



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, August 4, 2016
AGENDA

BRIEFINGS:	5ES	11:00 a.m.
PUBLIC HEARING:	Council Chambers	1:30 p.m.

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

David Cossum, Director
Neva Dean, Interim Assistant Director of Current Planning

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S156-235**
(CC District 2)
An application to replat a 0.93-acre tract of land containing part of Lots 8, 9, 10, and all of Lots 11, 12, 13, and 14, and 10-feet of part of an alley to be abandoned in City Block 11/193 to create one lot on property located on St. Louis Street between Crowds Street and Malcolm X Boulevard.
Applicant/Owner: Deep Ellum Brewing Company
Surveyor: Davis Land Surveying
Application Filed: July 7, 2016
Zoning: PD 269
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S156-236**
(CC District 10)
An application to replat the remainder of Lot 1A in City Block B/8053 to create one 17.497-acre lot on property located on Miller Road at Sanden Drive, southwest corner.
Applicant/Owner: Gateway East, LLC
Surveyor: Halff & Associates
Application Filed: July 8, 2016
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S156-237**
(CC District 2) An application to replat all of Lots 2, 3, 4, 5, and 6 in City Block 3/2059 to create one 0.9490-acre lot on property located on Fairmount Street at Knight Street, west corner.
Applicant/Owner: Fair-Knight Partners, Ltd.
Surveyor: Pogue Engineering
Application Filed: July 8, 2016
Zoning: PD193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S156-238**
(CC District 14) An application to create one lot from a 3.009-acre tract of land in City Block 1035 on property located at 3015 Cedar Springs Road at Turtle Creek Boulevard, west corner.
Applicant/Owner: Turtle Creek Campus, LP
Surveyor: Pacheco Koch
Application Filed: July 8, 2016
Zoning: PD193 (O-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S156-240**
(CC District 14) An application to replat a 0.466-acre tract of land containing all of Lot 5A and a tract of land on property located on Wood Street between Record Street and Houston Street.
Applicant/Owner: Equity Hotel Group, LLC
Surveyor: CBG Surveying, Inc.
Application Filed: July 8, 2016
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S156-241**
(CC District 6) An application to create a 1.797-acre lot from a tract of land situated in City Block 3956 and located between Fort Worth Avenue and Interstate Highway 30, east of Montclair Avenue.
Applicant/Owner: Self Storage Solutions
Surveyor: Pioneer Mapping
Application Filed: July 8, 2016
Zoning: PD 714, Sub district 2B, SUP 2183
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S156-242**
(CC District 8)
- An application to create a 2.410-acre lot from a tract of land situated in City Block A/8516 and located on Teagarden Road, south of Lipton Lane.
- Applicant/Owner: Ramon Payan
Surveyor: Carroll Consulting Group, Inc.
Application Filed: July 11, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (8) **S156-234**
(CC District 2)
- An application to replat a 3.926-acre tract of land containing all of Lots 1A, 10, 11, 12, 13, 14, and 15 in City Block 8/4839; and all of Lots 1, 2, 3, 4, 5, and a portion of an alley to be abandoned in City Block 12/4843 to create one 3.64-acre lot, and one 0.285-acre lot on property located on Newmore Avenue between Inwood Road and Robin Road.
- Applicant/Owner: Inwood National Bank of Dallas
Surveyor: Winkelmann & Associates
Application Filed: July 6, 2016
Zoning: R-7.5(A), P(A), LO-1,
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- W156-010**
Neva Dean
(CC District 13)
- An application for a waiver of the two-year waiting period to submit an application to amend Subarea B within Planned Development District No. 745 on the northeast quadrant of Manderville Lane and Meadow Road.
- Staff Recommendation: **Approval**
Applicant: HT Midtown LP

- D156-016**
Andrew Ruegg
(CC District 6)
- An application for a development plan and landscape plan for office uses on property zoned Planned Development District No. 741, Subdistrict A-2 on the southwest corner of Olympus Boulevard and Cypress Waters Boulevard.
- Staff Recommendation: **Approval**
Applicant: Cypress Water Land A LTD
Representative: Robert Baldwin

- D156-017**
Laura Evans
(CC District 9)
- An application for a development plan on property zoned Planned Development District No. 287, Tract 3 on the west line of Garland Road at Lakeland Avenue, east of East Lawther Drive.
- Staff Recommendation: **Approval**
Applicant: City of Dallas Parks and Recreation Department
Representative: Robert Reeves

Certificates of Appropriateness for Signs:

- 1605130003**
Laura Evans
(CC District 6)
- An application for a Certificate of Appropriateness, by Kuni Shimizu of Texas Pro Signs, for a 400 square foot detached sign at 222 Continental Avenue (eastern elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: Kuni Shimizu
- 1606200014**
Laura Evans
(CC District 1)
- An application for a Certificate of Appropriateness, by William Halbrook of Mister Sign Man, for a 323.25 square foot attached sign at 729 W. Jefferson Boulevard (southern elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: William Halbrook
- 1606200015**
Laura Evans
(CC District 1)
- An application for a Certificate of Appropriateness, by William Halbrook of Mister Sign Man, for a 493.5 square foot attached sign at 729 W. Jefferson Boulevard (eastern elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: William Halbrook
- 1606200016**
Laura Evans
(CC District 1)
- An application for a Certificate of Appropriateness, by William Halbrook of Mister Sign Man, for a 59.35 square foot attached sign at 729 W. Jefferson Boulevard (eastern elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: William Halbrook
- 1606200017**
Laura Evans
(CC District 1)
- An application for a Certificate of Appropriateness, by William Halbrook of Mister Sign Man, for a 59.35 square foot attached sign at 729 W. Jefferson Boulevard (northern elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: William Halbrook

Zoning Cases – Consent:

1. **Z156-270(JM)**
Jennifer Muñoz
(CC District 7)
- An application for a Specific Use Permit for a mini-warehouse use on property zoned a CR Community Retail District with a D Liquor Control Overlay on the southeast corner of Military Parkway and North St. Augustine Drive.
Staff Recommendation: **Approval** for a ten-year period, with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan, revised elevations, and conditions.
Applicant: DFW Advisors Ltd. Co.; Military Parkway Joint Venture
Representative: Michael R. Coker

2. **Z156-226(WE)**
Warren Ellis
(CC District 2)
- An application for an amendment to Tract 3 to allow single family or multifamily uses within Planned Development District No. 324 on the east corner of Scurry Street and Burlew Street.
Staff Recommendation: **Approval**, subject to a revised development plan and conditions.
Applicant: Green Brick Partners
Representative: Robert Baldwin
3. **Z156-193(SM)**
Sarah May
(CC District 14)
- An application for a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with deed restrictions volunteered by the applicant; and to repeal Specific Use Permit No. 551 for an Instruction of Charitable and Philanthropic Nature for Special Education, to include a private school use on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193 on the southwest corner of Irving Avenue and Oak Lawn Avenue.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant; and **approval** of repealing Specific Use Permit No. 551.
Applicant: Shahab Salehoun
Representative: Rob Baldwin

Zoning Cases – Under Advisement:

4. **Z156-154(SM)**
Sarah May
(CC District 3)
- An application for a CR Community Retail District and a Specific Use Permit for a commercial amusement (inside) use limited to a dance hall on property zoned an MF-1(A) Multifamily District on the northwest line of Marvin D Love Freeway, north of West Camp Wisdom Road.
Staff Recommendation: **Approval** of a CR Community Retail District; and **approval** of Specific Use Permit for a commercial amusement (inside) use limited to a dance hall for a three-year period, subject to a site plan and conditions.
Applicant: Jose Garcia
Representative: Anna Mojica
U/A From: June 16, 2016

5. **Z156-222(SM)**
Sarah May
(CC District 1)
- An application for a new subdistrict and the reduction of Shopfront Overlay No. 7 on properties zoned Subdistrict E, WMU-8 within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, generally on the north side of East Davis Street, between North Zang Boulevard and North Beckley Avenue and on the northeast corner of West Neely Street and North Zang Boulevard.
- Staff Recommendation: **Approval** of a new subdistrict, subject to a development plan and conditions; **approval** of the reduction of Shopfront Overlay No. 7.
- Applicant: Crescent Communities
Representative: Rob Baldwin
Bus Tour Date: July 21, 2016
U/A From: July 21, 2016
6. **Z156-245(OTH)**
Olga Torres Holyoak
(CC District 2)
- An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a live music venue on property zoned Tract A within Planned Development District No. 269, on the southeast corner of Commerce Street and Murray Street.
- Staff Recommendation: **Approval** for a three-year period, subject to a site plan and staff's recommended conditions.
- Applicant: John LaRue–Deep Ellum Art Co
Representative: Audra Buckley, Permitted Development
U/A From: June 30, 2016 and July 21, 2016
7. **Z156-268(AR)**
Andrew Ruegg
(CC District 2)
- An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an LO-3 Limited Office District, on the western corner of North Haskell Avenue and Worth Street.
- Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
- Applicant: Owen Malloy Investments
Representative: Viggo Ulrich
U/A From: July 21, 2016
8. **Z156-249(LE)**
Laura Evans
(CC District 14)
- An application for a Specific Use Permit for installation of a non-premise district activity videoboard on property zoned Planned Development District No. 619 on the northwest corner of Main Street and Field Street.
- Staff Recommendation: **Approval** for a six-year period, subject to a site plan and conditions.
- Special Provision Sign District Committee: **Approval** for a six-year period, subject to a site plan and conditions.
- Applicant: Radiant Outdoor, LLC
Representative: Suzan Kedron
U/A From: June 16, 2016

9. **Z156-212(WE)**
Warren Ellis
(CC District 10)
- An application for an amendment to Tract 2 of Planned Development District No. 795, on the west line of Skillman Street, south of Church Road.
Staff Recommendation: **Approval**, subject to a revised development plan and conditions.
Applicant: David Weekly Homes, LLC
Representative: Dallas Cothrum, MASTERPLAN
U/A From: May 19, 2016, June 16, 2016, June 30, 2016 and July 21, 2016
10. **Z156-237(WE)**
Warren Ellis
(CC District 13)
- An application for a Planned Development District for CR Community Retail District uses on property zoned a CR Community Retail District on the south line of W. Northwest Highway, east of Lemmon Avenue.
Staff Recommendation: **Approval**, subject to a revised development plan, revised landscape plan and staff's recommended conditions.
Applicant: QuikTrip Corporation
Representative: Tonya Meier and Matthew Sanderson, Gray Reed & McGraw, PC
Bus Tour Date: July 21, 2016
U/A From: June 2, 2016
11. **Z156-236(JM)**
Jennifer Munoz
(CC District 6)
- An application for a Specific Use Permit for a private recreation center, club, or area on property zoned Planned Development District 508, Tracts 7 & 10, at the northwest corner of Hampton Road and Bickers Street.
Staff Recommendation: **Approval** for a six-year period with eligibility for automatic renewals for additional six-year periods, subject to a site plan, a traffic management plan, and conditions.
Applicant: Mercy Street; Dallas Housing Authority
Representative: Cliff Spruill, AIA
U/A From: July 21, 2016

Zoning Cases – Individual:

12. **Z156-266(JM)**
Jennifer Muñoz
(CC District 6)
- An application to create a new Tract and amend Tract 2 within Planned Development District No. 508, on property zoned Planned Development District No. 508, Tracts 7 & 2, and at the northwest and southwest corners of Hampton Road and Bickers Street.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: Mercy Street; Dallas Housing Authority
Representative: Cliff Spruill, AIA

13. **Z156-281(OTH)** An application for: 1) a CR Community Retail District; and 2) a D-1 Liquor Control Overlay for the lot on the southwest corner of Beachview Street and Garland Road, on property zoned an LO-1 D Light Office District with a D Liquor Control Overlay, on the northwest side of Garland Road, southwest of Buckner Boulevard.
Olga Torres Holyoak (CC District 9)
Staff Recommendation: **Approval** of the CR Community Retail District; and **denial** of the D-1 Liquor Control Overlay on the southwest corner of Beachview Street and Garland Road.
Applicant: Onyx Holdings, LLC
Representative: Robert Reeves & Associates, Inc.

Development Code Amendment:

- DCA156-003** Consideration of amending the Dallas Development Code, Sec. 51A-4.210 "Retail and Personal Service Uses" to create regulations to allow for some temporary retail uses not currently allowed by the Dallas Development Code
Diana Lowrance
Staff Recommendation: **Approval**
Zoning Ordinance Committee Recommendation: **Approval**

Other Matters:

Minutes: July 21, 2016 CPC Bus Tour
July 21, 2016

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, August 4, 2016

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, August 4, 2016, City Hall, 1500 Marilla Street, in Room 5ES, at 8:00 a.m., to consider (1) **DCA 145-002** - Consideration of amending the Dallas Development Code to amend Article X, the Landscape and Tree Preservation regulations.

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

EXECUTIVE SESSION NOTICE

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

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

LOCATION: St. Louis Street between Crowdus Street and Malcolm X Boulevard

DATE FILED: July 7, 2016

ZONING: PD 269 (tract A)

CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST: 0.93-Acre MAPSCO: 45M &R

APPLICANT/OWNER: Deep Ellum Brewing Company

REQUEST: An application to replat a 0.93-acre tract of land containing part of Lots 8, 9, 10, and all of Lots 11, 12, 13, and 14, and 10-feet of part of an alley to be abandoned in City Block 11/193 to create one lot on property located on St. Louis Street between Crowdus Street and Malcolm X Boulevard.

SUBDIVISION HISTORY:

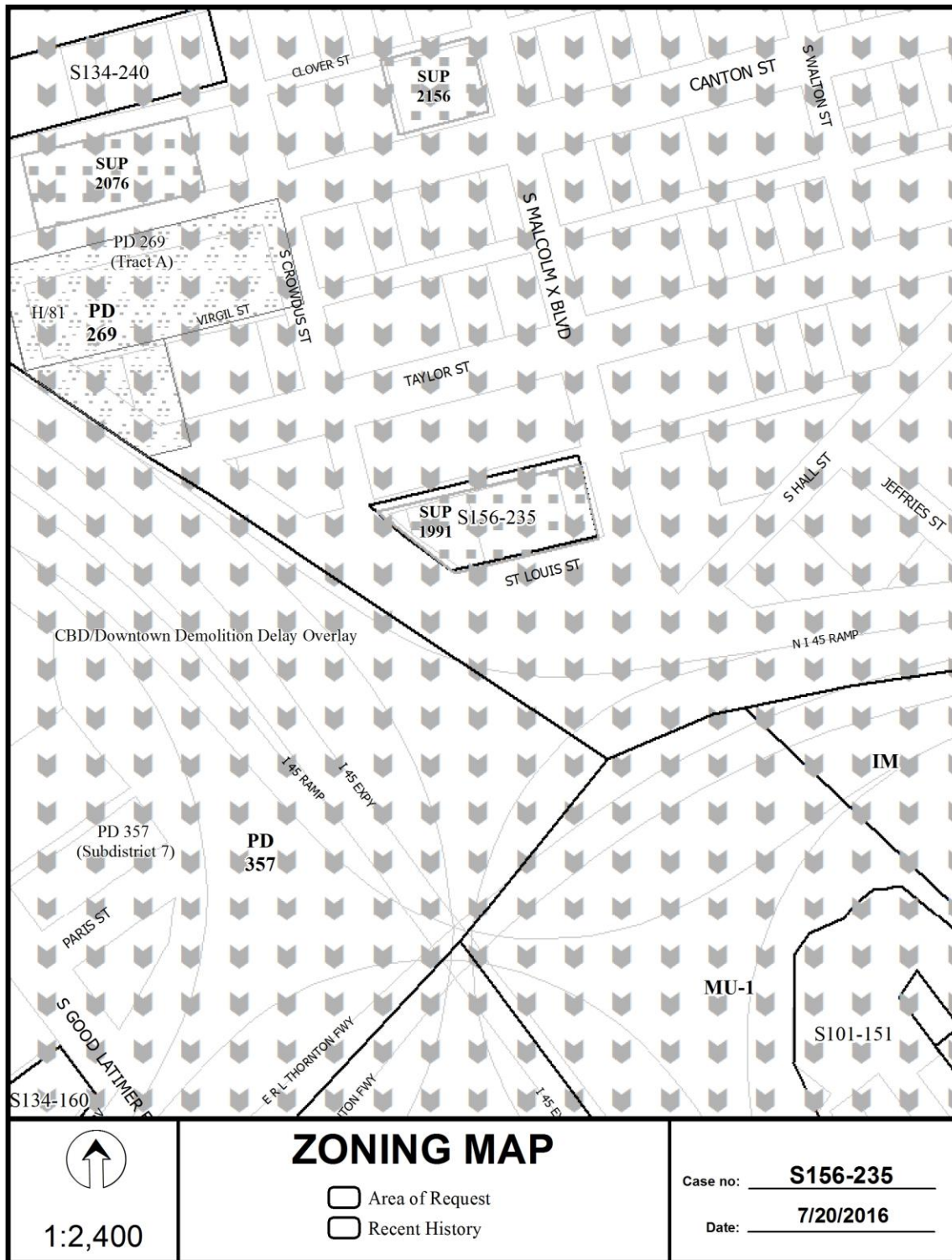
1. S134-240 was an application to replat a 1.151-acre tract of land containing all of Lots 1-8 in City Block 4/186 into one 0.785-acre lot, one 0.144-acre lot, and one 0.221-acre lot, on property located at 2700 Commerce Street. The request was approved on September 18, 2014, and has not been recorded.

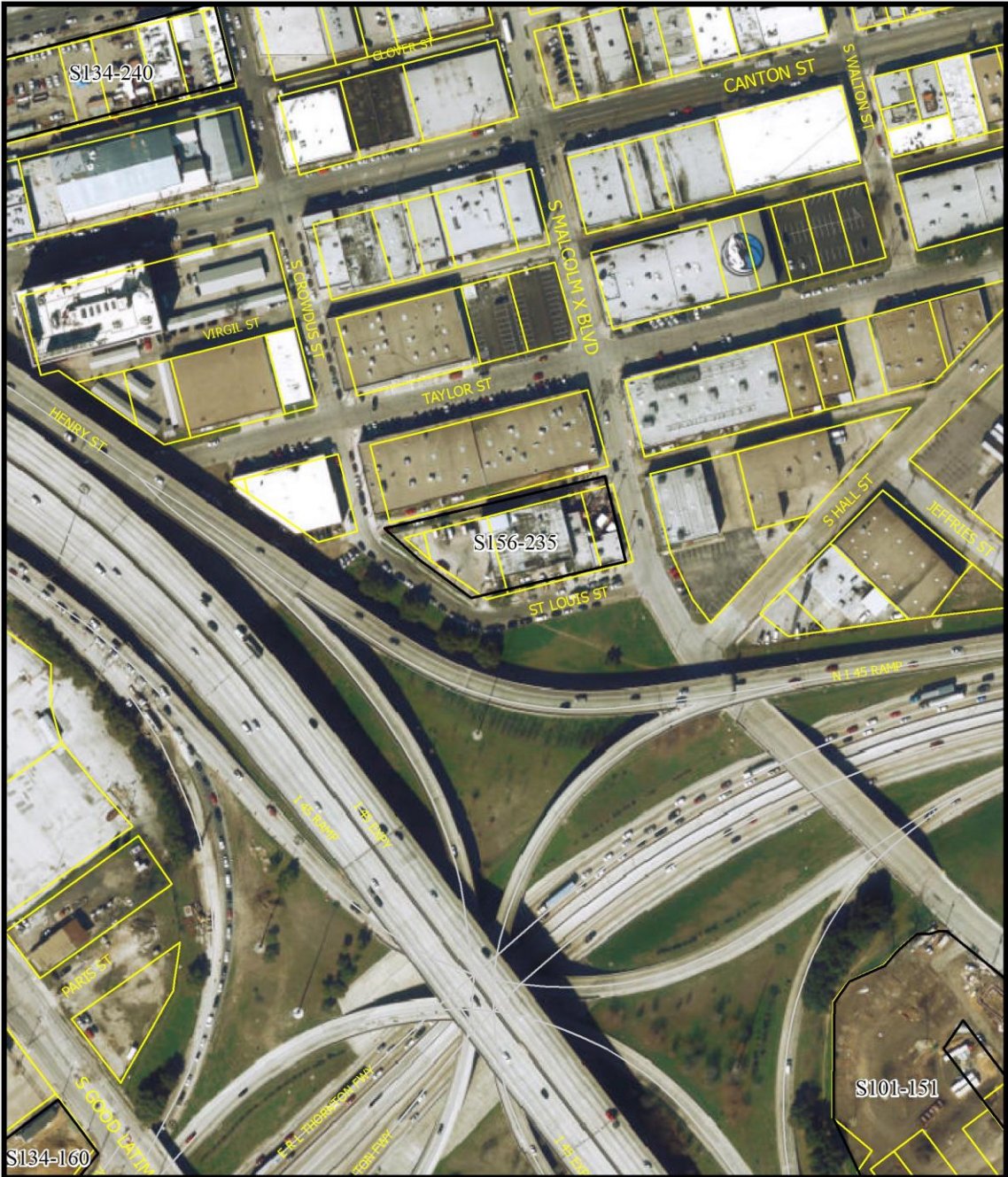
STAFF RECOMMENDATION: The proposed replat complies with the requirements of PD 269; therefore; staff recommends approval of the request subject to compliance with the following conditions:


1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a) and (b)

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." Section 51A-8.617
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. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. On the final plat, dedicate a 15-foot by 15-foot corner clip at Malcolm X Boulevard and St. Louis Street. Section 51A-8.602(d)(1)
12. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at Crowds Street and the alley. Section 51A-8.602(e), Section 51A-9.101
13. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at Malcolm X Boulevard and the alley. Section 51A-8.602(e), Section 51A-9.101
14. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d), C.9 of Mill Creek, Master Drainage Plan Study
15. 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.
16. Prior to submittal of the final plat document that no existing or proposed lot lines pass through any structures. Platting Guidelines
17. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
19. Water main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)
20. On the final plat change "Interstate Highway 75" to "Interstate Highway 345" per "Highway Designation Files" Section 51A-8.403(a)(1)(A)(xii)

21. On the final plat change "Interstate Highway 30" to "R. L. Thornton Freeway/Interstate highway 30". Section 51A-8.403(a)(1)(A)(xii).
22. Prior to final plat, owner to barricade portion of ally to be abandoned in order for abandonment to be effective. Provide proof of barricade to Real Estate. After Quit Claim recorded, label as "Abandonment Authorized by Ordinance No. 30020, Instrument No._____".





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S156-235 </u> Date: <u> 7/20/2016 </u>
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LOCATION: Miller Road at Sanden Drive, southwest corner

DATE FILED: July 8, 2016

ZONING: IR

CITY COUNCIL DISTRICT: 10 SIZE OF REQUEST: 17.497-Acre MAPSCO: 28E & F

APPLICANT/OWNER: Gateway East, LLC

REQUEST: An application to replat the remainder of Lot 1A in City Block B/8053 to create one 17.497-acre lot on property located on Miller Road at Sanden Drive, southwest corner.

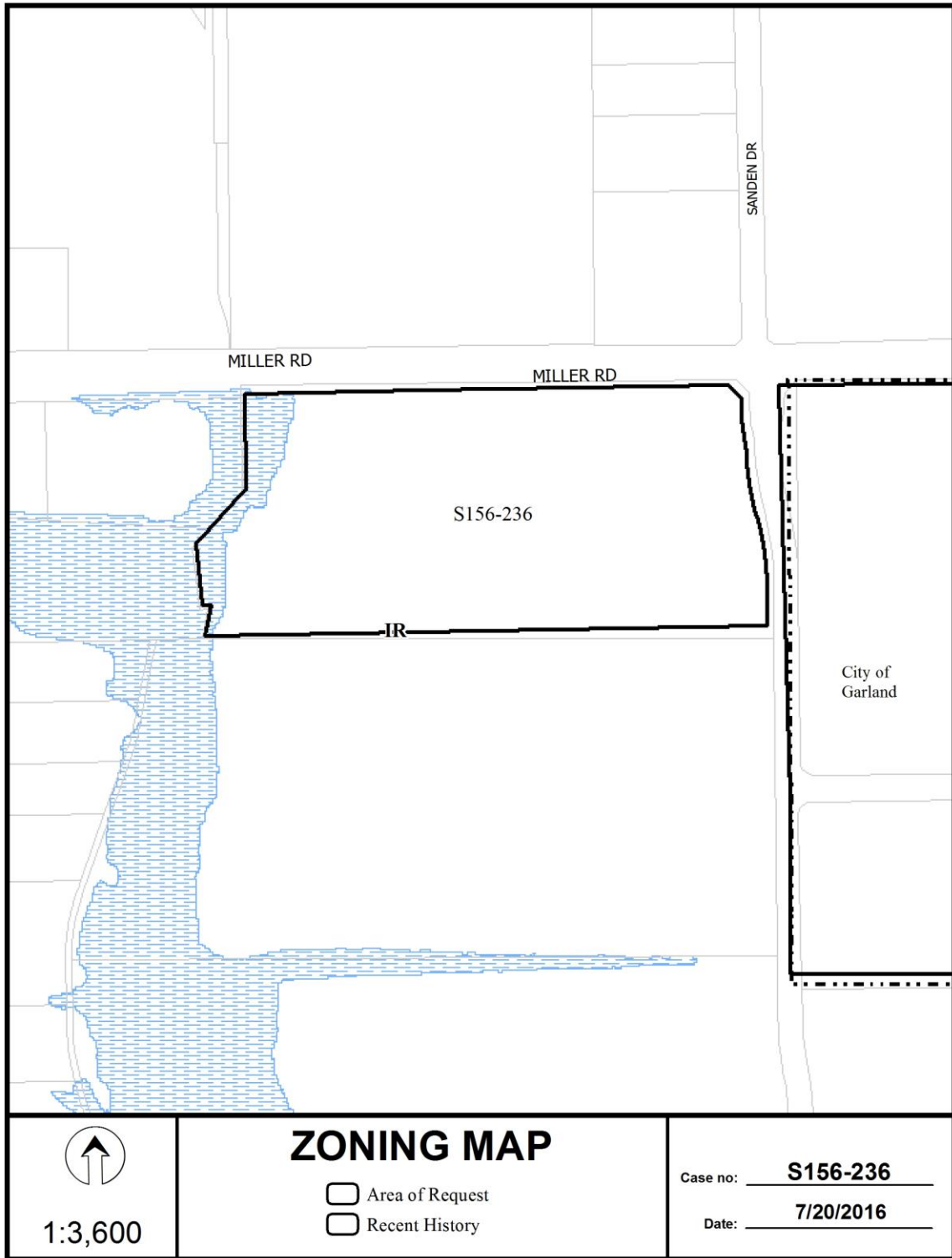
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The proposed replat complies with the requirements of the IR District; therefore; staff recommends approval of the request subject to compliance with the following conditions:

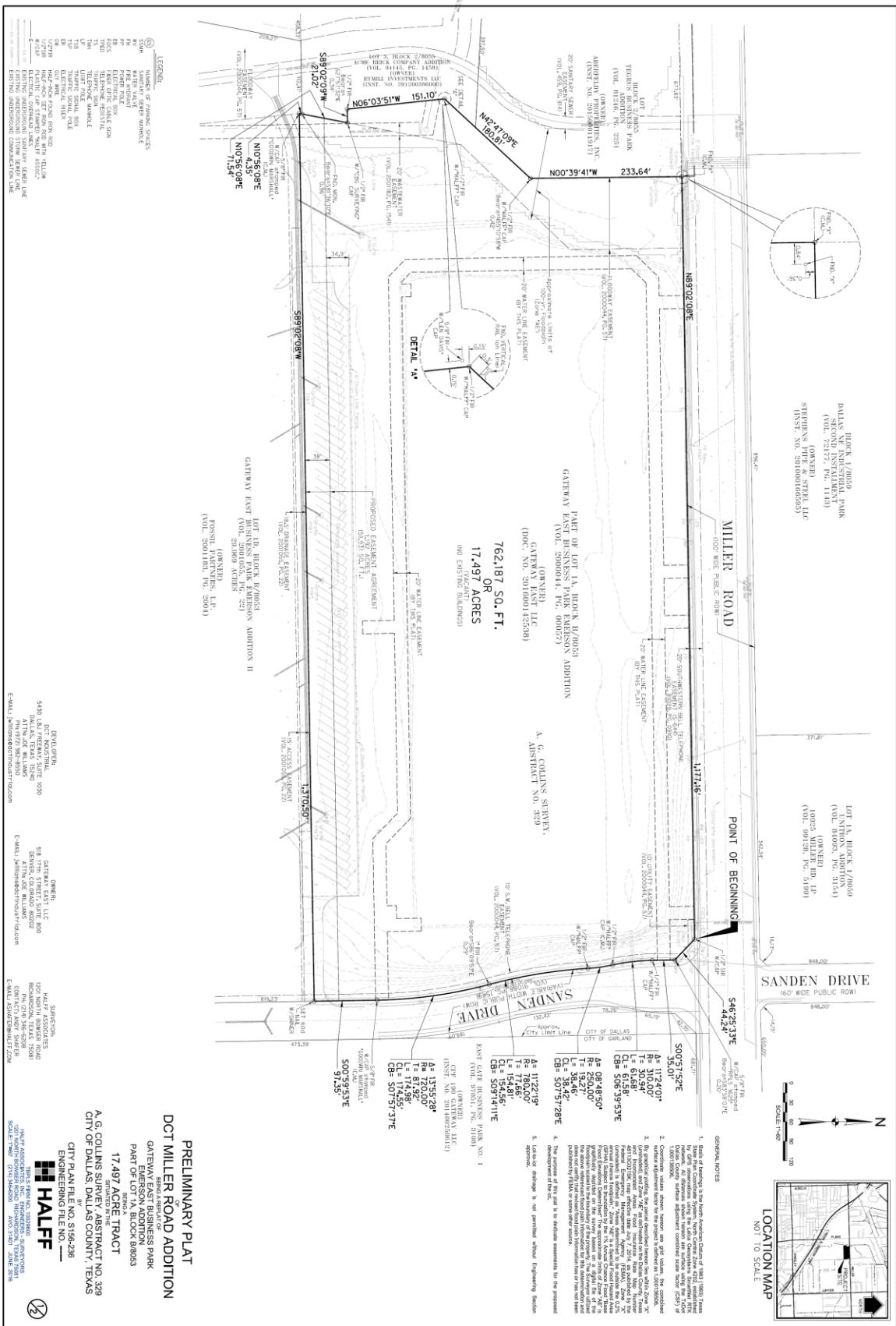
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a) and (b)
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." Section 51A-8.617

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. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. On the final plat dedicate either 28 feet of right-of-way, street easement, or sidewalk easement from the established center line of Sanden Drive. Sections 51A-8.602(c) and 51A-9.101
14. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management
15. On the final plat dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V
16. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V
17. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management
18. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
19. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1),(2), (3), and (4).
20. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g)
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-foot of the property. Platting Guidelines
23. On the final plat show the correct recording information for the subject property. Platting Guidelines
24. 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
25. On the final plat all access easements must be recorded by separate easement and the recording information must be shown on the final plat. Platting Guidelines.
26. On the final plat define purpose of (proposed easement agreement) with recording information. Platting Guideline.
27. On the final plat dimension water easement by this plat. Platting Guideline.
28. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
29. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
30. Water/Wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)
31. On the final plat identify the property as Lot 1E in City Block B/8053. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION

THURSDAY, AUGUST 4, 2016

FILE NUMBER: S156-237

Subdivision Administrator: Paul Nelson

LOCATION: Fairmount Street at Knight Street, west corner

DATE FILED: July 8, 2016

ZONING: PD193 (MF-2)

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.9490-Acre **MAPSCO:** 34Z

APPLICANT/OWNER: Fair-Knight Partners, Ltd.

REQUEST: An application to replat all of Lots 2, 3, 4, 5, and 6 in City Block 3/2059 to create one 0.9490-acre lot on property located on Fairmount Street at Knight Street, west corner.

SUBDIVISION HISTORY:

1. S123-270 was a request south of the present request to replat a 1.0533 acre tract of land containing all of Lot 1, and a tract of land in City Block 39/1342 to create one lot on property located on Maple Avenue between Throckmorton Street and Reagan Street. The request was approved October 24, 2013 and has not been recorded.
2. S123-269 was a request south of the present request to replat 0.2283 acre tract of land containing all of Lot 1 and part of Lot 2 in City Block 2/2058 to create one lot on property located at 4100 Maple Avenue west of Throckmorton Street. The request is also scheduled for City Plan Commission Hearing on October 24, 2014.
3. S123-011 was a request east of the present request to replat a 0.47 acre tract of land containing all of Lots 1 and 2 and part of Lots 17 and 18 in Block 38/1341 to create one lot at 2631 Reagan Street. The request was approved November 15, 2012 and has not been recorded.
4. S112-087 was a request south of the present request to replat a 12.65 acre tract of land containing all of Lot 1B and a 0.1861 acre tract of land in City Block A/1007 into one lot on property bounded by Dallas North Tollway, Maple Avenue and Oak Lawn Avenue. The request was approved on March 22, 2012 and has not been recorded.


STAFF RECOMMENDATION: The proposed replat complies with the requirements of PD193 (MF-2) District; therefore; staff recommends approval of the request subject to compliance with the following conditions:

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

- requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
 4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
 5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
 6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a) and (b)
 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." Section 51A-8.617
 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. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)
 10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
 11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
 12. On the final plat, dedicate a 10-foot by 10-foot corner clip at Knight Street and Fairmont Street. Section 51A-8.602(d)(1)
 13. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
 14. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)

15. Water/Wastewater main extension may be required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)
16. On the final plat change "Douglas Street" to "Douglas Avenue". Section 51A-8.403(a)(1)(A)(xii).



 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S156-237 </u> Date: <u> 7/20/2016 </u>
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LOCATION: 3415 Cedar Springs Road at Turtle Creek Boulevard, west corner

DATE FILED: July 8, 2016

ZONING: PD193 (O-2)

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 3.009-Acres **MAPSCO:** 45B, 35X

APPLICANT/OWNER: Ken Reese / Turtle Creek Campus, LP

REQUEST: An application to create one lot from a 3.009-acre tract of land in City Block 1035 on property located at 3415 Cedar Springs Road at Turtle Creek Boulevard, west corner.

SUBDIVISION HISTORY:

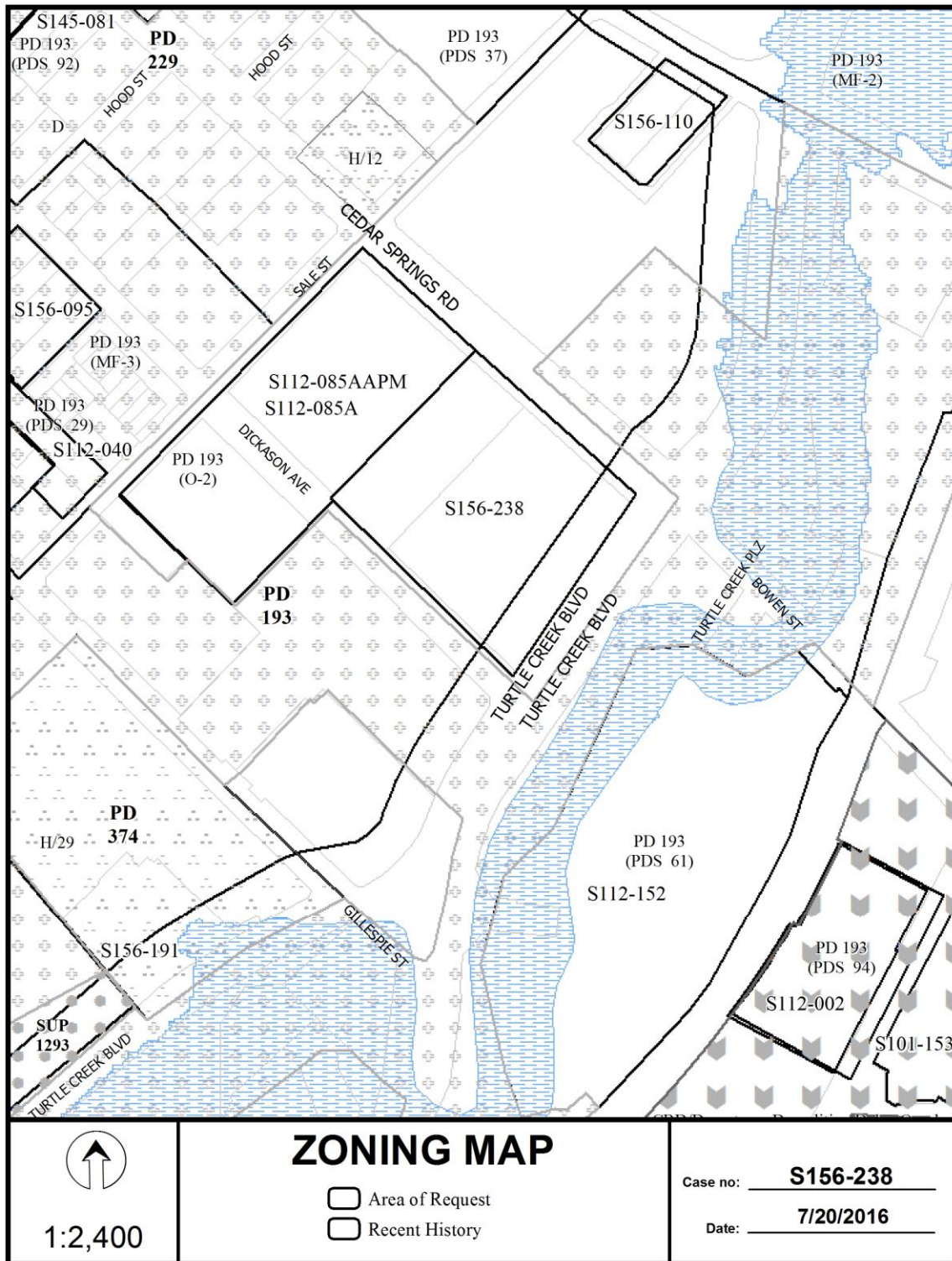
1. S156-191 was a request southwest of the present request to create one lot from a 5.539-acre tract of land located in City Blocks 11/1017, 1026, and 1027 on property located at Turtle Creek Boulevard between Oak Lawn Avenue and Cedar Springs Road. The request was approved June 2, 2016 and has not been recorded.
2. S156-110 was a request northeast of the present request to replat a 0.514-acre tract of land containing all of Lots 15 and 16 in City Block A/9923 on property located at 3407 Hall Street, northwest of Turtle Creek Boulevard. The request was approved March 3, 2016 and has not been recorded.
3. S156-095 was a request northwest of the present request to replat a 22.720-acre tract of land containing all of Lot 1 in City Block A/6067 and Lot 7A in City Block 6066 and tract of land in City Block 6067 into one lot on property located at 8301 Harry Hines. The request was approved February 18, 2016 and has not been recorded.
4. S145-081 was a request northwest of the present request to replat a 1.4053-acre tract of land containing all of Lots 1-3 and Lots 9-12 in City Block 1033 into one lot on property located at the southeast corner of Welborn Street and Cedar Springs Road. The request was approved February 19, 2015.
5. S112-152 was a request adjacent on the southeast of the present request to create a 2.0272 acre lot from a tract of land in City Block 5720 on Cedar Springs Road and Manor Way, west corner. The request was approved on November 11, 2011 but has not been recorded. The request was approved December 15, 2011 and recorded November 16, 2012.
6. S101-117 was a request south of the present request to replat an approximate 1,278 acre tract of land containing multiple blocks to create three lots on property generally bounded by Mockingbird Lane, Lemon Avenue, Denton Drive and Shorecrest Drive and known as Dallas Love Field Airport. The request was approved July 7, 2011 and recorded November 3, 2015.

7. S112-085 was an application to create one 3.009 acre lot and one 3.256 acre lot from a 6.265 acre tract of land in City Blocks A/1031 and A/1035 on property bounded by Sale Street, Cedar Springs Road and Turtle Creek Blvd. The request was approved March 22, 2012 and June 26, 2012.


STAFF RECOMMENDATION: The proposed replat complies with the requirements of the PD193 (O-2) District; therefore; staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a) and (b)
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." Section 51A-8.617
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. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure

- require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
 12. On the final plat dedicate either 25 feet of right-of-way, street easement, or sidewalk easement from the established center line of Dickerson Avenue. Sections 51A-8.602(c) and 51A-9.101
 13. On the final plat, dedicate a 15-foot by 15-foot corner clip at Turtle Creek Boulevard and Dickerson Avenue. Section 51A-8.602(d)(1)
 14. On the final plat, dedicate a 20-foot by 20-foot corner clip at Turtle Creek Boulevard and Cedar Springs Road. Section 51A-8.602(d)(1)
 15. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
 16. On the final plat show recording information on all existing easements within 150-feet of the property. Platting Guidelines
 17. On the final plat show all additions or tracts of land within 150-feet of the property with recording information. Platting Guidelines
 18. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
 19. Water/Wastewater main extension may be required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)
 20. On the final plat identify the property as Lot 2 in City Block A/1035. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S156-238 </u> Date: <u> 7/20/2016 </u>
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LOCATION: Wood Street between Record Street and Houston Street.

DATE FILED: July 8, 2016

ZONING: CA-(1A)

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 0.466-Acres **MAPSCO:** 45P

APPLICANT/OWNER: Equity Hotel Group, LLC

REQUEST: An application to replat a 0.466-acre tract of land containing all of Lot 5A and a tract of land on property located on Wood Street between Record Street and Houston Street.

SUBDIVISION HISTORY:

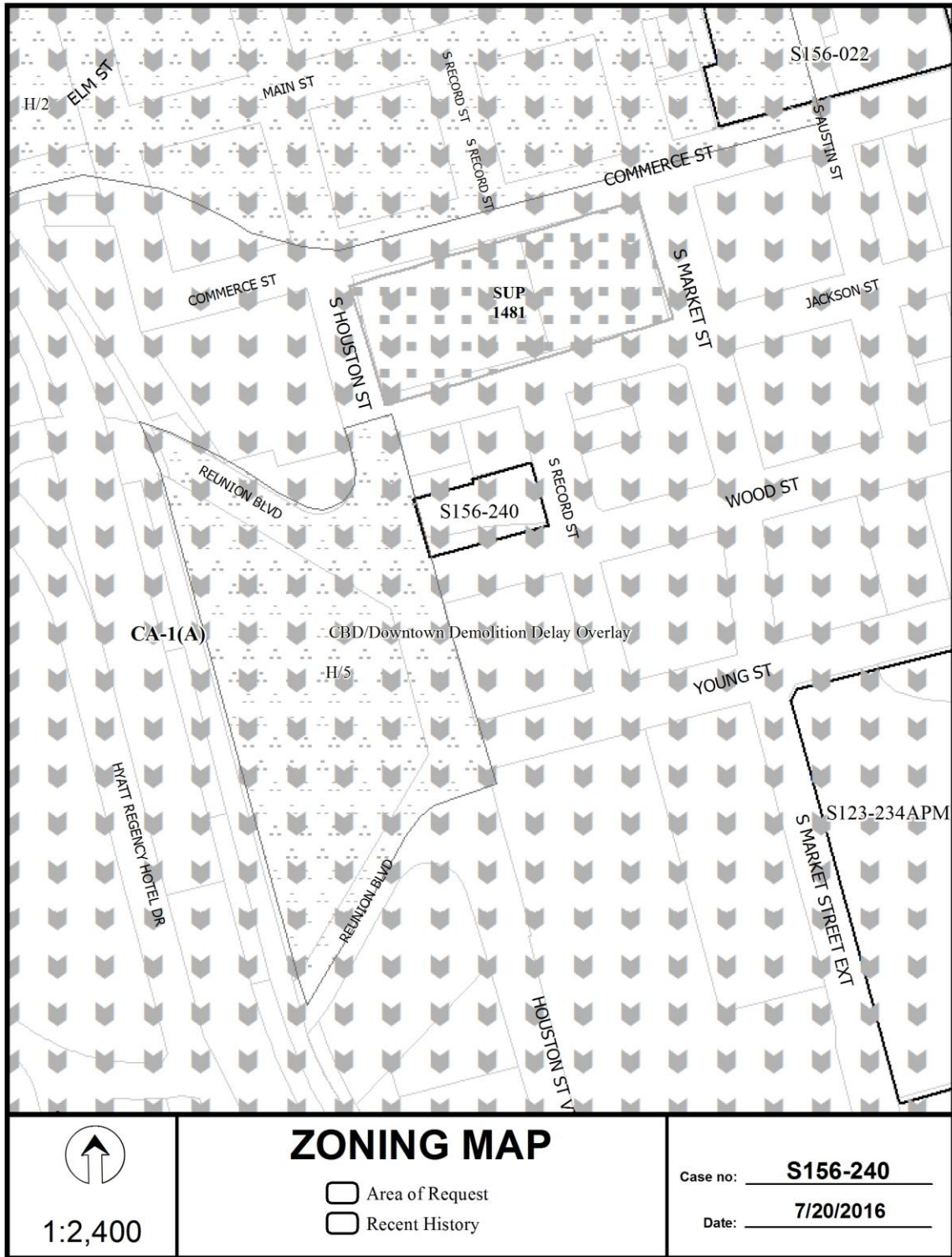
1. S156-022 was an application to replat a 1.802-acre tract of land containing all of abandoned Austin Street; part of Lot 6 and all of Lots 1, 2, 7, and 8 in City Block 18/4; and all of Lots 1-8 in City Block 33/48 into one lot on property located between Main Street, Lamar Street, Commerce Street, and Market Street. The request was approved on November 19, 2015 and has not been approved.
2. S123-234 was an application to replat an 8.426 acre tract of land containing all of Lot 1A in City Blocks 57/45, 56/52, 69/346, 68/347, 425, and City Block 424, and a 0.05 acre tract of land in City Block 56/52 into one 8.426 acre lot on property located at 555 South Lamar Street at Young Street. The request was approved on September 12, 2013 and was recorded on May 2015.


STAFF RECOMMENDATION: The proposed replat complies with the requirements of the CA-(1A) District; therefore; staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a) and (b)
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." Section 51A-8.617
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. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)
10. Provide a detailed lot grading plan prepared by Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat, dedicate a 15-foot by 15-foot corner clip at Houston Street and Wood Street. Section 51A-8.602(d)(1)
13. On the final plat, dedicate a 15-foot by 15-foot corner clip at Wood Street and Record Street. Section 51A-8.602(d)(1)
14. On the final plat show all additions or tracts of land within 150-feet of the property with recording information. Platting Guidelines
15. On the final plat show the correct recording information for the subject property. Platting Guidelines
16. Prior to submittal of the final plat document that no existing or proposed lot lines pass through any structures. Platting Guidelines
17. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
19. Water/Wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c). All services in Central Business District require P-Contract for Installation.

20. On the final plat change “Wood Street” to “Reunion Boulevard”, as named by plat of transportation Center No. 1. Section 51A-8.403(a)(1)(A)(xii).





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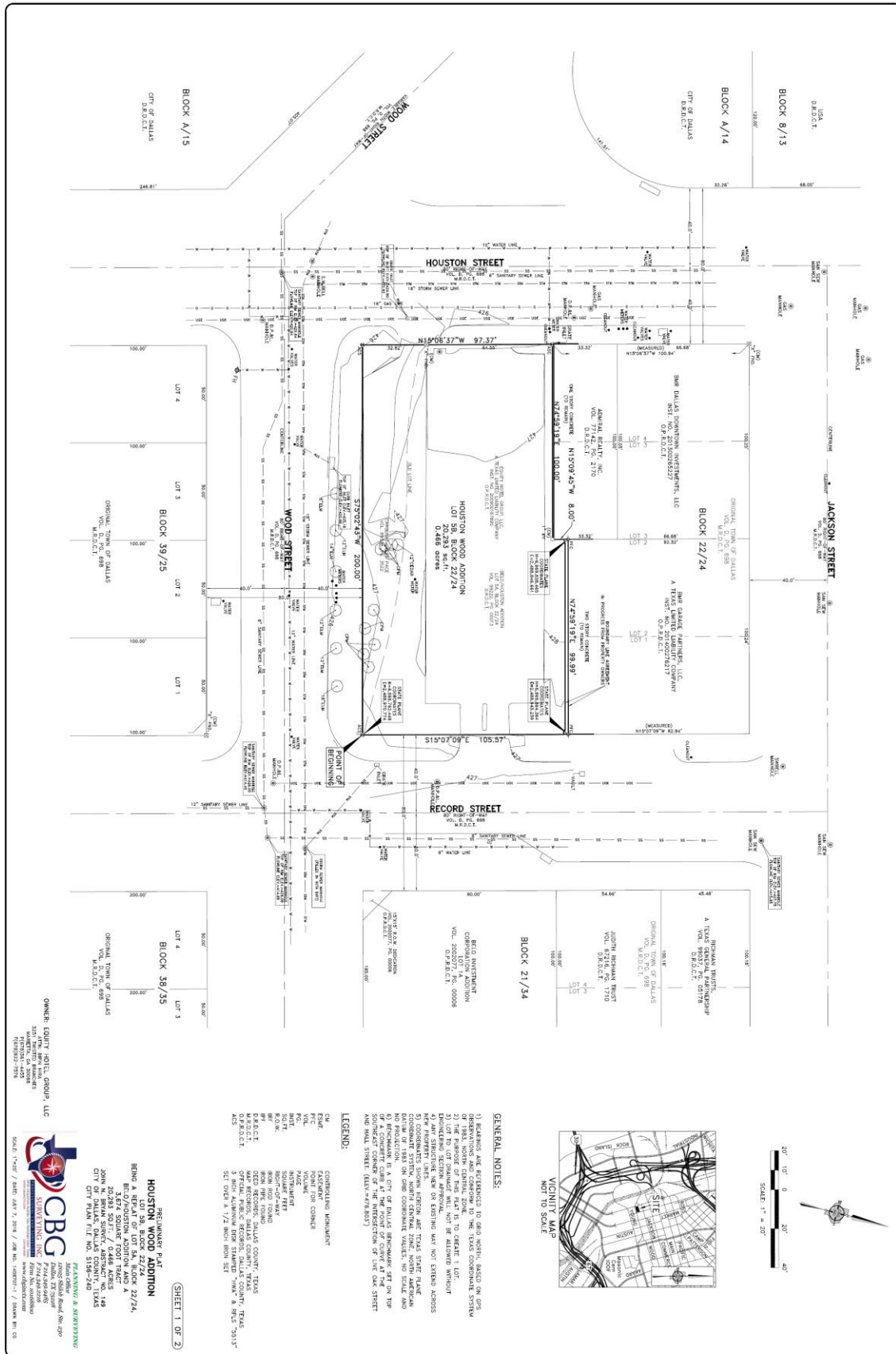
ZONING MAP

Area of Request
 Recent History

Case no: S156-240
 Date: 7/20/2016



 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S156-240 </u> Date: <u> 7/20/2016 </u>
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LOCATION: between Fort Worth Avenue and Interstate Highway 30, east of Montclair Avenue.

DATE FILED: July 8, 2016

ZONING: PD 714(Sub 2B)

CITY COUNCIL DISTRICT: 6

SIZE OF REQUEST: 1.797-Acre

MAPSCO: 44S

APPLICANT/OWNER: Self Storage Solutions

REQUEST: An application to create a 1.797-acre lot from a tract of land situated in City Block 3956 and located between Fort Worth Avenue and Interstate Highway 30, east of Montclair Avenue.

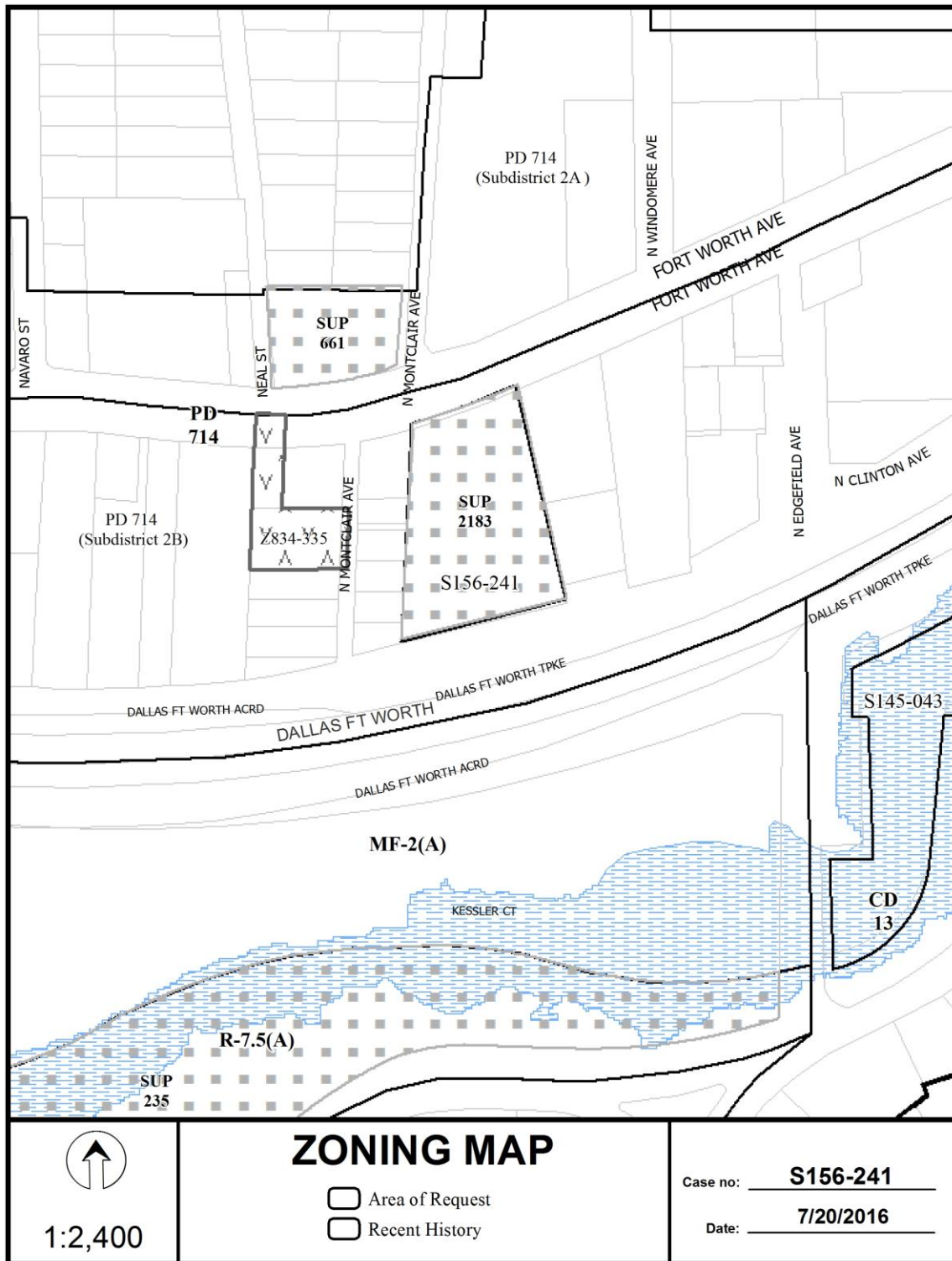
SUBDIVISION HISTORY:

1. S145-043 was an application to replat a 1.649-acre tract of land containing part of Lot 6 in City Block A/3957 and a tract of land in part of City Blocks 3830 and 3957 into a Shared Access Development with 7 lots ranging in size from 7,502 square feet to 18,674 square feet on property located at 1500 North Edgefield Avenue. This request was withdrawn on December 3, 2014.

STAFF RECOMMENDATION: The proposed replat complies with the requirements of PD 714(Sub 2B); therefore; staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a) and (b)
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." Section 51A-8.617
 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. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)
 10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
 11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
 12. On the final plat show recording information on all existing easements within 150-feet of the property. Platting Guidelines
 13. On the final plat show all additions or tracts of land within 150-feet of the property with recording information. Platting Guidelines
 14. On the final plat two control monuments must be shown. Platting Guidelines
 15. On the final plat show distances/width of right-of-way of Fort Worth Avenue. Platting Guidelines
 16. Prior to submittal of the final show detail for all buildings along boundary line. Platting Guidelines
 17. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
 18. A property line proposed along with an existing wall must result in a fire-resistance wall without any opening. Section 602.1 and 705.8 DBC
 19. All final inspections approved by the Building Inspection District Office are required prior to submittal of final plat for the Chairman's signature.
 20. On the final plat identify the property as Lot 1 in City Block B/3956. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

STATE OF TEXAS
COUNTY OF DALLAS

SECTION 1. I, **W. M. COOKS**, Surveyor in Charge of the Survey, do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor in the State of Texas, and that the same is a true and correct copy of the original as the same was filed in my office on this **15th** day of **August**, 2016.

W. M. COOKS
Surveyor in Charge

STATE OF TEXAS
COUNTY OF DALLAS

SECTION 2. I, **W. M. COOKS**, Surveyor in Charge of the Survey, do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor in the State of Texas, and that the same is a true and correct copy of the original as the same was filed in my office on this **15th** day of **August**, 2016.

W. M. COOKS
Surveyor in Charge

STATE OF TEXAS
COUNTY OF DALLAS

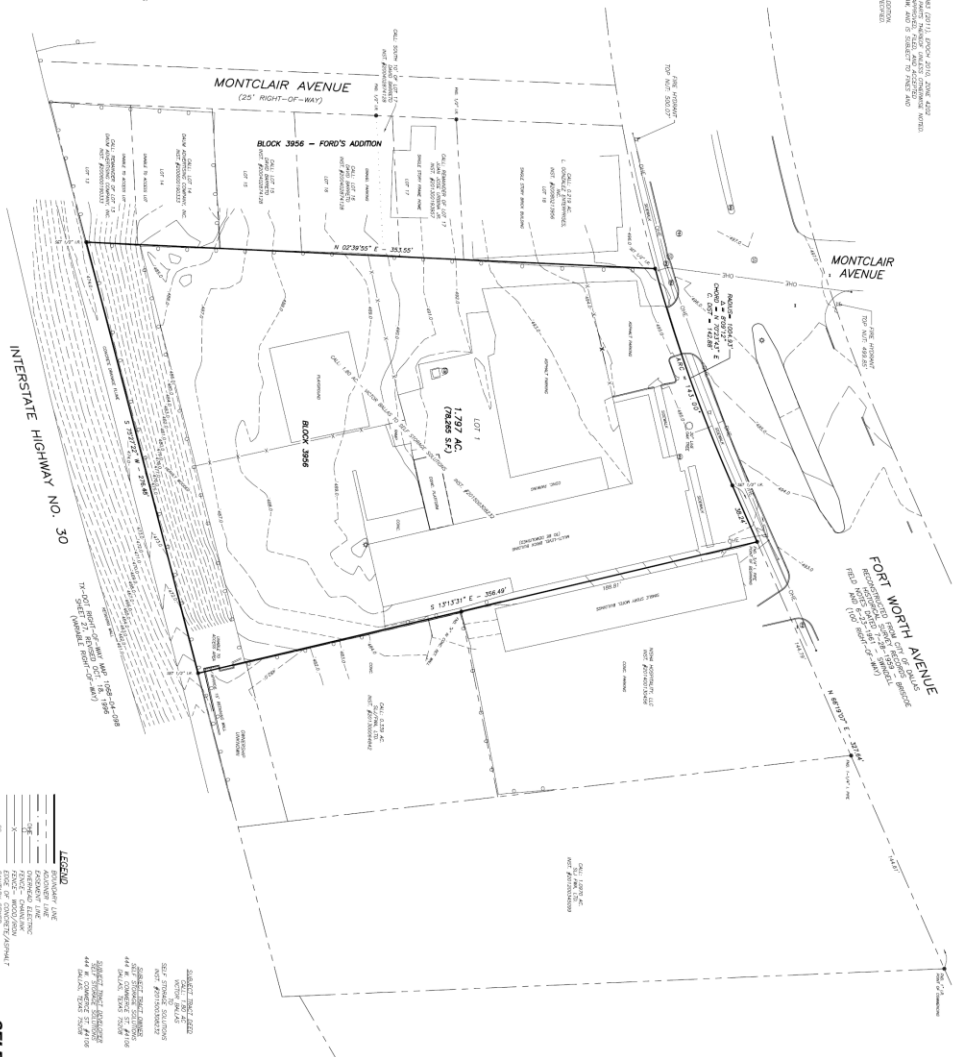
SECTION 3. I, **W. M. COOKS**, Surveyor in Charge of the Survey, do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor in the State of Texas, and that the same is a true and correct copy of the original as the same was filed in my office on this **15th** day of **August**, 2016.

W. M. COOKS
Surveyor in Charge

STATE OF TEXAS
COUNTY OF DALLAS

SECTION 4. I, **W. M. COOKS**, Surveyor in Charge of the Survey, do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor in the State of Texas, and that the same is a true and correct copy of the original as the same was filed in my office on this **15th** day of **August**, 2016.

W. M. COOKS
Surveyor in Charge



PRELIMINARY PLAT
SHOWING
SELF STORAGE SOLUTIONS ADDITION
LOT 1, BLOCK 3956
W. M. COOKS SURVEY A-290
CITY PLAN FILE NO. S156-241

PIONEER MAPPING
SURVEYING & CONSULTING SERVICES
1100 WEST WILSON STREET, SUITE 100
DALLAS, TEXAS 75207
PHONE: 972.382.5500
FAX: 972.382.5501
EMAIL: INFO@PIONEERMAPPING.COM



LOCATION: Teagarden Road, south of Lipton Lane.

DATE FILED: July 11, 2016

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 2.410-Acre

MAPSCO: 69N

APPLICANT/OWNER: Ramon Payan

REQUEST: An application to create a 2.410-acre lot from a tract of land situated in City Block A/8516 and located on Teagarden Road, south of Lipton Lane.

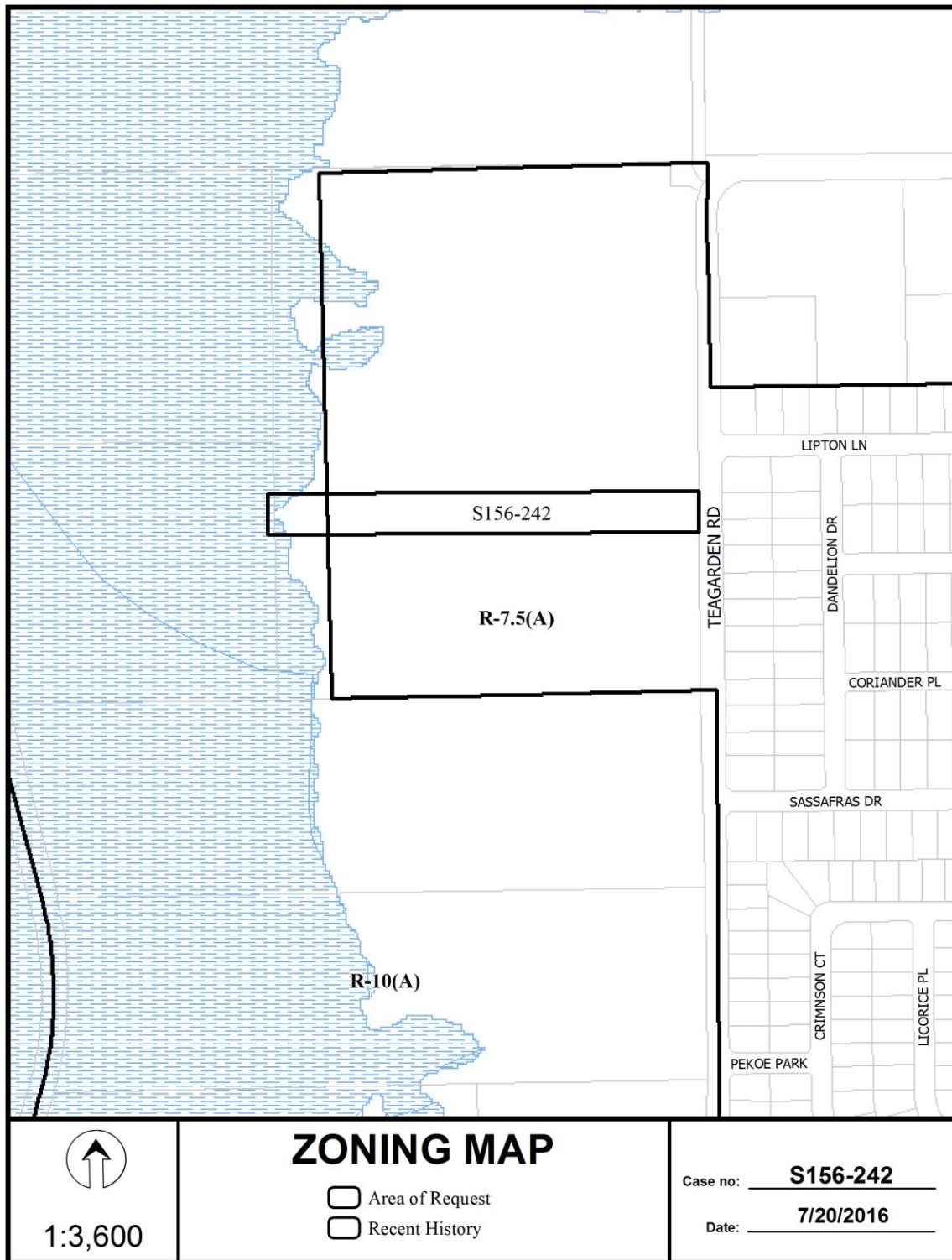
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

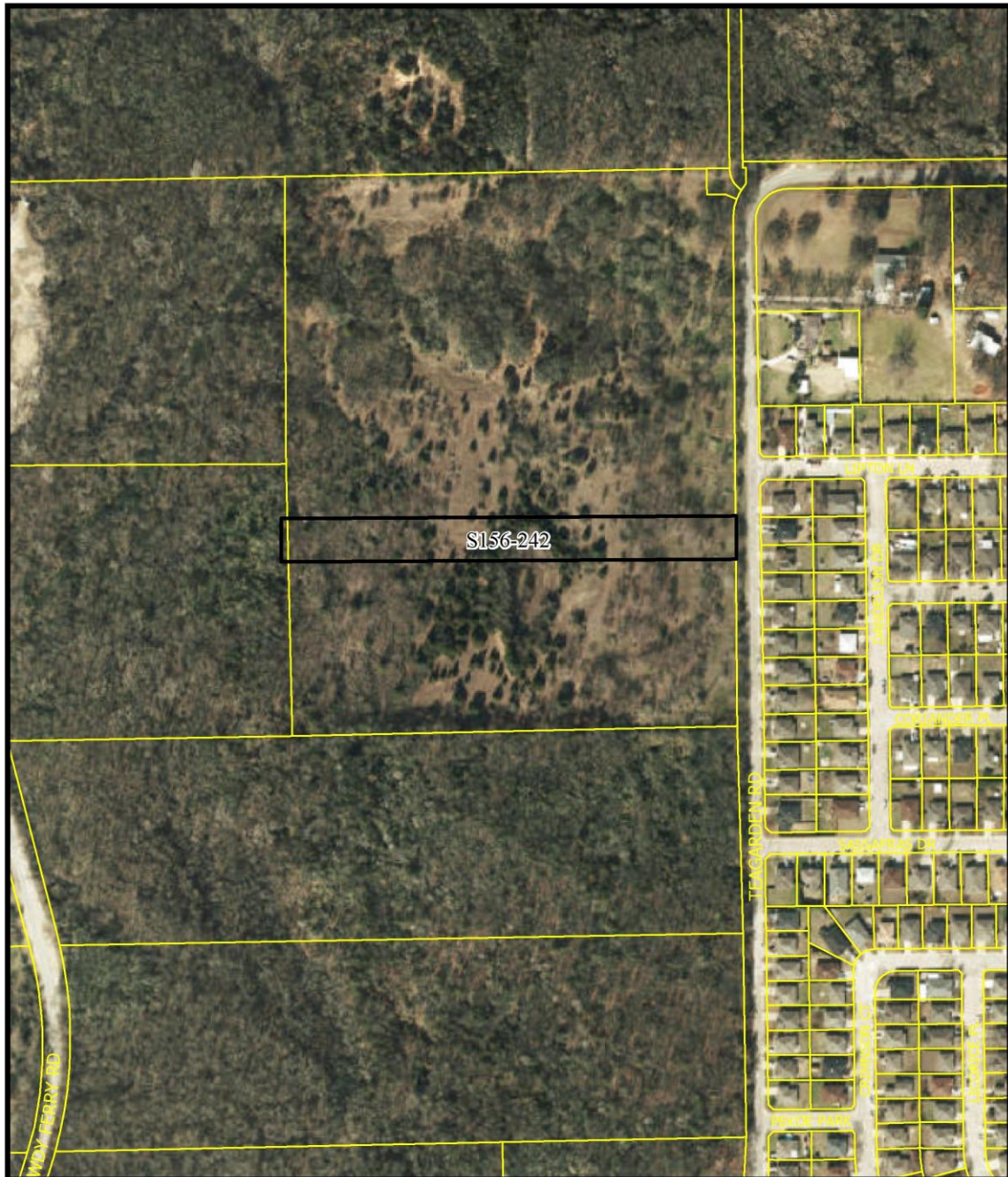
STAFF RECOMMENDATION: The proposed replat complies with the requirements of R-7.5(A); therefore; staff recommends approval of the request subject to compliance with the following conditions:


1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a) and (b)
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." Section 51A-8.617

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. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management
13. On the final plat dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V
14. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V
15. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management
16. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
17. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1),(2), (3), and (4).
18. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g)
19. On the final plat show the correct recording information for the subject property. Platting Guidelines
20. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
21. A single family subdivision requiring engineering for water/wastewater extensions is not eligible for an Early Release Building Permit. Section 51A-8.702

22. On the final plat identify the property as Lot 1 in City Block A/3956. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:3,600	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S156-242 </u> Date: <u> 7/20/2016 </u>
------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------

LOCATION: Newmore Avenue between Inwood Road and Robin Road

DATE FILED: July 6, 2016

ZONING: R-7.5(A), P(A), LO-1

CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST: 3.926-Acre MAPSCO: 34D, H

APPLICANT/OWNER: Inwood National Bank of Dallas

REQUEST: An application to replat a 3.926-acre tract of land containing all of Lots 1A, 10, 11, 12, 13, 14, and 15 in City Block 8/4839; and all of Lots 1, 2, 3, 4, 5, and a portion of an alley to be abandoned in City Block 12/4843 to create one 3.64-acre lot and one 0.285-acre lot on property located on Newmore Avenue between Inwood Road and Robin Road.

NOTICES: 38 notices were sent to property owners within 200 feet of the property on July 17, 2016 with 1 reply in favor and 1 reply in opposition.

SUBDIVISION HISTORY:

1. S156-029 was a request on the same property as the present request to replat a 3.593-acre tract of land containing all of Lot 1A in City Block 8/4839, and all of Lots 1, 2, 3, 4, 5, 10, 11, 12, and 13 in City Block 12/4843 and a portion of an abandoned alley to create one lot on property fronting on Newmore Avenue between Inwood Road and Robin Road. The request was scheduled to be heard December 3, 2015 but was withdrawn prior to the hearing.

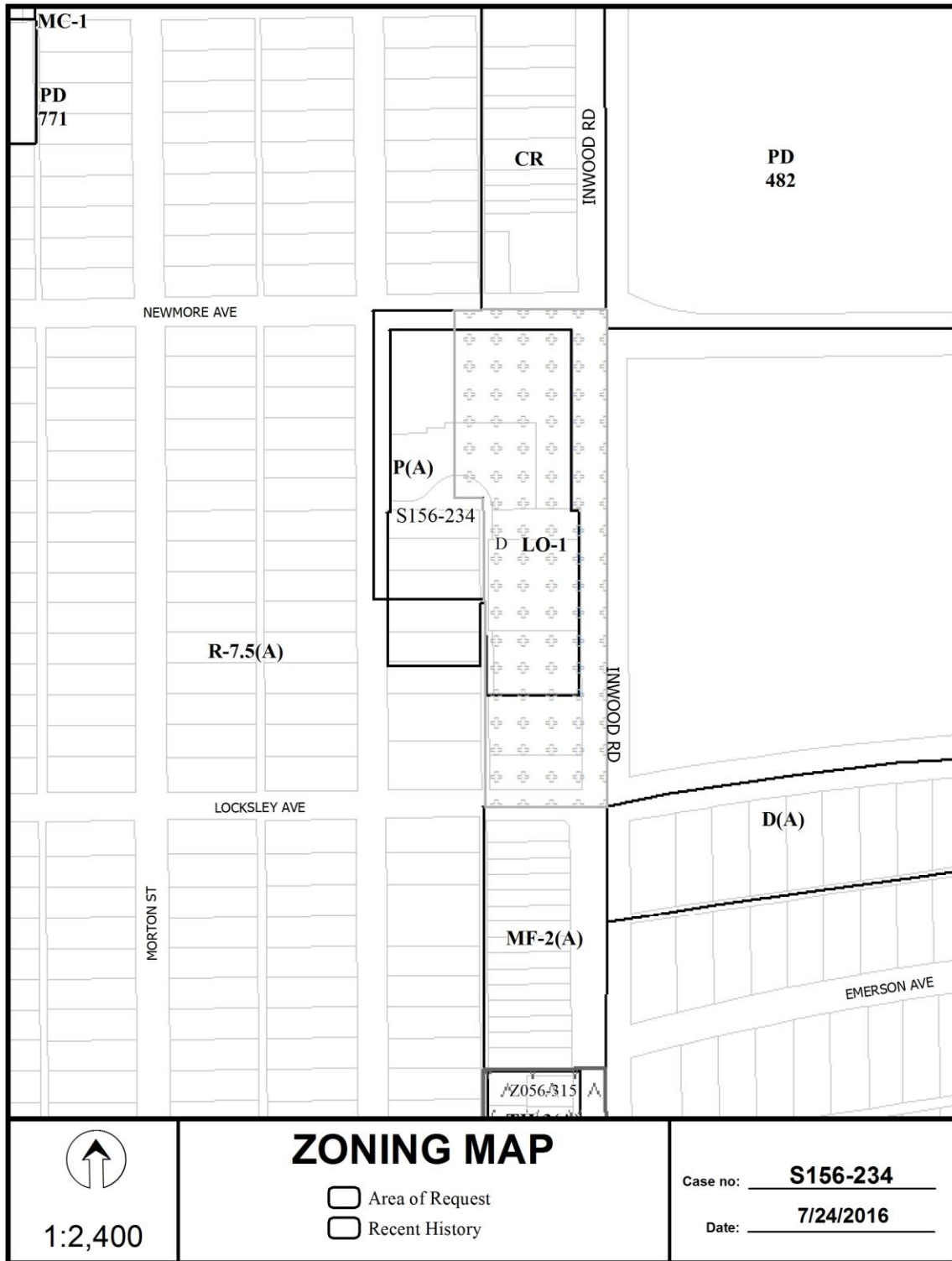
STAFF RECOMMENDATION OF REPLAT: Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural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

The properties lying along the east line of Robin Road, which are Lots 1A in City Block 8/4839 is zoned P(A) on Robin Road and LO-1 on Inwood Road, and Lots 1, 2, and 3 in City Block 12/4843 are zoned a P(A) (Parking District). Lots 4 and 5 in City Block 12/4843 front on the east line of Robin Road and are zoned an R-7.5(A) District. After further evaluation of the request, staff has determined that the lots within the P(A) and LO-1 zoning districts part of a nonresidential use that has existed at least since March, 1967 when Lot 1A was created. The replat of Lots 4 and 5 into one residential lot will be compatible with the adjacent R-7.5(A) properties. the proposed replat does not comply with Section 51A-8.503(a).

The proposed replat will create a 3.64-acre nonresidential lot that reflects the actual use of the property since 1967. After dedication and construction of the alley the one residential lot will somewhat wider and larger in area than other lots in the area. Staff has determined that the request complies with the requirements of the R-7.5(A), P(A), and LO-1 zoning districts as well as Section 51A- 8.503; therefore, staff recommends approval subject to compliance with the conditions listed in the docket:

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 Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c) and (d).
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c) and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c) and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.501(b)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a) and (b)
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." Section 51A-8.617
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. The maximum number of lots permitted by this plat is 2.
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.603 and 51A-8.604
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat dedicate either 28 feet of right-of-way, street easement, public utility or sidewalk easement from the established center line of Newmore Avenue. Section 51A-8.602(c), Section 51A-9.101

13. On the final plat dedicate 50 feet of right-of-way from the established centerline of Inwood Road. Sections 51A-8.602(c), 51A-8.604(c)
14. On the final plat, dedicate a 10-foot by 10-foot corner clip at Newmore Avenue and Robin Road. Section 51A-8.602(d)(1).
15. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at Robin Road and the proposed alley (both-sides). Sections 51A-8.602(e) and Section 51A-9.101
16. On the final plat, dedicate a 15-foot by 15-foot corner clip at Inwood Road and Newmore Avenue. Section 51A-8.602(d)(1).
17. Dedicate 15-foot of right-of-way for the alley and coordinate the new alley right-of-way dedication and pavement design with the Engineering Division in Room 200, 320 E. Jefferson Blvd.
18. On the final plat show the correct recording information for the subject property. Platting Guidelines
19. 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
20. On the final plat all utility easement abandonments must be shown with the correct recording information. Platting Guidelines
21. 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.
22. On the final plat show the Abstract Line.
23. On the final plat clarify the subject of Volume 4701, Page 418.
24. On the final plat indicate that the ordinance number for the abandoned north-south alley is Ordinance No. 11828, and not Volume 67102, Page 489 D.R.D.C.T.
25. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)



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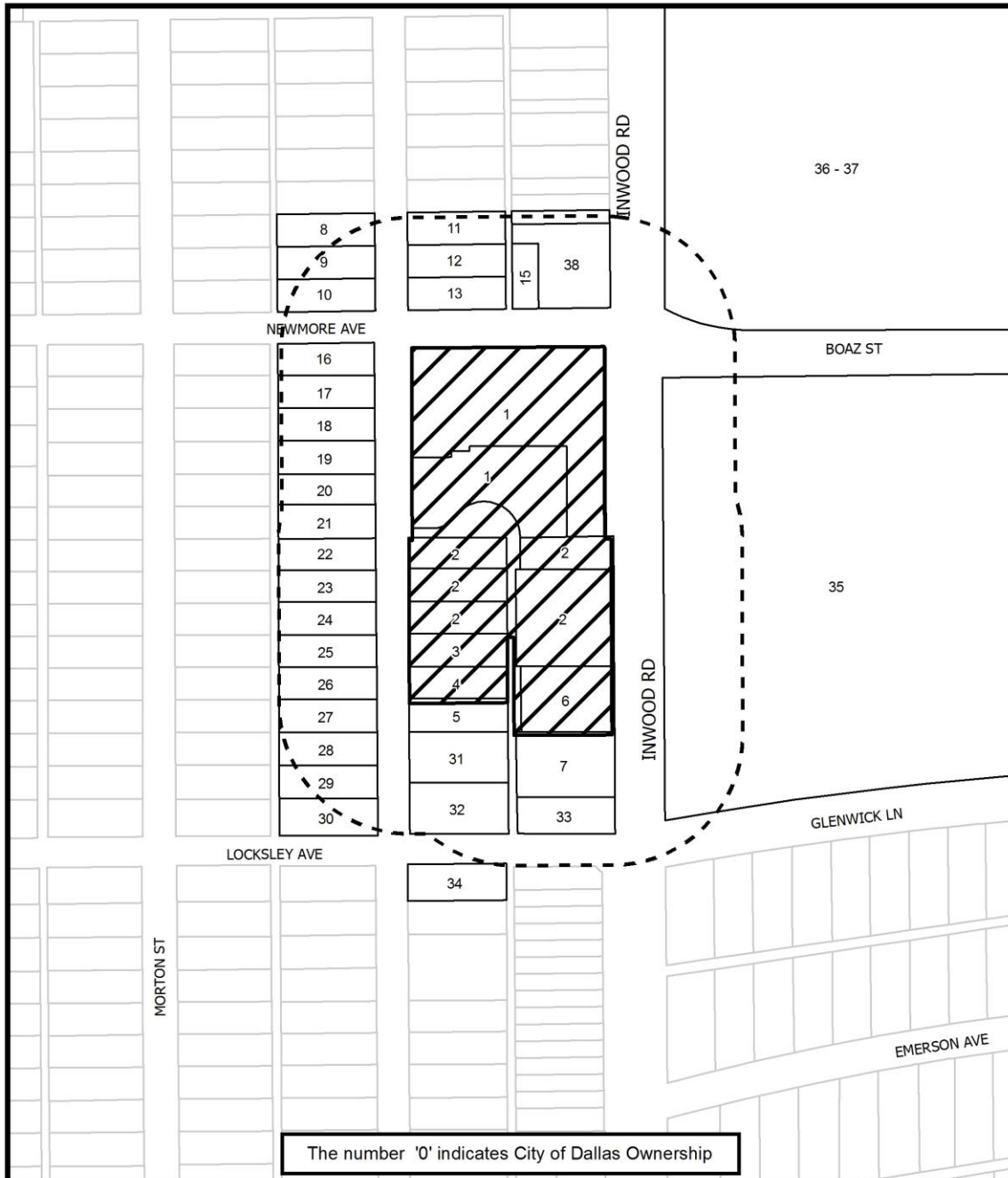
ZONING MAP

- Area of Request
- Recent History

Case no: **S156-234**

Date: **7/24/2016**





 1:2,400	NOTIFICATION		Case no: S156-234
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">38</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 7/24/2016	

07/13/2016

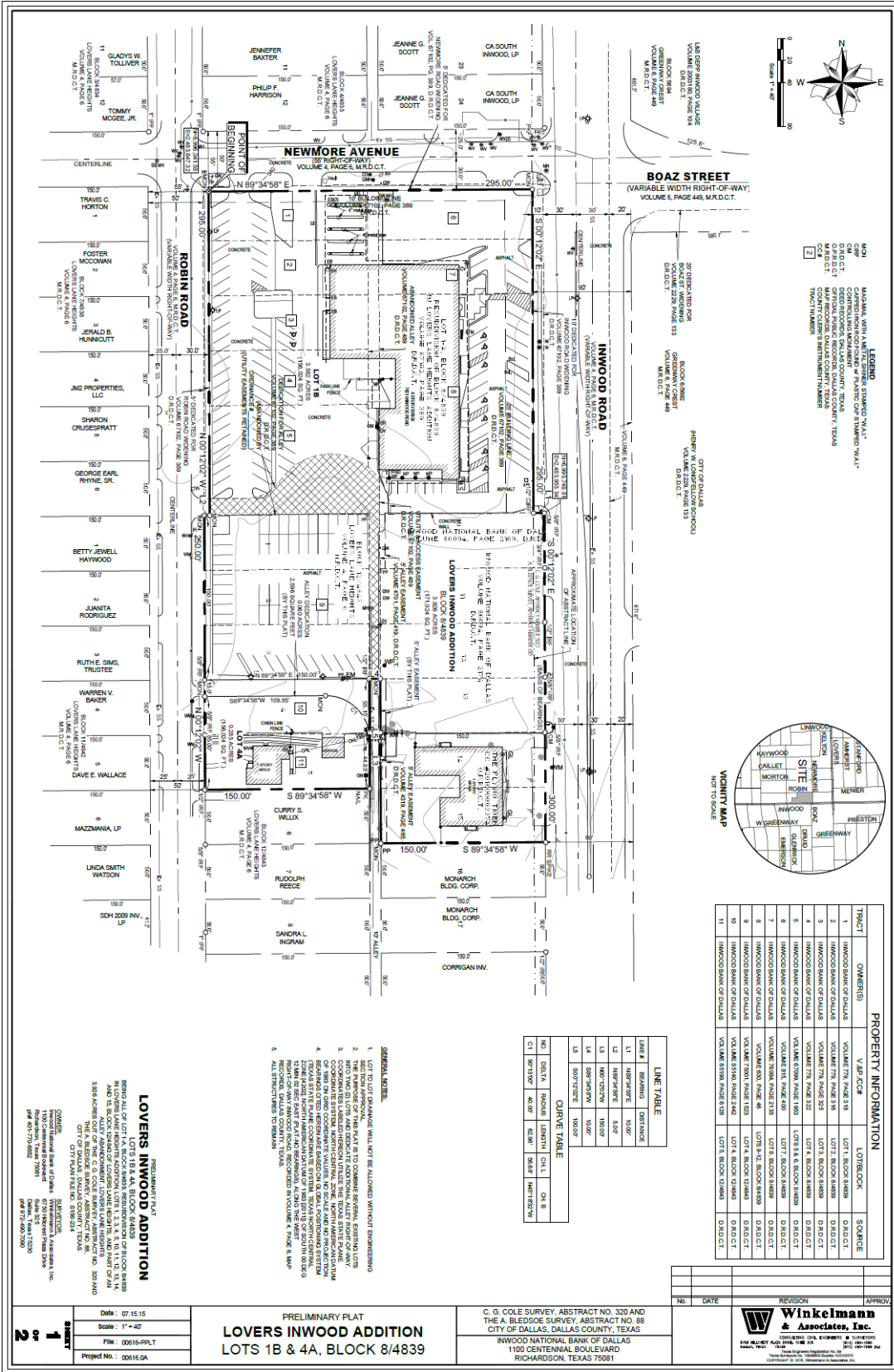
Notification List of Property Owners
S156-234

38 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7621 INWOOD RD	INWOOD NATIONAL BANK
2	7602 ROBIN RD	INWOOD NATIONAL BANK
3	7522 ROBIN RD	INWOOD NATL BK OF DALLAS
4	7518 ROBIN RD	INWOOD NATIONAL BANK
5	7514 ROBIN RD	WILLIX K CURRY S &
6	7519 INWOOD RD	WAG PEN LP
7	7509 INWOOD RD	MONARCH BLDG CORP
8	7711 ROBIN RD	IBRAHIM SAMEH H
9	7707 ROBIN RD	TOLLIVER GLADYS W
10	7703 ROBIN RD	MCGEE TOMMY JR
11	7710 ROBIN RD	DOBBS JULIE & KELLY FORBES
12	7706 ROBIN RD	BAXTER JENNIFER
13	7702 ROBIN RD	HARRISON PHILIP F
14	7711 INWOOD RD	PISECCO JOSEPH F & ROSEMARY
15	5215 NEWMORE AVE	SCOTT JEANNE G
16	7627 ROBIN RD	HORTON TRAVIS C
17	7623 ROBIN RD	MCCOWAN FOSTER
18	7619 ROBIN RD	MARY HUNNCUTT LIFE ESTATE
19	7615 ROBIN RD	JM2 PROPERTIES LLC
20	7611 ROBIN RD	CRUSESPRATT SHARON &
21	7607 ROBIN RD	RHYNE GEORGE EARL SR
22	7603 ROBIN RD	HAYWOOD BETTY JEWELL
23	7531 ROBIN RD	RODRIGUEZ JUANITA
24	7527 ROBIN RD	BAKER WARREN V
25	7523 ROBIN RD	SIMS RUTH E TRUSTEE
26	7519 ROBIN RD	WALLACE DAVE E

07/13/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7515 ROBIN RD	MAZZMANIA LP &
28	7511 ROBIN RD	WATSON LINDA SMITH
29	7507 ROBIN RD	SDH 2009 INV LP
30	7503 ROBIN RD	BROADNAX BONNIE L
31	7510 ROBIN RD	REECE RUDOLPH
32	7504 ROBIN RD	INGRAM SANDRA L
33	5221 LOCKSLEY AVE	CORRIGAN INV
34	7418 ROBIN RD	VAUGHN NOLAN E
35	5314 BOAZ ST	Dallas ISD
36	5300 W LOVERS LN	L&B DEPP INWOOD VILLAGE
37	5458 W LOVERS LN	L&B DEPP INWOOD VILLAGE
38	7709 INWOOD RD	CA SOUTH INWOOD LP



LEGEND

1. MAIN: MASS WALL WITH ALTERNATE STAIRWAY WALL.
 2. CITY OF DALLAS: CITY OF DALLAS.
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PROPERTY INFORMATION

TRACT	OWNER(S)	V.A.P. ACRES	LOT/BLOCK	SOURCE
1	INWOOD BANK OF DALLAS	VOLUME 779, PAGE 516	LOT 1, BLOCK 8/4839	D.D.C.T.
2	INWOOD BANK OF DALLAS	VOLUME 779, PAGE 516	LOT 2, BLOCK 8/4839	D.D.C.T.
3	INWOOD BANK OF DALLAS	VOLUME 779, PAGE 516	LOT 3, BLOCK 8/4839	D.D.C.T.
4	INWOOD BANK OF DALLAS	VOLUME 779, PAGE 516	LOT 4, BLOCK 8/4839	D.D.C.T.
5	INWOOD BANK OF DALLAS	VOLUME 779, PAGE 516	LOT 5, BLOCK 8/4839	D.D.C.T.
6	INWOOD BANK OF DALLAS	VOLUME 779, PAGE 516	LOT 6, BLOCK 8/4839	D.D.C.T.
7	INWOOD BANK OF DALLAS	VOLUME 779, PAGE 516	LOT 7, BLOCK 8/4839	D.D.C.T.
8	INWOOD BANK OF DALLAS	VOLUME 779, PAGE 516	LOT 8, BLOCK 8/4839	D.D.C.T.
9	INWOOD BANK OF DALLAS	VOLUME 779, PAGE 516	LOT 9, BLOCK 8/4839	D.D.C.T.
10	INWOOD BANK OF DALLAS	VOLUME 779, PAGE 516	LOT 10, BLOCK 8/4839	D.D.C.T.
11	INWOOD BANK OF DALLAS	VOLUME 779, PAGE 516	LOT 11, BLOCK 8/4839	D.D.C.T.

