Dowdy Ferry Road, south of LBJ Freeway
COUNCIL DISTRICT: 8
SIZE OF REQUEST: 7.28 acres **CENSUS TRACT:** 48113017102

OWNER: 635 Dowdy Venture

APPLICANT: Bill Foose

REPRESENTATIVE: Mike Coker

REQUEST: An application for a CS Commercial Service District with deed restrictions volunteered by the applicant, on property zoned an R-10(A) Single Family District.

SUMMARY: The purpose of the request is to permit commercial uses by right on the property.

STAFF RECOMMENDATION: **Denial.**

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-10(A) Single Family District.
- The applicant is proposing to develop the site with commercial uses under a CS Commercial Service District.
- The base CS Commercial Service District **with deed restrictions** would vary greatly from the established development pattern and allow several commercial uses that could have tangible land use impacts on adjacent residential properties.
- The site is unsuited to more intense, high traffic uses given the infrastructure and other limits on the property. The existing R-10(A) District is a more appropriate zoning designation for the site.

Zoning History:

There have been two zoning cases in the area in the last five years.

1. Z212-298 – On August 31, 2022, staff received an application for an IR Industrial/Research District, on property zoned an A(A) Agricultural District, on the east line of Dowdy Ferry Road, north of LBJ Freeway. [Under Review]

2. Z212-332 – On August 31, 2022, staff received an application for a Planned Development District for IR Industrial/Research District uses and general merchandise or food store greater than 3,500 square feet and truck stop uses on property zoned an A(A) Agricultural District, on the northeast corner of Dowdy Ferry Road and LBJ Freeway. [Under Review]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Dowdy Ferry Road	Principal Arterial	60 feet / 100 feet Bike Plan
Teagarden Road	Minor Arterial	Proposed 60 foot ROW Bike Plan
LBJ Freeway	Highway	-

Traffic:

The Transportation Development Services Division of the Transportation 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 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

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

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT

Policy 1.4.3 Embrace environmental sustainability.

URBAN DESIGN ELEMENT

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

Policy 5.1.1 Promote pedestrian friendly streetscapes.

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.3 Ensure attractive gateways into the city.

The proposed change does not further the goals of the Comprehensive Plan in regard to complementary building forms, appropriate development, or sustainability.

Area Plan:

I-20 Freeway Corridor Land Use Plan

The study was initiated in the spring of 1999 with the City of Dallas Planning and Development Department coordinating project efforts to:

- 1) Review land use and opportunities for redevelopment including road infrastructure, water, wastewater, and zoning;
- 2) Identify the impact of this planning effort and its resulting implementation on the study area;
- 3) Review draft recommendations to ensure that the scope of the study addresses planning issues and neighborhood concerns; and
- 4) Work with the community and other outside agencies to finalize recommendations for City Plan Commission and City Council consideration.

The I-20 Freeway Corridor Land Use Study Steering Committee developed the following mission statement to help guide the committee as they embarked upon this land use study: "Development of a land use plan that addresses future economic development, transportation, public utility, and other public/private development initiatives along the Interstate-20 freeway corridor."

The I-20 Freeway Corridor land use study area boundary is generally located along I-20 from Houston School Road (western boundary) to Beltline Road (eastern boundary) and extends approximately 1/8 to 1/2 mile on either side of the freeway.

The subject property is located in Subdistrict 2 of the land use study. The future land use and visioning map designated the property and its surroundings on the south side of I-20 as Vacant, Undeveloped, Agricultural. In doing so, the plan identifies the wider area south of LBJ Freeway as a significant natural open space, due to the presence of Prairie Creek and the Trinity River. In a larger scale, the Land Use Study includes locations elsewhere recommended for commercial and light industrial space, in areas further north and further west. The proposed commercial zoning at this site is not consistent with the natural and agricultural character as called for by the plan and that exists in reality along the block at present. As such, the proposed change conflicts with the approved area plan.

Land Use:

	Zoning	Land Use
Site	R-10(A) Single Family District	Undeveloped / Agricultural
Northeast	R-10(A) Single Family District	Natural area / creekway
Southeast	R-10(A) Single Family District	Natural area / creekway
Southwest	A(A) Agricultural District	Undeveloped, Agricultural, Single Family
Northwest	R-10(A) Single Family District	Undeveloped

Land Use Compatibility:

The subject property is currently occupied with agricultural uses, without any structures. The property is situated between Dowdy Ferry Road and the Prairie Creek floodplain to the east, which exists as a natural area. Across Dowdy Ferry Road to the southwest are agricultural uses and a single family home.

The proposed CS Commercial Service District allows significantly more intense uses than the existing R-10(A) District. The proposed change would have direct residential adjacency to multiple properties. The proposed and potential uses in the CS District could likely have quality of life impacts on surrounding properties. Additional commercial employment and traffic associated with commercial zoning in a space with limited transit and pedestrian infrastructure could also present significant access issues. The subarea plan addressed this by having a distinct boundary for more intense urban development, I-20, and a less intense area better suited to residential and natural uses.

Land Use Comparison

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200 as applicable

	Existing	Proposed
Use	R-10(A)	CS
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		Prohibited by DR
Bus or rail transit vehicle maintenance or storage facility		Prohibited by DR
Catering service		•
Commercial cleaning or laundry plant		Prohibited by DR
Custom business services		•
Custom woodworking, furniture construction, or repair		Prohibited by DR
Electronics service center		•
Job or lithographic printing		R
Labor hall		S
Machine or welding shop		Prohibited by DR
Machinery, heavy equipment, or truck sales and services		Prohibited by DR
Medical or scientific laboratory		Prohibited by DR
Technical school		•
Tool or equipment rental		Prohibited by DR
Vehicle or engine repair or maintenance		Prohibited by DR
INDUSTRIAL USES		Prohibited by DR
Alcoholic beverage manufacturing		Prohibited by DR
Gas drilling and production	S	Prohibited by DR
Gas pipeline compressor station		Prohibited by DR
Industrial (inside)		Prohibited by DR
Industrial (inside) for light manufacturing		Prohibited by DR
Industrial (outside)		Prohibited by DR
Medical/infectious waste incinerator		Prohibited by DR

	Existing	Proposed
Use	R-10(A)	CS
Metal salvage facility		Prohibited by DR
Mining		Prohibited by DR
Municipal waste incinerator		Prohibited by DR
Organic compost recycling facility		Prohibited by DR
Outside salvage or reclamation		Prohibited by DR
Pathological waste incinerator		Prohibited by DR
Temporary concrete or asphalt batching plant	S	Prohibited by DR
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	•
Cemetery or mausoleum	S	Prohibited by DR
Child-care facility	S	•
Church	•	•
College, university, or seminary	•	•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	S	•
Foster home	S	
Halfway house		Prohibited by DR
Hospital		Prohibited by DR
Library, art gallery, or museum	S	
Open enrollment charter school or private school	S	S
Public school other than an open enrollment charter school	S	R
LODGING USES		Prohibited by DR
Extended stay hotel or motel		Prohibited by DR
Hotel or motel		Prohibited by DR
Lodging or boarding house		Prohibited by DR
Overnight general purpose shelter		Prohibited by DR
MISCELLANEOUS USES		
Carnival or circus (temporary)	★	Prohibited by DR
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		Prohibited by DR
Financial institution without drive-in window		•
Financial institution with drive-in window		•
Medical clinic or ambulatory surgical center		•
Office		•

	Existing	Proposed
Use	R-10(A)	CS
RECREATION USES		
Country club with private membership	S	•
Private recreation center, club, or area	S	•
Public park, playground, or golf course	•	•
RESIDENTIAL USES		Prohibited by DR
College dormitory, fraternity, or sorority house		Prohibited by DR
Duplex		Prohibited by DR
Group residential facility		Prohibited by DR
Handicapped group dwelling unit	★	Prohibited by DR
Manufactured home park, manufactured home subdivision, or campground		Prohibited by DR
Multifamily		Prohibited by DR
Residential hotel		Prohibited by DR
Retirement housing		Prohibited by DR
Single family	•	Prohibited by DR
RETAIL AND PERSONAL SERVICE USES		
Alcoholic Beverage Establishment		
Ambulance service		Prohibited by DR
Animal shelter or clinic without outside runs		R
Animal shelter or clinic with outside runs		R
Auto service center		R
Business school		•
Car wash		R
Commercial amusement (inside)		★
Commercial amusement (outside)		D
Commercial motor vehicle parking		Prohibited by DR
Commercial parking lot or garage		Prohibited by DR
Convenience store with drive-through		S
Dry cleaning or laundry store		•
Furniture store		•
Drive in Theater		Prohibited by DR
General merchandise or food store 3,500 square feet or less		•
General merchandise or food store greater than 3,500 square feet		With S per DR
General merchandise or food store greater than 100,000 square feet		Prohibited by DR
Home improvement center, lumber, brick or building materials sales yard		Prohibited by DR
Household equipment and appliance repair		Prohibited by DR

	Existing	Proposed
Use	R-10(A)	CS
Liquefied natural gas fueling station		S
Motor vehicle fueling station		With S per DR
Mortuary, funeral home, or commercial wedding chapel		Prohibited by DR
Nursery, garden shop, or plant sales		•
Outside sales		
Paraphernalia shop		Prohibited by DR
Pawn shop		•
Personal service use		•
Restaurant without drive-in or drive-through service		R
Restaurant with drive-in or drive-through service		D
Surface parking		
Swap or buy shop		S
Taxidermist		Prohibited by DR
Temporary retail use		Prohibited by DR
Theater		•
Truck stop		Prohibited by DR
Vehicle display, sales, and service		Prohibited by DR
TRANSPORTATION USES		
Airport or landing field		Prohibited by DR
Commercial bus station and terminal		Prohibited by DR
Heliport		Prohibited by DR
Helistop	S	Prohibited by DR
Private street or alley		Prohibited by DR
Railroad passenger station		Prohibited by DR
Railroad yard, roundhouse, or shops		Prohibited by DR
STOL (short take-off or landing port)		Prohibited by DR
Transit passenger shelter	•	Prohibited by DR
Transit passenger station or transfer center	S	Prohibited by DR
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		•
Electrical generating plant		
Electrical substation	S	•
Local utilities	★	★
Police or fire station	S	•
Post office		•
Radio, television, or microwave tower	S	R
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		

	Existing	Proposed
Use	R-10(A)	CS
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant	S	
WHOLESALE, DISTRIBUTION, AND STORAGE USES		Prohibited by DR
Auto auction		Prohibited by DR
Building mover's temporary storage yard		Prohibited by DR
Contractor's maintenance yard		Prohibited by DR
Freight terminal		Prohibited by DR
Livestock auction pens or sheds		Prohibited by DR
Manufactured building sales lot		Prohibited by DR
Mini-warehouse		Prohibited by DR
Office showroom/warehouse		Prohibited by DR
Outside storage		Prohibited by DR
Petroleum product storage and wholesale		Prohibited by DR
Recycling buy-back center		Prohibited by DR
Recycling collection center		Prohibited by DR
Recycling drop-off container	★	Prohibited by DR
Recycling drop-off for special occasion collection	★	Prohibited by DR
Sand, gravel, or earth sales and storage		Prohibited by DR
Trade center		Prohibited by DR
Vehicle storage lot		Prohibited by DR
Warehouse		Prohibited by DR

Development Standards Comparison

DISTRICT	SETBACKS		Density / Lot Size	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Existing R-10(A) Single Family	30' No max	SF: 6' Other Side: 10'	1 Dwelling Unit / 10,000 sq ft	30'	45% res 25% non res	No design standards	Single family
Proposed CS Commercial Service	0' 15' on through-fare Effective: 30' blockface No max	20' adj res Else 0'	0.5 FAR lodging, office, PSU 0.75 overall	45' 3 stories	80%	Proximity Slope Visual Intrusion	Retail & personal service, office, light industrial uses

Although the development standards of a CS District would, in this context, be limited by residential proximity slope and blockface continuity, they would still be out of scale of the established pattern and entitled standards throughout the block. The expanded lot coverage would not be in keeping with the area plan's aim of preservation of open space in this area. Development of the site under the existing R-10(A) District standards would be more limited and appropriate given the constraints of the roadway, floodplain, and isolation from other homes. The additional intensity is not in scale with the residential and natural character of the area.

Landscaping:

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

Parking:

Parking must be provided pursuant to Chapter 51A. The applicant has not proposed an individual use for consideration.

Market Value Analysis:

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

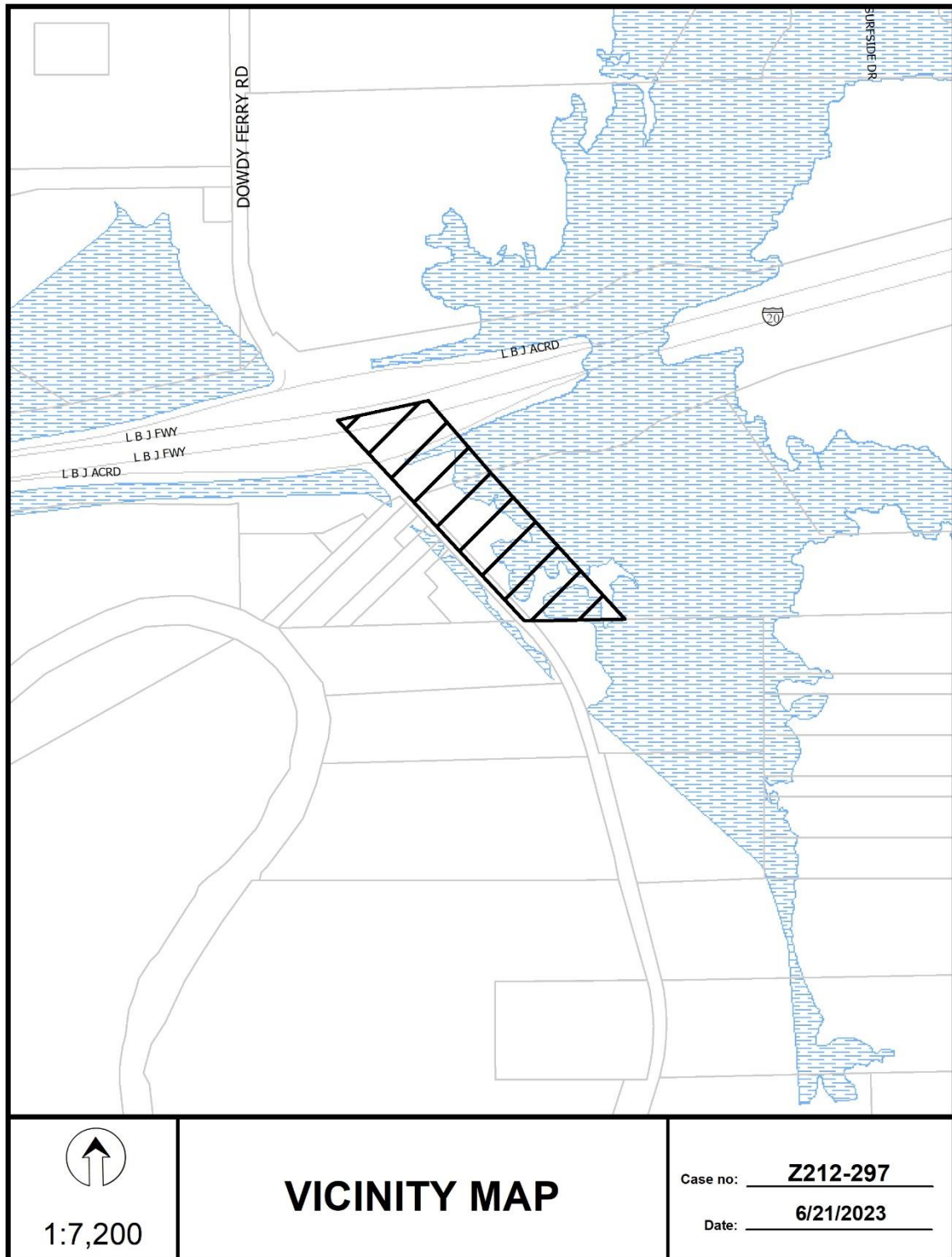
Proposed Draft Deed Restrictions

The following uses are prohibited:

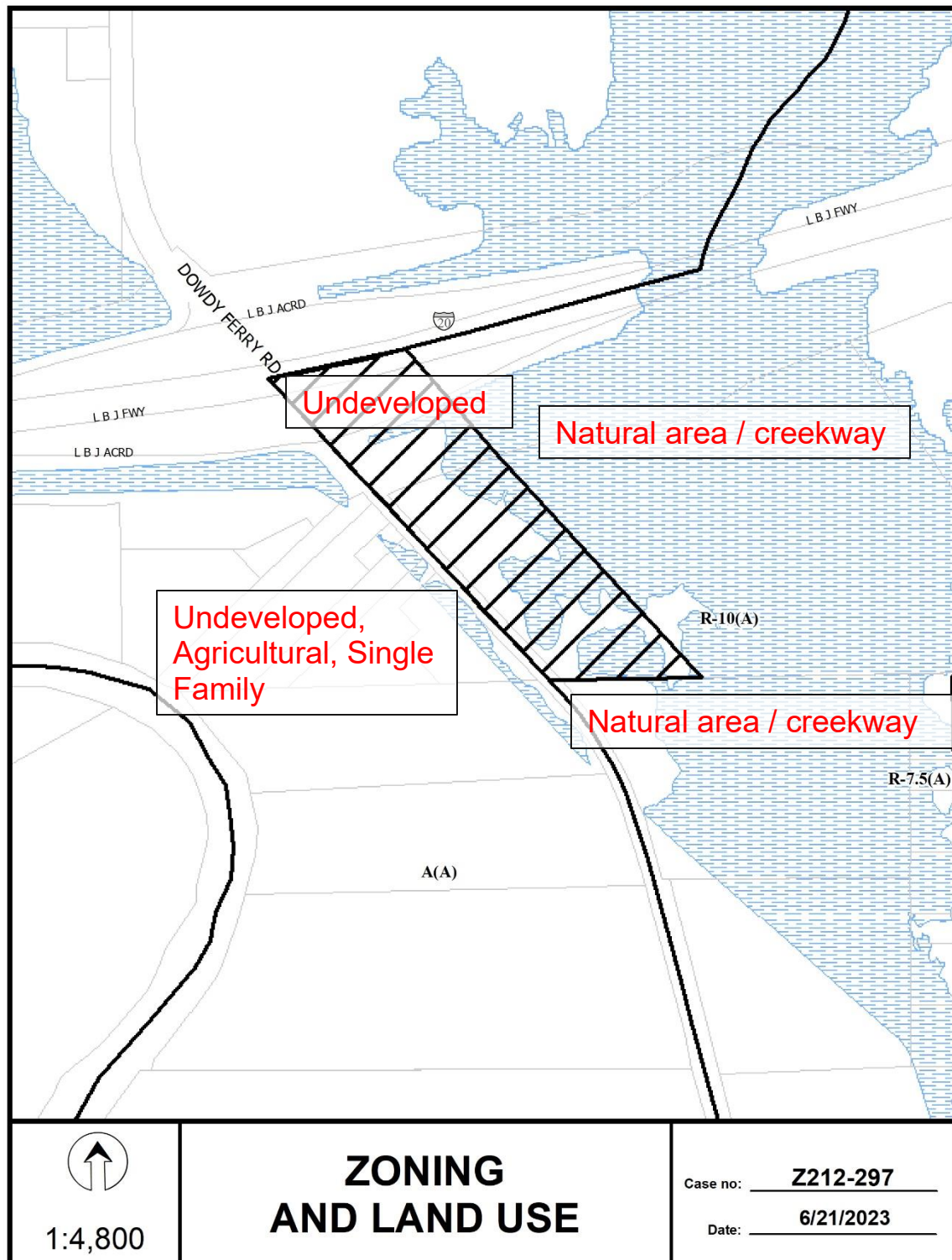
- Building repair and maintenance shop.
- Bus or rail transit vehicle maintenance or storage facility.
- Commercial bus station and terminal.
- Commercial cleaning or laundry plant.
- Custom woodworking, furniture construction, or repair.
- Machine or welding shop.
- Machinery, heavy equipment, or truck sales and services.
- Medical or scientific laboratory.
- Tool or equipment rental.
- Vehicle or engine repair or maintenance.
- Industrial uses.
- Cemetery or mausoleum.
- Halfway house.
- Hospital.
- Open-enrollment charter school or private school.
- Lodging uses.
- Carnival or circus (temporary).
- Alternative financial establishment.
- Residential uses.
- Alcoholic beverage establishments.
- Commercial motor vehicle parking.
- Commercial parking lot.
- Drive-in theater.
- General merchandise or food store 100,000 feet or more.
- Home improvement center, lumber, brick or building materials sales yard.
- Household equipment and appliance repair.
- Liquor store.
- Mortuary, funeral home, or commercial wedding chapel.
- Paraphernalia shop.
- Swap or buy shop.

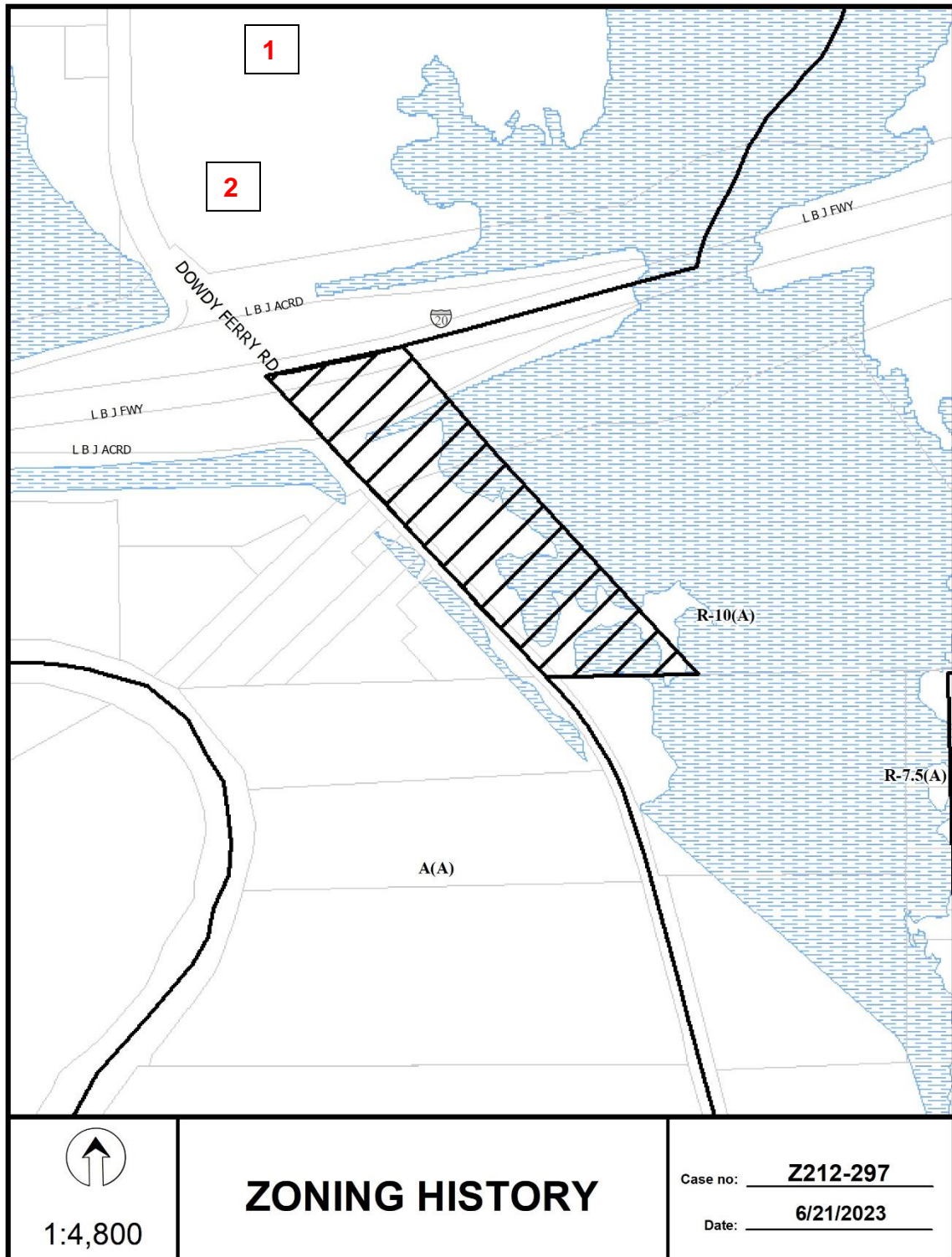
Z212-297(MP)

- Taxidermist.
 - Truck stop.
 - Vehicle display, sales, and service.
 - Transportation uses.
 - Wholesale, distribution, and storage uses.
 - Accessory medical/infectious waste incinerator.
-
- The following uses are allowed only by specific use permit [SUP]:
 - General merchandise or food store not to exceed 10,000 square feet.
 - Motor vehicle fueling station.



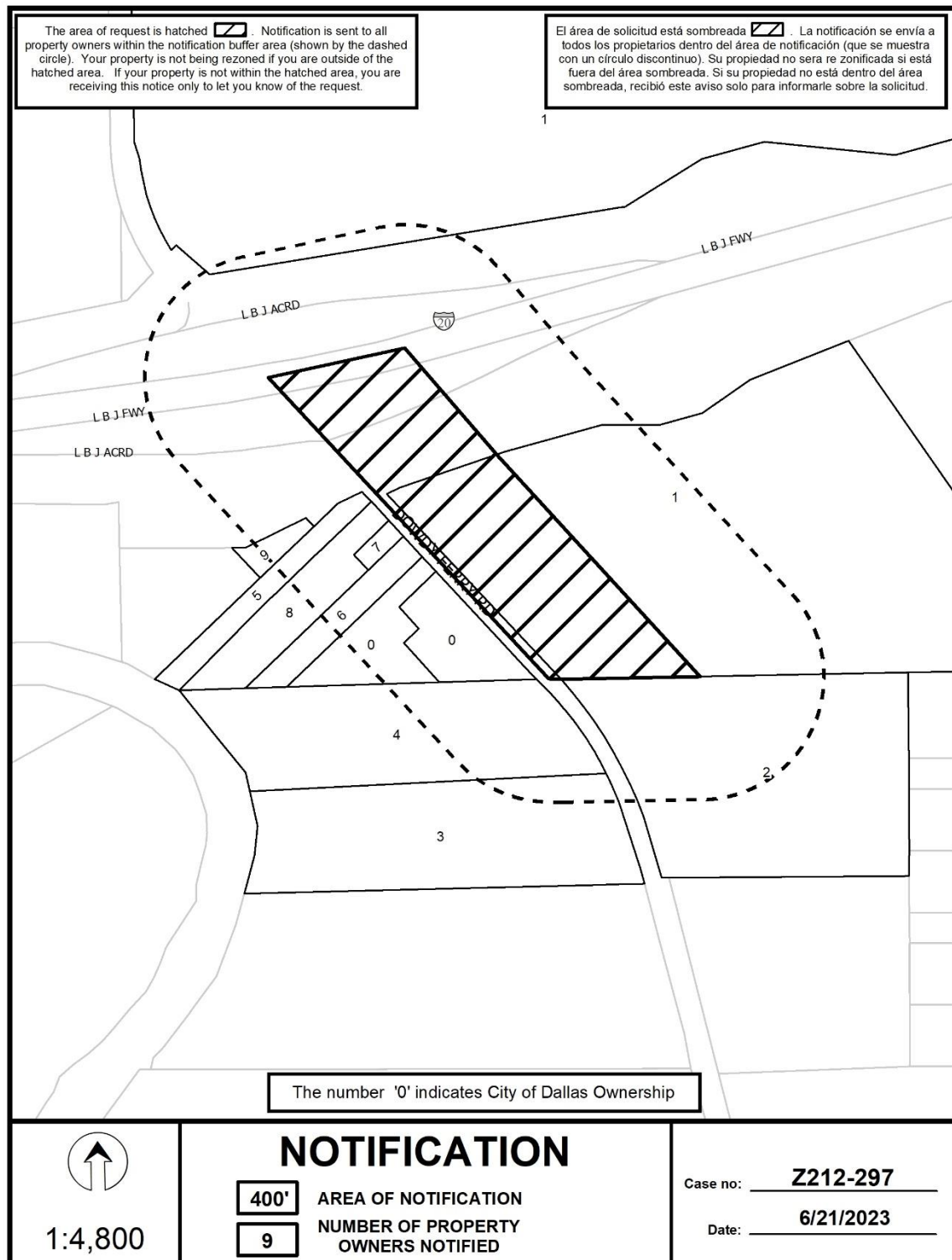






Z212-297(MP)





06/20/2023

Notification List of Property Owners

Z212-297

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2310 DOWDY FERRY RD	635 DOWDY VENTURE
2	2320 DOWDY FERRY RD	BRYANT LAURA ANN
3	2327 DOWDY FERRY RD	DALLAS CITY OF COUNTY OF
4	2327 DOWDY FERRY RD	OVIEDO JOSE LUIS NINO & OMAR
5	2215 DOWDY FERRY RD	WITHERSPOON DONNA BETH B
6	2241 DOWDY FERRY RD	VALDEZ ROBERT PIEDRA
7	2239 DOWDY FERRY RD	VALDEZ ABEL
8	2219 DOWDY FERRY RD	BAILEY RALPH ET AL
9	2205 DOWDY FERRY RD	MILLER LLOYD E



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2092

Item #: 10.

AGENDA DATE: August 17, 2023

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for (1) a Planned Development District, and (2) a D-1 Liquor Control Overlay on property zoned Planned Development District No. 9 with a D Liquor Control Overlay and a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the east corner of Cedar Springs Road and Fairmount Street.

Staff Recommendation: **Approval** of a planned development district, subject to a development plan, setback and height plan, landscape plan, and staff's recommended conditions, and **approval** of a D-1 Liquor Control Overlay.

Applicant: Lincoln Property Company

Representative: Suzan Kedron, Jackson Walker LLP

Planner: Jennifer Muñoz

Council District: 14

Z223-114(JM)

FILE NUMBER: Z223-114(JM) **DATE FILED:** October 13, 2022
LOCATION: East corner of Cedar Springs Road and Fairmount Street
COUNCIL DISTRICT: 14
SIZE OF REQUEST: ± 3.98 acres **CENSUS TRACT:** 48113001802

REPRESENTATIVE: Suzan Kedron, Jackson Walker LLP

APPLICANT: Lincoln Property Company

OWNER: Greenway Cedar Springs, LP

REQUEST: An application for (1) a Planned Development District, and (2) a D-1 Liquor Control Overlay on property zoned Planned Development District No. 9 with a D Liquor Control Overlay and a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to allow for a mixed-use development with modified development standards. The sale of alcohol is not permitted in the D Liquor Control Overlay. The applicant seeks to permit the sale of alcohol under the proposed D-1 Liquor Control Overlay, which requires a Specific Use Permit for alcoholic beverage establishments.

STAFF RECOMMENDATION: **Approval** of a planned development district, subject to a development plan, setback and height plan, landscape plan, and staff's recommended conditions, and **approval** of a D-1 Liquor Control Overlay.

PLANNED DEVELOPMENT NO. 9:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=9>

PLANNED DEVELOPMENT NO. 193:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193-l>

BACKGROUND INFORMATION:

- On February 8, 1985, the City Council approved Planned Development District No. 193, the Oak Lawn Special Purpose District. The PD is comprised of approximately 2,593 acres, and provides standards to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the objectives outlined in the PD.
- On September 18, 1951, the City Council approved Planned Development District No. 9. The PD is comprised of approximately 14.57 acres for Neighborhood Service District and other specified uses.
- The subject site contains 3.98 acres of which one-third originates from PD No. 9 and two-thirds from GR Subdistrict of PD No. 193.
- The new PD is proposed to default to Chapter 51A, no longer PD No. 193 since the property is split zoned and PD No. 193 cannot be expanded.
- The proposed PD deviates from the existing PD No. 9 and PD No. 193 GR Subdistrict development standards and uses to allow a mixed-use development with increased height and floor area ratio with provided design standards, open space, and mixed-income housing.

Zoning History: There have been 15 recent zoning and board of adjustment requests in the area within the last five years.

1. **Z189-145:** On April 4, 2019, the City Council approved Planned Development Subdistrict No. 149 for LC Light Commercial uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located at the northwest corner of Cedar Springs Road and Maple Avenue.
2. **Z189-151:** On May 10, 2017, the City Council approved Planned Development Subdistrict No. 131 for GR General Retail Subdistrict uses and hotel use by right on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property located on the south corner of Fairmount Street and Carlisle Street. On February 21, 2019, the City Plan Commission recommended approval of an amendment to PDS No. 131. *The case was withdrawn.*
3. **Z189-337:** On January 8, 2020, the City Council approved Planned Development District No. 152 for GR General Retail uses on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located at the north corner of Howell Street and Routh Street.

4. **Z189-358:** On January 8, 2020, the City Council approved Specific Use Permit No. 2360 for a bank or savings and loan office with a drive-in window use on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, bounded by Cedar Springs Road, Fairmount Street and Howell Street.
5. **BDA189-030:** On April 15, 2019, Panel C of the Board of Adjustment granted a special exception to the landscaping regulations at 2620 Maple Avenue.
6. **Z190-168:** On May 27, 2020, the City Council accepted an amendment to volunteered deed restrictions [Z978-150] on property zoned a CS Commercial Service District, located on the northeast side of South Fitzhugh Avenue, north of South Haskell Avenue.
7. **Z190-259:** On October 28, 2020, the City Council approved Planned Development District No. 157 for multiple family uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the northwest line of Woodall Rodgers Freeway, between Southwest line of Maple Avenue, between Cedar Springs Road and Randall Street.
8. **Z190-305:** On February 24, 2021, the City Council approved Planned Development Subdistrict No. 160 for HC Heavy Commercial Subdistrict uses on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast corner of Maple Avenue and McKinney Avenue.
9. **Z190-328:** On March 24, 2021, the City Council approved 1) a new tract within Planned Development District No. 9; and 2) removal of the D Liquor Control Overlay with consideration for a Specific Use Permit with a D-1 Liquor Control Overlay on property zoned Planned District No. 9 with a D Liquor Control Overlay located on the southwest line of Routh Street, between Mahon Street and Howell Street.
10. **Z190-338:** On December 9, 2020, the City Council approved an application for an amendment to and expansion of Subdistrict F of Planned Development Subdistrict No. 79 in Planned Development District No.193, in an area generally bounded by North Harwood Street, Hunt Street, Harry Hines Boulevard and Randall Street.
11. **Z201-223:** On August 11, 2021, the City Council approved an application for the renewal of Specific Use Permit No. 2341 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Exposition Avenue, west of Parry Avenue.

12. **Z201-233:** On August 11, 2021, the City Council approved Planned Development Subdistrict No. 165 for GR General Retail Subdistrict uses on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on Vine Street between Cole Street and Laclede Street.
13. **BDA212-080:** On September 21, 2022, Panel B of the Board of Adjustment granted a special exception to the landscaping regulations at 3004 & 3012 Fairmount Street.
14. **Z212-136:** On April 27, 2022, the City Council approved Planned Development Subdistrict No. 167 for GR Subdistrict uses on property zoned a GR General Retail within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the east corner of Fairmount Street and Carlisle Street.
15. **Z223-156:** On December 13, 2022, an application for automatic renewal of Specific Use Permit No. 2412 for the sale of alcoholic beverages in conjunction with an establishment of a religious, charitable, or philanthropic nature use was submitted for review, on property zoned Tract C within Planned Development District No. 9 with a D-1 Liquor Control Overlay, located on the northwest line of Mahon Street and southwest line of Routh Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Cedar Springs Avenue [Turtle Creek Boulevard]	Minor Arterial	40 feet	--
Fairmount Street	Community Collector	50 feet	--
Routh Street	Community Collector	40 feet	--
Howell Street	Community Collector	50 feet	--

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the Traffic Impact Analysis dated September 22, 2022 and determined that the proposed development 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, outlining several goals and policies which serve as a framework for assisting in evaluating the applicant's request. The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.6 Restore Dallas as the foremost retail location in the region.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

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 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.5 Focus on companies that represent the greatest potential for job growth and investment.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.1.3 Encourage complementary building height, scale, design and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.4 Enhance retail, industrial and business operations.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

NEIGHBORHOOD PLUS

GOAL 4 ATTRACT AND RETAIN MIDDLE CLASS

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

GOAL 6 ENHANCE RENTAL HOUSING OPTION

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

Area Plans:

The Downtown Dallas 360 Plan was adopted in April 2011 and updated in December 2017. The Plan was adopted as a guide to future City Council actions concerning land use and development regulations, transportation and economic development, and capital improvement expenditures in the area generally bound by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street.

The Plan recognizes Uptown as a Core / Supporting Districts as “one of the city’s most vibrant urban neighborhood, boasting a lively mix of residences and retailers, restaurants and offices, walkable, bikeable streets, and green spaces, all connected via the area’s beloved McKinney Avenue Trolley.” Uptown is largely successful in balancing jobs, housing and services. As Dallas’s most dense neighborhood, Uptown consists of a

wide mix of apartments, condominiums, townhouses, residential towers and historic homes. Despite these assets, large blocks and inward-oriented building architecture present challenges to pedestrian activity in many parts of the district. In the future, developments are expected to fill in gaps to assist in creating a truly walkable, transit-oriented urban neighborhood.

The Plan's key recommendation includes:

- Create a transit-oriented, walkable neighborhood by developing new projects and redeveloping existing buildings with small setbacks, ground floors with high transparency, and retail/restaurant uses; address parking needs while envisioning no surface parking in front of buildings.

The applicant's request is consistent with the goals and policies of the 360 Plan. The proposal includes a development that would contribute to walkable vibrant urban neighborhood. This is accomplished through a ground floor with high transparency and retail/restaurant uses, pedestrian design standards, and higher density as recommended in the Plan. The proposal also removes significant surface parking and activates the area with additional housing.

The 360 Plan is intended to create a complete and connected city center with transformative strategies such as advanced urban mobility, building complete neighborhoods, and promoting great placemaking. The proposed development plan adds an improved street presence than is currently provided.

Surrounding Land Uses:

Area	Zoning	Use
Site	GR General Retail Subdistrict and PD No. 9	Office, Bar, Restaurant, and Surface Parking
Northwest	GR General Retail and LC Light Commercial Subdistricts, PDS No. 58 and 98	Office, Bar, Multiple Family, and Bank w/Drive-in
Northeast	GR General Retail Subdistrict, PDS No. 86 and PDS No. 152	Multiple Family, Office, Retail, and Restaurant
Southeast	PD No. 9 w/SUP No. 2412	Retail, Personal Service, Restaurant, Office, Child Care Facility, and Sale of Alcohol in Conjunction with an Establishment of a Religious, Charitable, or Philanthropic Nature

Southwest	GR General Retail Subdistrict w/SUP No. 2360	Bank or Savings Loan Office with a Drive-in Window and Office
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Land Use Compatibility:

The 3.98-acre site is a conglomerate of parcels containing a variety of structures with office, bar, and restaurant uses, in addition to surface parking.

Surrounding land uses consist of office, bar, multiple-family, and bank with drive-in to the northwest; multiple-family, office, retail, and restaurant to the northeast; retail, personal service, restaurant, office, child-care facility, and sale of alcohol in conjunction with an establishment of a religious, charitable, or philanthropic nature to the southeast; and bank or savings loan office with a drive-in window and office to the southwest.

The applicant proposes to create a new PD since the site is located partially in PD No. 9, which cannot be added to PD No. 193. The proposed PD for MU-3 Mixed Use District uses is a departure from the existing zoning. However, surrounding case history shows Uptown has a variety of PD Subdistricts which have amended development rights to allow for mixed-use developments and towers similar to what is proposed.

The mixed-use development proposed allows for: (1) the renovation and alteration of the existing structures with the addition of the expanded land uses due to the restrictive nature of PD No. 9, (2) rezoning to an MU-3 District to permit development similar to the surrounding rezoned parcels with mixed-use office and residential towers and retail at street level, (3) additional development rights for a Special Project to allow for additional height, density, and floor-area-ratio, subject to providing mixed-income housing. These three scenarios provide a variety of options for the property to (1) continue to serve the neighborhood with updated land uses and renovation of existing structures, (2) provide for a comparable to surrounding mixed-use development type with added urban design, sustainability, and open space features, or (3) a Special Project with the same upgrades plus affordable housing and additional open space.

The rezoning is consistent with and would complement the existing neighborhood character. The inclusion of ground floor commercial adds neighborhood destinations, aids in placemaking, and serves as additional employment in proximity to nearby and proposed housing. Staff appreciates that the proposed project captures the importance of the pedestrian experience and public open spaces; therefore, staff supports the request. However, two stipulations exist. Staff disagrees with the mixed-income housing proposed and the addition of a provision to regulate operation hours for retail and personal service uses. Staff maintains that a PD is not the appropriate mechanism for moderating business operations. Further information on the MIH recommendation is found below.

Development Standards:

SUBDISTRICT	SETBACKS		DUD/ FAR	Height/ Stories	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
Existing —PD No. 193 GR General Retail Subdistrict	10 feet for 1 st 36 feet 25 feet above 36 feet	10' adjacent to residential* OTHER: No Min.	DUD by lot size for bedrooms. 2.0:1 2.5:1**	120'	80%	Retail, restaurant, office, multiple family
Existing —PD No. 9 for NS Neighborhood Service Uses	Per Exhibit 51P-9D 15' on Howell St. 25' on Routh St.	5' side for main bldg. 0' rear for accessory	DUD by lot size for bedrooms. No max FAR.	36' 3 Stories	40% Nonres. 60% Res.	Establishment of a religious, charitable, or philanthropic nature and limited retail category
Proposed —PD for MU-3	Per MU-3	Per MU-3	Per MU-3	330' Stories Per MU-3	Per MU-3	Retail, restaurant, office, multifamily. Micro units. Design standards. Open space. Sustainability.
Comparison — MU-3 District	15' Urban form setback 20' for structure taller than 45'	0' Or 20' adj. to or across alley from res. Tower spacing: addtl setback of 1' for every 2' above 45' in height, max 30'	No max DUD (res allowed) FAR based on MUP range from 3.2 to 4.5 depending on the mix.	270' 20 stories	80%	Retail, restaurant, office, multifamily.
Proposed —PD for MU-3 Special Project Applicant: 5% at 81-100 Staff: 10% at 61-80 and 5% at 81-100	20' Cedar Springs 25' Routh 20' Howell 25' Fairmount Setback and Height Plan as Exhibit shows additional setbacks provided. Encroachments permitted.	No Min.	Per MU-3 on DUD 8.0 FAR	Bldg. 1: 330' Bldg. 2: 385' Bldg. 3: 415'	Per MU-3	Retail, restaurant, office, multifamily. Micro units. Design standards. Open space. Sustainability.
Comparison — MU-3 District w/MIH Category E 1) 5% at 61-80 2) 10% at 61-80 3) 10% at 61-80 and 5% at 81-100	Per MU-3 Encroachments permitted w/MIH. On thoroughfare, surface parking prohibited in FY.	Per MU-3 Encroachments permitted w/MIH. Max 15% surface parking in SY.	Per MU-3 Bonus of 1.0, 2.0, or 3.0 additional FAR Extra 1.0 FAR for TOD	270' 20 stories	80-85%, 90% TOD	Retail, restaurant, office, multifamily. MF parking reduction. Design standards. Open space.

*An additional setback required for portions of a structure over 36 feet in height.

**When the floor area for residential uses is equal to or greater than lot area.

The surrounding areas are zoned a GR Subdistrict within PD No. 193, PD No. 9, and a variety of PDS with base districts of GR or LC Light Commercial. PD No. 9 is the most restrictive zoning district in the area, with a maximum height of 36 feet and specified land uses permitted on-site including NS Neighborhood Service District uses. The NS base district is the most restrictive neighborhood-serving commercial district and intended to provide limited retail uses. However, the GC and LC Subdistricts provide for a robust mix of uses inclusive of multiple family, retail, office, and personal service uses. The difference between these two subdistricts is the height and FAR permitted, which both double for the LC Subdistrict.

Setbacks

The proposed MU-3 base would reduce setbacks which supports the urban nature of the area and goals in the area plan. However, the existing zoning within both PD No. 193 and PD No. 9 have more restrictive setbacks of 25 feet. The applicant proposes a mix of setbacks between 20 and 25 feet for the four street frontages. This is an increase from the base MU-3 requested, but a reduction from the existing zoning.

Additional setbacks are provided on the *Setbacks and Height Plan* proposed as an exhibit to the PD. This plan identifies the Special Project heights for the three towers with additional setbacks as height increases to the maximums.

The plan indicates tower No. 1 will provide an additional setback of five feet from 20 to 36-feet-in-height. The building will then setback over 20 feet for the portion up to 167-feet-in-height for a depth of 15 feet. The tower will then setback a minimum of five feet at 167-feet-in-height before reaching 330-feet-in-height.

The plan indicates tower No. 2 will provide an additional setback of five feet from 20 to 36-feet-in-height, then reach a height of 167 feet for a depth of 22 feet before setting back another five feet. The tower will then setback a minimum of five feet at 179-feet-in-height before reaching 385-feet-in-height.

The plan indicates tower No. 3 will provide an additional setback of five feet from 20 to 36-feet-in-height. No other setbacks are proposed for this 415-foot tower facing Routh Street. However, the heights of the tower do vary. A 100-foot-tall portion of the tower wraps the western frontage along Cedar Springs Road at a depth of over 30 feet, and the eastern interior portion of the tower at a depth of over 80 feet.

If the site is developed under the base PD for MU-3 standards instead of the Special Project deviations, the additional setbacks of the base MU-3 District apply. This includes tower spacing providing an additional one-foot setback for every two feet above 45-feet-in-height but tops out at a maximum additional setback of 30 feet.

Height

The existing GR Subdistrict allows up to 120-feet-in-height. PD No. 9 has a maximum of 36-feet-in-height. The proposed MU-3 District base has a maximum height of 270 feet. MIH bonuses do not increase the height in the MU-3 District. The proposed base for this PD has an increased height of 330 feet. However, the applicant has provided additional design standards, open space, and sustainability standards to improve the development. The additional height is suitable to allow for flexibility in providing the benefits to the neighborhood.

Surpassing the base height of 330 feet for a Special Project includes additional public benefits for increased open space and the addition of affordable housing. The heights requested for the three towers are detailed in the conditions and a *Setbacks and Height Plan*. There have been 15 rezoning cases in the vicinity within the last five years. A variety of cases to the northwest and southwest have increased heights of up to 399 feet. PDS No. 160, located south of the site, permits height up to 406 feet.

Overall, the proposed public benefits are considered suitable reasons for the requested flexibility in height. The height requested is similar to the rezoning requests in the vicinity and is respecting the character for the area.

FAR

The existing GR Subdistrict permits up to 2.5 FAR with a residential component. The MU-3 District base requires a MUP mixed-use-project to reach a maximum FAR of 4.5 with a residential component. The applicant has kept the base MU-3, which is similar to the adjacent LC Subdistrict and many of the PDS in the vicinity. While other surrounding PDS have elected for increased FARs of up to 6.0. Additionally, MIH bonuses permit up to a 3.0 FAR increase in the MU-3 District plus one additional FAR point for TOD transit-oriented development projects. The applicant is requesting additional FAR to reach 8.0 for the Special Project standards and is located in Uptown within one mile from the M-line Trolley Station.

Staff considered a comparison of the public benefits provided in surrounding rezoning cases and bonuses offered for MIH. This request has added greater design standards, open space, sustainability standards, and mixed-income housing. The increase in FAR allows for greater massing of the towers at taller heights. However, with the inclusion of the additional setbacks as described, the structures will fit into the neighborhood overall.

Dwelling Unit Density

It is important to note that there are no changes to the dwelling unit density. The existing GR Subdistrict calculates the allotted DUD based on the lot size comparison to the bedroom count for multiple family projects. PD No. 9 refers to the NS District which permits multiple family development under the same lot-to-bedroom regulations as the GR Subdistrict. The proposed MU-3 District base has no dwelling unit density maximum and no lot size limitations. MIH bonuses do not increase the DUD. This provision is not being amended from the base form. While this does constitute a DUD increase, the base code regulation is suitable.

Micro-units

A micro-unit means a dwelling unit that is an efficiency, studio, or one-bedroom unit less than 400 square feet in size. The applicant has included a minimum five percent micro-units required for any multifamily projects on the site. These units are in addition to affordable housing offered for the project, which could be off-site due to the fee-in-lieu option.

Open Space

Base code requires 15 percent open space. Two open space provisions are provided in this PD. The first is for regular base PD development and requires 30 percent open space with a maximum of 40 percent hardscaping to include pedestrian connectivity/sidewalks and other paved features.

For a Special Project, the total open space increases to 55 percent; however, the provisions require a minimum of one collective space with at least 15,000 square feet of area. Hardscape cannot exceed 40 percent of the open space.

Design Standards

While a Special Project requires underground parking, any base PD project would require the structured parking to contain an active use for a depth of 25 feet on the ground level street-facing portions of the structures. It should also be noted that a new development plan would be required if the site were to be developed per base PD rather than as a Special Project. The structured parking option also requires façade standards to match the main structure and provide a screening element for vehicle and headlights.

For a Special Project, the loading will occur interior to the parking garage.

The base PD for MU-3 requires compliance with the following urban design standards (1) unobstructed sidewalk width of 10 feet; (2) a minimum six-foot-wide average eight-

foot-wide ADA accessible pedestrian pathway shall be provided from Cedar Springs to Howell and from Routh to the central open space of the district; (3) provide pedestrian amenities including one bench and one trash receptacle for every 225 linear feet of street frontage; (4) require 50 bike parking spaces of which 50 percent are enclosed; (5) require no mechanical or utility equipment may obstruct the required sidewalk planting area or clear zone; (6) require pedestrian street lighting directed downward at prescribed intervals to total recommended lighting levels at the perimeter of the site; (7) require a minimum of three public art installations; (8) at the applicant's request, require all power lines to be buried; (9) require architectural elements including 30 percent transparency for all street-facing facades and fenestration requirements to promote visual variety, specifically limiting blank walls to a maximum of 30 feet-in-length; (10) requiring internal loading docks and service entries; and, (11) prohibiting surface parking.

The proposed standards are beyond the Design Standards required for MIH development bonuses.

Mixed Income Housing

The applicant requests development rights to allow an increase in height and FAR, leveraging their proposal to provide design standards, open space, sustainability regulations, and ensure the development has an affordable housing component.

Staff uses the Market Value Analysis (MVA) categories to evaluate requests for PDs with mixed-income housing. The area of request is located in a "E" MVA area. In "D," "E," and "F" MVA areas, staff's standard recommendation is that 10 percent of the total units be reserved for households at 61 to 80 percent of AMFI and five percent of the total units be reserved for households at 81-100 percent of AMFI. The applicant is proposing five percent of the total units be reserved for households at 81-100 percent of AMFI only.

The applicant's proposal is contrary to the maximum bonuses provided in standard MIH developments. The additional height and FAR are beyond the bonuses in the MIH program. Similarly, the public benefits offered with the project go beyond the MIH program standards. However, staff finds the base MIH bonuses hold the base requirements for MIH to be provided. The additional development rights and public benefits are separate. For this reason, staff recommends the minimum affordable housing component to include 10 percent reserved for households at 61 to 80 percent of AMFI and five percent of the total units be reserved for households at 81-100 percent of AMFI.

Parking:

Parking will be in accordance with the parking regulations in Section 51A, except for those proposed in the new PD. The PD has amended parking ratios for several uses. The combined uses with amended parking ratios have been assessed in a parking study considered by the Engineering Division and found suitable. Additionally, staff recommended to add the MIH multifamily parking ratio to permit a minimum of one-half space per dwelling unit with 15 percent of parking available for guest parking. The applicant agreed to include the ratio as an option.

Landscaping:

Landscaping must be provided in accordance with Article X. For a Special Project, landscaping will be in accordance with the landscape plan. This plan was assessed by the city arborist and found acceptable.

Article X generally requires a street buffer zone, residential buffer zone, interior zone plantings, and additional provisions. A typical street buffer zone for arterials and community collectors is between 10 and 30 feet-in-depth with an average depth of 10 feet required. However, in accordance with the Article X provision for an urban streetscape a landscape plan that provides for a minimum six-foot SBZ is considered an urban streetscape. This minimum is met with the required landscape plan.

An additional deviation is the use of Habitat Garden, as defined in the PD, required for all planting areas of a Special Project. The chief arborist has approved of this requirement, as proposed.

Market Value Analysis:

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

List of Officers

Applicant—**Lincoln Property Company**

- Clay Duvall—Vice President

Owner—**Greenway Cedar Springs LP**

- Gerald H. Stool—President
- Todd Petty—Vice President

Proposed PD Conditions

ARTICLE ____.

PD ____.

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

PD ____ was established by Ordinance No. ____, passed by the Dallas City Council on _____, 2023.

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

PD ____ is established on property located at the east corner of Cedar Springs Road and Fairmount Street. The size of PD ____ is approximately 3.98 acres.

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

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

(1) BLANK WALL means a ground floor portion of the exterior of a building that fronts on a street that does not include a material change, windows, doors, columns, pilaster, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally.

(2) HABITAT GARDEN means a garden or planting area which require native or native adaptive species to North Texas with the intention of reducing water consumption and attracting bees, birds, butterflies, or a combination thereof. The landscaping shall be maintained with industry best practices to promote the healthy development and maintenance of pollinator habitats. The use of neonicotinoids and glyphosates are prohibited to ensure the health of site habitants.

(3) MICRO-MOBILITY CHARGING means an electrical charging station or outlet available for charging micro-mobility vehicles such as e-scooters and e-bikes.

(4) MICRO-UNIT means an efficiency, studio, or one-bedroom unit less than 400 square feet in size.

(5) PLANTING AREA means space dedicated to herbaceous perennials or woody shrubs, excluding turf areas.

(6) PUBLIC ART means original tangible works created by an artist including, but not limited to paintings, sculptures, murals, photography and original works of graphic art, water features, glass, lighting, mosaics, or any combination of media.

(7) SPECIAL PROJECT means a project with an FAR greater than 4.0 that meets the requirements of Sec. 112, Sec. 113, Sec. 115, and Sec. 116 below.

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

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

SEC. 51P-____.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ____A: development plan.
- (2) Exhibit ____B: building heights and setbacks plan.
- (3) Exhibit ____C: mixed use development parking chart.
- (4) Exhibit ____D: landscape plan.

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

(a) In general. Except as provided in this section, development and use of the Property must comply with the development plan (Exhibit ____A). If there is a conflict between the text of this division and the development plan, the text of this division controls. For all other developments, a development plan must be approved by the city plan commission.

(b) No development plan is required. Compliance with the development plan is not required for renovations or alterations to buildings existing on the property as of [*insert date of adopted ordinance*].

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

(a) In general. Except as provided in this section, the only main uses permitted in MU-3 district, subject to the same conditions applicable in the MU-3 shall be permitted. For example, a use permitted in the MU-3 only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the MU-3 is subject to DIR in this subdistrict; etc.

(b) Special Project Uses.

(1) For a Special Project, uses above the second floor in Building 2 are limited to residential and accessory uses.

(2) For a Special Project, uses above the second floor in Building 3 are limited to residential, hotel, and accessory uses.

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

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

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

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

(a) In general. Except as provided in this subsection for a Special Project, the yard, lot, and space regulations for an MU-3 Mixed Use District apply.

(1) Height. Maximum structure height is 330 feet.

(b) Special Project. If compliant with Section 51P-XXXX.112, the following yard, lot, and space regulations apply.

(1) Front yard.

(A) Cedar Springs Road. Minimum front yard is 20 feet and is measured from the property line.

(B) Routh Street. Minimum front yard is 25 feet and is measured from the property line.

(C) Howell Street. Minimum front yard is 20 feet and is measured from the property line.

(D) Fairmount Street. Minimum front yard is 25 feet and is measured from the property line.

(E) Encroachments. The following are allowable encroachments into the front yard setbacks: architectural elements; benches; stoops; patios; garage ventilation shafts; raised planters; seat walls and retaining walls; stairs, stoops and railings; structures that are not

fully enclosed such as canopies, colonnades that support building overhangs, and pergolas; city required utilities; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves and other architectural features.

(2) Side and rear yard. No minimum side or rear yard setback.

(3) Floor area ratio. When a development complies with the requirements in Section 51P-____.113, the maximum floor area ratio is 8.0:1.

(4) Height.

(A) Building 2. Except as provided in this paragraph, the maximum structure height, is 385 feet.

(B) Building 3. Except as provided in this paragraph, the maximum structure height is 415 feet.

(C) Maximum structure height is limited to the height shown on the building heights and setbacks map (Exhibit ____B).

(5) Micro Units. A minimum of five percent of Micro Units are required in this district.

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

(a) Except as provided in this section, off-street parking and loading must be provided in accordance with the use regulations in Division 51A-4.200. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(1) One space per 366 square feet of floor area must be provided for the following uses:

(A) Financial institution without drive-in window.

(B) Office.

(2) One space per 220 square feet of floor area must be provided for the following uses:

(A) Dry cleaning or laundry store.

(B) General merchandise or food store 3,500 square feet or less.

(C) General merchandise or food store greater than 3,500 square feet.

- (D) Liquor store.
- (E) Personal service uses.
- (F) Post office.

(3) When compliant with Section xxx.113, one-half spaces are required per multifamily dwelling unit. At least 15 percent of the required parking must be available for guest parking.

(4) A minimum of 15 percent of the required off-street parking spaces for a multifamily use must be unassigned and available for use by visitors and residents.

(5) The off-street parking requirement for a hotel or motel use is three quarters of a space for each room; no additional spaces are required for meeting rooms. One space for each unit for units 1 to 250; 3/4 space for each unit for units 251 to 500; 1/2 space for all units over 500; plus one space per 200 square feet of meeting room.

(6) This district is considered one lot for purposes of required off-street parking and loading.

(7) Parking spaces are not required to be shown on the development plan.

(8) Tandem parking is permitted for up to 20 percent of the required parking for a hotel or motel and multifamily use, provided a valet license is secured from the city.

(9) Mixed use development parking reduction.

(A) In general.

(i) The off-street parking requirement for a mixed use development (MUD) may be reduced in accordance with the mixed use development parking chart (Exhibit ___C). Except for a large format specialty retail use, shared parking facilities for all other uses must be available to all residents, employees, guests, and visitors.

(ii) For purposes of this subsection, mixed use development means a tract with more than one main use, where the parking for those uses are contained within a single, contiguous parking area or garage.

(ii) The off-street parking reduction may be used in combination with other parking reductions, except that the required parking for a mixed use development may not be reduced by more than 30 percent.

(B) Calculation of adjusted standard off-street parking requirement.

The adjusted off-street parking requirement for a mixed use development is calculated as follows:

(i) First, the standard parking requirements for each of the uses in the mixed use development must be ascertained.

(ii) Next, the parking demand for each use is determined for each of the five times of day shown in the MUD parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the MUD parking chart, the percentage assigned to that use is 100 percent for all five times of day.

(iii) Finally, the “time of day” columns are totalled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted off-street parking requirement for the development.

(C) Minimum parking requirement. If one or more of the main uses in a mixed use development is a retail or personal service use, the minimum parking requirement for the mixed use development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the retail and personal service uses in the mixed use development.

(10) Parking structures.

(i) That portion of the ground-level floor facing the street of any multi-floor parking facility must have an active use other than parking, with a minimum depth of 25 feet, or must have an exterior facade that is similar in materials, architecture, and appearance to the facade of the main structure. Exterior parking structure facade openings must provide solid screening a minimum 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

(ii) Underground parking structures may project to the lot line.

(11) Loading for a Special Project:

(A) All loading and maneuvering must be within the building footprint.

(B) Building 1.

(i) Five internal loading spaces is required.

(ii) Maximum truck length permitted is 69 feet.

(C) Building 2.

(i) Three internal loading spaces is required.

(ii) Maximum truck length permitted is 30 feet.

(4) Building 3.

- (i) Three internal loading spaces is required.
- (ii) Maximum truck length permitted is 39.5 feet.

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

See Article VI.

SEC. 51P-____.111. LANDSCAPING.

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

(ii) For a Special Project, landscaping must be provided in accordance with the landscape plan (Exhibit____D).

(b) If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

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

(d) For a Special Project, all Planting Areas must conform to the Habitat Garden standards.

SEC. 51P-____.112 OPEN SPACE.

(a) At least 30 percent of the building site must be reserved as open space for activity such as active or passive recreation, playground activity, or landscaping and hardscaping. Hardscape may not exceed forty percent of the open space area.

(b) For a special project, At least 55 percent of the building site must be reserved as non-buildable open space for activity such as active or passive recreation, playground activity, or landscaping and hardscaping. Hardscape may not exceed forty percent of the open space area. A minimum of one 15,000-square-foot central open space area is required to be connected to public streets.

(1) No structures except for architectural elements; garage ventilation shafts; raised planters; seat walls and retaining walls; stairs, stoops and railings; playground equipment; structures that are not fully enclosed such as canopies, colonnades that support building overhangs, pergolas, and gazebos; city required utilities; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed.

(2) Open space may contain primarily pavers, concrete sidewalks and seating areas, grass, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, exterior seating paths, plazas, or shade structures.

(3) Except for a special project, private balconies, sidewalks, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(4) Except for a special project, operation or parking of vehicles, except Emergency and grounds maintenance vehicles, is prohibited within on-site open space.

(5) Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.

SEC. 51P-____.113. DEVELOPMENT BONUSES FOR MIXED INCOME HOUSING.

(a) In general. Except as provided in this section, compliance with Division 51A-4.1100, as amended, is required to obtain the development bonuses in Section 51P-____.108.

Staff's Recommendation:

(b) Reserved units. Ten percent of the total residential units, not including Micro Units, must be made available to households earning between 61 percent to 80 percent of the area median family income and five percent of the total residential units, not including Micro Units, must be made available to households earning between 81 percent to 100 percent of the area median family income.

Applicant's Request:

(b) Reserved units. Five percent of the total residential units, not including Micro Units, must be made available to households earning between 81 percent to 100 percent of the area median family income.

(c) Fee-in-lieu. Payment of a fee in accordance with Section 20A-23.1(c) is sufficient for compliance with Division 51A-4.1100 to obtain the development bonuses in place of providing reserved units.

(d) Development regulations. Compliance with Section 51A-4.1107 is not required.

(e) Off-street parking and loading. In the event of a conflict between Section 51A-4.1107(c) and this division, this division controls.

SEC. 51P-____.114. DESIGN STANDARDS

(a) Public realm design.

(1) Sidewalks.

(A) A minimum unobstructed perimeter street sidewalk clear zone width of 10 feet must be provided.

(B) Perimeter street sidewalks must be located in an area between six feet and 30 feet of the back of the projected street curb.

(C) Sidewalks should be continuous and level across all driveways and curb cuts and should be designed to be at the same grade as the existing sidewalk. Detectable warning paving will be used in compliance with ADA requirements to promote the safety of pedestrians entering vehicular zones.

(2) Pedestrian amenities.

(A) A minimum six-foot-wide average eight-foot-wide ADA accessible pedestrian pathway shall be provided from Cedar Springs to Howell and from Routh to the central open space of the district.

(B) For every 225 linear feet of street frontage, a minimum of one benches and one trash receptacle shall be provided. Clustering of benches and trash receptacles is permitted. Each street frontage shall have a minimum of one clustered area.

(C) Pedestrian areas shall be separated from driveway area by plantings, bollards or similar barriers.

(3) Bicycle amenities.

(A) A minimum of 50 bike parking spaces are required in this district.

(B) A minimum 50 percent of the required bike racks must be enclosed.

(4) Mechanical equipment. No above grade utilities or mechanical equipment may be placed within the required sidewalk planting zone or clear zone.

(5) Lighting.

(A) Unless otherwise provided, pedestrian street lighting poles limited to a maximum of 16 feet in height must be spaced 30 to 100 feet apart, with the exception of visibility triangles and vehicular drives, with the center of the light pole foundation located two to three feet from the back of curb. Spacing may be adjusted to achieve optimal photometric performance of a minimum of 0.5 foot candles between fixtures.

(B) Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(C) All lighting must be directed down.

(6) Public Art. A minimum of three installations of Public Art shall be required in the district and shall be displayed in a manner that are visible to the public. Rotations or changing of the art installations shall be permitted.

(7) All electric power lines must be buried underground.

(8) All rooftop mounted equipment must be screened.

(b) Building design.

(1) Architectural elements.

(A) An architectural element, such as the following, must be provided adjacent to all building corners and at public entry points: architecturally prominent public entrances, canopies, awnings, building material variations, variations in building massing, increased transparency, and variations in fenestration.

(B) Ground-level of building should provide a minimum of 30 percent transparency for all street-facing facades.

(2) Service and loading.

(A) Service entries and back of house functions must be internal.

(B) Internal loading docks: (i) should be located away from primary street facades and pedestrian routes; (ii) should be a maximum of 30 feet wide if unscreened; and (iii) should provide a closable opaque gate or door that can block the loading area from the public right of way during times when it is not in use.

(3) Facade standards. The following design standards apply to facades:

(A) Transparency is required for a minimum of 30% of the total area of each façade.

(B) Building entries must be architecturally prominent and clearly visible from the street.

(C) Blank walls longer than 30 feet in length are prohibited. Where blank walls occur, horizontal or vertical articulation is required.

(i) A minimum of one change in plane is required for each 30 feet of horizontal or vertical articulation, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and a depth of at least eight inches and may include columns, planters, arches, and niches.

(ii) Architectural details such as raised bands and cornices.

(iii) Architecturally prominent entrance.

(iv) Attached tower or turret.

(v) Awnings.

(vi) Change in material.

(c) Required Parking. All off-street parking must be located at grade level or underground. Surface parking is prohibited.

(1) For a Special Project, all off-street parking must be located underground.

SEC. 51P-____.115. SIGNS.

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

(b) This district is considered one lot for purposes of sign regulations.

SEC-____.116. SUSTAINABLE DESIGN FEATURES FOR A SPECIAL PROJECT.

(a) A minimum 1,000 square feet of photovoltaic cells for producing solar energy shall be located on the roof of each building, with a total of 6,000 square feet required for the district.

(b) Recycling containers shall be available for all users.

(c) Micro-mobility charging for at two vehicles must be provided at grade level within the district.

(d) Charging areas to accommodate a minimum of five (5) vehicles each must be provided at grade level within the district.

