



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, September 1, 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) **S156-257**
(CC District 14)

An application to replat a 0.9917-acre tract of land containing all of Lots 14 and 15A in City Block D/5187 to create one lot on property located on SMU Boulevard at Prentice Street, northwest corner.
Applicant/Owner: Peruna East Corporation
Surveyor: Raymond Goodson, Jr., Inc.
Application Filed: August 3, 2016
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S156-258**
(CC District 5)

An application to create one 1.5445-acre lot and one 2.1925-acre lot from a 3.737-acre tract of land in City Block 6235 on property located on Lake June Road at Guard Drive.
Applicant/Owner: 6343 Lake June, LLC and 786 Charco Blanco, LLC
Surveyor: Probeck Land Surveyors
Application Filed: August 4, 2016
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S156-260**
(CC District 6)
- An application to replat a 24.254-acre lot from a tract of land containing part of City Blocks 6574, 6575, 6576, A/6576, 6577, and 6579 to create one lot on property located on IH-635 at IH-35E, northwest corner.
- Applicant/Owner: Mercer Crossing Industrial Land , Ltd.
Surveyor: Peiser & Mankin
Application Filed: August 4, 2016
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (4) **S156-262**
(CC District 1)
- An application to replat a 6.291-acre tract of land containing part of City Block 6/4736 to create a Shared Access Development containing 60 lots ranging in size from 1,215-square feet in size to 5,902-square feet in size, and to remove the existing 25-foot platted building line along the west line of Stevens Village Drive on property located on Stevens Village Drive, north of Davis Street.
- Applicant/Owner: David Weekly Homes
Surveyor: Stantec Engineers & Surveyors, Inc.
Application Filed: August 5, 2016
Zoning: PD 768, Tracts 1 & 2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (5) **S156-261**
(CC District 13)
- An application to replat a 2.142-acre tract of land containing part of Lot 2 and all of Lot 3 in City Block 1/5517 to create one lot on property located on Hollow Way, north of Walnut Hill Lane.
- Applicant/Owner: Waterside Properties / Joel & Terry Ray
Surveyor: Pacheco Koch, Engineers & Surveyors, Inc.
Application Filed: August 5, 2016
Zoning: R-1ac.(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S156-263**
(CC District 6)
- An application to replat a 0.254-acre tract of land containing all of Lot 15 and part of Lot 16 in City Block 13/7265 to create two 5,535-square foot lots on property located on Duluth Street at Crossman Avenue.
- Applicant/Owner: KH Solutions, Inc.
Surveyor: Gonzalez & Schneeberg, Engineers & Surveyors, Inc.
Application Filed: August 5, 2016
Zoning: TH-3(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S156-264**
(CC District 1)
- An application to replat a 0.254-acre tract of land containing all of Lot 4 in City Block C/3386 and a tract of land in City Block 3386 to create one lot on property located on Kessler Springs Drive, west of Cedar Hill Drive.
- Applicant/Owner: Scott Siekielski
Surveyor: Texas Heritage, Inc.
Application Filed: August 5, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Zoning Cases – Consent:

1. **Z156-296(SH)**
Sharon Hurd
(CC District 6)
- An application to 1) expand Subarea A within Planned Development District No. 741 by adding approximately 36.984 acres of land that were reclaimed from North Lake on property zoned an A(A) Agricultural District, and 2) change 36.984 acres of land generally along the edges of North Lake in Subarea A within Planned Development District No. 741 to an A(A) Agricultural District on property generally on the north side of Ranch Trail, east of Belt Line Road.
- Staff Recommendation: **Approval**, subject to a revised conceptual plan and conditions.
Applicant: Billingsley Company
Representative: Rob Baldwin, Baldwin Associates
2. **Z156-282(WE)**
Warren Ellis
(CC District 7)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the southwest corner of North Jim Miller Road and East R.L. Thornton Freeway.
- Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions.
Applicant: RaceTrac Petroleum, Inc.
Representative: Wes Hoblit
3. **Z156-293(LE)**
Laura Evans
(CC District 2)
- An application for the renewal of, and an amendment to Specific Use Permit No. 2150 for an alcoholic beverage establishment limited to a bar, lounge, or tavern with the addition of an inside commercial amusement limited to a live music venue on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, at the northeast corner of Elm Street and South Good Latimer Expressway.
- Staff Recommendation: **Approval** for a two-year period, subject to conditions.
Applicant: Eleven Entertainment, LLC
Representative: Audra Buckley, Permitted Development

4. **Z156-295(AR)**
Andrew Ruegg
(CC District 2)

An application for the renewal of, and amendment to Specific Use Permit No. 1767 for an alcoholic beverage establishment limited to a bar, lounge or tavern and the addition of an inside commercial amusement limited to a live music venue on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District, north of Commerce Street, east of South Good Latimer Expressway.
Staff Recommendation: **Approval** for a four-year period, subject to conditions.
Applicant/Representative: Tammy Moss
5. **Z156-302(PT)**
Pam Thompson
(CC District 6)

A City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development District No. 891 and an IR Industrial Research District with consideration given to expanding the Planned Development District, in an area generally bounded by Singleton Boulevard, Parvia Avenue, Muncie Street, and Beckley Avenue.
Staff Recommendation: **Approval**, subject to a revised Area Regulating Plan and conditions.
6. **Z156-234(JM)**
Jennifer Muñoz
(CC District 7)

An application for a CS Commercial Service District on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay on the southwest corner of Forney Road and North Prairie Creek Road.
Staff Recommendation: **Approval**
Applicant: West Texas Rebar Placers, Inc.
Representative: Marco A. Hernandez
7. **Z156-261(JM)**
Jennifer Muñoz
(CC District 5)

An application to 1) create a new subarea to allow an alternative financial establishment use by Specific Use Permit within Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, and 2) for a Specific Use Permit for an alternative financial establishment use on the southeast corner of Lake June Road and South Buckner Boulevard.
Staff Recommendation: **Approval** of a new subarea, subject to conditions; and **approval** of a Specific Use Permit for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a site plan and conditions.
Applicant: PLS Check Cashers of Texas / Realeins Properties, LTD
Representative: Karl Crawley, Masterplan
8. **Z156-284(JM)**
Jennifer Muñoz
(CC District 13)

An application for a Planned Development District for MF-1(A) Multifamily District uses on property zoned an R-10(A) Single Family District, on the north side of Modella Avenue, east of Dennis Road.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: Delmar & Marlowe Hermanovski
Representative: Rob Baldwin

Zoning Cases – Under Advisement:

9. **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 and August 4, 2016
10. **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, traffic management plan and conditions.
Applicant: Mercy Street; Dallas Housing Authority
Representative: Cliff Spruill, AIA
U/A From: August 4, 2016
11. **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
U/A From: August 18, 2016
12. **Z156-283(JM)**
Jennifer Muñoz
(CC District 2)
- An application for a Specific Use Permit for a liquor store on property zoned Subarea 1 within Planned Development District No. 298, the Bryan Area Special Purpose District on the northwest corner of Ross Avenue and North Haskell Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Alain Karatepeyan; 4101-11 Ross Avenue Joint Venture
Representative: Alain Karatepeyan
U/A From: August 18, 2016

Zoning Cases – Individual:

14. **Z156-259(SH)**
Sharon Hurd
(CC District 9)
- An application for a Planned Development District for a local utility and single family uses on property zoned an R-7.5(A) Single Family District, on the east corner of Barnes Bridge Road and Ferguson Road.
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
Applicant: North Texas Municipal Water District
Representative: Karl Crawley, MASTERPLAN
13. **Z156-267(SM)**
Neva Dean
(CC District 2)
- An application for a Planned Development District for an R-7.5(A) Single Family District and multifamily uses on property zoned an R-7.5(A) Single Family District with Historic Overlay No. 63 (David Crockett Elementary School) on the southwest side of North Carroll Avenue, southeast of Worth Street.
Staff Recommendation: **Pending**
Applicant: Crocket School Multifamily LLC
Representative: Suzan Kedron, Jackson Walker, LLP
Bus Tour Date: July 21, 2016
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Other Matters:

Minutes: August 18, 2016

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, September 1, 2016

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, September 1, 2016, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 156-004** - Consideration of an amendment to the Dallas Development Code to define a new use, "Paraphernalia Shop," and related regulations, and (2) **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: SMU Boulevard at Prentice Street, northwest corner**DATE FILED:** August 3, 2016**ZONING:** MU-3**CITY COUNCIL DISTRICT: 14 SIZE OF REQUEST: 0.9917-Acre MAPSCO: 36E****APPLICANT/OWNER:** Peruna East Corporation**REQUEST:** An application to replat a 0.9917-acre tract of land containing all of Lots 14 and 15A in City Block D/5187 to create one lot on property located on SMU Boulevard at Prentice Street, northwest corner.**SUBDIVISION HISTORY:**

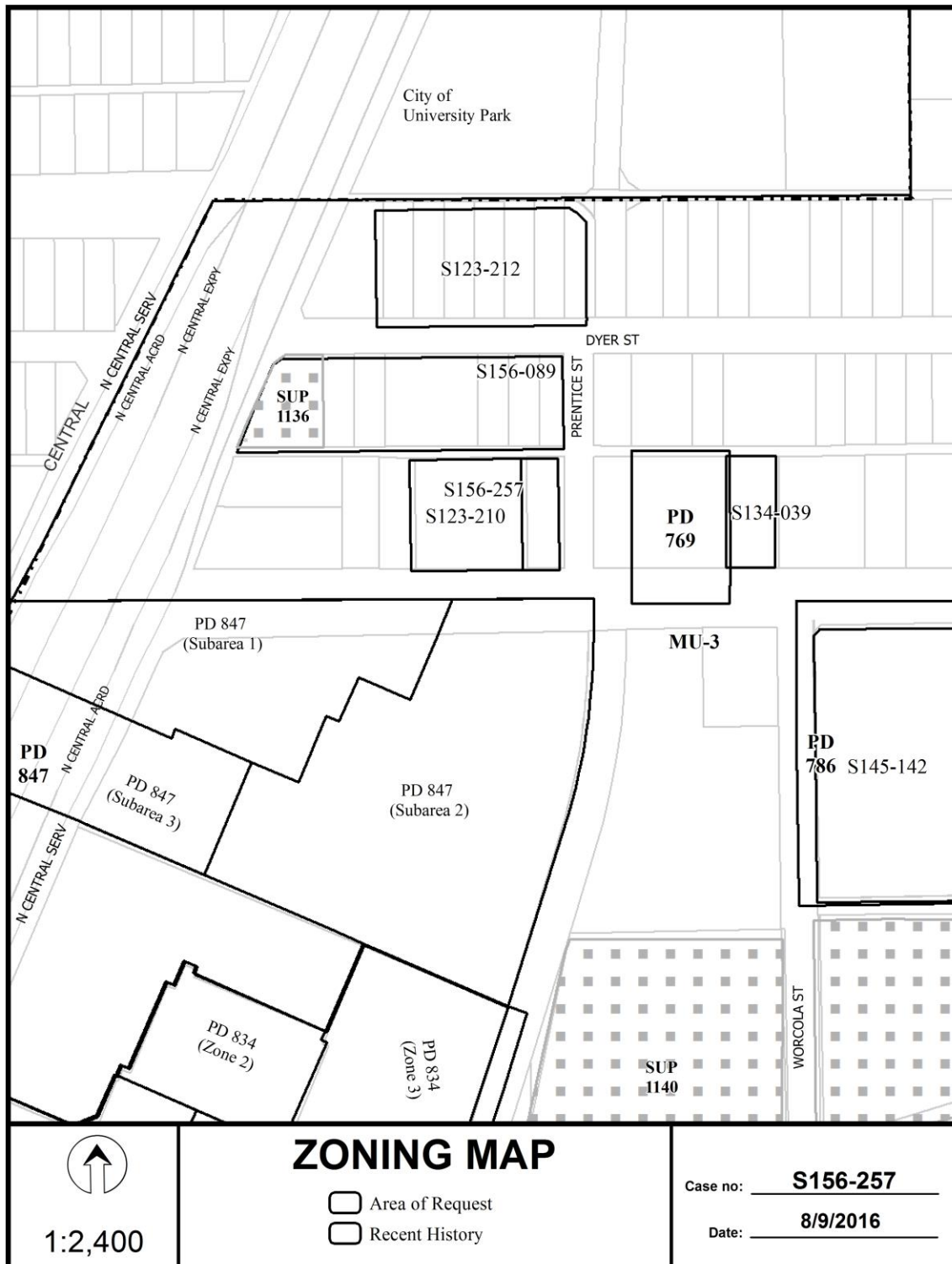
1. S156-089 was a request adjacent on the north of the present request to replat a 1.716-acre tract of land containing the remainder of Lots 1 and 2 and all of Lots 3-11 in City Block D/5187 into one lot on property located on Prentice Street at Dyer Street, southwest corner. The request was approved February 18, 2016 and has not been recorded.
2. S145-142 was a request southeast of the present request to replat a replat a 3.647-acre tract of land containing all of Lot 1A and all of a tract of land described as "Variable Width right-of-way abandonment" of SMU Boulevard and a portion of Greenville Avenue all located in or contiguous to City Block B/5185 into one lot on property located on SMU Boulevard, between Worcola Street and Greenville Avenue. The request was administratively approved April 22, 2015, and has not been recorded.
3. S134-089 was a request east of the present request to replat a 0.33-acre tract of land containing part of Lots 21 and 22 in City Block B/5187 into one lot on property located at 5619 SMU Boulevard. The request was administratively approved December 19, 2013, and recorded December 4, 2014.
4. S123-212 was an application to replat a 1.4801-acre lot containing all of Lots 4 through 9 and part of Lot 10 in City Block C/5187 into one 1.090-acre lot and one 0.390-acre lot on Dyer Street east of North Central Expressway. The request was approved on August 8, 2013, and has not been recorded.
5. S123-210 was an application to replat a 0.744 acre tract of land containing all of Lots 15 and 16A in City Block D/5187 into one lot located at the northwest corner of SMU Boulevard and Prentice Street. The request was approved on August 8, 2013, and recorded on August 22, 2014.

STAFF RECOMMENDATION: The proposed replat complies with the requirements of the MU-3 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

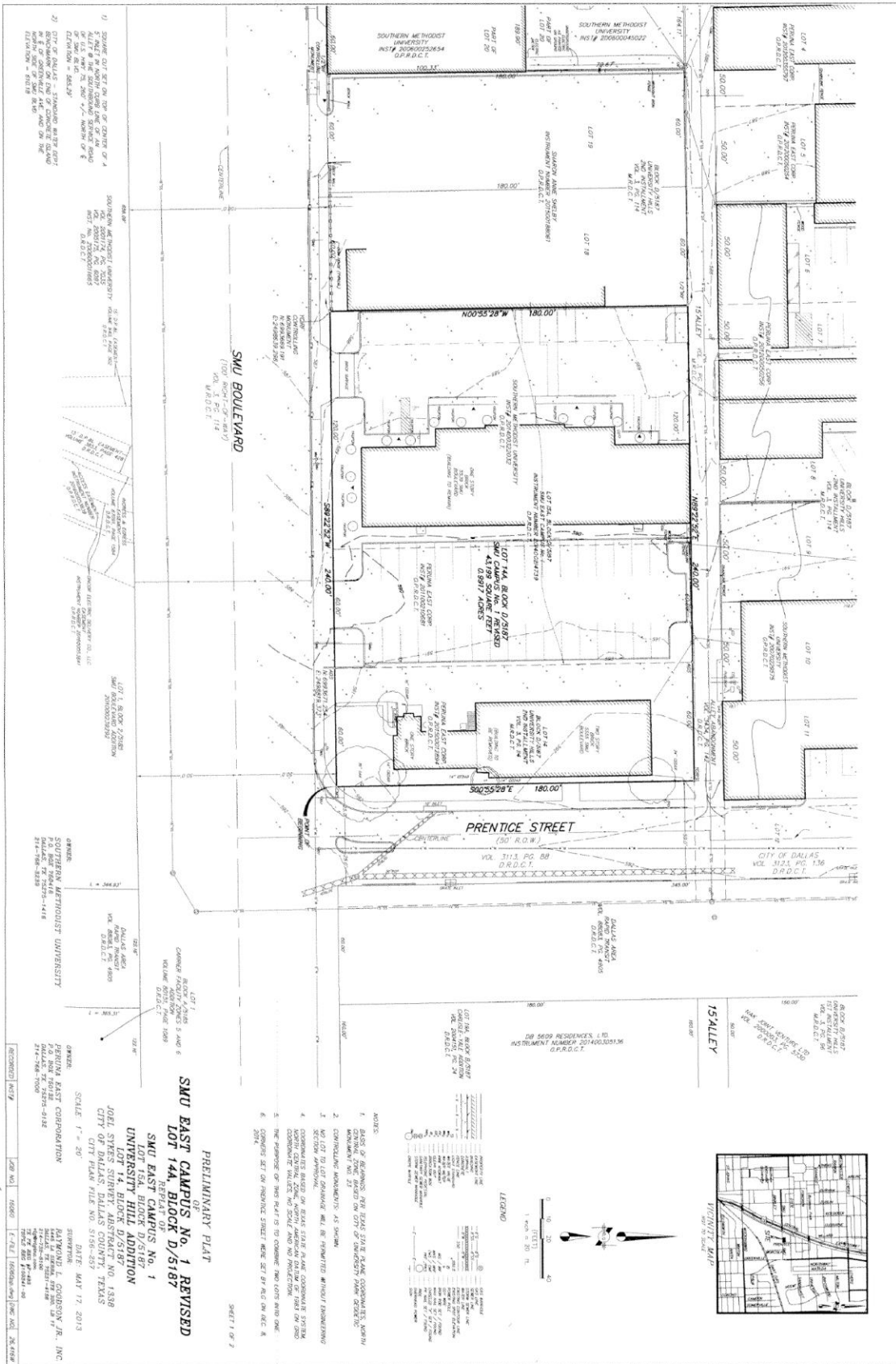
- Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 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 28 feet of right-of-way from the established centerline of Prentice Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
 13. On the final plat, dedicate a 15-foot by 15-foot corner clip at SMU Boulevard and Prentice Street. Section 51A-8.602(d)(1)

14. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at Prentice Street and the alley. Section 51A-8.602(e), Section 51A-9.101
15. On the final plat show recording information on all existing easements within 150-feet of the property. Platting Guidelines
16. Prior to submittal of the final plat for the Chairman's signature provide a signed, sealed, and dated drawing depicting buildings along the north and west line of the proposed plat. Show the respective tie dimension to the property line at each building corner, and clearly indicate whether they are clear of the proposed lot lines or if they are encroaching into the adjoining property.
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. On the final plat identify the property as Lot 14A in City Block D/5187. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)





 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S156-257 </u> Date: <u> 8/9/2016 </u>
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PRELIMINARY PLAT
SMU EAST CAMPUS No. 1 REVISED
LOT 14, BLOCK D/5187
 SMU EAST CAMPUS No. 1
 LOT 14, BLOCK D/5187
 UNIVERSITY HILL ADDITION
 JOEL SPRENGER, ARCHITECT, NO. 1438
 CITY OF DALLAS, TEXAS
 CITY PLAN FILE NO. 5156-257
 SCALE 1" = 30'
 DATE: MAY 17, 2013
 ENGINEER: JAMES R. CARROLL, JR., INC.
 1400 WEST 14TH STREET, SUITE 100
 DALLAS, TEXAS 75202-4106
 PHONE: 214-752-4106
 FAX: 214-752-4106
 REC'D: MAY 17 2013

LOCATION: Lake June Road at Guard Drive.

DATE FILED: August 4, 2016

ZONING: LI

CITY COUNCIL DISTRICT: 5 SIZE OF REQUEST: 1.5445-Acre MAPSCO: 57M

APPLICANT/OWNER: 6343 Lake June, LLC and 786 Charco Blanco, LLC

REQUEST: An application to create one 1.5445-acre lot and one 2.1925-acre lot from a 3.737-acre tract of land in City Block 6235 on property located on Lake June Road at Guard Drive.

SUBDIVISION HISTORY:

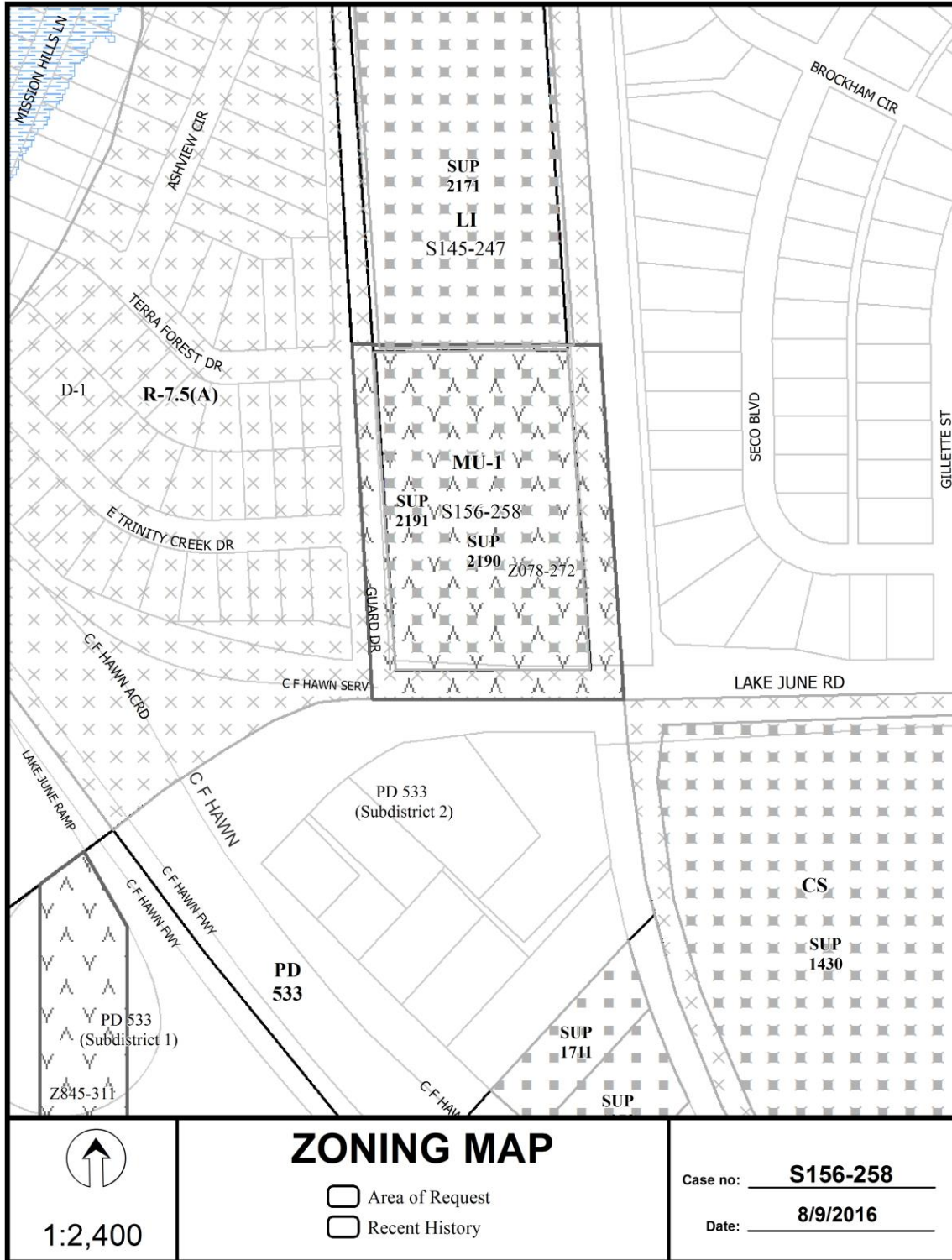
1. S145-247 was a request contiguous on the north of the present request to one lot from a 5.447-acre tract of land in City Block 6235 on property located at 1400 Guard Drive, north of Lake June Road and east of Guard Drive. The request was approved August 20, 2015 and has not been recorded.

STAFF RECOMMENDATION: The proposed replat complies with the requirements of the LI 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 2. 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 50 feet of right-of-way from the established centerline of Lake June Road. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
13. On the final plat, dedicate a 15-foot by 15-foot corner clip at Guard Drive and Lake June Road. Section 51A-8.602(d)(1)
14. On the final plat show recording information on all existing easements within 150-feet of the property. Platting Guidelines
15. On the final plat chose a different addition name.
16. On the final plat distances/widths of right-of-way across Lake June Road, Guard Drive, and Dallas Area Rapid Transit right-of-way.
17. 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)
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 is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)
20. If any portion of the property qualifies as a prospective park site pursuant to the standards and guidelines contained in the Long Range Physical Plan for Park and Recreational Facilities, the director of parks and recreation must be notified and given an opportunity to negotiate for the acquisition of the property before a final plat is approved.

21. On the final plat identify the property as Lot 2, and Lot 3 in City Block D/6235. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S156-258 </u> Date: <u> 8/9/2016 </u>
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CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 1, 2016****FILE NUMBER: S156-260****Subdivision Administrator: Paul Nelson****LOCATION:** IH-635 at IH-35E, northwest corner**DATE FILED:** August 4, 2016**ZONING:** LI**CITY COUNCIL DISTRICT: 6 SIZE OF REQUEST: 24.254-Acre MAPSCO: 12Y****APPLICANT/OWNER:** Mercer Crossing Industrial Land , Ltd.

REQUEST: An application to replat a 24.254-acre lot from a tract of land containing part of City Blocks 6574, 6575, 6576, A/6576, 6577, and 6579 to create one lot on property located on IH-635 at IH-35E, northwest corner.

SUBDIVISION HISTORY:

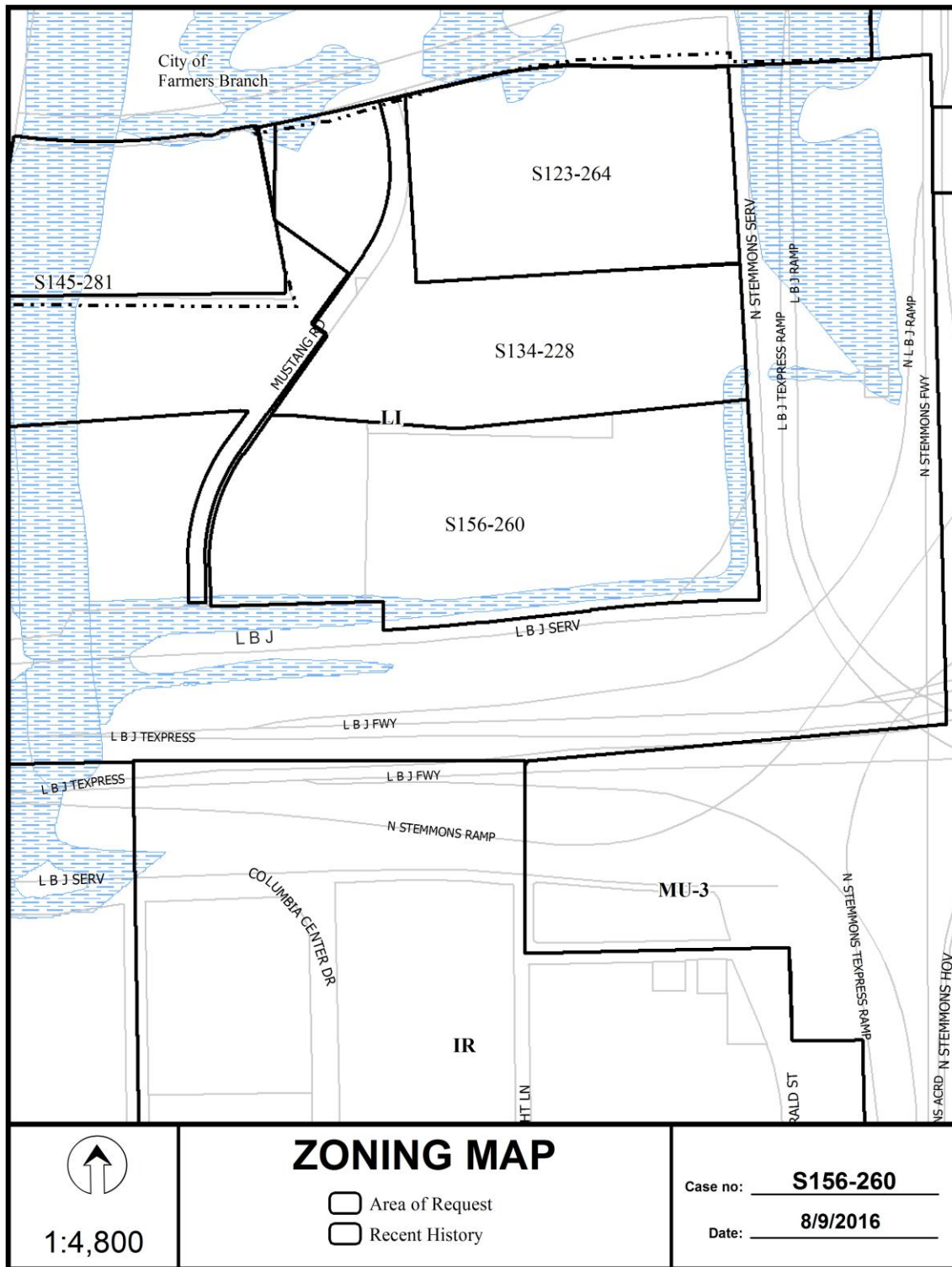
1. S145-281 was a request northwest of the present request to replat a tract of land containing part of Lot 1 in City Block A/6576; a tract of land in City Block 6579; and part of Block B, Westside Addition, Section 2 in the City of Farmers Branch to create one 20.026-acre lot on property located on Morgan Parkway west of IH 35E. The request was approved October 1, 2015 and has not been recorded.
2. S134-228 was an application contiguous on the north to replat a 16.418-acre tract of land containing part of Lot 1 in City Block A/6576 and part of a 93.93-acre tract of land into one lot on property located north of Lyndon B. Johnson Freeway/Interstate Highway No. 635 and west of Stemmons Freeway/Interstate Highway No. 35E. The request was approved on September 4, 2014 and was recorded January 11, 2016.
3. S123-264 was an application north of the present request to replat a 15.612-acre tract of land containing part of Lot 1 in City Block A/6576 and part of a tract of land in City Block 5676 into one lot on property located at the southwest corner of Interstate Highway 35 at Mercer Parkway. The request was approved on October 10, 2013 and was recorded December 4, 2014

STAFF RECOMMENDATION: The proposed replat complies with the requirements of LI 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 add note: "TXDOT approval may be required for any driveway modification or new access point(s)."
13. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management
14. 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
15. 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
16. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management

17. 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.
18. 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).
19. 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)
20. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
21. On the final plat show recording information on all existing easements within 150-feet of the property. Platting Guidelines.
22. Plat S145-281 must be recorded prior to this plat being recorded.
23. May need release of Covenant Agreement recorded in Vol. 87165, page 13313.
24. The Drainage Easement recorded in Volume 87165, page 3290 needs to be abandoned prior to recording the final plat.
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)
26. 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)
27. 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)
28. On the final plat change "Future Mustang Road" to "Mustang Road".
29. On the final plat identify the property as Lot 1D in City Block A/6576. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)



LOCATION: Stevens Village Drive, north of Davis Street

DATE FILED: August 5, 2016

ZONING: PD 768, Tracts 1 & 2

CITY COUNCIL DISTRICT: 1

SIZE OF REQUEST: 6.291-acre

MAPSCO: 54A

APPLICANT/OWNER: David Weekly Homes

REQUEST: An application to replat a 6.291-acre tract of land containing part of City Block 6/4736 to create a Shared Access Development containing 60 lots ranging in size from 1,215-square feet in size to 5,902-square feet in size, and to remove the existing 25-foot platted building line along the west line of Stevens Village Drive on property located on Stevens Village Drive, north of Davis Street.

SUBDIVISION HISTORY:

1. S134-103 was a request east of the present request to replat a 1.929-acre tract of land containing part of Lot 2 and all of Lot 3 in City Block A/5127 into a 22 lot Shared Access Development with 3 common areas and to remove the 25 foot building line along Steven Forest Drive on property located on Stevens Forest Drive between Kessler Woods Trail and Mary Cliff Road. The request was approved April 3, 2014 and recorded May 24, 2016.

BUILDING LINE REMOVAL: The Commission may approve a relocation or removal of the platted building line with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

(1) upon the affirmative vote of at least three-fourths of the commission members present; and

(2) if the Commission finds that relocation or removal of the platted building line will not:

“(i) require a minimum front, side, or rear yard setback less than required by zoning regulation;”

- The building line is 25 feet and was created by plat 62-257 CA which was recorded February 16, 1965. PD 768 requires a minimum front yard setback of 10 feet.

“(ii) be contrary to the public interest;”

- Notices were not sent to property owners because this is not a residential replat.

“(iii) adversely affect neighboring properties; and”

- The building line is on property which is adjacent to PD 830, the PD requires a 10 foot front yard setback. The removal of the building line will not have an adverse impact on the adjacent lots.

“(iv) adversely affect the plan for the orderly development of the subdivision.”

- The removal of the 25-foot building line will not negatively affect the development of the subdivision as it will allow development to occur in compliance with the zoning requirements that are outlined in PD 768.

STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: The removal of the building line will allow the site to be developed in compliance with the zoning requirements of PD 768. As such, staff supports the removal of the building line.

STAFF RECOMMENDATION: 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..."

PD 768, Tracts 1 and 2 provide for a minimum lot area of 1,000-square feet per lot, a front yard setback requirement of 10 feet, and a maximum density of 125 dwelling units. This request is to develop 60 lots with lot sizes ranging from 1,215-square feet in size to 5,902-square feet in size, and to maintain a front yard setback of 10 feet along Stevens Village Drive. Staff concludes that the request complies with the requirements of PD 768 Tracts 1 and 2, Section 51A-8.503(a), as well as with the Shared Access Development requirements of Section 51(A)-4.411; therefore, staff recommends approval subject to compliance with the following conditions:

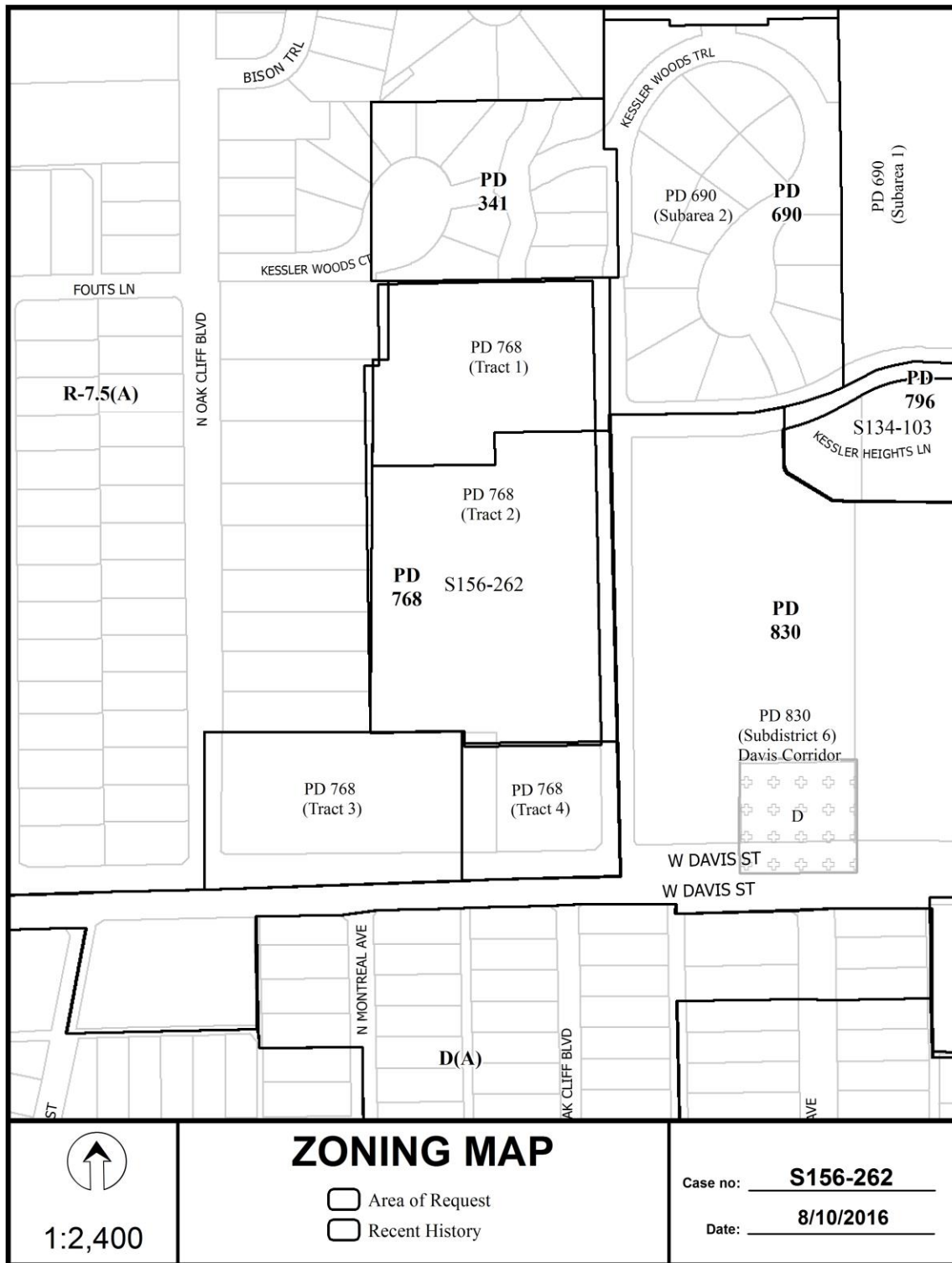
1. The final plat MUST conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d).
2. Department of Sustainable Development and 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

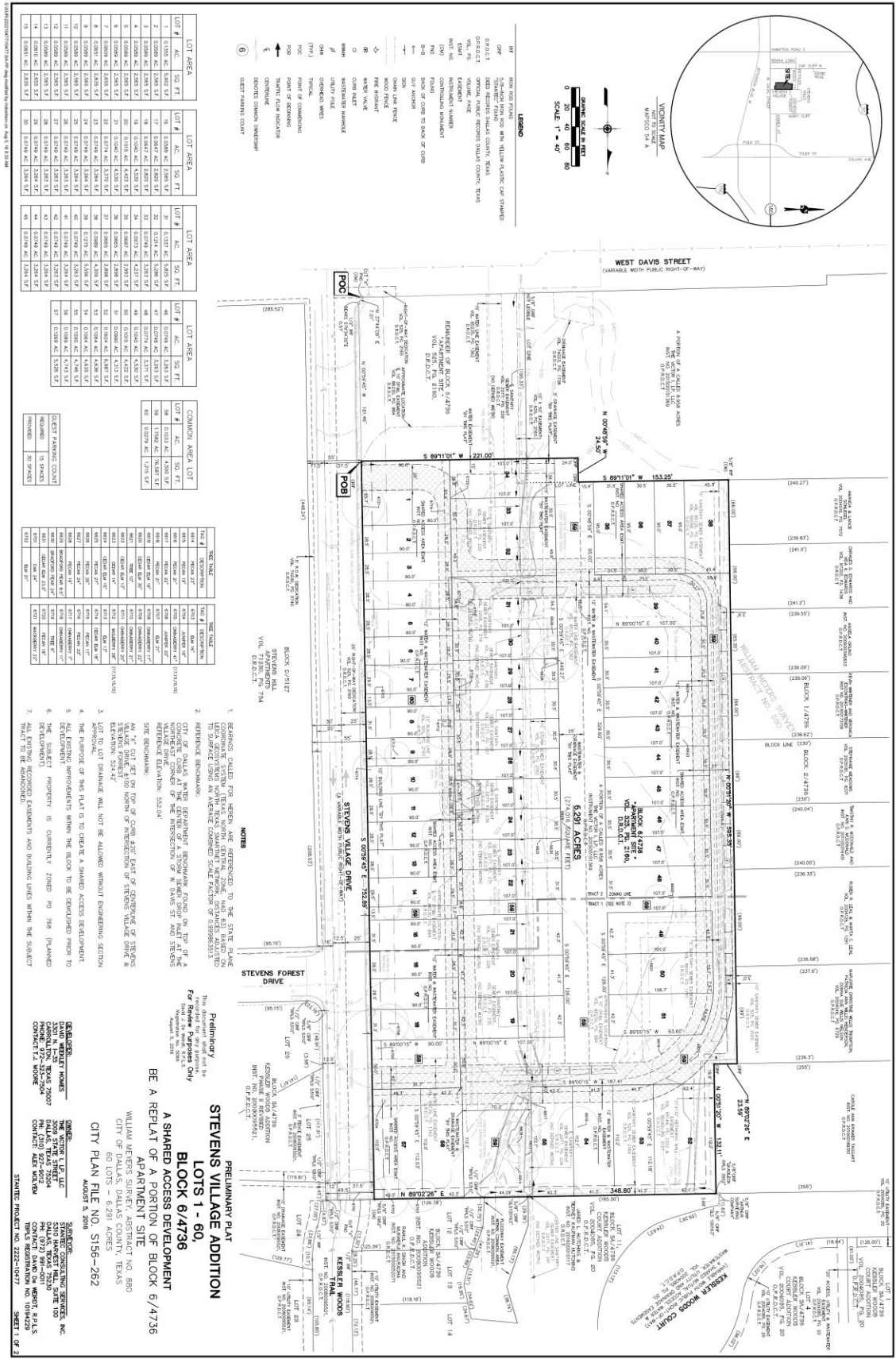
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 57, plus 3 common areas proposed as Lots 58, 59 and 60. 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. Section 51A-8.603 and Section 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 28 feet of right-of-way from the established centerline of Stevens Village Drive. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
13. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management
14. 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
15. 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
16. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management
17. 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.
18. 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).
19. 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)
20. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
21. On the final plat all utility easement abandonments must be shown with the correct recording information.

22. Provide guest parking with adequate maneuverability per the Shared Access Development requirement. Section 51A-4.411(g)
23. On the final plat guest parking must be provided at a rate of one space per 8 lots and must be located within the Shared Access Area Easement.
24. There must be a minimum of 2 access area points. Section 51A-4.411(d)(10)
25. The Shared Access Area easement must be a minimum of 20 feet wide and contain a minimum paving width of 16 feet. Section 51A-4.411(d)(7)
26. A water and wastewater easement at least 12 feet wide is to be used exclusively for public water and wastewater below grade and must be provided within the Shared Access Area easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
27. No building permit may be issued to authorize work in the shared access area development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat and all other requirements of the shared access area have been met. Section 51A-4.411(c)(3)
28. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
29. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement must include a metes and bounds description of the shared access area, and a map drawn to a scale of 1 inch equals 20-feet as part of an attachment to the document. Section 51A-4.411(e)
30. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot. Section 51A-4.411(f)(2)
31. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)
32. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
33. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public street or a City Council approved private street."
34. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)

35. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Street Name Coordinator to obtain an approved street name”. Sections 51A-8.403(a)(1)(A)(xiv) and 51A-8.506(e)
36. 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)
37. 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)
38. 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)
39. Shared Access Area developments must comply with DWU standards for water and wastewater construction and design and be accepted by the City of Dallas prior to submittal of the final plat for the Chairperson’s signature. Section 49-61(c)(5)(B) and the Development Design Procedures and Policy Manual, Section 2
40. The number and location of fire hydrants, must comply with the Dallas Fire Code.
41. A single family subdivision requiring Engineering for Water/Wastewater extensions is not eligible for an Early Release Building Permit.
42. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Street Name Coordinator to obtain an approved street name.
43. On the final plat identify the property as Lots 1 through 57, and the Common Area as “CA”A”, CA”B”, and CA”C” in City Block 6/4736. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii)
44. On the final plat indicate on the map and as a note: “The platted 25 foot building line along the north line of Stevens Park Drive is removed by this plat.”







LOT AREA

LOT #	AC.	SQ. FT.
1	0.000	0.000
2	0.000	0.000
3	0.000	0.000
4	0.000	0.000
5	0.000	0.000
6	0.000	0.000
7	0.000	0.000
8	0.000	0.000
9	0.000	0.000
10	0.000	0.000
11	0.000	0.000
12	0.000	0.000
13	0.000	0.000
14	0.000	0.000
15	0.000	0.000

LOT AREA

LOT #	AC.	SQ. FT.
16	0.000	0.000
17	0.000	0.000
18	0.000	0.000
19	0.000	0.000
20	0.000	0.000
21	0.000	0.000
22	0.000	0.000
23	0.000	0.000
24	0.000	0.000
25	0.000	0.000
26	0.000	0.000
27	0.000	0.000
28	0.000	0.000
29	0.000	0.000
30	0.000	0.000

LOT AREA

LOT #	AC.	SQ. FT.
31	0.000	0.000
32	0.000	0.000
33	0.000	0.000
34	0.000	0.000
35	0.000	0.000
36	0.000	0.000
37	0.000	0.000
38	0.000	0.000
39	0.000	0.000
40	0.000	0.000
41	0.000	0.000
42	0.000	0.000
43	0.000	0.000
44	0.000	0.000
45	0.000	0.000

COMMON AREA LOT

LOT #	AC.	SQ. FT.
46	0.000	0.000
47	0.000	0.000
48	0.000	0.000
49	0.000	0.000
50	0.000	0.000
51	0.000	0.000
52	0.000	0.000
53	0.000	0.000
54	0.000	0.000
55	0.000	0.000
56	0.000	0.000
57	0.000	0.000
58	0.000	0.000
59	0.000	0.000
60	0.000	0.000

THE TRACT

TRACT #	AC.	SQ. FT.
61	0.000	0.000
62	0.000	0.000
63	0.000	0.000
64	0.000	0.000
65	0.000	0.000
66	0.000	0.000
67	0.000	0.000
68	0.000	0.000
69	0.000	0.000
70	0.000	0.000
71	0.000	0.000
72	0.000	0.000
73	0.000	0.000
74	0.000	0.000
75	0.000	0.000

THE TRACT

TRACT #	AC.	SQ. FT.
76	0.000	0.000
77	0.000	0.000
78	0.000	0.000
79	0.000	0.000
80	0.000	0.000
81	0.000	0.000
82	0.000	0.000
83	0.000	0.000
84	0.000	0.000
85	0.000	0.000
86	0.000	0.000
87	0.000	0.000
88	0.000	0.000
89	0.000	0.000
90	0.000	0.000

OBJECT MARKING COUNT

OBJECT	COUNT
REQUIRE	30 39/465
PROVIDED	30 39/465

NOTES

- BOUNDARIES CALLED FOR HEREIN ARE REFERENCED TO THE STATE PLAT...
- REFERENCE TO THE CITY OF DALLAS...
- THE CITY OF DALLAS...
- ALL EXISTING RECORD EVIDENCES AND BOUNDARY LINES...

PRELIMINARY PLAT
STEVENS VILLAGE ADDITION
BLOCK 6/4736
LOTS 1 - 60
A SHARED ACCESS DEVELOPMENT
APARTMENT SITE
CITY PLAN FILE NO. S156-262
ADDITION 9, 2016

PREPARED BY: K&L AGENT, INC.
3510 DAWSON STREET, SUITE 100
DALLAS, TEXAS 75245
PHONE: 972-321-2424
FAX: 972-321-2424
CONTACT: ALEX WICKER

DATE: 08/01/16
PROJECT NO.: 2222-10477
SHEET 1 OF 4

LOCATION: 10036 & 10048 Hollow Way, north of Walnut Hill Lane

DATE FILED: August 5, 2016

ZONING: R-1ac.(A)

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 2.142-Acre

MAPSCO: 25N

APPLICANT/OWNER: Waterside Properties / Joel & Terry Ray

REQUEST: An application to replat a 2.142-acre tract of land containing part of Lot 2 and all of Lot 3 in City Block 1/5517 to create one lot on property located on 10036 & 10048 Hollow Way, north of Walnut Hill Lane.

NOTICES: 10 notices were sent to property owners within 200 feet of the property on August 12, 2016.

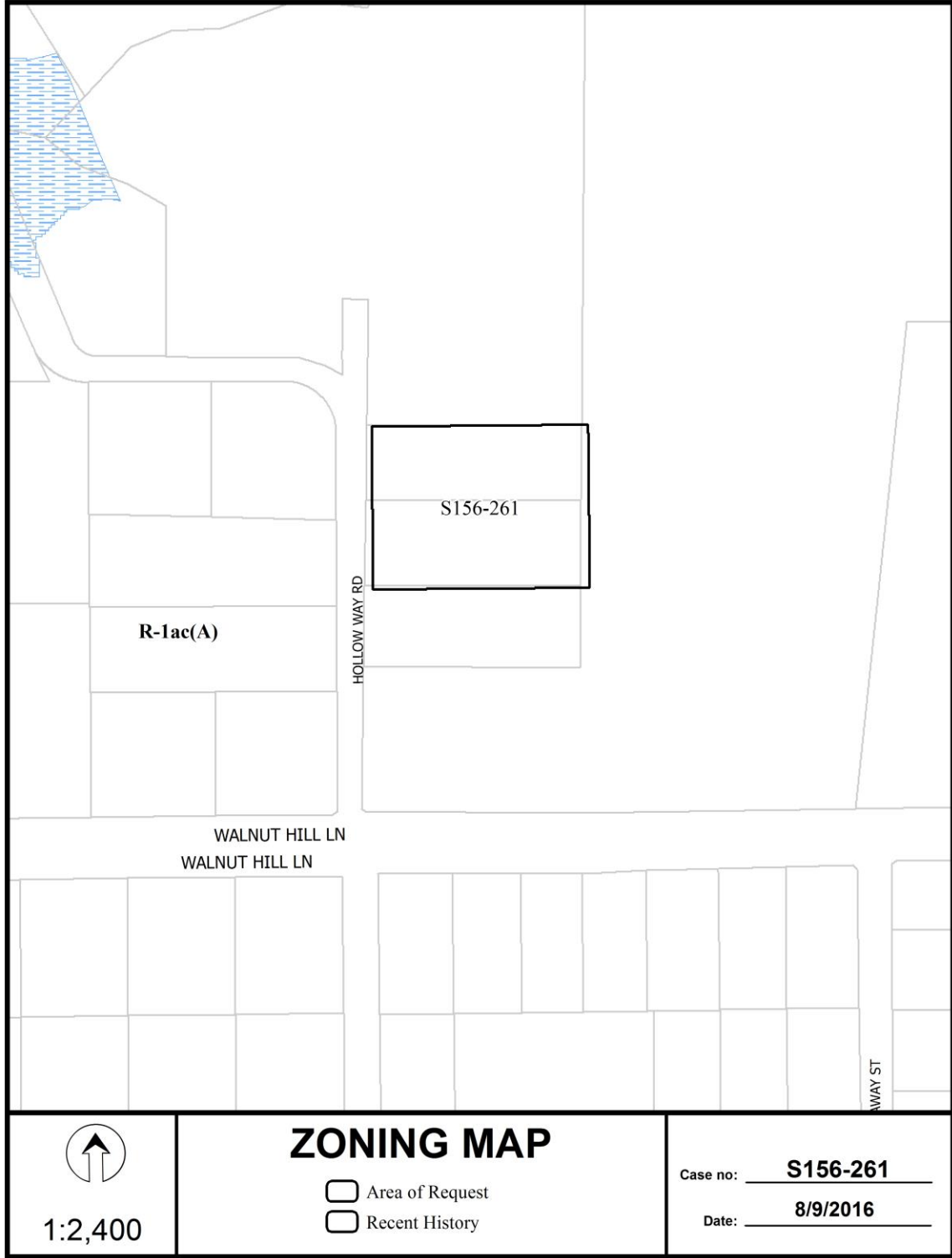
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: 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 lots in the immediate vicinity of this request are varied in lot width, lot area and street frontage. The proposed lot is larger than some existing lots and smaller than others in the area. Staff concludes that in the northwest quadrant of Hollow Way and Walnut Hill Lane there is no established lot width, depth, or pattern and the requested lot complies with the zoning regulations in the area; 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 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 1. Section 51A-4.411(f)(3)
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. 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)
12. On the final plat show the correct recording information for the subject property. Platting Guidelines
13. The number and location of fire hydrants, must comply with the Dallas Fire Code.
14. Provide the Street Name Coordinator with any information about how Hollow Way Road was created.
15. On the final plat identify the property as Lot 2A in City Bock 1/5517. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).



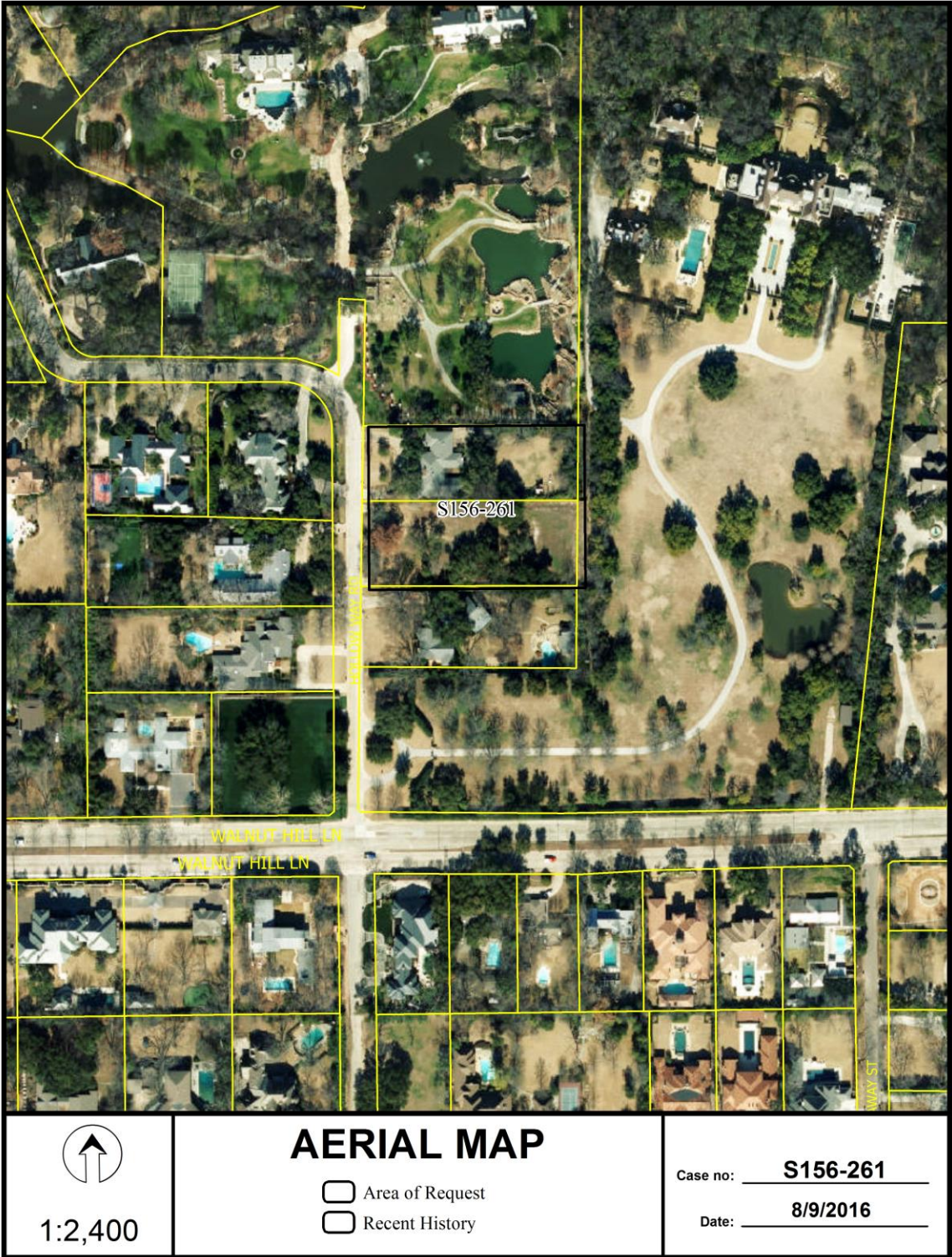
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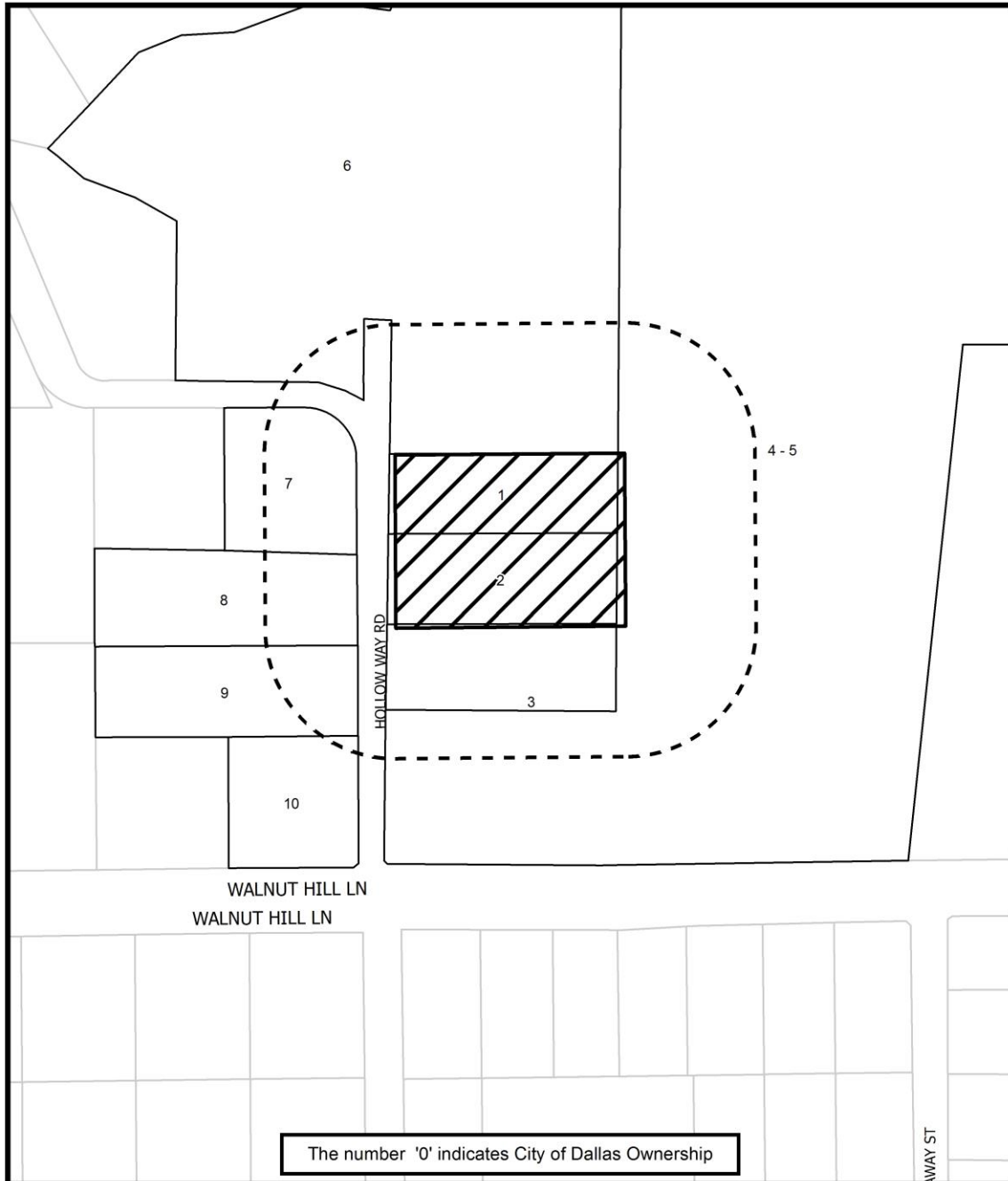
ZONING MAP

- Area of Request
- Recent History

Case no: S156-261

Date: 8/9/2016





 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">10</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	10	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: S156-261 Date: 8/24/2016
200'	AREA OF NOTIFICATION					
10	NUMBER OF PROPERTY OWNERS NOTIFIED					

08/11/2016

Notification List of Property Owners

S156-261

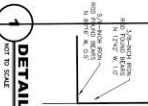
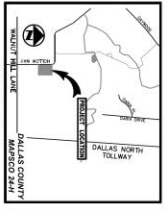
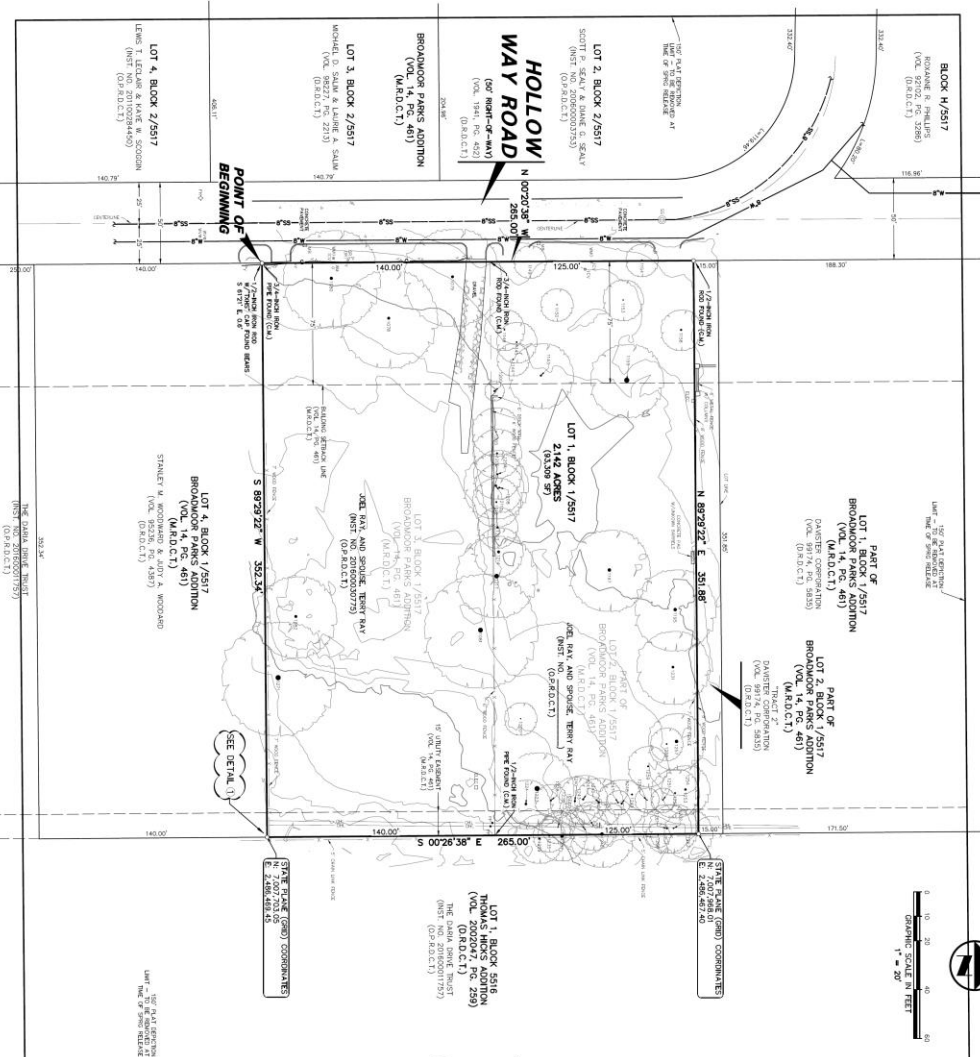
10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10048 HOLLOW WAY RD	SCHULTZ VIRGINIA M
2	10036 HOLLOW WAY RD	MARLETT CHRISTOPHER A
3	10010 HOLLOW WAY RD	WOODWARD STANLEY M &
4	10000 HOLLOW WAY RD	HICKS THOMAS O &
5	10000 HOLLOW WAY RD	HICKS THOMAS O & CINDA CREE
6	10300 GAYWOOD RD	PHILLIPS GENE E &
7	10041 HOLLOW WAY RD	SEALY SCOTT P & DIANE G
8	10033 HOLLOW WAY RD	SALIM MICHAEL D &
9	10023 HOLLOW WAY RD	LECLAIR LEWIS T &
10	10007 HOLLOW WAY RD	SALIM MICHAEL D & LAURIE A

NO.	DESCRIPTION
1001	2" X 4" OAK
1002	2" X 4" OAK
1003	2" X 4" OAK
1004	2" X 4" OAK
1005	2" X 4" OAK
1006	2" X 4" OAK
1007	2" X 4" OAK
1008	2" X 4" OAK
1009	2" X 4" OAK
1010	2" X 4" OAK
1011	2" X 4" OAK
1012	2" X 4" OAK
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1020	2" X 4" OAK
1021	2" X 4" OAK
1022	2" X 4" OAK
1023	2" X 4" OAK
1024	2" X 4" OAK
1025	2" X 4" OAK
1026	2" X 4" OAK
1027	2" X 4" OAK
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1198	2" X 4" OAK
1199	2" X 4" OAK
1200	2" X 4" OAK

LEGEND

--- 1" X 4" OAK
 --- 2" X 4" OAK
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 --- 16" X 16" OAK
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 --- 42" X 42" OAK
 --- 48" X 48" OAK
 --- 54" X 54" OAK
 --- 60" X 60" OAK
 --- 72" X 72" OAK
 --- 84" X 84" OAK
 --- 96" X 96" OAK
 --- 108" X 108" OAK
 --- 120" X 120" OAK
 --- 132" X 132" OAK
 --- 144" X 144" OAK
 --- 156" X 156" OAK
 --- 168" X 168" OAK
 --- 180" X 180" OAK
 --- 192" X 192" OAK
 --- 204" X 204" OAK
 --- 216" X 216" OAK
 --- 228" X 228" OAK
 --- 240" X 240" OAK
 --- 252" X 252" OAK
 --- 264" X 264" OAK
 --- 276" X 276" OAK
 --- 288" X 288" OAK
 --- 300" X 300" OAK



PRELIMINARY
 THIS PLAN IS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION OR RECORDING WITHOUT THE APPROVAL OF THE CITY ENGINEER AND THE COUNTY ENGINEER.

PRELIMINARY PLAT
EL RAY
LOT 1, BLOCK 1/5517
 BEING PART OF BLOCK 15517
 BEING PART OF THE
 DUE R.S.C. DALLAM SURVEY, INSTRUMENT NO. 523
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NUMBER: 5156-281
 ENGINEERING PLAN NUMBER: 3111-1

Pacheco Koch
 2507 MARSH ROAD, SUITE 100
 DALLAS, TEXAS 75228
 PHONE: 214.635.1234
 FAX: 214.635.1235
 WWW.PACHECO-KOCH.COM

REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 NO. 11427
 AUGUST 2016
 1508-06-315

LOCATION: Duluth Street at Crossman Avenue**DATE FILED:** August 5, 2016**ZONING:** TH-3(A)**CITY COUNCIL DISTRICT: 6** **SIZE OF REQUEST:** 0.254-Acre**MAPSCO:** 44P**APPLICANT/OWNER:** KH Solutions, Inc.

REQUEST: An application to replat a 0.254-acre tract of land containing all of Lot 15 and part of Lot 16 in City Block 13/7265 to create two 5,535-square foot lots on property located on Duluth Street at Crossman Avenue.

NOTICES: 17 notices were sent to property owners within 200 feet of the property on August 12, 2016.

SUBDIVISION HISTORY:

1. S145-262 was a request adjacent on the west of the present request to create a Shared Access Development with 229 single family lots and 28 common areas from a 15.342-acre tract of land in City Block 7259 and a portion of abandoned Borger Street on property located on Borger Street between Duluth Street and Andy Street. The request was approved September 17, 2015 and has not been recorded.
2. S145-109 was a request northeast of the present request to create a 100-lot Shared Access Area Development with residential lots ranging in size from 1,430 square feet to 2,858 square feet, from a 4.508-acre tract of land containing part of City Block 7257 on property located on Duluth Street between Borger Street and Obenchain Street. The request was approved March 19, 2015 and has not been recorded. Phase A of the development for this plat and was submitted January 13, 2016 and has not been recorded.
3. S145-087 was a request north and east of the present request to replat a 19.756-acre tract of land containing part of the Cement City Addition and part of an unplatted tract of land in City Block 7257 into five lots on property located at the southeast corner of Borger Street and Singleton Boulevard. The request was approved February 19, 2015 and has not been recorded. The plat was divided into 2 phases. Phase A was submitted for review January 8, 2016; and Phase B was submitted for review August 8, 2016.

STAFF RECOMMENDATION: 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..."