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 89°34'58" W	150.00
L2	S 89°34'58" W	150.00
L3	S 89°34'58" W	150.00
L4	S 89°34'58" W	150.00
L5	S 89°34'58" W	150.00

CURVE TABLE

NO.	CURVE DATA	ANGLE	LENGTH	CH 1	CH 2	CH 3
C1	90°15'00"	40.97	62.89	96.89	100.00	100.00

- GENERAL NOTES:**
1. LOT TO LOT DIMENSIONS WILL NOT BE ALLOWED WITHOUT ENGINEERING.
 2. THE TOTAL AREA OF THIS PLAT IS TO BE CORRECTED BY THE ENGINEER.
 3. THE TOTAL AREA OF THIS PLAT IS TO BE CORRECTED BY THE ENGINEER.
 4. THE TOTAL AREA OF THIS PLAT IS TO BE CORRECTED BY THE ENGINEER.
 5. THE TOTAL AREA OF THIS PLAT IS TO BE CORRECTED BY THE ENGINEER.

LOVERS INWOOD ADDITION

RESUBDIVISION OF
 TRACT 11, BLOCK 8/4839, INWOOD NATIONAL BANK OF DALLAS
 AND 15.00 ACRES OF LAND IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

PRELIMINARY PLAT
LOVERS INWOOD ADDITION
 LOTS 1B & 4A, BLOCK 8/4839

C. G. COLE SURVEY, ABSTRACT NO. 320 AND
 THE A. BLEDSOE SURVEY, ABSTRACT NO. 88
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 INWOOD NATIONAL BANK OF DALLAS
 1100 CENTENNIAL BOULEVARD
 RICHARDSON, TEXAS 75081

Winkelmann & Associates, Inc.

1100 CENTENNIAL BOULEVARD, SUITE 1000
 RICHARDSON, TEXAS 75081
 PHONE: (972) 261-1000
 FAX: (972) 261-1001
 WWW.WINKELMANN-AND-ASSOCIATES.COM

FILE NUMBER: W156-010

DATE FILED: July 19, 2016

LOCATION: Northeast quadrant of Manderville Lane and Meadow Road

COUNCIL DISTRICT: 13

MAPSCO: 26 F, K

SIZE OF REQUEST: Approx. 32.95 acres

CENSUS TRACT: 78.06

MISCELLANEOUS DOCKET ITEM:

APPLICANT/OWNER: HT Midtown LP

REQUEST: An application for a waiver of the two-year waiting period to submit an application to amend Subarea B within Planned Development District No. 745.

SUMMARY: On August 12, 2015, the City Council approved zoning case Z145-153 for an amendment to Subarea B within Planned Development District No. 745. The amendment provided alternative shared access development regulations, alternative landscape regulations, alternative fence standards, and revised street section for a shared access development.

During the building permit process, it was determined that platting a proposed street to a shared access affected the street section as well as the community center use (amenity center) within a shared access development. A shared access development was anticipated in the previous amendment but all alternatives were not accounted for in the amendment. The applicant would also like to amend the regulations requiring a garage setback on lots in Phase I not on a shared access.

According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to August 12, 2017, without a waiver of the two-year waiting period. According to the Dallas Development Code, "the commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing." While the circumstances of the property have not changed in staff's opinion, the intent of the previous amendment was not conveyed in the revised conditions; therefore, staff is recommending approval.

Staff Recommendation: Approval

W156-010

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Z145-153

Zoning File No. ~~Z145-204~~
8215 & 8232 Meadow Road, 7910 Treehouse Lane - located east of Manderville Lane and north of
Location Meadow Road

Date of last CPC or CC Action 8/12/15

Applicant's Name, Address & Phone Number HT Midtown LP
2200 Ross Avenue, Suite 4200W, Dallas, Texas 75201

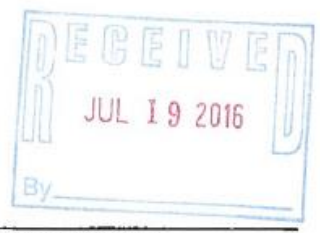
Property Owner's Name, Address and Phone No., if different from above

State briefly change of circumstances since the last hearing on the property that would warrant reconsideration of another request in less than two years.
During the abandonment of Treehouse Lane and dedication of the new Rambler road, the Right of Way area changed to include areas which shared access homes now front on. Therefore, the garage setback for this handful of lots needs to be updated so that those homes are consistent with the other ~295 lots in the community.
Additionally, Hines is working with the Zoning department to adjust PD language so that the proposed Amenity Center approved via development plan in November 2015, can be built while also in accordance with the PD and City of Dallas ordinances.

Applicant's Signature

see attached

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



Date Received
Fee: \$300.00

Receipt # 6625

OWNER / APPLICANT

HT MIDTOWN LP

By: Hines Midtown Associates Limited Partnership,
its general partner

By: Hines Midtown GP LLC,
its general partner

By: Hines Investment Management Holdings Limited
Partnership, its sole member


By: HIMH GP LLC,
its general partner

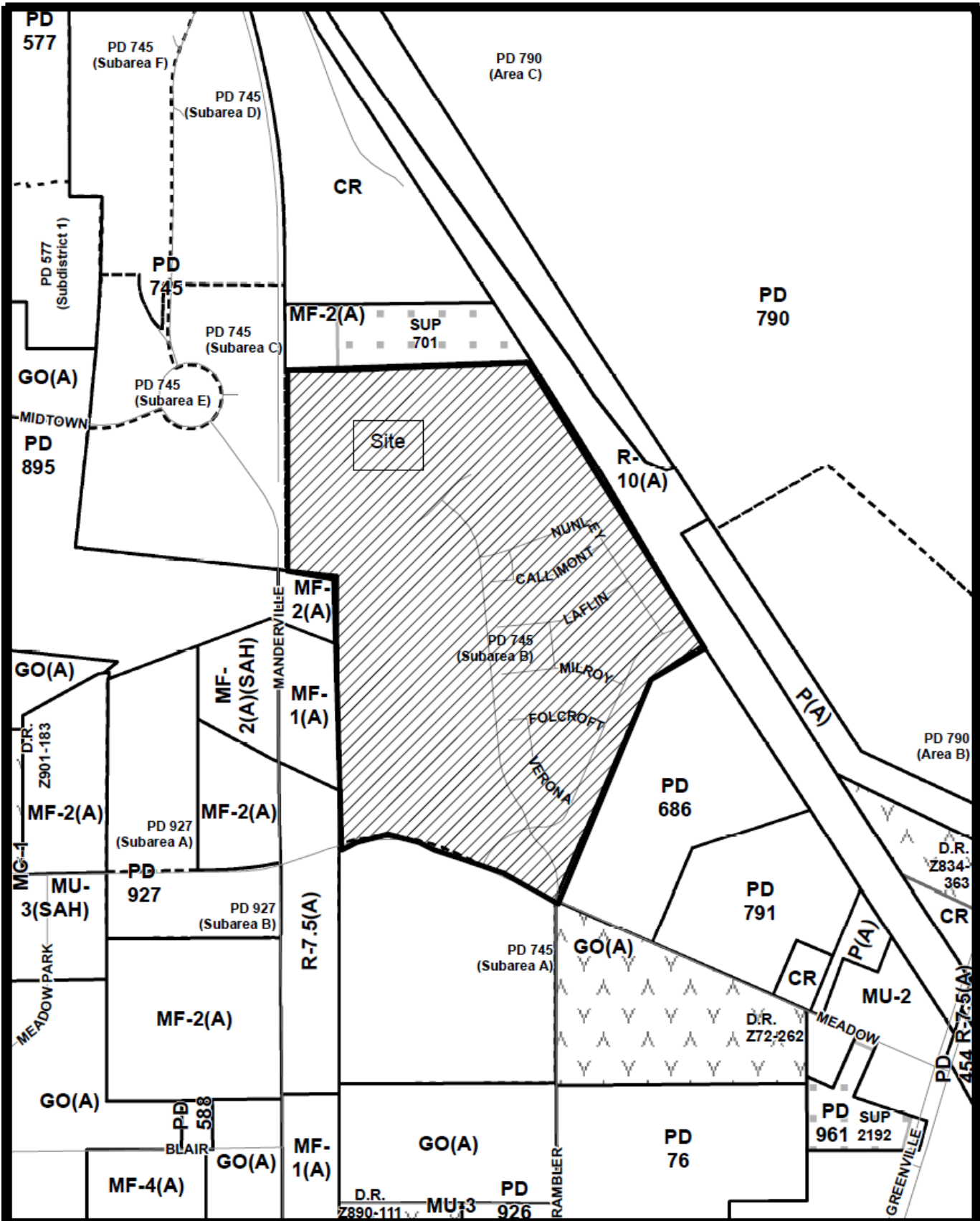
By: Hines Real Estate Holdings Limited
Partnership, its sole member

By: JCH Investments, Inc.,
its general partner



By:


Name: Robert W. Witte
Title: Sr. Managing Director



1:4,800

W156-010

FILE NUMBER: D156-016

DATE FILED: June 1, 2016

LOCATION: Southwest corner of Olympus Boulevard and Cypress Waters Boulevard

COUNCIL DISTRICT: 6

MAPSCO: 11A-K

SIZE OF REQUEST: 8.410 acres

CENSUS TRACT: 141.27

MISCELLANEOUS DOCKET ITEM

APPLICANT/OWNER: Cypress Water Land A LTD

REPRESENTATIVE: Robert Baldwin

REQUEST: An application for a development plan and landscape plan for office uses on property zoned Planned Development District No. 741, Subdistrict A-2.

SUMMARY: On January 25, 2006, the Dallas City Council established Planned Development District No. 741 by Ordinance No. 26233. The size of the PD is approximately 1,036.18 acres of land and is located on the north side of Ranch Trail, east of Belt Line Road.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan and landscape plan prior to the issuance of a building permit for each phase of the development. The plan provides for the construction of a five-story, 255,000 square foot office building with surface parking and a three-level parking structure that will cover an area of approximately 8.410 acres. Staff has reviewed the proposed development plan and landscape plan and determined the plans comply with the requirements of the ordinance.

In conjunction with the above requirement, the attached development plan and landscape plan are submitted for the City Planning Commission's consideration. The most up to date PD ordinance may be viewed at the following link:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2043/ARTICLE%20741.pdf>

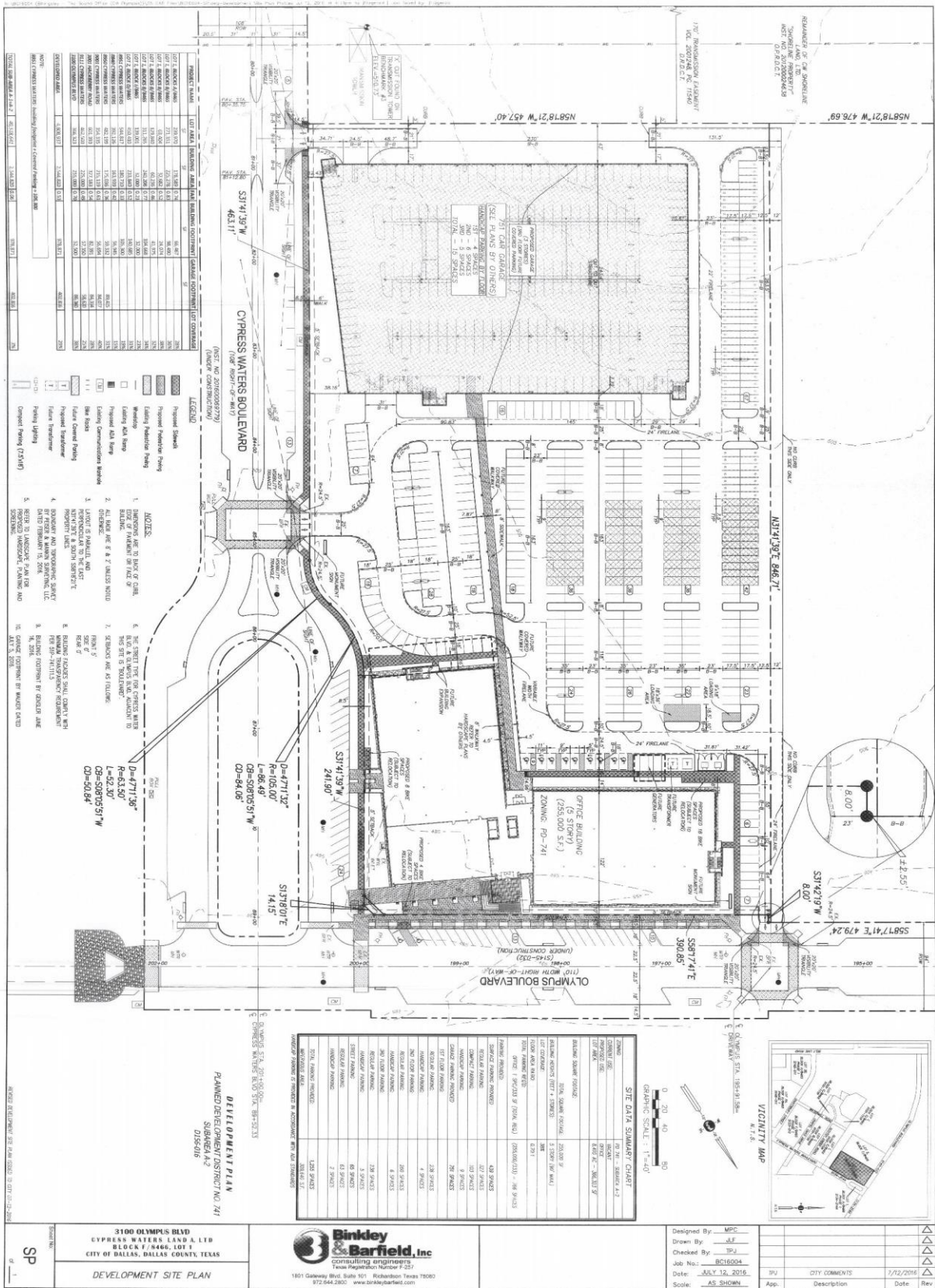
STAFF RECOMMENDATION: Approval

List of Partners, Principals, and Officers

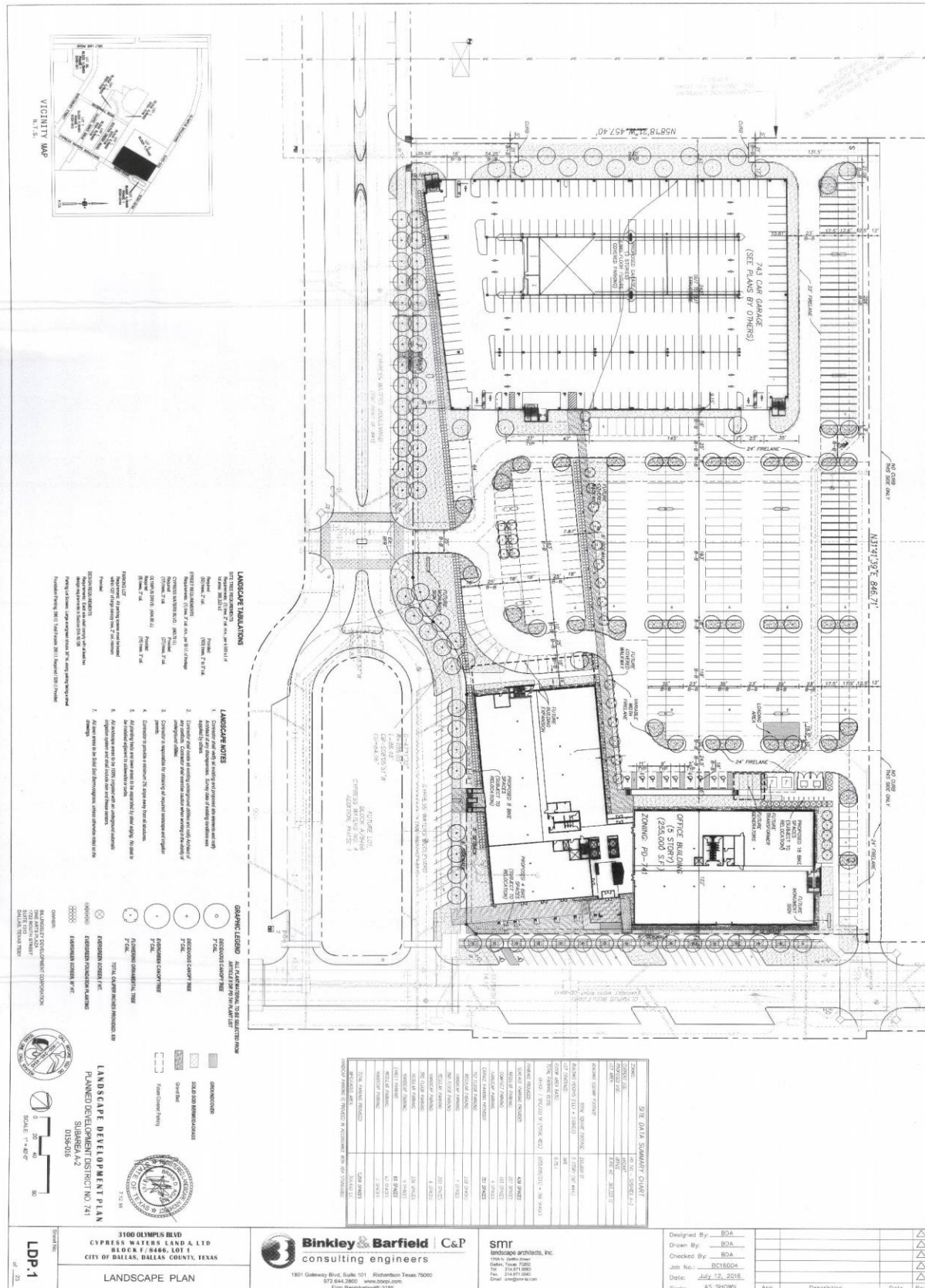
Cypress Water Land A LTD

Henry GP, LLC (General Partner)
Henry Billingsley (Member/Manager)
Kenneth Mabry (Manager)
Kimberly Meyer (Manager)

Proposed Development Plan



Proposed Landscape Plan



LANDSCAPE TITULATIONS

DATE: 07/12/2016
 DRAWN BY: BDA
 CHECKED BY: BDA
 PROJECT: 1501 GATEWAY BLVD, SUITE 101, RICHMOND, TEXAS 75080

- LANDSCAPE NOTES**
1. All landscape elements shall be installed in accordance with the approved landscape plan.
 2. All landscape elements shall be installed in accordance with the approved landscape plan.
 3. All landscape elements shall be installed in accordance with the approved landscape plan.
 4. All landscape elements shall be installed in accordance with the approved landscape plan.
 5. All landscape elements shall be installed in accordance with the approved landscape plan.
 6. All landscape elements shall be installed in accordance with the approved landscape plan.
 7. All landscape elements shall be installed in accordance with the approved landscape plan.
 8. All landscape elements shall be installed in accordance with the approved landscape plan.
 9. All landscape elements shall be installed in accordance with the approved landscape plan.
 10. All landscape elements shall be installed in accordance with the approved landscape plan.

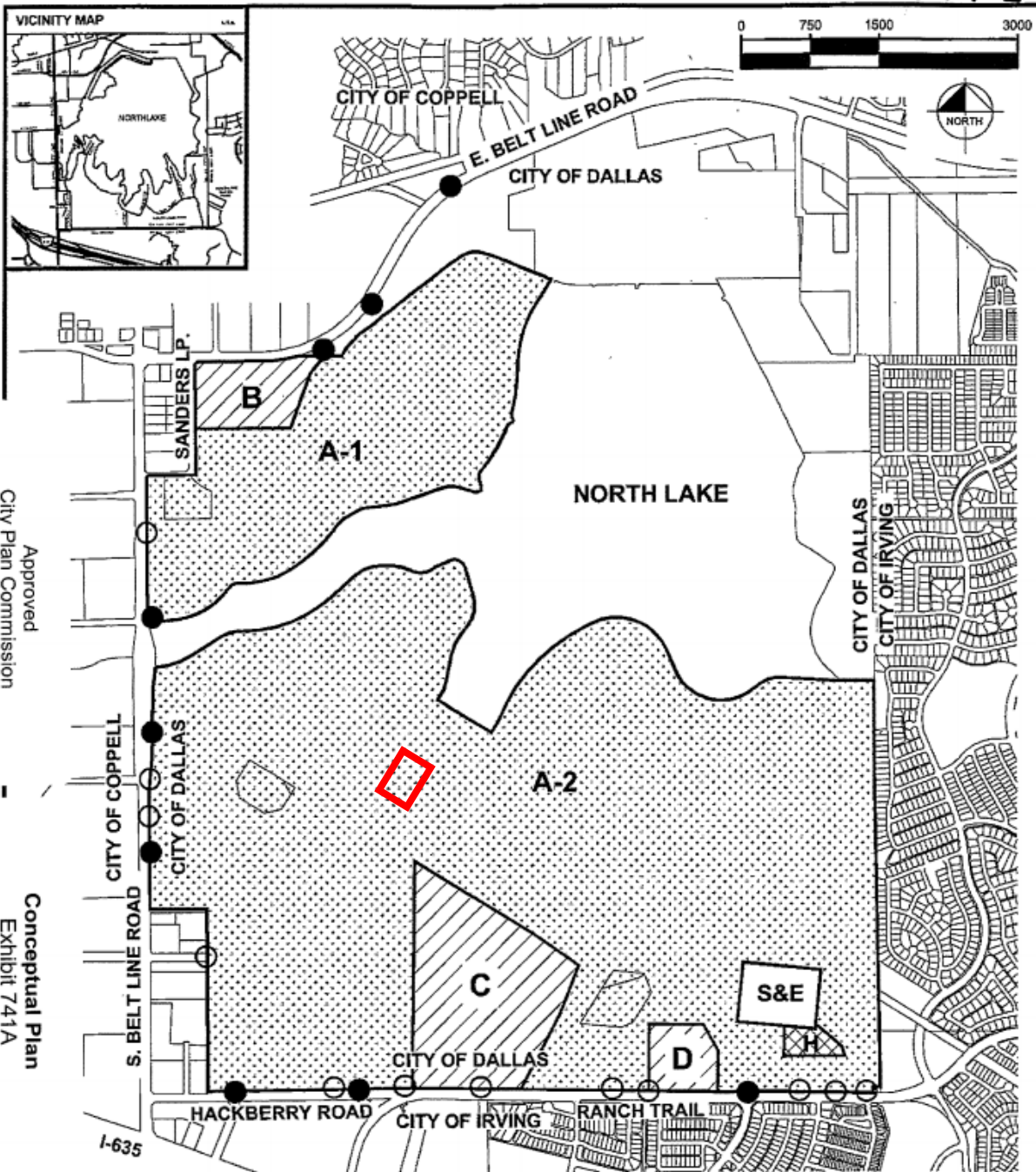
GRAPHIC LEGEND

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Existing Conceptual Plan

29502

141720



Approved
City Plan Commission
August 21, 2014

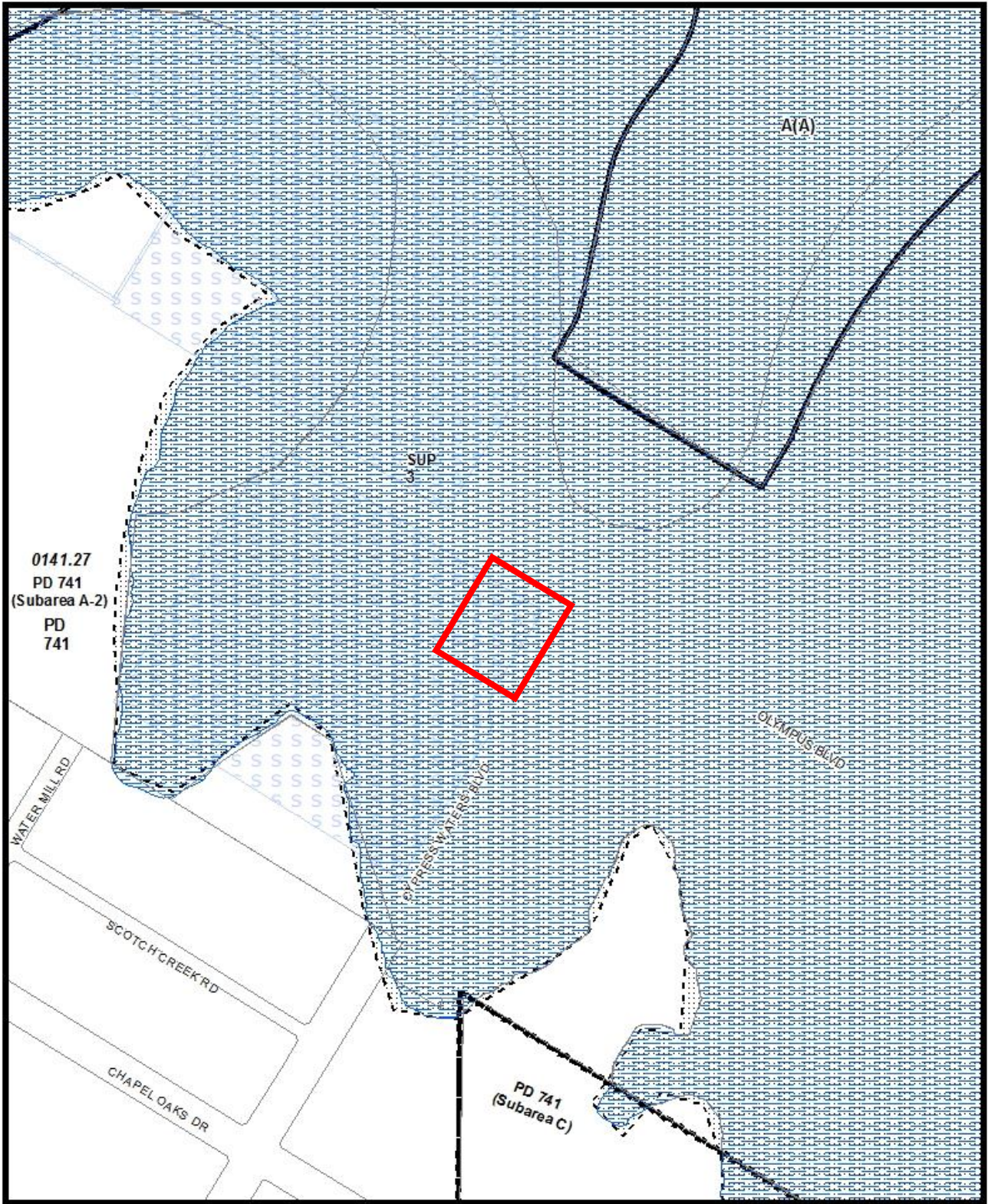
Conceptual Plan
Exhibit 741A
Planned Development No. 741

- SUBAREA A-1 (Billingsley): 182.05 AC.
- SUBAREA A-2 (Billingsley): 748.13 AC.
- SUBAREA B (CISD): 20.00 AC.
- SUBAREA C (CISD): 70.00 AC.
- SUBAREA D (CISD): 12.00 AC.
- SUBAREA H (Luminant): 4.00 AC.

- ACCESS**
- PRIMARY
 - SECONDARY

CYPRESS WATERS CONCEPT PLAN

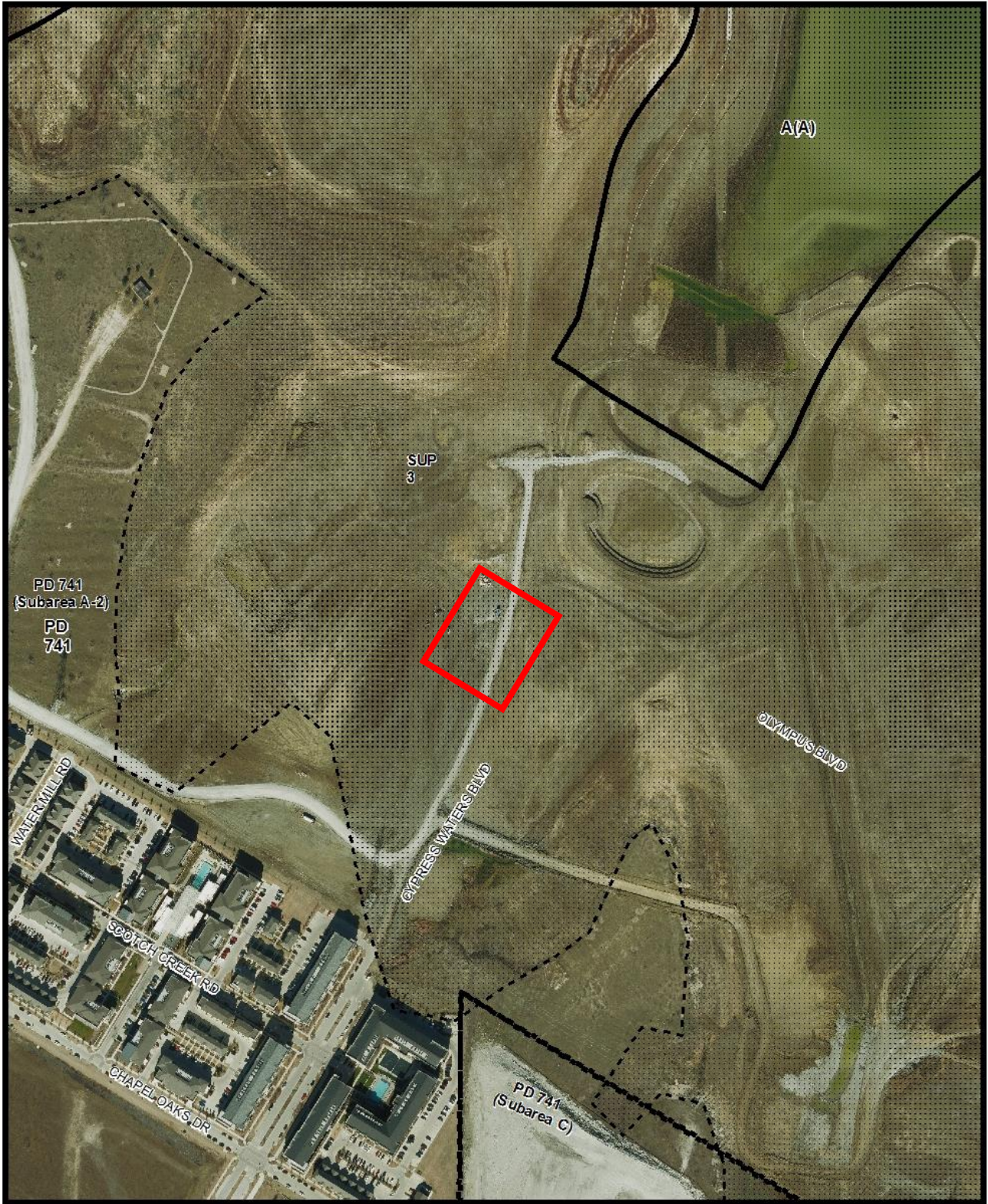




1:4,000

Zoning Map

Printed Date: 7/21/2016



 1:4,000

Aerial Map

Printed Date: 7/21/2016

FILE NUMBER: D156-017

DATE FILED: June 6, 2016

LOCATION: West line of Garland Road at Lakeland Avenue, east of East Lawther Drive

COUNCIL DISTRICT: 9

MAPSCO: 37-U

SIZE OF REQUEST: ± 1.49 acres

CENSUS TRACT: 81.00

MISCELLANEOUS DOCKET ITEM

APPLICANT/OWNER: City of Dallas Parks and Recreation Department

REPRESENTATIVE: Robert Reeves

REQUEST: An application for a development plan on property zoned Planned Development District No. 287, Tract 3

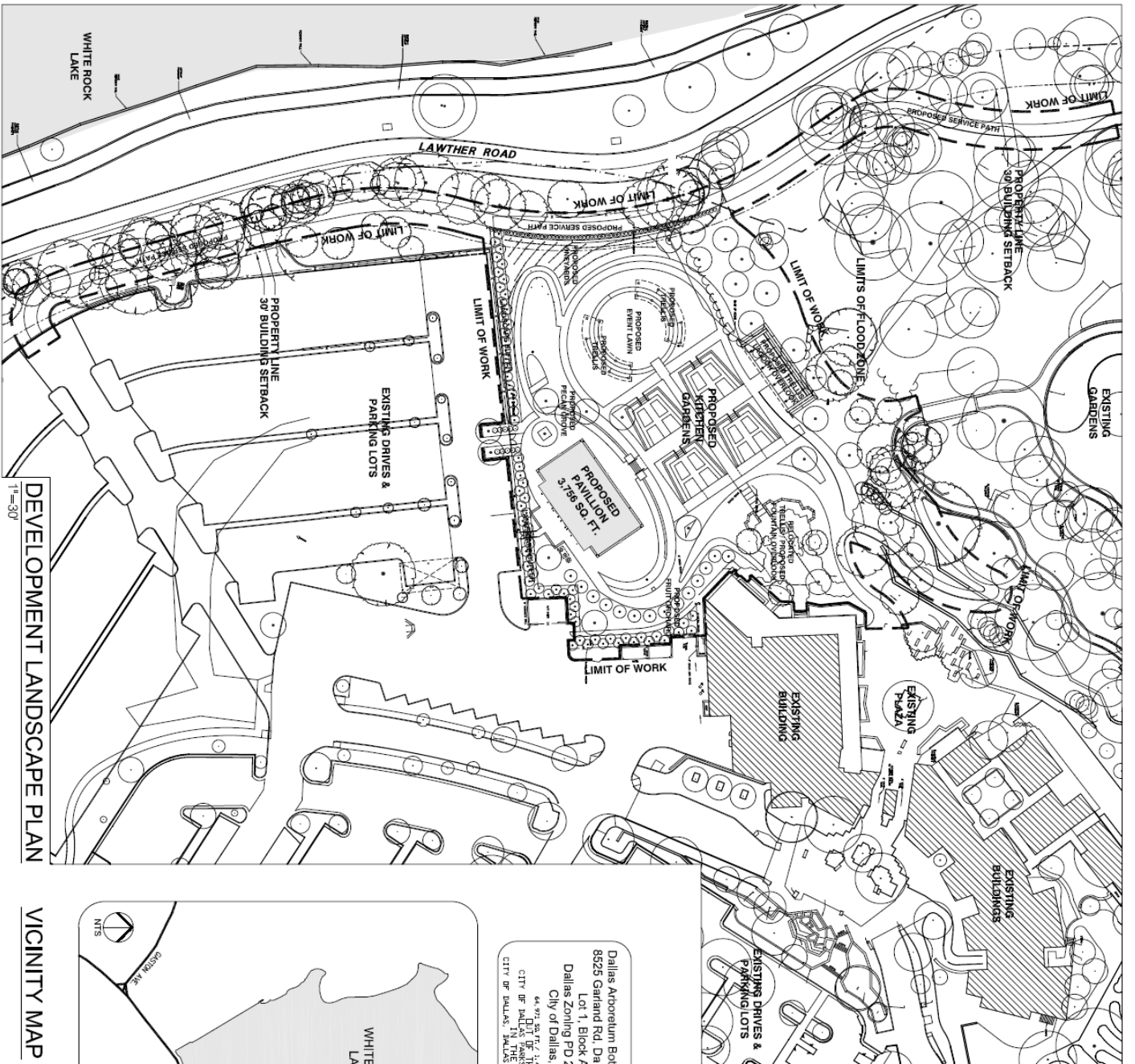
SUMMARY: On March 23, 1988, the Dallas City Council established Planned Development District No. 287 by Ordinance No. 19904. The size of the PD is approximately 67.66 acres of land and it is generally located at the north corner of Garland Road and East Lawther Drive.

The zoning was granted as a planned development district with a conceptual plan and requires City Plan Commission approval of a development plan and elevations prior to the issuance of a building permit for each phase of the development. The plan provides for the construction of an herb and food garden including a pavilion that will cover an area of approximately 1.49 acres within Tract 3 of PD No. 287. Staff has reviewed the proposed development plan and elevations and they comply with the requirements of the ordinance.

In conjunction with the above requirement, the attached development plan and elevations have been submitted for the City Planning Commission's consideration. The most up to date PD ordinance may be viewed at the following link:

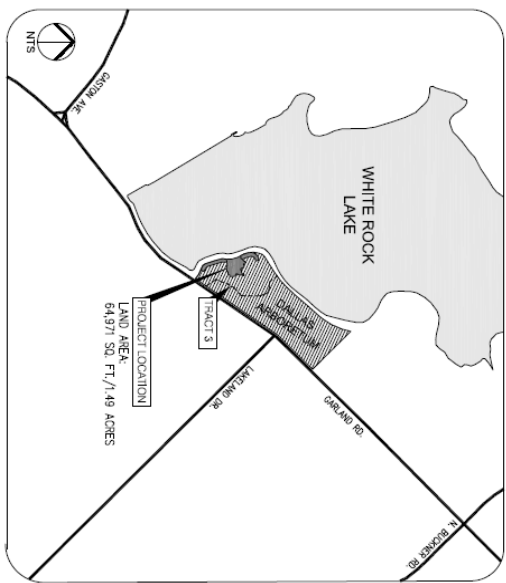
<http://www.dallascityattorney.com/51P/Articles%20Supp%2034/Article%20287.pdf>

STAFF RECOMMENDATION: Approval



DEVELOPMENT LANDSCAPE PLAN
1"=30'

VICINITY MAP



Dallas Arboretum Botanical Society
8525 Garland Rd Dallas TX 75218
Lot 1, Block A14411
Dallas Zoning PD 287, Tract 3
City of Dallas, Texas
64,971 SQ. FT. OF LAND AREA
CITY OF DALLAS, TEXAS DEPARTMENT
CITY OF DALLAS, TARRANT COUNTY, TEXAS

DRAWING SCALE NOTIFICATION:
NOTE: ALL DRAWING SCALES PROVIDED ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SET PER A DOCUMENT SIZE OF 24" X 36" WITH A 1/8" TOLERANCE. DIMENSIONS ARE NOTED UNLESS OTHERWISE NOTED OTHERWISE.

GENERAL	D.P. AND VICINITY MAP
PD-G0.0.0	EXISTING SITE SURVEY
PD-L1.1	FLOOR PLAN
PD-A2.0.1	EXTENSION ELEVATION
PD-A4.0.1	EXTERIOR ELEVATION
PD-A4.0.2	

TRACT 3 - MAX FLOOR AREA - DATA TABLE	
TOTAL EXISTING BUILDING AREA	37,206 SQ.FT.
PROPOSED BUILDING AREA	3,156 SQ.FT.
NEW PROPOSED TOTAL	41,750 SQ.FT.
ALLOWABLE TOTAL BUILDING AREA	52,000 SQ.FT.

PROPERTY MAX PERMITTED COVERAGE - DATA TABLE	
TOTAL PROPERTY AREA	2,815,253 SQ.FT. (64.53 AC)
ALLOWABLE COVERAGE AREA (25%)	703,813 SQ.FT.
TOTAL EXISTING BUILDING AREA	77,265 SQ.FT.
PROPOSED BUILDING AREA	3,156 SQ.FT.
NEW PROPOSED TOTAL	81,741 SQ.FT.
TOTAL BUILDING COVERAGE AREA	2.9 %

Project Number
PD-G0.0.0
NOT FOR CONSTRUCTION

Project Title
D.P. & VICINITY MAP

Project Location
64,971 SQ. FT. OF LAND AREA
CITY OF DALLAS, TEXAS DEPARTMENT
CITY OF DALLAS, TARRANT COUNTY, TEXAS

Project Location
64,971 SQ. FT. OF LAND AREA
CITY OF DALLAS, TEXAS DEPARTMENT
CITY OF DALLAS, TARRANT COUNTY, TEXAS

Project Location
64,971 SQ. FT. OF LAND AREA
CITY OF DALLAS, TEXAS DEPARTMENT
CITY OF DALLAS, TARRANT COUNTY, TEXAS

Project Location
64,971 SQ. FT. OF LAND AREA
CITY OF DALLAS, TEXAS DEPARTMENT
CITY OF DALLAS, TARRANT COUNTY, TEXAS

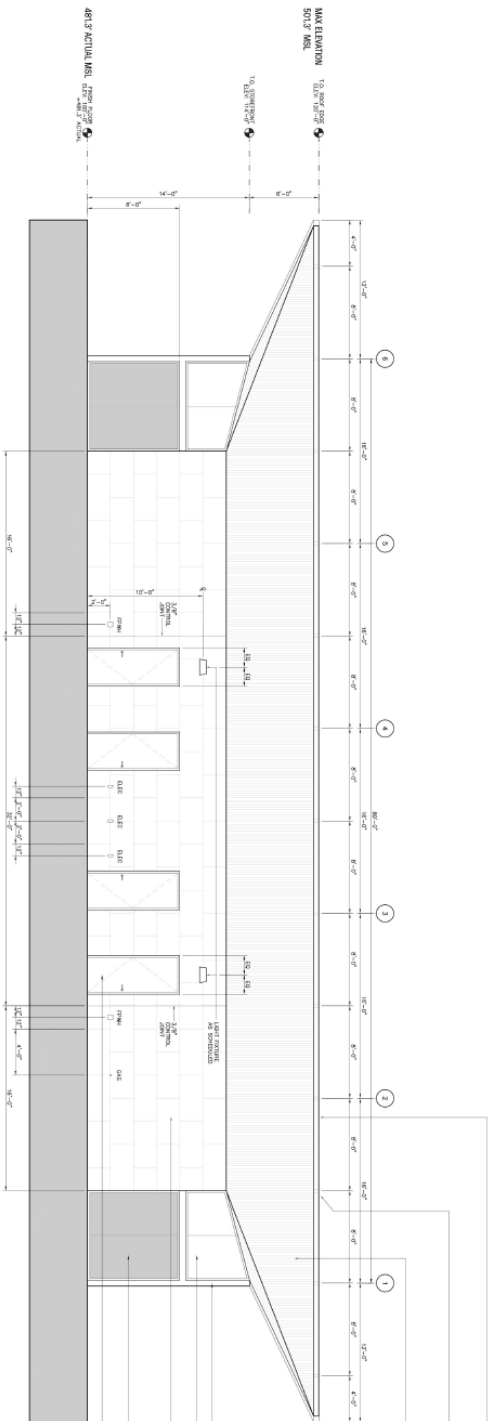
Project Location
64,971 SQ. FT. OF LAND AREA
CITY OF DALLAS, TEXAS DEPARTMENT
CITY OF DALLAS, TARRANT COUNTY, TEXAS

Dallas Arboretum Food and Herb Garden
Dallas, Texas

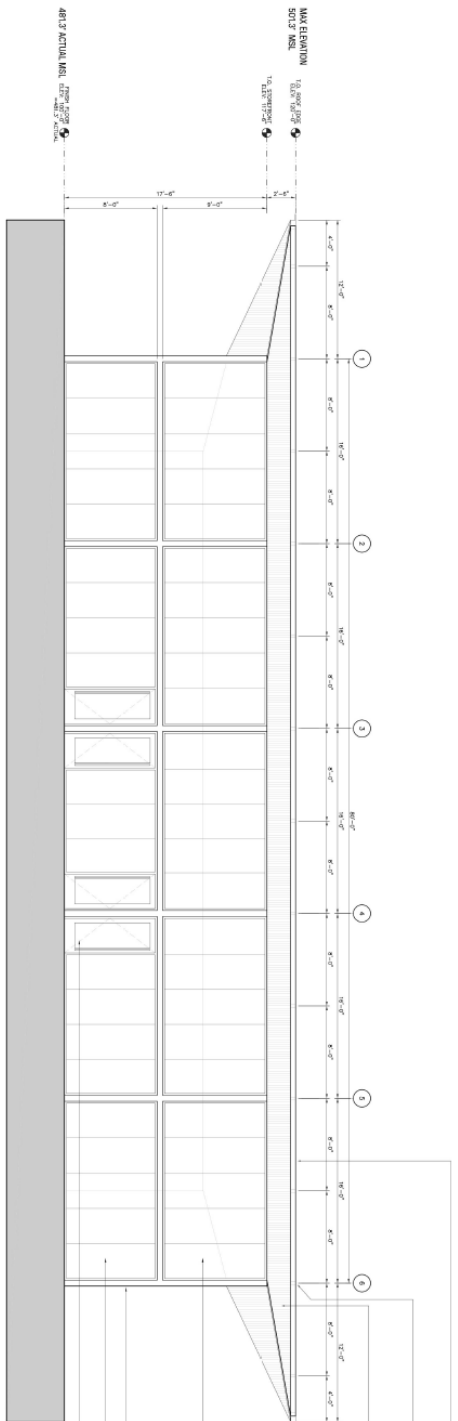
SWA
LANDSCAPE ARCHITECTS

1515 N. GORMAN ST., SUITE 100
DALLAS, TEXAS 75207
PHONE: 214.750.0000
FAX: 214.750.0001
WWW.SWAARCHITECTS.COM

Proposed Elevations



SOUTH ELEVATION 02
SCALE: 1/4" = 1'-0"



NORTH ELEVATION 01
SCALE: 1/4" = 1'-0"

Dallas
Arboretum
Food and Herb
Garden
Dallas, Texas

LABSCAPE ARCHITECTS
swa
2411 HUNT BISHOP
DALLAS, TEXAS 75214
PH 469.682.2142
FX 469.682.1818
WWW.LABSCAPE.COM

Consultants
ARCHITECT
LABSCAPE ARCHITECTS
2411 HUNT BISHOP
DALLAS, TEXAS 75214
STRUCTURAL ENGINEER
DIVERSIFIED ENGINEERING
2411 HUNT BISHOP
DALLAS, TEXAS 75214
MECHANICAL ENGINEER
DIVERSIFIED ENGINEERING
2411 HUNT BISHOP
DALLAS, TEXAS 75214
ELECTRICAL ENGINEER
DIVERSIFIED ENGINEERING
2411 HUNT BISHOP
DALLAS, TEXAS 75214
LANDSCAPE ARCHITECT
LABSCAPE ARCHITECTS
2411 HUNT BISHOP
DALLAS, TEXAS 75214
GENERAL CONTRACTOR
MCCONNELL-AVONDAHL
1400 W. CAMPBELL
DALLAS, TEXAS 75202

Key Plan

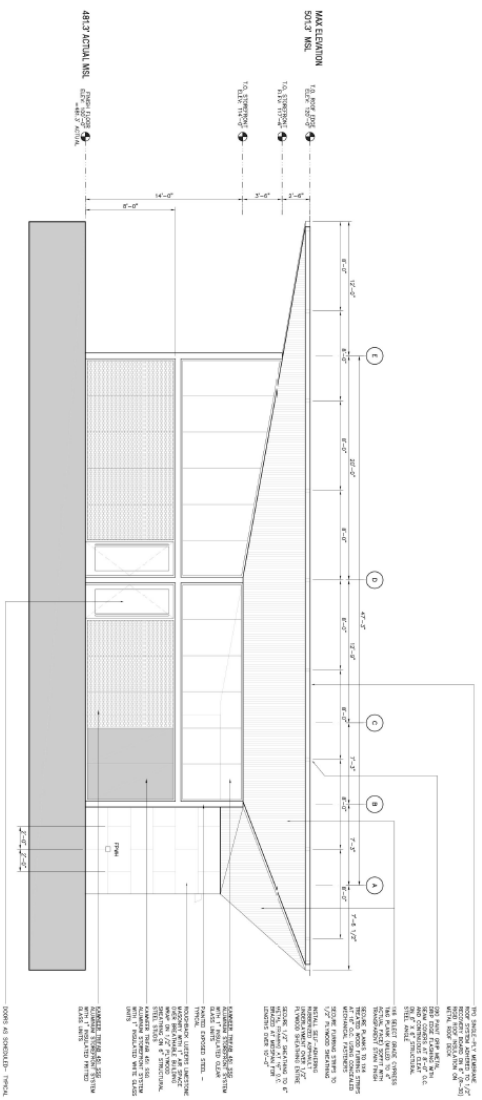
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Notes:

1. SEE PLAN FOR MATERIALS AND FINISHES.
2. SEE PLAN FOR MATERIALS AND FINISHES.
3. SEE PLAN FOR MATERIALS AND FINISHES.
4. SEE PLAN FOR MATERIALS AND FINISHES.
5. SEE PLAN FOR MATERIALS AND FINISHES.
6. SEE PLAN FOR MATERIALS AND FINISHES.
7. SEE PLAN FOR MATERIALS AND FINISHES.
8. SEE PLAN FOR MATERIALS AND FINISHES.

Drawing Number
NORTH CONSTRUCTION
A4.01

Date: DEVELOPMENT
Project Name: ARBORETUM
Job Number: 2018-001
Drawing Title: EXT. ELEV.



WEST ELEVATION 01
SCALE: 1/4"=1'-0"

Dallas
Arboretum
Food and Herb
Garden
Dallas, Texas

LANDSCAPE ARCHITECTS
SWA

2212 N. GORMAN
DALLAS, TEXAS 75205
PHONE: 214.750.1111
FAX: 214.750.0815
WWW.SWAARCHITECTS.COM

Consultants
Architect:
Structural Engineer:
Mechanical Engineer:
Electrical Engineer:
Civil Engineer:
Landscape Architect:

Contractor
General Contractor:
Landscape Contractor:
Specialty Contractor:

Completion / Anticipated Start
Completion: 2024
Anticipated Start: 2024

Site Location
Dallas, Texas

Scale
1/4" = 1'-0"

KEY PLAN

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20

Revisions

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20

Notes

1. ALL DIMENSIONS ARE IN FEET AND INCHES.

2. FINISH GRADE SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

3. ALL MATERIALS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC) AND THE INTERNATIONAL ELECTRICAL CODE (IEC).

6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC) AND THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).

7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC).

8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY AND HEALTH CODE (ISHC) AND THE INTERNATIONAL SAFETY AND HEALTH CODE (ISHC).

9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL AND CLIMATE CODE (IECC) AND THE INTERNATIONAL ENVIRONMENTAL AND CLIMATE CODE (IECC).

10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY AND EFFICIENCY CODE (IEEC) AND THE INTERNATIONAL ENERGY AND EFFICIENCY CODE (IEEC).

Scale

1/4" = 1'-0"

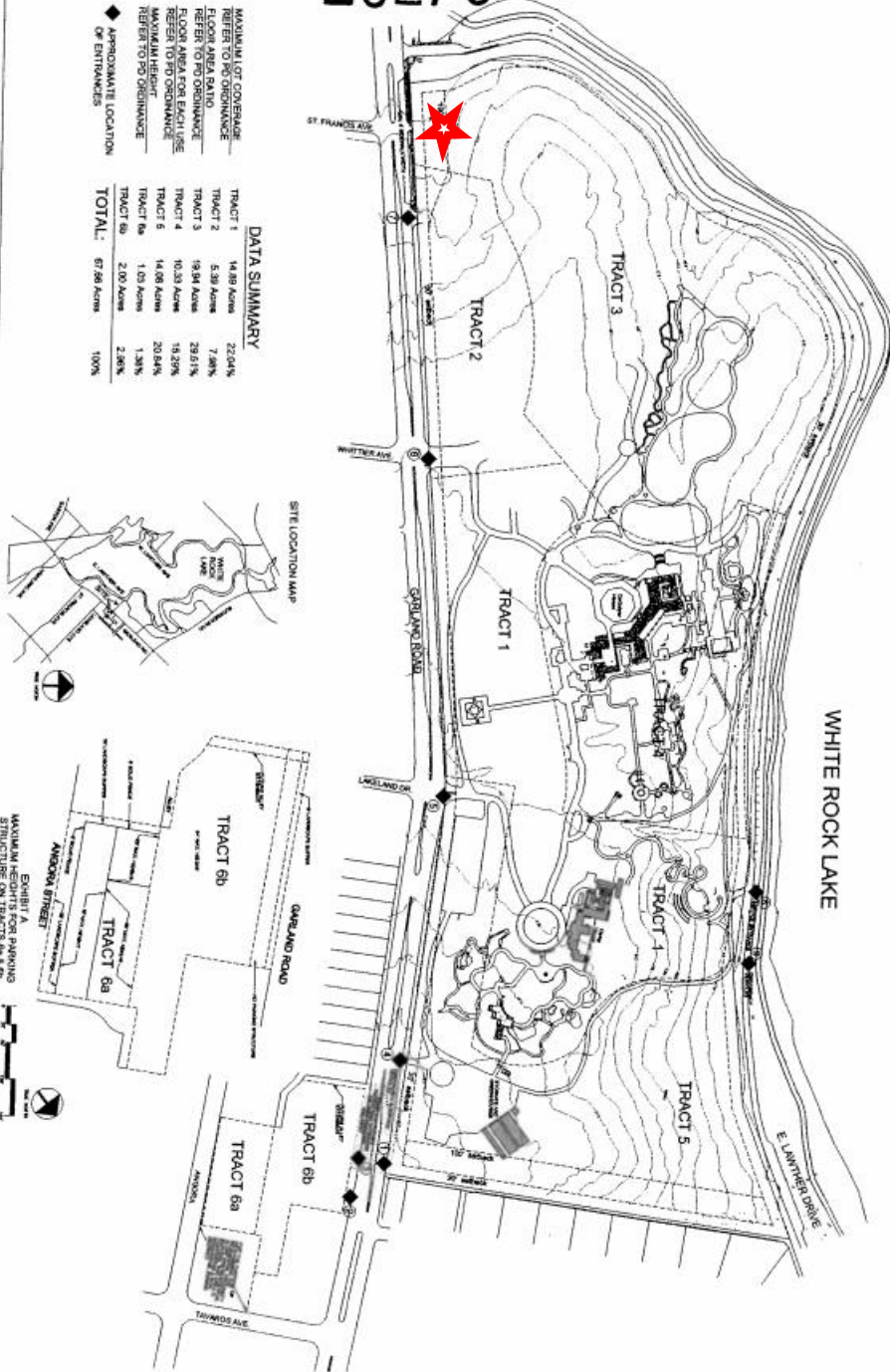
Date: 10/20/2023
Project: DALLAS ARBORETUM
Job Number: 20230001
Drawing Title: WEST ELEVATION
EXT. ELEV.

Drawing Number: WEST ELEVATION
Scale: 1/4" = 1'-0"
Sheet: A4.02

Exhibit 287A

111782

28270

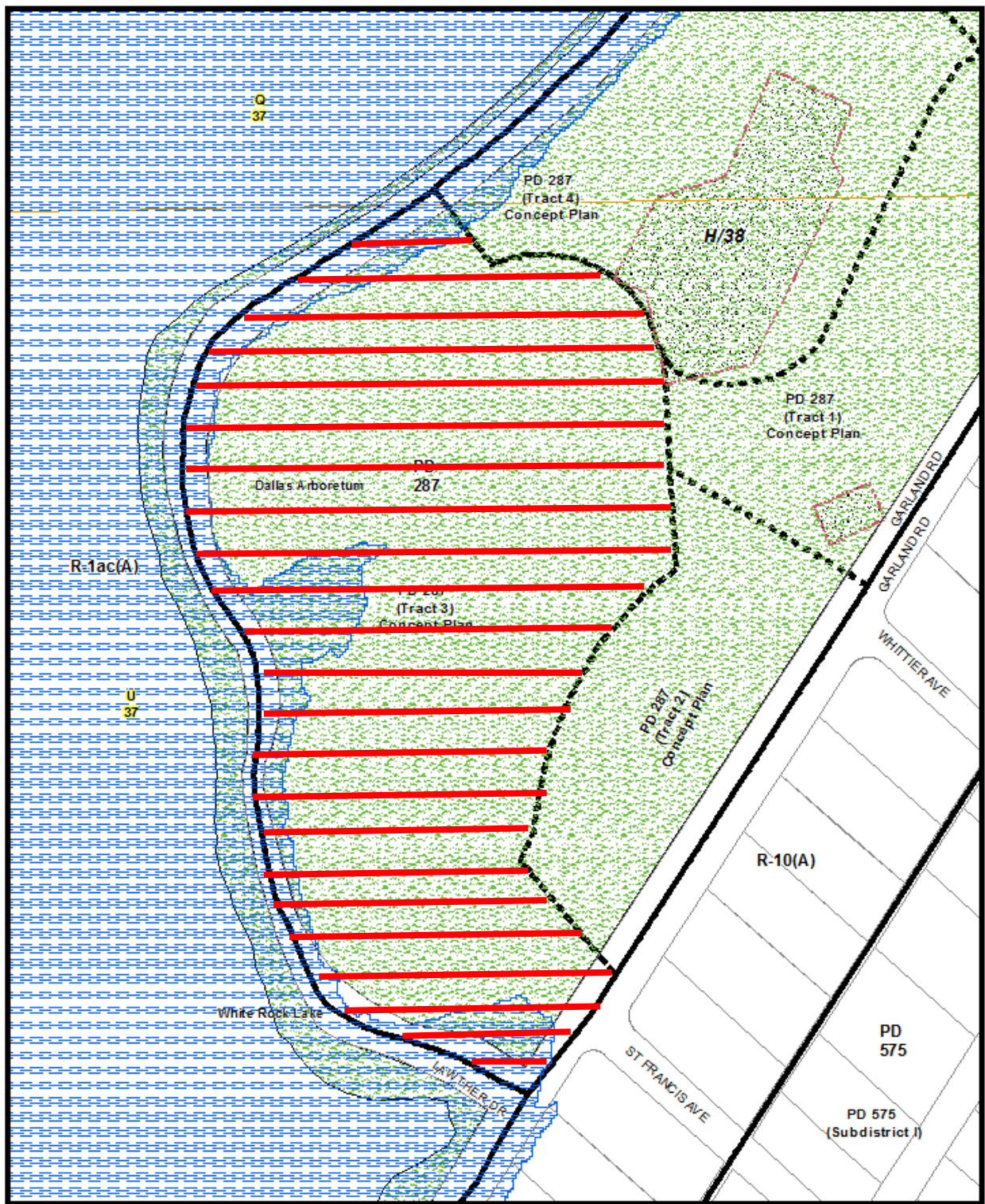


Dallas Architecture & Botanical Society, Inc.
 28270
 Dallas, Texas 75244
 Tel: (214) 315-6500

Conceptual Plan: Planned Development District #287

Planned Development District No. 287

Approved City Plan Commission
 May 19, 2011





 1:2,628

Aerial Map

Printed Date: 7/21/2016

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

CASE NUMBER: 1605130003

DATE FILED: April 28, 2016

LOCATION: 222 Continental Ave (east elevation) **SIZE OF REQUEST:** 400 square feet

COUNCIL DISTRICT: 6

ZONING: IM

MAPSCO: 45-J

APPLICANT: Kuni Shimizu

CONTRACTOR: Texas Pro Signs

OWNER/TENANT: PNYX LP

REQUEST: An application for a Certificate of Appropriateness by Kuni Shimizu of Texas Pro Signs for a 400 square-foot detached multi-tenant expressway sign at 222 Continental Avenue (eastern elevation).

SUMMARY: The applicant will construct a detached multi-tenant expressway sign.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND

- The subject site is located in the Downtown Perimeter SPSPD, and follows the regulations set forth by Section 51A-7.303 (GENERAL PROVISIONS APPLICABLE TO SIGNS IN BUSINESS ZONING DISTRICTS)
- The request is for an expressway sign, which is a sign that is wholly within 100 feet of an expressway right-of-way and whose message is visible from the main traveled way or that has been relocated adjacent to an expressway pursuant to Section 51A-7.307(f).
- The proposed sign is 400 square feet. It will be located on the eastern elevation. Signage will be constructed of galvanized metal with black paint and LED modules.
- Construction of the detached sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.304. BUSINESS ZONING DISTRICT DETACHED SIGNS:

(f) Regulations applicable to expressway signs.

(1) Applicability. This subsection controls over Subsections (c), (d), and (e) of this section.

(2) Setback, height, and effective area generally.

(A) An expressway sign with a minimum setback of five feet may have a maximum height of 20 feet and maximum effective area of 50 square feet.

(B) An expressway sign with a minimum setback of 15 feet may have a maximum height of 30 feet and a maximum effective area of 150 square feet.

(C) An expressway sign with a minimum setback of 25 feet may have a maximum height of 40 feet and a maximum effective area of 400 square feet.

(D) The height of an expressway sign may be extended to 50 feet, or to 30 feet above the nearest point on the nearest travel surface of the nearest expressway or new expressway, whichever is higher, if the total height of the sign does not exceed 60 feet above the ground at the base of the sign.

SSDAC Action
July 12, 2016

MOTION: It was moved to approve a 400 square-foot detached sign at 222 Continental Avenue (east elevation).

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

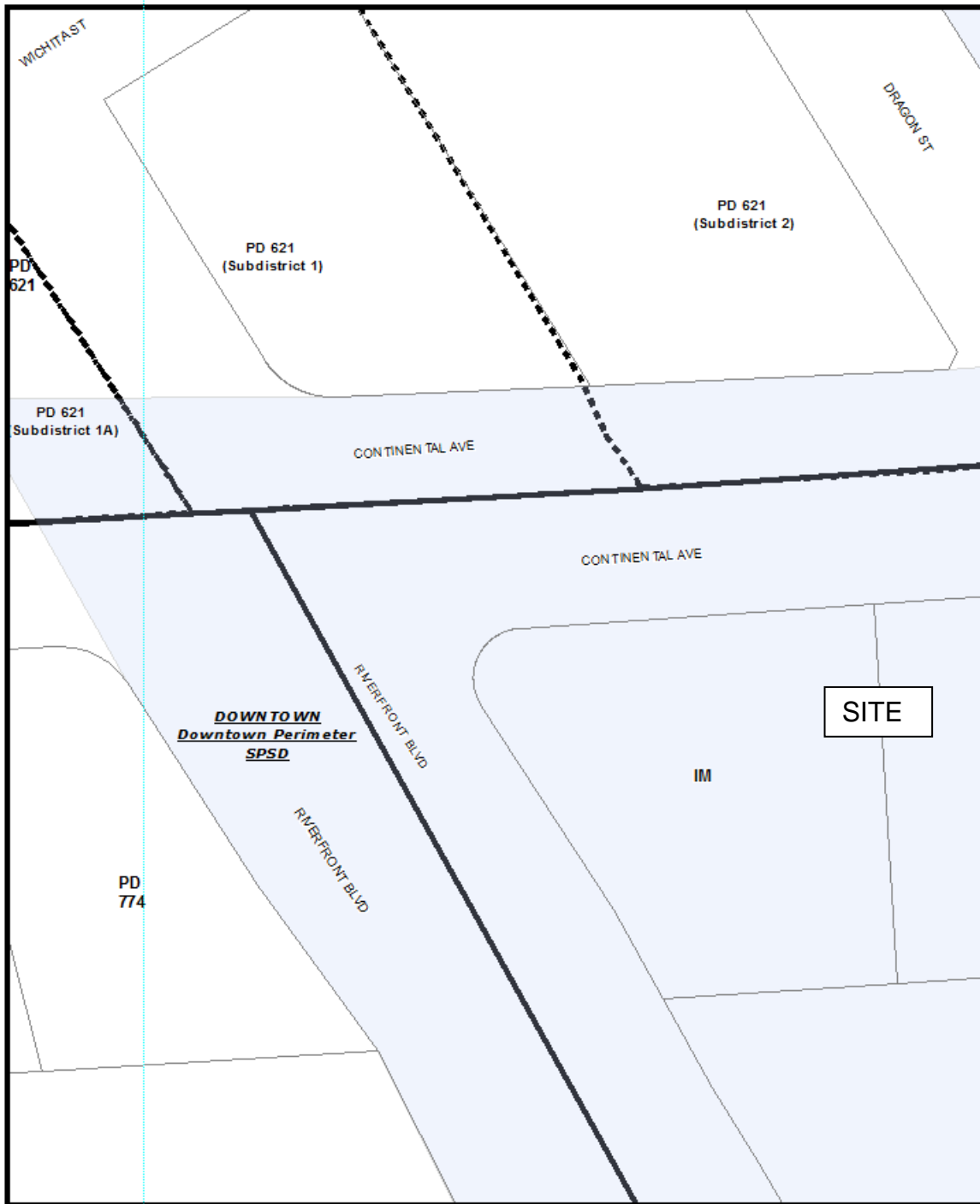
For: 4 – Dumas, Hardin, Peadon, Webster

Against: 0

Absent: 0

Conflict: 0

Speakers – Kuni Shimizu – Texas Pro Signs



 1:723

Zoning Map

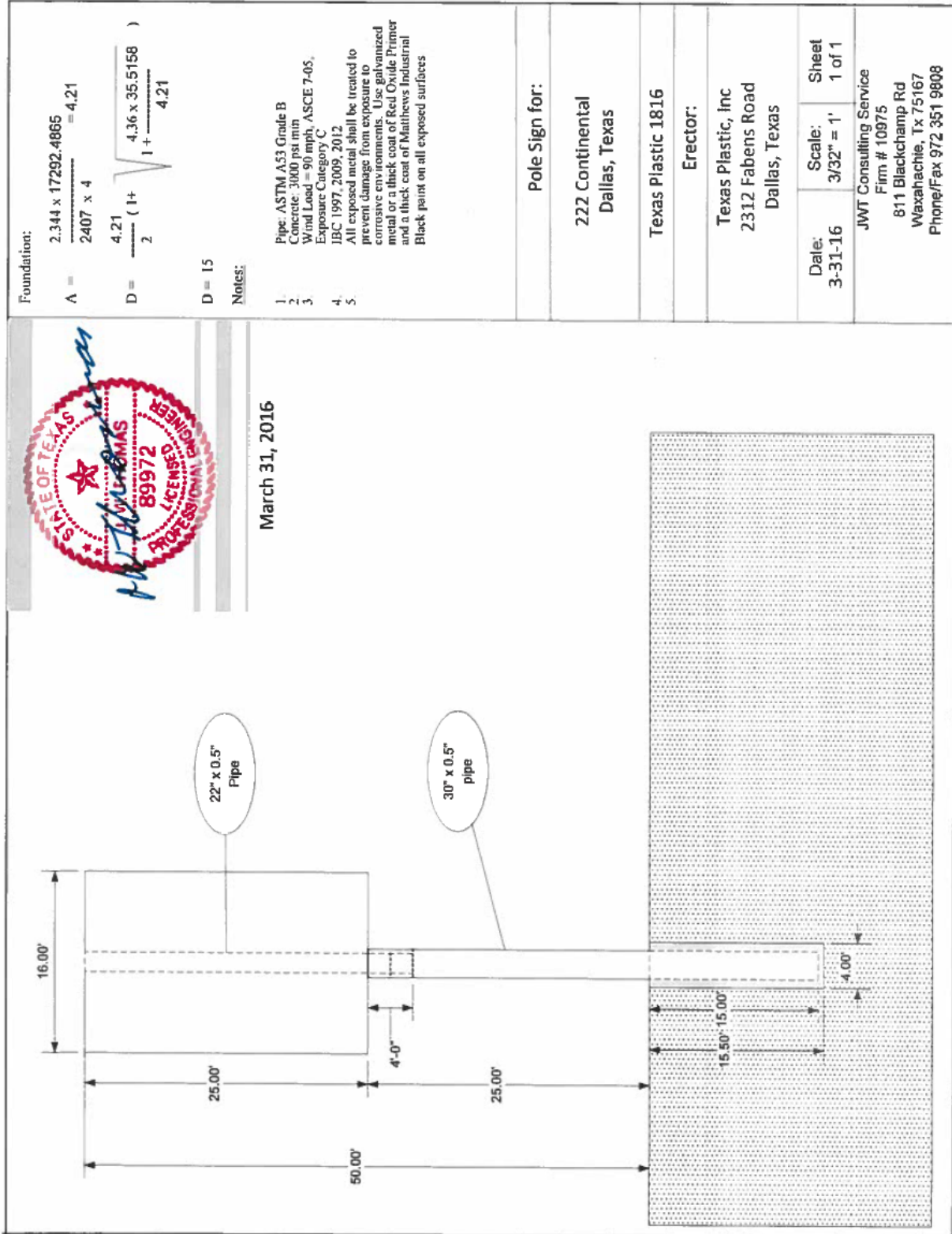
Printed Date: 7/8/2016



1:723

Aerial Map

Printed Date: 7/8/2016



Foundation:

$$\lambda = \frac{2.344 \times 17292.4865}{2407 \times 4} = 4.21$$

$$D = \frac{4.21}{2} \left(1 + \sqrt{1 + \frac{4.36 \times 35.5158}{4.21}} \right)$$

D = 15

Notes:

1. Pipe: ASTM A53 Grade B
2. Concrete: 3000 psi min
3. Wind Load = 90 mph, ASCE 7-05, Exposure Category C
4. JBC 1997, 2009, 2012
5. All exposed metal shall be treated to prevent damage from exposure to corrosive environments. Use galvanized metal or a thick coat of Red Oxide Primer and a thick coat of Maithevs Industrial Black paint on all exposed surfaces

Pole Sign for:

222 Continental
Dallas, Texas

Texas Plastic 1816

Erector:

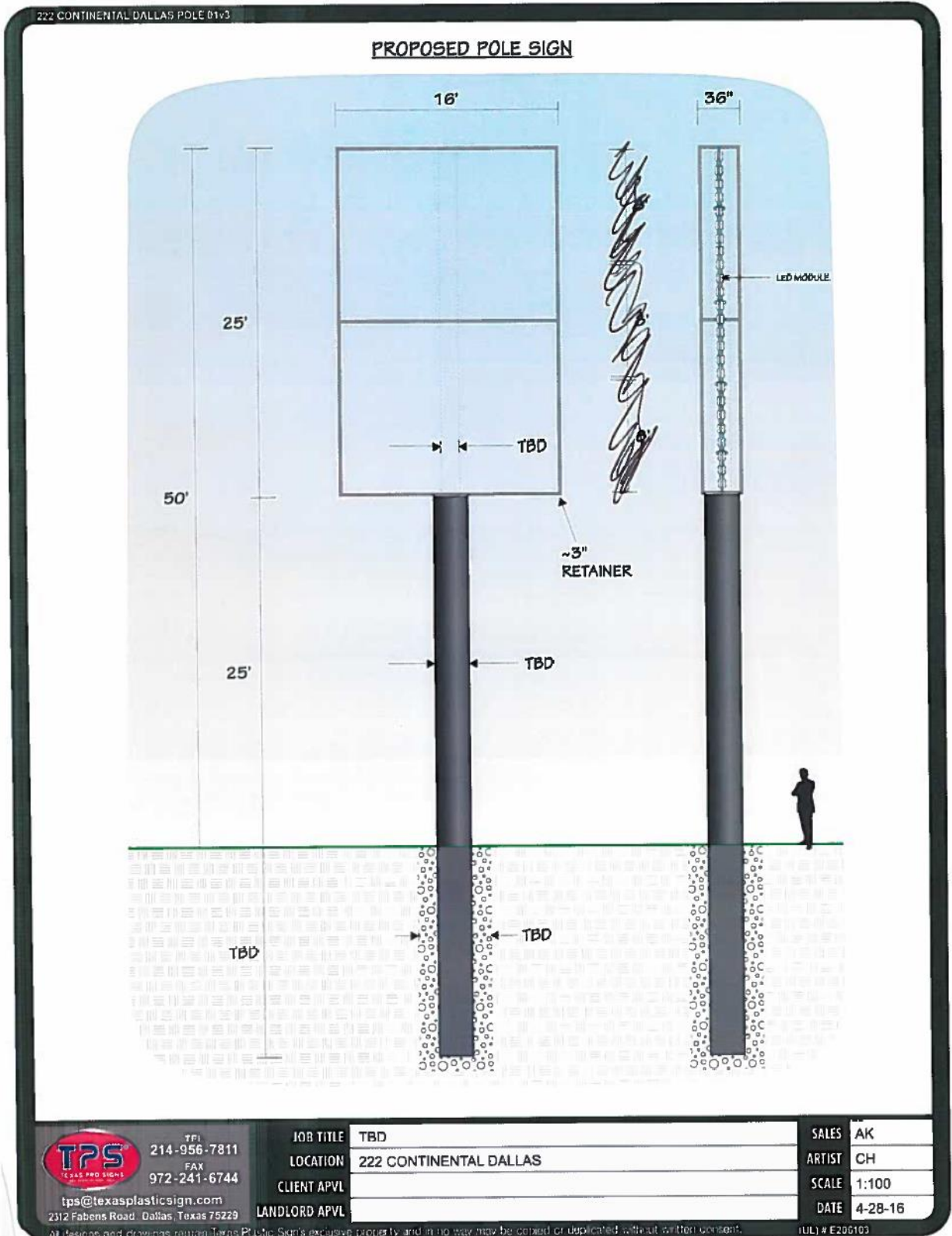
Texas Plastic, Inc
2312 Fabens Road
Dallas, Texas

Date:	Scale:	Sheet
3-31-16	3/32" = 1'	1 of 1

JWT Consulting Service
Firm # 10975
811 Blackchamp Rd
Waxahachie, Tx 75167
Phone/Fax 972 351 9808



March 31, 2016



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

JEFFERSON BOULEVARD

CASE NUMBER: 1606200014

DATE FILED: June 20, 2016

LOCATION: 729 W Jefferson Blvd (southern elevation) **SIZE OF REQUEST:** 323.25 sq.ft.

COUNCIL DISTRICT: 1

ZONING: PD No. 316

MAPSCO: 54-G

APPLICANT: William Halbrook

CONTRACTOR: Mister Sign Man

OWNER/TENANT: Pizza Properties

REQUEST: An application for a Certificate of Appropriateness, by William Halbrook of Mister Sign Man, for a 323.25 square foot attached sign at 729 W Jefferson Boulevard (southern elevation).

SUMMARY: The applicant will construct a flat attached sign that will read, "Peter Piper Pizza".

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the Jefferson Boulevard SPSD and follows the regulations set forth by Section 51A-7.303 (GENERAL PROVISIONS APPLICABLE TO SIGNS IN BUSINESS ZONING DISTRICTS).
- The request is for a flat attached sign, which means an attached sign projecting from a building and parallel to the building facade.
- The proposed sign is 323.25 square feet. It will be located on the south elevation. Signage will be constructed of acrylic faces with vinyl and illuminated with white LEDs.
- Construction of the attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per Section 51A-7.305. ATTACHED SIGNS:

SEC. 51A-7.305. ATTACHED SIGNS.

Attached signs are permitted in business areas in accordance with the following provisions:

(a) Except as otherwise permitted under Sections 51-4.213(25), 51-4.217(b)(5), 51A-4.206(1), and 51A-4.217(b)(9), all attached signs must be premise signs or convey a noncommercial message.

(b) All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than 18 inches from that surface except as provided in Subsection (e) below.

(c) On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade. On any building facade, there may be a maximum of eight words which contain any character of a height equal to or exceeding four inches and pertain to any premise or any non-residential occupancy. Words consisting of characters less than four inches high may be used without limit.

(d) The combined effective area of all signs attached to any window or any glass door may not exceed 15 percent of the area of that window or that glass door. Signs in the upper two-thirds of a window or glass door are prohibited. Signs attached to a window or a glass door must be brought into compliance with this provision by September 25, 2008.

(e) Attached signs may project more than 18 inches from vertical building planes as follows:

(1) Any premise or any non-residential occupancy may erect not more than one attached sign projecting up to a maximum of four feet from a vertical building plane, but not above the roof, provided that the premise or occupancy maintains no detached sign on the premise, and that the sign does not exceed 20 square feet in effective area, and

that no part of the sign descends closer to grade than 10 feet, nor projects into or over any public right-of-way.

(2) On any premise or non-residential occupancy, a sign may be erected at the eaves or edge of the roof or on a parapet or edge of a canopy; provided, that the sign is parallel to the vertical building plane, and does not project more than four feet above the surface to which it is attached.

(3) Any premise or non-residential occupancy may erect one attached sign projecting up to a maximum of four feet from a vertical building plane if:

(A) the sign does not exceed 60 square feet in effective area;

(B) no single face of a three-dimensional sign exceeds 60 square feet;

(C) the attached sign is not above the highest point of a facade;

(D) no part of the sign descends closer to grade than 10 feet;

(E) the sign does not project into or over any public right-of-way; and

(F) the contents of the sign are limited to a registered trademark or logo that contains no word or character.

(f) Words may be attached to machinery or equipment which is necessary or customary to the business, including but not limited to devices such as gasoline pumps, vending machines, ice machines, etc., provided that words so attached refer exclusively to products or services dispensed by the device, consist of characters no more than four inches in height, and project no more than one inch from the surface of the device.

Case Number: 1606200014

SSDAC Action
July 12, 2016

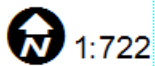
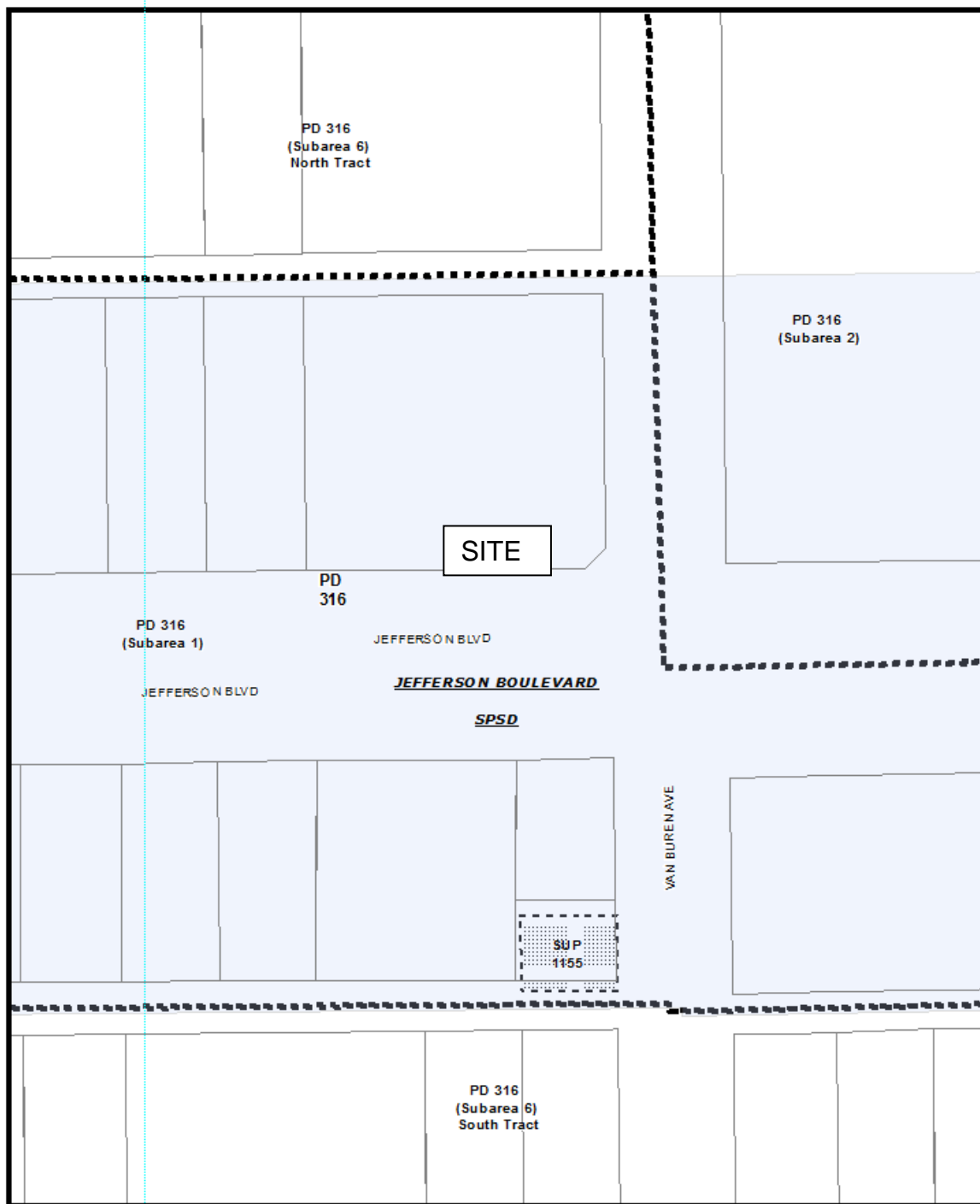
MOTION: It was moved to **approve** a 323.25 square-foot attached sign at 729 W Jefferson Boulevard (southern elevation).