- (e) Drip irrigation shall be utilized for maintenance of plantings
- (f) Condensate from mechanical equipment must be captured and reused for irrigation.
- (g) Detention and rainwater harvesting shall be utilized for irrigation.
- (h) Roofs.
 - (1) A minimum of 18 percent of the roof area identified on the development plan shall be covered with improvements that minimize heat production such as turf, synthetic turf, raised planters, photovoltaic cells, swimming pools, water features, and shade structures.
 - (2) Light colored roof materials that minimize cooling loads shall be employed on all roofs.

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

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

Staff's Recommendation:

(e) The hours of operation for a retail and personal service uses are limited to 6:00 a.m. to midnight.
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Applicant's Request:

(c) The hours of operation for a retail and personal service uses are limited to 6:00 a.m. to midnight.

- (d) Retail and personal service uses may not utilize outdoor amplified sound systems after 10:00 p.m.
- (e) Renovations or alterations to existing buildings on [*insert date of adopted ordinance*] or construction of up to an additional 20,000 square feet of floor area beyond the floor area existing on [*insert date of adopted ordinance*] are exempt from Sec. 112, Sec. 114, Sec. 116.

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

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

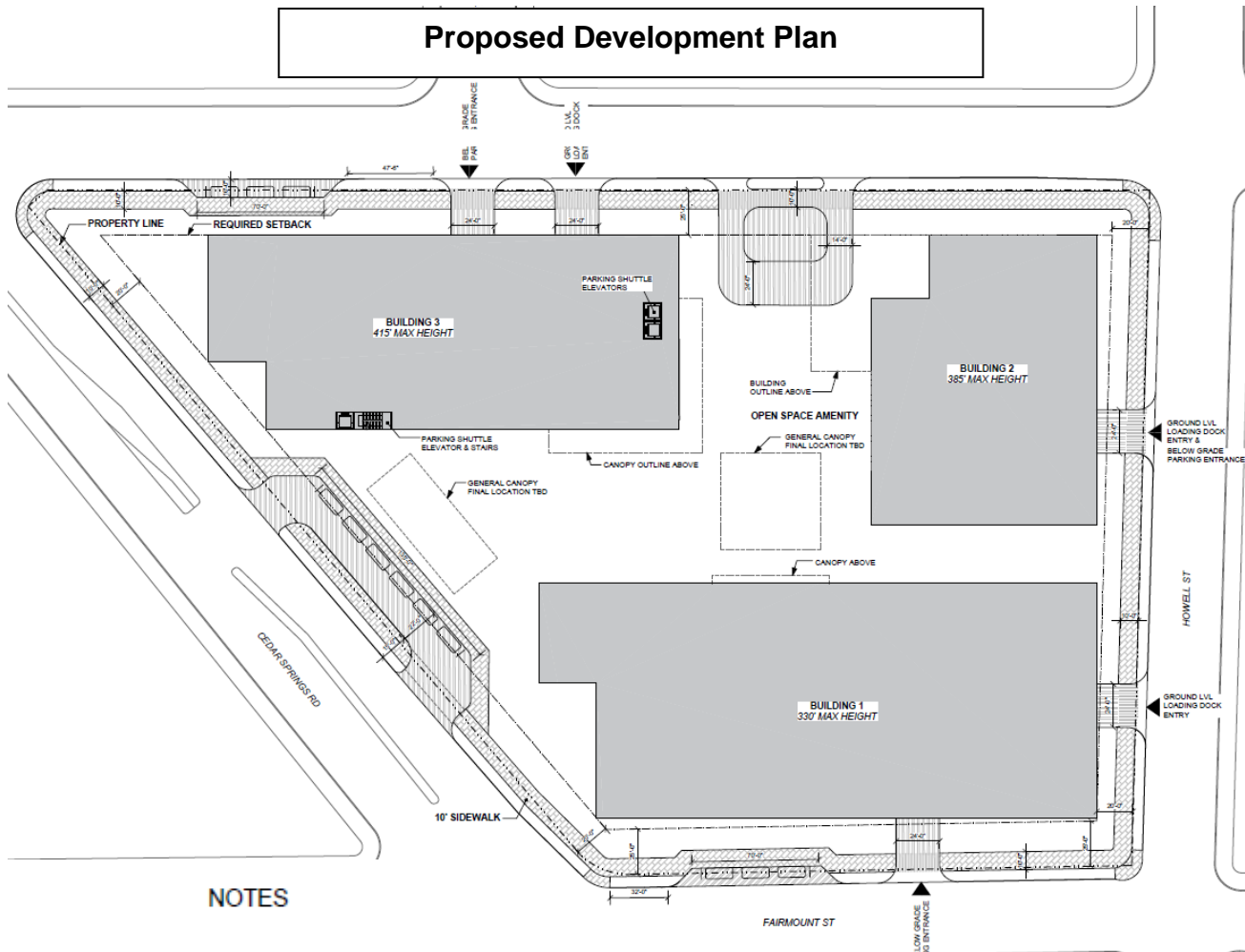
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

EXHIBIT ____C
Mixed Use Development Parking Chart
(for calculating standard parking requirement)

USE CATEGORIES	STANDARD REQUIREMENT	PARKING	PARKING THE TIME OF DAY (weekday)				ADJUSTMENT
			Morning	Noon	After- noon	Late After Noon	
Multifamily Uses	(1.5/dwelling unit)	80%	80%	60%	60%	70%	100%
Office-related Uses	(1/366 sq. ft.)	100%	100%	80%	100%	85%	35%
Retail & personal service uses	(1/220 sq. ft.)	60%	60%	75%	70%	65%	70%
Bar & restaurant uses	(1/100 sq. ft.)	20%	20%	100%	30%	30%	100%
Hotel and motel uses	(1/1.25 rooms)	60%	60%	60%	60%	70%	100%
Any other use	Must be ascertained	100%	100%	100%	100%	100%	100%

The adjusted standard off-street parking requirements for the development are the largest of the five “time of day” column sums.

Note: If the use does not fit into one of the first five categories listed above, 100 percent assignment must be used in each of the “time of day” columns. If one or more of the main uses in the development is a retail and personal service use, the minimum parking requirement for the development under this reduction option is the sum of the standard parking requirements for each of the retail and personal service uses in the development.

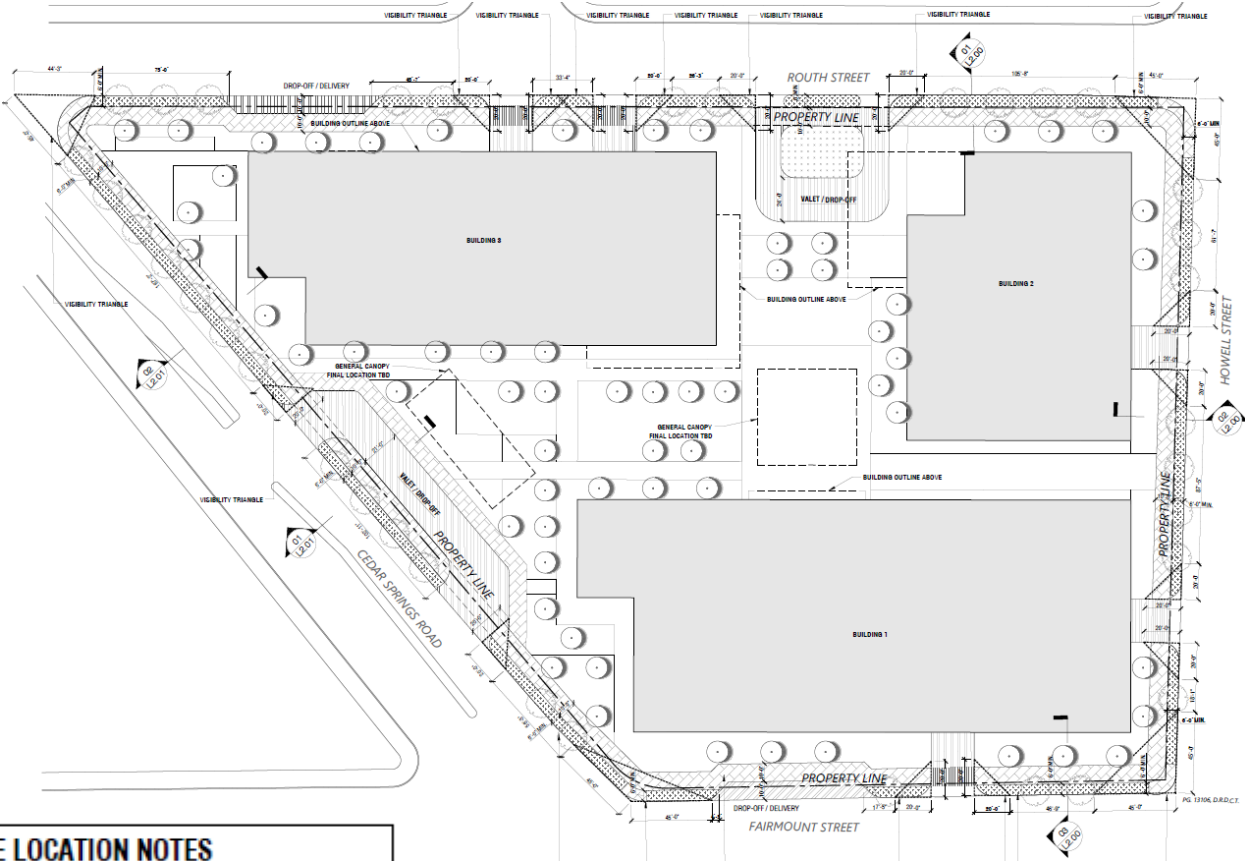


OVERALL SITE DATA

1. All loading must be internal to building envelope.
2. All required parking must be below grade.
3. All back-of-house functions must be internal to the building envelope.
4. Each building to have service elevators and a direct service/loading path to retail areas that does not obstruct front-of-house lobbies.
5. Burying all power lines on the site.
6. EV charging / parking requirements.
7. Dedicated rideshare drop off locations.
8. Dedicated dog park for residents.
9. Dedicated WiFi spot in public spaces.
10. Tabletop sidewalk at drive entries, typ.
11. Bike storage to be provided within Building 1 at the ground level.

Site Area	173,534 SF
Area of All Buildings	1,395,700 SF

Proposed Landscape Plan



TREE LOCATION NOTES

TREES MAY BE ADJUSTED BEYOND THE LOCATIONS IDENTIFIED ON THE LANDSCAPE PLAN AND PLACED ON THE LOT IN ACCORDANCE WITH ARTICLE X REQUIREMENTS.

TREE MITIGATION NOTES

ALL EXISTING TREES TO BE MITIGATED IN ACCORDANCE WITH ARTICLE X REQUIREMENTS.

SOIL NOTES

ALL TREES WILL BE PLANTED IN SOIL QUANTITIES THAT ARE IN ACCORDANCE WITH ARTICLE X REQUIREMENTS.

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ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. A PERMANENT DRAINAGE SYSTEM WILL BE INSTALLED THAT COMPLIES WITH INDUSTRY STANDARDS.

GENERAL NOTES

1. ALL PLANTING AREAS WILL BE HABITAT GARDEN.
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3. STREET TREES AND OPEN SPACE TREES WILL CONFORM TO ARTICLE X STANDARDS FOR LARGE, MEDIUM, AND SMALL TREES.

LEGEND

	ENHANCED PEDESTRIAN PAVING
	ENHANCED VEHICULAR PAVING
	ENHANCED PEDESTRIAN CROSSWALKS
	PLANTING ZONE

PLANTING LEGEND

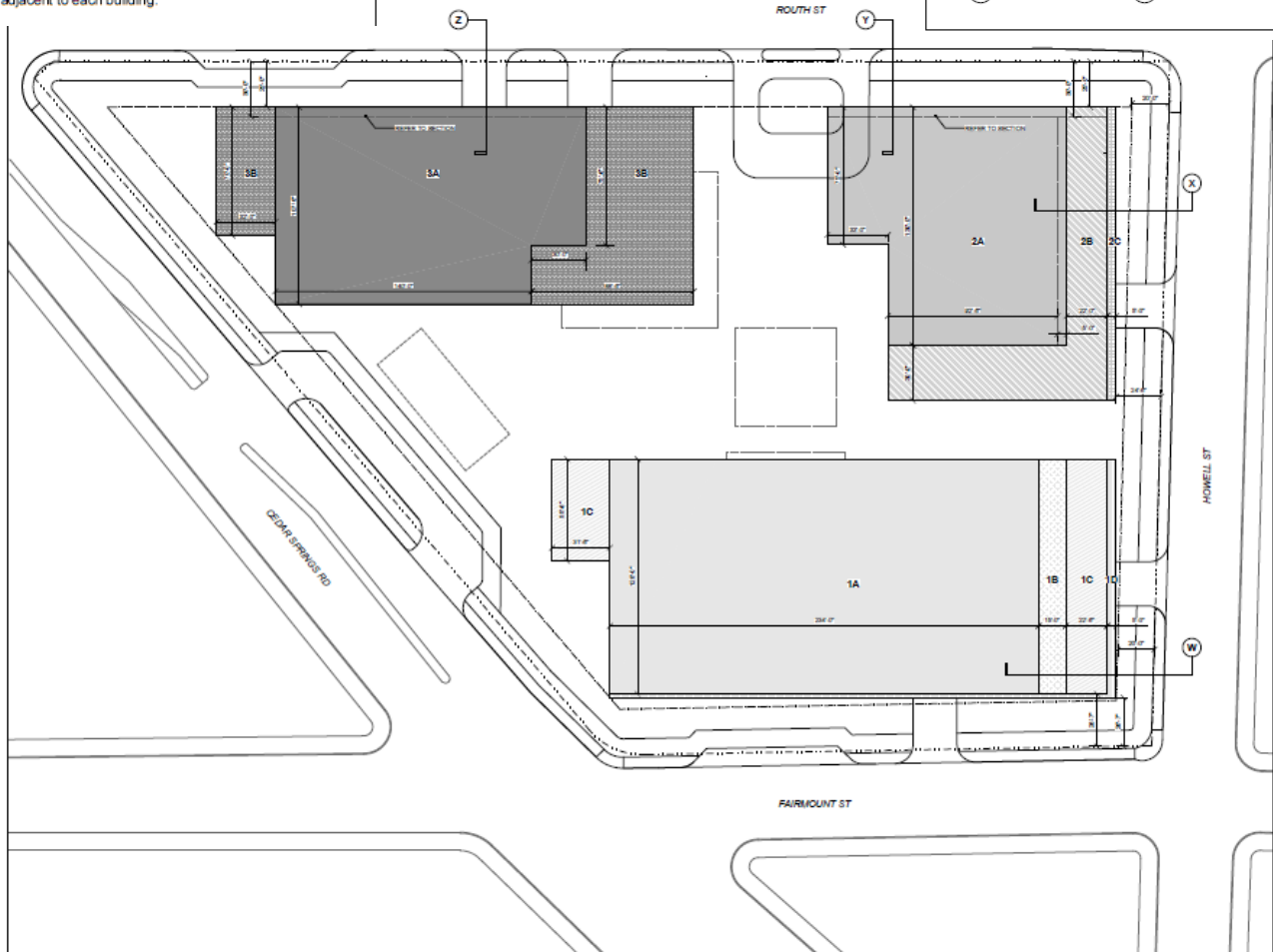
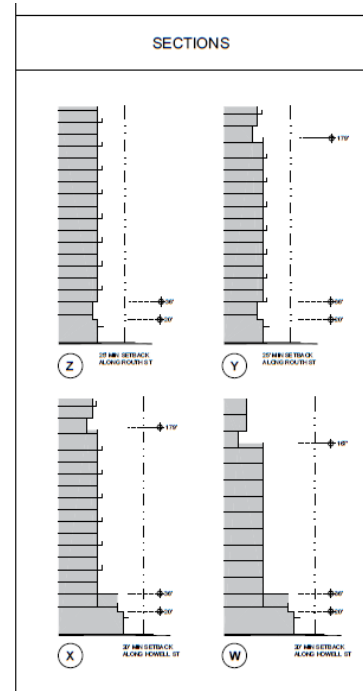
SYMBOL	COMMON NAME / BOTANICAL NAME	SIZE	REQUIREMENTS
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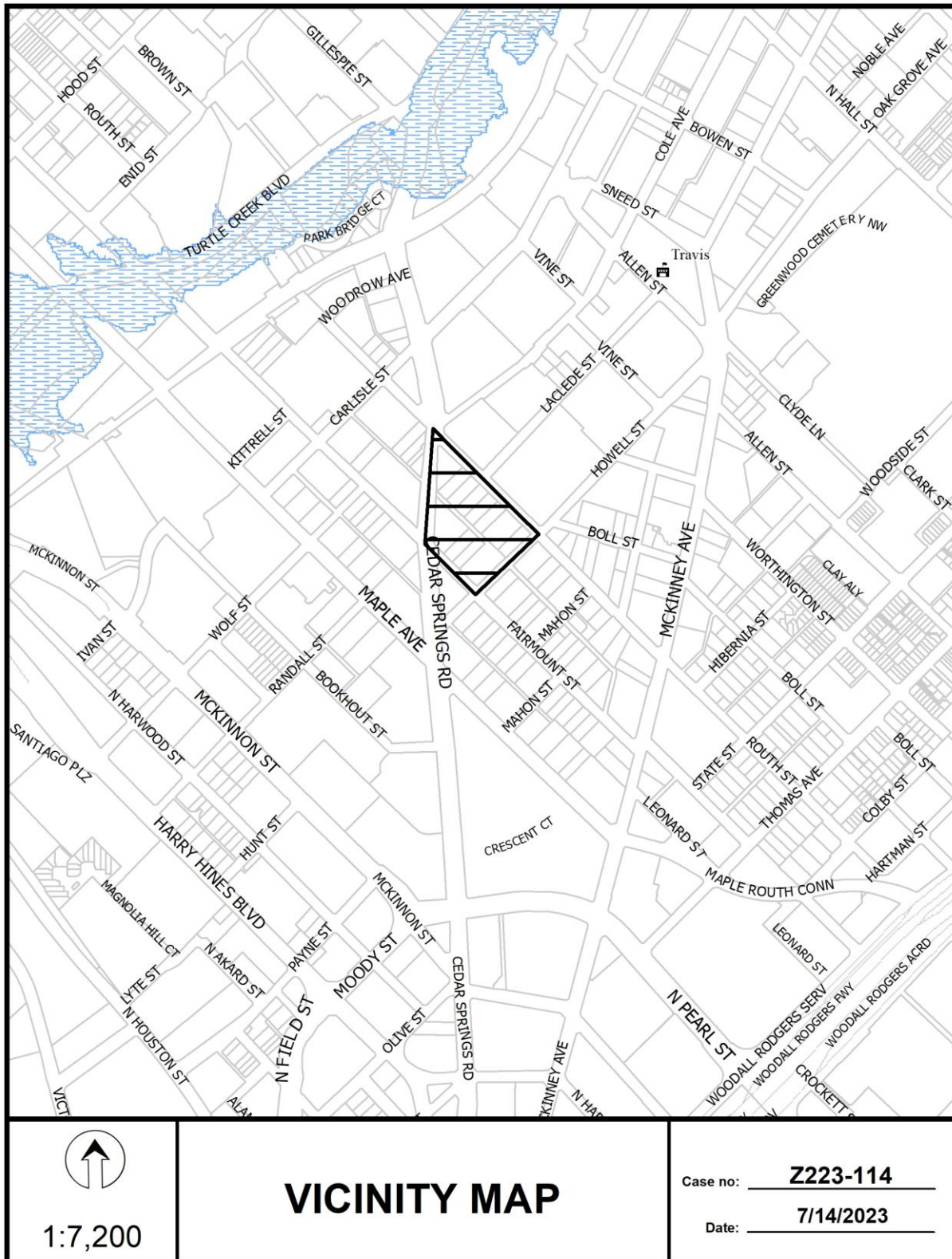
TREE REQUIREMENT

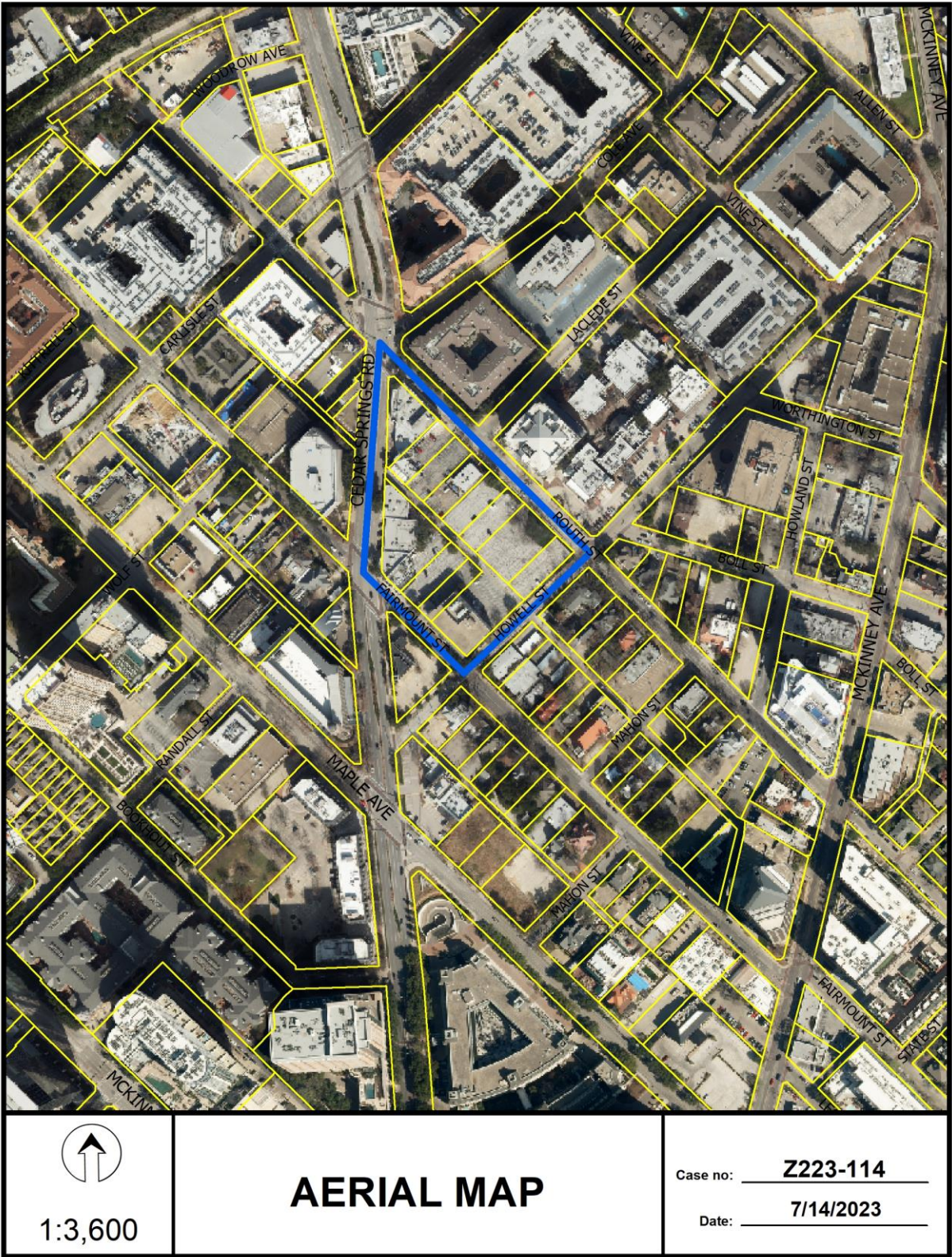
	LOT FRONTAGE / 25	PROVIDED
CEDAR SPRING ROAD	326 FT. LF / 25 = 13 TREES	13 TREES
FAIRMOUNT STREET	68 FT. LF / 25 = 3 TREES	3 TREES
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TOTAL	792 FT. LF / 25 = 33 TREES	35 TREES

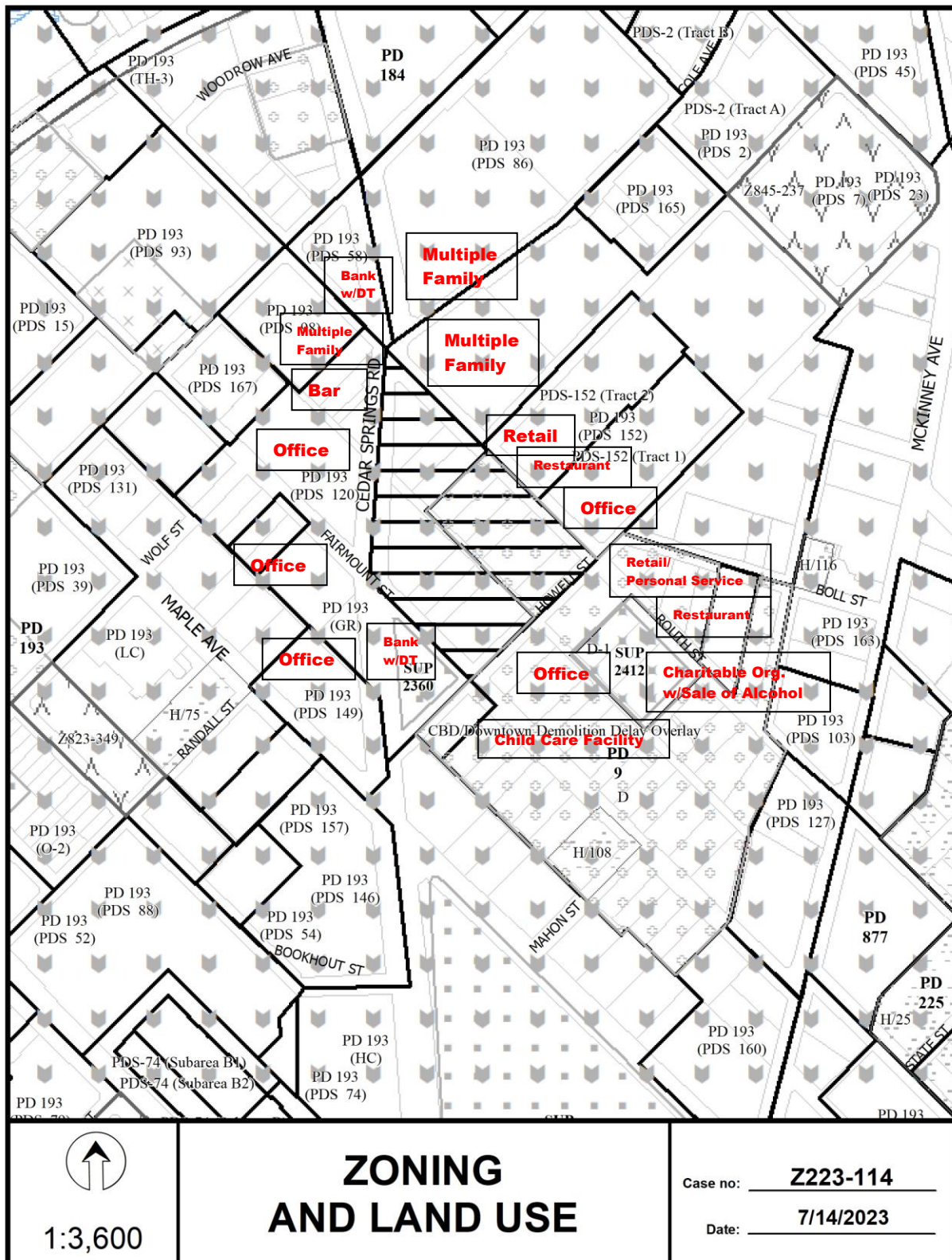
Setback and Height Plan

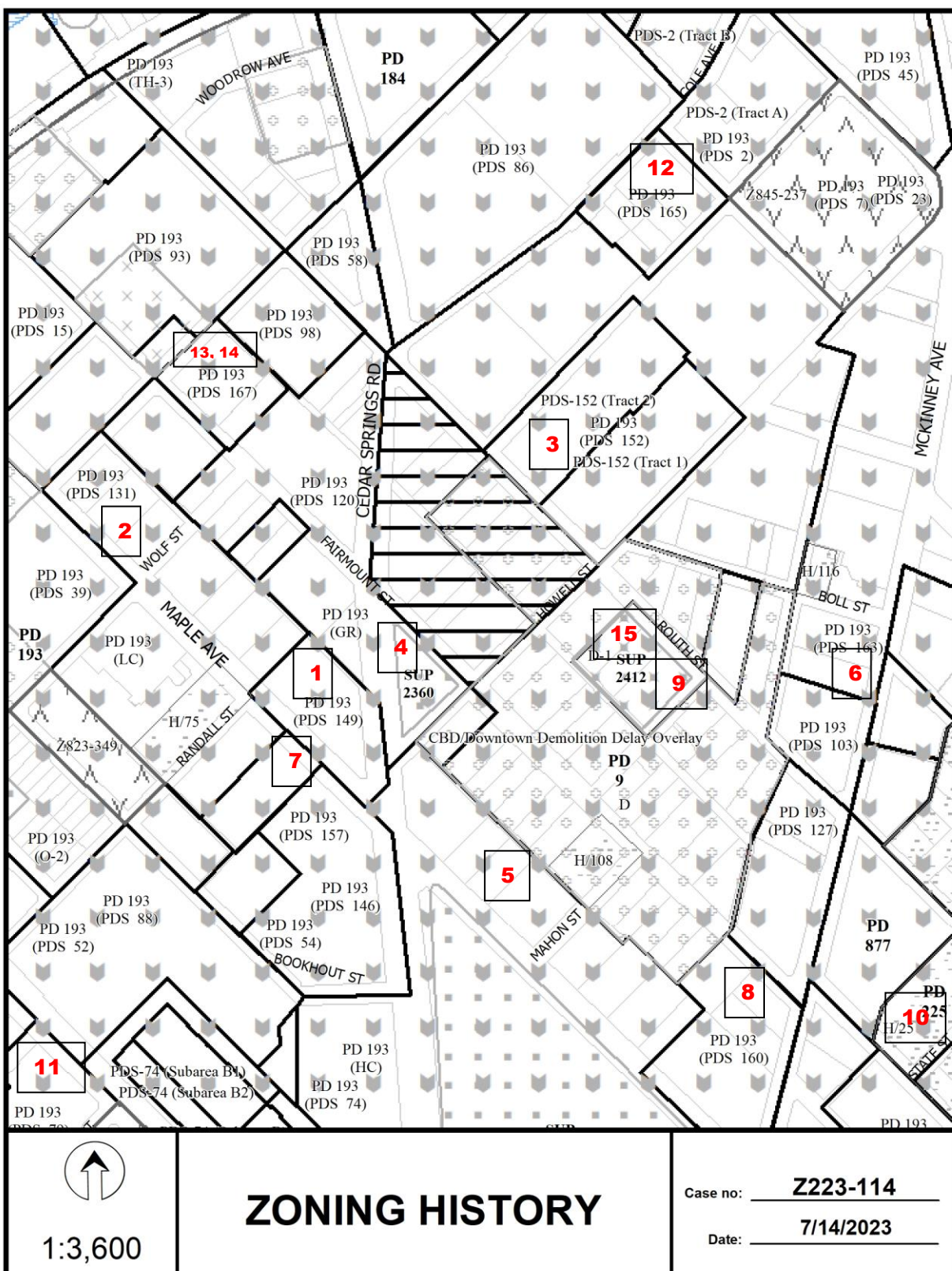
MAXIMUM BUILDING HEIGHTS	
HEIGHT ZONE	HEIGHT
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3A	415'
3B	100'
NOTES	
1. Building heights are measured from the average grade adjacent to each building.	

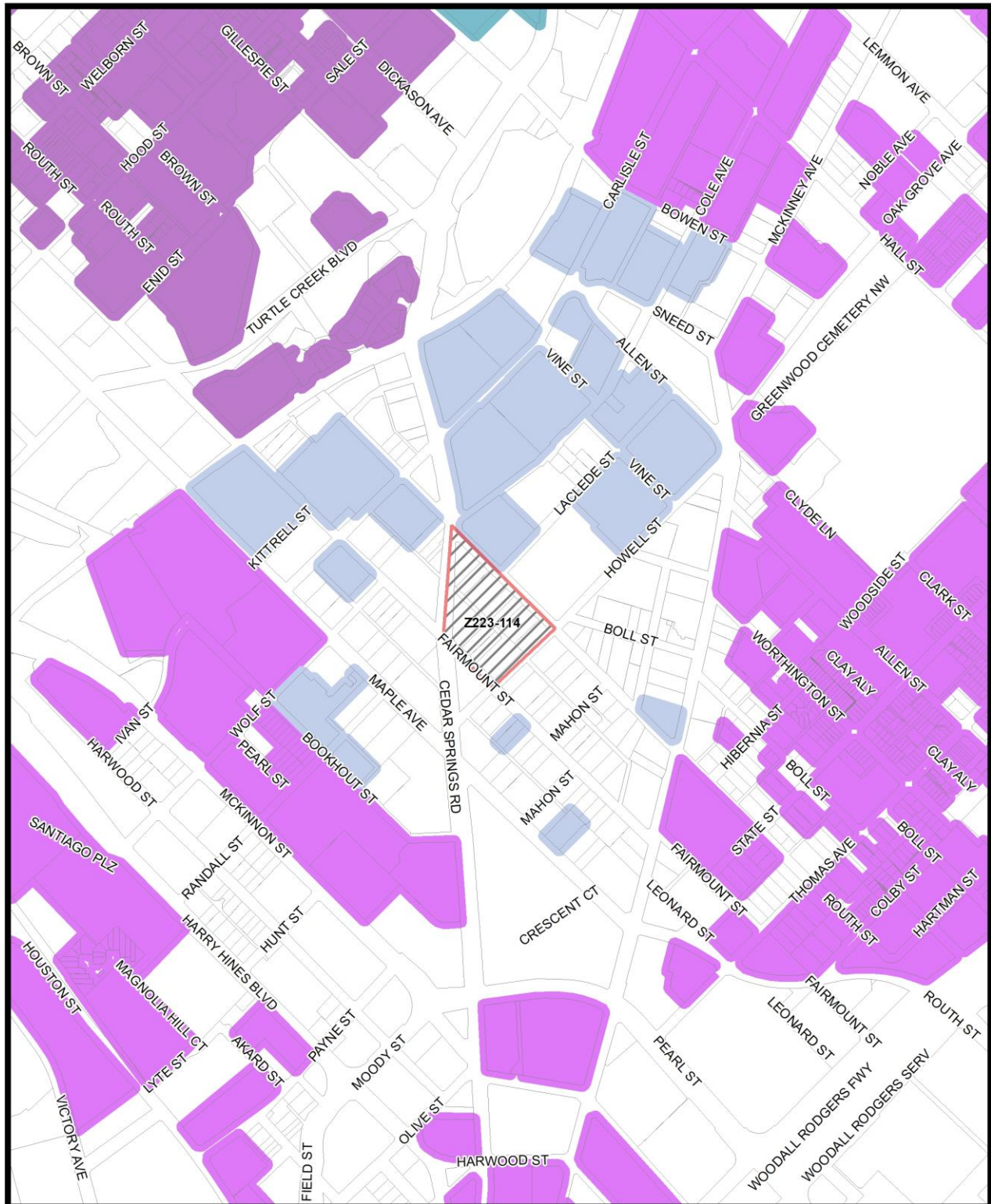












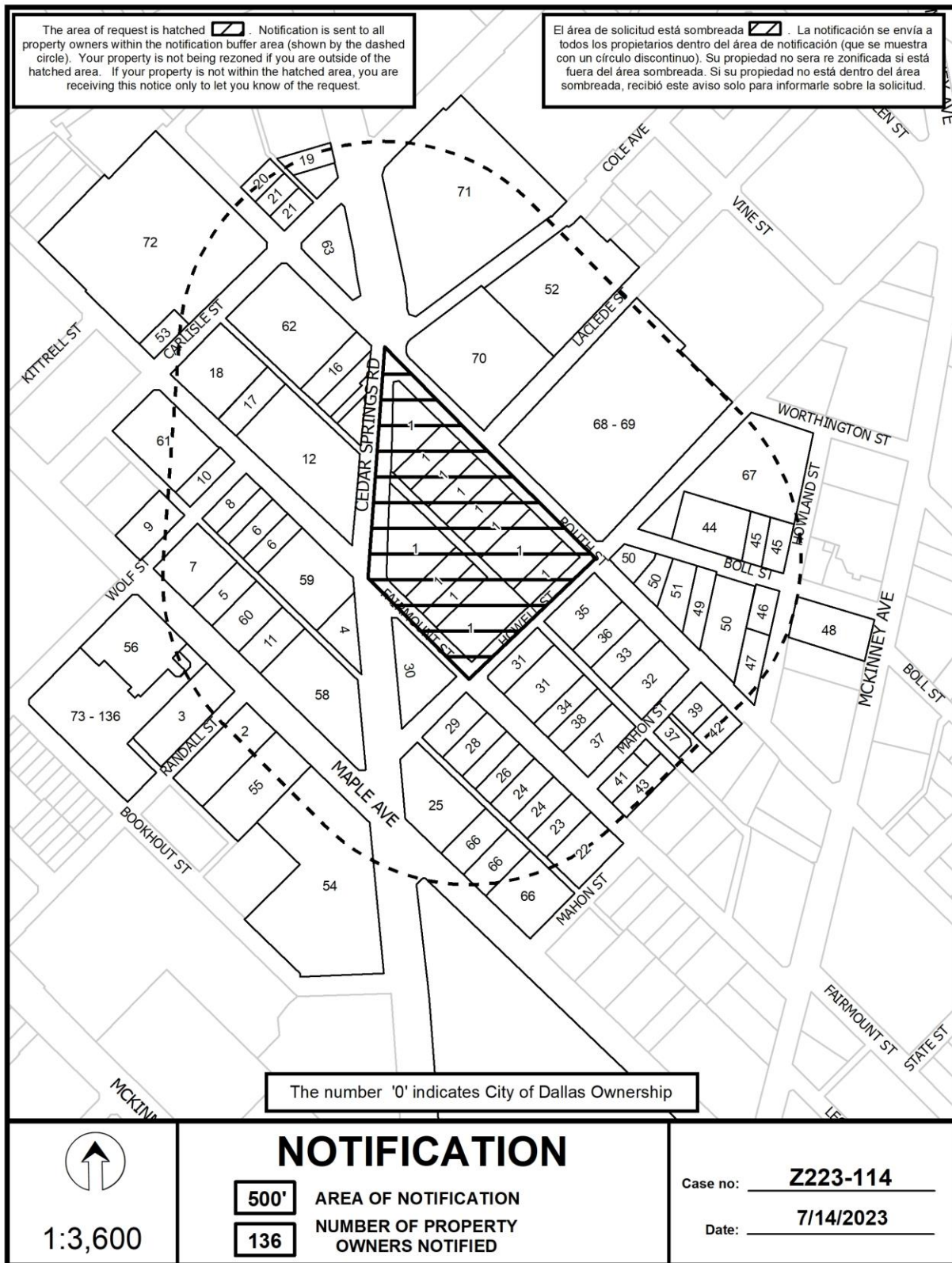
Market Value Analysis A B C D E F G H I NA



1:7,200

Market Value Analysis

Printed Date: 7/14/2023



07/14/2023

Notification List of Property Owners***Z223-114******136 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2812 FAIRMOUNT ST	GREENWAY CEDAR SPRINGS LP
2	2817 MAPLE AVE	SL UCHI LP
3	2905 MAPLE AVE	Taxpayer at
4	2425 CEDAR SPRINGS RD	PONOS DYNAMICS LLC
5	2912 MAPLE AVE	MAPLE LLC
6	2917 FAIRMOUNT ST	SELENE CAPITAL DEVELOPMENT
7	2926 MAPLE AVE	STONELEIGH P LLC
8	2925 FAIRMOUNT ST	2925 FAIRMOUNT LP
9	3000 MAPLE AVE	ROMANO SAMUEL P 2008
10	3001 FAIRMOUNT ST	AM UPTOWN HOTEL II LLC
11	2902 MAPLE AVE	2902 MAPLE LP
12	2501 CEDAR SPRINGS RD	GH CEDAR SPRINGS INC
13	2521 CEDAR SPRINGS RD	THORNTON LAURIE L &
14	2537 CEDAR SPRINGS RD	SPURGIN ROBERT B & SALLY
15	2535 CEDAR SPRINGS RD	SPURGIN ROBERT B
16	3005 ROUTH ST	JEH FAMILY TRUST
17	3004 FAIRMOUNT ST	ALAMO MANHATTAN FAIRMOUNT LLC
18	3012 FAIRMOUNT ST	ALAMO MANHATTAN FAIRMOUNT LLC
19	2705 CEDAR SPRINGS RD	CARLISLE JOINT VENTURE
20	3108 ROUTH ST	KATY TRAIL ICE HOUSE LP
21	3104 ROUTH ST	ASEL ART SUPPLY INC
22	2603 FAIRMOUNT ST	2603 FAIRMOUNT INVESTORS
23	2611 FAIRMOUNT ST	DCMS FOUNDATION
24	2701 FAIRMOUNT ST	MAPLE MARKETING CORP
25	2628 MAPLE AVE	GREENWAY MAPLE LP
26	2711 FAIRMOUNT ST	2711 FAIRMOUNT LP

07/14/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2715 FAIRMOUNT ST	KORNYE GEORGE W
28	2719 FAIRMOUNT ST	SHAW EVAN L
29	2723 FAIRMOUNT ST	SHAW EVAN LANE
30	2408 CEDAR SPRINGS RD	GREENWAY MAPLE LP
31	2722 FAIRMOUNT ST	2718 FAIRMOUNT LP
32	2711 ROUTH ST	PEGASUS FOUNDATION THE
33	2719 ROUTH ST	PEGASUS FDN
34	2708 FAIRMOUNT ST	VICEROY FAIRMOUNT LP
35	2727 ROUTH ST	2727 PARTNERSHIP LP
36	2723 ROUTH ST	PEGASUS FOUNDATION THE
37	2700 FAIRMOUNT ST	MORTON PRODUCTION INC &
38	2706 FAIRMOUNT ST	FAIRMOUNT OFFICE LLC
39	2707 ROUTH ST	TURTLE CREEK MANOR INC
40	2512 MAHON ST	GINSBURG BROOKE &
41	2610 FAIRMOUNT ST	GINSBURG BROOKE MINORS
42	2703 ROUTH ST	DAYTON JOHN W
43	2604 FAIRMOUNT ST	SMITH SHARON HAYSLIP
44	2718 BOLL ST	SRPF BGINGERMAN PROPERTY LLC
45	2706 BOLL ST	STORY HERBERT B JR &
46	2703 BOLL ST	OGLE LINDA K ET AL
47	2704 ROUTH ST	SC ONE DALLAS LLC
48	2633 MCKINNEY AVE	CH RETAIL FUND I DALLAS MCKINNEY AVENUE LP
49	2714 ROUTH ST	2714 ROUTH STREET LTD
50	2728 ROUTH ST	PASHA & SINA INC
51	2724 ROUTH ST	FREESTONE HOLDINGS LLC
52	2626 COLE AVE	TALON 2626 COLE LLC
53	3104 FAIRMOUNT ST	TINY & GIGI LLC
54	2305 CEDAR SPRINGS RD	23 SPRINGS LP
55	2811 MAPLE AVE	GP INVITATION FUND III LP
56	2927 MAPLE AVE	CWI DALLAS HOTEL LP
57	2927 MAPLE AVE	DFW DALLAS HOTEL LP

07/14/2023

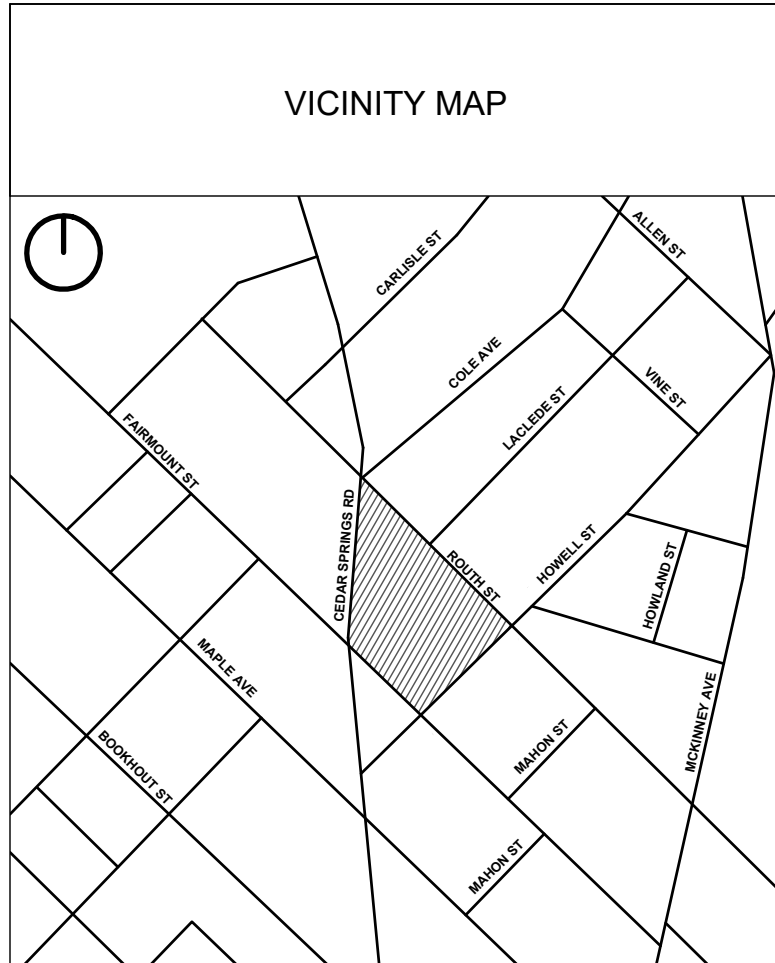
<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2401 CEDAR SPRINGS RD	GPIF 2401 CS LLC
59	2913 FAIRMOUNT ST	2913 FAIRMOUNT LLC
60	2906 MAPLE AVE	2906 MAPLE AVE LLC
61	3033 FAIRMOUNT ST	AM UPTOWN HOTEL LLC
62	3033 ROUTH ST	HANSA BELL KATY TRAIL JV LLC
63	2605 CEDAR SPRINGS RD	GREENWAY-CARLISLE LP
64	100 CRESCENT CT	GPIF TC OWNER LLC
65	100 CRESCENT CT	CRESCENT TC INVESTORS LP
66	2610 MAPLE AVE	2620 MAPLE OWNER LLC
67	2626 HOWELL ST	TRINITY BELL APARTMENTS LLC
68	2688 LACLEDE ST	SRPF BQUADRANGLE PROPERTY LLC
69	2800 ROUTH ST	THEATRE THREE INC
70	2600 COLE AVE	GABLES MIRABELLA LP
71	2650 CEDAR SPRINGS RD	LG VILLA ROSA II LP
72	2525 CARLISLE ST	MORE UPTOWN TRAIL LLC
73	2300 WOLF ST	MORRISON SEAN J
74	2300 WOLF ST	NICHOLS CHAD M
75	2300 WOLF ST	MASSEY GREGORY & KAY
76	2300 WOLF ST	GINSBERG LAURIE BECKER
77	2300 WOLF ST	NICKERSON STEVEN CASH &
78	2300 WOLF ST	NICKERSON STEVEN CASH &
79	2300 WOLF ST	SALZMAN JACK D & ROBIN SMITH
80	2300 WOLF ST	SDK TRUST
81	2300 WOLF ST	MICKEY DAWN
82	2300 WOLF ST	1999 LISA K HAINES TRUST
83	2300 WOLF ST	WOOD PHILIP R & PEGGY A
84	2300 WOLF ST	MICHAELSON FRANCINE SURVIVORS
85	2300 WOLF ST	KUZMIC DANIEL & CHARLOTTE
86	2300 WOLF ST	PERKINS DAVID L & JULIANA A
87	2300 WOLF ST	MARADI X INC
88	2300 WOLF ST	REYNOLDS STONELEIGH INVESTMENTS

07/14/2023

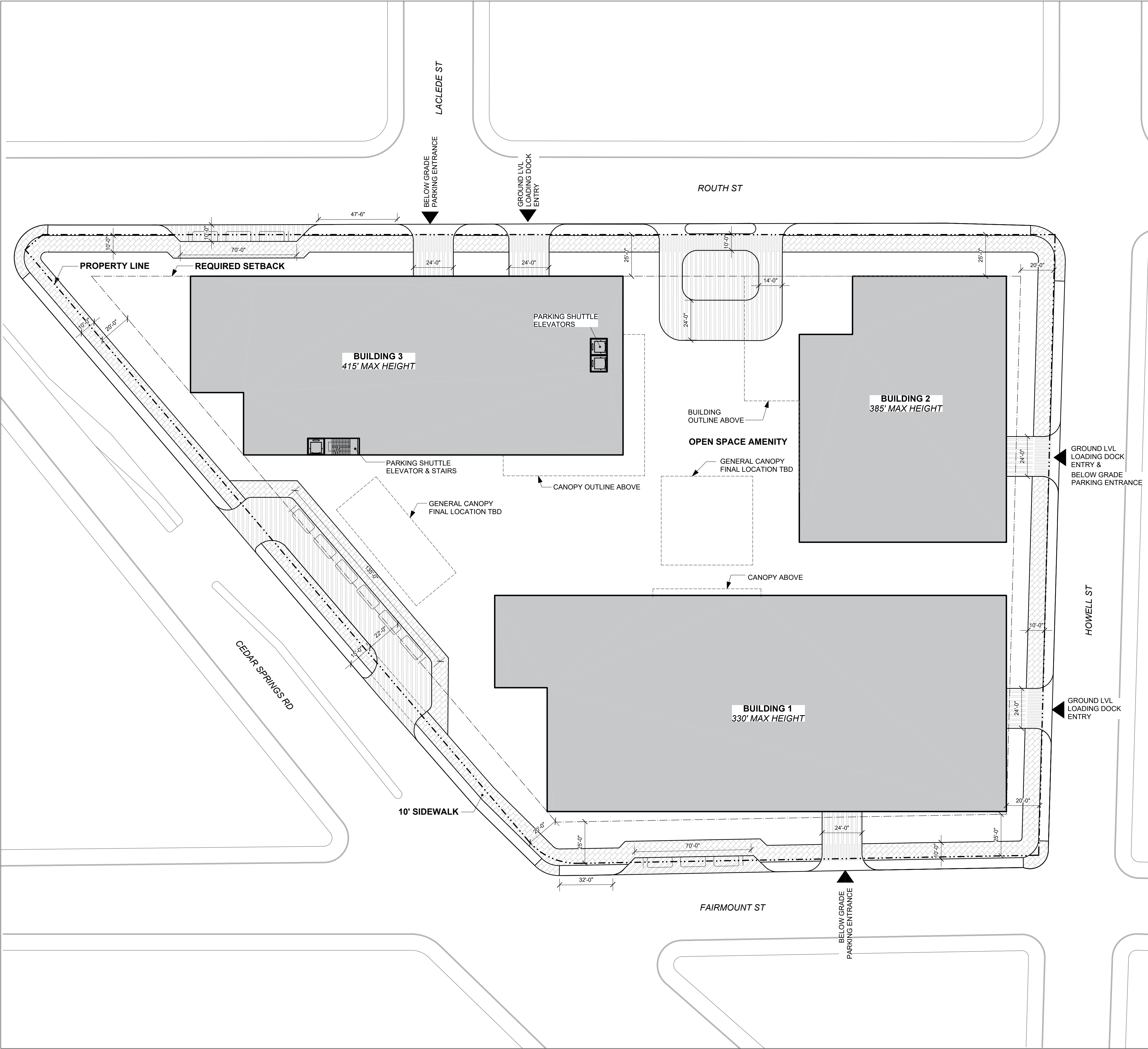
<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2300 WOLF ST	WILSON MICHAEL
90	2300 WOLF ST	SPEARS RONALD E &
91	2300 WOLF ST	RPC 2019 TRUST
92	2300 WOLF ST	SC WOLF LLC
93	2300 WOLF ST	CARLILE FAMILY 2018 TRUST
94	2300 WOLF ST	NEVERNEVERLAND LLC
95	2300 WOLF ST	MWS FINISHED UNITS LLC
96	2300 WOLF ST	PETERSON GALE & ALLAN
97	2300 WOLF ST	BANK OF AMERICA N A TRUSTEE
98	2300 WOLF ST	BRADLEY JOHN THOMAS JR &
99	2300 WOLF ST	CORBELLINI LIVING TRUST
100	2300 WOLF ST	GOSS TIM K &
101	2300 WOLF ST	HINOJOSA ELIU M
102	2300 WOLF ST	STEWART AUDREY
103	2300 WOLF ST	GEORGE WILLIAM WILEY
104	2300 WOLF ST	GOTTLIEB PETER R &
105	2300 WOLF ST	MARADI X INC
106	2300 WOLF ST	REED RANDALL L & SHERRY D
107	2300 WOLF ST	PALACIOS ANTONIO &
108	2300 WOLF ST	ELLENBOGEN PAUL H &
109	2300 WOLF ST	COLE JAMES & SHEILA LIVING TRUST
110	2300 WOLF ST	HOLLY MARIA ELENA
111	2300 WOLF ST	WOJNAR MANAGEMENT TRUST
112	2300 WOLF ST	COLE THOMAS B
113	2300 WOLF ST	REDFIELD VANCE & SUSAN
114	2300 WOLF ST	OCONNELL JOHN F & DONNA R
115	2300 WOLF ST	ZOLLARS MARY CATHERINE
116	2300 WOLF ST	BORICUA ENTERPRISES LP
117	2300 WOLF ST	VENEGAS GONZALO & MARIA
118	2300 WOLF ST	ANGEL DOLORES & STEPHEN
119	2300 WOLF ST	LUTTRELL D SCOTT LIVING TRUST

07/14/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2300 WOLF ST	TANENBAUM RICHARD I REV TRUST &
121	2300 WOLF ST	STONER SUSAN K & EUGENE C JR
122	2300 WOLF ST	GALAS THOMAS E & PATRICIA A
123	2300 WOLF ST	230019A WOLF STREET
124	2300 WOLF ST	DANDRIDGE WILLIAM W &
125	2300 WOLF ST	HOUSE JOHN MICHAEL & KARLA
126	2300 WOLF ST	TRITON CAMP BOWIE I LLC
127	2300 WOLF ST	MICKEY DAWN
128	2300 WOLF ST	MASSAD GENE F & BARBARA J
129	2300 WOLF ST	GREER CHARLES SCOTT & LINDA L
130	2300 WOLF ST	MONTGOMERY WILLIAM A &
131	2300 WOLF ST	CARLISLE RICHARD P &
132	2300 WOLF ST	REGARD BETTY S
133	2300 WOLF ST	REDFIELD VANCE & SUSAN
134	2300 WOLF ST	SDK TRUST
135	2300 WOLF ST	TURNER CHRIS R & MARYBETH C
136	2300 WOLF ST	CARTER LINDA JO



OVERALL SITE DATA	
Site Area	173,534 SF
Area of All Buildings	1,395,700 SF
NOTES	
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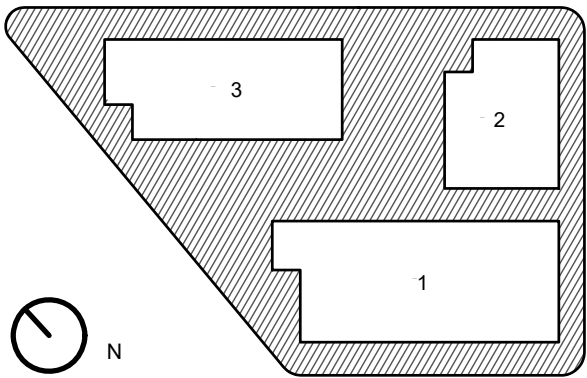


2500 Cedar Springs Road
Dallas, TX 75201

Lincoln
Property Company
2000 MCKINNEY AVE, SUITE 1000
DALLAS, TX 75201

SOM
SKIDMORE, OWINGS & MERRILL
333 S. GRAND AVE, SUITE 3600
LOS ANGELES, CA 90071

Key Plan:

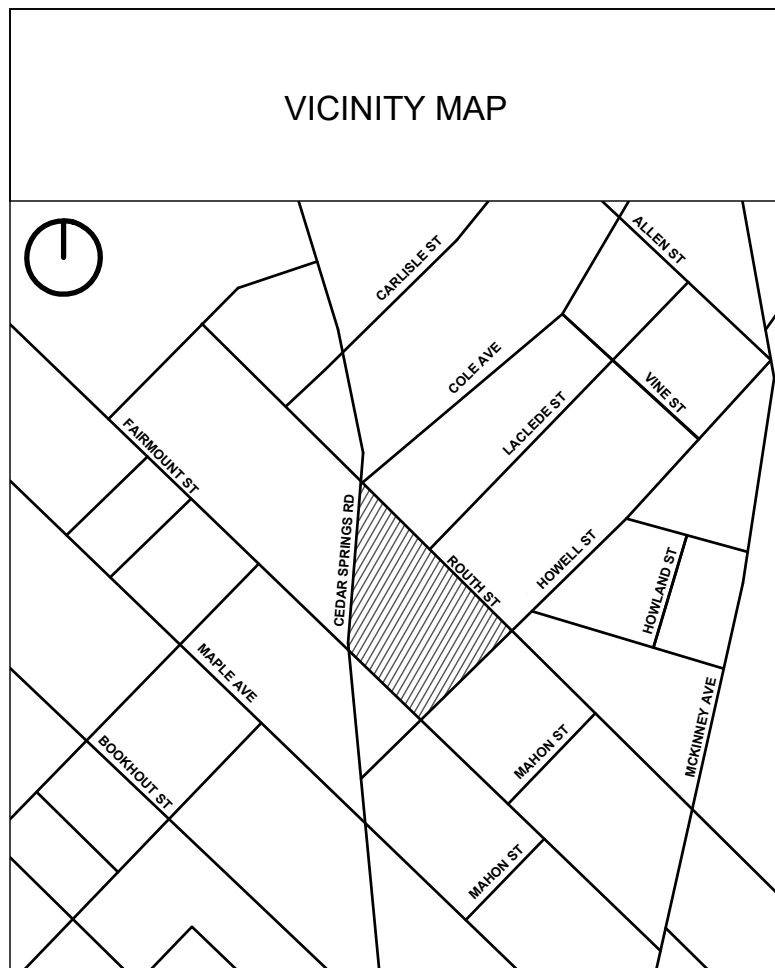


Sheet Name:

DEVELOPMENT
PLAN

Scale:
1" = 30'-0"
Date Prepared:
7/20/2023

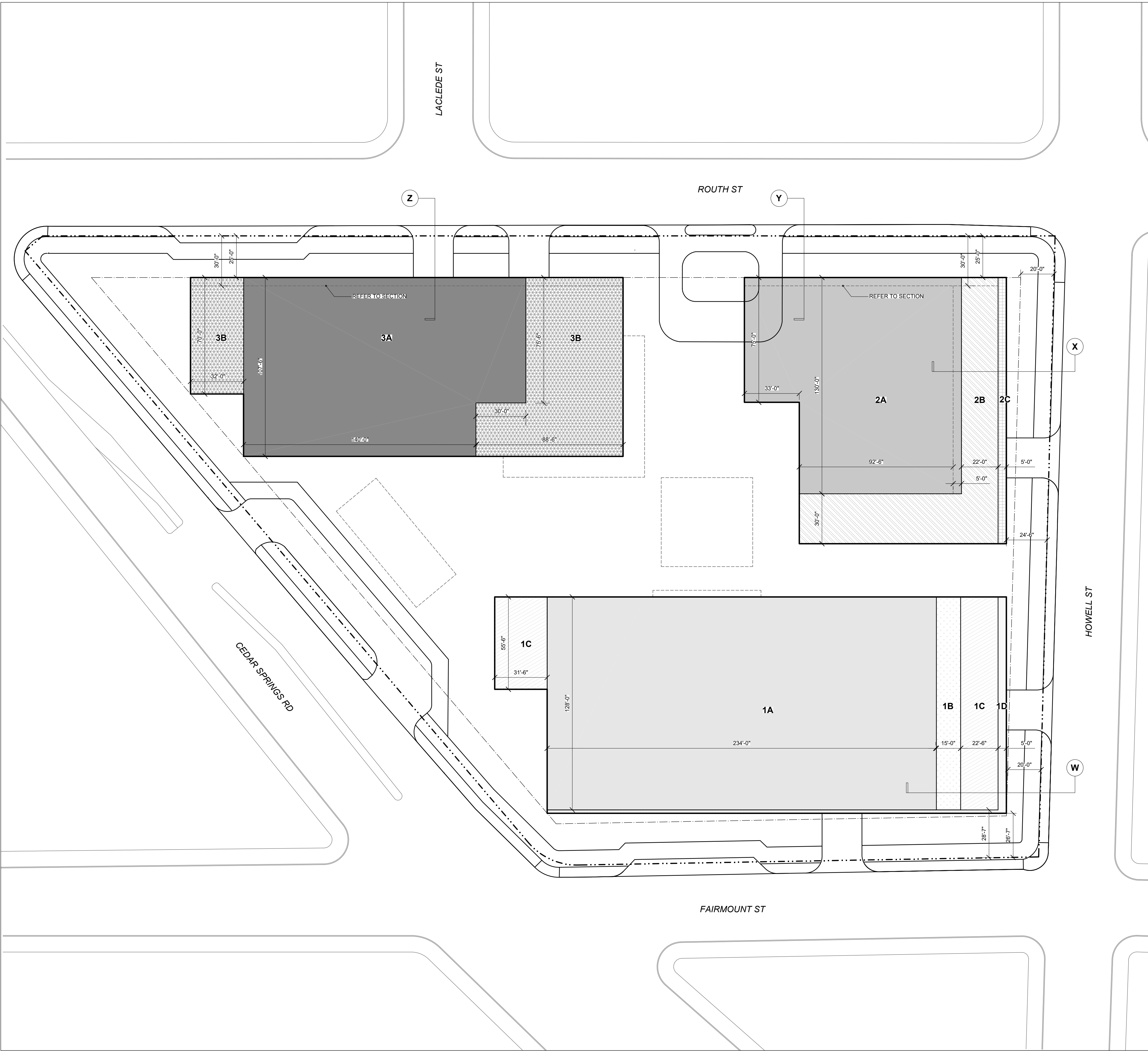
Zoning Case No:



MAXIMUM BUILDING HEIGHTS	
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2B	167'
2C	36'
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NOTES	
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SECTIONS	

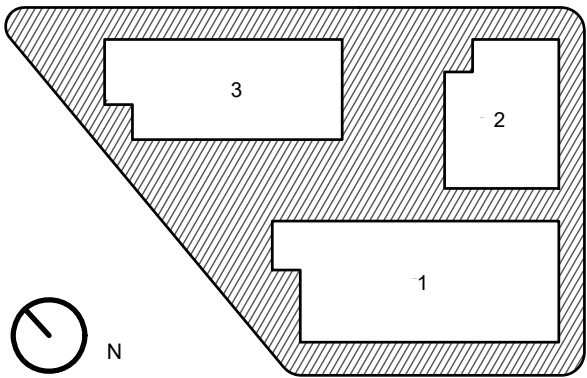


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SKIDMORE, OWINGS & MERRILL
333 S. GRAND AVE, SUITE 3600
LOS ANGELES, CA 90071

Key Plan:



SHEET NAME:
BUILDING
HEIGHTS AND
SETBACKS PLAN

Scale:
1" = 30'-0"
Date Prepared:
7/20/2023

Zoning Case No:

TREE LOCATION NOTES

TREES MAY BE ADJUSTED BEYOND THE LOCATIONS IDENTIFIED ON THE LANDSCAPE PLAN AND PLACED ON THE LOT IN ACCORDANCE WITH ARTICLE X REQUIREMENTS.

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LEGEND

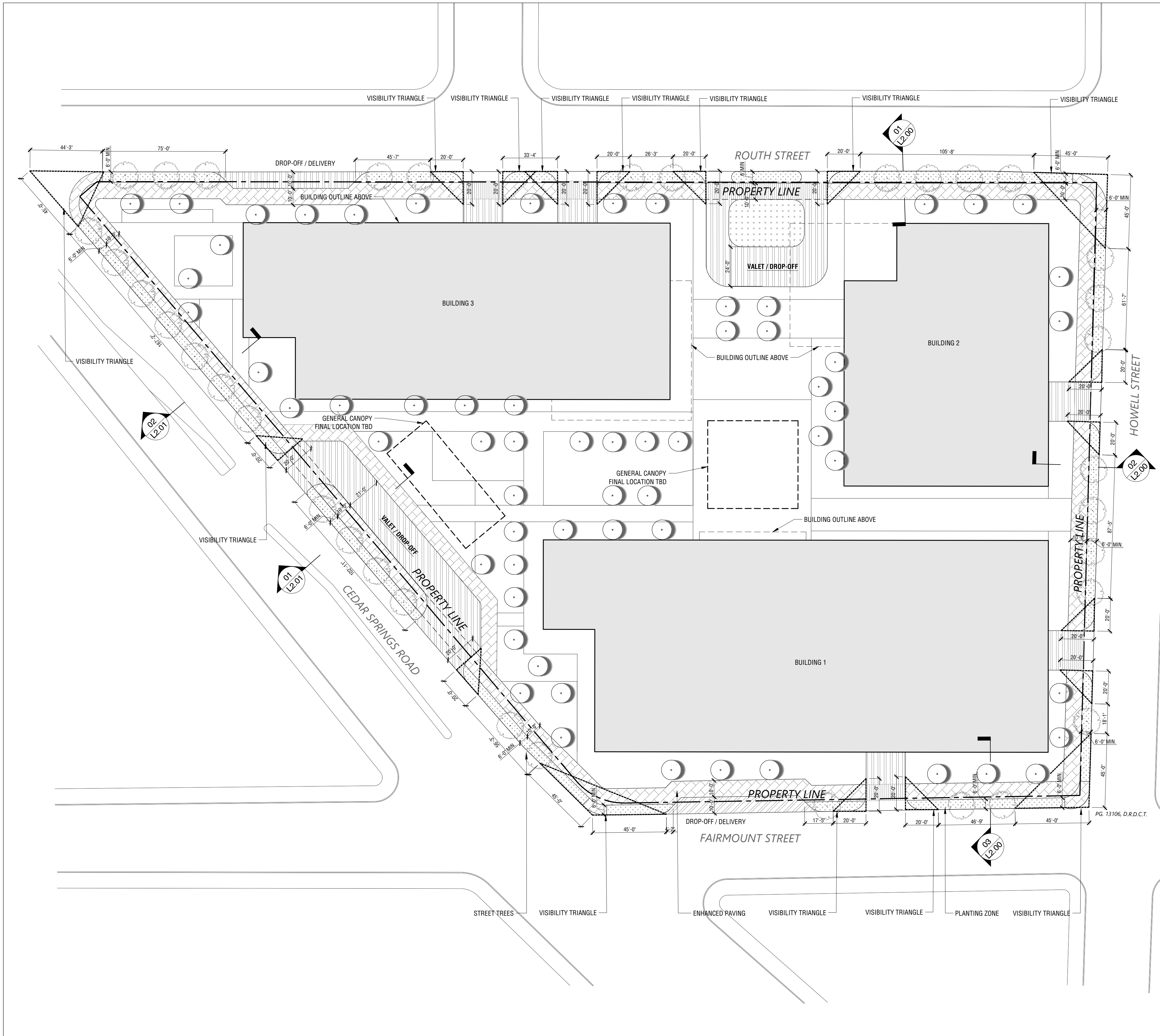
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	ENHANCED PEDESTRIAN CROSSWALKS
	PLANTING ZONE

PLANTING LEGEND

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TREE REQUIREMENT

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FAIRMOUNT STREET	68 FT. LF / 25 = 3 TREES	3 TREES
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Lincoln
 Property Company

2000 MCKINNEY AVE, SUITE 1000
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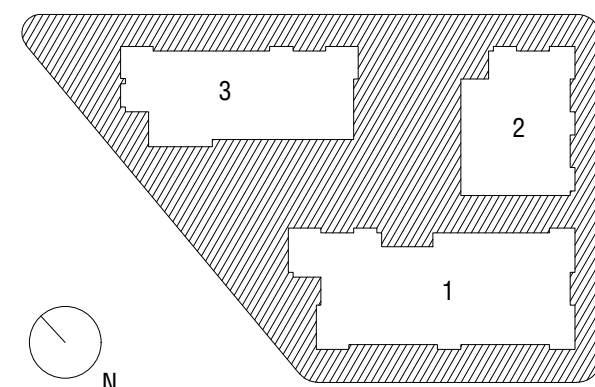
SOM

SKIDMORE, OWINGS & MERRILL
 333 S. GRAND AVE, SUITE 3600
 LOS ANGELES, CA 90071

OJB

OJB LANDSCAPE ARCHITECTURE
 1845 WOODALL RODGERS FRWY, SUITE 1225
 DALLAS, TX 75201

Key Plan:



Sheet Name:

LANDSCAPE PLAN

Scale: 1" = 30' - 0"
 Date Prepared: 07/20/2023
 Zoning Case No:



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2093

Item #: 11.