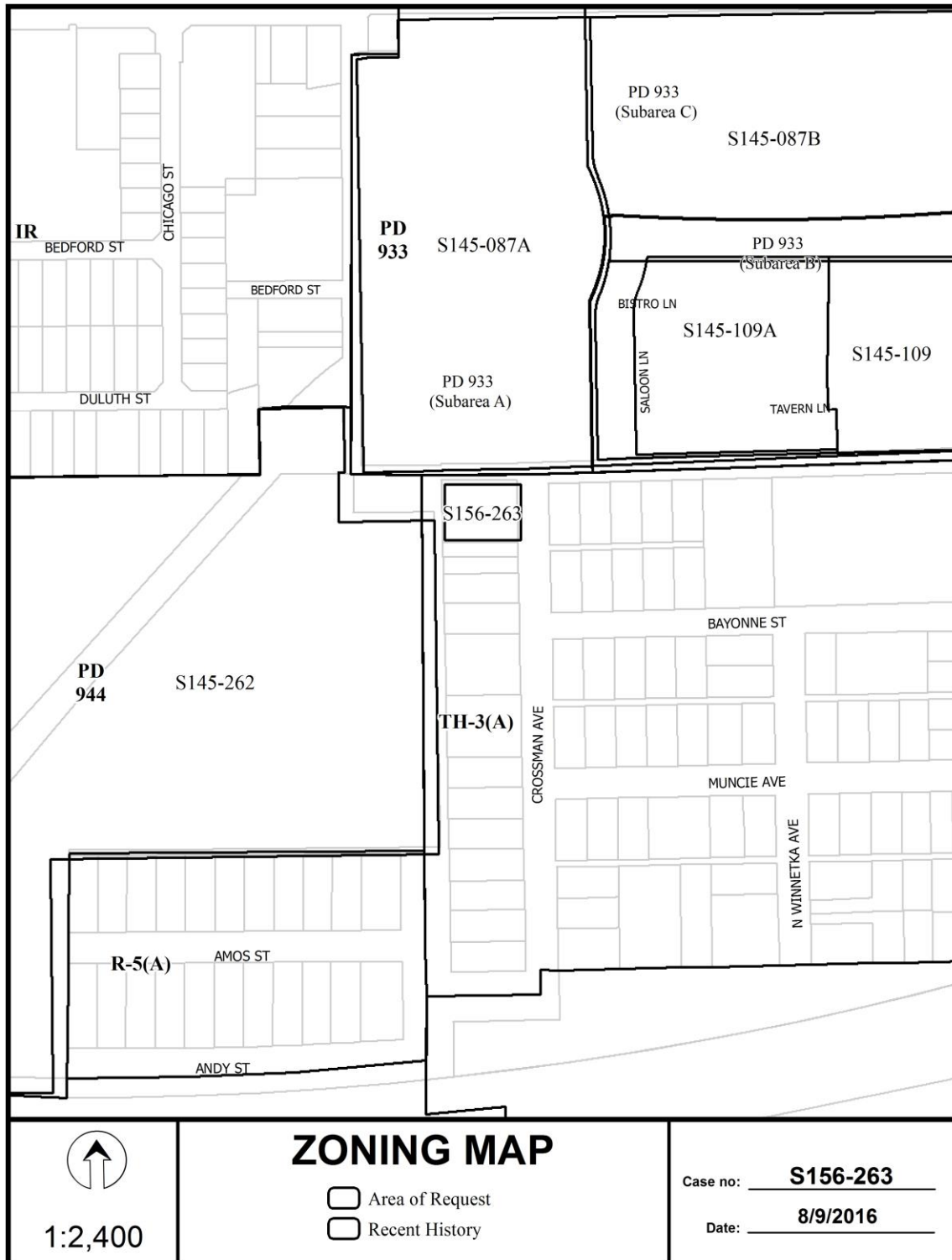
The property west of this request is being developed as a 229 lot Shared Access Area Development with lots ranging in size from 1,938 square feet to 3,720 square feet with lot widths of 22 to 23 feet. The proposed lots are each 5,535-square feet in area and

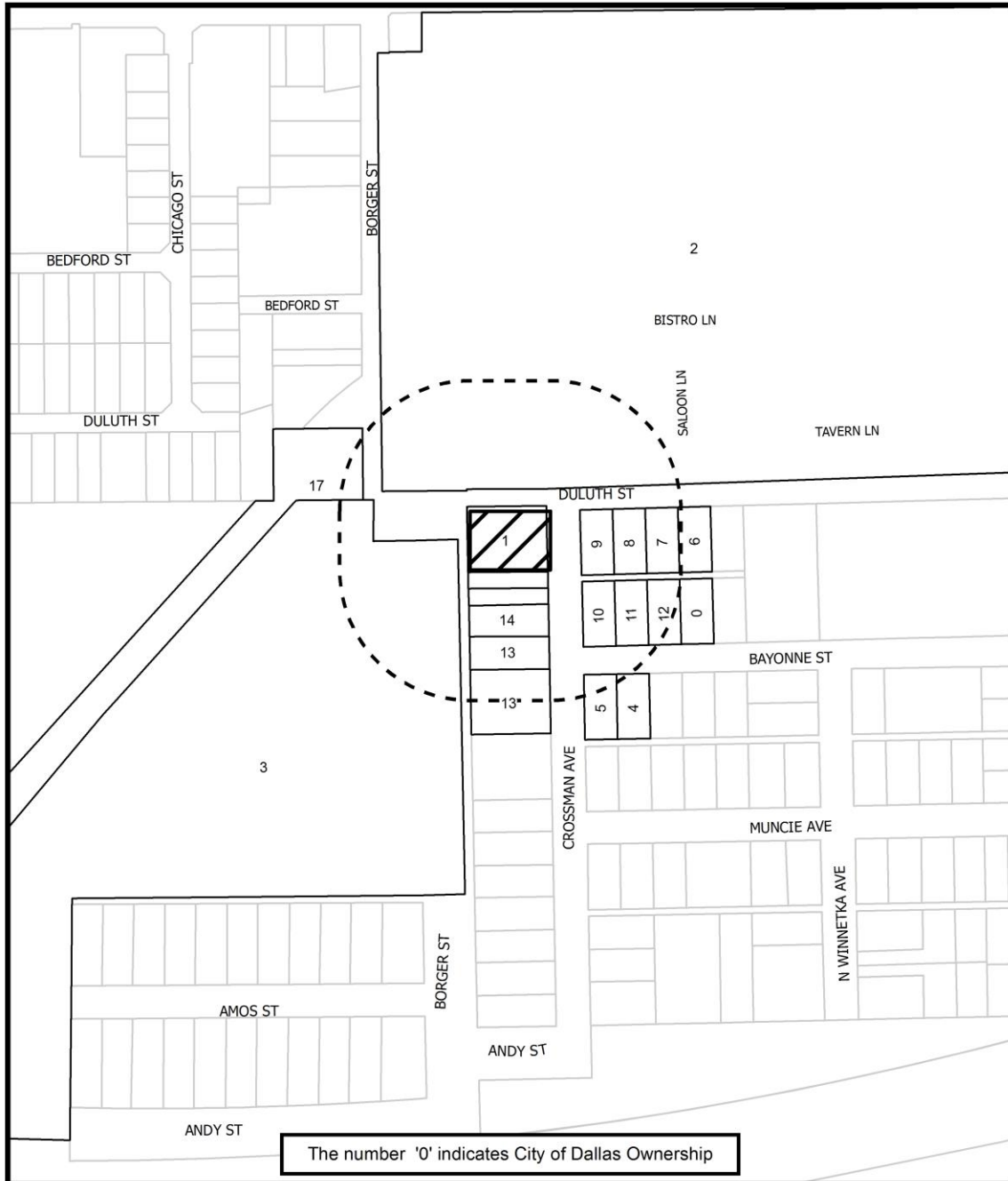
61.50 feet in width and are consistent with development in the area. The property to the east and southeast is zoned TH-3(A); the majority of the lots are 50 feet wide and 5,000-square feet in area. This district does not require a minimum lot width but does require a minimum lot area of 2,000 square feet.

Staff concludes that the proposed lots are consistent with the established lot pattern along Crossman Avenue and complies with Section 51A-8.503, and the TH-3(A) requirements; 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 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. Section 51A-4.411(f)(3)
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 either 25 feet of right-of-way, street easement, or sidewalk easement from the established center line of Crossman Avenue and Duluth Street. Sections 51A-8.602(c) and 51A-9.101
13. On the final plat, dedicate a 10-foot by 10-foot corner clip at Crossman Avenue and Duluth Street. Section 51A-8.602(d)(1)
14. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
15. On the final plat show all existing additions or tracts of land within 150-feet of the property with recording information. Platting Guidelines
16. On the final plat show distances/width of right-of-2way across Crossman Avenue.
17. 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)
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. 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. The number and location of fire hydrants, must comply with the Dallas Fire Code.
21. On the final plat confirm the street name for the existing and proposed right-of-way dedication as "Duluth Street" with additional labels and, if necessary arrows pointing to the new extents of the street.
22. On the final plat change the label of "Ordinance 78686" to "Ordinance 28686".
23. On the final plat show and label the 65-feet of "Borger Street" which is being abandoned as what is affected by Ordinance No. 28686, not the 15-foot public right-of-way labeled as such on the preliminary plat.
24. On the final plat label the 15-foot public right-of-way remaining from the 80-foot of right-of-way as "Borger Street.
25. On the final plat identify the property as Lots 15A and Lot 15B in City Bock 13/7265. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).





 1:2,400	NOTIFICATION		Case no: S156-263
	<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;">17</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 8/24/2016	

08/11/2016

Notification List of Property Owners

S156-263

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2615 CROSSMAN AVE	DALLAS HOUSING ACQUISITION & DEV CORP
2	900 SINGLETON BLVD	SINGLETON TRINITY GROVES LP
3	1300 DULUTH ST	AUSTIN INTERNATIONAL
4	1120 BAYONNE ST	RODRIGUEZ MONICA
5	1124 BAYONNE ST	VASQUEZ ERICK
6	1114 DULUTH ST	TOPLETZ DENNIS D
7	1118 DULUTH ST	RODRIGUEZ EVERARDO
8	1122 DULUTH ST	RODRIGUEZ ARTURO P &
9	1126 DULUTH ST	COVARRUBIAS RAPHAEL
10	1123 BAYONNE ST	ALVARADO RUBEN &
11	1121 BAYONNE ST	JONES CHIQUITA ETAL
12	1119 BAYONNE ST	RAMIREZ VICTORIA G
13	2515 CROSSMAN AVE	HMK LTD
14	2603 CROSSMAN AVE	MITCHELL A C MRS
15	2607 CROSSMAN AVE	MENDOZA MIGUEL S
16	2607 CROSSMAN AVE	MENDOZA MIGUEL S &
17	2800 BORGER ST	AUSTIN CORP SERVICES INC

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 1, 2016****FILE NUMBER:** S156-264**Subdivision Administrator:** Paul Nelson**LOCATION:** Kessler Springs Drive, west of Cedar Hill Drive**DATE FILED:** August 5, 2016**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 1 **SIZE OF REQUEST:** 0.254-Acre**MAPSCO:** 44Y**APPLICANT/OWNER:** Scott Siekielski

REQUEST: An application to replat a 0.254-acre tract of land containing all of Lot 4 in City Block C/3386 and a tract of land in City Block 3386 to create one lot on property located on Kessler Springs Drive, west of Cedar Hill Drive.

NOTICES: 13 notices were sent to property owners within 200 feet of the property on August 12, 2016.

SUBDIVISION HISTORY:

1. S134-034 was a request south of the present request to create a 15 lot Shared Access Development from a 3.843-acre tract of land in City Block 3386 at the northwest corner of Cedar Hill Avenue and Neches Street, if extended. The request was approved December 5, 2013 and was recorded January 22, 2015.
2. S123-157 was a request south of the present request to replat a 0.108 acre tract of land containing part of Lot 4 in City Block 3387 into one 4,648 square foot lot on property located on 5th Street west of Cedar Hill Avenue. The request was approved June 6, 2013, and recorded April 20, 2015.
3. S123-156 was a request south of the present request to replat a 0.107 acre tract of land containing part of Lot 2 in City Block 3387 into one 4,648 square foot lot on property located on 5th Street, west of Cedar Hill Avenue. The request was approved June 6, 2013, 2015 and recorded April 20, 2015.
4. S123-155 was a request south of this request to create 5 lots ranging in size from 2,914 square feet to 4,043 square feet from a 0.415 acre tract of land in City Block 3387 on property located on Cedar Hill Avenue at Fifth Street, southwest corner. The request was approved June 6, 2013, 2015 and recorded April 20, 2015.
5. S101-102 was a request to replat a 0.681 acre tract of land containing all of Lots 2 and 3 into one lot in City Block 38/3358 of the Miller & Stemmons Addition fronting approximately 150 feet on 1206 Cedar Hill Avenue northeast of Wickford Street. The request was denied November 4, 2010.

STAFF RECOMMENDATION: 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..."

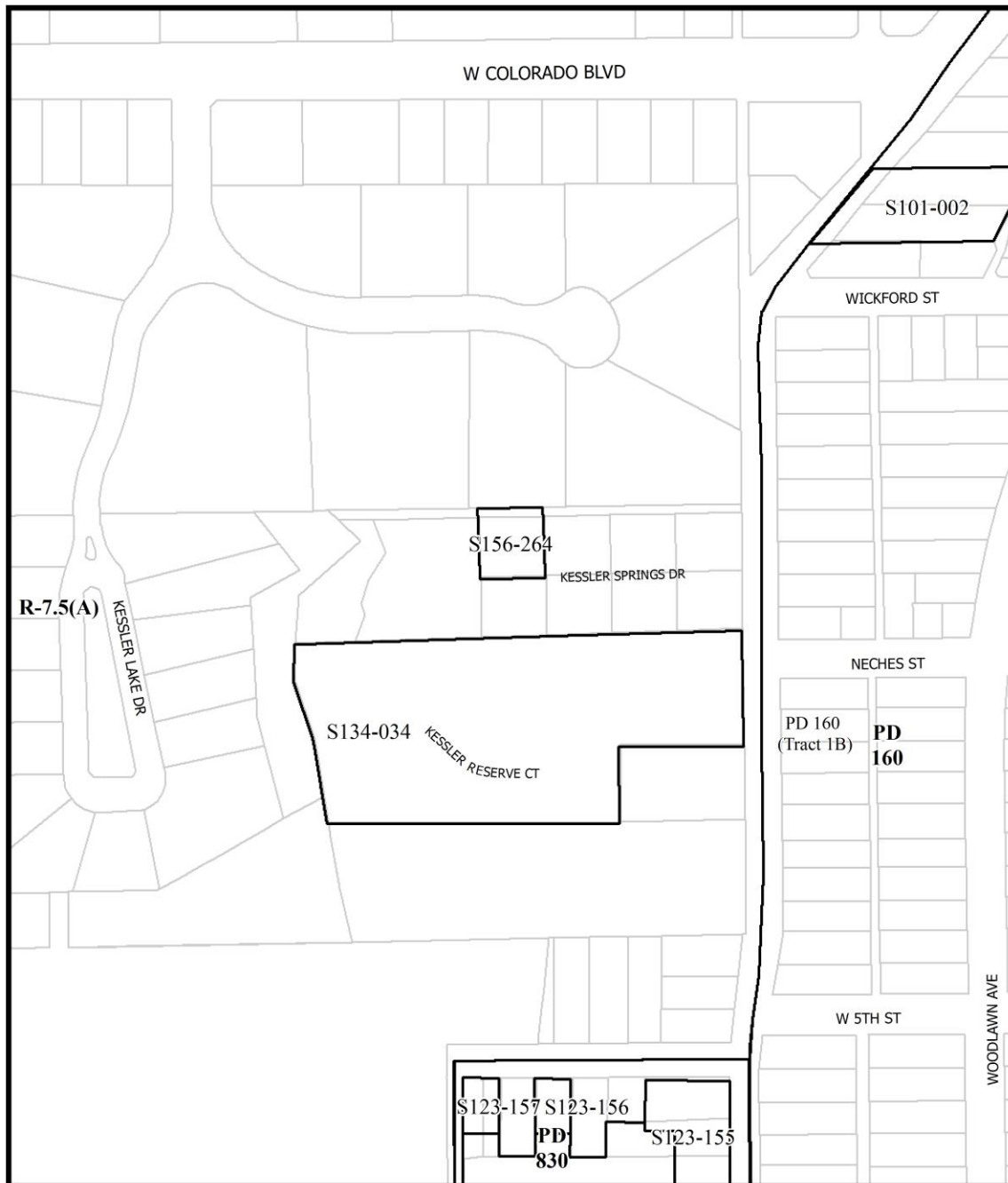
The other properties within this Shared Access Area Development have lot widths ranging from 100 feet to 101.18 feet. The lot areas are all approximately 9,030-square


feet in size. The request is to add a 1,867-square foot tract of land to the existing lot. Lots 1, 2, and 3 to the west all own the same amount of lot area contiguous on their north boundary. For whatever reason, the other 3 lots did not desire to add their tract of land to their lot at this time. The zoning district requires a minimum lot area of 7,500-square feet, all the lots are larger than 7,500-square feet in size.

Staff concludes that the proposed addition is minor and does not impact the Shared Access Easement nor does it impact the adjoining properties. The request complies with the R-7.5(A) requirements, the requirements of Section 51A-4.411, and complies with Section 51A-8.503; therefore, staff recommends **approval** of the request subject to compliance with the following conditions:

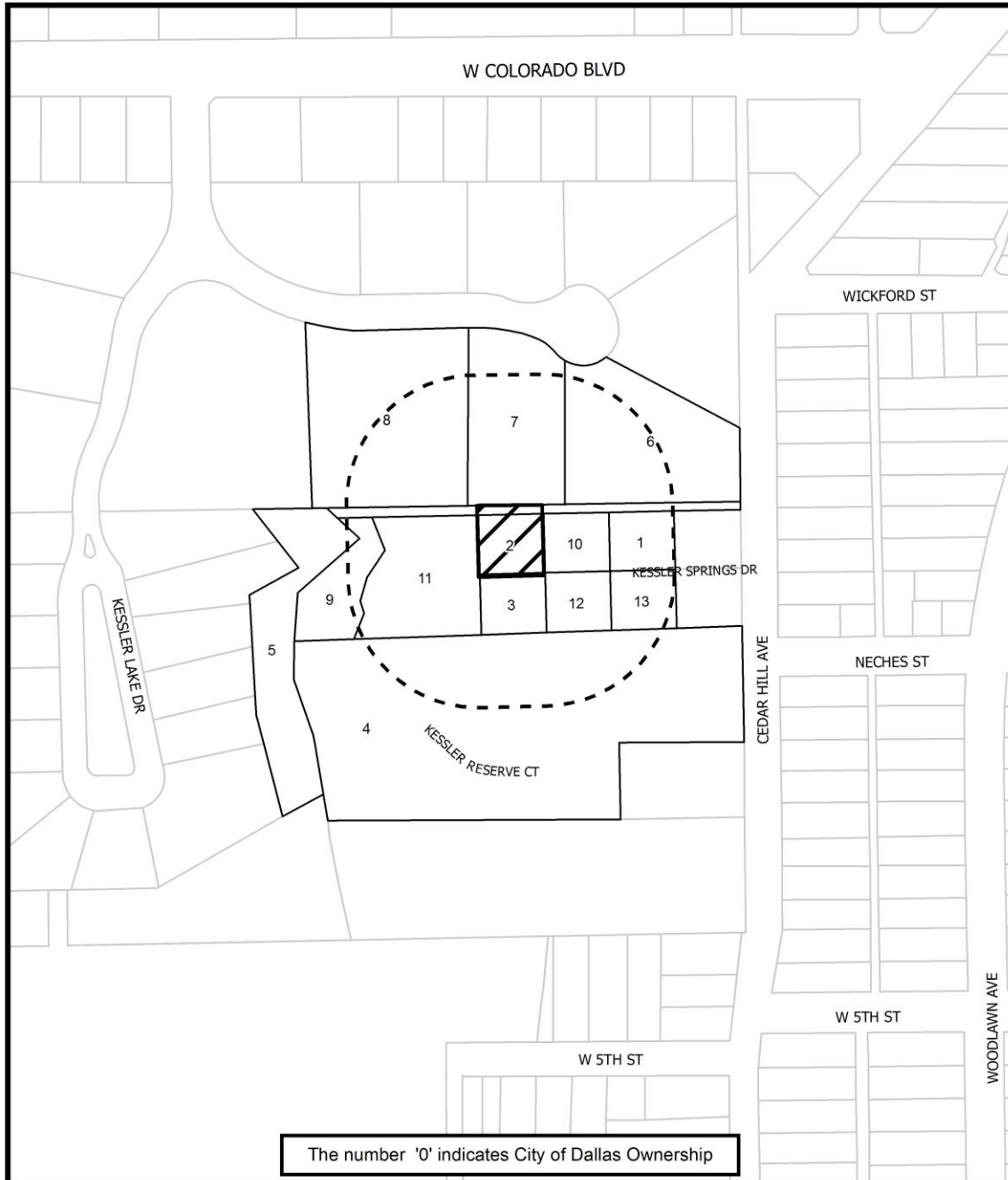
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c) and (d).
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with 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 1. Section 51A-4.411(f)(3)

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 show how all adjoining right-of-way was created. Section 51A-8.403(a)(A)(xxii)
13. The number and location of fire hydrants, must comply with the Dallas Fire Code.
14. On the final plat identify the property as Lot 4A in City Bock C/3386. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: S156-264 Date: 8/9/2016
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 1:2,400	NOTIFICATION		Case no: S156-264
	<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;">13</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: 8/24/2016

08/11/2016

Notification List of Property Owners

S156-264

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	700 KESSLER LAKE DR	CAMP STEVEN S & DAWN E
2	627 KESSLER SPRINGS DR	SIEKIELSKI SCOTT M
3	626 KESSLER SPRINGS DR	RICHARDSON LOU ANN
4	1101 CEDAR HILL AVE	KS MONTY LLC
5	700 KESSLER LAKE DR	KESSLER LAKE ESTATES NO 2
6	616 KESSLER LAKE DR	BARNES RELLA YOWELL
7	626 KESSLER LAKE DR	HARVEY ALAN G & SABINE F
8	636 KESSLER LAKE DR	DUNN ERNEST LEWIS TR
9	1103 CEDAR HILL AVE	SOUTHWEST SECURITIES FSB
10	619 KESSLER SPRINGS DR	LUTHER DAVID GASTON JR &
11	634 KESSLER SPRINGS DR	GARCIA DOMINGO & ELBA
12	618 KESSLER SPRINGS DR	STEFFENS MARY A
13	610 KESSLER SPRINGS DR	REED RENEE

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval is based upon:

1. *Performance impacts upon surrounding property* – The proposed rezoning is compatible with the surrounding land uses as the tracts of land that will be incorporated into Subarea A will be regulated by the same PDD conditions and development standards that currently exist.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will not have any negative impact on the adjacent street system.
3. *Comprehensive Plan or Area Plan Conformance* – The subject site is in a transitional area of the forwardDallas! Plan of Urban Neighborhood and Business Center or Corridor. The proposed rezoning is consistent with the plan.

BACKGROUND INFORMATION:

- PD No. 741 was established by Ordinance No. 26233, passed by the Dallas City Council on January 25, 2006.
- On October 8, 2014, the City Council approved an expansion of Subareas A-1 and A-2 of Planned Development District No. 741 onto property zoned an A(A) Agricultural District, to incorporate Subareas F and G into Subarea A-2 of Planned Development District No. 741, and to terminate Specific Use Permit No. 1806 for gas drilling and production. Subsequent to that request, on February 24, 2016, the City Council also approved an amendment to the development and landscape plans on property zoned Subarea A-2 of Planned Development District No. 741.
- On July, 21, 2016, the City Plan Commission approved a request to waive the two-year waiting period to allow for the submittal of this current rezoning request.
- The current request is proposing to expand Subarea A by incorporating 36.984 acres of land reclaimed from North Lake and all four acres of Subarea H.

Thoroughfares/Streets:

The nearest primary access points for this property are provided along Belt Line Road and Ranch Trail. Internal streets under construction will serve the site.

Traffic:

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

Comprehensive Plan:

The *forwardDallas!* Plan designates this area in a transitional area of the Business Center or Corridor Building Block and Urban Neighborhood.

The Business Centers or Corridors 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. Business Centers and Corridors provide important concentrations of employment within Dallas that compete with suburban areas.

The Urban Neighborhood Building Block consists of neighborhoods that are predominantly residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices include single-family detached dwellings, townhomes and low- to mid-rise condominiums and apartments.

The following Goals and Policies support staff's recommendation:

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.3 Review and improve regulatory strategies and tools to achieve the Vision.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

ENVIRONMENTAL ELEMENT

GOAL 6.4 IDENTIFY, PROTECT AND RESTORE OPEN SPACE

Policy 6.4.3 Acquire natural areas.

Land Use:

	Zoning	Land Use
Site	PDD No. 741, A(A)	Mixed-Use Development (Cypress Waters), North Lake
North	City of Coppell	Commercial
East	City of Irving	Single Family
South	City of Irving	Multifamily and Retail
West	City of Coppell	Warehouse

The proposed amendment to PDD No. 741 includes combining Subareas A-1 (182.05 acres), A-2 (748.13 acres) and H (4.00 acres) into Subarea A.

The proposed mixed-use development will be compatible with the varied land uses that currently surround the site.

LIST OF OFFICERS

Owners List and List of Officers

- City of Coppell
 - Karen Hunt, Mayor
 - Cliff Long, Councilperson
 - Brianna Hinojosa-Flores, Councilperson
 - Wes Mays, Mayor Pro Tem
 - Gary Roden, Councilperson
 - Nancy Yingling, Councilperson
 - Marvin Franklin, Councilperson
 - Mark Hill, Councilperson

- Coppell ISD
 - Board of Trustees
 - Anthony Hill, President
 - Tracy Fisher, Vice President
 - Judy Barbo, Secretary
 - Leigh Walker, Member
 - Thom Hulme, Member
 - Jill Popelka, Member
 - Amy Dungan, Member

- Billingsley Company
 - Lucy Billingsley, President
 - Kenneth Mabry Senior Vice President
 - Kimberly Meyer, Senior Vice President

- Cypress Water Land A LTD
- Cypress Water Land B LTD
- Cypress Water Land C LTD
- CWO2 Land, Ltd
- CWO3 Land, Ltd
- CWO4 Land, Ltd
- CWNS Land, Ltd
- CWNS NO. 2 Land, Ltd
- Logic Land, Ltd
- CWTH Land, Ltd
- CW Parson's Green, Ltd
- CW MF1 Land, Ltd
- Crow-Billingsley 635 Beltline, Ltd
- CW Shoreline Land, LTD
 - Billingsley 380 North GP, LLC
 - Lucy Billingsley, President
 - Kenneth Mabry Senior Vice President

Kimberly Meyer, Senior Vice President

- Trammel Crow Company No. 43, Ltd
 - Lucy Billingsley, President
 - Kenneth Mabry Senior Vice President
 - Kimberly Meyer, Senior Vice President

- The Neighborhoods at Cypress Waters No. 1, Ltd
 - CW GP No. 1, LLC
 - Lucy Billingsley, President
 - Kenneth Mabry Senior Vice President
 - Kimberly Meyer, Senior Vice President

- CB/Tittle, Ltd
 - CB-CCM, Inc
 - Lucy Billingsley, President
 - Kenneth Mabry Senior Vice President
 - Kimberly Meyer, Senior Vice President

- AR1 Land, Ltd
 - AR1 Land GP, LLC
 - Lucy Billingsley, President
 - Kenneth Mabry Senior Vice President
 - Kimberly Meyer, Senior Vice President

PROPOSED PD CONDITIONS

ARTICLE 741.

PD 741.

SEC. 51P-741.101. LEGISLATIVE HISTORY.

PD 741 was established by Ordinance No. 26233, passed by the Dallas City Council on January 25, 2006. (Ord. Nos. 26233; 27915)

SEC. 51P-741.102. PROPERTY LOCATION AND SIZE.

PD 741 is established on property located on the north side of Hackberry Road, east of Belt Line Road. The size of PD 741 is approximately 1,036.18 acres. (Ord. Nos. 26233; 27915; 29504)

SEC. 51P-741.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) **A-FRAME SIGN** means a self-supported A-shaped sign with two visible sides that are located on or adjacent to a sidewalk.

(2) **AWNING** means a fabric or vinyl surface supported by a metal structure that is applied to the face of a building.

(3) **AWNING SIGN** means a sign attached to, painted on, or otherwise applied to an awning.

(4) **BANNER** means a sign applied on a strip of cloth, vinyl, or similar material and attached to a building or structure. Awning signs, canopy signs, and flags are not banners.

(5) **BLADE SIGN** means a sign projecting perpendicularly from a main building facade, visible from both sides, and made of rigid or soft fabric materials.

(6) **CANOPY SIGN** means a sign attached to, applied on, or supported by a canopy.

(7) DATA CENTER means a facility for storing, managing, processing, converting, warehousing, or disseminating data or information and includes the equipment that supports the data center, including computers, servers, and other data storage devices.

(8) DISTRICT IDENTIFICATION SIGN means a sign that is a marker for the identification of the district.

(9) KIOSK SIGN means a multi-sided structure for the display of signage for uses within this district, way-finding maps, artwork, and special events.

(10) LIGHT MANUFACTURING means a facility where all processing, fabricating, assembly, or disassembly of items takes place wholly within an enclosed building. Typical items for processing, fabricating, assembly, or disassembly under this use include but are not limited to apparel, food, drapes, clothing accessories, bedspreads, decorations, artificial plants, jewelry, instruments, computers, and electronic devices.

(11) MANUFACTURED HOUSING means a dwelling unit contained in a manufactured home.

(12) PEDESTRIAN CONNECTION means an unobstructed area a minimum of six feet in width and illuminated to allow for pedestrian traffic.

(13) TANDEM PARKING means one parking space in front of another parking space.

(14) TRANSPARENCY means the total area of window and door openings filled with glass, expressed as a percentage of the total facade area by story.

(15) TREE PLANTING ZONE means the area parallel to and between two-and-one-half and nine feet from the back of the projected street curb.

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

(c) Subareas A-1, A-2, B, C, and D are considered to be nonresidential zoning districts.

~~(d) Subarea H is considered to be a residential zoning district. (Ord. Nos. 26233; 27915; 29504)~~

SEC. 51P-741.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 741A: conceptual plan.

- (2) Exhibit 741B: mixed use development (MUD) parking chart.
- (3) Exhibit 741C: tree list.
- (4) Exhibit 741D: tree preserve area.
- (5) Exhibit 741E: lighting.
- (6) Exhibit 741F: typical street sections.
- (7) Exhibit 741G: development plan for a portion of Subarea A-2.
- (8) Exhibit 741H: landscape plan for a portion of Subarea A-2. (Ord. Nos. 27915; 30027)

SEC. 51P-741.103.2. SUBAREAS.

This district is divided into ~~six~~ four subareas: Subareas A-1, A-2, B, C, and D, ~~and H~~, as depicted on the conceptual plan. (Ord. Nos. 27915; 29504)

SEC. 51P-741.104. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 741A). In the event of a conflict between the text of this article and the conceptual plan, the text of this article controls. In Subareas A-1, A-2, B, C, and D, minor adjustments to the final street alignments and locations are permitted at the time of platting without requiring an amendment to the conceptual plan. (Ord. Nos. 26233; 27915)

SEC. 51P-741.105. DEVELOPMENT PLAN.

(a) In Subareas A-1, A-2, B, C, and D, a development plan must be approved by the city plan commission before issuance of any building permit to authorize work in these subareas other than paving, grading, installation of infrastructure improvements, tree removal, irrigation improvements, or fill operations.

~~(b) In Subarea H, a development plan must be approved by the city plan commission before issuance of any building permit to authorize work in this subarea. A preliminary plat may serve as the development plan for development of single family uses. The development plan or preliminary plat must comply with the conceptual plan, development agreement, and conditions of this district.~~

(c) In Subareas A-1, A-2, B, C, and D, the provision of Section 51A-4.702 requiring submission of a development plan within six months after the city council's approval of these subareas does not apply.

(d) A development plan is not required to reflect the entire district or an entire subarea and may include only a portion of the district or a subarea. (Ord. Nos. 26233; 27915; 29504)

SEC. 51P-741.106. MAIN USES PERMITTED.

(a) Subareas A-1, A-2, B, C, and D in general. Except as provided in this section, the only main uses permitted in Subareas A-1, A-2, B, C, and D are those main uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-3 Mixed Use District only by specific use permit (SUP) is permitted in these subareas only by SUP, and a use subject to development impact review (DIR) in the MU-3 Mixed Use District is subject to DIR in these subareas.

(b) Uses in Subareas A-1, A-2, B, C, and D not requiring residential adjacency review. The following uses are allowed by right without residential adjacency review:

- Animal shelter or clinic without outside runs.
- Auto service center.
- Car wash.
- Commercial parking lot or garage.
- Convalescent and nursing homes, hospice care, and related institutions.
- Hospital.
- Hotel or motel.
- Manufactured housing. *[A maximum of five dwelling units may be constructed in these subareas until a certificate of occupancy is issued or final inspection is performed for another residential use in these subareas. All manufactured housing must be removed within 90 days of the issuance of a certificate of occupancy or final inspection of another residential use.]*
- Public school other than an open-enrollment charter school.
- Restaurant without drive-in or drive-through service.

(c) Main uses permitted by right in Subareas A-1, A-2, B, C, and D. The following main uses are permitted by right:

- (1) Industrial uses.
 - Data center.
 - Light manufacturing.
- (2) Miscellaneous uses.
 - Placement of fill material.

- (3) Residential uses.
 - Handicapped group dwelling unit.
 - Single family.

- (4) Retail and personal service uses.
 - Ambulance service.
 - Surface parking.

- (5) Transportation uses.
 - Commercial bus station and terminal.
 - Private street or alley.
 - Transit passenger station or transfer center.

~~(d) Subarea H. The only main uses permitted in Subarea H are those main uses permitted in the TH-3(A) Townhouse District, subject to the same conditions applicable in the TH-3(A) Townhouse District, as set out in Chapter 51A. For example, a use permitted in the TH-3(A) Townhouse District only by specific use permit (SUP) is permitted in these subareas only by SUP, and a use subject to development impact review (DIR) in the TH-3(A) Townhouse District is subject to DIR in this subareas. (Ord. Nos. 26233; 27915; 29504)~~

SEC. 51P-741.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. Nos. 26233; 27915)

SEC. 51P-741.108. YARD, LOT, AND SPACE REGULATIONS.

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

- (a) Subareas A-1, A-2, B, C, and D.

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

(2) Front yard.

(A) Minimum front yard is five feet.

(B) No urban form setback is required.

(C) Temporary structures such as tables, chairs, and related items for sidewalk dining may be located in the front yard.

(D) Windows sills, bay windows, belt courses, cornices, other architectural features, and fireplace chimneys may project up to three feet into a required front yard.

(E) Unenclosed balconies, unenclosed patios, stoops, and signs may project up to five feet into a required front yard.

(3) Side and rear yard.

(A) Except as provided in this subsection, no minimum side or rear yard is required.

(B) For all uses other than single-family, minimum side and rear yard is five feet if a lot is adjacent to a public alley that borders a single-family use.

(C) No tower spacing is required.

(D) Window sills, bay windows, belt courses, cornices, other architectural features, and fireplace chimneys may project up to three feet into a required side or rear yard.

(E) Unenclosed balconies, unenclosed patios, stoops, and signs may project up to five feet into a required side or rear yard.

(4) Density. Maximum number of dwelling units is 10,000.

(5) Floor area. All of Subareas ~~A-1 and A-2~~ are considered one lot.

(6) Height.

(A) Habitable structures within 300 feet of the eastern boundary of the district are limited to 70 feet in height.

(B) The residential proximity slope provisions do not apply.

(7) Lot coverage.

(A) Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(B) All of Subareas ~~A-1 and A-2~~ are considered one lot.

(8) Lot size. For single-family uses, minimum lot size is 2,000 square feet.

(9) Mixed use project. Subareas ~~A-1 and A-2~~ are considered a mixed use project.

(b) Subareas G and H. Except as provided in this subsection, the yard, lot, and space regulations for the TH-1(A), TH-2(A), and TH-3(A) districts apply. Maximum dwelling unit density is 12 dwelling units per acre. (Ord. Nos. 26233; 27915; 29504)

SEC. 51P-741.109. 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) Subareas ~~A-1, A-2~~, B, C, and D.

(1) On-street parking spaces that are adjacent to a lot, or if adjacent to open space, within 80 feet of a lot as measured in a straight line without regard for intervening structures, may be counted toward the required parking for that lot.

(2) For multifamily uses, 1.3 parking spaces per dwelling unit.

(3) Tandem parking is allowed for single family uses.

(4) Parking that requires maneuvering within the proposed Cypress Waters Boulevard right-of-way may be counted toward required parking for the adjacent lot.

(5) For children's amusement center, commercial amusement (outside), dry cleaning or laundry store, general merchandise or food store 3,500 square feet or less, general merchandise or food store greater than 3,500 square feet, general merchandise or food store 100,000 square feet or more, household equipment and appliance repair, liquor store, personal service, skating rink, and swap or buy shop uses, one parking space per 250 square feet of floor area is required.

(6) For a data center, one parking space per 5,000 square feet of floor area, except that one parking space per 333 square feet is required for any floor area used for office space. Handicapped parking must be provided pursuant to Section 51A-4.305. No loading space is required the first 50,000 square feet of floor area. One loading space is required for the first 150,000 square feet of floor area. One additional loading space is required for each additional 100,000 square feet of floor area or fraction thereof above the initial 150,000 square feet.

(7) For light manufacturing, one parking space per 600 square feet of floor area. Handicapped parking must be provided pursuant to Section 51A-4.305. One loading space is required the first 50,000 square feet of floor area. Two loading spaces are required for the first 100,000 square feet of floor area. One additional loading space is required for each additional 100,000 square feet of floor area or fraction thereof above the initial 100,000 square feet.

(8) Parking reductions for proximity to DART light rail stations.

(A) Parking for all uses, except residential uses, located within a quarter mile of an existing DART light rail station, or a future rail station as indicated on an adopted service plan, may be reduced by 20 percent.

(B) Parking for all uses, except residential uses, located more than a quarter mile but less than half a mile from an existing DART light rail station, or a future rail station as indicated on an adopted service plan, may be reduced by 20 percent provided there is a pedestrian connection to the DART light rail station.

(9) Mixed use development parking reduction.

(A) The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed use development (MUD) parking chart (Exhibit 741B).

(B) This reduction may be used in combination with other parking reductions, except that the standard requirement for a mixed use development may not be reduced by more than 30 percent.

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

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

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

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

(10) Seven-and-a-half-foot-wide parking stalls may constitute up to 35 percent of the required parking spaces for any use.

(11) For purposes of this subsection, each subarea is considered a lot.
(Ord. Nos. 26233; 27915)

SEC. 51P-741.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 26233; 27915)

SEC. 51P-741.111. LANDSCAPING.

(a) Subareas A-1 and A-2.

(1) Landscape plan.

(A) Except as provided in this subsection, a landscape plan must be submitted with the development plan and approved by the city plan commission before issuance of a building permit to authorize work in this subarea. No landscape plan is required for:

- (i) a public park;
- (ii) the repair of existing structures;
- (iii) demolition;
- (iv) grading;
- (v) the installation of fencing or other structures for security purposes;

- (vi) work associated with a temporary use;
- (vii) work intended to provide for the irrigation or maintenance of landscaping; or

(viii) the reconstruction or restoration of a building that has been damaged or destroyed by fire, explosion, flood, tornado, riot, act of public enemy, or accident of any kind if that reconstruction or restoration does not increase:

- (aa) the number of buildings on the lot;

- (bb) the number of stories in a building on the lot;
- (cc) the floor area of any building on the lot by more than 10 percent or 10,000 square feet, whichever is less; or
- (dd) the nonpermeable coverage of the lot by more than 10,000 square feet.

(B) Except as provided in this subsection, landscape plans must adhere to either the requirements of this article or Article X. Submitted landscape plans must indicate which set of standards apply.

(C) A landscape plan must contain the following information:

(i) Date, scale, north point, and the names, addresses, and telephone numbers of both the property owner and the person preparing the plan.

(ii) Location of existing boundary lines and dimensions of the lot, the zoning classification of the lot, the subarea classification of adjacent properties and a vicinity map.

(iii) Approximate centerlines of existing water courses and the location of the 100-year flood plain, and geologically similar areas, if applicable; the approximate location of significant drainage features; and the location and size of existing and proposed streets and alleys, utility easements, driveways, and sidewalks on or adjacent to the lot.

(iv) Project name, street address, and lot and block description.

(v) Location, height, and material of proposed screening and fencing (with berms to be delineated by one-foot contours).

(vi) Locations and dimensions of proposed landscape buffer strips.

(vii) Complete description of plant materials shown on the plan, including names (common and botanical name), locations, quantities, container or caliper sizes at installation, heights, spread, and spacing. The location and type of all existing trees on the lot over six inches in caliper must be specifically indicated.

(viii) Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including information as to the amount (in square feet) of landscape area to be provided interior to parking areas and the number and location of required off-street parking and loading spaces.

(ix) An indication of how existing healthy trees proposed to be retained will be protected from damage during construction.

(x) Size, height, location, and material of proposed seating, lighting, planters, sculptures, and water features.

(xi) A description of proposed watering methods.

(xii) Location of visibility triangles on the lot.

(xiii) Tabulation of design standard points earned by the plan.

(xiv) Impervious area and front yard landscape area.

(xv) Total quantity of pedestrian facilities, special amenities, and enhanced pavement each.

(xvi) The total tree mitigation for the district as a running total and the total of proposed tree replacement plantings and alternate tree mitigation methods for that landscape plan. Each landscape plan should subtract tree mitigation credit after a landscape plan has been approved by city plan commission.

(xvii) The adjacent parkway area and any landscaping within the parkway area.

(D) The city plan commission may approve a landscape plan that does not comply with the requirements of this subsection if:

(i) strict compliance with this subsection is impractical due to site constraints or the location of protected trees, or would result in substantial hardship;

(ii) the landscape plan complies with the spirit and intent of this subsection; and

(iii) the variation or exception from this subsection will not adversely affect surrounding properties.

(2) Tree planting zone.

(A) In general. Trees must be planted no closer than 2.5 feet on center from any curb or paved roadway. Large trees must be planted no closer than 10 feet on center from a building wall and no closer than 20 feet from another large tree.

(B) Number, location, and type of trees required. Each lot must have one or more trees whose trunks are located wholly within the tree planting zone. The number of required trees is determined by dividing the number of feet of lot frontage, exclusive of driveways and visibility triangles, by 30. Fractions are rounded to the nearest whole number,

with 0.5 being rounded up to the next higher whole number. Trees must have a minimum caliper of two inches at the time of planting.

(C) Tree spacing requirements. Required trees must be spaced as uniformly as practicable. The trunk of a required tree must be within 50 feet of another required tree.

(3) Surface parking area trees. All required parking spaces within a surface parking area must be within 100 feet of a large canopy tree.

(4) Landscape materials.

(A) No artificial plant materials may be used to satisfy the requirements of this subsection.

(B) In satisfying the landscaping requirements of this subsection, the use of high quality, hardy, and drought tolerant plant materials is encouraged.

(C) In addition to those trees listed in Article X, the trees listed in Exhibit 741C may be used to satisfy the requirements of this article.

(5) Soil requirements.

(A) Except as provided in this paragraph, landscape planting areas must have the following soil depths and dimensions:

(i) Each large shrub and each small tree must be planted in soil that is at least 24 inches deep with a surface area of at least 16 square feet (total of 32 cubic feet).

(ii) Each large tree must be planted in soil that is at least 36 inches deep with a surface area of at least 25 square feet (total of 75 cubic feet).

(B) Landscape planting areas located above underground buildings or structures must have the following soil depths and dimensions:

(i) Each large shrub and each small tree must be planted in soil that is at least 30 inches deep with a surface area of at least 25 square feet (total of 62.5 cubic feet).

(ii) Each large tree must be planted in soil that is at least 40 inches deep with a surface area of at least 36 square feet (total of 120 cubic feet).

(C) The building official may waive the minimum soil requirements if a landscape architect certifies that the proposed alternative soil depths and dimensions are sufficient to support the healthy and vigorous growth of the proposed plant materials.

(6) Protection of landscape areas. Required landscape areas must be protected from vehicular traffic through the use of concrete curbs, wheel stops, or other permanent barriers.

(7) Sidewalks and paving.

(A) Sidewalks must have a minimum width of five feet, unless otherwise depicted on the typical street sections exhibit (Exhibit 741F).

(B) Public sidewalks occurring outside of the street right-of-way must be contained within an identified easement.

(C) Alternative paving materials including, but not limited to, pavers, colored concrete, and stamped concrete are allowable materials to be used in the right-of-way. Cement-stabilized sand base can be used for pedestrian walkways. Cement-concrete base must be used for pavers and drive areas.

(8) Design standards. All landscape plans must earn a minimum of 20 points. Points are earned for the use of design standards only when landscaping is provided in the front yard. For purposes of this subsection, a front yard may include those areas of public right-of-way located behind the curb utilized for streetscape.

(A) Points for landscaping in front yard. One point is awarded for each three percent of the total front yard area provided as landscape area to a maximum of 15 points if the landscape area:

(i) is at least 50 square feet;

(ii) is planted with grass or other plant material as ground cover; and

(iii) is planted with at least one of the following for every 100 square feet of landscape area, or fraction thereof:

(aa) one large canopy tree;

(bb) two small trees;

(cc) one small tree and two large shrubs; or

(dd) three shrubs.

(B) Parking concealment for providing parking in a structure. Five points are awarded for providing parking in structures in which facades which face the right-of-way are:

(i) architecturally complimentary to the main building;

(ii) concealed by a green screen or other vegetation within three years after planting; or

(iii) located 50 percent below grade.

(C) Parking concealment for surface parking. Three points are awarded for providing surface parking that is screened from a street using one or more of the following materials:

(i) A three-foot-high earthen berm planted with turf grass or ground cover recommended for local area use by the building official. The berm may not have a slope that exceeds one foot of height for each three feet of width.

(ii) A minimum three-foot-high solid masonry wall.

(iii) Hedge-like evergreen plant materials recommended for local area use by the building official. 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 36 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(iv) A combination of (i), (ii), and (iii).

(D) Existing tree credits. Existing healthy trees are categorized in accordance with the definitions of this section and credited toward meeting the design standards as follows:

(i) One point is awarded for each tree retained in or relocated to the front yard of the building site or the parkway, having a caliper equal to or greater than four inches but less than six inches, a credit of one required large tree is allowed.

(ii) Two points are awarded for each tree retained in or relocated to the front yard of the building site or the parkway, having a caliper equal to or greater than six inches but less than 12 inches, a credit of two required large trees is allowed.

(iii) Three points are awarded for each tree retained in or relocated to the front yard of the building site, the parkway, or within any of the subareas having a caliper equal to or greater than 12 inches, a credit of three required large trees is allowed.

(E) Special amenities.

(i) Enhanced pavement material.

(aa) Three points are awarded when enhanced pavement is used in crosswalks, raised intersections, and other traffic-calming devices in and adjacent to

the public right of way. (Note: All vehicular pavement must comply with the construction and maintenance provisions for off-street parking in the Dallas Development Code.)

(bb) Three points are awarded when at least 50 percent of all outdoor pedestrian pavement area in the front yard consists of enhanced pavement. (Note: All pedestrian pavement material and design must be approved by the building official.)

(ii) Pedestrian facilities.

(aa) One point is awarded for each publicly accessible special pedestrian feature such as a plaza, covered walkway, fountain, lake/pond, outdoor recreation facility, hike and bike path, and each work of public art up to a maximum of five points.

(bb) One point is awarded for a pedestrian street furniture ensemble included in the front yard consisting of a cluster of at least two benches, one bicycle rack, and a trash receptacle. Maximum of three points.

(F) Sustainable materials and methods. One point is awarded per each sustainable strategy successfully implemented as listed below:

(i) Modular pavers or recycled brick on cement-stabilized sand base.

(ii) Vegetated bio-swales for stormwater treatment, infiltration, or retention.

(iii) Dedicated bike lane in the fronting right-of-way.

(iv) Public transit stop.

(v) A minimum of 50 percent pedestrian or vehicular paving with a pervious paving material.

(vi) Planting area that is adjacent to or part of a larger restored habitat or riparian condition (not limited to front yard).

(9) When landscaping must be completed.

(A) All landscaping located within the parkway or right-of-way must be installed before the issuance of a final certificate of occupancy for any building on the adjacent lot.

(B) For a lot with one building, all other landscaping must be installed before the issuance of a final certificate of occupancy for the building on the lot.

(C) For a lot with multiple buildings, all other landscaping must be installed before the issuance of a final certificate of occupancy for the final building on the lot.

(D) If the property owner provides the building official with documented assurance that the landscaping will be completed within six months, the building official may issue one six-month temporary certificate of occupancy and permit the property owner to complete landscaping during the six-month period. For purposes of this subsection, “documented assurance” means a copy of a valid contract to install the landscaping in accordance with the landscape plan within the six-month period, or a set of deed restrictions containing a covenant to install the landscaping in accordance with the landscape plan within the six-month period. The deed restriction must:

- (i) expressly provide that it may be enforced by the city;
- (ii) be approved as to form by the city attorney; and
- (iii) be filed in the deed records of the county in which the land is located.

(10) Irrigation requirements. Except as otherwise provided in this paragraph, required plant materials must be located within 100 feet of a verifiable water supply.

(A) The lake, as indicated on the conceptual plan, is an acceptable source for water to be used in irrigation.

(B) Proposed watering methods must be indicated on the landscape plan; and adequate to maintain the plant materials in a healthy, growing condition at all times.

(C) Drought tolerant planting may be temporarily irrigated as allowed by the director.

(11) Landscaping and public art within public right-of-way. Landscaping and public art located within the public right-of-way must be installed at the time of construction on the property adjacent to the right-of-way. Landscaping and public art within a right-of-way must be indicated on the development plan.

(12) Private license granted.

(A) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this subarea for the exclusive purposes of authorizing compliance with the parkway landscaping requirements of this article and the temporary placement for intervals of time less than 24 consecutive hours of A-frame signs, tables, chairs, and associated improvements for dining within the right-of-way. “Parkway” means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this

license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

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

(C) Upon the installation of landscaping, dining equipment, and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

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

(13) Parkway landscape permit.

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

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

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

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

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

(14) General maintenance. Required landscaping must be maintained in a healthy, growing condition. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other maintenance of all plantings, as needed. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within 90 days after notification by the city.

(b) Subareas B, C, and D, and H. Landscaping must be provided in accordance with Article X.

(c) Maintenance. Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 26233; 27915; 29504)

SEC. 51P-741.111.1. TREE PRESERVATION, REMOVAL, AND REPLACEMENT.

(a) In general. Except as provided in this section, tree preservation must be provided in accordance with Article X.

(b) Subareas A-1 and A-2.

(1) ~~Subareas A-1 and A-2~~ are considered one lot for purposes of tree mitigation and removal.

(2) Total mitigation required is 19,998 caliper inches.

(c) Subareas B, C, and D.

(1) Subareas B, C, and D are considered one lot for tree mitigation and removal.

(2) Total mitigation required is 2,543 caliper inches.

(d) Tree inventory and replacement for Subareas ~~A-1, A-2~~, B, C, and D.

(1) Trees planted within the right-of-way or designated open space may be counted as required and site trees and used for mitigation. Trees removed from an existing or proposed right-of-way do not have to be mitigated.

(2) Trees that are preserved or relocated to a park, conservation easement, designated open space, or area shown on a development plan will receive a five-to-one caliper inch credit for purposes of satisfying tree mitigation requirements.

(3) Mitigation of trees removed pursuant to a tree removal permit must be completed in accordance with the following schedule:

(A) 25 percent of mitigation complete within five years after the issuance of the tree removal permit;

(B) 50 percent of mitigation complete within 10 years after the issuance of the tree removal permit;

(C) 75 percent of mitigation complete within 15 years after the issuance of the tree removal permit;

(D) 100 percent of mitigation complete within 20 years after the issuance of the tree removal permit.

(4) A minimum 17-acre tree preserve area must be maintained as shown on Exhibit 741D until such time as 75 percent of required mitigation is complete. (Ord. 27915)

SEC. 51P-741.111.2. LIGHTING IN SUBAREAS ~~A-1, A-2~~, B, C, AND D.

(a) Decorative street lighting may be placed within the right-of-way.

(b) Temporary string lighting may be affixed to buildings, light standards within the right-of-way, and landscaping within the right-of-way.

(c) In addition to standard city fixtures and poles, fixtures and poles ranging in height from 12 feet to 25 feet and in general conformance with the design criteria outlined in the lighting exhibit (Exhibit 741E) are allowed on the Property and within the right-of-way.

(d) The location, number, and type of light fixtures must be determined when a development plan is submitted. Exceptions to city standards may be granted in order to achieve comprehensive and integrated urban design in relation to building elevations, locations, and orientations.

(e) Athletic field lighting is permitted by right with a maximum height of 120 feet. (Ord. 27915)

SEC. 51P-741.111.3. STORM DRAINAGE DESIGN IN SUBAREAS A-1, A-2, B, C, AND D.

Lots using the lake, as shown on the conceptual plan, as a drainage source are not required to provide detention on the lot. (Ord. 27915)

SEC. 51P-741.111.4. STREET SECTIONS AND DESIGN IN SUBAREAS A-1, A-2, B, C, AND D.

(a) Streets must be one of the following street types, more particularly described in the typical street sections exhibit:

- (1) Park street.
- (2) Town center street.
- (3) Office and mixed-use street.
- (4) Boulevard.
- (5) Water street.
- (6) Avenue.
- (7) Residential street.

(b) All development plans for Subareas A-1, A-2, B, C, and D must clearly identify which of the street types will be constructed and dedicated adjacent to the area depicted on the development plan.

(c) Right-of-way dedications must be in accordance with the attached street sections.

(d) Minor adjustments to final street right-of-way dedications and locations are permitted at the time of platting without requiring an amendment to Exhibit 741F. (Ord. 27915)

SEC. 51P-741.111.5. TRANSPARENCY.

In Subareas ~~A-1, A-2~~, B, C, and D, any building with a front yard setback of less than 15 feet must meet the following minimum ground story transparency requirements.

(a) For a building with two or more types of uses, front yard facades must have a minimum transparency of 50 percent, and side yard facades must have a minimum transparency of 25 percent.

(b) For retail, personal service, commercial and business service, institutional and community service, lodging, and multifamily uses, front yard facades must have a minimum transparency of 30 percent, and side yard facades must have a minimum transparency of 25 percent.

(c) For single-family uses, front and side yard facades must have a minimum transparency of 20 percent. (Ord. 27915)

SEC. 51P-741.111.6. VISUAL OBSTRUCTION REGULATIONS.

(a) In Subareas ~~A-1, A-2~~, B, C, and D, the definition of “visibility triangle” in Section 51A-4.602 for central area districts applies.

(b) In Subareas ~~A-1, A-2~~, B, C, and D, a conceptual street plan and street section exhibit acceptable to the director of public works and transportation must be included with the development plan submitted to the commission for approval.

(c) In interpreting and enforcing the paving and drainage design manual, Subareas ~~A-1 and A-2~~ are considered a special area. (Ord. 27915)

SEC. 51P-741.112. SIGNS.

(a) In general. Except as provided in this section, signs in Subareas ~~A-1, A-2~~, B, C, and D must comply with the provisions for business zoning districts in Article VII. Signs in Subarea H must comply with the provisions for non-business zoning districts in Article VII.

(b) Subareas ~~A-1 and A-2.~~

(1) The effective area for signs includes the sum of the areas within minimum imaginary rectangles of vertical and horizontal lines, each of which fully contains a word. Supporting structures, walls, and architectural features are not included in the calculation of effective area.

(2) For all signs other than district identification signs and attached signs, maximum effective area is 200 square feet.

(3) Detached signs.

(A) All detached signs must advertise uses, tenants, or events within the district but do not have to be located on the same lot as the use, tenant, or event being advertised. The exact location of the sign must be shown on the development plan.

(B) No minimum setback exists for detached signs, except that a minimum of three feet of unobstructed sidewalk must be maintained.

(C) For detached signs other than district identification signs and kiosk signs, one sign is allowed for every 450 feet of frontage. For purposes of this calculation, temporary signs, seasonal banners, and A-frame signs are excluded.

(D) For detached signs other than district identification signs and kiosk signs, the setback-to-height slope is 0.5:1 with a maximum height of 35 feet.

(E) Pole signs are prohibited.

(4) District identification signs, and A-frame signs may be located within the right-of-way, including medians. When a sign is located on a sidewalk, a minimum of three feet of unobstructed sidewalk area must be maintained.

(5) Multiple tenants or landowners may be advertised on any sign.

(6) Signs may be attached to light standards within the right-of-way.

(7) In addition to the types of signs allowed in Article VII, the following types of signs are allowed, subject to the conditions listed below:

(A) A-frame signs with a maximum height of four feet and maximum effective area of 12 square feet per side;

(B) Awning signs;

(C) Banner signs;

(D) Blade signs with a maximum effective area of 30 square feet;

(E) Canopy signs;

(F) District identification signs; and

(G) Kiosk signs (prohibited in rights-of-ways).

(8) District identification signs:

(A) May include the name and logo of the district, or the name, logo, and address of any destination located within the district;

(B) Must be a detached sign;

(C) Must not exceed 200 square feet in effective area;

(D) May not exceed 40 feet in height;

(E) May be located in a public right-of-way;

(F) Except as provided in this paragraph, may be erected anywhere as long as they do not create a visual obstruction;

(G) May be located over the public sidewalk or traffic lanes of a public street, providing that a minimum of 14 feet of vertical clearance is provided.

(H) Maximum number of signs is 20.

(I) May not be located within 100 feet of any detached sign located on the same frontage.

(9) Kiosk signs:

(A) May not provide advertising for uses or events outside the district.

(B) May not exceed 40 square feet in total signage area (not including structure).

(C) Maximum number of signs is 20.

(D) May not be located within 50 feet of any detached sign located on the same frontage.

(E) May not be located in rights-of-way.

(c) Public schools. For any public school, other than an open-enrollment charter school, the following sign regulations apply:

(1) Signs may include the school name, logo of the school, and address of the school;

(2) Signage may be either attached or detached;

(3) Detached signs may not exceed 200 square feet in effective area;

(4) Detached signs may not exceed 40 feet in height;

(5) Electronic messages may only be displayed between 6:30 a.m. and 8:30 p.m. Monday through Friday. (Ord. Nos. 26233; 27915; 29504)

SEC. 51P-741.113. ADDITIONAL PROVISIONS.

~~(a) In Subarea H, a development plan, landscape plan, or preliminary plat may not be submitted until:~~

~~(1) A Traffic Impact Analysis (TIA) has been approved by the director of sustainable development and construction.~~

~~(2) A development agreement has been approved by the city council that details infrastructure and service provisions and phasing, and assigns cost responsibilities for the provision of emergency services, water, waste water, and recreational services and facilities.~~

(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.

(d) The lake, as shown on the conceptual plan, is considered a legal building site for purposes of installing retaining walls and public amenities for pedestrian usage or community activities such as concerts.

(e) All of Subareas A-1 and A-2 are considered a legal building site for establishing a manufactured housing use. (Ord. Nos. 26233; 27915; 29504)

SEC. 51P-741.114. COMPLIANCE WITH CONDITIONS.

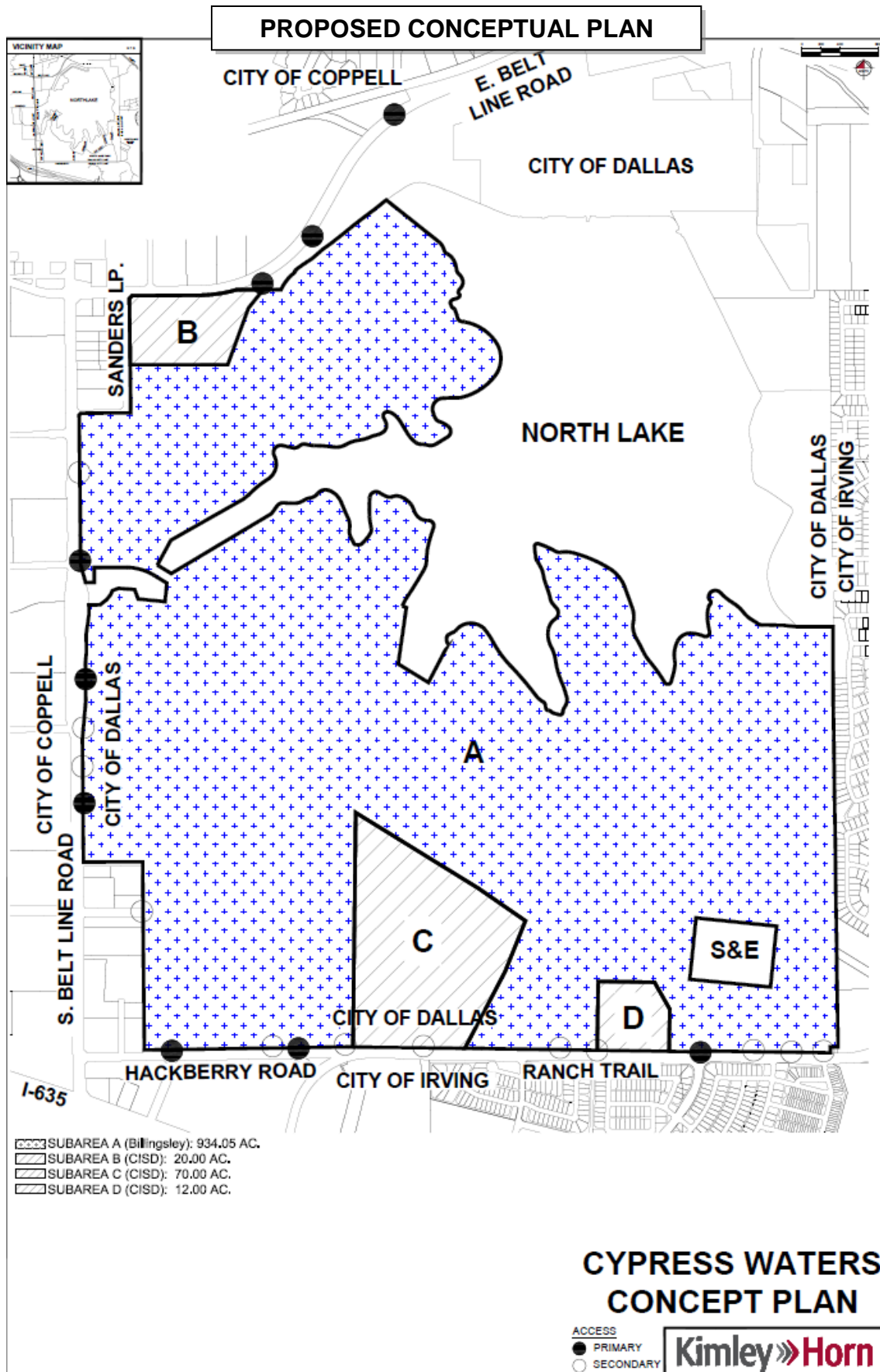
(a) Except as provided in this article, all paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

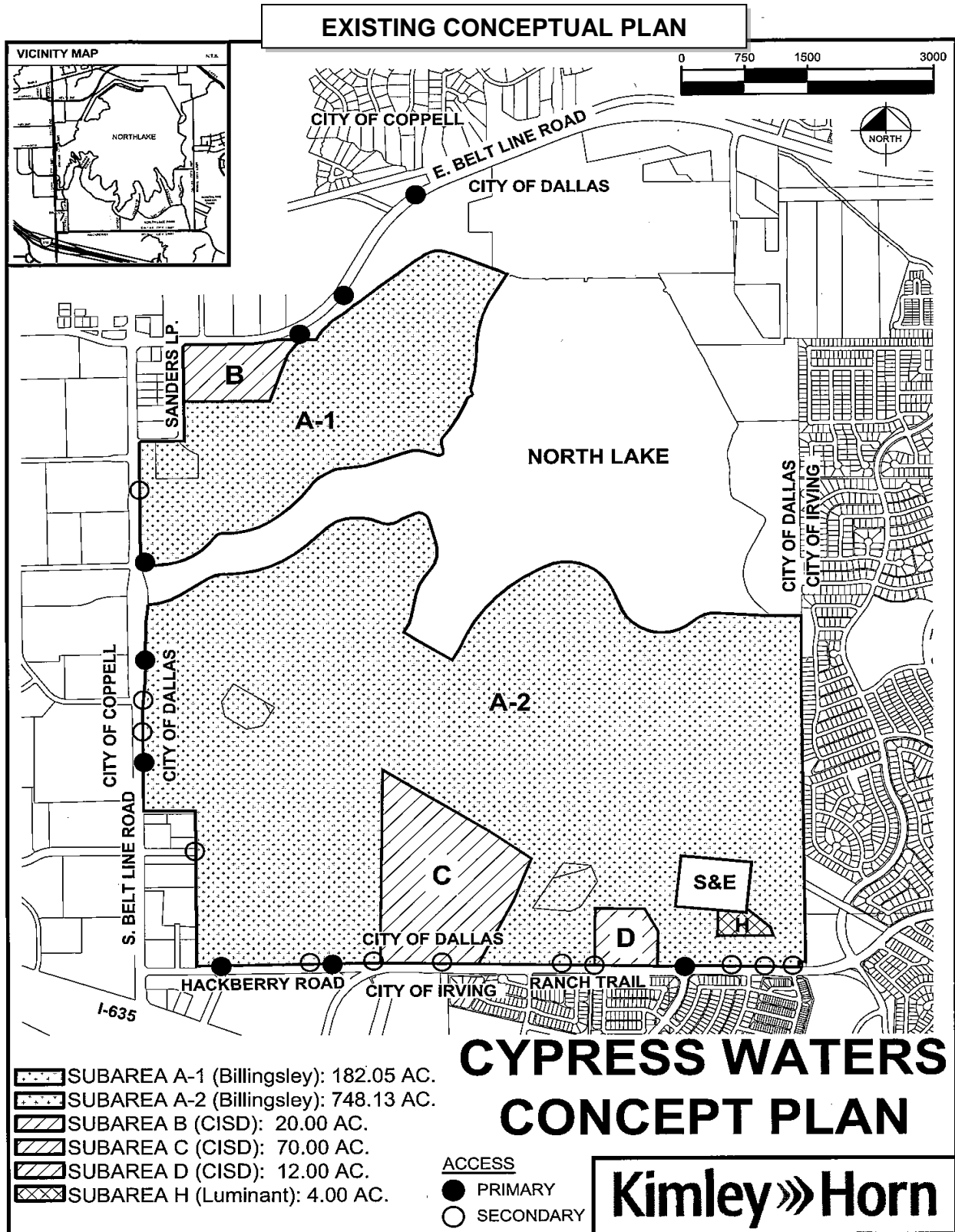
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 26233; 27915)

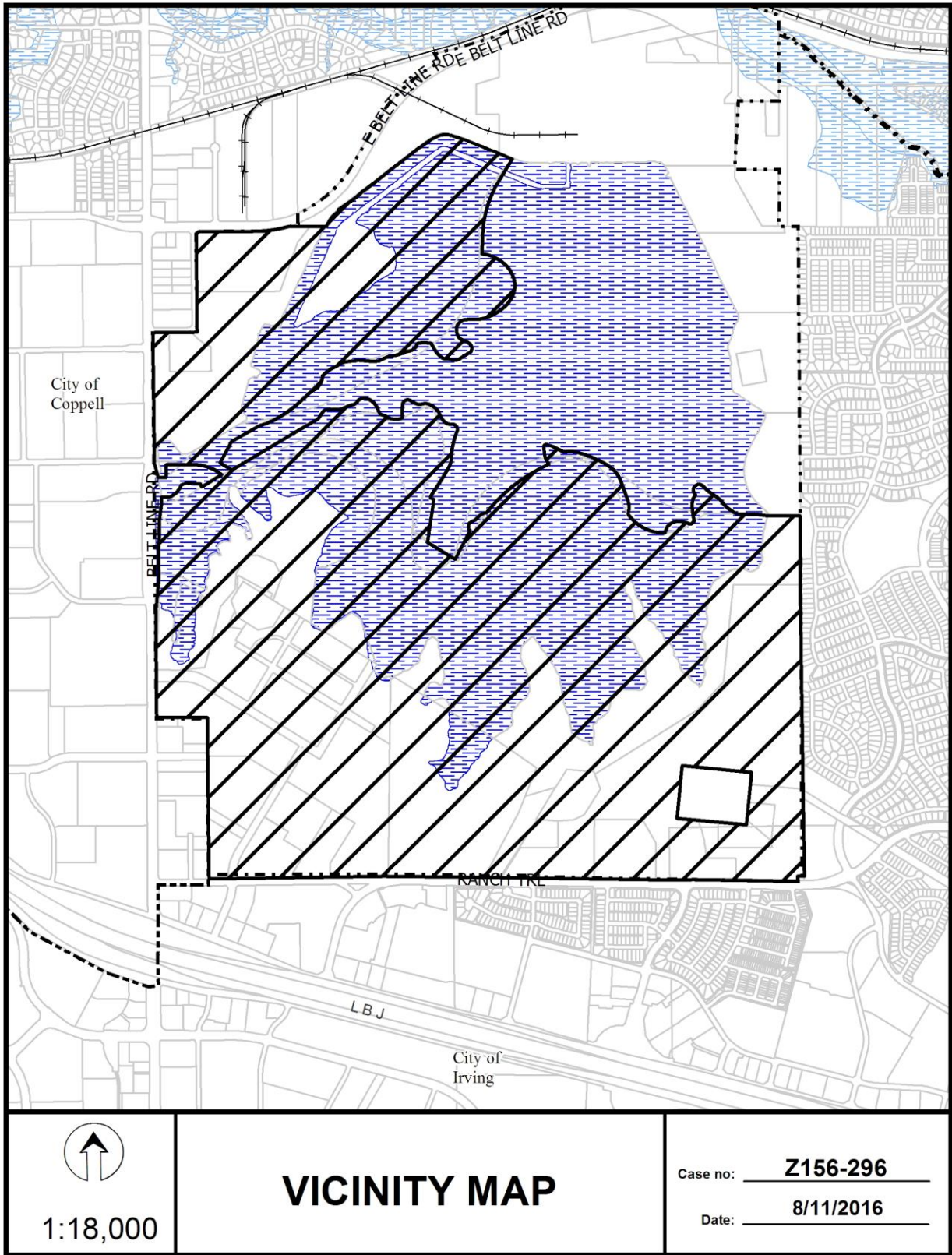
~~**SEC. 51P-741.115. ZONING MAP.**~~

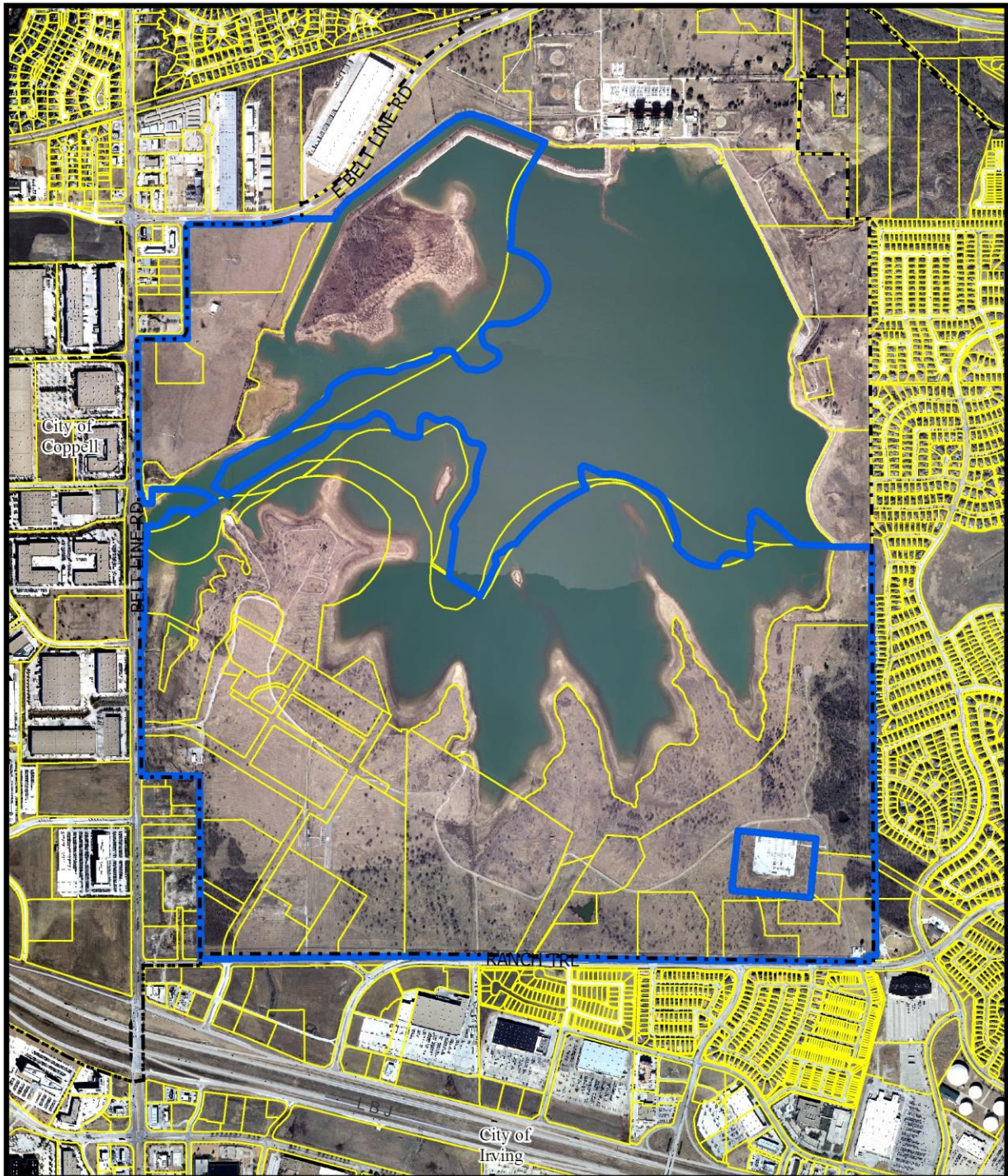
Z156-296(SH)