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

For: 4 – Dumas, Hardin, Peadon, Webster

Against: 0
Absent: 0
Conflict: 0

Speakers – William Halbrook – Mister Sign Man



Zoning Map

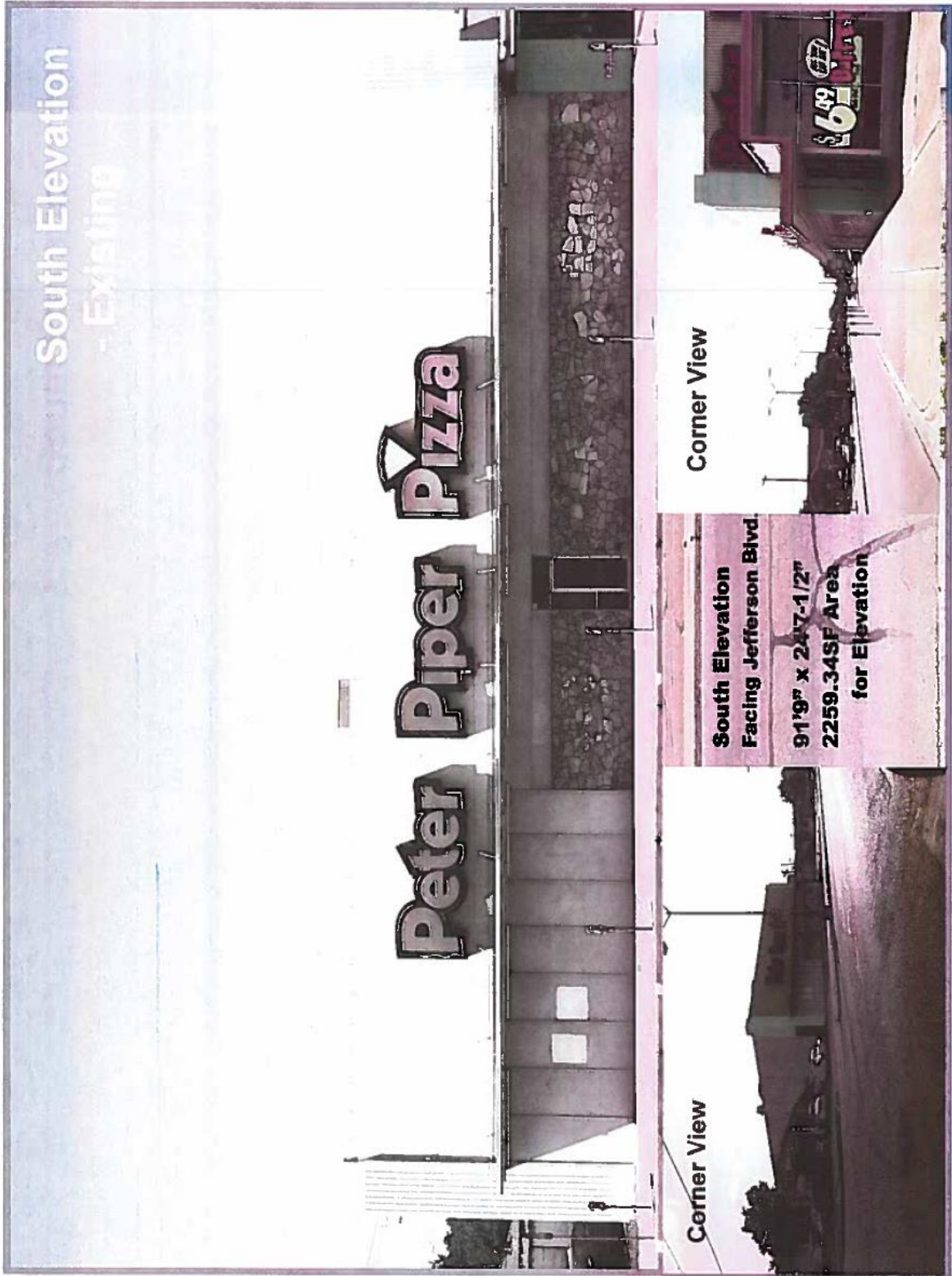
Printed Date: 7/8/2016



 1:722

Aerial Map

Printed Date: 7/8/2016



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

JEFFERSON BOULEVARD

CASE NUMBER: 1606200015

DATE FILED: June 20, 2016

LOCATION: 729 W Jefferson Blvd (eastern elevation) **SIZE OF REQUEST:** 493.5 square feet

COUNCIL DISTRICT: 1

ZONING: PD No. 316

MAPSCO: 54-G

APPLICANT: William Halbrook

CONTRACTOR: Mister Sign Man

OWNER/TENANT: Pizza Properties

REQUEST: An application for a Certificate of Appropriateness, by William Halbrook of Mister Sign Man, for a 493.5 square foot attached sign at 729 W. Jefferson Boulevard (eastern elevation).

SUMMARY: The applicant will construct a flat attached sign that will read, "Peter Piper Pizza".

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the Jefferson Boulevard SPSD and follows the regulations set forth by Section 51A-7.303 (GENERAL PROVISIONS APPLICABLE TO SIGNS IN BUSINESS ZONING DISTRICTS).
- The request is for a flat attached sign, which means an attached sign projecting from a building and parallel to the building facade.
- The proposed sign is 493.5 square feet. It will be located on the east elevation. Signage will be constructed of acrylic faces with vinyl and illuminated with white LEDs.
- Construction of the attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per Section 51A-7.305. ATTACHED SIGNS:

SEC. 51A-7.305. ATTACHED SIGNS.

Attached signs are permitted in business areas in accordance with the following provisions:

(a) Except as otherwise permitted under Sections 51-4.213(25), 51-4.217(b)(5), 51A-4.206(1), and 51A-4.217(b)(9), all attached signs must be premise signs or convey a noncommercial message.

(b) All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than 18 inches from that surface except as provided in Subsection (e) below.

(c) On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade. On any building facade, there may be a maximum of eight words which contain any character of a height equal to or exceeding four inches and pertain to any premise or any non-residential occupancy. Words consisting of characters less than four inches high may be used without limit.

(d) The combined effective area of all signs attached to any window or any glass door may not exceed 15 percent of the area of that window or that glass door. Signs in the upper two-thirds of a window or glass door are prohibited. Signs attached to a window or a glass door must be brought into compliance with this provision by September 25, 2008.

(e) Attached signs may project more than 18 inches from vertical building planes as follows:

(1) Any premise or any non-residential occupancy may erect not more than one attached sign projecting up to a maximum of four feet from a vertical building plane, but not above the roof, provided that the premise or occupancy maintains no detached sign on the premise, and that the sign does not exceed 20 square feet in effective area, and

that no part of the sign descends closer to grade than 10 feet, nor projects into or over any public right-of-way.

(2) On any premise or non-residential occupancy, a sign may be erected at the eaves or edge of the roof or on a parapet or edge of a canopy; provided, that the sign is parallel to the vertical building plane, and does not project more than four feet above the surface to which it is attached.

(3) Any premise or non-residential occupancy may erect one attached sign projecting up to a maximum of four feet from a vertical building plane if:

(A) the sign does not exceed 60 square feet in effective area;

(B) no single face of a three-dimensional sign exceeds 60 square feet;

(C) the attached sign is not above the highest point of a facade;

(D) no part of the sign descends closer to grade than 10 feet;

(E) the sign does not project into or over any public right-of-way; and

(F) the contents of the sign are limited to a registered trademark or logo that contains no word or character.

(f) Words may be attached to machinery or equipment which is necessary or customary to the business, including but not limited to devices such as gasoline pumps, vending machines, ice machines, etc., provided that words so attached refer exclusively to products or services dispensed by the device, consist of characters no more than four inches in height, and project no more than one inch from the surface of the device.

SSDAC Action
July 12, 2016

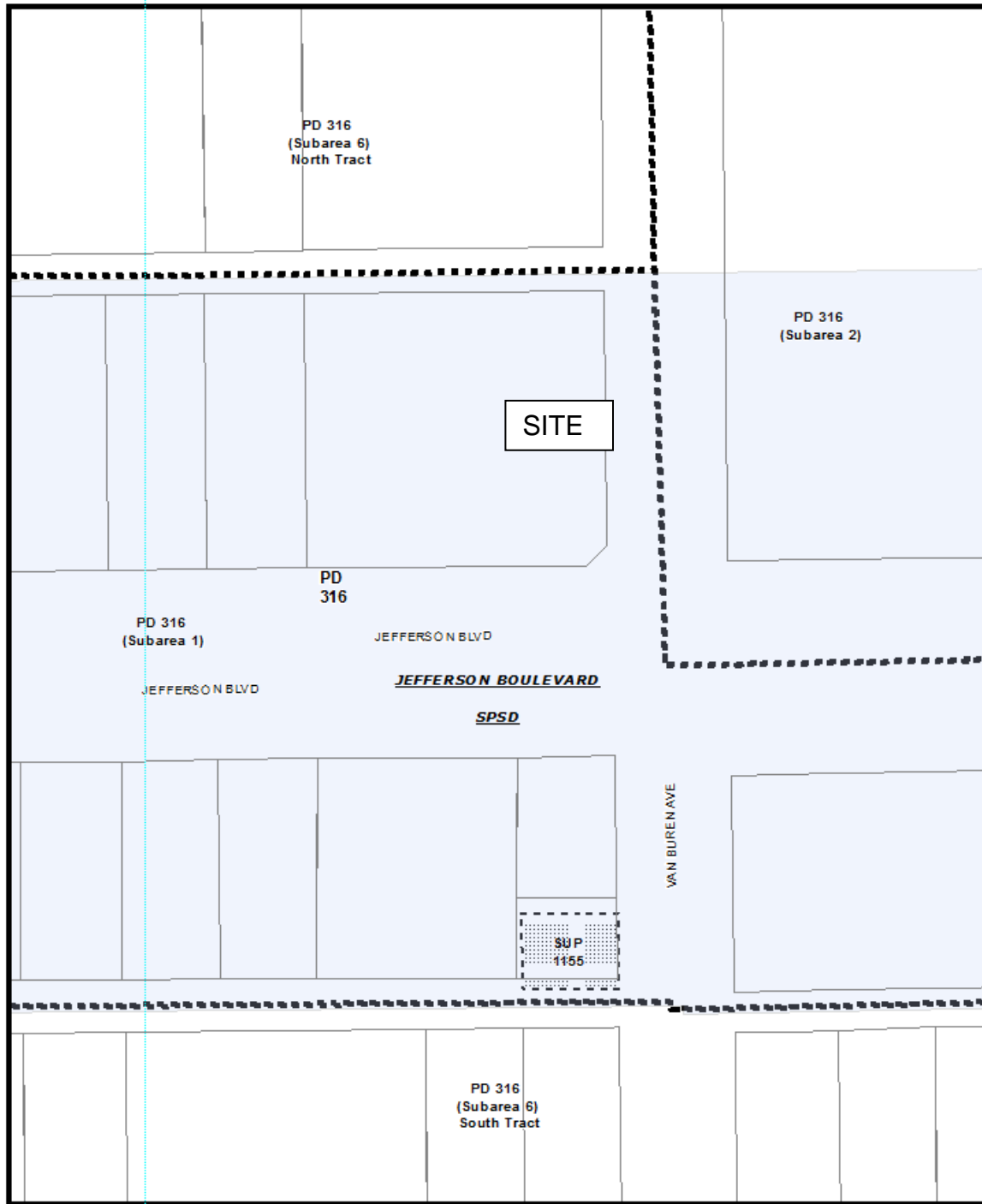
MOTION: It was moved to approve a 493.5 square-foot attached sign at 729 W Jefferson Boulevard (eastern elevation).

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

For: 4 –, Dumas, Hardin, Peadon, Webster

Against: 0
Absent: 0
Conflict: 0

Speakers – William Halbrook – Mister Sign Man



Zoning Map

Printed Date: 7/8/2016



 1:722

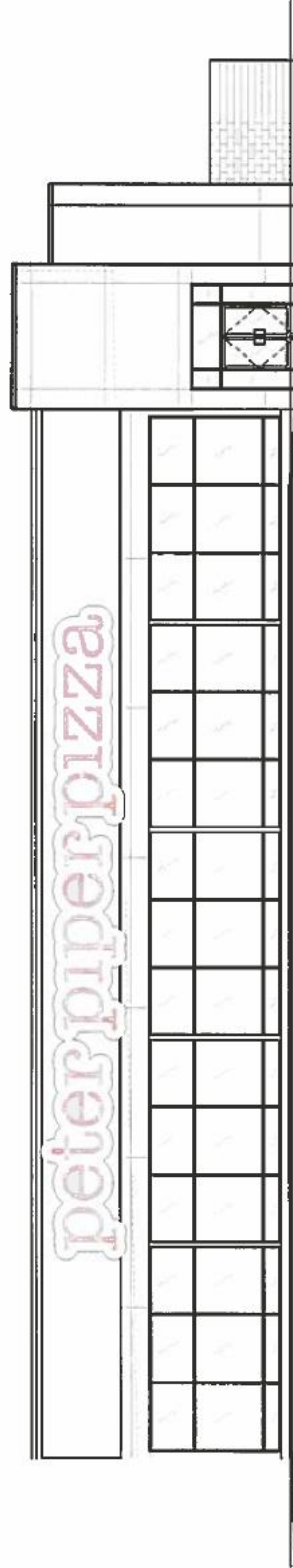
Aerial Map

Printed Date: 7/8/2016

FRONT - Wall Sign

East Elevation - Proposed

61'8-1/4"

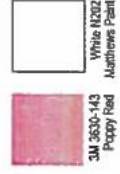


493.5 sqft. Total

East Elevation Facing Parking Lot

94'7" x 24'7-1/2"
2329.1 SF Area
for Elevation

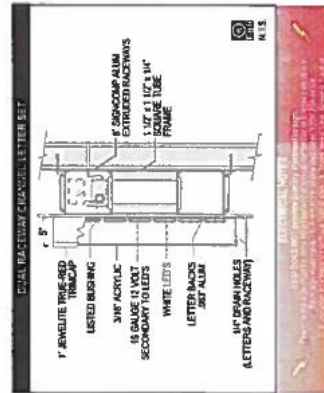
COLOR SCHEDULE:

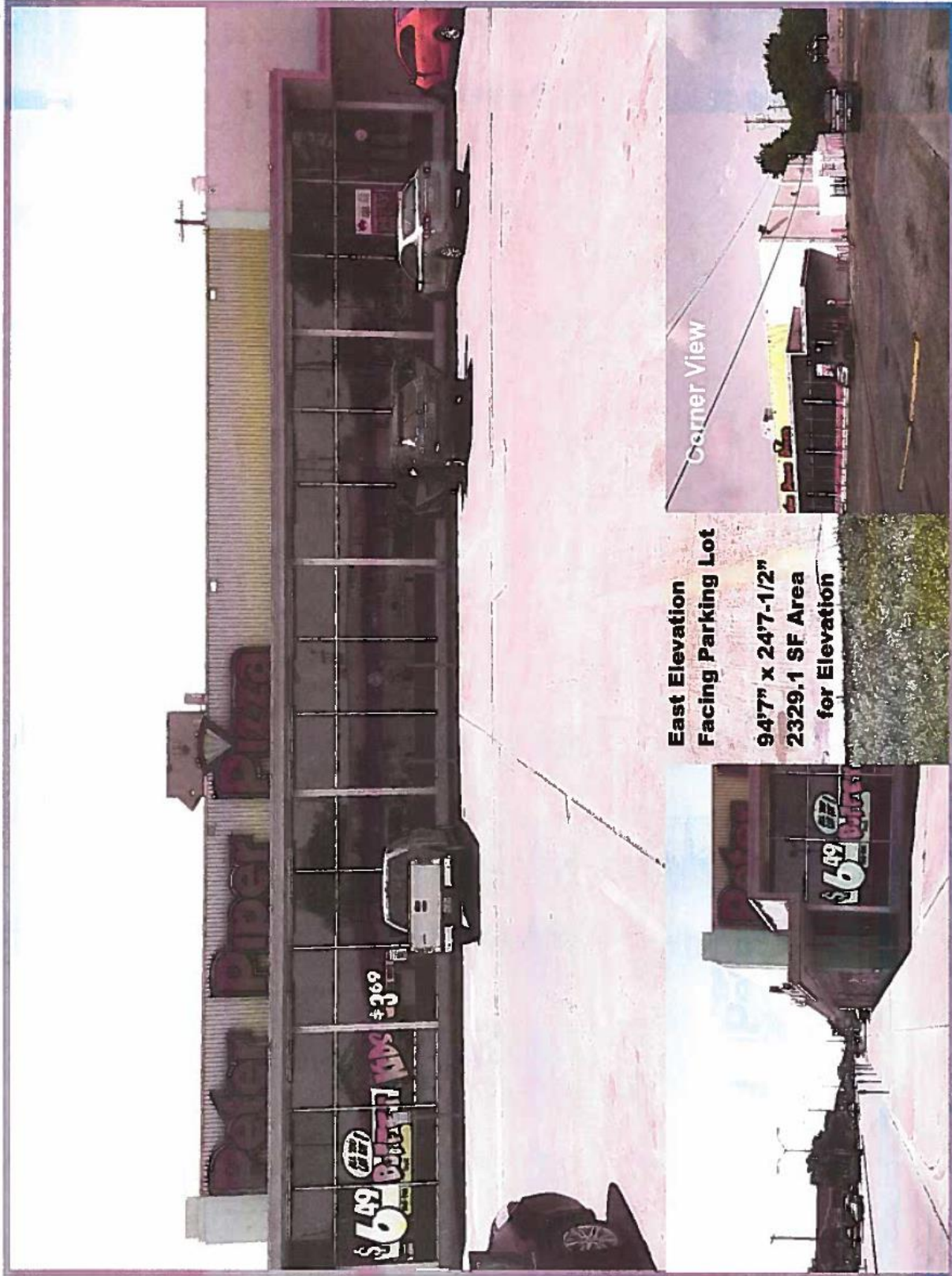


Wall Color Will Be Sherwin Williams Beige SW7575

• Channel letters to have 7328 White Acrylic faces with 3M 3630-143 Poppy Red vinyl;

- Channels to have .040 red 5" sidewalls
- Channels to have 1" Jewelle red trimcap
- Letters Illuminated with white LED's
- 1/8" Backplate finished Matthews N202 White
- Letters to be mounted on 6" x 8" raceways w/ 1 1/2" square tubing for support as needed; Raceways and tubing finished SW7575 to match fascia;
- Electrical requirement: 120 volt to be supplied at sign location by others;





**East Elevation
Facing Parking Lot
94'7" x 24'7-1/2"
2329.1 SF Area
for Elevation**



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

JEFFERSON BOULEVARD

CASE NUMBER: 1606200016

DATE FILED: June 20, 2016

LOCATION: 729 W Jefferson Blvd (eastern elevation) **SIZE OF REQUEST:** 59.35 square feet

COUNCIL DISTRICT: 1

ZONING: PD No. 316

MAPSCO: 54-G

APPLICANT: William Halbrook

CONTRACTOR: Mister Sign Man

OWNER/TENANT: Pizza Properties

REQUEST: An application for a Certificate of Appropriateness, by William Halbrook of Mister Sign Man, for a 59.35 square foot attached sign at 729 W Jefferson Boulevard (eastern elevation).

SUMMARY: The applicant will construct a flat attached sign that will read, "Peter Piper Pizza".

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the Jefferson Boulevard SPSD and follows the regulations set forth by Section 51A-7.303 (GENERAL PROVISIONS APPLICABLE TO SIGNS IN BUSINESS ZONING DISTRICTS).
- The request is for a flat attached sign, which means an attached sign projecting from a building and parallel to the building facade.
- The proposed sign is 59.35 square feet. It will be located on the east elevation. Signage will be constructed of acrylic faces with vinyl and illuminated with white LEDs.
- Construction of the attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per Section 51A-7.305. ATTACHED SIGNS:

SEC. 51A-7.305. ATTACHED SIGNS.

Attached signs are permitted in business areas in accordance with the following provisions:

(a) Except as otherwise permitted under Sections 51-4.213(25), 51-4.217(b)(5), 51A-4.206(1), and 51A-4.217(b)(9), all attached signs must be premise signs or convey a noncommercial message.

(b) All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than 18 inches from that surface except as provided in Subsection (e) below.

(c) On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade. On any building facade, there may be a maximum of eight words which contain any character of a height equal to or exceeding four inches and pertain to any premise or any non-residential occupancy. Words consisting of characters less than four inches high may be used without limit.

(d) The combined effective area of all signs attached to any window or any glass door may not exceed 15 percent of the area of that window or that glass door. Signs in the upper two-thirds of a window or glass door are prohibited. Signs attached to a window or a glass door must be brought into compliance with this provision by September 25, 2008.

(e) Attached signs may project more than 18 inches from vertical building planes as follows:

(1) Any premise or any non-residential occupancy may erect not more than one attached sign projecting up to a maximum of four feet from a vertical building plane, but not above the roof, provided that the premise or occupancy maintains no detached sign on the premise, and that the sign does not exceed 20 square feet in effective area, and

that no part of the sign descends closer to grade than 10 feet, nor projects into or over any public right-of-way.

(2) On any premise or non-residential occupancy, a sign may be erected at the eaves or edge of the roof or on a parapet or edge of a canopy; provided, that the sign is parallel to the vertical building plane, and does not project more than four feet above the surface to which it is attached.

(3) Any premise or non-residential occupancy may erect one attached sign projecting up to a maximum of four feet from a vertical building plane if:

(A) the sign does not exceed 60 square feet in effective area;

(B) no single face of a three-dimensional sign exceeds 60 square feet;

(C) the attached sign is not above the highest point of a facade;

(D) no part of the sign descends closer to grade than 10 feet;

(E) the sign does not project into or over any public right-of-way; and

(F) the contents of the sign are limited to a registered trademark or logo that contains no word or character.

(f) Words may be attached to machinery or equipment which is necessary or customary to the business, including but not limited to devices such as gasoline pumps, vending machines, ice machines, etc., provided that words so attached refer exclusively to products or services dispensed by the device, consist of characters no more than four inches in height, and project no more than one inch from the surface of the device.

SSDAC Action
July 12, 2016

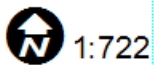
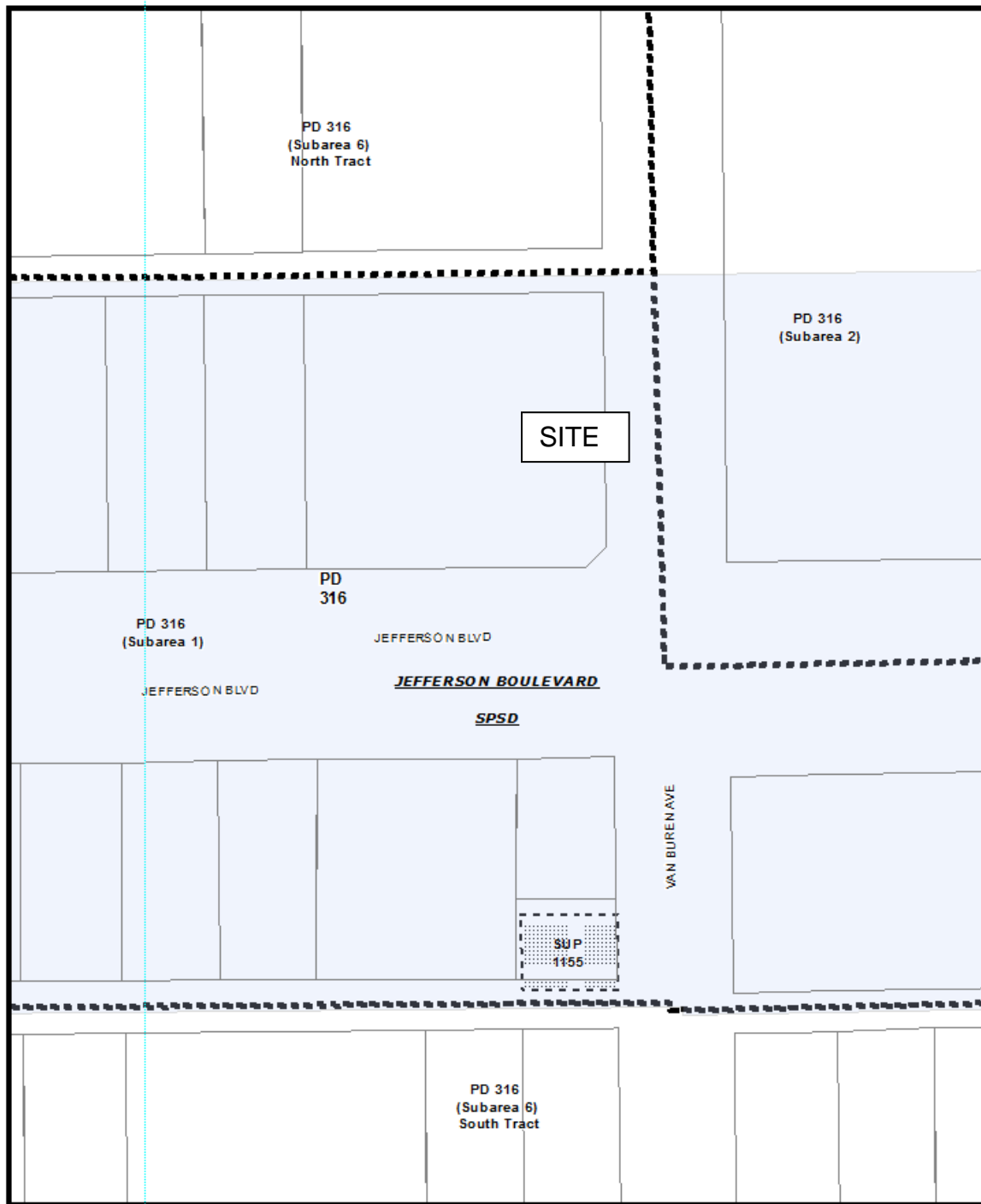
MOTION: It was moved to approve a 59.35 square-foot attached sign at 729 W Jefferson Boulevard (eastern elevation).

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

For: 4 – Dumas, Hardin, Peadon, Webster

Against: 0
Absent: 0
Conflict: 0

Speakers – William Halbrook – Mister Sign Man



Zoning Map

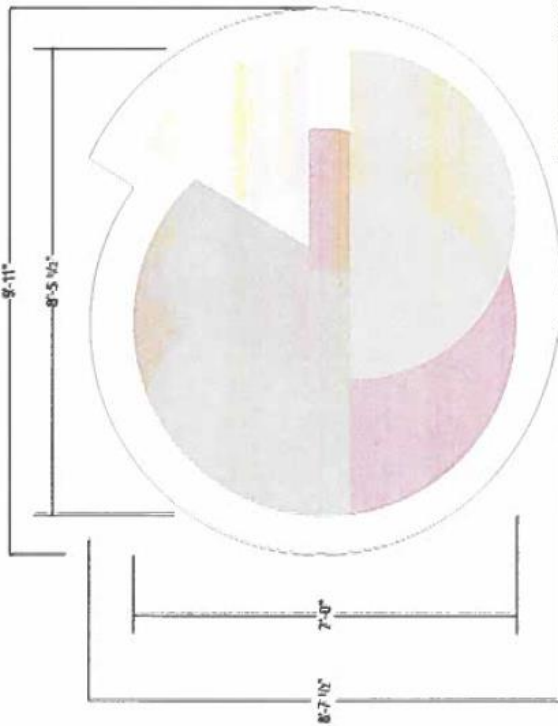
Printed Date: 7/8/2016



Aerial Map

Printed Date: 7/8/2016

Logo on East Elevation



59.35 sqft. Total

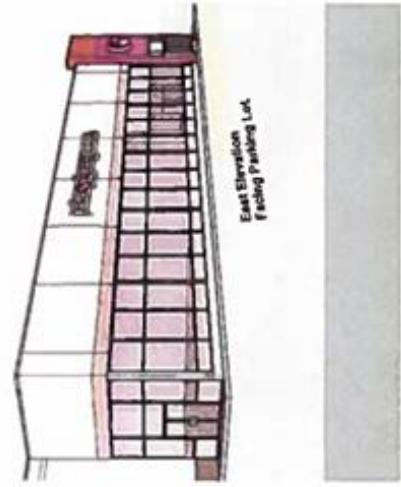
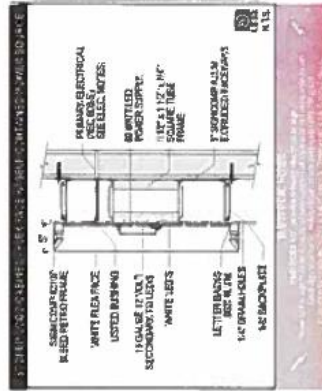


Wall Color Will Be Sherwin Williams Beige SW7575

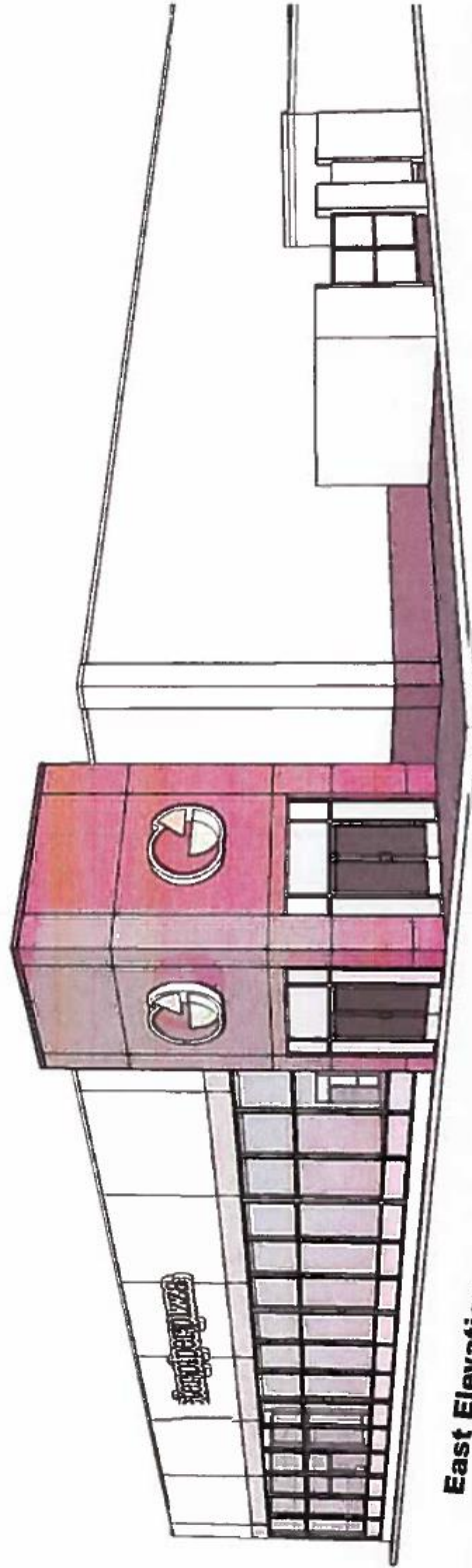
- Logo to be 5' Deep cabinet w/ white finish w/ flat surface vinyl graphics.
- Logo submittals finished to match 201 2025-143 Poppy Red
- Logo illuminated with white LED's.
- 1/8" Backsplash finished Sherwin Williams K027 White
- Logo to be mounted on 6" x 6" aluminum w/ 1 1/2" aluminum tubing for support as needed. Reinforce and tubing finished SW7575 to match finish.
- Electrical requirement: 100-watts to be supplied (at sign location by owner).

COLOR SCHEDULE:

201 2025-143 Poppy Red	201 2025-148 Sherwin Williams Beige	201 2025-06 Light Green
201 2025-149 Sherwin Williams White	201 2025-119 Sherwin Williams White	



East Elevation Facing Parking Lot



**East Elevation
Facing Parking Lot**

**94'7" x 24'7-1/2"
2329.1 SF Area for Elevation**

**North Elevation
Facing Jefferson Blvd.**

**91'9" x 24'7-1/2"
2259.34SF Area for Elevation**

Wall Color Will Be Sherwin Williams Beige SW7575

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

JEFFERSON BOULEVARD

CASE NUMBER: 1606200017

DATE FILED: June 20, 2016

LOCATION: 729 W. Jefferson Blvd (northern elevation) **SIZE OF REQUEST:** 59.35 square feet

COUNCIL DISTRICT: 1

ZONING: PD No. 316

MAPSCO: 54-G

APPLICANT: William Halbrook

CONTRACTOR: Mister Sign Man

OWNER/TENANT: Pizza Properties

REQUEST: An application for a Certificate of Appropriateness, by William Halbrook of Mister Sign Man, for a 59.35 square foot attached sign at 729 W Jefferson Boulevard (northern elevation).

SUMMARY: The applicant will construct a flat attached sign that will read, "Peter Piper Pizza".

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the Jefferson Boulevard SPSD and follows the regulations set forth by Section 51A-7.303 (GENERAL PROVISIONS APPLICABLE TO SIGNS IN BUSINESS ZONING DISTRICTS).
- The request is for a flat attached sign, which means an attached sign projecting from a building and parallel to the building facade.
- The proposed sign is 59.35 square feet. It will be located on the north elevation. Signage will be constructed of acrylic faces with vinyl and illuminated with white LEDs.
- Construction of the attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per Section 51A-7.305. ATTACHED SIGNS:

SEC. 51A-7.305. ATTACHED SIGNS.

Attached signs are permitted in business areas in accordance with the following provisions:

(a) Except as otherwise permitted under Sections 51-4.213(25), 51-4.217(b)(5), 51A-4.206(1), and 51A-4.217(b)(9), all attached signs must be premise signs or convey a noncommercial message.

(b) All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than 18 inches from that surface except as provided in Subsection (e) below.

(c) On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade. On any building facade, there may be a maximum of eight words which contain any character of a height equal to or exceeding four inches and pertain to any premise or any non-residential occupancy. Words consisting of characters less than four inches high may be used without limit.

(d) The combined effective area of all signs attached to any window or any glass door may not exceed 15 percent of the area of that window or that glass door. Signs in the upper two-thirds of a window or glass door are prohibited. Signs attached to a window or a glass door must be brought into compliance with this provision by September 25, 2008.

(e) Attached signs may project more than 18 inches from vertical building planes as follows:

(1) Any premise or any non-residential occupancy may erect not more than one attached sign projecting up to a maximum of four feet from a vertical building plane, but not above the roof, provided that the premise or occupancy maintains no detached sign on the premise, and that the sign does not exceed 20 square feet in effective area, and

that no part of the sign descends closer to grade than 10 feet, nor projects into or over any public right-of-way.

(2) On any premise or non-residential occupancy, a sign may be erected at the eaves or edge of the roof or on a parapet or edge of a canopy; provided, that the sign is parallel to the vertical building plane, and does not project more than four feet above the surface to which it is attached.

(3) Any premise or non-residential occupancy may erect one attached sign projecting up to a maximum of four feet from a vertical building plane if:

(A) the sign does not exceed 60 square feet in effective area;

(B) no single face of a three-dimensional sign exceeds 60 square feet;

(C) the attached sign is not above the highest point of a facade;

(D) no part of the sign descends closer to grade than 10 feet;

(E) the sign does not project into or over any public right-of-way; and

(F) the contents of the sign are limited to a registered trademark or logo that contains no word or character.

(f) Words may be attached to machinery or equipment which is necessary or customary to the business, including but not limited to devices such as gasoline pumps, vending machines, ice machines, etc., provided that words so attached refer exclusively to products or services dispensed by the device, consist of characters no more than four inches in height, and project no more than one inch from the surface of the device.

SSDAC Action
July 12, 2016

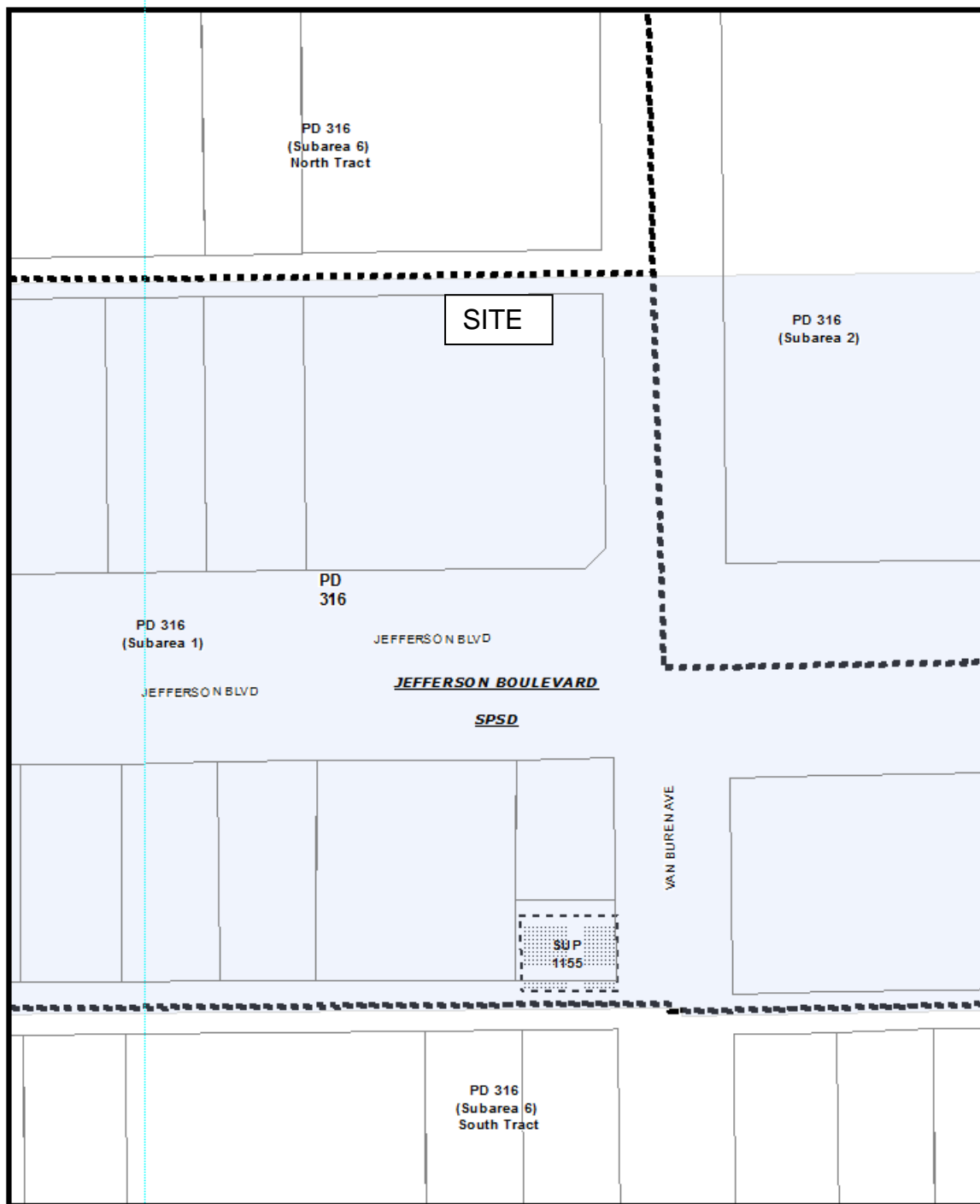
MOTION: It was moved to **approve** a 59.35 square-foot attached sign at 729 W Jefferson Boulevard (northern elevation).

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

For: 4 – Dumas, Hardin, Peadon, Webster

Against: 0
Absent: 0
Conflict: 0

Speakers – William Halbrook – Mister Sign Man



Zoning Map

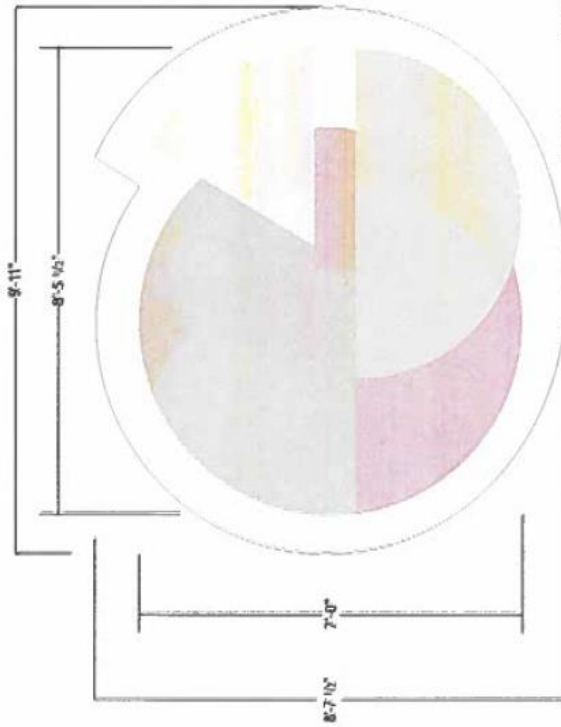
Printed Date: 7/8/2016



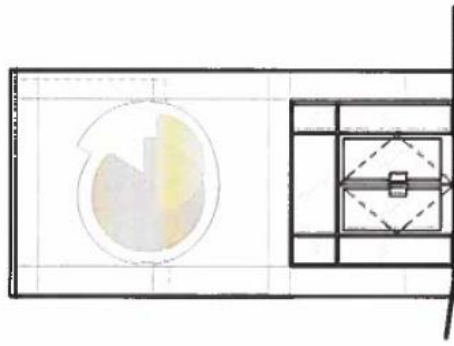
Aerial Map

Printed Date: 7/8/2016

Logo on North Elevation



59.35 sqft. Total

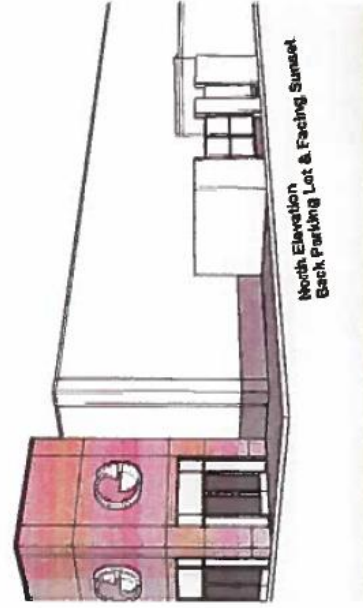
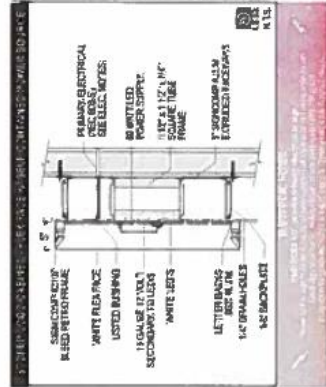


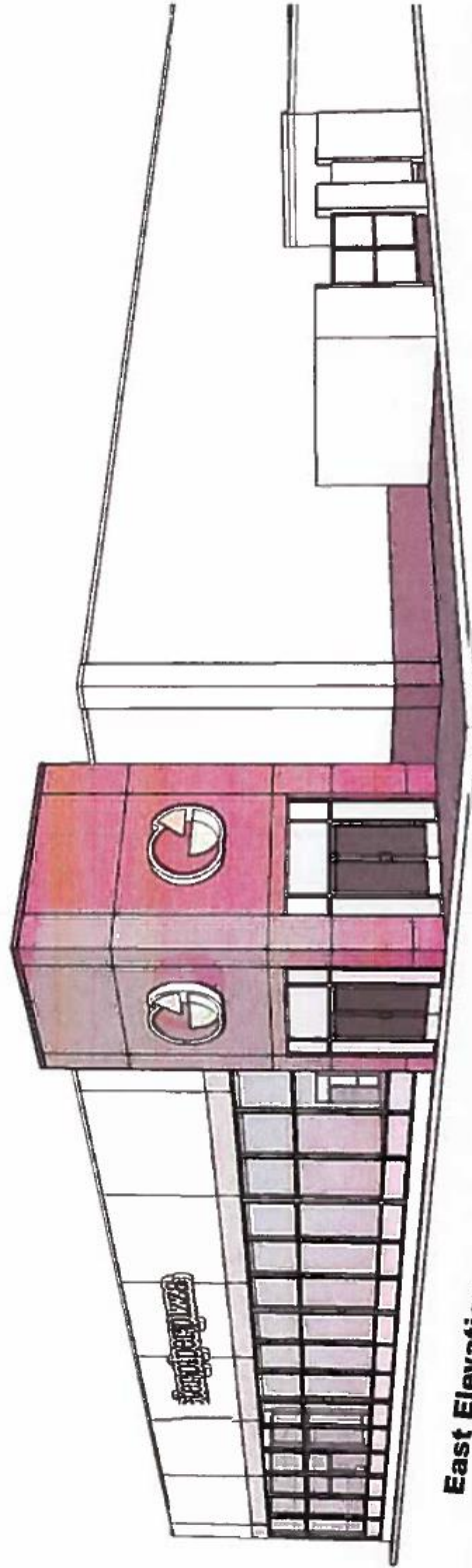
Wall Color Will Be Sherwin Williams Beige SW7575

- Logo to be 5' Dia. cabinet w/ white face w/ red surface vinyl graphics.
- Logo adwalls to be 1/2" x 3/4" (14) Poppy Red
- Logo illuminated w/ white LED's
- 1/8" Dia. plate finish bolts to be 302 1/2 Dia.
- Logo to be mounted on 5' x 6' rectangles w/ 1" C' system tubing for support as needed. Receive w/ or w/o hanging bracket SW1278 to match finish.
- Electrical requirement: 120 volt to be supplied to sign location by others.

COLOR SCHEDULE:

SW 7575 (18) Poppy Red	SW 7005 (18) White	SW 9005 (18) Dark Grey
SW 9005 (18) White	SW 9005 (18) White	SW 9005 (18) White
SW 9005 (18) White	SW 9005 (18) White	SW 9005 (18) White





**East Elevation
Facing Parking Lot**

**94'7" x 24'7-1/2"
2329.1 SF Area for Elevation**

**North Elevation
Facing Jefferson Blvd.**

**91'9" x 24'7-1/2"
2259.34SF Area for Elevation**

Wall Color Will Be Sherwin Williams Beige SW7575

FILE NUMBER: Z156-270(JM)

DATE FILED: May 27, 2016

LOCATION: Southeast corner of Military Parkway and North St. Augustine Drive

COUNCIL DISTRICT: 7

MAPSCO: 49-T

SIZE OF REQUEST: Approx. 2.95 acres

CENSUS TRACT: 0121.00

REPRESENTATIVE: Michael R. Coker

APPLICANT / OWNER: DFW Advisors Ltd. Co.; Military Parkway Joint Venture

REQUEST: An application for a Specific Use Permit for a mini-warehouse use on property zoned a CR Community Retail District with a D Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow for the construction of approximately 61,593 square feet of storage space consisting of five, one-story structures. The proposed mini-warehouse use will include a 1,000 square foot accessory office (six total buildings).

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

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The proposed mini-warehouse use is compatible with the surrounding uses which consist of multifamily, local utility, and light industrial uses. The Development Code has regulations such as residential proximity slope, buffer yards and an increased setback to mitigate potential compatibility concerns with the adjoining residential uses to the east and west.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The use neither contributes nor is it a detriment to adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – This use will not be a detriment to the public health, safety or general welfare of the community.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards.

Zoning History: There have not been any recent zoning cases in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Military Parkway	Principal Arterial	100 ft.
St. Augustine Road	Collector	60 ft.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

COMPREHENSIVE PLAN: The Comprehensive Plan does not make a specific land use recommendation related to the request; however, the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depict general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur. The request site is identified as being located in a Residential Building Block.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this

description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

Land Use Compatibility:

	Zoning	Land Use
Site	CR w/D-Overlay	Undeveloped
North	LI w/D-1 Overlay	Distribution Center
East	MF-2(A), SUP No. 538	Apartments, Day Nursery
South	PDD No. 413	Water tower & Basketball Courts
Southwest	TH-2(A)	Duplexes & Shared Access
West	CR w/D-Overlay	Apartments
Northwest	CS w/Deed Restrictions	Undeveloped

The land uses adjacent to the request site are developed with multi-family and local utility (water tower) uses. Specific Use Permit No. 538 is developed with a day nursery. While PD No. 413 provides for an elevated water tower, they also have two basketball courts for the public which are immediately south of the subject site. The request site has frontages on Military Parkway and St. Augustine Road. The property north of the request site, across Military Parkway is mostly developed with industrial uses including a distribution center and semi-truck-driving training.

The proposed mini-warehouse use will have requirements for building materials to exclude materials that may not be consistent with the surrounding residential developments. A minimum of 80 percent brick concrete masonry unit split face, or stone or hardie cementitious siding, excluding fenestration will be required. The maximum structure height is 24 feet. The applicant will comply with the development regulations in the CR District. Hours of operation for the office will be between 8:00 a.m. and 6:00 p.m., Monday through Friday; and between 9:00 a.m. and 5:00 p.m. on Saturday. The storage units will be accessible by key pad at all times. Finally, outside storage of vehicles, parking for vehicles for rent, boats, and/or equipment is prohibited.

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.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Landscaping: Landscaping of any development will be in accordance with Article X, as amended. Additionally, the applicant has agreed to provide a ten-foot buffer strip along the entire property line. This should help ease the view of the units from neighboring residential developments, the water tower/basketball courts, and rights-of-way.

The development code also requires the following plant materials in a landscape buffer strip:

If a fence with a buffer strip is required along any part of the perimeter of a lot, the buffer strip must contain either one large canopy tree or two large non-canopy trees at a minimum average density of one large canopy tree or two large non-canopy trees for each 50 linear feet of the buffer strip, with new trees spaced no less than 25 feet apart.

When a fence is not provided, the applicant will have to comply with the design standards and must contain one of the following groups of plant materials at a minimum average density of one group for each 50 linear feet of the buffer strip:

- (i) One large canopy tree and one large non-canopy tree.
- (ii) One large canopy tree and three small trees.
- (iii) One large canopy tree and three large evergreen shrubs.
- (iv) One large canopy tree, two small trees, and one large evergreen shrub.
- (v) One large canopy tree, one small tree, and two large evergreen shrubs.
- (vi) Two large non-canopy trees.

Parking: The off-street parking requirement for a mini-warehouse use is a minimum of six spaces. Spaces may not be used for outside storage, vehicle storage, or parking for vehicles for rent.

Z156-270(JM)

LIST OF OFFICERS

Applicant: DFW Advisors Ltd. Co.—James Falvo

Owner: Military Parkway Joint Venture—Bruce Harbour

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a mini-warehouse.
2. SITE PLAN AND ELEVATIONS PLAN: Use and development of the Property must comply with the attached site plan and elevations plan.
3. TIME LIMIT: This specific use permit expires on_____, (ten-year period from the passage of this ordinance, but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
3. LANDSCAPING: In addition to compliance with Article X, a ten-foot buffer strip is required along the entire property line.
4. FLOOR AREA:
 - a. Total maximum floor area for the storage buildings is 61,593 square feet.
 - b. Maximum floor area for the office is 1,070 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The mini-warehouse office may only operate between 8:00 a.m. and 6:00 p.m., Monday through Friday; and between 9:00 a.m. and 5:00 p.m. on Saturday.
6. OUTSIDE STORAGE: Outside storage of vehicles, parking for vehicles for rent, boats, and /or equipment is prohibited.
7. HEIGHT: The use authorized by this specific use permit may not exceed 24 feet in height.
8. MATERIALS: The exterior facades must be a minimum 80 percent concrete masonry unit split face, or stone or hardie cementitious siding, excluding fenestration.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Z156-270(JM)

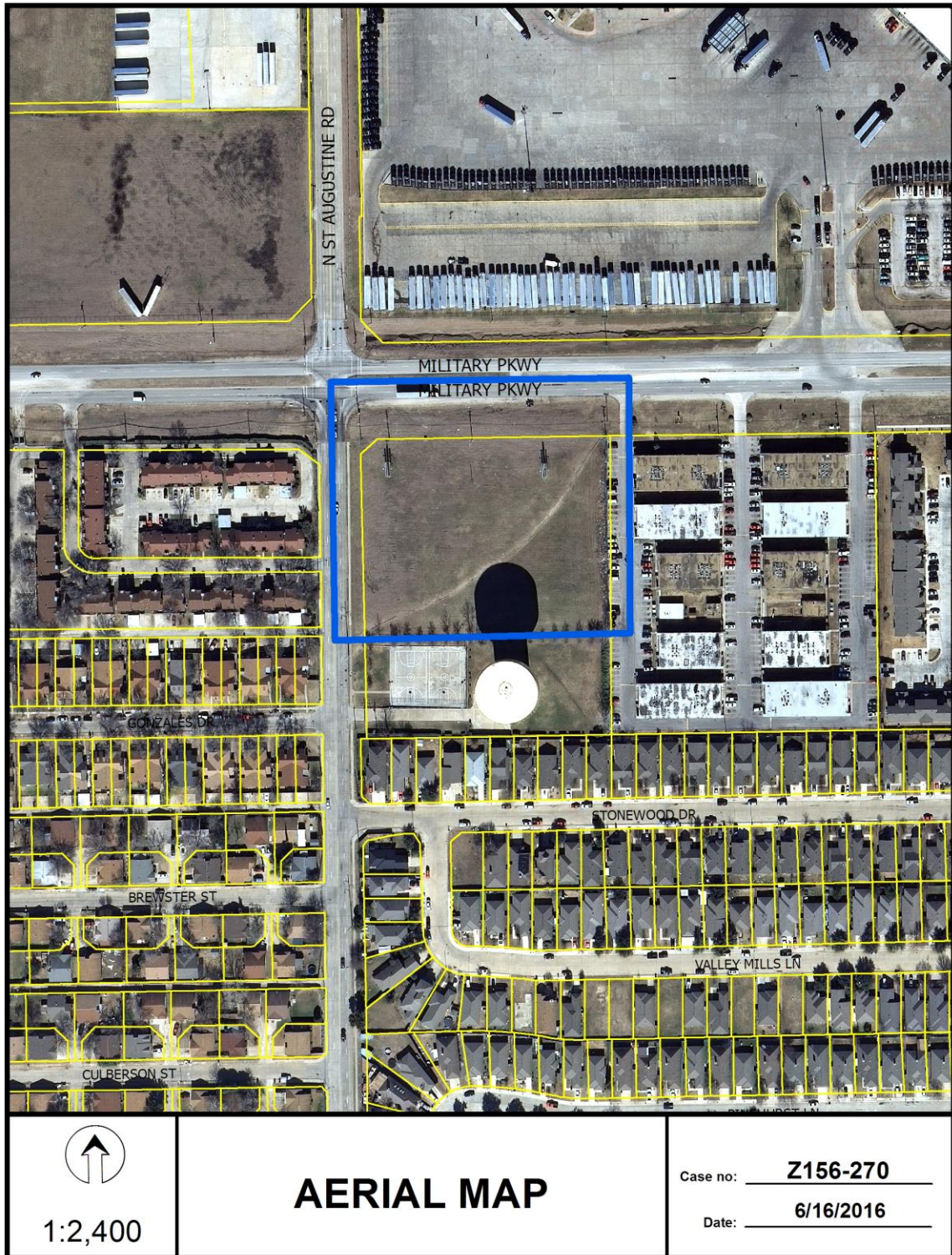
PROPOSED SITE PLAN

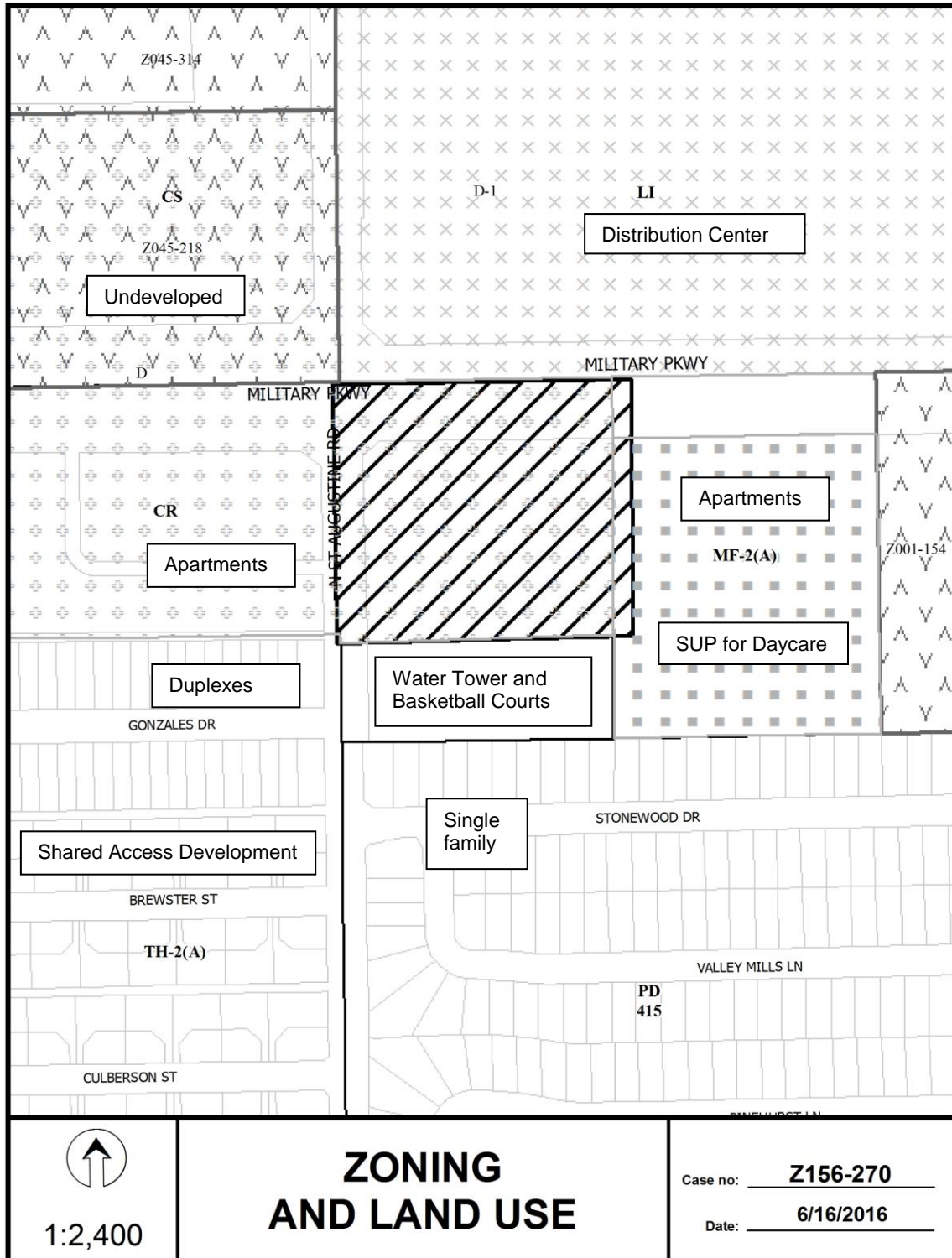
Staff has not received the revised plans and will share them with the Commission once provided.

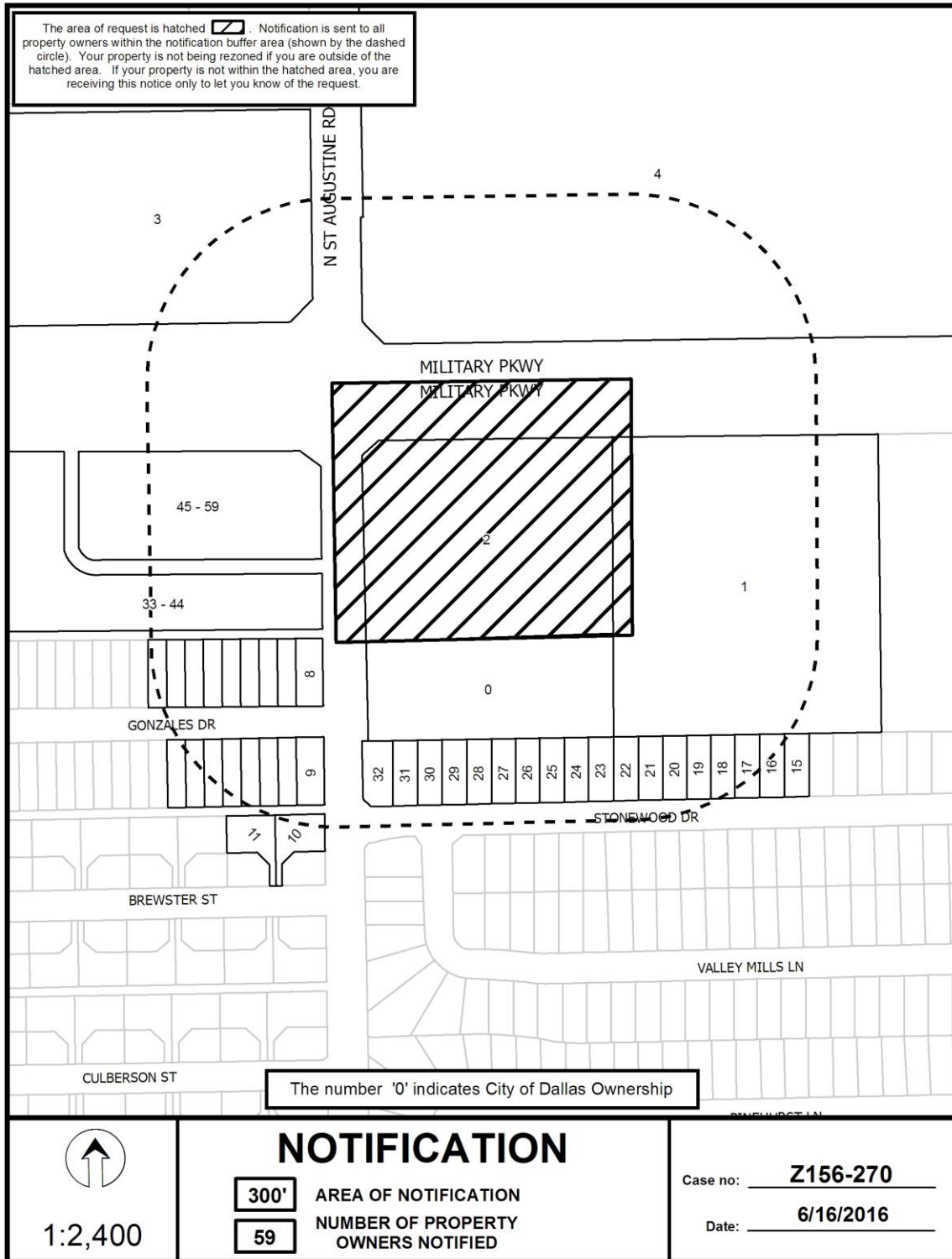
Z156-270(JM)

PROPOSED ELEVATIONS

Staff has not received the revised plans and will share them with the Commission once provided.







06/16/2016

Notification List of Property Owners***Z156-270******59 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9710 MILITARY PKWY	9710 HOLDINGS LLC
2	9600 MILITARY PKWY	MILITARY PARKWAY JV
3	3700 ST AUGUSTINE RD	BLACK LABEL PARTNERS LP
4	9757 MILITARY PKWY	STEVENS TRANSPORT INC
5	9548 GONZALES DR	BKPR FUND I LLC
6	9556 GONZALES DR	BELL TYRONE
7	9560 GONZALES DR	PENA MARIA DOLORES
8	9564 GONZALES DR	GORROSTIETA MARCO
9	9572 GONZALES DR	TABMM 5112 HOLDINGS LLC
10	9555 BREWSTER ST	ANDRADE ESTABAN
11	9543 BREWSTER ST	JACKSON GARY C
12	9559 GONZALES DR	CL CAPITAL PPTY MGMT LLC
13	9551 GONZALES DR	HERRMANN ROGER
14	9543 GONZALES DR	MEBRAHTU SIMON N & MULE TSEGGAI ARAIA
15	9711 STONEWOOD DR	HUEZO FRANCISCO ARTURO &
16	9707 STONEWOOD DR	GARZA HUMBERTO &
17	9703 STONEWOOD DR	EATON SONEK
18	9659 STONEWOOD DR	BROWN BRENDA D
19	9655 STONEWOOD DR	ZWJ LLC
20	9651 STONEWOOD DR	VIDALES BALTAZAR
21	9647 STONEWOOD DR	DAVIS KARL E
22	9643 STONEWOOD DR	JACKSON BRENDA
23	9639 STONEWOOD DR	ALONSO LORENA
24	9635 STONEWOOD DR	CARDOSO JOVITO &
25	9631 STONEWOOD DR	ESQUIVEL FRANCO
26	9627 STONEWOOD DR	SALAZAR FRANCISCO &

06/16/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9623 STONEWOOD DR	CARPENTER JOHN L &
28	9619 STONEWOOD DR	RODRIGUEZ GERARDO &
29	9615 STONEWOOD DR	ROMERO JAMIE
30	9611 STONEWOOD DR	SHEPPARD COLIN I &
31	9607 STONEWOOD DR	HERNANDEZ DAVID A
32	9603 STONEWOOD DR	MARTINEZ YESENIA &
33	9524 MILITARY PKWY	HARDIN CORRINE CATHERINE
34	9524 MILITARY PKWY	NAVILLUS LLC
35	9524 MILITARY PKWY	CHA REZ YALL LLC
36	9524 MILITARY PKWY	FRAZIER JO HELLEN
37	9524 MILITARY PKWY	HARDIN CORRINE CATHERINE
38	9524 MILITARY PKWY	STONEHILL CONSULTANT GROUP
39	9524 MILITARY PKWY	MOSAEDI VICTORIA &
40	9524 MILITARY PKWY	HOWARD ADRIAN & KRYSTAL
41	9524 MILITARY PKWY	TADAYON BAHAREH A
42	9524 MILITARY PKWY	HARDIN CORRINE CATHERINE
43	9524 MILITARY PKWY	HARDIN GEORGE W &
44	9524 MILITARY PKWY	BRYANT SHIRLEY VERNON
45	9524 MILITARY PKWY	MOSAEDI VICTORIA &
46	9524 MILITARY PKWY	HARDIN CORINE C
47	9524 MILITARY PKWY	HOWARD ADRIAN & KRYSTAL
48	9524 MILITARY PKWY	NAVILLUS LLC
49	9524 MILITARY PKWY	HARDIN CORRINE CATHERINE
50	9524 MILITARY PKWY	STONEHILL CONSULTANT
51	9524 MILITARY PKWY	BROWN SIMON & ASSOCIATES LLC
52	9524 MILITARY PKWY	WILLIAMS EARNEST D
53	9524 MILITARY PKWY	BROWN SIMON AND ASSOCIATES LLC
54	9524 MILITARY PKWY	HARDIN GEORGE WILLIAM
55	9524 MILITARY PKWY	DAVIS JENE A &
56	9524 MILITARY PKWY	HARDIN CORRINE CATHERINE
57	9524 MILITARY PKWY	STONEHILL CONSULTANT GROUP LLC

Z156-270(JM)

06/16/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	9524 MILITARY PKWY	GREEN ROBERT E & DORISULA
59	9524 MILITARY PKWY	JACKSON NELLIE E

FILE NUMBER: Z156-193(SM) **DATE FILED:** January 29, 2016

LOCATION: Southwest corner of Irving Avenue and Oak Lawn Avenue

COUNCIL DISTRICT: 14 **MAPSCO:** 35 T

SIZE OF REQUEST: Approx. 0.30 acres **CENSUS TRACT:** 6.06

APPLICANT/OWNER: Shahab Salehoun

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with deed restrictions volunteered by the applicant; ~~and~~ and to repeal Specific Use Permit No. 551 for an Instruction of Charitable and Philanthropic Nature for Special Education, to include a private school use on property zoned an MF-2 Multiple-Family Subdistrict within PD No. 193.

SUMMARY: The purpose of the request is to allow the resident owner to allow a family member to operate a small swimsuit design studio, retail shop, and gallery. Although the request includes a zoning change from a MF-2 Multiple-Family Subdistrict to a GR General Retail Subdistrict, the applicant proposes to volunteer deed restrictions that 1) limit the allowed uses to MF-2 Multiple-Family Subdistrict uses plus five nonresidential uses; office; tailor custom sewing, and millinery; instructional arts studio; handcrafted art work studio; retail stores that are limited to the display and sale of art and clothing; and clothing store uses in the existing building; 2) limit the allowed uses to MF-2 Multiple-Family Subdistrict uses if the existing building is removed; 3) allow the existing building to add rooftop structures so the total height does not exceed 65 feet in height and limit reconstruction to 36 feet in height; and 4) prohibit amplified sound on the roof.

STAFF RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant; and approval of repealing Specific Use Permit No. 551.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommendation for approval is based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning change is not anticipated to have a negative impact on the surrounding areas. The surrounding land uses are non-residential and therefore the additional non-residential uses proposed in the request are not foreseen to negatively impact surrounding properties.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the proposed zoning change will not have a negative impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The forwardDallas! Comprehensive Plan shows that the request site is located in Downtown Building Block and is consistent with the forwardDallas! Comprehensive Plan.

BACKGROUND INFORMATION:

- The existing structure on the site was constructed in 1919, according to Dallas Central Appraisal District Records.
- Permit records indicate that the site was used as a dormitory and office building for the adjacent private school, according to a building permits in 1979 and 1980.
- Permit records show that the site was converted into a duplex use for a private owner, according to a building permit that was completed in 2001.
- The applicant purchased the property in June 2013 according to Dallas Central Appraisal District records.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	ROW
Oak Lawn Avenue	Principal Arterial	Variable, ~90'
Irving Avenue	Local Street	60'

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not have a negative impact on the surrounding street system. The analysis is based upon the traffic worksheet the applicant provided during the application submittal.

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* designates the area of request in the Urban Neighborhood Building Block. The Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements. The request is consistent with this building block.

Area Plan:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
- (7) To promote landscape/streetscape quality and appearance.

The applicant’s request is consistent with all of the above objectives because it restricts uses and height to encourage the existing structure to be maintained. The deed restrictions generally restrict the uses allowed on the property to MF-2 uses but allows five additional uses if the existing structure remains: office; tailor, custom sewing, and millinery; instructional arts studio; retail store other than listed; and clothing store. If the existing structure is removed, those five uses are prohibited. Because PD 193 generally adds uses as the intensity of the zoning district increases, the deed restriction translates that the proposed zoning change from MF-2 to GR is only useful if the existing structure is maintained and the deed restriction also only adds those five uses.

STAFF ANALYSIS:

Land Use Compatibility:

The 0.30 acre site is developed with a two-story residential building atop a parking garage that also contains storage areas for the residence. The applicant proposes to convert a portion of the building to house a small designer clothing operation. The applicant also plans to add rooftop amenities like a pool cabana to the roof. Both of these proposals are prohibited by the MF-2 Subdistrict regulations. However, the applicant has proposed to offer deed restrictions so as to limit development rights and land uses to the additional uses and heights in the existing building in order to preserve the structure and discourage added uses or height if the structure is eventually removed. The request therefore is compatible with surrounding land uses which are summarized in the table below.

Direction	PD 193 Subdistrict	Land Use
Site	MF-2 & SUP No. 551	Duplex
North	GR	Personal Service
East	PD No. 8	Retail & Restaurant
South & West	MF-2	Private School

Development Standards:

Direction	PD 193 Subdistrict	Setbacks		FAR	Height	Lot Coverage
		Front	Side/Rear			
Site	GR with Deed Restrictions	25'	0'/0'	2:1	65'*	60%
North	GR	25'	0'/0'	2:1	120'	80%
East	PD No. 8	35' on Blackburn; 25' on Oak Lawn; 20' Irving	0'/0'	2:1	120'	20-25%
South & West	MF-2	15'	10'/15'	N/A	36'	75%

*Volunteered deed restrictions allow roof top structures to the existing building to be erected up to 65 feet high but limits new construction to 36 feet if the existing building is removed.

The applicant intends to construct rooftop structures to accommodate an outdoor shallow pool and cabana on top of the existing roof, not to add an additional story. The existing structure is built near or higher than the currently allowed 36-foot height

limitation, depending on the site's average grade, therefore, rooftop structures are not allowed in the existing zoning district. Although the applicant has requested a GR Subdistrict in order to achieve height allowances to accommodate their vision, the request volunteers deed restrictions that limit height to 65 feet for rooftop structures added to the existing building and if the existing structure is removed height is limited to 36 feet, the same maximum height as the existing MF-2 Subdistrict. All other types of development standard regulations are equal or more restrictive in the GR Subdistrict as compared to the MF-2 Subdistrict, with the exception of minimum lot size for multifamily development. The GR Subdistrict allows more units, depending on the number of bedrooms, than the MF-2 Subdistrict, but since all uses must conform to the parking requirements for the sum of all uses on site and since the deed restrictions require that new construction is limited to 36 feet in height, those two limiting factors will cause renovation of the existing structure to be comparable to the MF-2 Subdistrict in regards to number of units.

Because the volunteered deed restrictions complement the existing development and the surrounding properties, staff recommendation is for approval of the requested development standards.

Landscaping: Landscaping must be in accordance with the landscaping requirements in Part I of Planned Development District No. 193.

PROPOSED VOLUNTEERED DEED RESTRICTIONS

DEED RESTRICTIONS

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

I.

The undersigned, Shahab Salehoun and Zohreh Malek-Shahmirzadi, a married couple, ("the Owner"), are the owner of the following described property ("the Property"), being Lot 1 of Block 5/1510, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by John Ridings Lee and Carole M. Lee, a married couple, by deed dated May 28, 2013, and recorded in Instrument Number 201300170581, in the Deed Records of Dallas County, Texas.

II.

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

1. Except as provided in Items 2 and 3 below, the following main uses are prohibited:

A. Residential uses.

- Hotel and motel.
- Overnight general purpose shelter.

B. Utility and service uses.

- Commercial radio or television transmitting station.
- Sewage treatment plant.
- Water treatment plant.

C. Transportation uses.

- Helistop.

D. Community service uses.

- Post office.
- Halfway house.

E. Medical uses.

- Hospital
- Convalescent and nursing homes, hospice care, and related institutions.
- Medical clinic.
- Medical or scientific laboratory.
- Optical shop.
- Medical appliance fitting and sales.
- Ambulance service.

F. Educational uses.

- Business school.

G. Recreation and entertainment uses.

- Game court center.
- Inside commercial amusement.
- Outside commercial amusement.
- Theatre.
- Wax museum.

H. Bar and restaurant uses.

- Bar, lounge, or tavern.
- Drive-through restaurant.
- Restaurant without drive-through service.
- Private club.
- Catering service.
- Dance hall.

I. Professional, personal service, and custom crafts uses.

- Bank or savings and loan office.
- Barber and beauty shop.
- Mortuary or funeral home.
- Health studio.
- Custom cleaning shop.
- Self service laundry or dry cleaning.
- Laundry or cleaning pick up and receiving station.
- Key shop.
- Shoe repair.
- Travel bureau.
- Broadcasting or recording studio.
- Handcraft bookbinding.

- Photography studio.
- Safe deposit boxes.
- Commercial wedding chapel.

J. Retail uses.

- Antique shop.
- Retail food store.
- Bakery or confectionery shop.
- Book and stationary store.
- Camera shop.
- Cigar, tobacco, and candy store.
- Drug store.
- Liquor store.
- Florist store.
- Feed store.
- Pet shop.
- Furniture store.
- Second hand store.
- Pawn shop.
- Hardware or sporting goods store.
- Home improvement center.
- Hobby and art supplies store.
- Paint and wallpaper store.
- Swimming pool sales and supply.

K. Motor vehicle related uses.

- Auto glass, muffler, or seat cover shop.
- Auto parts sales (inside only).
- Auto repair garage (inside).
- Car wash.
- Service station.
- Surface parking.

L. Commercial uses.

- Appliance fix-it shop.
- Building repair and maintenance shop.
- Plumbing, electrical, air conditioning, and heating shops.
- Tool and equipment rental (inside display only).
- Stone, sand, or gravel mixing.
- Duplication shop.
- Custom print shop.
- Gummed label printing.
- Garden shop, plant sales, or green house.

- Diamond and precious stone sales (wholesale only).

M. Animal related uses.

- Farm or ranch.
- Veterinarian's office.
- Animal clinic without outside runs.

2. If the main structure existing at the adoption of these restrictions is removed, in all or in part, the following additional uses are prohibited:

A. Transportation uses.

- Passenger bus station and terminal.

B. Professional, personal service, and custom craft uses.

- Office.
- Tailor, custom sewing, and millinery.
- Instructional arts studio.

C. Retail uses.

- Retail store other than listed.
- Clothing store.

3. If the main structure existing at the adoption of these restrictions is removed, in all or in part, the following uses prohibited in Item 1 above are allowed:

A. Medical uses.

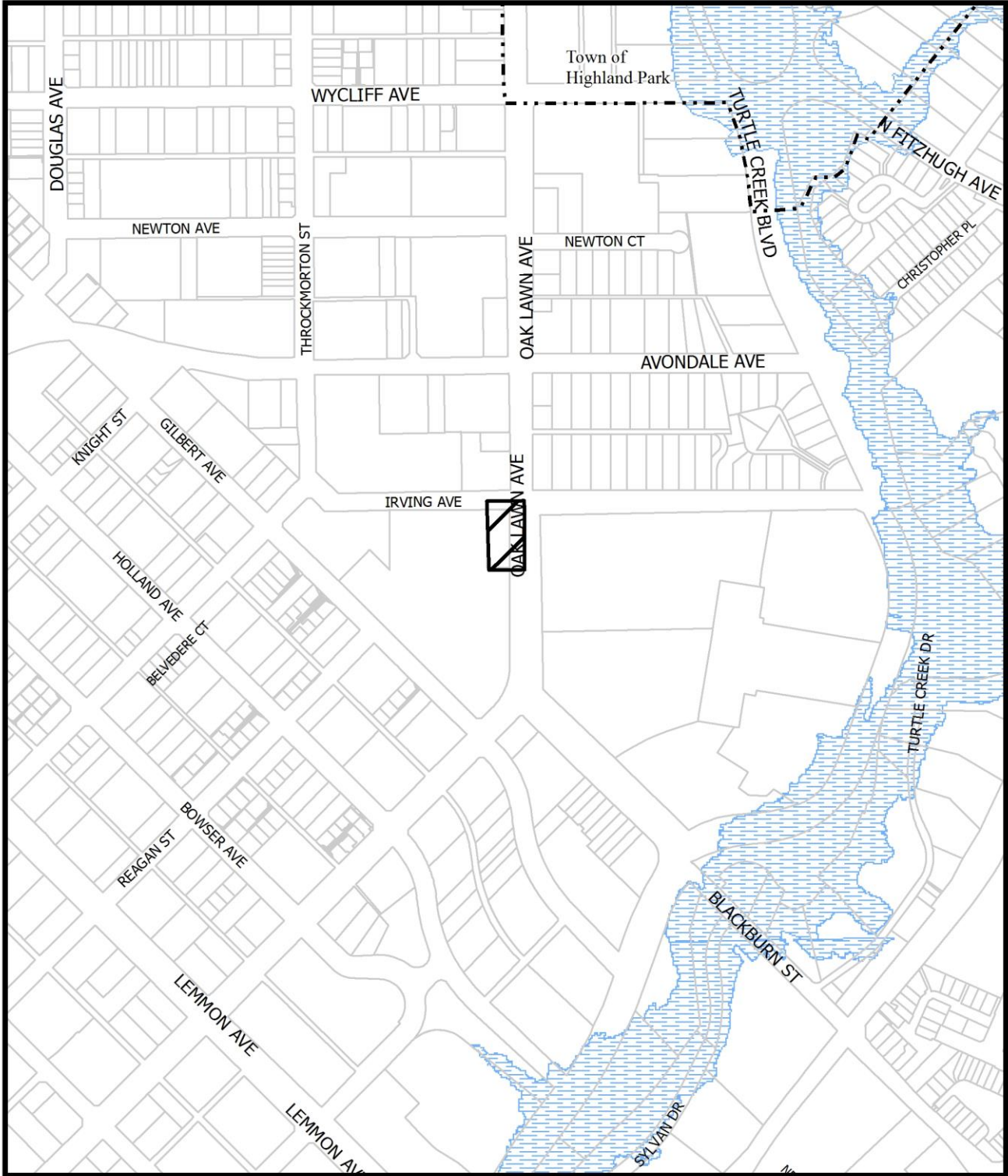
- Convalescent and nursing homes, hospice care, and related institutions.

B. Animal related uses.

- Farm or ranch.

4. Except as provided in this paragraph, the maximum structure height is 36 feet. Rooftop amenity structures such as a pool and cabana may be added to the existing main structure up to the maximum height of 65 feet.