AGENDA DATE: August 17, 2023

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Specific Use Permit No. 2215 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the southwest corner of North Jim Miller Road and East R.L. Thornton Freeway.

Staff Recommendation: **Approval** for a three-year period, subject to revised conditions.

Applicant: RaceTrac Petroleum, Inc.

Representative: Tommy Mann & Daniel Box, Winstead PC

Planner: Liliana Garza

Council District: 7

Z223-151(LG)

CITY PLAN COMMISSION

THURSDAY, AUGUST 17, 2023

Planner: Liliana Garza

FILE NUMBER: Z223-151(LG) **DATE FILED:** December 7, 2022

LOCATION: Southwest corner of North Jim Miller Road and East R.L. Thornton Freeway

COUNCIL DISTRICT: 7

SIZE OF REQUEST: ±1.5379 acres **CENSUS TRACT:** 48113012206

REPRESENTATIVE: Tommy Mann & Daniel Box, Winstead PC

APPLICANT/OWNER: RaceTrac Petroleum, Inc.

REQUEST: An amendment to Specific Use Permit No. 2215 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to continue to sell alcohol for off-premise consumption in conjunction with the existing convenience store (RaceWay).

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

BACKGROUND INFORMATION:

- The existing 2,436-square-foot convenience store was constructed in 2005, according to Dallas Central Appraisal District. The existing gas canopy was originally constructed in 1985.
- On November 9, 2016, City Council approved SUP No. 2215 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. On April 24, 2019, City Council approved the renewal of the SUP for a one-year period. On May 27, 2020, City Council approved the renewal of the SUP for a three-year period. The SUP expires on May 27, 2023.
- On June 15, 2023, the store passed inspections and is in compliance with Chapter 12B of the Dallas City Code for Convenience Stores.

Zoning History:

There have been five zoning cases in the area in the last five years.

1. **Z190-162:** On May 22, 2020, the City Council approved the renewal of Specific Use Permit No. 2215 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a three-year period on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the Southwest corner of North Jim Miller Road and East R.L. Thornton Freeway. [Subject Site]
2. **Z201-158:** On July 15, 2021, City Plan Commission recommended denial without prejudice of 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 an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the southeast corner of East R.L. Thornton Freeway and North Jim Miller Road.
3. **Z201-255:** On July 30, 2021, staff approved an automatic renewal of Specific Use Permit No. 1907 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on a property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay at the southeast corner of East R.L. Thornton Freeway and North Jim Miller Road.
4. **Z189-235:** On January 22, 2020, City Council denied the renewal of Specific Use Permit No. 2179 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on a property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay at the south side of Samuell Boulevard, east of North Jim Miller Road.
5. **Z189-366:** On July 9, 2020, City Plan Commission denied without prejudice an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction

with a general merchandise or food store less than 3,500 square feet on a property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay at the southwest corner of North Jim Miller Road and Samuell Boulevard.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
East R.L. Thornton Freeway	Highway	--
North Jim Miller Road	Minor Arterial	100 ft.

Traffic:

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

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	RR-D-1 Regional Retail District w/ Liquor Control Overlay	General merchandise or food store with a motor vehicle fueling station
North	RR Regional Retail District	Freeway, Restaurant with drive-through service
East	RR-D-1 Regional Retail District w/ Liquor Control Overlay	Restaurant with drive-through service and General merchandise or food store with a motor vehicle fueling station
South	RR-D-1 Regional Retail District w/ Liquor Control Overlay	Restaurant with drive-through service
West	RR-D-1 Regional Retail District w/ Liquor Control Overlay	Restaurant with drive-through service

Land Use Compatibility:

The site is zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay and is currently developed with a general merchandise or food store and a motor vehicle fueling station. The applicant's request for the renewal of a Specific Use Permit will allow for the continued sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less. Although 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.

The surrounding land uses consist of a restaurant with drive-through service to the north across the freeway; general merchandise or food store with a motor vehicle fueling station and restaurant with drive-through service to the east; restaurant with drive-through service to the south and west.

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

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

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

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. The applicant has received a certificate of registration demonstrating compliance with Chapter 12B.

The applicant does not propose any changes to the existing site plan or conditions of SUP No. 2215. Therefore, staff supports the applicant's requested time limit of three years.

Landscaping:

Landscaping of any development will be in accordance with the landscaping requirements in Article X, as amended. The request site will not trigger any landscaping because there is no increase in the total floor area.

Parking:

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store 3,500 square feet or less at one space for each 200 square feet of floor area. The development requires 14 spaces with 15 being provided per the site plan currently on file for SUP No. 2215.

Market Value Analysis:

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

Crime Report:

Since May 2020, the subject site has experienced 230 phone calls to the Dallas Police Department (DPD), 53 offenses, and 14 arrests.

Calls (Summary)	
Problem	Count of Problem
**PD Requested by Fire	1
04 - 911 Hang Up	4
06 - Minor Disturbance	1
07 - Minor Accident	4
08 - Intoxicated Person	1
09 - Theft	2
09/01 - Theft	3
09V - UUMV	6
09V-01 UUMV Just Ocrd	8
11B/01 - Burg of Bus	1
15 - Assist Officer	1
16 - Injured Person	3
20 - Robbery	2
23 - Parking Violation	1
24 - Abandoned Property	2
31 - Criminal Mischief	1
31/01 - Crim Mis/Prog/Non Felo	1
32 - Suspicious Person	4
37 - Street Blockage	1
38 - Meet Complainant	1
40 - Other	38
40/01 - Other	20
41/20 - Robbery - In Progress	2
46 - CIT	5
46A - CIT w/Ambulance	1
6X - Major Dist (Violence)	87
6XA - Major Dist Ambulance	1
6XE - Disturbance Emergency	7
6XEA - Disturbance Emerg Amb	3
7CE - City Equipment Accident	1
7X - Major Accident	2
7XF - Major Accident Freeway	2
DAEF-Dist Armed Encounter Foot	2
DAEV-Dist Armed Encounter Veh	2
DASV-Dist Active Shooter Veh	1
OADS - Open Air Drug Sales	3
PH - Panhandler	5
Grand Total	230

Offense (Summary)	
Problem	Count of Problem
AGG ASSAULT - FV	2
AGG ASSAULT - NFV	1
BMV	4
DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	2
DRUG EQUIPMENT VIOLATIONS	1
DRUG/ NARCOTIC VIOLATIONS	8
FRAUD OFFENSES	2
INTIMIDATION	2
OTHER THEFT	4
ROBBERY-BUSINESS	2
ROBBERY-INDIVIDUAL	4
SHOPLIFTING	2
SIMPLE ASSAULT	4
STOLEN PROPERTY OFFENSES	2
UUMV	8
WEAPON LAW VIOLATIONS	5
(blank)	
Grand Total	53

Arrests (Summary)			
Arrest Date	Arrest Time	Address	Crime
10/12/2020	2:00:00 AM	8130 E R L THORNTON FWY	DRUG/ NARCOTIC VIOLATIONS
10/12/2020	2:00:00 AM	8130 E R L THORNTON FWY	DRUG/ NARCOTIC VIOLATIONS
10/12/2020	2:00:00 AM	8130 E R L THORNTON FWY	DRUG/ NARCOTIC VIOLATIONS
10/12/2020	2:00:00 AM	8130 E R L THORNTON FWY	DRUG/ NARCOTIC VIOLATIONS
10/24/2020	9:15:00 PM	8130 E R L THORNTON SERV S	DRUG/ NARCOTIC VIOLATIONS
10/24/2020	9:15:00 PM	8130 E R L THORNTON SERV S	DRUG/ NARCOTIC VIOLATIONS
10/24/2020	9:15:00 PM	8130 E R L THORNTON SERV S	WEAPON LAW VIOLATIONS
10/24/2020	8:53:00 PM	8130 E R L THORNTON SERV S	WEAPON LAW VIOLATIONS
6/9/2021	3:55:00 AM	8130 E R L THORNTON FWY	WEAPON LAW VIOLATIONS
6/26/2021	6:19:00 AM	8130 E R L THORNTON FWY	DRUG EQUIPMENT VIOLATIONS
7/14/2021	12:25:00 PM	8130 E R L THORNTON FWY	DRUG/ NARCOTIC VIOLATIONS
7/30/2022	7:21:00 AM	8130 E R L THORNTON FWY	WEAPON LAW VIOLATIONS
7/30/2022	7:21:00 AM	8130 E R L THORNTON FWY	DRUG EQUIPMENT VIOLATIONS
2/24/2023	1:30:00 PM	8130 E R L THORNTON SERV EB	DRUG/ NARCOTIC VIOLATIONS

List of Officers

RaceTrac Petroleum, LLC

Carl Bolch, Jr., CEO

Max Lenker, President

Robert J. Dumbacher, CEO/Business Relations Officer

Susan Bass Bolch, CLO

Melanie Bolch Isbill, Chief Marketing Officer

Jordan Bass Bolch, Executive Director of Real Estate

Natalie Bolch Morhous, VP of Real Estate/Assistant Secretary

Justen Grambalvo, VP of Construction & Engineering

PROPOSED CONDITIONS

USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

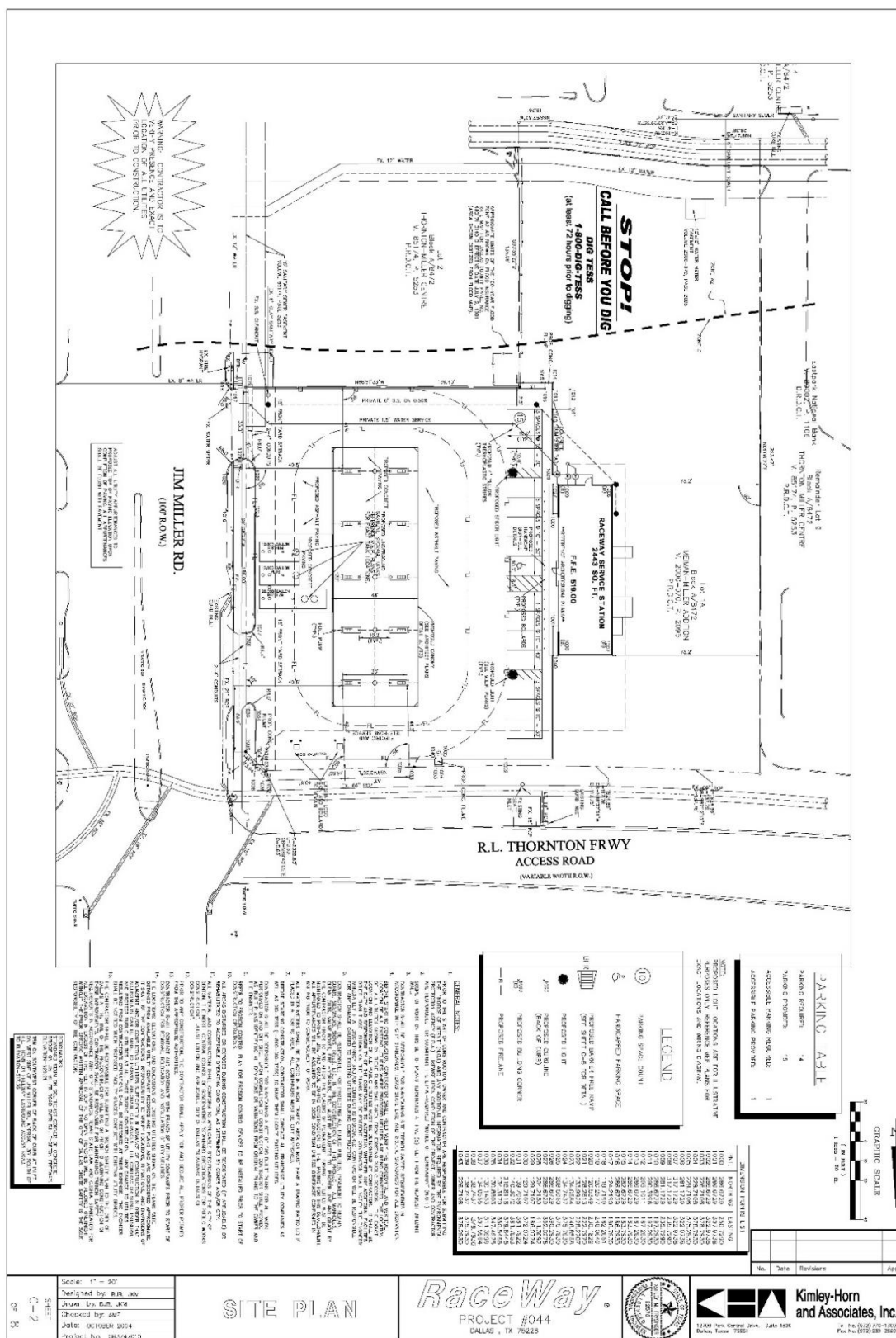
SITE PLAN: Use and development of the Property must comply with the attached site plan.

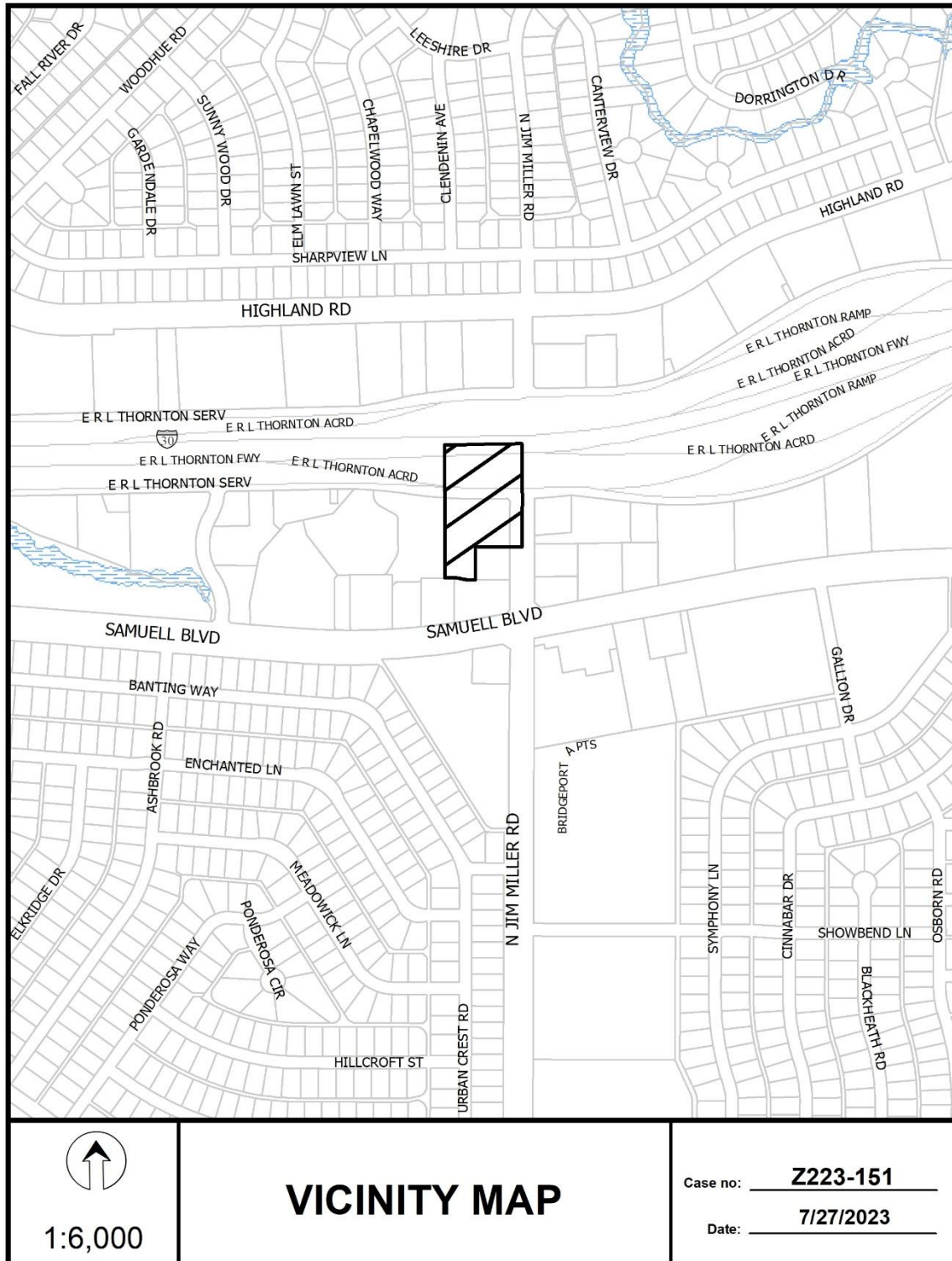
TIME LIMIT: This specific use permit expires on ~~May 27, 2026.~~ [three-years from the passage of this ordinance].

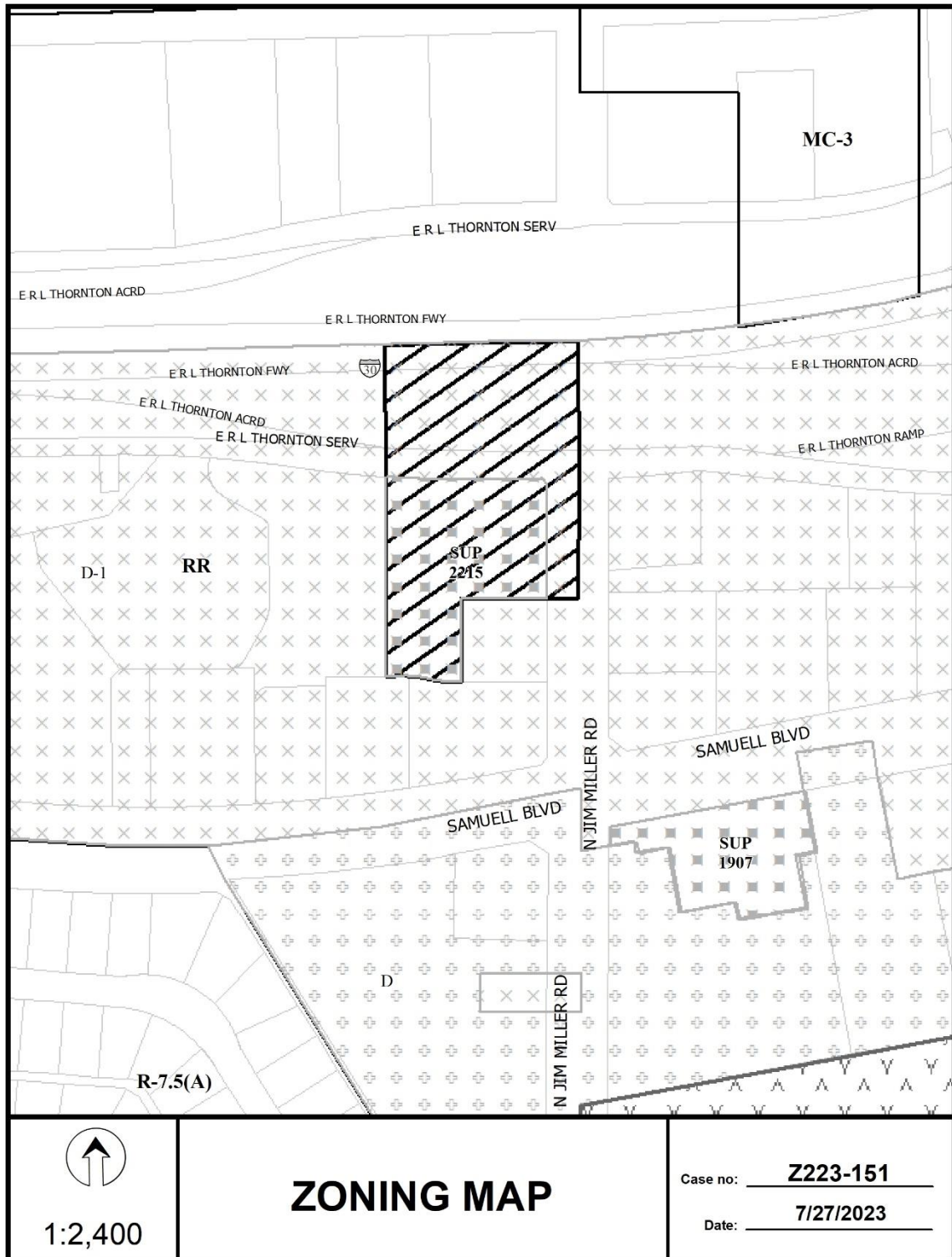
MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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

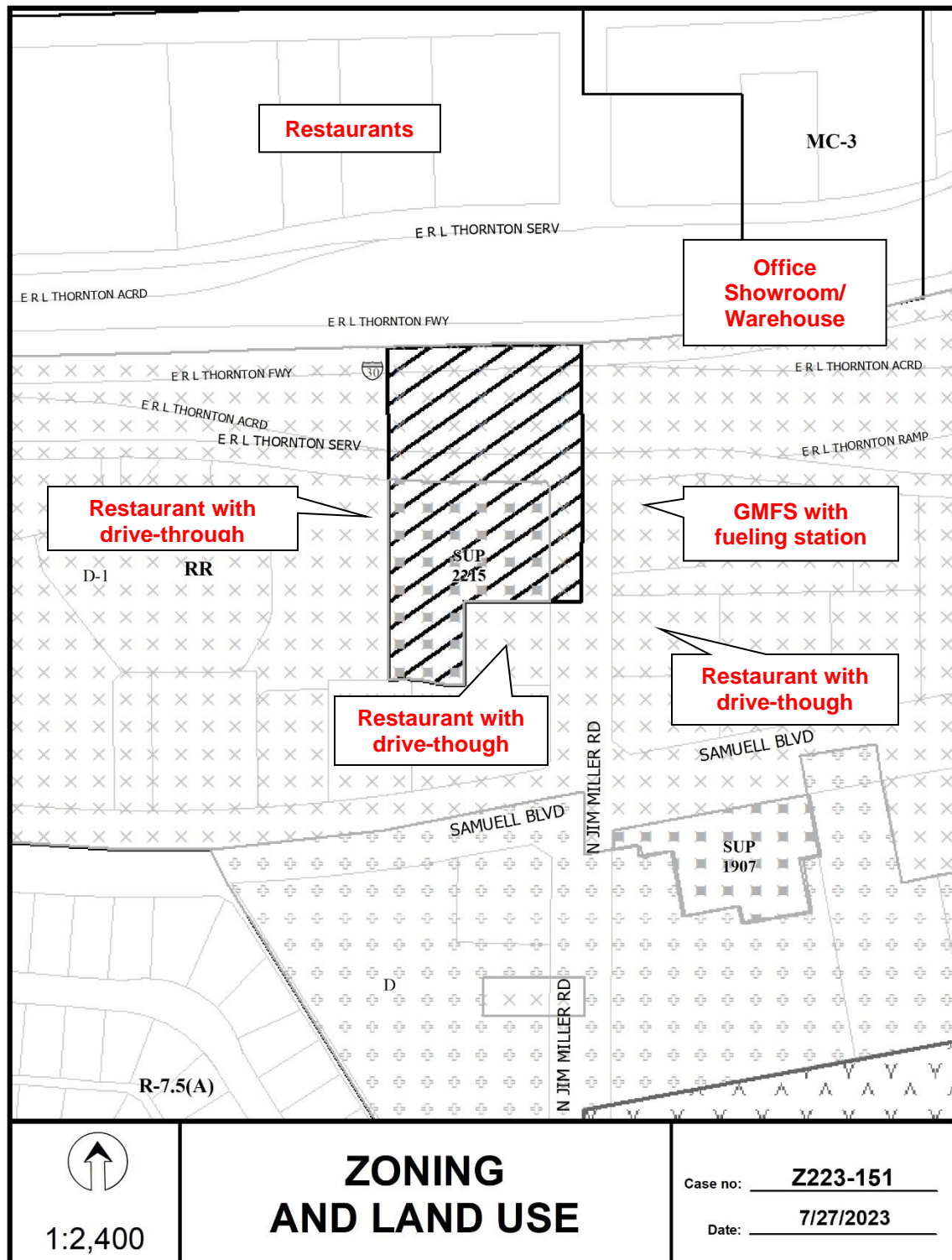
EXISTING SITE PLAN
(No changes proposed)

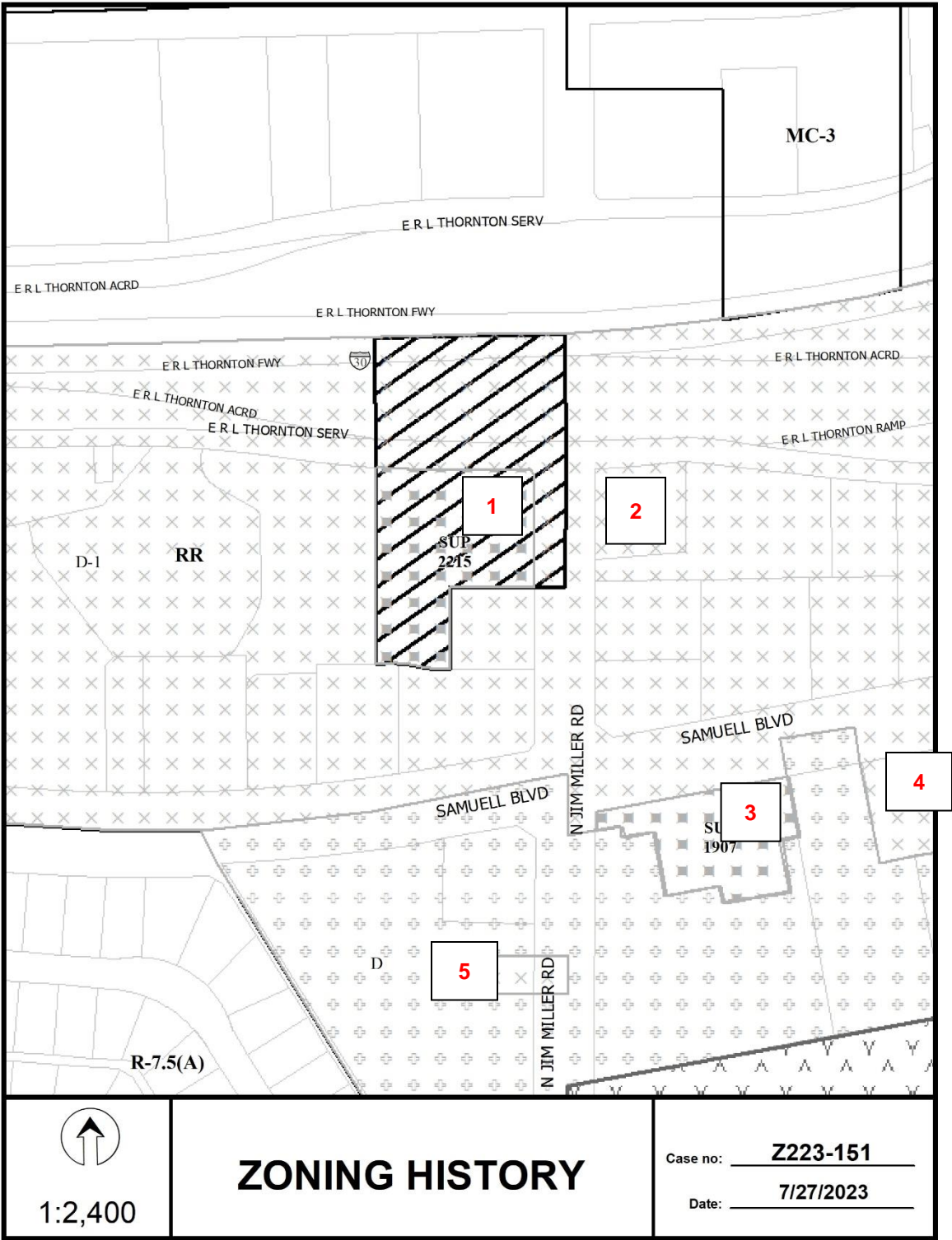


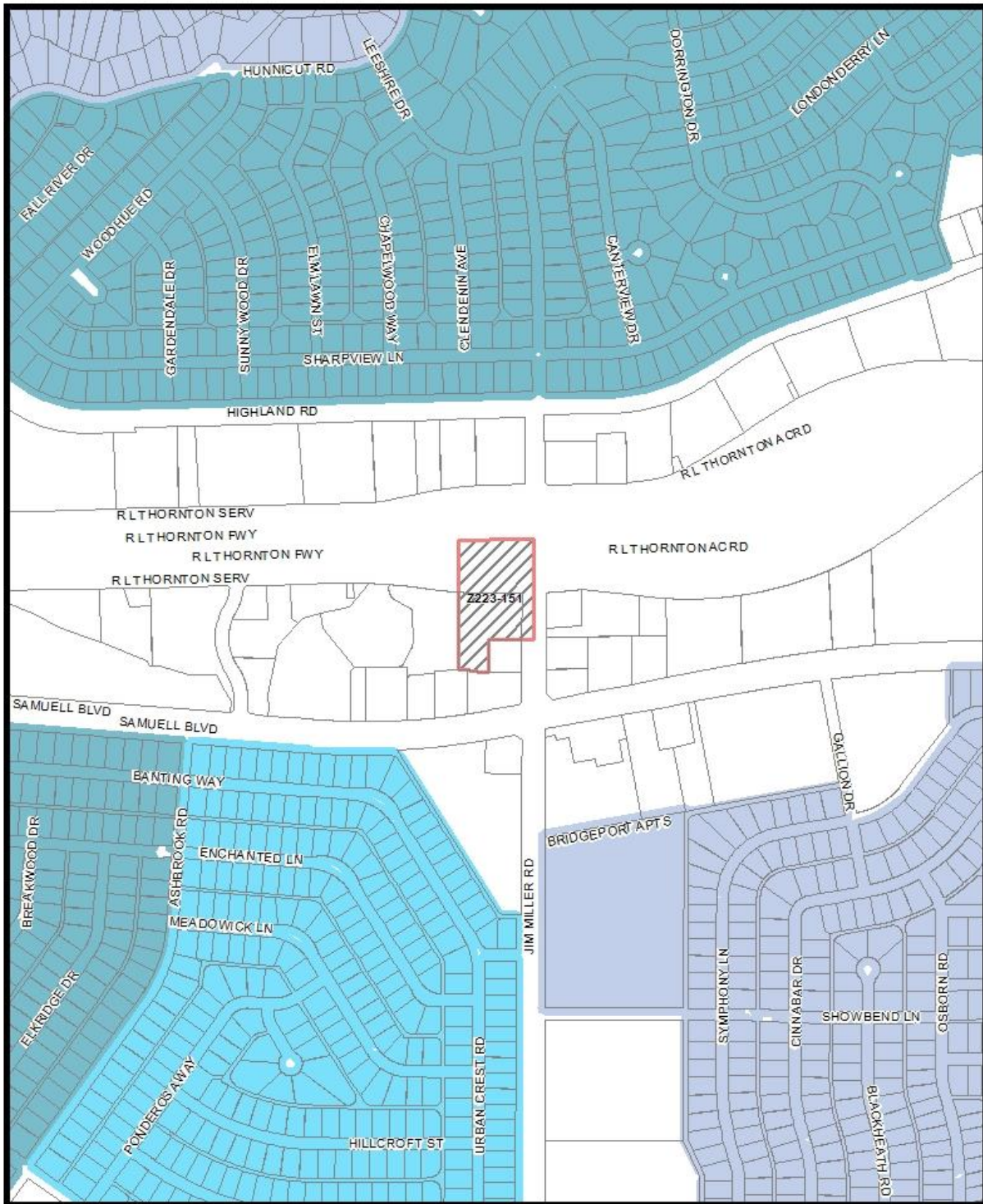












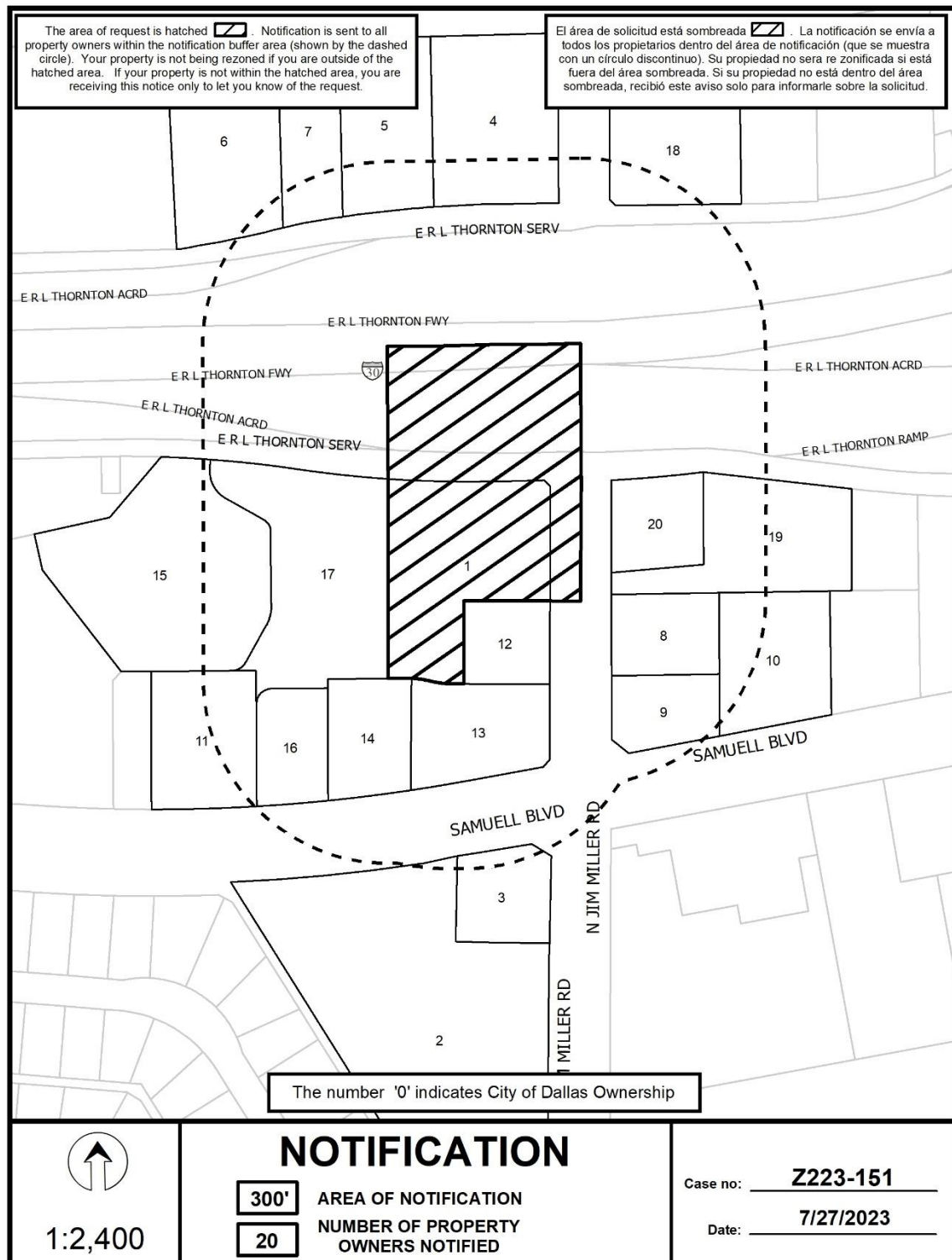
Market Value Analysis A B C D E F G H I NA



1:6,000

Market Value Analysis

Printed Date: 7/27/2023



07/27/2023

Notification List of Property Owners***Z223-151******20 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8130 E R L THORNTON FWY	RACETRAC PETROLEUM INC
2	5409 N JIM MILLER RD	JIM MILLER SHOPPING CENTER LP
3	5475 N JIM MILLER RD	HFHS ISSA ESTATE LLC
4	8121 E R L THORNTON FWY	Taxpayer at
5	8117 E R L THORNTON FWY	MCDONALDS REAL ESTATE CO
6	8105 E R L THORNTON FWY	WILBANKS FRANCES YVONNE
7	8111 E R L THORNTON FWY	WAFFLE HOUSE INC
8	5514 N JIM MILLER RD	INTERSTATE VENTURES LLC
9	5510 N JIM MILLER RD	DAY MARIE L
10	6885 SAMUELL BLVD	QSR 30 BUILDING LLC
11	5757 SAMUELL BLVD	OREILY AUTO ENTERPRISES LLC
12	5575 N JIM MILLER RD	SIDERIS BASIL K ET AL
13	5555 N JIM MILLER RD	SIDERIS BASIL K ET AL
14	5877 SAMUELL BLVD	KENTUCKY FRIED CHICKEN
15	8108 E R L THORNTON FWY	JIM MILLER HOSPITALITY LP
16	5859 SAMUELL BLVD	SAMUELLLIANG LLC
17	8120 E R L THORNTON FWY	QSR 30 BUILDING III LLC
18	8201 E R L THORNTON FWY	SEJ ASST MGMT & INVESTMENT COMPANY
19	8228 E R L THORNTON FWY	CANSPAN LLC
20	8200 E R L THORNTON FWY	DALLASPER LLC



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2094

Item #: 12.

AGENDA DATE: August 17, 2023

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Planned Development District No. 994 on property bounded by Lancaster Road, Ann Arbor Avenue, Denley Drive, and Paducah Avenue.

Staff Recommendation: **Approval**, subject to an amended development plan, an amended landscape plan, and amended conditions.

Applicant: Dallas Independent School District

Representative: Karl Crawley, Masterplan

Planner: Donna Moorman

Council District: 4

Z223-293(DM)

FILE NUMBER: Z223-293(DM) **DATE FILED:** July 7, 2023

LOCATION: Property bound by South Lancaster Road, Ann Arbor Avenue, South Denley Drive, and Paducah Avenue

COUNCIL DISTRICT: 4

SIZE OF REQUEST: approx. 7.6 acres **CENSUS TRACT:** 48113005700

REPRESENTATIVE: Karl Crawley, Masterplan

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application for an amendment to Planned Development District No. 994.

SUMMARY: The purpose of the request is to allow for an addition to an existing public school. [H. I. Holland Elementary School]

STAFF RECOMMENDATION: Approval, subject to an amended development plan, an amended landscape plan, and amended conditions.

PLANNED DEVELOPMENT DISTRICT No. 994

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20994.pdf>

PD No. 994 Exhibits

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/994A.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/994B.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/994C.pdf>

BACKGROUND INFORMATION:

- On August 23, 2017, City Council approved an ordinance changing the zoning classification of the area of request from an R-7.5(A) Single Family District and a CR Community Retail District to Planned Development District (PD) No. 994.
- PD No. 994 allows R-7.5(A) uses, except that a public school other than an open-enrollment charter school is allowed by right. The existing public school [H.I. Holland Elementary School] was in operation on the property at the time the PD was established and remains in operation currently.
- On May 12, 2021, City Council approved an ordinance:
 - increasing the maximum floor area allowed for a public school other than an open-enrollment charter school,
 - adding a landscape plan for a public school other than an open-enrollment charter school,
 - amending the development plan for a public school other than an open-enrollment charter school, to reflect the addition of a kitchen, an administration and secure vestibule entry, and an additional 10,000 square feet area footprint for future expansion, and
 - revising the Traffic Management Plan (Exhibit 994B).
- On August 2, 2023, a minor amendment to the Development Plan and Landscape Plan was approved by Director Procedure. The minor amendment allowed for the reconfiguration of the “future expansion area” footprint now labeled “Classroom Addition”.
- The current request seeks to correct an error from the previous zoning amendment (approved May 12, 2021) in which the approved Development Plan conflicts with the text of the article. The approved Development Plan reflected the proposed administration and secure vestibule entry addition located within the front yard on Paducah Avenue, existing parking in the front yard along Ann Arbor Avenue, and an existing vehicular sliding gate in the visibility triangle.
- The proposed amendments to conditions provide for a 20-foot front yard setback along Paducah Avenue (current front yard is 25 feet), allow parking in two of the four front yards (Paducah Avenue and Ann Arbor Avenue), and allow existing fences and sliding vehicular gates within the visibility triangles to remain.
- The proposed development plan reflects:
 - the required front yard setbacks (25 feet) along Lancaster Road, Ann Arbor Avenue, and Denley Drive,
 - the proposed front yard setback (20 feet) along Paducah Avenue,
 - reconfiguration and expansion of the footprint of the future expansion area labeled “Classroom Addition” to replace the square footage being lost with the deletion of the existing portable classrooms,

- addition of an administration area and secure vestibule entry,
- data table amended to reflect existing square footage (including portable classrooms), square footage of buildings being demolished, and additional square footage for a total of 65,503 square feet (a reduction from 79,189 square feet),
- number of classrooms: 27 (reduced from 31),
- parking spaces required: 41 (reduced from 47)
- parking spaces provided: 50 (reduced from 53)

Zoning History:

There has been one zoning case in the area in the last five years.

1. **Z201-118** On May 12, 2021, City Council approved an ordinance for an amendment to Planned Development District No. 994 for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school in an area bound by Paducah Avenue to the north, S Lancaster Road to the east, Ann Arbor Avenue to the south, and S Denley Drive to the west.
2. **Z223-165** On July 6, 2023, City Plan Commission recommended approval of an of an MU-1 Mixed Use District on property zoned a CR Community Retail District, on the south line of Fordham Road, west of South Lancaster Road. Case is scheduled for August 23, 2023 City Council agenda.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/ Proposed ROW
Lancaster Road	Principal Arterial	80'
Ann Arbor Avenue	Community Collector	60'
Denley Drive	Local Street	-
Paducah Avenue	Local Street	-

Traffic:

A traffic study was submitted, as required by the ordinance, evaluating the sufficiency of the traffic management plan (TMP). The study confirmed the existing TMP (Exhibit 994B) was sufficient. The Transportation Development Services Division of the Transportation Department reviewed the study and concurred with the findings, therefore there is no change proposed to the TMP.

COMPREHENSIVE PLAN:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

Surrounding Land Use:

Area	Zoning	Land Use
Site	PD No. 994	Public School
North	R-7.5(A) Single Family & CR Community Retail	Single Family, Church, and Retail and Personal Service
East	CR Community Retail	Auto Service Center, Furniture Store, Funeral Home
South	R-7.5(A) Single Family & CR Community Retail w/ SUP 173	Church, Undeveloped, Retail, Vacant, and Veteran's Hospital
West	R-7.5(A) Single Family & TH-3(A) Townhouse w/ SUP No. 930	Single Family, Child Care Center, Church

Land Use Compatibility

The surrounding land uses consist of single family, institutional, and retail & personal services to the north; auto service center, furniture store, funeral home to the east; a church, undeveloped land, a hospital, and retail to the south; a child-care facility, church and single family uses to the west.

The existing school has been serving the community for multiple decades and remains compatible with surrounding residential, institutional, and retail uses.

The site is developed with a public school other than an open-enrollment charter school [H. I. Holland Elementary] containing a total floor area of approximately 60,700 square feet which includes portable classrooms. The additions include a classroom addition to provide specialty instruction areas and classrooms to replace the existing portable classrooms, an administration addition with a secure vestibule entry, and a kitchen.

There are no changes proposed with this request. The current request seeks to correct an error from the previous zoning amendment (approved May 12, 2021) in which the approved Development Plan conflicts with the text of the article. The approved Development Plan reflected the proposed administration and secure vestibule entry addition located within the front yard on Paducah Avenue, existing parking in the front yard along Ann Arbor Avenue, and an existing vehicular sliding gate in the visibility triangle.

Development Standards:

For a public school other than an open-enrollment charter school, development and use of the Property must comply with the development plan (Exhibit 994A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

Except as provided in Sec. 51P-638.107, the yard, lot, and space regulations for the R-7.5(A) Single Family District shown in the table below apply on the Property.

	Setbacks		Height ¹	Lot Coverage ²	Density/FAR
	Front	Side/Rear			
General standards for a public-school use in reference R-7.5(A) Single Family District	25' min	10' / 15' min	Any height consistent with FAA airspace limitations and the building code	60% max for institutional uses such as schools	No max FAR No min lot area for a public school

¹Institutional uses (such as schools) may be built to any height consistent with FAA airspace limitations, residential proximity slope (RPS), and the building code. Note, however, that RPS is not generally applicable to lots in R(A), D(A), and TH(A) Districts.

²Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

For a public school other than an open-enrollment charter school, the following modified development standards are specified in the PD 994 ordinance. Except as noted below, R-7.5(A) standards apply.

- Maximum floor area is 79,189 square feet, and
- Maximum structure height is 40 feet,
- Front yard setback on Paducah Avenue is 20 feet.

Parking:

PD 994 refers to Division 51A-4.200 for off-street parking space requirements.

Landscaping

The applicant has provided an amended landscape plan taking into account the corrections to the development plan. Per the PD conditions, landscaping must be provided as shown on the landscape plan. There are no changes proposed with this request.

The city arborist reviewed the proposed amended landscape plan and has no objections.

Market Value Analysis

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

Dallas ISD Trustees and Administration

Dallas ISD Board of Trustees:

District 1 **Edwin Flores**
District 2 **Sarah Weinberg** – Board Secretary
District 3 **Dan Micciche** – First Vice President
District 4 **Camile White**
District 5 **Maxie Johnson** – Second Vice President
District 6 **Joyce Foreman**
District 7 **Ben Mackey**
District 8 **Joe Carreon**
District 9 **Justin Henry** – President

Dallas ISD Administration:

Dr. Stephanie Elizalde – Superintendent of Schools
Dr. Pamela Lear – Deputy Superintendent of Staff and Racial Equity
Dwayne Thompson – Deputy Superintendent Business Services
Brent Alfred, AIA – Deputy Chief Construction Services Officer
Robert Abel – Chief of Human Capital Management
Dr. Tamika Alford-Stephens – Chief Financial Officer
Libby Daniels – Chief of Communication
Tiffany Huitt – Chief of Schools Officer
Sean Brinkman – Chief Technology Officer
Dr. Brian C. Lusk – Chief Strategic Officer
Dr. Shannon Trejo – Chief Academic Officer
David Bates – Chief Operations Officer
Jon T Dahlander – Chief Partnerships and Intergovernmental Relations Officer

PROPOSED AMENDED CONDITIONS

ARTICLE 994.

PD 994.

SEC. 51P-994.101. LEGISLATIVE HISTORY.

PD 994 was established by Ordinance No. 30604, passed by the Dallas City Council on August 23, 2017. (Ord. 30604)

SEC. 51P-994.102. PROPERTY LOCATION AND SIZE.

PD 994 is established on property generally located in an area bounded by Paducah Avenue to the north, Lancaster Road to the east, Ann Arbor Avenue to the south, and Denley Drive to the west. The size of PD 994 is approximately 7.758 acres. (Ord. 30604)

SEC. 51P-994.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(c) This district is considered to be a residential zoning district. (Ord. 30604)

SEC. 51P-994.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 994A: development plan.
- (2) Exhibit 994B: traffic management plan. (Ord. 30604)
- (3) Exhibit 994C: landscape plan. (Ord. Nos. 30604; 31861)

SEC. 51P-994.105. DEVELOPMENT PLAN.

(a) For a public school other than an open-enrollment charter school, development and use of the Property must comply with the development plan (Exhibit 994A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 30604)

SEC. 51P-994.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district, etc.

(b) The following use is permitted by right:

-- Public school other than an open-enrollment charter school. (Ord. 30604)

SEC. 51P-994.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 30604)

SEC. 51P-994.108. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) Floor area. For a public school other than an open-enrollment charter school, maximum floor area is 79,189 square feet.

(c) Height. For a public school other than an open-enrollment charter school, maximum structure height is 40 feet. (Ord. 30604, 31861)

(d) Setbacks. For a public school other than an open enrollment charter school the setbacks are as follow:

(1) Front yard:

(A) Paducah Avenue: 20 feet

(B) Lancaster Avenue: 25 feet

(C) Ann Arbor Drive: 25 feet

(D) Denley Drive: 25 feet

SEC. 51P-994.109. OFF-STREET PARKING AND LOADING.

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

(b) For a public school other than an open-enrollment charter school, parking may be located in the required front yard along Paducah Avenue and Ann Arbor Avenue.

(c) Screening is required for parking spaces located within the required front yard along Paducah Avenue. No other screening of parking lots or loading areas is required. (Ord. 30604)

SEC. 51P-994.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 30604)

SEC. 51P-994.111. LANDSCAPING.

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

(b) For a public school other than an open-enrollment charter school, landscaping must be provided as shown on the landscape plan (Exhibit 994C). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(c) Urban forest conservation is required in accordance with Division 51A-10.130.

(d) Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 30604; 31861)

SEC. 51P-994.112. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit 994B).

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by September 1, 2023. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by September 1st of each odd-numbered year.

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

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

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

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

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

(c) Amendment process.

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

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion. (Ord. Nos. 30604; 31861)

SEC. 51P-994.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 30604)

SEC. 51P-994.114. ADDITIONAL PROVISIONS.

(a) Sidewalks. For a public school other than open-enrollment charter school, sidewalks must be constructed of a material that differs in color from that of vehicular ingress and egress driveways at each intersection of driveways and sidewalks.

(b) Fencing for a public school other than an open-enrollment charter school.

(1) Fences up to six feet in height are allowed within the required front yard.

(2) Baseball backstops up to 10 feet in height are allowed within the required front yard.

(3) Existing fences and vehicular security gates shown on Exhibit 994A are allowed within the visibility triangle.

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

(d) Compliance. Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 30604)

SEC. 51P-994.115. COMPLIANCE WITH CONDITIONS.

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

The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 30604)

Proposed Amended Development Plan

4203 S. LANCASTER ROAD, DALLAS, TX 75216

DEVELOPMENT
PLAN

A101



PROJECT VICINITY MAP

[illegible]

EXISTING AREA	
EXISTING SECOND FLOOR	6,485 SF
EXISTING FIRST FLOOR	32,873 SF
EXISTING SECOND FLOOR	10,453 SF
EXISTING PORTABLES	6,145 SF
FIRST FLOOR DEMOLITION	-4,132 SF
PORTABLE DEMOLITION	-1,125 SF
ADDITION GROUND FLOOR	2,909 SF
ADDITION FIRST FLOOR	13,796 SF
TOTAL	58,853 SF

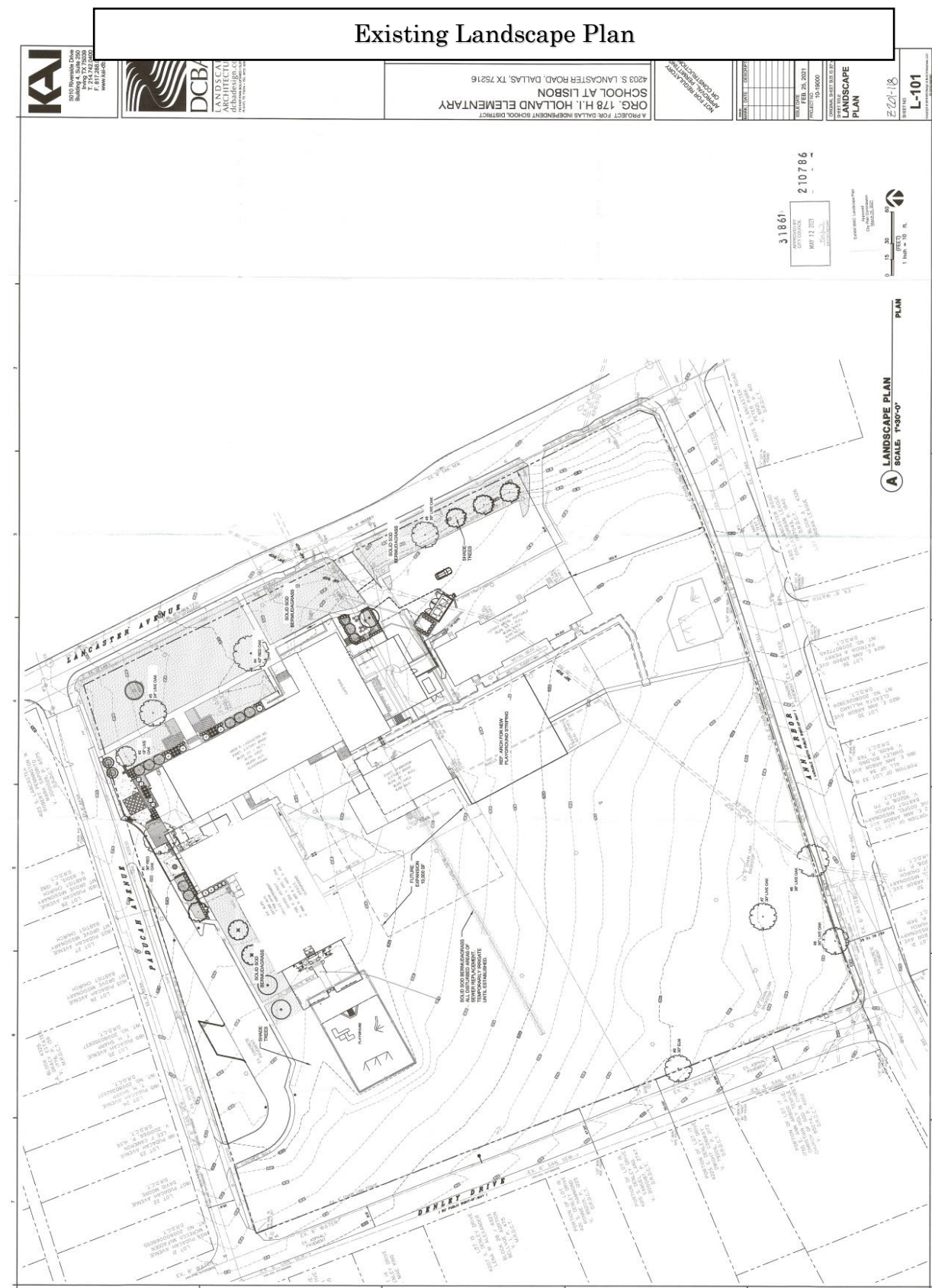
CLASSROOMS	
CLASSROOMS	27

PARKING	
5 SPACES / CLASSROOM	
PARKING REQUIRED: 41	
PARKING PROVIDED: 50	
ADDITIONAL REQUIRED: 21 VANS	
ADDITIONAL REQUIRED: 13 VANS	

LIGHT POLE (TYPE) -







Existing Traffic Management Plan - Exhibit 994B
NO CHANGES

31861

Exhibit 994B: Traffic Management Plan

Approved
City Plan Commission
March 25, 2021

Pacheco Koch
September 17, 2020
PK# 4552-20.090

TRAFFIC MANAGEMENT PLAN

Z20-118



A handwritten signature in black ink, appearing to read "Hunter W. Lemley".

DISD H.I. HOLLAND ELEMENTARY SCHOOL
CITY OF DALLAS

Introduction

The services of **Pacheco Koch** (PK) were retained by Masterplan, on behalf of **Dallas Independent School District**, to prepare a Traffic Management Plan (TMP) for zoning approval in the City of Dallas for the H.I. Holland Elementary School (the "School") located in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

School Description

- Type: Existing Public Elementary School
- District: Dallas Independent School District
- Address: 4203 S Lancaster Road, Dallas, Texas
- Grades: Pre-K to 5th
- Start/End Times: 7:45 AM – 3:00 PM
- Existing Zoning: PD 994
- Existing Enrollment: 352 Students
- Future Enrollment: No change
- Drop-off Loading System: Conventional Loading System

NOTE: A "conventional loading system" at schools refers to the self-regulated method of passenger loading. Designated loading areas are not established. Upon arrival motorists choose a preferred location, typically in close proximity to the building entry, to stand (such as a curbside) or park (such as in a parking lot) while waiting for their passenger. Once passengers are loaded, vehicles may exit accordingly. Vehicle arrivals and departures are not sequential and dwell times are variable.

School Access

- Adjacent Streets:
 - Paducah Avenue: Two lanes, two-way operation, undivided
 - Denley Drive: Two lanes, two-way operation, undivided
 - S Lancaster Road: Four lanes, two-way operation, median divided principal arterial [School Zone]
 - Ann Arbor Avenue: Four lanes, two-way operation, undivided principal arterial [School Zone]
- Projected Travel Modes:
 - Bus: 5%
 - Walk: 5%
 - Picked Up by Parent: 90%

*Enrollment and Travel Mode Data provided by DISD

TRAFFIC MANAGEMENT PLAN

A summary of existing operations is provided below:

- Parent traffic is to enter the area traveling westbound on Ann Arbor Avenue, turn onto Denley Drive traveling northbound, and then turn on to Paducah Avenue traveling eastbound. Parent traffic is to queue along the provided queuing area on-site on Paducah Avenue and queue back along the eastbound curbside of Paducah Avenue adjacent to the school property, the northbound curbside of Denley Avenue adjacent to the school property, and the westbound curbside of Ann Arbor Avenue, adjacent to the school property.

Students shall exit the school building from the northern side of the building to approach the designated queueing area for pick-up.

Parent pick-up activity currently occurs throughout provided queuing areas within the site along Paducah Avenue (All Grades). Dismissal consists of a single dismissal group.

- School buses load and unload students along the provided bus queuing area on the eastbound curbside of Paducah Avenue at the northeast corner of the subject site.
- Staff and visitor parking are provided in two areas surrounding the site. The parking lot north of the school building along Paducah Avenue will contain

pick-up and drop-off activity. The parking lot east of the school building restricts any parent pick-up or drop-off activity.

- Staff assistance shall be present for all queuing areas to allow students to enter and exit the school building in a safe and efficient manner.

A graphical summary of proposed conditions is provided below and depicted in Exhibit 1:

Acknowledgement Statement

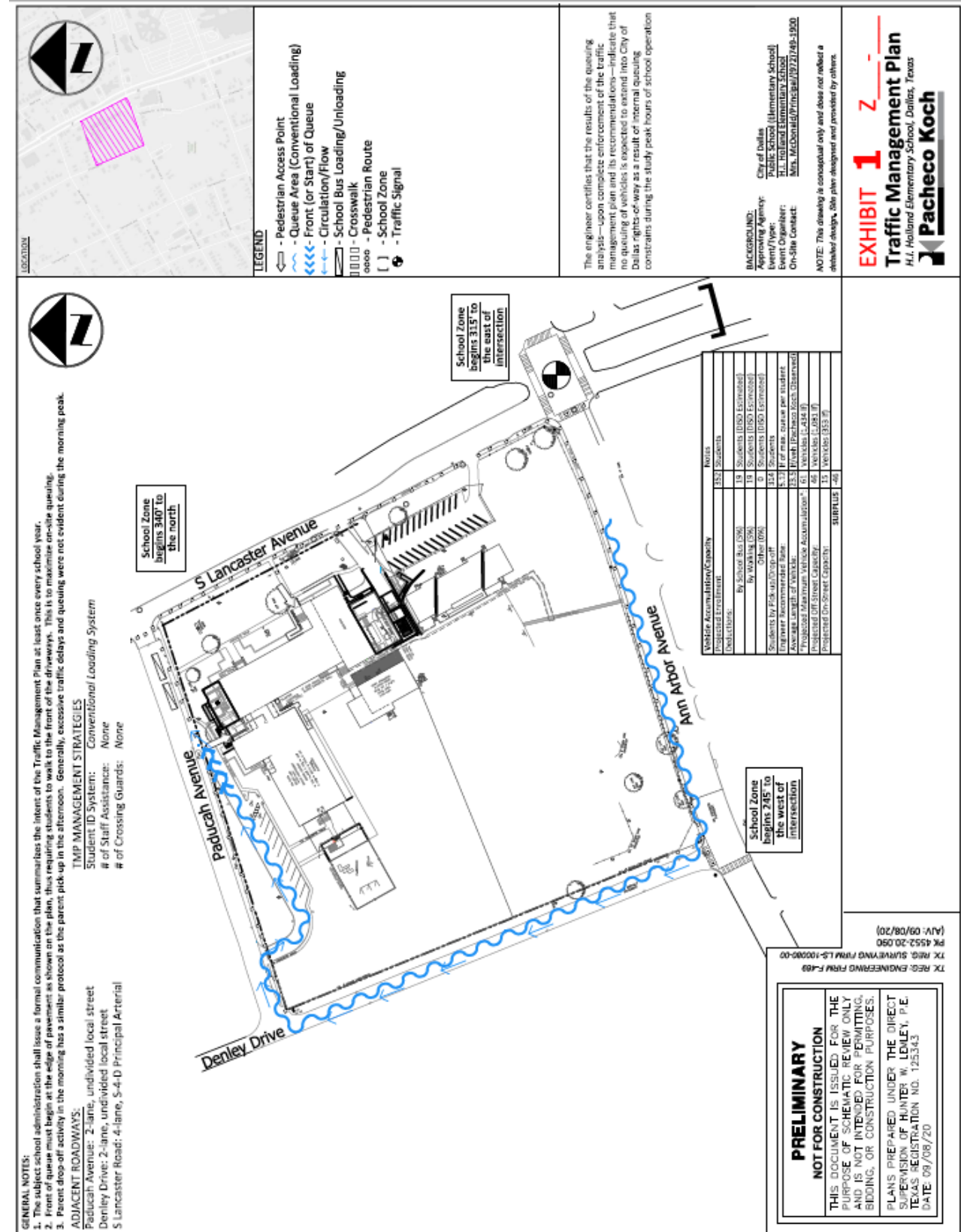
REVIEW AND COMMITMENT

This school traffic management plan (TMP) for H.J. Holland Elementary School was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. This plan was developed with direct input from individuals familiar with the general characteristics of the traffic needs of the school. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals.

By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more appropriate.

_____	_____
Principal Signature	Date
Name: _____	
Title: _____	
_____	_____
Police Department Signature	Date
Name: _____	
Title: _____	

END OF MEMO



Traffic Study

September 7, 2022

PK# 4552-22.559

TRAFFIC MANAGEMENT PLAN

Z -



DALLAS INDEPENDENT SCHOOL DISTRICT (DISD)
CITY OF DALLAS

Introduction

The services of **Pacheco Koch** (PK) were retained by **Masterplan** on behalf of **Dallas Independent School District (DISD)** to prepare a Traffic Management Plan (TMP), as requested by the City of Dallas, for the existing H.I. Holland Elementary School described below. The school has an existing enrollment of approximately 400 students and is anticipated to remain after improvements are complete.

As described in Appendix A6 of the City of Dallas *Street Design Manual*, a school Traffic Management Plan is a "site-specific plan providing guidelines to coordinate traffic circulation during school peak hours. TMPs should promote strategies to manage all modes of transportation and maintain student safety paramount at all times. An effective plan requires continual planning, renewed understanding and coordinated efforts by city staff, school administration and staff, neighbors, parents, and students.

This TMP was prepared by registered engineers at Pacheco Koch who are experienced in transportation and traffic engineering (the "Engineer"). Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides professional engineering and related services.

The engineer performed most recent on-site dismissal field observations on Tuesday, September 6th, 2022, and Wednesday, September 7th, 2022, during morning and afternoon periods that validates all information in this report.

1. TMP EXHIBIT

(See attached Exhibit 1 - Traffic Management Plan)



7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031 www.pkce.com
TX.REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00

September 7, 2022

2. SCHOOL LOCATION AND DESCRIPTION

- **School site location:** 4203 S Lancaster Road, Dallas, Texas
- **Description of adjacent roadways:**
 - Adjacent Streets:
 - S Lancaster Road:
 - Cross-section: Four lanes, two-way operation, median divided. [DART rail line passes through the median of the road. Paducah Avenue and the driveway on S Lancaster Road do not have full median access.
 - Sidewalk connectivity evident along frontage of school. [School Zone]
 - Speed Limit: 35 mph [School Zone of 20 mph]
 - Ann Arbor Avenue:
 - Cross-section: Four lanes, two-way operation, no median.
 - Sidewalk connectivity evident along frontage of school. [School Zone]
 - Speed Limit: 30 mph [School Zone of 20 mph]
 - Paducah Avenue:
 - Cross-section: Two lanes, two-way operation [eastbound one-way operational during school hours], no median.
 - Sidewalk connectivity evident along frontage of school.
 - Speed Limit: 30 mph
 - S Denley Drive:
 - Cross-section: Two lanes, two-way operation, no median.
 - No sidewalk connectivity evident along frontage of school.
 - Speed Limit: 30 mph

September 7, 2022

- o **Adjacent Intersections:**

- S Lancaster Road and Paducah Avenue – No marked crosswalks on any approaches, and barrier free ramps provided on northwest and southwest corners.
- S Lancaster Road and Ann Arbor Avenue – Marked crosswalks on all approaches, and barrier free ramps provided on all corners. (NOTE: DART rail line crossing through the intersection)
- S Denley Drive and Ann Arbor Avenue – Marked crosswalks on north leg and west leg, and barrier free ramps provided on northwest and northeast corners.
- S Denley Drive and Paducah Avenue – No marked crosswalks on any approach, and barrier free ramp provided on southeast corners.