~~PD 741 is located on Zoning Map Nos. C-2, C-3, D-2, and D-3. (Ord. Nos. 26233; 27915)~~







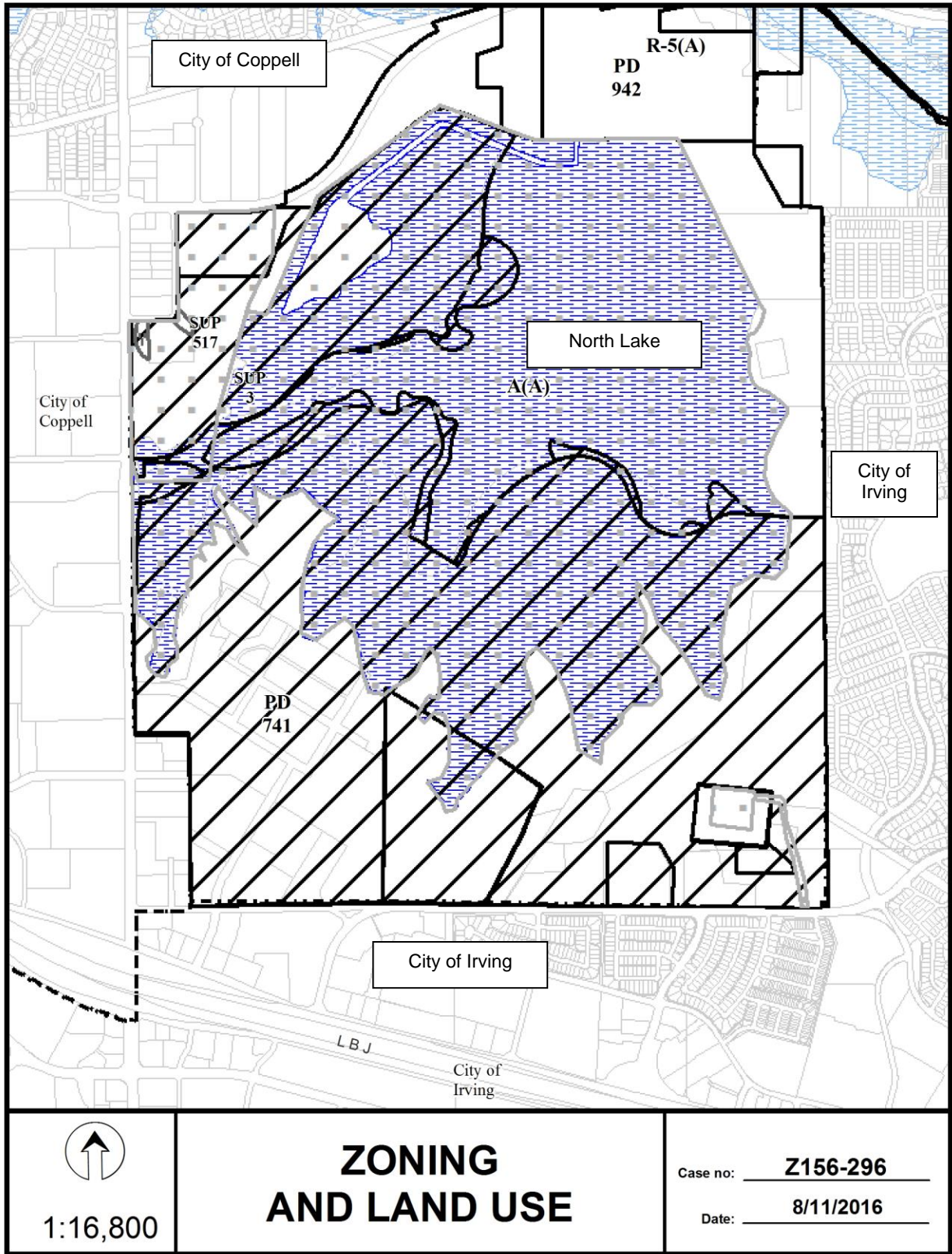


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AERIAL MAP

Case no: Z156-296

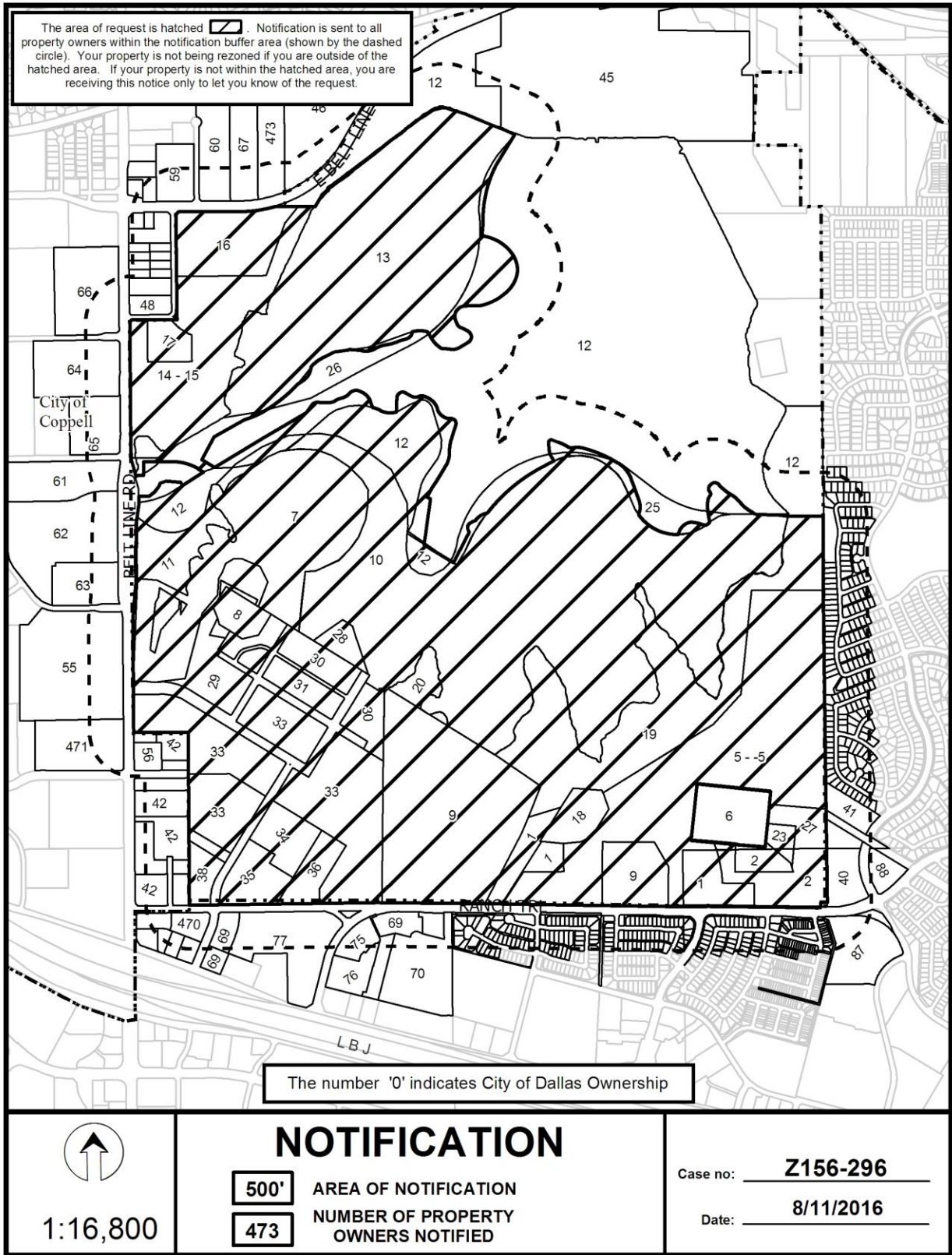
Date: 8/11/2016



1:16,800

ZONING AND LAND USE

Case no: Z156-296
Date: 8/11/2016



Notification List of Property Owners

Z156-296

473 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	751 HACKBERRY RD	TRAMMELL CROW CO #43 LTD
2	751 HACKBERRY RD	CB TITTLE LTD &
3	903 HACKBERRY RD	ENSERCH CORP
4	2545 RANCH TRAIL	TRAMMELL CROW CO #43 LTD
5	2545 RANCH TRAIL	TRAMMELL CROW CO #43 LTD
6	9000 DYNAMO DR	LUMINANT GENERATION CO LLC
7	9000 VAN ZANDT DR	CW SHORELINE LAND LTD
8	9000 HACKBERRY RD	CWTH LAND LTD
9	2601 RANCH TRAIL	COPPELL ISD
10	9000 DYNAMO DR	CYPRESS WATER LAND A LTD
11	1220 S BELTLINE RD	CYPRESS WATERS LAND A LTD
12	704 E BELT LINE RD	COPPELL CITY OF
13	9000 DYNAMO DR	CYPRESS WATERS LAND B LTD
14	14320 SANDERS LOOP	CYPRESS WATERS LAND B LTD
15	1002 SANDERS LOOP DR	KLIF CO
16	14300 SANDERS LOOP	COPPELL ISD
17	9000 DYNAMO DR	TRAMMELL CROW CO NO 43 LTD
18	2505 RANCH TRAIL	TRAMMELL CROW COMPANY NO 43 LTD
19	9000 DYNAMO DR	CW SHORELINE LAND LTD
20	9000 DYNAMO DR	CROW-BILLINGSLEY 635 BELT
21	2801 RANCH TRAIL	CWTH LAND LTD
22	2805 RANCH TRAIL	TRAMMELL CROW CO 43 LTD
23	9000 RANCH TRAIL	CW PSF LLC &
24	9000 DYNAMO DR	CYPRESS WATER LAND A LTD
25	9000 DYNAMO DR	CYPRESS WATER LAND A LTD
26	9000 DYNAMO DR	CYPRESS WATERS LAND B LTD

08/19/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2545 RANCH TRAIL	CB TITTLE LTD &
28	9000 VAN ZANDT DR	CROW-BILLINGSLEY 635 BELT
29	1111111 SAINTSBURY ST	CW MFI LAND LTD
30	9240 CYPRESS WATERS BLVD	NEIGHBORHOODS AT CYPRESS WATERS 1 LTD
31	3155 CHAPEL OAKS DR	NEIGHBORHOODS AT CYPRESS
32	1111111 WATER MILL RD	CW PARSONS GREEN LTD
33	2701 RANCH TRAIL	TRAMMELL CROW CO #43 LTD
34	8950 CYPRESS WATERS BLVD	CWNS LAND LTD
35	8840 CYPRESS WATERS BLVD	CWNS LAND NO 2 LTD
36	8950 CYPRESS WATERS BLVD	CW1C LAND LTD
37	8041 CYPRESS WATERS BLVD	CWNS LAND LTD
38	1 CYPRESS WATERS BLVD	CWNS LAND NO 2 LTD
39	11111 CYPRESS WATERS BLVD	CYPRESS WATERS - DALLAS TIF ZONE 991
40	2000 HACKBERRY RD	IRVING CITY OF
41	8800 RANCHVIEW DR	IRVING CITY OF
42	1800 S BELTLINE RD	HACKBELT 27 PARTNERS LP
43	8500 S BELTLINE RD	HACKBELT 27 PARTNERS LP
44	8500 S BELTLINE RD	HACKBELT 27 PARTNERS LP
45	14901 NORTH LAKE RD	LUMINANT GENERATION CO LLC
46	346 E BELTLINE RD	INDUSTRIAL NORTH AMERICAN PPTIES V LLC
47	136 E BELT LINE RD	COLAGA INVESTMENTS LLC
48	1000 S BELT LINE RD	FIRST SECURITY BK COPPELL
49	1000 S BELT LINE RD	COPPELL LAKE BREEZE LLC
50	932 S BELT LINE RD	HOUSEHUNTING GROUP LP
51	928 S BELT LINE RD	ZVELS INC
52	924 S BELT LINE RD	COPPELL LAKE BREEZE LLC
53	101 E BELT LINE RD	FOOD MART INC
54	920 S BELT LINE RD	S&P WORLDWIDE LLC
55	1421 S BELTLINE RD	COLUMBIA TEXAS BELTLINE INDUSTRIAL LLC

08/19/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
56	1484 S BELTLINE RD	DB TEXAS QT II LLC
57	890 S DENTON TAP RD	FIRST GLOBAL GROUP INC
58	878 S DENTON TAP RD	878 DENTON TAP RD
59	150 E BELT LINE RD	RIVERSIDE CHURCH OF
60	850 NORTH LAKE DR	ICON OWNER POOL L TEXAS LLC
61	1201 S BELTLINE RD	BUCKHEAD COPPELL IND LP
62	1221 S BELT LINE RD	COLUMBIA TEXAS LAKESHORE INDUSTRIAL LLC
63	1315 S BELT LINE RD	COLUMBIA TEXAS LAKESHORE II INDUSTRIAL LLC
64	1177 S BELTLINE RD	COPPELL ASSOCIATES
65	1199 S BELTLINE RD	DBSI LAKEVIEW SOJOURN & ETAL
66	1025 S BELT LINE RD	NM MAJESTIC HOLDINGS LLC
67	200 E BELT LINE RD	INGLE REAL EST LTD PS
68	8665 CYPRESS WATERS	AMEGY BANK NATIONAL ASSN
69	3200 HACKBERRY RD	CROW BILLINGSLEY 635
70	2700 RANCH TRAIL	CYPRESS WATER RETAIL #1
71	2800 RANCH TRAIL	CYPRESS WATER RETAIL 2 LLC
72	2750 RANCH TRAIL	ILM LAS COLINAS INC
73	8655 CYPRESS WATERS	CYPRESS WATERS RETAIL 3 LLC
74	8645 CYPRESS WATERS	CYPRESS WATERS RETAIL 3 LLC
75	2900 RANCH TRAIL	CHED LAND LTD
76	2700 RANCH TRAIL	LPB LAND LTD
77	3200 HACKBERRY RD	EPC FRED LLC
78	9500 WINDY HOLLOW DR	WANG SHIH WEI ALLEN
79	9502 WINDY HOLLOW DR	NOVACEK TONY L &
80	9504 WINDY HOLLOW DR	KRISHNAMURTHY KARTHIK &
81	9506 WINDY HOLLOW DR	MUKKA SWAROOP &
82	9508 WINDY HOLLOW DR	LIMAYE ARUN S
83	9510 WINDY HOLLOW DR	AGASHE VINAYAK S & ANAGHA
84	9501 WINDY HOLLOW DR	DENG LING
85	9503 WINDY HOLLOW DR	WALL JIMMY F & MAVON E
86	9505 WINDY HOLLOW DR	FARES FARID S

08/19/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
87	8505 WALTON BLVD	BRE DDR MACARTHUR MARKETPLACE LLC
88	1201 RANCH TRAIL	SHANTI NIKETAN LLC
89	9313 VISTA CIR	SAMUDRALA NAGA V & RENUKA
90	9315 VISTA CIR	OMOGAH NKECHI EMELIA
91	9317 VISTA CIR	OTAKE THOMAS K &
92	9319 VISTA CIR	RICHARDS MIKEL A &
93	9321 VISTA CIR	HARIHARAN SIVARAMKRISHNAN
94	9323 VISTA CIR	GREEN DARRYL L &
95	9325 VISTA CIR	BOROYEVICH DUSHAN & MILIA
96	9327 VISTA CIR	COUCH JONATHAN R &
97	9329 VISTA CIR	PEEVY KIMBERLY
98	9331 VISTA CIR	HEHAR GURDEV S & PARMINDER K
99	9333 VISTA CIR	MATHAI SAMUEL & ELSAMMA S
100	9401 VISTA CIR	KIM EVELYN
101	9403 VISTA CIR	SIMAIL SAFWAT Y &
102	9405 VISTA CIR	DUONG HONG CAM
103	9407 VISTA CIR	TOOLS DEPOT LLC
104	9409 VISTA CIR	RAGHU SRINIVAS R
105	9411 VISTA CIR	MILLER DONNA M
106	9413 VISTA CIR	SHAH PANKAJ & NITA
107	9415 VISTA CIR	SINGHEE KAMAL RAJ
108	9417 VISTA CIR	RADJA JAKISA
109	9419 VISTA CIR	LINDSTEDT JOUNI & MILLA
110	9421 VISTA CIR	HUFF CHONG
111	9423 VISTA CIR	BHATTACHARYYA MADHUMITA & SUDIP
112	9425 VISTA CIR	SMITH RANDY A
113	9429 VISTA CIR	KOTA NARASIMHAM V
114	9431 VISTA CIR	RAHEEM ABDUL & ISHRATH JAHAN
115	9433 VISTA CIR	NGUYEN TIEN DUC &
116	9435 VISTA CIR	VALLEY RANCH MASTER ASSN
117	9501 VISTA CIR	BRET MARY E &
118	9503 VISTA CIR	TALATHI RAJESH
119	9505 VISTA CIR	KADA VENKATSATYA M & GAYATRI

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08/19/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	9507 VISTA CIR	GONZALEZ GEORGE C &
121	9509 VISTA CIR	KANAPARTHI DASA & GANGURI VASAVI
122	9511 VISTA CIR	BLEVINS THOMAS S &
123	9513 VISTA CIR	HUANG POTSANG &
124	9515 VISTA CIR	FAMKAR BRIAN G
125	9310 VISTA CIR	KANNEGANTI RAMESH &
126	9312 VISTA CIR	DOPPALAPUDI SASIDHAR &
127	9314 VISTA CIR	JUAREZ HENRY
128	9316 VISTA CIR	CARELOCK JANA S
129	9318 VISTA CIR	APPEL ROY D & JANELL V
130	9320 VISTA CIR	MERCHANT ZUBEDA
131	1442 RANCH HILL DR	KORE SANTOSH KUMAR &
132	1438 RANCH HILL DR	PHILLIPS LINDA G
133	1434 RANCH HILL DR	GOVINDASAMY RAMAMOORTHY &
134	1430 RANCH HILL DR	BANK OF NEW YORK MELLON THE
135	1426 RANCH HILL DR	SINGH AMANPREET
136	1422 RANCH HILL DR	RAMARAO SRINIVAS &
137	1419 RANCH HILL DR	OLIVARES JULIAN J & NANCY D
138	1423 RANCH HILL DR	CONOVER WILLIAM G & YUNG
139	1427 RANCH HILL DR	SUSANTIO FAMILY REVOCABLE TRUST
140	1431 RANCH HILL DR	ISLAMRAJA MAZHAR &
141	1435 RANCH HILL DR	MONTGOMERY GLENN ALLEN
142	1439 RANCH HILL DR	HA JUNG N
143	1430 SANTA FE TRL	COOPER CHRISTINE R &
144	1426 SANTA FE TRL	GUNNABATHULA SASTRY
145	1422 SANTA FE TRL	GOYAL VISHNU
146	1418 SANTA FE TRL	KUMAR AJAI &
147	1414 SANTA FE TRL	HAN HYUNG S & SUZIE S
148	1405 SANTA FE TRL	ZUBAIR FARRUKH R &
149	1409 SANTA FE TRL	KADIRI MARUTHI SIVA & SAVITHRI MAMILLA
150	1415 SANTA FE TRL	ESCOBAR JUAN C

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1419 SANTA FE TRL	AGARWAL ANKUR & PRIYANKA
152	1423 SANTA FE TRL	NEIDINGER LISA
153	1427 SANTA FE TRL	PATHAK ALOK
154	1420 VALLEY TRL	KUMSIRAVINDER JAYATHIRTH & POOJA KUMSI
155	1416 VALLEY TRL	SARATHY ASHOK & ANDURADHA
156	1412 VALLEY TRL	KONNATH VIKAS KRISHNA KALLALATHIL &
157	1408 VALLEY TRL	PULUGURTA RATNAKAR &
158	1404 VALLEY TRL	KIM HEUNG NAM & YUN JUNG
159	1401 VALLEY TRL	CHEN DANNY &
160	1405 VALLEY TRL	LAWRENCE MITCHELL D &
161	1409 VALLEY TRL	JACOB NISSY & ROBIN
162	1415 VALLEY TRL	NAKTODE PURUSHOTTAM
163	1419 VALLEY TRL	CLEMENS KATHLEEN GREGSON
164	9430 VISTA CIR	DUNHAM JERRY M &
165	9432 VISTA CIR	GIBBS PHILLIP LYNN
166	9434 VISTA CIR	MORRIS JOHN D & DALTA J MORRIS
167	9436 VISTA CIR	FULTZ A HOWARD & DONNA J
168	9438 VISTA CIR	VERMA SANDEEP & NEELAM
169	9440 VISTA CIR	DARISIPUDI SUBBARAYUDU & ANURADHA
170	1418 MEADOW DR	CHEN EARNEST &
171	1412 MEADOW DR	HAIDER SALEHA &
172	1406 MEADOW DR	KIM DAVID K & SOOK CHIN
173	1400 MEADOW DR	ALAM PARWAIZ & SALEHA HAIDER
174	1401 LEDBETTER CT	MALLAMPATI SIRISHA
175	1405 LEDBETTER CT	CHEN HONG & CHAO LI
176	1404 LEDBETTER CT	RAVAL ANAND G & RANNA A
177	1400 LEDBETTER CT	CITIMORTGAGE INC
178	1401 MEADOW DR	DUNN CYNTHIA B
179	1405 MEADOW DR	VERTREES MAYRA J
180	1409 MEADOW DR	CHOI JONG HYUNG
181	1417 MEADOW DR	HIRTH JOHN C & SARA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	1421 MEADOW DR	ALAM MEER MAHFUZUL & HAFIZA
183	9506 VISTA CIR	MUBEEN MOHAMMED A & SHAFaq AFROZE
184	9508 VISTA CIR	VICENS MIGUEL &
185	9510 VISTA CIR	KUMAMARU ATUSHI & AYA
186	9512 VISTA CIR	MUKKOTIPURAM RAMACHARYULU S
187	9514 VISTA CIR	CLARK GREGORY W &
188	9516 VISTA CIR	PRAKASH ARPAN
189	9239 JASMINE LN	ELLAPULLI GANESH SUBRAMANIAM
190	9235 JASMINE LN	MENG QIANG
191	9231 JASMINE LN	ABHISHEK ALLAUKIK & SAXENA SWATI
192	9227 JASMINE LN	DESHMUKH PUSHKAR &
193	9223 JASMINE LN	FRAZIER JOHN A JR
194	9219 JASMINE LN	MURKOTH JEEVAN CHODAPARAMBIL &
195	9215 JASMINE LN	BOROYEVICH MILOSH
196	9207 JASMINE LN	JAIN VINOD KUMAR
197	9203 JASMINE LN	ESPINOZA HERLINDA G &
198	9137 JASMINE LN	KESHRI RAHUL &
199	9135 JASMINE LN	JOSEPH LEENA
200	9131 JASMINE LN	ALI SHABBIR & QUDSIA
201	9127 JASMINE LN	BAWEJA ATMA S &
202	9123 JASMINE LN	SUBRAMANIAN GOKUL &
203	9119 JASMINE LN	PATEL KALPANA & MANISH KUMAR
204	9115 JASMINE LN	MANKAL VINAYAK
205	9109 JASMINE LN	PENTRALA RAJANI &
206	9105 JASMINE LN	GOETZE JOSEPH J & JAMI O
207	9057 JASMINE LN	GARCIA ALVIN V & SALLY
208	9053 JASMINE LN	COHEN CHRISTINE L
209	9049 JASMINE LN	VAN HO THANG &
210	9045 JASMINE LN	RUDRANGI PRAGATHI & SATEESH
211	9041 JASMINE LN	SHETTY ANUPKUMAR & MALINI
212	9037 JASMINE LN	RAGURAMAN RAMANATHAN &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	9033 JASMINE LN	PARVATANENI SRILAKSHMI
214	9027 JASMINE LN	NAG DEB KUMAR &
215	9023 JASMINE LN	METTA SYAM B &
216	9019 JASMINE LN	DABAWALA MURTAZA & TASNEEM
217	9015 JASMINE LN	RAJAPPA SURESH &
218	9011 JASMINE LN	NAGULAPALLI ESWARA PRASAD &
219	9009 JASMINE LN	CHANDA ASHOK G &
220	9005 JASMINE LN	PATHAK FALGUNI J
221	9107 COTONEASTER CT	LOZANO MARIA
222	9112 OLEANDER WAY	ALLURI SATISH
223	9116 OLEANDER WAY	SHARYALA GANGADHAR
224	9124 OLEANDER WAY	NAQVI RAHUL &
225	9133 OLEANDER WAY	MAESHIMA YOSHI &
226	9129 OLEANDER WAY	RAMAKRISHNAN RANGARAJAN &
227	9125 OLEANDER WAY	KRISHNASWAMY VELMURUGAN &
228	9117 OLEANDER WAY	KUMBUM THIRUMALA R &
229	9111 OLEANDER WAY	VASIREDDY SREEDHAR &
230	9122 JASMINE LN	BLODGETT ALLAN &
231	9126 JASMINE LN	DO LAM & CHRISTINE
232	9130 JASMINE LN	SRIVASTAVA SATYENDRA KUMAR
233	9134 JASMINE LN	KANG SUNG W
234	9218 JASMINE LN	TYAGI RAHUL & MANJIT KAUR
235	9222 JASMINE LN	HARWOOD DAVID W
236	9226 JASMINE LN	SHAH SUNIT &
237	9230 JASMINE LN	THOTAKURA SRIDHAR
238	1460 GARDENIA ST	DUDHYALA MALLESHWAR &
239	1456 GARDENIA ST	MANDERWAD SRILAKSHMI & SUDHIR
240	1452 GARDENIA ST	TODI SANJAY
241	1448 GARDENIA ST	PENTYALA JHANSI
242	1444 GARDENIA ST	CHENNUPATI SUBBA RAO &
243	1440 GARDENIA ST	BHAKTA VIMAL & HETAL

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	1436 GARDENIA ST	ABERCROMBIE KENT D &
245	9010 JASMINE LN	MATHEW REJI & SUSAN
246	9016 JASMINE LN	THYAGARAJAN VENKATESH &
247	9020 JASMINE LN	RAMAKRISHNAN SUBRAMANIAN
248	9048 GUAVA CT	GORE HEMANT &
249	9052 GUAVA CT	VASHISHTA NITISH &
250	9051 GUAVA CT	BASINSKI WILLIAM V &
251	9047 GUAVA CT	RAODEE REVOCABLE LIVING TRUST THE
252	9038 JASMINE LN	RANGANATHAN VIJAY &
253	9042 JASMINE LN	VARGHESE GEORGE &
254	9046 JASMINE LN	POTTOORE STEPHEN JOSEPH &
255	9050 JASMINE LN	CHACKO RAKESH
256	9054 JASMINE LN	JOSEPH DEEPA S
257	9100 JASMINE LN	YANEZ DANIEL
258	8715 LAUREL CANYON RD	POWERS ERRON C & EUGENIA
259	8719 LAUREL CANYON RD	POSANPALLI RAJA REDDY & PREMSHREE
260	8723 LAUREL CANYON RD	VELAYUDHAN SHIBU &
261	8727 LAUREL CANYON RD	KUMAR UDHAY N & KIRTHI R
262	8731 LAUREL CANYON RD	HAQ MOHAMMED A & FARIDA
263	8735 LAUREL CANYON RD	KANTAMSETTY SRIDHAR &
264	8739 LAUREL CANYON RD	RANKINS SHULONDA L
265	2043 LOMA ALTA DR	PATEL RAKHEE
266	2039 LOMA ALTA DR	AHLUWALIA RAMAN
267	2035 LOMA ALTA DR	PATEL HERSH
268	2031 LOMA ALTA DR	JOHN ANIL P & MEENU
269	2027 LOMA ALTA DR	MADAVARAPU RAVI K
270	2023 LOMA ALTA DR	BUI THOMAS T & MARY HUE
271	2019 LOMA ALTA DR	ZEPEDA DANNY & VILAILUK JANE
272	2015 LOMA ALTA DR	MOTIWALA ADIB
273	2009 LOMA ALTA DR	AHLUWALIA SIMERAT &
274	2005 LOMA ALTA DR	UDDIN MOHAMMAD A

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	2001 LOMA ALTA DR	JAYASWAL KEYUR N & SUNITA K JAISWAL
276	22 LOMA ALTA DR	IRVING EMERALD VALLEY HOMEOWNERS ASSN INC
277	8740 LAUREL CANYON RD	SANDHU KULJINDER S
278	8736 LAUREL CANYON RD	KATANGURU SANJAY & RAJANI BEERAM
279	8732 LAUREL CANYON RD	HUYNH VAN THANLE & LIEM T
280	8728 LAUREL CANYON RD	OSIFEKUN JIDE O & DIONNE WALKER
281	8724 LAUREL CANYON RD	MATHEW JOSEPH &
282	8719 LINDENWOOD LN	BHATT ANAND D & PURVI
283	8723 LINDENWOOD LN	DESAI SAMIR S & SONAL S
284	8727 LINDENWOOD LN	NAGIREDDY DARAGE & ANITHA
285	8731 LINDENWOOD LN	VYAS YOGESH & CHITRA
286	8736 LINDENWOOD LN	KADAR SHAIKH A & SHARMEEN
287	8732 LINDENWOOD LN	PATEL VIMAL A & HIRAL V
288	8728 LINDENWOOD LN	DUONG KELVIN & IRIS W
289	8724 LINDENWOOD LN	KANAKAMETI VIDYA S
290	8720 LINDENWOOD LN	MATHEW PUTHENPURACKAL &
291	8719 LOHR VALLEY RD	KRISHNA HEMALATHA
292	8723 LOHR VALLEY RD	SAWANT YOGESH S & SHOURYA
293	8727 LOHR VALLEY RD	NARANI RAMESH &
294	8731 LOHR VALLEY RD	CHITTIMALLA RAGHU P &
295	8735 LOHR VALLEY RD	KALAVAGUNTA RAVI &
296	8740 LOHR VALLEY RD	VAIDYA DARPAN
297	8744 LOHR VALLEY RD	TAYLOR SHARON
298	8726 LOHR VALLEY RD	MALIK AKRAM M
299	8730 LOHR VALLEY RD	HONG HYUNKI
300	8734 LOHR VALLEY RD	IGNACIO OFELIA & STANLEY
301	8727 LOST CANYON RD	THAMARAN LINEESH
302	8723 LOST CANYON RD	PHATAK AMOL
303	8719 LOST CANYON RD	SAVULGAY ANAND &
304	8715 LOST CANYON RD	MARAMRAJU SRINIVASRAO
305	8711 LOST CANYON RD	MOGILI PRASAD &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	8707 LOST CANYON RD	ANAND SUMIT & PUJA
307	8703 LOST CANYON RD	RAMALINGAM VINOD
308	2255 LONGVIEW RD	DUONG DUNG LE PHUONG &
309	2251 LONGVIEW RD	NERELLA ARVINDA S &
310	2247 LONGVIEW RD	VARDHINENI SRINIVASA &
311	2243 LONGVIEW RD	WON CARY
312	2239 LONGVIEW RD	PATEL JAYESH
313	2235 LONGVIEW RD	PEREIRA MELCHIADES
314	2231 LONGVIEW RD	PATEL RAJKUMAR
315	2227 LONGVIEW RD	DAKSHINAMURTHY RAVI & SWAMA RAVIKUMAR
316	2223 LONGVIEW RD	VARANASI SOMANATH
317	2219 LONGVIEW RD	WAHID MUHAMMAD
318	2215 LONGVIEW RD	MISHRA SANJEEV & REKHA
319	2211 LONGVIEW RD	THIRUGNANA MURUGAPPAN &
320	2207 LONGVIEW RD	KALLIDAIKURCHI RAMAKRISHNAN
321	2203 LONGVIEW RD	SADEQ ABU
322	8728 LANDOVER PL	SUGGS JAMES M & ROXANNE B
323	8728 LANDOVER PL	SUGGS JAMES M & ROXANNE B SUGGS
324	8724 LANDOVER PL	LALAPET RAGHAVAN & ARCHANA
325	8724 LANDOVER PL	LALAPET RAGHAVAN &
326	8720 LANDOVER PL	UPPU VINODBABU &
327	8716 LANDOVER PL	VENGATTERY SANTHOSH
328	8712 LANDOVER PL	MIYAPURAM SUBBARAO & DEEPTHI
329	8708 LANDOVER PL	HATLE SHRIPRAKASH B
330	22 OLYMPUS BLVD	IRVING EMERALD VALLEY HOMEOWNERS ASSN INC
331	2254 LONGVIEW RD	VOJJALA RAGHUVVEER & PRIYADARSHINI RENIGUNTA
332	2250 LONGVIEW RD	MANTAN MUKESH &
333	2246 LONGVIEW RD	GAIKWAD SUDHAKAR
334	2242 LONGVIEW RD	ASHAR SEEMA & SAMIR
335	2238 LONGVIEW RD	JAGANNATHAN ELANGO &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
336	2234 LONGVIEW RD	PUNNAM SATEESH &
337	2230 LONGVIEW RD	ADHYAPAK ABHIJIT & BHAKTI
338	2226 LONGVIEW RD	DESAI PARTHASARATHI R
339	2222 LONGVIEW RD	YADAV CHETAN &
340	2218 LONGVIEW RD	MAKAM CHETHAN K & ASHA
341	2214 LONGVIEW RD	TALAGADADEEVI SURESH KUMAR &
342	2210 LONGVIEW RD	PALAVALA BABU & VIJAYALAKSHMI B VUYURU
343	2215 LEGACY TRL	EPIE KAMIL A JAMES & SUKI C
344	2219 LEGACY TRL	SINGIRIKONDA VAMSHI KRISHNA & SMITA
345	2223 LEGACY TRL	SINGHAL MANISH & GEETA
346	2227 LEGACY TRL	UNNI DEEPA & GIRISH RAMACHANDRAN
347	2231 LEGACY TRL	BANERJEE ADITI & KRAM MARTIN
348	2235 LEGACY TRL	PILLAI SIVA S &
349	2239 LEGACY TRL	KIM YONG JU
350	2243 LEGACY TRL	KHOSLA MANISH &
351	2247 LEGACY TRL	LAHOTI RAJESH K &
352	2251 LEGACY TRL	PINNAMANENI SIRISHA &
353	2255 LEGACY TRL	PATEL SHAILESH R & SMITA S
354	42 LANTANA LN	EMERALD VALLEY VILLAS HOMEOWNERS ASSN INC
355	1947 LONGMEADOW HILL	EADULA SANDEEP REDDY &
356	1943 LONGMEADOW HILL	PATEL KINNARY B & MADHU SARANGAM
357	1939 LONGMEADOW HILL	LOPEZ URSULA PATRICIA DIAZ
358	1935 LONGMEADOW HILL	JOHNSON RODNEY V JR &
359	1931 LONGMEADOW HILL	NARAYANA PRAVEEN
360	1927 LONGMEADOW HILL	SHAH TASVIR & AMAR T
361	1923 LONGMEADOW HILL	MOSES JAN J
362	1919 LONGMEADOW HILL	CABRERA MARA JOSEPHINE &
363	1959 LONGMEADOW HILL	USMAN FAIEZ & MARIUM HAQ
364	1955 LONGMEADOW HILL	SIHOTA ONKAR S & DEEPTI
365	1951 LONGMEADOW HILL	KARIM KAMRUDDIN HASHIM & ZAIBUNESSA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
366	1962 LOMA ALTA DR	PARAMESWARAN SAMPATHKUMAR &
367	1958 LOMA ALTA DR	SIVASANKAR JAYARADHA & RAVI RASAPPAN
368	1954 LOMA ALTA DR	MOORTHY VISHNU VENKATACHALA &
369	1950 LOMA ALTA DR	SUTANTRI INDRAWAN J
370	1946 LOMA ALTA DR	MUGALA SATISH KUMAR &
371	1942 LOMA ALTA DR	AJANI ANWAR
372	1938 LOMA ALTA DR	MATHUR NITIN
373	1934 LOMA ALTA DR	CASTELLON SARAH I &
374	1930 LOMA ALTA DR	BUKKA SHYAM
375	1926 LOMA ALTA DR	TAUREAN EAST LLC
376	1922 LOMA ALTA DR	AGARWAL VIVEK & VANDANA
377	1918 LOMA ALTA DR	GURUMURUTHY MANISHA
378	1914 LOMA ALTA DR	COPPOM KEVIN J
379	1910 LOMA ALTA DR	CHANG THOMAS
380	1906 LOMA ALTA DR	MCCURRY BRYAN M & EMILY J
381	1902 LOMA ALTA DR	SHAH CHIRAG
382	1931 LOMA LINDA DR	PATINO JUAN C
383	1935 LOMA LINDA DR	MORAR PRAKASH & BHAWNA
384	1939 LOMA LINDA DR	WU BIHSIA PATRICIA
385	1943 LOMA LINDA DR	KUTHY JAMES A & PATRICIA A
386	1947 LOMA LINDA DR	PHUONG HY K
387	1951 LOMA LINDA DR	RODRIGUEZ JULIAN M &
388	1955 LOMA LINDA DR	POPLI ANSHUL
389	1959 LOMA LINDA DR	TUMMAPALA KAMESWARA RAO & SWAPNA
390	1963 LOMA LINDA DR	SAYA SAUD Y
391	8776 IRON HORSE DR	ASMUSSEN CRISTI SANCHEZ
392	8772 IRON HORSE DR	HRNCIR TAYLOR L
393	8768 IRON HORSE DR	KHALIL MUHAMMAD S &
394	8764 IRON HORSE DR	BOEALIAH ADAKOU ELLA LAWSON &
395	8760 IRON HORSE DR	CHOI SOON KYU & KWON SOOK

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
396	8756 IRON HORSE DR	VISWANATHAN RAMESH BABU DHURVAS &
397	8752 IRON HORSE DR	RHA SUN A
398	8748 IRON HORSE DR	BROWN HERSCHEL C JR
399	8744 IRON HORSE DR	CARPENTER SANDRA D
400	8740 IRON HORSE DR	KOBUSZEWSKI DENISE E
401	8732 IRON HORSE DR	SONG JOHN J
402	8728 IRON HORSE DR	BROWN LESVIA
403	2443 NEWCASTLE BND	RIZVI SAYEED HASAN & SAMIN ISLAM
404	2439 NEWCASTLE BND	SHIVASHANKAR HARSHA &
405	2435 NEWCASTLE BND	GEORGE MANJU & DIAS KURIAN
406	2431 NEWCASTLE BND	SHAH MITULKUMAR K & BIJAL M
407	2427 NEWCASTLE BND	DANDU RAJU & LAKSHMI
408	2423 NEWCASTLE BND	VARGHESE SHINEY & VINOJ M THOMAS
409	2419 NEWCASTLE BND	KAMTAM RAVINDRA L
410	2415 NEWCASTLE BND	RAJPUT DHRUV
411	2409 NEWCASTLE BND	BOPPANA SRINIVAS
412	2405 NEWCASTLE BND	ARUMALLA PRADEEP
413	2401 NEWCASTLE BND	KUMAR ARUN & PUSHPA
414	8722 NEWCASTLE BND	MOHITE MAHESH & CHANDANA M
415	8718 NEWCASTLE BND	GEORGE JOHNSON S
416	8714 NEWCASTLE BND	RAMANATHAN KANNAN C
417	8710 NEWCASTLE BND	KOKALA NARENDER & MADHAVI
418	8620 NEWCASTLE BND	JAGTAP AJIT P
419	1 RANCH TRAIL RD	VILLAS AT EMERALD PARK HOMEOWNERS ASSN
420	2446 NEWCASTLE BND	GURRAM SURESH NAGA V & SRILEKHA DAITA
421	2442 NEWCASTLE BND	WONG KA LEUNG &
422	2438 NEWCASTLE BND	KODALI KRISHNA C
423	2434 NEWCASTLE BND	YOHANNAN AJIT &
424	2430 NEWCASTLE BND	BRAHMA ANURADHA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
425	2426 NEWCASTLE BND	GABRI CHETAN ANAND L & SREELATHA GUTHALA
426	2422 NEWCASTLE BND	PATEL RAVISHANKER & JAYASREE
427	8715 NEWCASTLE BND	RAMAMOORTHY MURALIDHARAN &
428	8711 NEWCASTLE BND	BUYANAPRAGADA SRINIVASA R & RADHIKA
429	8707 NEWCASTLE BND	SONI VIRENDRAKUMAR B & ALKABEN
430	8621 NEWCASTLE BND	PALAKALA AMARNATH & ROJARANI NAKKA
431	2419 LISMORE LN	SIVAPRAKASAM UMASANKARAN
432	2423 LISMORE LN	RAY RAJA & SANGITA
433	2427 LISMORE LN	JALORI MOHIT
434	2431 LISMORE LN	BALASUBRAMANIAN GANESAN &
435	2435 LISMORE LN	AGIWAL ANAND &
436	2439 LISMORE LN	KHATRI GAURAV & KINNARI P
437	2443 LISMORE LN	CYRILJOSEPH ELIGIUS VINOTH &
438	2534 BAILEY CT	SRIKRISHNAN SREENATH &
439	2530 BAILEY CT	SUBRAHMANYAM SUSARLA &
440	2526 BAILEY CT	RASTOGI GAURAV
441	2522 BAILEY CT	CHANNAVEERAPPA NATARAJU D
442	2518 BAILEY CT	KATRAGADDA SUDHARANI &
443	2514 BAILEY CT	ABBARAJU RAMASESHA
444	2510 BAILEY CT	MALLIDI KODANDA R &
445	2506 BAILEY CT	BOINDALA DEVA & SARITHA
446	2502 BAILEY CT	VERMA RAM S & ANJU
447	2501 TURNBERRY CT	FAROOQ MOHAMMAD A &
448	2505 TURNBERRY CT	VIJAYRAGHAVAN ARUN &
449	2509 TURNBERRY CT	VENUGOPALAN VINODH
450	2515 TURNBERRY CT	LARI MOHAMMAD
451	2519 TURNBERRY CT	YADAVALLI NATARAJ & MADHAVI
452	2523 TURNBERRY CT	SHAH HITEN J & RACHANA K
453	2527 TURNBERRY CT	MAHAJAN ASHISH
454	2531 TURNBERRY CT	TATIPAMULA VIDYADHAR & SREERAMA

Z156-296(SH)

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
455	2535 TURNBERRY CT	VENKATESWARAN SRINIVASAN & RAJALAKSHMI
456	2539 TURNBERRY CT	PARNAPALLI UMAMAHESWARA & VANI
457	2543 TURNBERRY CT	KATTA SRIDEVI
458	2551 TURNBERRY CT	AKASAPU LAKSHMANA RAO
459	2555 TURNBERRY CT	QUADRI SYED GHULAM ARIF
460	2559 TURNBERRY CT	HARINARTHINI SIRISHA
461	2563 TURNBERRY CT	HITEN PATEL
462	2560 TURNBERRY CT	SINGH PREM & PARMINDER KAUR
463	2556 TURNBERRY CT	SANAGALA SIVANAGI R
464	2552 TURNBERRY CT	CHITAGI NEELESH
465	2544 TURNBERRY CT	BALAN MOHANA SUNDAR &
466	2540 TURNBERRY CT	GHANTA SRINIVASA R & SOUJANYA
467	2536 TURNBERRY CT	KUMAR EESHA & RENUKA
468	2532 TURNBERRY CT	PAULRAJ SELVAKUMAR
469	2528 TURNBERRY CT	LINGINENI SURESH KUMAR
470	8701 CYPRESS WATERS	CWR1 LAND LTD
471	120 DIVIDEND DR	DUKE REALTY LTD PS
472	6 N MACARTHUR BLVD	TEXAS UTILITIES ELEC CO
473	413 E BELT LINE RD	SHAMS REAL ESTATE PTRS

FILE NUMBER: Z156-282(WE) **DATE FILED:** June 13, 2016
LOCATION: North Jim Miller Road and East R.L. Thornton Freeway,
southwest corner
COUNCIL DISTRICT: 7 **MAPSCO:** 48E
SIZE OF REQUEST: Approx. 1.5379 acres **CENSUS TRACT:** 122.06

APPLICANT / OWNER: RaceTrac Petroleum, Inc.

REPRESENTATIVE: Wes Hoblit

REQUEST: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow the applicant to sell alcohol for off-premise consumption in conjunction with the existing convenience store [RaceTrac].

STAFF RECOMMENDATION: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to site 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. *Compatibility with surrounding uses and community facilities* – The existing general merchandise or food store is compatible and conforms with the adjacent retail and personal service uses. The additional alcohol use within the general merchandise or food store should not impact the surrounding uses negatively from a land use perspective.
 2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – This use does not contribute nor deter from the welfare of adjacent properties. The SUP has conditions that are associated with the use.
 3. *Not a detriment to the public health, safety, or general welfare* – This use has not been 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. Chapter 12B is a certificate of registration that is required for each physically separate convenience store. The applicant’s certificate expired in June 2016 and is scheduled to take the next training to receive their certification on September 13, 2016.
- **Zoning History:** There has not been any zoning change requested in the area in the past 5 years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
East R.L. Thornton Freeway		Variable lane widths	Variable lane widths
North Jim Miller Road		100 ft.	100 ft.

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

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

applicant’s request. The Plan identifies the request site in a Business Center or Corridor.

This Building Block represents major employment or shopping destinations outside of Downtown. Examples include the Galleria area, the North Park Center area, Southwest Center Mall area at I-20 and US Hwy 67 and the Stemmons Corridor. 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.

Land Use:

	Zoning	Land Use
Site	RR-D-1	General merchandise or food store
North	RR	Freeway
South	RR-D-1	Restaurant
East	RR-D-1	General merchandise or food store
West	RR-D-1	Undeveloped, Restaurant

STAFF ANALYSIS:

Land Use Compatibility: The approximately 1.5379 acre site is zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay and is currently developed with a general merchandise or food store and a motor vehicle fueling station. The applicant’s request for a Specific Use Permit will allow for the sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less.

The general merchandise use is permitted by right. The sale of alcoholic beverages on property is prohibited in a D Liquor Control Overlay and requires a specific use permit in the D-1 Liquor Control Overlay.

The adjacent land uses consist of an undeveloped tract of land and a restaurant use to the west, and several restaurant uses to the south. Properties east of the request site, across North Jim Miller Road is a general merchandise or food store with fueling station,

restaurant and an auto related use. South of the request site are additional restaurant uses.

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

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

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

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

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

The applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
RR-D-1 Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, office

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

Parking: The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store 3,500 square feet or less is at one space for each 200 square feet of floor area. The development requires 14 spaces with 15 being provided per the attached site plan.

Dallas Police Department: A copy of a police report of the past three years of offenses is provided below.

2016 incidents

IncidentNum	Date1	Time1	Address	UCR_Offense	ZipCode
182642-2016	7/30/2016	9:45	8130 E R L THORNTON FWY	THEFT/BMV	75228
179159-2016	7/26/2016	5:00	8130 E R L THORNTON FWY	ROBBERY-BUSINESS	75228
132327-2016	6/2/2016	5:55	8130 E R L THORNTON FWY EB	UUMV	75228
048274-2016	2/28/2016	0:00	8130 E R L THORNTON FWY	UUMV	75228
188399-2016	8/6/2016	1:57	8130 E R L THORNTON FWY	ASSAULT	75228
157334-2016	6/28/2016	13:20	8130 E R L THORNTON FWY	FORGE & COUNTERFEIT	75228
138617-2016	6/8/2016	18:30	8130 E R L THORNTON FWY	ASSAULT	75228

2015 incidents

IncidentNum	Date1	Time1	Address	UCR_Offense	ZipCode
282899-2015	12/6/2015	21:27	8130 E R L THORNTON FWY	RAPE	75228
279239-2015	12/1/2015	17:30	8130 E R L THORNTON FWY	ROBBERY-INDIVIDUAL	75228
276727-2015	11/28/2015	12:30	8130 E R L THORNTON FWY	ROBBERY-INDIVIDUAL	75228
247310-2015	10/24/2015	2:00	8130 E R L THORNTON FWY	AGG ASSAULT - NFV	75228
208445-2015	9/7/2015	18:31	8130 E R L THORNTON FWY	THEFT/BMV	75228
189893-2015	8/16/2015	5:00	8130 E R L THORNTON FWY	THEFT/SHOPLIFT	75228
168672-2015	7/22/2015	19:21	8130 E R L THORNTON FWY	THEFT/BMV	75228
165402-2015	7/19/2015	2:20	8130 E R L THORNTON FWY	AGG ASSAULT - NFV	75228
165402-2015	7/19/2015	2:20	8130 E R L THORNTON FWY	AGG ASSAULT - NFV	75228
113400-2015	5/20/2015	3:30	8130 E R L THORNTON FWY	AGG ASSAULT - FV	75228

Z156-282(WE)

096273-2015	4/30/2015	4:00	8130 E R L THORNTON FWY EB	ROBBERY-INDIVIDUAL	75228
077638-2015	4/8/2015	6:00	8130 E R L THORNTON FWY EB	ROBBERY-INDIVIDUAL	75228
284619-2015	12/7/2015	22:45	8130 E R L THORNTON FWY	ASSAULT	75228
284619-2015	12/7/2015	22:45	8130 E R L THORNTON FWY	ASSAULT	75228
142948-2015	6/23/2015	4:40	8130 E R L THORNTON FWY	ASSAULT	75228
141356-2015	6/21/2015	3:36	8130 E R L THORNTON FWY	ASSAULT	75228
106707-2015	4/20/2015	8:00	8130 E R L THORNTON FWY	CRIMINAL TRESPASS	75228
077221-2015	4/7/2015	17:30	8130 E R L THORNTON FWY	FRAUD	75228

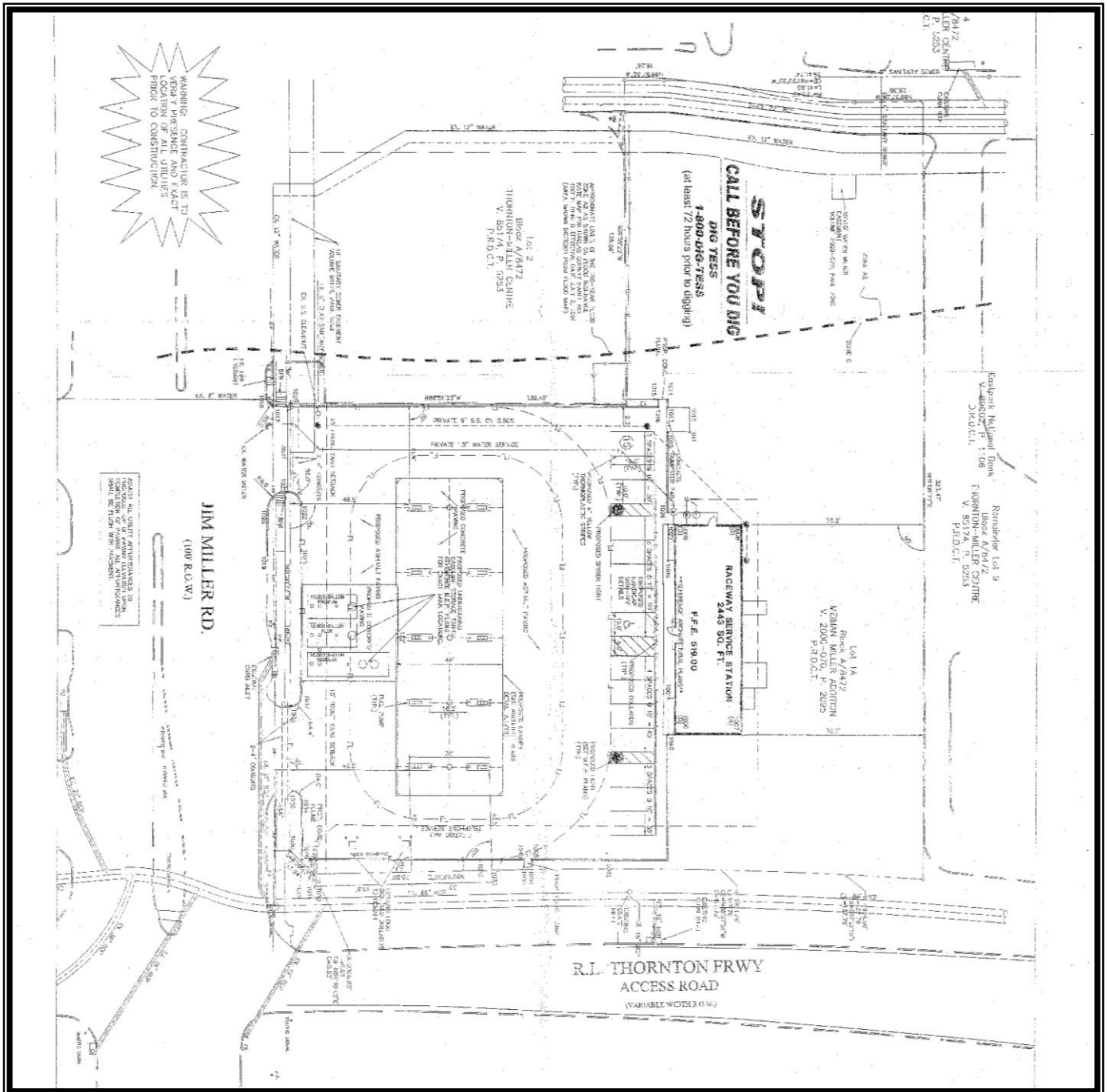
2014 incidents

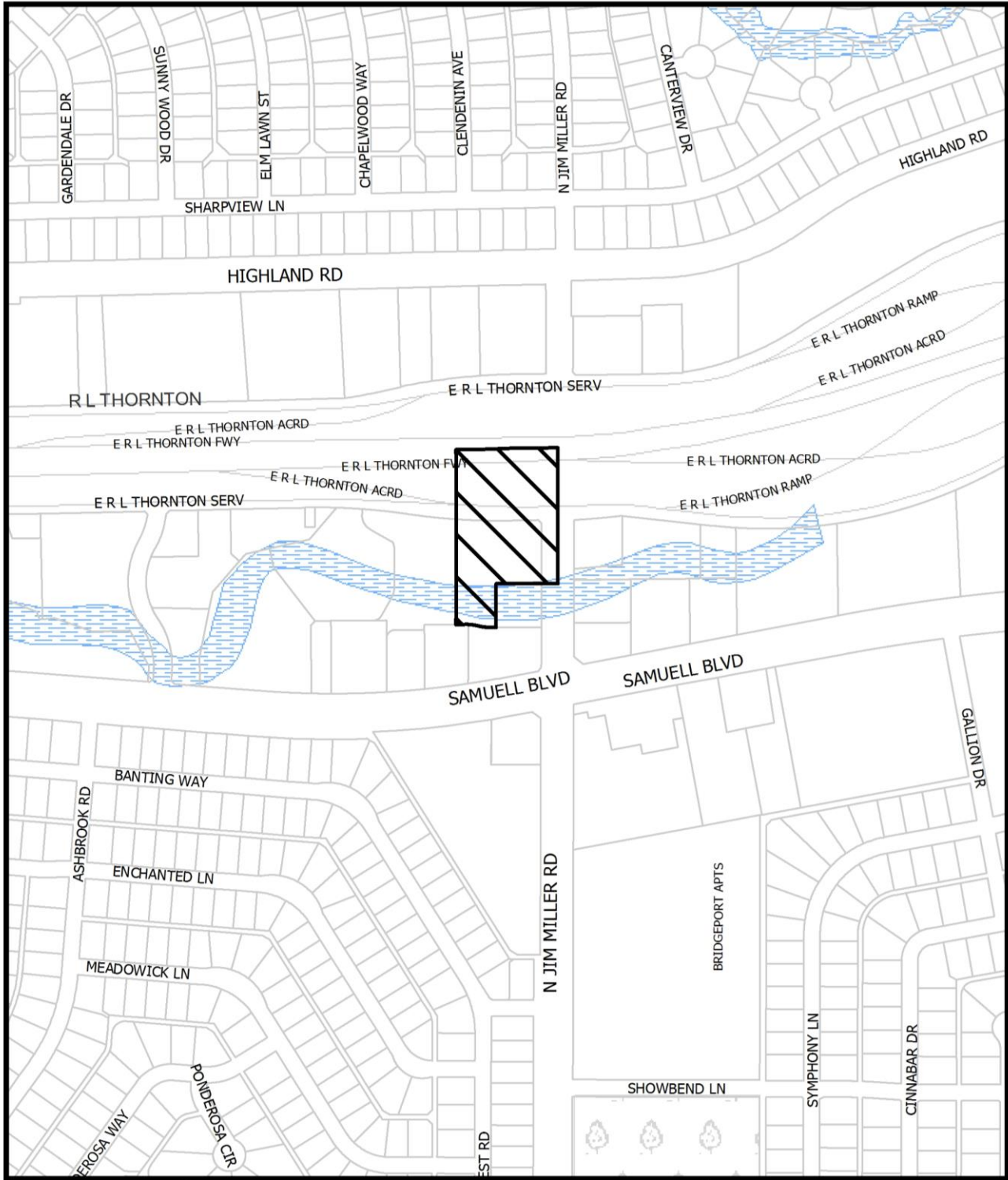
IncidentNum	Date1	Time1	Address	UCR_Offense	ZipCode
265050-2014	11/4/2014	0:00	8130 E R L THORNTON FWY	OTHER THEFTS	75228
244228-2014	10/10/2014	15:33	8130 E R L THORNTON FWY	OTHER THEFTS	75228
238975-2014	10/4/2014	16:15	8130 E R L THORNTON FWY	FORGE & COUNTERFEIT	75228
210553-2014	9/1/2014	8:00	8130 E R L THORNTON FWY	FRAUD	75228
174704-2014	7/21/2014	7:15	8130 E R L THORNTON FWY	FORGE & COUNTERFEIT	75228

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on_____, (two-year period from the passage of this ordinance), but is eligible for automatic renewals for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN



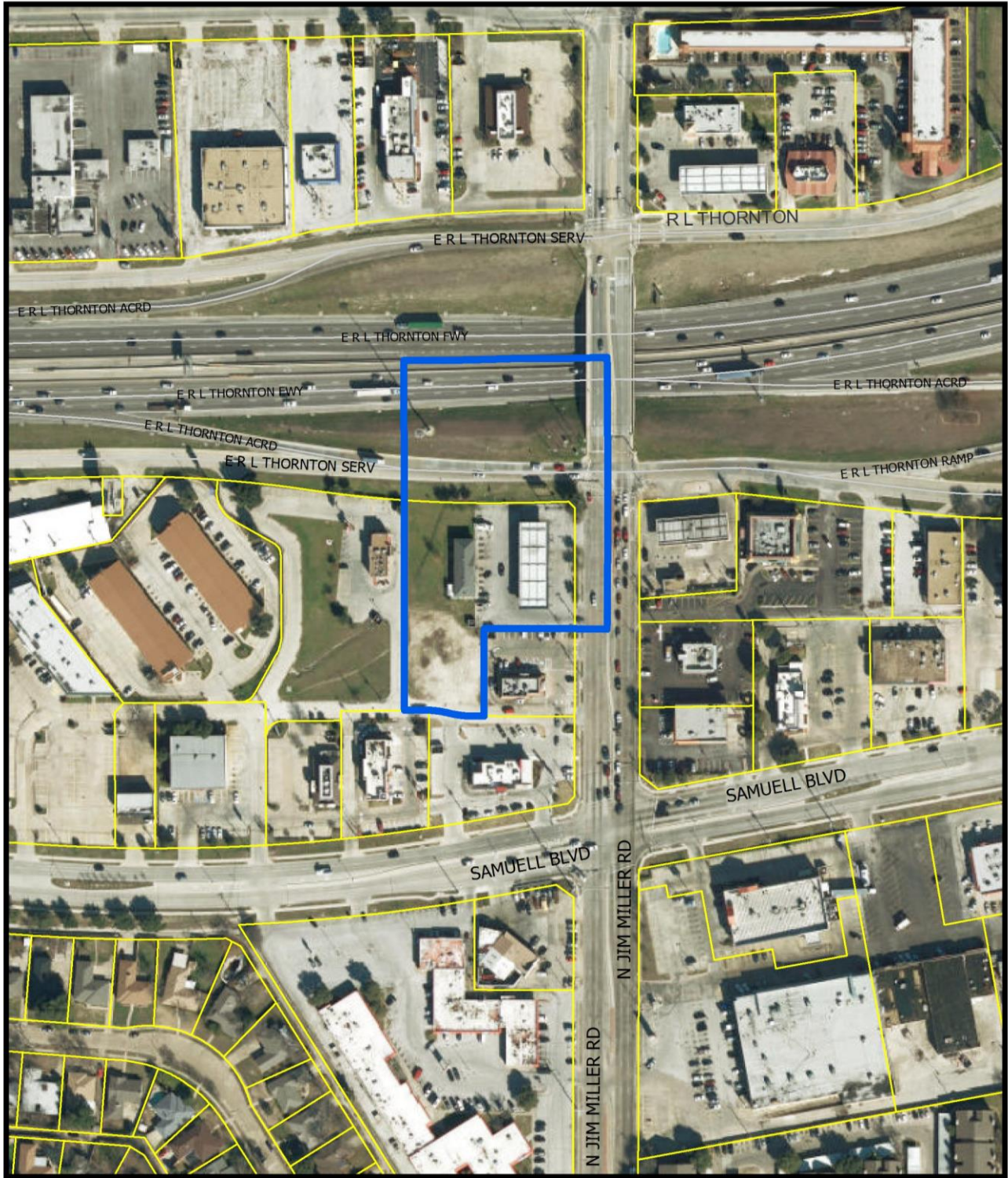


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VICINITY MAP

Case no: Z156-282

Date: 7/15/2016

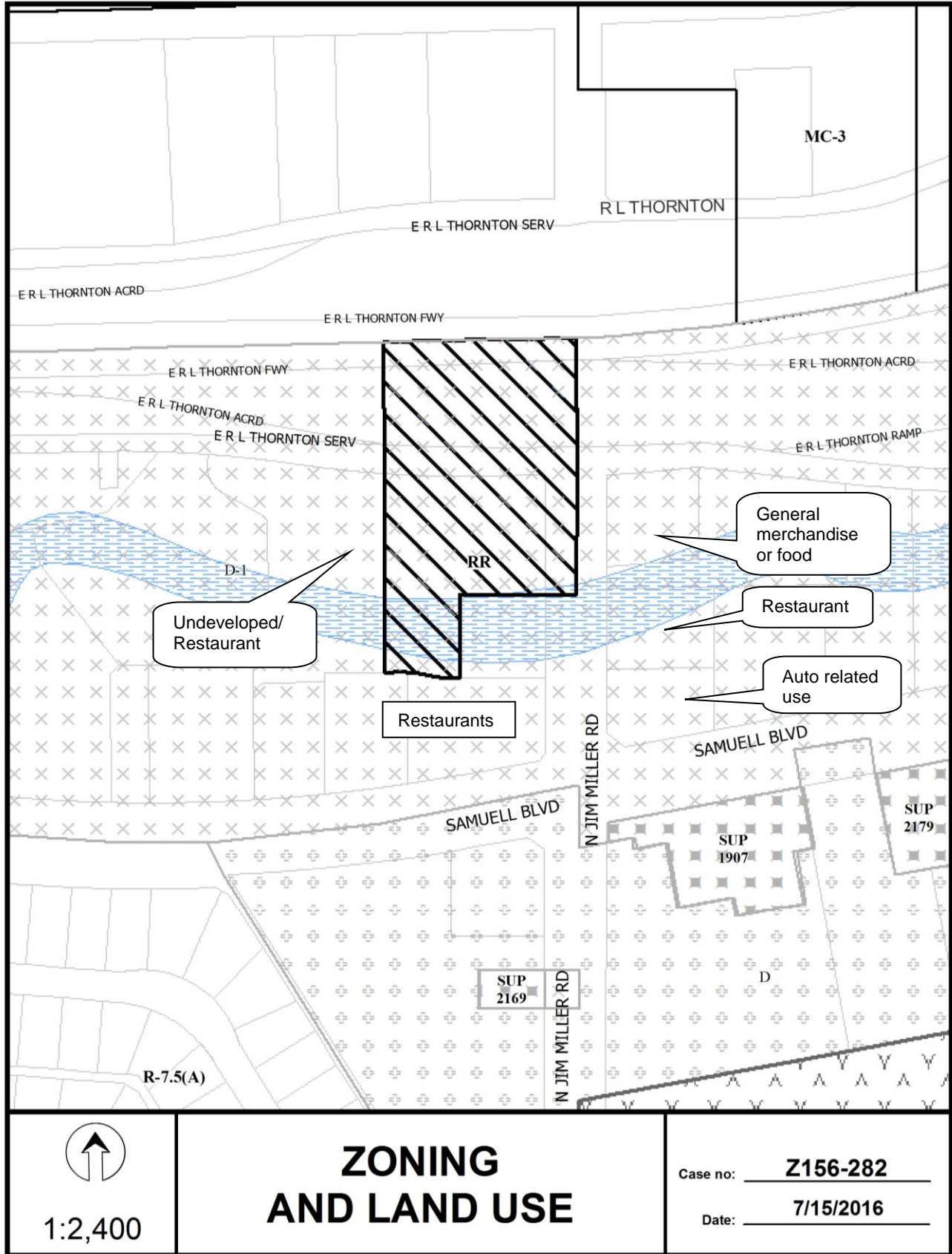


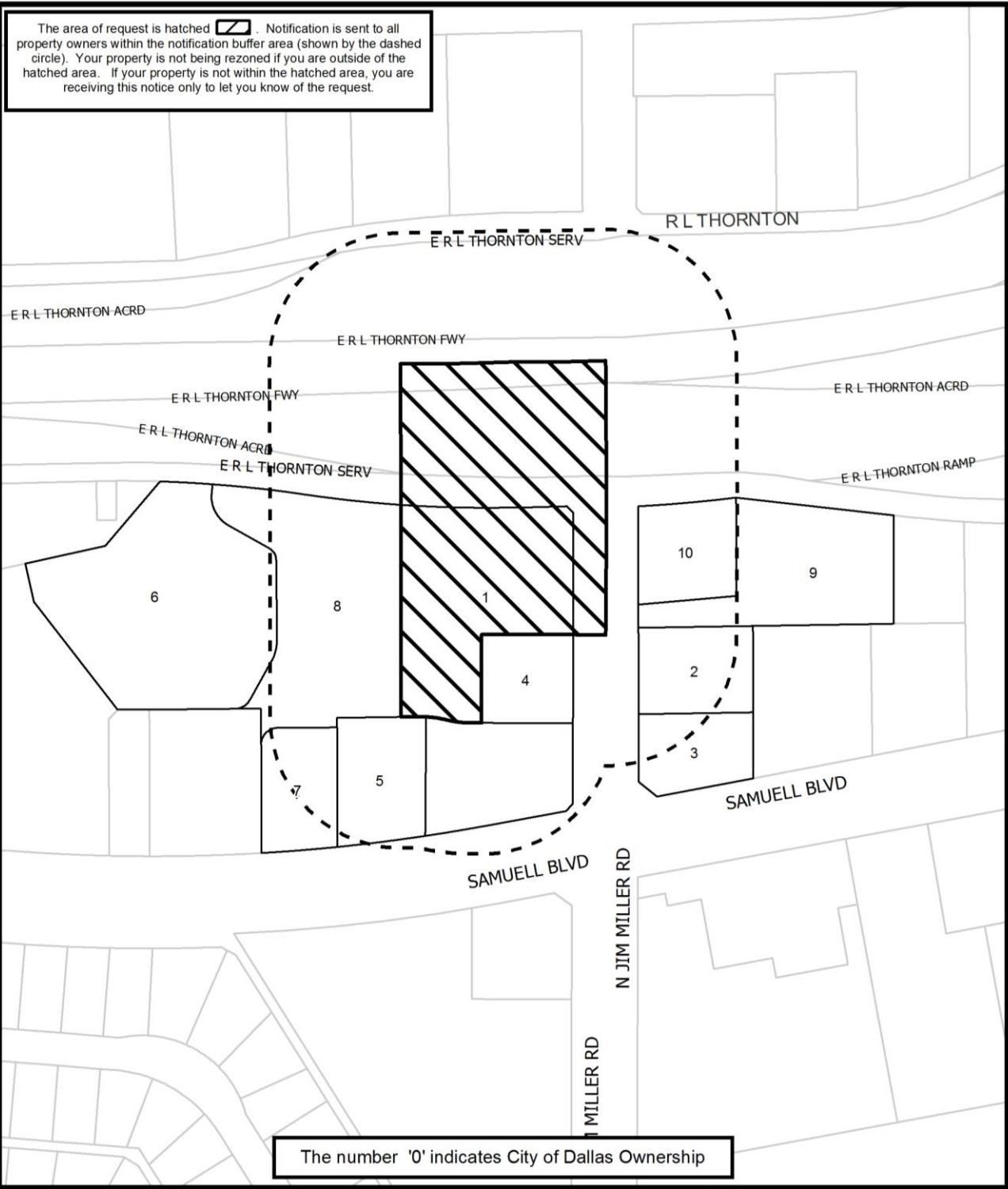
1:2,400

AERIAL MAP

Case no: Z156-282

Date: 7/15/2016





 1:2,400	<h2>NOTIFICATION</h2> <p>  AREA OF NOTIFICATION  NUMBER OF PROPERTY OWNERS NOTIFIED </p>	Case no: <u> Z156-282 </u> Date: <u> 7/15/2016 </u>
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Notification List of Property Owners

Z156-282

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8130 E R L THORNTON FWY	RACETRAC PETROLEUM INC
2	5514 N JIM MILLER RD	USRP FUNDING 2001 A LP
3	5510 N JIM MILLER RD	DAY MARIE L
4	5575 N JIM MILLER RD	SIDERIS BASIL K ET AL
5	5877 SAMUELL BLVD	KENTUCKY FRIED CHICKEN
6	8108 E R L THORNTON FWY	JIM MILLER HOSPITALITY LP
7	5859 SAMUELL BLVD	SAMUELLLIANG LLC
8	8120 E R L THORNTON FWY	POP HOLDINGS LP
9	8228 E R L THORNTON FWY	8228 ASSOCIATES LLC
10	8200 E R L THORNTON FWY	QUIK WAY RETAIL AS II LTD

FILE NUMBER: Z156-293(LE)

DATE FILED: June 28, 2015

LOCATION: Northeast corner of Elm Street and South Good Latimer Expressway

COUNCIL DISTRICT: 2

MAPSCO: 45-M

SIZE OF REQUEST: + .11 acres

CENSUS TRACT: 204.00

APPLICANT: Eleven Entertainment, LLC

REPRESENTATIVE: Audra Buckley, Permitted Development

OWNER: Westdale Properties America I LTD

REQUEST: An application to renew and amend Specific Use Permit 2150 for an alcoholic beverage establishment limited to a bar, lounge, or tavern with the addition of an inside commercial amusement limited to a live music venue on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District.