5. Amplified sound is prohibited on the roof.

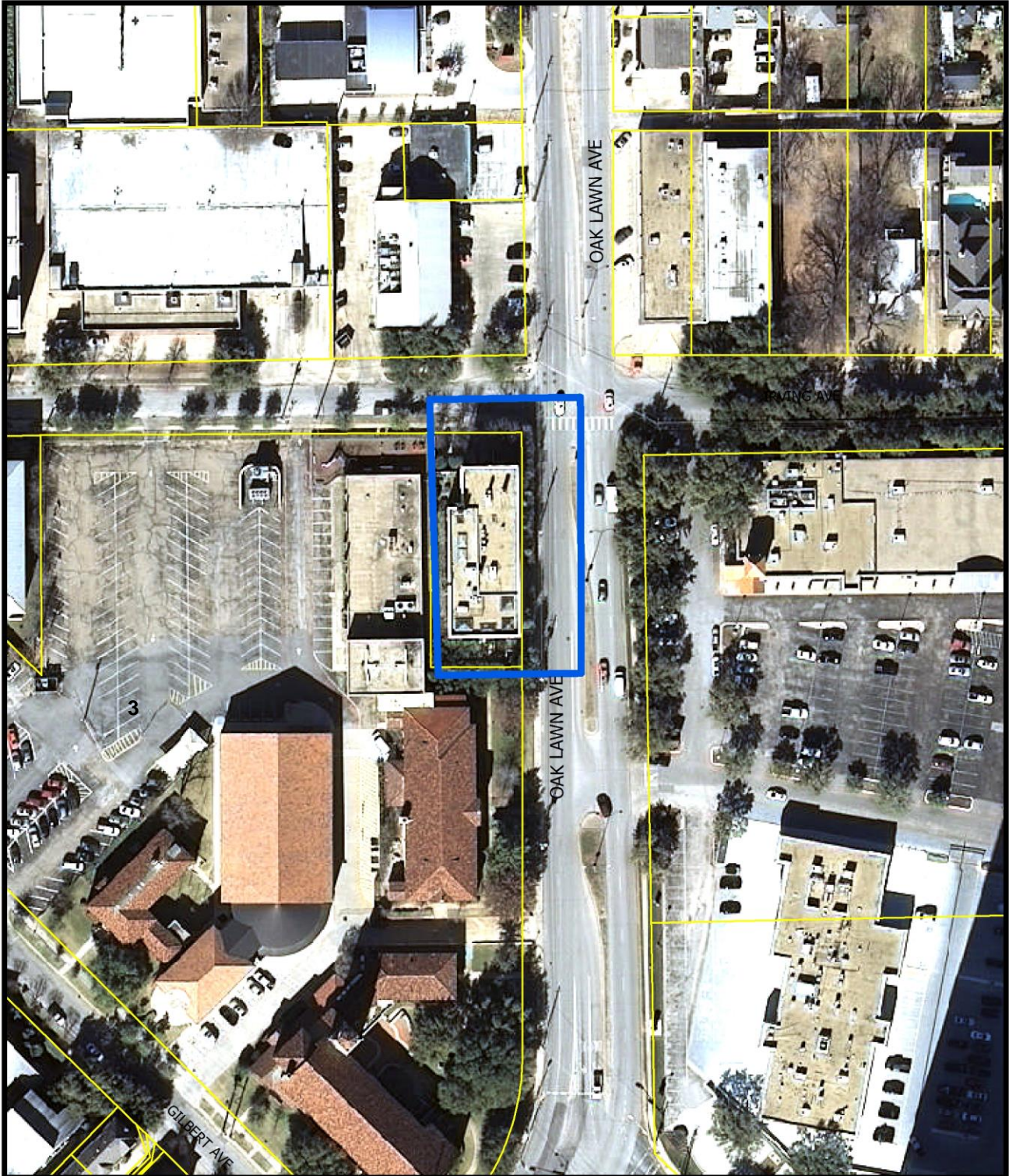


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VICINITY MAP

Case no: Z156-193

Date: 3/1/2016

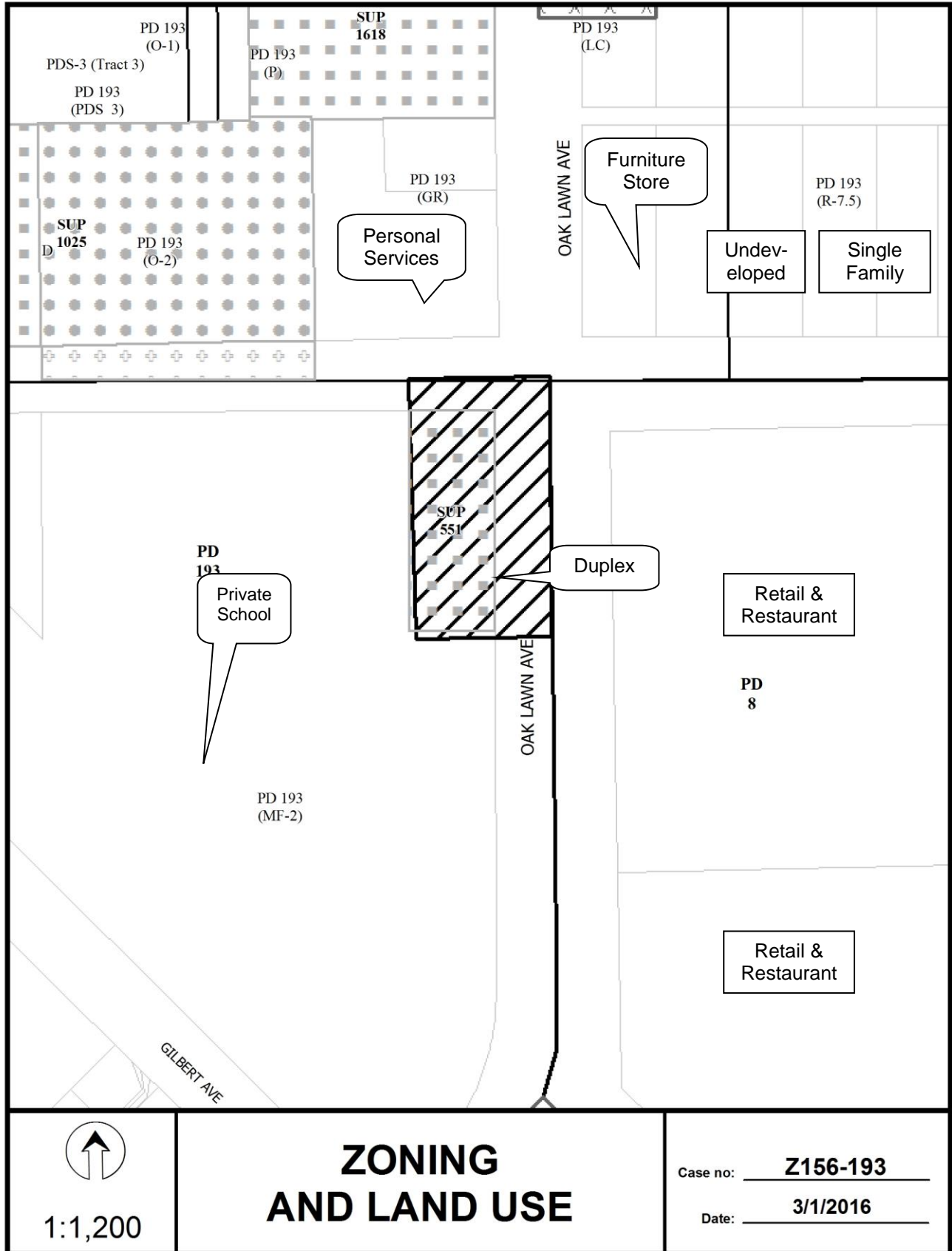


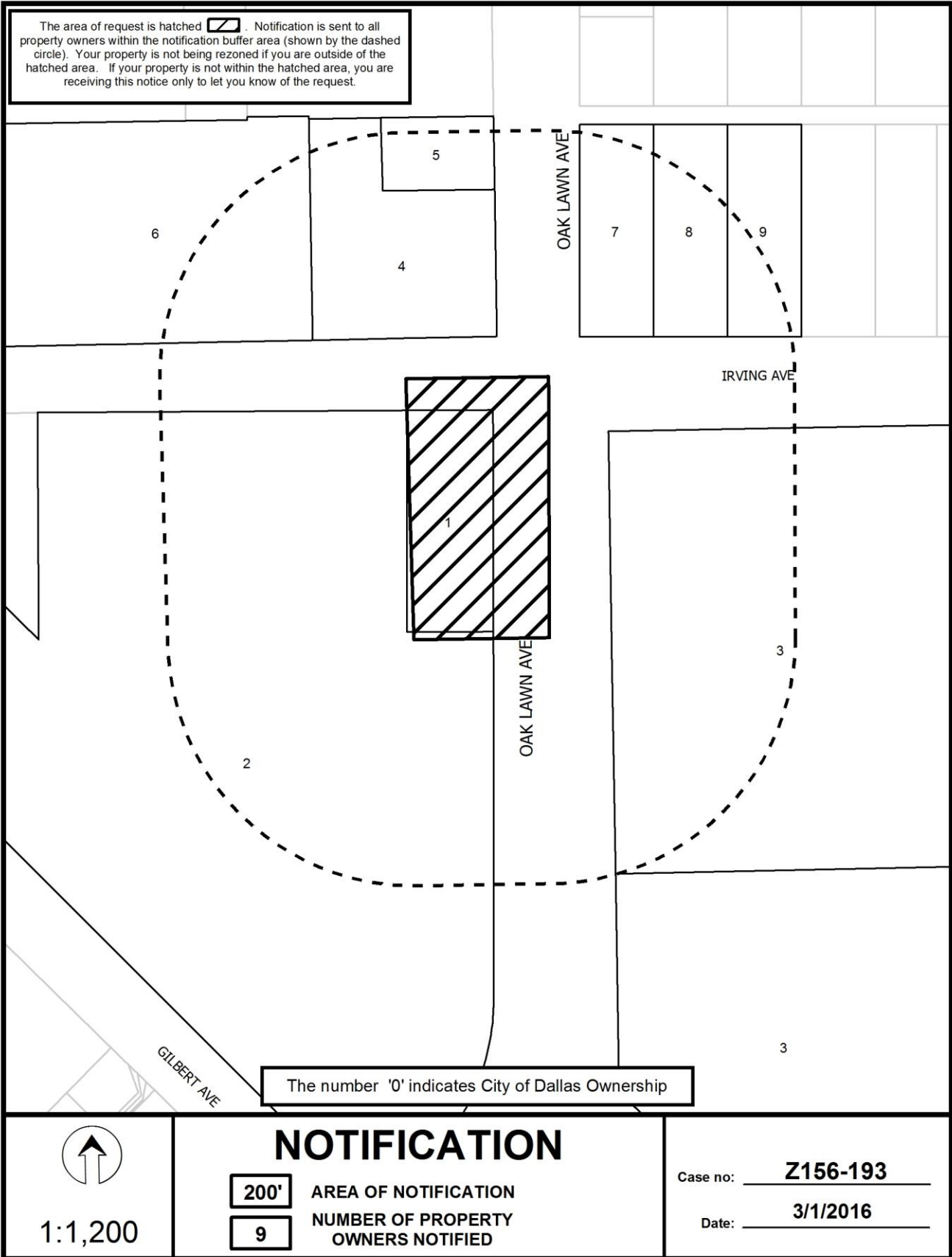
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AERIAL MAP

Case no: Z156-193

Date: 3/1/2016





03/01/2016

Notification List of Property Owners

Z156-193

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3845 OAK LAWN AVE	SALEHOUN SHAHAB & ZOHREH MALEK S
2	3815 OAK LAWN AVE	HOLY TRINITY PARISH
3	3800 IRVING AVE	TC PROPCO I LP
4	3905 OAK LAWN AVE	OAKLAWN P & J LLC
5	3911 OAK LAWN AVE	ESMAILI M REZA &
6	4211 IRVING AVE	SOUTHWESTERN BELL
7	3900 OAK LAWN AVE	MESSINA HOOPER FAMILY ENTERPRISES LTD
8	4309 IRVING AVE	IA IRVING AVENUE INVESTORS LLC
9	4313 IRVING AVE	IA IRVING AVENUE INVESTORS LLC

FILE NUMBER: Z156-154(SM)

DATE FILED: December 2, 2015

LOCATION: Northwest line of Marvin D Love Freeway, north of West Camp Wisdom Road

COUNCIL DISTRICT: 3

MAPSCO: 63U

SIZE OF REQUEST: Approx. 7.581 acres

CENSUS TRACT: 109.04

OWNER/APPLICANT: Jose Garcia

REPRESENTATIVE: Anna Mojica

REQUEST: An application for a CR Community Retail District and a Specific Use Permit for a commercial amusement (inside) use limited to a dance hall on property zoned an MF-1(A) Multifamily District.

SUMMARY: The purpose of this request is to allow for an approximately 4,500 square foot commercial amusement (inside) use with a 700 square foot dance floor area.

STAFF RECOMMENDATION: Approval of a CR Community Retail District and approval of Specific Use Permit for a commercial amusement (inside) use limited to a dance hall for a three-year period, subject to a site plan and conditions.

PRIOR CPC ACTION: On June 16, the City Plan Commission held this item under advisement to allow for additional review. No changes to the application have been made since June 16th.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The property is situated adjacent to a freeway, a mini-warehouse, the rear of a church property, and a City-owned park. It is uniquely suited to not be incompatible with surrounding properties.
2. *Traffic impact* – Because the only access to the property is by utilizing Marvin D. Love Freeway, it is not foreseen to cause an adverse impact on traffic.
3. *Comprehensive Plan or Area Plan Conformance* – The current MF-1(A) zoning is somewhat consistent with the Residential Neighborhood Building Block as it fronts along a designated highway and could be seen as allowing a medium density residential area to buffer low density residential from the highway. However, residential zoning on this large piece of land that is separated by floodplain, park land, mini-warehouse, and a highway is not consistent with the goals of *forwardDallas* which include offering connections with residential neighborhoods to surrounding areas by multi-modal means of transportation. Because this site is situated with the existing challenges of the surrounding land uses, the request can be supported.

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The dance hall use is compatible with surrounding uses as it is particularly isolated from other residential properties.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – Allowing a small dance hall to operate at the proposed location provides secluded entertainment for the surrounding properties.
3. *Not a detriment to the public health, safety, or general welfare* – Staff does not anticipate that the proposed dance hall use will be a detriment to the surrounding properties.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request meets all other aspects to applicable zoning regulations and standards.

Zoning History: There has been one recent zoning case in the vicinity in the last five years.

1. **Z112-212:** On August 8, 2012, the City Council approved an application for an amendment to Planned Development District No. 103, subject to a development plan and conditions

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Marvin D Love Freeway	US Highway	Variable widths (125' – 170')

STAFF ANALYSIS:

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request, however the ***forwardDallas! Vision Illustration***, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The Vision Illustration depicts the request site as within a *Residential Neighborhood*. While single family dwellings are the dominate land use in such areas, shops, restaurants, or institutional land uses that serve residents may be located at the edges or at key intersections.

The current MF-1(A) zoning is somewhat consistent with the Residential Neighborhood Building Block as it fronts along a designated highway and could be seen as allowing a medium density residential area to buffer low density residential from the highway. However, residential zoning on this large piece of land that is separated by floodplain, park land, mini-warehouse, and a highway is not consistent with the goals of *forwardDallas!* which include offering connections with residential neighborhoods to surrounding areas by multi-modal means of transportation. Because this site is situated with the existing challenges of the surrounding land uses, the request can be supported.

Surrounding Land Uses:

	Zoning	Land Use
Site	MF-1(A)	Vacant
North	IR, SUP No. 169	Boulder Park
South	RR, SUP No. 1298	Mini-warehouse
West	PD No. 103	Flood Plain and church
East	R-10(A), NO(A), and LI	Freeway and undeveloped

Land Use Compatibility:

The 7.581 acres of land in the request remain largely undeveloped since the time of annexation. The southwestern portion of the request contains an old ranch-style structure that was expanded and permits were issued for a single family structure. The owner’s plans to construct and occupy the house were thwarted when the future occupant visited the site and decided the area had too much ambient noise from the vehicles passing by on the adjacent freeway. The owner therefore abandoned the desire to occupy the structure with a residence and decided it was a location where he wanted to open an event center instead.

The surrounding land uses could support either residential or nonresidential uses due to the size and isolation of the general property. However, due to the underlying noise from the adjacent freeway, staff recognizes that the placement of the site is sometimes difficult to access for residential use and may be more suitable for nonresidential development. The site is however adjacent to uses that are not residential and would not be adversely impacted if nonresidential uses occupied the request site. Therefore, staff recommends the request be approved because the land uses allowed by the zoning change and the specific use permit requested are foreseen to be compatible with the surrounding land uses.

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

health, safety, morals, and general welfare of the city. Staff recommends approval of the request for a specific use permit for the dance hall.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
MF-1(A) Multifamily	15'	15'	Min lot 3,000 sq. ft. 1,000 sq ft – E 1,400 sq. ft – 1 BR 1,800 sq ft – 2 BR +200 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
Proposed							
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Parking:

A commercial amusement (inside) use requires one parking space per 100 square feet of floor area. If a dance hall, or dance floor area, is provided within a commercial amusement (inside) use, the dance floor area requires one parking space per 25 square feet of dance floor area and the remainder of the use is parked at one space per 100 square feet. The commercial amusement is proposed in a 4,300 square foot structure and contains a 700 square foot dance floor. Pursuant to the Dallas Development Code, the proposal would require 66 parking spaces; 78 parking spaces are proposed.

Landscaping:

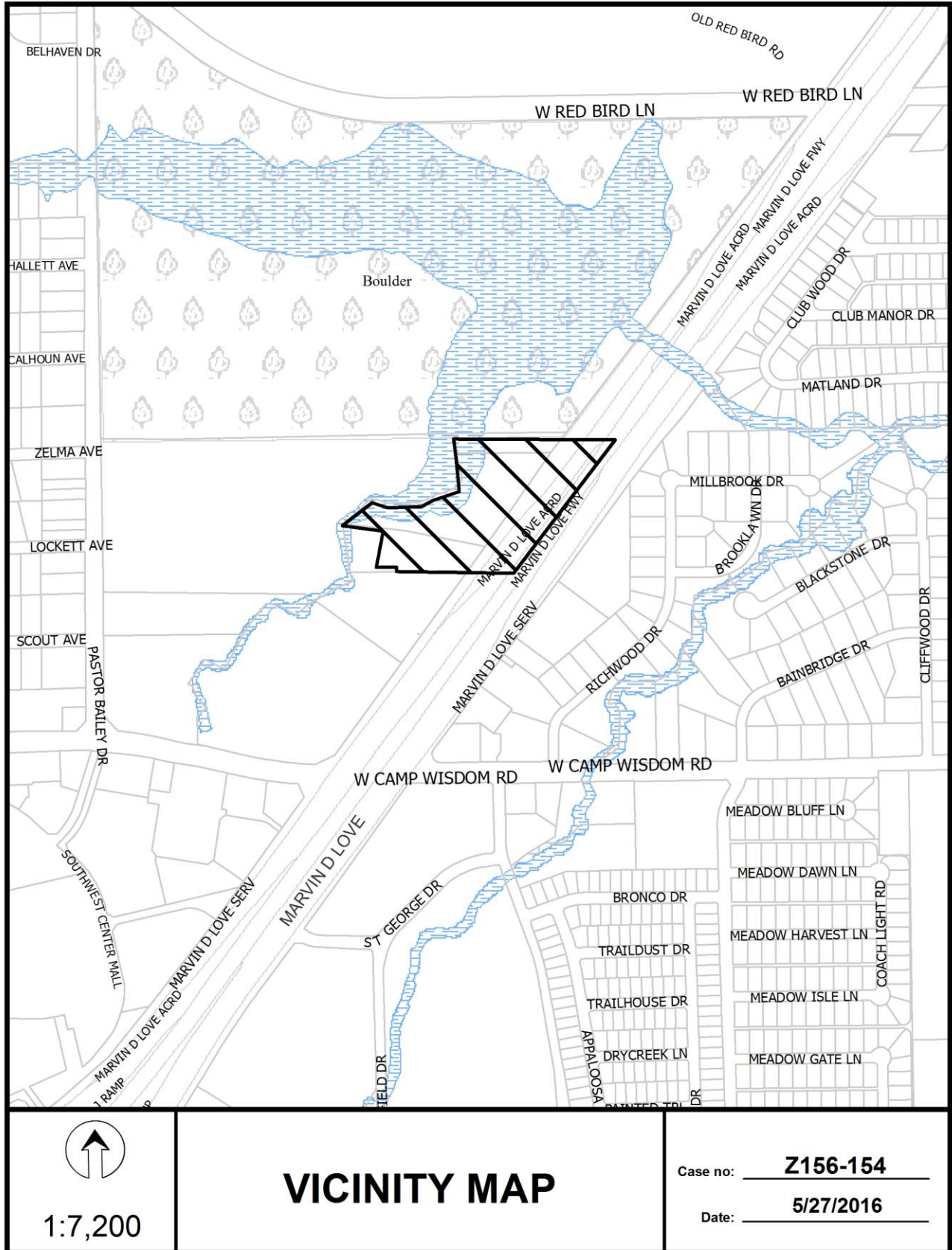
Landscaping of the property must be provided in accordance with Article X of the Dallas Development Code.

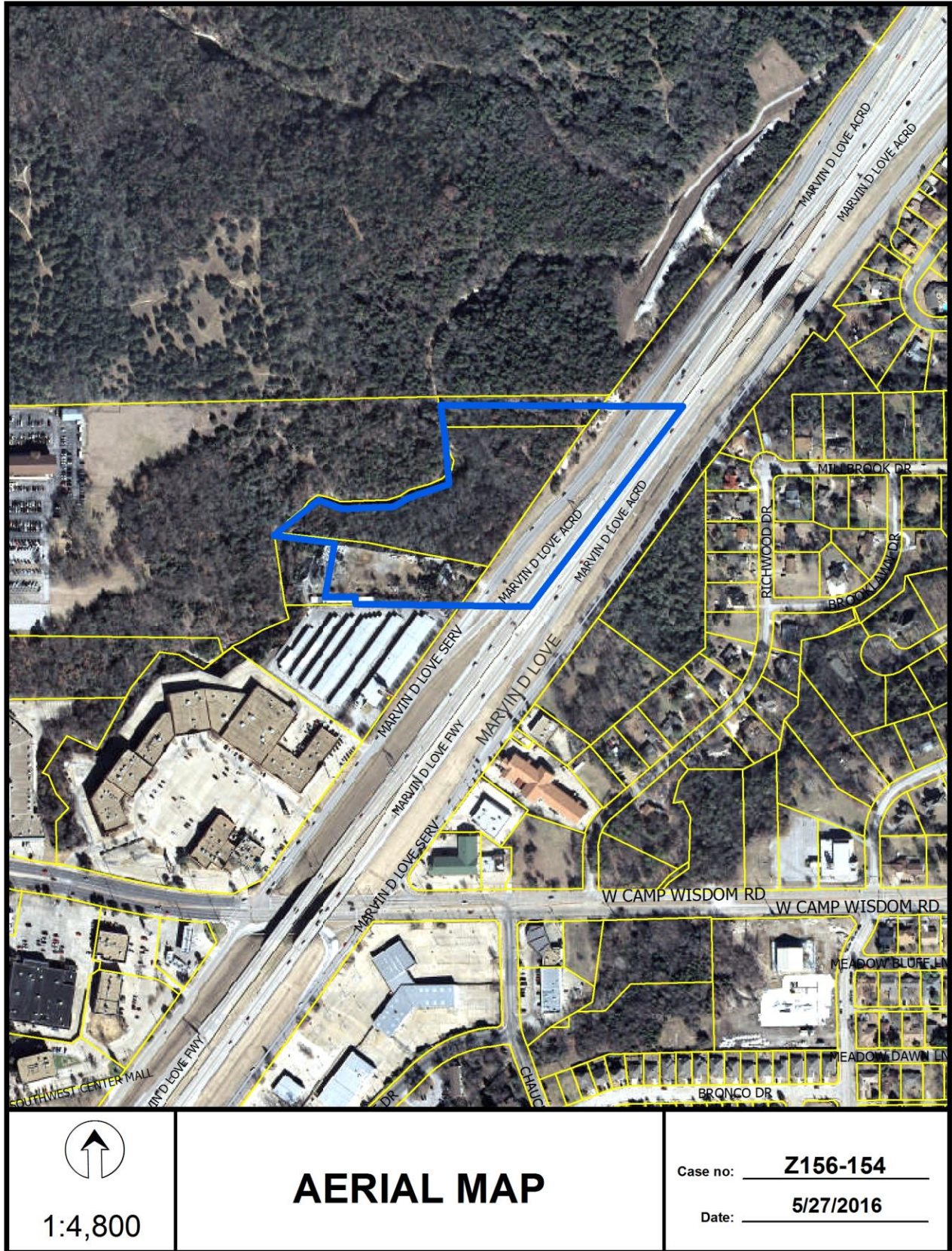
PROPOSED SUP CONDITIONS

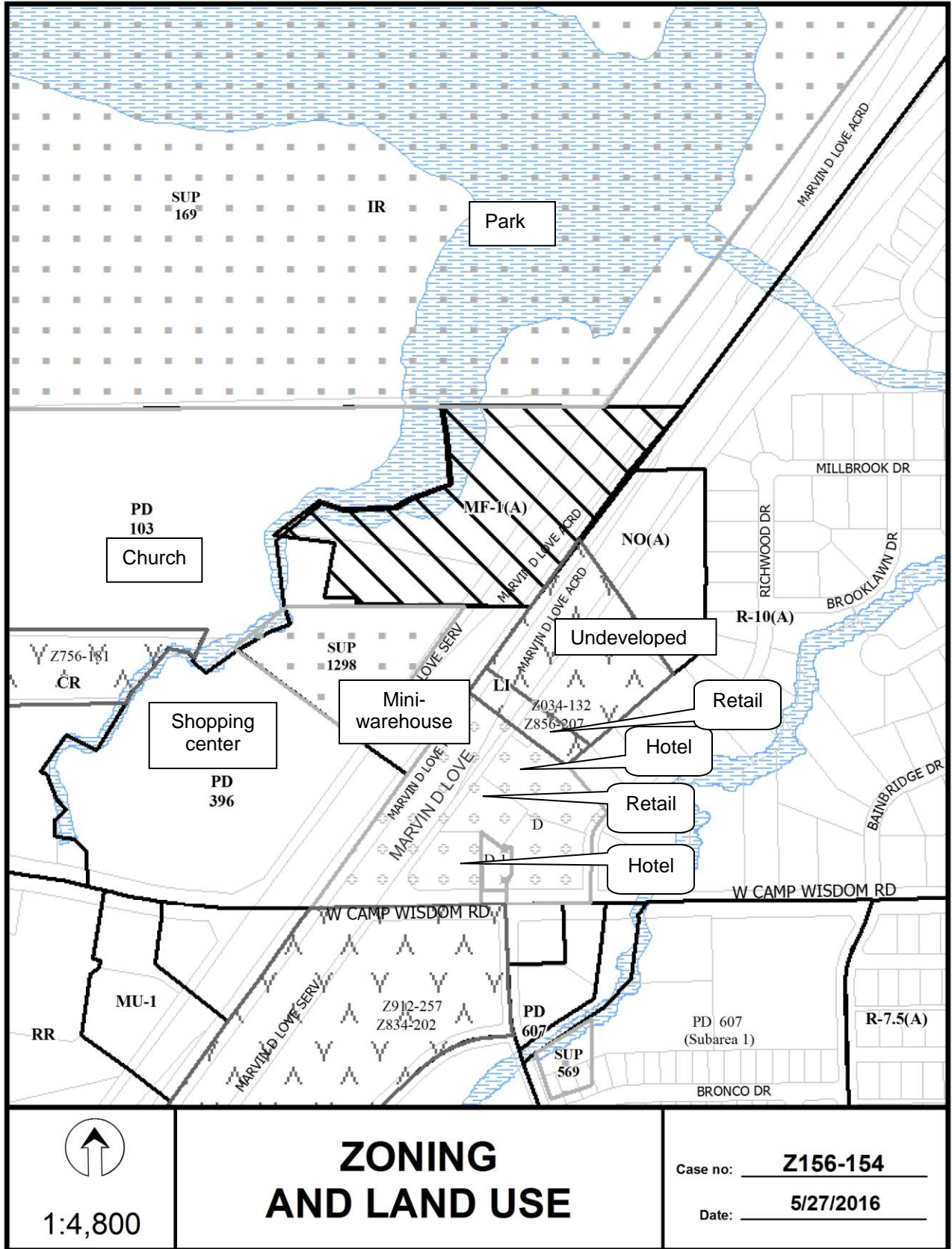
1. USE: The only use authorized by this specific use permit is a commercial amusement (inside) limited to a dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (three-years from the passage of this ordinance).
4. FLOOR AREA: The maximum floor area for a dance floor is 700 square feet.
5. HOURS OF OPERATION: The commercial amusement (inside) use limited to a dance hall may only operate between 10:00 a.m. and 6:00 p.m., Monday through Thursday; 4:00 p.m. and 2:00 a.m. (the next day), Friday and Saturday; and 10:00 a.m. and 3:00 p.m. on Sunday.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas



**PROPOSED ENLARGED
SUP SITE PLAN**

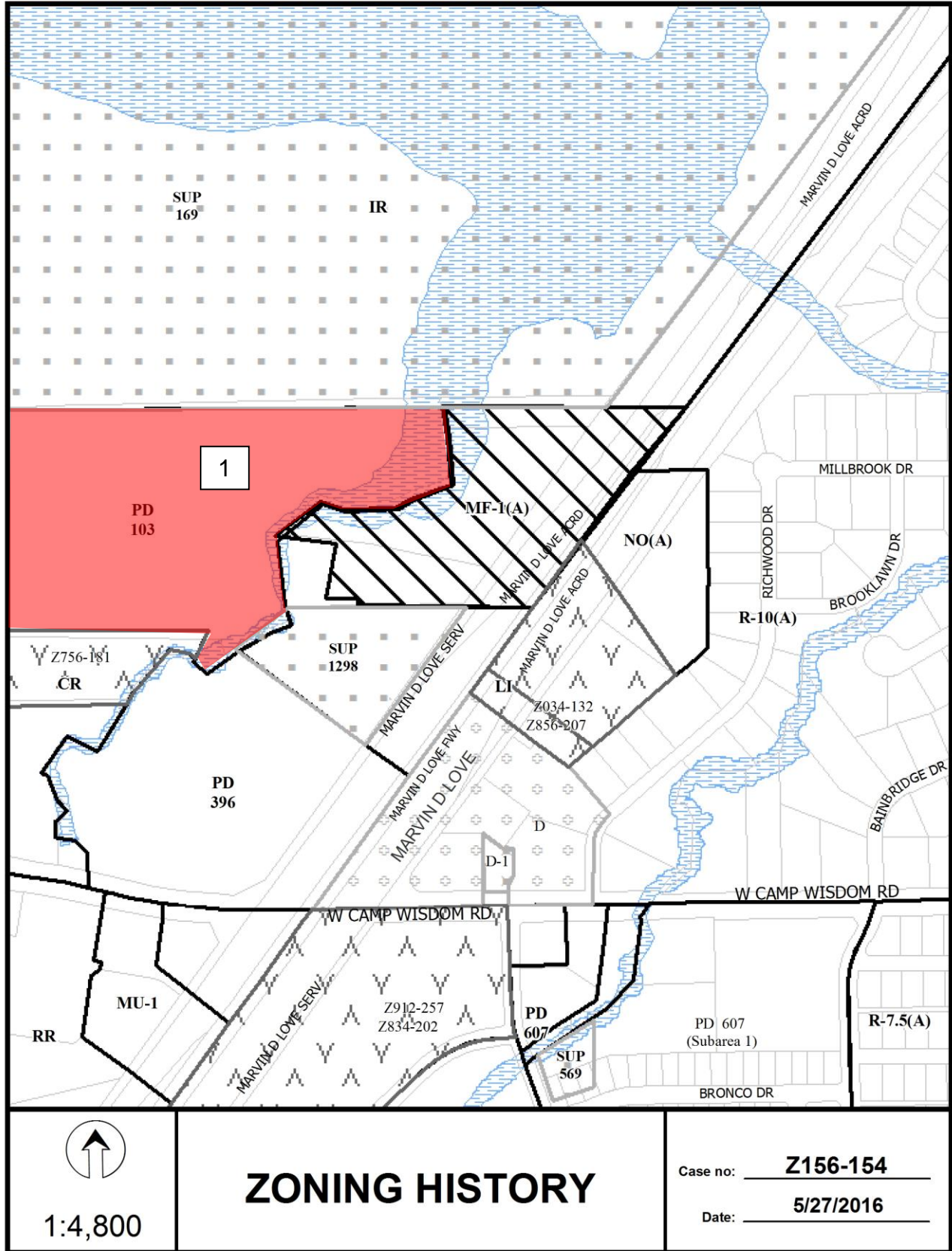


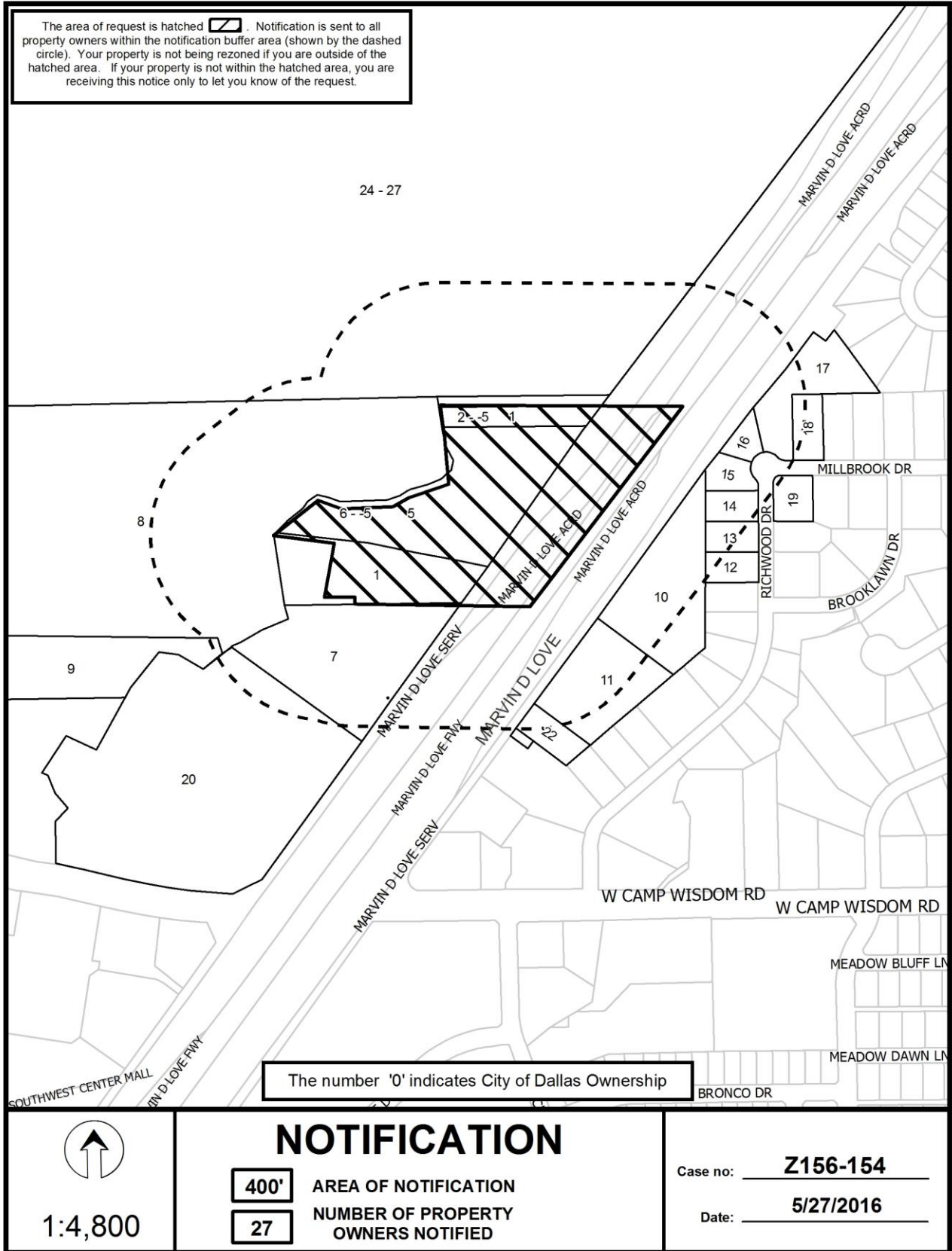




ZONING AND LAND USE

Case no: **Z156-154**
Date: **5/27/2016**





05/27/2016

Notification List of Property Owners***Z156-154******27 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6711 MARVIN D LOVE FWY	GARCIA JOSE
2	6711 MARVIN D LOVE FWY	GARCIA JOSE
3	6715 MARVIN D LOVE FWY	GARCIA JOSE
4	6715 MARVIN D LOVE FWY	GARCIA JOSE
5	6721 MARVIN D LOVE FWY	GARCIA JOSE
6	6721 MARVIN D LOVE FWY	GARCIA JOSE
7	7011 MARVIN D LOVE FWY	ALAMO SELF STOR PTNRS II
8	6808 PASTOR BAILEY DR	CONCORD MISSIONARY
9	6908 PASTOR BAILEY DR	CONCORD MISSIONARY BAPTIST CHURCH
10	6714 MARVIN D LOVE FWY	SIMMONDS CHARITY T
11	6830 MARVIN D LOVE FWY	TEXAS MEZZANINE FUND INC
12	6735 RICHWOOD DR	PEREZ HUMBERTO & MARIA
13	6719 RICHWOOD DR	GARZA BIANCA ELIZABETH
14	6711 RICHWOOD DR	LOPEZ DANIEL P & FRANCES
15	6705 RICHWOOD DR	JIMENEZ LINDA
16	6703 RICHWOOD DR	EDWARDS VICTOR L
17	2829 MILLBROOK DR	DICKSON MORGAN
18	2823 MILLBROOK DR	MURRAY EMORY P JR &
19	2826 MILLBROOK DR	HERNANDEZ SANTANA &
20	3199 W CAMP WISDOM RD	BONIUK INTERESTS LTD
21	7000 MARVIN D LOVE FWY	OUTDOOR SYSTEMS INC
22	6940 MARVIN D LOVE FWY	ESHEL PROPERTY LLC
23	6948 MARVIN D LOVE FWY	AMIT INVESTMENTS INC
24	5787 S HAMPTON RD	OXLEY LEASING NORTH LOOP LLC
25	4831 S HAMPTON RD	SERVION
26	4831 S HAMPTON RD	MODERN AERO OF TEXAS

Z156-154(SM)

05/27/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4831 S HAMPTON RD	J C AVIATION INV

FILE NUMBER: Z156-222(SM) **DATE FILED:** March 1, 2016

LOCATION: Generally on the north side of East Davis Street, between North Zang Boulevard and North Beckley Avenue and on the northeast corner of West Neely Street and North Zang Boulevard

COUNCIL DISTRICT: 1 **MAPSCO:** 54D

SIZE OF REQUEST: Approx. 2.77 acres **CENSUS TRACT:** 42.01

APPLICANT: Crescent Communities

REPRESENTATIVE: Rob Baldwin

OWNER: Dallas County Schools

REQUEST: An application for a new subdistrict and the reduction of Shopfront Overlay No. 7 on properties zoned Subdistrict E, WMU-8 within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District.

SUMMARY: The purpose of the request is to reduce the areas covered by the Shopfront Overlay in order to allow development types that are allowed by the zoning regulations but are not restricted to Mixed Use Shopfront, Single-story Shopfront, Civic Building, and Open Space Lot development types. The new subdistrict will require that development comply with a development plan.

STAFF RECOMMENDATION: Approval of a new subdistrict, subject to a development plan and conditions; and approval of the reduction of Shopfront Overlay No. 7.

PRIOR CPC ACTION: On July 21, 2016, the City Plan Commission held this item under advisement in order to facilitate a community meeting.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The area of request and nearby properties have a large Shopfront Overlay placed on top of the zoning district. Shopfront Overlays limit the options for development types that a zoning district allows to ones that include ground story retail, a civic building, or an open space lot. Dallas Development Code states that, “The Shopfront (-SH) Overlay is intended to create pedestrian shopping streets through the designation of specific street frontages with development types that support active uses.”¹

The request preserves the Shopfront Overlay at the southwestern corner of North Zang Boulevard and East Davis Street, which is the closest point of the property to the under-construction trolley stop that is situated diagonally across the intersection from the area of request. The proposed request also maintains the Shopfront Overlay down East Davis Street and wraps north along the frontage of North Beckley Avenue almost to the southern line of the abandoned West Neely Street. The preserved Shopfront Overlay is depicted on the proposed development plan and will be shown on the zoning map, if approved. All other portions in the area of request is proposed to remove the Shopfront Overlay.

Although the underlying zoning district, WMU-8, would allow the development types that are required in a Shopfront Overlay, the areas that are proposed to have the Shopfront Overlay removed will not be required to have development types that include ground story retail, a civic building, or an open space lot. North of the proposed remaining Shopfront Overlay the applicant proposes to line North Zang Boulevard with an apartment development type and then transition to townhome development type further north along North Zang Avenue. The townhouse development type area is outside of the proposed new subdistrict, which lies north of the abandoned West Neely Street.

Staff recommends approval of the reduction of the Shopfront Overlay as proposed because it will allow transitional development types in areas that are between and not in close proximity to trolley stops.

2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will not have a negative impact on the street system.

¹ Section 51A-13.301(d)(1) of the Dallas Development Code.

3. *Comprehensive Plan or Area Plan Conformance* – Although the *forwardDallas! Comprehensive Plan* and *Trinity Corridor’s Oak Cliff Gateway Study Area* seem to conflict because they recommend a neighborhood building block and mixed use area on the site, respectively, the proposed request does a good job of balancing the two plans by implementing a mixture of Shopfront Overlays, maintaining the underlying zoning district regulations, and allowing transitional residential uses to buffer the nonresidential areas to the surrounding residential areas.
4. *Justification for Planned Development District Zoning as opposed to a straight zoning district* – The purpose for the new subdistrict is to tie the southern portion of the request to a development plan. While development plans are customary in the majority of planned development districts, they are intentionally omitted from Form Districts and planned development districts based on Form Districts. The reason for this is that planned development districts that only require minimum setbacks and maximum lot coverage have very little to regulate on the aesthetics and the relation of the building to the street. In contrast, Form Districts focus on regulating the form of the building to ensure that the product of the regulations produce development that employs urban design principles that focus on the form and aesthetics of a building to the street but allows flexibility on matters that are not fundamentally important to urban design.

Therefore, staff typically would recommend the new subdistrict is denied (no modifications to the current zoning regulations are proposed in this application other than the introduction of a development plan). However, the incorporation of a development plan allows additional safeguards to ensure that particular development types and standards are enforced.

BACKGROUND INFORMATION:

- In February 2009, the City Council approved Article XIII, which created the form based zoning districts. The Form Based Districts provides an additional tool for the implementation of *ForwardDallas!* And to create walkable urban neighborhoods where higher density mixed uses and mixed housing types promote less dependence on the automobiles.
- On May 13, 2015, the City Council adopted Ordinance No. 29743 which enlarged and amended Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, to adopt form district regulations with modifications and created 10 Shopfront Overlays.

Zoning History: There have been two recent zoning requests in the vicinity in the last five years.

1. **Z145-341:** On November 10, 2015, the City Council approved a City Plan Commission authorized hearing to adopt a demolition delay overlay.
2. **Z134-135:** On May 26, 2014, the City Council approved Specific Use Permit No. 2079 for a child-care facility.

Thoroughfares/Streets:

Thoroughfare/ Street	Type	Existing ROW	Thoroughfare Plan Description
North Zang Boulevard	Minor Arterial	170'	4 lanes divided, 100' ROW, 72' pavement
West Davis Street	Minor Arterial	Variable	"Study"
North Beckley Avenue	Collector	60'	6 lanes undivided, 100' ROW, with cycle track and off-peak parking
West Neely Street	Local	50' (abandoned)	N/A

COMPREHENSIVE PLAN:

The comprehensive plan does not make a specific land use recommendation related to the request, however the ***forwardDallas! Vision Illustration***, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur. The Vision Illustration depicts the request site as within a *Residential Neighborhood* and along a *Multi-Modal Corridor* that runs down Davis Street.

While single family dwellings are the dominate land use in Residential Neighborhood Building Blocks, shops, restaurants, or institutional land uses that serve residents may be located at the edges or at key intersections. The removal of the Shopfront Overlay is consistent with this building block.

A Multi-Modal Corridor Building Block should encourage the redevelopment of aging auto-oriented single family neighborhoods. These areas offer dense mixed use and then transition to multi-family and single family housing at the edge. These corridors should diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit-orientation and access. Since the Multi-Modal Corridor is along Davis Street, the request is consistent with this building block as it maintains the Shopfront Overlay along Davis Street.

AREA PLAN: Although the comprehensive plan prescribes a combination of a Multi-Modal Corridor and Residential Neighborhood Building Blocks, the request site is also within the Trinity Corridor's Oak Cliff Gateway Study Area Plan, which was revised on December 9, 2009. The plan highlights the area of request as a mixed use area. The area plan states,

Mixed use areas should be carefully designed to concentrate activity near important intersections, gateways, and corridors. Stakeholders from this area expressed the desire for development of a multi-modal, pedestrian-friendly community; access trolley and mass transit services to connect downtown to Methodist Hospital and key parts of north Oak Cliff, such as the Bishop Arts District to the west; and maintaining and enhancing the unique character of north Oak Cliff. The area is envisioned as an urban community that ranges from single family uses to medium- and high-density mixed uses. Transitions between these uses are particularly important in areas such as along Beckley north of Methodist Hospital and the Marsalis and Zang corridors.

The applicant's request is consistent with the Trinity Corridor's Oak Cliff Gateway Study Area Plan as it centers the ground story retail to the corner nearest the trolley stop, continues along West Davis Street, and wraps a portion of the southern sector of North Beckley Avenue. The removal of the Shopfront Overlay in all other portions of the request allows transitional development as it moves closer to established residential areas and away from key intersections.

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	PDD No. 468 (Subdistrict E) WMU-8, SH-7	Office and undeveloped parcels
North	PDD No. 468 (Subdistrict E) WMU-8, SH-7	Mixed residential and undeveloped parcels
East	PDD No. 468 (Subdistrict D) WMU-5, SH-6	Dallas County School Offices and Bus Storage
South	CR	Restaurant and Retail
South-west	PDD No. 830 (Subdistrict 6) Davis Corridor	Restaurant
West	PDD No. 468 (Subdistrict C) WMU-3	Single Family
North-west	PDD No. 468 (Subdistrict B) WMU-3	Medical Office, Single Family, and undeveloped parcels

Land Use Compatibility:

The Walkable Urban Mixed Use (WMU) Districts are intended to accommodate a mix of compatible uses in close proximity to one another in a pedestrian-friendly environment. The Shopfront (-SH) Overlay is intended to create pedestrian shopping streets through the designation of specific street frontages with development types that support active uses. The WMU-8 District permits a maximum height of 125 feet and eight stories.

Below is a chart showing the differences between the Mixed Use Shopfront, Apartment, and Townhouse and Townhouse Stacked Development Type Standards for Form Districts.

	Mixed Use Shopfront	Apartment	Townhouse Stacked and Townhouse
Primary Street Frontage (minimum)	90%	70%	70%
Ground Story Height (minimum/maximum ft.)	15 / 30	10 / 15	10 / 15
Minimum Ground-Story Transparency along Primary Streets	50% (measured between 0 and 10 feet above adjacent sidewalk)	30% (measured from floor to floor)	30% (measured from floor to floor)
Building Entrance Spacing (maximum linear ft.)	Maximum 100 linear feet	None	None
Blank Wall Area on Primary Street (max linear ft.)	20	30	30
Ground-Story Shopfront Windows	Minimum 60% of surface area on street level	N/A	N/A

The applicant has identified three development types within the area proposed for the new subdistrict that supports pedestrian activity. The three development types are Mixed Use Shopfront, Apartment, and Open Space Lot. Of the 118,671 square feet of private property within the proposed new subdistrict, 94,683 square feet (or 80%) is proposed to be a mixed use development type; 20,150 square feet (or 17%) is proposed to be covered with an apartment development type; and the remaining 3,838 square feet (or 3%) is proposed to contain programmed open space areas as an open space lot development type. The remainder of the area request, north of the abandoned West Neely Street, is intended to be used for a townhouse development type. Although not proposed, a Townhouse Stacked Development type would also be allowed and would follow similar form prescriptions, but allows for residential or office uses on the ground floor.

Z156-222(SM)

The request is compatible with the existing zoning regulations and area plans but improves upon the ability to transition between mixed use and surrounding residential areas by scaling down the Shopfront Overlay to key areas.

Development Standards:

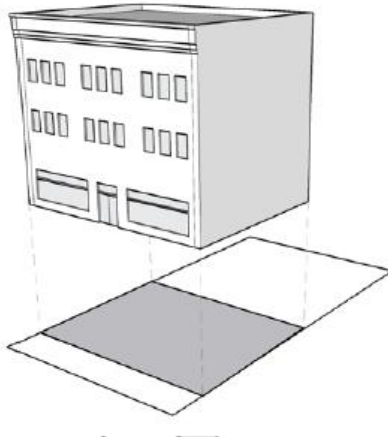
The regulations on the following pages apply to Mixed Use Shopfront, Apartment, Townhouse Stacked, and Townhouse development types.



(b) Mixed Use Shopfront.

mixed use shopfront

(1) Definition.



A development type intended primarily for ground-story retail and upper-story residential or offices uses.

Ground-story spaces should be flexible enough to accommodate a variety of retail and office uses. Upper stories should be used for offices or residential apartments. The building must be pulled up to the street. No on-site surface parking is permitted between the building and the street. On-site surface parking areas must be located to the rear of the building. Primary entrances must be prominent and street-facing. Large storefront windows must be provided to encourage interaction between the pedestrian and the ground-story space.

(2) Character Examples.

Character examples are provided below for illustrative purposes only and are intended to be character examples of the development type and not the streetscape.



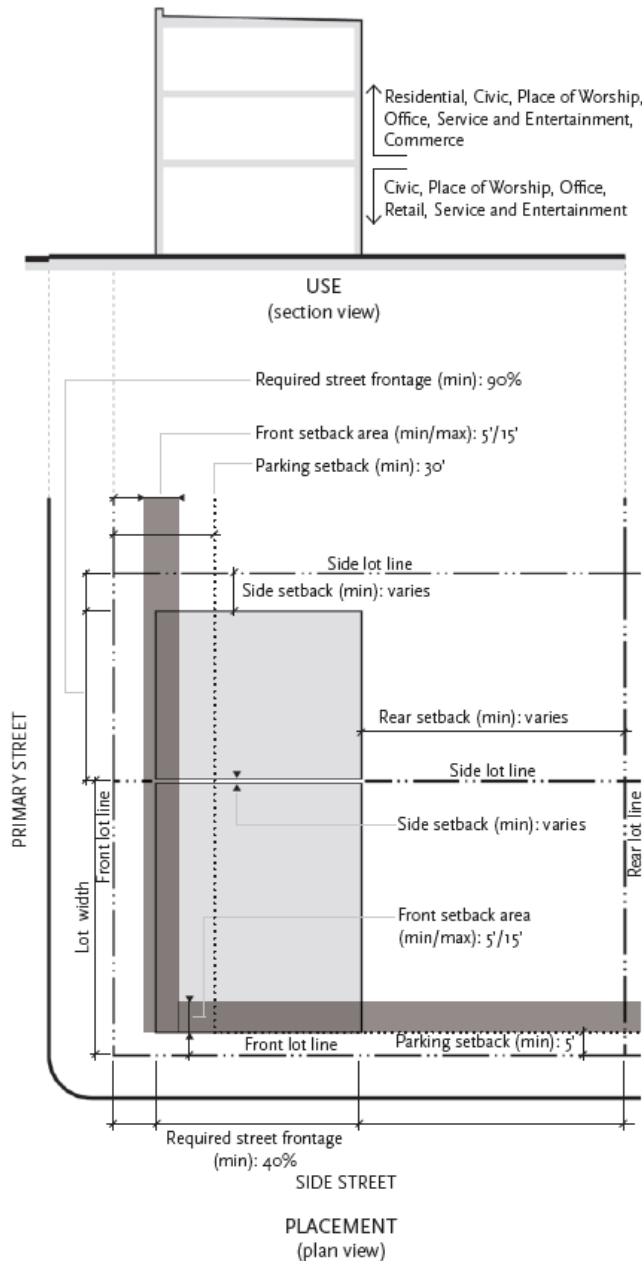
(3) Districts permitted.

- LOW: WMU-3, WMU-5
- MEDIUM: WMU-8, WMU-12
- HIGH: WMU-20, WMU-40
- OVERLAY: -SH



mixed use shopfront

(4) Use and Placement.



BUILDING USE

A summary of permitted uses by story is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, "Uses." No nonresidential use is permitted above a residential use.

BUILDING PLACEMENT

LOT

Area (min sf)	none
Area (max sf)	none
Width (min ft)	none
Width (max ft)	none
Lot coverage (max)	100%

FRONT SETBACK AREA

Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

REQUIRED STREET FRONTAGE

Primary street (min)	90%
Side street (min)	40%
Service street (min)	none

PARKING SETBACK

From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting single family district (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

SIDE SETBACK

Abutting single-family district (min ft)	15
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

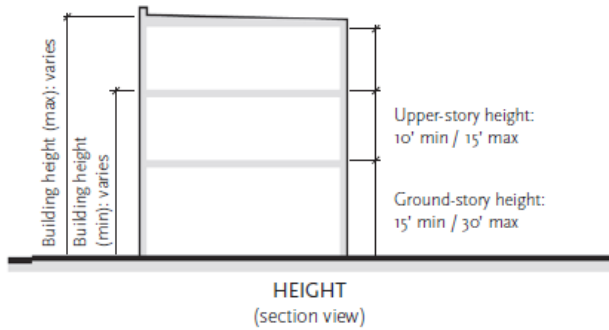
REAR SETBACK

Abutting single-family district (min ft)	15
Abutting multifamily or nonresidential district (min ft)	5
Abutting alley (min ft)	5
Abutting service street (min ft)	10



mixed use shopfront

(5) Height and Elements.



BUILDING HEIGHT

HEIGHT

Building height (max stories/ft)	See Section 51A-13.302, "Height"
Building height (min stories)	
WMU-3, -5, -8, -12	2
WMU-20	4
WMU-40	5

STORY HEIGHT

Ground story (min/max ft)	15/30
Upper story (min/max ft)	10/15

BUILDING FACADE

GROUND-STORY TRANSPARENCY

Primary street facade (min)	50%
Side street facade (min)	25%
Service street facade (min)	none

Measured between 0 and 10 ft above adjacent sidewalk.

UPPER-STORY TRANSPARENCY

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none

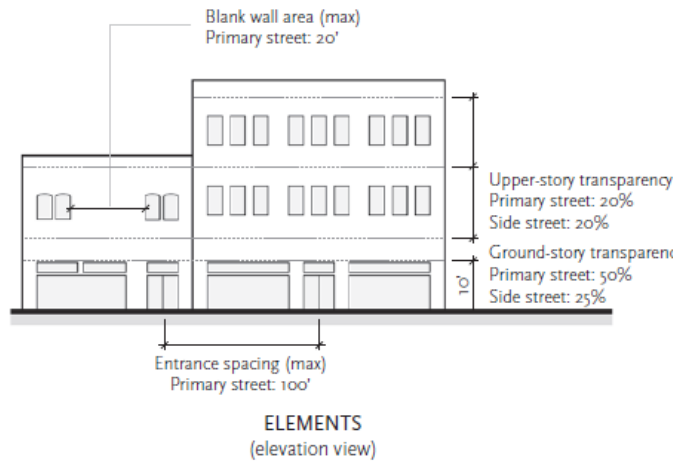
Measured from floor to floor.

ENTRANCE

Primary street	required
Entrance spacing (max linear ft)	100
Side street	allowed
Service street	allowed

BLANK WALL AREA

Primary street (max linear ft)	20
Side street (max linear ft)	none
Service street (max linear ft)	none





mixed use shopfront

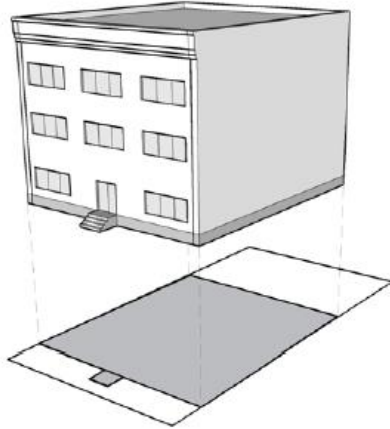
(6) Ground-Story Shopfront Windows.

A minimum of 60 percent of the street-fronting, street-level window pane surface area must allow views into the ground-story use for a depth of at least four feet. Windows must be clear or unpainted, or, if treated, must be translucent. Spandrel glass or backpainted glass does not comply with this provision.

Apt
apartment

(e) Apartment.

(1) Definition.

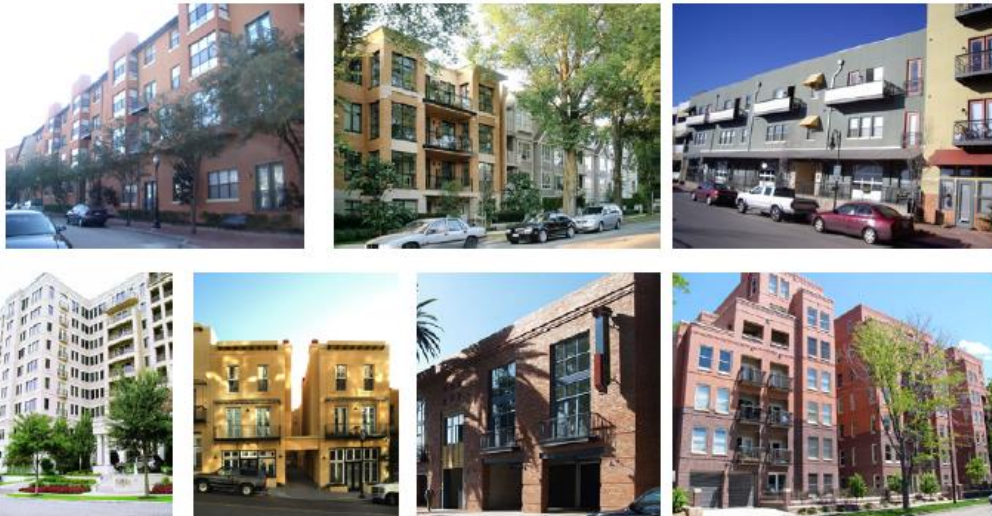


A development type containing three or more dwelling units consolidated into a single structure.

An apartment contains common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building must be pulled up to the street. No on-site surface parking is permitted between the building and the street. On-site surface parking must be located to the rear of the building. The building often shares a common entrance. Primary entrances must be prominent and street-facing. An elevated ground floor for residential uses is recommended to ensure privacy.

(2) Character Examples.

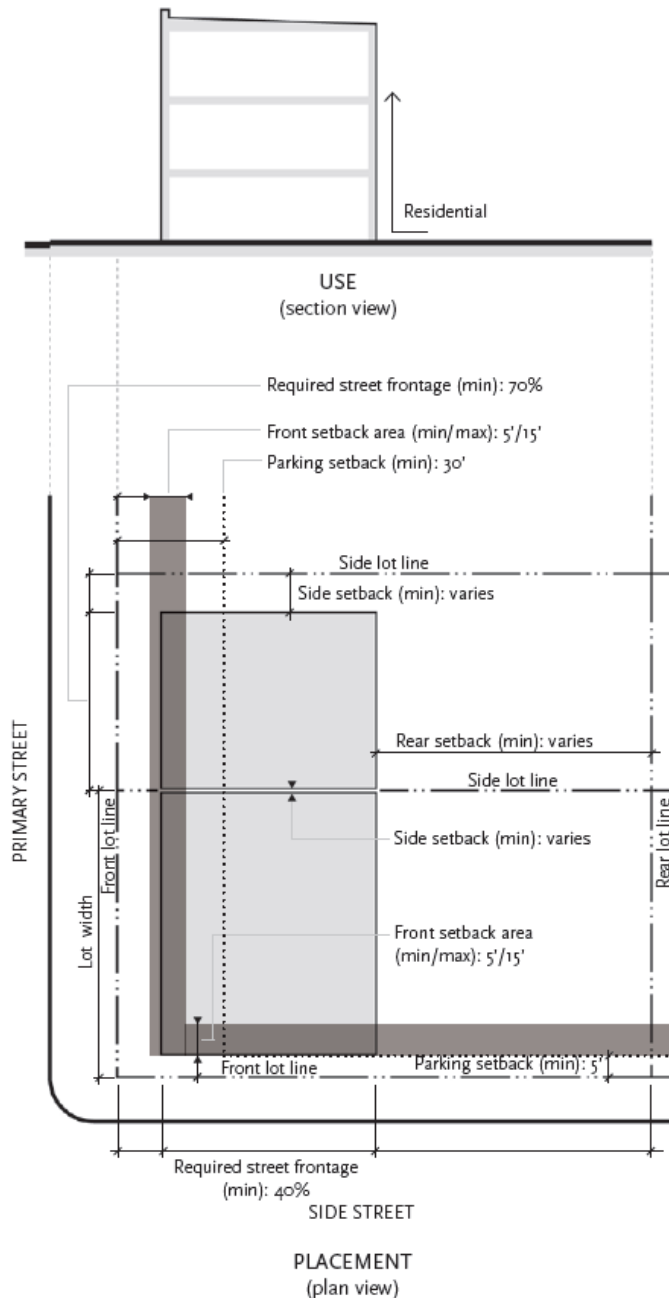
Character examples are provided below for illustrative purposes only and are intended to be character examples of the development type and not the streetscape.



(3) Districts Permitted.

LOW:	WMU-3, WMU-5	WR-3, WR-5
MEDIUM:	WMU-8, WMU-12	WR-8, WR-12
HIGH:	WMU-20, WMU-40	WR-20, WR-40

(4) Use and Placement.



BUILDING USE

A summary of permitted uses is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, "Uses."

BUILDING PLACEMENT

LOT

Area (min sf)	none
Area (max sf)	none
Width (min ft)	none
Width (max ft)	none
Lot coverage (max)	80%

FRONT SETBACK AREA

Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

REQUIRED STREET FRONTAGE

Primary street (min)	70%
Side street (min)	40%
Service street (min)	none

PARKING SETBACK

From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting single-family district (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

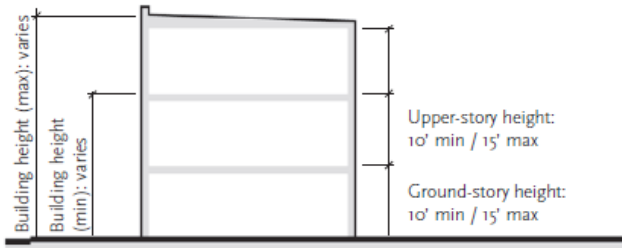
SIDE SETBACK

Abutting single-family district (min ft)	15
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

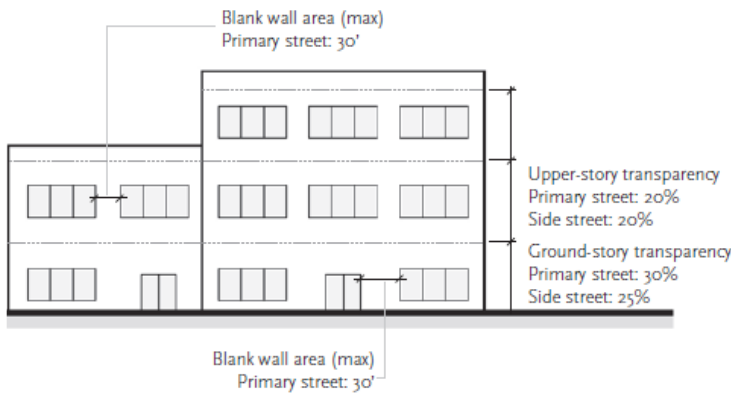
REAR SETBACK

Abutting single-family district (min ft)	15
Abutting multifamily or nonresidential district (min ft)	5
Abutting alley (min ft)	5
Abutting service street (min ft)	10

(5) Height and Elements.



HEIGHT
(section view)



ELEMENTS
(elevation view)

BUILDING HEIGHT

HEIGHT		
Building height (max stories/ft)	See Section 51A-13.302, "Height"	
Building height (min stories)		
WMU-3, -5, -8, -12 WR-3, -5, -8, -12		2
WMU-20 WR-20		4
WMU-40 WR-40		5

STORY HEIGHT		
Ground story (min/max ft)		10/15
Upper story (min/max ft)		10/15

BUILDING FACADE

GROUND-STORY TRANSPARENCY		
Primary street facade (min)		30%
Side street facade (min)		25%
Service street facade (min)		none
<i>Measured from floor to floor.</i>		

UPPER-STORY TRANSPARENCY		
Primary street facade (min)		20%
Side street facade (min)		20%
Service street facade (min)		none
<i>Measured from floor to floor.</i>		

BUILDING ENTRANCE		
Primary street		required
Entrance spacing (max linear ft)		none
Side street		allowed
Service street		allowed

BLANK WALL AREA		
Primary street (max linear ft)		30
Side street (max linear ft)		none
Service street (max linear ft)		none

(6) Landscaping.

(A) General landscaping standards are set forth in Section 51A-13.304(a) (2), "Landscaping."

(B) One site tree must be provided for every 4,000 square feet of lot area, or portion thereof, or a minimum of four site trees must be provided, whichever is greater.

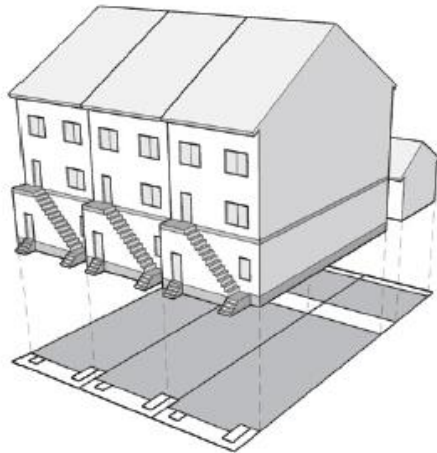
(C) Site trees must be evenly distributed throughout the development.

(D) Required landscaping may be provided aboveground when configured as on-site open space in accordance with Section 51A-13.303, "Open Space."

townhouse stacked

(f) Townhouse Stacked.

(1) Definition.



A development type with six or more attached units consolidated into a single structure that creates separate ground-story units for residential or office purposes.

Each unit shares a common side wall and a common floor or ceiling. Units are stacked vertically, however, no more than one unit is permitted above another unit. Each building must contain at least three units horizontally (six units total). Each unit typically has its own external entrance. No on-site surface parking is permitted between the building and the street. Garages facing the primary street are not permitted. An elevated ground floor for residential uses is recommended to ensure privacy.

(2) Character Examples.

Character examples are provided below for illustrative purposes only and are intended to be character examples of the development type and not the streetscape.

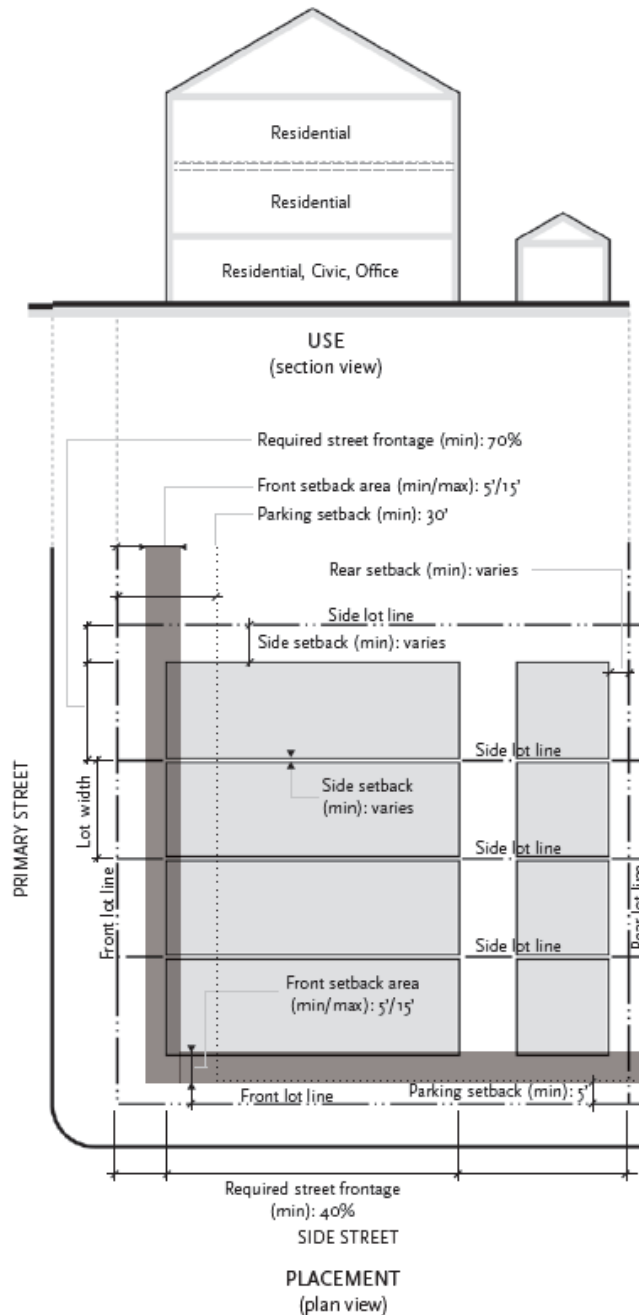


(3) Districts Permitted.

- | | | |
|---------|---------------|-------------|
| LOW: | WMU-3, WMU-5 | WR-3, WR-5 |
| MEDIUM: | WMU-8, WMU-12 | WR-8, WR-12 |

townhouse stacked

(4) Use and Placement.



BUILDING USE

A summary of permitted uses by story is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, "Uses."

BUILDING PLACEMENT

LOT

Area (min sf)	1,200
Area (max sf)	none
Width (min ft)	16
Width (max ft)	none
Lot coverage (max)	80%

FRONT SETBACK AREA

Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

REQUIRED STREET FRONTAGE

Primary street (min)	70%
Side street (min)	40%
Service street (min)	none

PARKING SETBACK

From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting single-family district (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

SIDE SETBACK

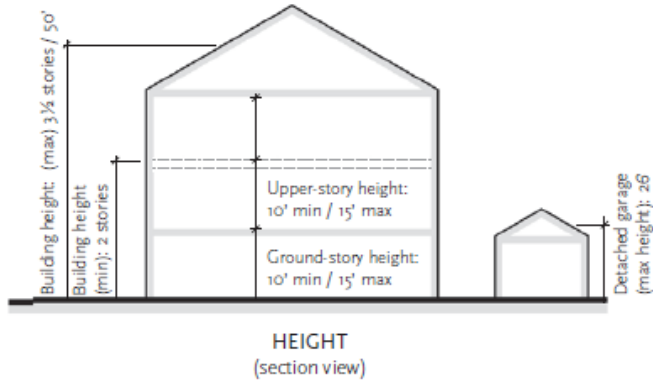
Abutting single-family district (min ft)	10
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

REAR SETBACK

Abutting single-family district (min ft)	24
Abutting multifamily or nonresidential district (min ft)	24
Abutting alley (ft)	3 or 20 or more
Abutting service street (ft)	3 or 20 or more

townhouse stacked

(5) Height and Elements.



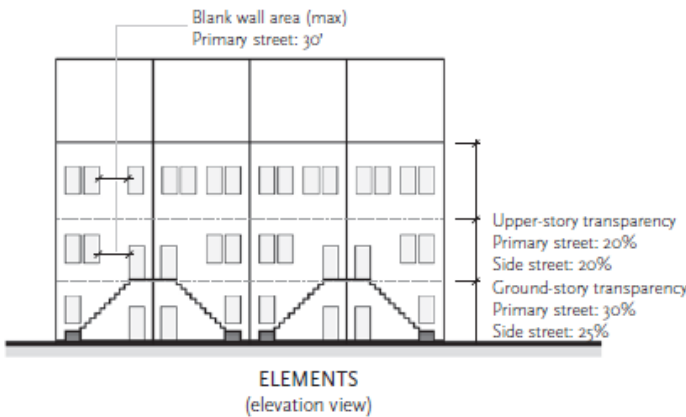
BUILDING HEIGHT

HEIGHT

Building height (max stories/ft)	WMU-3, -5, -8, -12 WR-3, -5, -8, -12	3 1/2 / 50
Building height (min stories)	WMU-3, -5, -8, -12 WR-3, -5, -8, -12	2
Detached garage (max ft)		26

STORY HEIGHT

Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15



BUILDING FACADE

GROUND-STORY TRANSPARENCY

Primary street facade (min)	30%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

UPPER-STORY TRANSPARENCY

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

BUILDING ENTRANCE

Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

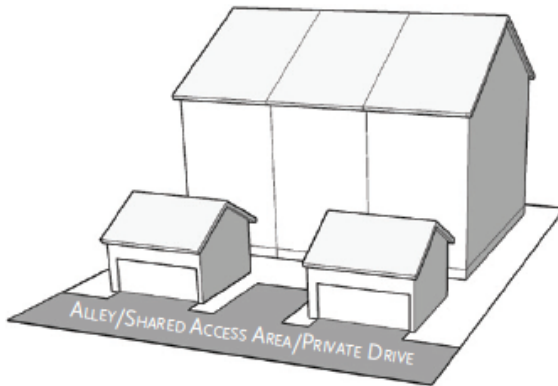
BLANK WALL AREA

Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none

townhouse stacked

(6) Garage Placement.

- (A) Except for an alley, no garage access is permitted from a public street.
- (B) All vehicular access must be to the rear of the building.
- (C) Where the garage is less than 20 feet from the alley, an automatic garage door opener is required.

**(7) Landscaping.**

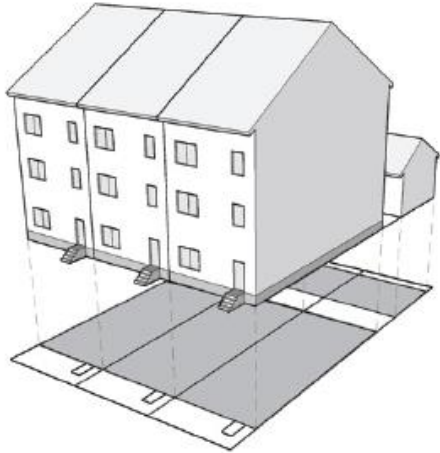
- (A) General landscaping standards are set forth in Section 51A-13.304(a)(2), "Landscaping."
- (B) One site tree must be provided in the front yard for each two units stacked vertically on an individually platted lot.
- (C) If more than two units stacked vertically are located on the same lot, the following requirements apply:
 - (i) One site tree must be provided for every 4,000 square feet of lot area, or portion thereof, or a minimum of one site tree must be provided for each set of two units stacked vertically, whichever is greater.
 - (ii) Site trees must be evenly distributed throughout the development.



townhouse

(g) Townhouse.

(1) Definition.



A development type with three or more attached dwelling units consolidated into a single structure.

Each unit must be separated by a common side wall. A townhouse unit must be more than one story in height, however, units must not be vertically mixed. Each unit must have its own external entrance. No on-site surface parking is permitted between the building and the street. Garages facing the primary street are prohibited. In the RTN district, only one unit per lot is permitted. An elevated ground floor for residential uses is recommended to ensure privacy.

(2) Character Examples.

Character examples are provided below for illustrative purposes only and are intended to be character examples of the development type and not the streetscape.



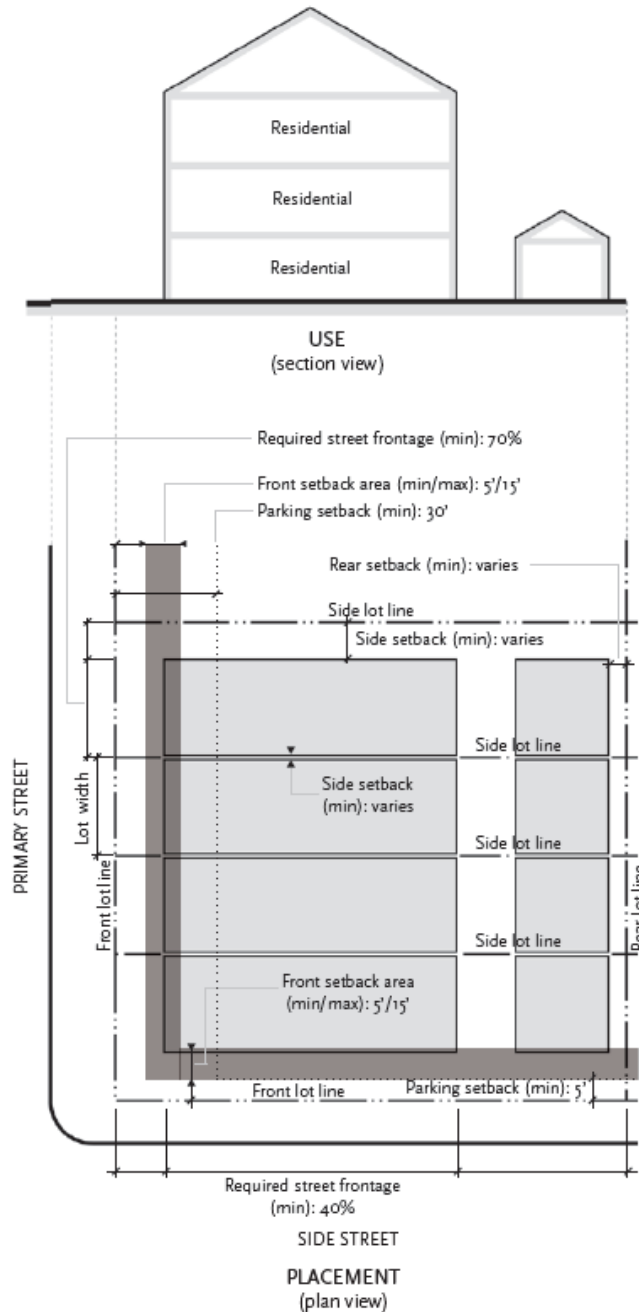
(3) Districts Permitted.

LOW:	WMU-3, WMU-5	WR-3, WR-5	RTN
MEDIUM:	WMU-8, WMU-12	WR-8, WR-12	



townhouse

(4) Use and Placement.



BUILDING USE

A summary of permitted uses is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, "Uses."

BUILDING PLACEMENT

LOT

Area (min sf)	1,200
Area (max sf)	none
Width (min ft)	16
Width (max ft)	none
Lot coverage (max)	80%

FRONT SETBACK AREA

Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

REQUIRED STREET FRONTAGE

Primary street (min)	70%
Side street (min)	40%
Service street (min)	none

PARKING SETBACK

From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting single-family district (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

SIDE SETBACK

Abutting single-family district (min ft)	10
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

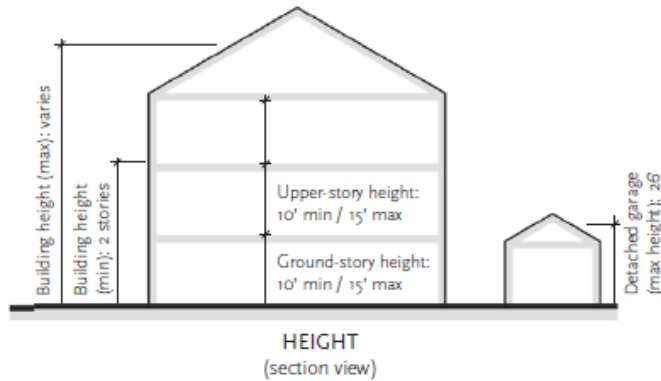
REAR SETBACK

Abutting single-family district (min ft)	24
Abutting multifamily or nonresidential district (min ft)	24
Abutting alley (ft)	3 or 20 or more
Abutting service street (ft)	3 or 20 or more

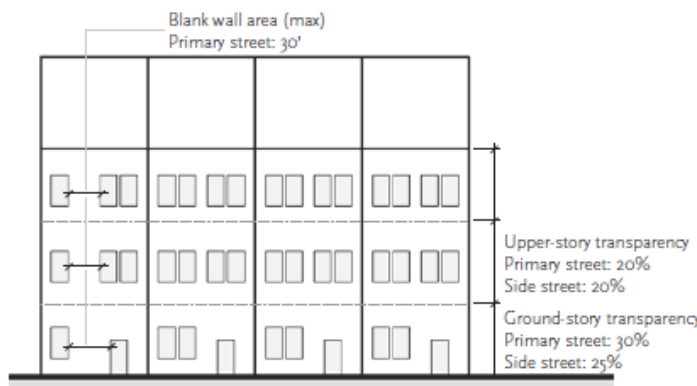


townhouse

(5) Height and Elements.



HEIGHT
(section view)



ELEMENTS
(elevation view)

BUILDING HEIGHT

HEIGHT

Building height (max stories/ft)	
RTN	2½ / 35
WMU-3, -5, -8, -12 WR-3, -5, -8, -12	3½ / 50
Building height (min stories)	
RTN	2
WMU-3, -5, -8, -12 WR-3, -5, -8, -12	2
Detached garage (max ft)	26

STORY HEIGHT

Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15

BUILDING FACADE

GROUND-STORY TRANSPARENCY

Primary street facade (min)	30%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

UPPER-STORY TRANSPARENCY

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

BUILDING ENTRANCE

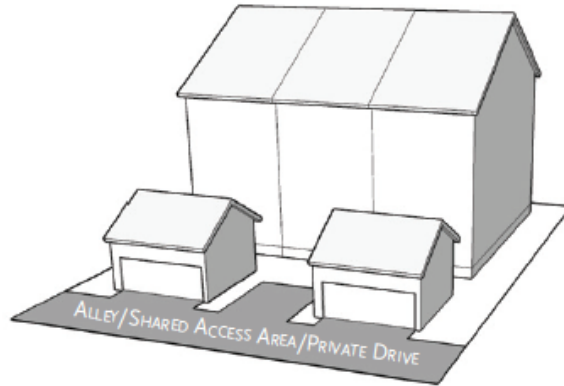
Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

BLANK WALL AREA

Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none

(6) Garage Placement.

- (A) Except for an alley, no garage access is permitted from a public street.
- (B) All vehicular access must be to the rear of the building.
- (C) Where the garage is less than 20 feet from the alley, an automatic garage door opener is required.

**(7) Landscaping.**

- (A) General landscaping standards and alternative requirements for shared access developments are set forth in Section 51A-13.304(a)(2), "Landscaping."
- (B) Except in a shared access development, one site tree must be provided in the front yard for a townhouse on an individually-platted lot in all districts.
- (C) In a shared access development or if more than one townhouse unit is located on the same lot, the following requirements apply:
 - (i) One site tree must be provided for every 4,000 square feet of lot area, or portion thereof, or a minimum of one site tree must be provided for each individual unit, whichever is greater.
 - (ii) Site trees must be evenly distributed throughout the development.

(8) Townhouses on Individually-Platted Lots.

- (A) Except for the foundation, a dwelling unit must be physically separable from contiguous dwelling units in the event of removal of a dwelling unit. Each party wall must be governed by a set of deed restrictions, stipulating that if a dwelling unit is removed, the party wall stays with the remaining dwelling unit.
- (B) Each dwelling unit must have separate utility services; however, general utility services on land owned and maintained by a homeowner's association are allowed.

LIST OF OFFICERS

Applicant:

Crescent Acquisitions, LLC

Crescent Communities, LLC

Todd Mansfield, President and CEO
Andrew Carmody, President
Brian J. Natwick, President
Robert Whitney Duncan, President
Brian Leary, President
Kevin H. Lambert, CFO
Gary Tyler Niess, Senior Vice President
Alice Zwahlen, Senior Vice President
Stephen E. Yetts, Senior Vice President
James M. Cauley, Senior Vice President
Benjamin L. Collins, Senior Vice President
Jared Ford, Senior Vice President
David Muenks, Senior Vice President
Thomas K. Glenn, Senior Vice President
George L. Hodges, III, Senior Vice President
Donald E. Killoren, Senior Vice President
Scott C. Widener, Executive Vice President
Jaime A. Pou, Senior Vice President

Owners:

Dallas County School Trustees of Dallas County

Larry Duncan
Dr. Paul A. Freeman
James Hubener
Gloria T. Levario
Omar Narvaez
Kyle Renard, MD
C.W. Whitaker

Proposed Amendments to

ARTICLE 468.

PD 468.

Oak Cliff Gateway Special Purpose District

SEC. 51P-468.101. LEGISLATIVE HISTORY.

PD 468 was established by Ordinance No. 23057, passed by the Dallas City Council on March 12, 1997. Ordinance No. 23057 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 23057 was amended by Ordinance No. 23868, passed by the Dallas City Council on April 28, 1999, and Ordinance No. 25866, passed by the Dallas City Council on January 26, 2005. (Ord. Nos. 19455; 23057; 23868; 25866; 26042; 29743)

SEC. 51P-468.102. PROPERTY LOCATION AND SIZE.

PD 468 is established on property generally bounded by Interstate 30, the Levee on the east side of the Trinity River, Interstate 35E (South R.L. Thornton Freeway), Marsalis Avenue, Eighth Street, Elsbeth Avenue, Neches Street, Bishop Avenue, Colorado Boulevard, and Beckley Avenue. The size of PD 468 is approximately 842.168 acres. (Ord. Nos. 23057; 26042; 26606; 29743)

SEC. 51P-468.103. PURPOSE.

This article provides standards specifically tailored to meet the needs of the Oak Cliff Gateway area of the city, which is hereby designated as an area of historical, cultural, and architectural importance and significance to the citizens of the city. The general objectives of these standards are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the following:

- (1) Accommodate the existing mix of uses in the area.
- (2) Protect the internal and adjacent stable residential neighborhoods.
- (3) Preserve and enhance the historical, cultural, and architectural significance of the area while specifically encouraging the future historic designation of the following structures:
 - (A) Polar Bear Ice Cream Stand.
 - (B) Mayor William Sergeant Home.

- (C) Grace Presbyterian Church.
- (D) Lee Harvey Oswald Boarding House.
- (4) Strengthen the neighborhood identity.
- (5) Create a more desirable pedestrian environment.
- (6) Periodically review proper zoning of the Property. (Ord. Nos. 23057; 26042; 29743)

SEC. 51P-468.104. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions in Chapter 51A apply to this article.
- (b) Unless the context clearly indicates otherwise, in this article:
 - (1) **ACCESSORY DWELLING UNIT** means a dwelling unit accessory to a single family or duplex use that is located in the rear 50 percent of a lot.
 - (2) **ALTERNATIVE ENERGY PLANT** means equipment used to generate power from alternative energy sources using solar panels, turbines, and other power-creating means that have the ability to return some or all of the newly-created power to the energy grid.
 - (3) **ANTIQUÉ SHOP** means an establishment for the retail sale of articles such as glass, china, furniture, or similar furnishings and decorations that have value and significance as a result of age, design, or sentiment.
 - (4) **AQUARIUM** means an establishment where aquatic animals and plants are kept and exhibited.
 - (5) **ART GALLERY** means an establishment where original works of art or limited editions of original works of art are bought, sold, loaned, appraised, or exhibited to the general public.
 - (6) **ART OR CRAFT PRODUCTION FACILITY** means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking and for sale of the products to the general public.
 - (7) **BOUTIQUE HOTEL** means a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared onsite; and more than 50 percent of the guest rooms are internal-entry.

(8) BULB-OUT means the area of the sidewalk or curb line that is extended into the street at sidewalk grade to narrow the street and increase pedestrian space.

(9) CUSTOM VEHICLE SHOP means a facility for the restoration, fabrication, modification, display, and sale of customized or modified automobiles, boats, trucks, motorcycles, motor scooters, recreational vehicles, or trailers.

(10) ENTERTAINMENT COMPLEX means a public, multi-use sports, entertainment, and convention facility where people view and participate in events and performances, including theatrical, musical, and dramatic performances; professional or amateur sporting events; and meetings and assemblages.

(11) GOURMET MARKETPLACE means a facility that offers prepared meals, catered meals, and retail grocery items that may include the sale of alcoholic beverages for consumption on-premise or off-premise and that may also allow customers in motor vehicles to pick-up food for off-premise consumption. The display area for the sale of alcoholic beverages may not exceed 40 percent of the floor area for this use.

(12) IDENTIFICATION SIGN means an attached premise sign that identifies the name or logo of the district, business, or tenant.

(13) LEGACY BUILDING means:

(A) a building constructed before 1957 that has:

(i) all original street-facing facades remaining;

(ii) a primary street-facing facade located within 15 feet of a right-of-way line;

(iii) a main entrance that faces Colorado Boulevard, Zang Boulevard, Beckley Avenue, Marsalis Avenue, Jefferson Boulevard, Eighth Street, Tenth Street, Lancaster Avenue, Ewing Avenue, or the southbound Interstate 35E service road;

(iv) window and door openings that total at least 20 percent of the street-facing facades; and

(v) off-street parking located 100 percent outside of the required front yard; or

(B) the Grace Presbyterian Church sanctuary building located on Zang Boulevard between Fifth Street and Sixth Street.

(14) LEGACY BUILDING MIXED USE DEVELOPMENT means a project containing at least three different uses developed as a single project and must include at least one use in a legacy building.

(15) LINER DEVELOPMENT means a development specifically designed to mask a parking structure from a public street or public space.

(16) LIVE/WORK UNIT means an interior space that combines a single occupancy residential use and an office or retail and personal service use. A live/work unit is considered a nonresidential use.

(17) MASSAGE ESTABLISHMENT and MASSAGE mean a massage establishment or massage as defined by Chapter 455 of the Texas Occupation Code, as amended.

(18) MEWS means the public or private right-of-way for pedestrians or low-speed vehicular traffic that provides access to a building, serves as a small street, and may provide access to vehicle parking.

(19) MIXED USE DEVELOPMENT means a combination of any two categories of permitted main uses on a building site.

(20) MOBILE FOOD ESTABLISHMENT means a container or vehicle-mounted food establishment that is designed to be readily moveable and from which food is distributed, sold, or served to an ultimate consumer. The term includes mobile food preparation vehicles and pushcarts.