NOTE: It is generally recommended that all applicable crosswalks/barrier free ramps/sidewalks comply with current ADA accessibility requirements. Pacheco Koch is not certified to provide a full ADA compliance inspection, which is performed by licensed inspectors during the design and permitting process. All pavement markings, traffic signs, school zones, and pedestrian infrastructure improvements are recommended to be upgraded at permitting as applicable and meet current city and TMUTCD standards.

3. INGRESS/EGRESS POINTS OF ACCESS

- **Vehicular Ingress/Egress Points:**

- o Paducah Avenue: Two Driveways (Existing and Proposed)
- o S Lancaster Drive: Two Driveways (Existing and Proposed)
- o Ann Arbor Avenue: One Driveway (Existing and Proposed)

- **Student (Building) Ingress/Egress Points:**

- o Main student pedestrian access is located at the main entrance on the north side of the school building. Secondary access for bus loading/unloading is located on the east side of the building.

September 7, 2022

4. QUEUING SUMMARY TABLE

The following table presents the projected queuing vehicle accumulation for the subject campus. The calculations for vehicle accumulation and parking are based upon estimated ratios – estimated linear feet of queue per student – along with the assumptions provided by DISD for this campus have been validated by on-site dismissal observations conducted on Tuesday, September 6th, 2022, and Wednesday, September 7th, 2022. All information provided in the table below is strictly for the afternoon student pick-up release period.

See Section 12(b) for specific information on the methodology and calculations used in the table below. Specific separation of modes of transportation was provided by DISD and is provided in Section 6.

Table 1. Queuing Summary Table

Dismissal Period (Loading Zone)	Grades	Start/ End Times*	Total Enrollment	Maximum Vehicle Accumulation	(On-Site) Storage Capacity (veh)	Surplus/ Deficit (veh)
			Existing	Existing and Proposed		
1	Pre-K – 5 th	7:45 AM – 3:00 PM	400	78	17	-61

*All times are subject to change

5. CIRCULATION

This section provides on-site traffic circulation, including any temporary traffic control devices.

- Description of Existing Conditions and Proposed Conditions

On-Site Circulation:

Parent traffic is to enter the area traveling westbound on Ann Arbor Avenue, turn onto Denley Drive traveling northbound, and then turn on to Paducah Avenue traveling eastbound. Parent traffic is to queue along the provided queuing area on-site on Paducah Avenue and queue back along the eastbound curbside of Paducah Avenue adjacent to the school property, the northbound curbside of Denley Avenue adjacent to the school property, and the westbound curbside of Ann Arbor Avenue, adjacent to the school property.

Students shall exit the school building from the northern side of the building to approach the designated queueing area for pick-up.

School buses load and unload students along the provided bus queuing area on-site south of the building.

Staff and visitor parking are provided in two areas surrounding the site. The parking lot north of the school building along Paducah Avenue will contain

September 7, 2022

pick-up and drop-off activity. The parking lot south of the school building restricts any parent pick-up or drop-off activity.

Temporary traffic control devices:

- Temporary traffic control devices are not used for this TMP in order to facilitate drop-off/pick-up operations.

6. DROP-OFF/PICK-UP COORDINATION

This section provides proposed student drop-off/pick-up coordination information.

- **Passenger ID system:**

- Conventional Loading System

NOTE: A "conventional loading system" at schools refers to the self-regulated method of passenger loading. Designated loading areas are not established. Upon arrival motorists choose a preferred location, typically in close proximity to the building entry, to stand (such as a curbside) or park (such as in a parking lot) while waiting for their passenger. Once passengers are loaded, vehicles may exit accordingly. Vehicle arrivals and departures are not sequential and dwell times are variable.

- **Separation of modes of transportation:**

- Bus: 5%
 - Walk: 5%
 - Picked Up by Parent: 90%

NOTE: Information provided by DISD and validated with field observations

- **Staggered times:**

- 7:45 AM – 3:00 PM (Pre-Kindergarten - 5th)

7. SCHOOL STAFF ASSISTANCE

- **Number:**
 - Observed: 2-5 Staff Members
 - Desired: 2-5 Staff Members
- **Location:**
 - Observed: Beginning of queue line and at bus locations
 - Desired: Beginning of queue line and at bus locations
- **Staff Requirements and expectations:**

September 7, 2022

- Staff assistance shall be present to allow students to enter and exit the school building in a safe and efficient manner.

8. ADULT SCHOOL CROSSING GUARDS AND/OR OFF-DUTY DEPUTIZED OFFICERS

- Number:
 - Observed: none
- Location:
 - Desired: none

September 7, 2022

9. SCHOOL ADMINISTRATION INPUT STATEMENT

The engineer collaborated with both the School District personnel and on-site staff/principal and Student Transportation Services as needed, before and during the process of creation of the Traffic Management Plan.

The site engineer, the architect and the traffic engineer have collaborated the traffic patterns of parent routes, bus routes, and recommendations of the TMP with the on-site and District personnel. The onsite and District personnel have completed a thorough review and any changes that have been discussed have been applied to this version of the plan.

REVIEW AND COMMITMENT

This school traffic management plan (TMP) for DISD H.I. Holland Elementary School was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. This plan was developed with direct input from individuals familiar with the general characteristics of the traffic needs of the school. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals.

By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more appropriate.

_____	_____
Principal Signature	Date
Name: _____	
Title: _____	
_____	_____
Police Department Signature	Date
Name: _____	
Title: _____	

10. ENGINEER SEAL

This report is signed, stamped, and dated by a licensed Professional Engineer in the State of Texas with specific expertise in transportation and traffic engineering.

*Traffic Management Plan
 DISD H.I. Holland Elementary School
 Page 7*

September 7, 2022

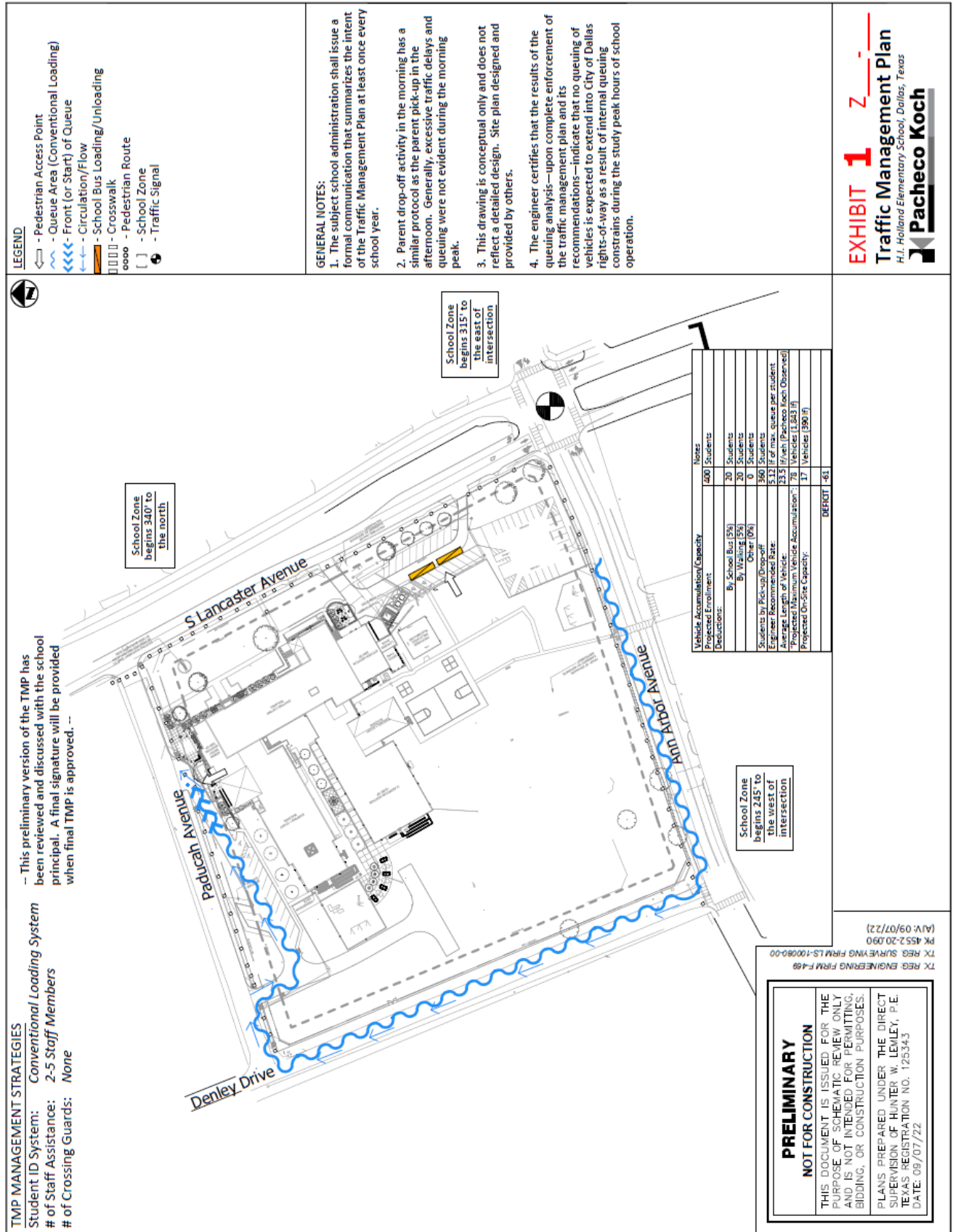
11. REPORT FORMAT

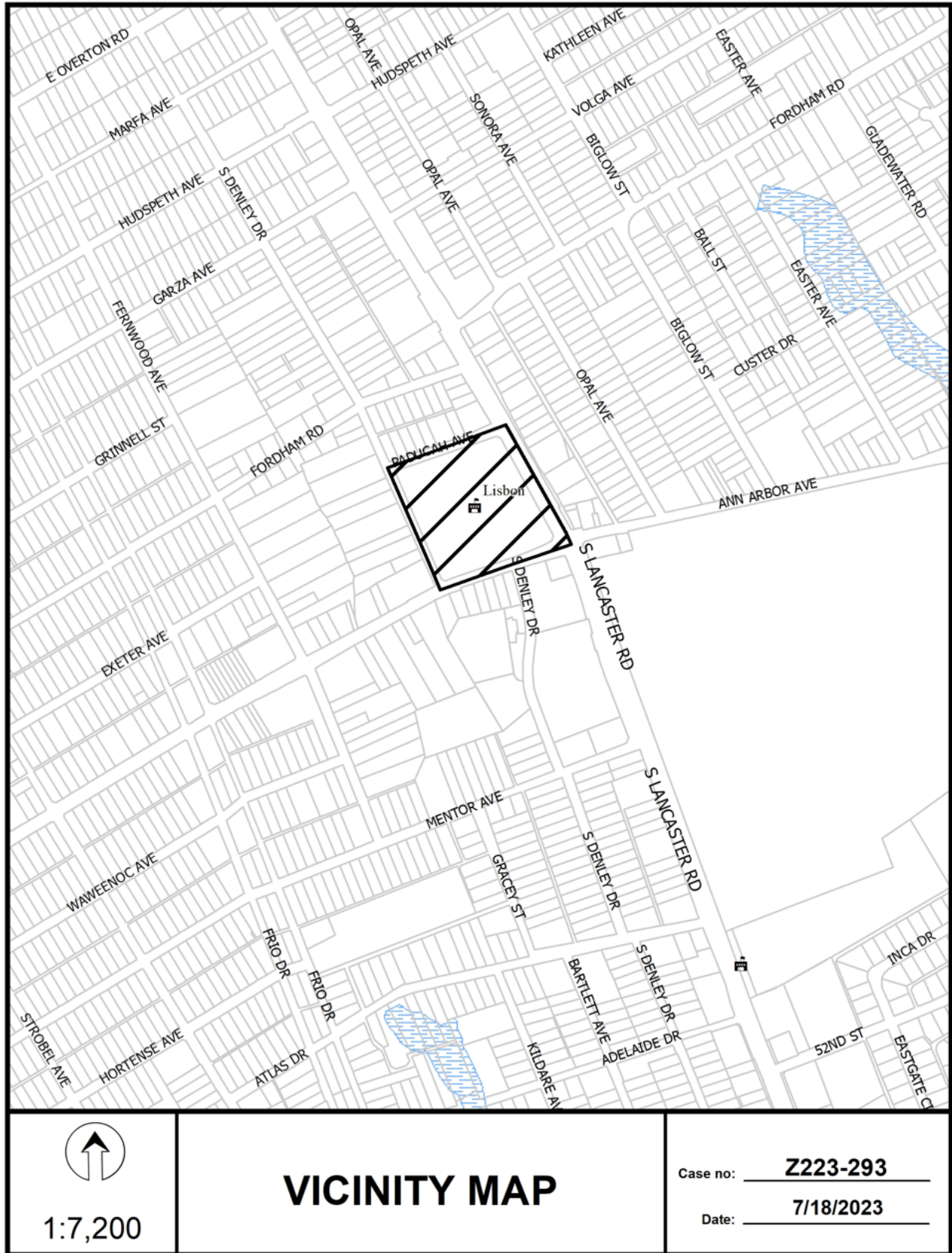
This report follows the City of Dallas Traffic Management Plan format as described in Appendix A6 of the City of Dallas Street Design Manual.

12. OTHER ITEMS WHERE APPLICABLE

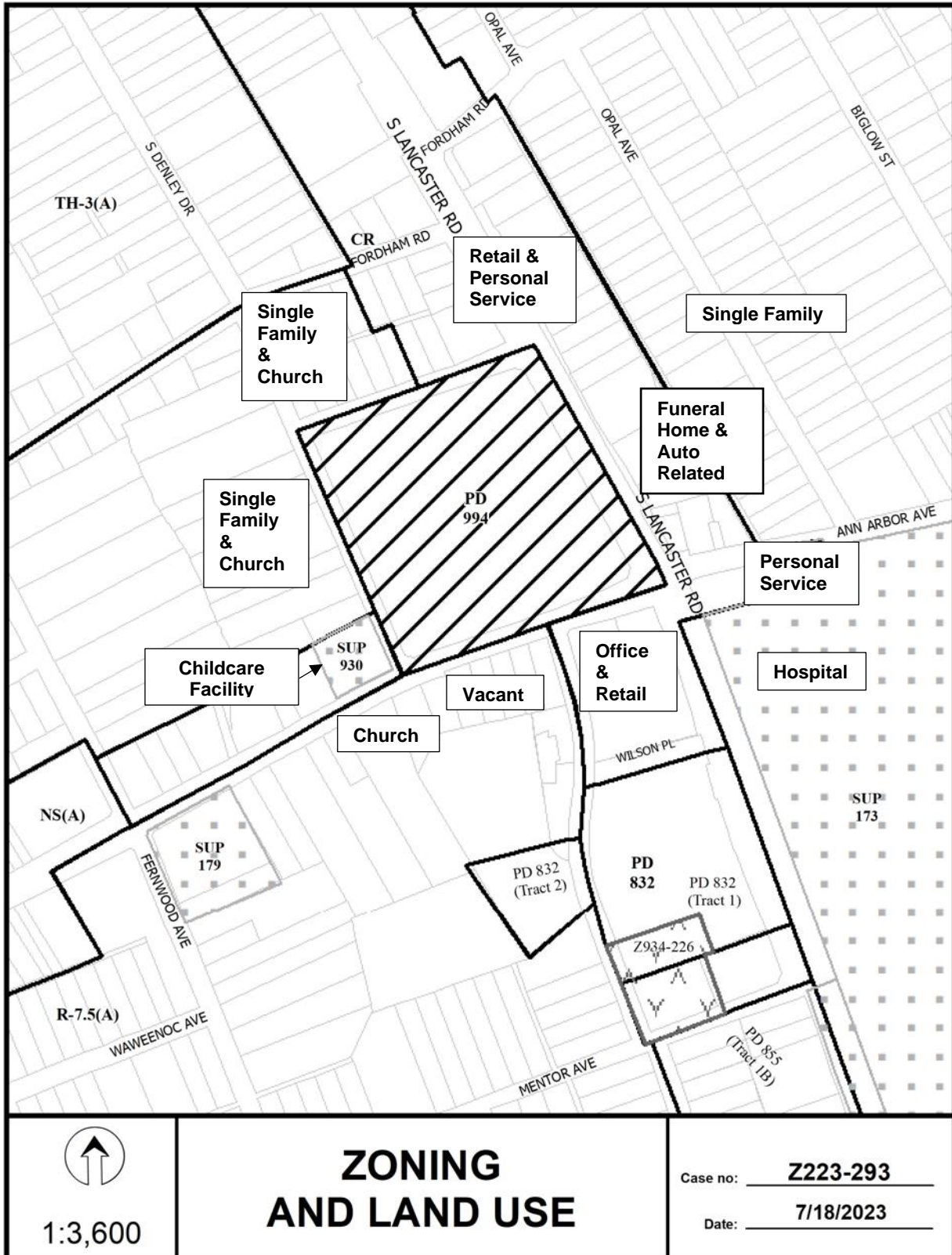
- a) School Bus Operations: (See Section 5)
- b) Methodology:
 - a. Engineer Recommended Rate: 5.12 linear feet per student
 - b. Average Length of Vehicle: 23.5 feet
 - c. Separation of modes of transportation:
 - i. Bus: 5%
 - ii. Walk: 5%
 - iii. Picked Up by Parent: 90%
- NOTE: Information provided by DISD> and validated with field observations
- d. Projected maximum vehicle accumulation: 78
- e. Projected on-site storage capacity: 17
- f. Surplus/Deficit: -61
- c) Proposed Pedestrian Routes: The pedestrian routes are based on the attendance zone map when finalized. The attendance zone was not provided at the time of this study however, the anticipated (and observed) pedestrian routes include the sidewalk paths along Paducah Avenue and S Lancaster Road.
- d) Proposed Parking Management Strategies:
 - a. On-street parking restrictions: Southbound curb lane of S Lancaster Road
 - b. Faculty Parking: north and south of the building
 - c. Visitor Parking: north of the building
- e) Recommendations (if applicable) for walking/biking: (See **Exhibit 1**)
- f) Other Recommendations: (See **Exhibit 1**)

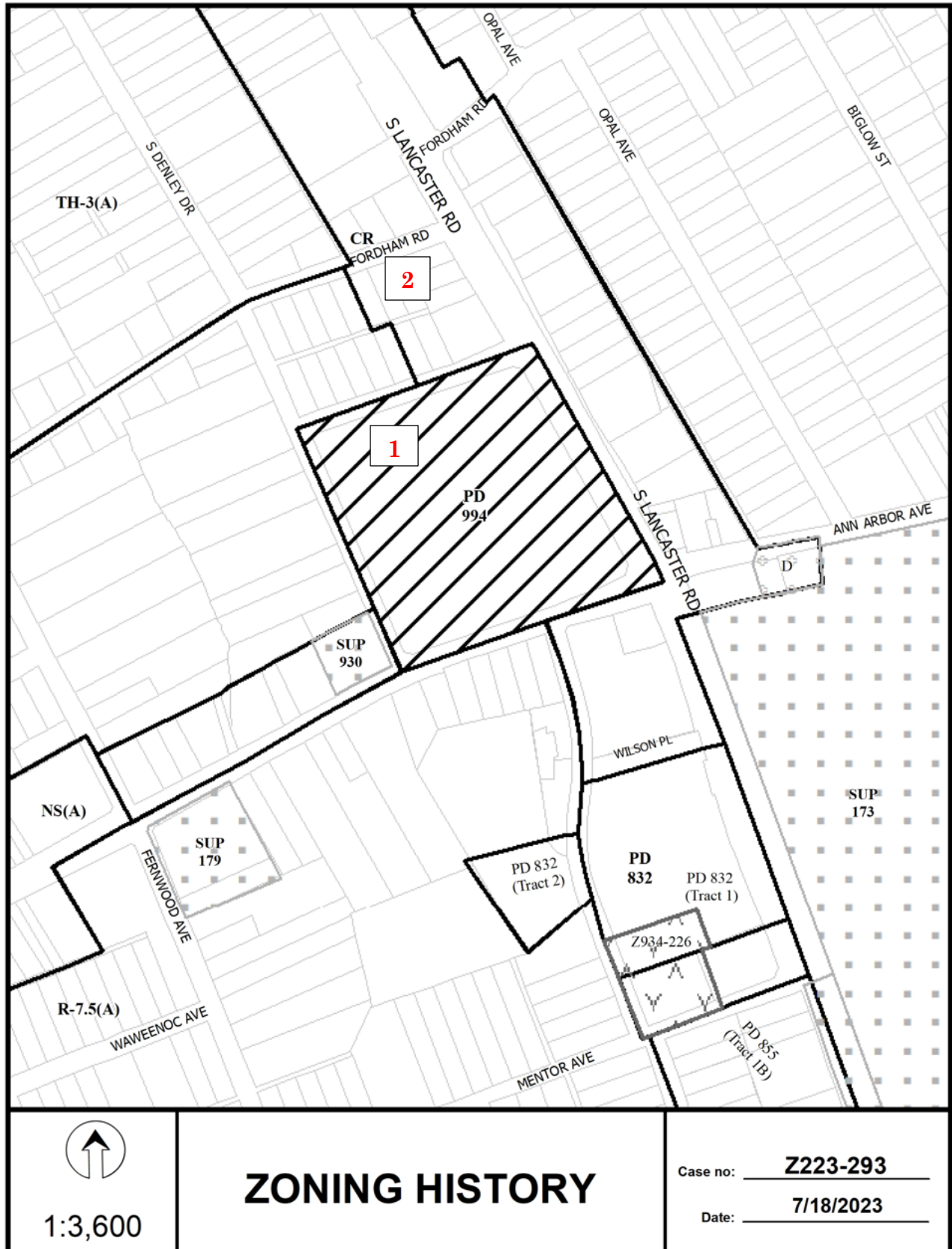
END OF MEMO

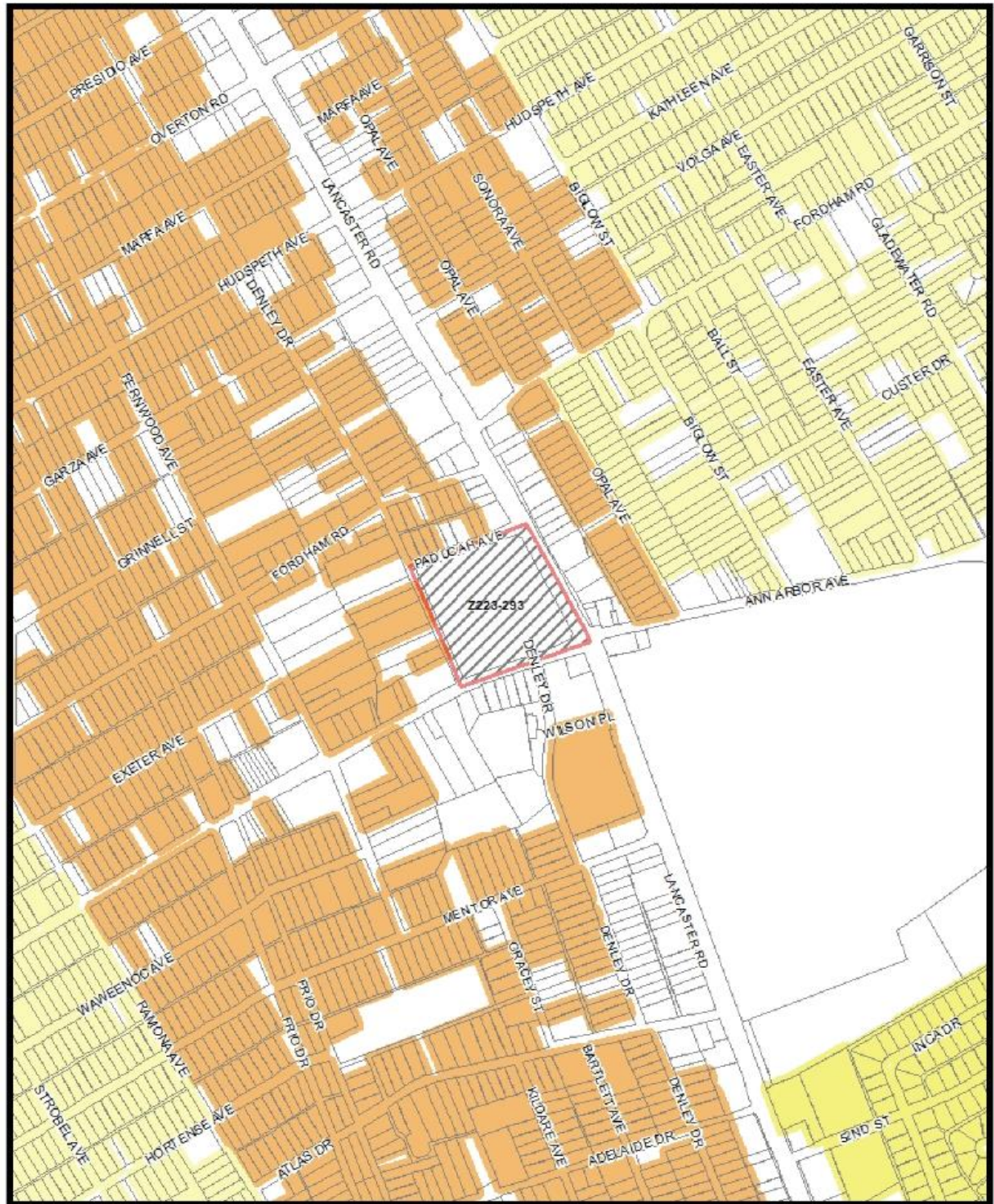












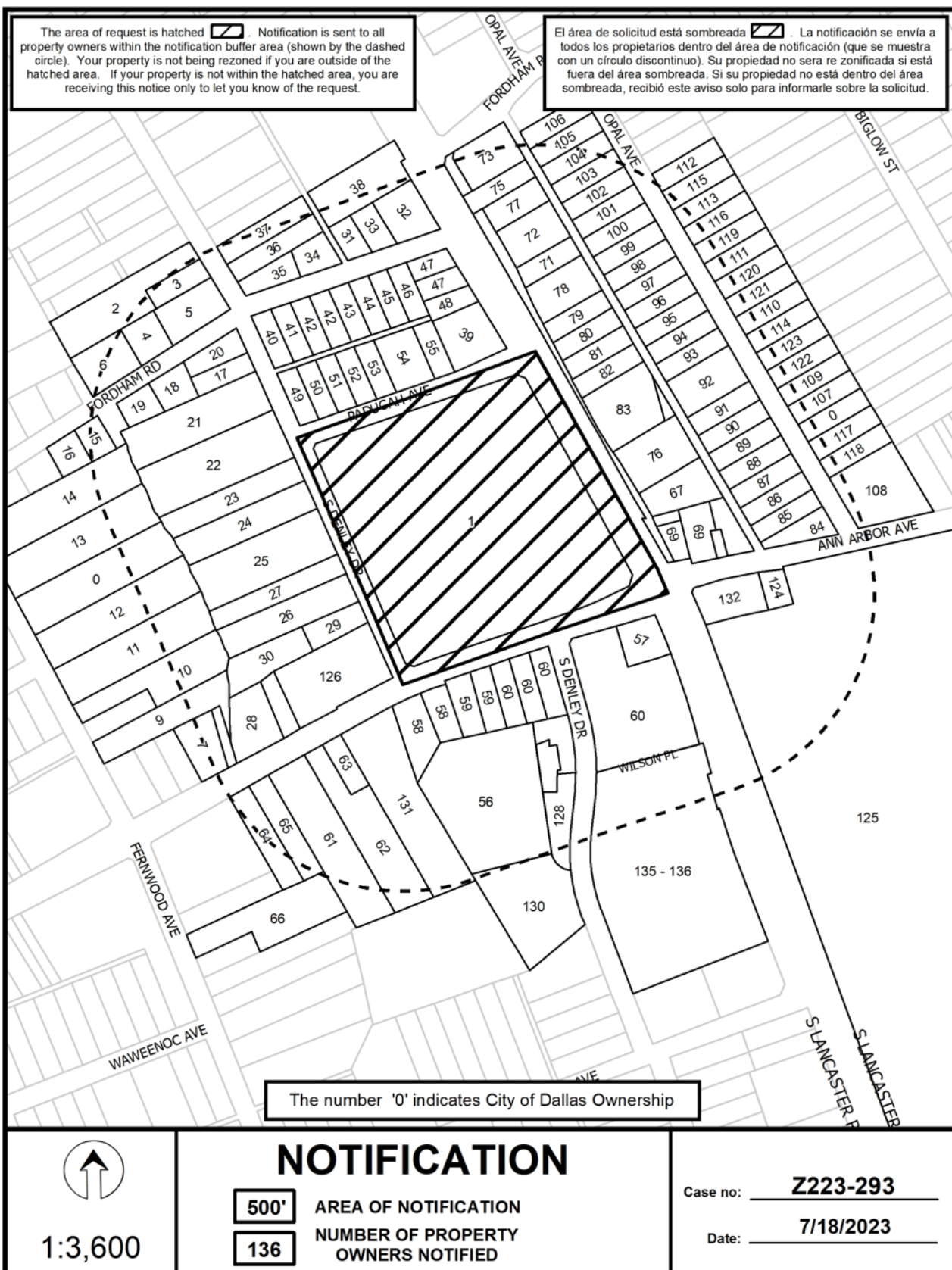
Market Value Analysis A B C D E F G H I NA



1:7,200

Market Value Analysis

Printed Date: 7/18/2023



07/18/2023

Notification List of Property Owners***Z223-293******136 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4203 S LANCASTER RD	Dallas ISD
2	4019 S DENLEY DR	ANTHONY BOYD IRA LLC
3	4021 S DENLEY DR	REBOLLAR HECTOR MANUEL N &
4	1747 FORDHAM RD	BETTS BETHEL L
5	4031 S DENLEY DR	JACKSON PATRICIA A
6	1739 FORDHAM RD	TORRES JOHNNY
7	1717 E ANN ARBOR AVE	ALBARRAN EFRAIN MONDRAGON &
8	1719 E ANN ARBOR AVE	HAWKINS DAVID R II
9	4214 FERNWOOD AVE	MARTINEZ JOSE LOPEZ
10	4210 FERNWOOD AVE	POWELL CHRISTINE
11	4202 FERNWOOD AVE	Taxpayer at
12	4130 FERNWOOD AVE	REMODELING BY JC
13	4114 FERNWOOD AVE	WHITLEY ALICE PARHAM
14	4120 FERNWOOD AVE	OAXACA PROPERTIES LLC
15	1726 FORDHAM RD	Taxpayer at
16	1722 FORDHAM RD	JACKSON MATTIE ESTATE OF
17	4107 S DENLEY DR	CRAWFORD CURTIS EST OF
18	1746 FORDHAM RD	BLADE JAMAAL LAROY & KAREN MCQUEEN
19	1738 FORDHAM RD	JIMENEZ TOMAS
20	4101 S DENLEY DR	JIMENEZ NATALIE &
21	4113 S DENLEY DR	OPENDOOR PROPERTY TRUST I
22	4119 S DENLEY DR	BRICKMAN HOMES & CONSTRUCTION LLC
23	4129 S DENLEY DR	FISHER OF MEN COMPELLING
24	4135 S DENLEY DR	GARCIA JULIAN &
25	4207 S DENLEY DR	ALEXANDER LENA M &
26	4215 S DENLEY DR	OAXACA PROPERTIES LLC

07/18/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4211 S DENLEY DR	VASQUEZ JUANA
28	1731 E ANN ARBOR AVE	KIBBY IVAN S
29	4223 S DENLEY DR	CONWAY DWIGHT
30	1733 E ANN ARBOR AVE	CUEVAS ELADIO JR
31	1823 FORDHAM RD	SAAHIR VENITA L
32	4033 S LANCASTER RD	ALROUSAN MOHAND W &
33	1827 FORDHAM RD	Taxpayer at
34	1815 FORDHAM RD	MCELROY HELEN
35	4030 S DENLEY DR	TURNER NORA L & HENREY
36	4022 S DENLEY DR	ORTIZ MARIA E VALVERDE
37	4020 S DENLEY DR	HAYNES LILY FAY
38	4023 S LANCASTER RD	UNITED WORLD WIDE APOSTOLIC CHURCHES
39	4123 S LANCASTER RD	PENNINGTON ROBERT &
40	1802 FORDHAM RD	PRESTON MICHELLE ROBB
41	1806 FORDHAM RD	LIFE LIGHT DELIVERANCE
42	1810 FORDHAM RD	LIFE LIGHT DELIVERANCE CH
43	1818 FORDHAM RD	ESTRADA FRANCISCO
44	1822 FORDHAM RD	YOUNG WANDA JEAN
45	1826 FORDHAM RD	Taxpayer at
46	1830 FORDHAM RD	PERSAUD SEWDAT
47	4103 S LANCASTER RD	MOODY KATHY & CLINTON
48	4111 S LANCASTER RD	MOODY CLINTON
49	1803 PADUCAH AVE	AGUILAR ELIZABETH
50	1807 PADUCAH AVE	MOORE LAVON
51	1811 PADUCAH AVE	HERNANDEZ HUGO
52	1815 PADUCAH AVE	SCOTT BRANDON C &
53	1819 PADUCAH AVE	PITTMAN ERICKA
54	1823 PADUCAH AVE	MT GROVE MISSIONARY BAPT
55	1831 PADUCAH AVE	MT GROVE MISSIONARY
56	4325 S DENLEY DR	LISBON CEMETERY
57	4303 S LANCASTER RD	REARDEN BYRD LLC

07/18/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1802 E ANN ARBOR AVE	TRUE GOSPEL MISSIONARY
59	1806 E ANN ARBOR AVE	TRUE GOSPEL MISSIONARY
60	1816 E ANN ARBOR AVE	4315 ESV LLC
61	1722 E ANN ARBOR AVE	Taxpayer at
62	1728 E ANN ARBOR AVE	Taxpayer at
63	1730 E ANN ARBOR AVE	TRUTEES OF GODS GOSPEL
64	1712 E ANN ARBOR AVE	CHORA CIRILO MORALES
65	1718 E ANN ARBOR AVE	MALDONALDO GILBERT &
66	4318 FERNWOOD AVE	HERNANDEZ RAMIRO &
67	4240 S LANCASTER RD	RLE PPTIES LLC
68	4242 S LANCASTER RD	RLE PPTIES LLC
69	4244 S LANCASTER RD	AL-BUSTAMIS LLC
70	1913 E ANN ARBOR AVE	JOHNSON LOIS
71	4130 S LANCASTER RD	MOODY CLINTON J ETAL
72	4122 S LANCASTER RD	JEM ENTERPRISES LLC
73	4102 S LANCASTER RD	BRIAN FAMKAR I LLC
74	1917 E ANN ARBOR AVE	SANCHEZ CARLOS
75	4110 S LANCASTER RD	DALLAS AREA RAPID TRANSIT
76	4228 S LANCASTER RD	Taxpayer at
77	4114 S LANCASTER RD	MITCHELL JAMES SR
78	4138 S LANCASTER RD	MOODY CLINTON J
79	4202 S LANCASTER RD	MOODY CLINTON JUNIOR
80	4206 S LANCASTER RD	MOODY CLINTON JR
81	4208 S LANCASTER RD	MOODY CLINTON JR &
82	4214 S LANCASTER RD	HARRAL LINDA
83	4220 S LANCASTER RD	KAMY REAL PPTY TRUST
84	4251 OPAL AVE	WILSON REDELL
85	4247 OPAL AVE	RIOS ESTELLA DELTORO
86	4243 OPAL AVE	ARIZPE SABINO LEIVA JR
87	4239 OPAL AVE	AVILA JOSE A
88	4235 OPAL AVE	WILLIAMS SYLVESTER

07/18/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4231 OPAL AVE	HUAPEO FRANCISCO & RAQUEL
90	4227 OPAL AVE	SMITH PATRICIA
91	4223 OPAL AVE	AMF CONNECTIONS INC
92	4215 OPAL AVE	TURNER THELMA
93	4211 OPAL AVE	TURNER AUBRA O
94	4207 OPAL AVE	BLACK ISLAND LLC
95	4203 OPAL AVE	IGLESIA MISION LA ROCA &
96	4151 OPAL AVE	MARTINEZ JOSE EMILIO
97	4147 OPAL AVE	TAULTON WESLEY ANNA
98	4143 OPAL AVE	SIGALA GUADALUPE
99	4139 OPAL AVE	ROCKWELL BETTY L EST OF
100	4135 OPAL AVE	RANSOM TONI
101	4131 OPAL AVE	LEARY CURTIS ETAL
102	4127 OPAL AVE	CONTRERAS STACEY YVONNE
103	4123 OPAL AVE	HERNANDEZ ANASTACIO &
104	4117 OPAL AVE	HERNANDEZ ANASTACIO
105	4113 OPAL AVE	SHWE THUNG &
106	4111 OPAL AVE	GUTIERREZ EVELYN
107	4230 OPAL AVE	VILLANUEVA LETICIA
108	1943 E ANN ARBOR AVE	NEW MT PILGRIM BAPTIST
109	4226 OPAL AVE	CHAMPAGNE IRA H JR
110	4210 OPAL AVE	BROWN ARMADA THOMPSON
111	4150 OPAL AVE	ARMENTA BARBARA &
112	4130 OPAL AVE	PLACENCIA ISABEL &
113	4138 OPAL AVE	HERNANDEZ MIGUEL &
114	4214 OPAL AVE	CHAFFIN PORTER
115	4134 OPAL AVE	AGUIRRE MARIO MARTINEZ &
116	4142 OPAL AVE	ADVANCED INVESTMENT INC
117	4242 OPAL AVE	A BETTER PLACE LLC
118	4246 OPAL AVE	TRUSTEES OF GREATER NEW
119	4146 OPAL AVE	ALEJO DEYSSY M MARTINEZ &

07/18/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4202 OPAL AVE	MORALES JESUS & JULIETA
121	4206 OPAL AVE	Taxpayer at
122	4222 OPAL AVE	CRUZ CARLOS ARTURO RIOS &
123	4218 OPAL AVE	MALDONADO CLAUDIA &
124	1916 E ANN ARBOR AVE	UNITED STATES DEPARTMENT OF VETERANS
125	4500 S LANCASTER RD	U S VETERANS HOSPITAL
126	1755 E ANN ARBOR AVE	CHRISTIAN HOLY TEMPLE
127	4345 S DENLEY DR	CITY WIDE COMMUNITY DEVELOPMENT CORPORATION
128	4345 S DENLEY DR	LANCASTER URBAN VILLAGE COMMERCIAL LLC
129	4345 S DENLEY DR	Taxpayer at
130	4418 S DENLEY DR	Taxpayer at
131	1734 E ANN ARBOR AVE	TRUE GOSPEL MISSIONARY BAPTIST CHURCH
132	4302 S LANCASTER RD	COSMO W & D INC
133	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
134	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
135	4417 S LANCASTER RD	LANCASTER URBAN APARTMENTS
136	4417 S LANCASTER RD	LANCASTER URBAN VILLAGE COMMERCIAL LLC

8/8/2023 5:33:14 PM BIM 360://10-19000.00 H.I. Holland Lisbon Elementary School/10-19000.01_A_H.I. Holland_Lisbon.rvt

PROJECT VICINITY MAP

SCALE: N.T.S.



SITE PLAN GENERAL NOTES

1. REFER TO SURVEY FOR EXISTING SITE CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE DIMENSIONS AND CONDITIONS.
2. REFER TO CIVIL AND PLAT FOR EXISTING EASEMENTS, ROW, AND PROPERTY LINE DIMENSIONS.
3. REFER TO CIVIL DRAWINGS FOR NEW GRADING AND NEW BUILDING FINISH FLOOR ELEVATION.
4. FINISH FLOOR ELEVATION TO BE MIN. 8" ABOVE GRADE.
5. REFER TO CIVIL DRAWINGS FOR NEW DRIVEWAYS, AND NEW CURB LOCATIONS.
6. REFER TO CIVIL DRAWINGS FOR SITE UTILITIES.
7. REFER TO CIVIL FOR EXTENT OF NEW SIDEWALKS LOCATED IN R.O.W.
8. REFER TO LANDSCAPE DRAWINGS FOR NEW LANDSCAPING AND NEW IRRIGATION.
9. REFER TO LANDSCAPE DRAWINGS FOR NEW RECREATIONAL AREA INFORMATION.
10. REFER TO ELECTRICAL FOR NEW SITE LIGHTING INFORMATION.
11. REFER TO A-501 THRU A-503 FOR SITE SIGNAGE AND DETAILS.
12. MAX. SIDEWALK CROSS SLOPE SHALL BE 2% AT SIDEWALKS, MOW STRIP, & CONCRETE PAVER EDGE CURBS. PROVIDE CONTROL JOINTS 10'-0" OC OR AS INDICATED ON PLANS, AND EXPANSION JOINTS AT 40'-0" OC MAX.
- 13.

BUILDING AREA
EXISTING GROUND FLOOR: 6,485 SF
EXISTING FIRST FLOOR: 32,972 SF
EXISTING SECOND FLOOR: 10,483 SF
EXISTING PORTABLES: 6,145 SF
FIRST FLOOR DEMOLITION: -1,132 SF
PORTABLE DEMOLITION: -5,145 SF

ADDITION GROUND FLOOR: 2,909 SF
ADDITION FIRST FLOOR: 13,786 SF
TOTAL: 65,503 SF

CLASSROOMS
CLASSROOMS 27

PARKING
15 SPACES / CLASSROOM
PARKING REQUIRED: 41
PARKING PROVIDED: 50
HANDICAP REQUIRED: 2 (1 VAN)
HANDICAP PROVIDED: 4 (2 VAN)

LIGHT POLE (TYP.) -



DEVELOPMENT PLAN
SCALE: 1" = 30'-0"

KAI
5010 Riverside Drive
Suite 250
Irving TX 75039
T. 214.742.0400
F. 817.288.0952
www.kai-db.com

A PROJECT FOR: DALLAS INDEPENDENT SCHOOL DISTRICT
H.I. HOLLAND ELEMENTARY SCHOOL AT LISBON
4203 S. LANCASTER ROAD, DALLAS, TX 75216

CONSTRUCTION DOCUMENTS

NOT FOR REGULATORY
APPROVAL PERMITTING OR
ARCHITECTURAL RECORD
DRAWING PRODUCTION AND NOISE

MARK	DATE	DESCRIPTION

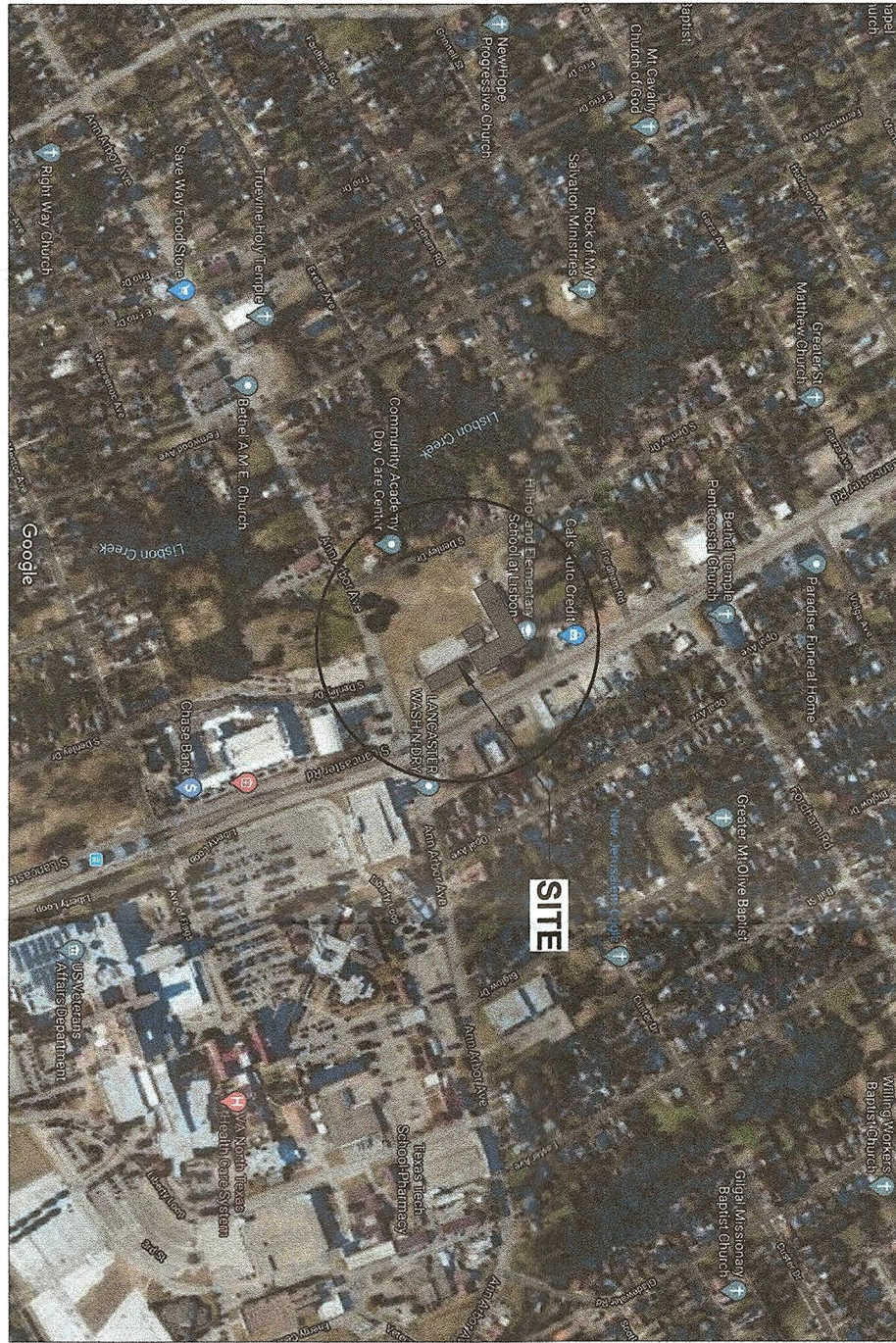
ISSUE DATE
06.30.2022
PROJECT NO.
10-19000.01

ORIGINAL SHEET SIZE IS 30" x 42"
SHEET TITLE
DEVELOPMENT PLAN

SHEET NO.
A101

PROJECT VICINITY MAP
SCALE: N.T.S.

SCALE: N.T.S.



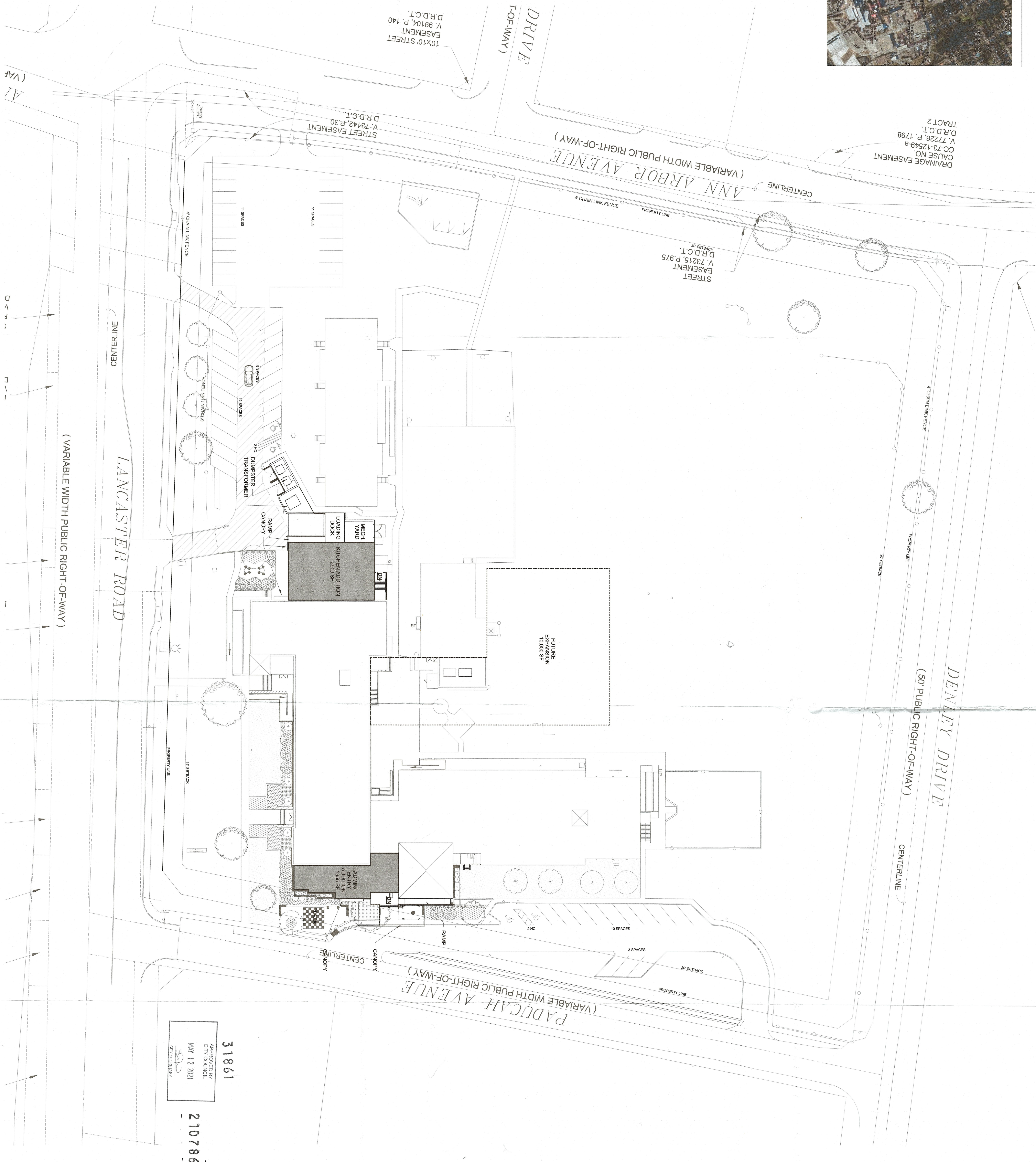
BUILDING AREA	
EXISTING GROUND FLOOR:	6,495 SF
EXISTING FIRST FLOOR:	43,322 SF
EXISTING SECOND FLOOR:	14,508 SF
ADDITION GROUND FLOOR:	2,969 SF
ADDITION FIRST FLOOR:	1,955 SF
FUTURE EXPANSION	10,000 SF
TOTAL:	79,189 SF
CLASSROOMS	
CL. CLASSROOMS	31

PARKING

1.5 SPACES / CLASSROOM
PARKING REQUIRED: 47
PARKING PROVIDED: 53
HANDICAP REQUIRED: 2 (1 VAN)
HANDICAP PROVIDED: 4 (2 VAN)

1. REFER TO SURVEY F

- 2 CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE
- 2 REFER TO CIVIL DRAWINGS FOR NEW GRAVAGE AND NEW
- 2 BUILDING FINISH ELEVATION
- 2 FRESH FLOOR ELEVATION FOR NEW PADDO GRADE
- 2 NEW CURB ELEVATION FOR NEW DRIVEWAYS, AND
- 5 NEW CURB DRAWINGS FOR SITE UTILITIES
- 5 REFER TO CIVIL DRAWINGS FOR SITE UTILITIES
- 5 LOCATED IN P.O.W.
- 7 REFER TO LANDSCAPE DRAWINGS FOR NEW
- 7 RECREATIONAL WALKWAY FOR NEW SITE LIGHTING
- 8 REFER TO LANDSCAPE DRAWINGS FOR NEW
- 8 RECREATIONAL WALK INFORMATION
- 8 INFORMATION FOR NEW SITE LIGHTING
- 10 REFER TO A-XXX THRU A-XXX FOR SITE GRAVAGE AND
- 10 NEW SIDEWALK
- 11 MAX. SIDEWALK CROWN SLOPE SHALL BE 2%
- 11 NEW SIDEWALKS, ROW STRIP & CONCRET PAVER EDGE
- 11 INDICATED ON PLANS, AND EXPANSIONS JOINTS AT 40' @
- 0 MAX.



NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION

A PROJECT FOR: DALLAS INDEPENDENT SCHOOL DISTRICT
**ORG. 178 H.I. HOLLAND ELEMENTARY
 SCHOOL AT LISBON**
 4203 S. LANCASTER ROAD, DALLAS, TX 75216

95% CONSTRUCTION DOCUMENTS

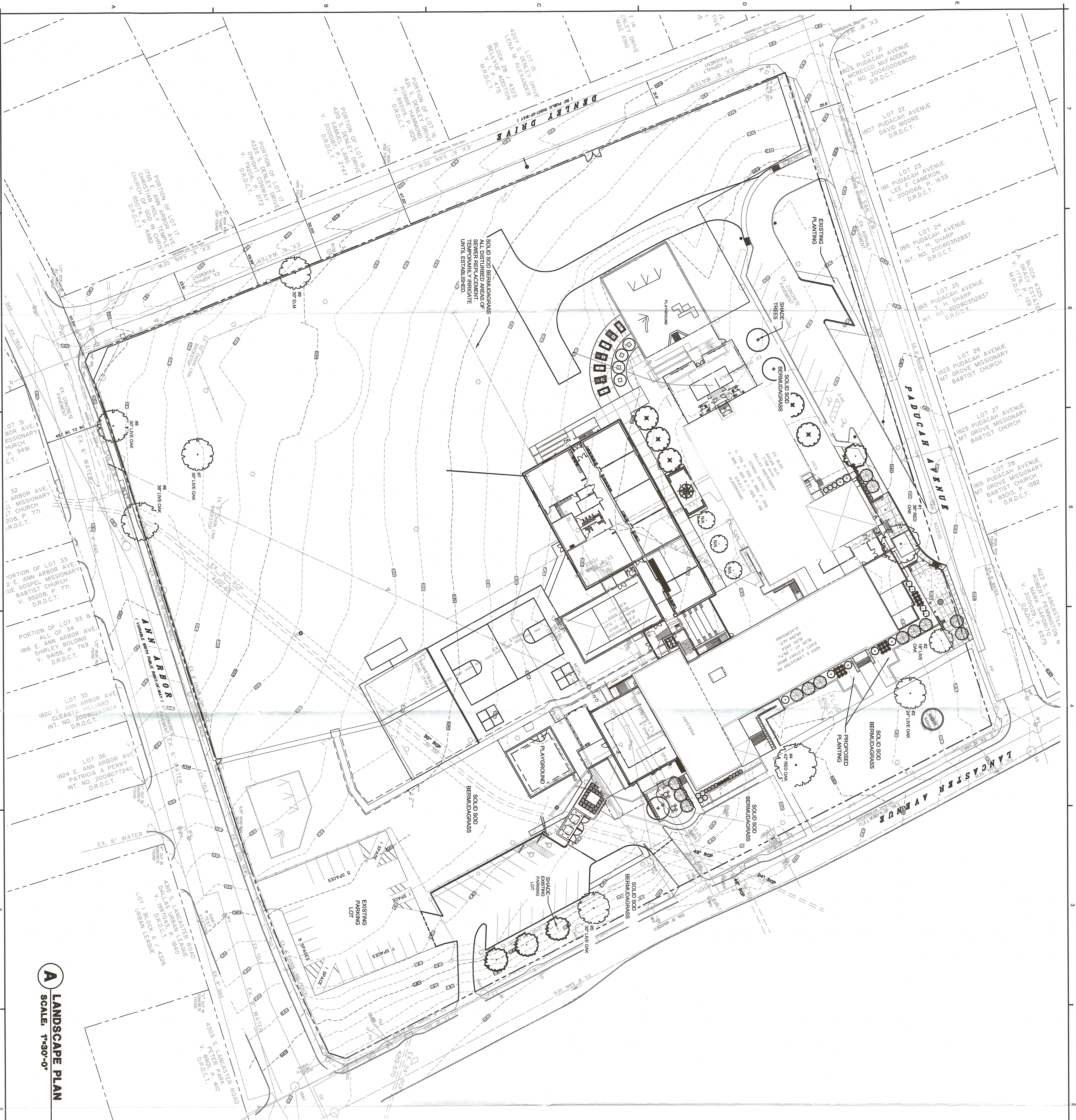


101 North Zang Boulevard
Suite 100
Dallas, TX 75208
T. 214.742.0400
F. 817.288.0952
www.kai-delta.com

ORIGINAL SHEET SIZE IS 30" x 42"
SHEET TITLE
**DEVELOPMENT
SITE PLAN**

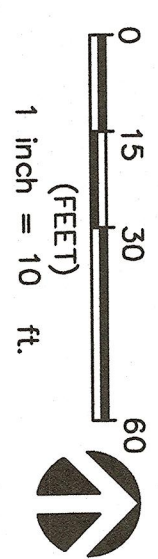
201-118

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A LANDSCAPE PLAN
SCALE: 1"=30'-0"

PLAN




A PROJECT FOR: DALLAS INDEPENDENT SCHOOL DISTRICT
**ORG. 178 H.I. HOLLAND ELEMENTARY
 SCHOOL AT LISBON**
 4203 S. LANCASTER ROAD, DALLAS, TX 75216

CONSTRUCTION DOCUMENTS

SHEET NO. **L-101**

SHEET TITLE
LANDSCAPE
PLAN

PROJECT NO.	10-19000
06.30.2022	



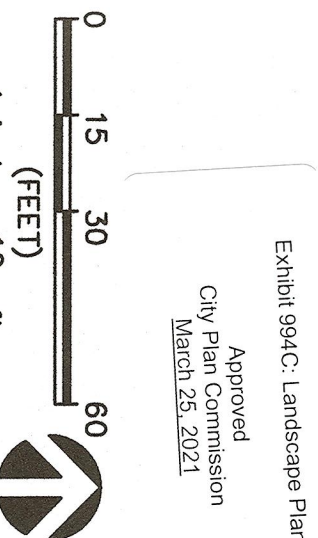
PLANNING | LANDSCAPE ARCHITECTURE
 2100 South Central Expressway | Suite 200 | Marney, Texas 77558
 Phone 214.420.3300
 Fax 214.420.3300



5010 Riverside Drive
Building 4, Suite 250
Irving TX 75039
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A LANDSCAPE PLAN
SCALE: 1"=30'-0"



31861
APPROVED BY
CITY COUNCIL
MAY 12 2021
OFFICIAL SEAL

210786

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SHEET NO.
L-101

DATE
2/21/18

LANDSCAPE
PLAN

ORIGINAL SHEET SIZE IS 36" x 48"

ISSUED DATE
FEB 26, 2021

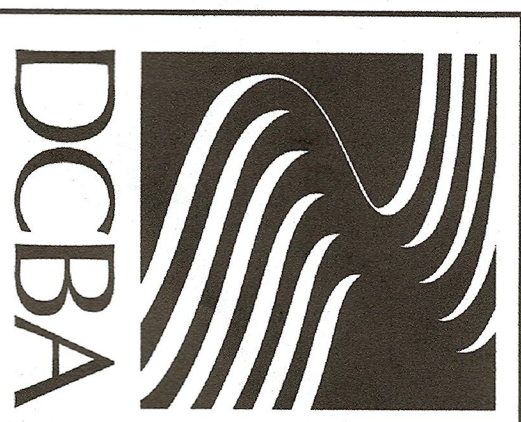
PROJECT NO.
10-19000

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OR CONSTRUCTION

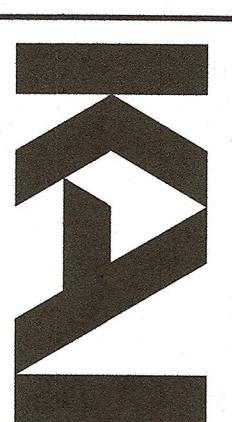
A PROJECT FOR: DALLAS INDEPENDENT SCHOOL DISTRICT
**ORG. 178 H.I. HOLLAND ELEMENTARY
SCHOOL AT LISBON**
4203 S. LANCASTER ROAD, DALLAS, TX 75216

95% CONSTRUCTION DOCUMENTS

LANDSCAPE
ARCHITECTURE
dcbadesign.com
2010 LANTANA ROAD, SUITE 100
DALLAS, TEXAS 75247
PHONE: 214.766.1100 FAX: 214.766.1101



5010 Riverside Drive
Building 4, Suite 250
Irving, TX 75039
PHONE: 972.252.1100
FAX: 972.252.1101
www.kai-dcb.com



TRAFFIC MANAGEMENT PLAN

Z _ _ . _ _



A handwritten signature in blue ink that reads "Hunter W. Lemley".

DALLAS INDEPENDENT SCHOOL DISTRICT (DISD)
CITY OF DALLAS

Introduction

The services of **Pacheco Koch** (PK) were retained by **Masterplan** on behalf of **Dallas Independent School District (DISD)** to prepare a Traffic Management Plan (TMP), as requested by the City of Dallas, for the existing H.I. Holland Elementary School described below. The school has an existing enrollment of approximately 400 students and is anticipated to remain after improvements are complete.

As described in Appendix A6 of the City of Dallas *Street Design Manual*, a school Traffic Management Plan is a "site-specific plan providing guidelines to coordinate traffic circulation during school peak hours. TMPs should promote strategies to manage all modes of transportation and maintain student safety paramount at all times. An effective plan requires continual planning, renewed understanding and coordinated efforts by city staff, school administration and staff, neighbors, parents, and students.

This TMP was prepared by registered engineers at Pacheco Koch who are experienced in transportation and traffic engineering (the "Engineer"). Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides professional engineering and related services.

The engineer performed most recent on-site dismissal field observations on Tuesday, September 6th, 2022, and Wednesday, September 7th, 2022, during morning and afternoon periods that validates all information in this report.

1. TMP EXHIBIT

(See attached Exhibit 1 - Traffic Management Plan)

September 7, 2022

2. SCHOOL LOCATION AND DESCRIPTION

- **School site location:** 4203 S Lancaster Road, Dallas, Texas
- **Description of adjacent roadways:**
 - Adjacent Streets:
 - S Lancaster Road:
 - Cross-section: Four lanes, two-way operation, median divided. [DART rail line passes through the median of the road. Paducah Avenue and the driveway on S Lancaster Road do not have full median access.
 - Sidewalk connectivity evident along frontage of school. [School Zone]
 - Speed Limit: 35 mph [School Zone of 20 mph]
 - Ann Arbor Avenue:
 - Cross-section: Four lanes, two-way operation, no median.
 - Sidewalk connectivity evident along frontage of school. [School Zone]
 - Speed Limit: 30 mph [School Zone of 20 mph]
 - Paducah Avenue:
 - Cross-section: Two lanes, two-way operation [eastbound one-way operational during school hours], no median.
 - Sidewalk connectivity evident along frontage of school.
 - Speed Limit: 30 mph
 - S Denley Drive:
 - Cross-section: Two lanes, two-way operation, no median.
 - No sidewalk connectivity evident along frontage of school.
 - Speed Limit: 30 mph

- **Adjacent Intersections:**

- S Lancaster Road and Paducah Avenue – No marked crosswalks on any approaches, and barrier free ramps provided on northwest and southwest corners.
- S Lancaster Road and Ann Arbor Avenue – Marked crosswalks on all approaches, and barrier free ramps provided on all corners. (NOTE: DART rail line crossing through the intersection)
- S Denley Drive and Ann Arbor Avenue – Marked crosswalks on north leg and west leg, and barrier free ramps provided on northwest and northeast corners.
- S Denley Drive and Paducah Avenue – No marked crosswalks on any approach, and barrier free ramp provided on southeast corners.

NOTE: It is generally recommended that all applicable crosswalks/barrier free ramps/sidewalks comply with current ADA accessibility requirements. Pacheco Koch is not certified to provide a full ADA compliance inspection, which is performed by licensed inspectors during the design and permitting process. All pavement markings, traffic signs, school zones, and pedestrian infrastructure improvements are recommended to be upgraded at permitting as applicable and meet current city and TMUTCD standards.

3. INGRESS/EGRESS POINTS OF ACCESS

- **Vehicular Ingress/Egress Points:**

- Paducah Avenue: Two Driveways (Existing and Proposed)
- S Lancaster Drive: Two Driveways (Existing and Proposed)
- Ann Arbor Avenue: One Driveway (Existing and Proposed)

- **Student (Building) Ingress/Egress Points:**

- Main student pedestrian access is located at the main entrance on the north side of the school building. Secondary access for bus loading/unloading is located on the east side of the building.

September 7, 2022

4. QUEUING SUMMARY TABLE

The following table presents the projected queuing vehicle accumulation for the subject campus. The calculations for vehicle accumulation and parking are based upon estimated ratios – estimated linear feet of queue per student – along with the assumptions provided by DISD for this campus have been validated by on-site dismissal observations conducted on Tuesday, September 6th, 2022, and Wednesday, September 7th, 2022. All information provided in the table below is strictly for the afternoon student pick-up release period.

See Section 12(b) for specific information on the methodology and calculations used in the table below. Specific separation of modes of transportation was provided by DISD and is provided in Section 6.

Table 1. Queuing Summary Table

Dismissal Period (Loading Zone)	Grades	Start/ End Times*	Total Enrollment	Maximum Vehicle Accumulation	(On-Site) Storage Capacity (veh)	Surplus/ Deficit (veh)
			Existing	Existing and Proposed		
1	Pre-K – 5 th	7:45 AM – 3:00 PM	400	78	17	-61

*All times are subject to change

5. CIRCULATION

This section provides on-site traffic circulation, including any temporary traffic control devices.

- Description of Existing Conditions and Proposed Conditions

On-Site Circulation:

Parent traffic is to enter the area traveling westbound on Ann Arbor Avenue, turn onto Denley Drive traveling northbound, and then turn on to Paducah Avenue traveling eastbound. Parent traffic is to queue along the provided queuing area on-site on Paducah Avenue and queue back along the eastbound curbside of Paducah Avenue adjacent to the school property, the northbound curbside of Denley Avenue adjacent to the school property, and the westbound curbside of Ann Arbor Avenue, adjacent to the school property.

Students shall exit the school building from the northern side of the building to approach the designated queueing area for pick-up.