SUMMARY: The purpose of the request is to operate a bar, lounge or tavern use with live music venue on the subject site [Louie's Piano Bar]. The subject site is an original structure built in 1952. The request site comprises +5,985 square feet of floor area. The first floor contains +4,545 square feet and the interior second floor mezzanine contains +1,440 square feet. The applicant is not requesting a rooftop patio, outdoor speakers, or a dance floor as part of this application.

STAFF RECOMMENDATION: Approval for a two-year period, subject to conditions

GUIDING CRITERIA FOR 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 requested use is compatible and complements the restaurant and personal service uses. The use should not impact the surrounding area negatively from a land use perspective. The primary uses in PDD No. 269 consist of a mix of alcoholic beverage establishments, restaurant, personal service and office uses.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed use would not present a positive nor negative contribution to the welfare of adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – It is not foreseen that this use would 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.

Background:

- SUP No. 2150 was adopted by City Council on June 17, 2015. It was approved for a two-year period.
- The existing site plan is in compliance and no changes are being made
- The site is currently operating as a piano bar and would like to be able to operate with live music without restrictions on the number of days they can have live music.

Zoning History: There have been no recent zoning change requests to the subject site within the last five years.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Elm Street	Local	70 ft.
Good Latimer Expressway	Principal Arterial	M-6-D(A)

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.

Land Use:

	Zoning	Land Use
<i>Site</i>	PDD No. 269, SUP No. 2150	Bar, lounge, or tavern
<i>North</i>	PDD No. 269	Vacant, DART rail line
<i>South</i>	PDD No. 269	Retail, surface parking, & restaurants
<i>East</i>	PDD No. 269	Restaurants & retail
<i>West</i>	PDD No. 269	Vacant structures

COMPREHENSIVE PLAN: The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request, and it identifies the request site as being in an 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 mid-rise 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.

STAFF ANALYSIS:

Land Use Compatibility:

The applicant's request is for a renewal of Specific Use Permit No. 2150 to permit the continued operation of a bar, lounge or tavern and an inside commercial amusement limited to a live music venue use within the existing structure. The site plan is not changing from the previously approved renewal of Specific Use Permit No. 2150. The request is for approval of a two-year period as the venue with the current owner has been in operation for a little over a year.

Land uses immediately north of the site is a vacant parcel; to the east, south and west are restaurants, vacant structures, office, retail and personal service uses. The site is within walking distance to the DART station.

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.

Parking:

In PDD No. 269, there is a provision that no parking is required for the first 2,500 square feet of an original building. Based on the total square footage of 5,985 square feet, less 2,500 square feet of floor waiver as an original building, one space is required for every 100 square feet of 3,485 square feet for a total of 35 spaces. With proximity to a DART station, the use also qualifies for a reduction of 10% or six spaces; hence, a total of 29 off-street parking spaces are required.

The PDD allows for remote parking on a separate lot that is within walking distance of the use served. Per a Remote Parking Agreement, all 29 required off-street parking spaces will be provided at 2505 Elm Street and 2603 Main Street.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request will not trigger any Article X requirements, as no new construction is proposed.

Police Report:

There have been two incidents at this site since the SUP was approved in June 2015.

UCR Offense	Count
CRIMINAL TRESPASS	1
VANDALISM & CRIM MISCHIEF	1
Grand Total	2

Z156-293(LE)

List of Partners/Principals/Officers

Owner:

Westdale Properties America I, Ltd., a Texas limited partnership

Officers of Westdale Properties America I, Ltd.

Joseph G. Beard, President

Ken Carlson, Vice President

Chuck Hixson, Vice President

JGB Ventures 1, Ltd., a Texas corporation, General Partner

Officers of JGB Ventures, Inc.

Joseph G. Beard, President

Ken Carlson, Vice President

JGB Holdings, Inc., a Texas corporation, General Partner

Joseph G. Beard, President

Applicant:

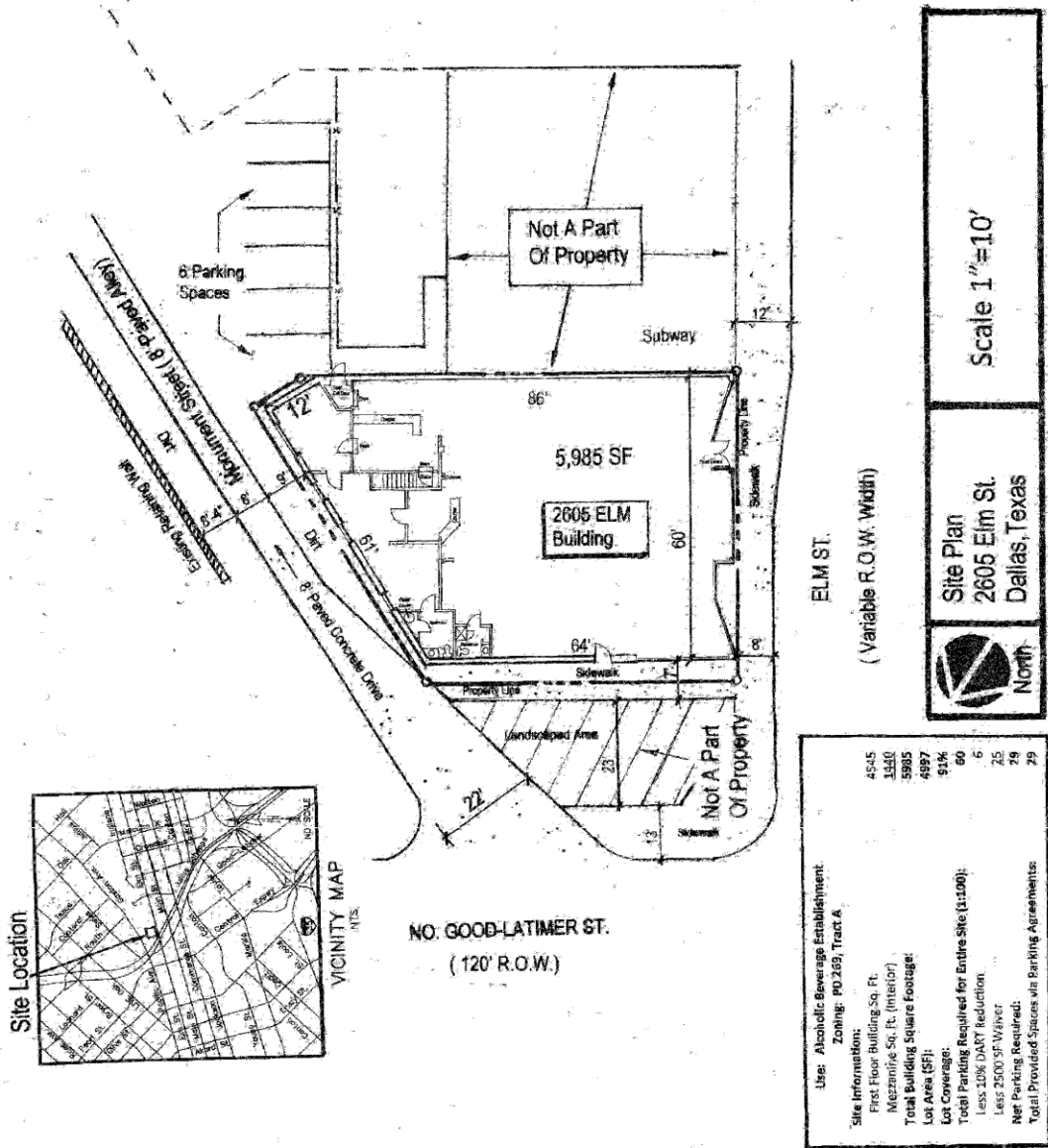
Eleven Entertainment, LLC

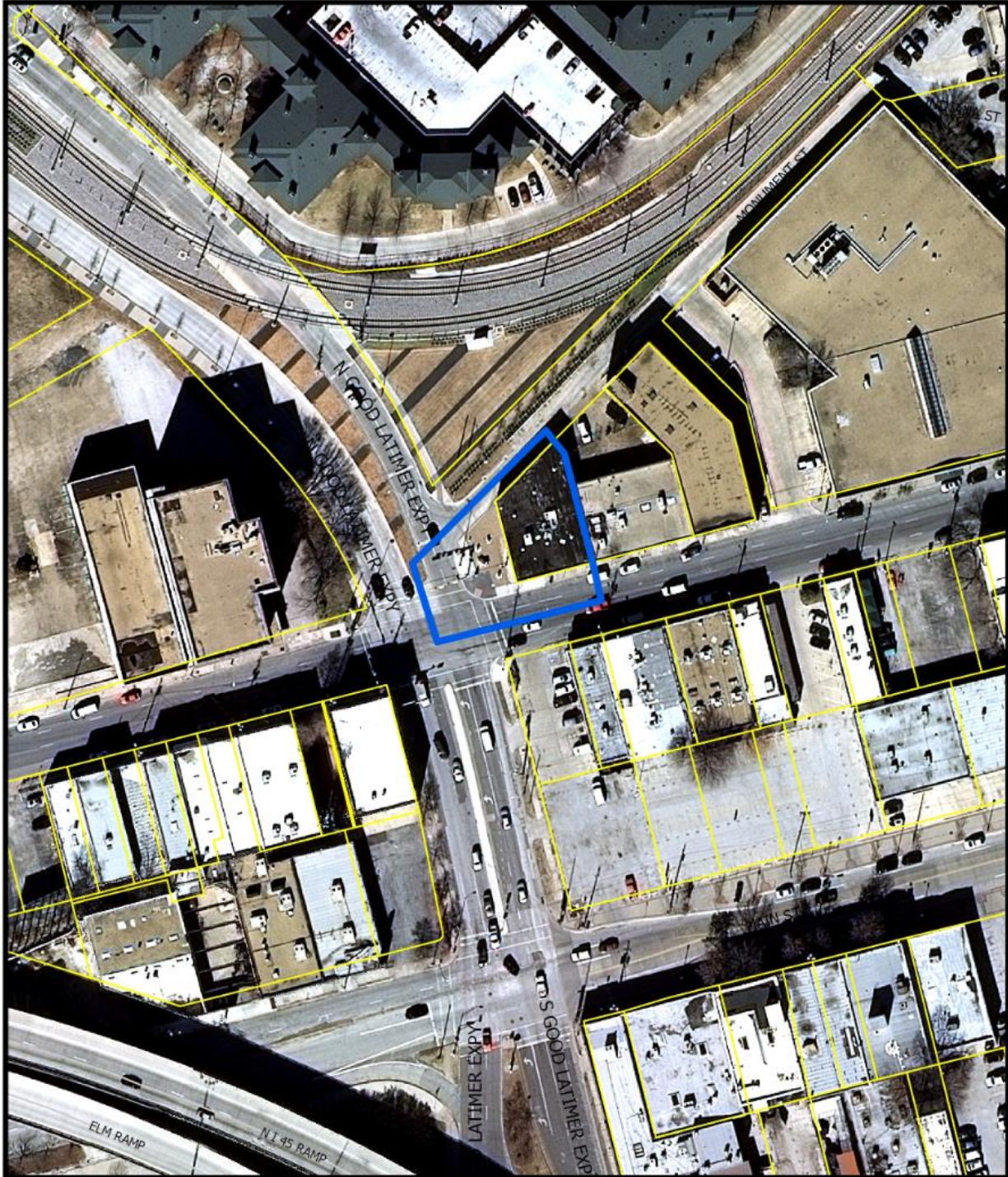
Ron Wilson, Managing Member and Director

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is ~~an alcoholic beverage establishment limited to 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 has an expiration date of two years from the passage of this ordinance.
4. FLOOR AREA: The maximum floor area ~~for a bar, lounge or tavern is~~ 5,985 square feet in the location as shown on the attached site plan.
5. HOURS OF OPERATION: The ~~hours of operation are~~ bar, lounge, or tavern and inside commercial amusement limited to a live music venue may only operate between from 4:00 p.m. to 2:00 a.m. (the next day), Monday through Friday, and 12:00 p.m. to 2:00 a.m. (the next day), Saturday and Sunday.
- ~~6. OUTDOOR SPEAKERS: Outdoor speakers are prohibited.~~
- ~~7. OFF-STREET PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269, the Deep Ellum/Near East Side District. Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet the off-street parking requirement.~~
- ~~7. OUTDOOR SPEAKERS: Outdoor speakers are prohibited.~~
- ~~58. MAINTENANCE: The pProperty must be properly maintained in a state of good repair and neat appearance.~~
- ~~69. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all conditions, rules, and regulations of the City of Dallas.~~

EXISTING SITE PLAN



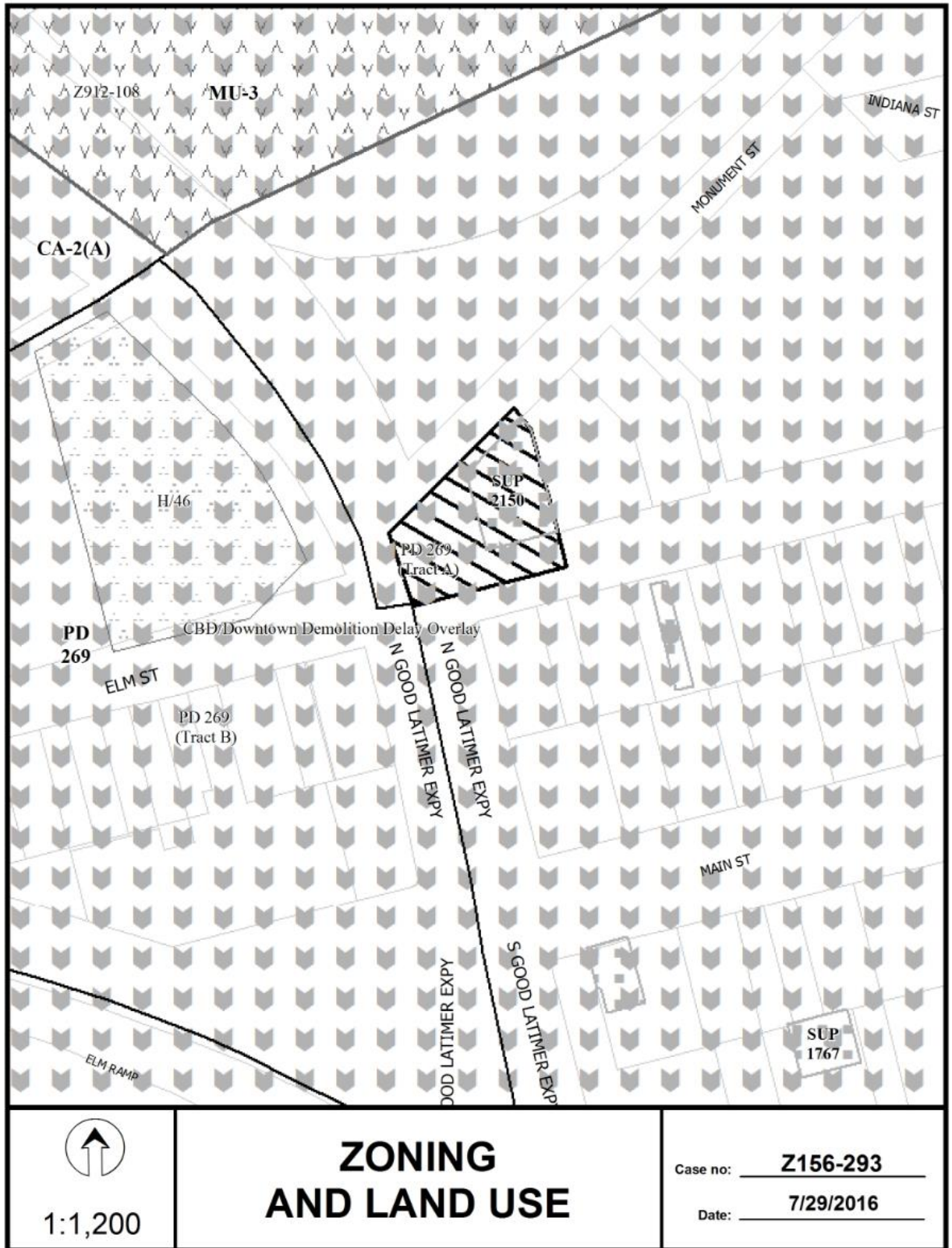


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AERIAL MAP

Case no: Z156-293

Date: 7/29/2016

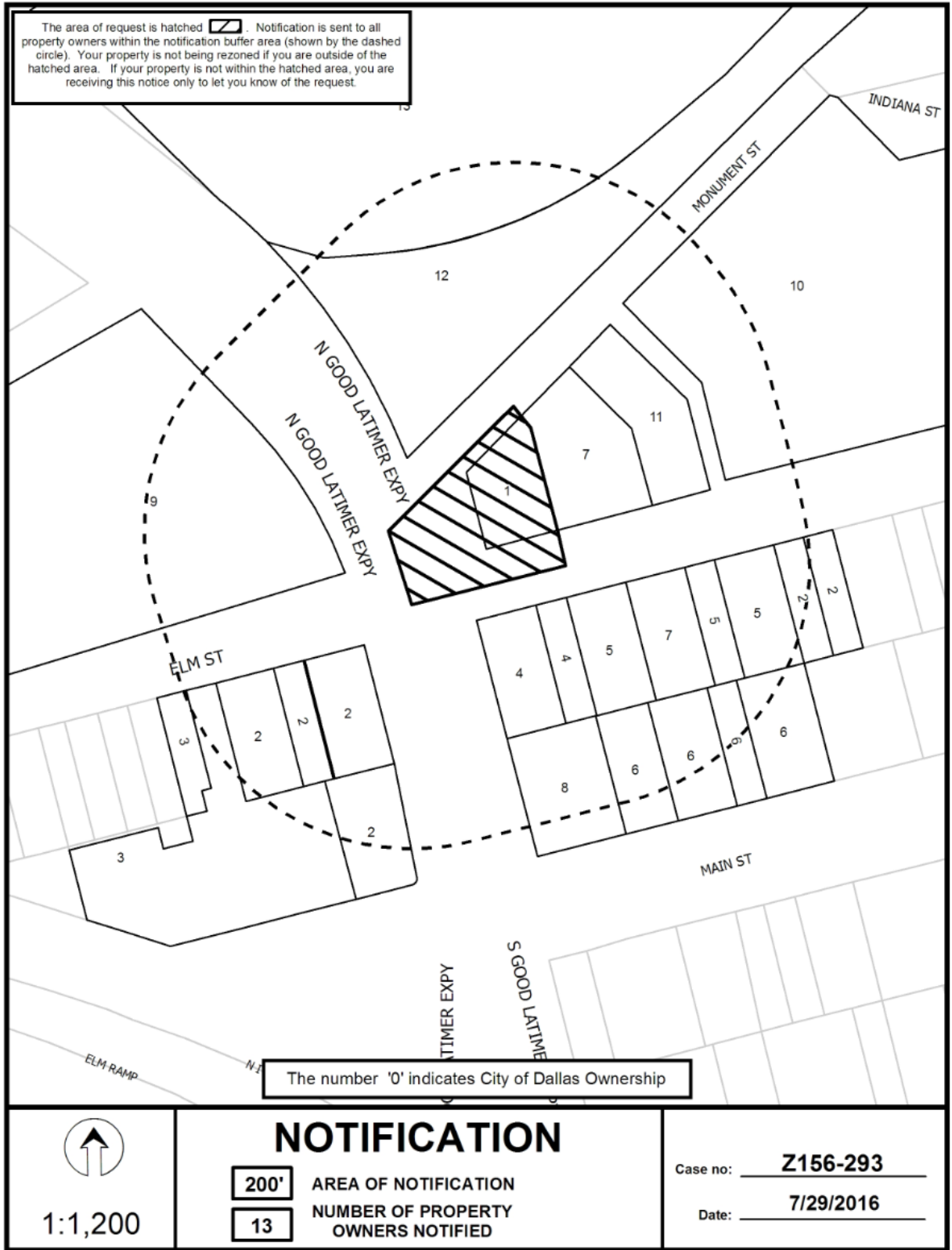


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ZONING AND LAND USE

Case no: Z156-293

Date: 7/29/2016



07/29/2016

Notification List of Property Owners

Z156-293

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2605 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
2	2511 MAIN ST	ELM STREET LOFTS LTD
3	2509 MAIN ST	WESTDALE MAIN LTD
4	2604 ELM ST	SEJ ASSET MGMT & INVESTMENT CO
5	2610 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
6	2621 MAIN ST	42 DEEP ELLUM LP
7	2614 ELM ST	42 DEEP ELLUM LP
8	2603 MAIN ST	PARKIN ART JOINT VENTURE
9	2551 ELM ST	WESTDALE PROPERTIES
10	2625 ELM ST	UPLIFT EDUCATION
11	2615 ELM ST	WESTDALE PPTIES AMERICA I LTD
12	2600 MONUMENT ST	DALLAS AREA RAPID TRANSIT
13	2752 GASTON AVE	DEEP ELLUM MARQUIS LP

Planner: Andrew Ruegg

FILE NUMBER: Z156-295 (AR) **DATE FILED:** June 29, 2016

LOCATION: North of Commerce Street, East of South Good Latimer
Expressway

COUNCIL DISTRICT: 2 **MAPSCO:** 45-M

SIZE OF REQUEST: 2,278 square feet **CENSUS TRACT:** 204.00

APPLICANT: Tammy Moss

OWNER: Deep Ellum Holdings, LLC

REPRESENTATIVE: Tammy Moss

REQUEST: An application for the renewal of, and amendment to Specific Use Permit No. 1767 for an alcoholic beverage establishment limited to a bar, lounge or tavern and the addition of an inside commercial amusement limited to a live music venue on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District.

SUMMARY: The purpose of this request is to allow the applicant to continue operating an entertainment venue (Rhythm Beats Culture) on site.

STAFF RECOMMENDATION: Approval for a four-year period, subject to 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 existing alcoholic beverage establishment use limited to a bar, lounge, or tavern and proposed amendment for the inside commercial amusement limited to a live music venue are compatible and conform with the adjacent retail and personal service uses. The uses should not impact the surrounding uses negatively from a land use perspective. The primary uses in PDD No. 269 consist of a mix of alcoholic beverage establishments, restaurant, personal service, and office uses.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The current use has had neither a positive nor negative contribution to the welfare of adjacent properties. The SUP has conditions associated with the use to mitigate any potential negative impacts.
3. *Not a detriment to the public health, safety, or general welfare* – It is not foreseen that these uses would 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.

BACKGROUND INFORMATION:

- On October 28, 2009, the City Council approved a renewal of Specific Use Permit No. 1767 for a two-year period.
- On August 10, 2011, the City Council approved a renewal of Specific Use Permit No. 1767 for a three-year period. The applicant requested that the live music provision in the SUP conditions be deleted. Live music was no longer performed at that time.
- On August 13, 2014, the City Council approved a renewal of Specific Use Permit No. 1767 for a two-year period.
- The applicant is requesting to add live music back into the Specific Use Permit conditions.
- The request site is surrounded by a mix of retail/restaurant uses that are served by various surface parking lots and metered spaces along Commerce Street.

Zoning History: There have been five recent zoning changes requested in the area.

1. Z056-270 On December 13, 2006, the City Council approved Specific Use Permit No. 1640 for a tattoo or body piercing studio.
2. Z112-285 On October 24, 2012, the City Council approved Specific Use Permit No. 1687 for a bar, lounge or tavern and an inside commercial amusement for a dance hall.
3. Z056-271 On January 10, 2007, the City Council approved Specific Use Permit No. 1651 for a tattoo or body piercing studio.
4. Z134-217 On August 13, 2014, the City Council approved a renewal of Specific Use Permit No. 1767 for a bar, lounge or tavern. (request site)
5. Z123-257 On August 14, 2013, the City Council approved Specific Use Permit No. 1857 for a bar, lounge or tavern.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Commerce Street	Local	60 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 in an Urban Mixed Use Building Block. The request site is consistent with 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 mid-rise 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.

Surrounding Land Use:

	Zoning	Land Use
Site	PDD No. 269, SUP No. 1767	Bar, lounge, or tavern and inside commercial amusement
North	PDD No. 269	Retail and personal service
South	PDD No. 269	Retail/Restaurant
East	PDD No. 269	Retail
West	PDD No. 269	Surface parking/Retail

Land Use Compatibility: The request site is located within a one-story structure with an elevated patio. The applicant’s request is for a renewal of Specific Use Permit No. 1767 to permit the continued operation of a bar, lounge or tavern and an inside commercial amusement limited to a live music venue use within the existing structure. The site plan is not changing from the previously approved renewal of Specific Use Permit No. 1767.

The site is surrounded by a mix of retail/restaurant uses that are served by various surface parking lots and metered spaces along Commerce Street.

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.

Parking: PDD No. 269 does not require off-street parking for the first 2,500 square feet of floor area for this use located in an original building on the first floor. Additionally, a ten percent reduction is permitted for any property within one-quarter mile of mass transit. The existing use is located within an original building with a first floor area of 2,278 square feet and does not trigger off-street parking requirements.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the use has not had a negative impact on the surrounding street system.

Dallas Police Department: A copy of the Part 1 and Part 2 Crime Stats showing the number of offenses at the request site after renewing the SUP in 2014 is provided below:

Part 1 Crime Stats from Aug 2014 - Jul 31, 2016 (2617 Commerce St)

UCR Offense	Count
AGG ASSAULT	1
BURGLARY-BUSINESS	1
OTHER THEFTS	1
Total	3

Part 2 Crime Stats from Aug 2014 - Jul 31, 2016 (2617 Commerce St)

UCR Offense	Count
Assault	1
Total	1

Offenses prior the previous Specific Use Permit Renewal No. 1767 – August 10, 2011 to June 27, 2014:

DALLAS POLICE DEPARTMENT										UCR Codes	Year Codes	Property Class Code
Virtual Viewer - Public Access											Welco	
Search Records - Offense											Filter	
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2		
0119322-B	05/17/2014	NEIL, KYLE	OTHER OFFENSES	02617		COMMERC...	153	2078	26760			
0120842-B	05/17/2014	NEIL, KYLE	CRIMINAL MISCHIEF/VAN...	02617		COMMERC...	153	2078	14082			
0120907-B	02/23/2014	TUCKER, ROLAND	EMBEZZLEMENT	02617		COMMERC...	153	2078	12021			
0180344-Z	07/21/2012	AGUINIGA, ANTHONY	THEFT	02617		COMMERC...	153	2078	06941			
0217181-Y	08/15/2011	*TUCKER'S BLUES	THEFT	02617		COMMERC...	153	2078	06901			

Z156-295(AR)

Partners

Owner:

Deep Ellum Holdings, LLC
2622 Commerce Street
Dallas, TX 75226

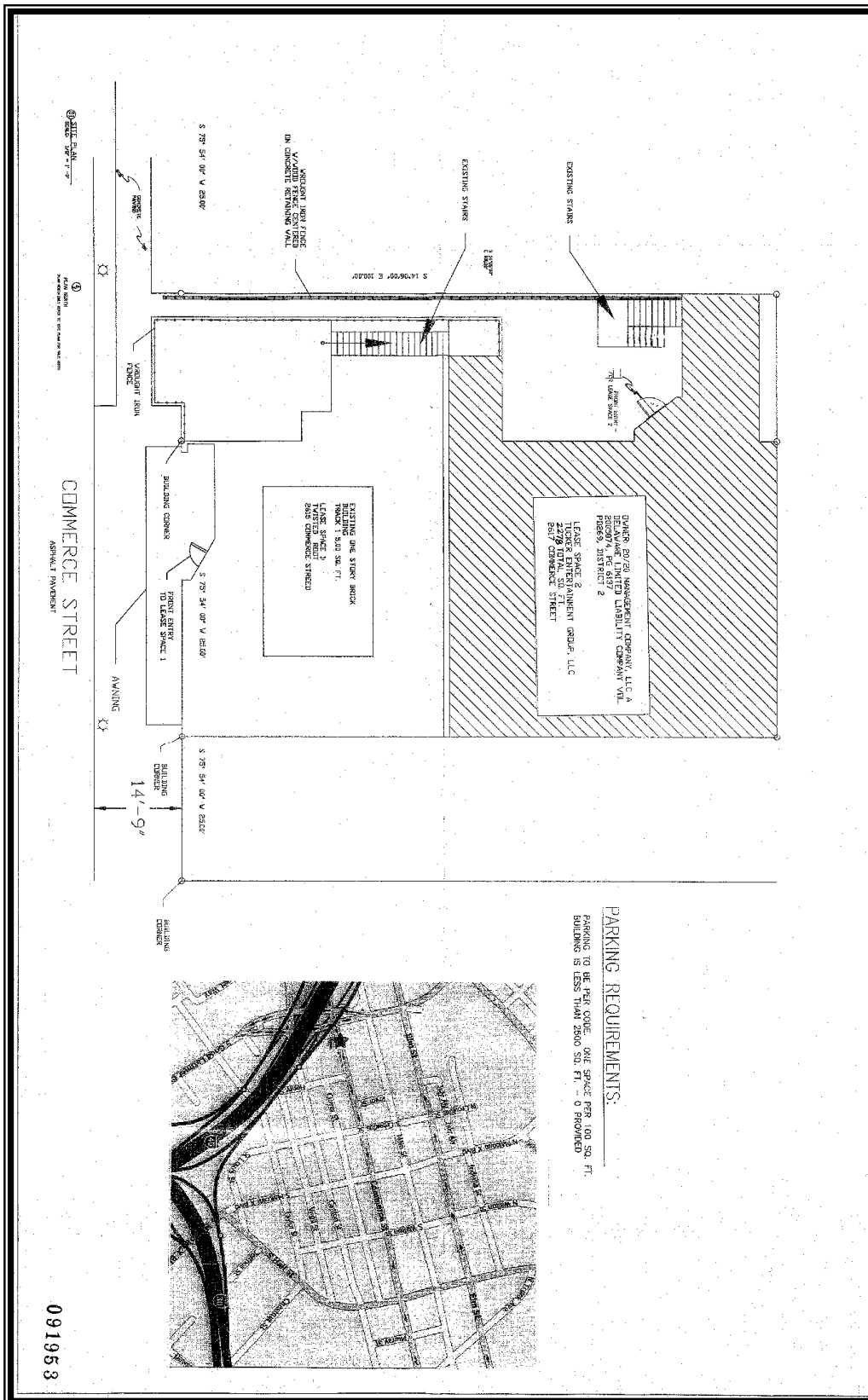
KTR Investments, LLC

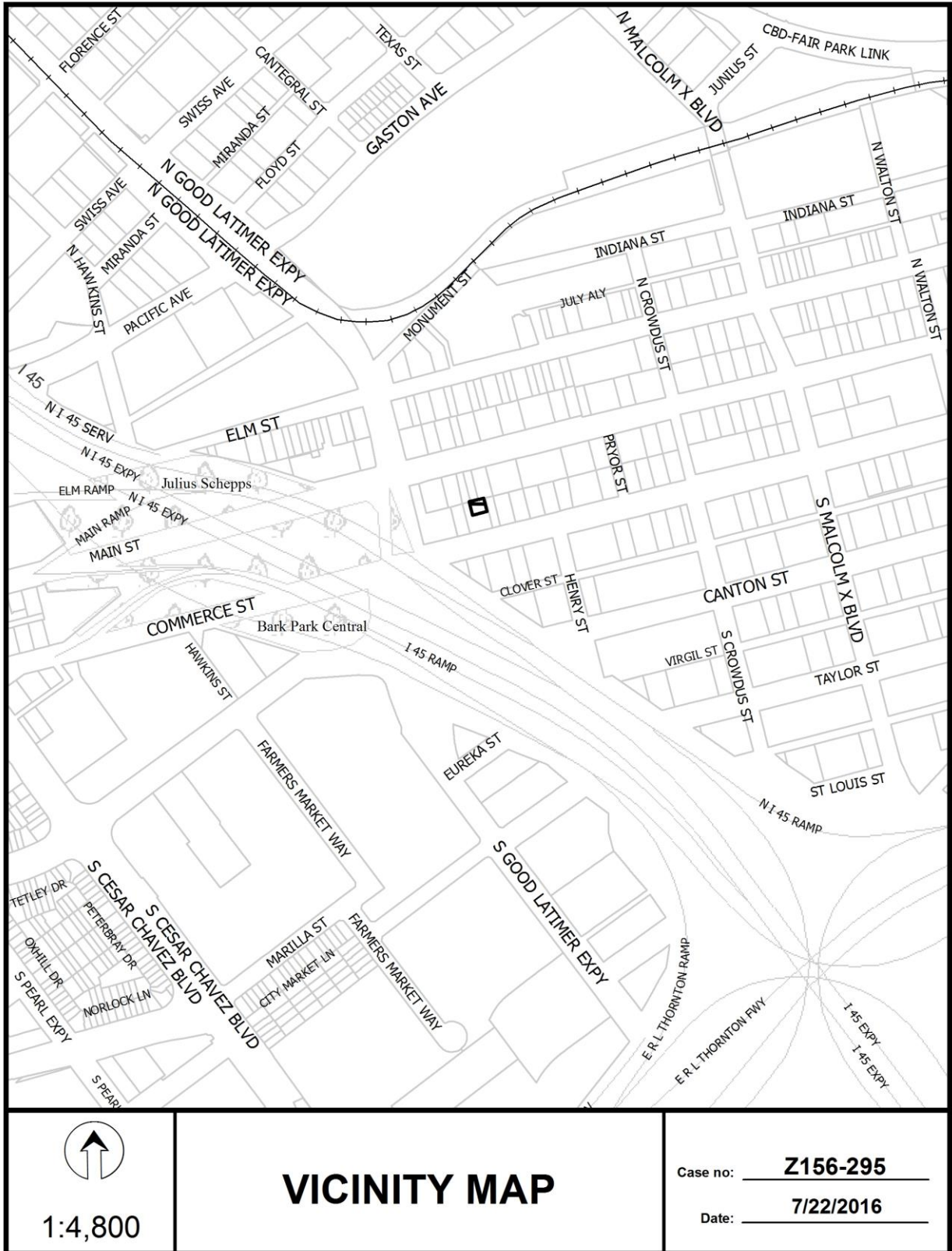
Susan Reese, Member/Manager
Frances Vineyard, Member
Katie Reese, Member/Manager
Larry Vineyard, Manager

PROPOSED SUP CONDITIONS

1. USE: The only uses authorized by this specific use permit are [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 (four-years from the passage of this ordinance) [~~August 13, 2016~~]
4. FLOOR AREA: The maximum floor area is 2,278 square feet.
5. HOURS OF OPERATION: The bar, lounge, or tavern may only operate between 2:00 p.m. and 2:00 a.m. (the next day), Monday through Sunday.
6. LIVE MUSIC: Live music performances are only allowed between 2:00 p.m. and 2:00 a.m. (the next day), Monday through Sunday.
7. OUTSIDE SPEAKERS: Outside speakers are prohibited.
- 8[7]. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
- 9[8]. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Existing Site Plan

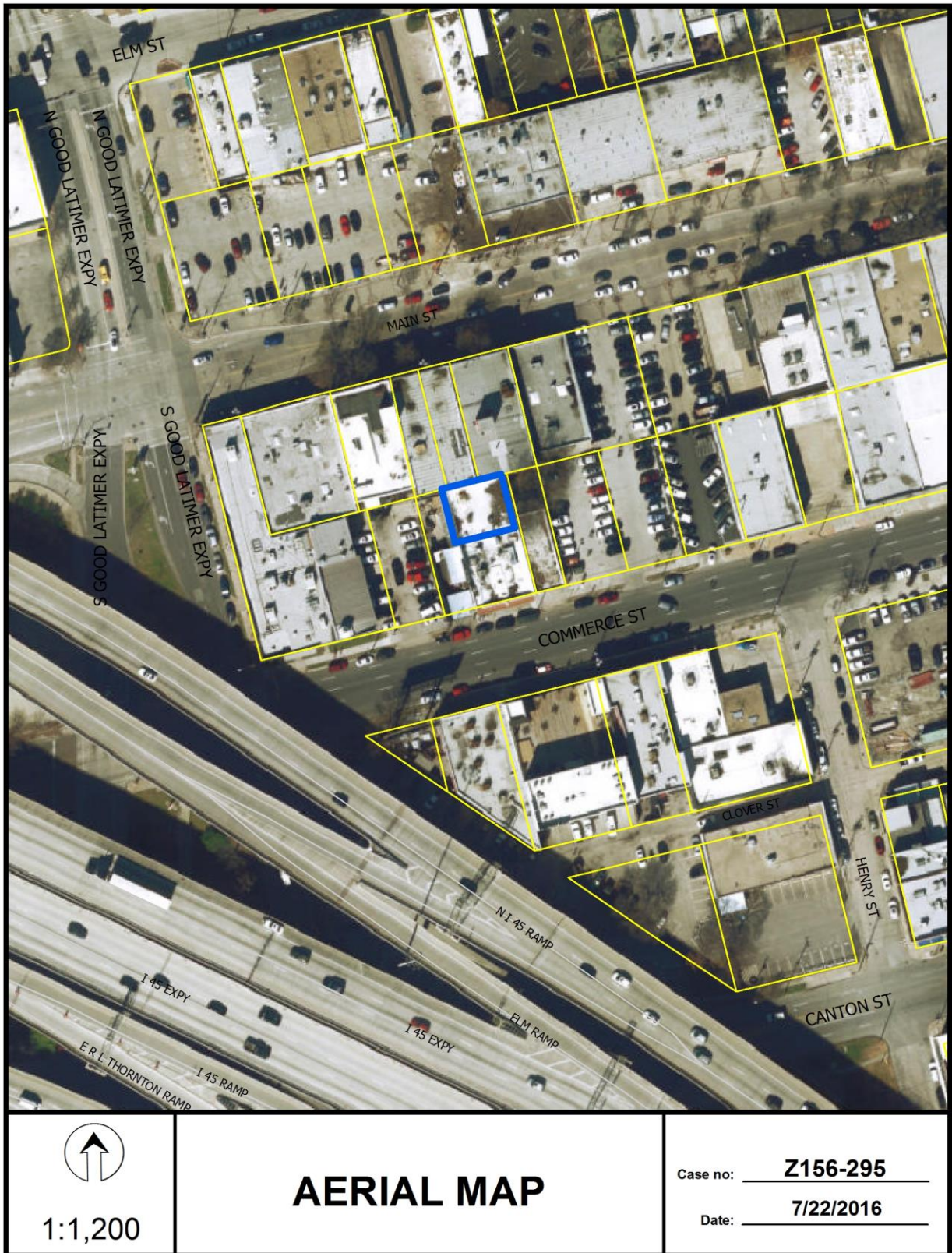


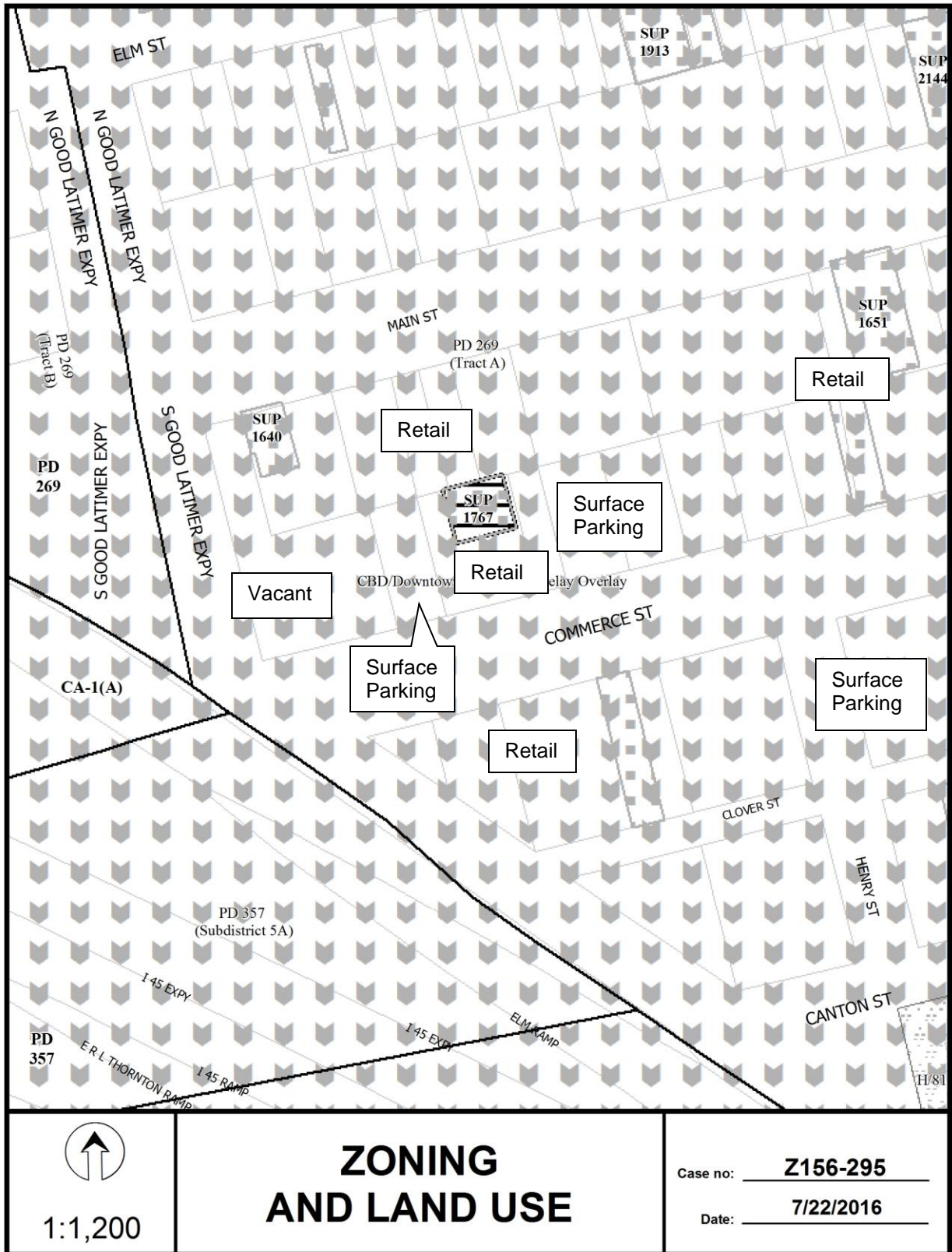


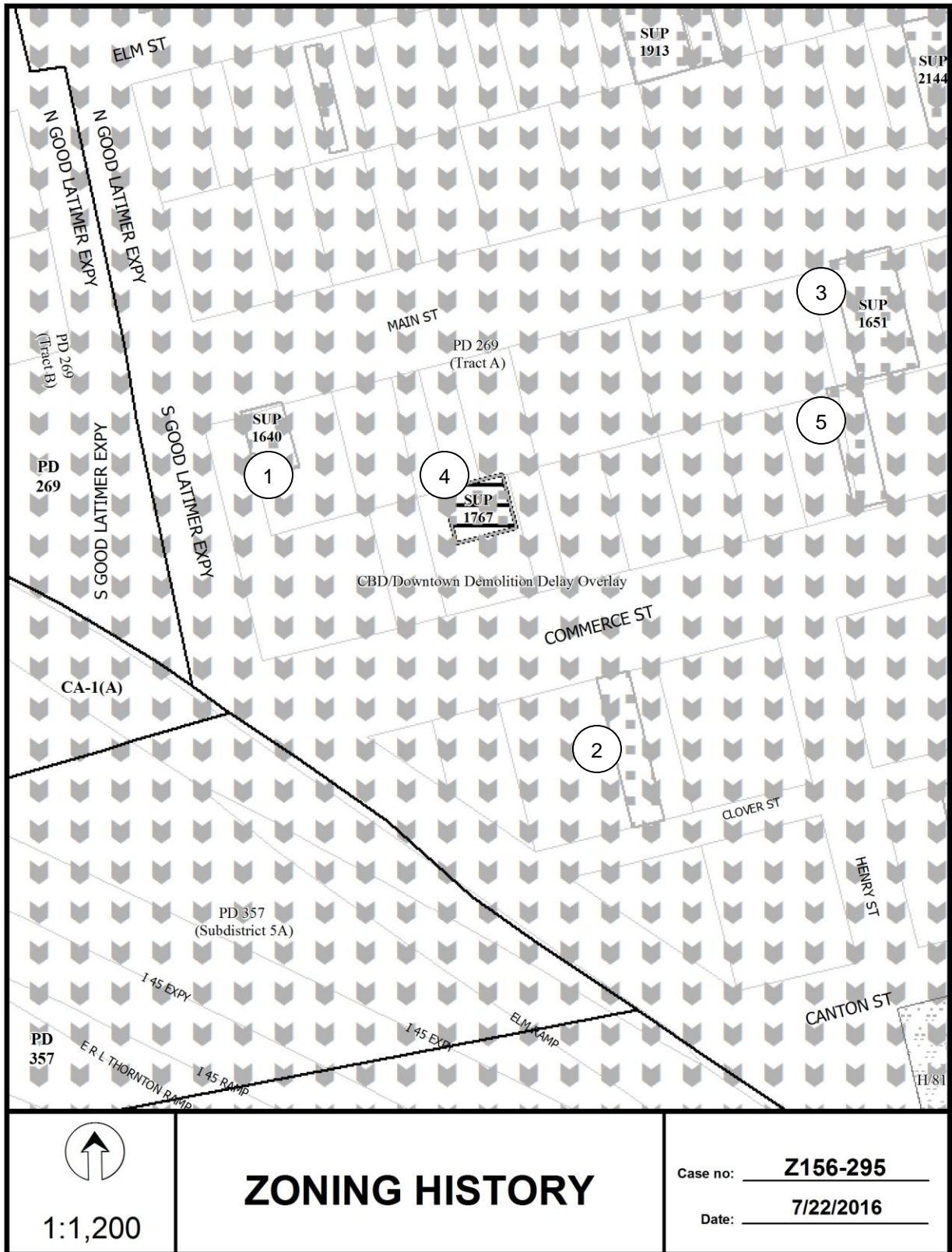
1:4,800

VICINITY MAP

Case no: **Z156-295**
Date: **7/22/2016**





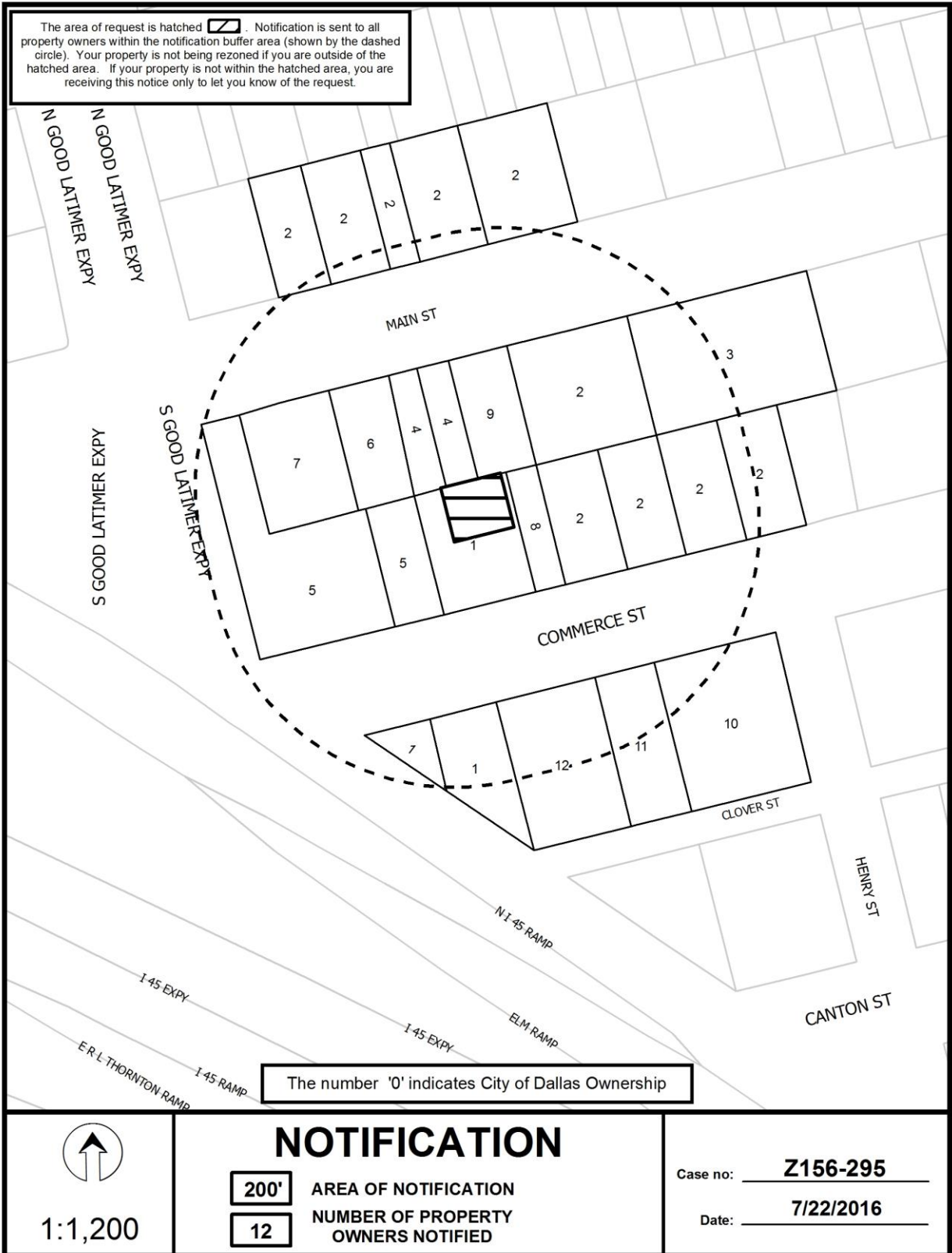


ZONING HISTORY

Case no: **Z156-295**

Date: **7/22/2016**

1:1,200



07/22/2016

Notification List of Property Owners

Z156-295

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2612 COMMERCE ST	DEEP ELLUM HOLDINGS LLC
2	2625 MAIN ST	42 DEEP ELLUM LP
3	2642 MAIN ST	42 DEEP ELLUM LP
4	2616 MAIN ST	42 DEEP ELLUM LP
5	2611 COMMERCE ST	42 DEEP ELLUM LLC
6	2612 MAIN ST	KRISITIAN KEVIN 2612 LLC
7	2604 MAIN ST	42 DEEP ELLUM LP
8	2623 COMMERCE ST	KLUCK LINDA LOU
9	2620 MAIN ST	BLANTON JEANNE
10	2630 COMMERCE ST	WESTDALE PPTIES AMERICA I
11	2622 COMMERCE ST	SDL PARTNERS LTD
12	2616 COMMERCE ST	NOLA LTD

FILE NUMBER: Z156-302(PT)

DATE INITIATED: June 30, 2016

LOCATION: Property generally bounded by Singleton Boulevard, Parvia Avenue, Muncie Street, and Beckley Avenue

COUNCIL DISTRICT: 6

MAPSCO: 44 Q and 44-R

SIZE OF REQUEST: Approx. 43 acres

CENSUS TRACT: 43

REQUEST: A City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development District No. 891 and an IR Industrial Research District with consideration given to expanding the Planned Development District.

SUMMARY: The purpose of the authorized hearing is to incorporate eight areas currently zoned an IR Industrial Research District into Planned Development District No. 891. In an IR Industrial Research district, only non-residential uses are allowed, such as warehouses, machine shops, auto service, stores, and light manufacturing. PD No. 891 allows uses that are generally similar to current IR uses, but it also allows residential, a wider variety of retail, restaurants, live/work units, etc. No changes to the conditions of PD No. 891 are requested with this request.

STAFF RECOMMENDATION: Approval, subject to a revised Area Regulating Plan and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval of the planned development district based upon:

1. *Performance impacts upon surrounding property* – The proposed additions to the PD will allow implementation of the West Dallas Urban Structure. Staff does not foresee that the proposed development will negatively impact surrounding properties. The property is surrounded by restaurant, retail, auto service, and single family to the north, an electric power station to the east, single family homes and vehicle service to the south, and restaurant, single family, office showroom/warehouse, and industrial (inside) to the west.
2. *Traffic impact* – Trip generations, while increasing with the anticipation of additional development, will be consistent with existing and anticipated demands that will be served by existing and planned roadways.
3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – Incorporating these eight areas into PD No. 891 helps to fulfill the West Dallas Urban Structure and Guidelines area plan.

BACKGROUND INFORMATION:

- On June 19, 2013, Council approved PD No. 891 by Ordinance No. 29043, providing the beginning of incremental zoning changes in general compliance with the West Dallas Urban Structure and Guidelines area plan.
- The current proposal removes eight save and except areas from PD No. 891, creating a contiguous area that allows the envisioned development to occur. This development will be postured to benefit from significant public infrastructure improvements that will serve the immediate area. The only proposed changes to PD No. 891 are the change in total acreage in Section 102 and the updated boundary in Exhibit A. The additional acreage affects the application of the buildable maximums in Section 111, but no changes to the maximums are proposed. See highlighted areas in proposed ordinance.
- The eight save and except areas are partially developed with certain uses permitted by the underlying IR District zoning and partially developed with nonconforming single family uses generally located along the southern portion of the request area.
- On June 19, 2013, City Council approved Ordinance No. 29045 for a Thoroughfare Plan amendment to: 1) change Singleton Boulevard from Sylvan Avenue to Canada Drive from a six-lane divided to a special four lane divided

roadway with bicycle lanes; 2) add Bataan Street from Singleton Boulevard to Commerce Street; 3) add Herbert Street from Singleton Boulevard to Commerce Street; and 4) add Amonette Street from Singleton Boulevard to Commerce Street.

Zoning History:

Zoning cases within 500' of the area of request over the past five years are summarized below:

1. **Z112-319:** On June 13, 2016, City Council approved Planned Development District No. 891 for certain Mixed Uses on property zoned an IR Industrial Research District. At the time of approval, several areas within the external perimeter of the PD were left out of the new PD. Eight of these areas are now being proposed to be added to the PD.
2. **Z145-115:** On June 10, 2015, Council approved Ordinance No. 29765, which changed the zoning from IR Industrial Research to IM Industrial Manufacturing on the north side of West Commerce Street east of North Westmoreland Road. This change will allow the concrete batch plant currently at 240 Singleton Boulevard to move to that new location west of the district.
3. **Z112-220:** On September 12, 2012, Council approved a Neighborhood Stabilization Overlay (NSO No. 13) on property zoned an R-5(A) Single Family District generally bounded by Canada Drive, Gulden Lane, Toronto Street, and Sylvan Avenue.

STAFF ANALYSIS:

Comprehensive Plan: The request site lies within an area designated Urban Mixed-Use. 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 mid-rise 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.

GOAL 1.1 Align land use strategies with economic development priorities

Policy 1.1.1 Implement the Trinity River Corridor Plan.

Policy 1.1.2 Focus on Southern Sector development opportunities.

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

GOAL 1.2 Promote desired development.

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

GOAL 1.4 Coordinate planning activities to balance transportation, land use, infrastructure and the environment.

Policy 1.4.1 Coordinate development and planning activities.

Policy 1.4.2 Develop a multi-modal transportation network.

Area Plan: On March 9, 2011, Council approved the West Dallas Urban Structure and Guidelines area plan (the Structure) by Ordinance No. 28146. This document provides a template for redevelopment of an area generally bounded by Canada Drive/Beckley Avenue, IH-30, and Sylvan Avenue; and it envisions dense, pedestrian-oriented, mixed-use neighborhoods along the Singleton Boulevard and Herbert Street corridors. This expansion of the planned development district helps to implement the West Dallas Urban Structure and Guidelines.

The Structure was developed using a collaborative community-based process under the guidance of the Dallas CityDesign Studio. Public input was a cornerstone of the Structure's development, with over 40 community meetings as well as detailed discussion and interaction with the applicant in order to reach a consensus around the vision for the area.

The three primary objectives of the Structure are to enhance and protect La Bajada, encourage incremental development, and foster new development that complies with the vision. The key to achieving these objectives successfully lies in the concept of reorienting development pressure away from La Bajada and concentrating the opportunities for density along a newly-established Herbert Street spine that runs from Singleton to West Commerce Street. As an investment in this key move to reformat the built environment in the area, the City of Dallas included \$34 million in the 2012 Bond Program to design and construct underpasses under the existing Union Pacific Railroad. This improved connectivity places the target for growth south of Singleton Boulevard; however, its success hinges on concentrating growth in a manner that establishes Herbert Street as the central spine street that includes key development nodes and high density.

The Structure supports the overall vision of high-density, mixed-use development on the property. Including the former 'leave out' areas into the PD allows for more orderly implementation of the Structure and the 2012 Bond Program projects.

Land Use Compatibility: The site consists of new construction in compliance with the PD, a mix of other uses, and undeveloped parcels. West Dallas L.P. was the applicant for the original creation of the PD and was an active participant in crafting the adopted plan for the area, the West Dallas Urban Structure and Guidelines. When the PD was originally approved, multiple ‘leave-out’ parcels remained zoned IR, with an aggregate land area of approximately 2.0 acres, plus right of way. Eight of these ‘leave-out’ parcels are now being proposed to be added to the PD.

The predominant land use surrounding the request site consists of a mix of commercial and industrial uses. Additionally, there are some legally nonconforming single family uses within the southern portion of the request area as well as west of the site. The majority of the development north of the site, across Singleton Boulevard, consists of a mix of retail and commercial uses, with the La Bajada neighborhood farther north. Beckley Avenue, the Margaret Hill Hunt Bridge, and an electrical substation define the eastern adjacency, with the Union Pacific Railroad right-of-way (much of it elevated through its linear adjacency) framing the site to the south.

Staff has determined that a mixed use development without ‘leave out’ areas is appropriate at this location. The PD conditions are in general compliance with the West Dallas Urban Structure and Guidelines.

	Zoning	Land Use
Site	PD No. 891 and IR	Industrial outside (concrete plant), multifamily, office showroom/warehouse
North	IR, CR, CS, and R-5(A)	Crop production, institutional, restaurant, retail, auto service center, and single family
East	IR	Utility installation (electric power station)
South	PD No. 714	Single family homes; machinery, heavy equipment, or truck sales and service; office showroom/warehouse, multifamily, personal service use; vehicle display, sales and service
West	IR	Restaurant, single family, office showroom/warehouse, industrial (inside), vehicle or engine repair, recycling collection center

Traffic: The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed development will not significantly impact the street system.

Below are the listed streets on the adopted Thoroughfare Plan:

Thoroughfare	Existing & Proposed ROW
Singleton Boulevard	Special four lane divided with bicycle lanes; 88' ROW
Bataan Street	Special two lane undivided collector; 54' ROW with on-street parking
Herbert Street	Special two lane undivided collector; 56' ROW with on-street parking
Amonette Street	Special two lane undivided collector; 54' ROW

Thoroughfare and Regulating Plans: The Structure calls for an enhanced street grid that prioritizes pedestrians, bicycles, and transit over movement of goods and services and the automobile. The City of Dallas Thoroughfare Plan was amended June 19, 2013 to provide for this connected grid. The current request allows for contiguous zoning in the area which will, in turn, allow for re-platting necessary to fully implement the Thoroughfare Plan.

As recommended in the West Dallas Urban Structure and Guidelines, Herbert Street, Amonette Street and Bataan Street, not previously designated on the City's Thoroughfare Plan, are now designated as two lane undivided roadways with parking on each side and parkways wide enough to accommodate landscaping and sidewalks. In addition, Singleton Boulevard from Sylvan Avenue to Canada Drive is now designated as a special four lane divided roadway with bicycle lanes within 88 feet of right of way. These links, in conjunction with the city's bond program to provide three north/south thoroughfares under the Union Pacific Railroad right-of-way, will enhance connectivity for this portion of West Dallas to other areas of the city.

The proposed revised Area Regulating Plan provides for implementation of these new street segments and designations.

Comparison between IR and PD 891

The chart below shows examples of the differences between the existing IR zoning district and PD No. 891.

COMPARATIVE REVIEW OF DEVELOPMENT STANDARDS/REGULATIONS		
EXISTING IR DISTRICT		PROPOSED PD 891
USES	<ul style="list-style-type: none"> • Only non-residential uses are allowed, such as warehouses, machine shops, auto service, stores, and light manufacturing 	<ul style="list-style-type: none"> • Allows renovation, remodel, expansion, and change of use for existing legally nonconforming structures. • Allows uses that are generally similar to current IR uses, but also allows residential, a wider variety of retail, restaurants, live/work units, etc.
CREATION OF A BUILDING SITE	<ul style="list-style-type: none"> • Building site required to be established per 51A-4.600 (normal process) 	<ul style="list-style-type: none"> • Plat required only for new construction; provides for combined existing building sites subject to certain criteria to allow for expansions. • Allows flexibility for incremental expansion of existing uses.
AREA REGULATING PLAN	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • Development and use must comply with an area regulating plan that shows the location of thoroughfares, minor streets, open space, and proposed transit stations.
OFF-STREET, UNDERGROUND AND BICYCLE PARKING	<ul style="list-style-type: none"> • Off street: based on use; special parking subject to parking agreements and limited walking distances from use • Underground and bicycle: N/A 	<ul style="list-style-type: none"> • Various uses have revised parking ratios; district is considered one lot for all parking; no parking agreements required when special parking located in the district; reductions provided for proximity to mass transit; board of adjustment may grant a special exception to required parking; user may charge for required parking when it is located in a structure • Underground structure may extend across lot lines • Bicycle parking required per Dallas city code 51A-4.330
SIDEWALKS	<ul style="list-style-type: none"> • Per Dallas city code 	<ul style="list-style-type: none"> • Except as provided for in streetscape standards exhibits, minimum unobstructed width of four feet.
LANDSCAPING	<ul style="list-style-type: none"> • Article X plus specific streetscape, planting areas 	<ul style="list-style-type: none"> • Spirit of Article X is retained, with specific deviations to accommodate pedestrian friendly, high density development
DEVELOPMENT STANDARDS	<ul style="list-style-type: none"> • Height: max 200 feet • Front yard: 15 feet min • No design standards • Floor to area ratio (FAR) limited by site and use 	<ul style="list-style-type: none"> • Height: no max, except within residential proximity slope • Front yard: varies by street from 0 to 20 feet • Includes off-street parking standards; and block, street, and sidewalk standards • Total density for entire PD limited to 9 million square feet maximum

PROPOSED CONDITIONS

ARTICLE 891.

PD 891.

SEC. 51P-891.101. LEGISLATIVE HISTORY.

PD 891 was established by Ordinance No. 29043, passed by the Dallas City Council on June 19, 2013. (Ord. 29043)

SEC. 51P-891.102. PROPERTY LOCATION AND SIZE.

PD 891 is established on property generally bounded by Singleton Boulevard, Amonette Street, the Union Pacific Railroad, and Parvia Avenue. The size of PD 891 is approximately ~~39.9~~ **44.1** acres. (Ord. 29043)

SEC. 51P-891.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) **ALTERNATIVE ENERGY PLANT** means a plant creating power from alternative energy sources using solar panels, turbines, and other power creating means which then returns the newly created power to the energy grid off-site.

(2) **ANTIQUÉ SHOP** means an establishment for the retail sale of articles such as glass, china, furniture, or items and decorations that have value and significance as a result of age, design, or sentiment.

(3) **AQUARIUM** means an establishment where aquatic animals and plants are kept and exhibited.

(4) **AREA REGULATING PLAN** means a planning document that sets forth policies and programs regulating development in a local area.

(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 and sale of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking.

(7) **CONVENIENCE STORE WITHOUT DRIVE-THROUGH** means a business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, that has less than 10,000 square feet of floor area.

(8) BULB-OUT means location where the sidewalk edge is extended from the prevailing curb line into the roadway at sidewalk grade, effectively increasing 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) FACADE means the exterior wall of a building, facing or oriented to a public street, park, or public open space.

(12) 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 which 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.

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

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

(15) LIVE/WORK UNIT means an interior space that combines a residential and an office or retail and personal service use, exclusive of an alcoholic beverage establishment or a restaurant use. A live/work unit is considered a nonresidential use.

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

(17) MEWS means the public or private right-of-way for pedestrians and/or vehicles within a block that provides access to the building, serves as a small street, and may provide access to vehicle parking.

(18) MIXED USE DEVELOPMENT means a development containing a mix of any two categories of main uses listed in Section 51P-891.109 on a building site.

(19) 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.

(20) NEW CONSTRUCTION means an application for a building permit to expand floor area, excluding uncovered porches and uncovered patios, if the expansion is over 50 percent for nonresidential projects, over 65 percent for mixed use projects, or over 75 percent for residential projects.

(21) 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.

(22) 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.

(23) STREETWALL means a building facade or collection of building facades that faces the street.

(24) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. BODY PIERCING means the piercing of body parts, other than ears, for purposes of allowing the insertion of jewelry.

(25) TOWER DIMENSION means the measurement taken along the longest axis of that portion of the structure subject to tower orientation regulations.

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

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

(d) If there is a conflict between the text of this article and any charts, guidelines, exhibits, graphic displays, or maps, the text of this article controls.

(e) If there is a conflict between the text of this article and the West Dallas Urban Structure and Guidelines, the text of this article controls. The West Dallas Urban Structure and Guidelines are to be used as a guide and is conceptual in nature. (Ord. 29043)

SEC. 51P-891.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 891A: area regulating plan.
- (2) Exhibit 891B: table of development standards.
- (3) Exhibit 891C: CBD view control map.
- (4) Exhibit 891D: high-rise tower floor plate proportion and orientation diagram.
- (5) Exhibit 891E: mixed use development parking chart.

- (6) Exhibit 891F: streetscape standards.
- (7) Exhibit 891G: master parking plan and floor area plan supplement.
- (8) Exhibit 891H: mixed income housing guidelines.
- (9) Exhibit 891I: tower floor plate proportion diagram.
- (10) Exhibit 891J: site plan development table. (Ord. 29043)

SEC.51P-891.105. AREA REGULATING PLAN.

(a) Development and use of the Property must comply with the area regulating plan (Exhibit 891A). If there is a conflict between the text of this article and the area regulating plan, the text of this article controls.

(b) An area regulating plan must show:

- (1) District boundaries.
- (2) Location of existing thoroughfares and general location of proposed thoroughfares. If a proposed thoroughfare differs from the thoroughfare plan, an amendment to the thoroughfare plan is required.
- (3) Location of existing minor streets and general location of proposed minor streets.
- (4) Location of existing public open space and general location of proposed open space.
- (5) Location of any proposed rail transit station or trolley station.

(c) The city plan commission may approve minor amendments to the area regulating plan by following the development plan approval process when:

- (1) the city alters a street alignment for Amonette Street, Herbert Street, or Bataan Street, or
- (2) the applicant requests to alter a street alignment by no more than 100 feet. (Ord. 29043)

SEC.51P-891.106. CONCEPTUAL PLAN AND DEVELOPMENT PLAN.

No conceptual plan or development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 29043)

SEC.51P-891.107. SITE PLAN.

(a) A site plan must accompany any application for a building permit that provides for new floor area within the district.

(b) Each site plan must comply with the requirements for a development plan listed in Section 51A-4.702(e)(1) and (e)(2), and must include:

(1) a tabulation box consisting of the proposed floor area, number of dwelling units, structure height, lot coverage, and number of required and provided off-street parking associated with the building permit;

(2) existing floor area or number of dwelling units, if applicable;

(3) existing floor area for the district; and

(4) cumulative floor area for the district.

(c) An example of the format for Subsection (b) may be found on the site plan development table (Exhibit 891J). (Ord. 29043)

SEC.51P-891.108. CREATION OF A BUILDING SITE.

(a) In general. In addition to Subsection (b), the provisions of Section 51A-4.601 apply.

(b) Combined building site. A building site may be established by agreement between two adjacent lots or building sites if:

(1) the area of the combined building site may not exceed one acre;

(2) only one combined building site may be created per block (for purposes of this section, block is an area surrounded on all sides by a street, alley, or railroad right-of-way);

(3) the proposed work is an addition to an existing structure for which a building permit was authorized for development of the existing structure;

(4) the proposed work does not increase the floor area of the existing structure by more than 50 percent; and

(5) the proposed work is for a ground level addition of no greater than one story. (Ord. 29043)

SEC.51P-891.109. MAIN USES PERMITTED.

(a) In general. Unless further restricted on street level along Herbert Street in Subsection (b) or on street level along Akron Street in Subsection (c), the following uses are the only main uses permitted:

(1) Agricultural uses.

- Crop production [*Limited to community gardens.*]

(2) Commercial and business service uses.

- Building repair and maintenance shop. [*RAR*]
- Catering service.
- Commercial cleaning or laundry plant. [*SUP*]
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing. [*RAR*]
- Labor hall. [*SUP*]
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental. [*SUP required if use is operated outside, otherwise by right.*]

(3) Industrial uses.