(21) NEW CONSTRUCTION means construction of a main structure that did not exist on May 13, 2015 or permitted work that increases floor area of a use or structure, excluding uncovered porches and uncovered patios, if the increase in floor area is more than 50 percent for nonresidential projects, more than 65 percent for mixed use projects, or more than 75 percent for residential projects.

(22) PROJECT ANNOUNCEMENT SIGN means an attached premise sign constructed of rigid material, mesh or fabric surface, or a projection of a light image onto a wall face that announces a project, tenant, or activity in the district.

(23) STREETSCAPE means the area between the buildings and edge of the vehicular or parking lanes. The principal streetscape components are curbs, sidewalks, street trees, tree planters, bicycle racks, litter containers, benches, and street lights. Treatments may also include paving materials, street/pedestrian wayfinding signs, parking meters, public art, water features, bollards, and other elements.

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

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(3) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800.)

(4) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(e) Unless the context indicates otherwise, for purposes of interpreting Chapter 51A, the subdistricts are considered to be residential or nonresidential as indicated:

- (1) Subdistrict A: residential.
- (2) Subdistrict B: residential.
- (3) Subdistrict C: nonresidential.
- (4) Subdistrict D: nonresidential.
- (5) Subdistrict E **and K**: nonresidential.
- (6) Subdistrict F: nonresidential.
- (7) Subdistrict G: nonresidential.
- (8) Subdistrict H: nonresidential.
- (9) Subdistrict I: nonresidential.

(10) Subdistrict J: nonresidential. (Ord. Nos. 23057; 25866; 26042; 26149; 26190; 28880; 29200; 29280; 29743)

SEC. 51P-468.104.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 468A: Subdistrict map.
- (2) Exhibit 468B: Medical use overlay street hierarchy plan.

- (3) Exhibit 468C: Subdistricts B-G required parking chart.
- (4) Exhibit 468D: Subdistrict H master parking and floor area plan supplement.
- (5) Exhibit 468E: Subdistrict H mixed use development parking chart
- (6) Exhibit 468F: Subdistrict H site plan development table.
- (7) Exhibit 468G: Subdistrict K development plan.**

SEC. 51P-468.105. CREATION OF SUBDISTRICTS.

(a) This district is known as the Oak Cliff Gateway Special Purpose District, and is divided into the following ~~10~~ 11 subdistricts, as described in Exhibit A of Ordinance No. 23057, as amended, and as shown on the map labelled Exhibit 468A:

- (1) Subdistrict A – Residential Transition (RTN).
- (2) Subdistrict B – Walkable Urban Residential 3 (WR-3).
- (3) Subdistrict C – Walkable Urban Mixed Use 3 (WMU-3).
- (4) Subdistrict D – Walkable Urban Mixed Use 5 (WMU-5).
- (5) Subdistrict E **and K**– Walkable Urban Mixed Use 8 (WMU-8).
- (6) Subdistrict F – Walkable Urban Mixed Use 12.
- (7) Subdistrict G – Walkable Urban Mixed Use 20.
- (8) Subdistrict H.
- (9) Subdistrict I.
- (10) Subdistrict J.

(b) If there is a conflict between Exhibit A of Ordinance No. 23057, as amended, and Exhibit 468A, Exhibit A, as amended, controls.

(c) Use regulations and development standards for each subdistrict are set out below. (Ord. Nos. 23057; 23868; 25866; 26042; 26149; 26190; 27391; 28880; 29200; 29280; 29743)

SEC. 51P-468.106. SUBDISTRICTS A, B, C, D, E, F, **[AND] G, AND K.**

(a) General provisions. Except as provided in this subsection, Division 51A-13.100, “General Provisions,” applies.

(1) Nonconforming structures. See Sections 51A-4.704 and 51A-13.102(4)(S) for details on nonconforming structures. In this district, the only work that causes a structure to become more nonconforming is a major renovation. For purposes of this provision, MAJOR RENOVATION means a building permit or series of building permits for the reconstruction, alteration, or modification of a building that increases the floor area that existed on May 13, 2015 by 50 percent or more.

(A) Additions of up to 50 percent of permitted square footage. Additional floor area, building height, and any new construction must comply with the regulations defined by each development type. The additional floor area, building height, and new construction are not required to fill the buildable envelope, but must be contained wholly within the buildable envelope. BUILDABLE ENVELOPE means the three dimensional form within which the horizontal and vertical elements of a structure must be built to comply with the use and placement requirements and with the height and elements requirements in Section 51A-13.304 for each development type.

(B) Additions of more than 50 percent of permitted square footage. The site must come into complete compliance with Article XIII regulations.

(2) Amortization of nonconforming uses. Uses that become nonconforming on May 13, 2015 may not be brought before the board of adjustment for amortization.

(3) Development plan for Subdistrict K. Development and use of the Property in Subdistrict K must comply with the Subdistrict K development plan (Exhibit 468G). If there is a conflict between the text of this article and the Subdistrict K development plan, the text of this article controls.

(b) District regulations. Except as provided in this section, Division 51A-13.300, “District Regulations,” applies.

(1) Subdistrict A. Except as provided in this section, Subdistrict A must comply with the RTN regulations and development standards in Article XIII.

(2) Subdistrict B. Except as provided in this section, Subdistrict B must comply with the WR-3 regulations and development standards in Article XIII.

(3) Subdistrict C. Except as provided in this section, Subdistrict C must comply with the WMU-3 regulations and development standards in Article XIII.

(4) Subdistrict D. Except as provided in this section, Subdistrict D must comply with the WMU-5 regulations and development standards in Article XIII.

(5) Subdistricts E and K. Except as provided in this section, Subdistricts E and K must comply with the WMU-8 regulations and development standards in Article XIII.

(6) Subdistrict F. Except as provided in this section, Subdistrict F must comply with the WMU-12 regulations and development standards in Article XIII.

(7) Subdistrict G. Except as provided in this section, Subdistrict G must comply with the WMU-20 regulations and development standards in Article XIII.

(8) Accessory dwelling units. In Subdistrict A south of Colorado Boulevard, east of Beckley Avenue, and west of Marsalis Avenue, accessory dwelling units are allowed on a lot containing a single-family use. Single-family garages are not required to have vehicular access from an alley.

(9) Detention center, jail, or prison. Detention center, jail, or prison is prohibited as a main use.

(10) Fences and walls. In a door yard, a fence may not exceed four feet in height. In all other required yards, no fence or wall may exceed six feet in height.

(11) Height. The following structures may project a maximum of 12 feet above the maximum structure height specified in a subdistrict:

- (A) Amateur communications tower.
- (B) Cooling tower.
- (C) Clerestory.
- (D) Chimney and vent stack.
- (E) Elevator penthouse or bulkhead.
- (F) Flagpoles.
- (G) Mechanical equipment room.
- (H) Ornamental cupola or dome.
- (I) Parapet wall, limited to a height of four feet.
- (J) Stairway access to roof.
- (K) Roof top deck.
- (L) Skylights.
- (M) Spires and belfries.

- (N) Solar panels.
- (O) Tank designed to hold liquids.
- (P) Visual screens surrounding roof-mounted mechanical equipment.
- (Q) Wind turbines and other integrated renewable energy systems.

(12) Medical and office uses. Medical and office uses are allowed as additional permitted uses in the following areas:

- (A) Subdistrict A, Tract 3.
- (B) Subdistrict A, Tract 4.

(13) Residential proximity slope. The residential proximity slope defined in Section 51A-4.412 governs development in Subdistricts A-G.

(14) Retail uses over 50,000 square feet. A specific use permit is required for retail uses over 50,000 square feet in floor area.

(c) Parking regulations. Except as otherwise provided in this subsection, Division 51A-13.400, "Parking Regulations," applies.

(1) In general. The "Required Parking in WMU and WR Districts Chart" in Section 51A-13.402(a)(2) is replaced by the Subdistricts B-G required parking chart (Exhibit 468C).

(2) Bicycle parking. Consult Division 51A-4.330, "Bicycle Parking Regulations," for bicycle parking requirements.

(3) Delta credits. The maximum parking reduction authorized by this section and Article XIII is the total reduction minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(4)(B). If delta credits exceed the total reduction, delta credits will be used, and no reduction will apply.

(4) Legacy building parking reduction. If the director finds that a building meets the definition of a legacy building, the director may grant the following off-street parking reductions:

(A) For residential uses within a legacy building, required off-street parking may be reduced by up to 25 percent.

(B) For office uses within a legacy building, required off-street parking may be reduced by up to 100 percent.

(C) For retail uses other than restaurant uses within a legacy building, required off-street parking may be reduced by up to 100 percent.

(D) For restaurant uses within a legacy building, required off-street parking may be reduced by up to 25 percent.

(5) Mechanized parking. Consult Division 51A-4.340, “Mechanized Parking,” for mechanized parking regulations.

(6) On-street parking.

(A) Except as provided in this subsection, any on-street parking spaces may be counted as a reduction of the parking requirement of the use adjacent to the on-street parking space.

(i) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed use project.

(ii) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ($8 \div 24 = \text{one-third}$). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one half counted as an additional space.

(B) All on-street parking must be approved as to design and construction by the director of public works. On-street parking must be striped in accordance with standard city specifications.

(7) Outdoor covered patios.

(A) For restaurant or bar uses, the outdoor covered patio area is not included in parking requirement calculations for up to 25 percent of the size of the indoor floor area.

(B) For a restaurant use, the combined area of covered and uncovered outdoor dining area that is not included in parking requirement calculations may not exceed 50 percent of the indoor dining area. Any portion of the outdoor dining patio area in excess of the 50 percent of the indoor dining area must be parked in accordance with the Subdistricts B-G required parking chart (Exhibit 468C).

(8) Remote parking.

(A) Remote parking for uses in these subdistricts may not be located outside the boundaries of the district.

(B) Remote parking must be located within a walking distance of 500 feet from the use served by the remote parking unless an extension of walking distance is approved by the building official.

(C) The building official shall extend the walking distance for remote parking to no more than 1,000 feet for up to 50 percent of the required off-street parking unless the extension would:

- (i) significantly discourage patrons of the use from using the remote parking;
- (ii) unreasonable endanger the safety of persons or property; or
- (iii) not otherwise be in the public interest.

(D) A license is required to authorize the extension of walking distance for remote parking beyond 1,000 feet. The building official must require that either a shuttle or an attendant be provided by the applicant as a condition of approval of an extension of the walking distance for remote parking beyond 1,000 feet.

(E) Remote parking may be based on a lease for the remote parking space in lieu of the remote parking agreement required in Section 51A-4.328. The lease must:

- (i) be in writing on a form obtained from the building official;
- (ii) contain legal descriptions of the properties affected;
- (iii) specify the special parking being provided and the hours of operation of any use involved;
- (iv) be governed by the laws of the state of Texas;
- (v) be signed by all lien holders, other than taxing entities, that have an interest in or an improvement on the properties;
- (vi) be for a minimum of three years; and
- (vii) provide that both the owner of the lot occupied by the use and the owner of the remote parking lot shall notify the building official in writing if any provision of the lease is breached or if the lease is modified or terminated.

(d) Minor streets and streetscapes.

(1) Except as provided in this subsection, Division 51A-13.500, "Minor Streets and Streetscapes," applies. This subsection applies only to new construction.

(2) The block lengths and perimeters requirements in Section 51A-13.502(a) may be broken by ungated private streets.

(3) In lieu of compliance with Section 51A-13.503, “Existing Streets,” the following street sections must be completed as follows:

(A) West side of Beckley Avenue between Interstate 30 and Colorado Boulevard. The 14-foot parkway in the right-of-way must include a four-foot planting zone adjacent to the vehicular lanes and a 10-foot sidewalk.

(B) East side of Beckley Avenue between Interstate 30 and Colorado Boulevard. The 14-foot parkway in the right-of-way must include a two-foot planting zone adjacent to the vehicular lanes, an eight-foot, two-way cycle track, and a four-foot sidewalk. An additional six-foot sidewalk is required adjacent to the right-of-way.

(C) West side of Beckley Avenue between Colorado Boulevard and Zang Boulevard. The eight-foot parkway in the right-of-way must include a three-foot planting zone next to the vehicular lanes and a five-foot sidewalk. An additional five-foot sidewalk is required adjacent to the right-of-way.

(D) East side of Beckley Avenue between Colorado Boulevard to Zang Boulevard. The 16-foot parkway in the right-of-way must include a three-foot planting zone next to the vehicular lanes, an eight-foot two-way cycle track, and a five-foot sidewalk. An additional five-foot sidewalk is required adjacent to the right-of-way.

(E) Zang Boulevard between the Jefferson/Houston Viaduct and Colorado Boulevard. The 10-foot parkway in the right-of-way must include a six-foot planting zone adjacent to the vehicular lanes and a four-foot sidewalk. An additional two-foot sidewalk is required adjacent to the right-of-way.

(F) West side of Zang Boulevard between Beckley Avenue and Davis Street. The 14-foot parkway in the right-of-way must include a six-foot planting zone adjacent to the vehicular lanes and an eight-foot sidewalk.

(G) East side of Zang Boulevard between Beckley Avenue and Davis Street. The 12-foot indented parking lane and the 14-foot parkway must include a six-foot planting zone adjacent to the vehicular lanes and an eight-foot sidewalk.

(e) Site development regulations. Division 51A-13.600, “Site Development Regulations,” applies.

(f) Administration. Division 51A-13.700, “Administration,” applies. (Ord. Nos. 25866; 26042; 26149; 26328; 26395; 26750; 27391; 28880; 29200; 29743)

SEC. 51P-468.107 SUBDISTRICT H. through SEC. 51P-468.109. SUBDISTRICT J omitted for brevity.

SEC. 51P-468.110. MEDICAL USE OVERLAY.

(a) Applicability. The provisions in this section apply only in the medical use overlay as shown on the subdistrict map (Exhibit 468A) and only when occupied by a medical use as defined in Section 51A-13.306(d)(4).

(b) Purpose. The medical use overlay is intended to provide flexibility to meet the unique requirements of medical uses including accessibility, building infrastructure, and structure design standards.

(c) Conflict. If there is a conflict between the text of this section and the text of other sections in this article, this section controls. If there is a conflict between the text of this section and Chapter 51A, the text of this section controls.

(d) Street hierarchy plan. The medical use overlay must comply with the medical use overlay street hierarchy plan (Exhibit 468B). Amendments to the hierarchy plan must follow the procedures for the minor amendment process in Section 51A-4.702(h).

(e) Main uses permitted.

(1) In general. Except as provided in this subsection, the following uses are the only main uses permitted:

- Commercial parking lot.
- Medical uses. *[See Section 51A-13.306(d)(4).]*
- Pedestrian sky bridge. *[SUP. See Section 51A-4.217(b)(12). Traffic impact analysis is not required.]*

(2) Active uses. Along Beckley Avenue and Colorado Boulevard, the only uses permitted on street level and as part of a parking structure are active uses as defined in Article XIII.

(f) Yard, lot, and space regulations.

(1) Front yard. Along secondary streets, maximum front yard is 30 feet. Along service streets, no maximum front yard. Pedestrian skybridges may be located in a required front yard.

(2) Side yard. Maximum side yard is 50 feet.

(3) Parking setback. Along non-primary streets, minimum setback for surface parking is 10 feet.

(4) Height. Except along Beckley Avenue and Colorado Boulevard, no minimum structure height is required. Along Colorado Boulevard and Beckley Avenue, structure height must comply with the WMU-20 regulations in Article XIII.

(5) Story height. No minimum or maximum story height.

(6) Block length. Maximum block lengths required by Article XIII may be measured from intervening fire lanes, driveways, pedestrian or bicycle passages, or alleys that serve to divide blockfaces.

(g) Off-street parking regulations.

(1) In general. Except as provided in this subsection, consult the parking regulations in Section 51A-13.402 for the specific off-street parking and loading requirements for medical uses.

(2) Hospital. One space per bed is required.

(3) Pedestrian sky bridge. No parking spaces required.

(4) Parking lots and parking garages.

(A) Required off-street parking for uses in the medical use overlay may be located on any lot within the medical use overlay.

(B) Any parking lot or parking garage located in the medical use overlay must be accessed from any public street in or adjacent to the medical use overlay. New parking garage access from Beckley Avenue or Colorado Boulevard must comply with this article.

(5) Parking fees. Medical uses may charge a fee for required off-street parking.

(h) Facade transparency. Along Beckley Avenue and Colorado Boulevard, minimum facade transparency at street level is 30 percent. Minimum facade transparency above street level is 20 percent.

(i) Single story shopfront development. Single story shopfront development is allowed for medical uses in buildings that do not front on Beckley Avenue or Colorado Boulevard.

(j) Blank walls. Blank walls may be constructed of spandrel glass. (Ord. Nos. 23057; 26042; 29743)

SEC. 51P-468.111.

TRANSITIONAL USES.

(a) Application. This section applies to Subdistricts B, C, D, E, _F, ~~and~~ G, and K only.

(b) Purpose. When a form district is initiated, it may not be possible to develop and completely transition the entire area at the inception. Transitional uses are intended to provide an opportunity for owners in a form district to make appropriate use of their Property during the interim period as the district develops. Transitional uses are intended to allow underused or vacant properties to have value between the effective date of this article and the time that full implementation of the zoning changes become practical and feasible with strict compliance.

(c) Specific use permit.

(1) The uses listed in Subsection (d) below are allowed as transitional uses by a specific use permit only.

(2) A specific use permit approved for a transitional use must provided a time limit that may not exceed five years. A specific use permit for a transitional use is not subject to automatic renewal. No off-street parking reductions are allowed.

(3) A specific use permit approved for a transitional use may modify the following regulations if the city council determines that no adverse impact on surrounding properties will result:

(A) Section 51A-13.302, “Height.”

(B) Section 51A-13.304, “Development Types.”

(C) Section 51A-13.305, “Building Elements.”

(4) A specific use permit for a transitional use does not create nonconforming rights in the use, structure, or any modifications to the regulations. Upon expiration of the specific use permit, immediate compliance with all regulations of this article is required.

(5) No expiration for a specific use permit may occur while an application for renewal of the specific use permit is pending before the city plan commission or city council. If an application is pending at the end of the current time limit stated in the specific use permit ordinance, the time limit shall be extended:

(A) until the day following the next succeeding official agenda meeting of the city council after the council makes a final decision to deny the application; or

(B) if the city council votes to create a new time limit, until the effective date of the amending ordinance establishing the new time limit.

(d) List of transitional uses.

- (1) All uses permitted in Section 51A-13.306, regardless of the subdistrict in which the use is located.
- (2) Crop production.
- (3) Building repair and maintenance shop.
- (4) Catering service, large scale.
- (5) Electronics service center.
- (6) Tool or equipment rental.
- (7) Lumber, brick, or building materials sales yard.
- (8) Recycling collection center.
- (9) Outdoor recreation, including, but not limited to, country club with private membership, private recreation center, club, or area (outside), public golf course, and commercial amusement (outside).
- (10) Nursery or plant sales on an open lot. (Ord. Nos. 23057; 26042; 26190; 29743)

SEC. 51P-468.112. HIGH-RISE TOWER CONFIGURATION AND ORIENTATION REQUIREMENTS.

- (a) Applicability. This section applies to building sites in Subdistrict G north of Greenbriar Lane and Subdistrict H that are adjacent to or abutting the Trinity River levee.
- (b) Tower separation. A minimum tower separation of 100 feet is required.
- (c) Tower floor proportion. To prevent a wall effect along the Trinity River, any portion of a building greater than 75 feet in height must comply with the following:
 - (1) For a tower with an average floor plate of 12,500 square feet or less, tower dimension or orientation restrictions are not required.
 - (2) Towers with an average floor plate greater than 12,500 square feet must comply with the following:
 - (A) The longest floorplate dimension for a tower greater than 75 feet in height must be oriented to be perpendicular to the nearest Trinity River axis. The perpendicular tower orientation is permitted a variation up to 10 degrees from perpendicular axis.
 - (B) Variations in the building shape and architectural facade are permitted, but the primary mass of the building tower must be as compact as possible to maintain the perpendicular tower orientation.

Z156-222(SM)

(C) Floor plate dimensions may not exceed 130 feet in width and 300 feet in length.

(3) Towers may not have floor plates greater than 30,000 square feet. (Ord. Nos. 25866; 26042; 26328; 26750; 27391; 29743)

SEC. 51P-468.113. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23057; 26042; 29743)

SEC. 51P-468.114. ADDITIONAL PROVISIONS.

(a) Subject to engineering approval, permeable pavement is allowed for surface parking lots, provided that individual parking spaces are clearly marked in accordance with city standards.

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

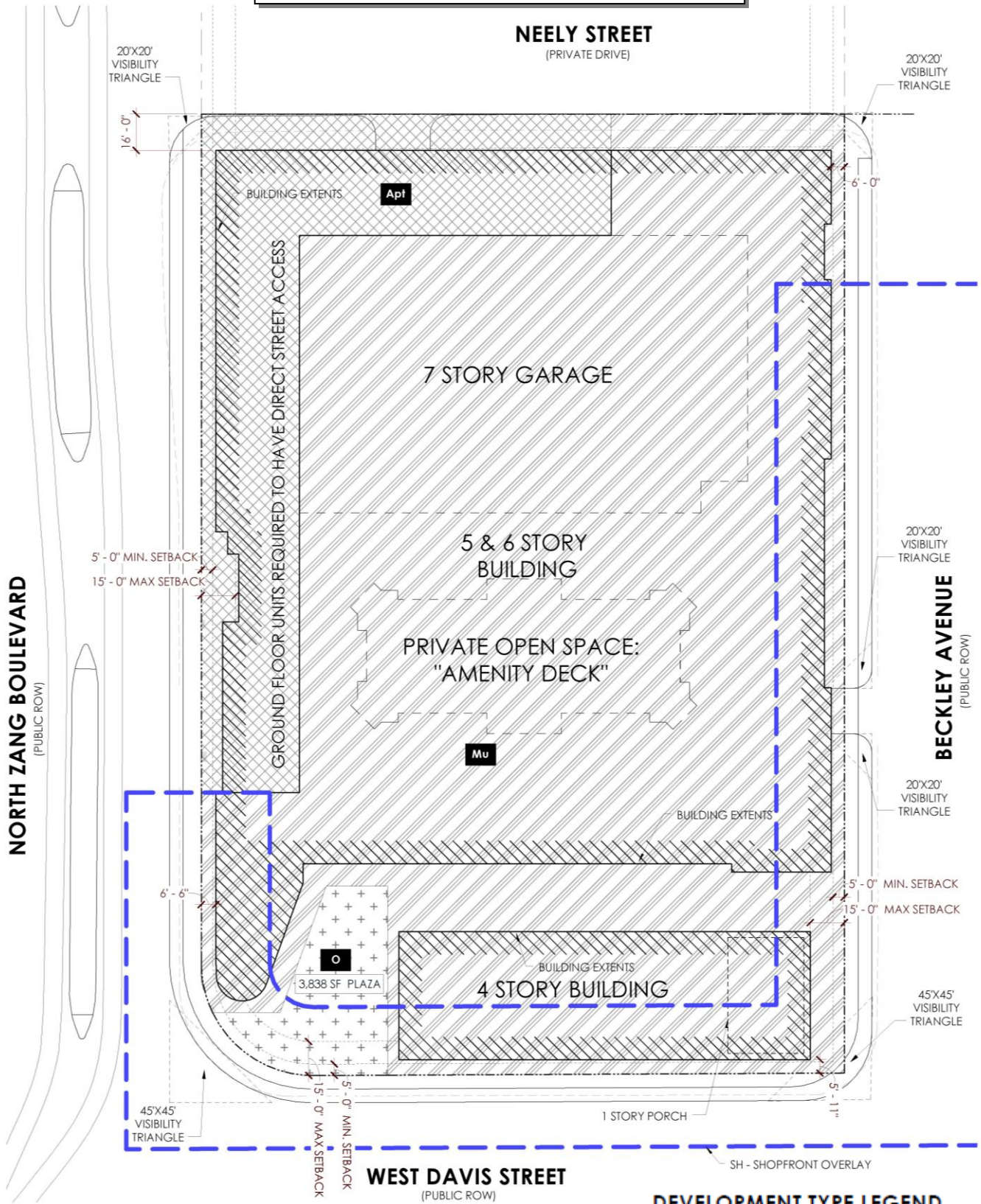
(c) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 23057; 26042; 29743)

SEC. 51P-468.115. COMPLIANCE WITH CONDITIONS.




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

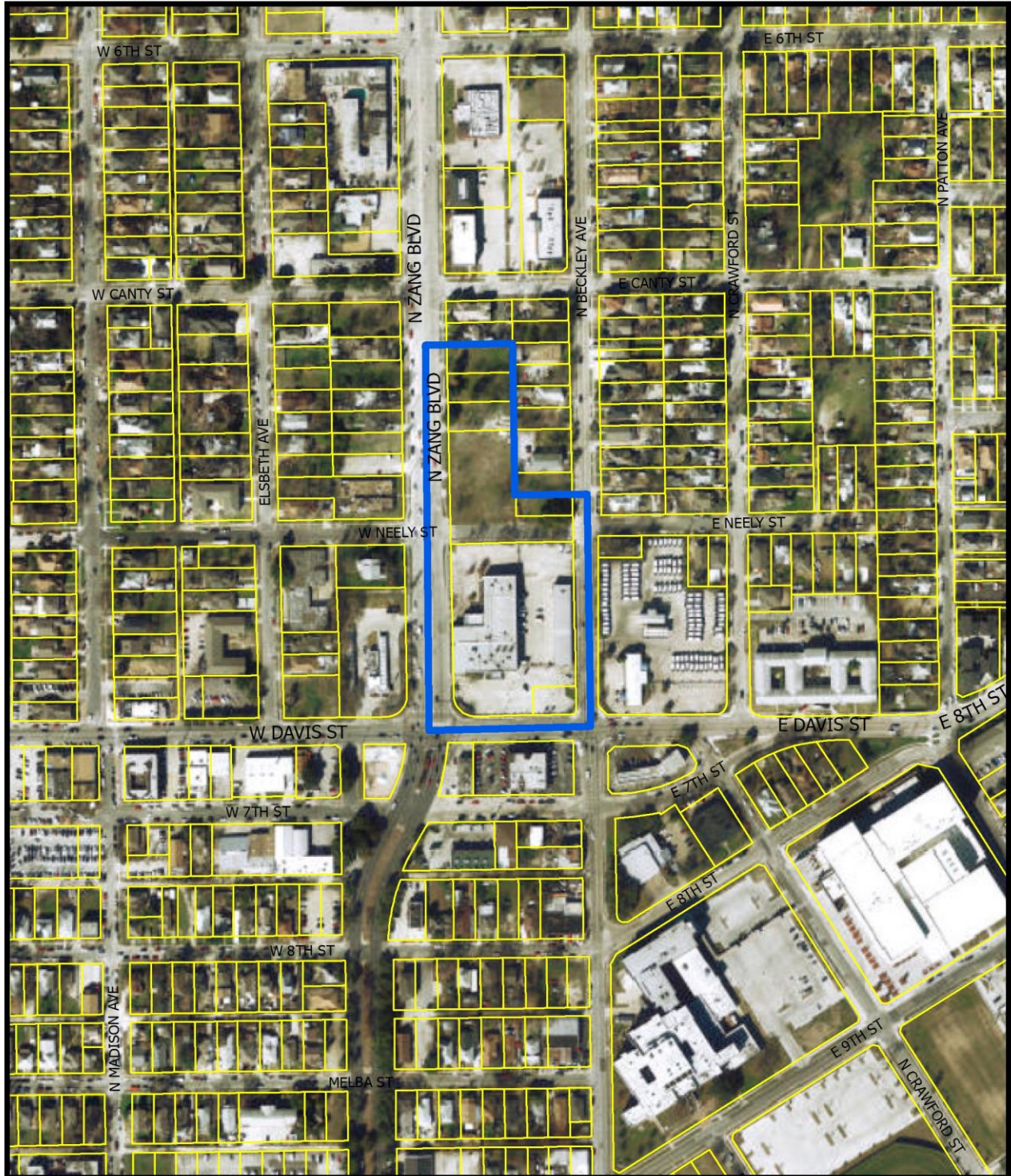
(b) The building official shall not issue a building permit to authorize work, or certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 23057; 26042; 29743)


Enlarged Proposed Development Plan

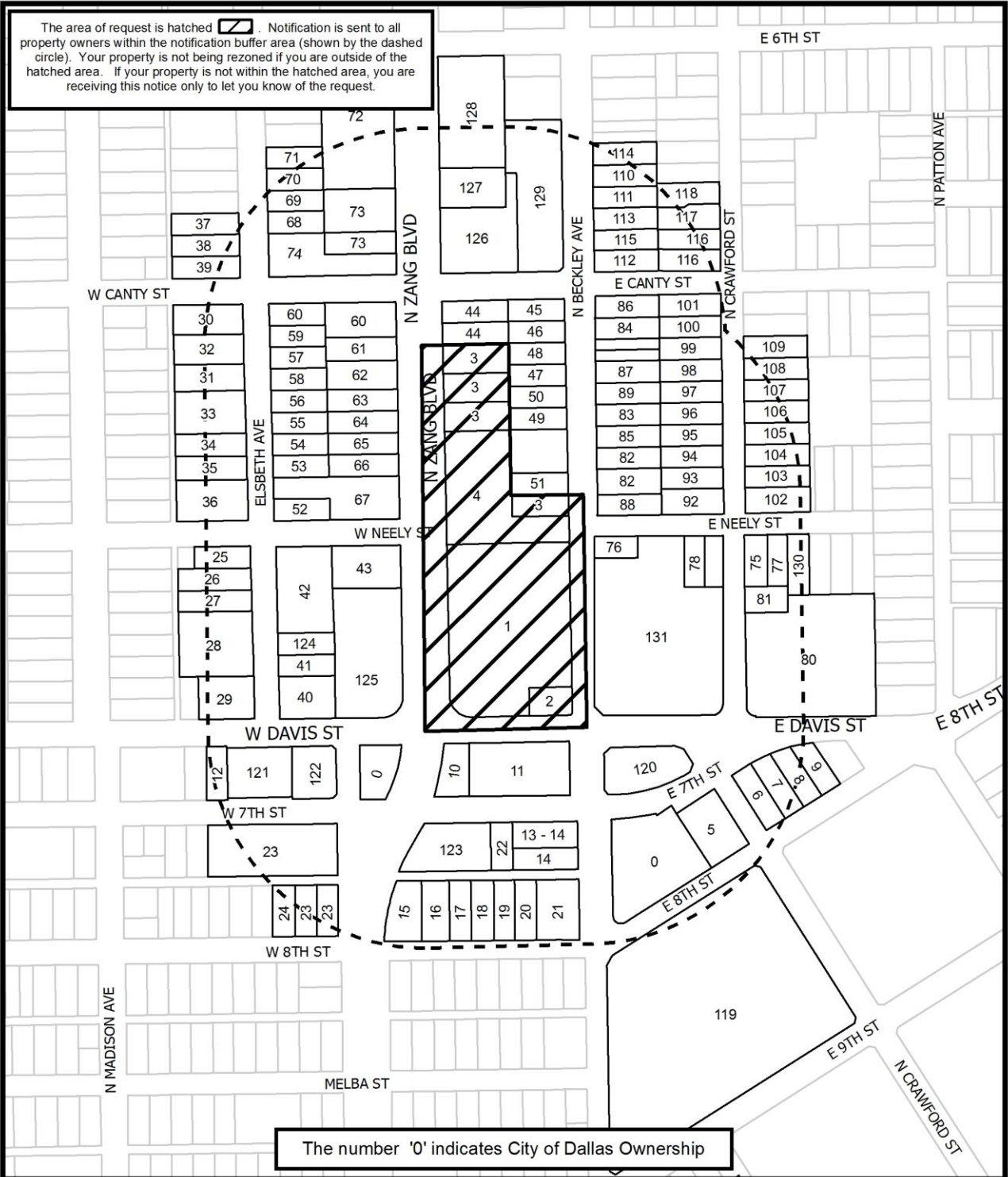


DEVELOPMENT TYPE LEGEND

-  **Apt** APARTMENT
-  **Mu** MIXED USE SHOPFRONT
-  **O** OPEN SPACE LOT



 1:3,600	<h1>AERIAL MAP</h1>	Case no: <u> Z156-222 </u> Date: <u> 7/8/2016 </u>
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 1:3,600	<h1>NOTIFICATION</h1>	Case no: Z156-222
	500' AREA OF NOTIFICATION 133 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 7/8/2016

07/08/2016

Notification List of Property Owners***Z156-222******133 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	612 N ZANG BLVD	DALLAS COUNTY SCHOOL
2	601 N BECKLEY AVE	DALLAS COUNTY SCHOOL TRUS
3	718 N ZANG BLVD	DALLAS COUNTY SCHOOLS
4	710 N ZANG BLVD	DALLAS COUNTY SCHOOLS
5	125 E 8TH ST	SALA GARRY W
6	201 E 8TH ST	GOMEZ JOHN M &
7	207 E 8TH ST	GOMEZ JOHN MARTIN
8	215 E 8TH ST	RUIZ RAMON & BERTHA A
9	211 E 8TH ST	TORRES MARIA
10	510 N ZANG BLVD	BANJO VENTURES LTD
11	108 W DAVIS ST	LA ESTRELLA DE CUELLAR INC
12	218 W DAVIS ST	ENGLISH FAMILY LTD PS
13	421 N BECKLEY AVE	1260 WEST SPRING
14	423 N BECKLEY AVE	AUCTION PPTIES LLC
15	400 N ZANG BLVD	SRK PROPERTIES LLC
16	125 W 8TH ST	MORIEL BENITO
17	119 W 8TH ST	SERRANO JESUS R & LUCIA
18	117 W 8TH ST	FUENTES VICENTE M
19	115 W 8TH ST	TOLOCKO MARK
20	111 W 8TH ST	LAMAS PRIMITIVO
21	105 W 8TH ST	WILSON ED
22	114 W 7TH ST	RUIZ MANUEL SNS
23	409 N ZANG BLVD	216 W 7TH LLC
24	213 W 8TH ST	HERNANDEZ MARCELINA
25	629 ELSBETH ST	629 ELSBETH ST LLC
26	627 ELSBETH ST	ACQUISTO MICHAEL F

07/08/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	621 ELSBETH ST	MENAECHEGARY JACQUELINE
28	615 ELSBETH ST	MATRIX PARTNERS LP
29	609 ELSBETH ST	WEST DAVIS INVESTMENTS LLC
30	210 W CANTY ST	MACIAS JESUS & IRMA V
31	727 ELSBETH ST	MARTINEZ JOSE SANTOS &
32	733 ELSBETH ST	MACIAS EDGAR A
33	719 ELSBETH ST	ACQUISTO AMY F
34	713 ELSBETH ST	FLORES DORA
35	709 ELSBETH ST	CANALES ROBERTO M &
36	701 ELSBETH ST	701 ELSBETH LLC &
37	809 ELSBETH ST	A & E HOUSING LLC
38	805 ELSBETH ST	MARTINEZ AGUSTIN
39	801 ELSBETH ST	CLIMER NICHOLAS I &
40	600 ELSBETH ST	ALIGN LP
41	610 ELSBETH ST	FLORES JUAN &
42	630 ELSBETH ST	BALLAS VICTOR E BALLAS LLC
43	635 ZANG PL	BISHOP 1910 PARTNERS LTD
44	732 N ZANG BLVD	FAZ ISMAEL
45	737 N BECKLEY AVE	BUSTAMANTE ANTONIO &
46	735 N BECKLEY AVE	L J GROUP
47	727 N BECKLEY AVE	LOPEZ ISRAEL
48	733 N BECKLEY AVE	LOPEZ ISRAEL
49	719 N BECKLEY AVE	TONGRA LP
50	723 N BECKLEY AVE	YBARRA MARY MAGDALENA
51	707 N BECKLEY AVE	GOMEZ RAY
52	700 ELSBETH ST	BROOKS NICHOLE
53	708 ELSBETH ST	3M 707 ZANG LLC
54	712 ELSBETH ST	3M 707 ZANG LLC
55	716 ELSBETH ST	LEE MARIE E
56	720 ELSBETH ST	AFA DEVELOPMENT LLC
57	732 ELSBETH ST	PENA JESUS H &

07/08/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	726 ELSBETH ST	GAUCIN ROGER
59	734 ELSBETH ST	CASTILLO GERARDO
60	736 ELSBETH ST	BISHOP AVE PROPERTIES LLC
61	733 N ZANG BLVD	PENA IRMA
62	727 N ZANG BLVD	CHERNOCK CHRISTIAN
63	723 N ZANG BLVD	GOMEZ CELIA O
64	719 N ZANG BLVD	BANCO POPULAR NORTH AMERICA
65	715 N ZANG BLVD	3M 707 ZANG LLC
66	707 N ZANG BLVD	HERSH KAPLAN RAY
67	707 N ZANG BLVD	HERSH BERNARD J ETAL
68	810 ELSBETH ST	COUCH KEDRIC
69	814 ELSBETH ST	LOPEZ BENITO JR
70	818 ELSBETH ST	ELAINE S GORENSTEIN
71	820 ELSBETH ST	TOVAR MARTIN
72	835 N ZANG BLVD	GEMSK LLC
73	813 N ZANG BLVD	ARELLANO MIGUEL
74	801 N ZANG BLVD	BECKLEY PROPERTIES LTD
75	202 E NEELY ST	CASIAS MARIA DE CARMEN VILLA &
76	632 N BECKLEY AVE	PEREZ MAXIMO JR & PETRA
77	204 E NEELY ST	CUEVAS MAGDALENA A
78	116 E NEELY ST	PRADO MINERVA
79	120 E NEELY ST	AGUIRRE ANDRES &
80	205 E DAVIS ST	CFS 1 LTD
81	620 N CRAWFORD ST	DOMINGUEZ MARIA G &
82	710 N BECKLEY AVE	MARTINEZ SILVERIO SR
83	716 N BECKLEY AVE	CALDERON JORGE A
84	732 N BECKLEY AVE	MONTOYA BLANCA E L
85	714 N BECKLEY AVE	YBARRA MAGDALENA
86	736 N BECKLEY AVE	FIRA MARIA DEL CARMEN
87	724 N BECKLEY AVE	ADAMS JARED J
88	702 N BECKLEY AVE	MARTINEZ BENJAMIN

07/08/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	720 N BECKLEY AVE	ORTIZ JESUS & MARIA
90	728 N BECKLEY AVE	MOLLETT KENYA
91	730 N BECKLEY AVE	DIODATI MONICA CHIARA
92	701 N CRAWFORD ST	ARECHAR FRANCISCO &
93	707 N CRAWFORD ST	GONZALEZ BAYRON R &
94	711 N CRAWFORD ST	JASSO JUANA H &
95	715 N CRAWFORD ST	CHAVEZ ROMEO
96	719 N CRAWFORD ST	LOPEZ JUAN C
97	723 N CRAWFORD ST	TORRES OLGA M
98	727 N CRAWFORD ST	TORRES OLGA M
99	731 N CRAWFORD ST	GOEN ERIK D
100	735 N CRAWFORD ST	DIAZ MARIA TERESA
101	739 N CRAWFORD ST	DIAZ ELENO NINO &
102	700 N CRAWFORD ST	CENDEJAS VICENTE A
103	706 N CRAWFORD ST	ROJAS HUMBERTO CARLOS &
104	710 N CRAWFORD ST	MUNIZ MIGUEL & MARIA D C
105	714 N CRAWFORD ST	JUAREZ MARIO
106	718 N CRAWFORD ST	VALVERDE PABLO
107	722 N CRAWFORD ST	JUAREZ MARIO & EDILIA A
108	728 N CRAWFORD ST	FLORES MAURILIO &
109	730 N CRAWFORD ST	ORTIZ JESUS &
110	818 N BECKLEY AVE	PEDRO STEPHANIE
111	812 N BECKLEY AVE	TORRES MARTIN
112	800 N BECKLEY AVE	PEREZ EVANGELINA
113	808 N BECKLEY AVE	SAUCEDO NICOLAS & MARIA
114	820 N BECKLEY AVE	GARCIA RAFAEL QUEVEDO &
115	804 N BECKLEY AVE	LEVY JARED
116	801 N CRAWFORD ST	SALDIVAR FAMILY I LIMITED PARTNERSHIP
117	809 N CRAWFORD ST	MENDEZ MANUEL
118	811 N CRAWFORD ST	ESTRADA FEDERICO &
119	201 E 9TH ST	Dallas ISD

Z156-222(SM)

07/08/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	150 E DAVIS ST	GARNER BRIAN S
121	204 W DAVIS ST	204 WD LTD
122	202 W DAVIS ST	AJEDL LLC
123	122 W 7TH ST	Z WASH LTD
124	612 ELSBETH ST	BRIONES MARIA & ADOLFO
125	235 W DAVIS ST	SRI REAL ESTATE PROPERTIES
126	810 N ZANG BLVD	AHA GROUP LP
127	820 N ZANG BLVD	SBK INVESTMENT LLC
128	830 N ZANG BLVD	JT REALTY INC
129	815 N BECKLEY AVE	SHERRY IRWIN H & DALIA D TRUST NO 1
130	208 E NEELY ST	BAUTISTA MANUEL
131	111 E DAVIS ST	DALLAS COUNTY SCHOOL
132	711 N BECKLEY AVE	BECKLEY LLC
133	711 N BECKLEY AVE	ROBINSON DARIN A

FILE NUMBER: Z156-245(OTH)

DATE FILED: April 8, 2016

LOCATION: Southeast corner of West Commerce Street and Murray Street.

COUNCIL DISTRICT: 2

MAPSCO: 45-L

SIZE OF REQUEST: Approx. 0.20 acres

CENSUS TRACT: 204.00

APPLICANT: John LaRue – Deep Ellum Art Company

OWNER: COMMERCE CANTON INVESTORS, LLC

REPRESENTATIVE: Audra Buckley, Permitted Development

REQUEST: An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a live music venue on property zoned Tract A within Planned Development District No. 269.

SUMMARY: The applicant proposes to use the property for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall. On June 12, 2013, the City Council approved this Specific Use Permit for a three-year period.

STAFF RECOMMENDATION: Approval for a three-year period, subject to a site plan and staff's recommended conditions.

CPC PREVIOUS ACTION: On July 21, 2016 and on June 30, 2016, the City Plan Commission held the case under advisement.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial (inside) limited to a live music venue does not impact compatibility with the surrounding land uses. The property is surrounded by lofts, office, retail and H/92 to the north, parking lot to the east; undeveloped and vacant to the south and office and retail to the west. The proposed uses compliment the character of the Deep Ellum area.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial (inside) limited to a live music venue contributes to the viability of the area.
3. *Not a detriment to the public health, safety, or general welfare* – The alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial (inside) limited to a live music venue is not a detriment to the public health, safety or general welfare of the public.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the proposed use complies with all applicable zoning regulations and standards of the City of Dallas.

Zoning History: There has not been any zoning request in the area within the last five years.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Commerce Street	Collector	80 ft.
Murray Street	Local Street	50 ft.

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

The fowardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The fowardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The Plan identifies the request site as being in the Urban Mixed Use Building Block.

The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or midrise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

The proposed use of the property complies with the intent of the comprehensive plan.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 269	Vacant
North	PD No. 269	Multifamily, office and retail
East	PD No. 269 & H/92	Parking lot
South	PD No. 269	Undeveloped, vacant
West	PD No. 269	Office and retail

Land Use Compatibility:

The approximately 0.20 acre site is zoned Tract A within Planned Development District No. 269, is developed with a 4,993 square feet one-story building. The property is adjacent to a parking lot for the multifamily use across Commerce Street to the east;

and vacant and undeveloped to the south. Surrounding uses are multifamily, office and retail to the north; and office and retail to the west.

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

In general, the request complies with the above provisions.

Parking:

Parking must be provided in accordance to Planned Development District No. 269. Planned Development District No. 269 underwent a major amendment where the parking requirements for an inside commercial amusement use other than a dance hall uses; no off-street parking spaces are required for the first 2,500 square feet of the floor area. The proposed use has a total of 4,993 square feet of which 2,500 are exempt from parking requirements. Therefore, the remaining 2,493 square feet will be parked at 1 space per 100 square feet of the proposed use. The required off-street parking for the use is 25 off-street parking spaces. The applicant is providing six parking spaces on site, located to the east of the building. The Planned Development District allows for remote parking on a separate lot that is within walking distance of the use served. The applicant is providing the remaining 19 parking spaces with a parking agreement. A parking agreement must be filed with the application for the Certificate of Occupancy for the proposed uses.

Landscaping:

Landscape in this District must comply with all landscaping requirements set forth for the CA-1(A) District, and should be consistent with any design guidelines for the district approved by City Council. However, the proposed use does not trigger any landscaping.

Z156-245(OTH)

Police Records:

There has been only one offense during the last five years:

DATE1	OFFENSE	ADDRESS	PREMISE
5/6/2011	THEFT/BMV	03200 COMMERCE ST	PARKING LOT

Z156-245(OTH)

Partners and Principles

Property Owner:

Commerce Canton Investors, LLC

Director and Managing Member: Richard Flaten

PROPOSED SUP CONDITIONS
Z156-245(OTH)

1. **USE:** The only use authorized by this specific use permit is a bar, lounge or tavern and an inside commercial amusement limited to a live music venue.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This specific use permit expires on (two-years from the passage of this ordinance).
4. **FLOOR AREA:** The maximum floor area is 4,993 square feet in the location shown on the attached site plan.
5. **HOURS OF OPERATION:** The live music venue may only operate from 6:00 p.m. to 12:00 a.m. (midnight) Monday through Thursday, Friday from 6:00 p.m. to 2:00 a.m., Saturday 11:00 a.m. to 2:00 a.m. and Sunday 11:00 a.m. to 12:00 a.m. (midnight). The alcoholic beverage establishment may only operate from 6:00 p.m. to 2:00 a.m. Monday through Friday and 11:00 a.m. to 2:00 a.m. Saturday and Sunday.

Staff recommendation:

6. **OFF-STREET PARKING:** A minimum of six off-street parking spaces must be provided on the Property in the location shown on the attached site plan. A minimum of 16 additional parking spaces must be provided in accordance with the remote and special parking requirements of Planned Development District 269. Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet the off-street parking requirement.

Applicant's Request:

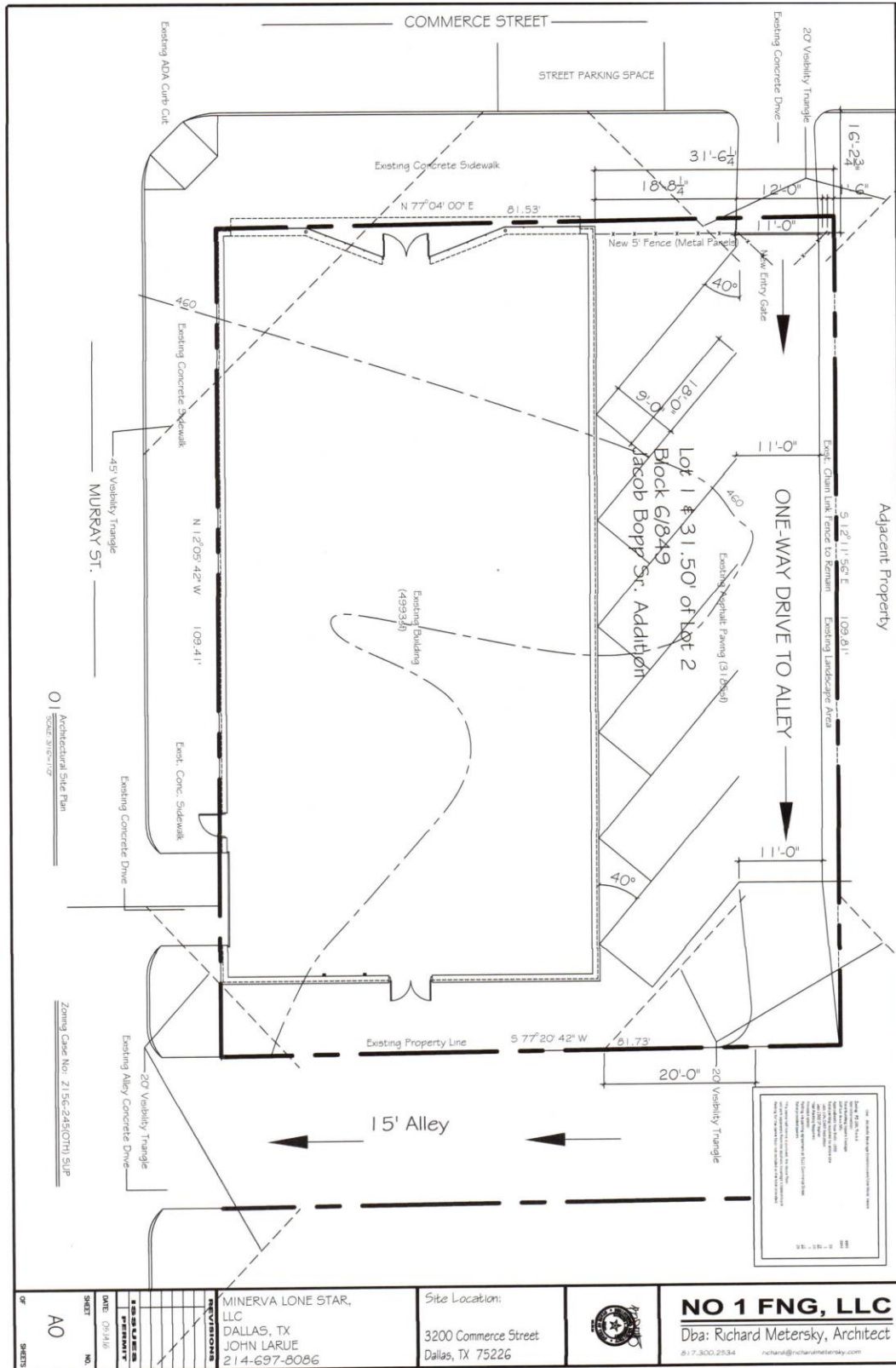
6. **OFF-STREET PARKING:** Parking must be provided in accordance with the requirements of Planned Development District 269. Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet the off-street parking requirement.

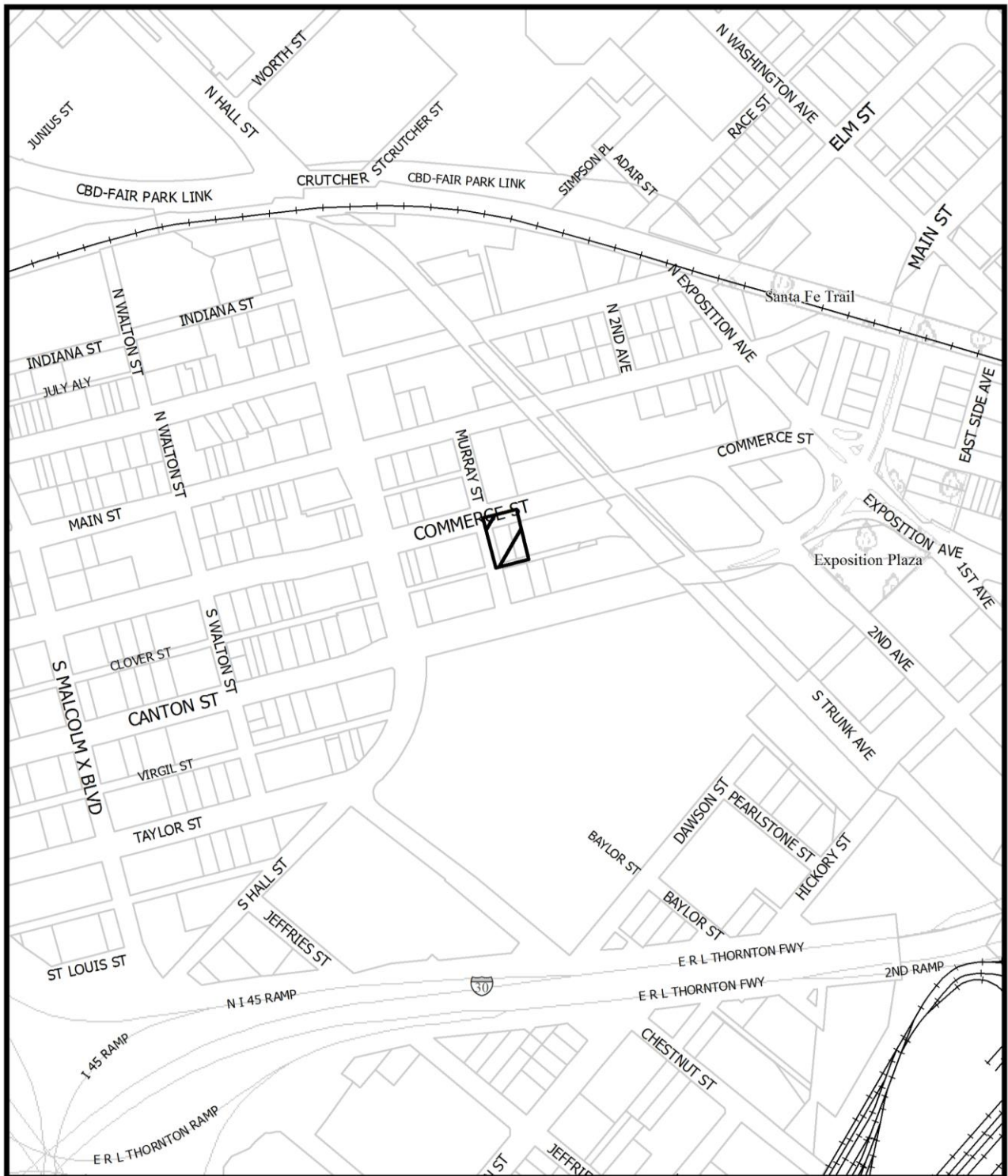
7. **OUTSIDE SPEAKERS:** Outside speakers are prohibited.

Z156-245(OTH)

8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN





1:4,800

VICINITY MAP

Case no: **Z156-245**

Date: **5/5/2016**

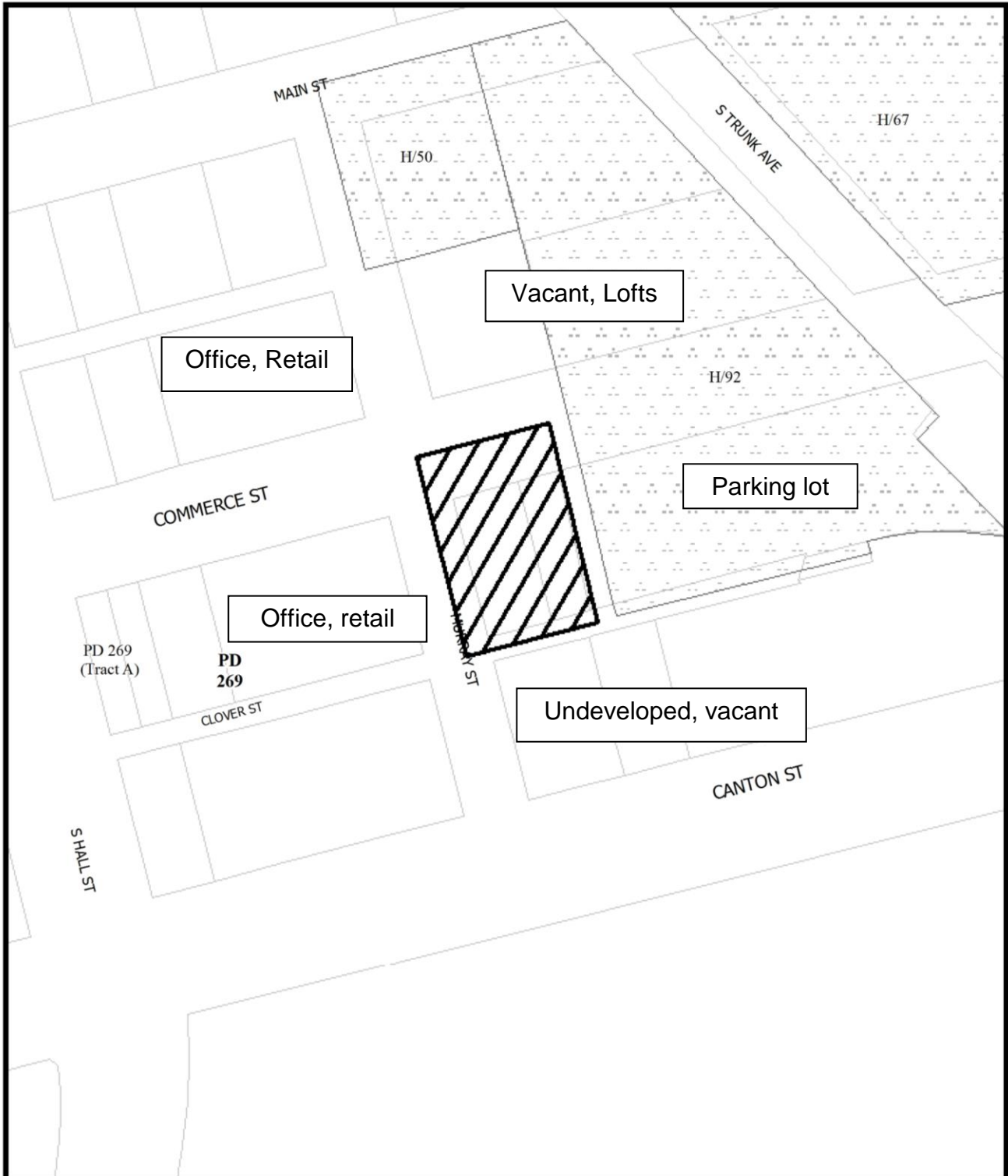


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AERIAL MAP

Case no: Z156-245

Date: 5/5/2016




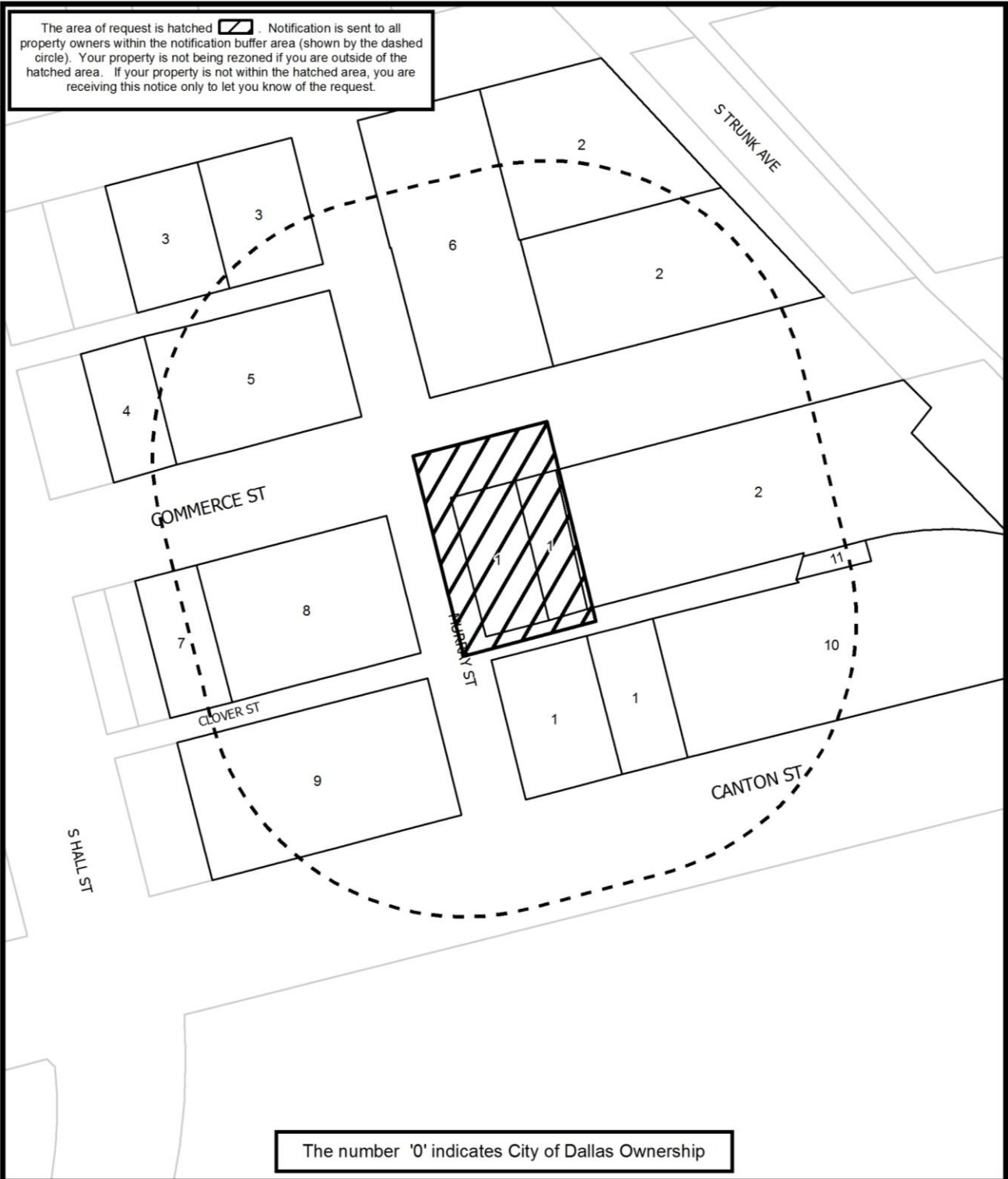
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ZONING AND LAND USE

Case no: Z156-245

Date: 5/5/2016

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



 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <p>  AREA OF NOTIFICATION  NUMBER OF PROPERTY OWNERS NOTIFIED </p>	Case no: <u> Z156-245 </u> Date: <u> 5/5/2016 </u>
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Z156-245(OTH)

05/05/2016

Notification List of Property Owners

Z156-245

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3200 COMMERCE ST	COMMERCECANTON INVESTORS LLC
2	3210 MAIN ST	WESTDALE FUTURA LOFTS LTD
3	3112 MAIN ST	MAIN MURRAY L L C
4	3105 COMMERCE ST	BALLAS VICTOR
5	3117 COMMERCE ST	SMITH ED W MACHINE WORK
6	3200 MAIN ST	WESTDALE FUTURA LOFTS LTD
7	3106 COMMERCE ST	PROVINCE LANE LC
8	3116 COMMERCE ST	WEINBERG ROBERT
9	3111 CANTON ST	OBER PHILIP B &
10	3215 CANTON ST	WESTDALE PPTIES AMERICA I
11	3225 CANTON ST	ALFORD ENTERPRISES

Planner: Andrew Ruegg

FILE NUMBER: Z156-268 (AR) **DATE FILED:** May 26, 2016

LOCATION: Western corner of North Haskell Avenue and Worth Street

COUNCIL DISTRICT: 2 **MAPSCO:** 46E

SIZE OF REQUEST: 0.257 acres **CENSUS TRACT:** 22.00

APPLICANT: Owen Malloy Investments

OWNER: Owen Malloy Investments

REPRESENTATIVE: Viggo Ulrich

REQUEST: An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an LO-3 Limited Office District.

SUMMARY: The purpose of this request is to accommodate a restaurant use in the current structures located on the premises. The deed restrictions will limit the following uses: dry cleaning or laundry store, motor vehicle fueling station, tower or antenna for cellular communications, auto service center, car wash, liquor store, and pawn shop.

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

PREVIOUS ACTION: On July 21, 2016, the City Plan Commission held this case under advisement until August 4, 2016.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed CR Community Retail District will remain consistent with the existing commercial and office uses in the surrounding area. The proposed zoning will match the existing CR District located southeast of the site.
2. *Traffic impact* – The proposed zoning change is located on a principal arterial street and will not have a negative impact on the existing street system.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in the Campus District Building Block. The proposed use is consistent with this Building Block by providing a service to “support the major campus employer and area residents.”

BACKGROUND INFORMATION:

- The current business operating on the site is classified as a “Business School” for the culinary arts. A CO (Certificate of Occupancy) was issued for Vestals Culinary Arts Center on 10/28/2015.
- This site has received CO’s for various catering and restaurant uses dating back to 1983.
- The applicant proposes to add a restaurant element to the existing use (Vestals Culinary Arts Center).

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
North Haskell Ave	Principal Arterial	50 ft.
Worth St	Local	50 ft.

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

The Campus Building Block focuses on areas around large master-planned educational, institutional or business facilities outside the Downtown. The University of North Texas campus was the motivating factor for creating this Building Block, although other examples exist, such as the areas around the Southwestern Medical District, the Baylor

University Medical Center, the Veterans Administration Hospital and Pinnacle Park. Campus Building Blocks often act as smaller versions of a complete community and include a range of single-family and multifamily housing for students, employees and visitors. A variety of offices, shops, services and open space should exist to support the major campus employer and area residents.

The proposed zoning change complies with the intent of the Campus District Building Block established in the *forwardDallas!* Comprehensive Plan.

Surrounding Land Use:

	Zoning	Land Use
Site	LO-3	Business School
Northeast	LO-3	Office
Southeast	CR	Commercial
Southwest	LO-3	Undeveloped
Northwest	LO-3	Office

Land Use Compatibility: The request site is approximately 0.257 acres of land and is currently partially developed with a 1,540 square foot occupied structure operating as a business school for the catering industry. The northern parcel on the site is currently undeveloped. The adjacent land use surrounding the request site consists of office uses to the northeast, a commercial auto repair shop to the southeast, undeveloped land to the southwest, and office uses to the northwest. A parking lot in an MC-3 District exists to the east of the site.

The purpose of the CR District is to accommodate a restaurant use in the current structure located on the site. The restaurant use will provide the applicant the opportunity to expand the existing business to provide retail service for the surrounding area. The applicant has volunteered deed restrictions to limit the following uses: dry cleaning or laundry store, motor vehicle fueling station, tower or antenna for cellular communications, auto service center, car wash, liquor store, and pawn shop in the event of a change in use of the site.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
LO-3 - existing Limited Office	15'	20' adjacent to residential OTHER: No Min.	1.75 FAR	115' 9 stories	80%	Proximity Slope Visual Intrusion	Office
CR – applicant’s proposal Community Retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Landscaping: All landscaping must comply with the requirements of Article X.

Z156-268(AR)

Partners

Owner:

Owen Malloy Investments, LLC
6326 Prospect Ave
Dallas, TX 75214

Robert Heidger, President

DEED RESTRICTIONS

THE STATE OF TEXAS)

) KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF DALLAS)

I.

The undersigned, Owen Malloy Investments, LLC (“the Owner”), is the owner of the following described property (“the Property”), Being a portion of Lots 9 and 10, in Block 790, of W.B. Miller's Revised Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 84, Page 597, Map Records, Dallas County, Texas, same being that tract of land conveyed to Owen Malloy Investments LLC, a Texas limited liability company, by deed recorded in Instrument No. 201600100943, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the intersection of the Southeast corner of N. Haskell Avenue (public right-of-way), and being the Northwest corner of Worth Street (public right-of-way);

THENCE South 45 degrees 00 minutes 00 seconds West, along the Northwest line of said Worth Street, a distance of 85.00 feet to a point for corner;

THENCE North 45 degrees 52 minutes 40 seconds West, along the Southwest line of herein described tract, a distance of 130.35 feet to a point for corner;

THENCE North 45 degrees 00 minutes 00 seconds East, along the Southeast line of herein described tract, a distance of 85.00 feet to a point for corner;

THENCE South 45 degrees 52 minutes 40 seconds East, along the Southwest line of herein described tract, a distance of 130.35 feet to the POINT OF BEGINNING and containing 11,078 square feet or 0.25 acres of land.

II.

The owner does hereby impress all of the Property with the following deed restrictions (“restrictions”), to wit:

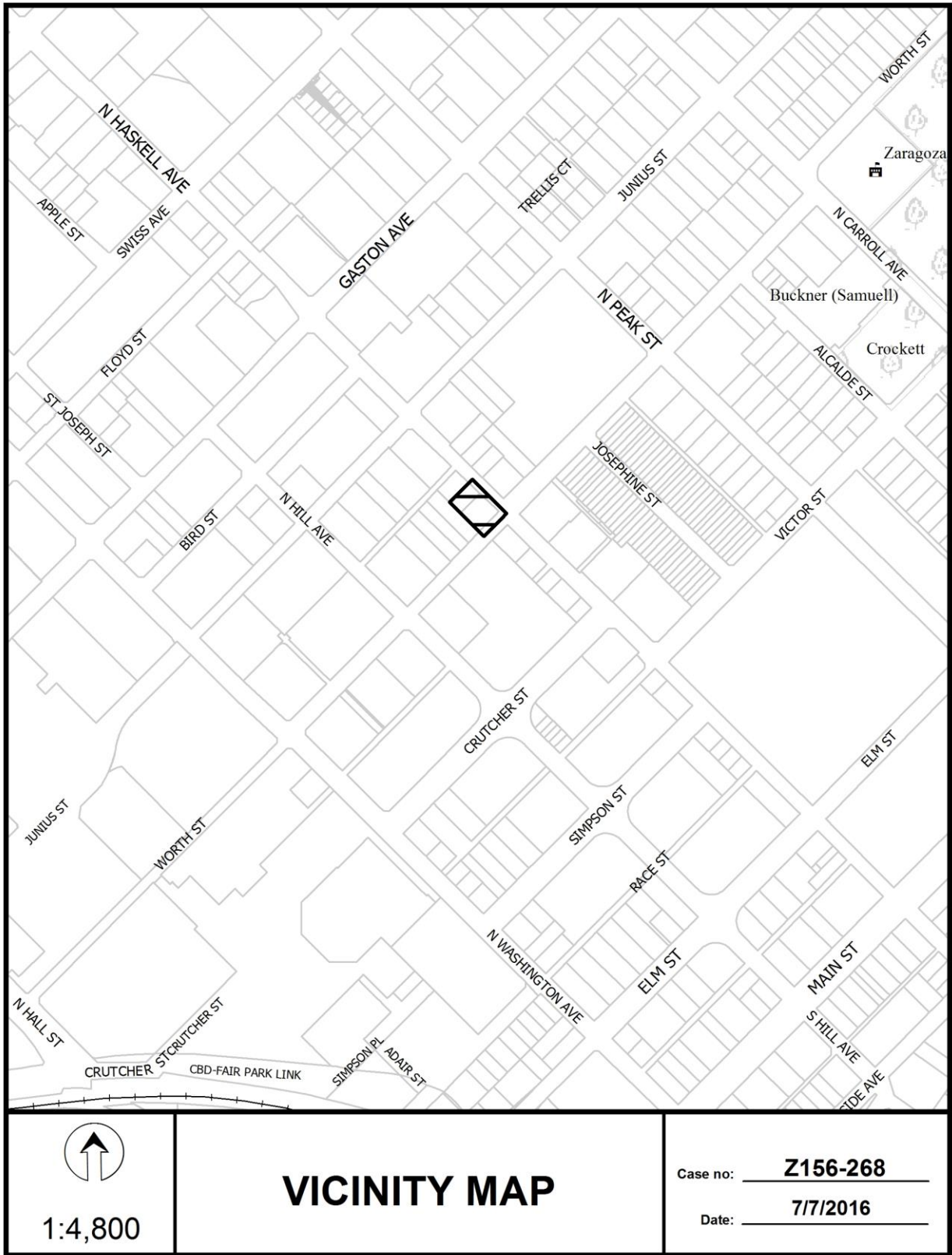
The following main use is not permitted:

- Dry cleaning or laundry store.

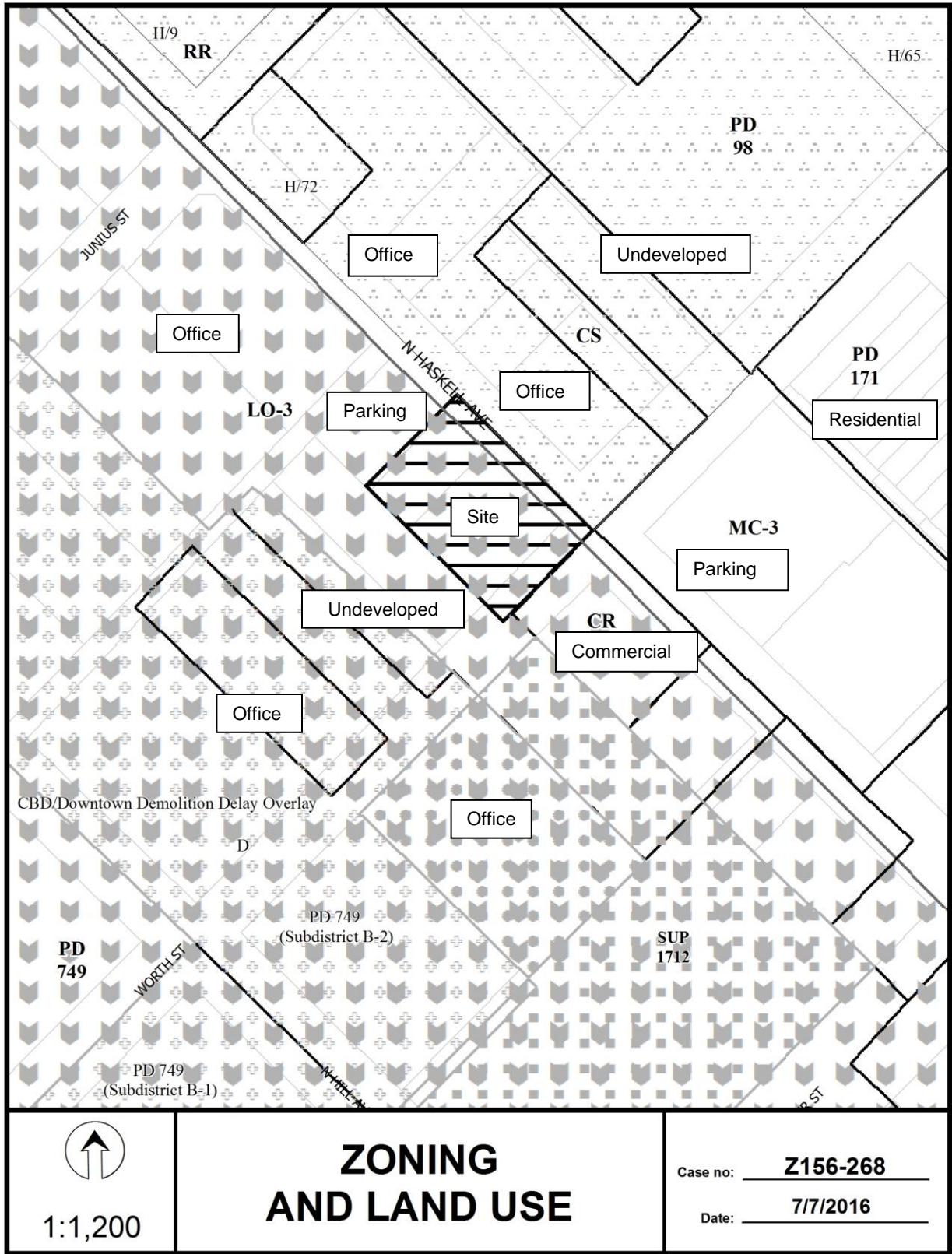
- Motor vehicle fueling station.
- Tower or antenna for cellular communications.
- Auto service center.
- Car wash.
- Liquor store.
- Pawn shop.

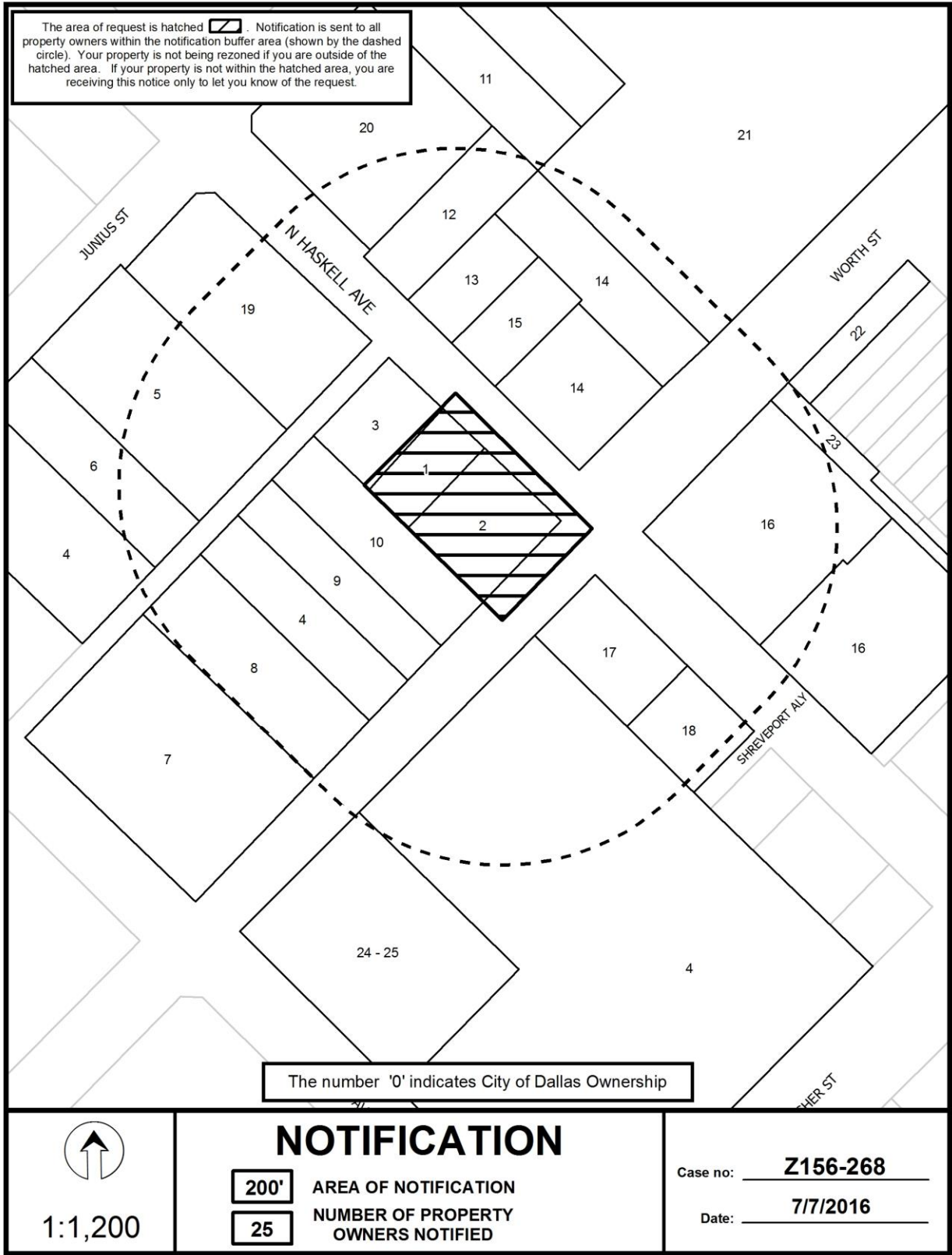
III.

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









Notification List of Property Owners

Z156-268

25 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	607 N HASKELL AVE	COLEMAN JAMES E JR
2	601 N HASKELL AVE	MARSON INVESTMENTS LLC
3	613 N HASKELL AVE	OWENS FRED D MD &
4	4008 JUNIUS ST	BAYLOR HEALTH CARE SYSTEM
5	4020 JUNIUS ST	BAYLOR HEALTH CARE SYSTEM
6	4016 JUNIUS ST	BAYLOR UNIVERSITY MED CTR
7	4001 WORTH ST	BAYLOR HEALTH CARE SYSTEM
8	4015 WORTH ST	INCA MANAGEMENT LLC
9	4021 WORTH ST	BAYLOR HEALTH CARE SYS I
10	4025 WORTH ST	BAYLOR HEALTH CARE SYSTEM
11	4112 JUNIUS ST	DUJKA PAUL JR &
12	618 N HASKELL AVE	THOMI MARK S
13	612 N HASKELL AVE	OWENS FRED D &
14	4107 WORTH ST	KHADIVI KAMBIZ
15	608 N HASKELL AVE	OWENS FRED D MD & ROBERT M OWENS MD
16	520 N HASKELL AVE	Dallas ISD
17	527 N HASKELL AVE	ANGEL RANGEL V
18	517 N HASKELL AVE	METZ DENNIS P
19	4026 JUNIUS ST	BAYLOR HEALTH CARE SYSTEM
20	4104 JUNIUS ST	FRED D OWNES MD & ROBERT
21	629 N PEAK ST	EAST DALLAS CHRISTIAN
22	571 JOSEPHINE ST	MURPHY LOYCE
23	9011 WORTH ST	DTS ASSOC LTD
24	4004 WORTH ST	BAYLOR HEALTH CARE SYSTEM
25	4004 WORTH ST	HRT PROPERTIES OF TX LTD

FILE NUMBER: Z156-249(LE)

DATE FILED: April 19, 2016

LOCATION: Northwest corner of Main Street and Field Street

COUNCIL DISTRICT: 14

MAPSCO: 45-P

SIZE OF REQUEST: ±5,000 square feet

CENSUS TRACT: 31.01

APPLICANT: Radiant Outdoor, LLC

REPRESENTATIVE: Suzan Kedron

OWNER: Headington Realty & Capital, LLC

REQUEST: An application for a new Specific Use Permit for a non-premise district activity videoboard on property zoned Planned Development District No. 619.

SUMMARY: The request is to allow the operation of a 144-square foot projecting sign (videoboard).

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

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

PREVIOUS ACTION: This item was held under advisement at the June 16, 2016 City Plan Commission Meeting

BACKGROUND:

- The subject site lies in Planned Development District No. 619.
- The subject site is developed with a multi-story structure. It is currently vacant and undergoing revitalization. There is was previously an SUP (#1856) for alcoholic beverage establishment uses limited to a bar, lounge, or tavern uses and commercial amusement (inside) uses for dance halls. SUP No. 1856 expired April 10, 2016.
- Land use in the surrounding area includes office, retail and restaurant uses
- Ordinance No. 27481 was adopted by the Dallas City Council on February 11, 2009, and allows for non-premise district activity videoboard signs in the Downtown Special Provision Sign District.
- A maximum of fifteen non-premise district activity videoboard signs are permitted within the Downtown SPSP. There are currently thirteen active SUPs. The nearest to the proposed SUP are located at the northeast corner of the intersection of Griffin Street and Elm Street (SUP 2007), the southeast corner of Elm Street and Field Street (SUP 1959), the northeast corner of Commerce Street and Field Street (SUP 1788), the northeast corner of Elm Street and Akard Street (SUP 1791), the corner of Elm Street and Four Way Place and the corner of Main Street and Four Way Place (SUP 1755 is for two videoboards). There is a map on page 6-9 that illustrates the SUPs and their proximity to each other.
- There is an occupancy requirement for Non- premise district activity videoboard signs. They are only permitted on buildings with retail and personal service uses, lodging uses, or office uses occupying at least 75 percent of the leasable ground floor area and an overall building occupancy of at least 50 percent. The director may waive the occupancy requirements of this subsection for up to one year if the director determines that the building or multi-building complex is currently being redeveloped. The director may revoke this waiver if redevelopment stops or is inactive for 90 days or more. We are comfortable waiving this requirement as the building is currently being renovated and there is a Certificate of Occupancy that is currently in review for a restaurant without drive-in service.

Requirements for Videoboards

- The signs must be in compliance with the conditions of SEC. 51A-7.909. Attached Non-Premise District Activity Videoboard Signs of the Dallas Development Code:
 - (a) Content. Non-premise district activity videoboard signs must display district activity messages a minimum of three minutes of every operational hour and must display either district activity messages or premise messages for an additional minimum of nine minutes of every operational hour.
 - (b) Location and number.

- (1) A maximum of 15 non-premise district activity videoboard signs are permitted and may only be erected on buildings with frontage on streets within Retail Subdistrict A and Retail Subdistrict B bounded by Jackson Street, Lamar Street, Pacific Avenue, and Cesar Chavez Boulevard.
 - (2) A maximum of one non-premise district activity videoboard sign is permitted per block face.
 - (3) Non-premise district activity videoboard signs may not be placed on Pacific Avenue between Akard Street and Ervay Street.
 - (4) Non-premise district activity videoboard signs may not be placed on building facades facing Main Street Garden or Belo Garden.
- (c) Size. Non-premise district activity videoboard signs must have a minimum of 100 square feet in effective area and may have a maximum 150 square feet in effective area.
- (d) SUP required.
- (1) Non-premise district activity videoboard signs are only permitted by SUP.
 - (2) All applications for non-premise district activity videoboard signs must include a report from a traffic engineer stating that the placement of the sign will not interfere with the effectiveness of traffic control devices within 300 ft. of the sign.
 - (3) If there is a conflict between Subsection [51A-4.206](#)(1) and this section, this section controls.
 - (4) Original applications and renewal applications for non-premise district activity videoboard signs must include an affidavit stating that the building meets the occupancy requirements in Subsection (g).
 - (5) Within 10 days after expiration or revocation of the SUP the non-premise district activity videoboard sign must be removed.
- (e) Installation. Non-premise district activity videoboard signs must be securely attached.
- (f) Projecting signs. Projecting non-premise district activity videoboard signs:
- (1) must have a vertical orientation with height exceeding the width at a minimum 16:9 height-to-width ratio;
 - (2) may project a maximum of 12 feet into the right-of-way:
 - (A) subject to the licensing requirements of Chapter XIV of the City Charter, Article VI of Chapter 43 of the Dallas City Code, the Dallas Building Code, and all other applicable laws, codes, ordinances, rules, and regulations;
 - (B) subject to review by the traffic engineer to ensure that the sign will not pose a traffic hazard or visibility obstruction; and
 - (C) provided that no projecting sign may project closer than two feet to a vertical plane extending through the back of a street curb;
 - (3) must have a minimum clearance of 15 feet above the sidewalk and a maximum clearance of 35 feet above the sidewalk; and

- (4) must have videoboard displays on both sides of the sign.
- (g) Building occupancy requirements. Non- premise district activity videoboard signs are only permitted on buildings with retail and personal service uses, lodging uses, or office uses occupying at least 75 percent of the leasable ground floor area and an overall building occupancy of at least 50 percent. Non-premise district activity videoboard signs are not allowed on a lot containing a commercial surface parking lot use. The director shall notify City Council of any building that falls below the occupancy requirements and fails to reestablish the occupancy requirement within 120 days. The director may waive the occupancy requirements of this subsection for up to one year if the director determines that the building or multi-building complex is currently being redeveloped. The director may revoke this waiver if redevelopment stops or is inactive for 90 days or more.