School buses load and unload students along the provided bus queuing area on-site south of the building.

Staff and visitor parking are provided in two areas surrounding the site. The parking lot north of the school building along Paducah Avenue will contain

September 7, 2022

pick-up and drop-off activity. The parking lot south of the school building restricts any parent pick-up or drop-off activity.

Temporary traffic control devices:

- Temporary traffic control devices are not used for this TMP in order to facilitate drop-off/pick-up operations.

6. DROP-OFF/PICK-UP COORDINATION

This section provides proposed student drop-off/pick-up coordination information.

- **Passenger ID system:**

- Conventional Loading System

NOTE: A "conventional loading system" at schools refers to the self-regulated method of passenger loading. Designated loading areas are not established. Upon arrival motorists choose a preferred location, typically in close proximity to the building entry, to stand (such as a curbside) or park (such as in a parking lot) while waiting for their passenger. Once passengers are loaded, vehicles may exit accordingly. Vehicle arrivals and departures are not sequential and dwell times are variable.

- **Separation of modes of transportation:**

- Bus: 5%
- Walk: 5%
- Picked Up by Parent: 90%

NOTE: Information provided by DISD and validated with field observations

- **Staggered times:**

- 7:45 AM – 3:00 PM (Pre-Kindergarten - 5th)

7. SCHOOL STAFF ASSISTANCE

- Number:
 - Observed: 2-5 Staff Members
 - Desired: 2-5 Staff Members
- Location:
 - Observed: Beginning of queue line and at bus locations
 - Desired: Beginning of queue line and at bus locations
- Staff Requirements and expectations:

September 7, 2022

- Staff assistance shall be present to allow students to enter and exit the school building in a safe and efficient manner.

8. ADULT SCHOOL CROSSING GUARDS AND/OR OFF-DUTY DEPUTIZED OFFICERS

- Number:
 - Observed: none
- Location:
 - Desired: none

September 7, 2022

9. SCHOOL ADMINISTRATION INPUT STATEMENT

The engineer collaborated with both the School District personnel and on-site staff/principal and Student Transportation Services as needed, before and during the process of creation of the Traffic Management Plan.

The site engineer, the architect and the traffic engineer have collaborated the traffic patterns of parent routes, bus routes, and recommendations of the TMP with the on-site and District personnel. The onsite and District personnel have completed a thorough review and any changes that have been discussed have been applied to this version of the plan.

REVIEW AND COMMITMENT

This school traffic management plan (TMP) for DISD H.I. Holland Elementary School was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. This plan was developed with direct input from individuals familiar with the general characteristics of the traffic needs of the school. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals.

By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more appropriate.

_____	_____
Principal Signature	Date
Name: _____	
Title: _____	
_____	_____
Police Department Signature	Date
Name: _____	
Title: _____	

10. ENGINEER SEAL

This report is signed, stamped, and dated by a licensed Professional Engineer in the State of Texas with specific expertise in transportation and traffic engineering.

September 7, 2022

11. REPORT FORMAT

This report follows the City of Dallas Traffic Management Plan format as described in Appendix A6 of the City of Dallas *Street Design Manual*.

12. OTHER ITEMS WHERE APPLICABLE

- a) School Bus Operations: (See Section 5)
- b) Methodology:
 - a. Engineer Recommended Rate: 5.12 linear feet per student
 - b. Average Length of Vehicle: 23.5 feet
 - c. Separation of modes of transportation:
 - i. Bus: 5%
 - ii. Walk: 5%
 - iii. Picked Up by Parent: 90%
 - NOTE: Information provided by DISD> and validated with field observations
 - d. Projected maximum vehicle accumulation: 78
 - e. Projected on-site storage capacity: 17
 - f. Surplus/Deficit: -61
- c) Proposed Pedestrian Routes: The pedestrian routes are based on the attendance zone map when finalized. The attendance zone was not provided at the time of this study however, the anticipated (and observed) pedestrian routes include the sidewalk paths along Paducah Avenue and S Lancaster Road.
- d) Proposed Parking Management Strategies:
 - a. On-street parking restrictions: Southbound curb lane of S Lancaster Road
 - b. Faculty Parking: north and south of the building
 - c. Visitor Parking: north of the building
- e) Recommendations (if applicable) for walking/biking: (See **Exhibit 1**)
- f) Other Recommendations: (See **Exhibit 1**)

END OF MEMO

TMP MANAGEMENT STRATEGIES

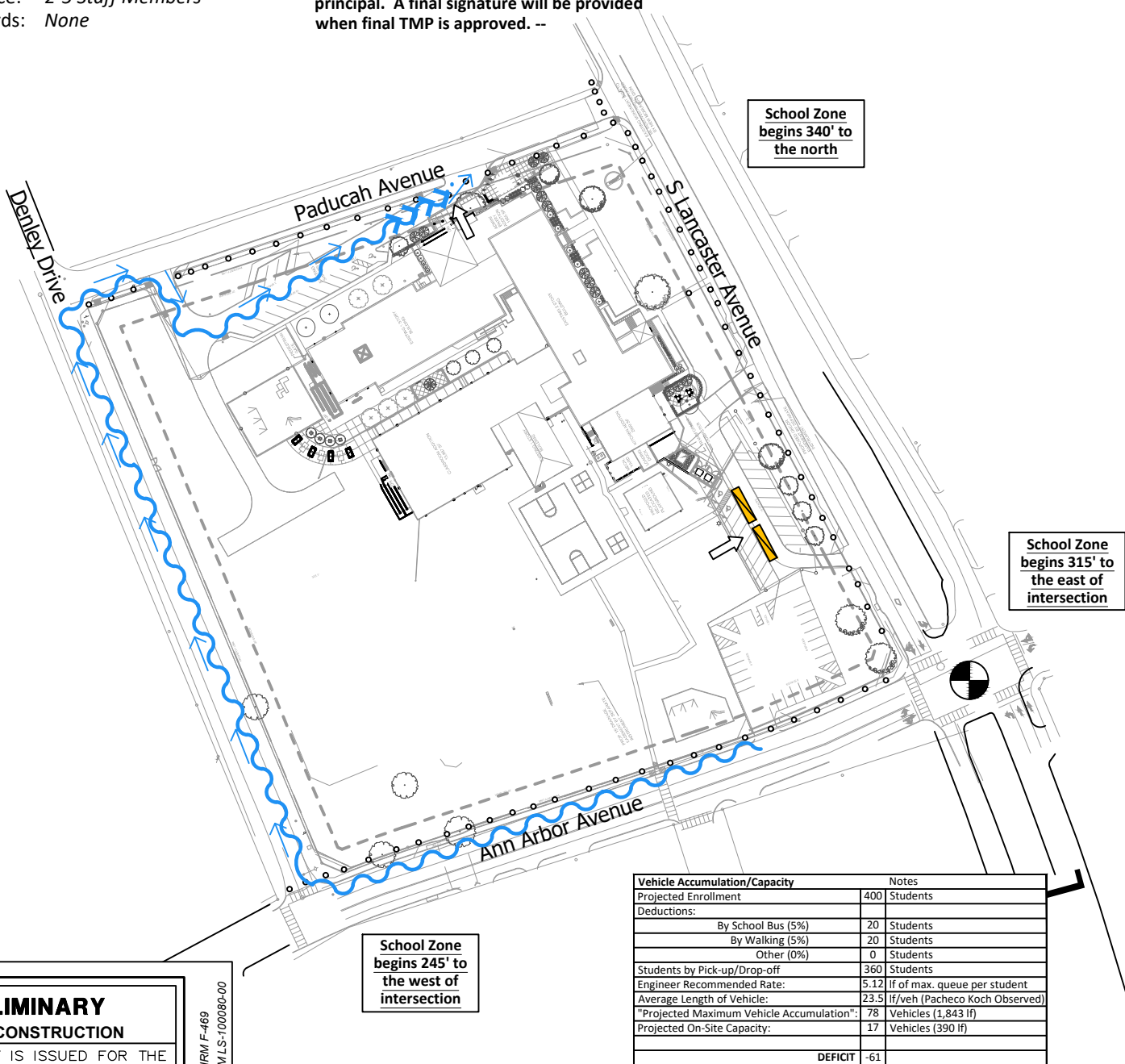
Student ID System: *Conventional Loading System*
of Staff Assistance: *2-5 Staff Members*
of Crossing Guards: *None*

-- This preliminary version of the TMP has been reviewed and discussed with the school principal. A final signature will be provided when final TMP is approved. --



LEGEND

- Pedestrian Access Point
- Queue Area (Conventional Loading)
- Front (or Start) of Queue
- Circulation/Flow
- School Bus Loading/Unloading
- Crosswalk
- Pedestrian Route
- School Zone
- Traffic Signal



GENERAL NOTES:

1. The subject school administration shall issue a formal communication that summarizes the intent of the Traffic Management Plan at least once every school year.
2. Parent drop-off activity in the morning has a similar protocol as the parent pick-up in the afternoon. Generally, excessive traffic delays and queuing were not evident during the morning peak.
3. This drawing is conceptual only and does not reflect a detailed design. Site plan designed and provided by others.
4. The engineer certifies that the results of the queuing analysis—upon complete enforcement of the traffic management plan and its recommendations—indicate that no queuing of vehicles is expected to extend into City of Dallas rights-of-way as a result of internal queuing constrains during the study peak hours of school operation.

Vehicle Accumulation/Capacity		Notes
Projected Enrollment	400	Students
Deductions:		
By School Bus (5%)	20	Students
By Walking (5%)	20	Students
Other (0%)	0	Students
Students by Pick-up/Drop-off	360	Students
Engineer Recommended Rate:	5.12	If of max. queue per student
Average Length of Vehicle:	23.5	If/veh (Pacheco Koch Observed)
"Projected Maximum Vehicle Accumulation":	78	Vehicles (1,843 lf)
Projected On-Site Capacity:	17	Vehicles (390 lf)
DEFICIT		-61

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF HUNTER W. LEMLEY, P.E.
TEXAS REGISTRATION NO. 125343
DATE: 09/07/22

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-100080-00
PK 4552-20.090
(A/V: 09/07/22)

School Zone
begins 245' to
the west of
intersection

School Zone
begins 340' to
the north

School Zone
begins 315' to
the east of
intersection

31861

.hibit 994B: Traffic Management Plan

210786

Approved
City Plan Commission
March 25, 2021

Pacheco Koch
September 17, 2020

PK# 4552-20.090

TRAFFIC MANAGEMENT PLAN

Z201-118



A handwritten signature in cursive script, appearing to read "Hunter W. Lemley".

DISD H.I. HOLLAND ELEMENTARY SCHOOL
CITY OF DALLAS

Introduction

The services of **Pacheco Koch** (PK) were retained by Masterplan, on behalf of **Dallas Independent School District**, to prepare a Traffic Management Plan (TMP) for zoning approval in the City of Dallas for the H.I. Holland Elementary School (the "School") located in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

School Description

- Type: Existing Public Elementary School
- District: Dallas Independent School District
- Address: 4203 S Lancaster Road, Dallas, Texas
- Grades: Pre-K to 5th
- Start/End Times: 7:45 AM – 3:00 PM
- Existing Zoning: PD 994
- Existing Enrollment: 352 Students
- Future Enrollment: No change
- Drop-off Loading System: Conventional Loading System

NOTE: A "conventional loading system" at schools refers to the self-regulated method of passenger loading. Designated loading areas are not established. Upon arrival motorists choose a preferred location, typically in close proximity to the building entry, to stand (such as a curbside) or park (such as in a parking lot) while waiting for their passenger. Once passengers are loaded, vehicles may exit accordingly. Vehicle arrivals and departures are not sequential and dwell times are variable.

School Access

- Adjacent Streets:
 - Paducah Avenue: Two lanes, two-way operation, undivided
 - Denley Drive: Two lanes, two-way operation, undivided
 - S Lancaster Road: Four lanes, two-way operation, median divided principal arterial [School Zone]
 - Ann Arbor Avenue: Four lanes, two-way operation, undivided principal arterial [School Zone]
- Projected Travel Modes:
 - Bus: 5%
 - Walk: 5%
 - Picked Up by Parent: 90%

*Enrollment and Travel Mode Data provided by DISD

TRAFFIC MANAGEMENT PLAN

A summary of existing operations is provided below:

- Parent traffic is to enter the area traveling westbound on Ann Arbor Avenue, turn onto Denley Drive traveling northbound, and then turn on to Paducah Avenue traveling eastbound. Parent traffic is to queue along the provided queuing area on-site on Paducah Avenue and queue back along the eastbound curbside of Paducah Avenue adjacent to the school property, the northbound curbside of Denley Avenue adjacent to the school property, and the westbound curbside of Ann Arbor Avenue, adjacent to the school property.

Students shall exit the school building from the northern side of the building to approach the designated queueing area for pick-up.

Parent pick-up activity currently occurs throughout provided queuing areas within the site along Paducah Avenue (All Grades). Dismissal consists of a single dismissal group.

- School buses load and unload students along the provided bus queuing area on the eastbound curbside of Paducah Avenue at the northeast corner of the subject site.
- Staff and visitor parking are provided in two areas surrounding the site. The parking lot north of the school building along Paducah Avenue will contain

pick-up and drop-off activity. The parking lot east of the school building restricts any parent pick-up or drop-off activity.

- Staff assistance shall be present for all queuing areas to allow students to enter and exit the school building in a safe and efficient manner.

A graphical summary of proposed conditions is provided below and depicted in Exhibit 1:

Acknowledgement Statement

REVIEW AND COMMITMENT

This school traffic management plan (TMP) for H.I. Holland Elementary School was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. This plan was developed with direct input from individuals familiar with the general characteristics of the traffic needs of the school. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals.

By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more appropriate.

Principal Signature

Date

Name: _____

Title: _____

Police Department Signature

Date

Name: _____

Title: _____

END OF MEMO

GENERAL NOTES:

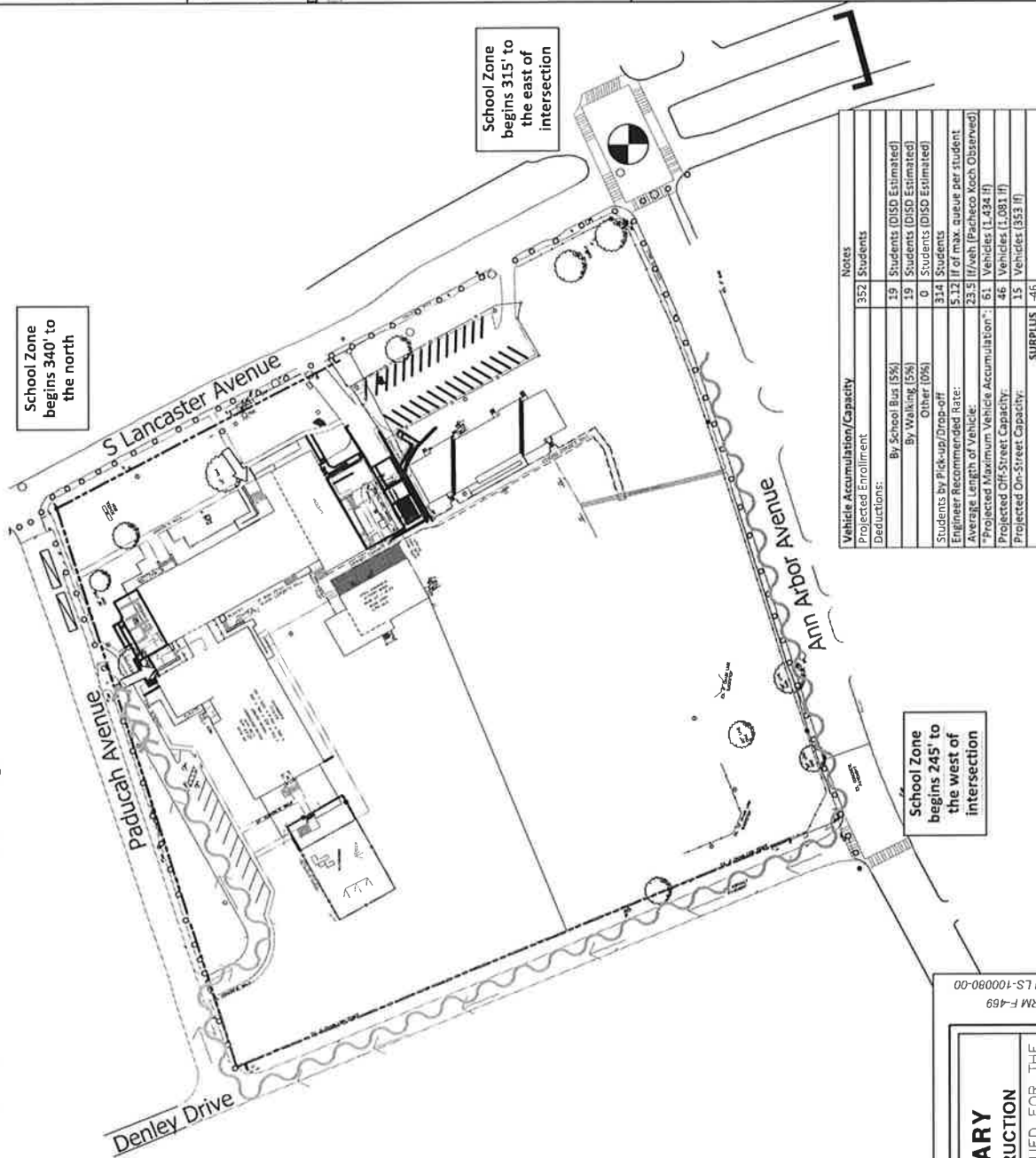
1. The subject school administration shall issue a formal communication that summarizes the intent of the Traffic Management Plan at least once every school year.
2. Front of queue must begin at the edge of pavement as shown on the plan, thus requiring students to walk to the front of the driveways. This is to maximize on-site queuing.
3. Parent drop-off activity in the morning has a similar protocol as the parent pick-up in the afternoon. Generally, excessive traffic delays and queuing were not evident during the morning peak.

ADJACENT ROADWAYS:

Paducah Avenue: 2-lane, undivided local street
Denley Drive: 2-lane, undivided local street
S Lancaster Road: 4-lane, S-4-D Principal Arterial

TMP MANAGEMENT STRATEGIES

Student ID System: Conventional Loading System
of Staff Assistance: None
of Crossing Guards: None



Vehicle Accumulation/Capacity		Notes
Projected Enrollment	352	Students
Deductions:		
By School Bus (5%)	19	Students (DISD Estimated)
By Walking (5%)	19	Students (DISD Estimated)
Other (0%)	0	Students (DISD Estimated)
Students by Pick-up/Drop-off	314	Students
Engineer Recommended Rate:	5.12	If of max. queue per student
Average Length of Vehicle:	23.5	If of veh. (Pacheco Koch Observed)
*Projected Maximum Vehicle Accumulation:	61	Vehicles (1,434 ft)
Projected Off-Street Capacity:	46	Vehicles (1,081 ft)
Projected On-Street Capacity:	15	Vehicles (353 ft)
SURPLUS		46

PRELIMINARY

NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF HUNTER W. LEMLEY, P.E. TEXAS REGISTRATION NO. 125343 DATE: 09/08/20

TX. REG. ENGINEERING FIRM F-469
PK 4552-20.090
TX. REG. SURVEYING FIRM LS-100090-00
(AJV: 09/08/20)

LOCATION



LEGEND

- Pedestrian Access Point
- Queue Area (Conventional Loading)
- Front (or Start) of Queue
- Circulation/Flow
- School Bus Loading/Unloading
- Crosswalk
- Pedestrian Route
- School Zone
- Traffic Signal

31861

The engineer certifies that the results of the queuing analysis—upon complete enforcement of the traffic management plan and its recommendations—indicate that no queuing of vehicles is expected to extend into City of Dallas rights-of-way as a result of internal queuing constraints during the study peak hours of school operation

BACKGROUND:

Approving Agency: City of Dallas
Event/Type: Public School (Elementary School)
Event Organizer: H.J. Holland Elementary School
On-Site Contact: Mrs. McDonald/Principal/(972)749-1900

NOTE: This drawing is conceptual only and does not reflect a detailed design. Site plan designed and provided by others.

210786

EXHIBIT 1 Z

Traffic Management Plan
H.J. Holland Elementary School, Dallas, Texas

Pacheco Koch



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2095

Item #: 13.

AGENDA DATE: August 17, 2023

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

A City Plan Commission authorized hearing to determine the proper zoning for the area to include but not limited to use, development standards, and other appropriate regulations in an area generally bounded by Singleton Boulevard on the north, Borger Street on the east, including the southeast corner of Singleton Boulevard and Borger Street, the south side of Duluth Street on the south, and a line running north/south intersecting the terminus of Bedford Street and Duluth Street on the west.

Staff Recommendation: **Approval** of a Planned Development District for CR Community Retail District and R-5(A) Single Family District Regulations, subject to conditions and **no change** to Planned Development District No. 1081.

Planner: Megan Wimer

Council District: 6

Z189-241(MW)

FILE NUMBER: Z189-241(MW)

DATE FILED: April 4, 2019

LOCATION: An area generally bounded by Singleton Boulevard on the north, Borger Street on the east, including the southeast corner of Singleton Boulevard and Borger Street, the south side of Duluth Street on the south, and a line running north/south intersecting the terminus of Bedford Street and Duluth Street on the west.

COUNCIL DISTRICT: 6

MAPSCO: 44 P

SIZE OF REQUEST: ± 9.26 acres

CENSUS TRACT: 43.00

REQUEST: A City Plan Commission authorized hearing to determine the proper zoning for the area to include but not limited to use, development standards, and other appropriate regulations in an area generally bounded by Singleton Boulevard on the north, Borger Street on the east, including the southeast corner of Singleton Boulevard and Borger Street, the south side of Duluth Street on the south, and a line running north/south intersecting the terminus of Bedford Street and Duluth Street on the west.

SUMMARY: The purpose of this authorized hearing is to provide for appropriate land uses and development standards to ensure compatibility with existing and future development.

STAFF RECOMMENDATION: Approval of a Planned Development District for CR Community Retail District and R-5(A) Single Family District Regulations, subject to conditions and **no change** to Planned Development District No. 1081.

BACKGROUND INFORMATION:

- On April 4, 2019, City Plan Commission authorized a hearing to determine proper zoning for the area of request.
- On July 14, 2021, an initial community meeting, hosted by Councilmember Narvaez and Commissioner Carpenter, was held to gather input from the community.
- Between February 23, 2022, and May 4, 2022, staff met with community members to discuss potential zoning for the area.
- On August 25, 2022, a second community meeting was held, hosted by Commissioner Carpenter, to present the proposed recommendations.
- The authorized hearing area consists of a mix of undeveloped land and nonresidential and single-family uses.
- The single-family uses within the authorized hearing area were constructed prior to the city-wide transition from Chapter 51 to Chapter 51A in the 1980's. Before that time, industrial zoning districts allowed any use that ranged in intensity from single-family to industrial – this zoning practice is also known as cumulative zoning.
- When the City transitioned from cumulative zoning to our current zoning regulations, single-family uses became prohibited uses in the IR Industrial Research District. Therefore, the existing single-family uses became nonconforming.
- Nonconforming single-family uses are granted provisions to allow remodels, enlargements, and the right to rebuild if destroyed by natural disaster or other unintentional act; however, a nonconforming single-family structure may not be intentionally demolished and rebuilt in the IR Industrial Research District.
- The intent of the proposed zoning is to address land use incompatibilities, such as industrial zoning and uses adjacent to single-family; enable property owners to enlarge or rebuild their homes by right; allow single-family development on small vacant lots; and enable nonresidential redevelopment along Singleton Boulevard.

Zoning History:

There have been seven recent zoning changes requested in the area in the last five years.

1. **Z145-185** – On June 17, 2015, City Council approved a Planned Development District for townhome uses on property zoned IM Industrial Manufacturing District, located at the southwest corner of Duluth Street and Borger Street. [Megatel Homes]
2. **Z178-366** – On May 22, 2019, City Council approved an MU-1 Mixed Use District with deed restrictions to only allow single-family residential on property zoned IR industrial Research District, at the northeast corner of Chicago Street and Duluth Street.
3. **Z178-367** – On May 22, City Council approved an MU-1 Mixed Use District with deed restrictions to only allow single-family residential on property zoned IR industrial Research, at the southeast corner of Chicago Street and Duluth Street.
4. **Z178-368** – On August 14, 2019, City Council approved an MU-1 Mixed Use District with deed restrictions to only allow single-family residential on property zoned IR industrial Research District, at the northwest corner of Chicago Street and Duluth Street.
5. **Z178-369** – On May 22, 2019, City Council approved an MU-1 Mixed Use District with deed restrictions to only allow single-family residential on property zoned IR industrial Research District, at the southeast corner of Chicago Street and Duluth Street.
6. **Z201-105** — On April 12, 2021, City Council approved a Planned Development for multifamily and single family uses on property zoned IR Industrial Research District, located south of the intersection of Chihuahua Street and Singleton Avenue.
7. **Z201-323** - On April 27, 2022, the City Council approved a Planned Development District for MU-2 Mixed Use District regulations and uses including multifamily and retail and personal service on property zoned IR Industrial Research District on the eastern portion of the authorized hearing area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Singleton Boulevard	Principal Arterial	100 feet
Chicago Street	Local Street	40 feet
Bedford Street	Local Street	40 feet
Duluth Street	Local Street	40 feet
Borger Street	Local Street	40 feet

Traffic:

The Engineering Division of the Development Services Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. The Senior Traffic Engineer and the Dallas Fire Rescue Senior Fire Prevention Officer both reviewed the area and determined that the narrow streets could pose an issue with emergency vehicle access, therefore street parking should be minimized, and off-street parking should be provided. The proposed Planned Development addresses the need for required parking.

STAFF ANALYSIS:**Comprehensive Plan:**

The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006 and 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 goals and policies of the Comprehensive Plan:

Land Use Element

Goal 1.3 Provide equitable housing opportunities for Dallas Residents

Policy 1.3.1 Create housing opportunities throughout Dallas.

1.3.1.1 Encourage creation of diverse housing types by establishing ways to foster such development and find ways to foster homeownership.

1.3.1.7 Implement zoning tools to accommodate alternative housing products.

Economic Element

Goal 2.1 Promote Balanced Growth

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

2.1.1.7 Encourage a range of housing options through zoning regulations while being transparent and predictable to property owners and prospective developers.

Neighborhood Plus Plan:

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

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

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

Area Plans:

Trinity River Corridor Comprehensive Land Use Plan

The Trinity River Corridor Comprehensive Land Use Plan, adopted by City Council in March 2005 and updated in 2009, serves as a framework for a coordinated approach to infrastructure improvements, land use, and economic development. It provides guidance about the appropriate land uses and development patterns within different sections of the plan area. One of the recommendations in the Plan states that "Existing single-family residential uses, both in the interior and along the riverfront, are to be protected and enhanced."

Land Use:

	Zoning	Land Use
Site	IR Industrial Research, MU-1 Mixed Use, PD 1081	Single-family; auto-related uses; DISD maintenance facility; undeveloped
North	CR Community Retail, R-5(A) Single Family	Single-family
East	PD 933 Subdistrict A	Multi-family
South	PD 944	Single-family (townhomes); community center
West	PD 1049	Undeveloped; building permit for multi- family applied for on April 13, 2023.

Land Use Compatibility:

The area of request is currently developed with a mix of non-residential uses (primarily auto-related and a DISD maintenance facility) along Singleton Boulevard and single-family residential uses and undeveloped property on the remainder of the site. While there are currently no industrial uses within the area of request, the IR Industrial Research District allows uses that are incompatible with the existing land uses within and adjacent to the authorized hearing area.

Parking:

Parking required under the proposed zoning is expected to meet the needs of existing and new development. In terms of alternative transportation, a DART bus route (Route 28) runs along Singleton Boulevard; bus stops in both directions are located on Singleton immediately east of Borger Street.

Landscaping:

Any new development will require landscaping in accordance with Article X of the Dallas Development Code, as amended. Additionally, enhanced landscaping is proposed for Subarea 1. This includes a minimum five-foot planting zone between the sidewalk and back of curb and one street tree for every 30 feet of frontage along Singleton Boulevard.

Market Value Analysis:

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

STAFF RECOMMENDATION:

Planned Development District No 1081 (case Z201-323, private application) was approved on April 27, 2022, on 2.05 acres of undeveloped land located on the east side of the authorized hearing area. The PD allows for a variety of residential and nonresidential uses and was approved subject to a development plan for a 175-unit multi-family project. Staff recommends no change in zoning for this area.

For properties adjacent to Singleton Boulevard, which are currently zoned an IR Industrial Research District and developed with nonresidential uses (primarily auto-related), staff recommends a PD subarea based on CR Community Retail District regulations (Subarea 1). This will provide for the development of community-serving retail, personal service, and office uses at a scale and intensity that is compatible with the adjacent residential development. However, some uses that are allowed in the CR Community Retail District do not align with the community’s vision for the area and are prohibited by the conditions proposed for Subarea 1.

This zoning change will make the existing businesses that have certificates of occupancy for *vehicle or engine repair or maintenance* nonconforming since the use is not allowed in CR Community Retail District. The right to operate a nonconforming use ceases if the nonconforming use is discontinued for six months or more or when the structure housing the use is destroyed by intentional act of the owner or owner’s agent.

The remainder of the authorized hearing area is developed with single-family residential, interspersed with undeveloped lots. Most of the platted lots in this area do not meet the minimum lot size requirements for any of the R(A) single-family districts.

While the majority of the area is zoned an IR Industrial Research District, eight lots have been rezoned by private application to an MU-1 Mixed Use District with deed restrictions to prohibit all uses except for single-family. The MU-1 District allows single-family and has no minimum lot size requirements. These rezonings were necessary to allow infill single-family development.

The community wishes to stabilize the neighborhood; align the zoning with existing single-family homes; allow for infill development of detached single-family homes without replatting; and retain and codify the existing lot sizes.

Since the Dallas Development Code does not have a base district that meets the above criteria, staff recommends a planned development district for R-5(A) Single Family District uses and development standards. To capture the existing lot sizes and pattern, four (4) subareas are proposed with the following minimum and maximum lot sizes:

Subarea 2: 2,600 sf minimum/3,730 sf maximum

Subarea 3: 2,900 sf minimum/3,160 sf maximum

Subarea 4: 3,500 sf minimum/5,450 sf maximum

Subarea 5: 3,700 sf minimum/4,240 sf maximum

The intent of proposing minimum and maximum lot sizes consistent with the existing lot sizes is to allow the housing density of the neighborhood to remain stable.

Development Standards:

Existing and proposed development standards are provided below:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Min/Max Lot Size	FAR	Special Standards	Primary Uses
	Front	Side/Rear							
Existing IR	15'	30'	N/A	200' 15 stories	80%	N/A	2.0	RPS Visual Intrusion	Industrial; Commercial
Existing MU-1 with deed restrictions	15'	20' adj. to residential	N/A	36' 3 stories	80%	N/A	0.8	RPS U-form setback Tower spacing Visual Intrusion	Deed restricted to single family
Proposed PD – Subarea 1	15'	20' adj. to residential	N/A	54' 4 stories	60%	N/A	0.75	RPS	Retail & personal service; office
Proposed PD – Subarea 2	10'	5' sf 10' other	N/A	30' 2 stories	50% sf 25% other	2,600 sf/ 3,730 sf	N/A	Roof pitch Driveways	Single family
Proposed PD – Subarea 3	10'	5' sf 10' other	N/A	30' 2 Stories	50% sf 25% other	2,900 sf/ 3,160 sf	N/A	Roof pitch Driveways	Single family
Proposed PD – Subarea 4	15'	5' sf 10' other	N/A	30' 2 stories	50% sf 25% other	3,500 sf/ 5,450 sf	N/A	Roof pitch Driveways	Single family
Proposed PD – Subarea 5	15'	5' sf 10' other	N/A	30' 2 stories	50% sf 25% other	3,700 sf/ 4,240 sf	N/A	Roof pitch Driveways	Single family

PROPOSED CONDITIONS

“ARTICLE _____.

PD _____.

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

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

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

PD _____ is established on property located on property generally bounded by Singleton Boulevard on the north, Borger Street on the east, including the southeast corner of Singleton Boulevard and Borger Street, the south side of Duluth Street on the south, and a line running north/ south intersecting the terminus of Bedford Street and Duluth Street on the west. The size of PD ### is approximately 9.26 acres.

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

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

(1) BAIL BONDS OFFICE means an office for the issuance, brokerage, or procurement of bail bonds, whether as an accessory use or a main use.

(2) CO-LOCATED DRIVEWAY means a driveway adjacent to the side property line, meeting the edge of a driveway on the adjacent lot.

(3) MASSAGE ESTABLISHMENT and MASSAGE mean a massage establishment or massage as defined by Chapter 455 of the Texas Occupations Code, as amended.

(4) RIBBON DRIVEWAY means a driveway consisting of two parallel paved surfaces.

(5) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. Tattooing means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. Body piercing means the piercing of body parts, other than ears, for purposes of allowing the insertion of jewelry.

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

(c) Subarea 1 is considered to be a nonresidential zoning district. Subareas 2, 3, 4, and 5 are considered to be residential zoning districts.

SEC. 51P- _____.104. CREATION OF SUBAREAS.

This district is divided into five subareas: Subareas 1,2,3,4, and 5 as depicted on the subarea map (Exhibit XXA).

SEC. 51P- _____.105. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ____A: Subarea Map.

SEC. 51P- _____.1076. DEVELOPMENT PLAN.

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

SEC. 51P- _____.108. MAIN USES PERMITTED.

- (a) Subarea 1.

(1) Except as provided in this section, the only main uses permitted are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. For example, a use permitted in the CR Community Retail District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the CR Community Retail District is subject to DIR in this district; etc.

- (2) The following use is only permitted by SUP.

-- Commercial amusement (inside).

- (3) The following uses are not permitted:

- (A) Commercial or business service uses.

-- Tool or equipment rental.

(B) Office uses.

- Alternative financial establishment.
- Bail bonds office.

(C) Retail and personal service uses.

- Carwash.
- Commercial amusement (outside).
- Convenience store with drive-through.
- Home improvement center, lumber, brick or building materials sales yard.
- Liquor store.
- Massage establishment.
- Motor vehicle fueling station.
- Paraphernalia shop.
- Pawn shop.
- Tattoo or body piercing studio.

(D) Wholesale, distribution, and storage uses.

- Mini-warehouse.
- Recycling buy-back center.

(b) Subareas 2, 3, 4, and 5. The only main uses permitted are those main uses permitted in the R-5(A) Single Family District, subject to the same conditions applicable in the R-5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-5(A) Single Family District is subject to DIR in this district; etc.

SEC. 51P-____.109.

ACCESSORY USES.

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

SEC. 51P-.110.

YARD, LOT, AND SPACE REGULATIONS

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51 A-4.400. If there is a conflict between this section and Division 5 1A-4.400, this section controls.)

(a) Subarea 1. The yard, lot, and space regulations for the CR Community Retail District apply.

(b) Subareas 2 through 5. Except as provided in this subsection, the yard, lot, and space regulations for the R-5(A) Single Family District apply.

(1) Front yard.

(A) Subareas 2 and 3. Minimum front yard is 10 feet.

(B) Subareas 4 and 5. Minimum front yard is 15 feet.

(2) Lot coverage.

(B) Subareas 2 through 5. Maximum lot coverage for residential structures is 50 percent. Maximum lot coverage for nonresidential structures is 25 percent.

(3) Lot size.

(A) Subarea 2. Minimum lot area is 2,600 square feet. Maximum lot area is 3,730 square feet.

(B) Subarea 3. Minimum lot area is 2,900 square feet. Maximum lot area is 3,160 square feet.

(C) Subarea 4. Minimum lot area is 3,500 square feet. Maximum lot area is 5,450 square feet.

(D) Subarea 5. Minimum lot area is /maximum lot area is 4,000 square feet. Maximum lot area is 4,240 square feet.

(4) Stories. Maximum number of stories above grade is 2.

SEC. 51P- _____.111. OFF-STREET PARKING AND LOADING.

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

SEC. 51P- _____.1112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.113. LANDSCAPING.

(a) Subarea 1.

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

(2) One street tree must be provided for every 30 feet of street frontage along Singleton Boulevard, with the exception of drive approaches and visibility triangles. Street trees must be located within a front yard, parkway, landscape median, or within 15 feet of a public right-of-way.

(3) A minimum five-foot planting zone must be maintained between the sidewalk and back of curb alignment along Singleton Boulevard. Landscape areas along Singleton Boulevard must use small trees.

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

(b) Subareas 2, 3, 4, and 5.

(1) Landscaping must be provided in accordance with Article X.

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

SEC. 51P-____.114. SIDEWALKS AND PEDESTRIAN LIGHTING

(a) Sidewalks in Subarea 1.

(1) A minimum seven-foot sidewalk is required along Singleton Boulevard, with a minimum unobstructed width of six feet, except for tree grates, pedestrian streetlamps, street furnishings, utility poles, and service boxes. Suspended brick, pave stones, or similar materials may be used instead of a metal grate to protect tree roots and provide a pedestrian surface. The grates or containment areas must be large enough to permit healthy tree growth.

(3) Driveways that intersect with sidewalks, must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossings.

(4) The building official may approve minor deviations in the width or location of required sidewalks as necessary to accommodate grade, utility locations, or similar site constraints.

(b) Lighting in Subarea 1.

(1) For lighting along Singleton Boulevard, a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(2) Lighting must be directed downward and away from residential districts or residential uses.

(3) This subsection may be satisfied with a combination of pole lights, bollards, wall packs, or tree lighting. Bollards are prohibited adjacent to public streets.

SEC. 51P- ____ .115. SIGNS.

(a) Subarea 1. Signs must comply with the provisions for business zoning districts in Article VII.

(b) Subareas 2, 3, 4, and 5. Signs must comply with the provisions for non-business zoning districts in Article VII.

SEC. 51P- ____ .116. DESIGN STANDARDS FOR RESIDENTIAL USES.

(a) Roofs. Roofs must be hip and gable with a minimum 4:12 pitch.

(b) Driveways.

(1) Type and placement.

(A) Ribbon style driveways are recommended, but not required.

(B) Ribbon driveways must consist of two parallel paved surfaces between two and three feet wide and placed at least three feet apart.

(C) Co-located driveways are recommended, but not required.

(D) Co-located driveways must be eight to 10 feet wide, adjacent to the side property line, and meet the edge of an eight to 10-foot-wide driveway on the adjacent lot.

(2) Width.

(A) The maximum width of a co-located driveway is eight feet for the portion of the driveway between the front property line and the main street-facing facade.

(B) For lots with a street frontage of 40 feet or less, maximum driveway width is 10 feet.

(C) For lots with a street frontage greater than 40 feet, maximum driveway width is 16 feet.

(3) Driveway curb cuts. The minimum allowable curb radius is five feet. The maximum allowable curb cut radius is 10 feet. Driveway radius may not intrude onto the frontage of adjacent lots. Only one driveway curb cut is allowed per lot. No circular or horseshoe driveways are permitted.

SEC. 51P- ____ .117.

ADDITIONAL PROVISIONS.

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

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


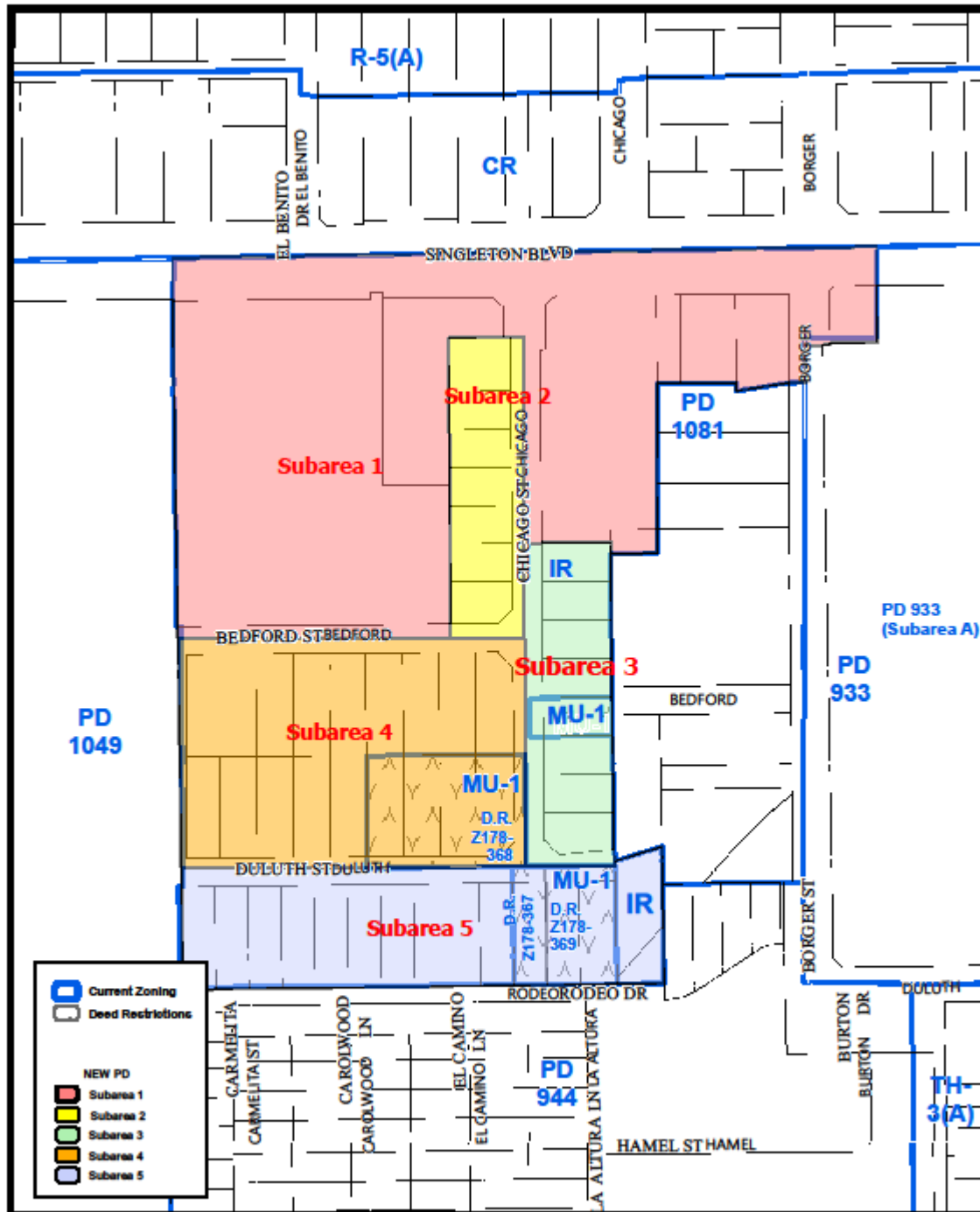
SEC. 51P- ____ .118.

COMPLIANCE WITH CONDITIONS.

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

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

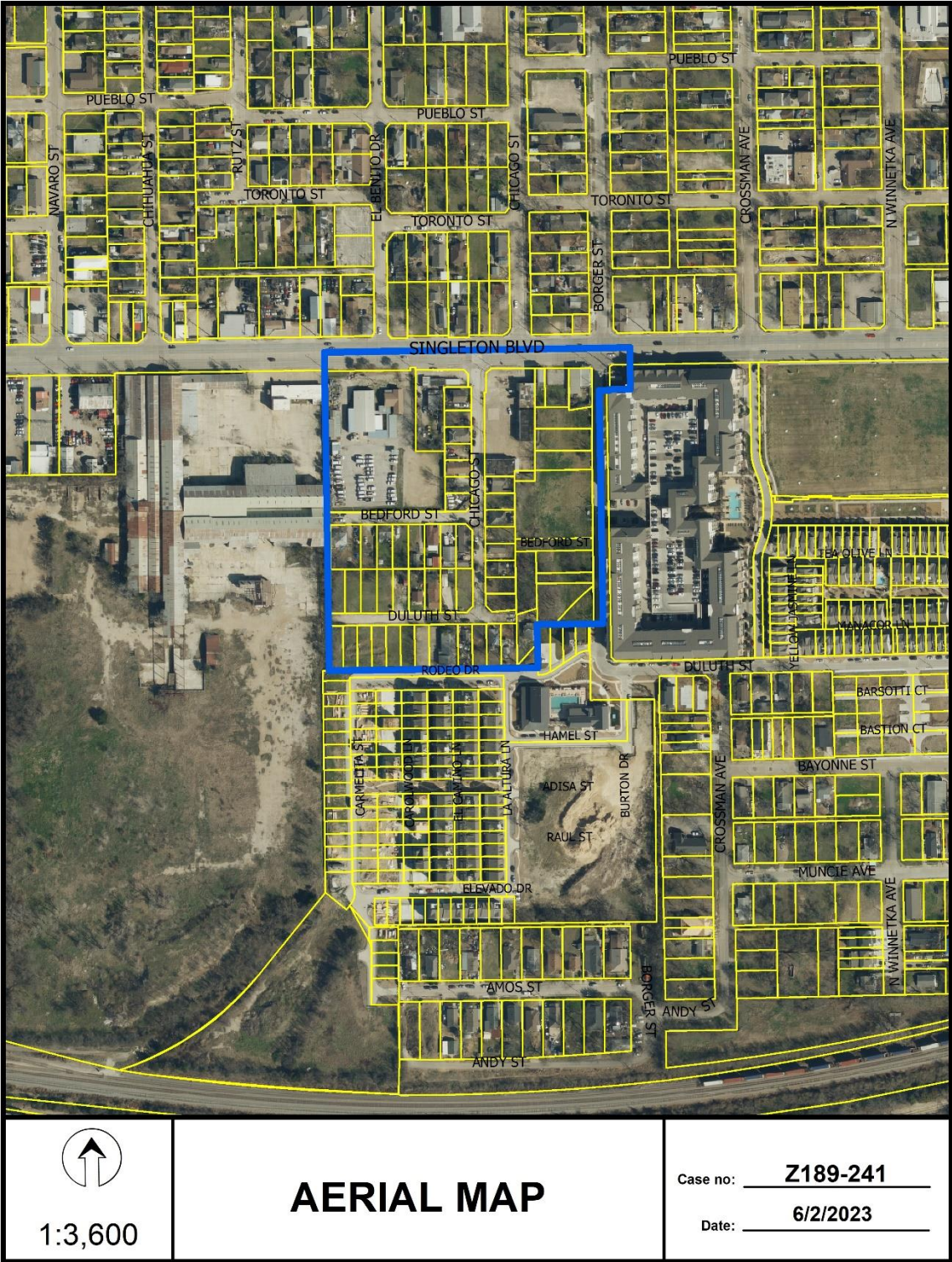
Proposed Changes Map

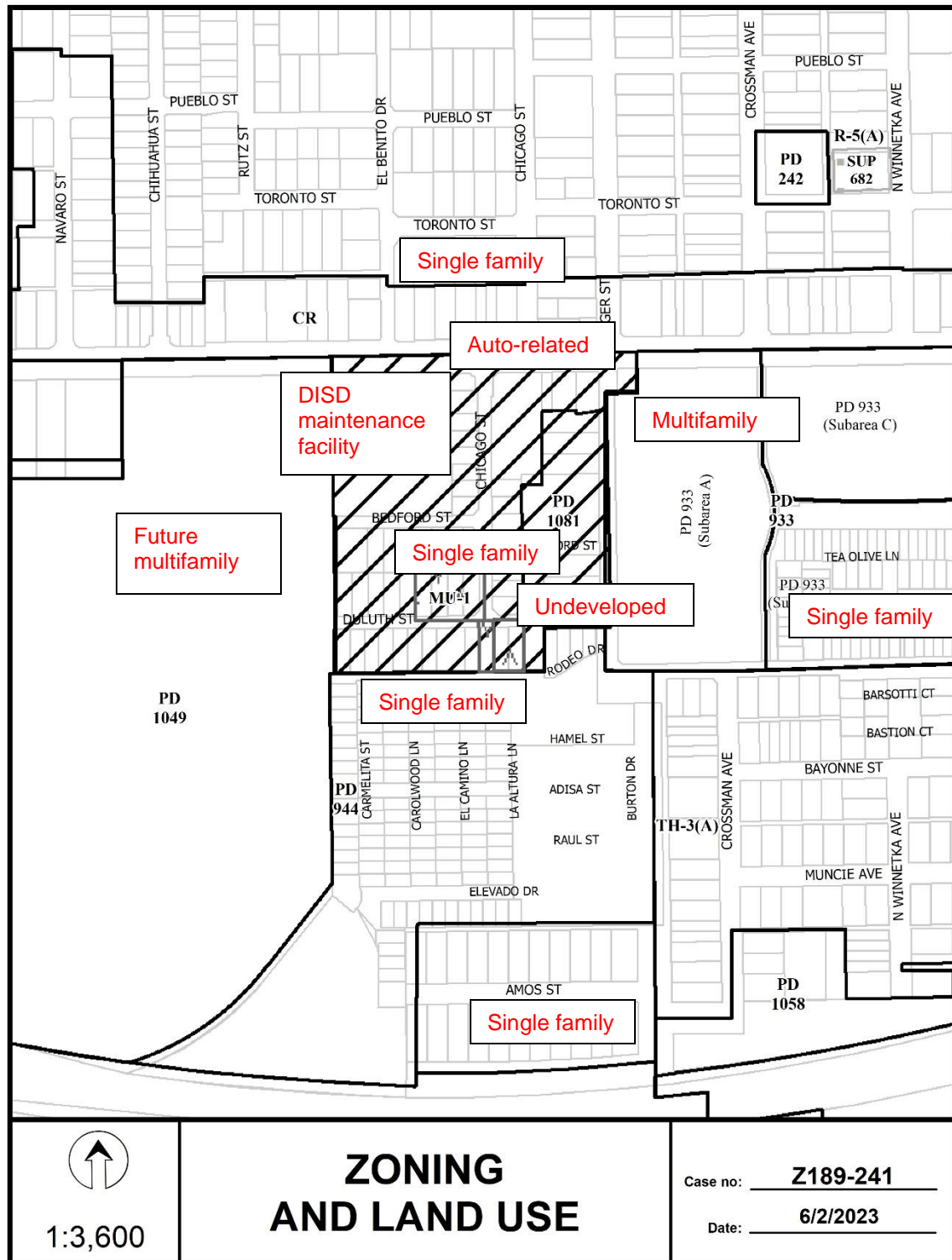


Z189-241
Singleton Blvd/Chicago

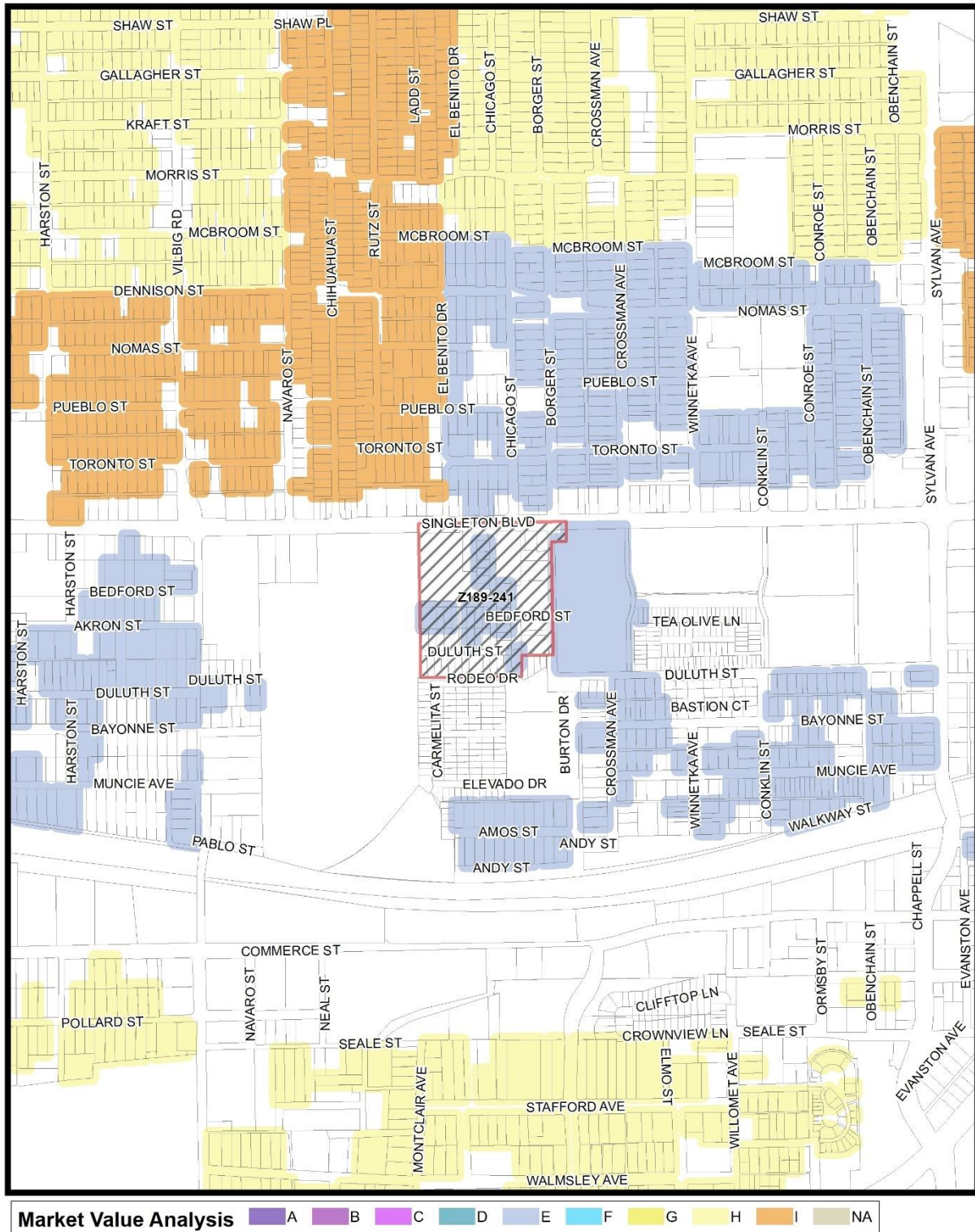
Printed: 5/16/2023





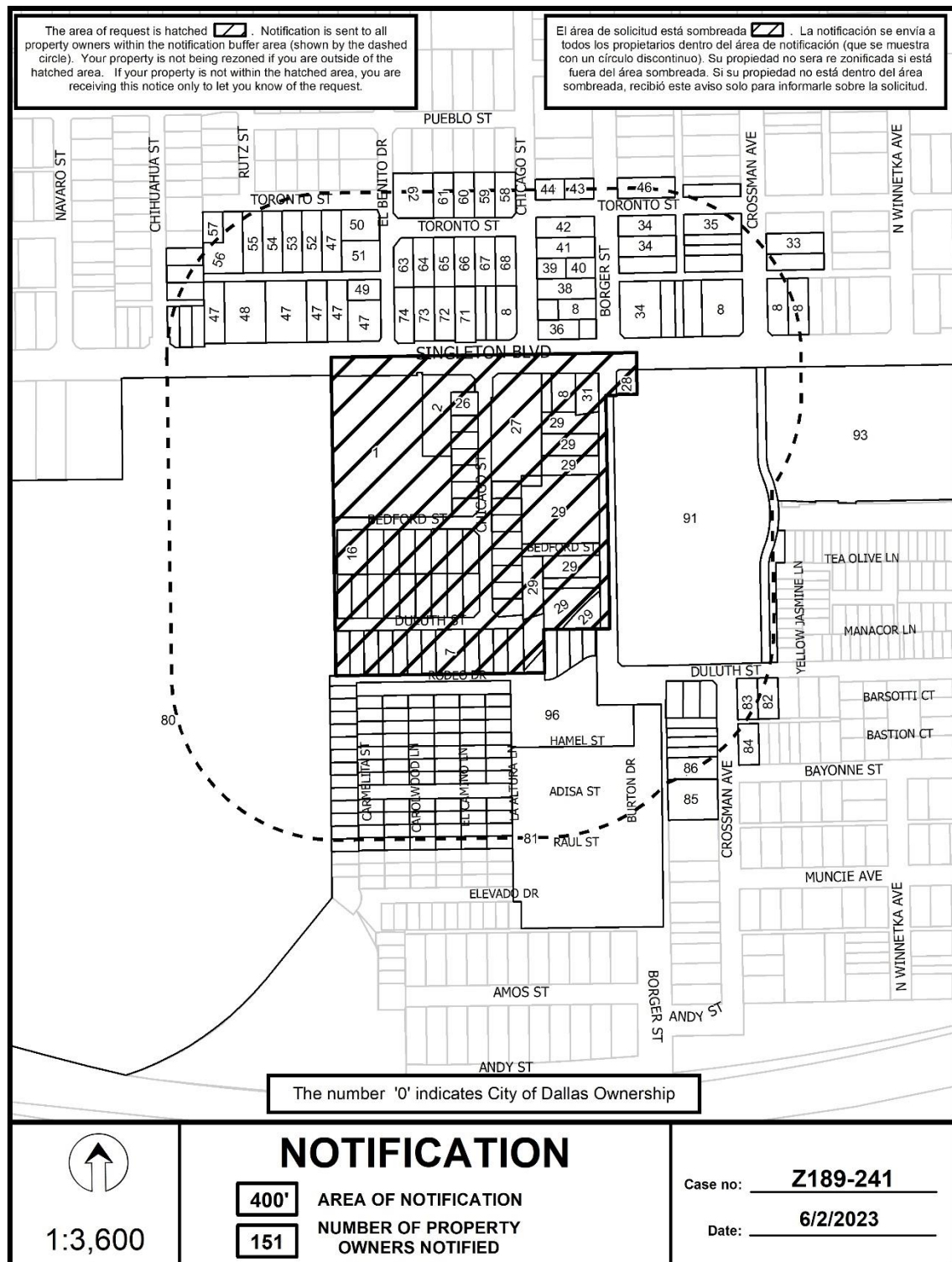






Market Value Analysis

Printed Date: 4/28/2023



06/02/2023

Notification List of Property Owners***Z189-241******151 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1500 SINGLETON BLVD	Dallas ISD
2	1404 SINGLETON BLVD	ROBINSON MONA &
3	1314 DULUTH ST	Taxpayer at
4	1318 DULUTH ST	SUAREZ SILVERIA M
5	1320 DULUTH ST	Taxpayer at
6	1400 DULUTH ST	GALINDO JAVIER FLORENTINO L &
7	1404 DULUTH ST	TEMPLO PENA DE HOREB
8	1119 SINGLETON BLVD	HMK LTD
9	1401 DULUTH ST	Taxpayer at
10	1403 DULUTH ST	SAENZ IRMA HERNANDEZ
11	1407 DULUTH ST	SAENZ IRMA
12	2819 CHICAGO ST	LOPEZ FLORENTINO ET AL
13	1404 BEDFORD ST	HERNANDEZ JENNIFER N
14	1406 BEDFORD ST	HERNANDEZ TONY CORTEZ III
15	1412 BEDFORD ST	RODRIGUEZ ALFREDO S
16	1420 BEDFORD ST	ORTIZ YOLANDA
17	2802 CHICAGO ST	SANCHEZ JUAN
18	2814 CHICAGO ST	LAI YONG
19	2820 CHICAGO ST	SAN SABA ROCK REAL ESTATE LLC
20	2902 CHICAGO ST	DILLARD CHARLES E JR &
21	2904 CHICAGO ST	ELVISARA LLC
22	2903 CHICAGO ST	LOPEZ FLORENTINO
23	2907 CHICAGO ST	WILCHES MARCELEN A
24	2919 CHICAGO ST	YANEZ JORGE & MARIELA
25	2923 CHICAGO ST	WILONSKY DOROTHY &
26	2927 CHICAGO ST	LUNA GETRUDIS

06/02/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1318 SINGLETON BLVD	ZARATE ANTONIO
28	900 SINGLETON BLVD	DALLAS SMSA TOWER HOLDINGS
29	2823 BORGER ST	UG SINGLETON LP
30	1310 DULUTH ST	SALAZAR RICHARD EST OF
31	1300 SINGLETON BLVD	ORDAZ RASALIO
32	2911 CHICAGO ST	QUINTERO MARIA EULALIA
33	3018 CROSSMAN AVE	JUAREZ CATHEY
34	1211 SINGLETON BLVD	WILLIEJAXON VIB LLC
35	3023 CROSSMAN AVE	HMK LTD
36	1307 SINGLETON BLVD	CASTILLO URSULA G
37	3006 CHICAGO ST	CASTILLO CHRISTINA C REVOCABLE LIVING TRUST
38	3011 BORGER ST	BECERRA JOSE A &
39	3014 CHICAGO ST	ARAGON OMAR & ILIANA
40	3015 BORGER ST	MOYA ELI
41	3019 BORGER ST	BATES LOUISA PEREZ
42	3023 BORGER ST	DEAVILA MARIA C
43	3103 BORGER ST	CRUZ MARIA DE JESUS
44	3102 CHICAGO ST	CORIA RITA
45	3101 CROSSMAN AVE	GUZMAN J TIBURCIO &
46	3102 BORGER ST	OCON LUCIA
47	1533 SINGLETON BLVD	PINNEBOG TEMPLE PARTNERS LTD
48	1525 SINGLETON BLVD	PINNEBOG TEMPLE PARTNERS LTD
49	3011 EL BENITO DR	Taxpayer at
50	1500 TORONTO ST	BETHEL BAPTIST MISSION
51	3000 EL BENITO DR	BETEL IGLESIA B
52	1514 TORONTO ST	DELAGARZA MATIAS JR
53	1518 TORONTO ST	ZEPADA FRANCES &
54	1522 TORONTO ST	PINNEBOG TEMPLE PARTNERS LTD
55	1526 TORONTO ST	CHOVANEC ROBERT H JR
56	1528 TORONTO ST	Taxpayer at
57	1534 TORONTO ST	ESPARZA MARY TERESA

06/02/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3101 CHICAGO ST	ROSALES JUAN &
59	1407 TORONTO ST	ROSALES JUAN &
60	1411 TORONTO ST	MIRAMONTES MARTHA
61	1415 TORONTO ST	BUILDERS OF HOPE COMMUNITY
62	1423 TORONTO ST	ARAGON OMAR F
63	1422 TORONTO ST	MENDEZ MIGUEL ANGEL &
64	1420 TORONTO ST	RODRIGUEZ WILFREDO MURILLO
65	1414 TORONTO ST	ESPARZA ANTONIA
66	1410 TORONTO ST	MONTEMAYOR JOSEFINA G
67	1406 TORONTO ST	CASTILLO RAYMOND J
68	3019 CHICAGO ST	ALONZO MARY G
69	1405 SINGLETON BLVD	COSS LUCIA
70	1407 SINGLETON BLVD	DESANTIAGO MARIA
71	1409 SINGLETON BLVD	FLORIDO ELIAS
72	1413 SINGLETON BLVD	RUELAS JOHN EST OF
73	1419 SINGLETON BLVD	PINNEBOG TEMPLE PARTNERS LTD
74	1423 SINGLETON BLVD	VILLANUEVA JUAN
75	1535 SINGLETON BLVD	PINNEBOG TEMPLE PTNRS LTD
76	1537 SINGLETON BLVD	1537 SINGLETON LLC
77	3010 CHIHUAHUA ST	Taxpayer at
78	3014 CHIHUAHUA ST	DELEON EFRAIN &
79	3018 CHIHUAHUA ST	ROJAS MILCIADES A NIMAJUAN &
80	1600 SINGLETON BLVD	VILLAGES AT SOHO SQUARE LLC
81	1300 DULUTH ST	Taxpayer at
82	1122 DULUTH ST	RODRIGUEZ ARTURO P &
83	1126 DULUTH ST	COVARRUBIAS RAPHAEL
84	1123 BAYONNE ST	ALVARADO RUBEN &
85	2515 CROSSMAN AVE	CROSSMAN OF AMERICA LLC
86	2519 CROSSMAN AVE	CROSSMAN STREET CAPITAL LLC
87	2603 CROSSMAN AVE	HINGORA AATFAB M
88	2605 CROSSMAN AVE	BORDER REBECCA ELIZABETH &

06/02/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2607 CROSSMAN AVE	MENDOZA MIGUEL S
90	2607 CROSSMAN AVE	MENDOZA MIGUEL S &
91	1212 SINGLETON BLVD	BW AUSTIN TRINITY LLC
92	1212 SINGLETON BLVD	TG SINGLETON POA IHNC
93	1002 SINGLETON BLVD	SL3 TRINITY LP
94	1197 TEA OLIVE LN	PARKSIDE AT TRINITY GREEN
95	1301 RODEO DR	MEGATEL TRINITY MEADOWS LLC
96	1351 HAMEL ST	MEGATEL TRINITY MEADOWS LLC
97	2534 CARMELITA ST	MEGATEL SOHO SQUARE SA LLC
98	2542 CARMELITA ST	MEGATEL SOHO SQUARE SA LLC
99	2653 CAROLWOOD LN	WEI PENG PENG &
100	2645 CAROLWOOD LN	SOTO JOSE ALEJANDRO &
101	2637 CAROLWOOD LN	MOOTA SAINATH &
102	2629 CAROLWOOD LN	Taxpayer at
103	2621 CAROLWOOD LN	SORIA BENITO GUADALUPE &
104	2613 CAROLWOOD LN	MCGHEE KATRINA DENISE
105	2605 CAROLWOOD LN	GARNER BRETT J
106	2527 CAROLWOOD LN	MEGATEL SOHO SQUARES SA LLC
107	2536 CAROLWOOD LN	TURNER ASHLEY A
108	2552 CAROLWOOD LN	ARCHIYAN YELENA ERNESTOVNA
109	2606 CAROLWOOD LN	TATRO LINWOOD SCOTT
110	2614 CAROLWOOD LN	OPARAEKE CRYSTAL
111	2622 CAROLWOOD LN	HAGANS MICHELLE & MARCUS
112	2630 CAROLWOOD LN	WASH KAMERON C
113	2638 CAROLWOOD LN	SIMON HARRY BERNARD JR
114	2646 CAROLWOOD LN	OLLIVANT CALEB
115	2654 CAROLWOOD LN	FIROUZBAKHT FARID &
116	2655 EL CAMINO LN	PERRY SCOTT ANDREW JR
117	2647 EL CAMINO LN	HENRY SEAN WILLIAM & JIE GUO
118	2639 EL CAMINO LN	WANG CLIFFORD &
119	2631 EL CAMINO LN	TURKSON MASERA ASAMNUA &

Z189-241(MW)

06/02/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2623 EL CAMINO LN	BROWN TRENTON & MALLORY
121	2615 EL CAMINO LN	MAJMUDAR SHAIL &
122	2607 EL CAMINO LN	LEGORRETA ABRAHAM CORNEJO
123	2553 EL CAMINO LN	NAFZIGER JONATHAN &
124	2545 EL CAMINO LN	CHAPAGAIN NIKESH &
125	2537 EL CAMINO LN	CHOICE JAMEILE
126	2529 EL CAMINO LN	NGUYEN DIANE
127	2530 EL CAMINO LN	GRINNELL NEVIN E
128	2538 EL CAMINO LN	PASQUAL ALICE M & CRAIG M
129	2546 EL CAMINO LN	SEALS KARIMAH &
130	2554 EL CAMINO LN	LEMMON KATIE L
131	2608 EL CAMINO LN	BRYANTHARRELL TERRI
132	2616 EL CAMINO LN	BARCLAY MICHAEL &
133	2624 EL CAMINO LN	FINCH JEREMY
134	2632 EL CAMINO LN	WANG CHEN HAN
135	2640 EL CAMINO LN	HAN EUGENE
136	2648 EL CAMINO LN	CLEETUS CARMEL MARY
137	2656 EL CAMINO LN	BROWN SHAWN MATTHEWS & ANDREA
138	2641 LA ALTURA LN	GOODSPEED KIMBERLY & PETER
139	2633 LA ALTURA LN	NEWTON JACKLYN & NATHANIEL III
140	2625 LA ALTURA LN	PAYROVI DUSTIN
141	2617 LA ALTURA LN	LINK MARC W
142	2609 LA ALTURA LN	MCCARTHY JOHN &
143	2601 LA ALTURA LN	VO KIET
144	2555 LA ALTURA LN	GHORBANI FREDERICK
145	2547 LA ALTURA LN	HANSON HEATHER NICOLE
146	2539 LA ALTURA LN	VANIKIOTIS NICHOLAS
147	2531 LA ALTURA LN	AGADA UCHENNA
148	1313 RODEO DR	ENXES INVESTMENTS LLC
149	1228 DULUTH ST	GREER JANESE
150	1220 DULUTH ST	Taxpayer at
151	2619 CROSSMAN AVE	HUGHESGRAHAM KASONDRA &



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2096

Item #: 14.