- Alcoholic beverage manufacturing.
- Industrial (inside). [*RAR*]
- Industrial (inside) for light manufacturing.
- Temporary concrete or asphalt batching plant. [*By special authorization of the building official.*]

(4) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convent or monastery.
- Halfway house. [*SUP*]
- Hospital. [*RAR*]
- Library, art gallery, or museum.
- Open-enrollment charter school. [*SUP*]
- Private school. [*SUP*]
- Public school other than open-enrollment charter school. [*SUP*]

(5) Lodging uses.

- Extended stay hotel or motel [*SUP. Limited to internal entry guest rooms only. Interior courtyard-entry guest rooms are*

permitted. Guest rooms with direct access to the street or parking area are prohibited.]

- Hotel or motel. [RAR]
- Lodging or boarding house. [SUP]

(6) Miscellaneous uses.

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

(7) Office uses.

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

(8) Recreation uses.

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

(9) Residential uses.

- College dormitory, fraternity, or sorority house. [SUP]
- Duplex.
- Group residential facility. *[SUP required if the spacing component of Section 51A-4.209(b)(3) is not met. Permitted in this district subject to the same requirements as if located in an MU-3 Mixed Use District.]*
- Handicapped group dwelling unit. *[SUP required if the spacing component of Section 51A-4.209(b)(3.1) is not met. Permitted in this district subject to the same requirements as if located in an MU-3 Mixed Use District.]*
- Multifamily.
- Retirement housing.
- Single family.

(10) Retail and personal service uses.

- Aquarium.
- Alcoholic beverage establishments. *[By right for a microbrewery, microdistillery, or winery with a maximum of 10,000 square feet of floor area. By right for all other uses with a maximum floor area of 6,000 square feet. Otherwise by SUP.]*
- Ambulance service. [RAR]
- Animal shelter or clinic without outside runs. [RAR]
- Animal shelter or clinic with outside runs. [SUP]

- Antique shop.
- Aquarium.
- Art gallery. *[May include outside display.]*
- Art or craft production facility. *[May include outside display.]*
- Auto service center. *[SUP]*
- Business school.
- Car wash. *[Tunnel-type only.]*
- Commercial amusement (inside). *[See Section 51A-4.210(b)(7). Except as otherwise provided, permitted in this district subject to the same requirements as if located in an MU-3 Mixed Use District. Class E dance halls, as defined in Chapter 14 of the Dallas City Code, are not permitted. Billiard hall by SUP only. Bingo parlor by SUP only.]*
- Commercial amusement (outside). *[SUP]*
- Commercial parking lot or garage. *[SUP required for commercial parking lot.]*
- Convenience store without drive-through.
- Convenience store with drive-through. *[SUP]*
- Custom vehicle shop.
- Dry cleaning or laundry store.
- Entertainment complex. *[Allowed by right up to 500 seats; otherwise by SUP only.]*
- Furniture store.
- General merchandise or food store 3,500 square feet or less. *[May include outside display.]*
- feet. -- General merchandise or food store greater than 3,500 square
- Gourmet marketplace.
- Home improvement center, lumber, brick, or building materials sales yard. *[By SUP only if greater than 10,000 square feet; otherwise by right.]*
- Household equipment and appliance repair.
- Liquor store.
- Massage establishment. *[SUP]*
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station. *[SUP]*
- Mobile food establishment.
- Nursery, garden shop, or plant sales.
- Outside sales.
- Personal service uses. *[Excluding tattoo or body piercing studio.]*
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. *[SUP]*
- Swap or buy shop. *[SUP]*
- Taxidermist.
- Tattoo or body piercing studio. *[SUP]*
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. *[SUP]*

(11) Transportation uses.

- Heliport. [SUP]
- Helistop. [SUP]
- Private street or alley. [SUP]
- Railroad passenger station.
- Transit passenger shelter.
- Transit passenger station or transfer center.

(12) Utility and public service uses.

- Alternative energy plant. [SUP]
- 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. [SUP]
- Utility or government installation other than listed. [SUP]

(13) Wholesale, distribution, and storage uses.

- Auto auction. [SUP]
- Contractor's maintenance yard. [SUP]
- Mini-warehouse. [SUP]
- Office showroom/warehouse.
- Recycling drop-off container. [SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]
- Trade center.
- Warehouse. [SUP]

(b) Street level uses with primary entrances facing Herbert Street. For new construction, the uses listed in this subsection are the only main uses permitted at street level for at least 75 percent of the length of the required streetwall frontage listed in the table of development standards (Exhibit 891B). These uses at street level must have a minimum depth of 20 feet.

(1) Institutional and community service uses.

- Library, art gallery or museum.

(2) Lodging uses.

- Hotel or motel. [RAR]

(3) Office uses.

- Financial institution without drive-in window.
- Office.

(4) Recreation uses.

- Public park, playground, or golf course.

(5) Retail and personal service uses.

- Alcoholic beverage establishments. *[By right for a microbrewery, microdistillery, or winery with a maximum of 10,000 square feet of floor area. By right for all other uses with a maximum floor area of 6,000 square feet. Otherwise by SUP.]*
- Antique shop.
- Aquarium.
- Art gallery.
- Art or craft production facility.
- Commercial amusement (inside). *[SUP]*
- Convenience store without drive-through.
- 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.
- Gourmet market place.
- Liquor store.
- Mobile food establishments.
- Nursery, garden shop, or plant sales.
- Outside sales.
- Personal service uses. *[Excluding tattoo or body piercing studio.]*
- Restaurant without drive-in or drive-through service.
- Temporary retail use.
- Theater.

(6) Utility and public service uses.

- Commercial radio or television transmitting station.
- Post office.

(c) Street level uses with primary entrances facing Akron Street. This subsection is intended to ensure that Herbert Street remains the primary commercial corridor in the district. Retail and personal service uses located at street level and greater than 100 feet from an intersection are limited to 4,000 square feet in size, except that gourmet market place uses or general merchandise or food store greater than 3,500 square feet uses are limited to a maximum of two locations, each of which is limited to 8,000 square feet in size. (Ord. 29043)

SEC.51P-891.110. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are

subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, see Section 51A-4.217.

(b) The following accessory uses are permitted as accessory uses only to an office use or mixed use development:

- Alternative energy plant.
- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communication. [SUP]
- Heliport. [SUP]
- Helistop. [SUP]

(Ord. 29043)

SEC.51P-891.111. 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. Any development standards not referenced in this section are referenced in the table of development standards (Exhibit 891B). If there is a conflict between this section and the table of development standards, the table of development standards controls.

(b) Front, side, and rear yard.

(1) See the table of development standards.

(2) Belt courses, cornices, window sills, bay windows, awnings, arcades, fireplace chimneys, unenclosed balconies, enclosed and unenclosed porches and patios, unenclosed stairs, unenclosed ingress-egress ladders, unenclosed mechanical access ladders, stoops, and other architectural features may project a maximum of six feet into a required front, side, or rear yard.

(c) Density.

(1) In general. Except as provided in this subsection, no maximum or minimum density.

(2) Herbert Street.

(A) No minimum multifamily density for a development with a minimum floor area ratio of 2.0.

(B) Minimum density for multifamily uses constructed before completion of the Union Pacific Railroad underpasses on Amonette Street, Herbert Street, and Bataan Street is 70 dwelling units per acre.

(C) Minimum density for multifamily uses constructed after completion of the Union Pacific Railroad underpasses on Amonette Street, Herbert Street, and Bataan Street is 100 dwelling units per acre.

(d) Floor area.

(1) Absolute maximum. Maximum floor area for the district is 9,000,000 square feet.

(2) West of Beeville Street. Maximum floor area west of Beeville Street is 1,000,000 square feet. Projects meeting the mixed income housing guidelines (Exhibit 891H) do not count against the 1,000,000 square foot maximum. Except as limited in Paragraph (1), maximum floor area west of Beeville Street increases to 2,000,000 square feet upon the issuance of certificates of occupancy for all open space located west of Beeville Street as shown on the area regulating plan.

(3) East of McPherson Street. Maximum floor area east of McPherson Street is 1,500,000 square feet. Projects meeting the mixed income housing guidelines do not count against the 1,500,000 square foot maximum. Except as limited in Paragraph (1), maximum floor area east of McPherson Street increases to 3,000,000 square feet upon the issuance of certificates of occupancy for all open space located east of McPherson Street as shown on the area regulating plan.

(4) Between Beeville Street and McPherson Street. Maximum floor area between Beeville Street and McPherson Street is 2,500,000 square feet. Projects meeting the mixed income housing guidelines do not count against the 2,500,000 square foot maximum. Except as limited in Paragraph (1), maximum floor area between Beeville Street and McPherson Street does not apply once certificates of occupancy for all open space located between Beeville Street and McPherson Street as shown on the area regulating plan have been issued.

(e) Height.

(1) In general. Except as provided in this subsection, no maximum structure height.

(2) Residential proximity slope.

(A) Except as provided in this paragraph, if any portion of a structure is over 26 feet in height, that portion of a structure may not be located above a residential proximity slope.

(B) The following structures may project a maximum of eight feet above the residential proximity slope provided they do not exceed 25 percent of the roof area:

- (i) Elevator penthouse or bulkhead.
- (ii) Mechanical equipment room.
- (iii) Cooling tower.
- (iv) Tank designed to hold liquids.

- (v) Ornamental cupola or dome.
- (vi) Skylights.
- (vii) Clearstory.
- (viii) Visual screens that surround roof mounted mechanical equipment.
- (ix) Chimney and vent stacks.

(C) Residential proximity slope does not apply to development located 200 feet or more south of Singleton Boulevard between Beeville Street and McPherson Street, or to any development south of Akron Street between McPherson Street and Amonette Street.

- (f) Lot coverage. See the table of development standards.
- (g) Lot size. No minimum lot size.
- (h) Stories. No maximum number of stories. (Ord. 29043)

SEC.51P-891.112. HIGH-RISE TOWER FLOOR PROPORTION AND ORIENTATION.

- (a) Tower separation. Minimum tower separation is 70 feet.
- (b) Tower floor plate, dimension, and orientation restrictions. Any portion of a building greater than 75 feet in height must comply with the following:
 - (1) There are no tower dimension or orientation restrictions for a tower with an average floor plate of 12,500 square feet or less.
 - (2) Towers with an average floor plate greater than 12,500 square feet must comply with the following:
 - (A) For office uses, the longest tower dimension may not exceed two times the shortest tower dimension.
 - (B) For all other uses, the longest tower dimension may not exceed three times the shortest tower dimension.
 - (C) In no case may floor plate dimensions exceed 130 feet by 260 feet.
 - (3) Towers may not have floor plates greater than 30,000 square feet.
 - (4) Any portion of a building above 75 feet in height and located within the CBD view control area shown on the CBD view control map (Exhibit 891C) must comply with tower floor plate proportion and orientation requirements (Exhibit 891D). (Ord. 29043)

SEC.51P-891.113. OFF-STREET PARKING AND LOADING.

(a) In general.

(1) 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.

(2) Except for residential uses, required off-street parking may be located anywhere on the Property, even another building site or lot, without regard to distance. If the required off-street parking is not provided on the Property, a parking agreement in accordance with Division 51A-4.320 is required.

(b) Off-street parking ratios. Off-street parking must be provided at the following ratios:

(1) Alternative energy plant. The parking requirement must be set by SUP conditions.

(2) Antique shop. One space per 600 square feet of floor area.

(3) Aquarium. One space per 600 square feet of floor area.

(4) Art gallery. One space per 600 square feet of floor area.

(5) Art or craft production facility. One space per 1,000 square feet of floor area.

(6) Custom vehicle shop. One space per 500 square feet of floor area and outdoor area, exclusive of parking area.

(7) Entertainment complex. One space for each four seats.

(8) Gourmet marketplace. One space per 220 square feet of floor area.

(9) Live/work unit. One space per live/work unit. If the nonresidential component of this use exceeds 1,000 square feet of floor area, off-street parking must be provided as if the nonresidential component is a main use.

(10) Massage establishment. One space per 200 square feet of floor area.

(11) Mobile food establishment. No required parking. A mobile food establishment may not occupy a required parking space for another main use.

(c) On-street parking.

(1) 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.

(A) 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.

(B) 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 ($8/24 = \text{one-third}$). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

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

(d) Master parking plan and floor area plan.

(1) Purpose. Because required off-street parking may be provided in remote locations on the Property without a parking agreement, the master parking plan and floor area plan supplement (Exhibit 891G) calculates the amount of required off-street parking, identifies available off-street parking, and ensures that each use within the district meets the off-street parking requirements.

(2) Master parking plan and floor area plan supplement.

(A) To maintain adequate required off-street parking, a master parking plan and floor area plan supplement must be submitted to and approved by the building official when:

- (i) a site plan is submitted;
- (ii) required off-street parking spaces are relocated; or
- (iii) required off-street parking spaces are added or removed.

(B) A master parking plan and floor area plan supplement must include:

- (i) the number of existing required off-street parking spaces;
- (ii) the number and location of required off-street parking spaces added, removed, or relocated;

(iii) the number and location of all parking spaces; and

(iv) a revised master parking plan and floor area plan that shows:

- (aa) changes to a site plan; and

(bb) other changes to the master parking plan and floor area plan since the last update, including changes to floor area and revisions to streets, alleys, or private drives.

(C) The building official shall maintain a copy of each approved master parking plan and floor area supplement.

(D) The Property owner must deliver a copy of each approved master parking plan and floor area plan supplement to the director within five days after the building official's approval of each supplement.

(e) Public transit parking reduction.

(1) The off-street parking requirement for all uses except restaurant uses and alcoholic beverage establishment uses may be reduced by 10 percent if the office use is within 1,200 feet, measured as a pedestrian would walk, from a DART light rail station at which DART light rail service is available with train headways at least every 20 minutes during the morning and evening peak periods (between 7:00 a.m. and 8:30 a.m. and between 4:30 p.m. and 6:00 p.m., Monday through Friday), or a DART bus stop at which DART bus service is available with bus headways at least every 20 minutes during the morning and evening peak periods (between 7:00 a.m. and 8:30 a.m. and between 4:30 p.m. and 6:00 p.m., Monday through Friday).

(2) The off-street parking requirement for an office use may be reduced by three percent if the office use is within 1,200 feet, measured as a pedestrian would walk, from a DART commuter rail station at which DART commuter rail service is available or a DART bus stop where DART bus service is available, during the morning and evening peak periods (between 7:00 a.m. and 8:30 a.m. and between 4:30 p.m. and 6:00 p.m., Monday through Friday).

(3) The total public transit parking reduction for an office use may not exceed 10 percent.

(f) Mixed use development parking reduction.

(1) In general.

(A) The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed use development parking chart (Exhibit 891E).

(B) This reduction may be used in combination with other parking reductions, except that the requirement for a mixed use development may not be reduced by more than 30 percent.

(2) Calculation of adjusted off-street parking requirement. The adjusted off-street parking requirement for a mixed use development is calculated as follows:

(A) The parking requirements for each of the uses in the mixed use development must be ascertained.

(B) The parking demand for each use is determined for each of the six times of day shown in the mixed use development parking chart by multiplying the standard off-

street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the mixed use development parking chart, the percentage assigned to that use is 100 percent for all six times of day unless other factors can be demonstrated by a parking study and approved by the building official.

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

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

(g) Fees for required parking. Fees may be charged for required parking if the required parking is located within a parking structure.

(h) Below-grade parking structures. Below-grade parking structures may extend to the lot line and across lot lines within this district.

(i) Special exception. The board of adjustment may grant a special exception to reduce the number of required off-street parking spaces required in accordance with Section 51A-4.311. (Ord. 29043)

SEC.51P-891.114. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 29043)

SEC.51P-891.115. LANDSCAPING.

(a) Application. Except as provided in this section, this section applies only to building permits for new construction or surface parking lots of 2,000 square feet or more.

(b) Definitions and standards. Except as provided in this section, the definitions and conditions of Article X apply. Landscaping should conform to the intent of the West Dallas Urban Structure Guidelines. Landscaping must comply with the streetscape standards (Exhibit 891F). If there is a conflict, the text of this section controls.

(c) Board of adjustment. The board of adjustment may grant a special exception to the requirements of this section in accordance with the standard set out in Section 51A-10.110.

(d) Landscape plan. A landscape plan must accompany any building permit for new construction or surface parking lots that are 2,000 square feet or more.

(e) Mandatory landscaping requirements for lots containing a use other than single family, handicapped group dwelling unit, or duplex.

(1) Perimeter landscape buffer strip. A landscape buffer strip must be provided along the entire length of the portion of the perimeter of the lot where a residential adjacency exists, exclusive of driveways and accessways at points of ingress and egress to and from the lot. The buffer strip must be at least 10 feet wide, except that any portion of the buffer strip adjacent to public street frontage need not exceed 10 percent of the lot depth.

(2) Parking lot buffer. If parking is set back less than 30 feet from the curb, a minimum five-foot-wide landscaped strip must be located along any edge of a surface parking lot or parking structure that is visible at grade level from a street. A minimum two-inch-caliper tree must be located every 20 feet, or fraction thereof, or clustered every 30 feet within the landscaped strip. The parking lot buffer may be included as part of the perimeter landscape buffer strip.

(3) Surface parking lot trees. No required parking space on a surface parking lot may be located more than 75 feet from the trunk of a large tree. No excess parking space on a surface parking lot may be located more than 100 feet from the trunk of a large tree. Each tree must have a caliper of at least two inches and may not be planted closer than two and one-half feet from any pavement. Each large tree must be provided a minimum of 160 square feet of surface area.

(f) Landscape regulations for buildings with residential uses on the ground floor.

(1) Designated landscape areas defined. Required landscape areas for a residential use may not be counted toward open space requirements. For purposes of this section:

(A) LANDSCAPE SITE AREA means an area with permeable and non-permeable areas, alternate planting areas, and pedestrian pavement.

(B) GENERAL PLANTING AREA means an area with shrub, vine, flower, and groundcover beds. Turf grass does not count as a general planting area.

(C) SPECIAL PLANTING AREA means an area containing only vines or shrubs capable of reaching a minimum height of 24 inches within three years.

(D) PARKWAY PLANTING AREA means an area with turf grass, flowers, or groundcover vegetation sufficient to cover a minimum of 75 percent of this area within three years. A parkway planting area may be one contiguous area or multiple non-contiguous areas.

(2) Minimum planting requirements.

(A) At least 10 percent of a lot, including at least 60 percent of the required front yard, must be designated on a landscape plan as landscape site area. The parkway may be included in the landscape site area designation on a landscape plan, in addition to the required front yard, if at least 20 percent of the parkway planting area is landscaped. Street furniture, site/street amenities, public art space, and street lights are allowed in front yard landscape site areas. Landscape site areas may be located in the right-of-way as shown on the streetscape standards.

(B) At least 12 percent of the required front yard must be designated on a landscape plan as general planting area.

(C) At least six percent of the required front yard must be designated on a landscape plan as special planting area. One shrub or vine must be planted for each six square feet of this area.

(g) Street trees.

(1) Definitions.

(a) TREE PLANTING ZONE means an area parallel to the back of street curb and 15 feet from the back of the projected street curb, or if there is no street curb, from the edge of street pavement.

(B) TREE PLANTING STRIP means an area that is a minimum of four-feet-wide and a minimum of 10 feet in length, or that otherwise provides a minimum horizontal root expansion area of 60 square feet.

(2) Number, location, and type of street trees required.

(A) The number of required street trees is calculated by dividing the number of feet of lot frontage along a public street by 30. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number. Driveway entrances, calculated where the entrance crosses the property line, are not included in lot frontage calculations. Each lot must have a minimum of one large tree with its trunk located wholly with the tree planting zone.

(B) Except as otherwise provided in this subsection, required street trees may not be spaced more than 75 feet apart. The city arborist may approve tree spacing between 75 and 100 feet apart as necessary for the health of a tree.

(C) All required street trees must be selected from the list of recommended tree species in Subsection (i).

(D) Except when tree grates are required in sidewalks, street trees must be planted within a tree planting strip.

(E) Tree planting zones and tree planting strips may be located in the right-of-way subject to the city's licensing requirements.

(F) If the property owner is unable to locate a tree within the tree planting zone due to overhead or underground utility conflicts, the owner must locate the tree on the lot as near as practicable to the front lot line.

(3) Spacing. Minimum street tree spacing is determined by the mature size of the tree. Street trees must be spaced as follows:

(A) Small trees. Minimum 15 feet on center.

(B) Large trees. Minimum 30 feet on center.

(4) Minimum clearance above pavement. The property owner shall maintain street trees that are five years of age or older at least 14 feet above street pavement and at least eight feet above a public sidewalk located on public or private property.

(5) Tree grates required in sidewalks. Tree grates must be provided for all trees with trunks located in a sidewalk that are not located within a tree planting strip. Suspended brick, pave stones, or similar materials may be used instead of a grate to protect tree roots and provide a pedestrian surface. These materials must conform to state standards and specifications adopted to eliminate, insofar as possible, architectural barriers encountered by aged, handicapped, or disabled persons. The grates or containment areas must be large enough to permit healthy tree growth.

(6) Alternate street tree requirements.

(A) Lots fronting Singleton Boulevard, Herbert Street, Bedford Street, and Bataan Street. For a maximum of 20 percent of required trees, the property owner may substitute two small trees for one large required tree. A maximum of 50 percent of the small trees may be planted in containers made out of ceramic, concrete, masonry, or other similar material, with a minimum 16 square feet surface area and a minimum depth of 30 inches.

(B) Lots fronting all other streets. For a maximum of 50 percent of required trees, the property owner may substitute two small trees for one large required tree. A maximum of 50 percent of the small trees may be planted in containers made out of ceramic, concrete, masonry, or other similar material, with a minimum 16 square feet surface area and a minimum depth of 30 inches.

(h) Plant requirements. Plants used to satisfy the landscape requirements in Article X must comply with the following requirements:

(1) Except for evergreen shrubs located in a special plating area, a large evergreen shrub must have the ability to grow to a minimum height of three feet within three years.

(2) Artificial plant materials may not be used.

(3) Any required landscaping that dies must be replaced.

(i) Required tree species. All required site and street trees must be from the following list of Texas native or adapted species:

<u>Scientific name</u>	<u>Common name</u>
<i>Acer sp.</i>	Maple (Bigtooth, Shantung, Summer Red, October Glory)
<i>Aesculus glaba v. arguta</i>	Texas buckeye
<i>Aesculus pavia</i>	Red buckeye
<i>Carya illinoensis</i>	Pecan
<i>Cercis sp.</i>	Redbud (Mexican, Texas, Oklahoma, Eastern)

<u>Scientific name</u>	<u>Common name</u>
<i>Chilopsis linaris</i>	Desert Willow
<i>Fraxinus sp.</i>	Ash (Texas, Urbanite)
<i>Ilex decidua</i>	Deciduous holly
<i>Ilex vomitoria</i>	Yaupon holly
<i>Juniperus virginiana</i>	Eastern red cedar
<i>Lagerstromea indica</i>	Crape Myrtle
<i>Magnolia sp.</i>	Magnolia (Little Gem, D.D. Blanchard, etc)
<i>Myrica cerifera</i>	Wax myrtle
<i>Prunus mexicana</i>	Mexican plum
<i>Quercus macrocarpa</i>	Bur oak
<i>Quercus muhlenbergia</i>	Chinquapin Oak
<i>Quercus shumardii</i>	Shumard red oak
<i>Quercus virginiana</i>	Live Oak
<i>Rhamnus caroliniana</i>	Carolina buckthorn
<i>Rhus copallina</i>	Flameleaf sumac
<i>Rhus virens</i>	Evergreen sumac
<i>Sapindus drummondii</i>	Western soapberry
<i>Sophora affinis</i>	Eve's necklace
<i>Taxodium distichum</i>	Bald cypress
<i>Taxodium ascendens</i>	Pond Cypress
<i>Ulmus americana</i>	American elm
<i>Ulmus crassifolia</i>	Cedar elm
<i>Ulmus parvifolia</i>	Lacebark Elm (Allee, Bosque)
<i>Viburnum rufidulum</i>	Rusty blackhaw viburnum
<i>Vitex agnus castus</i>	Vitex, Chaste Tree

(j) Completion. All landscaping must be completed in accordance with the approved landscape plan before the final certificate of occupancy for the new construction or surface parking lot.

(k) Tree preservation, removal, and replacement.

(1) Except as provided in this subsection, tree preservation, removal and replacement must meet the requirements of Division 51A-10.130.

(2) Replacement trees must also be selected from the list of required tree species in Subsection (i).

(3) Street trees that are not in conflict with the space for a utility may be counted toward tree replacement. (Ord. 29043)

(a) Above-grade off-street parking in general. Parking is permitted on any level of a building. Except for the portions of an above-grade parking structure facing Muncie Street, a mews, or an alley, parking structures must comply with the following:

(1) parking levels must be screened through use of vegetation, metal panels, or other architectural elements to obscure sloping ramps from view; or

(2) parking levels must be concealed in a structure with facade building materials similar in appearance to the main structure's facade; and

(3) liner development must be provided along the street level of the garage in accordance with the table of development standards (Exhibit 891B).

(b) Above-grade off-street parking facing Muncie Street. Above-grade parking structures may not comprise more than 40 percent of the facade length measured linearly along the right-of-way line of Muncie Street.

(c) Highly reflective glass. Highly reflective glass may not be used as an exterior building material for more than 25 percent of a facade on any building or structure. For purposes of this subsection, HIGHLY REFLECTIVE GLASS means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

(d) Block standards.

(1) Block layouts must generally conform as shown on the area regulating plan. Additional streets not shown on the regulating plan are allowed if they are needed to meet minimum block standards or create blocks with a block perimeter of less than 1,600 feet. Additional streets must be developed in accordance with one of the street sections identified in the streetscape standards.

(2) Block standards apply during the platting process if the existing parcel of land or block is greater than the block perimeters described in this section.

(3) Except as provided in this paragraph, block perimeters may not exceed 1,600 linear feet as measured along the inner edges of each street right-of-way. The block may be broken by a civic building or open space lot provided the lot containing the civic building or open space is at least 50 feet wide and provides perpetual pedestrian access through the block. Block perimeters may exceed 1,600 feet up to a maximum perimeter of 2,400 feet, if one or more of the following conditions apply:

(A) The block has at least one block face on a street not considered a minor street.

(B) The block has a mid-block mews constructed in accordance with this article that connects to another street.

(C) The block has a pedestrian passage available at all times to the public. The pedestrian passage must comply with the following conditions:

(i) The pedestrian passage has a continuous delineated path that is a minimum of 10-feet wide;

(ii) The pedestrian passage contains lighting at an interval to ensure a minimum illumination on the surface of the path of no less than one-half footcandle; and

(iii) The passage may be partially covered by a structure only if the following conditions are met:

(aa) the total covered portion of each pedestrian passage is not longer than 70 feet;

(bb) the portions of the facade of the structure are treated architecturally the same as the adjoining building through the use of materials, colors and architectural style;

(cc) the portion of the structure covering the pedestrian passage has a minimum setback of 15 feet (the portion of the passage within the setback must comply with the mews cross section as shown in the streetscape standards);

(dd) the portion of the pedestrian passage under the structure has a minimum clearance of 14 feet and contains a clearly demarcated continuous pedestrian passageway; and

(ee) the area between the covered portion of the pedestrian path and the street is treated architecturally like a courtyard through changes in ground surface materials, colors, or textures.

(e) Street standards. Streets and mews must comply with cross-sections in the streetscape standards.

(1) Bulb-outs. Bulb-outs are required at all intersections, except where parking is used as a lane of traffic during peak hours.

(2) Crosswalks. Crosswalks must be delineated through the use of contrasting pavement, texture, material, or color.

(3) Curb cuts. Curb cuts are limited to a maximum of two per block face, except no curb cuts are allowed on Herbert Street. Maximum width of curb cut is 20 feet. Sidewalk material and level must be maintained across the curb cut in order to create a continuous pedestrian passage.

(4) Building access. Building access must be provided as shown in the table of development standards. Maximum entrance spacing is 150 feet.

(f) Sidewalk standards for new construction.

(1) In general.

(A) Sidewalks complying with the standards of this subsection must be provided for all new construction.

(B) If a sidewalk is located in a front yard, a sidewalk easement must be dedicated to the city to assure its availability to the public for pedestrian use.

(2) Location.

(A) For all new construction, sidewalks must be located along the entire length of the street frontage.

(B) On state highways, sidewalks must be provided, subject to Texas Department of Transportation approval. If Texas Department of Transportation approval cannot be obtained, sidewalks may be located on private property.

(C) Except for existing buildings that do not have room between the building and the street, sidewalks must be located as show in the streetscape standards. Sidewalks may be located farther from the projected street curb to the extent necessary to preserve existing trees or structures or to comply with landscaping requirements.

(3) Width.

(A) Sidewalks must comply with the streetscape standards.

(B) For any required sidewalks not illustrated in the street standards, sidewalks must have a minimum width of four feet, unobstructed by any structures or landscaping except tree grates, utility poles, and service boxes. (Ord. Nos. 29043; 29210)

SEC.51P-891.117. SCREENING REGULATIONS.

(a) Screening of outdoor storage areas. Except for retail and personal service uses, all outdoor storage areas must be screened by an eight-foot-high solid screening fence, vegetative materials consisting of evergreen plant materials, or other alternative deemed appropriate by the building official.

(b) Screening of surface parking from the street. All surface parking must be screened from the street by using one or more of the following three methods to separately or collectively attain a minimum height of three and one-half feet above the parking surface:

(1) Earthen berm planted with turf grass or ground cover recommended for local area use by the director of park and recreation. The berm may not have a slope that exceeds one foot of height for each three feet of width.

(2) Solid wood or masonry fence or wall.

(3) Hedge-like evergreen plant materials recommended for local area use by the director of park 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 24 inches on

center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(c) Screening of surface parking from single-family or duplex adjacency. One or more of the three screening methods listed in Subsection (b) must be used to provide screening to separate a surface parking area from an adjacent single family or duplex zoned property. The screening must separately or collectively attain a minimum height of six feet above the parking surface.

(d) Off-street loading and garbage storage area screening.

(1) Off-street loading spaces and garbage storage areas for all uses except single family and duplex uses must be screened from:

(A) a public street that is adjacent to the lot; and

(B) property in a single family or duplex zoned district that is adjacent to or directly across an alley from the lot.

(2) Screening required by this paragraph must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space or garbage storage area.

(3) Required screening must be constructed of:

(A) for off-street loading spaces, any of the materials described in Subsection (b) to separately or collectively attain the minimum height of six feet above the parking surface; and

(B) for garbage storage areas, a solid wood or masonry fence or wall.

(4) Access through required screening may be provided only by a solid gate that equals the height of the screening. The gate must remain closed at all times except when in actual use. (Ord. 29043)

SEC.51P-891.118. OPEN SPACE.

(a) In general.

(1) Open space requirements are intended to create active open spaces within developed areas and provide natural relief to the urban environment.

(2) Active open spaces are those areas that compliment developed areas, include shade structures and other pedestrian amenities, and encourage pedestrian traffic. Active open spaces may be graded to compliment the surrounding development.

(3) A certificate of occupancy for public open space is required for all sites contributing toward meeting the public open space requirements. Open space must be completed within the time periods in Section 51A-10.127.

(4) The Property owner is responsible for development and maintenance of open space.

(b) Required public open space.

(1) In general.

(A) Public open space must be provided in the location and size as shown on the regulating plan, and must be made available to the general public.

(B) Development of open space as shown on the regulating plan must comply with the following development standards.

(i) Height. Maximum height for structures in all public open spaces is 35 feet. Public art may exceed 35 feet, subject to the maximum height restrictions for the district.

(ii) Front yard. Minimum front yard is 10 feet.

(iii) Side and rear yard. Minimum side and rear yard is 10 feet.

(2) Muncie Street Linear Park.

(A) A linear park must be provided adjacent to Muncie Street as shown on the regulating plan and be designed for one or more modes of non-motorized travel such as pedestrian and bicycles.

(B) Minimum width of the linear park is 20 feet, unless restricted by site conditions along railroad embankment. Retaining walls are not required to meet this condition.

(C) The linear park must contain a paved travel way for non-motorized travel that is a minimum 12 feet wide.

(D) The linear park must extend from Beckley Avenue along the entire frontage of Muncie Street through the Property as shown on the regulating plan. If a connection cannot be made between Amonette Street and Beckley Avenue as shown on the regulating plan, an alternate off-street connection must be made from Muncie Street to the intersection of Amonette Street and Singleton Boulevard, subject to approval of the director.

(E) The linear park must intersect Herbert Street, Amonette Street, and Bataan Street at grade. For at-grade street crossings, the paved travel way must be clearly delineated as it crosses the street through changes in materials, color, or other pavement markings. The paved travel way must include trailhead amenities such as water fountains, benches, and landscape areas.

(F) Pedestrian lighting is required along the paved travel way at an interval to ensure a minimum illumination on the surface of the paved travel way of no less than one-half footcandle.

(G) Landscaping must consist of informally arranged trees and shrubs.

(H) Perimeter street trees must be installed in accordance with the streetscape standard in this article.

(I) Site trees must be planted at the rate of one large canopy tree per 2,500 square feet of lot area. Each tree must have a caliper of at least two inches at the time of planting.

(J) The linear park must be constructed at the same time Muncie Street is constructed.

(3) Herbert Plaza.

(A) Herbert Plaza is a formal open space defined by building frontages and abutting streets at the intersection of Herbert Street at Muncie Street. The purpose of Herbert Plaza is to serve as a gateway to the area from the proposed underpass, provide a primary trailhead to the linear park along Muncie Street, and serve as a future gateway from a potential commuter rail stop. Herbert Plaza must be located anywhere within the area noted on the regulating plan.

(B) The plaza must be a minimum 5,000 square feet. The plaza may not exceed a maximum of one acre.

(C) The plaza must be furnished with paths, benches, and open shelters.

(D) Trees and shrubs must be planted in formal patterns.

(E) Perimeter street trees and sidewalks must be installed in accordance with the streetscape standard in this article.

(F) Site trees must be planted at the rate of one large canopy tree per 2,500 square feet of plaza area. Each tree must have a caliper of at least two inches at the time of planting. Trees may be planted in planters or tree grates.

(G) Lots that share a common lot line with Herbert Plaza must configure development as though the plaza were a primary street.

(H) The trailhead for Muncie Street/Herbert Street bike path must be completed within 18 months after completion of the Herbert Street and Muncie Street intersection. Herbert Plaza must be completed within 18 months after a transit station or as projects are completed adjacent to the proposed plaza, whichever is sooner. A temporary certificate of occupancy may be granted for development on blocks abutting the Herbert Plaza if inclement weather affecting construction or seasonal issues prevents the final installation of plant materials.

(4) Akron Park Blocks.

(A) The Akron Park Blocks are informal open spaces abutting Akron Street as shown on the regulating plan.

(B) Minimum width of the Akron Park Blocks is 40 feet; maximum width of the Akron Park Blocks is 60 feet; and average width of the Akron Park Blocks is 50 feet. Total aggregate area of open space designated as Akron Park Blocks must be a minimum of 55,000 square feet.

(C) Akron Park Blocks may be crossed by minor streets that are not shown on the regulating plan. A street that crosses an Akron Park Block must change in materials, color, or other pavement markings for the entire segment of the street as it crosses the open space to delineate the priority of the pedestrian.

(D) Akron Park Blocks must be furnished with paths and benches.

(E) Landscaping for the Akron Park Blocks must consist of lawn and informally arranged trees and shrubs.

(F) Akron Park Blocks must contain a minimum of 60 percent turf, groundcover, soil, or mulch. The balance of the area may be any paved surface.

(G) Perimeter street trees and sidewalks must be installed in accordance with the streetscape standard in this article.

(H) Site trees must be planted at the rate of one large canopy tree per 2,500 square feet of lot area. Each tree must have a caliper of at least two inches at the time of planting. Site tree plantings may be informal.

(I) Lots that share a common lot line with the Akron Park Blocks must configure development as though the green were a primary street.

(J) No certificate of occupancy may be issued for any development on blocks abutting the Akron Park Blocks until a certificate of occupancy has been issued for the Akron Park Blocks abutting that development. A temporary certificate of occupancy may be granted for development on blocks abutting the Akron Street Park if inclement weather affecting construction or seasonal issues prevents the final installation of plant materials.

(c) Additional public open space. Additional public open space is encouraged to be provided on the Property. Any additional public open space is not required to be shown on the regulating plan. (Ord. 29043)

SEC.51P-891.119. SIGNS.

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

(b) Additional attached premise signs. The following attached premise signs are allowed.

(1) Identification signs.

(A) An SUP is required. In addition to the provisions of Section 51A-4.219 in determining whether or not to grant a specific use permit, the following factors must be considered:

- (i) Effect on view corridors into and out of the Property.
- (ii) Effect on views to and from area parks and landmarks, including the Trinity River Park and the Margaret Hunt Hill Bridge.
- (iii) Effect on public open space and parks.
- (iv) Effect on residential uses within the Property.

(B) A maximum of two are allowed.

(C) May project 50 feet above the roof.

(D) Maximum effective area is 5,000 square feet.

(E) May contain a changeable message.

(2) Project announcement signs.

(A) A maximum of ten are allowed.

(B) Maximum effective area is 1,500 square feet.

(C) May contain a changeable message.

(D) May be displayed no more than 90 days before the project or activity in the district commences or the tenant moves in.

(E) Must be removed no more than 90 days after the project or activity in the district is completed or the tenant moves in. (Ord. 29043)

SEC.51P-891.120. ROADWAY IMPROVEMENTS.

(a) Except as provided in this section, before the issuance of a certificate of occupancy for 7,520,000 square feet of floor area, the following roadway improvements must be completed:

(1) A second (one existing) left-turn lane onto Sylvan Avenue from westbound Singleton Boulevard, with design and construction approved by the Department of Sustainable Development and Construction.

(2) A third (two existing) through lane on eastbound Singleton Boulevard at Beckley Avenue, with design and construction approved by the Department of Sustainable Development and Construction.

(b) If a vehicular connection exists between Singleton Boulevard and Commerce Street along the Herbert Street thoroughfare at the time the roadway improvements in this

section become required, the roadway improvements described in Subsection (a) are not required. (Ord. 29043)

SEC. 51P-891.121. ADDITIONAL PROVISIONS.

(a) Frontage on a street. A lot is not required to front upon either a dedicated street or a private street if adequate access is provided by an access easement. A lot is deemed to have adequate access if the access easement is a minimum of 11 feet wide for a one-way access easement, and a minimum of 22 feet wide for a two-way access easement. The design and construction of the access easement must be approved by the director of public works and transportation in accordance with standard city rules and specifications.

(b) Use of conveyance as a building. Except as provided in this subsection, use of a conveyance as a building must comply with Section 51A-4.603.

(1) Use of a conveyance may be a main use and is not required to be associated with another use on the property.

(2) Electrical service is not limited to temporary pole service.

(3) Signs are limited to an aggregate of 120 square feet of effective area, per facade, per conveyance.

(c) Live/work unit. The occupant of a live/work unit may:

(1) Not employ more than four persons on the premises other than the occupants.

(2) Only have customers and material deliveries and pick-ups on the premises between 8:00 a.m. and 6:00 p.m.

(3) Conduct work-related activities on the premises only if conducted entirely within the live/work unit.

(4) Only have one sign. The sign must be affixed to the live/work unit and have a maximum effective area of 10 feet.

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

(e) Maintenance. The Property and any improvements in the public right-of-way must be properly maintained in a state of good repair and neat appearance. The city may remove any improvements in the public right-of-way that are not maintained in a state of good repair and neat appearance at the sole expense of the property owner, and may use any available legal remedy to recover the cost of removal from the property owner. (Ord. 29043)

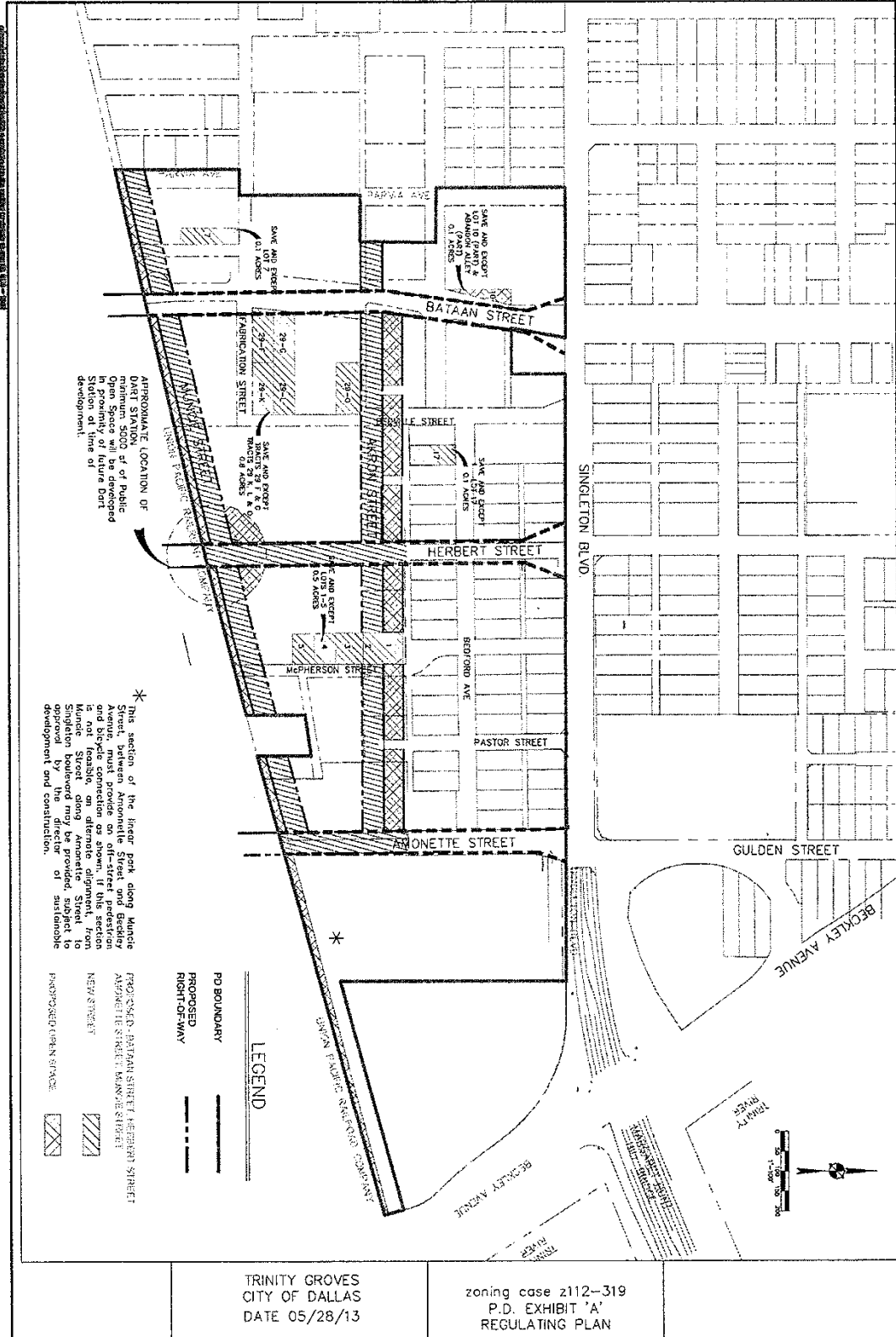
SEC. 51P-891.122. COMPLIANCE WITH CONDITIONS.

Z156-302(PT)

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 29043)

EXHIBIT 891A Existing Area Regulating Plan



TRINITY GROVES
CITY OF DALLAS
DATE 05/28/13

zoning case 2112-319
P.D. EXHIBIT 'A'
REGULATING PLAN

EXHIBIT 891B
Existing Table of Development Standards

	Herbert Street (retail street)	Singleton	Commerce	Park Drive (south/north side)	Beckley (section a)	Beckley (section b)	Sylvan (section a)	Sylvan (section b)	Local Street (mixed-use)	Bataan, Amonette, Akron and Muncie	Local Street (single family)	Mews
LOT												
Area per building (max sf)	none	none	NA	none	NA	NA	NA	NA	none	none	2,000	none
Width (max)	none	none	NA	none	NA	NA	NA	NA	none	none	none	none
Lot coverage (max)	100%	80%	NA	80%	NA	NA	NA	NA	80%	100%	45%	none
BLDG. FRONT SETBACK AREA												
Primary street (min/max)	8/8	6/10	NA	6/12 20	NA	NA	NA	NA	6/12	6/12	15/none	none/0
REQUIRED STREETWALL FRONTAGE												
Primary street (min)	80%	80%	NA	70%	NA	NA	NA	NA	70%	70%	none	80%
PARKING SETBACK (GROUND FLOOR)												
From primary street (min ft)	30	30	NA	30	NA	NA	NA	NA	30	30	20	5
Abutting single family (min ft)	NA	10	NA	NA	NA	NA	NA	NA	10	NA	none	10
BLDG. SIDE SETBACK												
Abutting single family (min ft)	NA	15	NA	NA	NA	NA	NA	NA	15	NA	5	15
Abutting multi-family (min ft)	0	0	NA	0	NA	NA	NA	NA	0	0	5	0
BLDG. REAR SETBACK												
Abutting single family (min ft)	NA	15	NA	NA	NA	NA	NA	NA	15	NA	5	15
Abutting multi-family (min ft)	5	5	NA	5	NA	NA	NA	NA	5	5	5	5
PODIUM HEIGHT												
Target Streetwall Height (min stories)	4	2	NA	NA	NA	NA	NA	NA	varies	2	NA	NA
GROUND FLOOR TRANSPARENCY												
Primary street façade (min)	75%	60%	NA	50%	NA	NA	NA	NA	50%	60%	30%	20%
ENTRANCE												
Primary street entrance	required	required	NA	required	NA	NA	NA	NA	required	required	required	allowed

EXHIBIT 891C
 CBD View Control Map

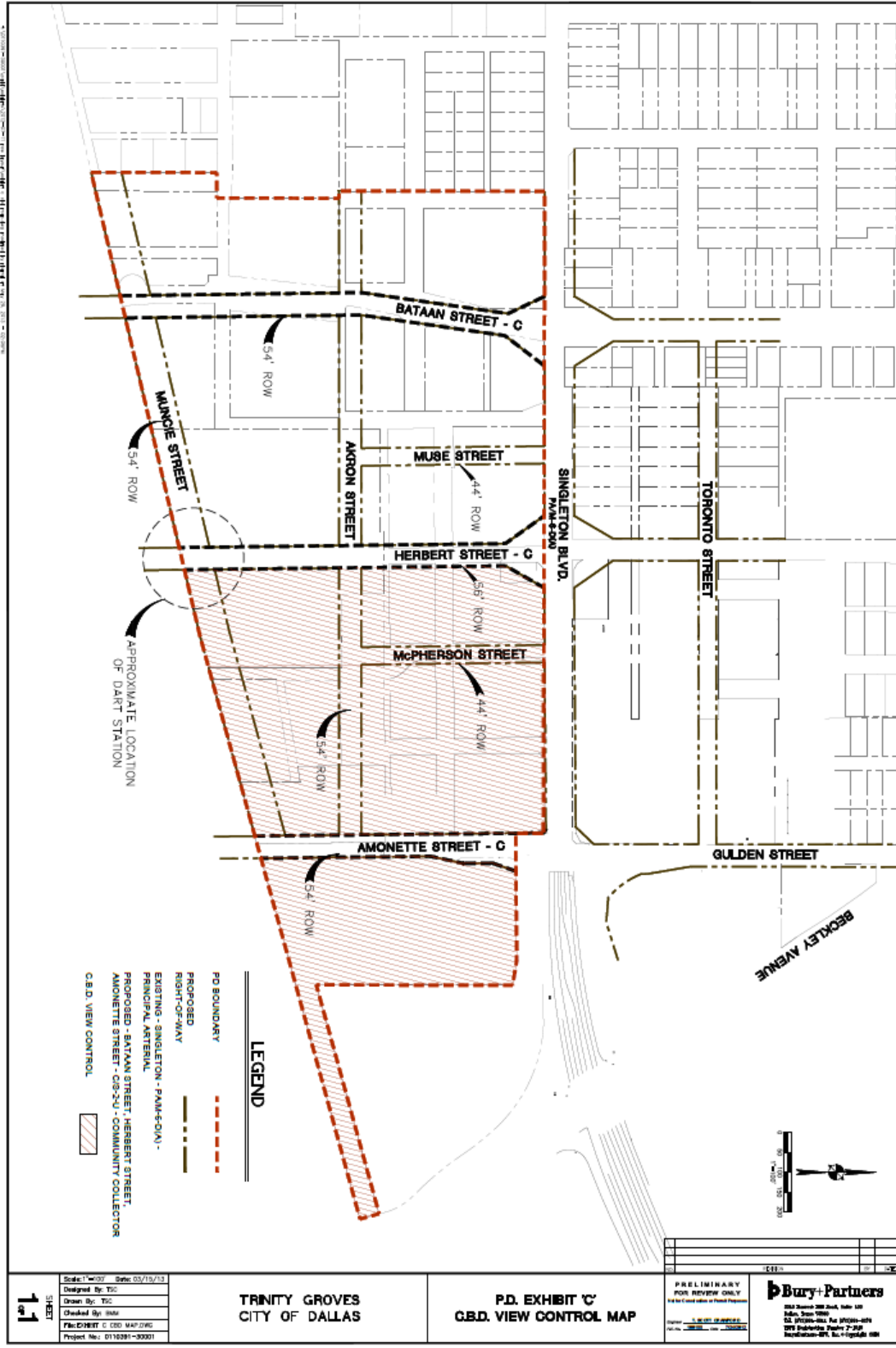


EXHIBIT 891D
High-rise Tower Floor Plate Proportion and Orientation Diagram

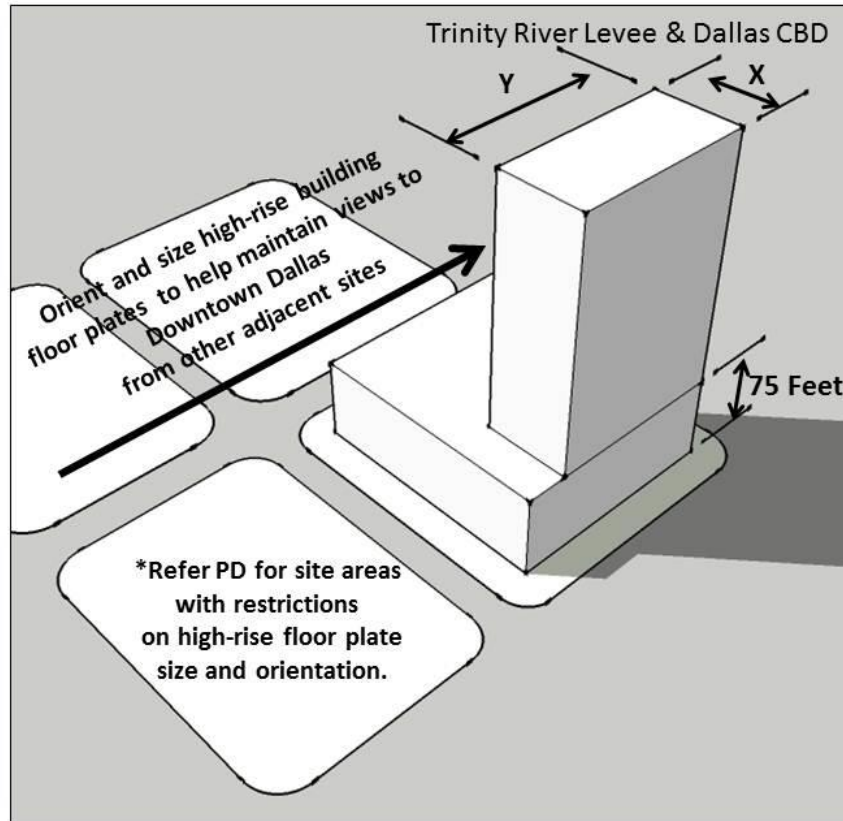


EXHIBIT 891E
Mixed Use Development Parking Chart
 (for calculating standard parking requirement)

USE CATEGORIES	STANDARD PARKING REQUIREMENT	PARKING ADJUSTMENT THE TIME OF DAY (weekday)				
		Morning	Noon	After-noon	Late After Noon	Evening
<u>Residential Uses</u> (excluding multi-family)	<u>per Code</u>	<u>80%</u>	<u>60%</u>	<u>60%</u>	<u>70%</u>	<u>100%</u>
<u>Multifamily Uses</u>	<u>1 space/unit</u>	<u>80%</u>	<u>60%</u>	<u>60%</u>	<u>70%</u>	<u>100%</u>
<u>Office Uses</u>	<u>per Code</u>	<u>100%</u>	<u>80%</u>	<u>100%</u>	<u>85%</u>	<u>35%</u>
<u>Retail & Personal Service Uses</u>	<u>per Code</u>	<u>60%</u>	<u>75%</u>	<u>70%</u>	<u>65%</u>	<u>70%</u>
<u>Bar & Restaurant Uses</u>	<u>per Code</u>	<u>20%</u>	<u>100%</u>	<u>30%</u>	<u>30%</u>	<u>100%</u>
<u>Any other use</u>	<u>per Code</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>

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

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

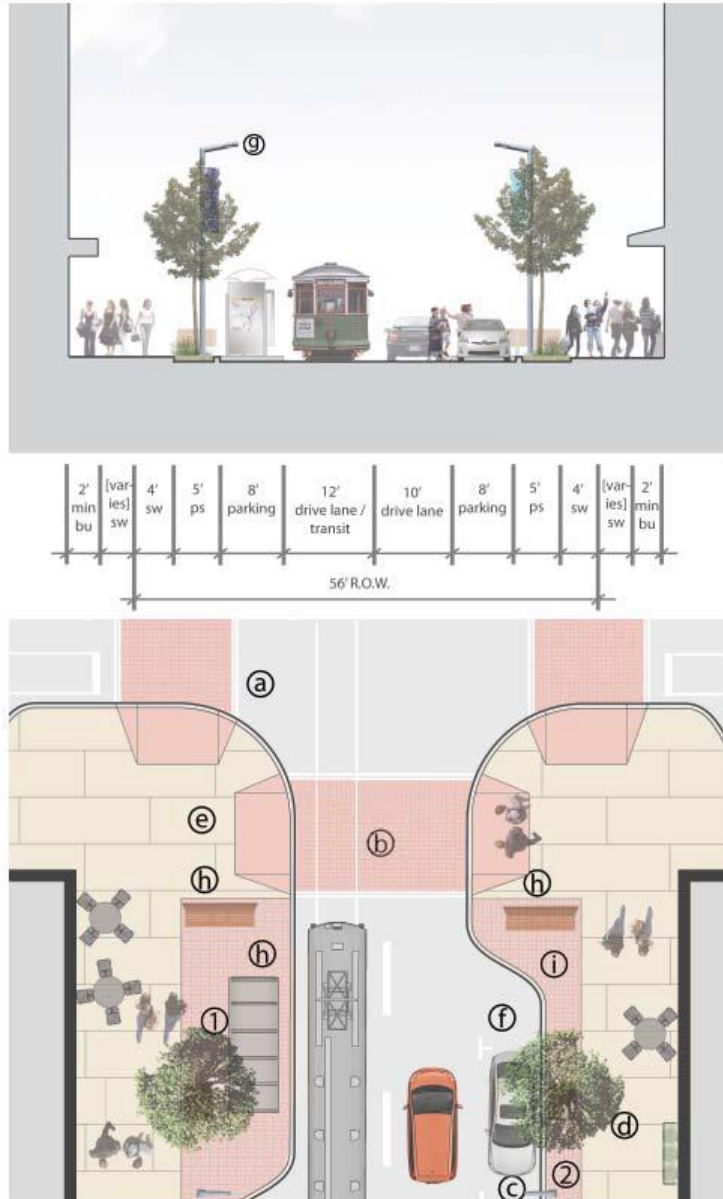
EXHIBIT 891F (Page 1 of 8)
Streetscape Standards

SINGLETON BOULEVARD



EXHIBIT 891F (Page 2 of 8)
Streetscape Standards

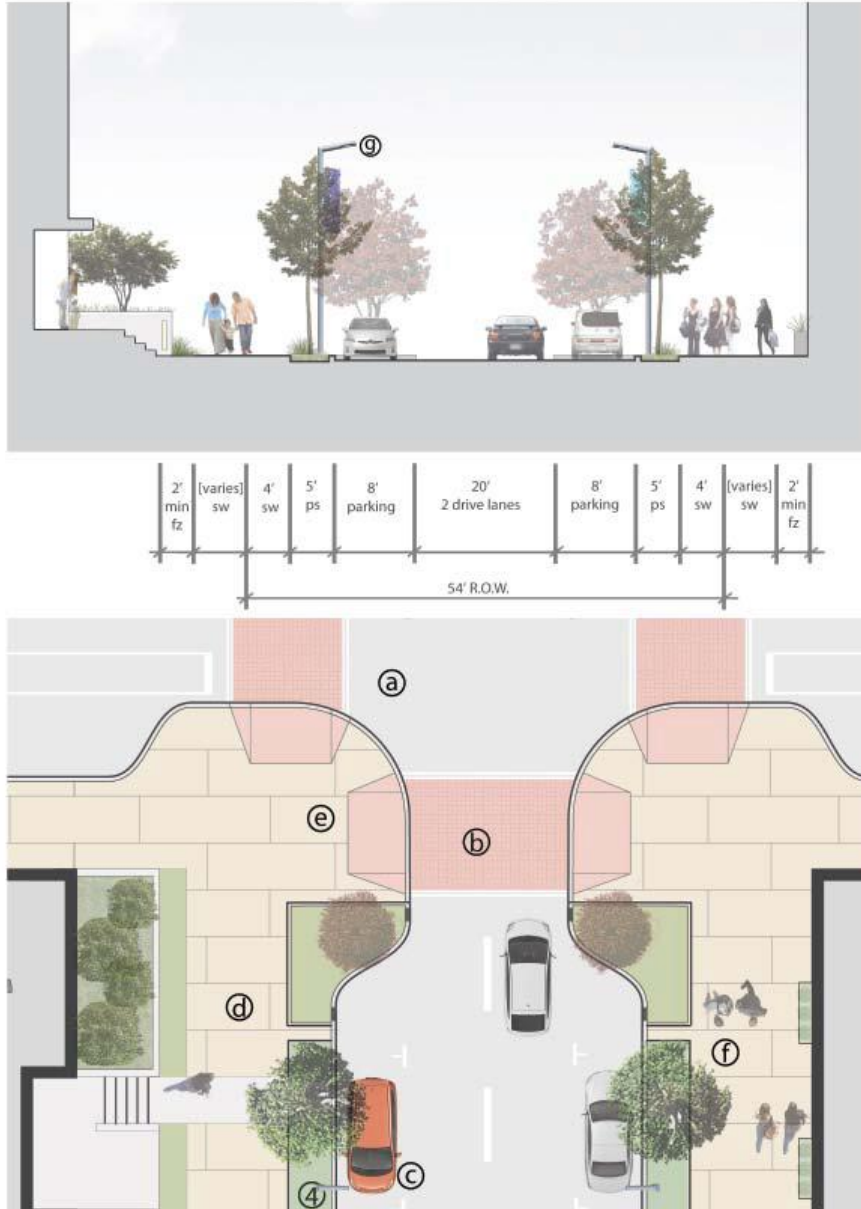
HERBERT STREET



Legend: (bu) Buffer; (sb) sidewalk buffer; (sw) sidewalk; (ps) planting strip; (bl) bike lane; (m) median; (rtw) raised tree well

EXHIBIT 891F (Page 3 of 8)
Streetscape Standards

LOCAL STREET (Amonette, Bataan)



Legend: (bu) Buffer; (sb) sidewalk buffer; (sw) sidewalk; (ps) planting strip; (bl) bike lane; (m) median; (rtw) raised tree well

EXHIBIT 891F (Page 4 of 8)
Streetscape Standards

AKRON STREET



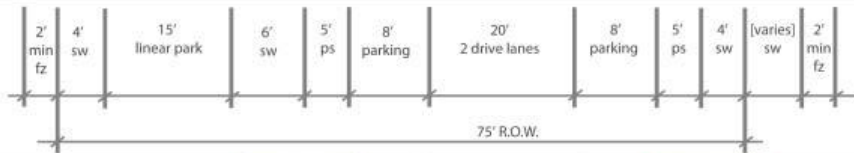
EXHIBIT 891F (Page 5 of 8)
Streetscape Standards

MUNCIE AVENUE



EXHIBIT 891F (Page 6 of 8)
Streetscape Standards

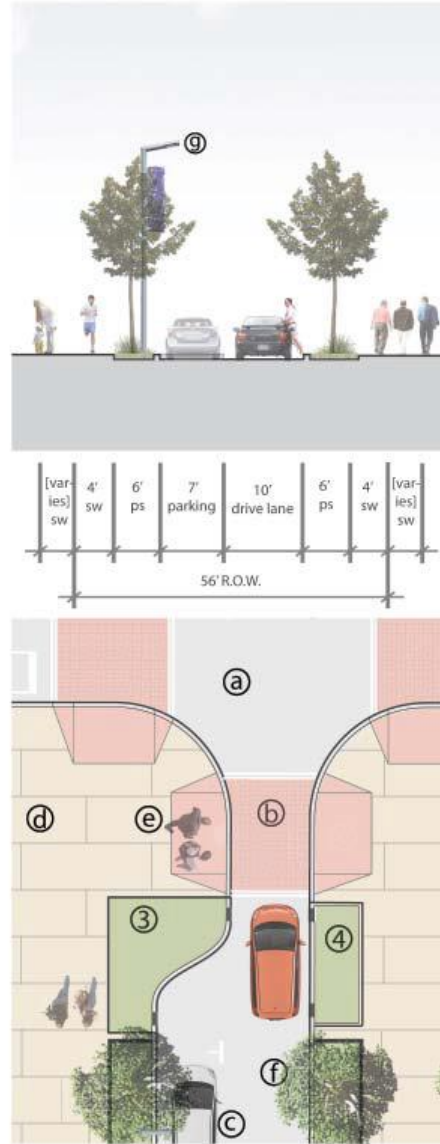
LOCAL STREET (with linear green)



Legend: (bu) Buffer; (sb) sidewalk buffer; (sw) sidewalk; (ps) planting strip; (b) bike lane; (m) median; (rtw) raised tree well

EXHIBIT 891F (Page 7 of 8)
Streetscape Standards

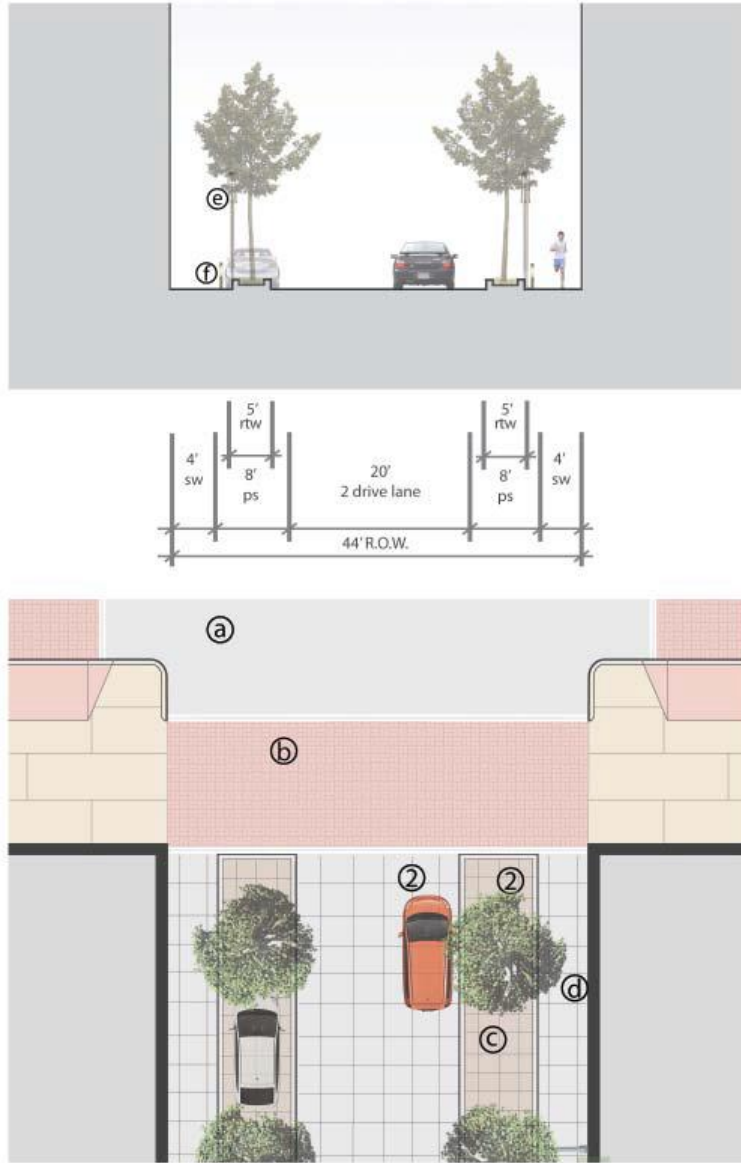
COUPLET



Legend: (bu) Buffer; (sb) sidewalk buffer; (sw) sidewalk; (ps) planting strip; (bl) bike lane; (m) median; (rtw) raised tree well

EXHIBIT 891F (Page 8 of 8)
Streetscape Standards

MEWS



Legend: (bu) Buffer; (sb) sidewalk buffer; (sw) sidewalk; (ps) planting strip; (b) bike lane; (m) median; (rtw) raised tree well

EXHIBIT 891G

Master Parking and Floor Area Plan Supplement

Date: _____

Number: _____

Before processing this supplement, the building inspection file for PDD No. ___ must be checked in order to ensure that the most recent current totals are being used.

Supplement to Master Parking and Floor Area Plan No. _____.

For Master Parking and Floor Area Plan tracking purposes, this supplement must be submitted to the building official if: (i) a site plan is approved that adds or removes floor area in the district; (ii) the location of required parking spaces are relocated; or, (iii) special parking spaces are added or removed.

Supplements must be numbered sequentially in order to track all previous applications. The Master Parking and Floor Area Plan supplement must be stamped as received by the building official to accurately reflect the receipt of the supplement and a copy of the supplement must be provided for filing with PDD No. ___ in the offices of the building official.

Parking Calculation

1. Required Parking:

- A. Existing required parking (as of last Master Parking and Floor Area Plan or supplement) _____
 - i. Existing shared parking spaces _____
 - ii. Existing remote parking spaces (outside of PDD No. __) _____
 - iii. Existing packed parking spaces _____
- B. Increase or reduction in required parking spaces by a site plan or minor Amendment (Date approved: _____) _____
 - i. Shared parking spaces _____
 - ii. Remote parking spaces (outside of PDD No. __) _____
 - iii. Packed parking spaces _____
- C. New total required parking _____

2. Provided Parking

- A. Existing provided parking (as of last Master Parking and Floor Area Plan supplement) _____
- B. Increase or reduction in provided parking spaces _____
- C. New total provided parking _____

3. Required parking spaces to be relocated _____

- A. Current location and number of spaces _____

- B. New location and number of spaces _____

4. New or relocated special parking

A. Shared parking spaces*

i. New shared parking spaces _____

Recipient use A _____
Floor area _____
Required parking _____

Provider use B _____
Floor area _____
Required parking _____
Location of required parking _____

ii. Revised location of shared parking spaces

Recipient use A _____
Location _____
Floor area _____
Required parking _____

Provider use B _____
Location _____
Floor area _____
Required parking _____
New location of required parking _____

*Excludes residential uses if not located on the same lot as the residential use

B. Remote parking spaces (Excludes residential uses)

i. New remote parking spaces _____

Location of remote parking _____

Location of use _____
Number of spaces _____
Walking distance _____

Provider use B _____
Floor area _____
Required parking _____
Location of required parking _____

ii. Revised location of remote parking spaces

Existing location of remote parking _____

New location of remote parking _____

Location of use _____
Number of spaces _____
Walking distance _____

C. Packed parking spaces

- i. New packed parking spaces
(Operational plan must be approved by the building official) _____

- ii. Revised location of packed parking spaces
(Operational plan must be approved by the building official)

Received by: _____

Comments: _____

Date: _____

EXHIBIT 891H

TIF Mixed Income Housing Guidelines

TIF Program Purpose

The purpose of the City of Dallas' TIF program is to promote development in underutilized and vacant areas through the use of public investment to attract private investment. The goals for the districts include improving the infrastructure within the districts and adding apartments, single family homes, retail and commercial space, and office and professional space. Promoting housing for individuals and families at a variety of income levels is one of many policy considerations for the districts.

General definitions

Mixed income housing requires a minimum of 10% of all units to meet affordable housing standards.

Affordable housing units are those which are affordable to a household earning 80% or less of the median family income for the Dallas Area.

The 10% affordability requirement applies to both rental units and to units that are for sale. Requirements for for-sale units will be handled on a case-by-case basis. These guidelines primarily pertain to rental housing.

Affordability period and rent rates

Rental units must be affordable for a period of at least fifteen years, beginning from the date the project is complete per the development agreement.

Income levels and *maximum* rent will vary each year and are based on HUD's calculations for Area Median Family Income (AMFI), utility expenses, and Market Rent for the Dallas Area. Maximum rents are set each year at 30% of 80% of AMFI, including a utility allowance. Information pertaining to the maximum affordable rent and income levels that are currently in effect can be obtained from the Office of Economic Development.

Affordable units

A minimum of 10% of all occupied units shall be rented to qualifying households.

The developer may choose to offer any available unit to qualifying households. The 10% total requirement thus may be satisfied by any combination of units and need not apply to units of all sizes.

Affordable units shall be comparable in size and finish quality to market rate units and shall be dispersed throughout the development. Affordable units shall not be segregated into a particular section of the development and shall be a minimum of 500 square feet.

Qualifying households

A qualifying household is defined as a household making 80% or less of the AMFI. Developers may include wages, salaries, tips, commissions, social security income, etc. to certify a household's income. The method used to determine income should be the same for qualifying and market rate households.

Lease terms

Households that qualify at the beginning of a lease will be assumed to qualify for the entirety of the term of that lease. Recertification is therefore only necessary during lease renewal.

At the end of the lease, the new lease rates will be set based on the household's current income at the time of renewal.

If the household no longer qualifies for an affordable unit, the lease may be renewed at market rate and another unit made available for a qualifying household in order to maintain the 10% affordability requirement.

Fees and leasing requirements

In general, all leasing requirements and all fees, utility charges, assessments, fines, etc. charged by the apartment community must be applied uniformly to qualifying households and market rate households, with the exception that the developer may choose to waive or reduce fees for qualifying households and the developer may choose to set specific lease lengths for affordable units.