Owners and Applicant's Partners, Principals, and Officers

Radiant Outdoor, LLC

- Bradley Berkley – Manager
- Michael Tregoning – Manager

Headington Realty & Capital, LLC

- Timothy Headington – President/Manager
- Pat L. Smith – Executive Vice President
- Michael Tregoning – Vice President/CFO/Manager
- Scott L. Smith – Vice President
- John Ambler – Vice President
- R. Keith Bunch – Treasurer
- Julie Ciesielski – Secretary

Z156-249(LE)

**SSDAC Action
May 10, 2016**

MOTION: It was moved to **approve** a new SUP for a 144 square foot non-premise district activity videoboard sign, located at the northwest corner of Main Street and Field Street.

Maker: Webster
Second: Dumas
Result: Carried: 3 to 0

For: 3 – Bauer, Dumas, Webster

Against: 0

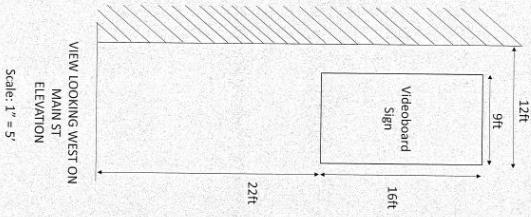
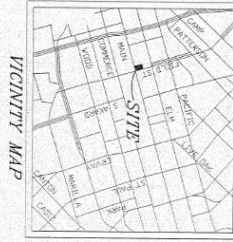
Absent: 1 – Peadon

Conflict: 0

Speakers – Steven Dimitt – Jackson Walker

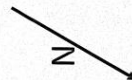
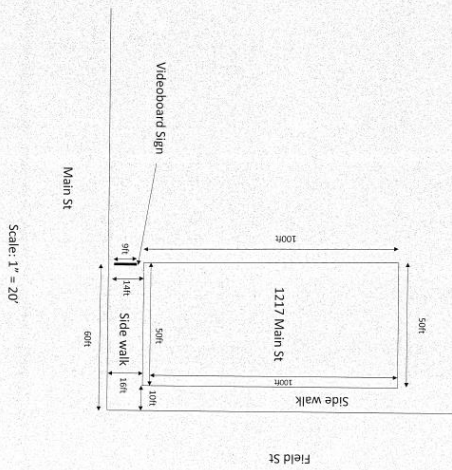
Proposed Conditions

1. USE: The only use authorized by this specific use permit is a non-premise district activity videoboard sign.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on six years from passage of ordinance.
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas

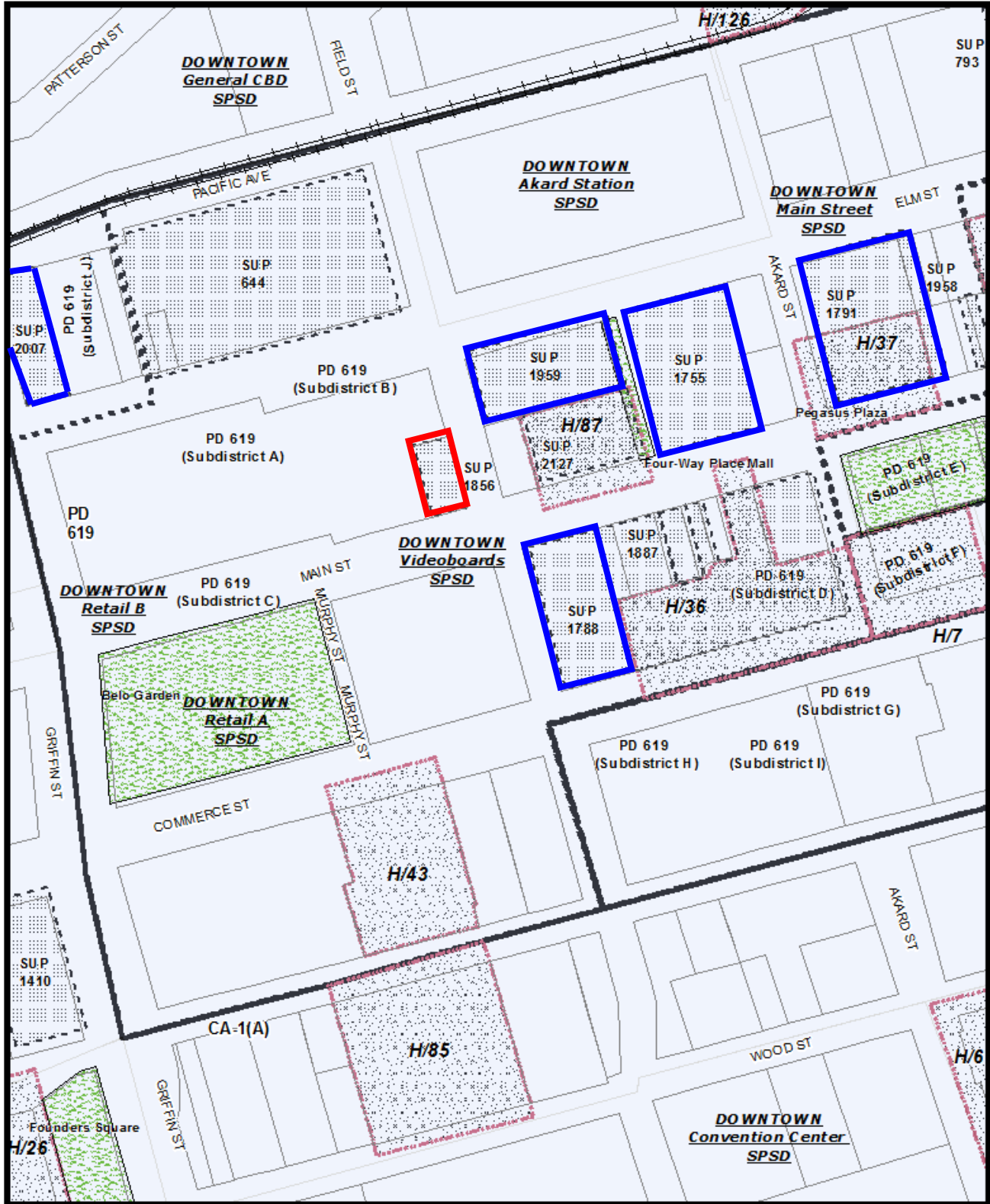



1217 Main Street Site Plan

Zoning – PD 619, Subdistrict C
Prepared on February 10, 2016



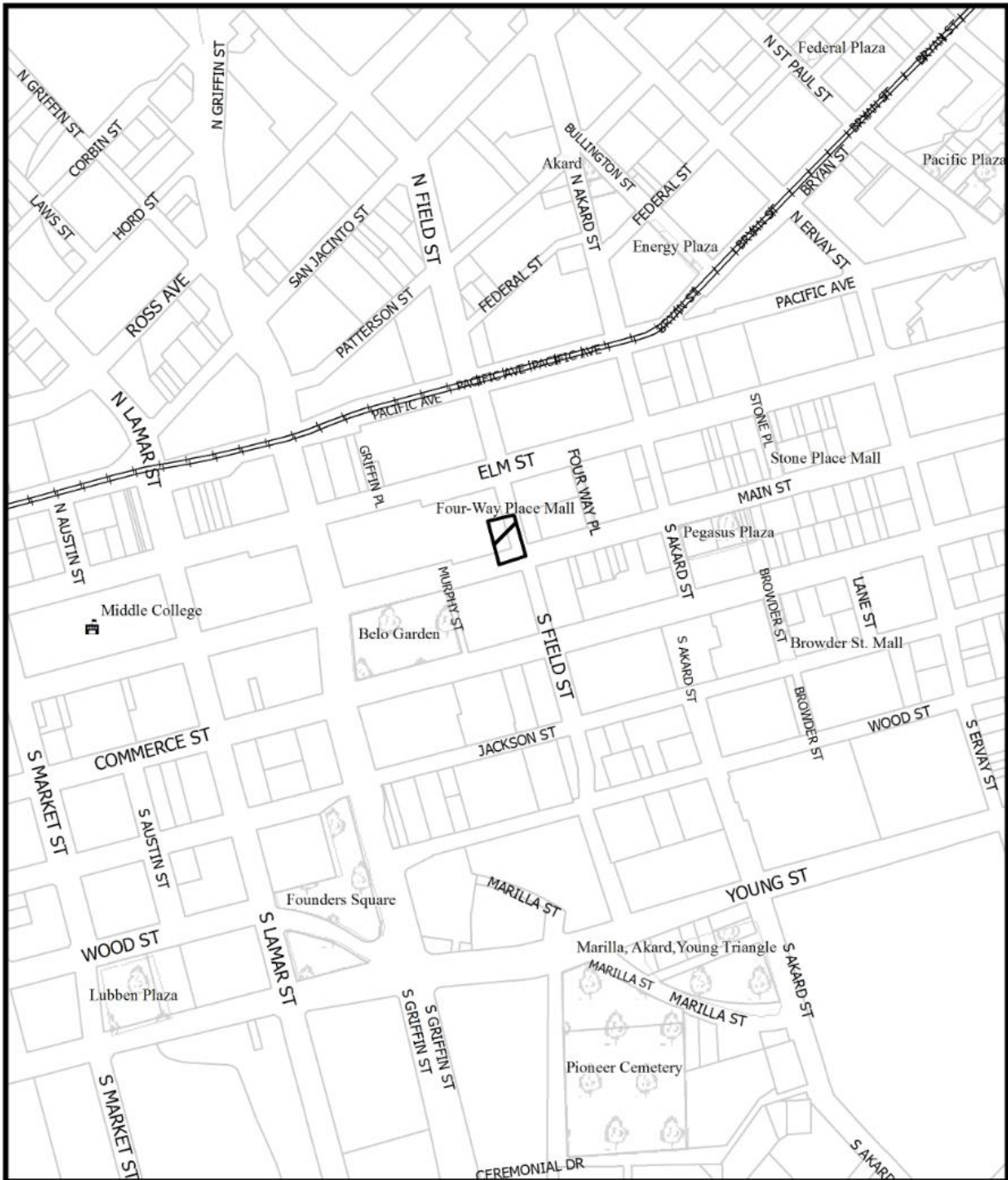
Z-156-249




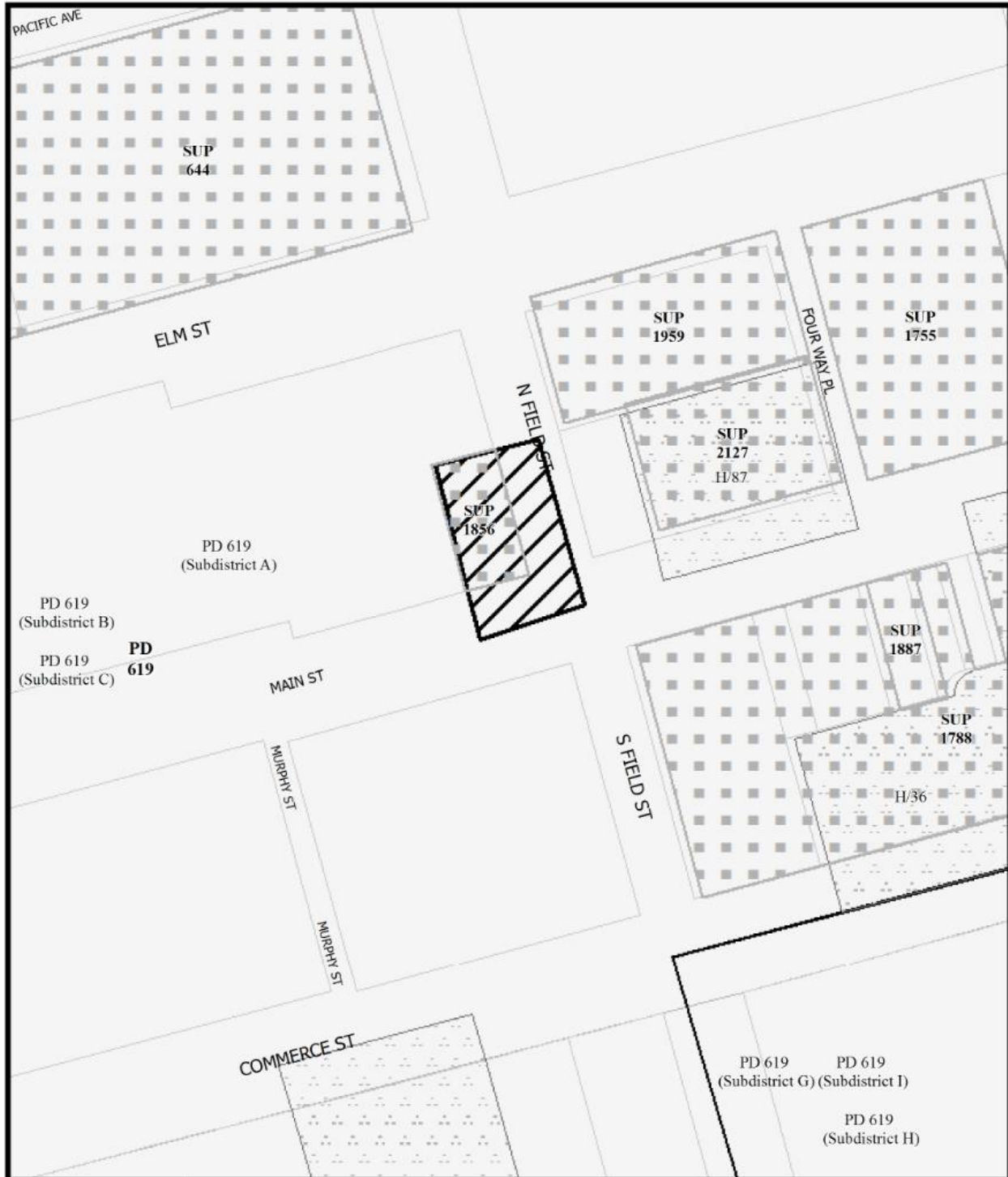
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Proposed and Nearby Existing Videoboard SUPs

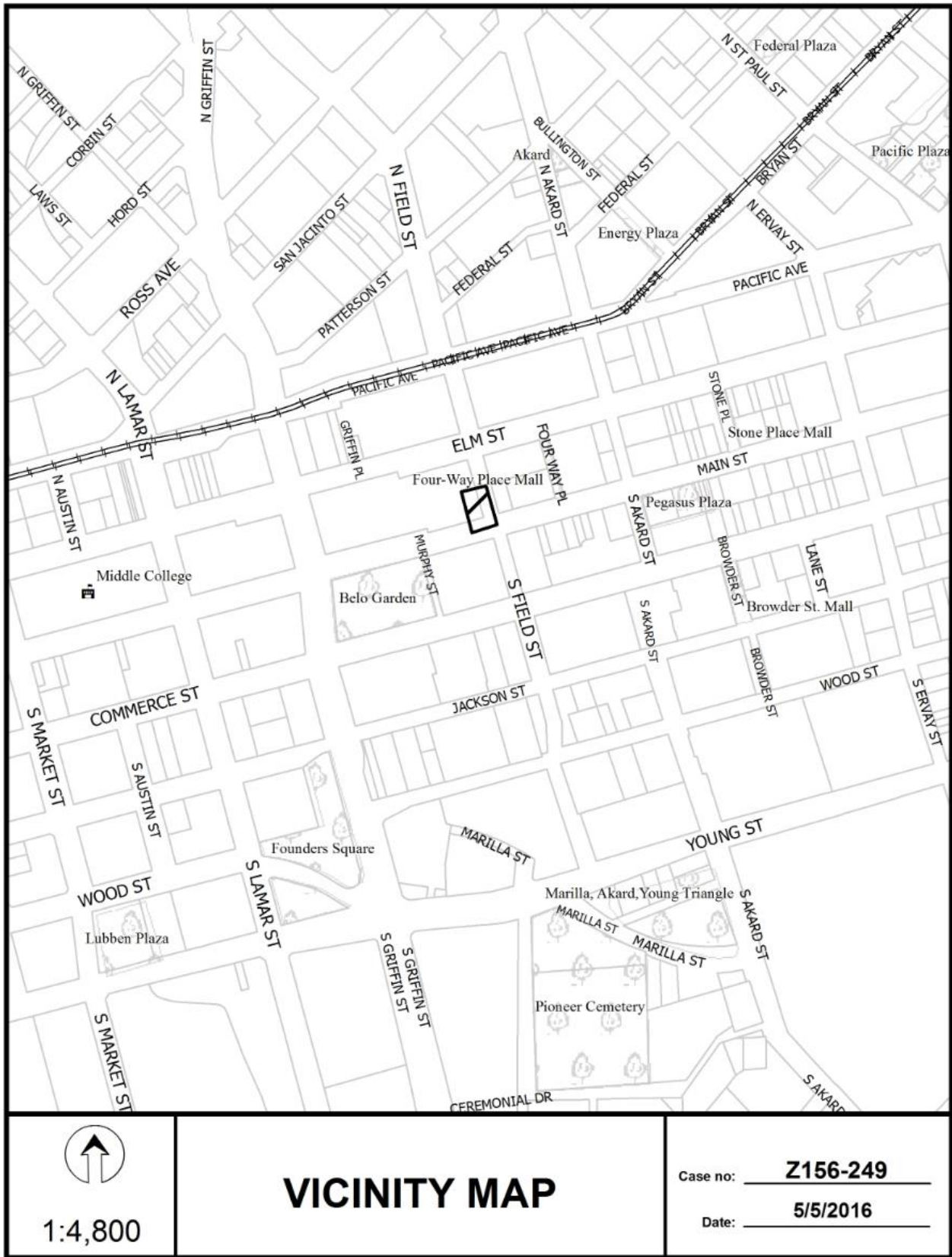
Printed Date: 6/8/2016

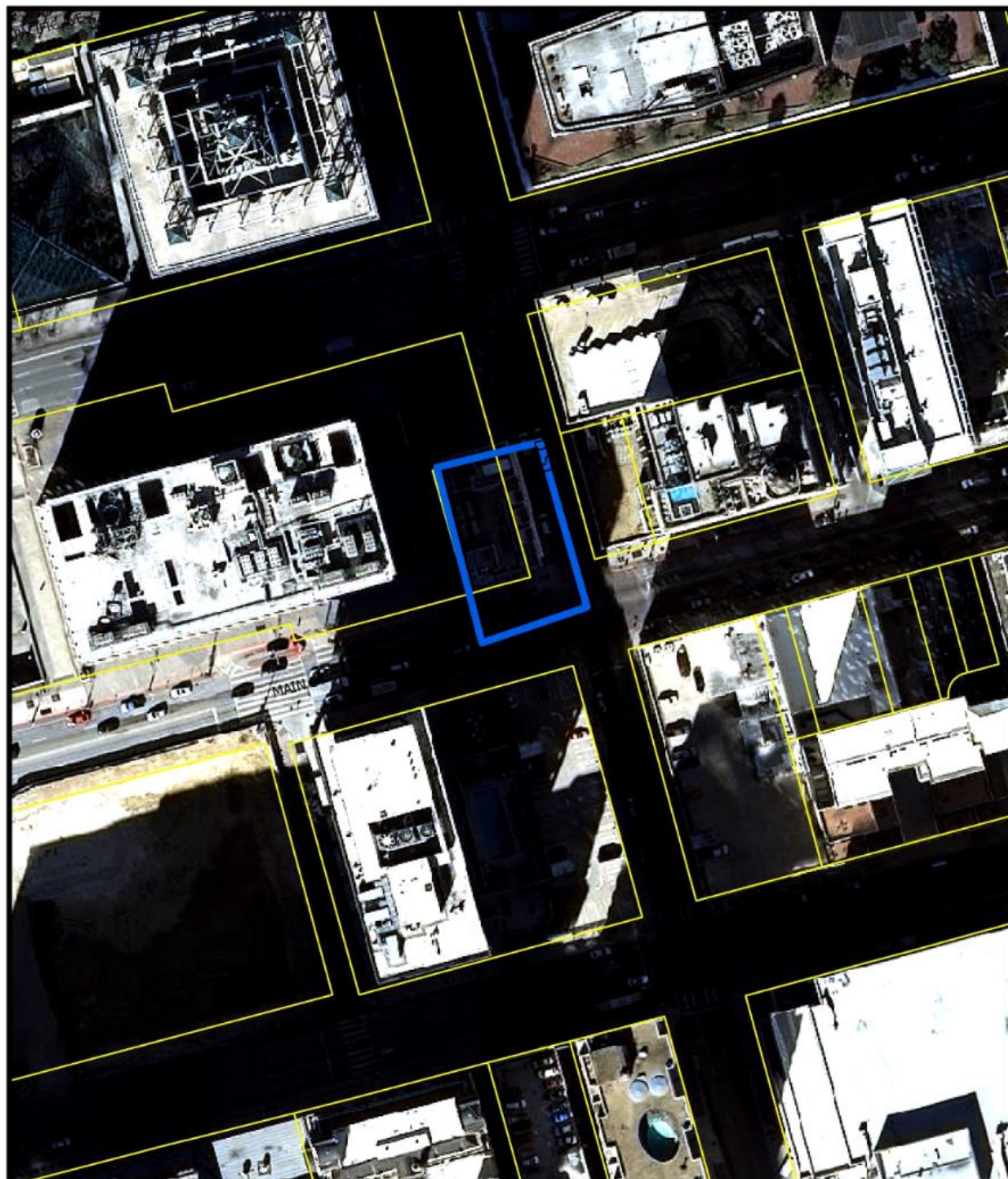


 1:4,800	<h2>VICINITY MAP</h2>	Case no: <u> Z156-249 </u> Date: <u> 5/5/2016 </u>
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 1:1,200	<h1>ZONING AND LAND USE</h1>	Case no: <u> Z156-249 </u> Date: <u> 5/5/2016 </u>
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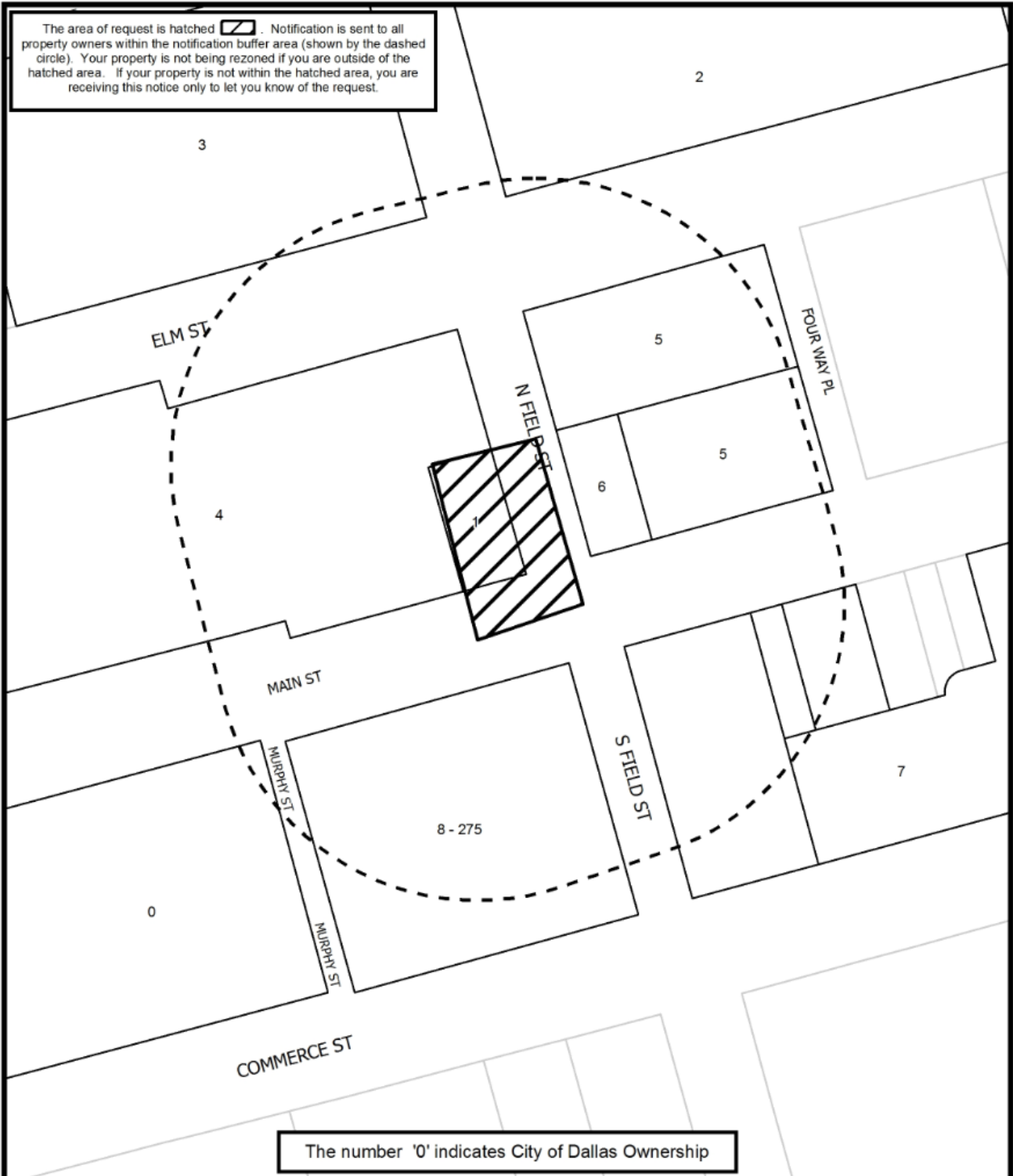


1:1,200

AERIAL MAP

Case no: Z156-249

Date: 5/5/2016



 1:1,200	<h2>NOTIFICATION</h2>	Case no: <u> Z156-249 </u>
	[200'] AREA OF NOTIFICATION [275] NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <u> 5/5/2016 </u>

05/05/2016

Notification List of Property Owners***Z156-249******275 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1217 MAIN ST	HEADINGTON REALTY & CAPITAL LLC
2	1401 ELM ST	OLYMPIC 1401 ELM ASSOCIATES LLC
3	1201 ELM ST	BINYAN REALTY LP
4	1201 MAIN ST	ONE MAIN PLACE LLC
5	1302 ELM ST	1309 MAIN STREET APARTMENTS LLC
6	1301 MAIN ST	NAYEB FAMILY LP
7	1315 COMMERCE ST	RBP ADOLPHUS LLC
8	1200 MAIN ST	BELLINGHAUSEN WIL J
9	1200 MAIN ST	FISCHER JOSHUA A
10	1200 MAIN ST	1621 ERVAY LTD
11	1200 MAIN ST	BRANAMAN MICHAEL S &
12	1200 MAIN ST	SMITH RANDOLPH
13	1200 MAIN ST	DIXON GLORIA D
14	1200 MAIN ST	ORTIZ GUILLERMINA
15	1200 MAIN ST	FONTENOT TOMMY JAMES
16	1200 MAIN ST	RAFF GEORGE JR
17	1200 MAIN ST	SMITH DANIEL E & HERMA A
18	1200 MAIN ST	BRANSTETTER ROBERT M & CAROL SHELTON
19	1200 MAIN ST	FREEMAN SCOTT
20	1200 MAIN ST	BOYD CURTIS W & GLENNA HALVORSON
21	1200 MAIN ST	JUAREZ GERARDO
22	1200 MAIN ST	MCARDLE PATRICIA
23	1200 MAIN ST	AMONGKOL JITTADA KITTY
24	1200 MAIN ST	HART STANLEY L &
25	1200 MAIN ST	SMITH SHERIA D
26	1200 MAIN ST	CRIST EUGENE SCOTT

05/05/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1200 MAIN ST	TERESI MARK A &
28	1200 MAIN ST	HERNDON CYNTHIA A
29	1200 MAIN ST	KISLING MISTY
30	1200 MAIN ST	CARPENTER ROBIN N
31	1200 MAIN ST	MASTAGLIO LINDA R
32	1200 MAIN ST	LOPEZ DENNIS A
33	1200 MAIN ST	WOMBLE JOHN M & GINGER A
34	1200 MAIN ST	BAILEY PETER & MARY
35	1200 MAIN ST	PERRI ANTHONY J &
36	1200 MAIN ST	RATH OMKAR R &
37	1200 MAIN ST	FAYE WILLIS DESIGNS INC
38	1200 MAIN ST	BAGARIA SAPNA & SURESH
39	1200 MAIN ST	PARKER RUBY
40	1200 MAIN ST	ABDULKHAALIQ ANWAAR
41	1200 MAIN ST	ARAUJO JOSEPH
42	1200 MAIN ST	CHATTERJEE ARUNABHA
43	1200 MAIN ST	SALVANT WAYNE
44	1200 MAIN ST	ELLER TOM J & ROBYN
45	1200 MAIN ST	MASSEY LINDA
46	1200 MAIN ST	DASH PRIYARANJAN &
47	1200 MAIN ST	MUEHLENWEG ROBERT J &
48	1200 MAIN ST	CUEVAS ISRAEL F
49	1200 MAIN ST	EDWARDS JAMES & BARBARA
50	1200 MAIN ST	SCOTT DARIAN D
51	1200 MAIN ST	ATV TEXAS VENTURES IV LP
52	1200 MAIN ST	KADAN PROPERTIES LP
53	1200 MAIN ST	CAMPOS EDWARD
54	1200 MAIN ST	ADAMS WILHELMINA J
55	1200 MAIN ST	COMBS DAMETIA
56	1200 MAIN ST	BEVERS MARC
57	1200 MAIN ST	ALCANTARA PEDRO

05/05/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1200 MAIN ST	HERICKS JAMES &
59	1200 MAIN ST	BAKER WILLIAM H III
60	1200 MAIN ST	SPRING TRUMAN E JR
61	1200 MAIN ST	TITTLE CYNTHIA LARK
62	1200 MAIN ST	DANIEC MONICA
63	1200 MAIN ST	BLACK PAUL
64	1200 MAIN ST	HAQUE NAZ &
65	1200 MAIN ST	SCHNAPPAUF MICHAEL
66	1200 MAIN ST	ALANIZ GEORGE R JR & ANEESA T HOJAT
67	1200 MAIN ST	CHANEY GARY WAYNE 1992 FAMILY TRUST
68	1200 MAIN ST	NGUYEN MICHAEL
69	1200 MAIN ST	BENEVENTI MARK FRANCIS
70	1200 MAIN ST	PATOINE TERESA SUSAN
71	1200 MAIN ST	SAIED ANNA M
72	1200 MAIN ST	FAIRCHILD MELISSA
73	1200 MAIN ST	BURNS CHRISTOPHER J
74	1200 MAIN ST	HARRIS KENDRICK LASALLE
75	1200 MAIN ST	CRIST EUGENE SCOTT
76	1200 MAIN ST	PATEL JAYSHREE &
77	1200 MAIN ST	ALSUP LAUREN BRITTANY
78	1200 MAIN ST	ELLER TOM & ROBYN
79	1200 MAIN ST	KAHANE DENNIS SPENCER
80	1200 MAIN ST	ASTURI WYDYA
81	1200 MAIN ST	SALEEM ADEEL
82	1200 MAIN ST	CLIFTON RONALD
83	1200 MAIN ST	MOBLEY HENRY B JR
84	1200 MAIN ST	COWAN MICHAEL & MARTHA
85	1200 MAIN ST	THEIS LANGSTON
86	1200 MAIN ST	CLEERE LARRY J &
87	1200 MAIN ST	IPPOLITO MARTA
88	1200 MAIN ST	CIN ALBERTO DAL

05/05/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1200 MAIN ST	BROWN GLENN ALAN
90	1200 MAIN ST	ROMERO GERALD & LOURDES
91	1200 MAIN ST	PATRA DEEPAK
92	1200 MAIN ST	SCARBOROUGH DONALD D
93	1200 MAIN ST	KEANE JUSTIN SCOTT &
94	1200 MAIN ST	COMMUNITY BANK & TRUST
95	1200 MAIN ST	LUMME DONALD GUY JR
96	1200 MAIN ST	XIE JIMIN
97	1200 MAIN ST	OROZCO CARLOS A
98	1200 MAIN ST	SALVANT BRIAN
99	1200 MAIN ST	DOMINGUEZ JOSE R
100	1200 MAIN ST	PURNELL KENNETH & TANYA
101	1200 MAIN ST	LUCENA BRIAN
102	1200 MAIN ST	THOMAS BIJU
103	1200 MAIN ST	PATRO LOKANATH
104	1200 MAIN ST	IPPOLITO DAVIDE MICHAEL
105	1200 MAIN ST	MADDERRA RHONDA & FARON
106	1200 MAIN ST	LIN JEFF P
107	1200 MAIN ST	MRAK DAVID & MICHELE
108	1200 MAIN ST	BALUCH HOLDINGS LLC
109	1200 MAIN ST	RADFORD TRACI
110	1200 MAIN ST	ROMIG RANDALL
111	1200 MAIN ST	BRAUM EARL E JR
112	1200 MAIN ST	TAUSCH JOHANNES &
113	1200 MAIN ST	MORAIS JUSTIN
114	1200 MAIN ST	MATHEWS AMIT &
115	1200 MAIN ST	MCCANS WILLIAM
116	1200 MAIN ST	LOPEZ ADAN FRANCISCO
117	1200 MAIN ST	JUDAH JOHN K
118	1200 MAIN ST	HANNA IHAM
119	1200 MAIN ST	MORENO KRISTINE M

05/05/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1200 MAIN ST	BAKER ARIANNE &
121	1200 MAIN ST	LITTLE STERLING
122	1200 MAIN ST	LIN XIEQING
123	1200 MAIN ST	ASHON HASSEB &
124	1200 MAIN ST	WEBER DANIEL T & GAIL G
125	1200 MAIN ST	FUNG DAVID KARL & KATHY LEE FUNG
126	1200 MAIN ST	KHUNTIA ASHOK
127	1200 MAIN ST	LI LIETAO
128	1200 MAIN ST	TINSLEY GARY A
129	1200 MAIN ST	JC GOODMAN INVESTMENT GROUP INC
130	1200 MAIN ST	MICHULKA GEORGE &
131	1200 MAIN ST	BYRUM TADD A &
132	1200 MAIN ST	HUTCHINSON ANDREW F II
133	1200 MAIN ST	DAO BAO D
134	1200 MAIN ST	THOMAS MONA
135	1200 MAIN ST	BENTLEY BRIAN D
136	1200 MAIN ST	MURRAY RORY GALLAGHER
137	1200 MAIN ST	GREEN KAREN S
138	1200 MAIN ST	JACKSON JAN B & ROGER
139	1200 MAIN ST	SALVANT WAYNE F &
140	1200 MAIN ST	YATES RALPH & FAYE
141	1200 MAIN ST	HILL DANIEL &
142	1200 MAIN ST	HIBSID 1 LLC
143	1200 MAIN ST	TRIPP THOMAS
144	1200 MAIN ST	KOKES KEVIN K
145	1200 MAIN ST	BOHAN STEPHANIE D
146	1200 MAIN ST	JAIN NEHA
147	1200 MAIN ST	METROPOLITAN 1510 LLC
148	1200 MAIN ST	BRYANT CHRIS
149	1200 MAIN ST	KLAMM CYNTHIA B &
150	1200 MAIN ST	DAVIS STEPHEN J

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1200 MAIN ST	COBB DONNA MARIE &
152	1200 MAIN ST	COWDEN PETER
153	1200 MAIN ST	NARAN ASHOK
154	1200 MAIN ST	LANCASTER PHILLIP & IRENE
155	1200 MAIN ST	
156	1200 MAIN ST	KOERBER ELLEN &
157	1200 MAIN ST	POLANCO PAUL
158	1200 MAIN ST	DAMANI ANIRUDH A
159	1200 MAIN ST	DOCKTER BRYAN
160	1200 MAIN ST	UNDERHILL JAMES S
161	1200 MAIN ST	SOLE GARY &
162	1200 MAIN ST	PATTERSON JEFF
163	1200 MAIN ST	STRINGER CHRISTOPHER & KATIE
164	1200 MAIN ST	STROTHMAN RHONDA K
165	1200 MAIN ST	REMPHREY BRYAN S
166	1200 MAIN ST	DYNKIN ANTHONY
167	1200 MAIN ST	BROWNELL SUSAN K &
168	1200 MAIN ST	ALVAREZ DAVID &
169	1200 MAIN ST	HOLLANDER KEVIN J & BETH A
170	1200 MAIN ST	AHUMADA MUCIO
171	1200 MAIN ST	LESTER MARY C
172	1200 MAIN ST	BEAVERS KIMBERLEY BROOKE
173	1200 MAIN ST	GARNER SUSAN
174	1200 MAIN ST	MOORE ROBERT W
175	1200 MAIN ST	CHAFFIN LYNDAL A
176	1200 MAIN ST	HUMES EDUARDO
177	1200 MAIN ST	VIRANI ASIF
178	1200 MAIN ST	PRIBADI LILIANA
179	1200 MAIN ST	DIXON ADAM
180	1200 MAIN ST	BADMAND HOLDINGS LLC
181	1200 MAIN ST	JHAVERI SATYEN DHIREN

05/05/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	1200 MAIN ST	ABDULWAHAB MANNIE
183	1200 MAIN ST	GODOY DULCE MARIA RIVAS
184	1200 MAIN ST	TRAVELSTEAD GARY LYNN &
185	1200 MAIN ST	ZOLLER ROBERT W
186	1200 MAIN ST	HOWARD KENNETH ROBERT
187	1200 MAIN ST	KOERBER ELLEN &
188	1200 MAIN ST	WEAVER DAVI LEE & KATHLEEN MARIE
189	1200 MAIN ST	RICHARDS GILL & ELIZABETH ANN
190	1200 MAIN ST	VALENTIS VENTURES LLC
191	1200 MAIN ST	NATHAL JULIO
192	1200 MAIN ST	SINGERMAN ALEXANDER
193	1200 MAIN ST	SLAUGHTER JUSTIN
194	1200 MAIN ST	POON PHILIP
195	1200 MAIN ST	BEATS JAMES & ANAMARIA
196	1200 MAIN ST	ROMERO ROBERT R &
197	1200 MAIN ST	HAYES MONIQUE C
198	1200 MAIN ST	RICHARDS GILL & ELIZABETH ANN
199	1200 MAIN ST	HAGLER TRENT L
200	1200 MAIN ST	REVELLE ANIEL W III & CAROL L
201	1200 MAIN ST	VALENTIS VENTURES LLC
202	1200 MAIN ST	OLTMAN GREGG
203	1200 MAIN ST	MEEKS MATTHEW C & HEIDI E
204	1200 MAIN ST	CHANG LAWRENCE SHEYLUN
205	1200 MAIN ST	FARTHING DANIEL
206	1200 MAIN ST	FICKEL MATTHEW & MARY BETH
207	1200 MAIN ST	SHAFFNER GLORIA
208	1200 MAIN ST	GOLNABI ROSITA NINA & NEIMA
209	1200 MAIN ST	VALENTIS VENTURES LLC
210	1200 MAIN ST	HENSLEY DALLAS W & VIRGINIA K
211	1200 MAIN ST	REVIS MARK
212	1200 MAIN ST	NAZARUK ALEKSANDER

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05/05/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	1200 MAIN ST	YING KEN W
214	1200 MAIN ST	HWANG HELEN
215	1200 MAIN ST	MOVVA SATYANARAYANA
216	1200 MAIN ST	LANGE BARBARA
217	1200 MAIN ST	KEANE JUSTIN
218	1200 MAIN ST	BODLEY GABRIELLE
219	1200 MAIN ST	MCBRIDE KAREN & GEORGE S
220	1200 MAIN ST	GATES MARTIN E II & JUDY M
221	1200 MAIN ST	DURRA OMAR
222	1200 MAIN ST	PHILLIPS DAVID G
223	1200 MAIN ST	WARREN BLAKE T &
224	1200 MAIN ST	MARKHOFF STEVEN
225	1200 MAIN ST	GRANT JASON A & MARIA
226	1200 MAIN ST	PIERCE KEVIN G
227	1200 MAIN ST	CUNNINGHAM THOMAS G
228	1200 MAIN ST	POWERS A MARKS
229	1200 MAIN ST	ARNOLD NANCY E WEINTRAUB
230	1200 MAIN ST	BERMAN DANIEL
231	1200 MAIN ST	PERRI VINEYARDS & REAL ESTATE
232	1200 MAIN ST	RANDOLPH HEATHER ELAINE &
233	1200 MAIN ST	LUDWIG CURTIS A
234	1200 MAIN ST	PATEL AMIR B
235	1200 MAIN ST	KNIFE LUTHER DASSON III
236	1200 MAIN ST	IPPOLITO ESTER
237	1200 MAIN ST	PATKOVIC MARIJANA
238	1200 MAIN ST	BASH DAMIEN
239	1200 MAIN ST	BOWENS BARRY C
240	1200 MAIN ST	FIELDS FOSTER LAND TRUST
241	1200 MAIN ST	SHIPP RONALD B
242	1200 MAIN ST	ALCANTARA PEDRO
243	1200 MAIN ST	COX JOHN VERNON TR & GAY GAYLE TR

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05/05/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	1200 MAIN ST	COX JOHN VERNON TR &
245	1200 MAIN ST	SMITH LAURA
246	1200 MAIN ST	BALUCH AMIR
247	1200 MAIN ST	ONU ADISA M
248	1200 MAIN ST	BIERI MATTHEW B & REBECCA
249	1200 MAIN ST	MAYORGA LUIS A
250	1200 MAIN ST	MUSABASIC MEMSUD
251	1200 MAIN ST	GILMAN ALEX
252	1200 MAIN ST	SLIGER STEPHEN H & GWENNY L
253	1200 MAIN ST	MOTGI GURUBASAPPA V & SHASHI R MOTGI
254	1200 MAIN ST	SARDARABADI ABDOL M &
255	1200 MAIN ST	KIRBY JOSEPH KING
256	1200 MAIN ST	WATTS FAMILY TRUST
257	1200 MAIN ST	LIN XIA
258	1200 MAIN ST	TRAMMELL DUANE &
259	1200 MAIN ST	DUNCAN ROBERT J &
260	1200 MAIN ST	MAURER IAN S
261	1200 MAIN ST	MERCHANT REHAN I &
262	1200 MAIN ST	REAGANS KIMBERLY
263	1200 MAIN ST	KRISHNA SHAILENDRA &
264	1200 MAIN ST	PONZIO JOHN &
265	1200 MAIN ST	BARBADILLO OSCAR JR
266	1200 MAIN ST	DAVIS WALKER L
267	1200 MAIN ST	YATES RALPH A & FAYE
268	1200 MAIN ST	PERRI VINEYARDS &
269	1200 MAIN ST	GARCIA CASSANDRA
270	1200 MAIN ST	BARBATO CRISTINA COSTA
271	1200 MAIN ST	BOWLES NEAL A & CARLA D WATSON
272	1200 MAIN ST	LUFKIN ROGER W
273	1200 MAIN ST	WILKINSON EARL J
274	1200 MAIN ST	CALDWELL ROGER W & KIMBERLY S

Z156-249(LE)

05/05/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	1200 MAIN ST	BELGAUM LLC

FILE NUMBER: Z156-212(WE) **DATE FILED:** February 23, 2016
LOCATION: West line of Skillman Street, south of Church Road
COUNCIL DISTRICT: 10 **MAPSCO:** 27J
SIZE OF REQUEST: Approx. 1.892 acres **CENSUS TRACT:** 78.24

APPLICANT: David Weekley Homes, LLC
OWNER: LH Skillman Partners LTD
REPRESENTATIVE: Dallas Cothrum, MASTERPLAN
REQUEST: An application for an amendment to Tract 2 of Planned Development District No. 795.
SUMMARY: The request is to permit the development of 17 single family homes in a shared access development. The minimum lot size for the share access development is 3,000 square feet.

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

PREVIOUS ACTION: On May 19, 2016, the City Plan Commission held this case under advisement until June 16, 2016, in order to allow staff to re-advertise the zoning case due to a notification error. This case was held under advisement on June 16, 2016; June 30, 2016; and July 21, 2016.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommendation of denial of the Planned Development District is based upon:

1. *Performance impacts upon surrounding property* – A single family shared access development at this location is consistent with the Comprehensive Plan and will have a positive impact on the surrounding properties. The adjacent area is developed with single family uses. However, staff has some concerns that the overall design layout of the shared access development does not allow for preservation of additional open space and a pedestrian linkage for the residences.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will not have a negative impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed request is in compliance with the forwardDallas! Comprehensive Plan. The request site is located within a Residential Building Block.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The request site is located within PDD No. 795 and the modification to Tract 2 will allow for the development of a shared access development. Tract 2 permits single family uses but the conditions that govern the development do not specify the yard, lot and space regulations for single family uses. The proposed conditions will specifically address the development regulations for the development of a residential uses in a shared access development.

BACKGROUND INFORMATION:

- On June 25, 2008, the City Council approved Planned Development District No. 795 for Retirement housing, Single Family and Office uses.
- On February 13, 2013, the City Council approved an amendment to Tract 1 and Tract 3 of PDD No. 795, a creation of a new Tract 4 within Planned Development District No. 795, a new conceptual plan and conditions for the new Tract.

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

1. Z078-119 On February 13, 2013, the City Council approved an amendment to Tract 1 and Tract 3 of PDD No. 795, a creation of a new Tract 4 within Planned Development District No. 795, a new conceptual plan and conditions for the new Tract.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Skillman Street	Principal Arterial	100 ft.	100 ft.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

COMPREHENSIVE PLAN: The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site in a Residential Building Block.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

LAND USE ELEMENT:

GOAL 1.2 Promote desired development.

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

Area Plans: The request site is located within the boundaries of two land use studies; the Northeast Dallas Neighborhood Improvement Strategy and the District 10 Strategic Plan.

Northeast Dallas Neighborhood improvement Strategy. On November 8, 1995, the City Council adopted the report and the site is located within the Subarea 2 portion of this study. The study makes no specific recommendations as it relates to land use, however, various categories of "issues" have been identified. The general analysis revolves around neighborhood groups and property owners to address the impact of development on city services, schools, as well as suggesting a coordination of private interests and public agencies.

District 10 Strategic Plan. The Strategic Plan was adopted by the City Council on June 14, 2006. The request site is located within an area that is identified as the Skillman Street Corridor. The corridor is identified as an area for a mix of uses within an urban neighborhood. Existing infrastructure includes an existing (LBBJ/Skillman) and (Walnut Hill and Skillman) DART station. The mix of residential uses envisioned for the area (single family and multifamily) should have convenient access to retail and employment centers. Densities are encouraged to be higher than traditional residential neighborhoods. A Tax Financing District has been proposed for the corridor with the following goals:

1. Encourage redevelopment of existing properties, including older multifamily development and underutilized retail space along Skillman and the existing LBJ/Skillman DART station to increase and enhance urban development.
2. Develop vacant land; and
3. Encourage higher density residential uses.

Land Use Compatibility:

The request site is developed with several office buildings. The applicant proposes to raze the existing office development to construct a 17-unit single family shared access development. Tract 1 of Planned Development District No. 795 is under construction with single family uses. The adjacent land uses surrounding the request site is residential uses, except of a cemetery that is located to the south of the site.

	Zoning	Land Use
Site	PDD No. 795, Tract 2	Offices
North	PDD No. 795, Tract 1	Single Family
South	R-7.5(A)	Cemetery
East	MF-1(A)	Multifamily
West	PDD No. 795, Tract 3, R-7.5(A)	Single Family

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 795 Tract 2	15'	10'	0.5 office	36'- residential 24' - office	65%	Proximity Slope Visual Intrusion	Single Family, Office, Retirement housing, Handicapped group dwelling unit

Landscaping: Landscaping of any development will be in accordance with the shared access development landscaping requirements in Article X, except for the following:

Z156-212(WE)

- Each shared access lot must contain a minimum of two trees with a least 1 being a large canopy tree. The other tree can be a small tree.

Parking: A shared access development must provide 0.25 unassigned spaces available for use by visitors and residents for each dwelling unit. Guest parking spaces must be located where they will not impede access from any other guest parking space or dwelling unit to the shared access point. The applicant is providing 6 guest parking spaces for the 17 shared access development.

PDD conditions – The applicant made additional changes to the PDD conditions to reflect the elimination of the office and retirement housing uses in Tract 2. The applicant has made provisions to the rear yard setbacks, which increased the rear yard setbacks from 5 feet to 10 feet when the single family structure is two stories or greater. A minimum of 1-foot is required for pergolas and shaded structures.

In addition, the applicant has restricted the type of materials for structures that are developed on the northern property line. The materials must consist of a minimum of 85 percent brick or stone, except for exterior fenestrations. The windows of structures facing the northern property line that are located on the 3 story/floor must be opaque or of glass block or at a height of 7 feet or greater.

LIST OF OFFICERS
LH Skillman Partners, LLC

- Jonathan Periman Sr. Founder and Chief Executive Officer
- Jonathan Periman Jr. Manager

LIST OF OFFICERS
David Weekly Homes, LLC

- David Weekley Chairman
- John Johnson CEO

PROPOSED PDD CONDITIONS

SEC. 51P-795.101. LEGISLATIVE HISTORY.

PD 795 was established by Ordinance No. 27236, passed by the Dallas City Council on June 25, 2008.

SEC. 51P-795.102. PROPERTY LOCATION AND SIZE.

PD 795 is established on property located at the southwest corner of Church Road and Skillman Street. The size of PD 795 is approximately 11.9779 acres.

SEC. 51P-795.103. 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) Tracts 1, 3, and 4 are considered to be a residential zoning districts.

(d) Tract 2 is considered to be a nonresidential zoning district for any portion of the tract that is developed with an office use.

(e) Tract 2 is considered to be a residential zoning district for any portion of the tract that is developed with retirement housing, handicapped group dwelling unit, or single family uses.

SEC 51P-795.104. CREATION OF TRACTS.

This district is divided into Tracts 1, 2, 3, and 4 as depicted on the conceptual plan (Exhibit 795A).

SEC. 51P-795.105. EXHIBIT.

The following exhibit is incorporated into this article:

(a) Exhibit 795A: conceptual plan.

(b) Exhibit 795B: development plan Tract 2

SEC. 51P-795.106. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 795A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. 51P-795.107. DEVELOPMENT PLAN.

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 a development plan, the text of this article controls.

SEC. 51P-795.108. MAIN USES PERMITTED.

(a) Tract 1. The following uses are the only main uses permitted:

- Financial institution without drive-in window. *[Limited use.]*
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209.(3.1) is not met.]*
- Local utilities.
- Retirement housing.
- Single family.

(b) Tract 2. The following uses are the only main uses permitted:

- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209.(3.1) is not met.]*
- Local utilities.
- Office.
- ~~[Retirement housing.]~~
- Single family.

(c) Tract 3. 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.

(d) Tract 4. 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.

SEC. 51P-795.109. 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-795.110. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Setbacks are not required between tracts.

(b) Perimeter buffer. A 10-foot landscape buffer, measured from the edge of right-of-way, must be provided along Church Road. Except for fences and screening walls, structures are not permitted within 15 feet of Church Road. On Tract 1, except for fences and screening walls, structures are not permitted within 15 feet of Skillman Street.

(c) Front yard.

(1) Tract 1.

(A) For handicapped group dwelling unit, single family, and local utility uses, minimum front yard is 15 feet.

(B) For all other uses, minimum front yard is 25 feet.

(2) Tract 2.

(A) For handicapped group dwelling unit and single family uses, minimum front yard is 15 feet.

(B) For local utility uses, minimum front yard is 20 feet.

(C) For all other uses, minimum front yard is 25 feet.

(3) Tract 3. Minimum front yard is 15 feet.

(4) Tract 4. Minimum front yard is 15 feet.

(d) Side yard.

(1) Tract 1.

(A) For local utility uses, minimum side yard is five feet.

(B) For retirement housing and financial institution uses, minimum side yard is 10 feet.

(C) For handicapped group dwelling unit and single family uses, no side yard is required; however, if a side yard is provided, minimum side yard is five feet.

(2) Tract 2.

(A) For local utility uses, minimum side yard is five feet.

~~[(B) For office use on a lot abutting a residential district, minimum side yard is 20 feet. For all other office uses, minimum side yard is 10 feet.]~~

~~[(C) For retirement housing uses, minimum side yard is 10 feet].~~

(D) For handicapped group dwelling unit and single family uses, no side yard is required; however, if a side yard is provided, minimum yard is five feet.

(3) Tracts 3 and 4. The yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(e) Rear yard.

(1) Tract 1.

(A) For handicapped group dwelling unit, single family, and local utility uses, minimum rear yard is five feet.

~~[(B) For retirement housing and financial institution uses, minimum rear yard is 20 feet.]~~

(2) Tract 2.

(A) For handicapped group dwelling unit, single family, and local utility uses, minimum rear yard is five feet.

(B) For office uses on a lot abutting a residential district, minimum rear yard is 20 feet. For all other office uses, minimum rear yard is 10 feet.

(C) For retirement housing uses, minimum rear yard is 10 feet.

(3) Tracts 3 and 4. The yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(f) Shared access development

(1) Tract 2. Minimum yards, as defined in section 51A-4.411, are as follows:

(A) Front yard:

i. Minimum front yard is 25 feet

ii. A minimum 6-foot solid masonry wall must be constructed along Skillman Street, except for driveway openings.

iii. The masonry wall is permitted in the front yard.

(B) Side yard:

ii. Minimum side yard is 5 feet

(C) Rear yard:

iii. Minimum rear yard setback is 5 feet for structures less than 16 feet in height

iv. Minimum rear yard setback is 10 feet for structures greater than two stories.

vi. A minimum setback of 1 foot is required for pergolas or shaded structures.

(g) Density.

(1) Tract 1.

(A) For handicapped group dwelling unit and single family uses, maximum dwelling unit density is nine units per acre.

(B) For retirement housing uses, maximum number of dwelling units or suites is 250.

(2) Tract 2.

(A) For handicapped group dwelling unit and single family uses, maximum dwelling unit density is nine units per acre.

(B) For Shared Access Development: For single family uses and handicapped group dwelling unit, a shared access development may have a maximum of 17 units.

(C)[B] (For retirement housing uses, maximum density is 20 dwelling unit or suites per acre.

(3) Tracts 3 and 4. The yard, lot, and space regulations for the R-7.5(A) Single Family District apply

(g) Floor area ratio.

(1) For office uses, maximum floor area ratio is 0.5:1.

(2) For all other uses, no maximum floor area ratio.

(h) Height.

(1) Tract 1.

(A) For handicapped group dwelling unit, single family, and local utility uses, maximum structure height is 36 feet in height or 570 feet above sea level, whichever is less.

(B) For retirement housing and financial institution uses, maximum structure height is 60 feet when measured from the lowest finished floor to the highest roof eave, or 570 feet above sea level to the highest roof eave, whichever is less. The highest ridge of the roof may not exceed 28 feet above the highest eave.

(2) Tract 2.

(A) For handicapped group dwelling unit, single family, and local utility uses, maximum structure height is 36 feet in height or 570 feet above sea level, whichever is less.

(B) For office uses, maximum structure height is 24 feet in height or 565 feet above sea level, whichever is less.

(C) For retirement housing uses, maximum structure height is 36 feet in height or 570 feet above sea level, whichever is less, in the location shown on the conceptual plan.

(3) Tract 3.

(A) Maximum height is 24 feet within 50 foot of the west property line, not to exceed 570 feet above sea level, to the highest eave.

(B) Maximum height is 36 feet beyond 50 foot from the west property line, not to exceed 575 feet above sea level to the highest eave.

(4) Track 4. Maximum structure height is 36 feet.

(i) Lot coverage.

(1) Tract 1. Maximum lot coverage is 50 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(2) Tract 2. Maximum lot coverage is 65 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. For a shared access development the maximum lot coverage for the development is 65 percent. Maximum lot coverage for individual lots is 80 percent.

(3) Tracts 3 and 4. The yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(j) Lot size.

(1) For handicapped group dwelling unit and single family uses with no side yard, minimum lot size is 2,000 square feet.

(2) For handicapped group dwelling unit and single family uses with a minimum side yard of five feet, minimum lot size is 5,000 square feet.

(3) For retirement housing, local utility, financial institution, and office uses, no minimum lot size.

(4) For single family uses in a shared access development, minimum lot size is 3,000 square feet.

(k) Stories.

(1) For handicapped group dwelling units and single family uses in Tract 1, maximum number of stories above grade is two.

(2) For local utility uses in Tract 1, maximum number of stories above grade is one.

(3) For retirement housing uses in Tract 1, maximum number of stories above grade is five.

(4) For all other uses, no maximum number of stories.

SEC. 51P-795.111. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) For retirement housing and office uses, Tracts 1, 2, and 3 are considered one lot for off-street parking purposes.

(c) For retirement housing uses, one and one-tenth parking spaces are required for each dwelling unit or suite and must be provided in an enclosed structure.

(d) Off-street loading areas must be at least 30 feet from the perimeter Property line, must be screened by a solid masonry wall with a minimum height of 12 feet, and must be shown on the development plan.

(e) For a shared access development in Tract 2, a minimum of six visitor parking spaces are required.

SEC. 51P-795.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-795.113. LANDSCAPING.

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

(b) Section 51A-10.125(b)(5)(A) does not apply to underground or structured parking spaces.

(c) Trees with a caliper of six inches or greater located in the tree preservation zone as shown on the conceptual plan must be preserved. The qualifying trees within the preservation zone must be placed in a Tree Preservation Easement when platted. If Tract 1 is developed with handicapped group dwelling unit or single family uses, one eight-inch pecan tree may be removed from the tree preservation area if at least one pecan tree that measures a minimum of 24 inches is preserved and placed in the Tree Preservation Easement.

(d) Sidewalks must be provided along Church Road and Skillman Street with a minimum unobstructed width of six feet.

(e) Shared Access Development: Must comply with Section 51A-1.125(a)(2)(B) Mandatory Landscaping requirements for districts other than single family districts, except for the following:

(i) Each shared access lot must contain a minimum of two trees with a least 1 being a large canopy tree. The other tree can be a small tree.

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

SEC. 51P-795.114. SIGNS.

(a) Tract 1.

(1) Except as provided in this subsection, signs must comply with the provisions for a non-business zoning district in Article VII.

(2) For retirement housing, handicapped group dwelling unit, and single family uses, one monument or wall sign is permitted for each street frontage.

(A) The maximum sign height is eight feet.

(B) The sign must be set back at least five feet from the Property line along Church Road. No setback is required along Skillman Street.

(C) Signs must comply with visibility obstruction regulations.

(D) The maximum effective area of a sign is 60 square feet.

(E) The location of the signs must be shown on the development plan.

(b) Tract 2.

(1) ~~[Except as provided in this subsection,]~~ S[s]igns must comply with the provisions for a non-business zoning district in Article VII.

(2) ~~For office uses, signs must comply with the provisions for a business zoning district in Article VII.~~

(3) ~~For retirement housing uses, one monument sign is permitted for each street frontage.~~

(A) ~~The maximum sign height is eight feet.~~

(B) ~~No setback is required for the sign.~~

(C) ~~Signs must comply with visibility obstruction regulations.~~

(D) ~~The maximum effective area of a sign is 60 square feet.~~

(E) ~~The location of the signs must be shown on the development plan.~~

(c) Tract 3. Signs must comply with the provisions for a non-business zoning district in Article VII.

(d) Tract 4. Signs must comply with the provisions for a non-business zoning district in Article VII.

SEC. 51P-795.115. EGRESS FROM THE EASTERN ACCESS POINT.

Egress onto Church Road at the eastern access point labeled on the conceptual plan is limited to right turn only. Signs must be posted on the Property to prohibit left turns from the eastern access point.

SEC. 51P-795.116. ADDITIONAL PROVISIONS.

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

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

(c) No delivery vehicles are permitted on the Property between 8:00 p.m. and 8:00 a.m. (the next day), Monday through Saturday, and 7:00 p.m. and 9:00 a.m. (the next day) on Sundays.

(d) Dumpsters must be at least 30 feet from the perimeter Property line, must be screened by a solid masonry wall with a minimum height of 12 feet, and must be shown on the development plan.

(e) Office uses existing on Tract 2 prior to the adoption of the latest ordinance are not subject to compliance through the Board of Adjustment.

(f) For shared access within Tract 2 the following standards apply:

(1) restricted access may be provided per the Dallas Development Code.

(2) For lots on the northern property line of Tract 2, the northern façade must consist of a minimum of 85% brick or stone material, excluding doors, windows or other openings.

(3) For lots on the northern property line windows on a third floor that face to the north must be opaque or of glass block or at a height of 7 feet or greater.

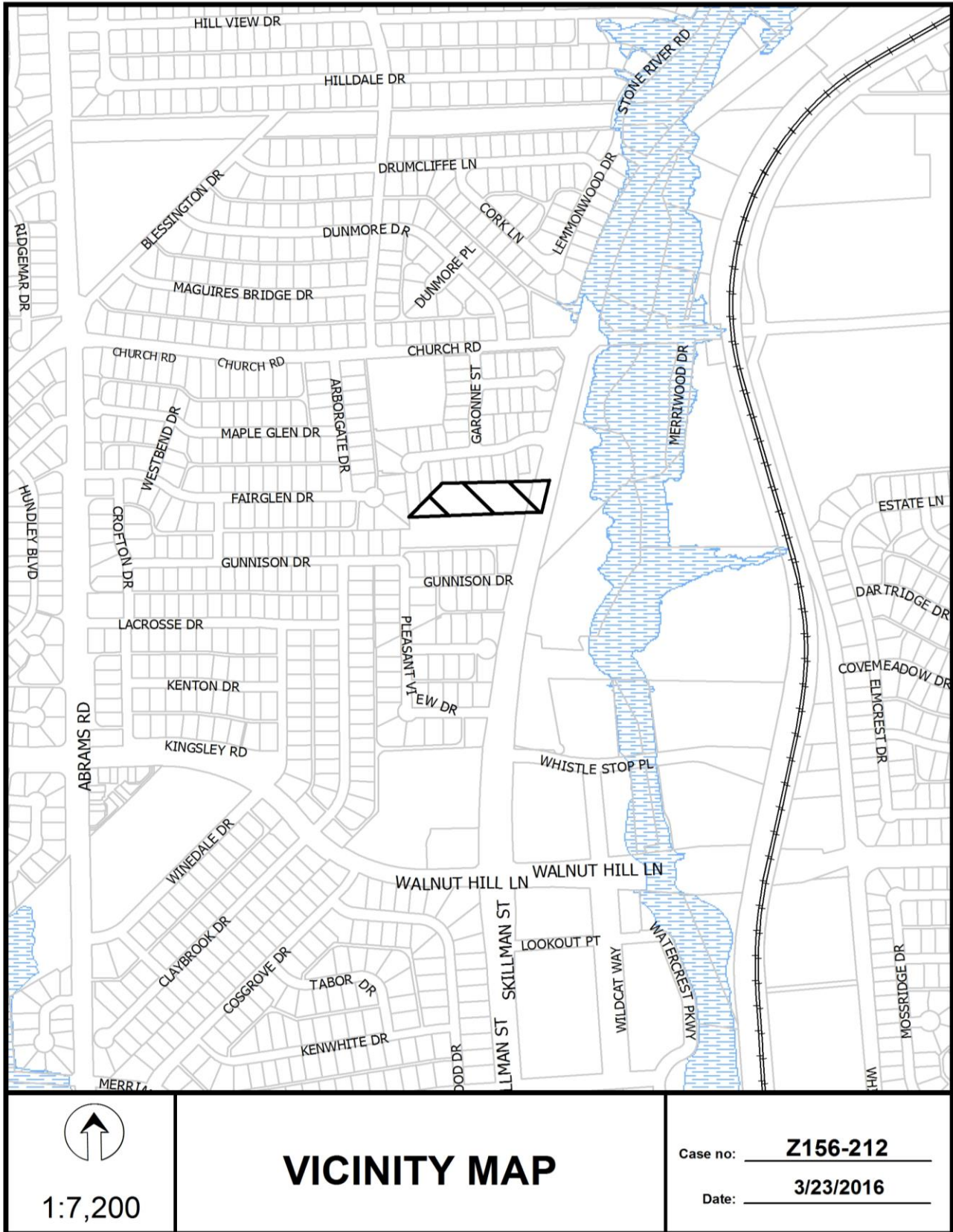
(4) For lots on the northern property line a second or third story balcony is not permitted.

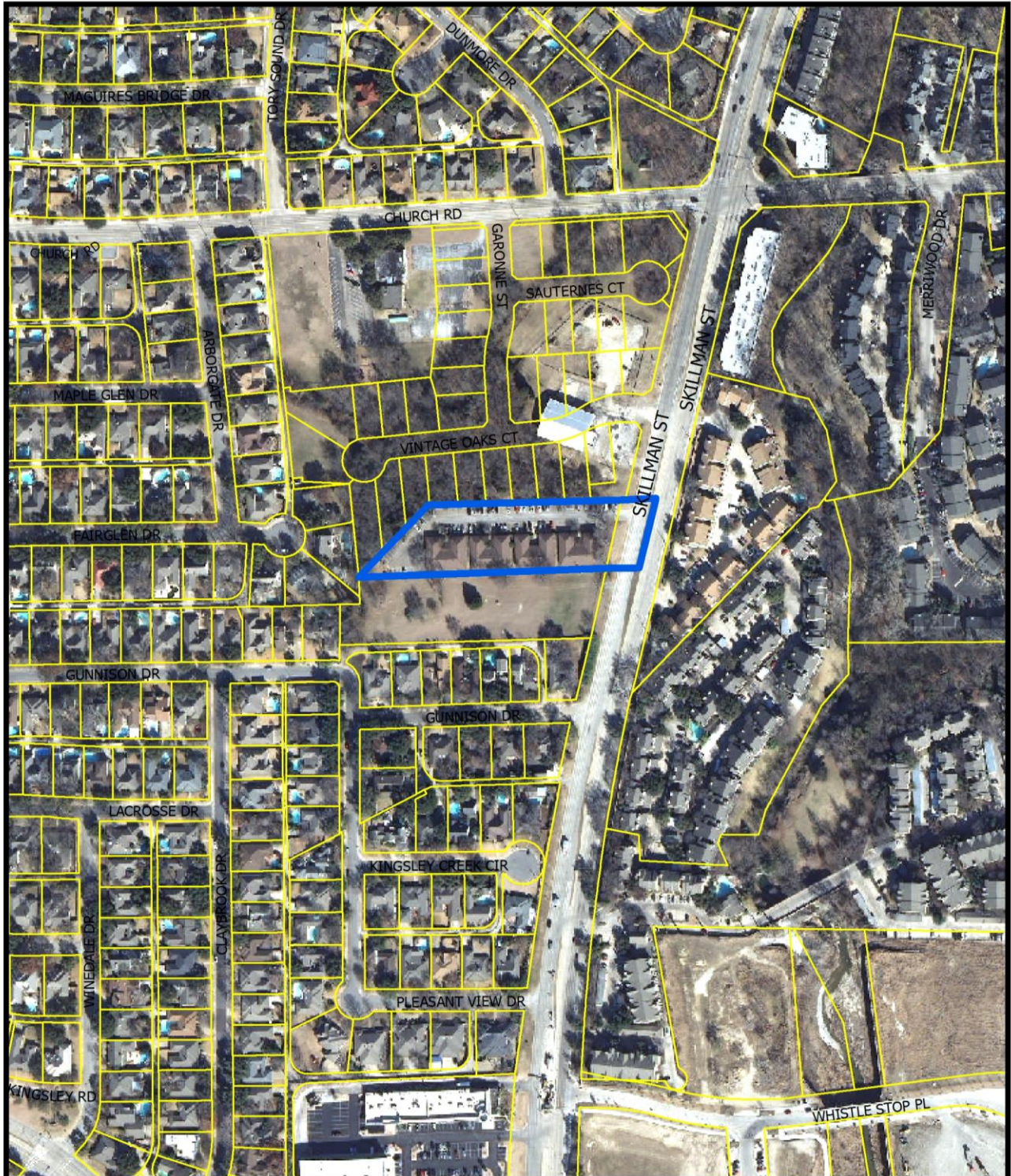
(5) For lots on the northern property line, one canopy tree must be provided for each lot.

SEC. 51P-795.117. COMPLIANCE WITH CONDITIONS.

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

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



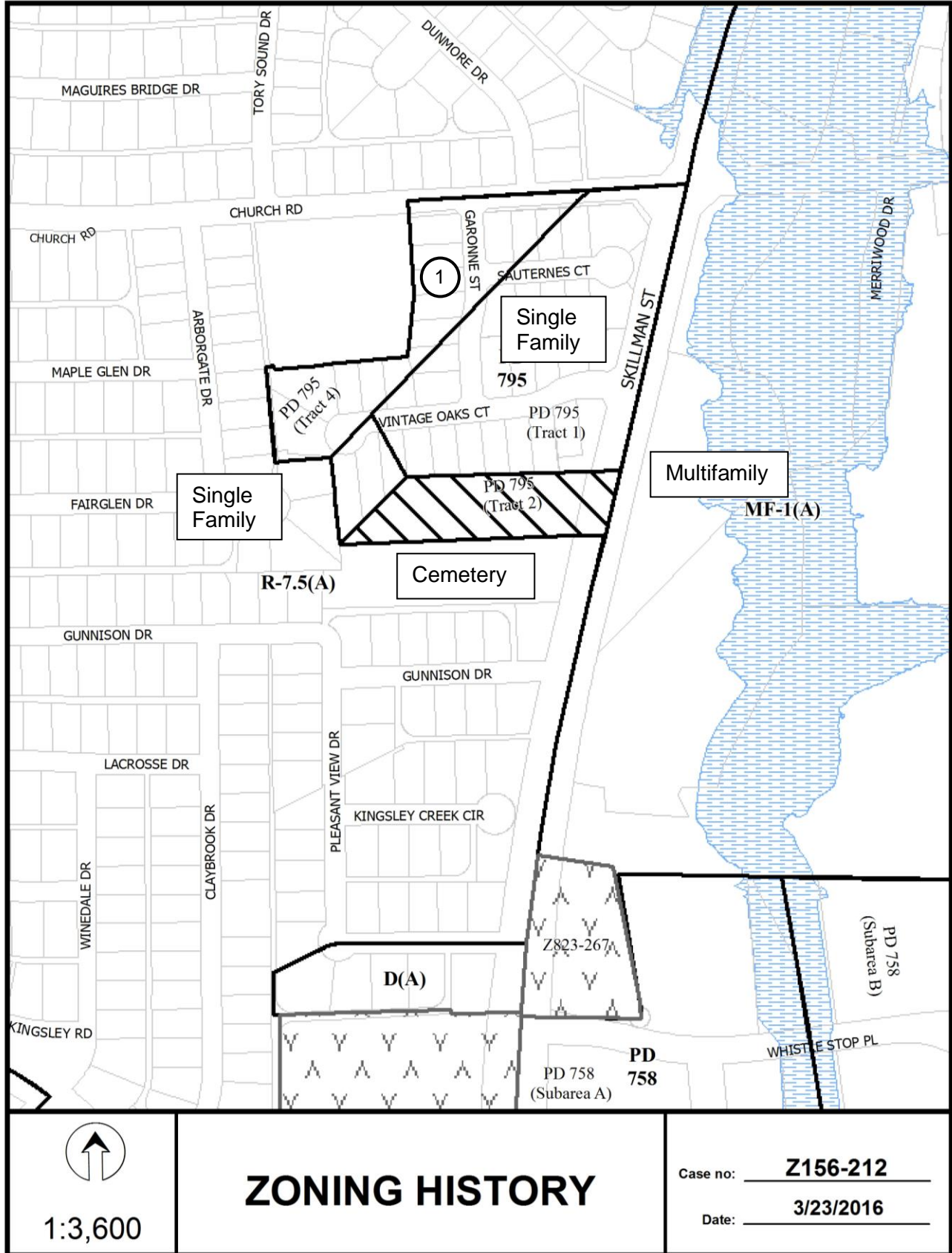


1:3,600

AERIAL MAP

Case no: Z156-212

Date: 3/23/2016



1:3,600

ZONING HISTORY

Case no: Z156-212

Date: 3/23/2016



Notification List of Property Owners

Z156-212

249 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7455 SKILLMAN ST	FIELDS CEMETERY UNINCORPATED
2	7475 SKILLMAN ST	LH SKILLMAN PARTNERS LTD
3	9236 CHURCH RD	9236 CHURCH ROAD LP
4	7302 CLAYBROOK DR	EAMES GEOFFREY E & SARAH F
5	7304 CLAYBROOK DR	GILBERT JEREMY & ANNE
6	7306 CLAYBROOK DR	WEGREN BARBARA S
7	7312 CLAYBROOK DR	FORTE DONATO C &
8	7339 PLEASANT VIEW DR	ACKERMAN JON B & JENNIFER F
9	7333 PLEASANT VIEW DR	HAMILTON EDWARD C
10	7327 PLEASANT VIEW DR	STALTER IRA A
11	7323 PLEASANT VIEW DR	SEXTON SAMUEL E & LAURIE KAY
12	9137 GUNNISON DR	BROOKS MARK
13	9131 GUNNISON DR	MACKEY MARQUES ELLIOTT
14	9125 GUNNISON DR	HANEBECK HANNS CHRISTIAN L
15	9119 GUNNISON DR	JACOBS RICHARD W &
16	9115 GUNNISON DR	FORSTMAN VALERIE M
17	9107 GUNNISON DR	DIAMOND THEODORA W & ETAL
18	9101 GUNNISON DR	HAM OLIVER T JR
19	9138 GUNNISON DR	SIMMONS ARLIE B &
20	9126 GUNNISON DR	BISHKIN JANE E &
21	9120 GUNNISON DR	RAUSCHER EUGENIA BELSKY & ERIC
22	9116 GUNNISON DR	CAPPS NORMAN &
23	7326 PLEASANT VIEW DR	ODWYER WILLIAM J &
24	7322 PLEASANT VIEW DR	WEST THOMAS A
25	9105 KINGSLEY CREEK CIR	HUMPHREYS JOHNNY LEE LIFE ESTATE &
26	9111 KINGSLEY CREEK CIR	MENDELSON JULIE

05/05/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9117 KINGSLEY CREEK CIR	GERMAN DONNA J
28	9123 KINGSLEY CREEK CIR	FREDERIKSEN PATRICIA A
29	9129 KINGSLEY CREEK CIR	FOSTER JERRY & ANNE
30	7611 ARBORGATE DR	MOGK JOHN A
31	7609 ARBORGATE DR	SANTI FREDERICKA
32	7607 ARBORGATE DR	WENTZEL DAVID S & LISA
33	7605 ARBORGATE DR	LUEKEN JENNIFER S
34	7603 ARBORGATE DR	HARRISON THOMAS V TRUSTEE
35	7601 ARBORGATE DR	SEARS LARRY L & MARCIA
36	9077 FAIRGLEN DR	BRUNKENHOEFER KENNETH W &
37	9079 FAIRGLEN DR	LILLY STEVEN M & ROBYN M
38	9078 FAIRGLEN DR	WEDEBERG DAVID N & ALLISON M
39	9074 FAIRGLEN DR	TUBBS ROBERT A & SUSAN M
40	9068 FAIRGLEN DR	BEAUCHAMP WILLIAM
41	9064 FAIRGLEN DR	MATTHIESEN DAVID B &
42	9058 FAIRGLEN DR	BURDICK CHARLES & SARAH
43	9054 FAIRGLEN DR	WHITMIRE YUKI P &
44	9033 GUNNISON DR	NIEMAN PIET N
45	9039 GUNNISON DR	MESNER JOSH KYLE & SARAH A
46	9045 GUNNISON DR	BRUCE ROBERT C & AIMEE C
47	9051 GUNNISON DR	SPENCER NATHAN L & STEFANIE N
48	9057 GUNNISON DR	CUMMINGS LINDSEY C &
49	9063 GUNNISON DR	CHANEY JIMMY R
50	9069 GUNNISON DR	LANDIS JAMES & SAMANTHA
51	9064 MAPLE GLEN DR	FENDLEY BETTY & DARWIN RAY
52	9065 FAIRGLEN DR	HARGROVE GENE ALAN &
53	9059 FAIRGLEN DR	COOK CYNTHIA A
54	9040 GUNNISON DR	COMBS REGINALD D &
55	9046 GUNNISON DR	KLEIN GEORGE D & ANGELA R
56	9188 VINTAGE OAKS CT	MHI MODELS LTD
57	9180 VINTAGE OAKS CT	BORDEAUX AT LAKE HIGHLANDS LLC

05/05/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	9172 VINTAGE OAKS CT	CAMBRIDGE HOMES URBAN LLC FKA
59	9156 VINTAGE OAKS CT	KLIMEK GLEN M &
60	9148 VINTAGE OAKS CT	MHI PARTNERSHIP LTD
61	9124 VINTAGE OAKS CT	EDWARDS RONALD & DEBRA LEE
62	9116 VINTAGE OAKS CT	MHI PARTNERSHIP LTD
63	9115 VINTAGE OAKS CT	BISHOP DENNIS K & JENNY A
64	9123 VINTAGE OAKS CT	SHAH SUNIL RAJESH &
65	9131 VINTAGE OAKS CT	HARRISON WILLIAM M &
66	9139 VINTAGE OAKS CT	MHI PS LTD
67	7521 GARONNE ST	NEWELL JAMIE P & EVE K
68	7533 GARONNE ST	CAMBRIDGE HOMES URBAN LLC
69	7557 GARONNE ST	MHI PARTNERSHIP LTD
70	9150 CHURCH RD	FOREST MEADOW BAPTIST CHURCH
71	9000 VINTAGE OAKS CT	BRUNKENHOEFER KENNETH WANE
72	9146 SAUTERNES CT	MHI PS LTD
73	9122 SAUTERNES CT	POWELL & MOON INVESTMENTS LLC DBA
74	9110 SAUTERNES CT	HENDERSON TANYA D
75	9185 VINTAGE OAKS CT	CAMBRIDGE HOMES URBAN LLC
76	7570 SKILLMAN ST	SKILLMAN CHURCH RD
77	7340 SKILLMAN ST	LIPCHITZ MITCHELL J
78	7340 SKILLMAN ST	PRYDE TIM
79	7340 SKILLMAN ST	HERRERA JUANA
80	7340 SKILLMAN ST	GRZYWINSKI VALERIE
81	7340 SKILLMAN ST	BLANDING CATHRYN S
82	7340 SKILLMAN ST	SKILLMAN 106 SERIES
83	7340 SKILLMAN ST	RIEDEL BRENT
84	7340 SKILLMAN ST	MILLER MARY
85	7340 SKILLMAN ST	SIRMAN GARY &
86	7340 SKILLMAN ST	LUONG RONNY
87	7340 SKILLMAN ST	TAYLOR SAM
88	7340 SKILLMAN ST	GRAY JAMES DAVID

05/05/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	7340 SKILLMAN ST	DAVIS TAMARA
90	7340 SKILLMAN ST	CARPENTER KATHLEEN T
91	7340 SKILLMAN ST	OLIVARES SANDRA M
92	7340 SKILLMAN ST	MENSAH KOFI K
93	7340 SKILLMAN ST	LAMBERT ARETES ANN
94	7340 SKILLMAN ST	GARZA FRANCISCO
95	7340 SKILLMAN ST	DUONG THIEC AU
96	7340 SKILLMAN ST	AIKENS ESTER T
97	7340 SKILLMAN ST	SMITH JILL M
98	7340 SKILLMAN ST	
99	7340 SKILLMAN ST	SKILLMAN 401 SERIES OLIVER AVE REALTY LLC
100	7340 SKILLMAN ST	PARK SUNG MAN & DAI
101	7340 SKILLMAN ST	JUSTIZ JOANNE
102	7340 SKILLMAN ST	RODRIGUEZ ANA LAURA
103	7340 SKILLMAN ST	KYLINS I INC
104	7340 SKILLMAN ST	LINZ & ASSOC INC
105	7340 SKILLMAN ST	ARRINGTON ANGIE
106	7340 SKILLMAN ST	AGUILAR ANDREW D
107	7340 SKILLMAN ST	ZOLTON MICHAEL J &
108	7340 SKILLMAN ST	KLASSEN KAREN L
109	7340 SKILLMAN ST	TRAN JOANN
110	7340 SKILLMAN ST	SMITH LAURA A
111	7340 SKILLMAN ST	JORDAN CONDOMINIUM
112	7340 SKILLMAN ST	DUBOIS PATRICIA ANN
113	7340 SKILLMAN ST	HENSON JOSEPH C
114	7340 SKILLMAN ST	BLACKBURN JANA D
115	7340 SKILLMAN ST	OAKS 510 SERIES OLIVER AVE REALTY LLC
116	7340 SKILLMAN ST	TRAN THANH
117	7340 SKILLMAN ST	TOBIAS CORRINE
118	7340 SKILLMAN ST	MAHER STEPHEN JOSEPH
119	7340 SKILLMAN ST	SHORA SHANNON

05/05/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	7340 SKILLMAN ST	NGUYEN MICHAEL
121	7340 SKILLMAN ST	SPERA GREGORY
122	7340 SKILLMAN ST	LAKEVIEW LOAN SERVICING LLC
123	7340 SKILLMAN ST	CANTU PATRICIA LORENA GOMEZ
124	7340 SKILLMAN ST	RUTLEDGE JAY
125	7340 SKILLMAN ST	ESPINAL RAFAEL A
126	7340 SKILLMAN ST	SKILLMAN 701 SERIES OLIVER AVE
127	7340 SKILLMAN ST	ATKINSON BRAD C
128	7340 SKILLMAN ST	PENDERGRASS ALLEN B
129	7340 SKILLMAN ST	YOUNG MARY PAULETTE
130	7340 SKILLMAN ST	OAKS 705 SERIES
131	7340 SKILLMAN ST	SKILLMAN 706 SERIES OF OLIVER AVENUE REALTY LLC
132	7340 SKILLMAN ST	LEGG GERALD J
133	7340 SKILLMAN ST	ZOLTON FAMILY REV LIV TRU
134	7340 SKILLMAN ST	SALSERRY BRANDY ALLISON
135	7340 SKILLMAN ST	FENLAW RICK
136	7340 SKILLMAN ST	KYLINS LTD
137	7340 SKILLMAN ST	SIGNATURE LEASING & MGMT INC
138	7340 SKILLMAN ST	KLASSEN KYLE
139	7340 SKILLMAN ST	MORALEZ L ANTONIO
140	7340 SKILLMAN ST	GARY KIM L
141	7340 SKILLMAN ST	JORDAND MICHAEL & DIANA
142	7340 SKILLMAN ST	WHITLEY LOU A
143	7340 SKILLMAN ST	DAVIS SHIRLEY A
144	7340 SKILLMAN ST	NERUDA PPTIES LLC SERIES 808
145	7340 SKILLMAN ST	SEWELL MAUREEN E
146	7340 SKILLMAN ST	ABRAHAM SUE B
147	7340 SKILLMAN ST	WATSON JACK D JR
148	7340 SKILLMAN ST	ARRINGTON ANGIE K
149	7340 SKILLMAN ST	MOORE DENNIS
150	7340 SKILLMAN ST	FLIES LARRY G

05/05/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	7340 SKILLMAN ST	KELSO KAREN S
152	7340 SKILLMAN ST	SHELTON BRIAN E
153	7340 SKILLMAN ST	JORDAN MICHAEL J & DIANE T
154	7340 SKILLMAN ST	SHELTON BRIAN E
155	7340 SKILLMAN ST	FLIES LARRY G
156	7340 SKILLMAN ST	SINGER ARTURO &
157	7340 SKILLMAN ST	SHEARER MARK
158	7340 SKILLMAN ST	CANTU PATRICIA LORENA GOMEZ
159	7340 SKILLMAN ST	MORALEZ ANTONIO
160	7340 SKILLMAN ST	CHERRYHOLMES STEVEN D
161	7340 SKILLMAN ST	AYALA JUAN JOSE
162	7340 SKILLMAN ST	SKILLMAN 1008 SERIES
163	7340 SKILLMAN ST	TAYLOR CHRISTOPHER LEE
164	7340 SKILLMAN ST	BOOTS JASWINDER & DANIEL
165	7340 SKILLMAN ST	CHIU ROBERT J
166	7340 SKILLMAN ST	BEST TOLA P
167	7340 SKILLMAN ST	SKILLMAN 1014 SERIES
168	7340 SKILLMAN ST	EMFK HOLDINGS LLC SERIES A
169	7340 SKILLMAN ST	EMFK HOLDINGS LLC SERIES B
170	7340 SKILLMAN ST	SMITH REVOCABLE TRUST
171	7340 SKILLMAN ST	NOLAN PATRICK ROGER
172	7340 SKILLMAN ST	MCCOY MICHAEL L
173	7340 SKILLMAN ST	COLLINS CHARI L
174	7340 SKILLMAN ST	DORMAN HUBERT MONROE JR & JO ANN
175	7340 SKILLMAN ST	DUGGER PAUL KENNETH
176	7340 SKILLMAN ST	HINTON ROBERT C JR
177	7340 SKILLMAN ST	BARTH BRENDA NAN
178	7340 SKILLMAN ST	DELEON MARIA CARMEN
179	7340 SKILLMAN ST	HERNANDEZ ANTHONY
180	7340 SKILLMAN ST	LEHMBERG LAURIE A
181	7340 SKILLMAN ST	MELGOZA DANIEL W

05/05/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	7340 SKILLMAN ST	CLAWSON BEVERLY A
183	7340 SKILLMAN ST	BELL LISA E
184	7340 SKILLMAN ST	HT SOLUTIONS INC
185	7340 SKILLMAN ST	BEND HOMEOWNERS ASSOCIATON INC
186	7340 SKILLMAN ST	VICTORIO ROSA
187	7340 SKILLMAN ST	SMITH REVOCABLE TRUST
188	7340 SKILLMAN ST	AOI COMMERCCE SOLUTIONS INC
189	7340 SKILLMAN ST	BOOTH ROBERT & LINDA JANSS
190	7340 SKILLMAN ST	WILLIAMS BRUCE
191	7340 SKILLMAN ST	FIRST UNION NATIONAL BANK
192	7340 SKILLMAN ST	ISAWYER PROPERTIES LLC
193	7340 SKILLMAN ST	SKEEN CARRIE
194	7340 SKILLMAN ST	CACCIATORE DONATO
195	7340 SKILLMAN ST	GUILLORY CAROLYN
196	7340 SKILLMAN ST	DARROW LISA
197	7340 SKILLMAN ST	CHARLIE VENUS TRUST
198	7340 SKILLMAN ST	HEADLEY STEVEN & ZSALETTA
199	7340 SKILLMAN ST	MAYS JUSTIN RYAN
200	7340 SKILLMAN ST	TOBIAS CORRINE HELLMAN
201	7340 SKILLMAN ST	ZOLTON MARTY A & LINDA A
202	7340 SKILLMAN ST	HEADLEY STEVEN & ZSALETTA
203	7340 SKILLMAN ST	GLEASON GLENN H
204	7340 SKILLMAN ST	DIY USA INC
205	7340 SKILLMAN ST	HOMES OPPORTUNITY LLC
206	7340 SKILLMAN ST	QUIGLEY JOHN
207	7340 SKILLMAN ST	RODRIGUEZ RAUL LEANDRO
208	7340 SKILLMAN ST	TRAN STEVE
209	7340 SKILLMAN ST	JOHNSON ELTON &
210	7340 SKILLMAN ST	GUILLORY TRINISE
211	7340 SKILLMAN ST	DESCHLER WILLIAM
212	7340 SKILLMAN ST	WILSON SHARON

Z156-212(WE)

05/05/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	7340 SKILLMAN ST	GREER RAIVON
214	7474 SKILLMAN ST	BPI INVESTMENTS LLC
215	9222 CHURCH RD	LOZANO GILBERT JR
216	9222 CHURCH RD	MOBLEY MARK R
217	9222 CHURCH RD	JOHNSON WILLIAM M & VANESSA RAE
218	9222 CHURCH RD	PENA SOPHIA
219	9222 CHURCH RD	VERHOEF RACHEL
220	9222 CHURCH RD	MCNEELY MARTHA E
221	9222 CHURCH RD	KOK VEASNA SIM
222	9222 CHURCH RD	PATTERSON DIANE
223	9222 CHURCH RD	WHELCHER CHRISTALDON
224	9222 CHURCH RD	LEACH ANNE S
225	9222 CHURCH RD	CARONNA JOSEPHINE A
226	9222 CHURCH RD	FORNERO SUSAN
227	9222 CHURCH RD	STORY ROSALYN
228	9222 CHURCH RD	HARVEY MARY G
229	9222 CHURCH RD	DWYER MICHAEL R
230	9222 CHURCH RD	PREISS NATALIA S
231	9222 CHURCH RD	GONZALES DELLA L
232	9222 CHURCH RD	FRITZ JANICE L
233	9222 CHURCH RD	WALKER SHEILA A
234	9222 CHURCH RD	FOWLER RAMONA L
235	9222 CHURCH RD	YOUNG WILLIAM A & MARY ANN
236	9222 CHURCH RD	LI MENGRAN
237	9222 CHURCH RD	BADIR NADER
238	9222 CHURCH RD	ROHE NANCY J
239	9222 CHURCH RD	CLARY VICTORIA
240	9222 CHURCH RD	BADRE ABOUELKHEIR
241	9222 CHURCH RD	SCHRADER JOHN M
242	9222 CHURCH RD	ABUBAKER FUAD A &
243	9222 CHURCH RD	TUCKER LINDA

Z156-212(WE)

05/05/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	9222 CHURCH RD	MEISENBACH KARL
245	9222 CHURCH RD	RITZKY SYLVIA ANITA
246	9222 CHURCH RD	GEORGE CHRISTOPHER J
247	9222 CHURCH RD	DELEON ROEL
248	9222 CHURCH RD	CRUM WILLIAM R &
249	9222 CHURCH RD	MOBLEY MARK R

Planner: Warren F. Ellis

FILE NUMBER: Z156-237(WE) **DATE FILED:** March 24, 2016
LOCATION: South line of W. Northwest Highway, east of Lemmon Avenue
COUNCIL DISTRICT: 13 **MAPSCO:** 23Z
SIZE OF REQUEST: Approx. 0.891 acres **CENSUS TRACT:** 73.02

APPLICANT /OWNER QuikTrip Corporation

REPRESENTATIVE: Tonya Meier and Matthew Sanderson,
 Gray Reed & McGraw, PC

REQUEST: An application for a Planned Development District for CR Community Retail District uses on property zoned a CR Community Retail District.