AGENDA DATE: August 17, 2023

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 2.633-acre tract of land containing all of Lot 1 in City Block A/6506 and part of City Block 6506 to create one lot on property located on Spangler Road, north of Manana Drive.

Applicant/Owner: Sanchez Foods & Co., Inc.

Surveyor: A & W Surveyors, Inc.

Application Filed: July 19, 2023

Zoning: IR

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

Planner: Sharmila Shrestha

Council District: 6

S223-211

CITY PLAN COMMISSION**THURSDAY, AUGUST 17, 2023****FILE NUMBER:** S223-211**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Spangler Road, north of Manana Drive**DATE FILED:** July 19, 2023**ZONING:** IR**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 2.633-acres**APPLICANT/OWNER:** Sanchez Foods & Co., Inc.

REQUEST: An application to replat a 2.633-acre tract of land containing all of Lot 1 in City Block A/6506 and part of City Block 6506 to create one lot on property located on Spangler Road, north of Manana Drive.

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

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

General 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 Development Services, 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 new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (SPRG) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Flood Plain Conditions:

15. Determine the 100-year water surface elevation across this addition.
16. Dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. Section 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
17. Include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
18. Specify minimum fill and minimum finished floor elevations if Fill Permit exists.
19. Show natural channel set back from the crest of the natural channel.
20. Set floodway monument markers and provide documentation.
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if applied for.

Survey (SPRG) Conditions:

22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. On the final plat, show recording information on all existing easements within 150 feet of the property.

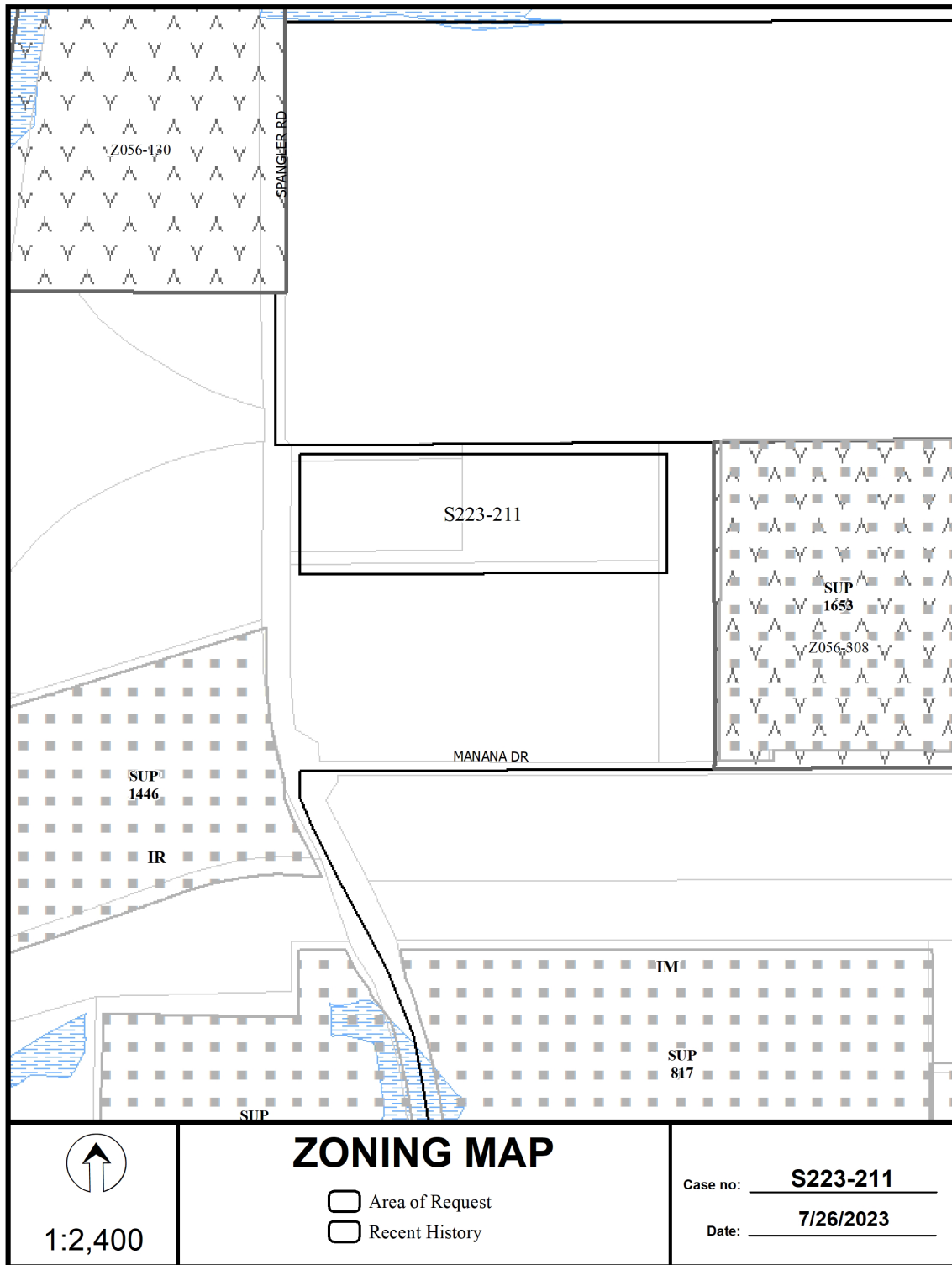
24. Two corners of plat boundary need to be tagged with state plane coordinates value.

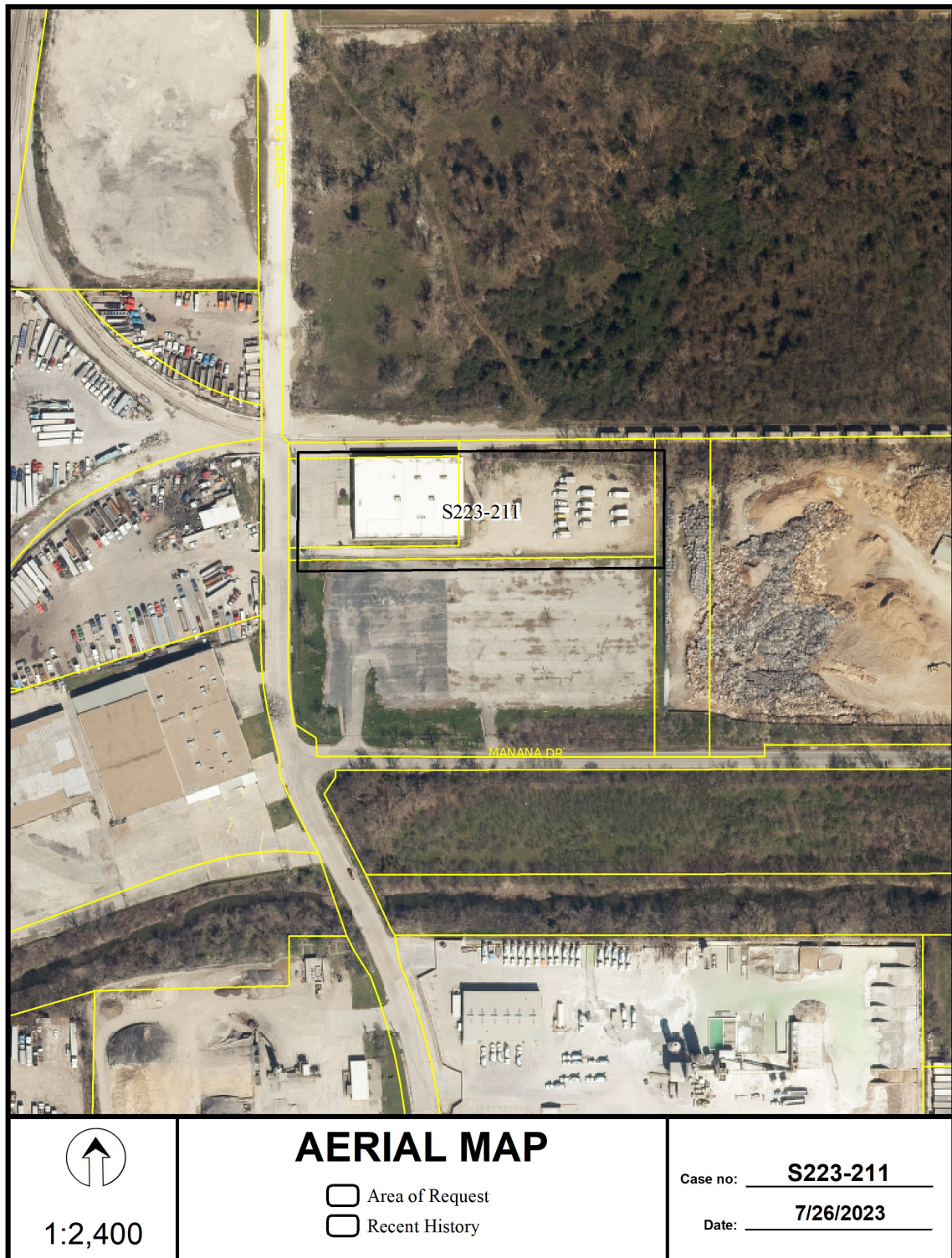
Dallas Water Utilities Conditions:

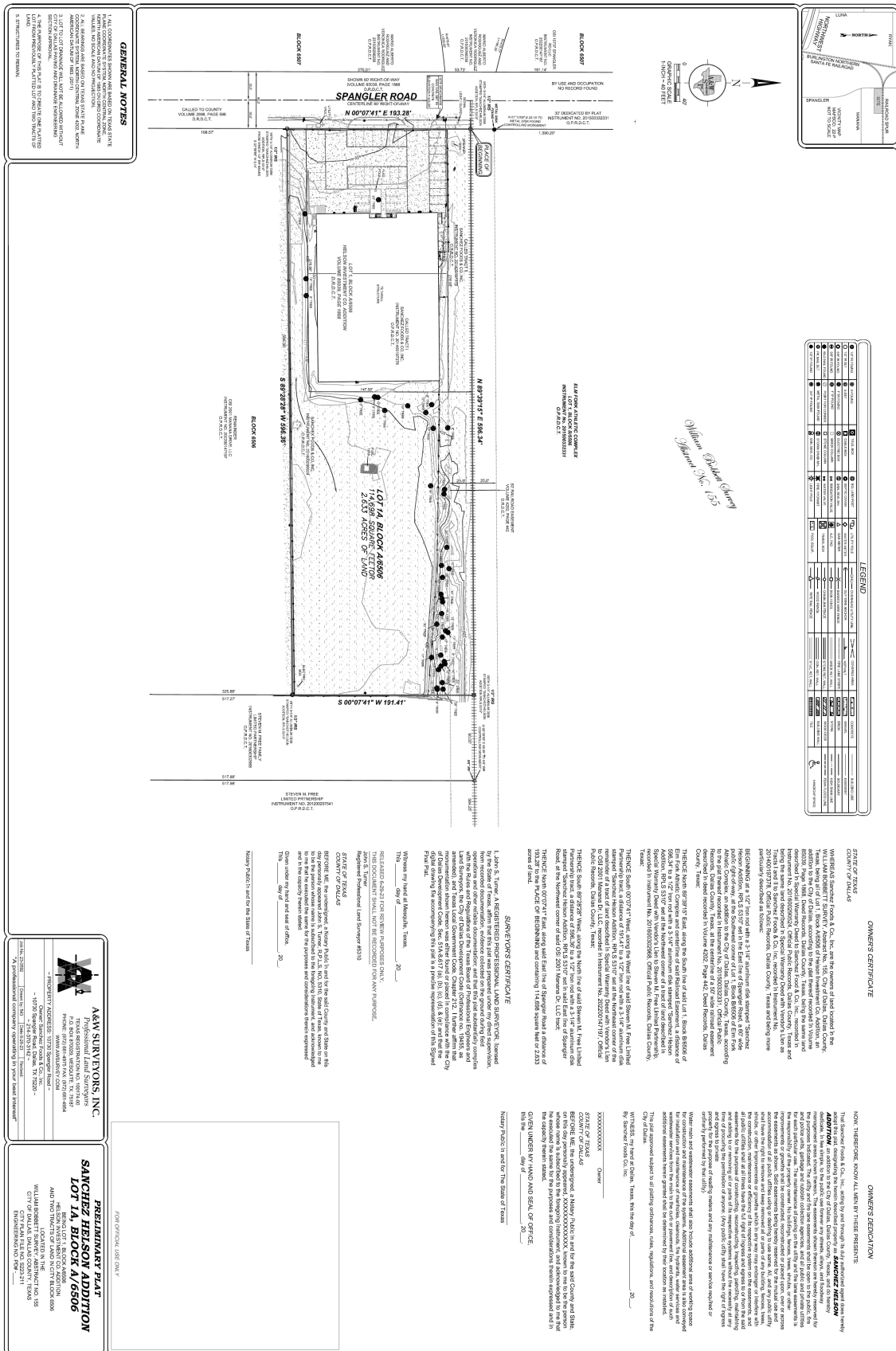
25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

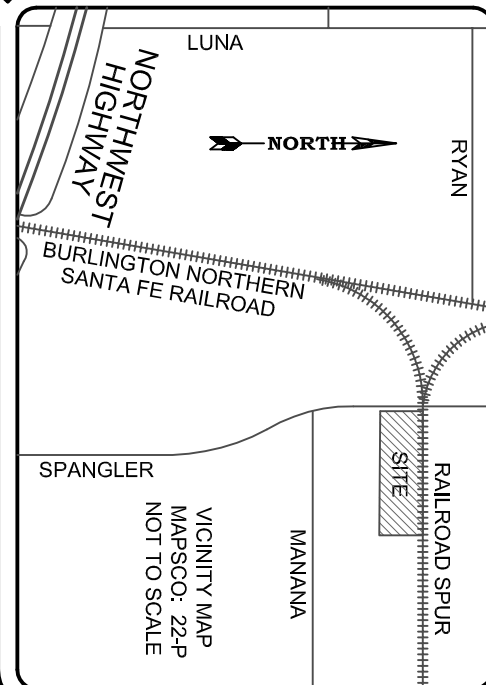
Street Name / GIS, Lot & Block Conditions:

27. Prior to the final plat, contact Addressing Coordinator for release.
28. On the final plat, identify the property as Lot 1A in City Block A/6506. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



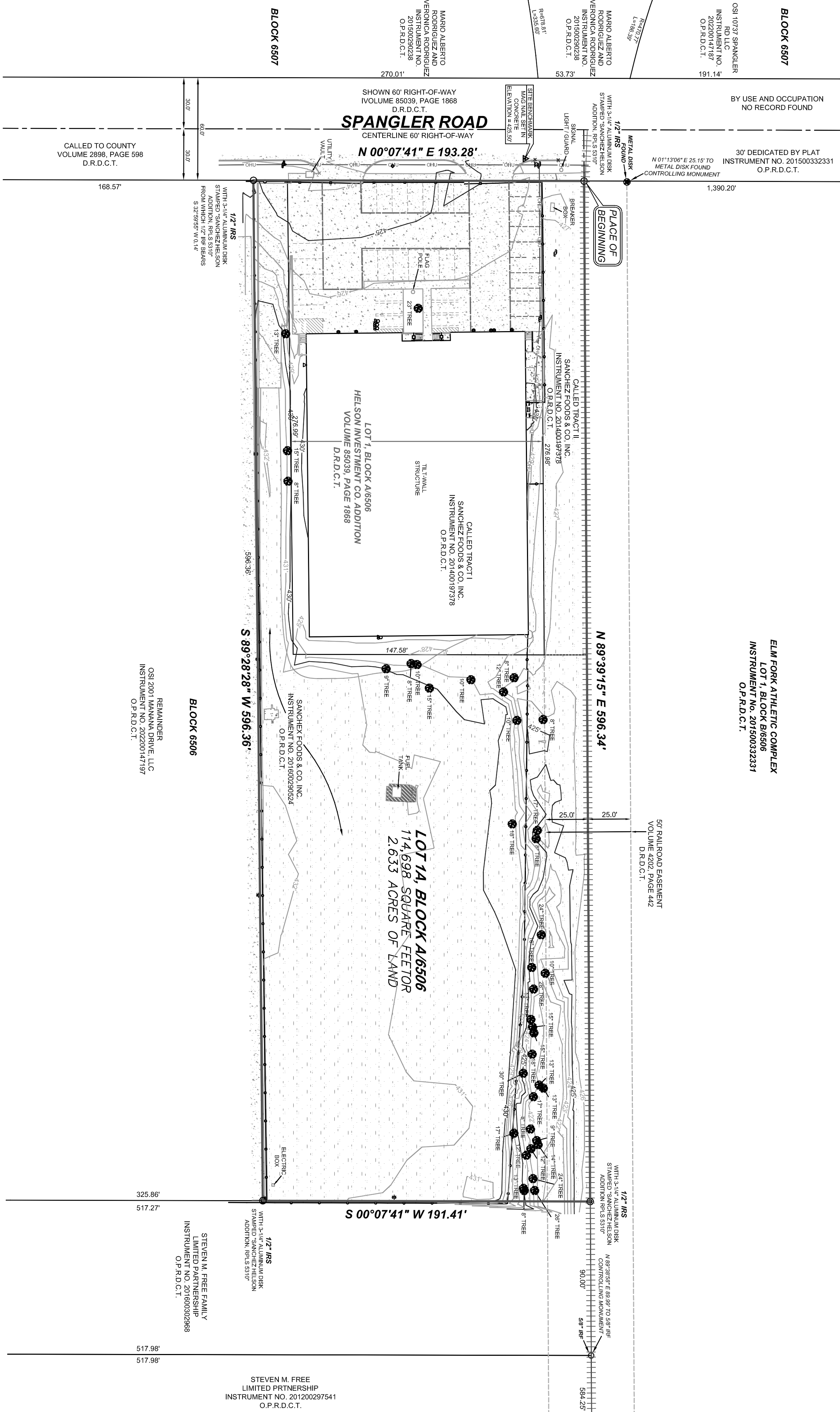






GENERAL NOTES

1. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE. VALUES NO SCALE AND NO PROJECTION.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE AMERICAN DATUM OF 1881 (N811)
3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT SECTION APPROVAL.
4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE PLATTED LOT AND TWO TRACTS OF UNPLATTED LAND.
5. STRUCTURES TO REMAIN.



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

William Robert Quay
Harvard No. 155

OWNER'S CERTIFICATE

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

[illegible]

particularly described as follows

RECEIVING at a 1/2" iron rod with a 3-1/4" aluminum clip stamped "Sanchez
H-510" and a PZS 5310 set in the East line of Spangler Road, a 60' wide
public right-of-way, at the Southwest corner of Lot 1, Block B16506, Elm Fork
Avalanche Complex, an addition to the City of Dallas, Dallas County, Texas, according
to the plat hereof recorded in Instrument No. 201500332331, Official Public
Records, Dallas County, Texas, at the centerline of a 50' wide railroad easement
described in deed recorded in Volume 4202, Page 442, Deed Records, Dallas
County, Texas;

the construction, maintenance or efficiency of its respective system on the easements, and
all public utilities shall at all times have the full right of ingress and egress to or from the said
easements for the purpose of installing, reconstructing, inspecting, patching, maintaining
and adding to or removing all parts of its respective systems without the necessity at any
time to obtain the permission of anyone. (Any public utility shall have the right of ingress
and egress to or from the easements for the purpose of installing, reconstructing, inspecting,
patching or adding to or removing all parts of its respective systems without the necessity of
obtaining the permission of anyone. Any public utility shall have the right of ingress
and egress to or from the easements for the purpose of installing meters and any maintenance
or service required for the purpose of said system.)

ordinarily performed by that utility).

THENCE North 69.391° East, along the South line of Lot 1, Block B/6500 of Elm Fork Athletic Complex and centerline of said Railroad Easement, a distance of 596.24 to a 1/2" round bar with a 3-1/4" aluminum disk stamped "Sanchez/Helson" and a 1/2" round bar with a 3-1/4" aluminum disk stamped "Sanchez/Helson" (hereinafter "RP/LS 53107" set) at the Northwest corner of a tract of land described in addition to RP/LS 53107.

City of Dallas, Texas: recorded in instrument No. 201600302968, Official Public Records, Dallas County, Texas.

WITNESS, my hand at Dallas, Texas, this the day of _____, 20____
By: Sanchez Foods Co., Inc.

By: Sanchez Foods Co, Inc.

to OSI 2001 Manana Dr, LLC, recorded

THENCE South 89.2825' West, along the North line of said Steven M. Free Limited Partnership tract, a distance of 596.36' to a 1/2" from and with a 1/4" aluminum disk stamped "Sanchez Helson addition, P/S 5310" set in said East line of Spangler tract at the Northwest corner of said OSI 2001' Metana Dd, LLC tract.

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, XXXXXXXXXXXX, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that

THENCE North 00°07'41" East, along said East line of Spangler Road a distance of 193.28' to the PLACE OF BEGINNING and containing 114,698 square feet or 2.653 acres of land;

the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

SURVEYOR'S CERTIFICATE

I, John S. Turner, A REGISTERED PROFESSIONAL LAND SURVEYOR, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation, and that this plat substantially complies with the Rules and Regulations of the State of Texas for Professional Land Surveyors and Land Surveyors of the City of Dallas Development Code (Ordinance 19445, as amended), and Texas Local Government Code, Chapter 212. I further affirm that documentation shown herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-6.617 (a), (b), (d), & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Final Plat

Witness my hand at Mesquite, Texas,

This _____ day of _____, 20____.

RELEASED 6-29-23 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner
Registered Professional Land Surveyor #5310

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office,

This _____ day of _____, 20__

Notary Public in and for the State of Texas

FOR OFFICIAL USE ONLY

**PRELIMINARY PLAT
SANCHEZ HELSON ADDITION
LOT 1A, BLOCK A/6506**

BEING LOT 1, BLOCK 46506
HELSON INVESTMENT CO. ADDITION
AND TWO TRACTS OF LAND IN CITY BLOCK 65066
LOCATED IN THE
WILLIAM BOBBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-211
ENGINEERING NO. PD# -

23-0592	Drawn by: 543	Date: 6-29-23	Revised:
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City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2097

Item #: 15.

AGENDA DATE: August 17, 2023

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 0.258-acre tract of land containing part of Lot 2 and all of Lot 3 in City Block 3/668 to create one lot on property located on Munger Avenue, southwest of California Avenue.

Applicant/Owner: Midtown Urban Homes

Surveyor: Urban Strategy Development Group, LLC

Application Filed: July 20, 2023

Zoning: MF-2(A)

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

Planner: Sharmila Shrestha

Council District: 2

S223-212

CITY PLAN COMMISSION**THURSDAY, AUGUST 17, 2023****FILE NUMBER:** S223-212**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Munger Avenue, southwest of California Avenue**DATE FILED:** July 20, 2023**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.258-acre**APPLICANT/OWNER:** Midtown Urban Homes

REQUEST: An application to replat a 0.258-acre tract of land containing part of Lot 2 and all of Lot 3 in City Block 3/668 to create one lot on property located on Munger Avenue, southwest of California Avenue.

SUBDIVISION HISTORY:

1. S223-123 was a request southwest of the present request to create an 8-lot shared access development with lots ranging in size from 1,618 square feet to 3,057 square feet from a 0.390-acre tract of land containing part of Lot 11 and all of Lots 12 through 14 in City Block 10/658 on property located on Peak Street, North of Munger Avenue. The request was approved on May 4, 2023 but has not been recorded.
2. S223-028 was a request north of the present request to replat a 1.028-acre tract of land containing all of Lots 1 and 2 in City Block 12/1598 and Lots 4 through 6 in City Block 8/1598 and an abandoned portion of Cabell Drive to create one lot on property located on Annex Avenue at Lafayette Street, north corner. The request was approved on December 15, 2022 but has not been recorded.
3. S212-287 was a request north of the present request to replat a 0.74-acre tract of land containing all of Lots 1 through 3 in City Block E/669 and all of Lots 5 and 6 in City Block 1/668 to create one lot on property located on Lafayette Street at California Avenue, east corner. The request was approved on August 18, 2022 but has not been recorded.
4. S212-077R was a request south of the present request to replat a 0.79-acre tract of land containing part of Lots 1, 2, and 3 in City Block 1/650 to create one 4,987 square foot and one 29,440 square foot lot on property located on Ross Avenue at Carroll Avenue, west corner. The request was approved on November 3, 2022 but has not been recorded.
5. S201-669 was a request south of the present request to replat a 0.265-acre tract of land containing all of Lot 7 and part of Lot 6 in City Block 2/650 to create one lot on property located on Ross Avenue at Ashby Street, northwest corner. The request was approved on June 3, 2021 but has not been recorded.
6. S201-642 was a request northwest of the present request to replat a 0.376-acre tract of land containing all of Lots 7A through 7F and Lots 8A through 8F in City Block 6/1597 to create a 12-lot shared access development ranging in size from

1,201 square feet to 1,819 square feet on property located on Cabell Drive, south of Annex Avenue. The request was approved on May 6, 2021 and recorded on August 20, 2021.

7. S201-559 was a request northeast of the present request to replat a 0.2465-acre tract of land containing part of Lots 31 and 32 in City Block C/653 to create one lot on property located on Prairie Avenue, northwest of Munger Avenue. The request was approved on January 21, 2021 but has not been recorded.
8. S189-318 was a request northwest of the present request to create a 12-lot shared access development with lots ranging in size from 1,118 square feet to 1,908 square feet from a 0.376-acre tract of land containing all of Lots 7 and 8 in City Block 6/1597 on property located on Cabell Drive, southwest of Annex Avenue. The request was approved on October 17, 2019 and recorded on December 28, 2020.
9. S189-206 was a request northeast of the present request to replat a 0.632-acre tract of land containing part of Lot 29 and all of Lot 30 in City Block C/653 to create one lot on property located on Munger Avenue, south of North Prairie Avenue. The request was approved on June 6, 2019 and was recorded on September 3, 2021.
10. S189-112 was a request northeast of the present request to replat a 0.484-acre tract of land containing part of Lots 8 and 9 in City Block C/667 to create a 14 lot Shared Access Development with lots ranging in size from 1,362.95-square feet to 1,973.27-square feet on property located on Monarch Street, south of North Prairie Avenue. The request was approved on February 21, 2019 and was recorded on December 30, 2020.
11. S189-087R was a request northeast of the present request to revise a previously approved plat (S189-087) to create a 13-lot Shared Access Development with lots ranging in size from 1,352 square feet to 2,234 square feet from a 0.48-acre tract of land containing all of Lot 1 in City Block C/667 on property located at Munger Avenue and Annex Avenue, north corner. The request was approved on December 12, 2019 and recorded on July 20, 2019.
12. S178-206 was a request northeast of the present request to replat a 0.5004-acre tract of land containing part of Lot 3 and all of Lot 4 in City Block C/667 to create a 16-lot shared access development on property located between Munger Avenue and Monarch Street, east of Annex Avenue. The request was approved on June 7, 2018 and was recorded on September 5, 2019.
13. S178-091 was a request south of the present request to replat a 0.370-acre tract of land containing all of Lots 8, 9 and part of Lot 10 in City Block 2/650 to create one 0.066-acre lot, and one 0.304-acre lot on property located on Roseland Avenue at Ashby Street, south corner. The request was approved on February

15, 2018 but has not been recorded. S178-091A was recorded on November 26, 2019.

14. S178-033 was a request west of the present request to replat a 1.923-acre tract of land containing Lots 1 through 4, and Lots 7 through 12 and part of two alleys in City Block I/660 to create one lot on property bounded by Cabell Drive, Carroll Avenue, Lafayette Street, and Ashby Street. The request was approved on November 30, 2017 and recorded on May 11, 2021.

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

- The request lies in an MF-2(A) Multi Family District which has a minimum lot area requirement of 1,000 square feet for single family structures and 6,000 square feet for duplex structures. Minimum lot area requirement for multifamily structures depends on the number of proposed bedrooms. The request is to create one 0.258-acre lot.

Staff finds that there is no established lot pattern within the immediate vicinity of the area (*refer existing area analysis map*); and the request is in compliance with Section 51A-8.503 and also with the requirements of the MF-2(A) Multi Family District; therefore, staff recommends approval subject to compliance with the following conditions.

General 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 Development Services, 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 new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (SPRG) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T/DP). Section 51A- 8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

Right-of way Requirements Conditions:

14. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of the Alley. Section 51A 8.602(c).

Survey (SPRG) Conditions:

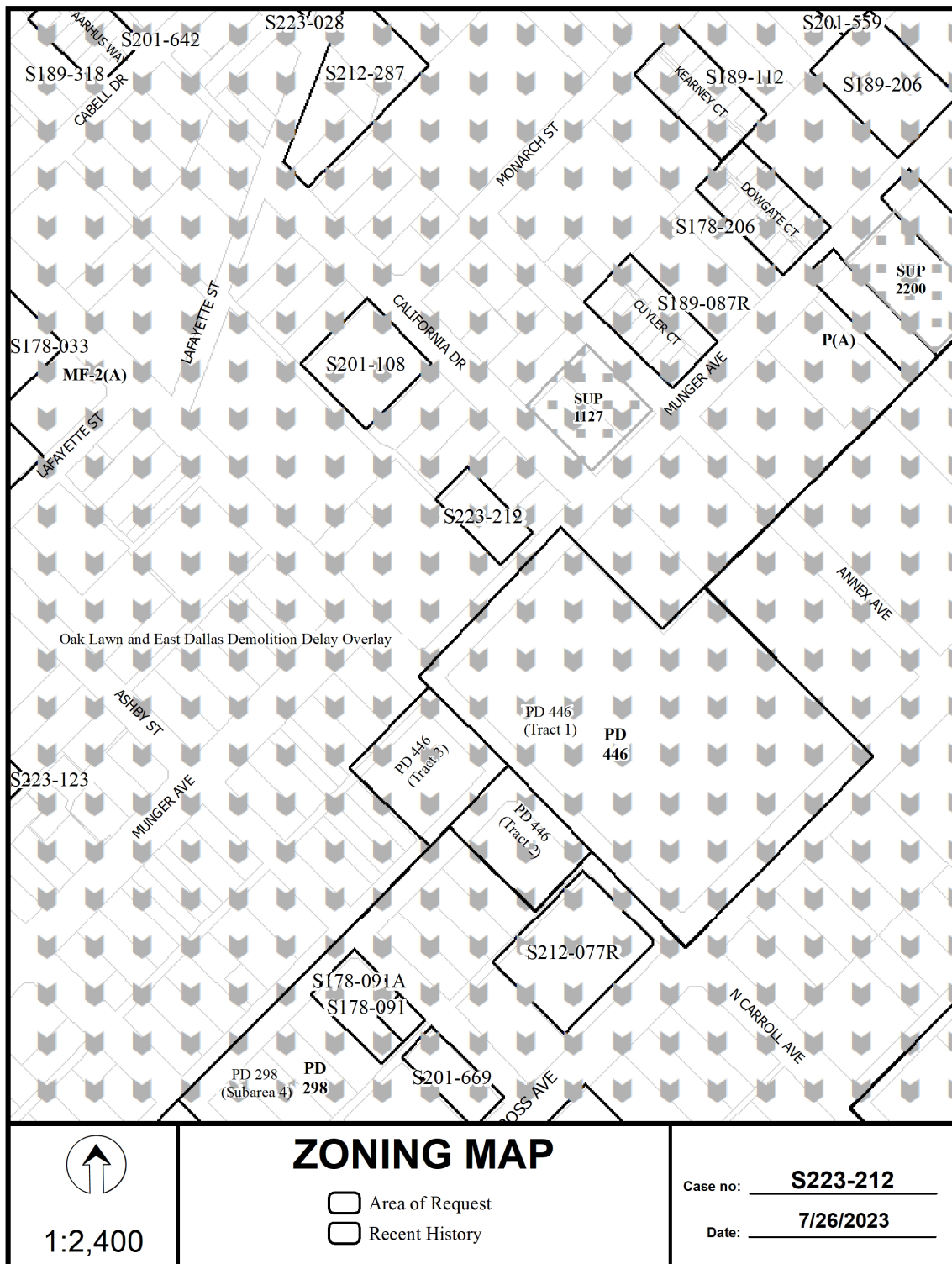
15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show recording information on all existing easements within 150 feet of the property.

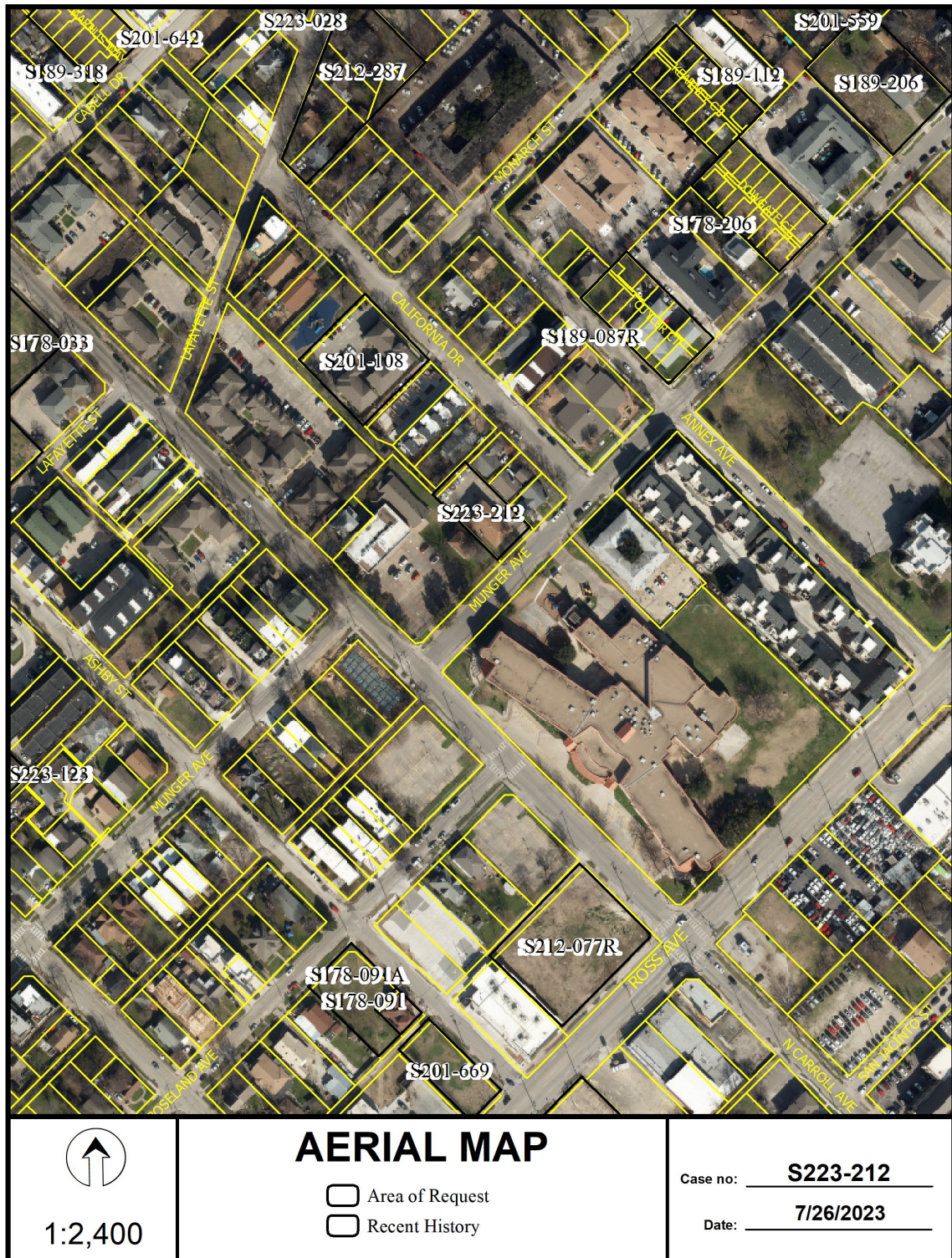
Dallas Water Utilities Conditions:

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. 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.

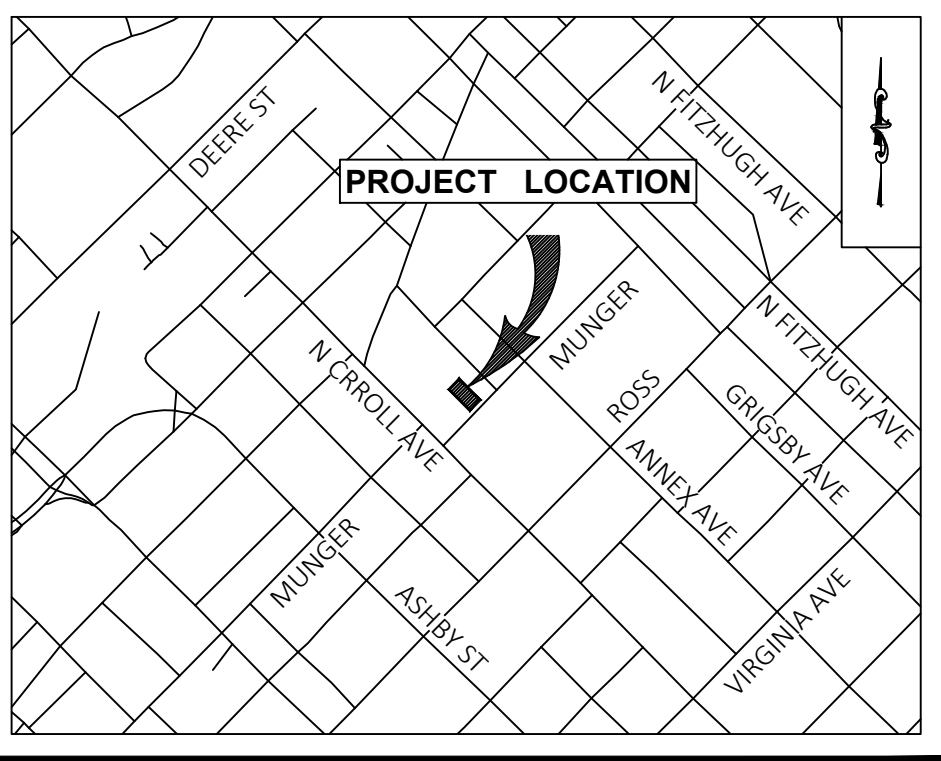
Street Name / GIS, Lot & Block Conditions:

19. Prior to the final plat, contact Addressing Coordinator for release.
20. On the final plat, identify the property as Lot 2A in City Block 3/668. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









- LEGEND**
- BENCHMARK
 - BOUNDARY/LOT CORNER
 - EASEMENT CORNER
 - ☐ A/C UNIT
 - ☆ LIGHT POLE
 - ⚡ TRAFFIC LIGHT POLE
 - ⚡ POWER POLE
 - ⚡ POWER POLE w/ LIGHT
 - ⚡ POWER POLE w/ XFORMER
 - ⚡ POWER POLE w/ METER BOX
 - ☐ ELECTRIC BOX
 - ⚡ GUY WIRE
 - ⚡ ELECTRIC TRANSFORMER
 - Ⓜ ELECTRIC MANHOLE
 - Ⓜ ELECTRIC VAULT
 - Ⓜ GAS METER
 - Ⓜ GAS MANHOLE
 - Ⓜ GAS VALVE
 - Ⓜ GAS MARKER
 - Ⓜ WASTEWATER MANHOLE
 - Ⓜ WASTEWATER CLEANOUT
 - Ⓜ ELECTRIC TRANSFORMER
 - Ⓜ STORM DRAIN MANHOLE
 - Ⓜ TELECOMMUNICATION MANHOLE
 - Ⓜ TELECOMMUNICATION MARKER
 - Ⓜ TELECOMMUNICATION PEDESTAL
 - Ⓜ FIRE HYDRANT
 - Ⓜ WATER METER
 - Ⓜ WATER VALVE
 - Ⓜ WATER MANHOLE
 - Ⓜ WATER IRRIGATION BOX
 - Ⓜ TELECOMMUNICATION MARKER
 - ☐ MAILBOX
 - BOLLARD
 - SIGN
 - Ⓜ MONITORING WELL
 - Ⓜ UNKNOWN MANHOLE
 - Ⓜ UNKNOWN VAULT
 - Ⓜ PARKING SPACES
 - Ⓜ HANDICAP PARKING
 - Ⓜ BRUSH
 - TREE
- ABBREVIATIONS**
- INST. NO. INSTRUMENT NUMBER
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - CAB. CABINET
 - VOL. VOLUME
 - PG. PAGE
 - INST. INSTRUMENT
 - NO. NUMBER
 - (XX° XX' XX") RECORD BEARING
 - (XXX.XX) RECORD DISTANCE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - (C.M.) CONTROLLING MONUMENT
 - ADS 3-1/4" ALUMINUM DISC STAMPED
 - "URBAN STRATEGY" "10194610" & "MT" SET
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - IRFC IRON ROD FOUND CAPPED
 - ESMT EASEMENT
 - FFE FINISHED FLOOR ELEVATION
 - ELEV. ELEVATION
 - XXX.X SPOT ELEVATION
 - NG NATURAL GROUND
 - TC TOP CURB
 - G GUTTER
 - FL FLOW LINE

- LINETYPES**
- STREET CENTERLINE
 - ASPHALT
 - OHE OVERHEAD ELECTRIC LINE
 - E UNDERGROUND ELECTRIC LINE
 - WW WASTEWATER LINE
 - STM STORM-RAIN LINE
 - WATER LINE
 - GAS LINE
 - T TELECOMMUNICATION LINE
 - WROUGHT-IRON FENCE
 - CHAINLINK FENCE
 - WOOD FENCE
 - BUILDING

SURVEYOR'S STATEMENT

I, DAVID A. MINTON, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617(a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this signed final plat.

Dated this the _____ day of _____, 2023.

David A. Minton, RPLS
Texas License No 6233

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID A. MINTON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ i day of _____, 2023.

Notary Public, in and for the State of Texas

PRELIMINARY, THIS
DOCUMENT SHALL NOT BE
RECORDED FOR ANY
PURPOSE AND SHALL NOT
BE USED OR VIEWED OR
RELIED UPON AS A FINAL
SURVEY DOCUMENT.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Jose H. Marrufo, is the sole owner of a 0.258 of an acre or 11,251 square feet tract of land situated in the John Grigsby Survey, City of Dallas, Dallas County, Texas, being all of that tract of land conveyed to said Jose H. Marrufo, by Warranty Deed recorded in Volume 2000162, Page 1793, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being the remainder of Lot 2, and all of Lot 3, Block 3/668, Bergfeld Place Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 471, Map Records, Dallas County, Texas (M.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the south corner of Lot 1C, Block 3/668, Eastside Addition Phase II, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Instrument No. 199900718826, M.R.D.C.T., and being in the northwest Right-of-Way (R.O.W.) line of Munger Avenue (60 foot R.O.W., as shown in Volume 1, Page 471, M.R.D.C.T.);

THENCE South 44 degrees 25 minutes 42 seconds West, with the northwest R.O.W. line of said Munger Avenue, a distance of 75.00 feet to a 1/2 inch iron rod found for the southeast corner of Lot 1A, Alexander's Park Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 85105, Page 5460, M.R.D.C.T.;

THENCE North 44 degrees 54 minutes 58 seconds West, with the northeast line of said Lot 1A, a distance of 150.01 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "MT" set for a northeast corner of said Lot 1A, and being in the southeast R.O.W. line of a 10 foot wide alley shown in Bergfeld Place Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 2, Page 18, M.R.D.C.T., from which a 1/2 inch iron rod found for witness bears North 57 degrees 26 minutes 50 seconds West, a distance of 0.470 feet;

THENCE North 44 degrees 25 minutes 42 seconds East, with the southeast R.O.W. line of said Alley, a distance of 75.00 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "MT" set for the west corner of Lot 1A, said Eastside Addition Phase II, from which a 1/2 inch iron rod found for witness bears North 34 degrees 12 minutes 30 seconds West, a distance of 0.99 feet;

THENCE South 44 degrees 54 minutes 58 seconds East, with the southwest line of said Eastside Addition Phase II, a distance of 150.01 feet to the **POINT OF BEGINNING**, and containing 11,251 square feet or 0.258 of an acre of land.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Jose H. Marrufo, does hereby adopt this plat, designating the herein described property as **MUNGER TOWNHOMES** an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

Date: _____

By: _____
Jose H. Marrufo, Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Jose H. Marrufo, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

Notary Public, in and for the State of Texas

CERTIFICATE OF APPROVAL

I, **Tony Shidid**, Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the ____ day of _____ A.D. 2023 and same was duly approved on the ____ day of _____, 2023. by said Commission

Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

URBAN STRATEGY
1100 E. Campbell, Suite 210
Richardson, Texas 75081
Firm Registration #F-10194610, 214,396,2339
www.urbanstrategy.us

PRELIMINARY PLAT

MUNGER TOWNHOMES

LOT 2A, BLOCK 3/668

0.258 ACRES / 11,251 SQUARE FEET

BEING A REPLAT OF

**A PORTION OF LOT 2 & ALL OF LOT 3,
BLOCK 3/668, BERGFELD PLACE ADDITION**

**RECORDED IN VOL. 1, PG. 471, IN THE
PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
OUT THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

CITY PLAN FILE No. S223-212

ENGINEERING PLAT No. _____

ISSUE DATE: 07/19/2023 | PROJECT NO.: 233013 | SCALE: 1 inch = 30 ft. | PAGE 1 OF 1

Civil
Urban Strategy
4222 Main St.
Dallas, TX 75226
www.urbanstrategy.us
214-295-5775

Surveyor

David A. Minton, RPLS
Texas License No 6233
Urban Strategy
1100 E. Campbell, Ste 210
214-396-2339
davidm@urbanstrategy.us
TBPLS Firm No. 10194610

DEVELOPER / OWNER

Midtown Urban Homes
contact: Senih Miraboglu
4640 Munger Ave #102
Dallas, Texas 75204
Phone: 917-963-3694

Email: info@midtownurbanhomes.com

CERTIFICATE OF APPROVAL

- The purpose of this plat is to create a buildable lot.
- Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Sectional approval.
- The coordinates shown hereon are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011.
- The basis of bearings shown hereon are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011.



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2098

Item #: 16.

AGENDA DATE: August 17, 2023

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 1.724-acre tract of land containing all of Lots 13, 14, 15A, 17, and 18 in City Block J/1534 to create one lot on property located on Knox Street at McKinney Avenue, southeast corner.

Owners: Nabholtz KMCK Partners, L.P., KD Knox Street Village Holdco, LLC

Surveyor: Pacheco Koch, a Westwood Company

Application Filed: July 20, 2023

Zoning: PD 193

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

Planner: Sharmila Shrestha

Council District: 14

S223-213

CITY PLAN COMMISSION**THURSDAY, AUGUST 17, 2023****FILE NUMBER:** S223-213**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Knox Street at McKinney Avenue, southeast corner**DATE FILED:** July 20, 2023**ZONING:** PD 193 (LC)PD LINK: <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20193.pdf>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 1.724-acre**APPLICANT/OWNER:** Nabholtz KMCK Partners, L.P., KD Knox Street Village Holdco, LLC**REQUEST:** An application to replat a 1.724-acre tract of land containing all of Lots 13, 14, 15A, 17, and 18 in City Block J/1534 to create one lot on property located on Knox Street at McKinney Avenue, southeast corner.**SUBDIVISION HISTORY:**

1. S178-261 was a request west of the present request to replat a 1.343-acre tract of land containing all of Lots 9 through 12 and part of Lot 13 in City Block K/1535 on property located on Cole Avenue at Knox Street, southwest corner. The request was approved on August 2, 2018 and was recorded on April 1, 2021.
2. S178-155 was a request southwest of the present request to replat a 2.20-acre tract of land containing all of Lots 9, 10, 11, 12, 13, 14, 16, and 17 in City Block H/1532 to create one lot on property located on Cole Avenue, between Oliver Street and Armstrong Avenue. The request was approved on April 19, 2018 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 193; therefore, staff recommends approval of the request subject to compliance with the following conditions:**General 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 Development Services, 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 new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or Street easement) at the intersection of McKinney Avenue and Knox Street. Section 51A 8.602(d)(1).
16. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)
17. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Knox Street & the alley. Section 51A-8.602(e)

18. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). 51A-8.606, 51A-8.608

Survey (SPRG) Conditions:

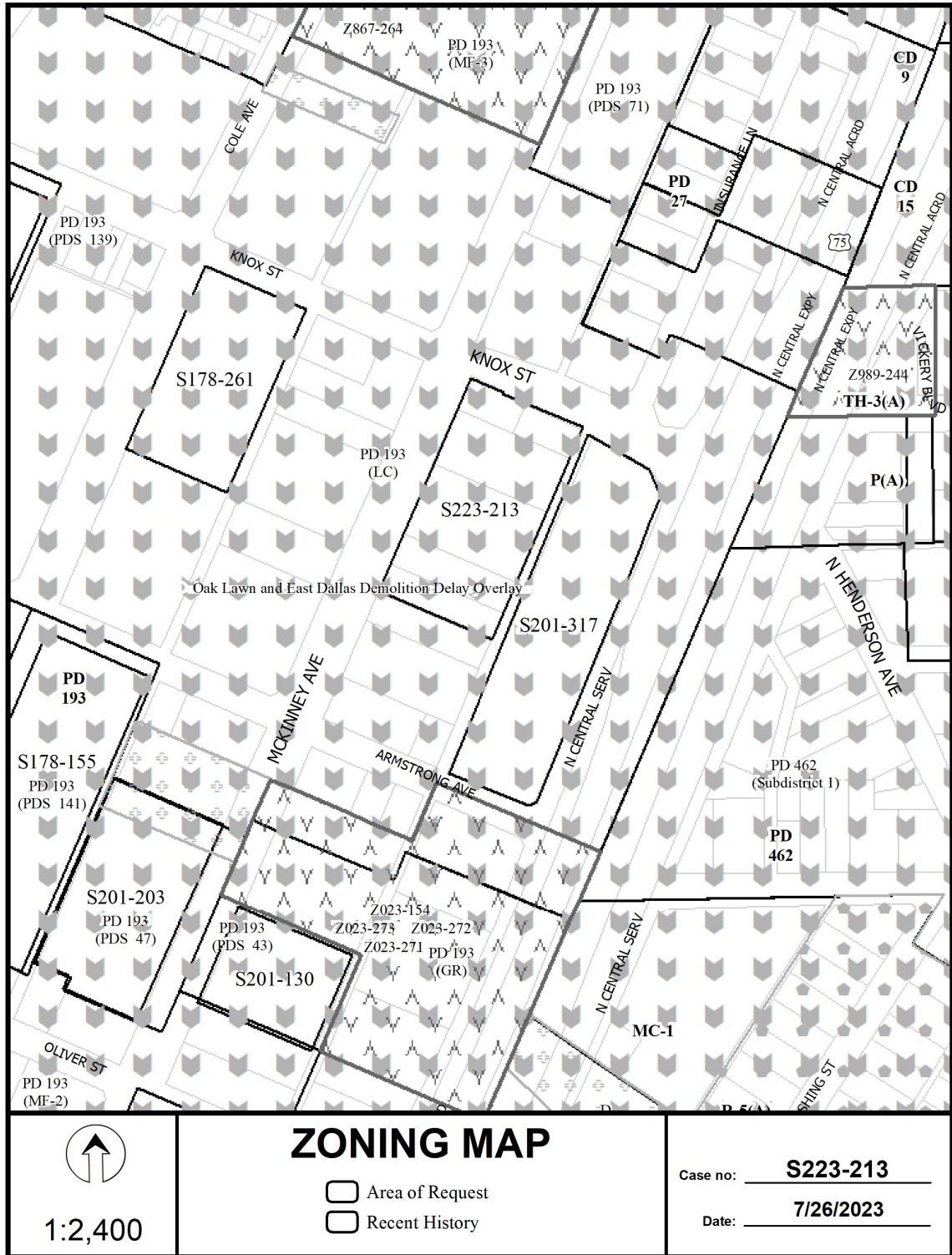
19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. If existing building at the south east corner of Knox Street and McKinney Avenue is to remain, provide 8.5-inch by 11-inch dated, signed, and sealed survey drawing showing the dimensions between right of way lines and existing building.

Dallas Water Utilities Conditions:

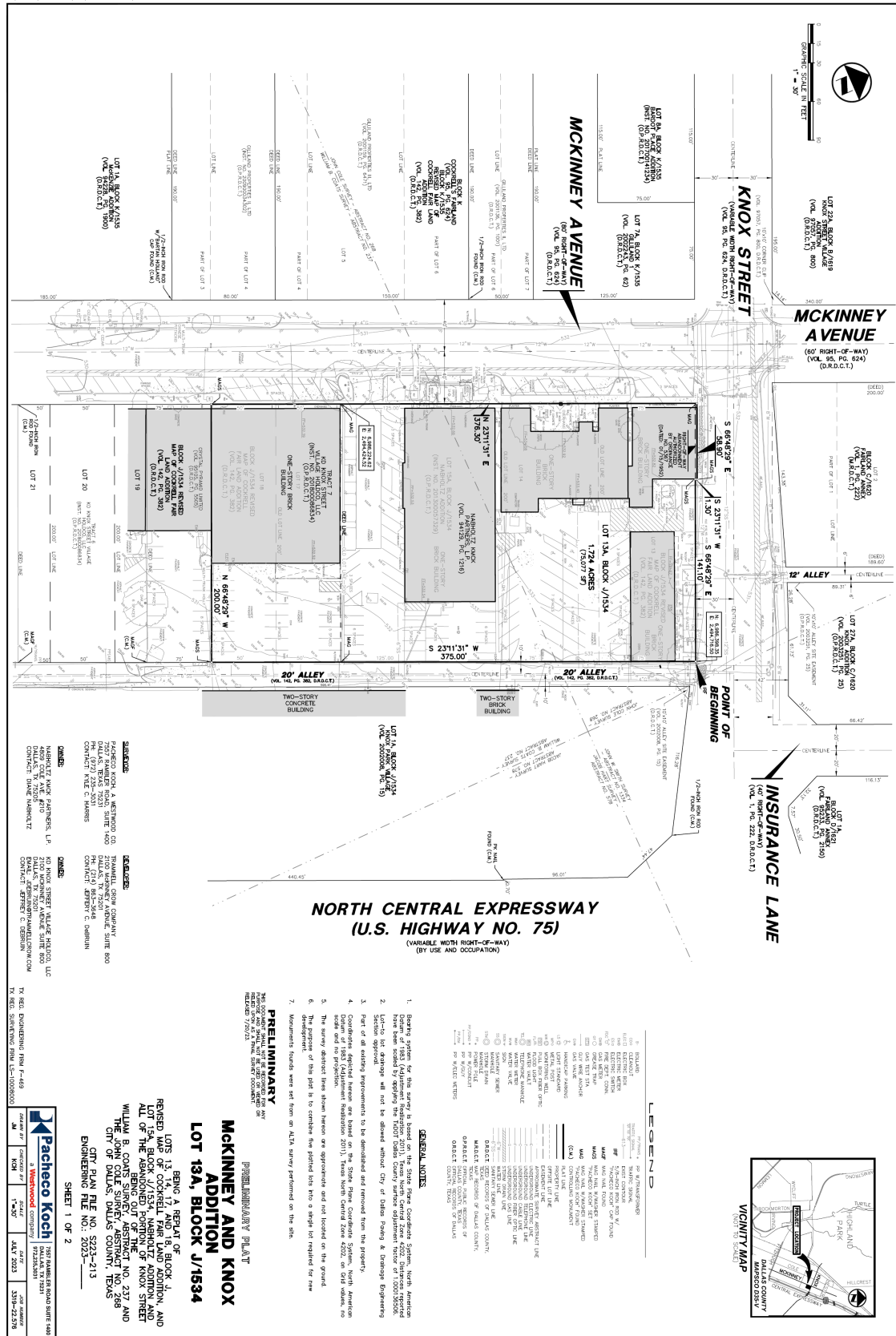
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

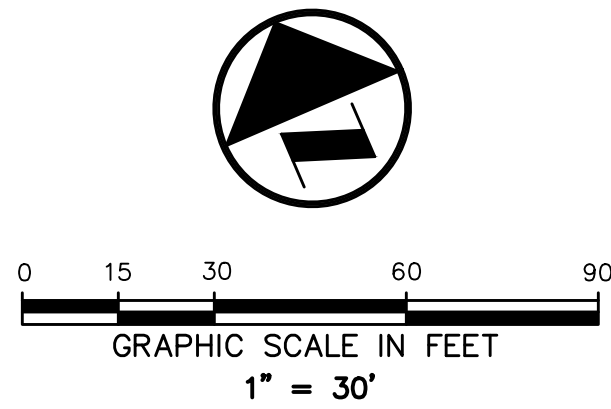
Real Estate / Street Name / GIS, Lot & Block Conditions:

24. On the final plat, note abandonment of street right-of-way per Ordinance No. 5367 as: "Abandonment authorized by Ordinance No. 5367, recorded as Volume _____, Page _____."
25. Prior to the final plat, contact Addressing Coordinator for release.
26. On the final plat, identify the property as Lot 13A in City Block J/1534. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









LOT 22A, BLOCK B/1619
KNOX STREET VILLAGE
ADDITION
(VOL. 97057, PG. 800)
(D.R.D.C.T.)

KNOX STREET
(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 95, PG. 624, D.R.D.C.T.)

LOT 8A, BLOCK K/1535
BARDOT PLACE ADDITION
(INST. NO. 201700141234)
(O.P.R.D.C.T.)

LOT 7A, BLOCK K/1535
GILLILAND 1
(VOL. 2002243, PG. 62)
(D.R.D.C.T.)

MCKINNEY AVENUE
(80' RIGHT-OF-WAY)
(VOL. 95, PG. 624)
(D.R.D.C.T.)

GILLILAND PROPERTIES II, LTD
(VOL. 2001136, PG. 1001)
(D.R.D.C.T.)

DEED LINE 190.00'

1/2-INCH IRON ROD FOUND (C.M.)

BLOCK K
COCKRELL'S FAIRLAND
(VOL. 95, PG. 624)
BLOCK K/1535
REVISED MAP OF
COCKRELL FAIR LAND
ADDITION
(VOL. 142, PG. 382)
(D.R.D.C.T.)

GILLILAND PROPERTIES III, LTD
(VOL. 2001159, PG. 6471)
(D.R.D.C.T.)

JOHN COLE SURVEY - ABSTRACT NO. 268
WILLIAM B. COATS SURVEY - ABSTRACT NO. 237

LOT LINE

DEED LINE 190.00'

DEED LINE

GILLILAND PROPERTIES II, LTD
(INST. NO. 200900034302)
(O.P.R.D.C.T.)

LOT LINE

DEED LINE 190.00'

PLAT LINE

LOT 1A, BLOCK K/1535
MCKENZIE ADDITION
(VOL. 94228, PG. 1900)
(D.R.D.C.T.)

MCKINNEY AVENUE
(60' RIGHT-OF-WAY)
(VOL. 95, PG. 624)
(D.R.D.C.T.)

LOT 2
BLOCK C/1620
FAIRLAND ANNEX
(VOL. 1, PG. 222)
(M.R.D.C.T.)

LOT 27A, BLOCK C/1620
KNOX ADDITION
(VOL. 2003251, PG. 25)
(O.P.R.D.C.T.)

LOT 1A,
BLOCK D/1621
FAIRLAND ANNEX
(VOL. 95233, PG. 2150)
(D.R.D.C.T.)

INSURANCE LANE
(40' RIGHT-OF-WAY)
(VOL. 1, PG. 222, D.R.D.C.T.)

POINT OF BEGINNING
IRF

LOT 13A, BLOCK J/1534
1.724 ACRES
(75,077 SF)

NABHOLTZ KMCK
PARTNERS, L.P.
(VOL. 94129, PG. 1216)

LOT 15A, BLOCK J/1534
NABHOLTZ ADDITION
(INST. NO. 201300057329)
(O.P.R.D.C.T.)

TRACT 7
KD KNOX STREET
VILLAGE HOLDCO, LLC
(INST. NO. 201800086834)
(O.P.R.D.C.T.)

LOT 17
ONE-STORY BRICK
BUILDING

LOT 18
BLOCK J/1534 REVISED
MAP OF COCKRELL
FAIR LAND ADDITION
(VOL. 142, PG. 382)
(D.R.D.C.T.)

CRYSTAL PYRAMID LIMITED
(VOL. 95105, PG. 5505)
(D.R.D.C.T.)

BLOCK J/1534 REVISED
MAP OF COCKRELL FAIR
LAND ADDITION
(VOL. 142, PG. 382)
(D.R.D.C.T.)

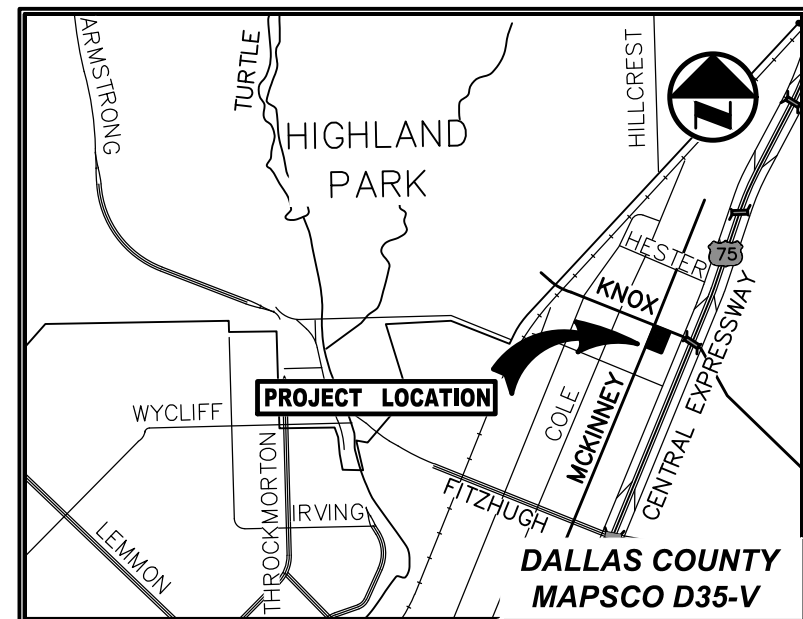
LOT 19

LOT 20

LOT 21

LOT 1A, BLOCK J/1534
KNOX PARK VILLAGE
(VOL. 2002008, PG. 15)

**NORTH CENTRAL EXPRESSWAY
(U.S. HIGHWAY NO. 75)**
(VARIABLE WIDTH RIGHT-OF-WAY)
(BY USE AND OCCUPATION)



VICINITY MAP
(NOT TO SCALE)

LEGEND

B	BOLLARD	PP/TRANS	PP W/TRANSFORMER
CO	CLEANOUT	TRAFFIC SIGNAL	TRAFFIC SIGNAL
ELEC	ELECTRIC BOX	613	EXIST CONTOUR
EM	ELECTRIC METER	IRF	5/8-INCH IRON ROD W/ "PACHECO KOCH" CAP FOUND
ES	ELECTRIC SWITCH	MAGF	MAG NAIL FOUND
FDC	FIRE DEPT. CONN.	MAGS	MAG NAIL W/WASHER STAMPED "PACHECO KOCH" SET
GM	GAS METER	MAG	MAG NAIL W/WASHER STAMPED "PACHECO KOCH" FOUND
GT	GREASE TRAP	(C.M.)	CONTROLLING MONUMENT
GS	GAS TEST STA		
GV	GUY WIRE ANCHOR		
GV	GAS VALVE		
H	HANDICAP PARKING		
LS	LIGHT STANDARD		
MP	METAL POST		
MP	MONITORING WELL		
FL	PULL BOX FIBER OPTIC		
FL	FLOOD LIGHT		
WV	WATER VAULT		
TEL	TELEPHONE MANHOLE		
WM	WATER METER		
WM	WATER VALVE		
SS	SANITARY SEWER		
STM	STORM DRAIN		
PP	POWER POLE		
PP/COND	PP W/CONDUIT		
PP/GUY	PP W/GUY		
PP/EM	PP W/ELEC METERS		

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.
- Lot-to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- Part of all existing improvements to be demolished and removed from the property.
- Coordinates depicted hereon are based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202, on Grid values, no scale and no projection.
- The survey abstract lines shown hereon are approximate and not located on the ground.
- The purpose of this plat is to combine five platted lots into a single lot required for new development.
- Monuments found were set from an ALTA survey performed on the site.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 7/20/23.