Reporting Requirements

Adequate reporting by developer, owner, or property manager shall be required to ensure that the City can appropriately monitor compliance with the guidelines. Projects receiving affordable housing funding under federal or state programs may choose to submit copies of compliance reports specific to the federal or state program in lieu of the TIF program report. Specific reporting requirements will be updated as necessary.

Compliance

The developer assumes all liability for compliance with these requirements and with all applicable laws. By participating in the City's TIF program, the developer agrees to report all information accurately and on time. At the City's request, the developer agrees to produce necessary documentation for determining full compliance with this program.

The affordability period shall be extended by six months for any number of units by which the affordable housing provided during a semi-annual period falls short of the number of units required to meet the affordable housing requirements. Noncompliance may result in termination of the development agreement, a reduction in TIF reimbursement, or other action as determined by the Office of Economic Development.

Request for waiver or minor modification of these requirements shall be submitted to the Office of Economic Development and will be negotiated on a project by project basis with the City and the County.

Z156-302(PT)

The City may consider retaining a percentage of TIF funding to ensure that in the event that the property is sold prior to the end of the 15 year compliance period, all subsequent owners will be required to provide affordable housing for the remainder of the affordability period.

The TIF program does not alter, modify, or reduce any affordable housing requirements, duties, or obligations imposed on the developer because of receipt of funds or other assistance from other programs or persons.

Alternative Methods

A developer may propose alternative methods of meeting the requirements such as providing equivalent affordable housing units in a comparable location within or adjacent to the TIF district. All proposed alternative methods will be considered on a case by case basis and must be approved by both the City and Dallas County.

Affirmative Fair Housing Marketing Plan

An affirmative fair housing marketing plan is required for all projects with a residential component that are supported with TIF funding. This requirement is detailed in each project's development agreement. Each project will be evaluated individually to ensure that it furthers affirmative fair housing goals.

Effective Date

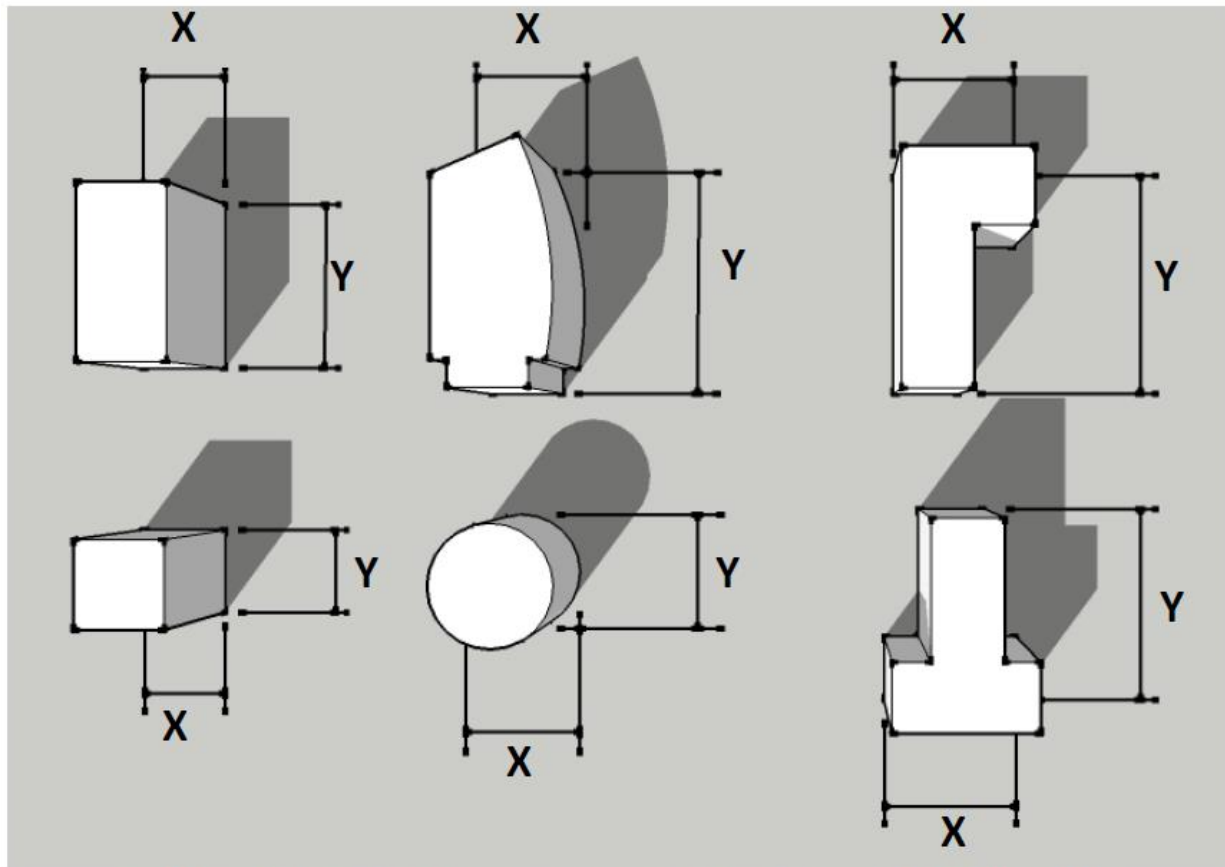
These guidelines are effective in each district as of the date they are approved by that district's TIF board. The guidelines apply to developments with first occupancy on October 1, 2011 or later. These guidelines will not alter the terms of development agreements authorized prior to the approval of this document.

Guideline Modifications

As needed, the City may make modifications or corrections to these guidelines to increase their effectiveness. Where these guidelines may conflict with a district's Final Plan language concerning housing provisions, the Director of the Office of Economic Development will make a final determination of project requirements.

EXHIBIT 8911

Tower Floor Plate Proportion Diagram



COMPLIANT FLOOR PLATE PROPORTION & PROPER MEASUREMENT

EXHIBIT 891J

Site Plan Development Table

<u>Provision</u>	<u>Proposed Development</u>	<u>Existing Development (if applicable)</u>	<u>Cumulative Development (district-wide)</u>	<u>Remaining Development Rights</u>
Floor area (sf)				
Density (no. of dwelling units)				
Lot coverage (total for site)				
Structure height				

Off-street Parking for Proposed Development*

<u>Use(s)**</u>	<u>Floor Area/Dwelling Units</u>	<u>Parking Ratio</u>	<u>Required Parking</u>	<u>Provided Parking</u>

*Each site plan must include a Master Parking Plan and Floor Area Plan Supplement (Exhibit G)

**All proposed and existing on site

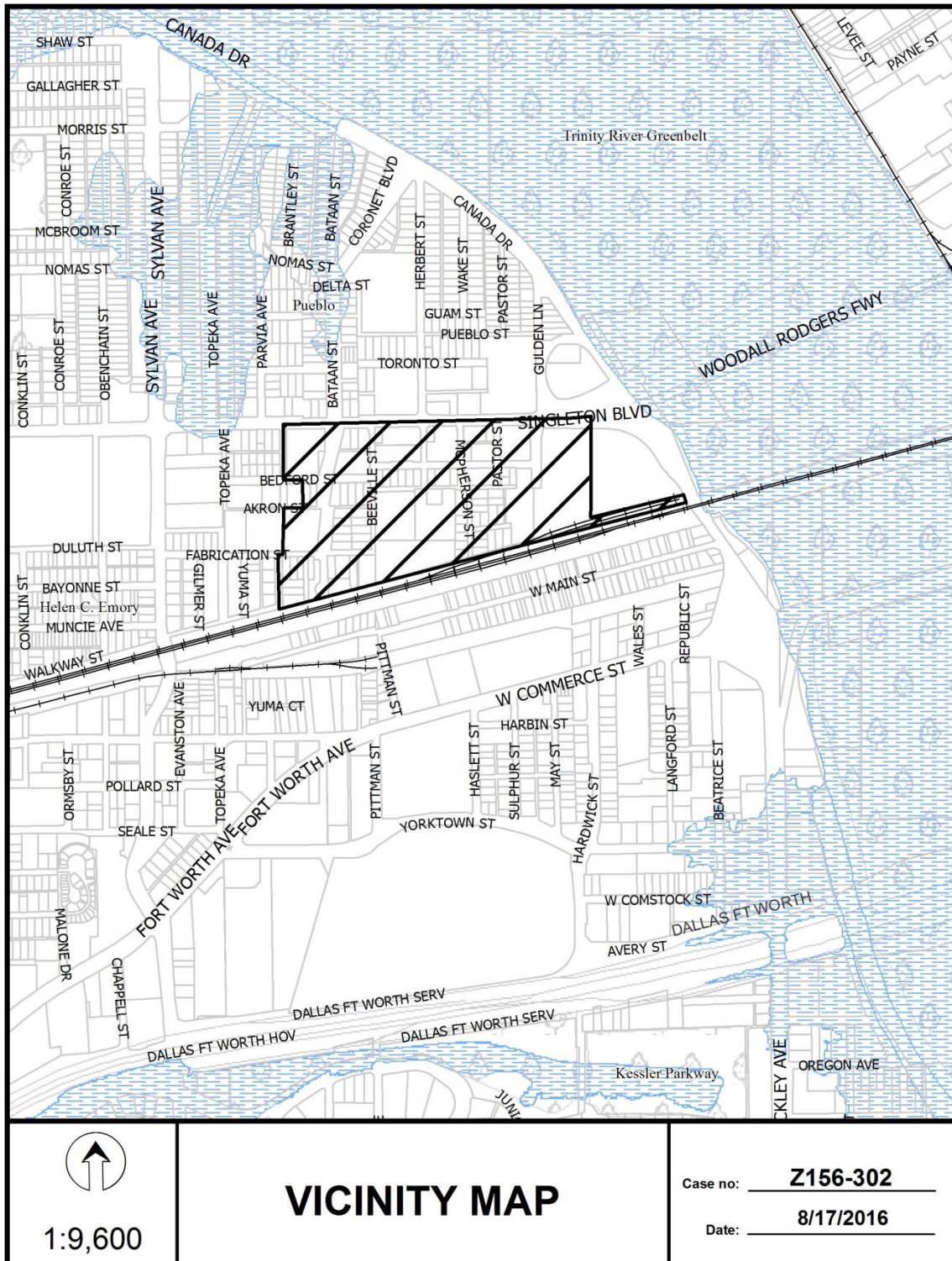


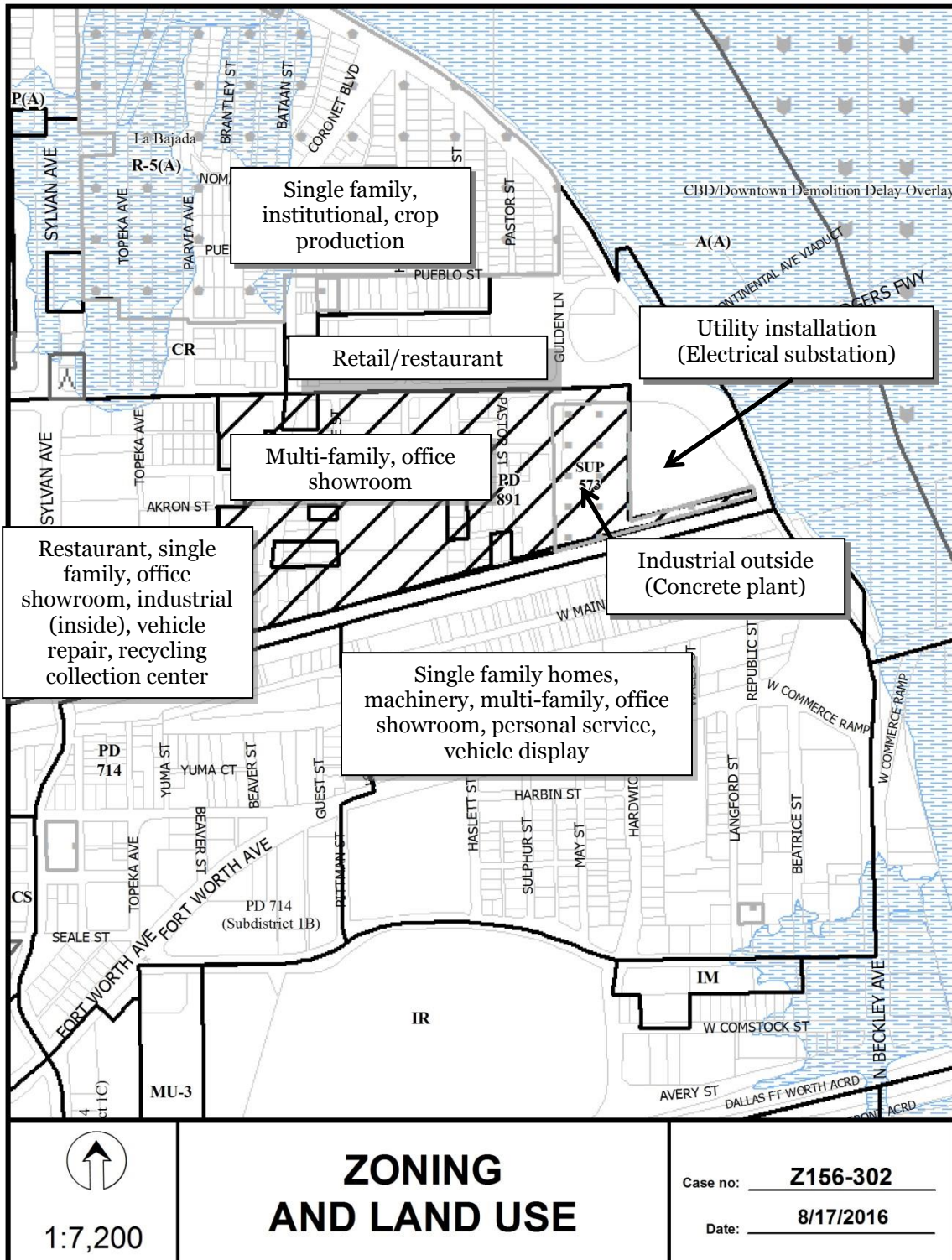
1:7,200

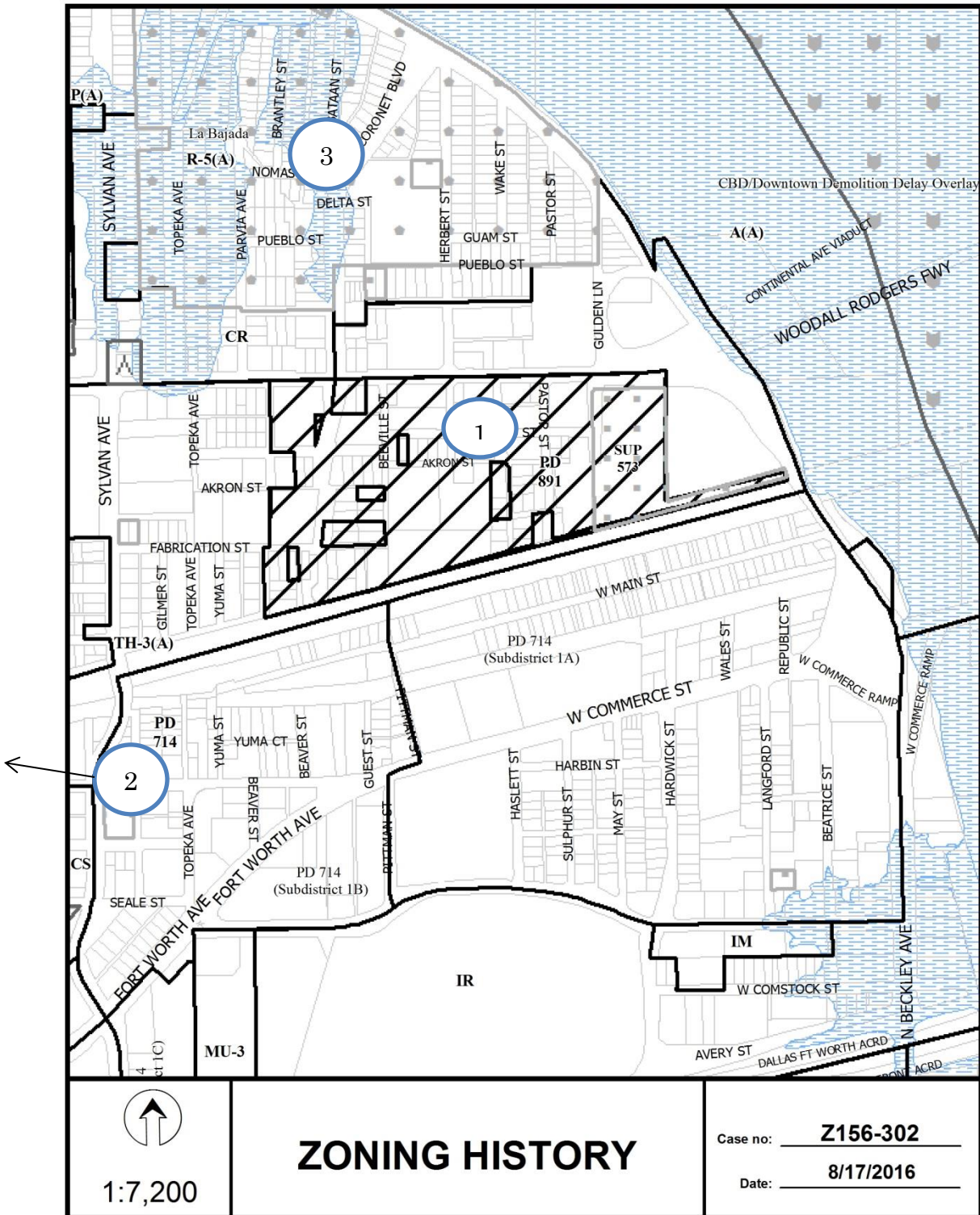
AERIAL MAP

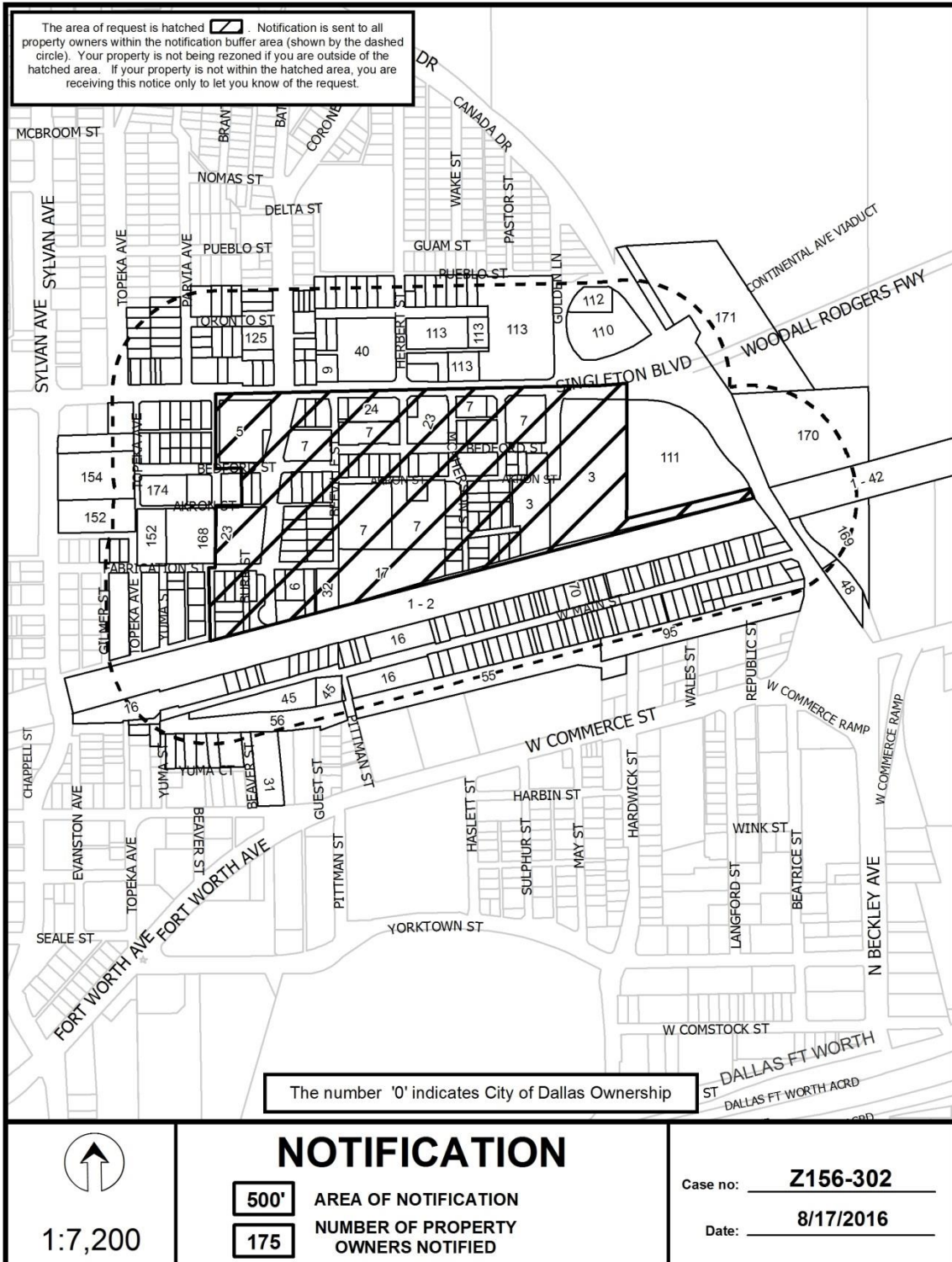
Case no: **Z156-302**

Date: **8/17/2016**









08/17/2016

Notification List of Property Owners***Z156-302******175 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
2	9999 NO NAME ST	UNION PACIFIC RR CO
3	240 SINGLETON BLVD	CORNERSTONE C & M INC
4	2732 MCPHERSON ST	WEST DALLAS INVESTMENTS L
5	301 W MAIN ST	WEST DALLAS INVESTMENTS LP
6	513 W MAIN ST	WEST DALLAS INVESTMENTS LP
7	2900 MCPHERSON ST	WEST DALLAS INV LP
8	327 POE ST	WEST DALLAS INVESTMENTS L P
9	2710 MCPHERSON ST	WEST DALLAS INVESTMENTS
10	2702 MCPHERSON ST	DELEON JOE D
11	324 POE ST	ROGERS MARIA
12	320 POE ST	LOZANO SAMUEL
13	316 POE ST	CASTRO ANDRES
14	2731 MCPHERSON ST	2731 MCPROPERTIES CORP
15	2741 MCPHERSON ST	WEST DALLAS INV
16	2340 SYLVAN AVE	COMMERCE PROPERTIES WEST LC
17	2704 BEEVILLE ST	EZS TRUCKING INC
18	312 BEDFORD ST	WEST DALLAS INVESTMENTS LP
19	330 BEDFORD ST	WEST DALLAS INVESTMENT LP
20	342 BEDFORD ST	WEST DALLAS INV L P
21	402 BEDFORD ST	JENSEN DAVID
22	418 BEDFORD ST	FULLER BESSIE EST
23	322 SINGLETON BLVD	WEST DALLAS INVESTMENTS
24	408 SINGLETON BLVD	MAGID PROPERTIES LLC
25	434 SINGLETON BLVD	FLOYD WILLIAM R
26	2703 BEEVILLE ST	CERVANTES RICHARD FLORES &

08/17/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2714 BATAAN ST	CHOVANEC ROBERT H ETAL
28	2720 BATAAN ST	WEST DALLAS INVESTMENTS
29	2710 BATAAN ST	GARCIA ALBERT &
30	2719 BEEVILLE ST	BINGHAM WILEY ANN B
31	511 W COMMERCE ST	COMMERCE PPTIES WEST LC
32	402 FABRICATION ST	EZS TRUCKING INC
33	406 FABRICATION ST	UNKNOWN
34	410 FABRICATION ST	WEST DALLAS INV
35	2606 BATAAN ST	GIBSON LARRY
36	422 FABRICATION ST	HERNANDEZ FELIPE & MARY LEE C
37	502 FABRICATION ST	GIBSON LARRY
38	508 FABRICATION ST	CALVIN DARRELL W
39	512 FABRICATION ST	SPICER HOLDINGS LLC
40	423 SINGLETON BLVD	WEST DALLAS INVESTMENTS L
41	2604 PARVIA AVE	EZ TRUCKING LP
42	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
43	2330 TOPEKA AVE	MOSTAFAVI LEYLA
44	501 W MAIN ST	COMMERCE PPTIES WEST LC
45	506 W MAIN ST	COMMERCE PROPERTIES
46	515 W MAIN ST	SRSR INC
47	507 W MAIN ST	HUTCHISON MAUREEN &
48	509 W MAIN ST	COMMERCE PROPERTIES WEST LC
49	521 W MAIN ST	COMMERCE PROP WEST LC
50	539 W MAIN ST	FLOREY W W
51	629 YUMA CT	CHAPMAN TRACI SHAWN
52	625 YUMA CT	CHAPMAN TRACY SHAWN
53	611 YUMA CT	SEMOS CHARLES TOM
54	605 YUMA CT	LODOR ENTERPRISES INC
55	2500 HARDWICK ST	TEXAS OAKS HOLDINGS GROUP
56	2500 HARDWICK ST	WALKER TRB HOLDINGS LLC
57	115 W MAIN ST	BACON IRENE B

08/17/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	129 W MAIN ST	WEST DALLAS INVESTMENTS LP
59	131 W MAIN ST	RIOS DORA L
60	133 W MAIN ST	TOPLETZ INVESTMENTS
61	207 W MAIN ST	JOHNSON WILLIAM L &
62	211 W MAIN ST	JOHNSON WILLIAM L &
63	215 W MAIN ST	JOHNSON WILLIAM &
64	219 W MAIN ST	REYNA PABLO &
65	223 W MAIN ST	WEST DALLAS INVESTMENTS LP
66	225 W MAIN ST	WEST DALLAS INVESTMENTS LP
67	231 W MAIN ST	COMMERCE PROPERTIES WEST LC
68	235 W MAIN ST	ROGERS TONY GARCIA
69	247 W MAIN ST	SHERMAN KENNETH E &
70	253 W MAIN ST	RAMBO CYNTHIA ANN
71	263 W MAIN ST	NEALY CORINTHIA EST OF
72	267 W MAIN ST	COMMERCE PROPERTIES WEST LC
73	271 W MAIN ST	COMMERCE PPTIES WEST LLC
74	273 W MAIN ST	BENITEZ CRISTAL
75	303 W MAIN ST	BARR JOHN H TR
76	319 W MAIN ST	LEWIS WILLIE CHARLES &
77	323 W MAIN ST	LONE STAR MISSIONARY BAPTIST
78	325 W MAIN ST	LONE STAR MISSION BAPTIST
79	425 W MAIN ST	PLUMMER EMMERSON L JR
80	428 W MAIN ST	BEVERS JOE II
81	338 W MAIN ST	CUNNINGHAM J W
82	336 W MAIN ST	LYNWOOD SOPORIA
83	330 W MAIN ST	LONE STAR BAPTIST CHURCH
84	324 W MAIN ST	SCOTT GEORGE ESTATE
85	322 W MAIN ST	SCOTT JOE
86	314 W MAIN ST	BARR JOHN H TRUSTEE
87	312 W MAIN ST	JOHNSON JOE AND GRACE
88	302 W MAIN ST	HAWS SCOTT R J ET AL

08/17/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	268 W MAIN ST	CHAMBERS HASKELL J &
90	266 W MAIN ST	YOUNG SHARON DENISE ETAL
91	262 W MAIN ST	JACKSON VELNERA J
92	258 W MAIN ST	HOUSTON ESTELLA ESTATE OF
93	256 W MAIN ST	LEAVELL S R & DON A
94	252 W MAIN ST	LEAVELL S R &
95	250 W MAIN ST	CONTRACTORS IRON
96	238 W MAIN ST	CONTRACTORS IRON & STEEL
97	234 W MAIN ST	CONTRACTORS IRON &
98	228 W MAIN ST	CONTRACTORS IRON & STEEL
99	224 W MAIN ST	CONTRACTORS IRON STEEL
100	216 W MAIN ST	LEAVELL S R &
101	208 W MAIN ST	HUNT JESSIE
102	204 W MAIN ST	LEAVELL S R & D A
103	202 W MAIN ST	HINT JESSIE
104	202 W MAIN ST	LENOV PROPERTIES
105	132 W MAIN ST	CONTRACTORS IRON
106	124 W MAIN ST	DAVIS ARTHUR R
107	2701 N BECKLEY AVE	COMMERCE PROPERTIES WEST
108	2709 N BECKLEY AVE	BURLESON ARLENE
109	2634 N BECKLEY AVE	MCGREGOR LARRY B
110	3016 GULDEN LN	WEST DALLAS INVESTMENT LP
111	2901 N BECKLEY AVE	TEXAS UTILITIES ELEC CO
112	3030 GULDEN LN	FLORES EDWARD &
113	3011 GULDEN LN	WEST DALLAS INVMTS LP
114	353 SINGLETON BLVD	HMR INVESTMENT INC
115	453 TORONTO ST	WEST DALLAS INVESTMENTS
116	424 TORONTO ST	ZUNIGA GILBERT
117	407 TORONTO ST	RAMIREZ JUSTO EST OF
118	417 TORONTO ST	ZUNIGA GILBERT
119	421 TORONTO ST	GUZMAN CELESTINO

08/17/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	331 TORONTO ST	NUNCIO MARGARET
121	351 TORONTO ST	NUNCIO EDWARD
122	437 SINGLETON BLVD	GARCIA ROSA
123	3001 BATAAN ST	HUERTA YSIDRO
124	507 SINGLETON BLVD	MOSESON SAM &
125	3106 BATAAN ST	IGLESIA DE DIOS MANANTIA
126	3011 BATAAN ST	MOSESON SAM &
127	3012 BATAAN ST	CASTILLO NATIVIDAD M &
128	3106 BATAAN ST	IGLESIA DE DIOS MANATIALE
129	3115 BATAAN ST	CURZ ARMANDO
130	3111 BATAAN ST	MARY PADILLA
131	515 SINGLETON BLVD	MOSESON SAM
132	3006 TOPEKA AVE	GARCIA EDUARDO F
133	603 SINGLETON BLVD	MARTINEZ NANCY &
134	3022 TOPEKA AVE	MEDINA TOMASA
135	3102 TOPEKA AVE	NARVAEZ ERNESTINA A
136	3014 TOPEKA AVE	BOZQUEZ JUAN ARNULFO ROMAN
137	3010 TOPEKA AVE	ROMAN JUAN ARNULFO
138	3018 TOPEKA AVE	GARZA JOSE
139	3107 PARVIA AVE	SALAZAR CATHERINE EST OF
140	3101 PARVIA AVE	CAZARES FORTUNATA EST OF
141	3023 PARVIA AVE	OROZCO AMELIA
142	3019 PARVIA AVE	HUERTA WALTER A
143	3015 PARVIA AVE	LUNA PAULA &
144	531 TORONTO ST	NEW MOUNT CORINTH BAPTIST
145	523 TORONTO ST	HERRERA ZULEMA
146	519 TORONTO ST	GARCIA ELVIRA MORALES
147	515 TORONTO ST	GARCIA MACARIO
148	3020 PARVIA AVE	MOON MARGARET P LUNA
149	518 TORONTO ST	GALVAN PASCUAL & LORENZA
150	514 TORONTO ST	IGLESIA DE DIOS MANANTIA

08/17/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	519 SINGLETON BLVD	SRJ INVESTMENTS
152	2720 SYLVAN AVE	WEST DALLAS INVESTS LP
153	720 SINGLETON BLVD	DURBIN PAMELA LYNN
154	2816 SYLVAN AVE	BIG D TRUCK & TRAILER
155	2920 SYLVAN AVE	SALIBA SHUBERT & MCCLURE
156	711 FABRICATION ST	CARDENAS ROSALIO & MARIA
157	707 FABRICATION ST	SHERARD M F
158	703 FABRICATION ST	SHERARD M F
159	700 FABRICATION ST	DAVIS RALEIGH F JR &
160	620 FABRICATION ST	RALDAV ENTERPRISES
161	2626 YUMA ST	DAVIS HELEN & RALEIGH FAMILY TR B
162	2603 PARVIA AVE	BOND BRENDA &SCOTT PARKER
163	2623 PARVIA AVE	PLEXSTAR INC
164	618 SINGLETON BLVD	SAN MIGUEL GLORIA E &
165	626 SINGLETON BLVD	DELGADO TRINIDAD TR
166	2903 PARVIA AVE	WEST DALLAS INVESTMENTS LP
167	516 BEDFORD ST	KELLY ROBERT L &
168	611 FABRICATION ST	SQUIRIE BROTHERS PPTY LLC
169	1001 CONTINENTAL ST VIADUCT	DALLAS COUNTY LID
170	1001 CONTINENTAL ST VIADUCT	DALLAS COUNTY LID
171	1001 CONTINENTAL ST VIADUCT	DALLAS CITY & COUNTY
172	241 W MAIN ST	COMMERCE PROP WEST LC
173	2805 PARVIA AVE	SALAZAR PLACIDO HUERTA &
174	620 BEDFORD ST	HUERTA PLACIDO ET AL
175	2300 AL LIPSCOMB WAY	BNSF RAILWAY

FILE NUMBER: Z156-234(JM)

DATE FILED: March 15, 2016

LOCATION: Southwest corner of Forney Road and North Prairie Creek Road

COUNCIL DISTRICT: 7

MAPSCO: 49-N

SIZE OF REQUEST: ±2.4496 acres

CENSUS TRACT: 121.00

APPLICANT/OWNER: West Texas Rebar Placers, Inc.

REPRESENTATIVE: Marco A. Hernandez

REQUEST: An application for a CS Commercial Service District on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant is requesting the zoning change in order to operate a contractor maintenance yard. The intent is to store heavy equipment on-site, and do necessary maintenance and repairs to that equipment. An office is intended to be on-site, as well.

STAFF RECOMMENDATION: Approval

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning district allows uses that are similar, but with greater restrictions for height. The Commercial Service District adds 18 uses, primarily in the retail and personal services, and wholesale, distribution, and storage uses categories. More information is provided under Development Standards and Land Use Comparison sections of this report.
2. Development on this block is similar to the requested use, but not allowed. The property is not currently in use, although there is some machinery being stored pending the outcome of this case.
3. *Traffic impact* – The proposed zoning will not have a negative impact on the existing street system.
4. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in a Business Center or Corridor Building Block. While the proposed district is inconsistent with this building block, it generally supports economic goals within the comprehensive plan. Additionally, the proposed district and use are consistent with surrounding land use patterns.

Zoning History: There have been no recent zoning cases in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Forney Road	Community Collector (S-4-D)	80 feet
Prairie Creek Road	Principal Arterial (M-6-D(A))	100 feet

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction reviewed the proposed zoning and determined it will not have a negative impact on the existing street system.

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 *Business Center or Corridor*. This Building Block represents major employment or shopping destinations outside of Downtown. Examples include the Galleria area, the NorthPark Center area, Southwest Center Mall area at I-20 and US Hwy 67 and the Stemmons Corridor. 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 CS Commercial Service District is described as being for the development of commercial and business serving uses that may involve outside storage, service, or display. This district ultimately supports the intended Building Block and is a less intensive industrial-type of zoning.

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

Vision: Embrace all types of land use. Workshop participants were interested in having a wide range of land use options and scale in Dallas. While some land use types reflect a definite nod toward autos, others focused more heavily on walking and bicycling. Variety is the key in what workshop participants wanted for land use types throughout the city, recognizing differences in appropriateness and scale from place to place.

ECONOMIC ELEMENT

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

A business friendly environment is essential for Dallas to maintain competitiveness in the regional and global marketplace.

Land Use Compatibility:

	Zoning	Land Use
Site	LI w/D-1 Overlay	Vacant (storage of equipment)
North	LI w/D-1 Overlay	Vacant land, warehouse & distribution centers (freight terminal)
East	LI w/D-1 Overlay	Tool or equipment rental
South	LI w/D-1 Overlay	Cell tower, railroad, vacant land
West	LI w/D-1 Overlay	Tool or equipment rental

The request site is ± 2.5 acres situated between several industrial parks and business centers. Immediately adjacent zoning is Light Industrial. Surrounding land uses are of an industrial nature. Many have outside storage of semi-trucks and trailers. The proposed CS Commercial Service District and contractor’s maintenance yard use seems compatible with the area.

The request to rezone is to allow for a contractor’s maintenance yard use, which includes the outside storage of equipment. This will require screening of the entire site. The screening will provide a transitional buffer as the area continues to change over time. While an industrial zoning district like CS Commercial Service is not typically a zoning district that is envisioned for Business Center or Corridor Building Blocks, given that LI is the existing zoning on the property, and because the site and surrounding area are being commercially utilized for industrial uses, the request can be supported. The subject site is adjacent to industrial and business parks on the fringe of Dallas city limits and Mesquite city limits.

Development Standards:

DISTRICT	Setbacks		FAR	Height	Lot Coverage	Primary Uses
	Front	Side/Rear				
Existing						
LI Light Industrial	15'	0'	0.5 to 1.0	70'	80%	Commercial & business service, wholesale, distribution & storage, retail & personal service, office, and utility and public service uses. A few industrial uses.
Proposed						
CS Commercial Service	0'	0'	0.75 to 1.0	45'	80%	Commercial & business service, wholesale, distribution & storage, retail & personal service, office, and utility and public service uses. A few industrial uses.

Land Use Comparison:

	Proposed	Existing
Use	CS	LI
Vehicle or engine repair or maintenance.	RAR	X
Alcoholic beverage manufacturing.		RAR
Inside industrial.		RAR
Temporary concrete or asphalt batching plant.		By CBO authorization
Convent or monastery.	X	
Public School.	RAR	SUP
College dormitory, fraternity, or sorority house.	X	
Ambulance service.	RAR	
Animal shelter or clinic without outside run.	RAR	X
Alcoholic beverage establishments*	SUP	Check Use
Commercial amusement (outside).	DIR	
Convenience store with drive-through.	SUP	
Drive-in theater.	SUP	
General merchandise or food store greater than 3,500 square feet.	X	
Liquefied natural gas fueling station.	SUP	Check Use
Liquor store.	X	
Mortuary, funeral home, or commercial wedding chapel.	X	
Nursery, garden shop, or plant sales.	X	
Use	CS	LI
Outside sales.	SUP	
Pawn shop.	X	
Swap or buy shop.	SUP	
Auto auction.	SUP	
Building mover's temporary storage yard.	SUP	
Contractor's maintenance yard.	RAR	
Petroleum product storage and wholesale.	SUP	

Sand, gravel, or earth sales and storage.	SUP	
Vehicle storage lot.	SUP	
Accessory pathological waste incinerator.	X	
<p style="text-align: center;"><i>X indicates permitted by right.</i></p> <p style="text-align: center;"><i>SUP indicates permitted with a Specific Use Permit.</i></p> <p style="text-align: center;"><i>RAR indicates permitted, but subject to Residential Adjacency Review.</i></p> <p style="text-align: center;"><i>DIR indicates permitted, but subject to Development Impact Review.</i></p> <p style="text-align: center;"><i>Check Use indicates permitted, but that the use must conform to specific regulations in different districts, as outlined in the Development Code.</i></p> <p style="text-align: center;"><i>By CBO Authorization indicates that the use may be allowed with permission from the Chief Building Official.</i></p>		

Z156-234(JM)

WEST TEXAS REBAR PLACERS, INC.

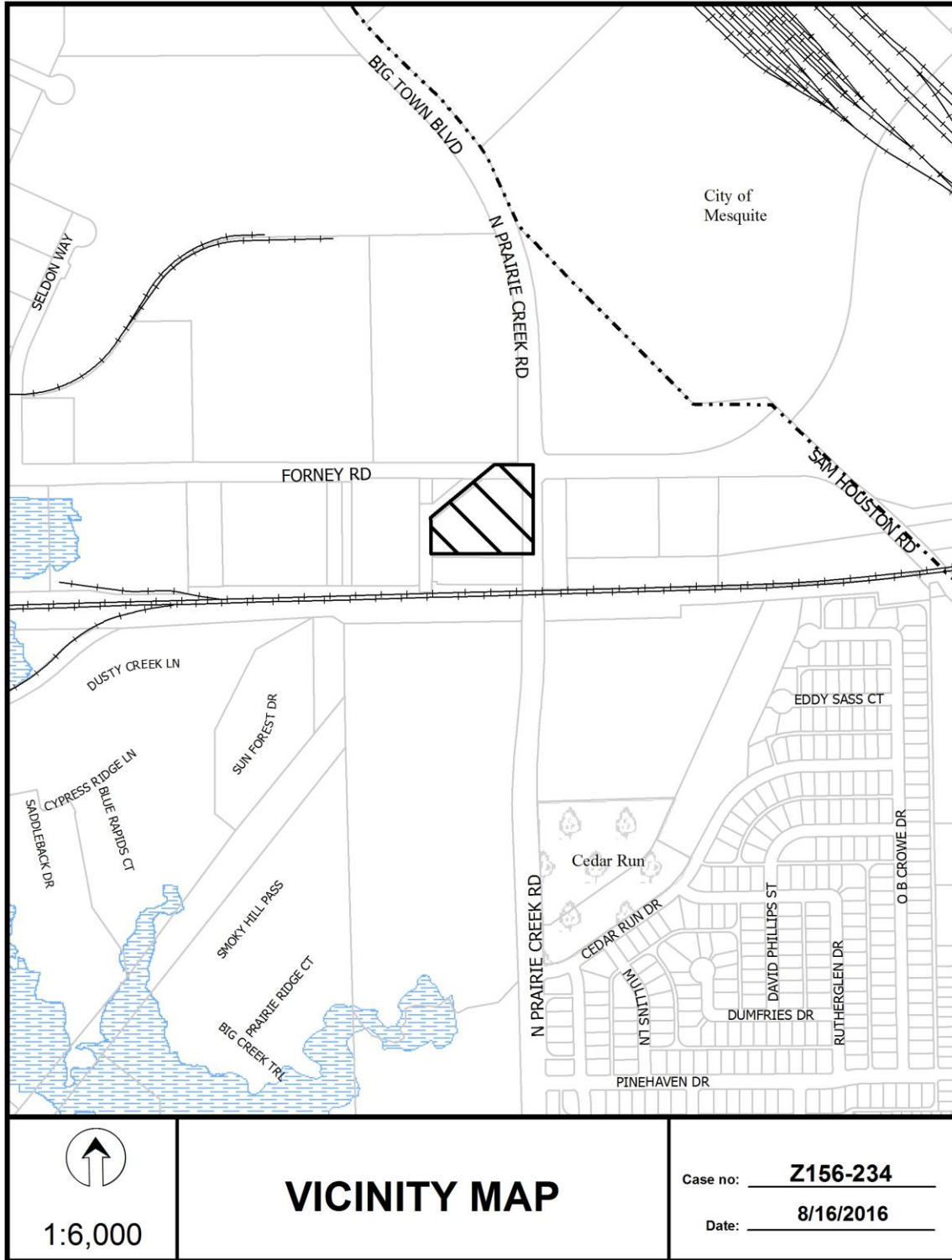
**10209 Plano Rd. Suite 101
Dallas, Texas 75238**

**PHONE: (214) 221-1333
FAX: (214) 221-1303**

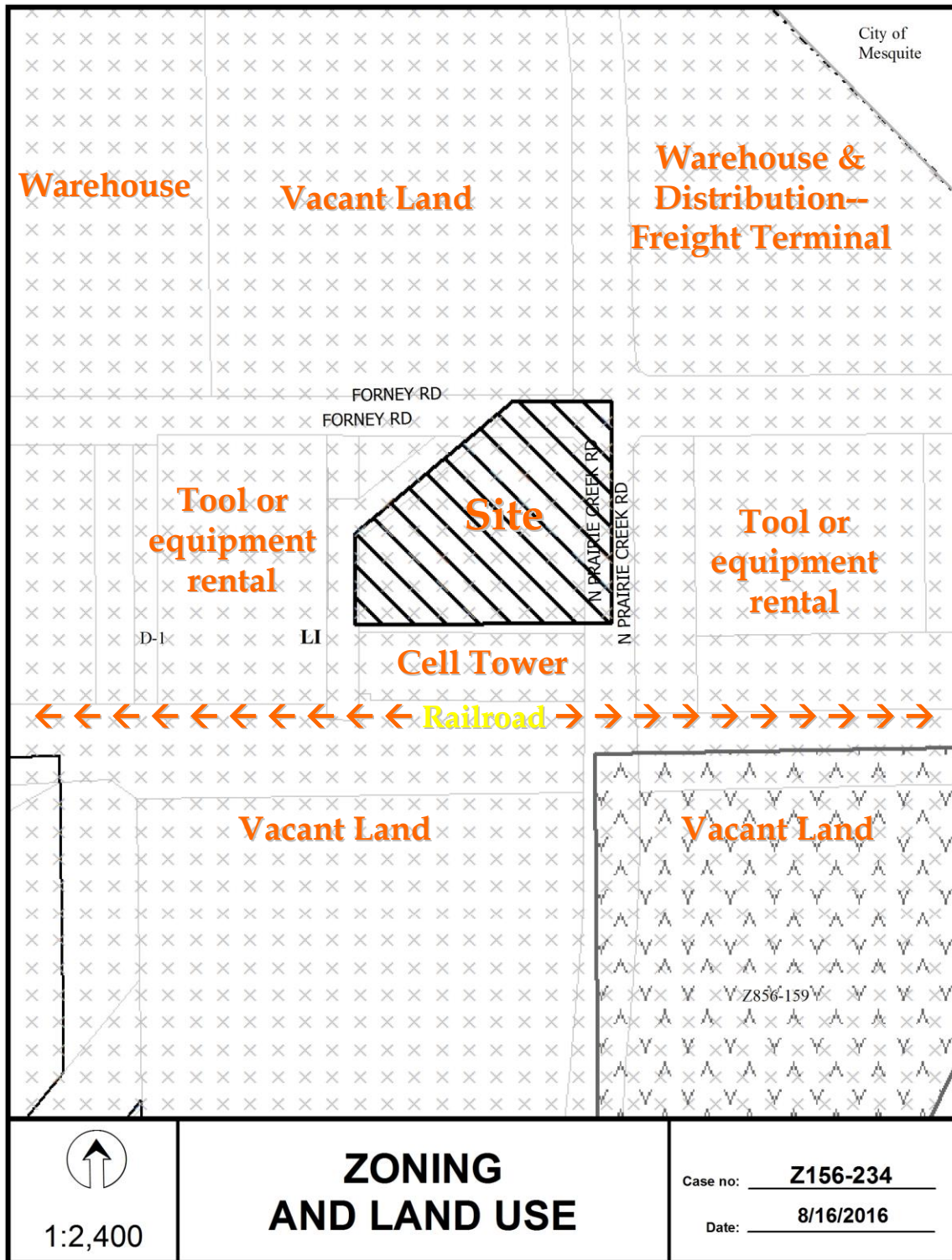
Marco A. Hernandez – President

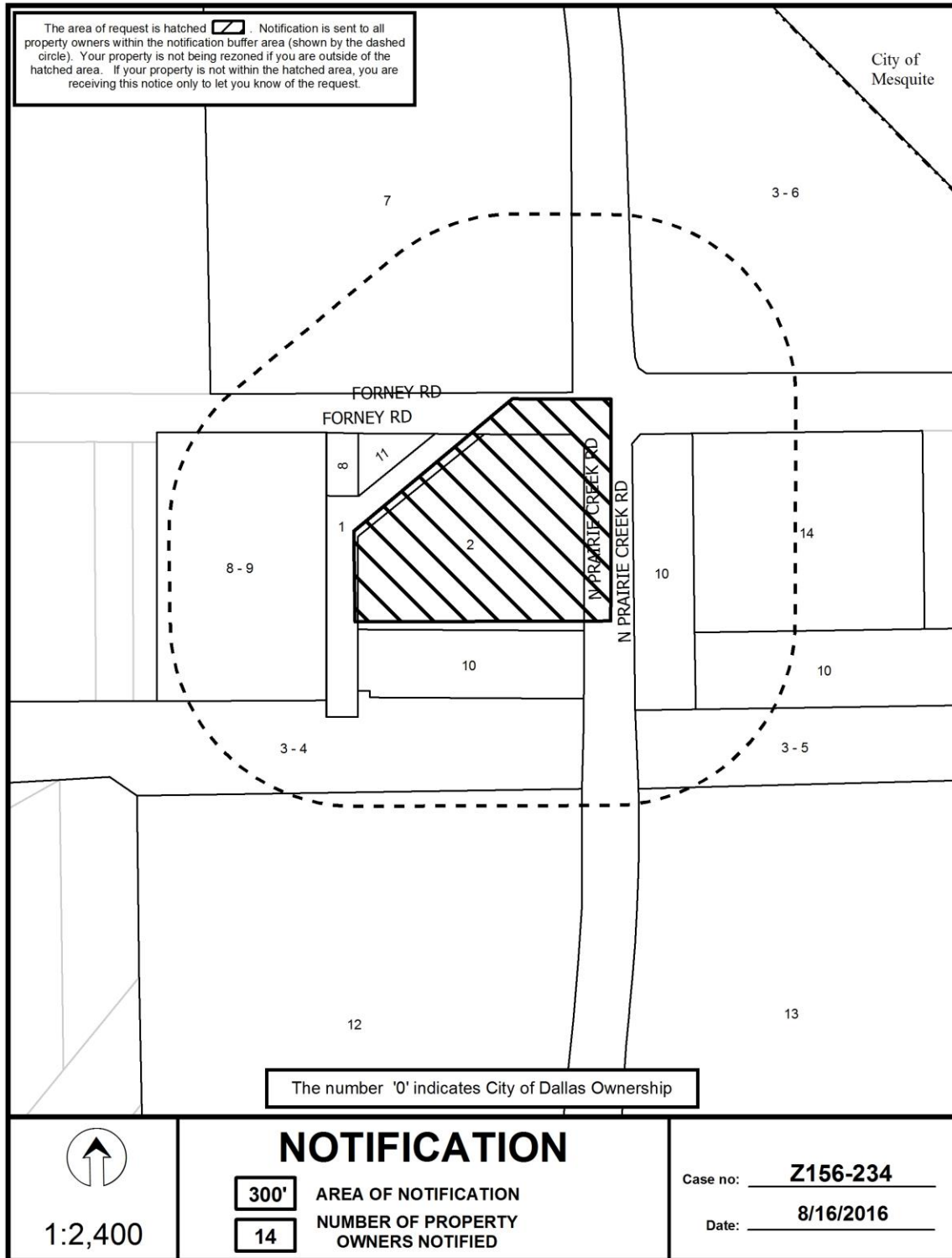
Magno A. Hernandez – Vice-President

Z156-234









08/16/2016

Notification List of Property Owners

Z156-234

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9202 FORNEY RD	County of Dallas
2	9124 FORNEY RD	WEST TEXAS REBAR PLACERS INC
3	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
4	9999 NO NAME ST	UNION PACIFIC RR CO
5	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
6	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
7	1201 BIG TOWN BLVD	BAPTIST FOUNDATION OF TX
8	9090 FORNEY RD	GILLIS EDWARD T &
9	9090 FORNEY RD	GILLIS EDDIE
10	4501 PRAIRIE CREEK RD	TEXAS UTILITIES ELEC CO
11	9124 FORNEY RD	GILLIS EDWARD TRAVIS & DEBORAH KAY GILLIS
12	4401 PRAIRIE CREEK RD	DAL TILE CORP
13	4400 N PRAIRIE CREEK RD	DWL REAL ESTATE INC
14	9208 FORNEY RD	BERRY MARK W &

FILE NUMBER: Z156-261(JM) **DATE FILED:** May 5, 2016

LOCATION: Southeast corner of Lake June Road and South Buckner Boulevard

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

SIZE OF REQUEST: Approx. 0.94 acres **CENSUS TRACT:** 92.02

APPLICANT / OWNER: PLS Check Cashers of Texas / Realeins Properties, LTD

REPRESENTATIVE: Karl Crawley, Masterplan

REQUEST: An application to 1) create a new subarea to allow an alternative financial establishment use by Specific Use Permit within Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, and 2) a Specific Use Permit for an alternative financial establishment use.

SUMMARY: The applicant would like to expand an existing alternative financial establishment. The existing PD does not allow an alternative financial establishment in the current subarea. By creating a new subarea, and amending conditions to allow the use within the new area with an Specific Use Permit, they will be able to expand the current alternative financial establishment. The applicant is also requesting the required SUP at this time.

STAFF RECOMMENDATION: Approval of a new subarea, subject to conditions; and approval of a Specific Use Permit for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a site plan and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommendation for approval of the new subarea is based upon:

1. *Performance impacts upon surrounding property* – The request site is located at a major intersection, adjacent to a multi-tenant commercial development. The use exists and is proposed to double in size. The square footage already exists for commercial purposes and will have a neutral impact on the area.
2. *Traffic impact* – The proposed changes to the development standards will not have an impact on traffic. The closing on one of the parking lot ingress/egress points along S. Buckner Blvd. will provide relief from congestion in the parking lot and at the intersection of S. Buckner Blvd. and Lake June Road by redirecting traffic flow to the remaining two points of entry.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located on a multi-modal corridor. The request supports several goals within the comprehensive plan.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The applicant must create a new subarea within the existing PD in order to expand the existing alternative financial establishment. Under current conditions, the existing business is nonconforming. Understanding the sensitivity of adding the use, they added the condition to allow the use with a Specific Use Permit, as requested at this time.

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 existing use is compatible with the surrounding land uses and currently exists. The multi-tenant retail development offers a variety of personal service and office uses.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The expansion of the alternative financial establishment does not appear to negatively impact the adjacent properties. The modification of the ingress/egress points will benefit the drivers in the area by limiting the outpouring of traffic closest to the busy intersection of S. Buckner Blvd. and Lake June Road. The proposed SUP, if approved by the CPC and City Council, will have conditions that are associated with the use to mitigate any potential conflicts.
3. *Not a detriment to the public health, safety, or general welfare* – The alternative financial establishment does not pose a risk to the public health, safety, or general welfare at this time. In addition, conditions and time periods for the use provide opportunity for continued evaluation of the site.

4. *Conforms in all other respects to all applicable zoning regulations and standards*– Based on information depicted on the site plan, it complies with all applicable zoning regulations and standards.

BACKGROUND INFORMATION:

The request site has been in operation since 2001 according to the City's certificate of occupancy records. Since the Dallas Development Code did not have a specified definition of the use, it would typically fall into either a personal service or office use. In February 1992, the request area was included in the establishment of the Buckner Boulevard Special Purpose District. Since the use is not allowed in the current Subarea 2, it is a nonconforming use. When the PD was created, nonconforming uses were specifically addressed. They were not allowed to be subject to amortization by the board of adjustment. The right to operate the nonconforming use would subsequently terminate once discontinued or vacant for one year.

An amendment to the PD, which was not part of the request site, added a new subarea and an alternative financial establishment use with specific use permit requirement in 2010. The alternative financial establishment use was not added to the Dallas Development Code until 2011 and requires a specific use permit in all districts where it is allowed. The definitions are slightly different in the PD and the Dallas Development Code, but have the same ultimate meaning.

The applicant requests to amend the PD to allow the use as defined by the Dallas Development Code within the new subarea with a specific use permit.

When the PD was amended in 2010 to allow the use by specific use permit, they wrote specific parking standards of one space per every 200 square feet of floor space. When the Dallas Development Code adopted the use in 2011, it was categorized as a use which requires only one space per every 333 square feet of floor space. This creates a significant difference for the parking demand. After review by the City's Engineering Department, it was found that the parking demand can be sufficiently addressed using the City code standards, rather than the PD's stricter standard.

Additional criteria the Development Code has established for the proposed use include:

- No alternative financial establishment may be located within 1,500 feet, measured from property line to property line, of any other alternative financial establishment; and,
- No alternative financial establishment may be located within 300 feet, measured from property line to property line, of a lot in a residential district.

The proposed site will comply with these standards.

Zoning History: There have been three recent zoning changes in the vicinity within the last five years.

1. **Z112-120:** On March 28, 2012, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period on property within Subarea 2, Tract 3 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay.

2. **Z134-148:** On March 26, 2014, City Council approved an application for the renewal of Specific Use Permit No. 1946 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a five-year period with eligibility for automatic renewals for additional five-year periods, on property within Subarea 2, Tract 3 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay.

3. **Z156-239:** On August 10, 2016, City Council approved an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned Subdistrict 2 within Planned Development District No. 366 with a D-1 Liquor Control Overlay.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Lake June Road	Principal Arterial	100 feet
S. Buckner Blvd.	Principal Arterial	100 feet

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed changes, including the change in the calculated parking demand, will have no impact on the surrounding street system.

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating an applicant's request. The Plan identifies the request site as being along a Transit or Multi-Modal Corridor

Transit centers support 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. Examples of transit centers include the Mockingbird Station area, the Cityplace Station area and the Westmoreland Station area, and 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 proposed zoning request meets the following goals and objectives of the comprehensive plan:

Vision: Embrace all types of land use. Workshop participants were interested in having a wide range of land use options and scale in Dallas. While some land use types reflect a definite nod toward autos, others focused more heavily on walking and bicycling. Variety is the key in what workshop participants wanted for land use types throughout the city, recognizing differences in appropriateness and scale from place to place.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

A goal of the forwardDallas! Vision is to create a healthy balance between jobs and households throughout Dallas by adding about 220,000 households and about 400,000 jobs between the years 2000 and 2030. The City should facilitate balanced growth with

the goal of achieving and maintaining a sustainable tax base. Tools and strategies for achieving the City’s economic development land use goals should direct public investment and encourage private partnerships.

ECONOMIC ELEMENT

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

A business friendly environment is essential for Dallas to maintain competitiveness in the regional and global marketplace.

Land Use:

	Zoning	Land Use
Site	PD No. 366-D-1, Subarea 2	Retail, office, and personal service uses
North	PD No. 366-D-1, Subarea 2; SUP	Retail, vehicle fueling station, personal service and office uses, SUP for alcohol sales (no # yet), automotive repair services
East	PD No. 366-D-1, Subarea 2	Retail and personal service uses, and funeral home
South	PD No. 366-D-1, Subarea 2	Retail, personal service, and office uses
West	PD No. 366-D-1, Subarea 2, SUP No. 1946	Retail uses, SUP to sell alcohol

Land Use Compatibility:

The main land use that surrounds the request site on South Buckner Boulevard and Lake June Road is retail. There are a variety of shops and restaurants. The expansion of the existing use is not expected to cause a detriment to the area. The space they are seeking to occupy next door for the expansion is for retail uses. A variety of facilities could occupy the neighboring suite. Expanding the existing business should have a similar impact as with previous retail uses, or potential new occupants providing retail uses as well.

Parking:

The property is developed with an existing alternative financial establishment and multitenant retail development. When this use was added to the PD in 2010, it was classified as requiring one parking space for every 200 square feet of floor space. The Dallas Development Code added the use the following year, it was determined that the use best fits into the one parking space for every 333 square feet of floor space category. The request is being made to allow the Dallas Development Code standard for parking for the new subarea only. This would require the 3,552 square foot to provide eleven parking spaces. According to the site plan provided, they plan to provide twelve. This request is conditioned upon compliance with the submitted site plan.

Landscaping: The request site is located within an existing structure and the landscaping requirements will not be triggered.

PARTNERS/OFFICERS

Realins Partners/Principals/Officers:

Cheryl Pollman

Janet Pollman Kaska

Marcy Pollman Brown

RECOMMENDED CONDITIONS

ARTICLE 366.

PD 366.

Buckner Boulevard Special Purpose District

SEC. 51P-366.101. LEGISLATIVE HISTORY.

PD 366 was established by Ordinance No. 21211, passed by the Dallas City Council on February 26, 1992. Ordinance No. 21211 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 21211 was amended by Ordinance No. 21313, passed by the Dallas City Council on June 10, 1992, and Ordinance No. 24159, passed by the Dallas City Council on January 12, 2000. (Ord. Nos. 19455; 21211; 21313; 24159; 25164)

SEC. 51P-366.102. PROPERTY LOCATION AND SIZE.

PD 366 is established on property generally located along both sides of Buckner Boulevard from Heinen Drive and Hoyle Avenue on the north to the T. & N.O. Railroad on the south, and along Lake June Road between Carbona Drive on the west and Pleasant Drive on the east. The size of PD 366 is approximately 407.945 acres. (Ord. Nos. 21211; 21313; 24159; 25164; 27034; 27902; 28199; 28520; 28547; 28775)

SEC. 51P-366.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions in Chapter 51A apply to this article. In Subarea 6:

(1) **ALTERNATIVE FINANCIAL ESTABLISHMENT** means a business that provides car title loans, check cashing, money transfers, payday cash advances, payroll advances, or short term cash loans. An alternative financial establishment does not include state or federally chartered banks, savings and loans, and credit unions. An alternative financial establishment does not include an establishment that provides financial services that are accessory to another main use.

(2) **FEED STORE** means a facility for the wholesale or retail sale of grain, prepared feed, and forage for pets, livestock, and fowl.

(3) **MASSAGE ESTABLISHMENT** means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly

licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include, however, duly licensed beauty parlors or barber shops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under such physician's direction. MASSAGE means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, and registered physical therapists who treat only patients recommended by a licensed physician and who operate only under such physician's direction, nor massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(4) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. BODY PIERCING means the piercing of body parts, other than ears, for purposes of allowing the insertion of jewelry.

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

(c) Section 51A-2.101, "Interpretations," applies to this article.

(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.)

(5) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district,

and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, this district is considered to be a nonresidential zoning district.

(e) PD 366 is to be known as the Buckner Boulevard Special Purpose District. (Ord. Nos. 21211; 25164; 27788)

SEC. 51P-366.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 366A: Subarea descriptions.
- (2) Exhibit 366B: Subarea 5 development plan.
- (3) Exhibit 366C: Subarea 1A development plan.
- (4) Exhibit 366D: Tract map.
- (5) Exhibit 366E: Subarea 7 development and landscape plan.

SEC. 51P-366.104. CREATION OF SUBAREAS AND DEVELOPMENT PLAN.

(a) Creation of subareas. This district is divided into ~~eight~~nine subareas as described in Exhibit 366A. Subareas and tracts are shown on Exhibit 366D.

(b) Development plan.

(1) Except as provided in this subsection, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, and development schedule do not apply.

(2) Development and use of Subarea 1A must comply with the development plan (Exhibit 366C).

(3) Development and use of Subarea 5 must comply with the development plan (Exhibit 366B).

(4) Development and use of Subarea 7 must comply with the development and landscape plan (Exhibit 366E).

(5) In the event of a conflict between the text of this article and a development plan, the text of this article controls.

SEC. 51P-366.105. MAIN USES PERMITTED.

(a) Subarea 1 and 7.

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

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

(3) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum. *[SUP]*
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery.
- Foster home. *[SUP]*
- Hospital. *[SUP]*
- Library, art gallery, or museum.
- Public or private school. *[RAR]*

(4) Lodging uses.

- Hotel and motel. *[SUP]*
- Lodging or boarding house. *[SUP]*

(5) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window.
- Medical clinic or ambulatory surgical center.

-- Office.

(6) Recreation uses.

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

(7) Residential uses.

- College dormitory, fraternity, or sorority house.

(8) Retail and personal service uses.

- Ambulance service. [RAR]
- Animal shelter or clinic without outside run. [RAR]
- Auto service center. [RAR]
- Business school.
- Car wash. [DIR]
- Commercial amusement (inside).
- Commercial amusement (outside). [SUP]
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard. [DIR]
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Pawnshop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. [RAR]
- Restaurant with drive-in or drive-through service. [DIR]
- Swap or buy shop. [SUP]
- Taxidermist. [SUP]
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. [SUP]

(9) Transportation uses.

- Transit passenger shelter. [See Section 51A-4.211.]
- Transit passenger station or transfer center. [See Section 51A-4.211.]

(10) Utility and public service uses.

- Commercial radio or television and transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. [SUP]
- Utility or government installation other than listed. [SUP]

(11) Wholesale, distribution, and storage uses.

- Mini-warehouse. [SUP]
- Office showroom/warehouse. [SUP]
- Outside storage (with visual screening). [SUP]
- Recycling collection center. [RAR]

(b) Subarea 1A.

(1) Agricultural uses.

- Crop production.

(2) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum. [SUP]
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.

- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery.
- Foster home. [SUP]
- Hospital. [SUP]
- Library, art gallery, or museum.
- Public or private school. [RAR]

(5) Lodging uses.

None permitted.

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

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

(9) Residential uses.

- College dormitory, fraternity, or sorority house.

(10) Retail and personal service uses.

- Animal shelter or clinic without outside run. [RAR]
- Business school.
- 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.
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Nursery, garden shop, or plant sales.
- Personal service uses.

- Restaurant without drive-in or drive-through service. [RAR]
- Taxidermist. [SUP]

(11) Transportation uses.

- Transit passenger shelter. [See Section 51A-4.211.]
- Transit passenger station or transfer center. [See Section 51A-4.211.]

(12) Utility and public service uses.

- Commercial radio or television and transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. [SUP]
- Utility or government installation other than listed. [SUP]

(c) Subarea 2 and 8.

(1) Agricultural uses.

- Crop production.

(2) Commercial and business service uses.

- Building repair and maintenance shop. [RAR]
- Bus or rail transit vehicle maintenance or storage facility.
- Catering service.
- Commercial cleaning and laundry plant. [RAR]
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing. [RAR]
- Machine or welding shop. [RAR]
- Machinery, heavy equipment, or truck sales and service.
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.
- Vehicle or engine repair or maintenance. [RAR]

[RAR]

[RAR]

(3) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum. [SUP]
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery.
- Foster home. [SUP]
- Hospital. [SUP]
- Library, art gallery, or museum.
- Public or private school. [RAR]

(4) Lodging uses.

- Hotel and motel. [RAR]
- Lodging or boarding house.

(5) Office uses.

- Alternative financial establishment. [SUP] In Subarea 8 only.
- Financial institution without drive-in window.
- Financial institution with drive-in window. [RAR]
- Medical clinic or ambulatory surgical center.
- Office.

(6) Recreation uses.

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

(7) Residential uses.

- College dormitory, fraternity, or sorority house.

(8) Retail and personal service uses.

- Ambulance service. [RAR]
- Animal shelter or clinic without outside run. [RAR]
- Animal shelter or clinic with outside run. [SUP]
- Auto service center. [RAR]
- Business school.

- Car wash. [RAR]
- Commercial amusement (inside).
- Commercial amusement (outside). [DIR]
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard. [RAR]
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Outside sales. [SUP]
- Pawnshop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. [RAR]
- Restaurant with drive-in or drive-through service. [DIR]
- Swap or buy shop. [SUP]
- Taxidermist.
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service.

(9) Transportation uses.

- Commercial bus station and terminal. [DIR]
- Heliport. [SUP]
- Helistop. [SUP]
- Railroad passenger station. [SUP]
- Transit passenger shelter. [See Section 51A-4.211.]
- Transit passenger station or transfer center. [See Section 51A-4.211.]

(10) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Radio, television, or microwave tower. [RAR]
- Utility or government installation other than listed. [SUP]

(11) Wholesale, distribution, and storage uses.

- Auto auction. [SUP]
- Building mover's temporary storage yard. [SUP]
- Contractor's maintenance yard. [RAR]
- Freight terminal. [RAR]
- Manufactured building sales lot. [RAR]
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage (with visual screening). [RAR]
- Petroleum product storage and wholesale. [SUP]
- Recycling collection center. [RAR]
- Sand, gravel, or earth sales and storage. [SUP]
- Trade center.
- Vehicle storage lot. [SUP]
- Warehouse. [RAR]

(d) Subarea 3. The uses permitted in Subarea 3 are all uses permitted in the LI Light Industrial District, as set out in Chapter 51A subject to the same conditions applicable in the LI Light Industrial District. For example, a use only permitted in the LI Light Industrial District by specific use permit (SUP) is only permitted in this planned development district by SUP; a use subject to development impact review (DIR) in the LI Light Industrial District is subject to DIR in this planned development district; etc. Exception: The vehicle display, sales, and service use is permitted by SUP only.

(e) Subarea 4. The uses permitted in Subarea 4 are all uses permitted in the IM Industrial Manufacturing District, as set out in Chapter 51A, subject to the same conditions applicable in the IM Industrial Manufacturing District. For example, a use only permitted in the IM Industrial Manufacturing District by specific use permit (SUP) is only permitted in this planned development district by SUP; a use subject to development impact review (DIR) in the IM Industrial Manufacturing District is subject to DIR in this planned development district; etc.

(f) Subarea 5.

(1) Agricultural uses.

- Crop production.

(2) Commercial and business service uses.

- Catering service.
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Medical or scientific laboratory.

-- Technical school.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum. [SUP]
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery.
- Foster home. [SUP]
- Hospital. [SUP]
- Library, art gallery, or museum.
- Public or private school. [RAR]

(5) Lodging uses.

None permitted.

(6) Miscellaneous uses.

None permitted.

(7) Office uses.

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

(8) Recreation uses.

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

(9) Residential uses.

- College dormitory, fraternity, or sorority house.

(10) Retail and personal service uses.

- Ambulance service. [RAR]
- Animal shelter or clinic without outside runs. [RAR]
- Animal shelter or clinic with outside runs. [SUP]
- Business school.
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Furniture store.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service. [RAR]
- Temporary retail use.
- Theater.

(11) Transportation uses.

- Commercial bus station and terminal. [DIR]
- Railroad passenger station. [SUP]
- Transit passenger shelter. [See Section 51A-4.211.]
- Transit passenger station or transfer center. [See Section 51A-4.211.]

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Radio, television, or microwave tower. [RAR]
- Utility or government installation other than listed. [SUP]

(13) Wholesale, distribution, and storage uses.

None permitted.

(g) Subarea 6.

(1) Agricultural uses.

- Crop production.

(2) Commercial and business service uses.

- Building repair and maintenance shop. [RAR]

- Catering service.
- Custom business services.
- Electronics service center.
- Feed store.
- Machine or welding shop. [SUP]
- Medical or scientific laboratory. [SUP]
- Tool or equipment rental.
- Vehicle or engine repair or maintenance. [SUP]

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum. [SUP]
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery.
- Foster home. [SUP]
- Hospital. [SUP]
- Library, art gallery, or museum.
- Public or private school. [RAR]

(5) Lodging uses.

- Hotel or motel. [SUP. Must have more than 60 guest rooms.]

(6) Miscellaneous uses.

None permitted.

(7) Office uses.

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

(8) Recreation uses.

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

(9) Residential uses.

- College dormitory, fraternity, or sorority house.

(10) Retail and personal service uses.