SUMMARY: The purpose of this request is to allow for the development of general merchandise or food store and a service station to be developed on the site. The applicant is requesting several modifications to the parking standards and landscaping regulations. The applicant is also requesting to use the adjacent undeveloped tract of land for surface parking.

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

PREVIOUS CPC ACTION: On June 2, 2016, CPC held this case under advisement to August 4, 2016.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval is based upon:

1. *Performance impacts upon surrounding property* – The CR Community Retail District will not have a negative performance impact on the surrounding community-retail serving uses. A CR Community Retail District is to provide for “development of community-serving retail, personal service and office uses at a scale and intensity compatible with residential communities. The proposed general merchandise or food store less than 3,500 square feet with a fueling station is a permitted use in the CR Community Retail District. The nearest residential use is approximately 336 feet east of the proposed development.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will not have a negative impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed request is not in compliance with the forwardDallas! Comprehensive Plan. The request site is located within an Urban Neighborhood Building Block.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The request for a Planned Development District is to allow for modifications to specific development regulations that are not permitted in a straight zoning. The applicant is requesting a reduction in the off-street parking requirements and landscaping regulations.

BACKGROUND INFORMATION:

- On April 27, 2016, the City Council tabled any actions to consider using the City of Dallas park land for off-street parking for the proposed development and for individuals to use the Bachman Lake Park. The action item was held indefinitely.

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

1. Z123-338 On January 8, 2014, the City Council approved a Planned Development for mixed uses on property zoned an MU-1 Mixed Use District, on the south side of West northwest Highway, east of Lemmon Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
W. Northwest Highway	Principal Arterial	100 ft.	100 ft.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

COMPREHENSIVE PLAN: The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being on the outer perimeter edge of an Urban Neighborhood Building Block.

Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

LAND USE ELEMENT:

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site is currently developed with a personal service use. The applicant is requesting a Planned Development District for CR Community Retail uses to allow for the development of a general merchandise or food store with a fueling station. The Planned Development District will permit the reduction of the required off-street parking and landscaping requirements. In addition, an adjacent lot that is owned by the City of Dallas will be used for additional off-street parking for the proposed use and for individuals seeking to use the Bachman Lake Park.

The Dallas City Council will have to consider the applicant's request to use the adjacent site. The request site is located in area near the Dallas Love Field where the uses along

West Northwest Highway are community-retail serving uses. A City Council date has not been scheduled at this time.

	Zoning	Land Use
Site	CR	Restaurant
North	CR, SUP No. 1596	Auto Related uses, Retail
South	CR	Undeveloped, parkland
East	CR	Retail & personal service
West	CR	Undeveloped

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office
PDD for CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Landscaping: Landscaping must be provided as shown on the attached landscaping plan. The applicant is requesting three, 3-inch caliper trees and shrubs without any street trees along West Northwest Highway.

Parking: The off-street parking requirement for a general merchandise or food store with a fuel station is one space per 200 square feet of floor area plus two spaces for the fueling station. Based on the proposed buildable floor area, the applicant is required to provide 31 parking spaces. Due to the configuration of the site and building size, the applicant will provide 20 spaces.

An additional 20 off-street parking spaces will be developed on the City's property. The Dallas City Council will consider the request to allow for additional off-street parking spaces on the adjacent site. The additional surface parking spaces will be used for individuals seeking to access Bachman Lake Park and the proposed development. However, on April 27, 2016, the City Council held taking action on the adjacent property indefinitely.

LIST OF OFFICERS
QuikTrip Corporation

ELECTION OF OFFICERS RESOLUTION

RESOLVED: That the persons as set out below are elected to the office set below their names, said officers to begin their term at the beginning of the 2015-2016 fiscal year, May 2, 2015.

Name and Title

Chester E. Cadieux III
Chairman of the Board/ President/ Chief Executive Officer

Stuart C. Sullivan
Vice President – Finance/ Chief Financial Officer

Charles L. Barton
Vice President – Marketing

Julie L. Brockmeier
Vice President – Petroleum Supply & Transportation

Stephen R. Fater
Vice President – Corporate Treasurer

Timothy O. Heuback
Vice President – Store Operations

Gina L. Hitz
Vice President – Information Services/ Chief Information Officer

Andrew C. Houdashelt
Vice President – Food

James A. Kubala
Vice President – Operations Systems

Ronald S. Jeffers
Vice President – Operations/Human Resources

James D. Marchesano
Vice President – Store Development

PROPOSED PDD CONDITIONS

ARTICLE.

PDD.

SEC. 51P- .101. LEGISLATIVE HISTORY.

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

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

PD ____ is established on property generally located on the South line of W. Northwest Highway, east of Lemmon Avenue. The size of PD ____ is approximately 0.891 acres.

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

(a) Unless otherwise stated, the definitions 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 non-residential zoning district.

SEC. 51P- 103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ___A: development plan.

(2) Exhibit ___B: landscaping plan.

SEC. 51P- .104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit __) before the issuance of any building permit to authorize work on the Property. If there is a conflict between the text of this article and the approved development plan, the text of this section controls.

SEC. 51P- .105. MAIN USES PERMITTED.

The uses permitted in this district are the same as those permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in the Dallas Development Code. For example, a use permitted in the CR Community Retail District by specific use permit (SUP) only is permitted in this PD by SUP only. A use subject to development impact review (DIR) in the CR Community Retail District is subject to DIR in this PD, etc.

SEC. 51P- .106. ACCESSORY USES.

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

SEC. 51P- .107. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as otherwise provided in this section, the yard, lot, and space regulations for a CR Community Retail District apply in this district.

SEC. 51P- .108. OFF-STREET PARKING.

(a) Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300) for information regarding off-street parking and loading generally.

(b) For a general merchandise or food store, a minimum of 20 parking spaces is required in the location shown on the site plan.

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

See Article VI.

SEC. 51P- .110. LANDSCAPING.

Staff's recommendation

(a) Except as provided in this section, the screening for off-street parking must be in accordance with Article X.

Applicant Proposal

~~[(a) Except as provided in this section, the screening for off-street parking must be in accordance with Article X.]~~

- (b) Landscaping must be provided in accordance with the landscape plan.
- (c) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- .111. SIGNS.

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

SEC. 51P- .112. ACCESS.

Ingress and egress must be provided as shown on the development plan.

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.

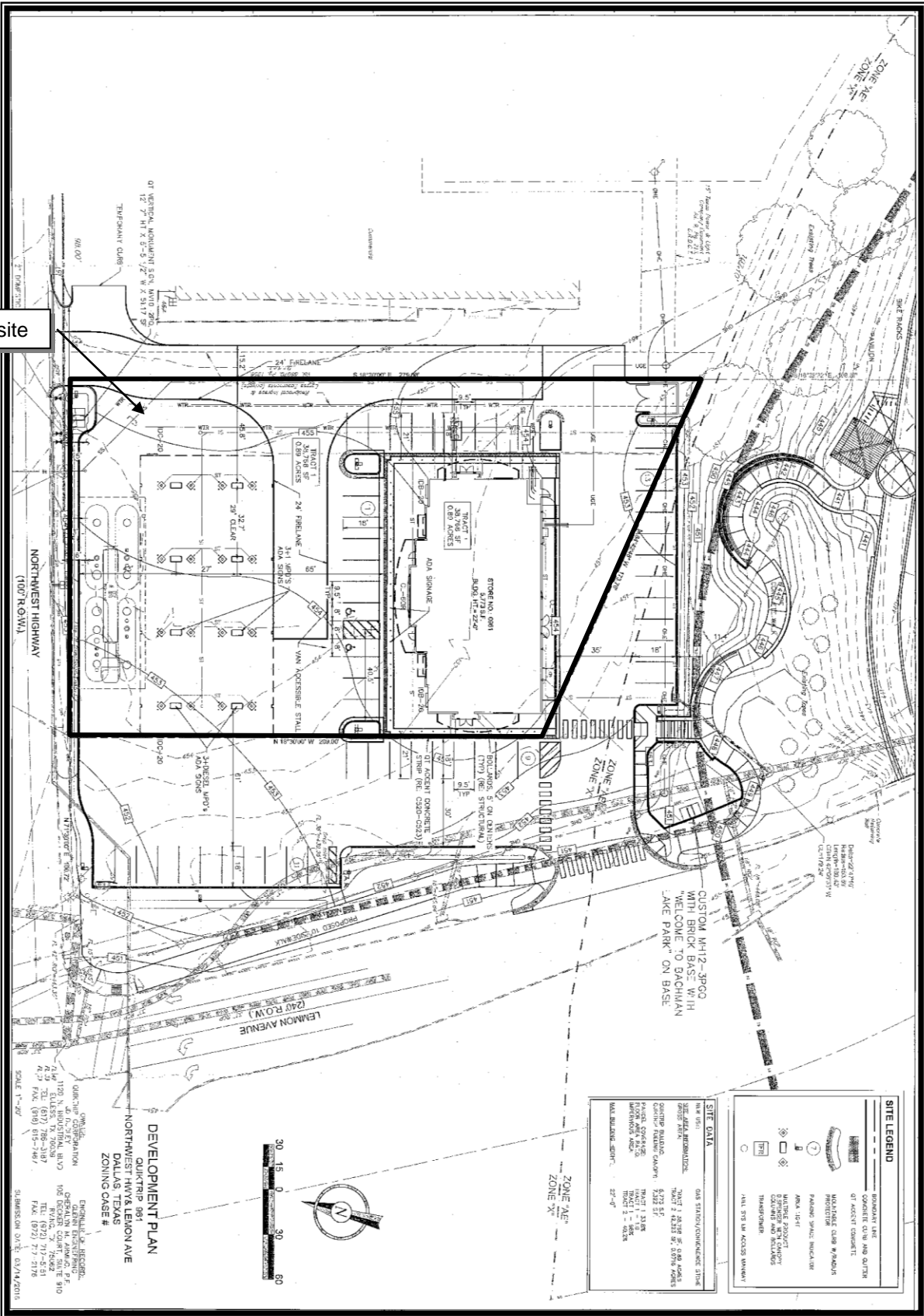
SEC. 51P- .114. COMPLIANCE WITH CONDITIONS.

(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 director of public works and transportation.

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

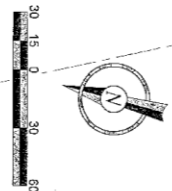
PROPOSED DEVELOPMENT PLAN

Request site



DEVELOPMENT PLAN
 102 N. HEMLOCK, BLDG. 100
 DALLAS, TEXAS 75243
 TEL: (972) 772-5251
 FAX: (972) 772-5178

ENGINEER & ARCHITECT
 CHAS. H. HARRIS & ASSOCIATES
 102 N. HEMLOCK, BLDG. 100
 DALLAS, TEXAS 75243
 TEL: (972) 772-5251
 FAX: (972) 772-5178

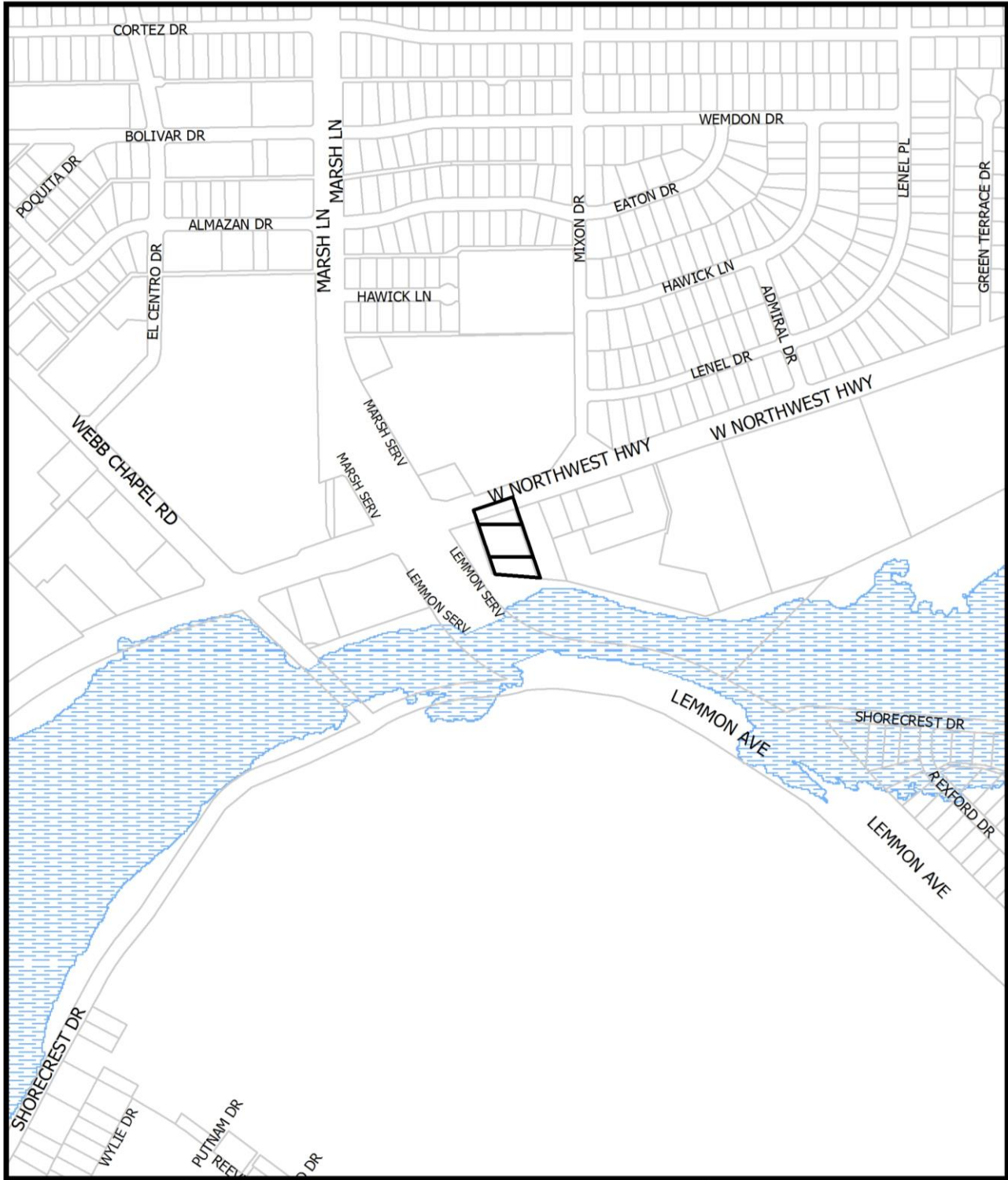


SITE DATA

DATE: 04/11/05
 PROJECT: CUSTOM MH-12-3POD WITH BRICK BASE WITH WELCOME TO DACHMAN LAKE PARK ON BASE
 TRACT: 1.24 ACRES
 ZONE: MH-12-3POD

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- ASPHALT DRIVEWAY
- CONCRETE DRIVEWAY
- PAVING SYMBOLS: BRICK, ASPHALT, CONCRETE
- LANDSCAPE: TREES, SHRUBS, GRASS
- UTILITIES: WATER, SEWER, GAS
- PROPOSED TO CONFORM

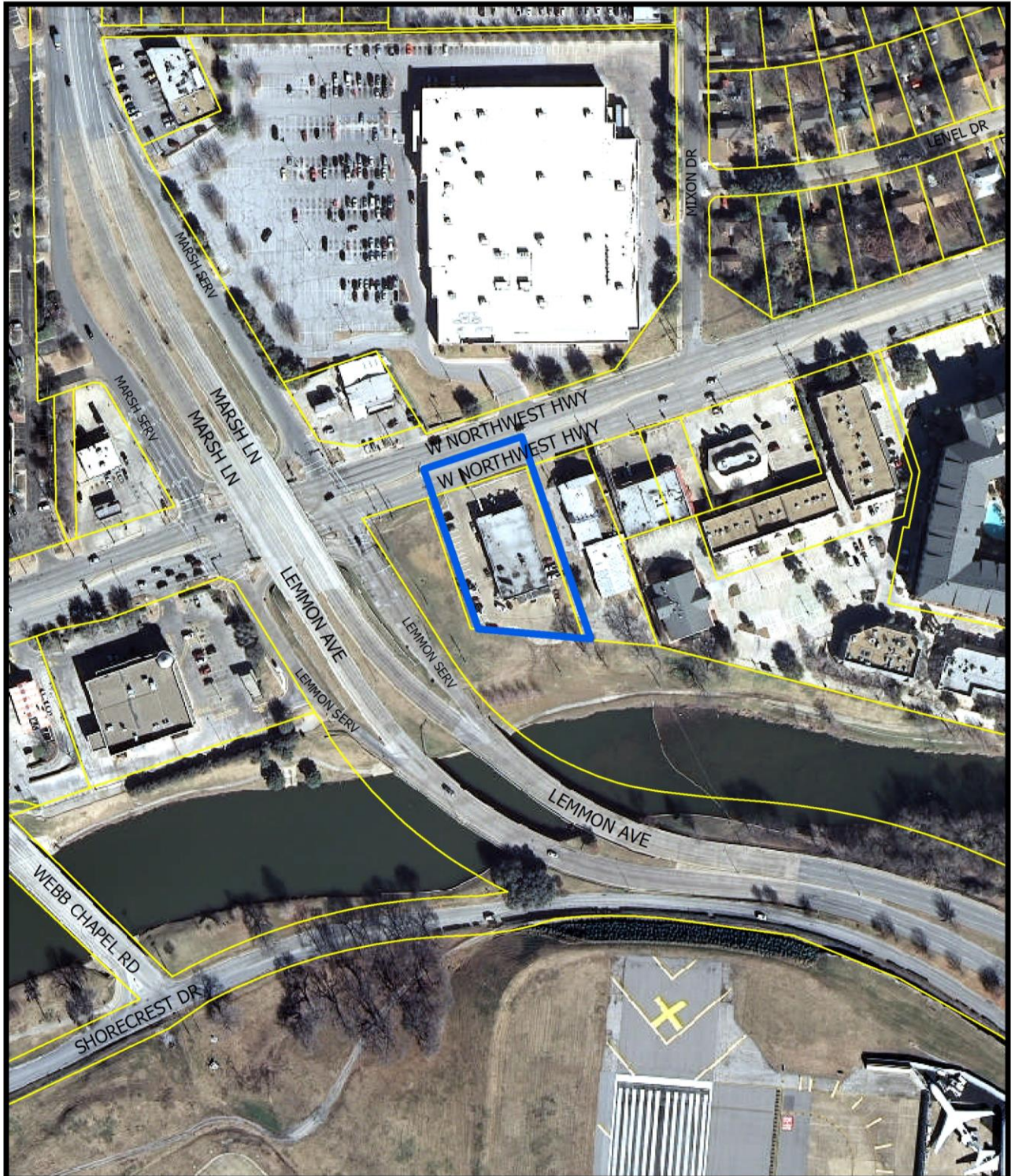


1:6,000

VICINITY MAP

Case no: Z156-237

Date: 4/19/2016

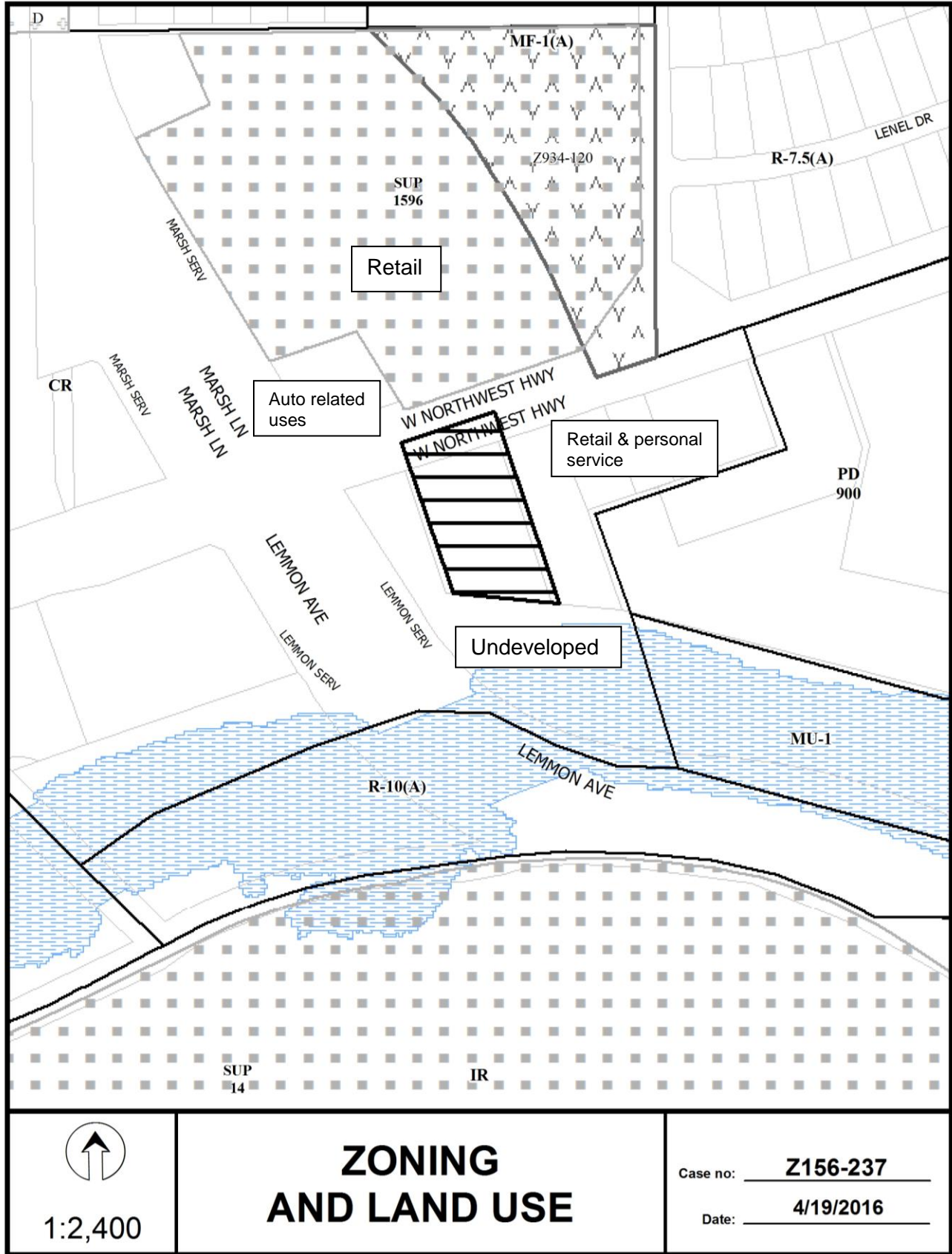


1:2,400

AERIAL MAP

Case no: Z156-237

Date: 4/19/2016

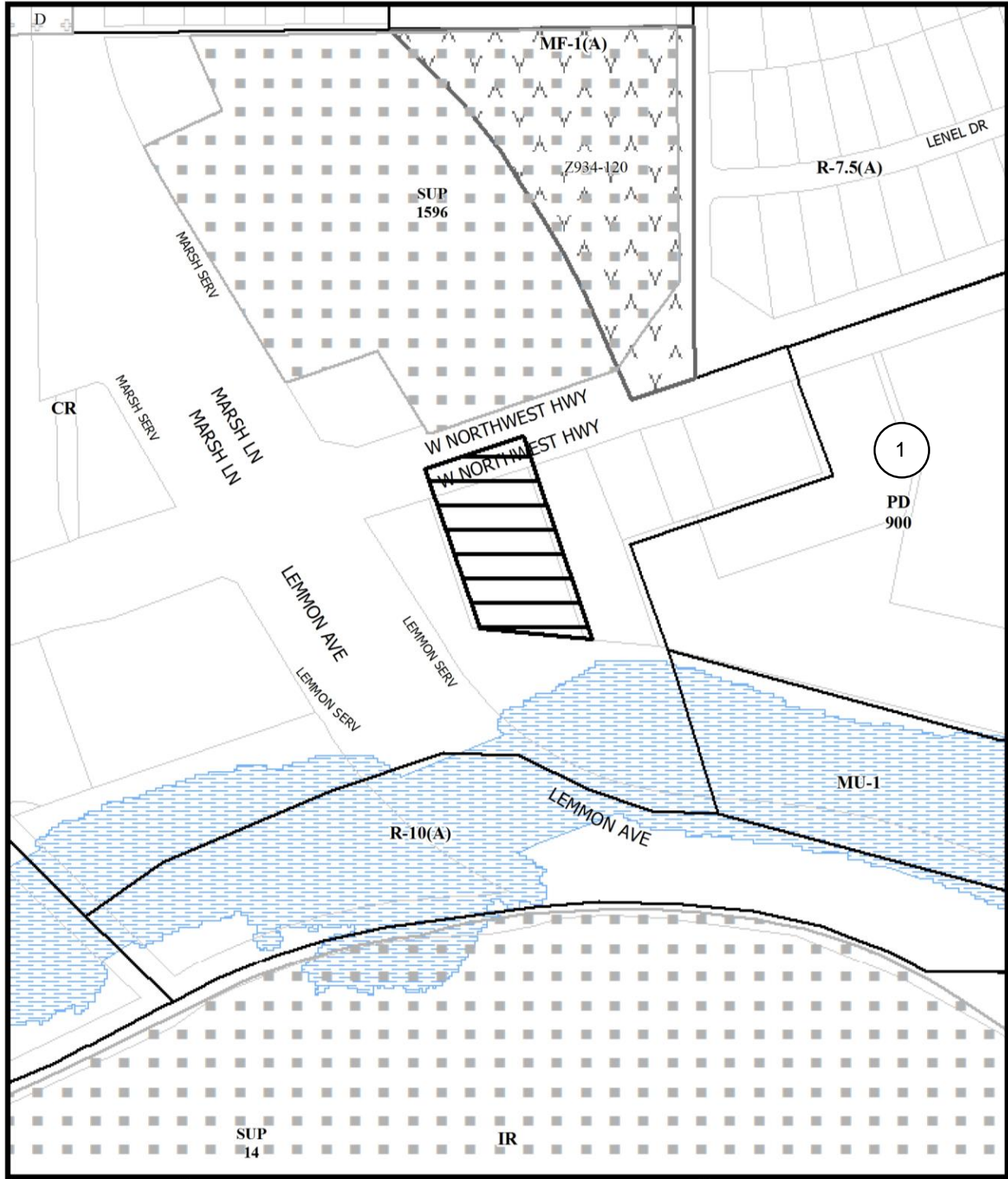


1:2,400

ZONING AND LAND USE

Case no: Z156-237

Date: 4/19/2016

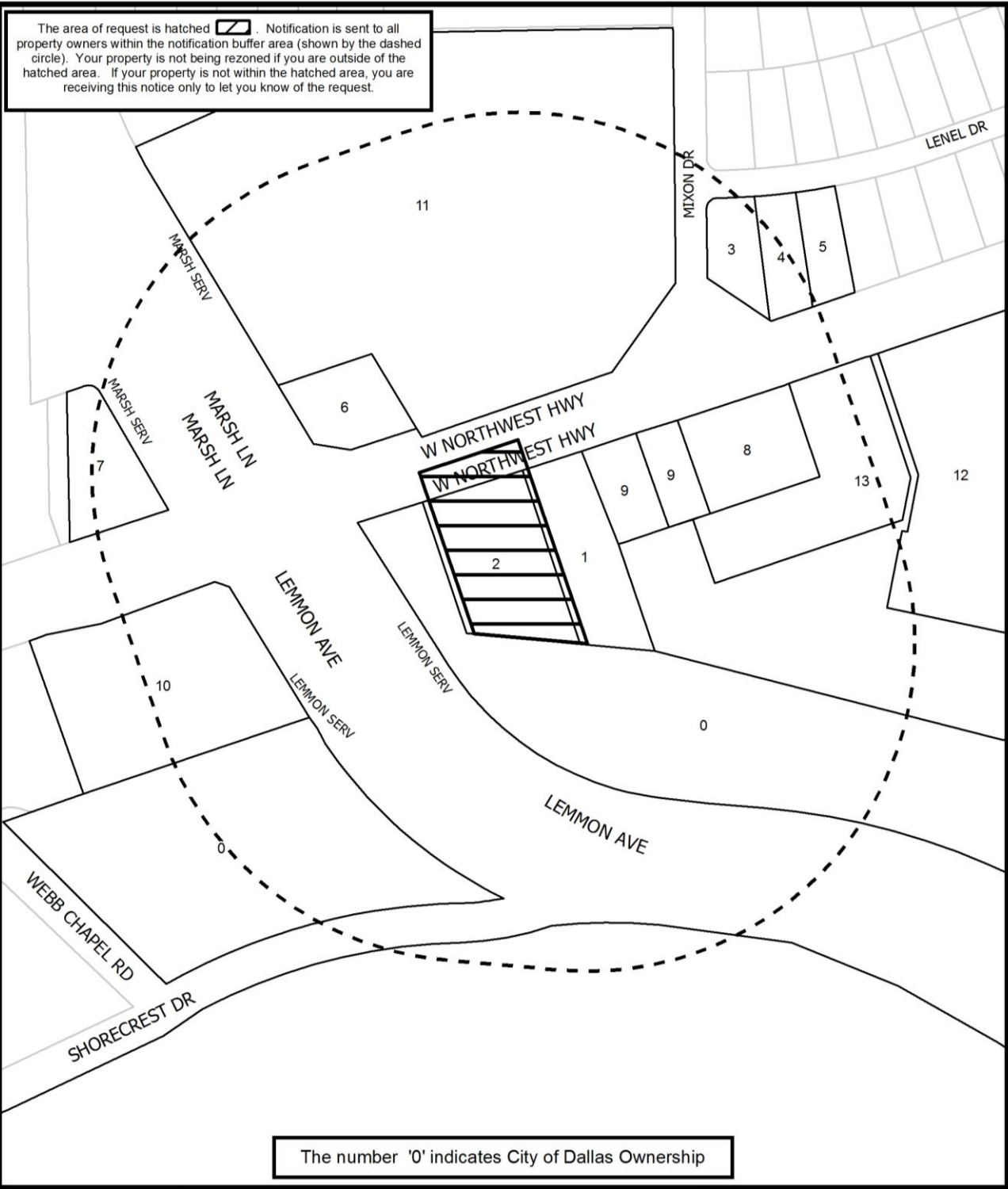


1:2,400

ZONING HISTORY

Case no: Z156-237

Date: 4/19/2016



 1:2,400	<h2>NOTIFICATION</h2> <p> 500' AREA OF NOTIFICATION 23 NUMBER OF PROPERTY OWNERS NOTIFIED </p>	Case no: <u> Z156-237 </u> Date: <u> 4/19/2016 </u>
------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------

Notification List of Property Owners

Z156-237

23 Property Owners Notified

Label #	Address	Owner
1	3750 W NORTHWEST HWY	ADMIRAL FLAG INC
2	3740 W NORTHWEST HWY	QUIKTRIP CORPORATION
3	3804 LENEL DR	LEON GILBERTO &
4	3808 LENEL DR	CUTLER JOSEPH G & SALLY P
5	3812 LENEL DR	SMITS PETER &
6	3767 W NORTHWEST HWY	LEAL PROPERTIES LTD
7	3733 W NORTHWEST HWY	RED BIRD I-20 CORP
8	3780 W NORTHWEST HWY	CARROLL CONCERNS LTD PS
9	3760 W NORTHWEST HWY	INTERRANTE INTERESTS LTD
10	3714 W NORTHWEST HWY	WALGREEN CO
11	9440 MARSH LN	DAYTON HUDSON CORP
12	3840 W NORTHWEST HWY	BRE PIPER MF BLUFFVIEW TX LLC
13	3820 W NORTHWEST HWY	BRE PIPER MF BLUFFVIEW RETAIL TX LLC
14	2702 LOVE FIELD DR	SOUTHWEST AIRLINES CO
15	8020 DENTON DR	JACKS AUTO SUPPLY
16	7212 HERB KELLEHER WAY	HERTZ RENT A CAR
17	7020 HERB KELLEHER WAY	AVIS RENT A CAR
18	3407 HAWES AVE	TUCKER BLAKE C
19	8333 LEMMON AVE	SOUTHWESTERN BELL
20	8611 LEMMON AVE	BUSINESS JET CENTER
21	3250 LOVE FIELD DR	MLT DEVELOPMENT
22	3232 LOVE FIELD DR	MLT DEVELOPMENT COMPANY
23	7366 CEDAR SPRINGS	ENTERPRISE HOLDINGS

FILE NUMBER: Z156-236(JM)

DATE FILED: April 25, 2016

LOCATION: Northwest corner of Hampton Road and Bickers Street

COUNCIL DISTRICT: 6

MAPSCO: 43-M

SIZE OF REQUEST: ±7.901 acres

CENSUS TRACT: 205

APPLICANT/OWNER: Mercy Street; Dallas Housing Authority

REPRESENTATIVE: Cliff Spruill, AIA

REQUEST: An application for a Specific Use Permit for a private recreation center, club, or area on property zoned Tracts 7 & 10 within Planned Development District No. 508.

SUMMARY: The applicant proposes to operate a private recreation facility which requires a Specific Use Permit, as designated by the Planned Development District. The two-story facility will be approximately 38,250 square feet in size. Additionally, there will be a collegiate baseball field outside.

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

PRIOR ACTION AND UPDATE: On June 30, 2016, this item was held under advisement to allow for the developer to meet with area residents.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The area currently has a ball field which will be converted to a collegiate field with the new private recreational facility for training purposes. To the south are additional new baseball fields. Surrounding areas contain a YMCA, retail, park and community center, office, and residential (multi and single family). The use will be compatible with these surrounding uses subject to special consideration of lighting and screening requirements as required by code. Existing sports lights are 60 feet tall.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The requested use will complement the surrounding uses by expanding the sports-oriented theme in the region. Additionally, the programs planned will offer services for youth in the surrounding residential areas.
3. *Not a detriment to the public health, safety, or general welfare* – The request is not foreseen to be a detriment to the public health, safety, or general welfare.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request does not require any modifications to the applicable zoning regulations.

Zoning History:

- Z156-266: Request to create a new subdistrict, Tract 7A, and to amend the conditions for Tracts 2 and 7A to allow for sports lighting up to 80’ in height. *Case pending CPC 8/4/16.*

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Bickers Street	Community Collector (M-4-U)	60 feet
Hampton Road	Principal Arterial (M-6D(A))	100 feet

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction reviewed the traffic management plan provided and determined it will not have a negative impact on the existing street system. To ensure the traffic

management is working, staff has requested a two-year review as part of the SUP conditions. At that time, staff will assess whether the area must make changes to the traffic management plan.

Development Standards:

DISTRICT	Base Zoning	SETBACKS		Density	FAR	Height	Lot Coverage	Special Standards	PRIMARY Uses
		Front	Side/Rear						
PDD No. 508, Tracts 7	MF-2(A)	15' min	0' or 10' Side 0', 10', or 15' Rear	Per plan	None	36' RPS	50% or 60%	Residential Proximity Slope	Institutional, Recreational, Residential, Transportation, Utility Uses, & Wholesale, Distribution, and Storage
PDD No. 508, Tracts 10	LO-1(A)	15' min	0' or 20' Side or Rear	Per plan	None	36' RPS	80%	Residential Proximity Slope	Commercial, Business Services, Institutional, Office, Recreational, Residential, Retail, Transportation, Utility Uses, & Wholesale, Distribution, and Storage

STAFF ANALYSIS:

On June 10, 1998, the City Council passed Ordinance No. 23536, which established PDD No. 508, a district that provided for certain commercial and business service uses, CH Clustered Housing District uses, MF-2(A) Multifamily District uses, LO-1 Limited Office District uses, and MU-1 Mixed Use District uses. Tracts 2, 12, and 12A are considered Mixed Use (MU-1) tracts. The zoning was granted as a PDD with a conceptual plan and requires that the City Plan Commission approve a development plan for each phase of development before the issuance of a building permit for each phase. An SUP requires its own site plan, to which the development plan must conform. A development plan will be submitted after the SUP request. A building permit will not be issued until a development plan is approved by CPC.

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request, however the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The request site is located in a Multi-modal corridor (includes Transit centers, while not at this site) which supports a compact mix of employment, retail, cultural facilities and housing. Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail

stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit (located at this intersection). Examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add “eyes on the street” that can aid public safety.

Land Use Compatibility:

	Zoning	Land Use
Site	PDD No. 508, Tracts 7 & 10	Baseball field
North	PDD No. 508, Tracts 1, 7, & 10	Multifamily, Office, & School
East	R-5(A) & SUP No. 772	Park and Community Center & Single Family
South	PDD No. 508, Tracts 2, 3, & 9; CR	Senior Living, Community Center, Baseball Fields, Retail
West	PDD No. 508, Tracts 1, 10, & SUP No. 1516	Multifamily & Private Recreation Center, Club, or Area

The SUP request site is ±7.901 acres. There is an existing youth baseball field with existing sports lighting that are approximately 60 feet high. These lights would not be allowed under the new regulations for the area. An amendment to the PDD is being requested separately to allow for new sports lighting up to 80 feet high. Additionally, hours of operation for sports lighting and amplified sound for this area and adjacent sports fields on Tract 2 will be imposed with the amended PDD conditions. The purpose of including them on the PDD conditions rather than on this SUP is so that operations for both sets of fields will be the same and manageable through one set of conditions rather than two. The SUP only covers a part of the fields, since Tract 2 doesn't require an SUP for private recreation areas.

This request is for an SUP to allow for the renovation of the site. The plan is to upgrade the existing field to a collegiate field and install an indoor facility to serve as a youth

baseball training site. Multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Development at these intersections should diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. The SUP conditions proposed should help to mitigate any potential negative impact and help the proposed use compliment the surrounding uses/neighborhoods. The pending case to amend the PDD will further detail the conditions necessary to ensure the proposed use will limit potential negative impact.

**LIST OF DHA BOARD
COMMISSIONERS**

Commissioners and Officers

The Housing Authority of the City of Dallas, Texas

Board of Commissioners

- Mr. Albert Black, Chairman
- Mr. Victor Vital, Vice Chairman
- Ms. Teresa Flores, Commissioner
- Ms. Debra Culberson, Commissioner
- Mr. James Garner, Commissioner

Officers

- Ms. MaryAnn Russ, President/CEO
- Mr. Troy Broussard, Senior Vice President/COO
- Ms. Chetana Chaphekar, CFO
- Mr. Greg Mays, General Counsel
- Ms. Brooke Etie, Vice President Voucher Programs
- Mr. Timothy Lott, Vice President Capital Programs

Z156-236

**LIST OF MERCY STREET
OFFICERS**

Mercy Street Board of Directors

Scott Aston, Chairman
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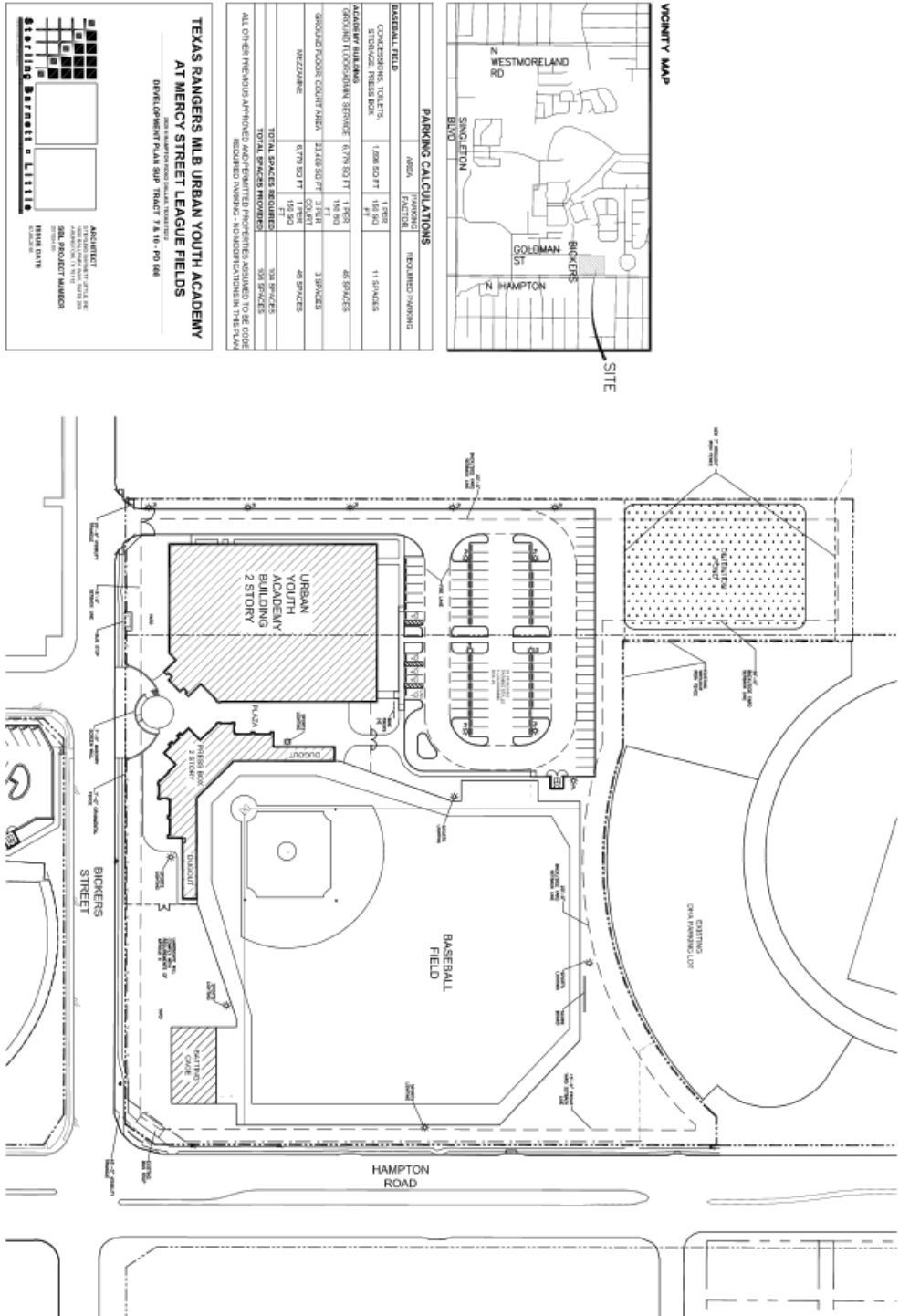
Z156-266



PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a private recreation center.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TRAFFIC MANAGEMENT PLAN: An updated TMP is to be provided within two years from the date of approval of this zoning case to reevaluate the efficiency of the approved TMP. If, at the discretion of the Director of Sustainable Development & Construction or Transportation Section of Street Department, correction is deemed to be necessary, then the operator/owner should implement them immediately.
4. TIME LIMIT: This specific use permit expires on 6 years from passage of this ordinance (date), but is eligible for automatic renewal for additional 6 year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

SUP SITE PLAN



July 25, 2016

PK# 2067-16.120

Z156-236

TRAFFIC MANAGEMENT PLAN

Project:

Texas Rangers MLB Urban Youth Academy

In Dallas, Texas

Prepared for:

City of Dallas

On behalf of:

Texas Rangers Baseball Foundation



Prepared by:



7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031 www.pkce.com
TX. REG. ENGINEERING FIRM F-14439
TX. REG. SURVEYING FIRM LS-10193805-00

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Exhibit 1. "TMP Exhibit"

July 25, 2016



INTRODUCTION

The services of Pacheco Koch (PK) were retained by Sterling Barnett Little, Inc., on behalf of Texas Rangers Baseball Foundation, to prepare a Traffic Management Plan (TMP) for the Texas Rangers MLB Urban Youth Academy located at 3701 N. Hampton Road in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with weekend athletic events at the site.

Texas Rangers Baseball Foundation (the "Event Organizer") is seeking SUP application from the City of Dallas (the "Approving Agency") to facilitate development of the Project. Submittal of a TMP, prepared by a registered professional engineer experienced and skilled in the field of traffic/transportation engineering, is one of the requirements of the Approving Agency's application process. This TMP was prepared by registered professional engineers employed by Pacheco Koch. Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides professional services in traffic engineering, transportation planning, and other fields.

Project Description

The site currently consists of a youth baseball field that is used for Little League baseball and t-ball games and practices on weekday evening and Saturday afternoon during the summer months. The site does not provide any off-street parking.

The proposed development consists of a renovated, collegiate sized Johnny Oates Youth Ballpark with 750-person seating capacity; construction of a new, year-round training facility building that will house a full-sized, indoor turf infield, indoor batting/pitching cages, classrooms, and a weight room; and a 104-space parking lot. The baseball field will continue to be used for youth baseball leagues.

A proposed site plan for the Texas Rangers MLB Urban Youth Academy (prepared by Sterling Barnett Little, Inc.), and a "TMP Exhibit" (**Exhibit 1**) are provided at the end of this report. A summary of recommendations is contained in **Table 2** and in the "TMP Exhibit".

TMP Objectives

A Traffic Management Plan (TMP) is a site- or area-specific plan of recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity, and travel by all other modes during peak demand conditions for a planned event. The "objectives" of a TMP are to:

1. Provide a safe environment for all Users on site and the travelling public in the vicinity of the site during the Event times;
2. Minimize (and maintain within reasonable levels) travel delays and traffic congestion on site and in the vicinity of the site during the Event;

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3. Ensure reasonable access and circulation is maintained on the public street system in the vicinity of the site during the Event;
4. Provide appropriate information to the travelling public in the vicinity of the site to allow for proper awareness of anticipated traffic conditions during the Event; and,
5. Promote reasonable strategies to manage travel demand to and from the site, including use of alternative modes of travel (such as walk, bike, bus, transit, etc.), when practical.

DEFINITIONS:

Terms are used in this report:

"Event" – a planned event(s), recurring or non-recurring, for which this TMP is being prepared

"Event Organizer" – the person, group, or organization responsible for the Event

"TMP Manager" – a person or persons designated by the Event Organizer to implement the TMP (also see additional tasks in the Expectations section)

"Users" – guests/patrons attending the Event

"Analyst" – the person(s) preparing the TMP for the Event Organizer

"Approving Agency" – the municipality or government agency requiring the Traffic Management Plan

"Traffic Department" – the department of the public agency responsible for traffic operations for a given right-of-way

"Site" – the property at which the Event is located (generally assumed to be occupied by the Event Organizer)

"TMP Objectives" – (see *TMP Objectives* section)

"TMP Strategies" – actions recommended by the Analyst to be undertaken before, during, or after the Event in order to manage traffic on or off site

DISCLAIMERS:

A TMP should be developed by, or in concert with, an individual familiar with the general characteristics of the Event and the associated traffic/transportation needs.

Recommendations TMP Strategies should be based upon applicable engineering principles of traffic safety and traffic operations.

July 25, 2016

Any recommended TMP Strategies involving traffic control devices in the public right-of-way (including installation or removal of signs, pavement markings, etc.) are subject to the approval of, and must be implemented under direction of, the Traffic Department.

No private individual should perform, or attempt to perform, any act of traffic control within public right-of-way; only deputized officers of the law or other authorized representatives of the Traffic Department may manipulate traffic conditions within the public right-of-way.

PK was not involved with site selection, site design, or the operations for this project.

PK is not responsible for the **implementation** of the recommended TMP Strategies contained in this study.

Methodology

When feasible, the Analyst should conduct first-hand observations of existing event to develop an understanding of site-specific traffic/transportation characteristics, such as: drop-off/pick-up frequency, parking needs, alternative travel mode use, safety issues, queuing, traffic congestion, site access, current traffic management strategies in use, etc. When it is not feasible to conduct such observations, interviews with staff or personnel familiar with those items is desirable. When neither option is available, the Analyst may be required to rely upon published information and/or professional judgment and experience.

Once the base information is assembled, the Analyst should estimate the projected traffic/transportation characteristics generated by the proposed Event. Next, the Analyst should inventory the attributes and resources of the subject site and determine how the site can best accommodate those projected conditions. Based upon that assessment, the recommended TMP Strategies shall be developed to optimally achieve the basic TMP Objectives. The recommended TMP Strategies should be reviewed by the Event Organizer (ideally, the TMP Manager) for refinement and approval before formal submittal to the Approving Agency.

Expectations

NOTE TO EVENT ORGANIZER: By submittal of a TMP to the Approving Agency, the Event Organizer is implicitly agreeing to implement, maintain, and comply with the recommended actions presented herein subject to acceptance by the Approving Agency and any associated conditions the Approving Agency may impose. It is also inferred that the Event Organizer agrees to be self-accountable for these actions until and unless the Approving Agency deems further measures are appropriate or the TMP is no longer required.

Recommended TMP Strategies may include one-time measures to be implemented before the Event and/or ongoing actions to be performed before, during, or after the Event. Recommended TMP Strategies involving on-site measures or actions are generally considered to be the responsibility of the Event Organizer.

July 25, 2016



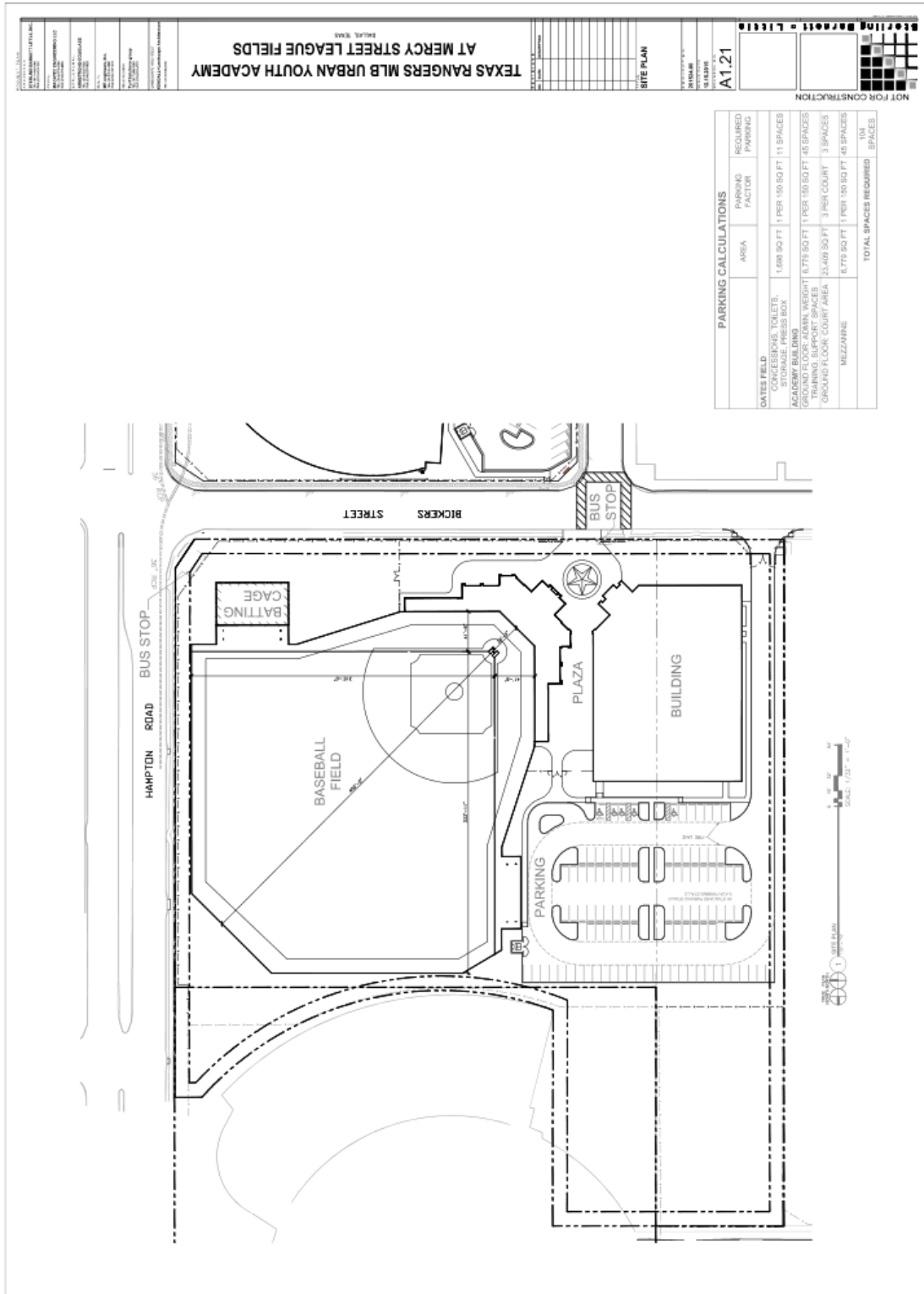
To ensure appropriate compliance and consistent implementation of the TMP, it is recommended that the Event Organizer appoint a TMP "Manager". In general, a Manager should be a qualified and capable individual or group of individuals assigned to take responsibility of the TMP and be accountable for successful implementation in order to achieve the Objectives described earlier (see "TMP Objectives"). Other specific duties of the Manager include:

- Monitor effectiveness of TMP strategies and make prudent adjustments, as needed, to more effectively accomplish the TMP Objectives
- Maintain an awareness of readily-available alternative transportation modes serving the site and facilitate and promote their use during the Event when practical
- Serve as a liaison to the Approving Agency(-ies), when needed
- When applicable, provide training and direction to other personnel assigned to implement the TMP measures
- Provide instruction to Users on how to comply with the intent of the TMP

Recommended TMP Strategies were developed specifically for the period(s) of peak traffic demand, which is described herein (see **Table 1**). For periods of less intense traffic demand, recommended TMP Strategies may be utilized, in part or in whole, as needed to realize the TMP Objectives.

Changes to TMP

Changes to any recommended TMP Strategies presented herein to improve efficiency or effectiveness may be implemented at the discretion of the Event Organizer if those changes are prudent and do not compromise the TMP Objectives. It is recommended that any changes implemented under such circumstances be documented and retained by the Event Organizer for future reference or upon request.



July 25, 2016



TRAFFIC MANAGEMENT PLAN

NOTE: Recommended TMP Strategies contained herein are based upon the best data, site-specific information, and analytical processes readily available at the time of the study. However, specific quantities related to traffic congestion at peak periods (e.g., duration, length of queue, etc.) are estimated values. Actual quantities may vary due to unknown or unquantifiable variables and other operational factors that may occur. In the event that actual, future conditions generate undue burden on Users and/or the travelling public, modifications to the TMP should be considered. (See preceding NOTE for guidance on implementing changes to the TMP.) However, in extreme conditions, TMP actions may not be capable of mitigating all traffic conditions, and it may be incumbent on the Event Organizer to consider operational, institutional, or other long-term changes to address issues on a more permanent basis.

The following tables and exhibits summarize the findings and recommendations of this TMP.

Table 1. Summary of Planned Event

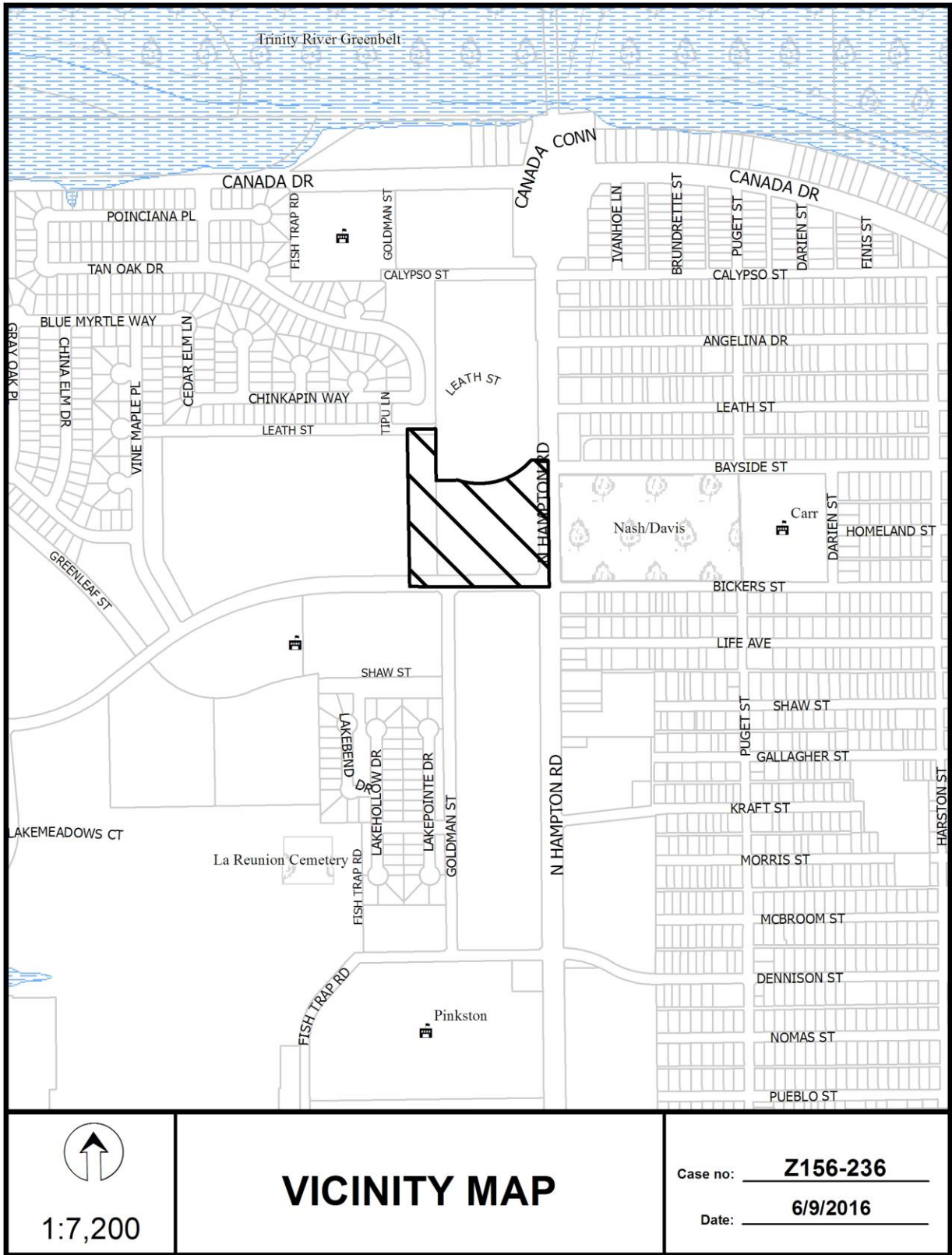
EVENT CHARACTERISTIC	EXISTING CONDITIONS	PROJECTED CONDITIONS
Type of Event:	Athletic (youth baseball/t-ball games and practices)	Athletic (youth baseball games and practices)*
Frequency:	Recurring Weekly (seasonal) weekday evening & all-day Saturday	Recurring Weekly (seasonal) weekday evening & all-day Saturday
Time of Event:	<i>Start:</i> after 6:00 PM on weekdays, after noon on Saturdays games start every 90 minutes	<i>Start:</i> after 6:00 PM on weekdays, all-day on Saturdays games start every 2 hours
	<i>End:</i> typical game takes 45 - 60 minutes	<i>End:</i> typical game takes 60-90 minutes
Attendance/ Enrollment:	10-15 players/team x 2 teams = up to 30 participants Ages from 4 - 13 TOTAL:	10-15 players/team x 2 teams = up to 30 participants Ages from 13 - 18 TOTAL:
Estimated Mode Split:	Drop-off/Pick-up: 80%	Drop-off/Pick-up: 80%
	Self Driving: 0%	Self Driving: 0%
	Transit: 5%	Transit: 5%
	Bus/Shuttle: 0%	Bus/Shuttle: 0%
	Walk: 15%	Walk: 10%
	Bike: 0%	Bike: 5%
TOTAL:	100%	TOTAL: 100%
Anticipated Duration, Time, and Scale of Potential Traffic Effect:	on-street parking and passenger loading/unloading occurs before, during, and after games and practices local (potential risk of some perceptible traffic congestion within public right-of-way in vicinity of site)	parking and passenger loading/unloading will occur on-site before, during, and after games and practices internal only (low risk of any perceptible traffic congestion within public right-of-way)

* Also, the Urban Youth Academy building will be open year-round for training. However, for purposes of this analysis, the facility is not anticipated to generate significant additional traffic during game times.

Table 2. Inventory and Recommendations Summary

[On-Site Observations conducted on April 23, 2016]

CATEGORY	EXISTING CONDITIONS / INVENTORY	FUTURE CONDITIONS / RECOMMENDATIONS
Vehicle Access & Circulation	all vehicular activity occurs on street	see TMP Exhibit for recommended vehicular circulation, parking, and passenger loading/unloading recommendations
Pedestrian	see TMP Exhibit for existing sidewalks and pedestrian crosswalk locations	❖ reapply existing crosswalks - see TMP Exhibit (1)
Bicycle	see TMP Exhibit for existing, designated bike routes (on-street)	❖ provide bicycle parking facilities and promote bicycle use - see TMP Exhibit (3)
Transit	see TMP Exhibit for existing DART bus routes/stops	❖ relocate existing bus stop on Bickers Street to be outside of intersection - see TMP Exhibit (4)
Travel Demand Management		
Traffic Control Devices	see TMP Exhibit for existing warning signs	❖ create No Parking/No Passenger Loading Zones along property frontage (Bickers Street) - see TMP Exhibit (2)

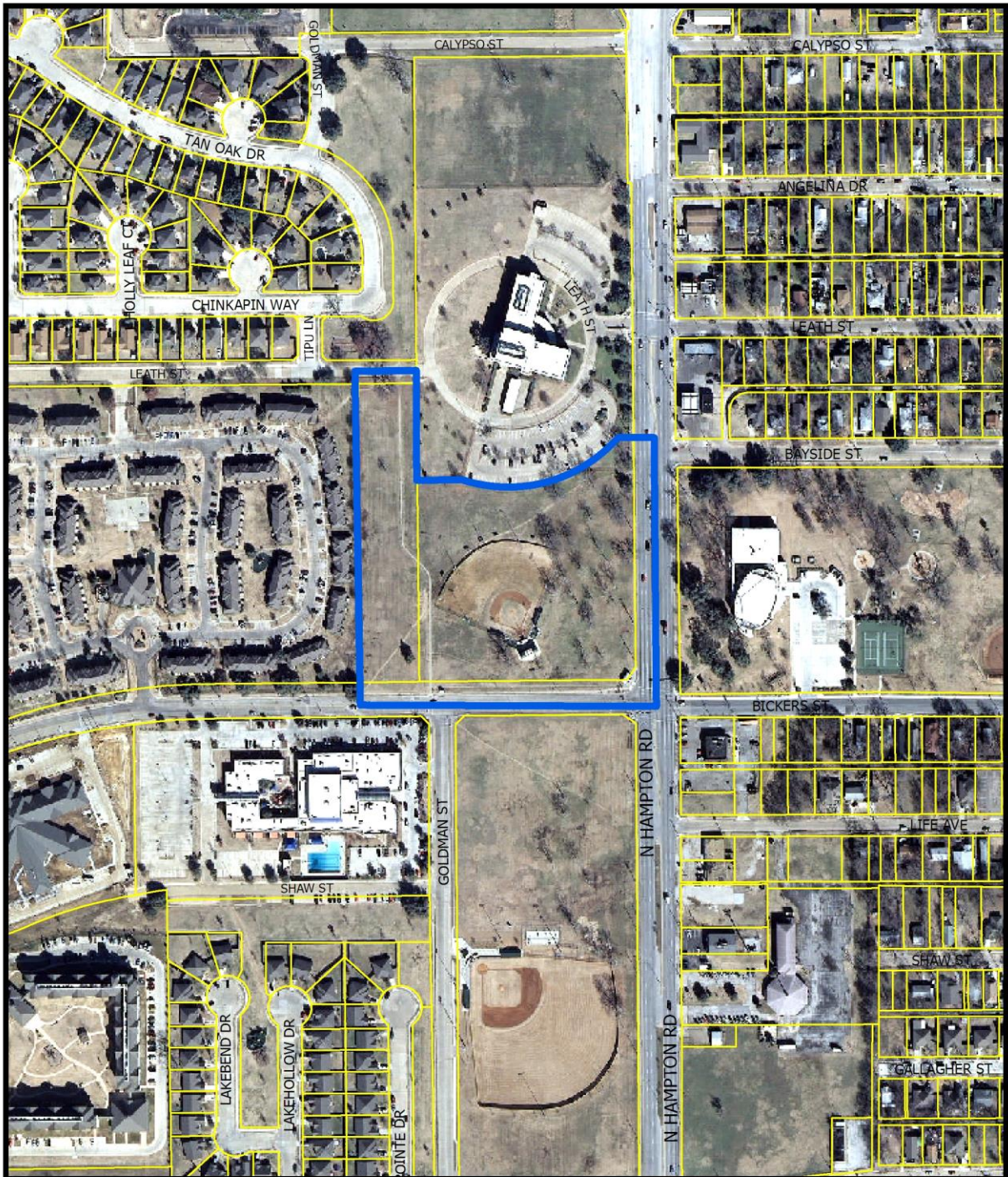


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VICINITY MAP

Case no: **Z156-236**

Date: **6/9/2016**

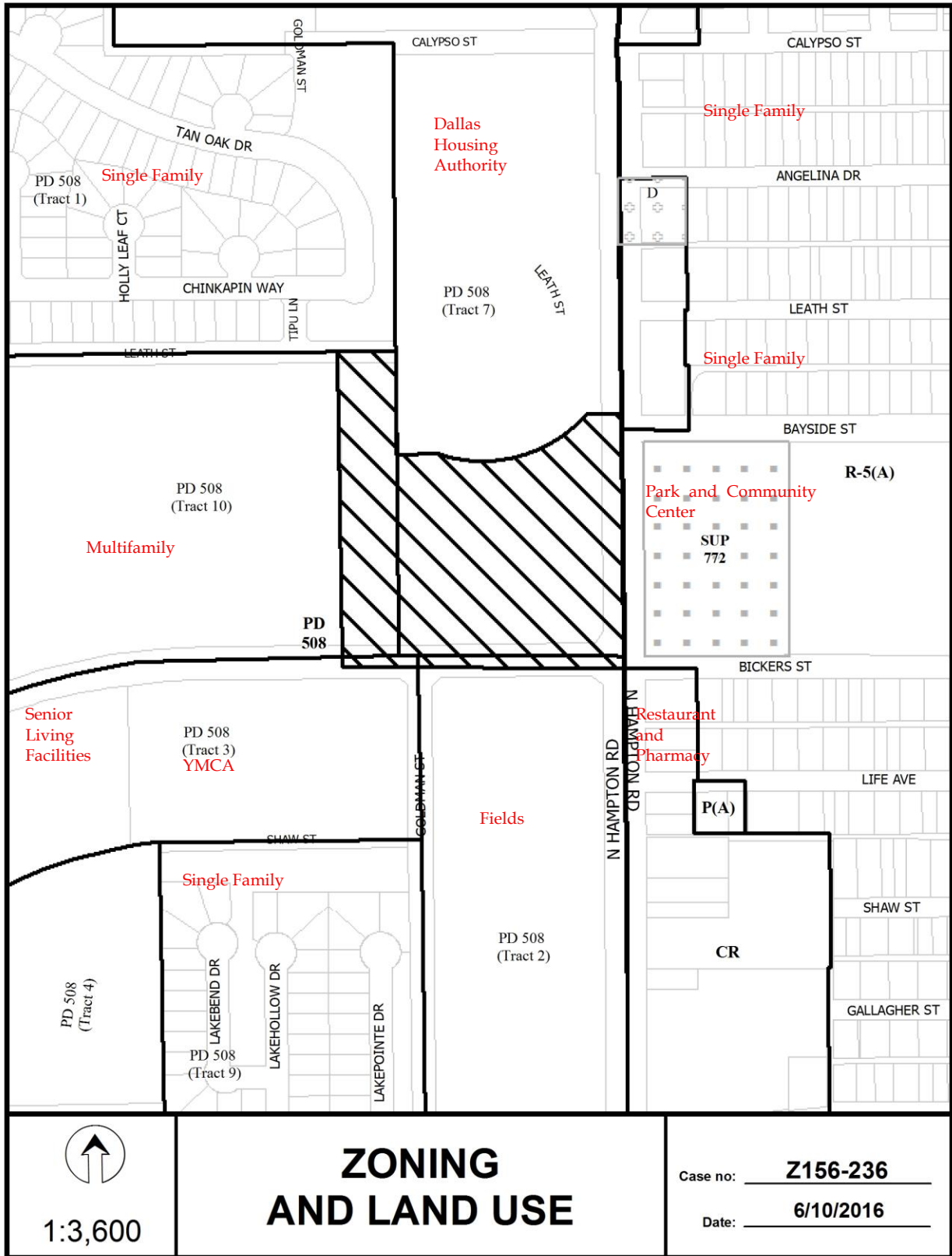


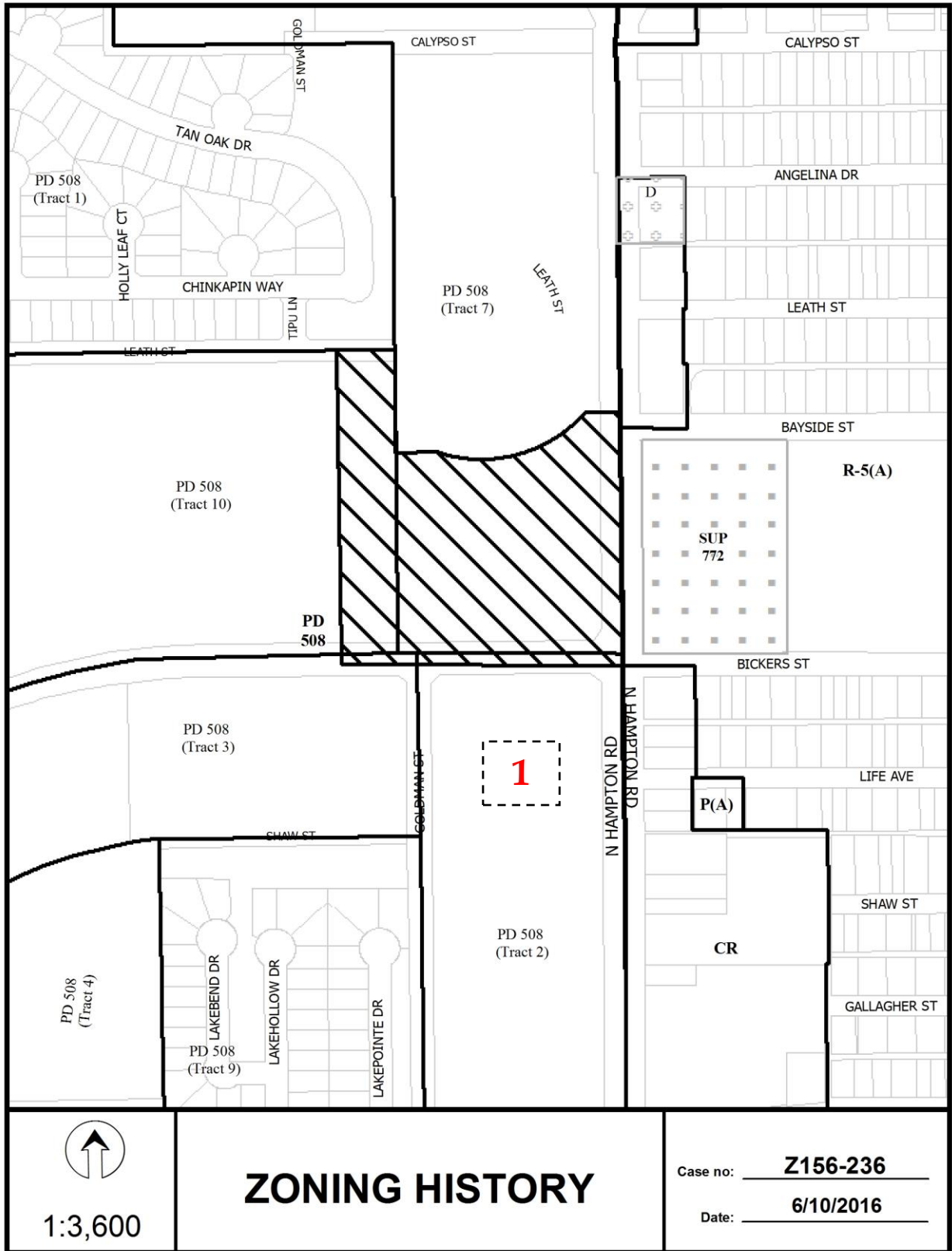
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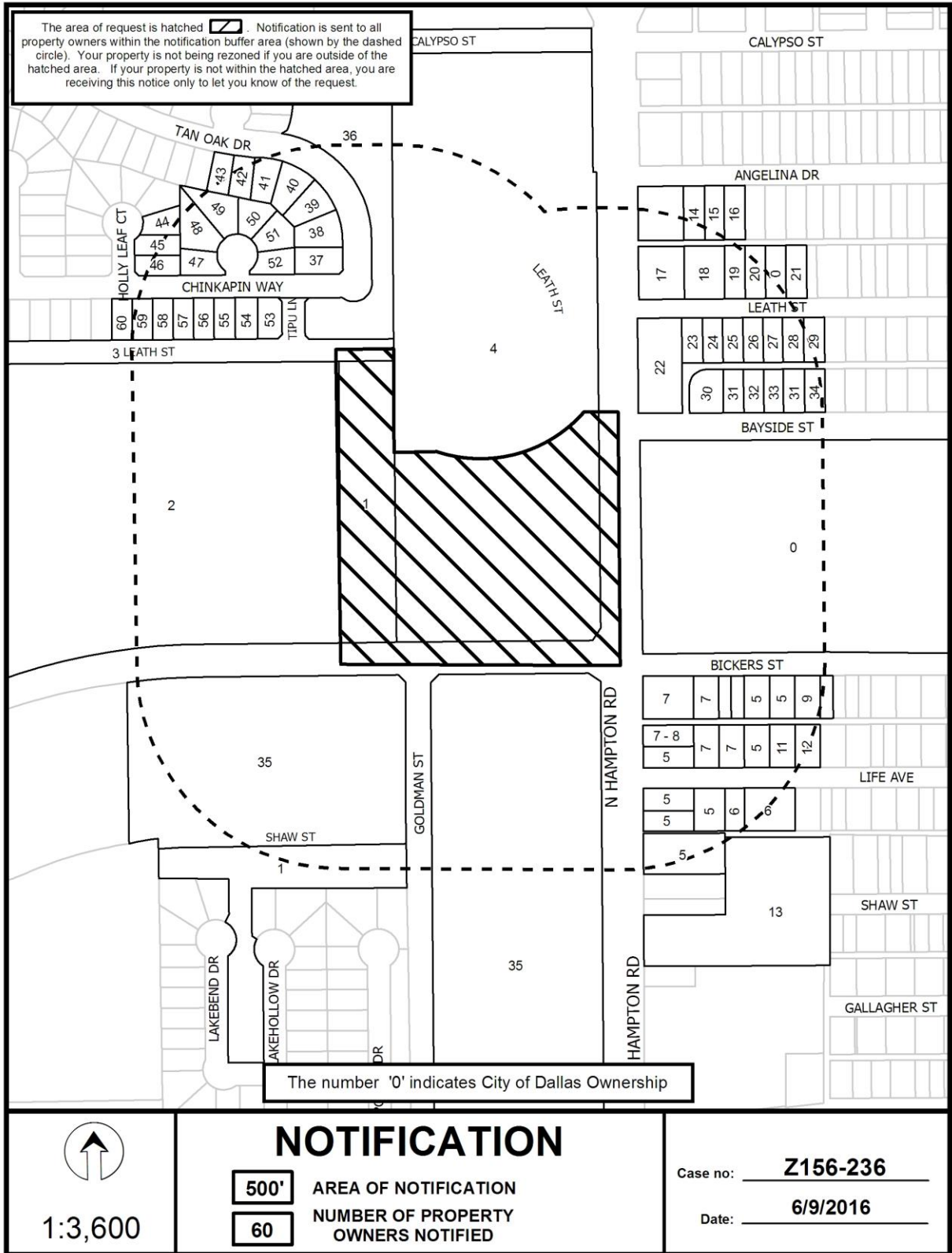
AERIAL MAP

Case no: Z156-236

Date: 6/9/2016







06/09/2016

Notification List of Property Owners***Z156-236******60 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2600 BICKERS ST	DALLAS HOUSING AUTHORITY
2	2425 BICKERS ST	DALLAS HOUSING AUTHORITY
3	1 LEATH ST	GREENLEAF VILLAGE HOA INC
4	3939 N HAMPTON RD	DALLAS HOUSING AUTHORITY
5	3534 N HAMPTON RD	KOKB MEDICAL PROPERTIES
6	2052 LIFE AVE	DALLAS WEST CH OF CHRIST
7	3616 N HAMPTON RD	RODRIGUEZ MARY LOU
8	3616 N HAMPTON RD	RODRIGUEZ MARY LOU
9	2036 BICKERS ST	HERNANDEZ EDUARDO
10	2032 BICKERS ST	AVILES ELISARDO
11	2041 LIFE AVE	NIHOBANTEGEYE ALEXANDRE &
12	2039 LIFE AVE	SMITH STACIE L
13	3400 N HAMPTON RD	DALLAS WEST CHURCH
14	2058 ANGELINA DR	MARTINEZ CESAR
15	2054 ANGELINA DR	MEDINA FELIX V
16	2050 ANGELINA DR	MORENO FRANCISCO SOSA
17	3900 N HAMPTON RD	LUCKYS PROPERTY CO JV
18	2055 LEATH ST	HARDAWAY JOHN ETTA
19	2051 LEATH ST	JOHNSON ALMOND JR
20	2047 LEATH ST	LOCKHART JOYCE A
21	2039 LEATH ST	ALVARADO JOSE E &
22	3818 N HAMPTON RD	OGBAZGI SEMERE GELAI &
23	2058 LEATH ST	MIRELES ADAN &
24	2054 LEATH ST	HARRIS IRENE
25	2050 LEATH ST	HARRIS AMANDA MARIE
26	2046 LEATH ST	ALLEN JERRY W

06/09/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2042 LEATH ST	JOHNSON BILLY
28	2038 LEATH ST	CHEN FAN
29	2034 LEATH ST	ALMENDARIZ ELIAS & AGUSTINA
30	2055 BAYSIDE ST	SMITH DARRYL LARONE
31	2051 BAYSIDE ST	HMK LTD
32	2047 BAYSIDE ST	MULLEN SAM
33	2043 BAYSIDE ST	STALLWORTH DENEY YVETTE
34	2035 BAYSIDE ST	CARROLL LAURETTA & ET AL
35	3737 GOLDMAN ST	DALLAS HOUSING AUTHORITY
36	1 TAN OAK DR	GREENLEAF VILLAGE HOA INC
37	2310 TAN OAK DR	LANDRUM RODNEY
38	2314 TAN OAK DR	PIMENTEL HECTOR M &
39	2318 TAN OAK DR	ALONSO LEONEL
40	2322 TAN OAK DR	CASTILLO ERIKA & JOEL
41	2326 TAN OAK DR	BAEZ ROBERTO & ANA LILIA
42	2330 TAN OAK DR	CLARADY NATHANIEL P &
43	2334 TAN OAK DR	GREENLEAF VILLAGE HOA INC
44	4030 HOLLY LEAF CT	REYES ASHLEY R
45	4026 HOLLY LEAF CT	AMH 2015 1 BORROWER LLC
46	4022 HOLLY LEAF CT	VASQUEZ KEVIN J &
47	4019 ASH LEAF CT	HERRON BARBARA J
48	4023 ASH LEAF CT	DAVIS FRED JR & INCHA
49	4027 ASH LEAF CT	VANDERMOLEN BRETT A
50	4028 ASH LEAF CT	PHILIP CHRISTO & MELISSA &
51	4024 ASH LEAF CT	BERRIOS CARLOS F &
52	4020 ASH LEAF CT	LABA FREDDY N
53	2314 CHINKAPIN WAY	WALLING WILLIAM R
54	2318 CHINKAPIN WAY	HENRY VALENCIA
55	2322 CHINKAPIN WAY	WEIRICH JUNE M
56	2326 CHINKAPIN WAY	JONES GREGORY D &
57	2330 CHINKAPIN WAY	FRANCO REYNALDO JR

Z156-236(JM)

06/09/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2334 CHINKAPIN WAY	SMITH DAVID
59	2338 CHINKAPIN WAY	CRUZ ALFREDO
60	2416 CHINKAPIN WAY	WOLDETSADIK SEBSIEB &

FILE NUMBER: Z156-266(JM)

DATE FILED: May 20, 2016

LOCATION: Northwest and southwest corners of Hampton Road and Bickers Street

COUNCIL DISTRICT: 6

MAPSCO: 43-M

SIZE OF REQUEST: ±27.439 acres

CENSUS TRACT: 205

APPLICANT/OWNER: Mercy Street; Dallas Housing Authority

REPRESENTATIVE: Cliff Spruill, AIA

REQUEST: An application to create a new Tract and amend Tract 2 within Planned Development District No. 508, on property zoned PDD No. 508, Tracts 7 & 2.