PRELIMINARY PLAT

**MCKINNEY AND KNOX
ADDITION
LOT 13A, BLOCK J/1534**

BEING A REPLAT OF
LOTS 13, 14, 17, AND 18, BLOCK J,
REVISED MAP OF COCKRELL FAIR LAND ADDITION, AND
LOT 15A, BLOCK J/1534, NABHOLTZ ADDITION AND
ALL OF THE ABANDONED PORTION OF KNOX STREET
BEING OUT OF THE
WILLIAM B. COATS SURVEY, ABSTRACT NO. 237 AND
THE JOHN COLE SURVEY, ABSTRACT NO. 268
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S223-213
ENGINEERING FILE NO.: 2023-_____

SHEET 1 OF 2

SURVEYOR:

PACHECO KOCH, A WESTWOOD CO.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: KYLE C. HARRIS

OWNER:

NABHOLTZ KMCK PARTNERS, L.P.
4809 COLE AVE. #210
DALLAS, TX 75205
CONTACT: DIANE NABHOLTZ

DEVELOPER:

TRAMMELL CROW COMPANY
2100 MCKINNEY AVENUE, SUITE 800
DALLAS, TX 75201
PH: (214) 863-3648
CONTACT: JEFFREY C. DEBRUIN

OWNER:

KD KNOX STREET VILLAGE HOLDCO, LLC
2100 MCKINNEY AVENUE SUITE 800
DALLAS, TX 75201
EMAIL: JDEBRUIN@TRAMMELLCROW.COM
CONTACT: JEFFREY C. DEBRUIN



7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	KCH	1"=30'	JULY 2023	3319-22.576

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

OWNER'S CERTIFICATE

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Nabholz KMCK Partners, L.P. and KD Knox Street Village Holdco, LLC are the owners of a 1.724 acre tract of land situated in the William B. Coats Survey, Abstract No. 237 and the John Cole Survey, Abstract No. 268, City of Dallas, Dallas County, Texas; said tract being all of Lots 13, 14, 17, and 18, Block J/1534, Revised Map of Cockrell Fair Land Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 142, Page 382, of the Deed Records of Dallas County, Texas (DRDCT), and all of Lot 15A, Block J/1534, Nabholtz Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201300057329 in the Official Public Records of Dallas County, Texas (OPRDCT); said tract also being all of that certain tract of land described in Exhibit "A" in Limited Warranty Deed to Nabholtz KMCK Partners, L.P. recorded in Volume 94129, Page 1216, DRDCT, all that certain tract of land described in "Tract 7" in Special Warranty Deed to KD Knox Street Village Holdco, LLC recorded in Instrument No. 201800086834 OPRDCT, and all of that certain portion of abandoned Knox Street right-of-way, abandonment authorized by City of Dallas Ordinance No. 5367, dated: January 15, 1952; said 1.724 acre tract of land being more particularly described as follows:

BEGINNING, 5/8–inch iron rod with "PACHECO KOCH" cap found for corner at the intersection of the said southwest right-of-way line of Knox Street (a variable width right-of-way, Volume 95, Page 624, DRDCT) and the northwest right-of-way line of a 20–foot wide alley crossing of said Block J/1534; said point also being the easternmost corner of said Lot 13, Block J/1534;

THENCE, South 23 degrees, 11 minutes, 31 seconds West, departing the said southwest line of Knox Street and along the northwest line of said alley and the southeast line of said Lots 13 and 14, Block J/1534, at a distance of 150.00 feet passing the southernmost corner of said Lot 14, Block J/1534 and the easternmost corner of said Lot 15A, Block J/1534, then passing along the southeast line of said Lot 15A, Block J/1534 at a distance of 275.00 feet to a MAG nail with washer stamped "PACHECO KOCH" found; said point being the southernmost corner of said Lot 15A, Block J/1534 and the easternmost corner of said KD Knox Street Village Holdco, LLC Tract 7, then continuing along the southeast line of said Lots 17 and 18, Block J/1534, a total distance of 375.00 feet to a MAG nail with washer stamped "PACHECO KOCH" set for corner in the southeast corner of said Lot 18; said point also being the northeast corner of Lot 19, Block J/1534 of said Revised Map of Cockrell Fair Land Addition, and the northernmost corner of that certain tract of land described in Special Warranty Deed to Crystal Pyramid Limited recorded in Volume 95105, Page 5505 DRDCT;

THENCE, North 66 degrees, 48 minutes, 29 seconds West, departing the said alley northwest line and along the southwest line of said Lot 18, Block J/1534 and the northeast line of said Crystal Pyramid Limited tract, a distance of 200.00 feet to a MAG nail with washer stamped "PACHECO KOCH" set for corner in the southeast right-of-way line of McKinney Avenue (a 80–foot wide right-of-way , Volume 95, Pg. 624); said point also being the southwest corner of said Lot 18, the northwest corner of said Lot 19, Block J/1534, and the northwest corner of said Crystal Pyramid Limited tract;

THENCE, North 23 degrees, 11 minutes, 31 seconds East, along the said southeast line of McKinney Avenue and the northwest lines of said Lots 17 and 18, Block J/1534 at a distance of 100.00 feet passing a MAG nail with washer stamped "PACHECO KOCH" found; said point being the southwest corner of said Lot 15A, Block J/1534, and the northwest corner of said KD Knox Street Village Holdco, LLC Tract 7, then continuing along the northwest lines of said Lots 15A, 14, and 13, a total distance of 376.30 feet to a MAG nail with washer stamped "PACHECO KOCH" found for corner; said point being the northernmost corner of said abandoned portion of Knox Street right-of-way and the said southeast line of McKinney Avenue and the southwest right-of-way line of said Knox Street;

THENCE, departing the said southeast line of McKinney Avenue and along the said southwest line of Knox Street, the following three (3) calls:

South 66 degrees, 48 minutes, 29 seconds East, along the northeast line of said abandoned portion of Knox Street, a distance of 58.90 feet to a MAG nail with washer stamped "PACHECO KOCH" set for corner; said point being the easternmost corner of said abandoned portion of Knox Street right-of-way and an angle point in the said southwest line of Knox Street;

South 23 degrees, 11 minutes, 31 seconds West, along the southeast line of said abandoned portion of Knox Street and an offset in the said southwest line of Knox Street, a distance of 1.30 feet to a MAG nail with washer stamped "PACHECO KOCH" set for corner in the northeast line of said Lot 13, Block J/1534; said point being the southernmost corner of said abandoned portion of Knox Street right-of-way and an angle point in the said southwest line of Knox Street;

South 66 degrees, 48 minutes, 29 seconds East, along the northeast line of said Lot 13, Block J/1534, a distance of 141.10 feet to the POINT OF BEGINNING;

CONTAINING, 75,077 square feet or 1.724 acres of land, more or less.

SURVEYOR'S STATEMENT

THAT I, Kyle Coleman Harris, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A–8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Preliminary Plat.

Dated this the ____ day of _____, 2023

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 7/20/23.

Kyle Coleman Harris
Texas Registered Professional Land Surveyor,
No. 6266
Kyle.Harris@westwoodps.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kyle Coleman Harris, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That Nabholtz KMCK Partners, L.P., acting through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **McKinney and Knox Addition**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys shown thereon. The easements shown thereon are hereby dedicated for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2023.

By: Nabholtz KMCK Partners, L.P.,

By: (NAME)

(TITLE)

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the understand authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That KD Knox Street Village Holdco, LLC, acting through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **McKinney and Knox Addition**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys shown thereon. The easements shown thereon are hereby dedicated for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2023.

By: KD Knox Street Village Holdco, LLC

By: (NAME)

(TITLE)

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the understand authority, a Notary Public in and for the State of Texas, on this day personally appeared _____,

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, **Tony Shidid**, Chairperson or **Brent Rubin**, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the ____ day of _____ A.D. 20____ and same was duly approved on the ____ day of _____ A.D. 20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

PRELIMINARY PLAT


McKINNEY AND KNOX
ADDITION
LOT 13A, BLOCK J/1534

BEING A REPLAT OF
LOTS 13, 14, 17, AND 18, BLOCK J,
REVISED MAP OF COCKRELL FAIR LAND ADDITION, AND
LOT 15A, BLOCK J/1534, NABHOLTZ ADDITION AND
ALL OF THE ABANDONED PORTION OF KNOX STREET
BEING OUT OF THE

WILLIAM B. COATS SURVEY, ABSTRACT NO. 237 AND
THE JOHN COLE SURVEY, ABSTRACT NO. 268
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S223–213
ENGINEERING FILE NO.: 2023–_____

SHEET 2 OF 2

 a Westwood company		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031			
DRAWN BY JM	CHECKED BY KCH	SCALE NONE	DATE JULY 2023	JOB NUMBER 3319–22.576	

TX REG. ENGINEERING FIRM F–469
TX REG. SURVEYING FIRM LS–10008000

SURVEYOR:

PACHECO KOCH, A WESTWOOD CO.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235–3031
CONTACT: KYLE C. HARRIS

DEVELOPER:

TRAMMELL CROW COMPANY
2100 MCKINNEY AVENUE, SUITE 800
DALLAS, TX 75201
PH: (214) 863–3648
CONTACT: JEFFERY C. DeBRUIN

OWNER:

NABHOLTZ KMCK PARTNERS, L.P.
4809 COLE AVE. #210
DALLAS, TX 75205
CONTACT: DIANE NABHOLTZ

OWNER:

KD KNOX STREET VILLAGE HOLDCO, LLC
2100 MCKINNEY AVENUE SUITE 800
DALLAS, TX 75201
EMAIL: JDEBRUIN@TRAMMELLCROW.COM
CONTACT: JEFFREY C. DEBRUIN



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2099

Item #: 17.

AGENDA DATE: August 17, 2023

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 0.610-acre tract of land containing part of Lots 1 through 3 in City Block 918 to create one lot on property located on Ervay Street, northwest of Corinth Street.

Applicant/Owner: Cedars Development, LLC

Surveyor: Spiars Engineering, Inc.

Application Filed: July 21, 2023

Zoning: PD 317 (Subdistrict 2)

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

Planner: Sharmila Shrestha

Council District: 2

S223-214

CITY PLAN COMMISSION**THURSDAY, AUGUST 17, 2023****FILE NUMBER:** S223-214**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Ervay Street, northwest of Corinth Street**DATE FILED:** July 21, 2023**ZONING:** PD 317 (Subdistrict 2)PD LINK: <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20317.pdf>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.610-acre**APPLICANT/OWNER:** Cedars Development, LLC

REQUEST: An application to replat a 0.610-acre tract of land containing part of Lots 1 through 3 in City Block 918 to create one lot on property located on Ervay Street, northwest of Corinth Street.

SUBDIVISION HISTORY:

1. S223-215 is a request northwest of the present request to replat a 0.927-acre tract of land containing part of Lots 14 through 18 in City Block 918 to create one lot on property located on Ervay Street, southeast of Lear Street. The request is scheduled for City Plan Commission hearing on August 17, 2023.
2. S223-144 was a request northwest of the request to replat a 2.915-acre tract of land containing all of Lots 1 through 9 in City Block A/452, and a part of City Block A/752 to create one lot on property located on Ervay Street at Beaumont Street, northwest corner. The request was approved on June 1, 2023 but has not been recorded.
3. S212-277 was a request north of the present request to replat a 0.4493-acre tract of land containing all of Lots 1 and 2 in City Block 2/917 and part of Lot 2 in City Block 3/917 to create one lot on property located on Lear Street, south of Park Avenue. The request was approved on August 4, 2022 but has not been recorded.
4. S212-051 was a request northeast of the present request to replat a 0.3131-acre tract of land containing all of Lots 15 and 16 in City Block B/458 to create one lot on property located on Harwood Street, west of Corinth Street. The request was approved on January 6, 2022 but has not been recorded.
5. S212-050 was a request northeast of the present request to replat a 0.2779-acre tract of land containing part of Lot 1 and all of Lot 2 in City Block 4/925 to create one lot on property located on Corinth Street at Harwood Street, east corner. The request was approved on January 6, 2022 but has not been recorded.
6. S178-312 was a request northwest of the present request to replat a 4.020-acre tract of land containing part of Lots 2, 4, and 5, all of Lots 3, 9 through 17, and 18 through 28, and a portion of a 20-foot abandoned alley in City Block B/916 to create 4 lots ranging in area from 20,098 square feet to 69,946 square feet on

property located on Park Avenue at Hickory Street, east of Beaumont Street. The request was approved on October 4, 2018 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 317 (Subdistrict 2); therefore, staff recommends approval of the request subject to compliance with the following conditions:

General 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 Development Services, 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 new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (SPRG) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX)

Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple) from the established center line of Corinth Street. *Section 51A 8.602(c)*
16. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Corinth Street & Ervay Street. Section 51A 8.602(d)(1)
17. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
18. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Ervay Street & the alley. *Section 51A-8.602(e)*
19. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

Survey (SPRG) Conditions:

20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
22. On the final plat, show recording information on all existing easements within 150 feet of the property.

Dallas Water Utilities Conditions:

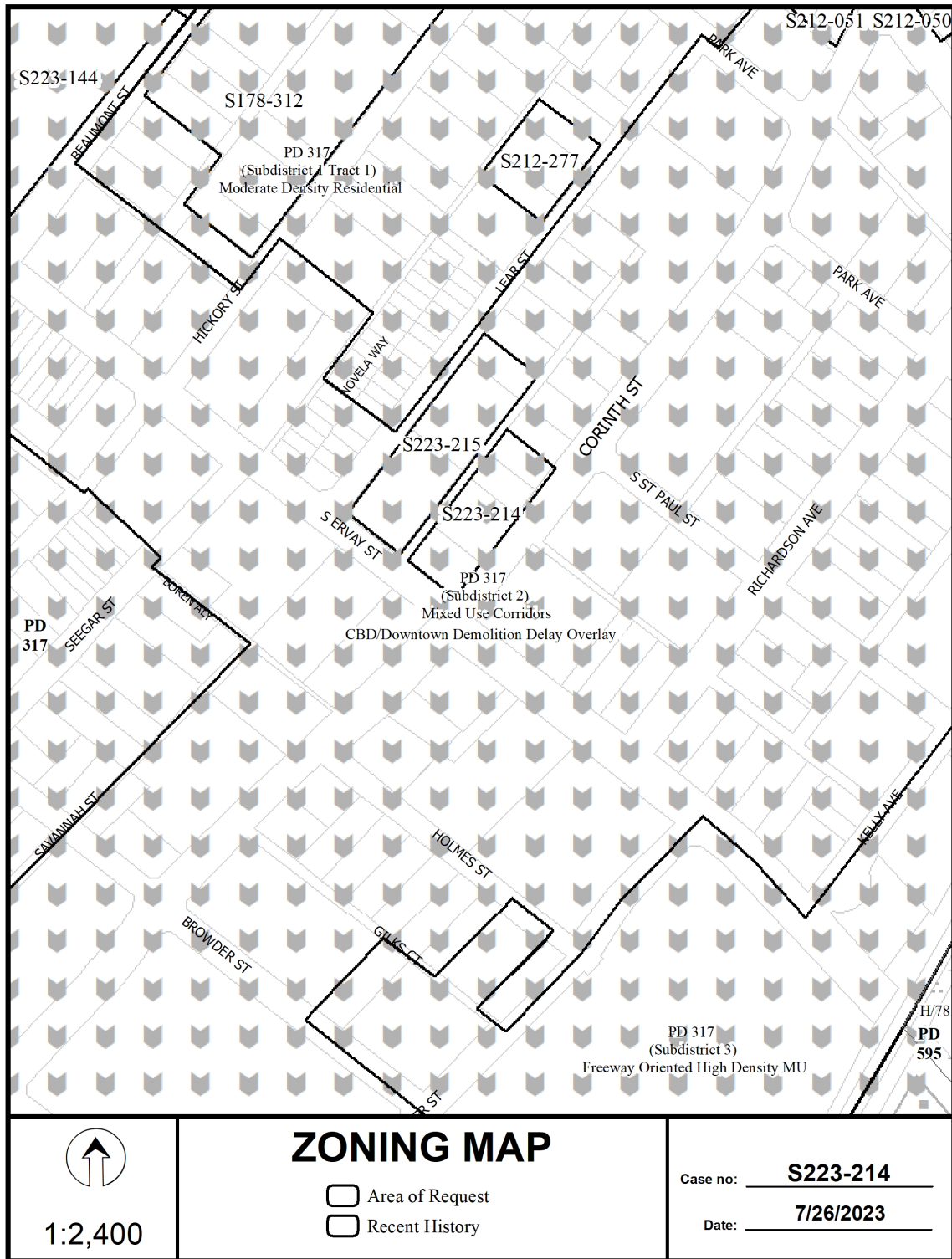
23. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

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

25. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Street Name / GIS, Lot & Block Conditions:

26. Prior to the final plat, contact Addressing Coordinator for release.
27. On the final plat, identify the property as Lot 1A in City Block 918. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





1:2,400

AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S223-214**

Date: **7/26/2023**



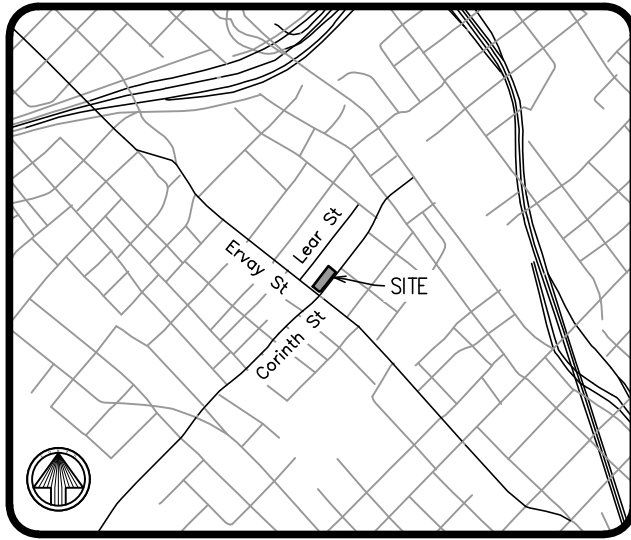
1. Basis of building derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
2. Lot to lot drainage will not be allowed without engineering section approval.
3. The purpose of this plan is to create 1 lot.
4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, (2011). All coordinates within the state and no projection.
5. All existing buildings onsite are to be removed.

PRELIMINARY PLAT
MARCUS ADDITION
LOT 1A D1007 018

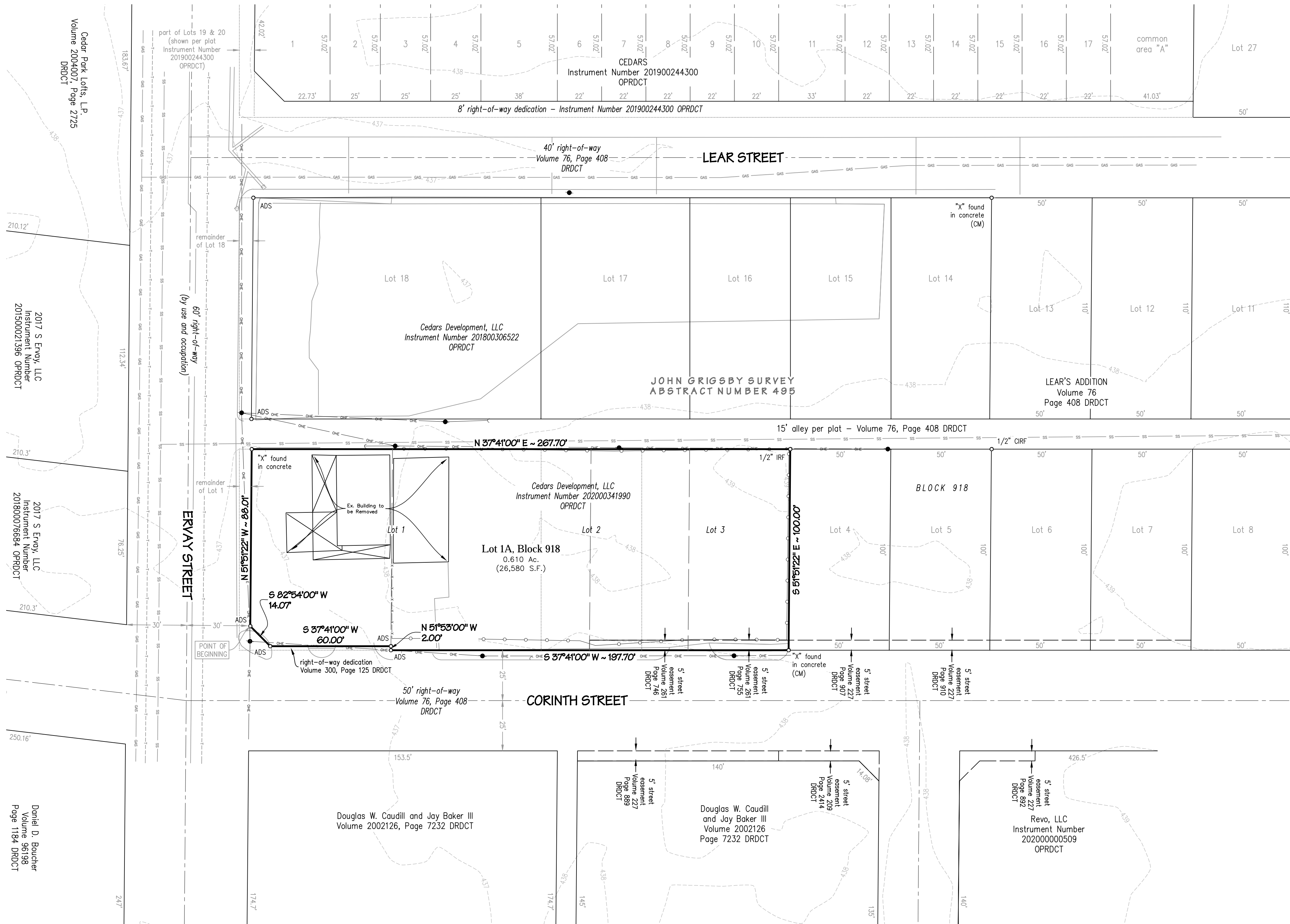
Name, Title _____
STATE OF TEXAS
COUNTY OF _____

THEYCE S. 82°54'00" W., 14.07 feet or 0.610 acres of land.

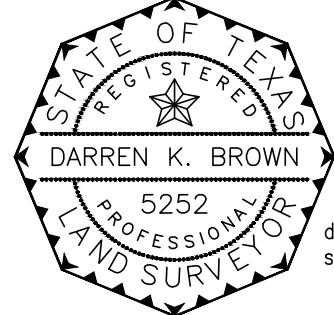
RING, a. 1710/27, m. 60/20, they are registered in the John Gorton Survey, Ardenne No. 60/2, City of Dublin, 1838A, Corbett, 1840A, 1841A, 1842A, 1843A, 1844A, 1845A, 1846A, 1847A, 1848A, 1849A, 1850A, 1851A, 1852A, 1853A, 1854A, 1855A, 1856A, 1857A, 1858A, 1859A, 1860A, 1861A, 1862A, 1863A, 1864A, 1865A, 1866A, 1867A, 1868A, 1869A, 1870A, 1871A, 1872A, 1873A, 1874A, 1875A, 1876A, 1877A, 1878A, 1879A, 1880A, 1881A, 1882A, 1883A, 1884A, 1885A, 1886A, 1887A, 1888A, 1889A, 1890A, 1891A, 1892A, 1893A, 1894A, 1895A, 1896A, 1897A, 1898A, 1899A, 1900A, 1901A, 1902A, 1903A, 1904A, 1905A, 1906A, 1907A, 1908A, 1909A, 1910A, 1911A, 1912A, 1913A, 1914A, 1915A, 1916A, 1917A, 1918A, 1919A, 1920A, 1921A, 1922A, 1923A, 1924A, 1925A, 1926A, 1927A, 1928A, 1929A, 1930A, 1931A, 1932A, 1933A, 1934A, 1935A, 1936A, 1937A, 1938A, 1939A, 1940A, 1941A, 1942A, 1943A, 1944A, 1945A, 1946A, 1947A, 1948A, 1949A, 1950A, 1951A, 1952A, 1953A, 1954A, 1955A, 1956A, 1957A, 1958A, 1959A, 1960A, 1961A, 1962A, 1963A, 1964A, 1965A, 1966A, 1967A, 1968A, 1969A, 1970A, 1971A, 1972A, 1973A, 1974A, 1975A, 1976A, 1977A, 1978A, 1979A, 1980A, 1981A, 1982A, 1983A, 1984A, 1985A, 1986A, 1987A, 1988A, 1989A, 1990A, 1991A, 1992A, 1993A, 1994A, 1995A, 1996A, 1997A, 1998A, 1999A, 2000A, 2001A, 2002A, 2003A, 2004A, 2005A, 2006A, 2007A, 2008A, 2009A, 2010A, 2011A, 2012A, 2013A, 2014A, 2015A, 2016A, 2017A, 2018A, 2019A, 2020A, 2021A, 2022A, 2023A, 2024A, 2025A, 2026A, 2027A, 2028A, 2029A, 2030A, 2031A, 2032A, 2033A, 2034A, 2035A, 2036A, 2037A, 2038A, 2039A, 2040A, 2041A, 2042A, 2043A, 2044A, 2045A, 2046A, 2047A, 2048A, 2049A, 2050A, 2051A, 2052A, 2053A, 2054A, 2055A, 2056A, 2057A, 2058A, 2059A, 2060A, 2061A, 2062A, 2063A, 2064A, 2065A, 2066A, 2067A, 2068A, 2069A, 2070A, 2071A, 2072A, 2073A, 2074A, 2075A, 2076A, 2077A, 2078A, 2079A, 2080A, 2081A, 2082A, 2083A, 2084A, 2085A, 2086A, 2087A, 2088A, 2089A, 2090A, 2091A, 2092A, 2093A, 2094A, 2095A, 2096A, 2097A, 2098A, 2099A, 2100A, 2101A, 2102A, 2103A, 2104A, 2105A, 2106A, 2107A, 2108A, 2109A, 2110A, 2111A, 2112A, 2113A, 2114A, 2115A, 2116A, 2117A, 2118A, 2119A, 2120A, 2121A, 2122A, 2123A, 2124A, 2125A, 2126A, 2127A, 2128A, 2129A, 2130A, 2131A, 2132A, 2133A, 2134A, 2135A, 2136A, 2137A, 2138A, 2139A, 2140A, 2141A, 2142A, 2143A, 2144A, 2145A, 2146A, 2147A, 2148A, 2149A, 2150A, 2151A, 2152A, 2153A, 2154A, 2155A, 2156A, 2157A, 2158A, 2159A, 2160A, 2161A, 2162A, 2163A, 2164A, 2165A, 2166A, 2167A, 2168A, 2169A, 2170A, 2171A, 2172A, 2173A, 2174A, 2175A, 2176A, 2177A, 2178A, 2179A, 2180A, 2181A, 2182A, 2183A, 2184A, 2185A, 2186A, 2187A, 2188A, 2189A, 2190A, 2191A, 2192A, 2193A, 2194A, 2195A, 2196A, 2197A, 2198A, 2199A, 2200A, 2201A, 2202A, 2203A, 2204A, 2205A, 2206A, 2207A, 2208A, 2209A, 2210A, 2211A, 2212A, 2213A, 2214A, 2215A, 2216A, 2217A, 2218A, 2219A, 2220A, 2221A, 2222A, 2223A, 2224A, 2225A, 2226A, 2227A, 2228A, 2229A, 2230A, 2231A, 2232A, 2233A, 2234A, 2235A, 2236A, 2237A, 2238A, 2239A, 2240A, 2241A, 2242A, 2243A, 2244A, 2245A, 2246A, 2247A, 2248A, 2249A, 2250A, 2251A, 2252A, 2253A, 2254A, 2255A, 2256A, 2257A, 2258A, 2259A, 2260A, 2261A, 2262A, 2263A, 2264A, 2265A, 2266A, 2267A, 2268A, 2269A, 2270A, 2271A, 2272A, 2273A, 2274A, 2275A, 2276A, 2277A, 2278A, 2279A, 2280A, 2281A, 2282A, 2283A, 2284A, 2285A, 2286A, 2287A, 2288A, 2289A, 2290A, 2291A, 2292A, 2293A, 2294A, 2295A, 2296A, 2297A, 2298A, 2299A, 2300A, 2301A, 2302A, 2303A, 2304A, 2305A, 2306A, 2307A, 2308A, 2309A, 2310A, 2311A, 2312A, 2313A, 2314A, 2315A, 2316A, 2317A, 2318A, 2319A, 2320A, 2321A, 2322A, 2323A, 2324A, 2325A, 2326A, 2327A, 2328A, 2329A, 2330A, 2331A, 2332A, 2333A, 2334A, 2335A, 2336A, 2337A, 2338A, 2339A, 2340A, 2341A, 2342A, 2343A, 2344A, 2345A, 2346A, 2347A, 2348A, 2349A, 2350A, 2351A, 2352A, 2353A, 2354A, 2355A, 2356A, 2357A, 2358A, 2359A, 2360A, 2361A, 2362A, 2363A, 2364A, 2365A, 2366A, 2367A, 2368A, 2369A, 2370A, 2371A, 2372A, 2373A, 2374A, 2375A, 2376A, 2377A, 2378A, 2379A, 2380A, 2381A, 2382A, 2383A, 2384A, 2385A, 2386A, 2387A, 2388A, 2389A, 2390A, 2391A, 2392A, 2393A, 2394A, 2395A, 2396A, 2397A, 2398A, 2399A, 2400A, 2401A, 2402A, 2403A, 2404A, 2405A, 2406A, 2407A, 2408A, 2409A, 2410A, 2411A, 2412A, 2413A, 2414A, 2415A, 2



LOCATION MAP
1" = 2000'



DARREN K. BROWN, R.P.L.S. NO. 5252



Notary Public, State of Texas

1. Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
2. Lot to lot drainage will not be allowed without engineering section approval.
3. The purpose of this plat is to create 1 lot.
4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
5. All existing buildings onsite are to be removed.

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
o. F-2121 / TBPLS No. F-10043100
Contact: Mike Martinie

Scale: 1" = 30' July, 2023 SEI Job No. 23-018



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2100

Item #: 18.

AGENDA DATE: August 17, 2023

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 0.927-acre tract of land containing part of Lots 14 through 18 in City Block 918 to create one lot on property located on Ervay Street, southeast of Lear Street.

Applicant/Owner: Cedars Development, LLC

Surveyor: Spiars Engineering, Inc.

Application Filed: June 21, 2023

Zoning: PD 317 (Subdistrict 2)

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

Planner: Sharmila Shrestha

Council District: 2

S223-215

CITY PLAN COMMISSION**THURSDAY, AUGUST 17, 2023****FILE NUMBER:** S223-215**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Ervay Street, southeast of Lear Street**DATE FILED:** July 21, 2023**ZONING:** PD 317 (Subdistrict 2)PD LINK: <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20317.pdf>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.927-acre**APPLICANT/OWNER:** Cedars Development, LLC

REQUEST: An application to replat a 0.927-acre tract of land containing part of Lots 14 through 18 in City Block 918 to create one lot on property located on Ervay Street, southeast of Lear Street.

SUBDIVISION HISTORY:

1. S223-214 is a request to replat a 0.610-acre tract of land containing part of Lots 1 through 3 in City Block 918 to create one lot on property located on Ervay Street, northwest of Corinth Street. The request is scheduled for City Plan Commission hearing on August 17, 2023.
2. S223-144 was a request northwest of the request to replat a 2.915-acre tract of land containing all of Lots 1 through 9 in City Block A/452, and a part of City Block A/752 to create one lot on property located on Ervay Street at Beaumont Street, northwest corner. The request was approved on June 1, 2023 but has not been recorded.
3. S212-277 was a request north of the present request to replat a 0.4493-acre tract of land containing all of Lots 1 and 2 in City Block 2/917 and part of Lot 2 in City Block 3/917 to create one lot on property located on Lear Street, south of Park Avenue. The request was approved on August 4, 2022 but has not been recorded.
4. S212-051 was a request northeast of the present request to replat a 0.3131-acre tract of land containing all of Lots 15 and 16 in City Block B/458 to create one lot on property located on Harwood Street, west of Corinth Street. The request was approved on January 6, 2022 but has not been recorded.
5. S201-729 was a request north of the present request to replat a 0.3306-acre tract of land containing part of Lots 4 and 5, and all of Lot 6 in City Block D/456 to create one lot on property located on Park Avenue at Hickory Street, west corner. The request was approved on September 2, 2021 but has not been recorded.
6. S178-312 was a request northwest of the present request to replat a 4.020-acre tract of land containing part of Lots 2, 4, and 5, all of Lots 3, 9 through 17, and 18 through 28, and a portion of a 20-foot abandoned alley in City Block B/916 to create 4 lots ranging in area from 20,098 square feet to 69,946 square feet on

property located on Park Avenue at Hickory Street, east of Beaumont Street. The request was approved on October 4, 2018 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 317 (Subdistrict 2); therefore, staff recommends approval of the request subject to compliance with the following conditions:

General 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 Development Services, 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 new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (SPRG) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX)

Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Ervay Street & Lear Street. Section 51A 8.602(d)(1)
16. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Ervay Street & the alley. *Section 51A-8.602(e)*
17. On the final plat, provide additional 2 feet dedication (fee simple) on southern portion of Lear Street along the platted lot.

Survey (SPRG) Conditions:

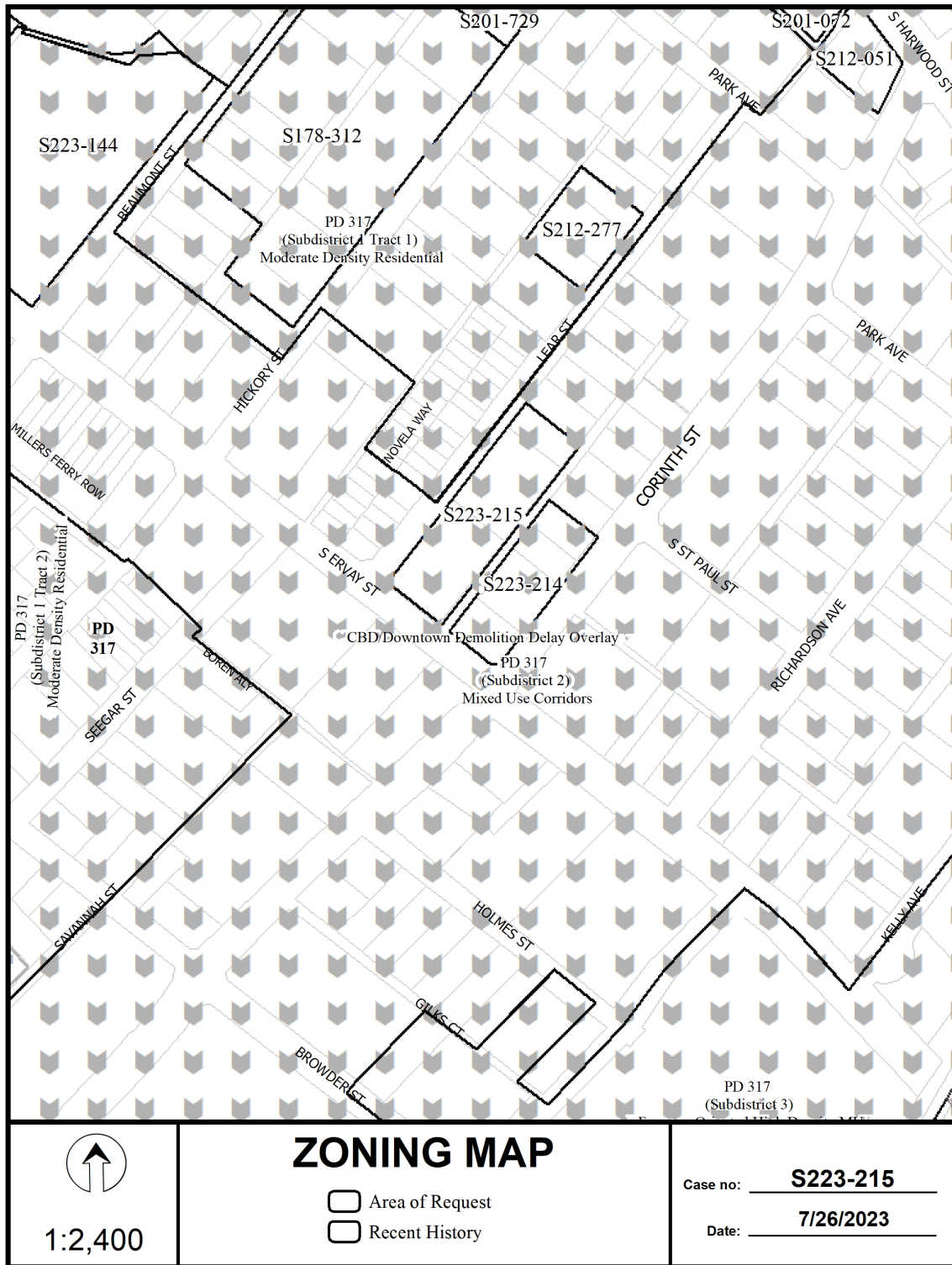
18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. On the final plat, chose a new or different plat name.

Dallas Water Utilities Conditions:

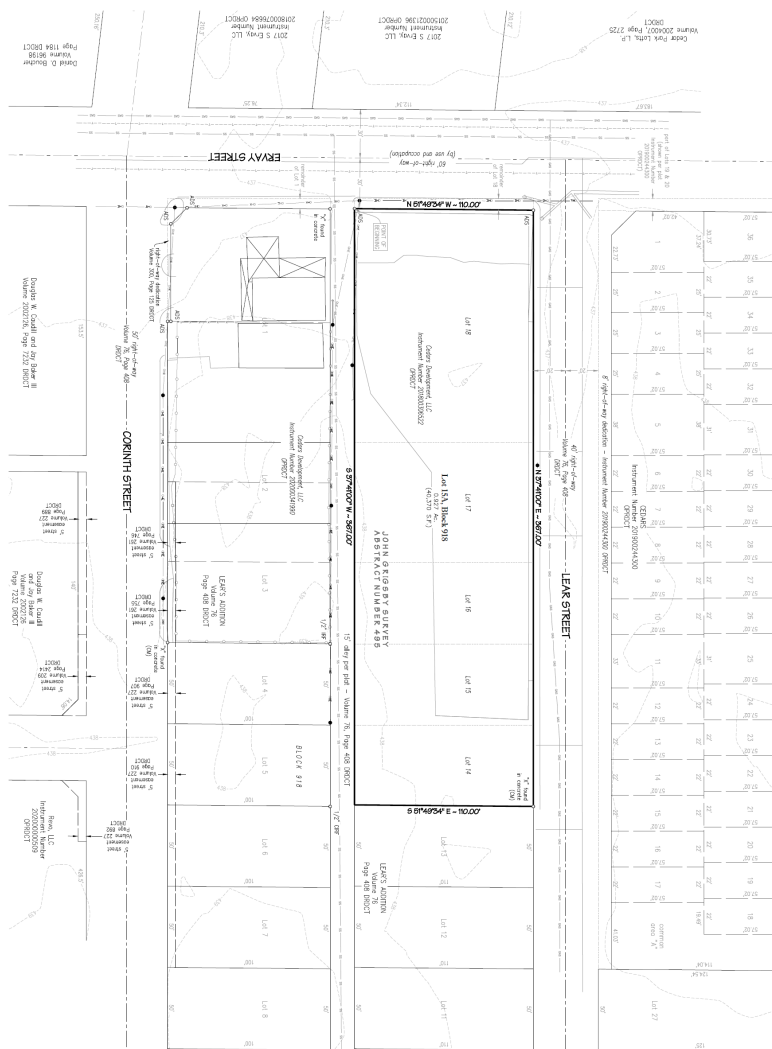
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. Water and Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Street Name / GIS, Lot & Block Conditions:

24. Prior to the final plat, contact Addressing Coordinator for release.
25. On the final plat, identify the property as Lot 14A in City Block 918. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







LEGEND	
3-1/4" REMAINING DISC STAMPED	
A05	"BARLOS ACTION SPARKING PRLS
	"SOG" SET
HR	IRON ROD FOUND
GRF	IRON ROD WITH PLASTIC CAP FOUND
CA	CONCRETE WEAPAMENT
BY 165 PLAT	
DRIFT	DEED RECORDS, DALLAS COUNTY, TEXAS
OFFICIAL PLAC	RECORDS, DALLAS
COUNTY	TEXAS

[illegible][illegible]

NOTES:

1. Bats of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (2011).
2. Let to let database will not be allowed without engineering section approval.
3. The purpose of this plot is to create 1 lot.
4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
5. All existing buildings onsite are to be removed.

[illegible]

PERMANENT PLAT

MARCUS ADDITION

LOT 14, BLOCK 906
BRING A MAP FOR LOT 18
AND A14 OF LOT 14+17, BLOCK 88

JOHN RICHESON
LEARN'S ADDITION

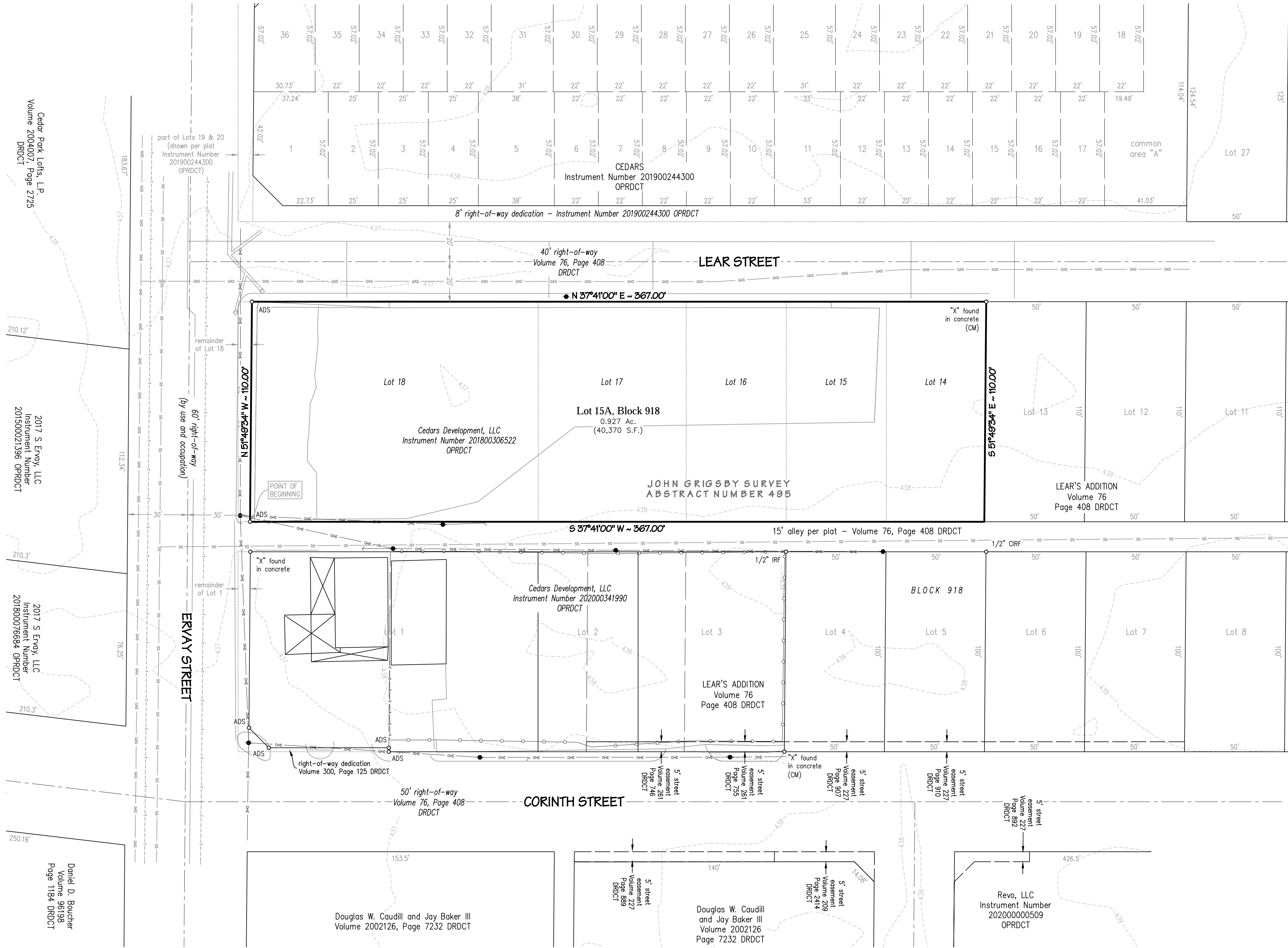
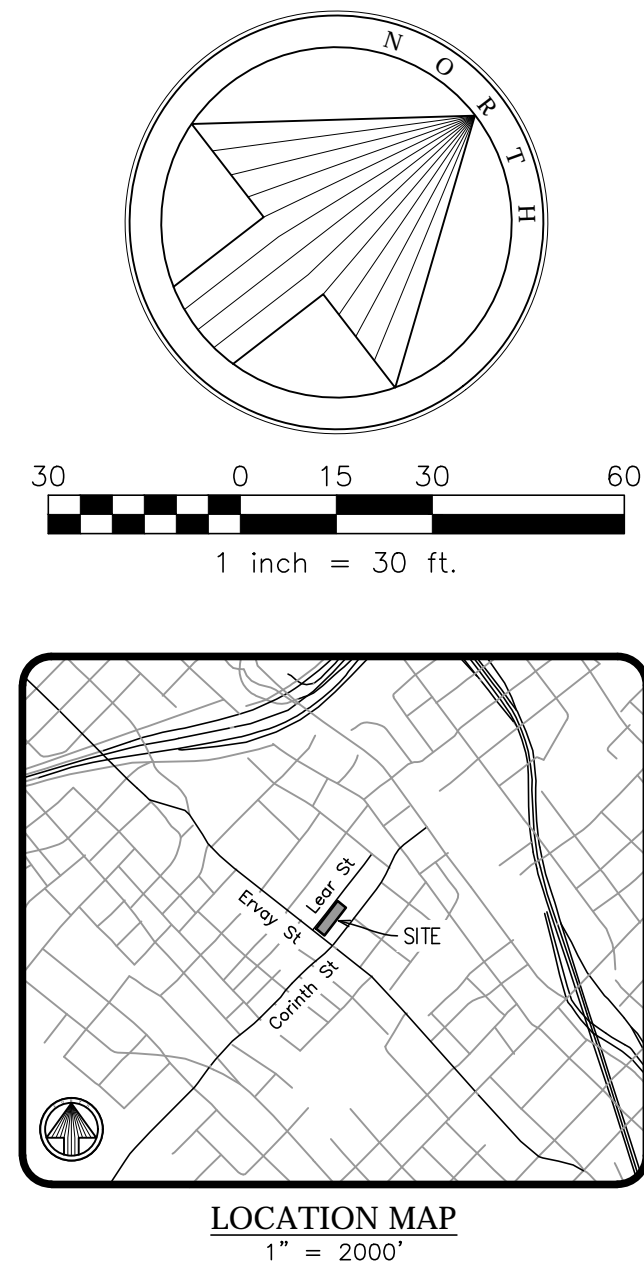
CITY OF PALM BEACH, COUNTY OF PALM
TOTAL AREA .027 ACRES

CITY ENGINEER LIAISON FILE NO. 3745

DONMIS
CITY ENGINEER, LLC
1501 WYSE LANE
WEST PALM BEACH, FL 33411
Telephone: 561-832-1817

RECEIVED
CITY ENGINEER, LIAISON
9001 GARDEN AVENUE, SUITE 770
WEST PALM BEACH, FL 33411
Telephone: 561-832-1817

7625 COUNTRY CLUB DRIVE
WEST PALM BEACH, FL 33411
Tel: 561-217-1111 FAX: 561-217-1006



Cedar Park Lots, LP
Volume 2004007, Page 2725
DRDCT

2017 S Ervay, LLC
Instrument Number
201500021396 OPRDCT

2017 S Ervay, LLC
Instrument Number
201800076864 OPRDCT

Daniel D. Blacher
Surveyor
Volume 1184 DRDCT

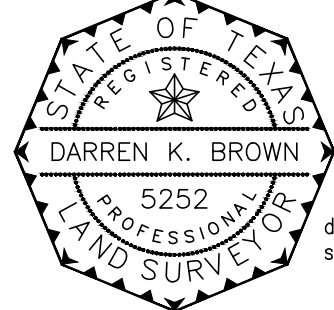
SURVEYOR'S STATEMENT

I, Darren K. Brown, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of ____, 2023.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252



darren.brown@
spilarsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the ____ day of ____, 2023.

Notary Public, State of Texas

NOTES:

- Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
- Lot to lot drainage will not be allowed without engineering section approval.
- The purpose of this plat is to create 1 lot.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
- All existing buildings onsite are to be removed.

LOT 15A, BLOCK 918 – METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being part Lots 14, 15, 16, 17 and 18, City Block 918 of Lear's Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 76, Page 408 of the Plat Records of Dallas County, Texas, and being the same tract conveyed to Cedars Development, LLC, by deed recorded in Instrument No. 201800306522 of the Official Public Records of Dallas County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a point at the intersection of the northeast right-of-way of Ervay Street (60 foot right-of-way) and the northwest line of a 15 foot alley, from which an "X" found in concrete bears S 52°31'06" E, 15.00 feet, lying in the southeast line of said 15 foot alley;

THENCE N 51°49'34" W, 110.00 feet to a point at the intersection of said northeast right-of-way of Ervay Street and the southeast right-of-way line of Lear Street (40 foot right-of-way)

THENCE N 37°41'00" E, 367.00 feet to the common line of Lots 13 and 14;

THENCE S 51°49'34" E, 110.00 feet along said common line to the northwest line of said alley, from which a 1/2 capped iron rod found bears S 55°44'33" E, 15.12 feet, lying in the southeast line of said 15 foot alley;

THENCE S 37°41'00" W, 367.00 feet to the POINT OF BEGINNING with the subject tract containing 40,370 square feet or 0.927 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Cedars Development, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **MARCUS ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire, and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ____ day of ____, 2023.

Cedars Development, LLC

Name, Title

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of ____, 2023.

Notary Public, State of Florida

PRELIMINARY PLAT

MARCUS ADDITION

LOT 15A, BLOCK 918
BEING A REPLAT OF PART OF LOT 18,
AND ALL OF LOTS 14-17, BLOCK 918

LEAR'S ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TOTAL AREA - 0.927 ACRES
CITY PLAN FILE NO. S223-215
CITY ENGINEER PLAN FILE NO. DP23-____

OWNER
Cedars Development, LLC
15 Wyck Hill
Westlake, TX 76262

APPLICANT
Hunt Neurohr
6060 N Central Expwy, Ste 770
Dallas, TX 75206
Telephone: (214) 534-1817

ENGINEER / SURVEYOR
Spilars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: Mike Martinie



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2101

Item #: 19.

AGENDA DATE: August 17, 2023

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 0.282-acre lot from a tract of land in City Block 6724 on property located on Leroy Road, south of Bruton Road.

Applicant/Owner: Real State 360, LLC

Surveyor: ARA Surveying

Application Filed: July 21, 2023

Zoning: R-7.5(A)

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

Planner: Sharmila Shrestha

Council District: 5

S223-216

CITY PLAN COMMISSION**THURSDAY, AUGUST 17, 2023****FILE NUMBER:** S223-216**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Leroy Road, south of Bruton Road**DATE FILED:** July 21, 2023**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 0.282-acre**APPLICANT/OWNER:** Real State 360, LLC

REQUEST: An application to create one 0.282-acre lot from a tract of land in City Block 6724 on property located on Leroy Road, south of Bruton Road.

SUBDIVISION HISTORY:

1. S223-083 was a request east of the present request to create four 11,038 square foot lots from a 1.014-acre tract of land in City Block 6725 on property located on Leroy Road, north of Limestone Drive. The request was approved on March 23, 2023 but has not been recorded.
2. S190-144 was a request contiguous to the present request to create a 0.28-acre lot from a tract of land in City Block 6724 on property located on Leroy Road, south of Bruton Road. The request was approved on June 18, 2020 and was recorded on November 18, 2021.

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.”

- This request lies in an R-7.5(A) Single Family District. The lot is 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.
- The properties to the north, east, and south of the request have lot widths ranging in size from 52 feet to 210 feet and lot areas ranging in size from 11,194 square feet to 44,252 square feet and are zoned R-7.5(A) Single Family District. *(refer to the existing area analysis)*

The request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,5000 square feet. The request is to create one 0.282-acre (12,295-square foot) lot.

Staff finds that there is not an established lot pattern within the immediate vicinity of the request and the request complies with the requirements of Section 51A-8.503 and R-7.5(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General 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 Development Services, 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 new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. *51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)*
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. *Section 51A-8.611(c)*.

14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Leroy Road. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.
17. Provide 20 feet all-weather paving material for Leroy Road along the proposed plat per the City of Dallas standard. *51A 8.604(b)(2)*

Survey (SPRG) Conditions:

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show recording information on all existing easements within 150 feet of the property.

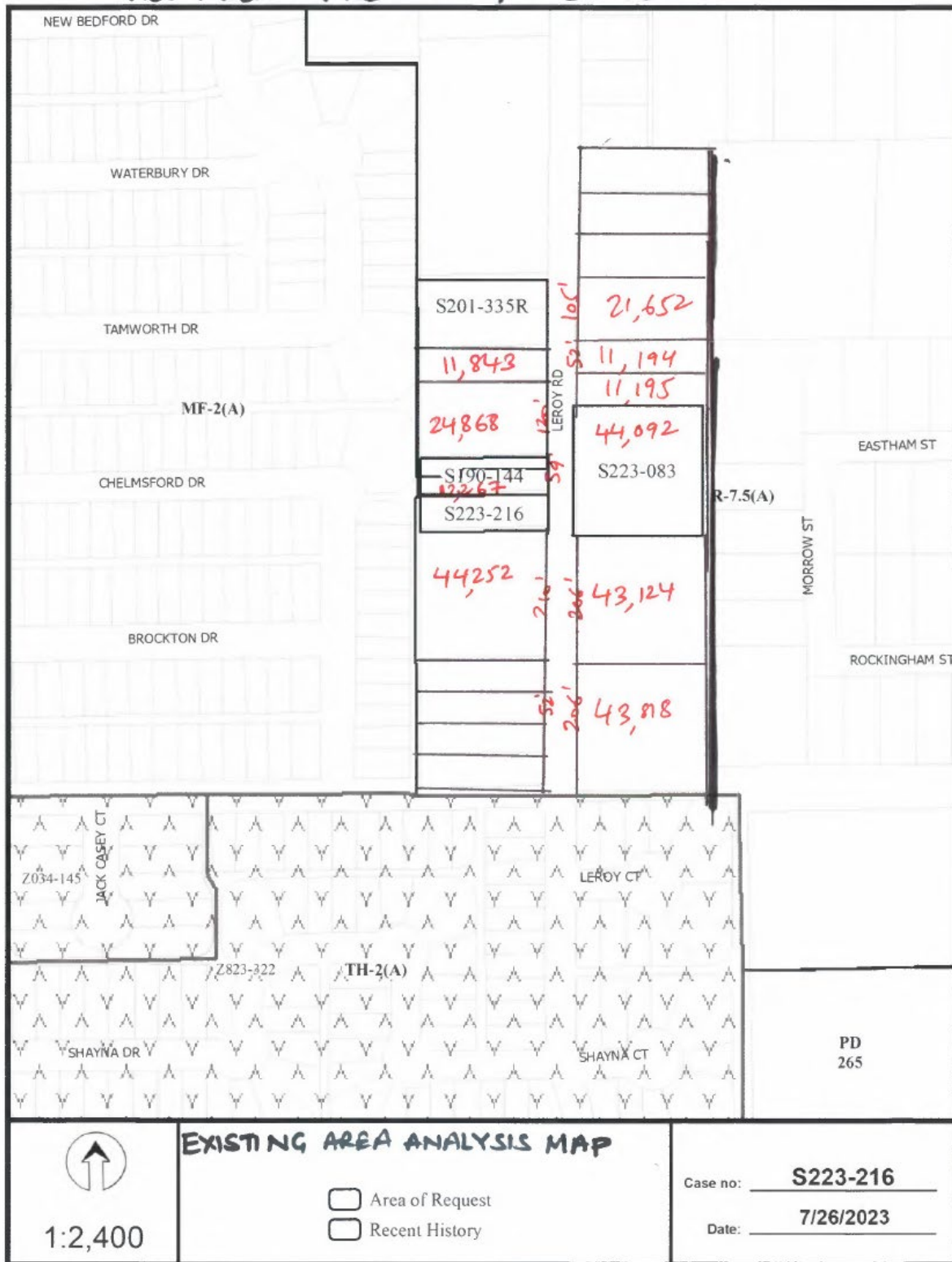
Dallas Water Utilities Conditions:

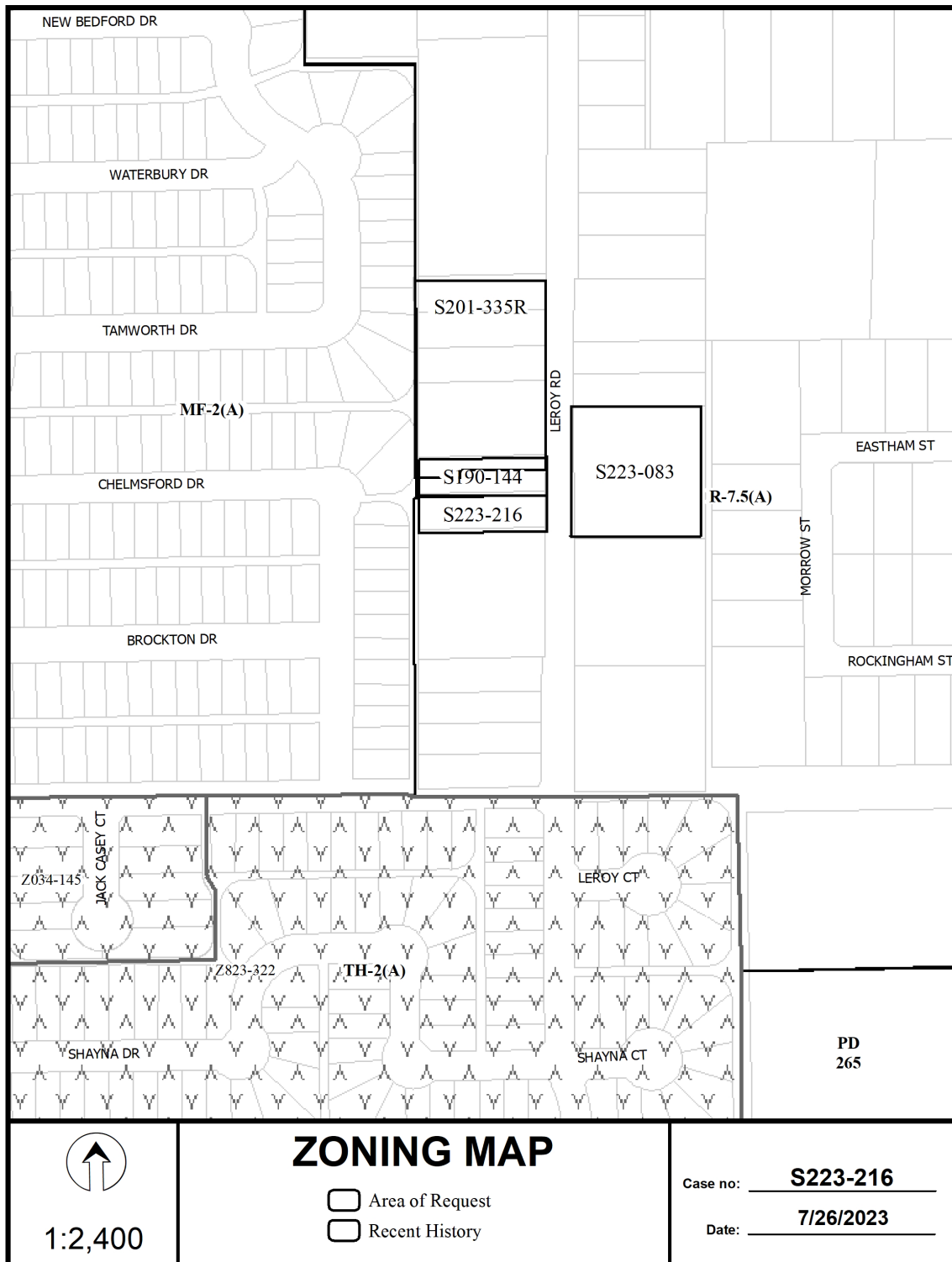
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

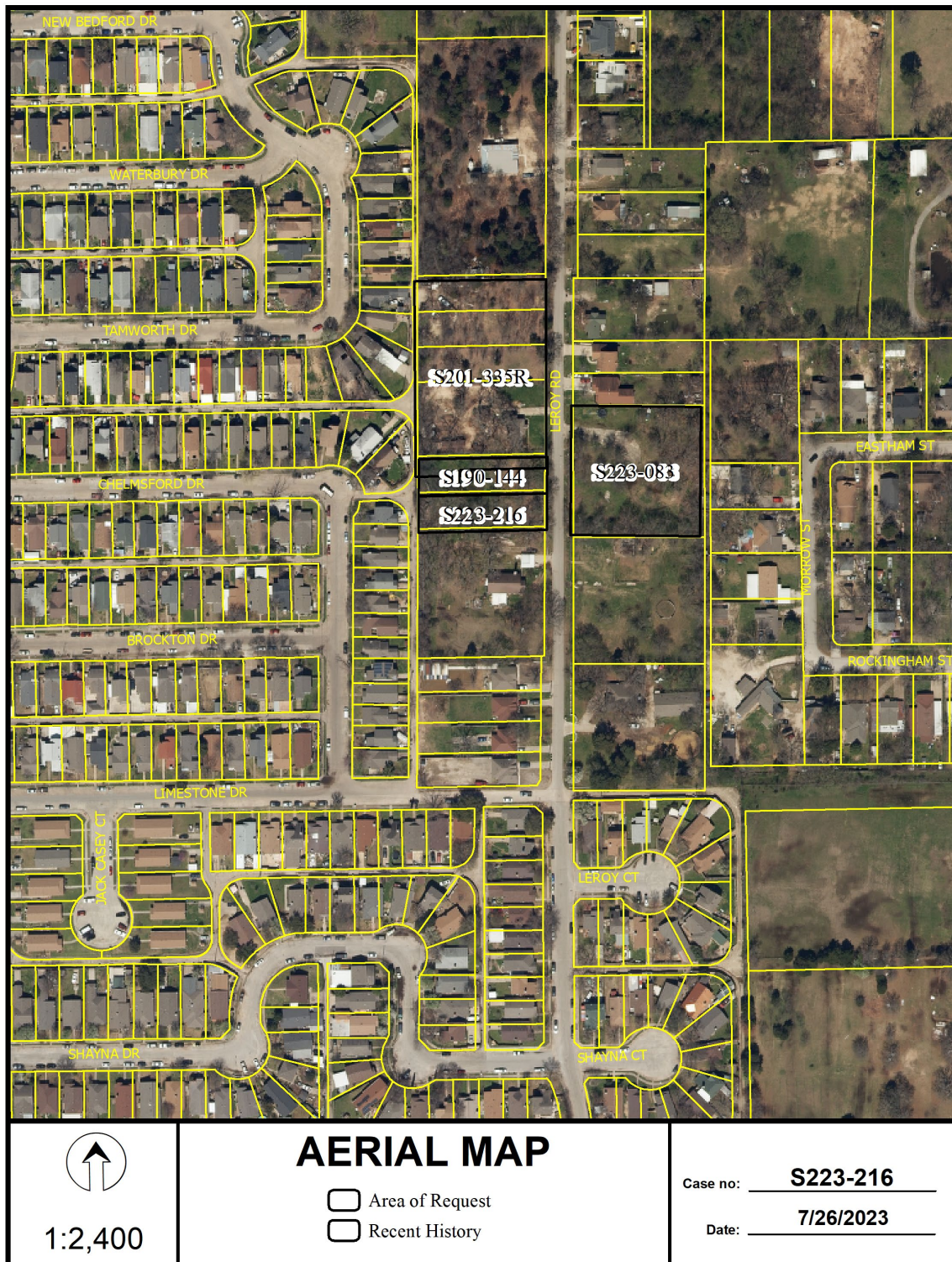
Real Estate / Street Name / GIS, Lot & Block Conditions:

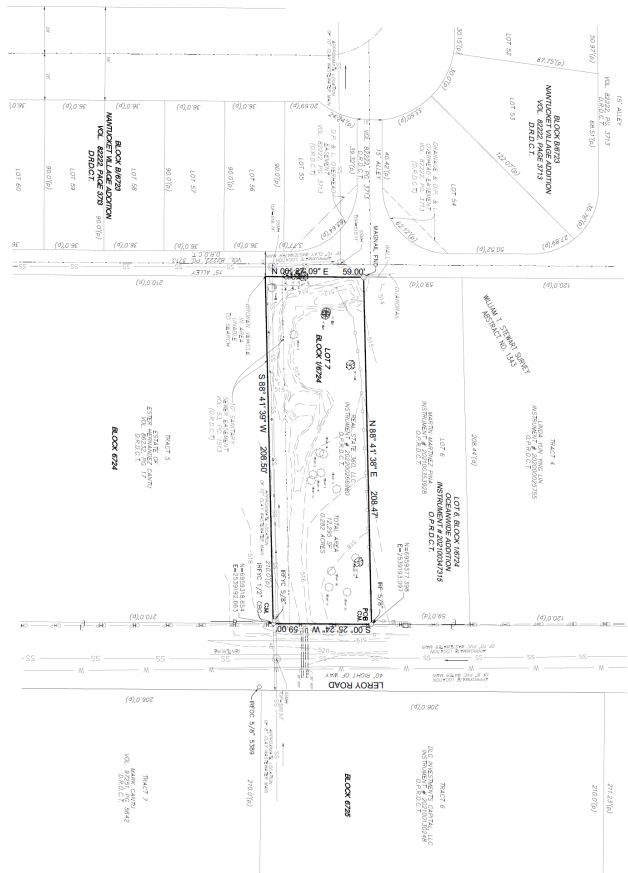
21. Prior to final plat, ensure wall and guardrail are removed from City's right-of-way unless it is documented that city installed those improvements.
22. Prior to the final plat, contact Addressing Coordinator for release.
23. On the final plat, identify the property as Lot 7 in City Block 1/6724. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET









NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS.