- Alternative financial establishment. [SUP]
- Ambulance service. [RAR]
- Animal shelter or clinic without outside runs. [RAR]
- Auto service center. [RAR]
- Business school.
- Car wash. [SUP]
- Commercial amusement (inside). *[Treat as if in a CR Community Retail District.]*
- Commercial amusement (outside). [SUP]
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard. [DIR]
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Pawnshop.
- Personal service uses. *[Massage establishment and tattoo or body piercing studio uses are prohibited.]*
- Restaurant without drive-in or drive-through service. [RAR]
- Restaurant with drive-in or drive-through service. [DIR]
- Swap or buy shop. [SUP]
- Taxidermist. [SUP]
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. [SUP]

(11) Transportation uses.

- Transit passenger shelter. [See Section 51A-4.211.]
- Transit passenger station or transfer center. [See Section 51A-4.211.]

(12) Utility and public service uses.

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

(13) Wholesale, distribution, and storage uses.

- Mini-warehouse. [SUP]
- Office showroom/warehouse. [SUP]
- Outside storage (with visual screening). [SUP]
- Recycling collection center. [RAR] (Ord. Nos. 21211; 25164;

27034; 27788; 28547)

SEC. 51P-366.106. 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 in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) In Subarea 6, accessory outside display of merchandise is only permitted within 10 feet of the structure housing the primary use. (Ord. Nos. 21211; 25164; 27788)

SEC. 51P-366.107. 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) Subareas 1, 1A, 2, and 6 and 7.

- (1) Front yard. Minimum front yard is:
- and
- (A) 15 feet where adjacent to an expressway or a thoroughfare;
- (B) no minimum in all other cases.
- (2) Side and rear yard. Minimum side and rear yard is:
- (A) 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~~
- (B) no side and rear yard required in all other cases-~~and~~;
- (C) in Subarea 7, no minimum side or rear yard.
- (3) Dwelling unit density. No dwelling unit density.
- (4) Floor area ratio. Maximum floor area ratio is:
- (A) 0.5 for any combination of lodging, office, and retail and personal service uses; and
- (B) 0.75 for all uses combined.
- (5) Height.
- (A) 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. (See Section 51A-4.412.) Exception: 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.
- (B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 45 feet.
- (6) 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.
- (7) Lot size. No minimum lot size.
- (8) Stories. Maximum number of stories above grade is three. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (5).

(b) Subarea 3. Except as otherwise provided, the yard, lot, and space regulations for this subarea must comply with the yard, lot, and space regulations applicable to the LI Light Industrial District, as set out in Chapter 51A. Minimum side and rear yard is:

(1) 20 feet where adjacent to or directly across the street from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(2) no side or rear yard required in all other cases.

(c) Subarea 4. Except as otherwise provided, the yard, lot, and space regulations for this subarea must comply with the yard, lot, and space regulations applicable to the IM Industrial Manufacturing District, as set out in Chapter 51A. Minimum side and rear yard is:

(1) 20 feet where adjacent to or directly across the street from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(2) no side or rear yard required in all other cases.

(d) Subarea 5.

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

(2) Side and rear yard. Minimum side yard is 25 feet. Minimum rear yard is 50 feet.

(3) Dwelling unit density. No dwelling unit density.

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

(A) 0.5 for any combination of lodging, office, and retail and personal service uses; and

(B) 0.75 for all uses combined.

(5) Height.

(A) 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. (See Section 51A-4.412.) Exception: 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.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 45 feet.

(6) 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.

(7) Lot size. No minimum lot size.

(8) Stories. Maximum number of stories above grade is three. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (5). (Ord. Nos. 21211; 25164; 27034; 27788; 28547)

SEC. 51P-366.108. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, off-street parking and loading must be provided in accordance with the Dallas Development Code, as amended.

(b) Subarea 1A. Except as provided in this subsection, any on-street parking spaces partially located within the street easement adjacent to Buckner Boulevard at Bearden Lane as shown on the development plan may be counted as a reduction of the parking requirement of the use adjacent to the on-street parking space.

(1) 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.

(2) 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 that 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.

(c) Subarea 5.

(1) For a college, university, or seminary use, off-street parking must be provided at a ratio of 0.23 parking spaces per student and employee.

(2) Surface parking is permitted in the required side and rear yards.

(d) Subarea 6.

(1) Feed store.

(A) One space per 500 square feet of retail floor area is required.

(B) One space per 1,000 square feet of warehouse and storage floor area is required.

(2) Alternative financial establishment. One space per 200 square feet of floor area is required.

(e) Subarea 8.

(1) Off-street parking and loading must be provided in accordance with the Dallas Development Code, as amended.

SEC. 51P-366.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 21211; 25164)

SEC. 51P-366.110. LANDSCAPING FOR ALL SUBAREAS EXCEPT SUBAREA 7.

(a) Application.

(1) Parkway landscaping provisions shall become applicable to a lot when an application is made for a building permit for construction work that increases building height, floor area ratio, required parking, or nonpermeable coverage of the lot.

(2) Site area landscaping, front yard strip landscaping, screening, and sidewalk provisions shall become applicable to a lot when an application is made for a building permit for construction work that increases either the floor area ratio, building height, or nonpermeable coverage of the lot by more than 20 percent.

(3) Front yard strip landscaping and screening provisions may be imposed during required development impact or residential adjacency review procedures.

(b) Parkway landscaping. One tree at least three and one-half inches in diameter, or two trees at least one and one-half inches in diameter must be provided between the street curb and the sidewalk per 30 feet of frontage, exclusive of

driveways, visibility triangles, and accessways at points of ingress and egress. No underground irrigation system is required for parkway landscaping.

(c) Front yard strip landscaping.

(1) The 10-foot-wide strip of land along the entire length of the front yard and immediately adjacent to the property line must be landscaped as follows:

(A) Twenty percent of the surface must be permeable.

(B) Ten percent must be landscaped with trees, shrubs, or a combination of trees and shrubs that have the potential to attain a minimum height of 30 inches within a three-year time period.

(C) An underground irrigation system must be provided.

(2) Front yard strip landscaping must be approved by the director of the department of development services.

(d) Site area landscaping.

(1) Except as provided in this subsection, the remainder of the lot must be landscaped in accordance with the provisions contained in Article X. An underground irrigation system must be provided.

(2) A plant group that complies with the provisions of Section 51A-10.125(b)(7)(B) must be provided for every 35 feet of street frontage in the Landscape Enhancement Areas as shown on the development plan for Subarea 1A (Exhibit 366C).

(e) Screening.

(1) A six-foot-high solid screening fence must be provided along all rear and side lot lines that are adjacent to residential districts.

(2) On-site parking must be screened with:

(A) a minimum three-foot-high solid fence, with an 18-inch wide planting bed located on its street side; or

(B) shrubs with the potential to attain a minimum height of 30 inches within a three-year time period.

(3) Manufactured building sales lot and vehicle display, sales, and service uses must be screened with a minimum two and one-half-foot-high fence with a screening factor of less than 66 percent, and an 18-inch-wide planting bed located on its street side.

(f) Sidewalks. A sidewalk with a minimum width of five feet must be provided in the 12 foot area parallel to and in back of the projected street curb.

(g) Completion. All landscaping must be completed in accordance with the provisions contained in Article X.

(h) General maintenance.

(1) Required landscaping must be maintained in a healthy, growing condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other maintenance of all plantings as needed. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within 90 days after notification by the city.

(2) Any damage to utility lines resulting from the negligence of the property owner or his agents or employees in the installation and maintenance of required landscaping in a utility easement is the responsibility of the property owner. If a public utility disturbs a landscaped area in a utility easement, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If, nonetheless, some plant materials die, it is the obligation of the property owner to replace the plant materials.

(i) Points. For purposes of tabulating the number of points earned toward the minimum number required by Article X, 15 points are awarded for parkway landscaping. Ten points are awarded for required or voluntary front yard strip landscaping. Five points are awarded for the screening of on-site parking. (Ord. Nos. 21211; 25164; 28547)

SEC. 51P-366.110.1. LANDSCAPING FOR SUBAREA 7.

(a) Landscaping must be provided as shown on the development and landscape plan (Exhibit 366E).

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

SEC. 51P-366.111. PRIVATE LICENSE GRANTED.

(a) The city council hereby grants a private license to each of the abutting property owners of property in the Buckner Boulevard Special Purpose District for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. An abutting property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a landscape permit in accordance with Chapter 52 of the Dallas City Code, as amended.

This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or whenever the purpose or use of this license is likely to become a nuisance.

(b) To the extent that the provisions contained in this section conflict with the applicable licensing provisions contained in Chapter 43 of the Dallas City Code, the provisions contained in Chapter 43 are waived.

(c) In no event shall the license granted by this section be construed to grant an easement or real property interest of any kind to the licensees. (Ord. Nos. 21211; 25164)

SEC. 51P-366.112. LANDSCAPE PLAN.

(a) A landscape plan must be submitted to and approved by the director of the department of development services prior to the installation of landscaping required by this article.

(b) Upon the submission of a plan for or including the installation of parkway landscaping, the director of the department of development services shall circulate it to all affected city departments and all utilities and communication companies for review and comment. If, after receiving comments from affected city departments, utilities, and communication companies, the director determines that the construction and planting proposed is in compliance with this article, and will not be inconsistent with and will not impair the public, utility, or communications company use of the right-of-way, the director shall approve the landscape plan; otherwise, the director shall disapprove the plan.

(c) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director of the department of development services' disapproval of a plan to install parkway landscaping on the basis that the installation of the landscaping will be inconsistent with, or will unreasonably impair the public, utility, or communication company use of the right-of-way.

(d) The approval of a plan to install parkway landscaping does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees, landscaping, or pavement in the public right-of-way. (Ord. Nos. 21211; 25164)

SEC. 51P-366.113. SIGNS.

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

(b) For Subarea 1A, detached premise signs are limited to one two-sided sign on Blossom Lane and one two-sided sign on Buckner Boulevard in the areas shown on the development plan. The detached premise sign on Blossom Lane must be a monument sign and may not exceed six feet in height or 50 square feet in effective area. (Ord. Nos. 21211; 25164; 28547)

SEC. 51P-366.114. NONCONFORMING USES.

(a) Subareas 1, 2, 3, 4, 5, and 8.

(1) Existing nonconforming uses and uses made nonconforming by this article are not subject to amortization by the board of adjustment.

(2) The right to operate a nonconforming use terminates if the nonconforming use is discontinued or remains vacant for one year or more. The board may grant a special exception to this provision only if the owner can state an extreme circumstance that demonstrates that there was not an intent to abandon the use even though the use was discontinued for one year or more.

(b) Subarea 6.

(1) The city council finds that certain nonconforming uses have an adverse effect on nearby properties. The purpose of this subsection is to eliminate these nonconforming uses and to make them comply with the regulations of the Dallas Development Code, having due regard for the property rights of the persons affected, the public welfare, and the character of the surrounding area.

(2) The right to operate a nonconforming hotel or motel use; a nonconforming lodging or boarding house use; and a nonconforming residential hotel use automatically terminates on January 13, 2011 or one year after the use became nonconforming, whichever is later.

(3) An owner of a nonconforming hotel or motel use; a nonconforming lodging or boarding house use; or a nonconforming residential hotel use may request an extension of the compliance deadline in Paragraph (2) by filing an application with the director on a form provided by the city for that purpose. The application must be filed at least 30 days before the deadline in Paragraph (2). If a fee is required, the application will not be considered filed until the fee is paid. Failure to timely file a complete application for extension constitutes a waiver of the right to contest the reasonableness of the deadline in Paragraph (2).

(4) Upon the filing of a complete application for extension, the board shall, in accordance with the law, determine whether it is necessary to extend the compliance deadline for the nonconforming use. The board shall consider the factors

listed in Section 51A-4.704(a)(1)(D) in determining whether to grant the request for extension.

(5) If, based on evidence presented at the public hearing, the board finds that additional time is needed to recoup the owner's actual investment in the use before the use became nonconforming, the board shall grant the request for extension and establish a new compliance deadline consistent with its determination of a reasonable amortization period; otherwise, the board shall deny the request. If the board denies the request, the right to operate the nonconforming use automatically terminates on the deadline in Paragraph (2), or 30 days after the date of the board's decision to deny, whichever is later.

(c) In general. Except as otherwise provided in this section, Section 51A-4.704 applies to all nonconforming uses and structures in this district. (Ord. Nos. 21211; 25164; 27788)

SEC.51P-366.114.1 SUBAREA 1A ROADWAY IMPROVEMENTS.

(a) Before the issuance of a certificate of occupancy for a permitted use, the following must be provided:

(1) Reconstruction of the segment of Bearden Lane west of Buckner Boulevard, retaining the existing driveway connection on the north line of Bearden Lane. Eastbound Bearden Lane must provide separate left-turn and right-turn lanes at Buckner Boulevard.

(2) Signalization at Buckner Boulevard and Blossom Lane, with design and construction approved by the Director of Public Works and Transportation.

(3) Restriping Blossom Lane, providing for separate eastbound and through lanes between Buckner Boulevard and the easternmost drive approach into the Property.

(4) Drive approaches along Blossom Lane, having separate left-turn and right-turn lanes onto Blossom Lane.

(b) On-street parking along Blossom Lane is prohibited. (Ord. 28547)

SEC. 51P-366.115. GENERAL REQUIREMENTS.

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. 21211; 25164; 26102)

SEC. 51P-366.116. WAIVER OF CERTAIN SUP FEES IN SUBAREA 1.

The city council waives the application fee for a specific use permit for nonconforming uses located in Subarea 1 in those cases where:

(1) the nonconforming use was existing on February 26, 1992, or made nonconforming by this article; and

(2) upon inspection by the director of the department of code compliance or the director's designee, it is determined that the nonconforming use and the property on which it is located is in compliance with all applicable ordinances, rules, and regulations of the city other than the requirement of a specific use permit. (Ord. Nos. 21211; 25164; 26102)

SEC. 51P-366.117. COMPLIANCE WITH CONDITIONS.

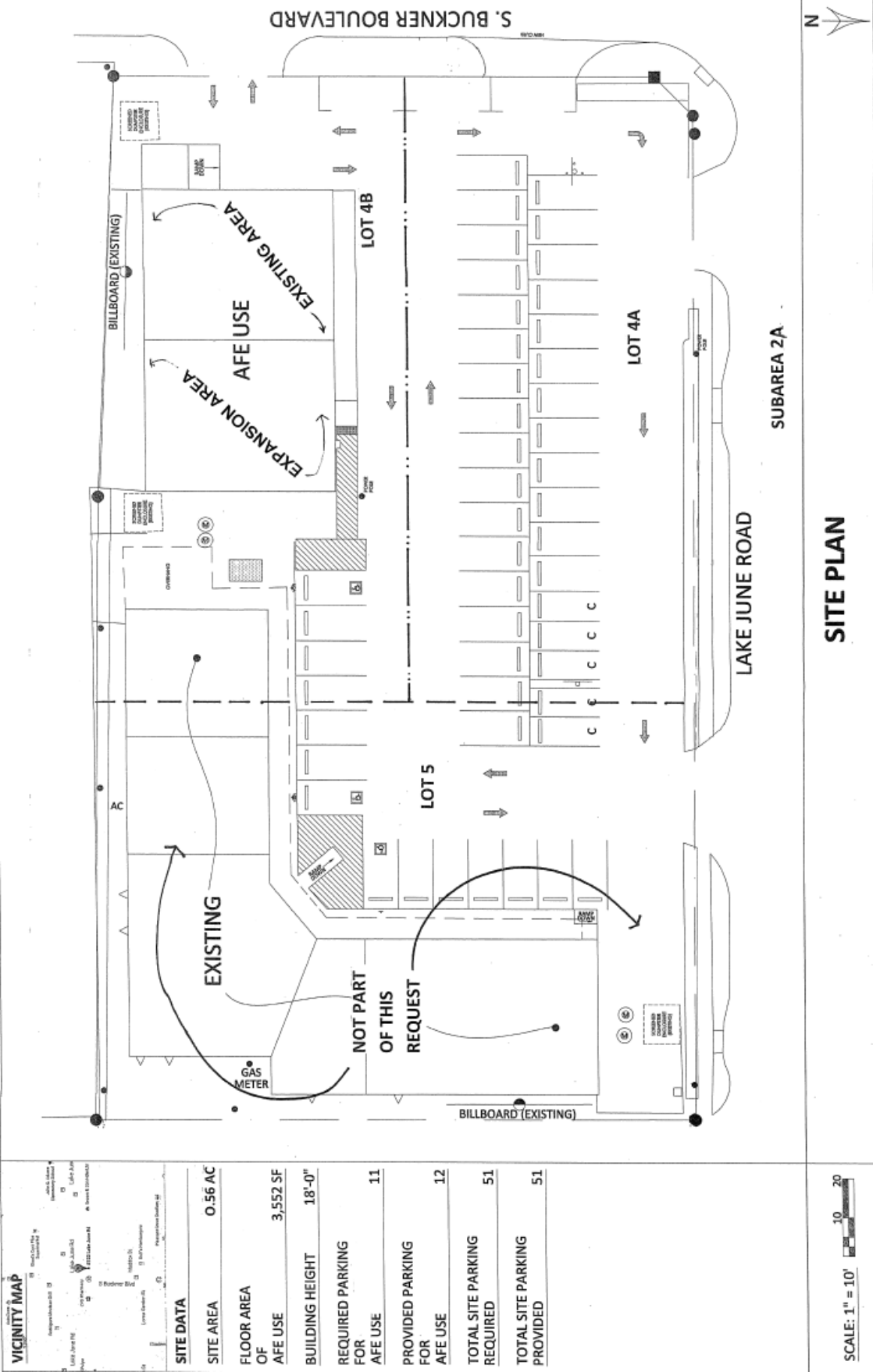
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

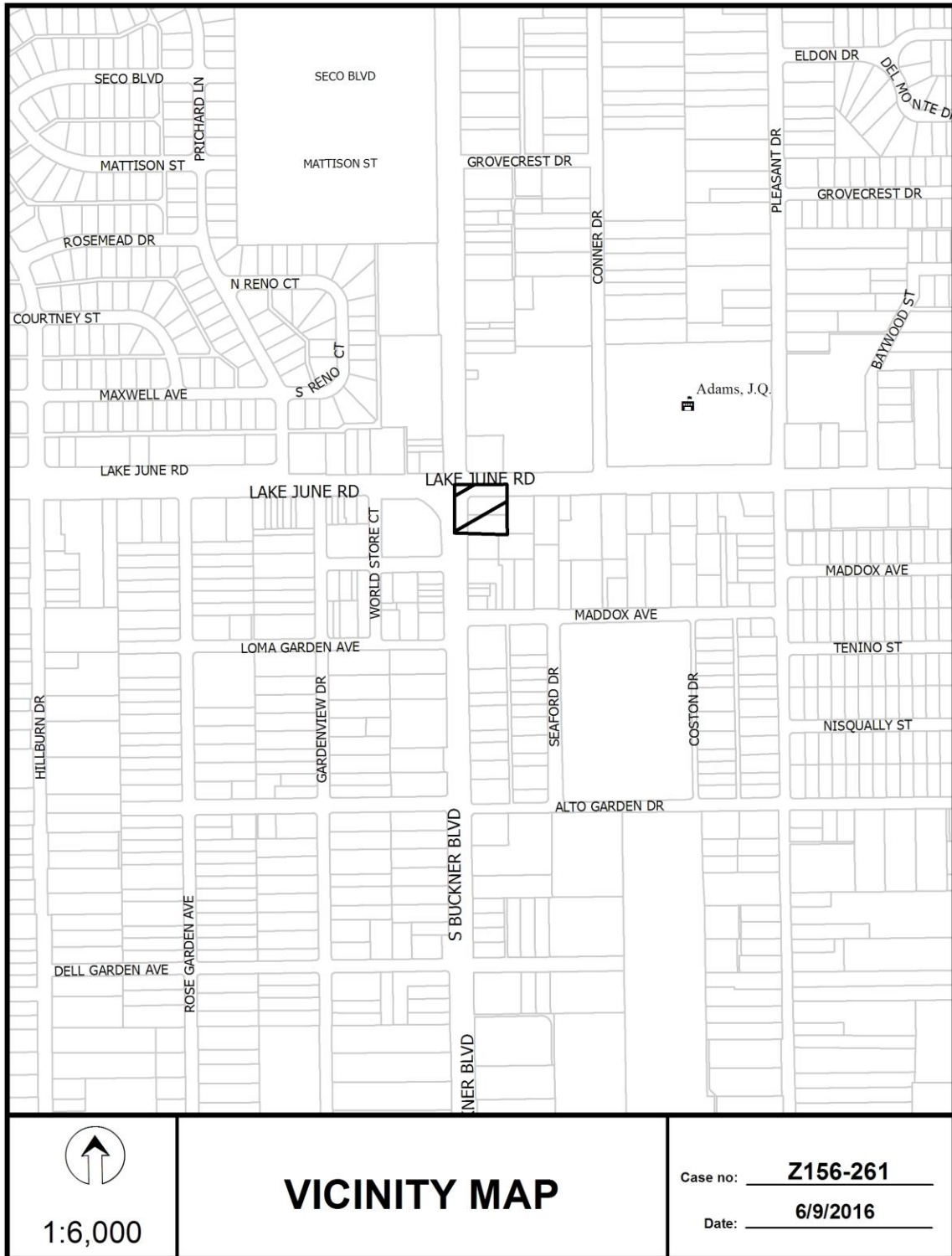
(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 21211; 25164; 26102)

Proposed SUP conditions

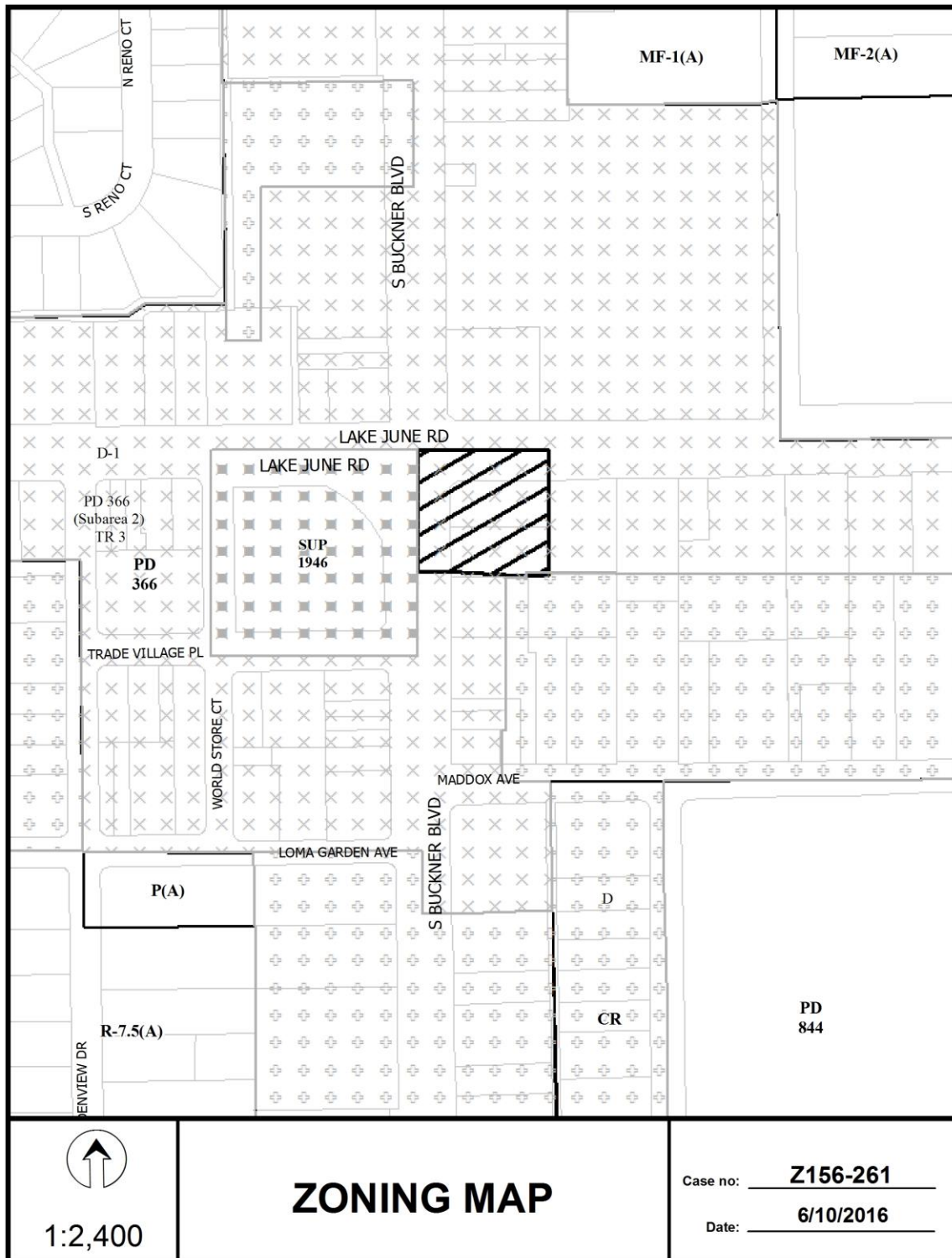
1. USE: The only use authorized by this specific use permit is an alternative financial establishment that provides check cashing, and money transfers and may not provide car title loans, payday cash advances, payroll advances, or short term cash loans. The owner/operator of the use may not hold a license as a credit access business from the Texas Office of Consumer Credit Commissioner for the location of this establishment.
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), but is eligible for automatic renewal for additional three-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. FLOOR AREA: Maximum floor area for an alternative financial establishment use is 3,552 square feet as shown on the site plan.
5. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas

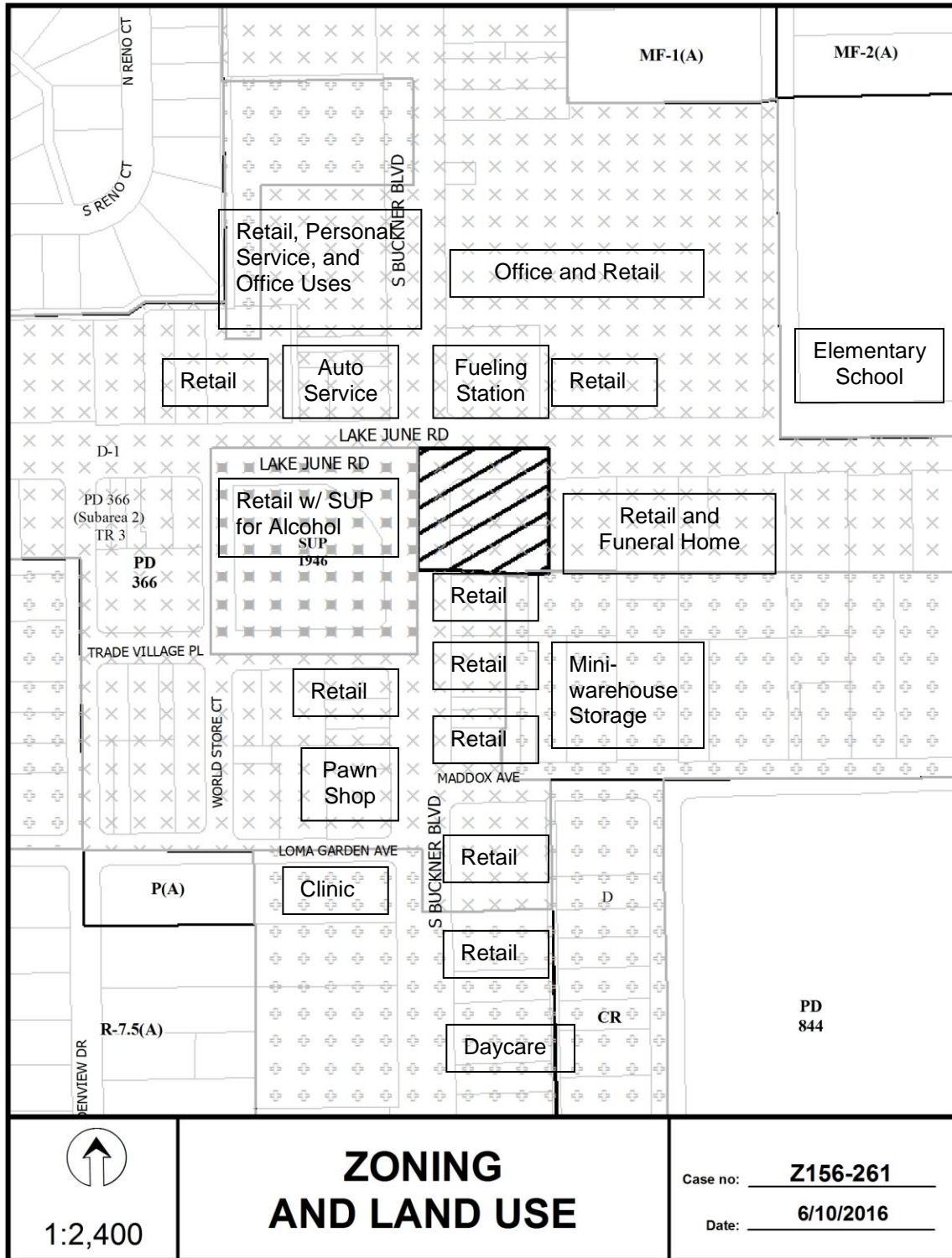
Proposed Site Plan









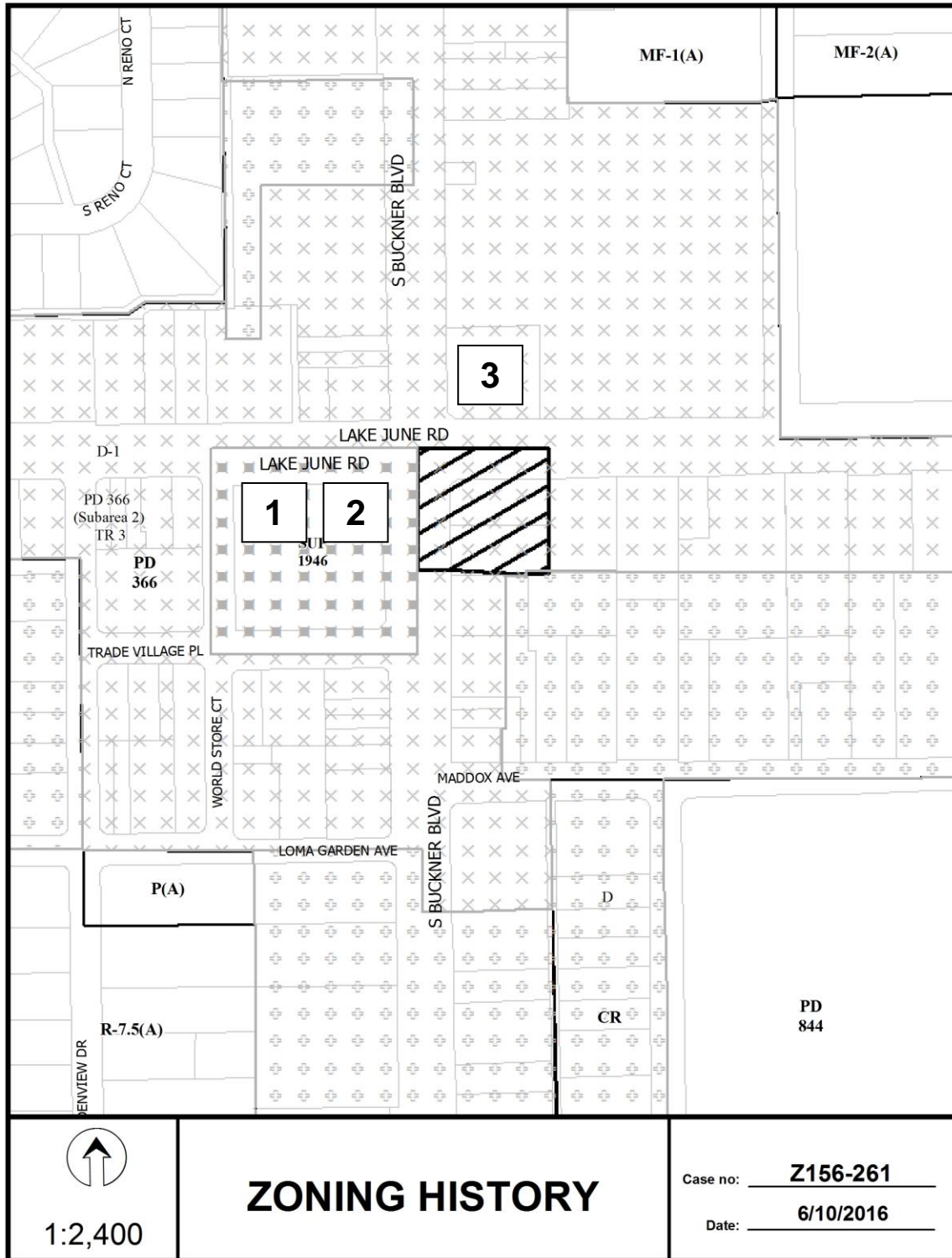


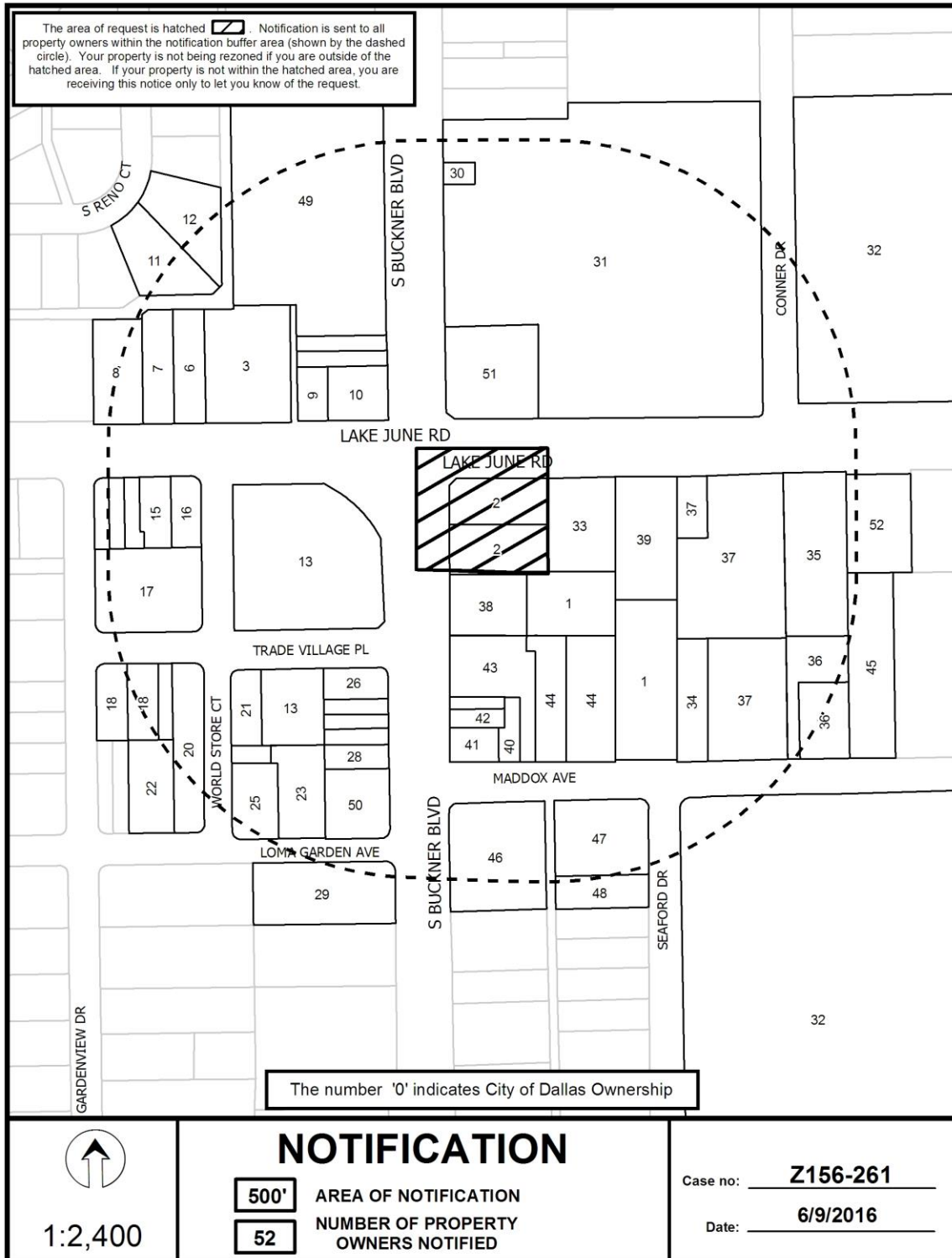
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ZONING AND LAND USE

Case no: Z156-261

Date: 6/10/2016





06/09/2016

Notification List of Property Owners***Z156-261******52 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1214 S BUCKNER BLVD	MADDOX STREET INVESTMENTS INC
2	1250 S BUCKNER BLVD	REALEINS PROPERTIES LTD
3	8017 LAKE JUNE RD	SHIDID TERESA TRUSTEE &
4	1309 S BUCKNER BLVD	HINDI AMGAD HAMED &
5	1311 S BUCKNER BLVD	SANTOS GUADALUPE &
6	8011 LAKE JUNE RD	RODRIGUEZ ROBERTO & ALMA
7	8007 LAKE JUNE RD	RODRIGUEZ ROBERTO &
8	8005 LAKE JUNE RD	L F MARTINEZ INC
9	8027 LAKE JUNE RD	SHIDID SOLOMON TR &
10	1301 S BUCKNER BLVD	YOUSEF ABDALLA ETAL
11	8018 S RENO CT	LOVE JOSEPH B
12	8022 S RENO CT	LLAMAS JAVIER M
13	1227 S BUCKNER BLVD	GOTTLIEB BUCKNER BLVD DRUGSTORE LLC
14	8000 LAKE JUNE RD	JPVOS PROPERTIES LLC
15	8002 LAKE JUNE RD	VOSBURG PATRICK F &
16	8014 LAKE JUNE RD	MONTOYA LUPE
17	1227 WORLD STORE PL	SLP VILLA INC
18	8000 TRADE VILLAGE PL	SILVA JUAN J &
19	8010 TRADE VILLAGE PL	SARAZUA NICOMEDES
20	8010 TRADE VILLAGE PL	SILVA JUAN J &
21	8018 TRADE VILLAGE PL	QUINTERO BERTHA LIDIA
22	8009 LOMA GARDEN DR	BALTAZAR MARIA SANTOS & FILBERTO
23	8025 LOMA GARDEN DR	ARELLANO JOSE
24	8025 LOMA GARDEN DR	QUINTERO BERTHA LIDIA
25	8021 LOMA GARDEN DR	QUINTERO BERTHA
26	1221 S BUCKNER BLVD	FLORES GUADALUPE F &

06/09/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1217 S BUCKNER BLVD	MARTINEZ FERNANDO &
28	1209 S BUCKNER BLVD	MARTINEZ FERNANDO &
29	1143 S BUCKNER BLVD	GEMACK INCORPORATED
30	1330 S BUCKNER BLVD	CHANTILIS FRANCES B
31	1310 S BUCKNER BLVD	R G M EAGLE INC
32	8239 LAKE JUNE RD	Dallas ISD
33	8124 LAKE JUNE RD	REALEINS PROPERTIES LTD
34	8131 MADDOX AVE	ENNIS ELECTRIC SERVICE
35	8204 LAKE JUNE RD	GROOM FAMILY LP
36	8205 MADDOX AVE	BANDA JOE
37	8142 LAKE JUNE RD	HISPANIC SERVICES
38	1234 S BUCKNER BLVD	FRIS CHKN LLC % CAJUN OPERATING CO
39	8126 LAKE JUNE RD	NEKAN ACCOUNTING
40	8107 MADDOX AVE	WHITE MICHAEL J &
41	1200 S BUCKNER BLVD	AKHTAR JUNAID
42	1204 S BUCKNER BLVD	AKHTAR JUNAID
43	1212 S BUCKNER BLVD	ALAM JAVED
44	8115 MADDOX AVE	MORA ADELE GARZA
45	8209 MADDOX AVE	PUYEAR EDDIE D & TERESA
46	1150 S BUCKNER BLVD	GRIFFS OF AMERICA INC
47	8122 MADDOX AVE	SOLIS MARTINA
48	1145 SEAFORD DR	WALTERS HOLLY CHRISTMAS
49	1343 S BUCKNER BLVD	PVP NWC BUCKNER & LAKE JUNE LLC
50	1207 S BUCKNER BLVD	LOMBARD FINANCIAL SERVICES LP
51	1310 S BUCKNER BLVD	CIRCLE K STORES INC
52	8210 LAKE JUNE RD	BELTRAN JUAN EDGARDO

FILE NUMBER: Z156-284(JM)

DATE FILED: June 13, 2016

LOCATION: On the north side of Modella Avenue, east of Dennis Road.

COUNCIL DISTRICT: 13

MAPSCO: 23-B

SIZE OF REQUEST: ±2.18 acres

CENSUS TRACT: 96.11

REPRESENTATIVE: Rob Baldwin

APPLICANT/OWNER: Delmar & Marlowe Hermanovski

REQUEST: An application for a Planned Development District for MF-1(A) Multifamily District uses on property zoned an R-10(A) Single Family District.

SUMMARY: The applicant proposes to create a 25-lot, single family development with a shared access easement.

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

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon the following:

1. *Performance impacts upon surrounding property* – The request site is surrounded by higher density zones to the west, north, and east, including TH-2(A) Townhome District, CR Community Retail District, and D(A) Duplex District. The proposed development will not have a significant impact on the surrounding properties.
2. *Traffic impact* – Based on the traffic impact worksheet submitted with the application, the use generates fewer than 239 trips per day and will not significantly impact the surrounding roadway system.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed development is consistent with several goals and policies within the Land Use and Housing Elements of the comprehensive plan.
4. *Justification for Planned Development District Zoning as opposed to a straight zoning district* – A planned development district is proposed to allow for flexibility in site planning.

BACKGROUND INFORMATION:

- The ±.2.18-acre request site is a developed with single-family use. The proposed use will be consistent with development in the area. There is a TH-2(A) Townhome District to the west and a duplex development to the east. The 25-lot single-family shared access development will provide a similar type of housing and gradual buffer, with townhomes and reduced setbacks in a single-family environment sitting between the single-family homes to the west, and duplexes to the east.

Zoning History:

1. **Z156-177:** On May 11, 2016, City Council approved a Specific Use Permit for a hotel or motel on property zoned a CR Community Retail District, on property located along the south line of Forest Lane, east of Dennis Road.

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system. “No parking” signs will be required along the shared access easement and along Modella Avenue. This should allow for adequate access for emergency respondents, and help to ease potential congestion.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Modella Avenue	Local	60 feet

Surrounding Land Uses:

	Zoning	Land Use
North	MU-1; CR and SUP Nos. 1369 & 2194	Senior Living, Hotel, Fueling Station, Multifamily
East	D(A)	Duplexes
South	R-10(A)	Park, Recreation Center, & Elementary School
West	TH-2(A)	Single family

STAFF ANALYSIS:

Comprehensive Plan:

The Vision Illustration depicts the request site as within a *Residential Neighborhood 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.

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

Vision: Embrace all types of land use. Workshop participants were interested in having a wide range of land use options and scale in Dallas. While some land use types reflect a definite nod toward autos, others focused more heavily on walking and bicycling. Variety is the key in what workshop participants wanted for land use types throughout the city, recognizing differences in appropriateness and scale from place to place.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

A goal of the *forwardDallas!* Vision is to create a healthy balance between jobs and households throughout Dallas by adding about 220,000 households and about 400,000 jobs between the years 2000 and 2030. The City should facilitate balanced growth with the goal of achieving and maintaining a sustainable tax base. Tools and strategies for achieving the City's economic development land use goals should direct public investment and encourage private partnerships.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

The city has a lower-than-average homeownership rate. Demographics reveal that almost 40 percent of Dallas families will never be able to purchase a home. Nevertheless, residents want more opportunities for homeownership in Dallas and a higher quality and diversity of housing types for both renters and owners.

Policy 1.3.1 Create housing opportunities throughout Dallas. The City must ensure affordable, quality rental housing and investments in multifamily housing. Using creative financing options will help create higher standards of living for all Dallas residents.

NEIGHBORHOOD PLUS

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

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

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

Land Use Compatibility:

The proposed 25-lot, single-family development will be similar to the uses in the area. With the single-family, private road development to the west, and the duplex development to the east, this townhome site will act as a buffer. None of these streets or developments is connected, other than sharing frontage on Modella Avenue. The additional housing opportunity will provide a necessary variety for the area. Desirable resources like shops to the north, a park and recreation facility to the south, and a bus stop at the end of the street with access to a light rail station one mile away will attract families to the area and continue to build the neighborhood.

The purpose for requesting a PDD for multifamily rather than single family uses is to allow the landscape regulations required for shared access developments in Sec. 51A.10.125(2)(B) Districts other than single family districts. category. While the developer plans to build single family homes, they do not want to comply with the street tree requirements for single family shared access developments. With a maximum of 25 lots for this site, single family landscape regulations for shared access developments require three trees per lot in the front yard. Shared access developments are treated as one lot; therefore, the 75 trees needed would have to be located along the 190' frontage on Modella Avenue. This is insufficient planting area for the trees.

The PDD conditions suggested have restricted the land use to provide for either duplex or single family development. All others allowed in an MF-1(A) District have been expressly prohibited in Sec.51P-107.

Height restrictions could limit the development to residential proximity slope (RPS) due to the TH-2(A), D(A), and R-10(A) Districts located to the west, east, and south, respectively. The applicant would like the right to build up to the MF-1(A) maximum of 36’.

Development Standards:

District	Setbacks		Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: R-10(A)	30'	6' res. 10' nonres. 6' res. 15' nonres.	30'	45% res. 25% nonres.	RPS	Residential
Proposed: PDD	15'	5'	36'	60% res. 25% nonres.	RPS	Residential

Parking:

Pursuant to Section 51A-4.411. of the Dallas Development Code, 0.25 parking spaces are required per dwelling unit to accommodate guests. With 25 planned units, six spaces are required. The Engineering Department found that “no parking” signs would have to be installed along Modella Avenue, as well as within the development, along the private shared access easement. The conceptual plan notes that there will be at minimum six guest parking spaces.

Landscaping and Screening:

By requesting an MF-1(A) base for zoning, the proposed development would be subject to the following landscape regulations for shared access developments.

Pursuant to Section 51A-10.125.(2)(B)

(B) Districts other than single family districts. Shared access developments in districts other than single family districts must comply with the following requirements:

(i) A minimum of 20 percent of the shared access development must be designated as landscape area. Permeable pavement does not count as landscape area.

(ii) One site tree must be provided for every 4,000 square feet within the shared access development. Every site tree must have a planting area of at least 25 square feet. The trunk of any site tree must be located at least two-and-one-half feet from any pavement. Site trees must be species listed in Section 51A-10.134.

(iii) In addition to any site trees, one large canopy street tree must be provided for every 25 feet of street frontage, excluding shared access points, with a minimum of two street trees required. Street trees may be located within the front yard or parkway if all private licensing requirements of the city code and charter are met. In this

Z156-284(JM)

subparagraph, parkway means the portion of a street right-of-way between the projected street curb and the front lot line or corner side lot line. If the director determines that a large canopy tree would interfere with utility lines, a substitute street tree from a species listed in Section [51A-10.134](#) may be provided.

Although they plan to construct single family structures, the landscape requirements and site restrictions would make it difficult to comply with requirements to have three trees per lot along Modella Avenue. For this reason, the applicant has requested a multifamily base zoning.

**Z156-284
PD Conditions**

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

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

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

PD ____ is established on property located at on the north side of Modella Avenue, east of Dennis Road. The size of PD ____ is approximately 2.18 acres.

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

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

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

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

SEC. 51P- _____.104. EXHIBIT.

The following exhibit is incorporated into this article:

(1) Exhibit ____A: conceptual plan.

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

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

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

For single family uses, a final plat may serve as the development plan. For all other uses, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

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

(a) Except as provided, the only main uses permitted are those main uses permitted in the MF-1(A) Multifamily District, subject to the same conditions applicable in the MF-1(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-1(A)

Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-1(A) Multifamily District is subject to DIR in this district; etc.

(b) The following main uses are prohibited.

- College dormitory, fraternity, or sorority house
- Group residential facility.
- Multifamily.
- Retirement housing.

SEC. 51P- ____ .108. 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- ____ .109. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided, the yard, lot, and space regulations for the MF-1(A) Multifamily District apply.

(b) Side and rear yard. Minimum side and rear yard is five feet.

(c) Height. Maximum height is 36 feet.

(d) Lot area. Minimum lot area for single family structures is 2,000 square feet per dwelling unit.

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

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

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

See Article VI.

SEC. 51P- ____ .112. LANDSCAPING.

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

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

SEC. 51P- ____ .113. SIGNS.

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

SEC. 51P- ____ .114. ADDITIONAL PROVISIONS.

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

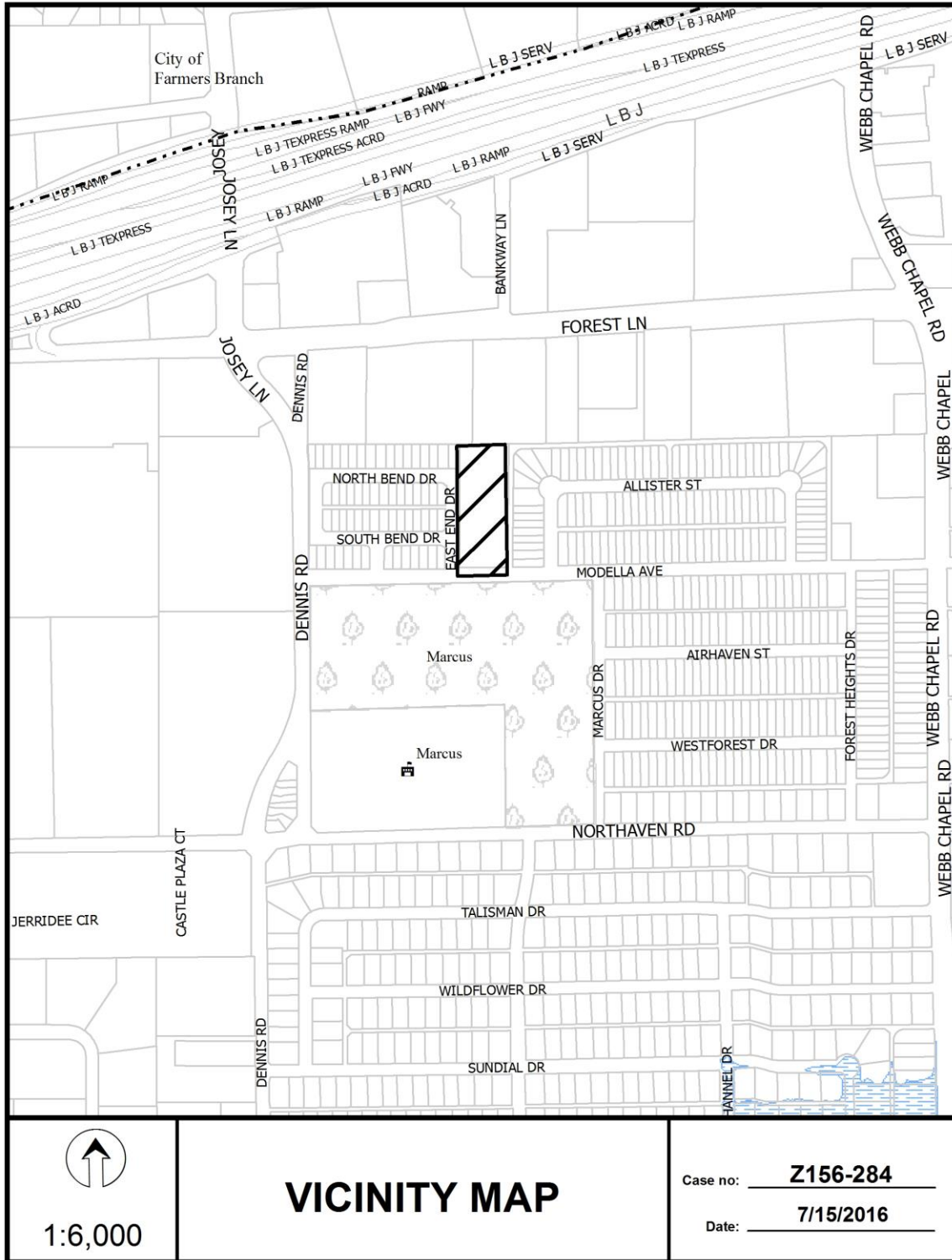
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) A shared access area may serve no more than 25 dwelling units per shared access point.

SEC. 51P- ____ .115. COMPLIANCE WITH CONDITIONS.

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

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

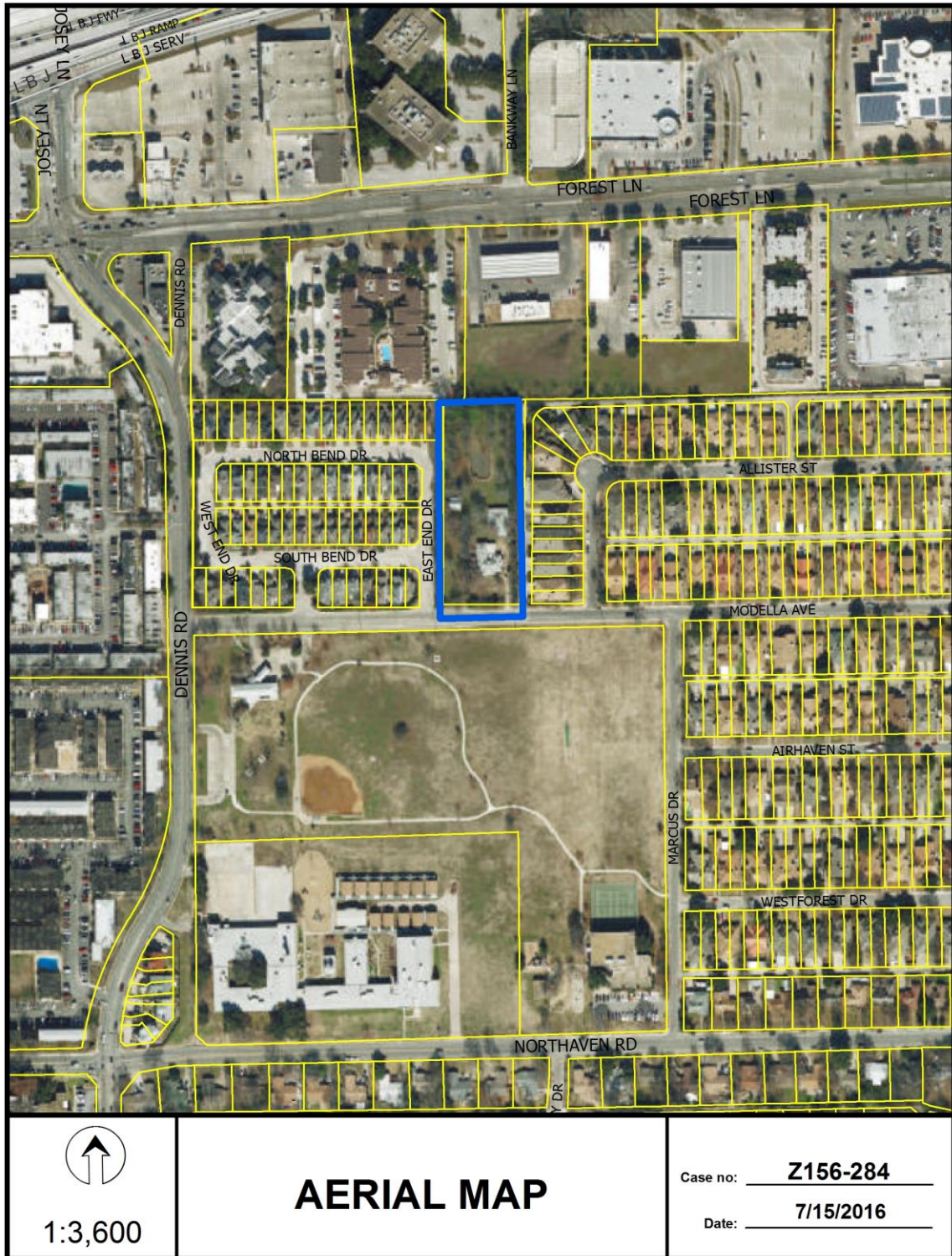


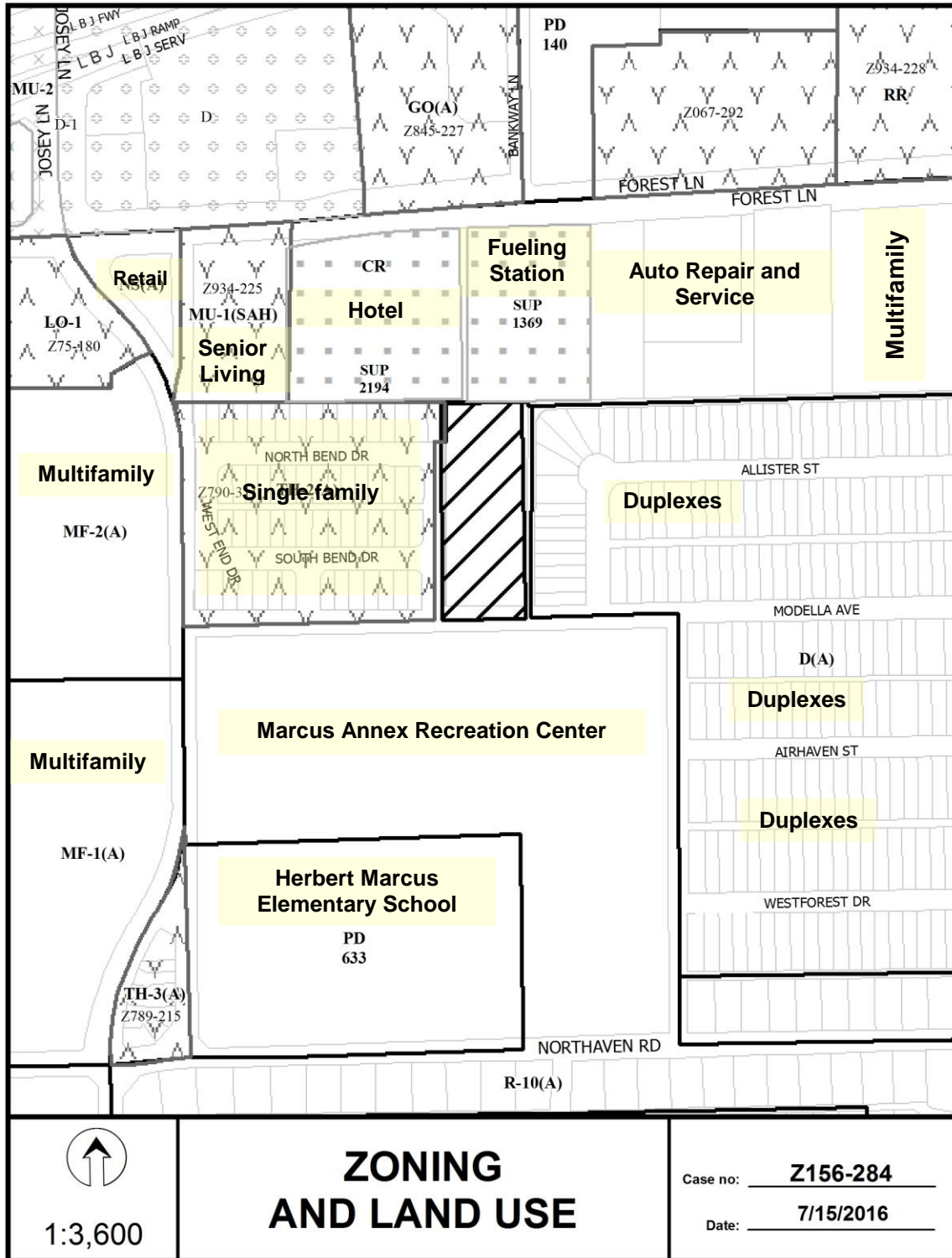
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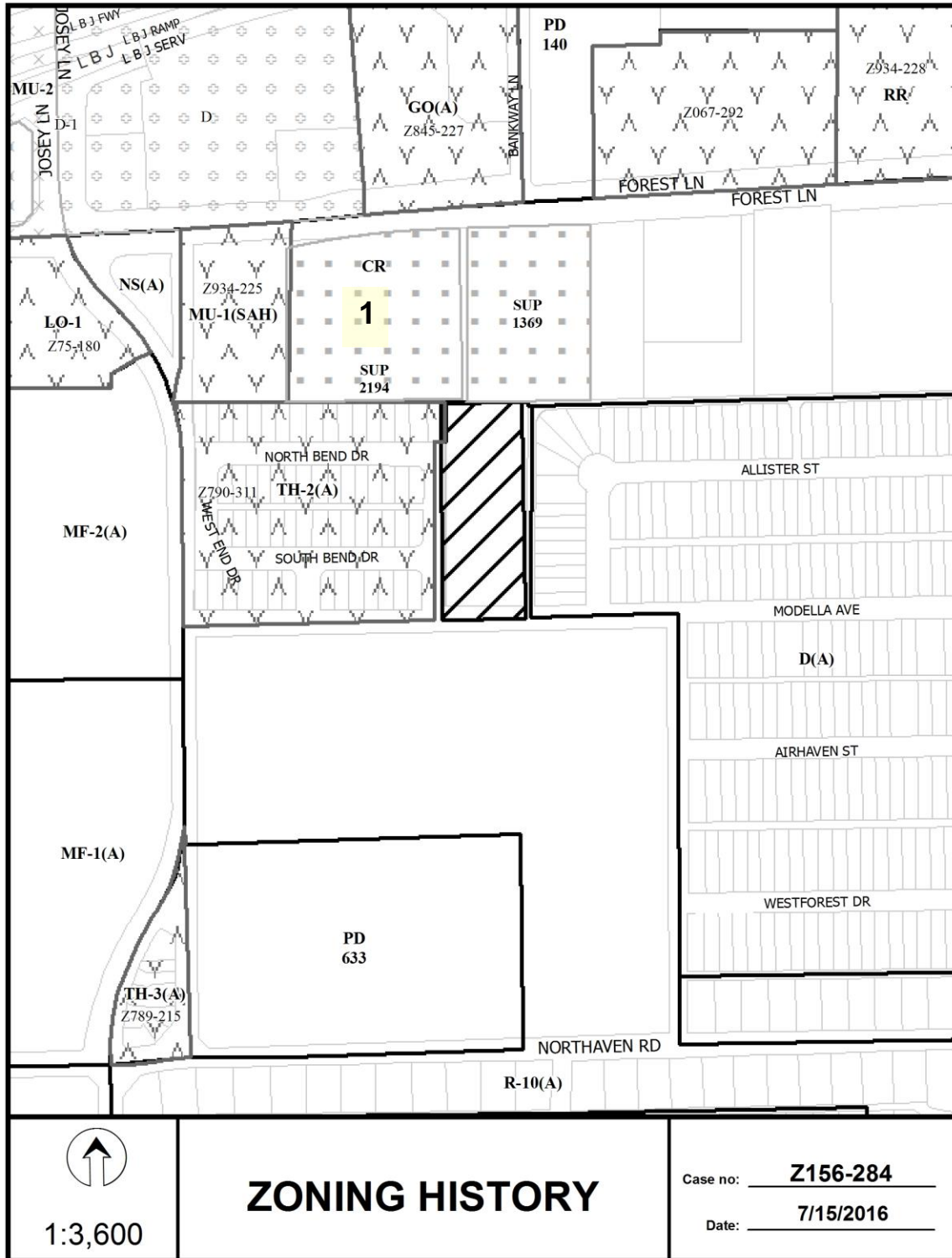
VICINITY MAP

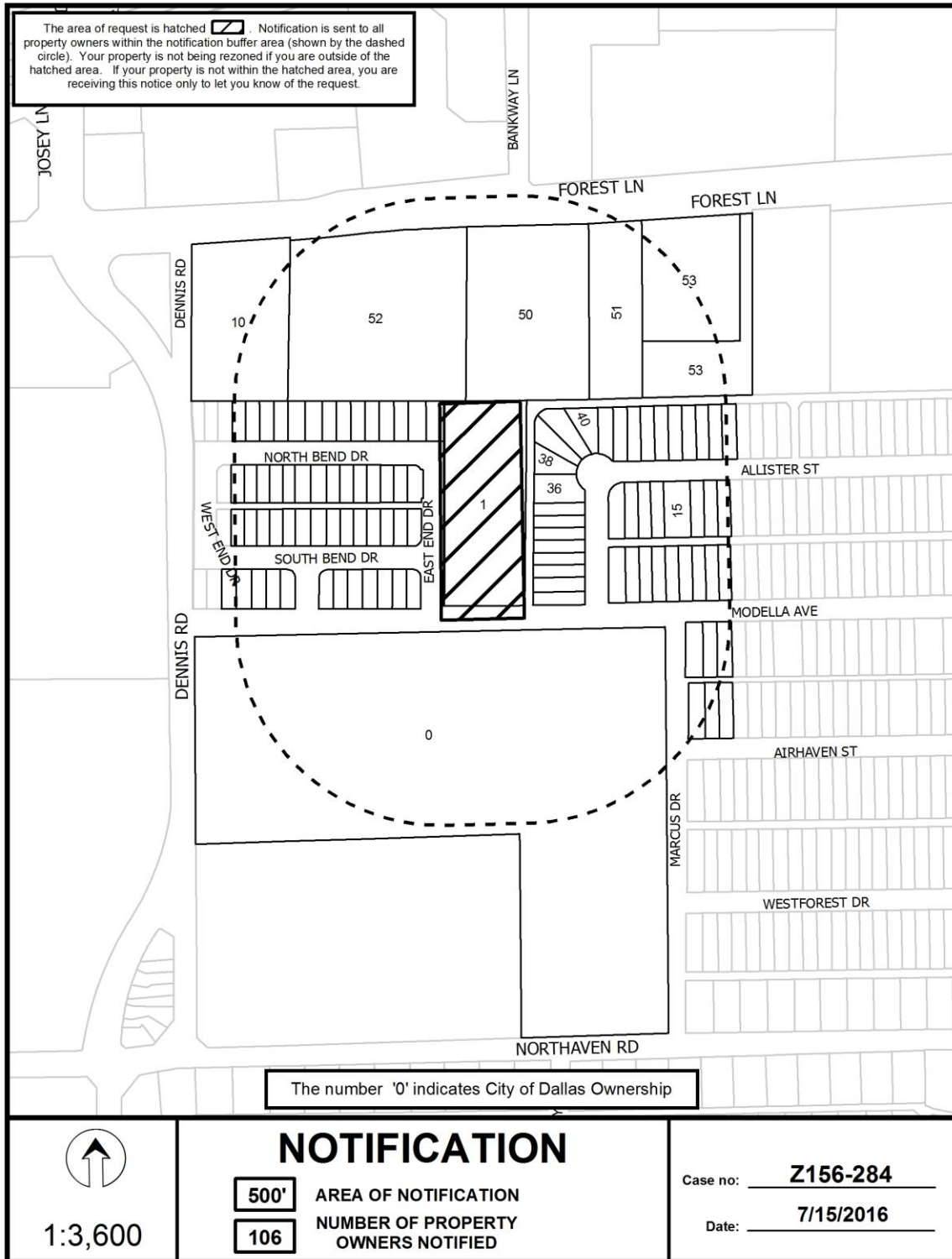
Case no: Z156-284

Date: 7/15/2016









07/15/2016

Notification List of Property Owners***Z156-284******106 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2963 MODELLA AVE	HERMANOVSKI DELMAR A &
2	11600 DENNIS RD	NORTH TOWN SQUARE
3	2969 NORTH BEND DR	FRAELICH EDWARD K JR
4	3004 MODELLA AVE	PARRISH THERESA KAY
5	3002 MODELLA AVE	THORPE JON P II
6	3006 MODELLA AVE	JONES STEPHANIE
7	3009 AIRHAVEN ST	ATKINS CRISTIN TAYLOR
8	3005 AIRHAVEN ST	CHAVEZ JOSE
9	3003 AIRHAVEN ST	ZHENG QIONG
10	2920 FOREST LN	EMMAR ASSOCIATES LLC
11	2930 ALLISTER ST	PHARISS EWELL G
12	2932 ALLISTER ST	SALINAS CHARLIE S
13	2934 ALLISTER ST	DERFUS JASON M
14	2936 ALLISTER ST	BLIER DANIEL R
15	2938 ALLISTER ST	TURNER JERRY D JR &
16	2942 ALLISTER ST	BLITSHTEIN MIKE
17	2944 ALLISTER ST	OPRENDEK JOSEPHINE M
18	2948 ALLISTER ST	MIZAR JERRY &
19	3019 MODELLA AVE	HINDS HEATHER
20	3015 MODELLA AVE	FUENTES MOISES &
21	3013 MODELLA AVE	MCNELLIS ROBERT J
22	3009 MODELLA AVE	PORTER RACHEL L
23	3011 MODELLA AVE	TRAN CATHY
24	3007 MODELLA AVE	BELL MARY CATHERINE TR
25	3005 MODELLA AVE	LENOAR SANDRA
26	3001 MODELLA AVE	KNOX DUDLEY L

07/15/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3003 MODELLA AVE	SCHAFFER DIXON G & DENNA M
28	2901 ALLISTER ST	HARRIS EMILY D
29	2903 ALLISTER ST	SHAW JEFFIE JOY
30	2907 ALLISTER ST	SIHARATH LEONE
31	2905 ALLISTER ST	SILVA ALFREDO RAMIREZ &
32	2911 ALLISTER ST	NGUYEN SE VAN & HANH QUAN
33	2909 ALLISTER ST	KIRBY JAMEY G &
34	2913 ALLISTER ST	JENSEN KATHERINE L
35	2915 ALLISTER ST	LAMB ROSELY C
36	2919 ALLISTER ST	MCKINNON BETTY
37	2925 ALLISTER ST	MILLER HAROLD F
38	2923 ALLISTER ST	DAVIDSON DEXTER C
39	2927 ALLISTER ST	ROCHA ARMANDO
40	2929 ALLISTER ST	RESTREPO GLORIA A
41	2933 ALLISTER ST	SMITH KIMBERLY S
42	2931 ALLISTER ST	ROOT KIMBERLY M
43	2935 ALLISTER ST	BIELECKI JOSEPH
44	2937 ALLISTER ST	STRONG DONNA B
45	2941 ALLISTER ST	HERRERA CIPRIANO
46	2939 ALLISTER ST	DAVIDSON DEXTER C
47	2945 ALLISTER ST	PETERS JANNA K & BRANDON ROPER
48	2943 ALLISTER ST	MONTANO ISABEL V
49	2947 ALLISTER ST	PAUER RANDALL L
50	2968 FOREST LN	ANNE W WORKMAN REV TR
51	2976 FOREST LN	HALLE PROPERTIES LLC
52	2930 FOREST LN	SUMMIT QI PROPERTIES LLC
53	2992 FOREST LN	MELROSE PROPERTY LLC
54	2917 NORTH BEND DR	BROWN MICHAEL L
55	2921 NORTH BEND DR	MASON THOMAS M & DIANNE M
56	2925 NORTH BEND DR	MEYER MARK A
57	2929 NORTH BEND DR	SLOAN JAMIE L &

07/15/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2933 NORTH BEND DR	HARRISON SANDRA A
59	2937 NORTH BEND DR	HECKMAN STEVE
60	2941 NORTH BEND DR	KAILEY BARBARA
61	2945 NORTH BEND DR	MABELEY DEBORAH K
62	2949 NORTH BEND DR	WEBB JEFFREY S
63	2953 NORTH BEND DR	ROMERO MARCUS JOSHUA
64	2957 NORTH BEND DR	MEDINA WAYNE R
65	2961 NORTH BEND DR	RICE DAWN P
66	2965 NORTH BEND DR	GILSON DAVID E &
67	2914 NORTH BEND DR	SINN HYEON D
68	2918 NORTH BEND DR	WANG SHYH JYE
69	2922 NORTH BEND DR	BRACK JEFFERY J
70	2926 NORTH BEND DR	SMITH SUSAN K
71	2930 NORTH BEND DR	ODONNELL FRANK A
72	2934 NORTH BEND DR	KING JESSIE
73	2938 NORTH BEND DR	BURKHAM MELVIN D & PAULA K
74	2942 NORTH BEND DR	SWEET GREGORY P &
75	2946 NORTH BEND DR	NEGRETE MARIA DOLORES
76	2950 NORTH BEND DR	ROBERTS KATY WELCH
77	2954 NORTH BEND DR	GOODEN DEBRA A
78	2958 NORTH BEND DR	NHUYEN PHUONG &
79	2962 NORTH BEND DR	REES RHIANNON ALEXANDRA
80	2966 NORTH BEND DR	WALLJASPER MARIA
81	2967 SOUTH BEND DR	MARTINEZ LETICIA C
82	2963 SOUTH BEND DR	WILSON STEVEN M & KERIN B
83	2959 SOUTH BEND DR	GARZA GINGER
84	2955 SOUTH BEND DR	LOBPRIES FREDERICK M &
85	2951 SOUTH BEND DR	KEARNEY SHANE
86	2947 SOUTH BEND DR	WATSON DENNIS R &
87	2943 SOUTH BEND DR	GUNTER JIMMIE BURCHEL
88	2939 SOUTH BEND DR	MORALES ODILI

07/15/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2935 SOUTH BEND DR	TIMMONS CHRIS
90	2931 SOUTH BEND DR	JOBE ALAN K
91	2927 SOUTH BEND DR	MAJEWSKI ANGELA
92	2923 SOUTH BEND DR	PASCUAL LEVY RAMOS &
93	2919 SOUTH BEND DR	WILLIAMS MARVIN JR
94	2915 SOUTH BEND DR	BERKLEY JAMES F
95	2912 SOUTH BEND DR	STRUGGS C FOSTER
96	2916 SOUTH BEND DR	CEDILLO JUAN MANUEL
97	2920 SOUTH BEND DR	TIKHMEN MECHISLAV
98	2924 SOUTH BEND DR	BAYES STEVEN L
99	2928 SOUTH BEND DR	KREPS JAY K & KATHRYN M
100	2940 SOUTH BEND DR	REES RHODRI TUDUR
101	2944 SOUTH BEND DR	KIM HO GUN & SHAO NAN
102	2948 SOUTH BEND DR	SANCHEZ-PEREZ RAFAEL &
103	2952 SOUTH BEND DR	GUZMAN JOAQUIN R &
104	2956 SOUTH BEND DR	BAXTER TODD
105	2960 SOUTH BEND DR	BRAUN CARLISLE ANTHONY &
106	2964 SOUTH BEND DR	MCGOWAN DALE M

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, traffic management plan and conditions.