SUMMARY: The applicant proposes to remove 6.775 acres from Tract 7 to create the new tract. The new Tract and Tract 2 will have sports fields lighting above current height regulations. Tract 7 currently allows up to 36 feet. Tract 2 currently allows up to 50 feet. Both tracts are subject to residential proximity slope regulations further restricting height at a 1:3 ratio. The applicant has requested to allow sports lighting for these fields up to 80 feet in height. Existing lighting on site is already up to 60-80 feet in height (installed prior to adoption of PDD No. 508 height regulations).

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

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Performance impacts upon surrounding property* – The area currently has ball fields with existing sports lights which are approximately 60 feet tall. The applicant is seeking to convert one field into a collegiate field with a new private recreational facility for training purposes. At the south end of this request, they are providing several new playing fields (already have approved development plan for an existing baseball field, and the following: t-ball, baseball, two large soccer, and two small soccer fields). Surrounding areas contain a YMCA, retail, park and community center, office, and residential (multi and single family). The uses will continue to be compatible with these surrounding uses, even offering the opportunity to provide special consideration of hours of operation, lighting, traffic controls, and screening requirements as now required by code (not when they installed first fields) via the SUP process for some uses, and the newly revised PD conditions.
2. *Traffic impact* – The request will generate traffic and has been reviewed by the Engineering Department. Traffic control measures have been taken into consideration with the development of the private recreation center to the northwest of Bickers and Hampton. A TMP was approved, but does not include the Tract 2 fields' traffic generation and control.
3. *Comprehensive Plan or Area Plan Conformance* – The request is along a Multi-modal corridor and within an Urban Neighborhood area. Multi-modal corridors encourage a mixed-use theme with special sensitivity to residential areas along the outskirts. The Urban Neighborhood area also encourages mixed-use, with a higher rate of residential uses with immediate access to private and public resources. The addition of these fields and services should add to the spectrum of mixed-uses for the residential community, so long as measures are taken to account for traffic management, aesthetic maintenance through landscaping and adequate screening, and consideration of time of use for lighting and amplified sound. These items are addressed by SUP and PD conditions.
4. *Justification for Planned Development District Zoning as opposed to a straight zoning district* – The site is already a PDD; however, they are requesting to create a new tract within the PD with special provisions for the use. The request is complex and unable to be satisfied by one zoning district. Taking the different elements and the potential impact on surrounding properties into account, the only way to satisfy the desire to redevelop the area along with respecting existing residential developments that surround the site is by providing an amendment to the existing planned development district. There is no increase in acreage or enlargement of the existing PDD.

Zoning History:

- Z156-236: Request for a Specific Use Permit to allow a private recreation center, club, or area on property zoned Tracts 7 & 10 within Planned Development District No. 508. *Case held under advisement until 8/4/16 CPC.*

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Bickers Street	Community Collector (M-4-U)	60 feet
Hampton Road	Principal Arterial (M-6D(A))	100 feet
Goldman Street	Local	56 Feet
Dennison Street	Local	50 Feet

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction reviewed the proposed amendment to the PDD and determined it will not have a negative impact on the existing street system. Additionally, traffic concerns generated by the SUP case to the northwest are being controlled with an approved traffic management plan. The TMP does not include the Tract 2 fields' traffic generation and control.

Development Standards:

DISTRICT	Base Zoning	SETBACKS		Density	FAR	Height	Lot Coverage	Special Standards	PRIMARY Uses
		Front	Side/Rear						
PDD No. 508, Tract 7 (and/or 7A)	MF-2(A)	15' min	0' or 10' Side 0', 10', or 15' Rear	Per plan	None	36' RPS	50% or 60%	Residential Proximity Slope	Institutional, Recreational, Residential, Transportation, Utility Uses, & Wholesale, Distribution, and Storage
PDD No. 508, Tract 2	MU-1	15' min	0' or 20' Side 0' or 20' Rear	Varies	Varies	50' RPS	80%	Residential Proximity Slope; Urban Form Setback; Tower Spacing	Commercial & Business Service, Institutional, Lodging, Office, Recreational, Residential, Retail & Personal Service, Transportation, Utility Uses, & Wholesale, Distribution, and Storage

Only the development standards related to height restrictions are being amended. The request is to provide relief from the residential proximity slope and height restrictions to allow sports lighting up to 80 feet in height within the new tract and existing Tract 2.

STAFF ANALYSIS:

On June 10, 1998, the City Council passed Ordinance No. 23536, which established PDD No. 508, a district that provided for certain commercial and business service uses, CH Clustered Housing District uses, MF-2(A) Multifamily District uses, LO-1 Limited Office District uses, and MU-1 Mixed Use District uses. Tracts 2, 12, and 12A are considered Mixed Use (MU-1) tracts. The zoning was granted as a PDD with a conceptual plan and requires that the City Plan Commission approve a development plan for each phase of development before the issuance of a building permit for each phase. Modifying the original configuration of the conceptual plan requires an amended conceptual plan for the PDD. This has been provided.

If an SUP is required, the development plan must conform to the approved SUP site plan. A development plan can only be submitted after an SUP request. A building permit will not be issued until a development plan is approved by CPC.

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request, however the ***forwardDallas! Vision Illustration***, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The request site is located along a Multi-modal corridor (includes Transit centers, while not at this site) which supports a compact mix of employment, retail, cultural facilities and housing. Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit (located at this intersection). Examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add “eyes on the street” that can aid public safety.

The request site is located within an Urban Neighborhood. The Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they

provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

Land Use Compatibility:

	Zoning	Land Use
Site	PDD No. 508, Tracts 7 & 2	Baseball fields
North	PDD No. 508, Tract 7	Office
East	R-5(A), SUP No. 772, & CR	Park and Community Center, Single Family, Retail, Restaurant, & Dental Office
South	CR	School, Retail, Fire Station, Health Center
West	PDD No. 508, Tracts 10, 3, & 9	Single Family, Multifamily & Private Recreation Center, Club, or Area

The request site is ±27.439 acres. The applicant would like to amend the PD conditions to allow for the renovation of the site across a portion of Tract 7 (new tract), and all of Tract 2. There are existing sports lights from 60'-80' tall, approximately. These would not be allowed under current PD conditions due to height restrictions. The applicant is seeking to allow 80' sports lights within these two tracts, surpassing the residential proximity slope, as well.

Several recreational fields currently exist and there are a few under construction/rehabilitation on-site. A development plan was approved for Tract 2 on March 27, 2008, allowing for the construction of two baseball fields, one T-ball field, natural grass football and soccer fields, and two artificial turf soccer fields. These are in addition to the existing baseball field which remained. Two parking areas were approved with a total of 177 parking spaces. As lights were permitted and installed (up to 80' in height), the applicant came in to complete an amendment for Oates Field renovations and discovered that the height was not allowed. For this reason, they've included Tract 2 in this request (to legitimize the permitted lights and planned lights as the project progresses).

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The new tract is being requested to allow for the renovation of the existing Oates Field. The plan is to upgrade the existing field to a collegiate field and install an indoor facility to serve as a youth baseball training site. As with Tract 7, an SUP is required for a private recreation facility, field, or area. Considering the different legal description for that request, they submitted a different case for that part of the requirement. Finally, a development plan will be required after the SUP and PD amendment, before a building permit will be issued for the new tract/SUP area of request (case Z156-236 also on this agenda).

Multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Development at these intersections should diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access.

A combination of proposed PD and SUP conditions should help to mitigate any potential negative impact and help the proposed use compliment the surrounding uses/neighborhoods. Major concerns include the use of the sports lighting, amplified sound, and traffic. Staff has worked with the applicant to provide specific hours of use for the sports lighting and amplified sound. Tract 2 does not require an SUP for private fields. For this reason, staff proposes to limit hours of operation for lighting and amplified sound for the new tract and Tract 2 through this PD amendment.

Engineering staff reviewed the request and determined a traffic management plan was only required for the SUP site area. This PD amendment does not require one. Staff requested a revised traffic management plan after the first two years to ensure compatibility and ease traffic concerns. According to the TMP, "No Parking" signs will be posted along Bickers Street, between Tracts 7 & 2, from 4:00 pm to 6:00 pm.

At both sites, the development will be consistent with Article X for landscaping requirements.

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Z156-266

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SPORTS LIGHTING ASSESSMENT



ME Engineers, Inc.
1825 Market Center Blvd, Suite 415
Dallas TX 75207
Office: 214 741 1589
me-engineers.com

June 8, 2016

Ms. Jennifer Munoz
City of Dallas
1500 Marilla St, Room 5BN
Dallas, Texas 75201

Re: Competitive Athletic Field Lighting

Jennifer,

Below are our recommendations for the PD Subdistrict and SUP guidelines for the athletic field lighting.

Athletic field lighting shall meet the following requirements.

1. Field lighting standards shall not exceed 75'-0" to the top of the standard as measured from the playing field.
2. Field lighting shall be provided with internal or external glare control or shielding to reduce glare to adjacent properties and roadways.
3. The maximum allowable illumination contribution of the Athletic Field Lighting shall be 0.5fc measured horizontally at 3'-0" above grade as measured at the opposite side of adjacent roadways or 15'-0" beyond the property line of adjacent properties.
4. All field lighting shall be aimed at a point within the property as measured by the maximum center-beam-candlepower.

Sincerely,

ME ENGINEERS, INC.
Dallas Office

Andrew Shivley, P.E.
Principal

Cc: Cliff Spruill – Sterling Barnett Little, Inc.

PROPOSED PD CONDITIONS

ARTICLE 508.**PD 508.****SEC. 51P-508.101. LEGISLATIVE HISTORY.**

PD 508 was established by Ordinance No. 23536, passed by the Dallas City Council on June 10, 1998. Ordinance No. 23536 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 23536 was amended by Ordinance No. 24076, passed by the Dallas City Council on October 27, 1999; Ordinance No. 24374, passed by the Dallas City Council on September 13, 2000; Ordinance No. 24655, passed by the Dallas City Council on June 27, 2001; Ordinance No. 24725, passed by the Dallas City Council on September 26, 2001; and Ordinance No. 25982, passed by the Dallas City Council on May 25, 2005. (Ord. Nos. 19455; 23536; 24076; 24374; 24655; 24725; 25982; 26042)

SEC. 51P-508.102. PROPERTY LOCATION AND SIZE.

PD 508 is established on property generally bounded by Hampton Road on the east, Dennison Street, Fish Trap Road and Singleton Boulevard on the South, Westmoreland Road and the centerline of Old Trinity River on the west, and Canada Drive on the north. The size of PD 508 is approximately 481.26 acres. (Ord. Nos. 23536; 26042)

SEC. 51P-508.103. 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) **COMMERCIAL AMUSEMENT CABLE SKI PARK AND RECREATION AREA** means a facility offering water skiing and wakeboarding by an automated cable pulling system and other recreation or games of skill to the general public for a fee. This use must include water skiing and wakeboarding by an automated cable pulling system, but may also include other recreation activities and games of skill. Office, retail, and restaurant uses are permitted as part of this use but are limited to a total of 5,000 square feet of floor area. (Ord. Nos. 23536; 25982; 26042; 27771)

SEC. 51P-508.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 508A: conceptual plan.
- (2) Exhibit 508B: development plan for Tract 12A.
- (3) Exhibit 508C: development plan for a portion of Tract 3.
- (4) Exhibit 508D: development plan for a portion of Tract 14.

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- (5) Exhibit 508E: development plan for a portion of Tract 12. (Ord. Nos. 28758; 30024)
- (6) Exhibit 508F: development plan for Tract 7A. (Ord. No. _____)

SEC. 51P-508.104. CONCEPTUAL PLAN.

Use of the Property must comply with the conceptual plan (Exhibit 508A). In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control. (Ord. Nos. 23536; 25982; 26042; 27175)

SEC. 51P-508.105. DEVELOPMENT PLAN.

- (a) A development plan for each phase of development must be approved by the city plan commission prior to the issuance of a building permit for each phase.
- (b) A development plan for Tract 12A is labeled Exhibit 508B.
- (c) A development plan for a portion of Tract 3 is labeled Exhibit 508C.
- (d) A development plan for a portion of Tract 14 is labeled Exhibit 508D. (Ord. Nos. 23536; 24655; 25982; 26042; 27785; 28758)

SEC. 51P-508.106. CREATION OF TRACTS.

This district is divided into **16** tracts: Tracts 1, 2, 3, 4, 5, 6, 7, **7A**, 8, 9, 10, 11, 12, 12A, 13, and 14. The boundaries of all areas are described in Exhibit A of Ordinance No. 23536, as amended by Ordinance No. 25982. The boundaries of the areas are shown on the conceptual plan. In the event of a conflict, the descriptions in Exhibit A of Ordinance No. 23536, as amended, control over the graphic description on the conceptual plan. (Ord. Nos. 23536; 24725; 25982; 26042)

SEC. 51P-508.107. TRACT REGULATIONS.

- (a) Tracts 1 and 9 [CLUSTERED HOUSING (CH) Tracts].
 - (1) Main uses permitted.
 - (A) Agricultural uses.
 - None permitted.
 - (B) Commercial and business service uses.
 - None permitted.
 - (C) Industrial uses.
 - None permitted.
 - (D) Institutional and community service uses.

- Adult day care facility. [SUP]
- Child-care facility. [SUP]
- Church
- College, university, or seminary. [SUP]
- Community service center. [SUP]
- Convalescent and nursing homes, hospice care, and related institutions. [SUP]
- Convent or monastery. [SUP]
- Foster home. [SUP]
- Library, art gallery, or museum. [SUP]
- Public or private school. [SUP]

(E) Lodging uses.

- None permitted.

(F) Miscellaneous uses.

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

(G) Office uses.

- None permitted.

(H) Recreation uses.

- Private recreation center, club, or area. [SUP]
- Public park, playground, or golf course.

(I) Residential uses.

- Duplex.
- Single family.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*

(J) Retail and personal service uses.

- None permitted.

(K) Transportation uses.

- Private street or alley. [SUP]
- Transit passenger shelter.
- Transit passenger station or transfer center. [SUP]

(L) Utility and public service uses.

- Electrical substation. [SUP]
- Local utilities.
- Police or fire station. [SUP]

- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communication. [SUP]
- Utility or governmental installation other than listed. [SUP]

(M) Wholesale, distribution, and storage uses.

- Recycling drop-off container.
- Recycling drop-off for special occasion collection.

(2) Accessory uses.

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

(B) The following accessory uses are not permitted in this district:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(C) The following accessory use is permitted by SUP only:

- Accessory community center (private).

(3) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this paragraph and Division 51A-4.400, this paragraph controls.)

(A) Front yard. Minimum front yard is:

- (i) 15 feet where adjacent to an expressway or a thoroughfare; and
- (ii) no minimum in all other cases.

(B) Side and rear yard. No minimum side and rear yard.

(C) Dwelling unit density. Maximum dwelling unit density is 18 dwelling units per acre.

(D) Floor area ratio. No maximum floor area ratio.

(E) Height.

(i) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district. (See Section 51A-4.412.) Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(ii) Maximum height. Unless further restricted under Subparagraph (E)(i), maximum structure height is 36 feet.

(F) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. Minimum lot area per dwelling unit is 2,000 square feet.

(H) Stories. No maximum number of stories.

(4) Off-street parking and loading. Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. In this district, off-street parking must be provided at or below ground level.

(5) Environmental performance standards. See Article VI.

(6) Landscaping. Landscaping must be provided in compliance with the requirements of Article X.

(7) Limit on attached dwelling units. No group of attached dwelling units may exceed eight in number.

(b) Tracts 4, 8, 10, 11, and 13 (MULTI-FAMILY [MF-2(A)] Tracts).

(1) Main uses permitted.

(A) Agricultural uses.

-- None permitted.

(B) Commercial and business service uses.

-- None permitted.

(C) Industrial uses.

-- None permitted.

(D) Institutional and community service uses.

-- Adult day care facility. [SUP]

-- Child-care facility. [SUP]

-- Church.

-- College, university, or seminary. [SUP]

-- Community service center. [SUP]

-- Convalescent and nursing homes, hospice care, and related institutions.

-- Convent or monastery. [SUP]

-- Foster home. [SUP]

-- Hospital. [SUP]

-- Library, art gallery, or museum. [SUP]

- Public or private school. *[SUP]*
- Cemetery or mausoleum.
- (E) Lodging uses.
 - None permitted.
- (F) Miscellaneous uses.
 - Carnival or circus (temporary). *[By special authorization of the building official.]*
 - Temporary construction or sales office.
- (G) Office uses.
 - None permitted.
- (H) Recreation uses.
 - Private recreation center, club, or area. *[SUP]*
 - Public park, playground, or golf course.
- (I) Residential uses.
 - Multifamily.
 - Single family.
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
 - Retirement housing. *[Tract 4 only.]*
- (J) Retail and personal service uses.
 - None permitted. *[Tracts 4, 8, 10, 11 only.]*
 - Commercial amusement cable ski park and recreation area. *[Tract 13 only.]*
- (K) Transportation uses.
 - Transit passenger shelter.
 - Transit passenger station or transfer center. *[SUP]*
- (L) Utility and public service uses.
 - Electrical substation. *[SUP]*
 - Local utilities.
 - Police or fire station. *[SUP]*
 - Radio, television, or microwave tower. *[SUP]*
 - Tower/antenna for cellular communication. *[SUP]*
 - Utility or governmental installation other than listed. *[SUP]*
- (M) Wholesale, distribution, and storage uses.
 - Recycling drop-off container.

- Recycling drop-off for special occasion collection.

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

(A) The following accessory uses are not permitted in this district:

- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(B) The following accessory use is permitted by SUP only:

- Accessory helistop.

(3) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.401. In the event of a conflict between this paragraph and Division 51A-4.400, this paragraph controls.)

(A) Front yard.

- (i) Tract 4. Minimum front yard is 50 feet.
- (ii) Tracts 8, 10, 11, and 13. Minimum front yard is 15 feet.

(B) Side and rear yard.

- (i) Tract 4. Minimum side and rear yard is 50 feet.
- (ii) Tracts 8, 10, 11, and 13.

(aa) No minimum side and rear yard for single family structures.

(bb) Minimum side yard for other permitted structures is 10 Feet.

(cc) Minimum rear yard for other permitted structures is 15 feet. A minimum rear yard of 10 feet may be provided when a building site backs upon an MF, MF(A), O-1, O-2, NO, NO(A), LO, LO(A), MO, MO(A), GO, GO(A), NS, NS(A), SC, CR, RR, GR, LC, HC, CS, CA-1, CA-1(A), CA-2, CA-2(A), I-1, I-2, I-3, LI, IR, IM, mixed use, or multiple commercial district.

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio. No maximum floor area ratio.

(E) Height.

(i) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district. (See Section 51A-4.412.) Exception: Except for chimneys,

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

(i) Maximum height. Unless further restricted under Subparagraph (E)(i) and except as provided in this paragraph, maximum structure height is 36 feet. In Tract 4, maximum structure height is 50 feet. In Tract 13, maximum height for towers for a commercial amusement cable ski park and recreation area is 60 feet.

(F) Lot coverage.

(i) Maximum lot coverage is:

(aa) 60 percent for residential structures; and

(bb) 50 percent for nonresidential structures.

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

(G) Lot size. Minimum lot area per dwelling unit is as follows:

<u>Type of Structure</u>	<u>Minimum Lot Area Per Dwelling Unit</u>
Single family	1,000 sq. ft.
ft. Multifamily:	
No separate bedroom	800 sq. ft.
One bedroom	1,000 sq. ft.
Two bedroom	1,200 sq. ft.
More than two bedrooms	150 sq. ft. (Add this amount for each bedroom over two)

(H) Stories. No maximum number of stories.

(4) Off-street parking and loading.

(A) Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. In this district, off-street parking must be provided at or below ground level.

(B) A commercial amusement cable ski park and recreation area is required to provide 150 parking spaces. The parking must be paved or of a surface approved by the Building Official.

(5) Environmental performance standards.

(A) Except as provided in this paragraph, see Article VI.

(B) All of the following are required for a commercial amusement cable ski

park and recreation area in Tract 13:

(i) A plan and design to preserve and enhance the water quality of the lake prepared by a Certified Professional Wetland Scientist by the Society of Wetland Scientists must be submitted with the development plan for City Plan Commission approval. The plan must show the location and type of aquatic vegetation.

(ii) Aquatic vegetation must be planted adjacent to all storm water outfalls

(iii) The wetland buffer must be an area shown on the development plan with a minimum of 7,000 square feet adjacent to the outfall at the southeast corner of Fish Trap Lake. Native wetland plants suitable for planting include, but are not limited to:

(aa) Grasses:

- Sedges (*Carex*, *Eleocharis* sp.)
- Rushes (*Juncus* sp.)
- Bulrushes (*Schoenoplectus*, *Scirpus* sp.)

(bb) Herbs:

- Sweetflag (*Acorus* sp.)
- Cannas (*Canna* sp.)
- Horsetails (*Equisetum* sp.)
- Irises (*Iris* sp.)
- Arrowheads (*Sagittaria* sp.)
- Lilies (*Nymphaea* sp.)

(iv) Sediment discharge from the storm water outfalls shall be removed annually for the duration of the commercial amusement cable ski park and recreation area use.

(v) A person operating a commercial amusement cable ski park and recreation area must test the water in Fish Trap Lake on a quarterly basis using the current state standard for contact water sports. The test results must be made available to the Building Inspector and the Director of Storm Water Management, upon request.

(6) Landscaping. Landscaping must be provided in compliance with the requirements of Article X.

(7) Additional provisions.

(A) In this district, a minimum of 15 feet between each group of eight single family structures must be provided by plat.

(B) Access to a commercial amusement cable ski park and recreation area in Tract 13 must be off Toronto Street as shown in the traffic management plan (Exhibit 508C).

(c) Tracts 3, 5, 6, 7, 7A, and 14 (LIMITED OFFICE [LO-1(A)] Tracts).

(1) Main uses permitted.

(A) Agricultural uses.

None permitted.

(B) Commercial and business service uses.

- Catering service. [L]
- Medical or scientific laboratory.

(C) Industrial uses.

None permitted.

(D) Institutional and community service uses.

- Adult day care facility. [L]
- Child-care facility. [L]
- Church.
- College, university, or seminary.
- Community service center.
- Convent or monastery.
- Library, art gallery, or museum.
- Public or private school.
- Convalescent and nursing homes, hospice care and related institutions

[Tract 3 only and limited to 120 beds. Tract 14 only, limited to 130 beds, and 26 feet in height.]

(E) Lodging uses.

None permitted.

(F) Miscellaneous uses.

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

(G) Office uses.

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

(H) Recreation uses.

- Private recreation center, club, or area. [SUP]
- Public park, playground, or golf course.

(I) Residential uses.

None permitted.

(J) Retail and personal service uses.

- Business school.

- Dry cleaning or laundry store. *[L]*
- General merchandise or food store 3,500 square feet or less. *[L]*
- Personal service uses. *[L]*
- Restaurant with or without drive-in or drive-through service. *[L]*

(K) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP or city council resolution.]*

(L) Utility and public service uses.

- Commercial radio or television transmitting station. *[SUP]*
- Electrical substation. *[SUP]*
- Local utilities.
- Police or fire station. *[SUP]*
- Post office. *[SUP]*
- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[SUP]*
- Utility or governmental installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

- Recycling drop-off container.
- Recycling drop-off for special occasion collection.

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

(A) The following accessory uses are not permitted in this district:

- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(B) The following accessory use is permitted by SUP only:

- Accessory helistop.

(3) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this paragraph and Division 51A-4.400, this paragraph controls.

(A) Front yard. Minimum front yard is 15 feet.

(B) Side and rear yard.

(i) Minimum side and rear yard is:

- (aa) 20 feet where adjacent to or directly across an alley

from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(bb) no minimum in all other cases.

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio. No maximum floor area ratio.

(E) Height.

(i) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district. (See Section 51A-4.412.) Exceptions: Except for chimneys and sports lighting, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height. Sports lighting standards are exempt from this requirement in Tract 7A only.

(ii) Maximum height.

(a) Unless further restricted under Subparagraph (E)(i), maximum structure height is 36 feet;

(b) 80 feet for Sports lighting standards. (Tract 7A only)

(F) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. No minimum lot size.

(H) Stories. Maximum number of stories is three.

(4) Off-street parking and loading.

(A) In general. Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(B) Special off-street loading provisions.

(i) In these tracts, off-street loading spaces may not be located in the required front yard.

(ii) In these tracts, off-street loading spaces may be located in the front yard behind the setback line if they are screened from the street. Screening must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space and may be provided by using any of the methods described in Section 51A-4.602(b)(3).

(5) Environmental performance standards. See Article VI.

(6) Landscaping.

(A) Tract 3.

(i) For the portion of Tract 3 shown in the landscape plan (Exhibit 508D), landscaping must be provided as shown on the landscape plan.

(ii) For all other portions of Tracts 3, landscaping must be provided in compliance with the requirements of Article X.

(B) Tracts 5, 6, 7, 7A, and 14. Landscaping must be provided in compliance with the requirements of Article X.

(7) Additional provisions.

(A) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-1(SAH), MF-2, MF-2(A), or MF-2(SAH) district may penetrate or be located above a residential proximity slope originating in that district. (See Section 51A-4.412.) For purposes of this provision, the term “opening” means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(B) Garbage collection and mechanical equipment areas. Garbage collection and mechanical equipment areas may not be located closer than 20 feet to the nearest building site in an R, R(A), D, D(A), TH, TH(A), or CH district, or that portion of a planned development district restricted to single family and duplex uses.

(C) Screening surface parking lots from street. In these tracts, all off-street surface parking lots, excluding driveways used for ingress or egress, must be screened from the street. For more information regarding requirement, see Section 51A-4.301.

(D) Screening side and rear yards from residential districts. In these tracts, if a building or parking structure is erected on a building site and a portion of the side or rear yard abuts or is across the adjoining alley from an A, A(A), R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district, any portion of the building site directly across from that district must be screened from that district.

(d) Tracts 2, 12, and 12A [MIXED USE (MU-1) Tracts].

(1) Main uses permitted.

(A) Agricultural uses.

-- None permitted.

(B) Commercial and business service uses.

-- Catering service.

-- Custom business service.

-- Electronics service center.

-- Labor hall. [SUP]

-- Medical or scientific laboratory. [SUP]

-- Custom woodworking, furniture construction or repair. [Permitted on Tract 12 only.]

-- Commercial cleaning or laundry plant. [Permitted on Tract 12 only.]

- Machinery, heavy equipment or truck sales and service.
[Permitted on Tract 12 only.]

- (C) Industrial uses.
 - None permitted.

- (D) Institutional and community service uses.
 - Adult day care facility. *[SUP]*
 - Child-care facility. *[SUP]*
 - Church
 - College, university, or seminary. *[SUP]*
 - Community service center, Tracts 2 and 12. *[SUP]*
 - Community service center, Tract 12A.
 - Convalescent and nursing homes, hospice care, and related institutions. *[SUP]*
 - Foster home. *[SUP]*
 - Hospital. *[SUP]*
 - Library, art gallery, or museum. *[SUP]*
 - Public or private school.

- (E) Lodging uses.
 - Hotel or motel. *[SUP]*

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

- (G) Office uses.
 - Financial institution without drive-in window.
 - Financial institution with drive-in window. *[DIR]*
 - Medical clinic or ambulatory surgical center.
 - Office.

- (H) Recreation uses.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.

- (I) Residential uses.
 - Duplex. *[SUP]*
 - Group residential facility. *[SUP]*
 - Handicapped group dwelling unit. *[SUP]*
 - Residential hotel. *[SUP]*

- Retirement housing. *[SUP]*

- Single family. *[SUP]*
- Multifamily. *[SUP]*

- (J) Retail and personal service uses.
 - Animal shelter or clinic without outside run.
 - Auto service center.
 - Business school.
 - Car wash.
 - Commercial amusement (inside). *[SUP]*
 - Commercial amusement (outside). *[SUP]*
 - Commercial parking lot or garage. *[SUP]*
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store 3,500 square feet or less.
 - General merchandise or food store greater than 3,500 square feet.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Motor vehicle fueling station.
 - Nursery, garden shop, or plant sales.
 - Personal service uses.
 - Restaurant without drive-in or drive-through service. *[DIR]*
 - Restaurant with drive-in or drive-through service. *[DIR]*
 - Theater.

- (K) Transportation uses.
 - Transit passenger shelter.
 - Transit passenger station or transfer center. *[SUP or city council resolution.]*

- (L) Utility and public service uses.
 - Commercial radio or television transmitting station.
 - Electrical substation.
 - Local utilities.
 - Police or fire station.
 - Post office.
 - Radio, television, or microwave tower. *[SUP]*
 - Tower/antenna for cellular communication. *[Use is permitted on these tracts as if the tracts were located in an MU-1 Mixed Use District; see Section 51A-4.212(10.1).]*
 - Utility or government installation other than listed. *[SUP]*

- (M) Wholesale, distribution, and storage uses.
 - Mini-warehouse. *[SUP]*
 - Recycling buy-back center. *[SUP]*
 - Recycling collection center. *[SUP]*
 - Recycling drop-off container. *[SUP]*
 - Recycling drop-off for special occasion collection. *[SUP]*
 - Warehouse. *[Permitted on Tract 12 only.]*

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

(A) The following accessory use is not permitted in this district:

-- Private stable.

(B) The accessory helistop use is permitted by SUP only.

(3) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this paragraph and Division 51A-4.400, this paragraph controls.

(A) Front yard.

(i) Minimum front yard is 15 feet.

(ii) Urban form setback. An additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height.

(B) Side and rear yard.

(i) Minimum side and rear yard is:

(aa) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(bb) no minimum in all other cases.

(ii) Tower spacing. An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height, up to a total setback of 30 feet.

(C) Dwelling unit density.

(i) Tract 2. Maximum dwelling unit density in Tract 2 varies depending on whether the development is a “mixed use project” as follows:

**Maximum Dwelling Unit Density
(dwelling units per net acre)**

Base (No MUP)	MUP with Mix of 2 Categories	MUP with Mix of 3 or More Categories
15	20	25

(ii) Tract 12. Maximum dwelling unit density in Tract 12 is 35 units per acre. Maximum number of residential dwelling units permitted in Tract 12 is 1770.

(D) Floor area ratio. Maximum floor area ratio (FAR) varies depending on whether the development is a “mixed use project” as follows:

[Note: The first column is the base FAR, which applies when there is no MUP. The second column (MUP=2/no Res) is the FAR for an MUP with a mix of two use categories when neither category is “residential.” The third column (MUP=2/with Res) is the FAR for an MUP with a mix of “residential” plus one other use category. The fourth column (MUP=3/no Res) is the FAR for an MUP with a mix of three or more use categories, none of which is “residential.” The fifth column (MUP=3/with Res) is the FAR for an MUP with a mix of “residential” plus two or more other use categories.]

Maximum Floor Area Ratio

<u>Use Categories</u>	<u>Base (no MUP)</u>	<u>MUP=2 (no Res)</u>	<u>MUP=2 (with Res)</u>	<u>MUP=3 (no Res)</u>	<u>MUP=3 (with Res)</u>
Lodging	0.8	0.85	0.9	0.85	0.95
Office	0.8	0.85	0.9	0.85	0.95
Residential	0.8	-----	0.95	-----	0.95
Retail and personal service	0.4	0.5	0.5	0.6	0.6
TOTAL DEVELOPMENT	0.8	0.9	1.0	1.0	1.1

(E) Height.

(i) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district. (See Section 51A-4.412.) Exceptions: Except for chimneys and sports lighting, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height. Sports lighting standards are exempt from this requirement in Tract 2 only.

(ii) Maximum height.

- (a) Unless further restricted under Subparagraph (E)(i), maximum structure height is 50 feet;
- (b) 80 feet for Sports lighting standards. (Tract 2 only)

(F) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. No minimum lot size.

(H) Stories. Maximum number of stories is four.

(4) Off-street parking and loading. Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. For the community service center in Tract 12A, off-street parking must be provided as

Z156-266(JM)

shown on the development plan for Tract 12A.

(5) Environmental performance standards. See Article VI.

(6) Landscaping. Landscaping must be provided in compliance with the requirements of Article X.

(7) Additional provisions.

(A) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-1(SAH), MF-2, MF-2(A), or MF-2(SAH) district may penetrate or be located above a residential proximity slope originating in that district. (See Section 51A-4.412.) For purposes of this provision, the term “opening” means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(B) Creation of a building site on Tract 12 A. The building official may issue a certificate of occupancy or building permit for a building site on Tract 12A if the building permit that authorized the existing structure was issued on or before August 1, 1984, and the proposed work will not increase the floor area of the structure by more than 80 percent. The total floor area of the proposed work must not exceed 10,000 square feet. No certificate of occupancy or building permit may be issued for a single family or duplex use in Tract 12A.

(8) Screening.

(A) The provisions for off-street parking contained in Section 51A-4.301(f) apply to this PD except as provided in this Subparagraph (B).

(B) Screening of off-street parking on Tract 12 may be a wrought iron fence that is not less than six feet in height in combination with evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed. (Ord. Nos. 23536; 24076; 24374; 24655; 24725; 25982; 26042; 27175; 27771; 27785; 28758)

SEC. 51P-508.108. SIGNS.

Signs must comply with the following regulations:

(1) For Tracts 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, and 14, signs must comply with the provisions for non-business zoning districts contained in Article VII.

(2) For Tracts 2, **7A**, 12, and 12A, signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 23536; 25982; 26042)

SEC. 51P-508.109. ADDITIONAL PROVISIONS FOR ATHLETIC FIELDS.

Athletic fields located in Tracts 2 and 7A must comply with the following regulations:

(1) **LIGHTING:** The maximum allowable illumination contribution of the

illuminated athletic field shall be 0.5fc measured horizontally at 3'-0" above grade as measured at the opposite side of adjacent roadways or 15'-0" beyond the property line of adjacent properties.

(A) Lighting is permitted from 5:00 p.m. to 10:00 p.m., Sunday through Thursday and from 5:00 p.m. to 10:30 p.m. on Friday and Saturday.

(2) **SOUND:**

(B) Loudspeakers and other forms of amplification are permitted from 10:00 a.m. to 9:30 p.m., Monday through Thursday, from 10:00 a.m. to 10:00 p.m. on Friday, from 8:00 a.m. to 10:00 p.m. on Saturday, and from 9:00 a.m. to 9:30 p.m. on Sunday.

SEC. 51P-508.10. ADDITIONAL PROVISIONS.

(a) The entire premises must be properly maintained in a state of good repair and neat appearance at all times.

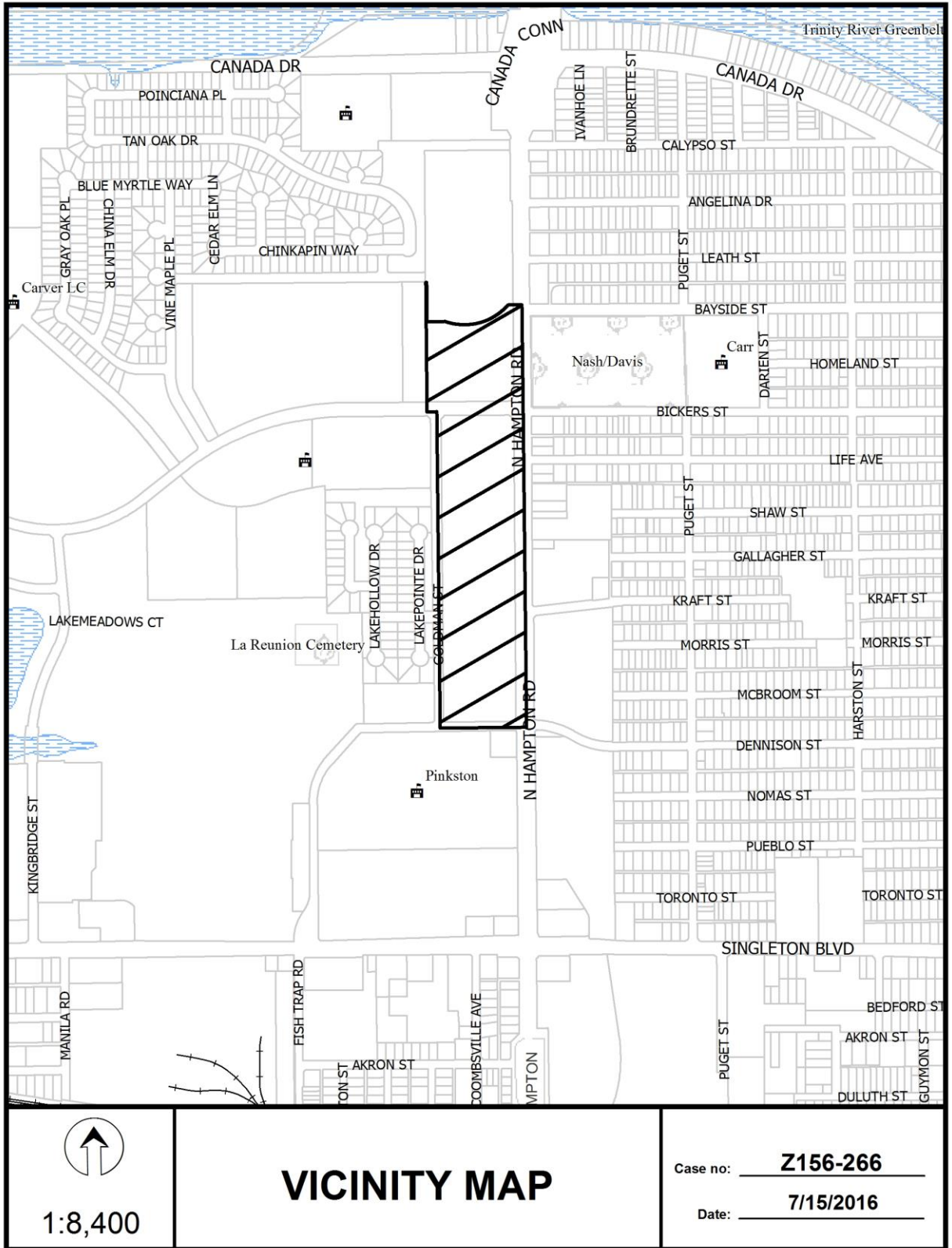
(b) Use of the Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. Nos. 23536; 25982; 26042)

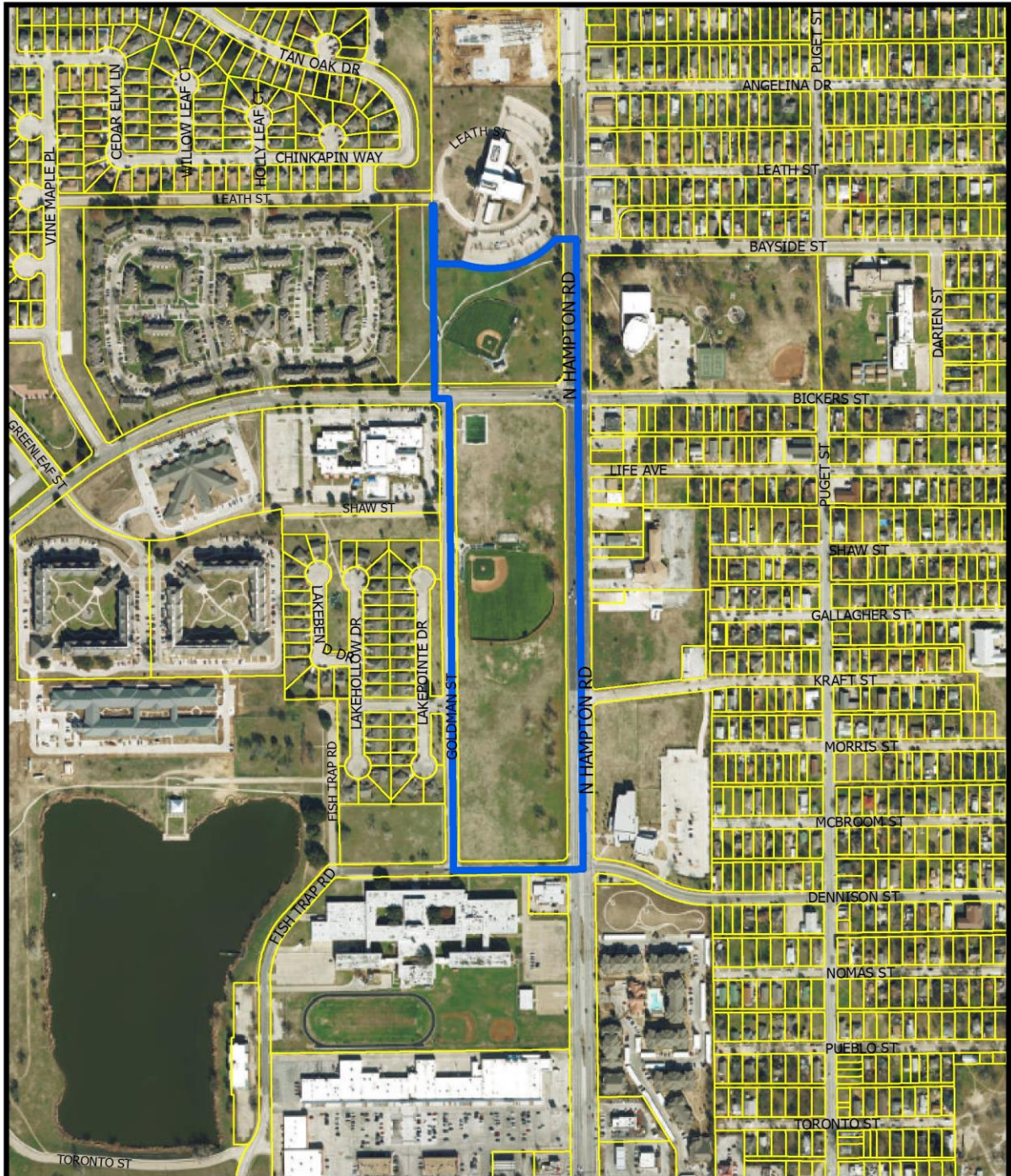
SEC. 51P-508.11. PAVING.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 24655; 26042)

SEC. 51P-508.12. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24655; 26042)



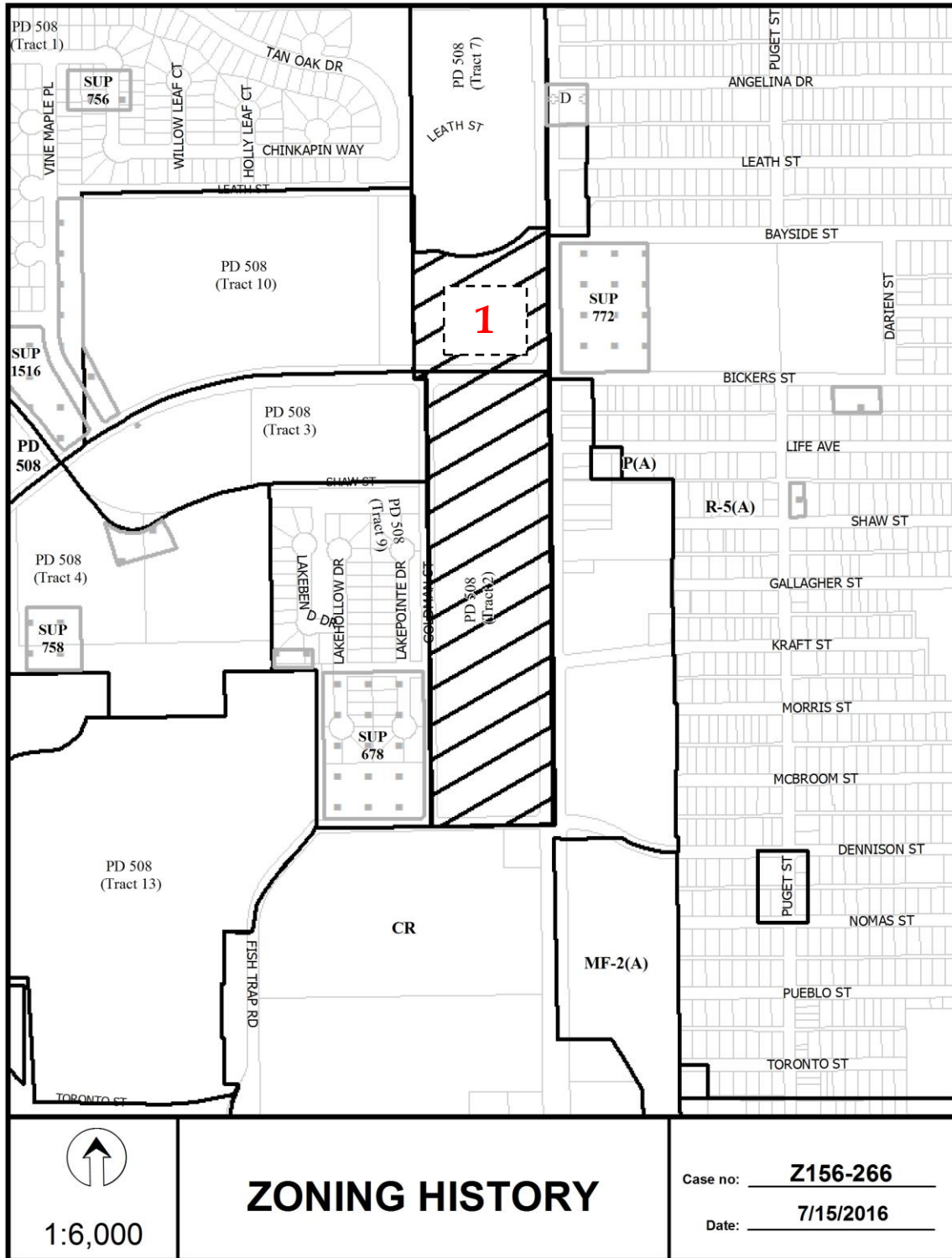


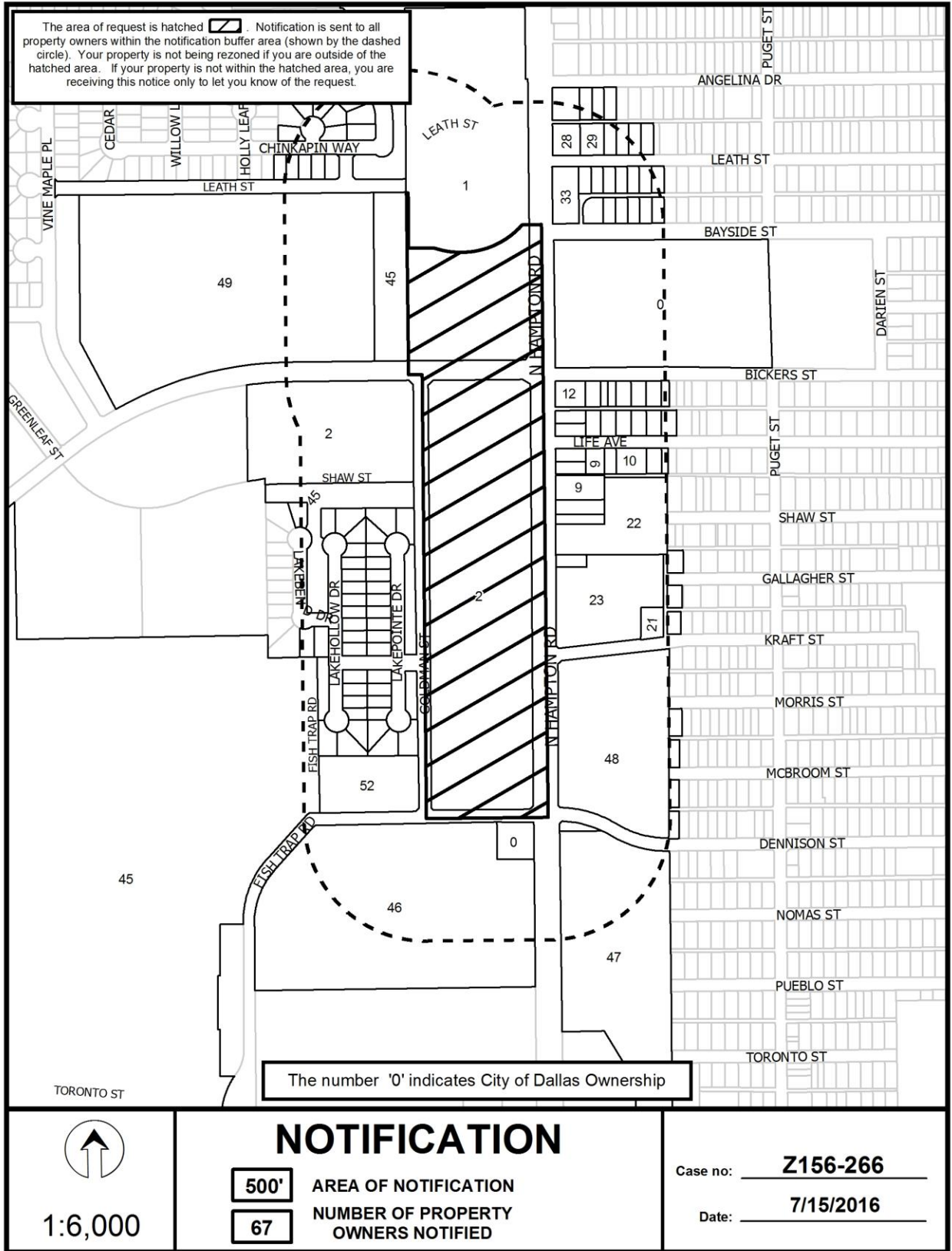
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AERIAL MAP

Case no: Z156-266

Date: 7/15/2016





07/15/2016

Notification List of Property Owners***Z156-266******67 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3939 N HAMPTON RD	DALLAS HOUSING AUTHORITY
2	3737 GOLDMAN ST	DALLAS HOUSING AUTHORITY
3	2030 MCBROOM ST	JOHNSON EARTHALINE
4	2031 DENNISON ST	CABRERA JUAN S &
5	2031 MCBROOM ST	WEST DALLAS NEIGHBORHOOD
6	2030 GALLAGHER ST	HEROD MARVIN S ESTATE OF
7	2031 KRAFT ST	HALL FLORENCE JESSIE
8	2031 GALLAGHER ST	HERRERA FERNANDO
9	3534 N HAMPTON RD	KOKB MEDICAL PROPERTIES
10	2052 LIFE AVE	DALLAS WEST CH OF CHRIST
11	2034 LIFE AVE	HMK LTD
12	3616 N HAMPTON RD	RODRIGUEZ MARY LOU
13	3616 N HAMPTON RD	RODRIGUEZ MARY LOU
14	2036 BICKERS ST	HERNANDEZ EDUARDO
15	2032 BICKERS ST	AVILES ELISARDO
16	2041 LIFE AVE	NIHOBANTEGEYE ALEXANDRE &
17	2039 LIFE AVE	SMITH STACIE L
18	2033 LIFE AVE	VILLAGRAN AMANDA
19	3240 N HAMPTON RD	MARSHALL PHEBIA
20	3520 N HAMPTON RD	LEWIS R H JR
21	2043 KRAFT ST	HERNANDEZ MIGUEL & MARIA
22	3400 N HAMPTON RD	DALLAS WEST CHURCH
23	3500 N HAMPTON RD	DALLAS W CHURCH OF CHRIST
24	3502 N HAMPTON RD	DALLAS WEST CH OF CHRIST
25	2058 ANGELINA DR	MARTINEZ CESAR
26	2054 ANGELINA DR	MEDINA FELIX V

07/15/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2050 ANGELINA DR	MORENO FRANCISCO SOSA
28	3900 N HAMPTON RD	LUCKYS PROPERTY CO JV
29	2055 LEATH ST	HARDAWAY JOHN ETTA
30	2051 LEATH ST	JOHNSON ALMOND JR
31	2047 LEATH ST	LOCKHART JOYCE A
32	2039 LEATH ST	ALVARADO JOSE E &
33	3818 N HAMPTON RD	OGBAZGI SEMERE GELAI &
34	2058 LEATH ST	MIRELES ADAN &
35	2054 LEATH ST	HARRIS IRENE
36	2050 LEATH ST	HARRIS AMANDA MARIE
37	2046 LEATH ST	ALLEN JERRY W
38	2042 LEATH ST	JOHNSON BILLY
39	2038 LEATH ST	CHEN FAN
40	2034 LEATH ST	ALMENDARIZ ELIAS & AGUSTINA
41	2055 BAYSIDE ST	SMITH DARRYL LARONE
42	2047 BAYSIDE ST	MULLEN SAM
43	2043 BAYSIDE ST	STALLWORTH DENEY YVETTE
44	2035 BAYSIDE ST	CARROLL LAURETTA & ET AL
45	3130 KINGBRIDGE ST	DALLAS HOUSING AUTHORITY
46	2200 DENNISON ST	Dallas ISD
47	3030 N HAMPTON RD	ARBOR WOODS HOUSING LP
48	3330 N HAMPTON RD	DALLAS COUNTY COMMUNITY
49	2425 BICKERS ST	DALLAS HOUSING AUTHORITY
50	1 TAN OAK DR	GREENLEAF VILLAGE HOA INC
51	1 LEATH ST	GREENLEAF VILLAGE HOA INC
52	1 DENNISON ST	HORIZONS DEV CORP
53	2310 TAN OAK DR	LANDRUM RODNEY
54	2314 TAN OAK DR	PIMENTEL HECTOR M &
55	2318 TAN OAK DR	ALONSO LEONEL
56	2322 TAN OAK DR	CASTILLO ERIKA & JOEL
57	2326 TAN OAK DR	BAEZ ROBERTO & ANA LILIA

Z156-266(JM)

07/15/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4019 ASH LEAF CT	HERRON BARBARA J
59	4027 ASH LEAF CT	VANDERMOLEN BRETT A
60	4028 ASH LEAF CT	PHILIP CHRISTO & MELISSA &
61	4024 ASH LEAF CT	BERRIOS CARLOS F &
62	4020 ASH LEAF CT	LABA FREDDY N
63	2314 CHINKAPIN WAY	WALLING WILLIAM R
64	2318 CHINKAPIN WAY	HENRY VALENCIA
65	2322 CHINKAPIN WAY	WEIRICH JUNE M
66	2326 CHINKAPIN WAY	JONES GREGORY D &
67	2330 CHINKAPIN WAY	FRANCO REYNALDO JR

FILE NUMBER: Z156-281(OTH)

DATE FILED: January 13, 2015

LOCATION: On the northwest side of Garland Road, southwest of Buckner Boulevard.

COUNCIL DISTRICT: 9

MAPSCO: 38 – J, N

SIZE OF REQUEST: Approx. 1.74 acres

CENSUS TRACT: 81.00

OWNER: Tenet Hospitals Limited

APPLICANT: Onyx Holdings, LLC

REPRESENTATIVE: Robert Reeves & Associates, Inc.

REQUEST: An application for: 1) a CR Community Retail District; and 2) a D-1 Liquor Control Overlay for the lot on the southwest corner of Beachview Street and Garland Road, on property zoned an LO-1 D Light Office District with a D Liquor Control Overlay

SUMMARY: The applicant is proposing to utilize the property for restaurant and retail uses.

STAFF RECOMMENDATION: **Approval** of the CR Community Retail District; and **denial** of the D-1 Liquor Control Overlay on the southwest corner of Beachview Street and Garland Road.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning should have no negative impacts upon surrounding property in the area. The properties are surrounded by multifamily uses, single family uses, retail, a fire station and medical offices.
2. *Traffic impact* – The proposed zoning will not have a negative impact on the existing street. The property is located on a major thoroughfare and its capacity will be able to handle the traffic for the proposed use.
3. *Comprehensive Plan or Area Plan Conformance* – The forwardDallas! Comprehensive Plan identifies the area as a Commercial Center or Corridor Building Block. The proposed development is consistent with the Commercial Center or Corridor Building Block.

Zoning History: There have not been any zoning changes in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Garland Road	Principal Arterial	100 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The Plan classifies the area as a Commercial Center or Corridor Building Block.

The Business Center or Corridor Building Block represents major employment or shopping destinations outside of Downtown. Business Centers are usually at major intersections or along highways or major arterials and rely heavily on car access. These areas typically include high-rise office towers and low- to mid-rise residential buildings

for condos or apartments and may include multifamily housing. Land uses are typically separated from one another by parking lots, freeways or arterial roads. Streets in these areas emphasize efficient movement of vehicles. Bold lighting and linear landscaping features such as esplanades and tree-lined boulevards can all work to distinguish and identify these areas. Public spaces may be at key entry points and central locations. Gateway landscaping, monuments and other devices will provide visibility from the freeway and guide visitors to destinations. Public transit may play a role in these areas and help create some pockets of transit oriented development. Business Centers and Corridors provide important concentrations of employment within Dallas that compete with suburban areas.

The proposed development and use of the property complies with the intent of the forwardDallas! Comprehensive Plan Vision Illustration and Business Center or Corridor Building Block.

Garland Road Vision Plan:

The Garland Road Vision Plan was adopted in November 2010. The plan is intended to be a Small Area Action Plan in support of the *forwardDallas* Comprehensive Plan. The plan’s Future Land Development Visions shows the area as commercial.

Surrounding Land Uses:

	Zoning	Land Use
Site	LO-1-D	Surface parking & Vacant office building
Northeast	LO-1-D, CR-D	medical offices, fire station, retail
Northwest	LO-1 & MF-2(A)	Retail uses, multifamily, medical offices
Southeast	D(A)	Single family
Southwest	MU-2(SAH) with deed restrictions	Residential and retail uses

Land Use Compatibility:

The request site is approximately 1.74 acres of land and is currently developed with a surface parking use and a vacant medical office structure. The properties are surrounded by medical offices, fire station, retail to the northeast; single family to the southeast; Retail uses, multifamily, medical offices to the northwest; and multifamily and retail to the southwest. The applicant proposes to develop the property with retail uses and restaurants. The applicant is requesting to change the D Liquor Control Overlay to a D-1 Liquor Control Overlay on the property on the west corner of

Beachview Street and Garland Road. At the moment, the applicant does not know what restaurant will be in that particular location. Therefore, staff is recommending approval of the CR Community Retail District and denial of the D-1 Liquor Control Overlay on the southwest corner of Beachview Street and Garland Road. Staff suggests the applicant submit the application to change from D to a D-1 when the applicant submits the application for the Specific Use Permit for the sale of alcohol in conjunction with a restaurant.

The CR Community Retail District proposed development will have to comply with the residential proximity slope (RPS) because it is located directly across from D(A) Duplex District across from Garland Road to the south of the subject property. The maximum height allowed in CR is 54 feet.

Staff supports the zoning request.

Development Standards:

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
Existing							
	Front	Side/Rear					
LO-1 Limited office – 1	15'	20' adjacent to residential OTHER: No Min.	1.0 FAR	70' 5 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office – limited retail & personal service uses
Proposed							
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Parking:

Pursuant to the Dallas Development Code, off-street and loading required parking must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

Landscaping:

The proposed development must comply with Article X of the Development Code.

List of Partners

**Tenet Hospitals Limited
Tenet Healthcare**

Senior Corporate and Business Officers

Trevor Fetter

*Chairman & Chief Executive Officer
Tenet Healthcare*

Dian Adams

VP, Patient Care Services and Chief Nursing Officer

Audrey Andrews

SVP and General Counsel

Paul Browne

Chief Information Officer and SVP, Applied Informatics

Daniel Cancelmi

Chief Financial Officer

Eric Evans

President of Hospital Operations

Howard Hacker

SVP, Chief Compliance Officer

Clint Hailey

SVP, Chief Managed Care Officer

Mark Kopser

Executive Chairman, Aspen Healthcare

Michael Maloney

SVP, Acquisitions & Development

Mark R. Montoney, M.D.

Chief Medical Officer

Stephen Mooney

President and CEO, Conifer Health Solutions

Tenet Hospital Limited
Tenet Healthcare (continued)

Trip Pilgrim

SVP, Development

Keith Pitts

Vice Chairman

Brendan Strong

VP, Investor Relations

Douglas Rabe

VP, Taxation

Gary Ruff

SVP, Physician Resources

Daniel Waldmann

SVP, Public Affairs

Kristy Waters

SVP, Performance Management and Innovation

Robert W.K. Webb

SVP, Chief Human Resources Officer

Bill Wilcox

CEO, United Surgical Partners International

Onyx Holdings, LLC

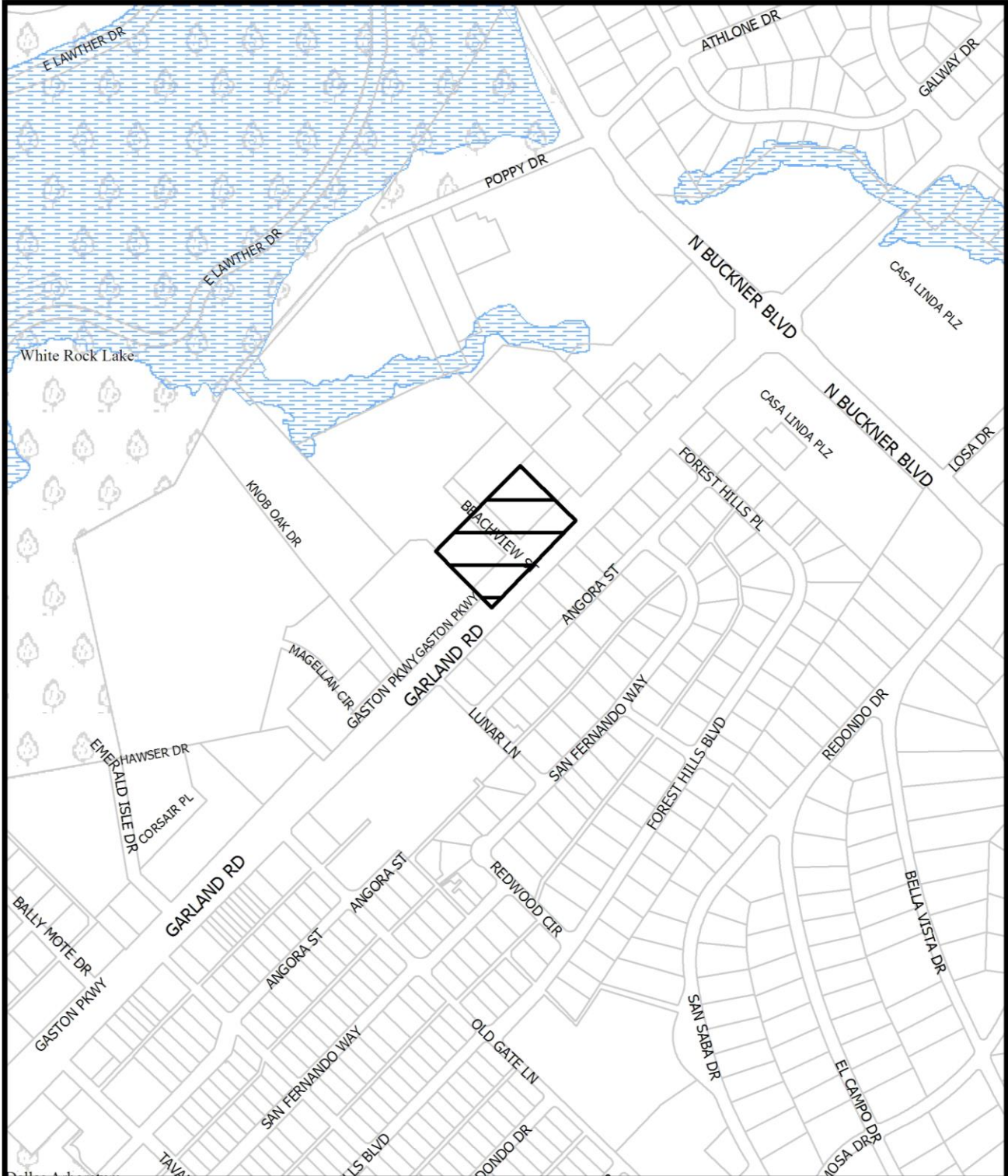
Members:


Chris Franklin

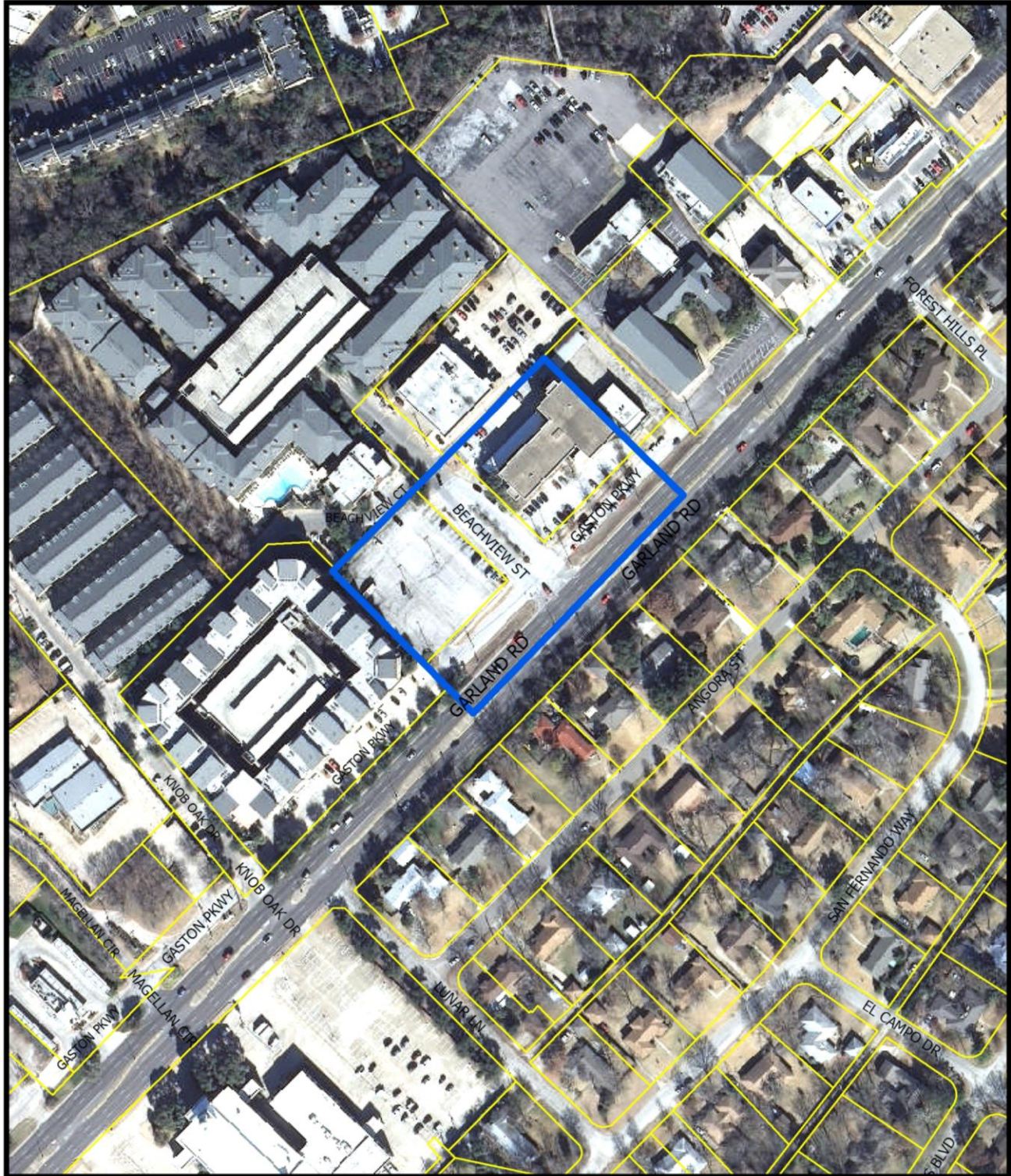
Rhone Bird

Eagle Bahn LLC

Jennifer Wood



 1:6,000	<h1>VICINITY MAP</h1>	Case no: <u> Z156-281 </u> Date: <u> 6/23/2016 </u>
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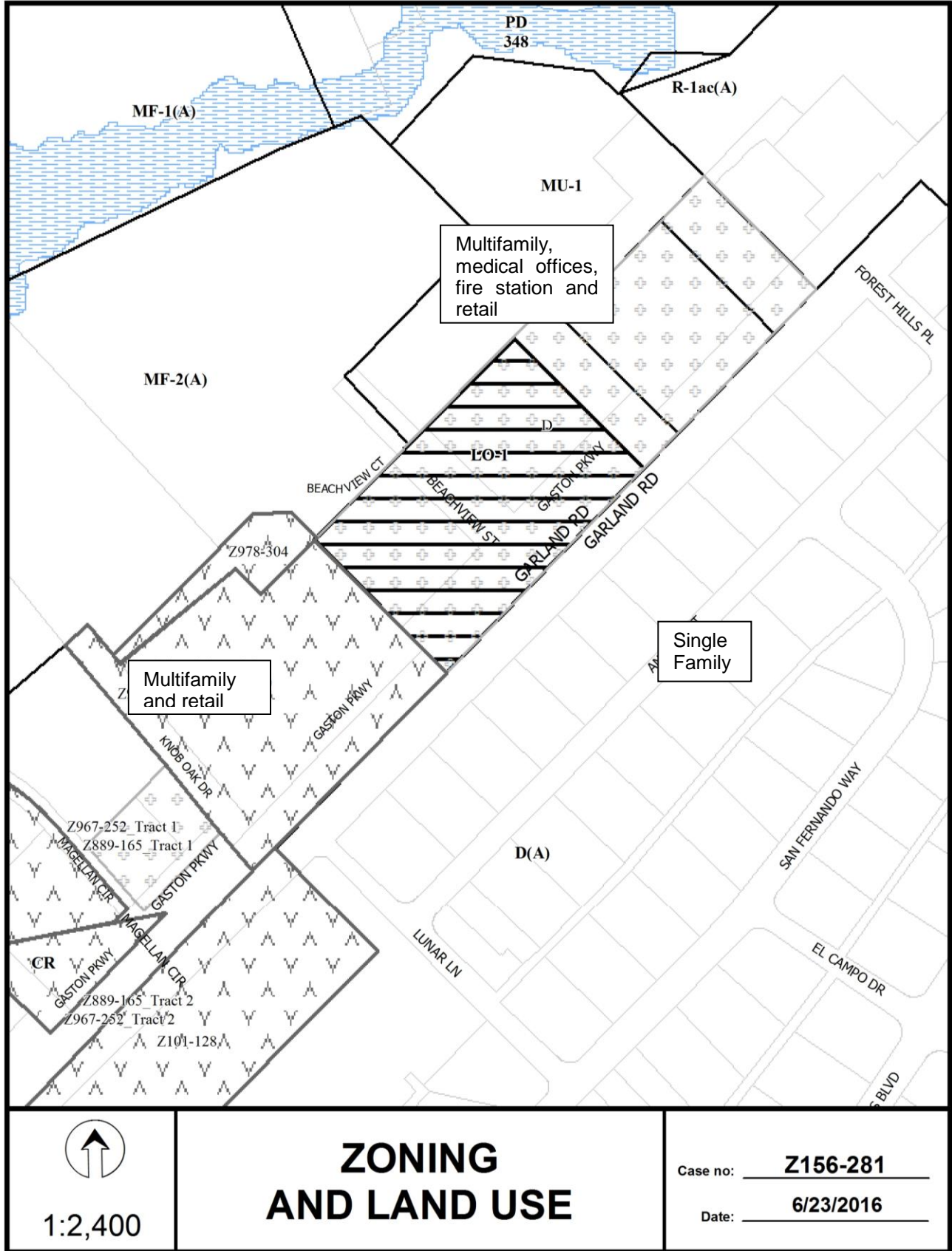



1:2,400

AERIAL MAP

Case no: Z156-281

Date: 6/23/2016



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



The number '0' indicates City of Dallas Ownership

 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">300'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">28</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	300'	AREA OF NOTIFICATION	28	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> Z156-281 </u> Date: <u> 6/23/2016 </u>
300'	AREA OF NOTIFICATION					
28	NUMBER OF PROPERTY OWNERS NOTIFIED					

06/23/2016

Notification List of Property Owners***Z156-281******28 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9239 GARLAND RD	TENET HOSPITALS LIMITED
2	9353 GARLAND RD	WHITE ROCK COMMUNITY
3	9353 GARLAND RD	DOCTOR BROTHERS LTD
4	9335 GASTON PKWY	WOOTAN RICHARD C MD
5	1130 BEACHVIEW ST	BROOMFIELD J V
6	9207 ANGORA ST	NESTER J CLAYTON &
7	9215 ANGORA ST	GATLIN ROSS
8	9223 ANGORA ST	MONTOYA JESSE ANTHONY SR &
9	9231 ANGORA ST	STEWART NAOMI E
10	9309 ANGORA ST	BELTRAN RAYMOND JR
11	9315 ANGORA ST	LOUDERMILK HUBERT LEE II
12	9321 ANGORA ST	EMMETT ROSS A
13	9331 ANGORA ST	LANE GEOFFREY A
14	9337 ANGORA ST	CASEY MARY TRUSTEE
15	9347 ANGORA ST	DENTON JAMES MASON III & BRIANNE
16	9353 ANGORA ST	TUCKER RICHARD A
17	9345 SAN FERNANDO WAY	CONATSER JIM B INC
18	9326 ANGORA ST	VASEK ROBERT G & JULIE
19	9314 ANGORA ST	PAGE JOHN W JR &
20	9304 ANGORA ST	CLEVINGER BRENDA K
21	9228 ANGORA ST	TGHM PROPERTIES LP
22	9222 ANGORA ST	SHARP BETTY JOSEPHINE
23	9214 ANGORA ST	MATTER MELINDA FUGITT & DONALD MOSS
24	9216 ANGORA ST	MATTER MELINDA FUGITT & DONALD M
25	9201 GARLAND RD	UNIFIED HOUSING OF
26	9219 GARLAND RD	UNIFIED HOUSING OF

Z156-281(OTH)

06/23/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9219 GARLAND RD	UNIFIED HOUSING OF
28	1111 BEACHVIEW ST	UNIFIED HOUSING OF

FILE NUMBER: DCA 156-003

DATE INITIATED: January 11, 2016

TOPIC: Temporary Retail Use Regulations

CITY COUNCIL DISTRICTS: All

CENSUS TRACTS: All

PROPOSAL: Consideration of amending the Dallas Development Code, Sec. 51A-4.210 "Retail and Personal Service Uses" to create regulations to allow for some temporary retail uses not currently allowed by the Dallas Development Code.

SUMMARY: The proposal amends the Dallas Development Code to: create a new retail use called "Mobile Retail Establishment"; establish in which zoning districts the use will be allowed; and establish the additional provisions related to the new use.

ZOC RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

BACKGROUND

In 2012, the “Vintage Mobile” (a mobile retailer) was cited by Code Enforcement for operating in the parking lot of a grocery store without a certificate of occupancy. Subsequent to discussions with Code Enforcement and Building Inspection, the proprietor realized that there was no legal way for him to operate in the City. In 2014, at the request of City Council, the Sustainable Development & Construction Department was asked to look at how the Dallas Development Code could be amended to allow for mobile retail uses like the Vintage Mobile.

On January 11, 2016, the Quality of Life & Environment Committee was briefed on temporary retail uses and options for possible code amendments. The Committee directed staff to take the item to the Zoning Ordinance Committee to develop regulations for temporary retail uses. During the briefing, Committee members expressed some concerns regarding these types of uses (including: potential unfair competition with brick and mortar stores and the use of private property without the property owner’s consent), but also indicated how these uses could help small entrepreneurs and add vibrancy to an area. Additional concerns include: the perception that multiple temporary retail uses on a site could create a garage sale/swap meet atmosphere; impacts on parking; handicapped accessibility; and the legitimacy of the merchandise.

On February 2, 2016, staff from the Sustainable Development & Construction department met with seven local mobile retail operators to get an understanding about their operations.

On June 2 and June 16, 2016, the Zoning Ordinance Committee was briefed on this item.

On June 30, 2016, the Zoning Ordinance Committee was presented with staff’s recommendation. After discussion and questions, the Committee voted to send staff’s recommendation to the City Plan Commission. The chair of the Zoning Ordinance Committee requested that the City Attorney’s Office explore the option of a distance requirement between mobile retail vendors and nearby brick and mortar retail. Staff and the City Attorney’s Office explored the request and determined that because a Mobile Retail Establishment is a mobile and temporary use which may only operate with a valid mobile retail license on a building site where a brick and mortar business (with a valid certificate of occupancy) is operating and has the expressed permission of the property owner, that a distance requirement from nearby brick and mortar retail would not be feasible or enforceable.

GENERAL INFO/STAFF ANALYSIS:

There are several codes that limit the operation of street vendors (including mobile retail uses) in the city. The Dallas Development Code (Section 51A-4.603) restricts the use of a conveyance as a building, except under limited circumstances. Specifically: 1) a conveyance may be used as a temporary office in connection with the sale of real estate within a development project (after obtaining a building permit and a certificate of occupancy); 2) government agencies and civic organizations may use a conveyance for a

function relating to the public health, safety, and welfare (e.g., mobile library and mobile mammography) under certain conditions; 3) a conveyance may be used to store food products in conjunction with a permitted use (if a temporary food service permit is obtained) twice in a calendar year for a maximum of 15 consecutive days; 4) a conveyance may be used as a building for food preparation with restrictions (e.g., food trucks); and 5) a person may use a conveyance as a building (for a use at a location zoned for the use) if the conveyance contributes to a theme or period development with the approval of City Council.

Additionally, street vendors operating inside the city are regulated by the Dallas City Code (Chapter 50, Article XII Street Vendors). Article XII defines, "Street Vendor or Vendor" as a person who, personally or through an agent, engages in a business of selling or offering for sale goods or services from any structure or vehicle that is not affixed to the ground or from no structure or vehicle.

PROPOSED AMENDMENTS

The proposal amends the Dallas Development Code to create a new retail use called "Mobile Retail Establishment" and establish some basic provisions related to the operation of the use. Staff from Sustainable Development and Construction Department, staff from the Department of Code Compliance, the City Attorney's Office and the Building Inspection Division of Sustainable Development and Construction Department crafted regulations to address concerns expressed by City Council's Quality of Life & Environment Committee as well as concerns expressed by Code Compliance staff.

Definition:

Mobile Retail Establishment means an establishment that sells merchandise from a movable and operable vehicle or trailer on wheels (motorized or non-motorized).

As vehicles are not required to comply with building codes and accessibility requirements, it is important that vehicles are movable and operable. Additionally, because this is a temporary use, it is required to be removed from the site when it is not open for business.

Where permitted:

Mobile Retail Establishments are permitted by right in A(A), MF-4(A), office, retail, commercial service and industrial, central area, mixed use, multiple commercial, and urban corridor districts. However, they are only permitted on building sites that have an operating business with a valid certificate of occupancy for a retail or personal service use. This is part of the approach to address concerns about vacant properties being used without property owner's consent.

Operating Requirements:

- Mobile retail establishments are prohibited from selling e-cigarettes, food, beverages, medications, pets, smoking paraphernalia, tobacco, and tobacco products or providing personal services.

- Mobile retail establishments are only permitted at a location that has an operating business with a valid certificate of occupancy for a retail or personal service use.
- Mobile retail establishments may only operate between 8:00 a.m. and 9:00 p.m.
- Mobile retail establishments may not remain on-site when not operating.
- The operator of a mobile retail establishment shall display a mobile retail license prominently in a window and if requested by a code compliance officer or a police officer, must produce a notarized affidavit from the property owner granting permission for the business to operate on the property.
- A fire extinguisher approved by the Dallas Fire-Rescue Department must be present on the vehicle at all times.
- The use of outside speakers or other noise equipment is prohibited.
- A mobile retail establishment, including merchandise, may be located on a maximum of six off-street parking spaces or 10 percent of the off-street parking spaces on a lot, whichever is less.
- A mobile retail establishment, including merchandise, must be located on an approved parking surface.
- A mobile retail establishment may not be located on a handicapped parking space or handicapped loading area.
- Mobile retail establishments may not impede traffic circulation and may not be located in a visibility triangle.
- A maximum of one mobile retail establishment is permitted on a building site.
- Mobile retail establishments located in central area districts may be required to obtain a CBD concession license and location permit.
- Merchandise may not be sold from the trunk of a car but may be sold next to a vehicle or trailer that is in compliance with this paragraph.”

Zoning Ordinance Committee (ZOC) Action
June 30, 2016

Motion to accept the ordinance as submitted with direction to the City Attorney's Office to explore a distance requirement between the mobile retail vendors and nearby brick and mortar retail.

Motion: **Garry Brown**
2nd: **Maria Gomez**

Result: **Passed:** 5 to 1
For: Houston, Brown, Benedict, Gomez and Murphy.
Against: Shidid
Absent: Hartmann

ORDINANCE NO. _____

An ordinance amending Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Section 51A-4.210; providing _____; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

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

SECTION 1. That Subsection (b), “Specific Uses,” of Section 51A-4.210 “Retail and Personal Service Uses,” of Division 51A-200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding a new Paragraph (17.1), “Mobile Retail Establishment,” to read as follows:

“(17.1) Mobile retail establishment.

(A) Definition. MOBILE RETAIL ESTABLISHMENT means an establishment that sells merchandise from a movable and operable vehicle or trailer on wheels (motorized or non-motorized).

(B) Districts permitted: By right in A(A), MF-4(A), office, retail, commercial service and industrial, central area, mixed use, multiple commercial, and urban corridor districts.

(C) Required off-street parking. None required.

(D) Required off-street loading: None

(E) Additional provisions:

(i) Mobile retail establishments are prohibited from selling e-cigarettes, food, beverages, medications, pets, smoking paraphernalia, tobacco, and tobacco products or providing personal services.

(ii) Mobile retail establishments are only permitted at a location that has an operating business with a valid certificate of occupancy for a retail or personal service use.

(iii) Mobile retail establishments may only operate between 8:00 a.m. and 9:00 p.m.

(iv) Mobile retail establishments may not remain on-site when not operating.

(v) The operator of a mobile retail establishment shall display a mobile retail license prominently in a window and if requested by a code compliance officer or a police officer, must produce a notarized affidavit from the property owner granting permission for the business to operate on the property.

(vi) A fire extinguisher approved by the Dallas Fire-Rescue Department must be present on the vehicle at all times.

(vii) The use of outside speakers or other noise equipment is prohibited.

(viii) A mobile retail establishment, including merchandise, may be located on a maximum of six off-street parking spaces or 10 percent of the off-street parking spaces on a lot, whichever is less.

(ix) A mobile retail establishment, including merchandise, must be located on an approved parking surface.

(x) A mobile retail establishment may not be located on a handicapped parking space or handicapped loading area.

(xi) Mobile retail establishments may not impede traffic circulation and may not be located in a visibility triangle.

(xii) A maximum of one mobile retail establishment is permitted on a building site.

(xiii) Mobile retail establishments located in central area districts may be required to obtain a CBD concession license and location permit.

(xiv) Merchandise may not be sold from the trunk of a car but may be sold next to a vehicle or trailer that is in compliance with this paragraph.”

SECTION 2. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 3. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

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

SECTION 5. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER D. BOWERS, Interim City Attorney

DRAFT

By _____
Assistant City Attorney

Passed _____