[illegible]

This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ____ day of, 2023.

BEFORE ME Also (indorsement of a Notary Public)

be the person whose name is subscribed to the foregoing instrument; and I acknowledge to me that he/she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

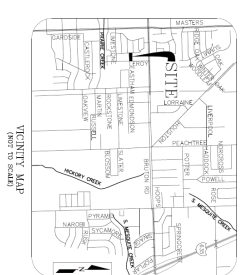
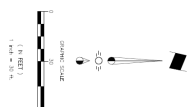
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2023.

1. All bearings shown are based on the Texas State Plane

1. All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4002), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000135506 (TMD scale factor).
2. The purpose of this plot is to create one lot from a tract

I let to lot drainage will not be allowed without City of Dallas
Public and Drainage Engineering Division approval.

27

[illegible]

COUNTY OF DALLAS §

WINDERS: from State 350, LLC, is the owner of a 12,293 square foot or 0.282 acre tract of land, situated in the Wilcox 1st Street Survey, Acreage Number 1341, in the City and County of Dallas, Texas, being in Block 6724, and being all of the property associated with the Dallas County Assessor's Parcel Number 01-00-02-000-0000-0000 (01-00-02-665680) of the Official Public Records of Dallas County, Texas (01-00-02-665680), and being more particularly described as follows:

BEGINNING of a 1/2 section and found (according to monument) at the Northwest corner of the herein described tract, some being the Southeast corner of Lot 6, Block 17,6724, Greenlake Addition, on addition to the City of Dallas, recorded in Instrument: 02-010134-2151 (02-01-01-34-2151), and being in the West right of way line of Levy Road.

[illegible]

214-232-7617

PRELIMINARY

LOT 7, BLOCK 1

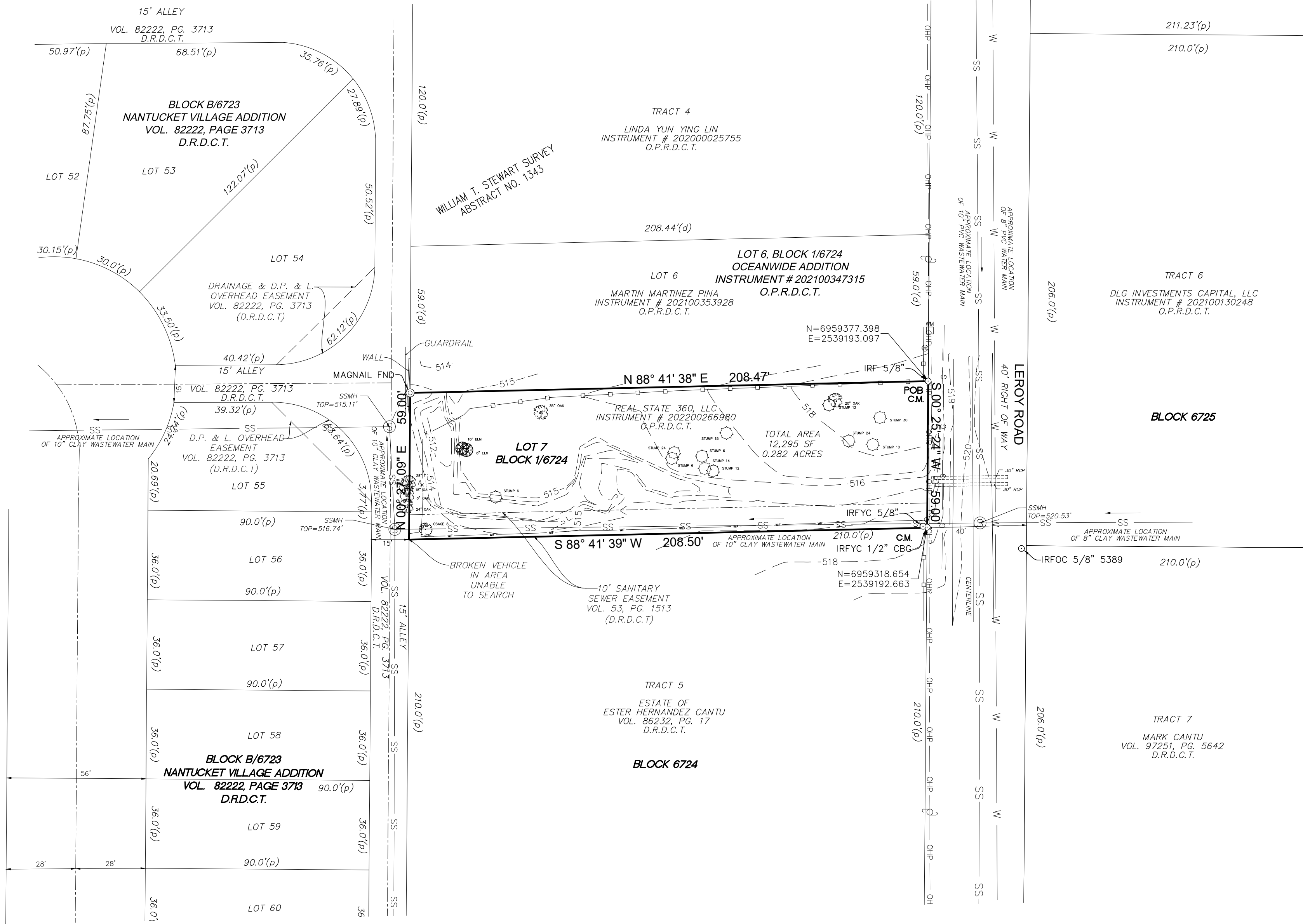
PART OF BLOCK
282 ACRES SITU
STEWART SURVEY

DALLAS, DALLAS
CITY PLAN FILE:

1

Plotted by: 12147 Plot Date: 7/21/2023 9:51 AM

Drawing: G:\My Drive\Survey\23059-1913 Leroy Rd Dallas_A\Addendum-Plot\03_CAD\030\23059-1913 Leroy Rd Dallas-Plat.dwg Saved By: 12147 Save Time: 7/21/2023 9:50 AM



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Real State 360, LLC, acting by and through it's duly authorized officer, Mario Mares, does hereby adopt this plat, designating the herein described property as **MARES ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ____ day of, _____, 2023.

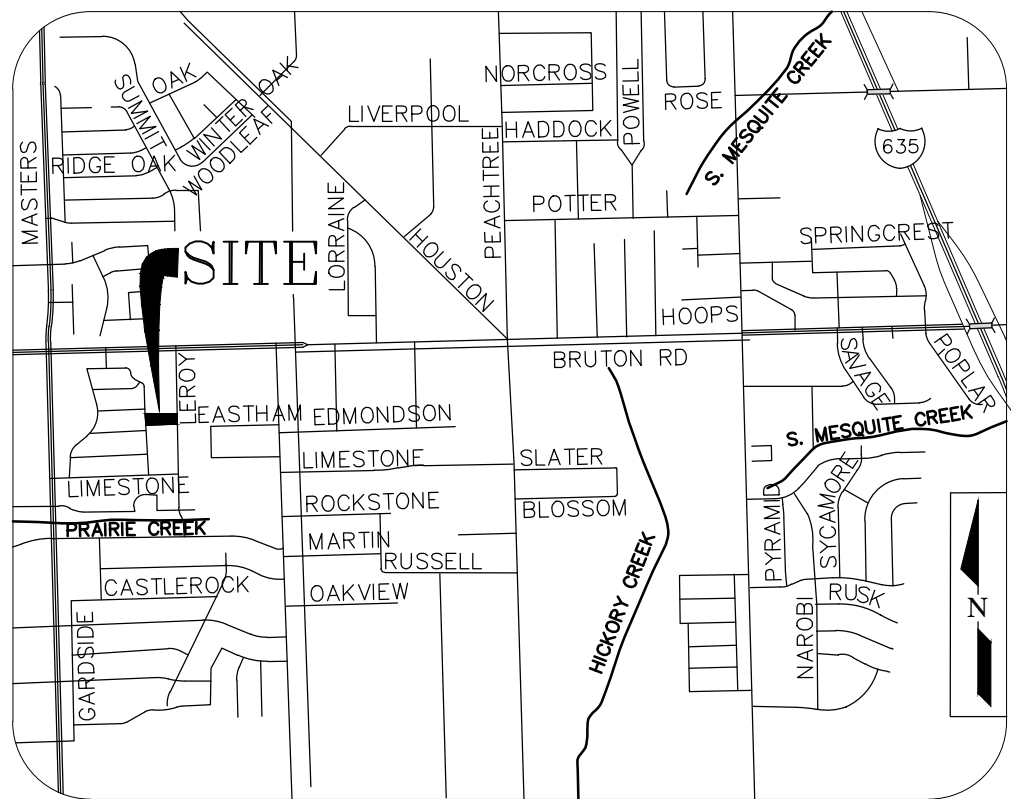
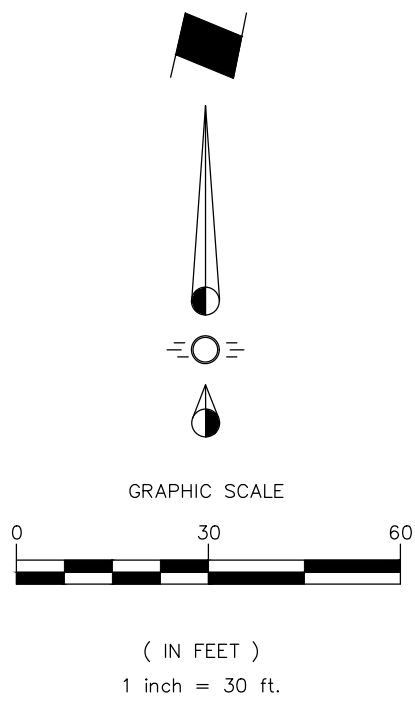
Real State 360, LLC
Mario Mares
Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Mario Mares, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Real State 360, LLC, is the owner of a 12,295 square foot or 0.282 acre tract of land, situated in the William T. Stewart Survey, Abstract Number 1343, in the City and County of Dallas, Texas, being in Block 6724, and being all of the property described in a General Warranty Deed to Real State 360, LLC, recorded in Instrument #202200266980 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found (Controlling Monument) at the Northeast corner of the herein described tract, same being the Southeast corner of Lot 6, Block 1/6724, Oceanwide Addition, an addition to the City of Dallas, recorded in Instrument #202100347315 (O.P.R.D.C.T.), and being in the West right of way line of Leroy Road, a 40 foot right-of-way;

THENCE South 00 degrees 25 minutes 24 seconds West, with the West right of way line of said Leroy Road, a distance of 59.00 feet to a 5/8 inch iron rod with yellow cap found (Controlling Monument) for the Southeast corner thereof, same being the Northeast corner of a tract of land described in a deed to the Estate of Ester Hernandez Cantu, recorded in Volume 86232, Page 17, Deed Records, Dallas County, Texas (D.R.D.C.T.);

South 88 degrees 41 minutes 39 seconds West, with the common line between said Mares tract and said Hernandez Cantu tract, a distance of 208.50 feet to a point for corner in the East line of a 15 foot alley, created by Nantucket Village Addition, an Addition to the City of Dallas, Texas, recorded in Volume 82222, Page 3713, (D.R.D.C.T.);

THENCE North 00 degrees 27 minutes 09 seconds East, with the common line between said Nantucket Village Addition and said Mares tract, a distance of 59.00 feet to a Magnail with washer found for the Northwest corner, same being the Southeast corner of said Oceanwide Addition;

THENCE North 88 degrees 41 minutes 39 seconds East, with the common line between said Oceanwide Addition and said Mares tract, a distance of 208.47 feet to the **POINT OF BEGINNING**, containing 12,295 square feet or 0.282 acres of land more or less.

SURVEYOR'S STATEMENT

I, Anel Rodríguez, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Section 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this signed final plat.

Dated this the ____ day of _____, 2023.

PRELIMINARY , THIS DRAWING SHALL NOT BE
RECORDED FOR ANY PURPOSE

Anel Rodríguez
Texas Registered Professional Land Surveyor No. 6671

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodríguez known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas

GENERAL NOTES:

- All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).
- The purpose of this plat is to create one lot from a tract of land.
- Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.

LEGEND

(C.M.)	CONTROLLING MONUMENT	☼	UTILITY POLE
O.P.R.D.C.T.	OFFICIAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS	⊗	SANITARY SEWER MANHOLE
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS	⊗	SANITARY SEWER CLEANOUT
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	WM	WATER METER
POB	POINT OF BEGINNING	—OHP—	OVERHEAD POWER LINE
p, m	PLATTED, MEASURED	—W—	WOOD FENCE
VOL./PG.	VOLUME/PAGE	—WF—	WIRE FENCE
⊙ IRF	IRON ROD FOUND (AS NOTED)	—CLF—	CHAIN LINK FENCE
		—SS—	SANITARY SEWER LINE
		—G—	GAS LINE
		—W—	WATER LINE

SURVEYOR

ARA
SURVEYING
3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL: (972) 946-4172
TBPELS NO. 10194713
A EL RODRI UE J, RPLS
arodrigue @arasurveying.com

PRELIMINARY PLAT
MARES ADDITION
LOT 7, BLOCK 1/6724

PART OF BLOCK 6724
0.282 ACRES SITUATED IN THE
WILLIAM T. STEWART SURVEY, ABSTRACT NO. 1343
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE: S223-216



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2102

Item #: 20.

AGENDA DATE: August 17, 2023

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 1.2782-acre tract of land containing part of Lot 2A in City Block F/7202 to create one lot on property located on Interstate Highway 30, east of Cockrell Hill Road.

Applicant/Owner: Prim Turnpike West, LLC

Surveyor: PJB Surveying, LLC

Application Filed: July 21, 2023

Zoning: CS

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

Planner: Sharmila Shrestha

Council District: 6

S223-217

CITY PLAN COMMISSION**THURSDAY, AUGUST 17, 2023****FILE NUMBER:** S223-217**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Interstate Highway 30, east of Cockrell Hill Road**DATE FILED:** July 21, 2023**ZONING:** CS**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 1.2782-acre**APPLICANT/OWNER:** Prim Turnpike West, LLC

REQUEST: An application to replat a 1.2782-acre tract of land containing part of Lot 2A in City Block F/7202 to create one lot on property located on Interstate Highway 30, east of Cockrell Hill Road.

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

STAFF RECOMMENDATION: The request complies with the requirements of the CS Commercial Service District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General 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 Development Services, 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 new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (SPRG) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right-of way Requirements Conditions:

15. TxDOT approval may be required for any driveway modification or new access point(s).

Survey (SPRG) Conditions:

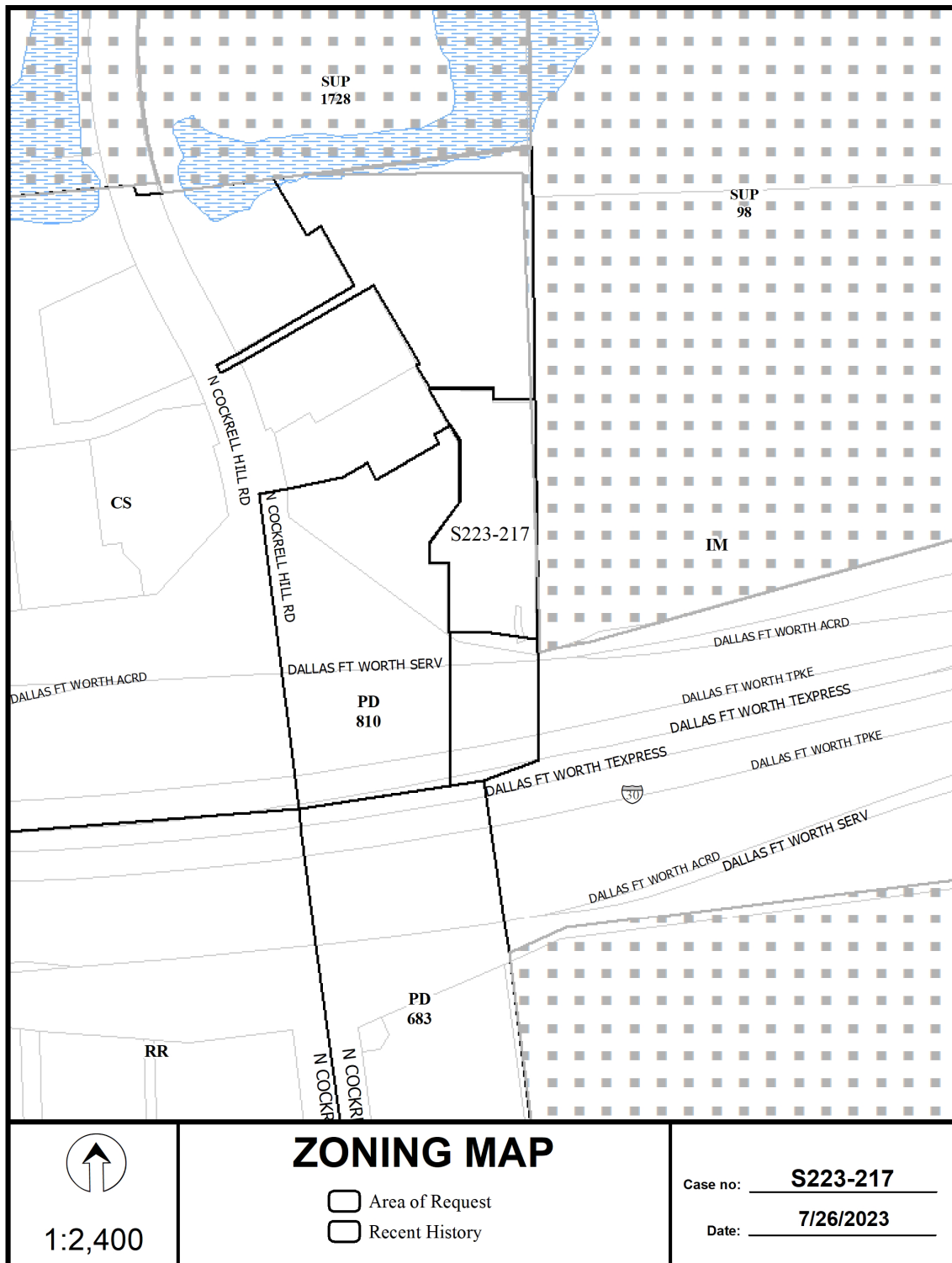
16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.
19. On the final plat, choose a new or different plat name.

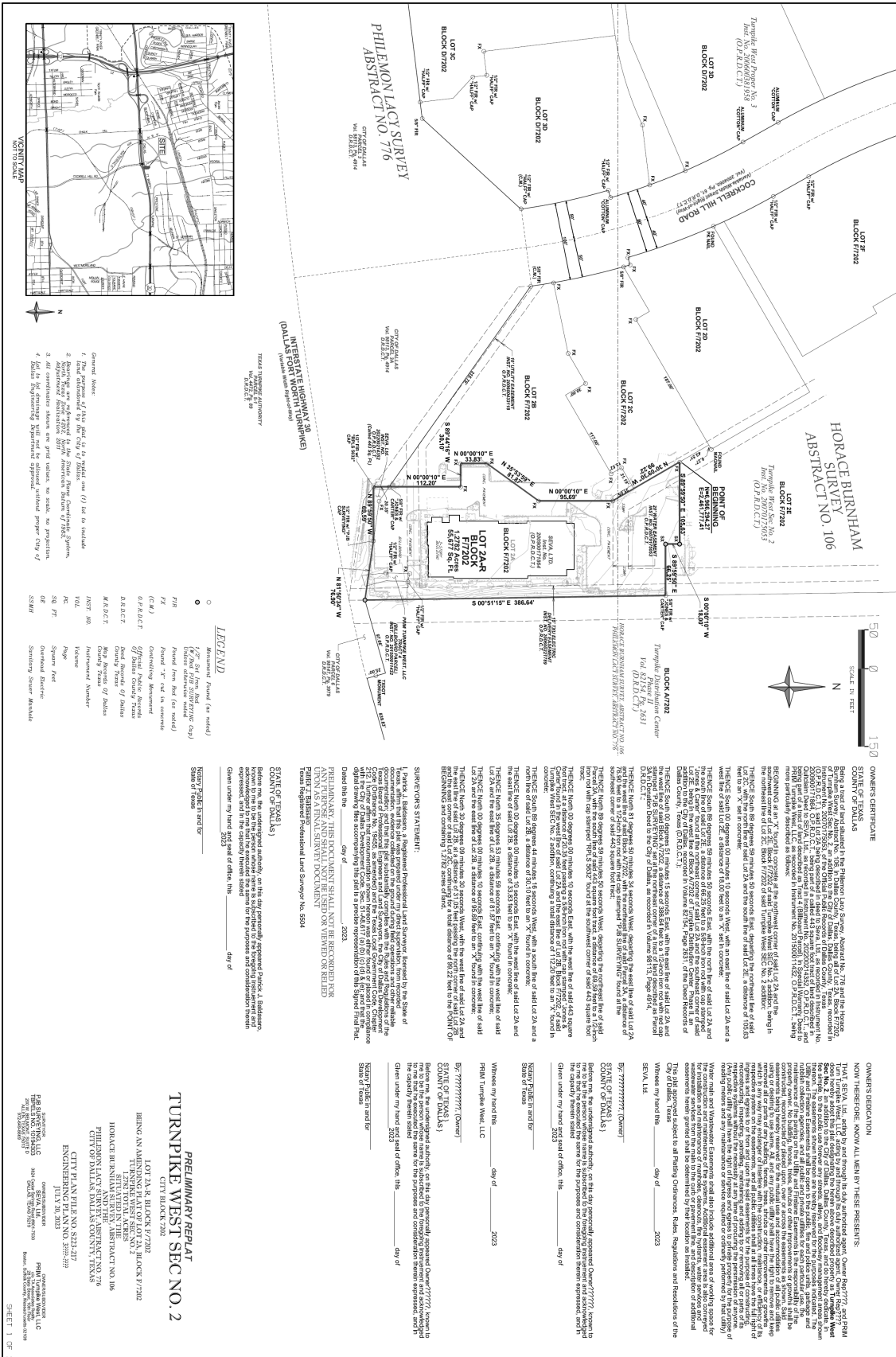
Dallas Water Utilities Conditions:

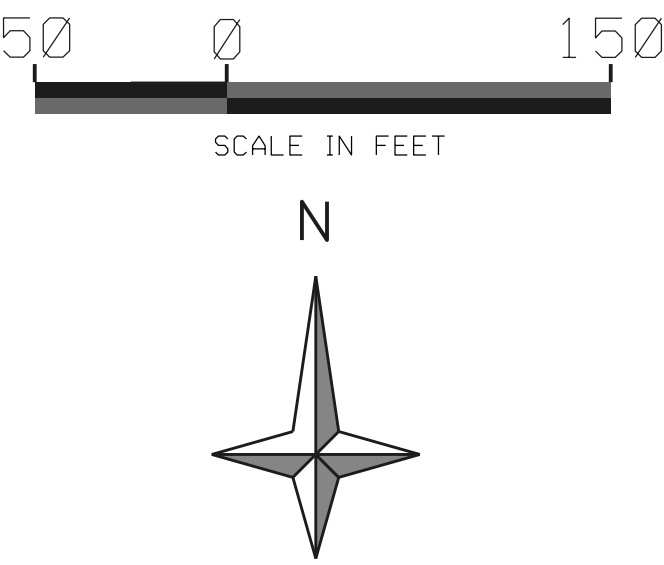
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Real Estate/ Street Name / GIS, Lot & Block Conditions:

21. On the final plat, show the abandonment for Ordinance 32234 as: "Abandonment authorized by Ordinance No. _____, recorded as Inst. Nos. (Cert. ORD No. _____, QCD No. _____). Utility Easements retained."
22. Prior to the final plat, contact Addressing Coordinator for release.
23. On the final plat, identify the property as Lot 2G in City Block F/7202. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2103

Item #: 21.

AGENDA DATE: August 17, 2023

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 1.239-acre tract of land containing all of Lots 2 through 6 in City Block 77/7346 to create one lot on property located on Corinth Street, south of Riverfront Boulevard.

Applicant/Owner: Bishop Engine Replacement Parts, Inc.

Surveyor: Texas Heritage Surveying, LLC

Application Filed: July 21, 2023

Zoning: PD 784 (Cedars West)

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

Planner: Sharmila Shrestha

Council District: 2

S223-218

CITY PLAN COMMISSION**THURSDAY, AUGUST 17, 2023****FILE NUMBER:** S223-218**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Corinth Street, south of Riverfront Boulevard**DATE FILED:** July 21, 2023**ZONING:** PD 784 (Cedars West)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20784.pdf>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 1.239-acre**APPLICANT/OWNER:** Bishop Engine Replacement Parts, Inc.

REQUEST: An application to replat a 1.239-acre tract of land containing all of Lots 2 through 6 in City Block 77/7346 to create one lot on property located on Corinth Street, south of Riverfront Boulevard.

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

STAFF RECOMMENDATION: The request complies with the requirements of PD 784 (Cedars West); therefore, staff recommends approval of the request subject to compliance with the following conditions:

General 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 Development Services, 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 new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments

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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right-of way Requirements Conditions:

15. Coordination with DWU-Floodplain Management/USACE may be required due to proximity to Levee.

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.

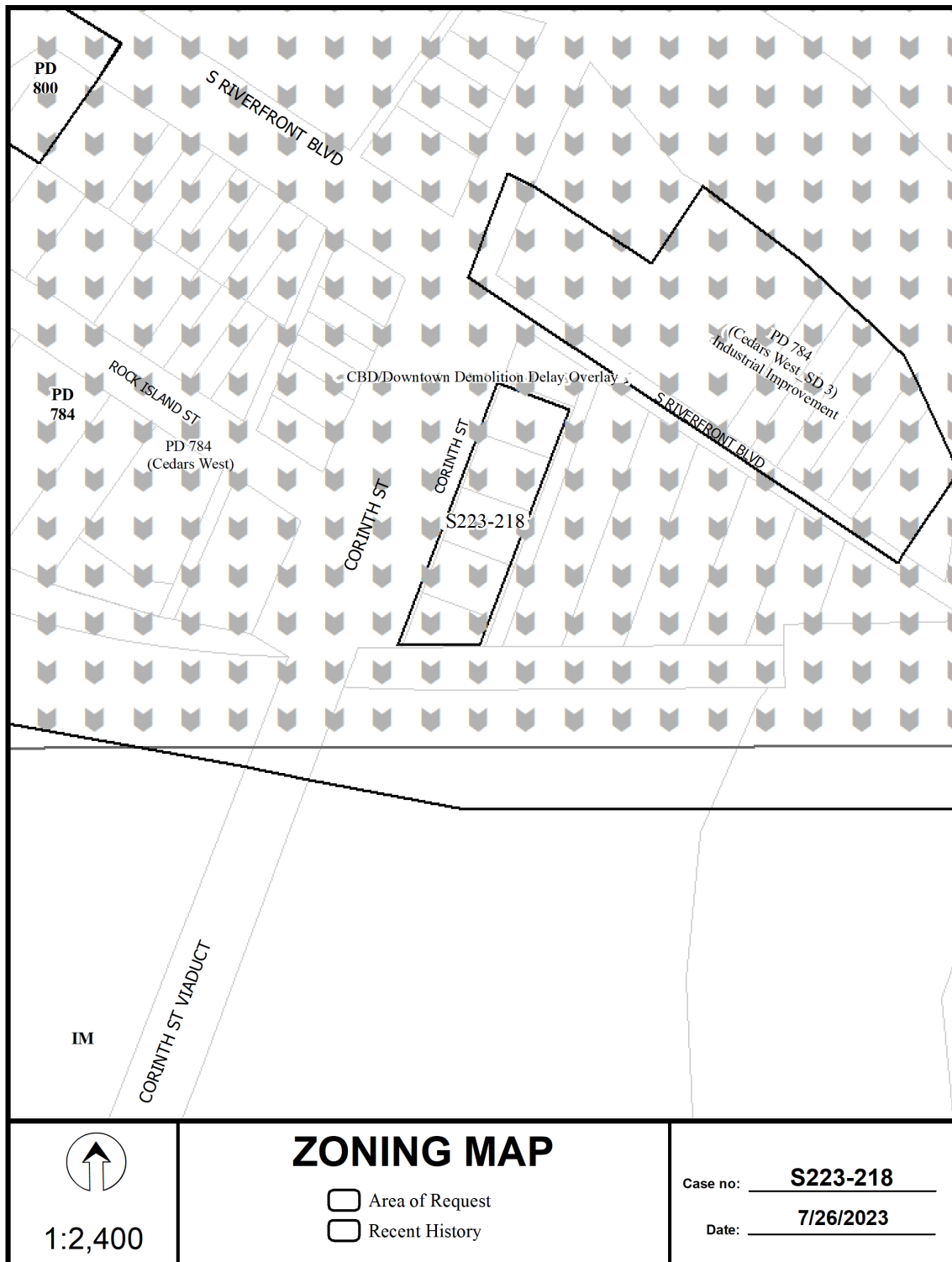
Dallas Water Utilities Conditions:

18. 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).
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

20. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

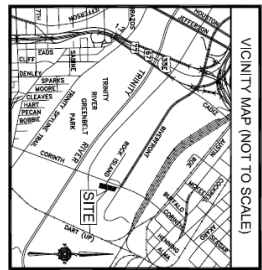
Street Name / GIS, Lot & Block Conditions:

21. Prior to the final plat, contact Addressing Coordinator for release.
22. On the final plat, identify the property as Lot 2A in City Block 77/7346. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

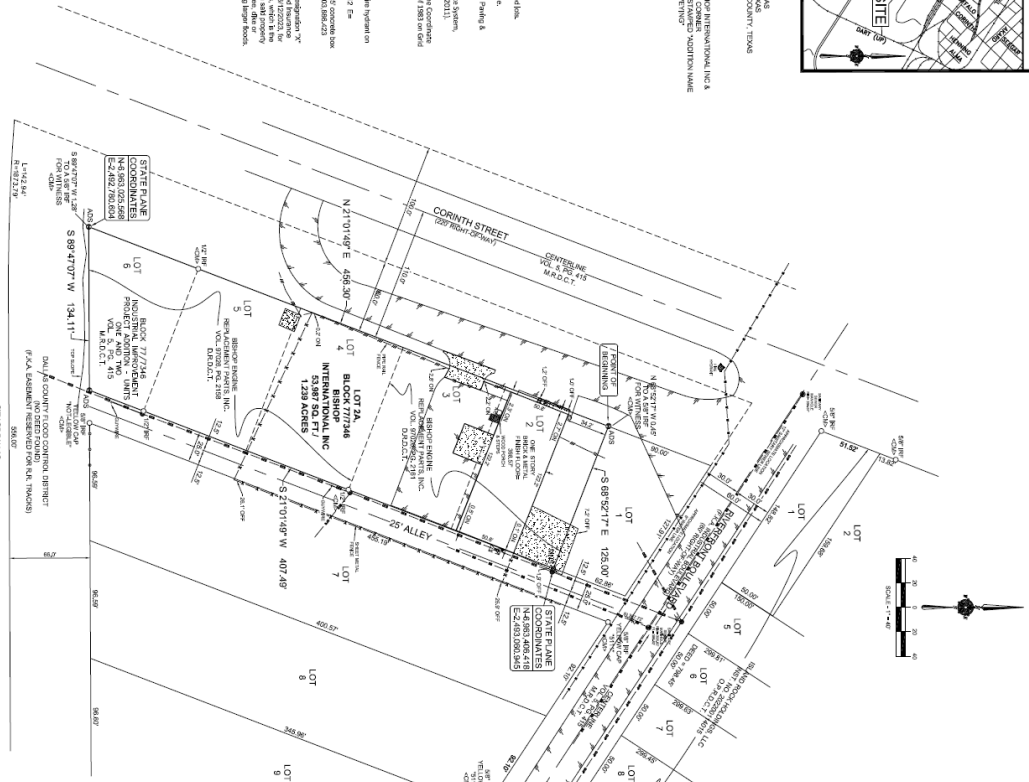




VICINITY MAP (NOT TO SCALE)

[illegible]

GENERAL NOTES:

[illegible]

OWNERS CERTIFICATE

[illegible]

OWNERS DEDICATION

[illegible]

SURVEYOR'S STATEMENT

[illegible]

Nictary Public In and for the State of Texas



TEXAS HERITAGE

 SURVEYING

 SECTION 17

 16100 Maricopa Drive, Suite 101, Dallas, TX 75244

 Office: 972-342-9000 Fax: 972-342-9001

 Website: www.txhsurveying.com Email: txhs@txhsurveying.com

 BEING A REPLAT OF LOTS 2-6, BLOCK 777246 OF

 PROJECT ADDITIONAL UNITS ONE AND TWO

 SUNDOWN, ASBRRK NO. 57, SUNDOWN,

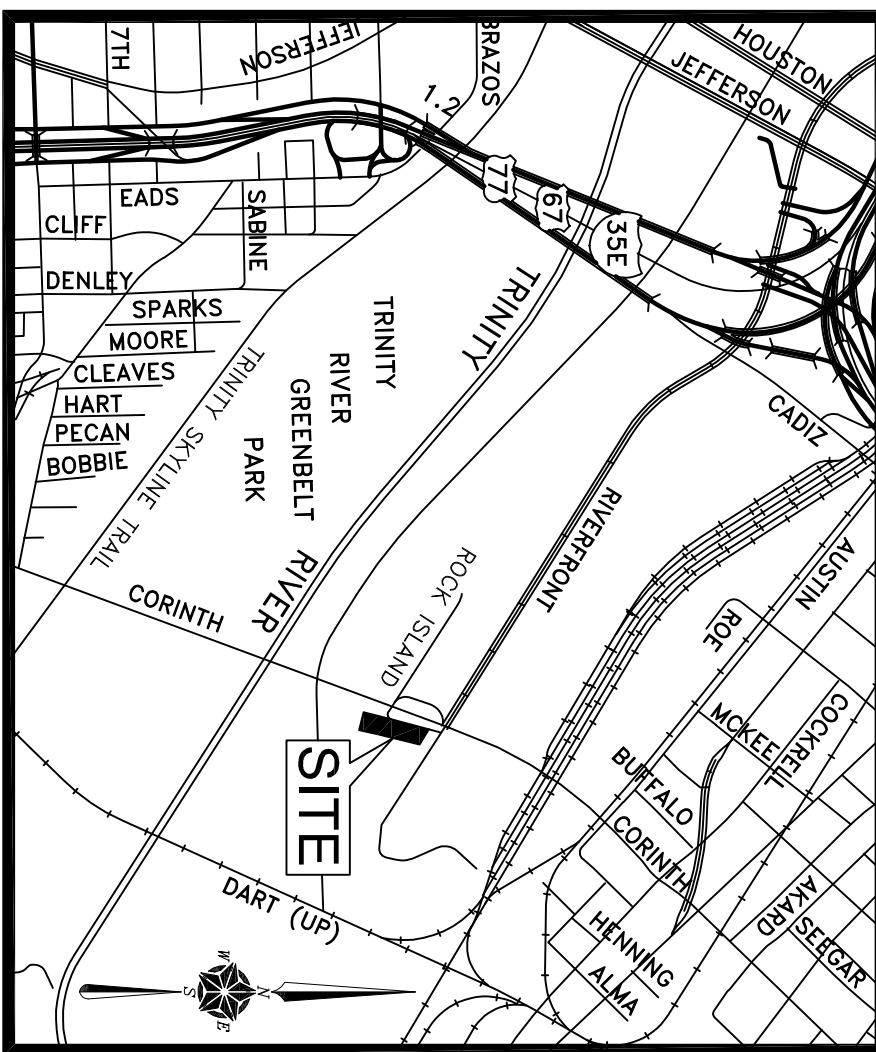
 CITY OF DALLAS DALLAS COUNTY, TEXAS

 17

 ENGINEERING PLAN NO. 51111-1

 DATE: 05/19/2014 BY: JAMES H. BUCKLEY, INC.

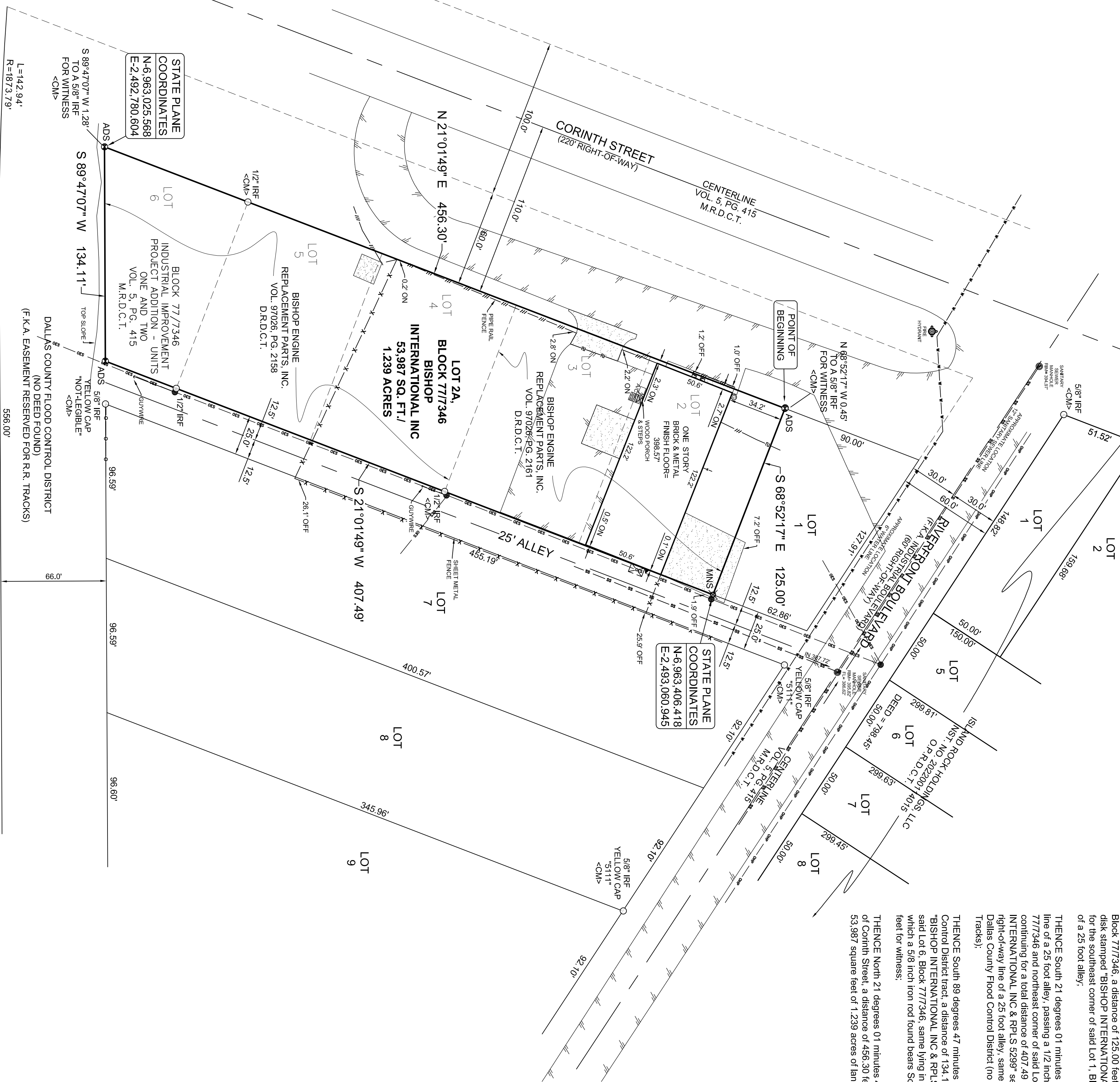
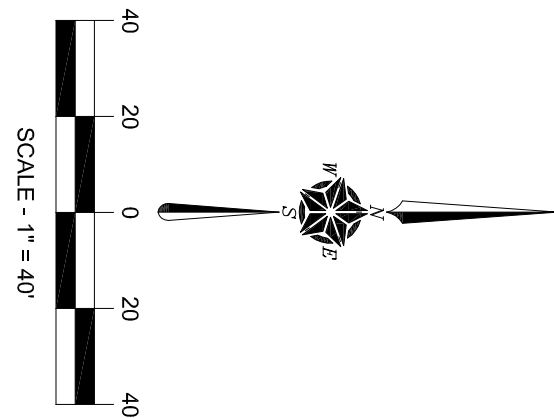
VICINITY MAP (NOT TO SCALE)



LEGEND	MAP RECORDS, DALLAS COUNTY, TEXAS
MAP RECORDS, DALLAS COUNTY, TEXAS	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL. ...	VOLUME PAGE
SQ. FEET	SQUARE FEET
IRON ROD FOUND	IRON ROD FOUND
IRF O	3-1/4" ALUMINUM DISK STAMPED "BISHOP INTERNATIONAL INC & RPLS 5299" SET ON AN IRON ROD FOR CORNER
ADS	MAG NAIL SET WITH 1-1/2 BRASS DISK STAMPED "ADDITION NAME & RPLS 5299 & TEXAS HERITAGE SURVEYING"
MNS	CONTROL MONUMENT FORMERLY KNOWN AS
<CM>	F.K.A.
ASPHALT	EASEMENT LINE
BUILDING LINE	CONCRETE LINE
CENTERLINE	SANITARY SEWER LINE
WATER LINE	OVERHEAD POWER LINE
OVERHEAD POWER LINE	WROUGHT IRON FENCE
WROUGHT IRON FENCE	PIPE RAIL FENCE

GENERAL NOTES:

- 1) The purpose of this plat is to create one lot out of five platted lots.
- 2) The maximum number of lots permitted by this plat is one.
- 3) Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- 4) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 5) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- 6) Structure to remain on subject property.
- 7) City of Dallas Water Dept. benchmarks used:
#288 22-AH-8 Square cut on end of concrete curb in front of fire hydrant on north side of Walnut Ridge Drive
Stemmons Freeway and Walnut Ridge Drive N=7,008,289.012 E=2,480,538.585 Elevations 434.28
#292 22-S-2 Square cut on concrete headwall to a triple 9x45 concrete box culvert under Luna Road, 315' north of Highway #114 N=7,003,886.423 E=2,453,596.362 Elevations 423.55
- 8) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 4811 CO03451, with a date of identification of 06/12/2023, for Community Number 480711, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated. This area is protected from the 100-year flood by levees, dikes or other structure subject to possible failure or overlapping during larger floods.
- 9) No trees on subject lot.



OWNERS CERTIFICATE

WHEREAS, BISHOP ENGINE REPLACEMENT PARTS, INC., a Texas corporation, is the owner of a tract of land situated in the S.W. Beatty Survey, Abstract No. 57, being Lots 2-6, Block 777346, Industrial Improvement Project Addition - Units one and two, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 5, Page 415, City of Dallas, Dallas County, Texas, and being that tract of land described in Warranty Deed to Bishop Engine Replacement Parts, Inc., a Texas corporation, recorded in Volume 97026, Page 2158, Deed Records, Dallas County, Texas, (Lots 4-6), along with that tract of land described in Warranty Deed to Bishop Engine Replacement Parts, Inc., a Texas corporation, recorded in Volume 97026, Page 2161, Deed Records, Dallas County, Texas, (Lots 2-3), together being more particularly described by metes and bounds as follows:

BEGINNING at a 3 1/4 inch aluminum disk stamped "BISHOP INTERNATIONAL INC & RPLS 5299" set on an iron rod for the southwest corner of Lot 1, Block 777346 of said Industrial Improvement Project Addition - Units one and two, same lying the east bearing South 88 degrees 52 minutes 17 seconds East 0.45 feet to a 3 1/4 inch iron rod found bears South 88 degrees 52 minutes 17 seconds East 0.45 feet for witness;

THENCE South 88 degrees 52 minutes 17 seconds East, along the south line of said Lot 1, Block 777346, a distance of 125.00 feet to an Mag Nail set in concrete with 1 1/2 inch brass disk stamped "BISHOP INTERNATIONAL INC & RPLS 5299 & Texas Heritage Surveying" for the southeast corner of said Lot 1, Block 777346, same lying in the west right-of-way line of a 25 foot alley;

THENCE South 21 degrees 01 minutes 49 seconds West, along the said west right-of-way line of a 25 foot alley, passing a 1/2 inch iron found for the southeast corner of Lot 3, Block 777346 and northeast corner of said Lot 4, Block 777346 at a distance of 180.00 feet and continuing for a total distance of 407.49 feet to a 3 1/4 inch aluminum disk stamped "BISHOP INTERNATIONAL INC & RPLS 5299" set on an iron rod for the southwest corner of said west right-of-way line of a 25 foot alley, same lying in the north line of that tract of land to the Dallas County Flood Control District (no deed found) (F.K.A. Easement Reserved for R.R. Tracks);

THENCE South 89 degrees 47 minutes 07 seconds West, along the said Dallas County Flood Control District West 2 1/2 miles of 134.31 feet to a 3 1/4 inch brass disk stamped "BISHOP INTERNATIONAL INC & RPLS 5299" set on an iron rod for the southwest corner of said Lot 6, Block 777346, same lying in the said east right-of-way line of Corinth Street, from which a 5/8 inch iron rod found bears South 89 degrees 47 minutes 07 seconds West 1.28 feet for witness;

THENCE North 21 degrees 01 minutes 49 seconds East, along the said east right-of-way line of Corinth Street, a distance of 456.30 feet to the PLACE OF BEGINNING and containing 53,987 square feet of 1.239 acres of land more or less.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BISHOP ENGINE REPLACEMENT PARTS, INC., a Texas corporation, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **BISHOP INTERNATIONAL INC**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever, any streets, alleys, and roadway management areas shown thereon. The easements shown hereon are hereby dedicated for the purposes indicated. The utility and the lane easements shall be open to the public, fire and police use, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby dedicated for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system of the easements, and the public utility shall have the right of ingress or egress across the easements for the purpose of constructing, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS ____ DAY OF _____, 2023.

BISHOP ENGINE REPLACEMENT PARTS, INC., a Texas corporation

BY: _____

JEFF BISHOP - PRESIDENT

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day, personally appeared JEFF BISHOP, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas

SURVEYORS STATEMENT

STATE OF TEXAS

I, Gary E. Johnson, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code Chapter 212. I further affirm that munimentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8-617 (a)(b)(c)(d) & (e), and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 2023.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (07/21/2023)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day, personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas

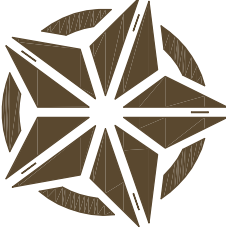
PRELIMINARY PLAT
BISHOP INTERNATIONAL INC
LOT 2A, BLOCK 777346

BEING A REPLAT OF LOTS 2-6, BLOCK 777346
OF INDUSTRIAL IMPROVEMENT
PROJECT ADDITION - UNITS ONE AND TWO
SITUATED IN THE S.W. BEATTY SURVEY,
ABSTRACT NO. 57

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. 5223-218

ENGINEERING PLAN NO. 311T-____



SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

OWNER
BISHOP ENGINE REPLACEMENT PARTS, INC.
222 NORTH CORINTH STREET ROAD
DALLAS, TEXAS 75205-2033

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
texasheritage.com Firm No. 10169300

DATE: 06/12/2023 JOB # 2301086-1 / SCALE: 1" = 30' / DRAWN: KO



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2104

Item #: 22.

AGENDA DATE: August 17, 2023

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 0.935-acre tract of land containing all of Lot 4 in City Block 8/7614 to create one 0.446-acre (19,427.76-square foot) lot and one 0.489-acre (21,300.84-square foot) lot on property located on San Jose Avenue at Palo Alto Drive, north corner.

Applicant/Owner: LFLE Builders, LLC

Surveyor: MQI Land Surveying

Application Filed: July 21, 2023

Zoning: R-7.5(A)

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

Planner: Sharmila Shrestha

Council District: 8

S223-219

CITY PLAN COMMISSION**THURSDAY, AUGUST 17, 2023****FILE NUMBER:** S223-219**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** San Jose Avenue at Palo Alto Drive, north corner**DATE FILED:** July 21, 2023**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.935-acre**APPLICANT/OWNER:** LFLE Builders, LLC

REQUEST: An application to replat a 0.935-acre tract of land containing all of Lot 4 in City Block 8/7614 to create one 0.446-acre (19,427.76-square foot) lot and one 0.489-acre (21,300.84-square foot) lot on property located on San Jose Avenue at Palo Alto Drive, north corner.

SUBDIVISION HISTORY:

1. S201-717 was a request northeast of the present request to replat a 0.409-acre tract of land containing all of Lot 14 in City Block 28/7614 to create one 8,829 square feet lot and one 8,979 square feet lot on property located on Midway Plaza at El Centro Way, southeast corner. The request was approved on August 19, 2021 and recorded on February 6, 2023.
2. S178-072 was a request east of the present request to replat a 0.408-acre tract of land containing all of Lot 11 in City Block 28/7614 to create one 0.180-acre lot, and one 0.228-acre lot on property located at 2944 El Centro Way at Midway Plaza. The request was approved on June 18, 2020 and recorded on May 17, 2019.

PROPERTY OWNER NOTIFICATION: On July 28, 2023, 11 notices were sent to property owners within 200 feet of the proposed plat.

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

- The properties to the east line of San Jose Avenue have lot widths ranging in size from 100 feet to 200 feet and lot areas ranging in size from 23,696 square feet to 47,487 square feet and are zoned an R-7.5(A) Single Family District. *(refer to the existing area analysis and aerial map)*
- The properties to the west line of San Jose Avenue have an average lot width of 100 feet and lot areas ranging in size from 17,568 square feet to 22,613 square feet and are zoned an R-7.5(A) Single Family District. *(refer to the existing area analysis and aerial map)*

The request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create one 0.446-acre (19,427.76-

square foot) lot and one 0.489-acre (21,300.84-square foot) lot from one platted lot and the widths of the proposed lots are 81.66 feet and 88.78 feet, respectively.

Staff finds that the request is similar to the development pattern established within the immediate vicinity. The request complies with the zoning requirement of the R-7.5(A) Single Family District and is in compliance with Section 51A-8.503; therefore, staff recommends approval subject to compliance with the following conditions:

General 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 Development Services, 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 new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Palo Alto Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of San Jose Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Palo Alto Drive and San Jose Avenue.
18. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*

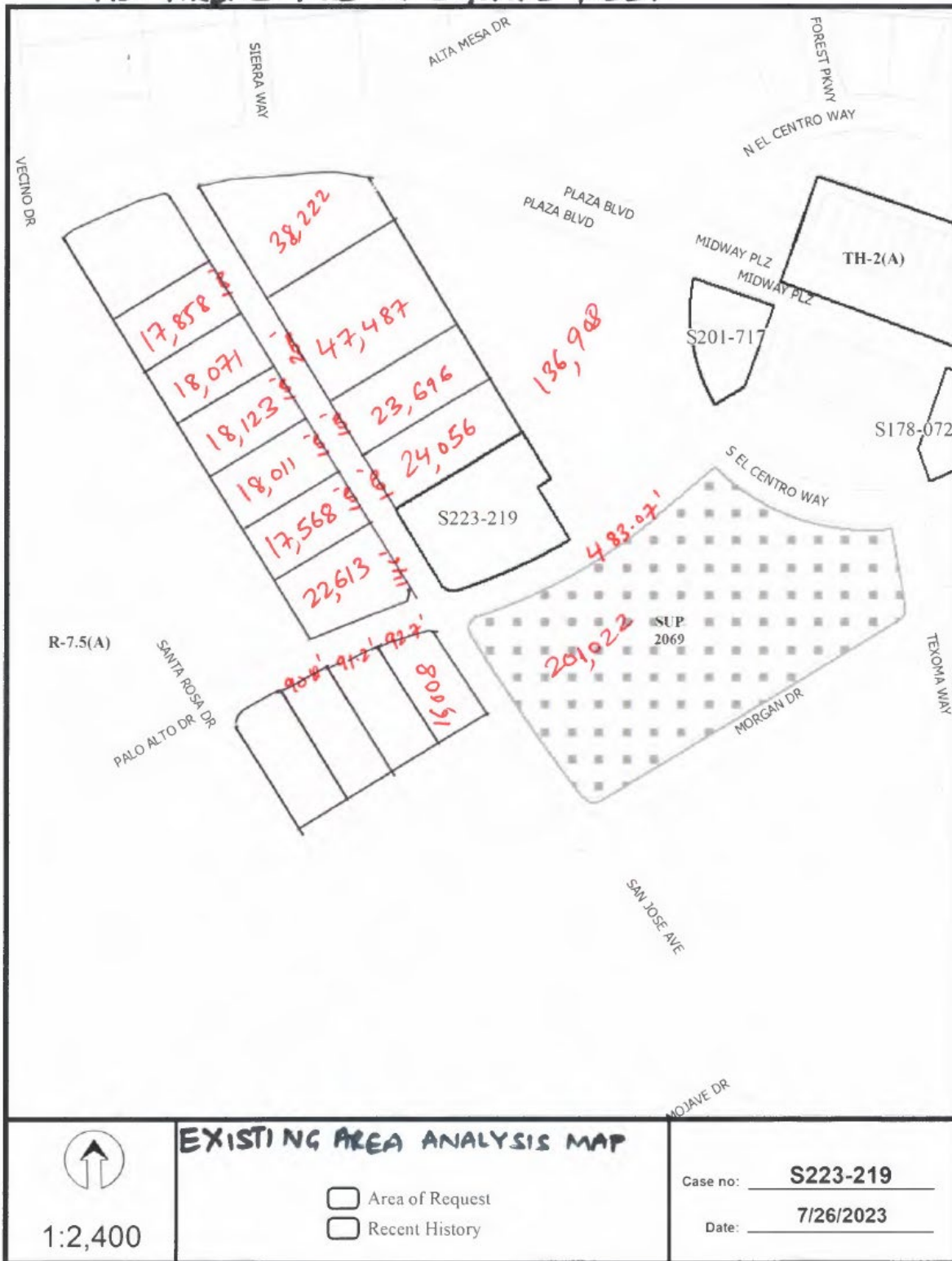
Survey (SPRG) Conditions:

19. Prior to the final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. On the final plat, chose a new or different plat name.
22. On the final plat, use surveyor's certificate from final plat checklist.

Street Name / GIS, Lot & Block Conditions:

23. Prior to the final plat, contact Addressing Coordinator for release.
24. On the final plat, identify the property as Lots 4A, & 4B in City Block 8/7614. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET







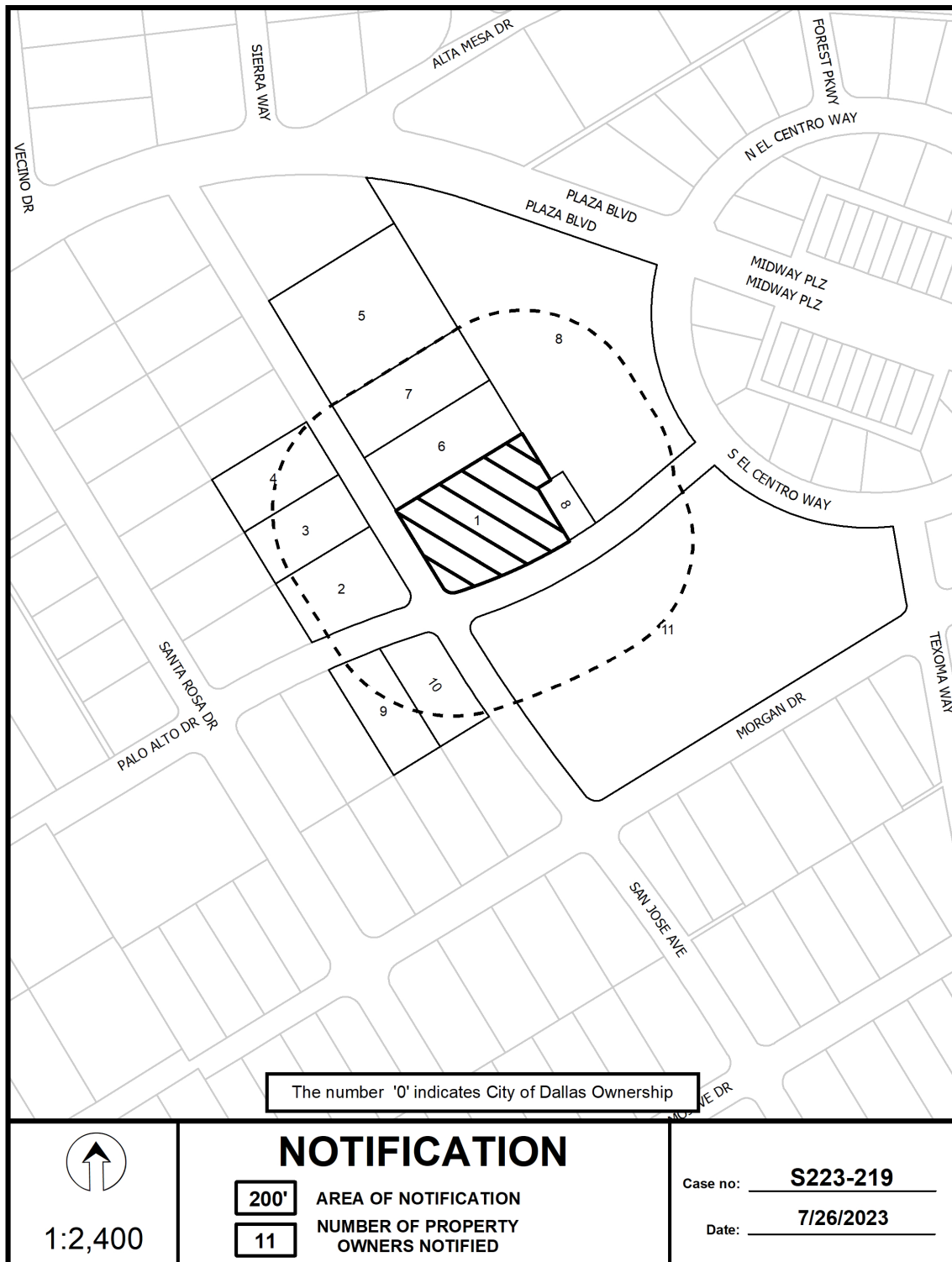
1:2,400

AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S223-219**

Date: **7/26/2023**



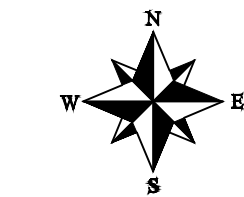
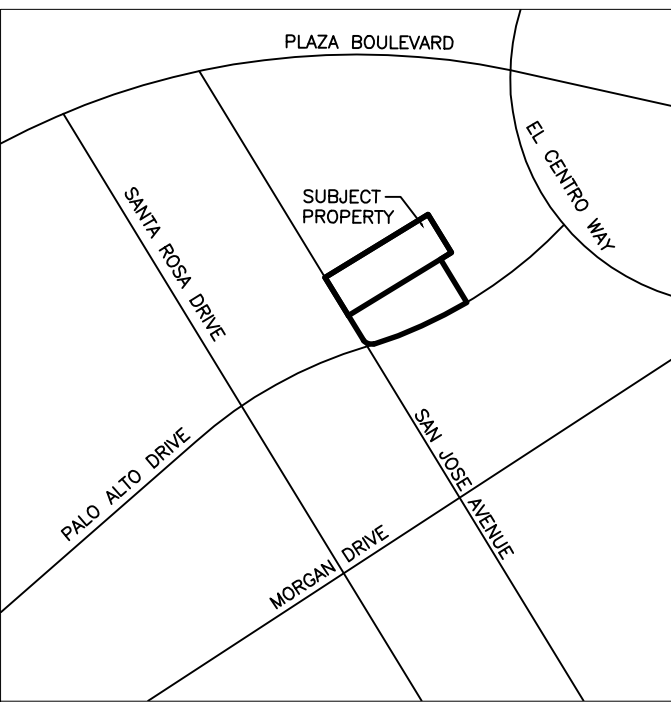
07/25/2023

Notification List of Property Owners

S223-219

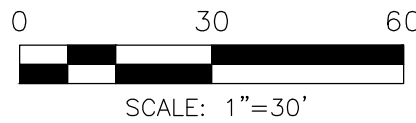
11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7534 SAN JOSE AVE	DENTON JASON
2	7527 SAN JOSE AVE	Taxpayer at
3	7515 SAN JOSE AVE	TRUE EDEN LLC
4	7507 SAN JOSE AVE	RAY LAWRENCE
5	7444 SAN JOSE AVE	HARMON SONYA
6	7516 SAN JOSE AVE	CRUZ RODOLFO E
7	7508 SAN JOSE AVE	CERVANTES TERESO CASTILLO &
8	2919 PALO ALTO DR	ALTA MESA BAPTIST CHURCH
9	2822 PALO ALTO DR	COOK DELOIS EST OF
10	2830 PALO ALTO DR	SHAW WANDA JEAN
11	2901 MORGAN DR	AMERICA CAN



PROPERTY ADDRESS:
7534 SAN JOSE AVENUE
DALLAS, TX 75217

LOT TABLE		
LOT #	SQUARE FEET	ACRES
4	19,384	0.445
5	19,000	0.441



LEGEND	
●	POINT
⊙	FOUND 1/2" IRON ROD
⊕	FIRE HYDRANT
⊖	POWER POLE
⊗	WATER METER
⊙	CLEAN-OUT
---	SUBJECT PROPERTY BOUNDARY
---	ADJACENT PROPERTY LINE
---	OVERHEAD ELECTRIC
---	R.O.W. CENTER LINE
---	WATER LINE
---	WASTE WATER LINE
---	UNDERGROUND GAS LINE
---	R.O.W. RIGHT-OF-WAY

SURVEYOR'S NOTES

- The purpose of this plat is to create two (2) lots of record from 0.935 acres.
- Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.
- Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2" iron rod unless noted otherwise.
- No existing structures on Lot 4.
- Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

THAT I, LFLE BUILDERS, LLC, BEING THE OWNER OF THAT CERTAIN TRACT OF LAND HEREINAFTER DESCRIBED AS FOLLOWS:

BEING A 0.935 ACRES TRACT OF LAND OUT OF LEVI DIXON LEAGUE & LABOR SURVEY, ABSTRACT NO. 380, DALLAS COUNTY, TEXAS, BEING KNOWN AS LOT 4, BLOCK 8, ALTA MESA PARK ESTATES ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 210-A, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED DATED MAY 3, 2023, FROM ISUARA DENTON AND JASON DENTON TO LFLE BUILDERS, LLC, RECORDED IN INSTRUMENT NO. 202300041001, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID 0.935 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTHEAST LINE OF SAN JOSE AVENUE AT A SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 14, 2016, FROM TX TAX LIEN INVESTING, LLC, TO RODOLFO E. CRUZ, RECORDED IN INSTRUMENT NO. 201600287499, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 58°37'41" EAST, A DISTANCE OF 240.00 FEET WITH THE SOUTHEAST LINE OF SAID CRUZ TRACT AND THE NORTHWEST LINE OF THIS HEREIN DESCRIBED TRACT OF LAND TO A 1/2" IRON ROD FOUND AT A SOUTHEAST CORNER OF SAID CRUZ TRACT AND IN A SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN DATED APRIL 3, 1964, FROM AMERICAN BAPTIST HOME MISSION SOCIETY TO ALTA MESA PARK BAPTIST CHURCH, INC, RECORDED IN INSTRUMENT NO. 196400086160, DEED RECORDS, DALLAS COUNTY, TEXAS, FOR THE NORTHMOST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 31°22'19" EAST, A DISTANCE OF 88.80 FEET TO A 1/2" IRON ROD FOUND AT A NORTHWEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED CONVEYED TO ALTA MESA PARK BAPTIST CHURCH, INC, RECORDED IN THE DEED RECORDS, DALLAS COUNTY, TEXAS, FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 58°40'41" WEST, A DISTANCE OF 25.00 FEET TO A POINT AT A NORTHWEST CORNER OF SAID ALTA MESA BAPTIST CHURCH, INC TRACT, FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 31°19'19" EAST, A DISTANCE OF 100.60 FEET TO A POINT IN THE NORTHWEST LINE OF PALO ALTO DRIVE, AT THE SOUTH CORNER OF SAID ALTA MESA BAPTIST CHURCH, INC TRACT, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG A CURVE TO THE RIGHT WITH A CHORD BEARING OF SOUTH 65°50'21" WEST A DISTANCE OF 202.40 FEET TO A POINT IN THE NORTHWEST LINE OF SAID PALO ALTO DRIVE, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG A CURVE TO THE RIGHT WITH A CHORD BEARING OF NORTH 72°10'06" WEST A DISTANCE OF 21.60 FEET WITH SAID PALO ALTO DRIVE, TO A 1/2" IRON ROD FOUND IN THE NORTHEAST LINE OF SAID SAN JOSE AVENUE, FOR A SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 31°22'19" WEST A DISTANCE OF 159.40 FEET WITH SAID SAN JOSE AVENUE, TO THE POINT OF BEGINNING CONTAINING 0.935 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFLE BUILDERS, LLC, is the owner of the property described in this plat, does hereby adopt this plat, designating the property as ALTA MESA PARK ESTATES ADDITION, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and do further dedicate to the public use forever the easements shown thereon for the purpose indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the for the purpose dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner. All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of, _____, 2023.

By: _____
AUTHORIZED PROPERTY OWNER'S SIGNATURE

STATE OF TEXAS
COUNTY OF DALLAS

Before me, that the undersigned authority, on this day personally appeared LFLE BUILDERS, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations and under authority therein expressed.

GIVEN under my hand and seal of office, this _____ day of, _____, 2023.

By: _____
Notary Public in and for the State of Texas
My commission expires: _____

PRELIMINARY PLAT

LOTS 4A AND 4B, BLOCK 8 ALTA MESA PARK ESTATES ADDITION

BEING A 0.935 ACRE TRACT OF LAND OUT OF LEVI DIXON LEAGUE & LABOR SURVEY, ABSTRACT NO. 380, DALLAS COUNTY, TEXAS, BEING KNOWN AS LOT 4, BLOCK 8, ALTA MESA PARK ESTATES ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 210-A, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED DATED MARCH 3, 2023, FROM ISUARA DENTON AND JASON DENTON TO LFLE BUILDERS, LLC, RECORDED IN INSTRUMENT NO. 202300041001, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS

Date of Preparation: July 2023

SURVEYOR:
MQI Land Surveying
P.O. Box 3506
San Angelo, Texas 76902
info@mqitx.com

OWNER:
LFLE BUILDERS, LLC
5111 Buford Jett Lane, Balch
Springs, Texas 75180

FIRM NO. 10194241

CASE NUMBER: S223-219