PRIOR ACTION AND UPDATE: On June 30 and August 4, 2016, this item was held under advisement to allow for the developer to meet with area residents and provide a revised traffic management plan.

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 will require a traffic management plan per the proposed PD conditions on case Z156-266. The plan provided for that case, which includes this request area, has

been determined 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 PD conditions. At that time, staff will assess whether the area must make changes to the traffic management plan. These requirements are not part of the SUP under review. They will be required along with the PD amendment case being heard separately, on today's agenda as well.

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 PD 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 PD conditions. The purpose of including them on the PD 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.

After much consideration of how best to serve the area while making development simpler, certain requirements have been written into the PD conditions proposed for case Z156-266. By including one set on the PD conditions and not mirroring those requirements in the SUP conditions, staff is ensuring that the amendment process in the future will be less confusing and only require one amendment (to PD) rather than to both the SUP and PD. The proposed standards in the PD for athletic fields within Tracts 2 and 7A should help to mitigate any potential negative impact and help the proposed use compliment the surrounding uses/neighborhoods. The pending case to amend the PD will further detail the conditions necessary to ensure the proposed use will limit potential negative impact. The conditions refer to the hours of operation for sports lighting and amplified sound, as well as requiring a traffic management plan and two-year update to ensure effectiveness and address any issues that may have arisen during those first years of operation.

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Z156-236

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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. 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.)
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.

SUP SITE PLAN

VELOCITY MAP

SITE

PARKING CALCULATIONS

BASEBALL FIELD	AREA	FACTOR	REQUIRED SPACES
CONCRETE TRAILS	1,088 SQ FT	1.50	11 SPACES
STORAGE PRESS BOX	168 SQ FT	1.00	1 SPACE
ACADEMY BUILDING			
GROUND FLOOR COURTYARD	22,468 SQ FT	1.75	62 SPACES
MEZZAINE	6,770 SQ FT	1.75	21 SPACES
	102 SQ FT	1.00	1 SPACE
TOTAL SPACES REQUIRED			95 SPACES

ALL OTHER MEASURES AFFORDED AND PARTIAL MEASURES ASSUMED TO BE DOUBLE THE MEASUREMENT PROVIDED. MEASUREMENTS IN THIS SUP

TEXAS RANGERS MLB URBAN YOUTH ACADEMY
AT MERCY STREET LEAGUE FIELDS

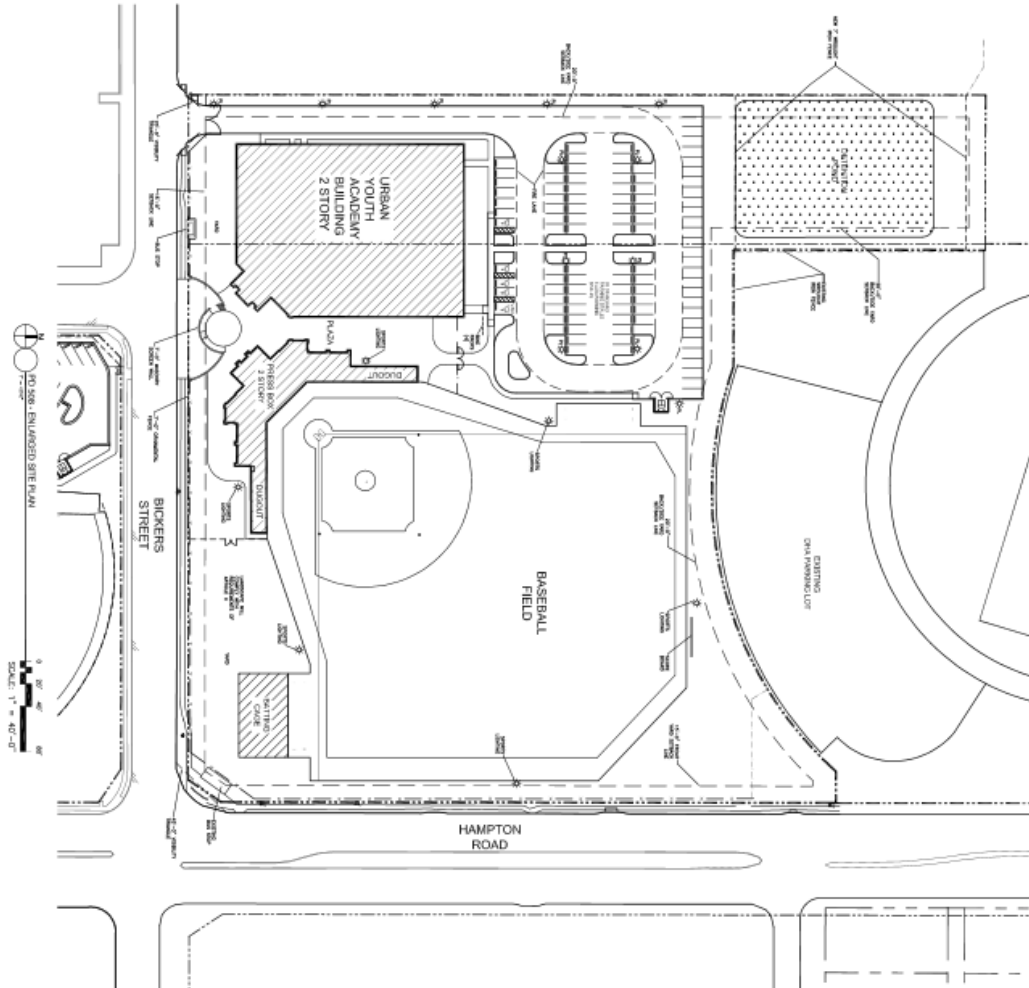
2025 N HAMPTON ROAD, TRACT 7.18 - PD 006

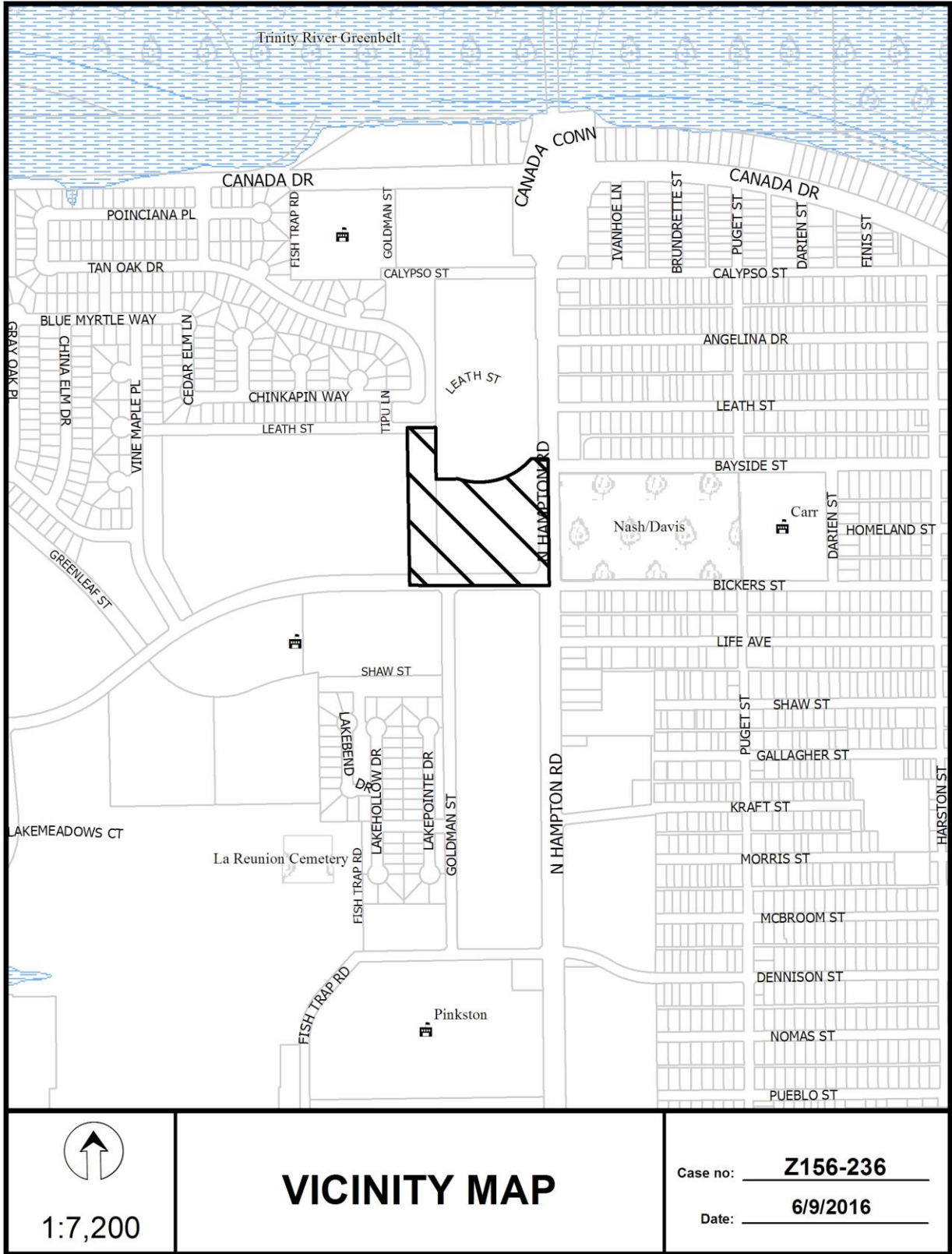
ARCHITECT: **STERLING BERRELL & LITTLE**

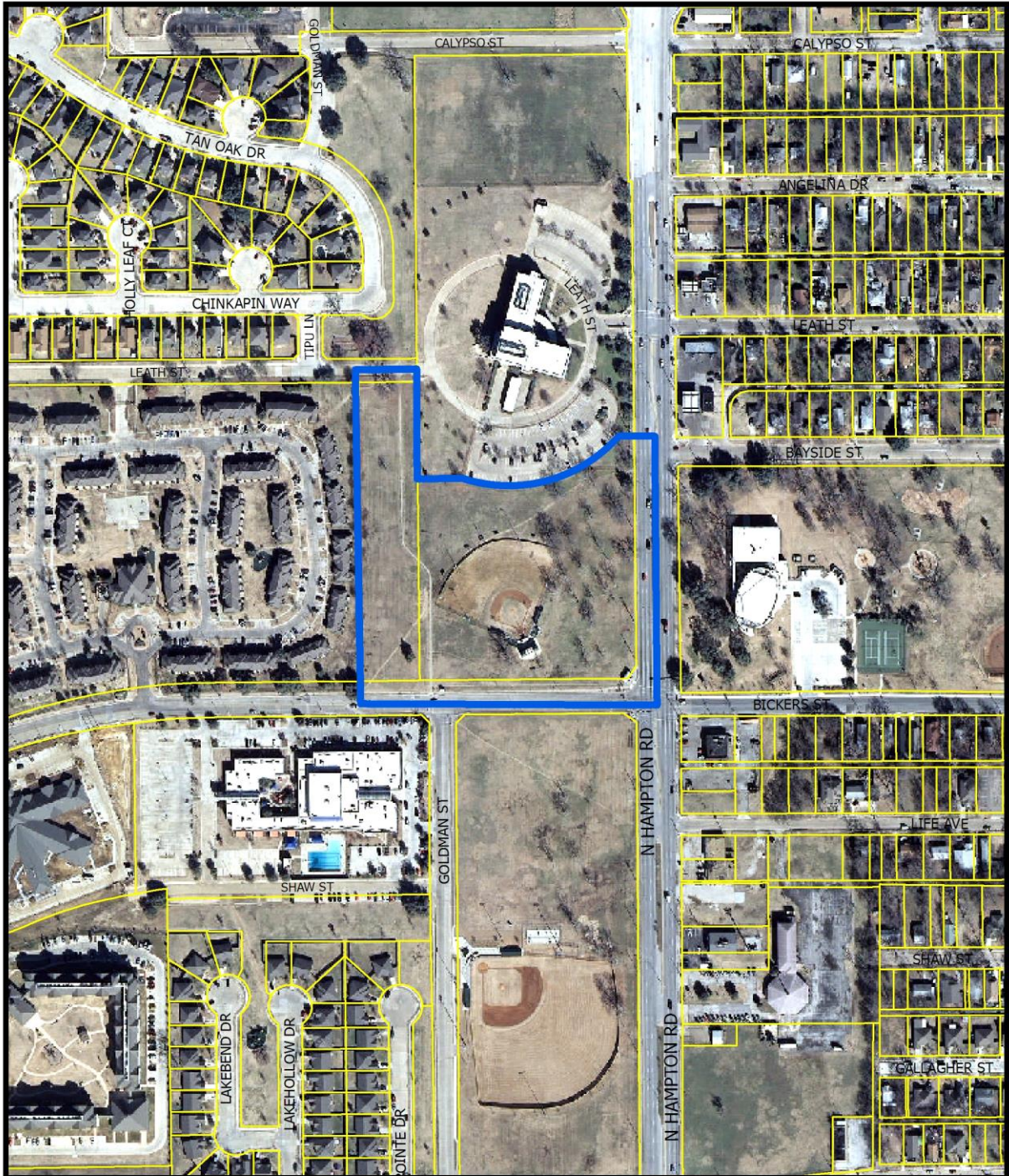
DATE: 08/11/2025

PROJECT NUMBER: **2025-006**

SCALE: 1" = 40'-0"





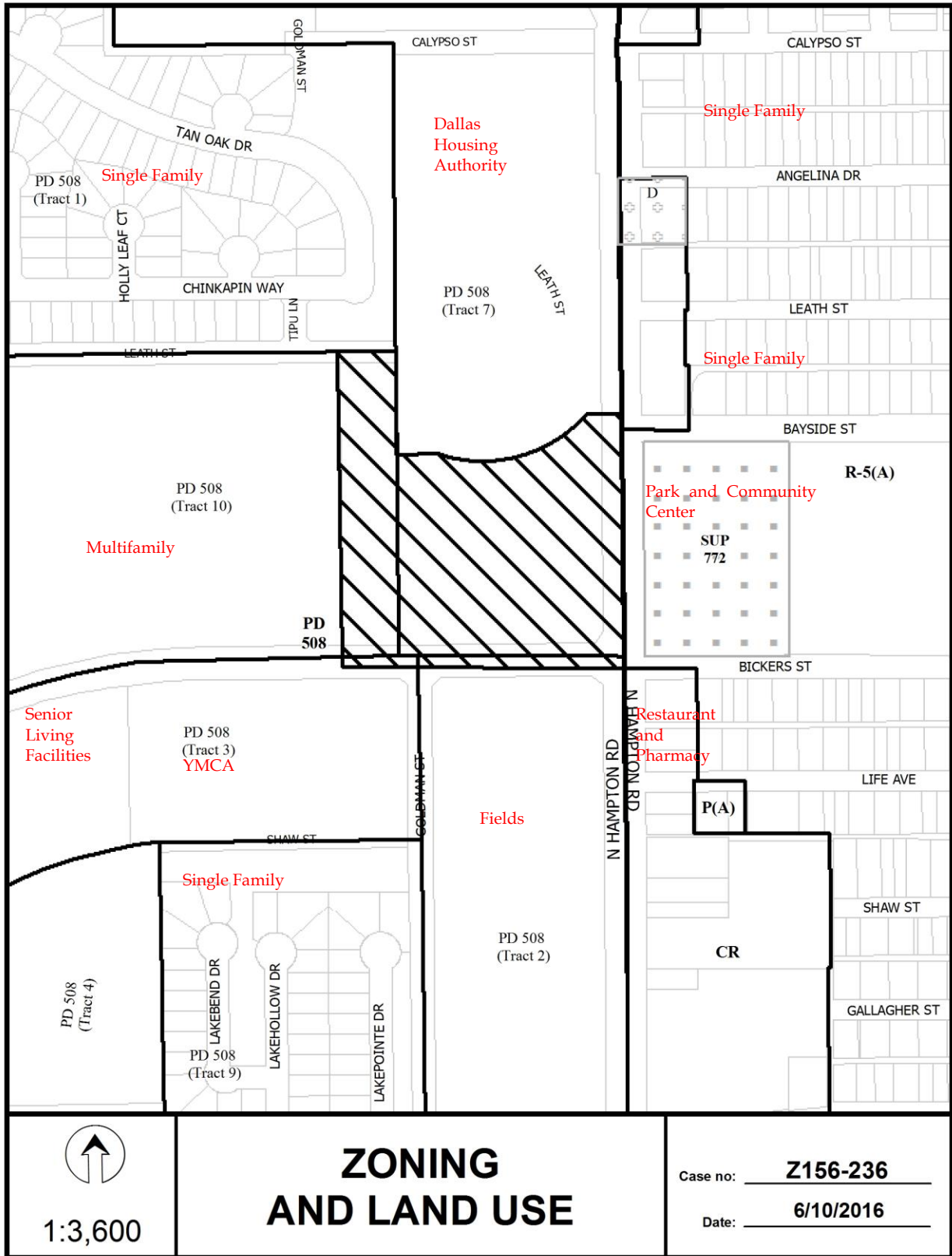


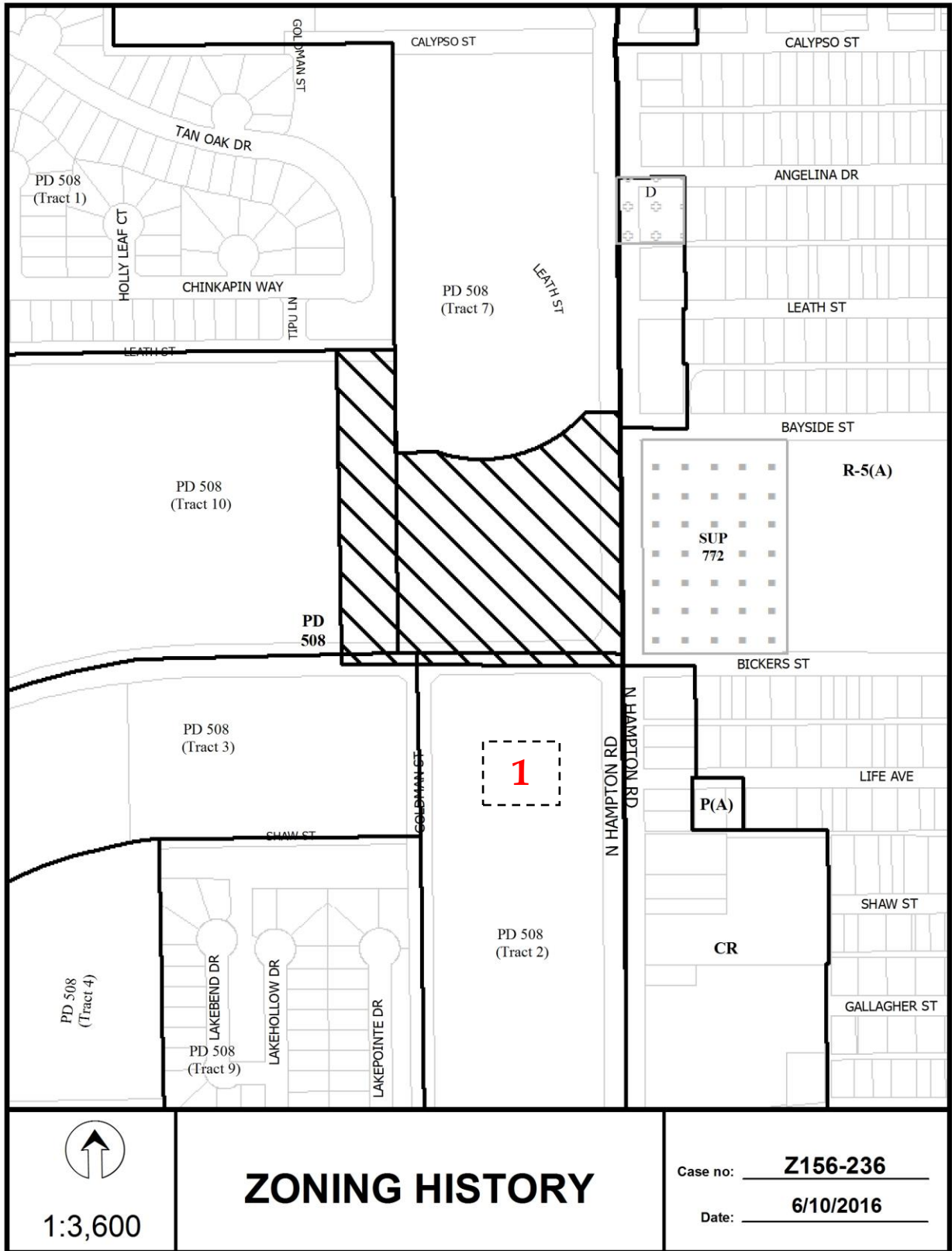
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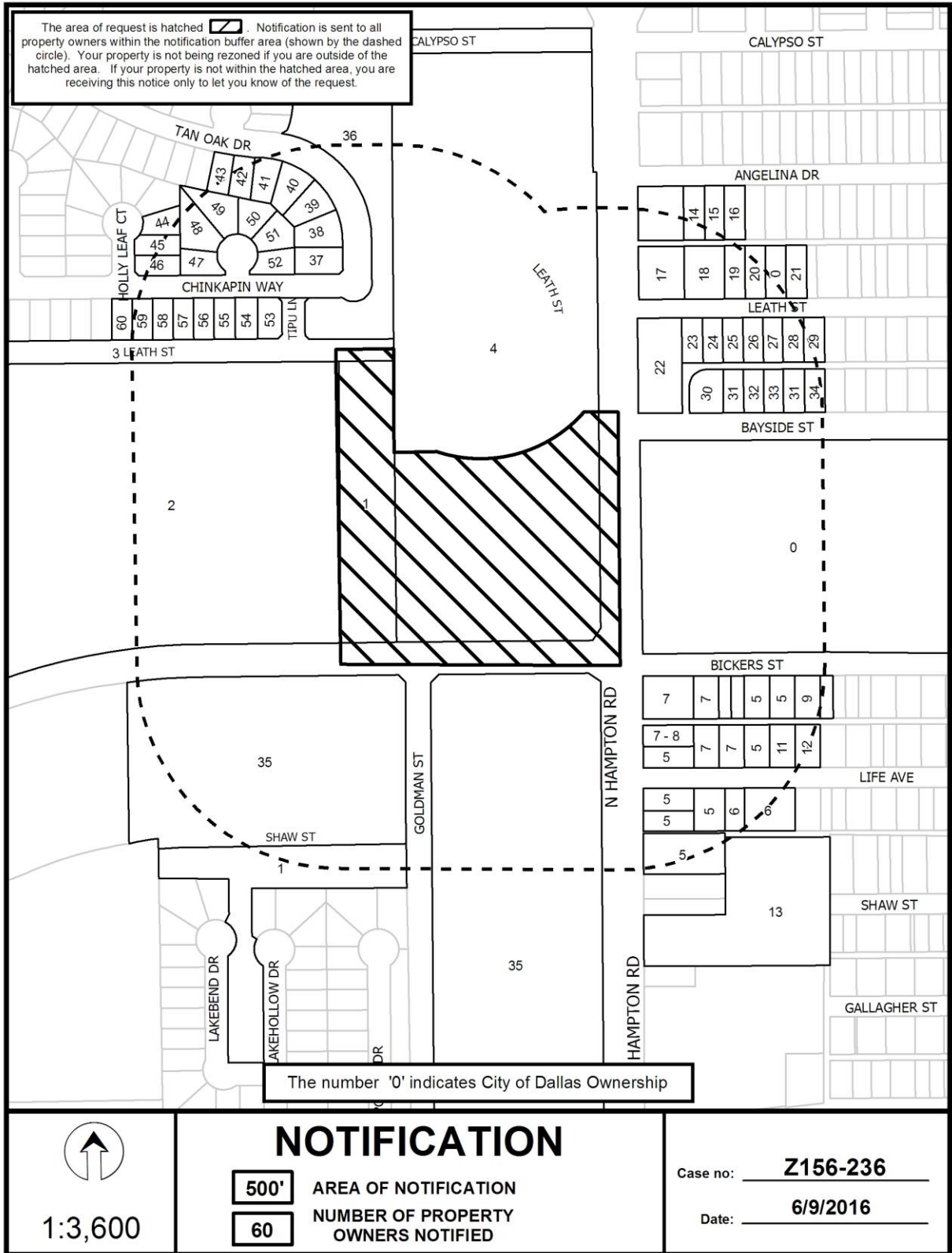
AERIAL MAP

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 Planned Development District 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, traffic management plan, and conditions.

PRIOR ACTION AND UPDATE: On August 4, 2016, this item was held under advisement to allow for the developer to meet with area residents and provide a revised traffic management plan.

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 must be addressed with an approved traffic management plan. The TMP is not required to include the Tract 2 fields' traffic generation and control. After CPC on 8/4/16, it was decided that Tract 2 should be included in the TMP area. A new TMP has been reviewed and approved by staff (attached to this case report).

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

Z156-266(JM)

this request (to legitimize the permitted lights and planned lights as the project progresses).

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. We have also added the traffic management plan provision into the PD conditions for both tracts. The revised TMP assesses the impact and procedures for efficient traffic control due to the development of both tracts. This will become a requirement including Tract 2, if this case is approved.

Engineering staff reviewed the request and determined a traffic management plan was only required for the SUP site area. While the PD amendment site does not require one, it has now been negotiated to be included in the conditions. The new plan approved includes both Tracts 2 and 7A. 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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Mr. Greg Mays, General Counsel

Ms. Brooke Etie, Vice President Voucher Programs

Mr. Timothy Lott, Vice President Capital Programs

Z156-266

LIST OF MERCY STREET OFFICERS

Mercy Street Board of Directors

- Scott Aston, Chairman
- Robert Dobrient, Vice-Chairman
- Stacy Burke, Secretary
- Bill Farrell, Treasurer
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3801 Holystone Street, Dallas, Texas 75212 | 214-905-1042 | 972-707-2986 fax | www.mercystreetdallas.org



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.

August 19, 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



8/19/16

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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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 generally located at 3701 N. Hampton Road in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with normal 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 northern section of the site currently consists of a youth baseball field that is used for Little League baseball and t-ball games on weekends and practices on weekday evening and Saturday afternoon. All events are seasonal (i.e., during the summer months). The site currently does not provide any off-street parking.

The section of the site between Bickers Street and Dennison Street previously consisted of an existing baseball field and a futsal field. All of the remaining portion is undeveloped. (All prior facilities have been removed and the site is now under construction with the proposed uses.)

The proposed development on the north side of Bickers Street 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. For south of Bickers Street, the proposed development consists of two baseball fields, a T-ball field, a football field, two futsal fields, and a soccer field. Also, this development will include a 90-space parking lot and an 82-space parking lot.

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,

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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;
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

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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.

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

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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.

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.

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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.

NOTE: For any high-capacity, special events, it is incumbent upon the Event Organizer to develop and implement special traffic management strategies to minimize traffic impacts. Such measures may include, but are not limited to, use of buses and/or traffic control officers. Advanced coordination with the City of Dallas may be required.

Table 1. Summary of Planned Event

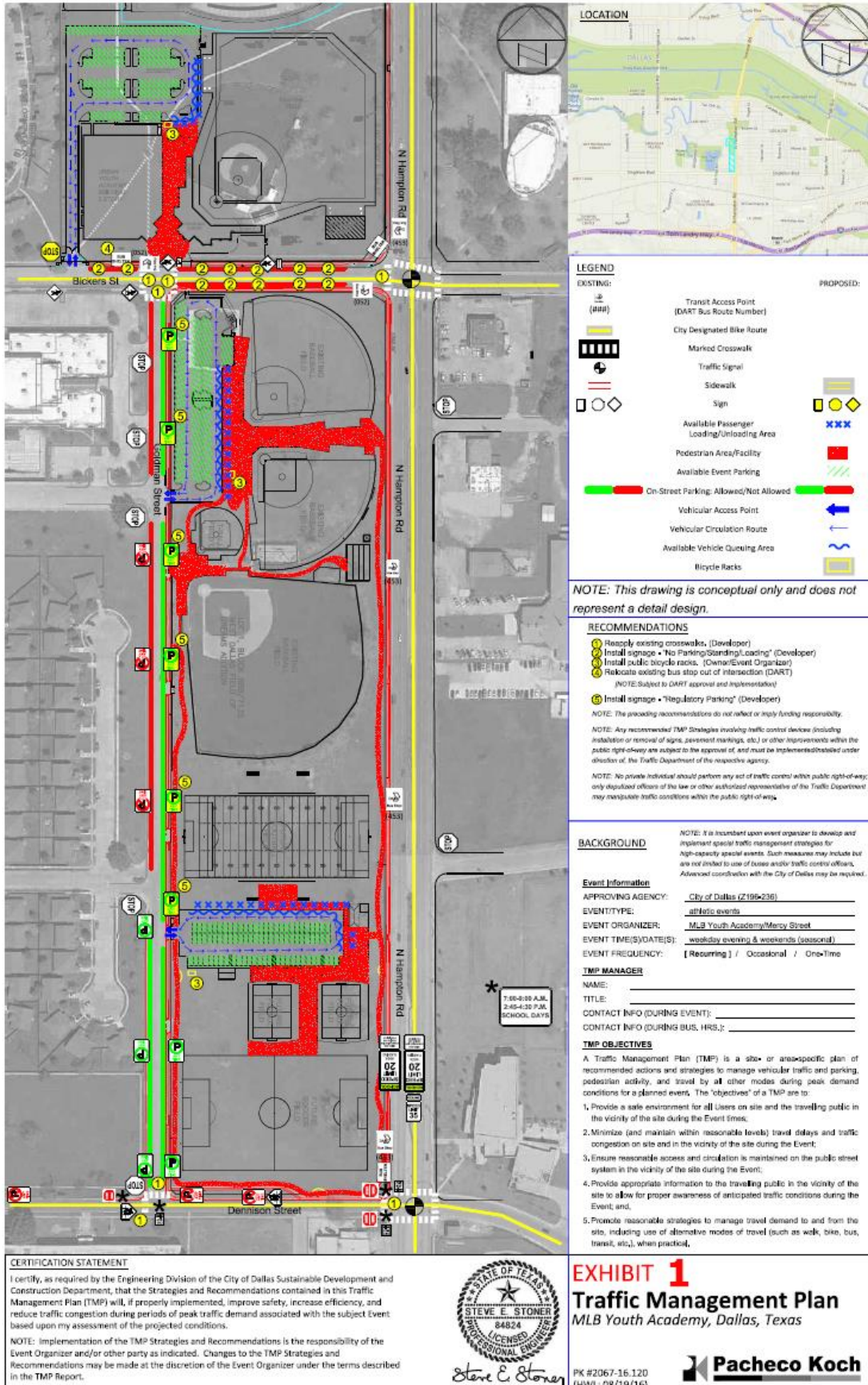
EVENT CHARACTERISTIC	EXISTING CONDITIONS	PROJECTED CONDITIONS
Type of Event:	Athletic (youth baseball/t-ball games and practices)	Athletic (youth baseball games and practices)*
Frequency:	Recurring Weekly (seasonal) weekday evening & all-day Saturday	Recurring Weekly (seasonal) weekday evening & all-day 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% Self Driving: 0% Transit: 5% Bus/Shuttle: 0% Walk: 15% Bike: 0% TOTAL: 100%	Drop-off/Pick-up: 80% Self Driving: 0% Transit: 5% Bus/Shuttle: 0% Walk: 10% Bike: 5% 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	❖ see TMP Exhibit for recommended locations to reapply of existing crosswalks
Bicycle	see TMP Exhibit for existing, designated bike routes (on-street)	❖ provide bicycle parking facilities and promote bicycle use
Transit	see TMP Exhibit for existing DART bus routes/stops	❖ relocate existing bus stop on Bickers Street to be outside of intersection
Travel Demand Management		
Traffic Control Devices	see TMP Exhibit for existing warning signs	❖ create No Parking/No Passenger Loading Zones along property frontage on Bickers Street ❖ create Parking Zones along property frontage on Goldman St



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.

Z156-266(JM)

- (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)**

<u>Base (No MUP)</u>	<u>MUP with Mix of 2 Categories</u>	<u>MUP with Mix of 3 or More Categories</u>
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

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.

(3) **TRAFFIC MANAGEMENT PLAN:**

(A) In general. The operation of the uses must comply with the attached traffic management plan.

(B) Queuing is only permitted inside the Property. Participant drop-off and pick-up are not permitted within city rights-of-way.

(C) **Traffic study.**

(i) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by (2 years from approval date).

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

- a. ingress and egress points;
- b. queue lengths;
- c. drop-off and pick-up locations; and,
- d. circulation.

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

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

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

(D) **Amendment process.**

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

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

SEC. 51P-508.10. ADDITIONAL PROVISIONS.

(a) The entire premises must be properly maintained in a state of good repair and neat appearance at all times.

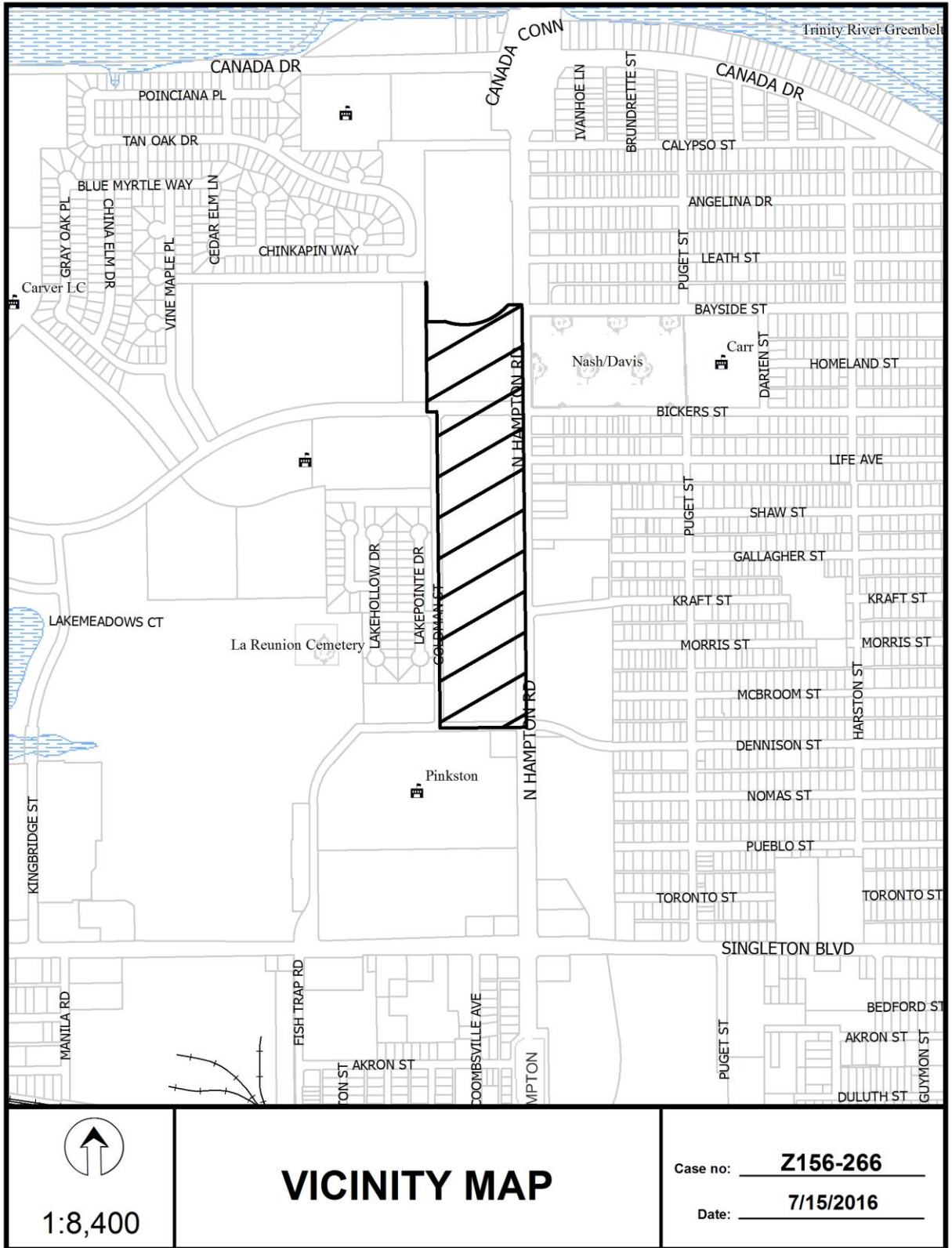
(b) Use of the Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. Nos. 23536; 25982; 26042)

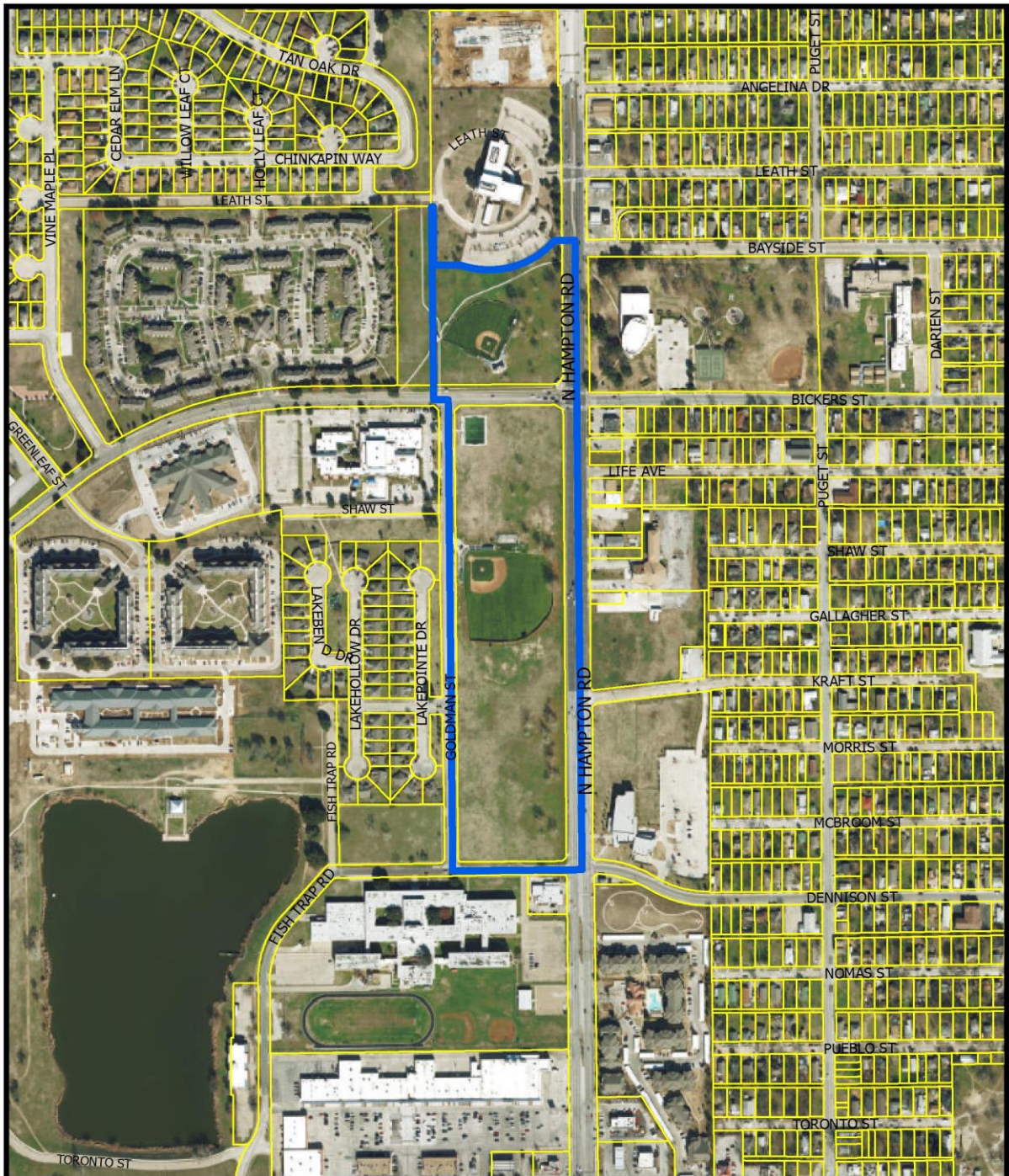
SEC. 51P-508.11. PAVING.

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)



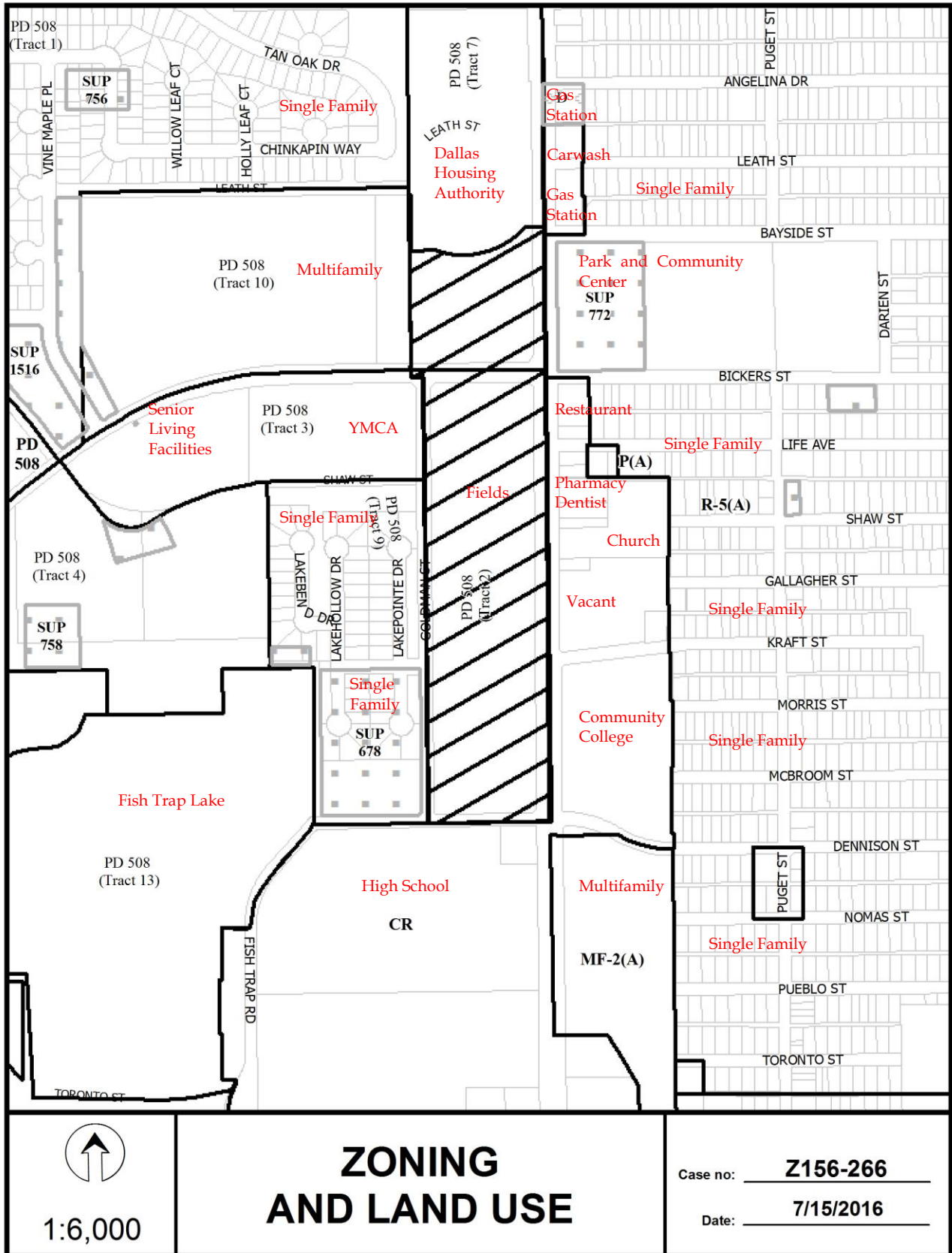


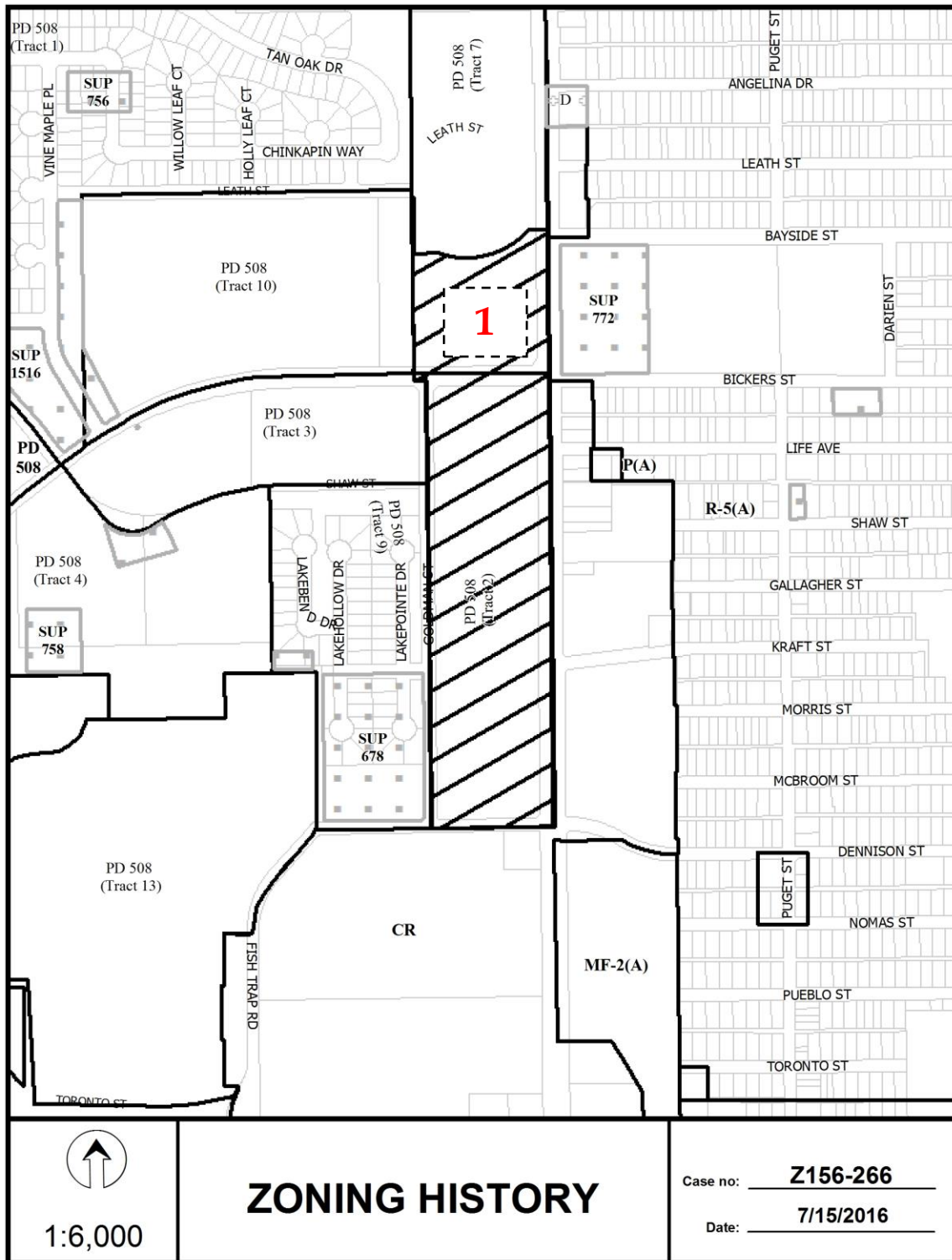
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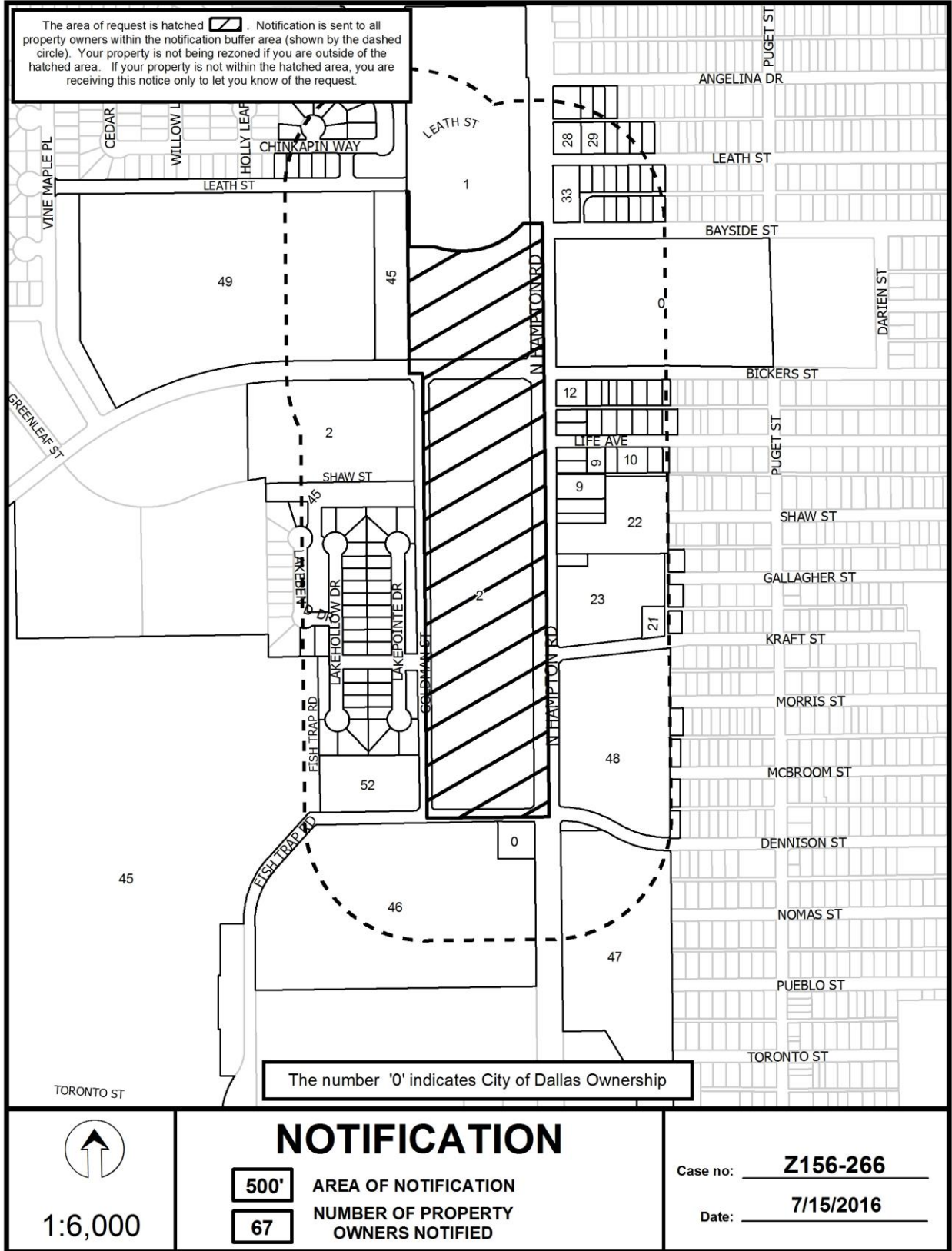
AERIAL MAP

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: Z156-270(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.

PRIOR ACTION AND UPDATE: On August 4, and August 18, 2016, this item was held under advisement to allow for the applicant to work on public engagement efforts. No changes have been made.

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

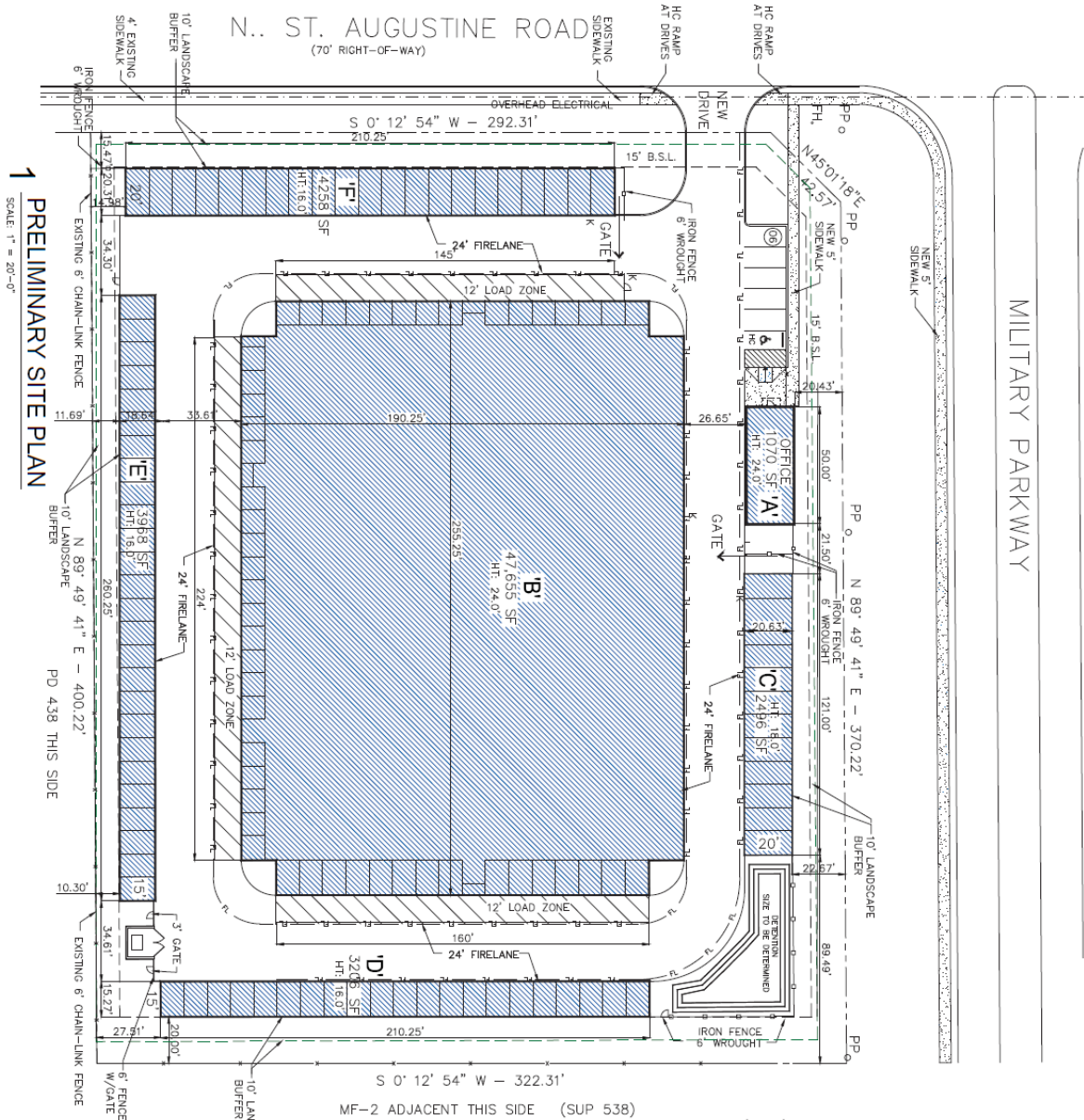
Applicant: DFW Advisors Ltd. Co.—James Falvo

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.

PROPOSED SITE PLAN



1 PRELIMINARY SITE PLAN
SCALE: 1" = 30'-0"
PD 438 THIS SIDE

MF-2 ADJACENT THIS SIDE (SUP 538)

SELF STORAGE LOT

MAX LOT COVERAGE: 80% of BUILDING + IMPERVIOUS PAVEMENT
 LOT AREA: 2,990 AC = 128,542 SF
 ALLOWED: 128,542 SF X 80% = 102,833 SF
 PROVIDED: 102,833 SF = 79.2% (102,833 / 128,542)

STORAGE BLDG AREAS

A	1,070 SF
B	47,655 SF
C	2,496 SF
D	3,216 SF
E	3,918 SF
F	4,255 SF
TOTAL	62,603 SF

- SITE NOTES**
- SITE AREA: 128,542 SF (2,990 ACRES)
 - SITE ZONING: CR
 - STORAGE BUILDINGS AREA = 62,603 SF
- LOT COVERAGE**
- FAR = 62,603 / 128,542 = 48.75%
- IMPERVIOUS COVERAGE**
- PROVIDED = 79.2%
- PARKING**
- STORAGE REQUIRED = 6
 - STORAGE PROVIDED = 6

GRAPHIC SCALE

0 15 30 60

LEGEND

- NEW 6" BLACK WROUGHT IRON FENCE
- EXISTING CHAIN LINK FENCE
- TO NEIGHBOR

Level Data (Current 2016)

- 1. BLM 6394
- 2. FT LT 3 ACS 2.8812
- 3. VOL 9728/1310 CO-DALLAS
- 4. 128,542 SQ. FT
- 5. 6794 000 00000 3006794 000

2990 MILITARY PARKWAY
 DALLAS, TEXAS 75234
 CITY BLOCK 4324
 128,542 SQ. FT
 2,990 ACRES

<p>ASP1</p>	<p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	DATE				<p>Self Storage Development 9600 Military Parkway at N. St. Augustine Dallas, Texas</p>	<p>Winterberry Development, LLC 2727 LBJ Freeway Suite 1020 Dallas, TX 75234</p>	<p>PRELIMINARY SITE PLAN FOR CONSTRUCTION OR REFERENCE TO MAULDIN TEXAS 67023</p>	<p>MAULDIN ARCHITECTS San Antonio, Texas 210-313-3197 www.MauldinArchitects.com info@MauldinArchitects.com</p>
	NO.	DESCRIPTION	DATE								
<p>SHEET NUMBER</p>	<p>DATE: 07/28/2016</p>	<p>ARCHITECTURAL SITE PLAN</p>									

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: Z156-283(JM) **DATE FILED:** June 13, 2016

LOCATION: Northwest corner of Ross Avenue and North Haskell Avenue

COUNCIL DISTRICT: 2 **MAPSCO:** 45-D

SIZE OF REQUEST: Approx. 0.57 acres **CENSUS TRACT:** 8.00

APPLICANT / OWNER: Alain Karatepeyan; 4101-11 Ross Avenue Joint Venture

REPRESENTATIVE: Alain Karatepeyan

REQUEST: An application for a Specific Use Permit for a liquor store on property zoned Subarea 1 within Planned Development District No. 298, the Bryan Area Special Purpose District

SUMMARY: The applicant proposes to operate a liquor store use within an existing multi-tenant commercial building.

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

PRIOR ACTION AND UPDATE: On August 18, 2016, this item was held under advisement to allow for the applicant to work on concerns presented by neighbors. No changes have been made.

GUIDING CRITERIA FOR 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 is largely commercial. Certain lots are vacant, providing an opportunity for redevelopment. This use is compatible with the surrounding area.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The requested use will be consistent with the commercial nature of the area. Additionally, it will provide services to nearby single family neighborhoods to the north.
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:

1. **Z123-287(JH)** On August 28, 2013, the City Council approved an application to renew Specific Use Permit No. 1753 for a liquor store within the Subarea 8 portion of Planned Development District No. 298, the Bryan Area Special Purpose District, on the west corner of Haskell Avenue and San Jacinto Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Ross Avenue	Community Collector	80 ft.	Existing
Haskell Street	Principal Arterial	50 ft.—160 ft.	Existing

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PD No. 298 Subarea 1	5' min 15' max	0' or 10' Side 5' Rear	NA	120'	90%	Proximity Slope Visual Intrusion	Commercial, Business Services, Institutional, Lodging, Office, Recreational, Residential, Retail, & Utility Uses

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

Comprehensive Plan:

The *forwardDallas!* Comprehensive Plan designates the area of request in the Multi-modal corridor. This Building Block should encourage the redevelopment of aging auto-oriented single family neighborhoods. These areas offer dense mixed use and then transition to multifamily 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.

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

This request supports that goal by providing new shops in walking distance for existing single family structures, and promoting the overall redevelopment of the area. The location, on a Multi-modal corridor and adjacent to single-family uses, blends well as a new retail use at this key intersection within this neighborhood.

Area Plan: The Bryan Area Study of 1988 determined that a Planned Development District was appropriate to help organize and enhance the development potential in an area of East Dallas adjacent to and northeast of the Central Business District. Beginning in March 2004, an evaluation study was conducted to determine if development was meeting the objectives of the Bryan Area Study and to make recommendations to adjust regulations that were falling short. The original study identified eight objectives: (1) promote urban character; (2) encourage residential development; (3) encourage redevelopment and commercial activity; (4) establish the Bryan Area as a regional health care complex of Dallas; (5) enhance the physical appearance and promote urban character within the Bryan Area; (6) reinforce the multi-cultural character of the Bryan Area; (7) focus commercial/retail redevelopment opportunities to the Village Center; and (8) establish linkages to regional activity centers.

Subsequent to that study, an evaluation study was conducted and found that objectives 3 and 7 were off track. Specifically, Ross Avenue was divided into a few subdistricts of differing regulations and the predominance of auto-related uses was identified as a redevelopment inhibitor. The recommendations of the evaluation study identified changes to PD No. 298 to encourage the desired development for the Ross Avenue corridor, namely: (1) subdistricts 1, 2, and 3 were combined along Ross Avenue to encourage uniform regulations for this gateway corridor; (2) razor wire and barbed wired fencing was prohibited and desired fencing materials listed; and (3) compliance dates for nonconforming uses along Ross Avenue were determined necessary to achieve the desired urban scale development and improve opportunity to maximize development potential.

Redevelopment is occurring on Ross Avenue and this request supports the changing uses along the gateway corridor.

Land Use Compatibility:

	Zoning	Land Use
Site	PDD No. 298 Subdistrict 1	Commercial Plaza; Proposed Liquor Store
North, Northeast	PDD No. 298 Subdistrict 1	Park and Single Family Residential
Southeast	PDD No. 298 Subdistrict 1	Retail
Southwest	PDD No. 298 Subdistrict 1	Vacant Land
West	PDD No. 298 Subarea 1	Vacant Auto Shop

The subject site is part of a multi-tenant commercial property. The liquor store will add a variety to the area within walking distance to single family neighborhoods to the north and northeast. The commercial plaza offers a variety of retail and personal services uses including: restaurant, hair and nail salons, and a dental office. The previous use was a medical clinic. The proposed use would be less intensive in nature.

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.

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

PARTNERS 4101-11 ROSS AVENUE JOINT VENTURE

6/13/2016

Alain Karatepeyan
Dallas LiquorLand
4101 Ross Ave STE 500
Dallas TX 75204

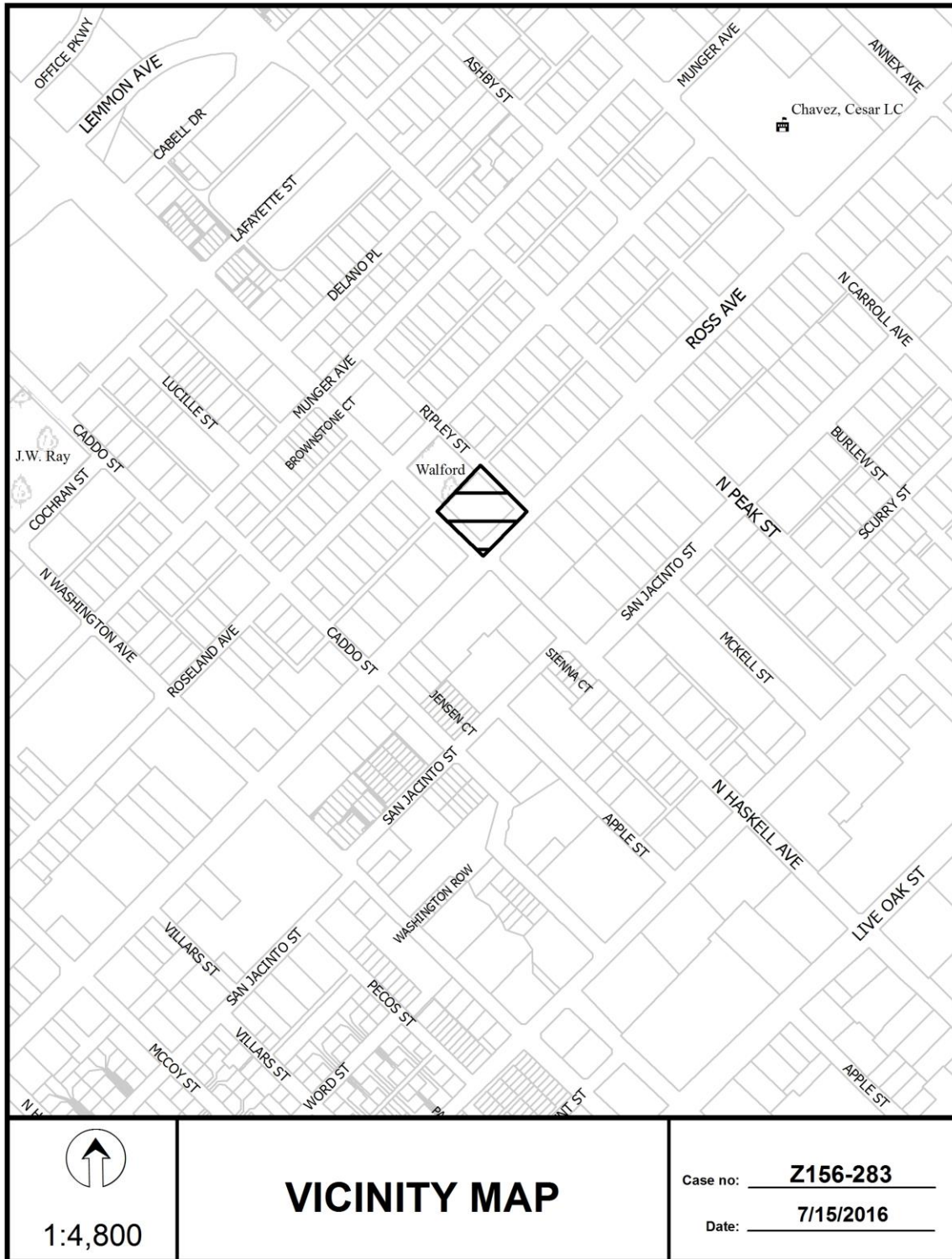
List of Principals: *of: 4101-11 Ross Avenue JV.*

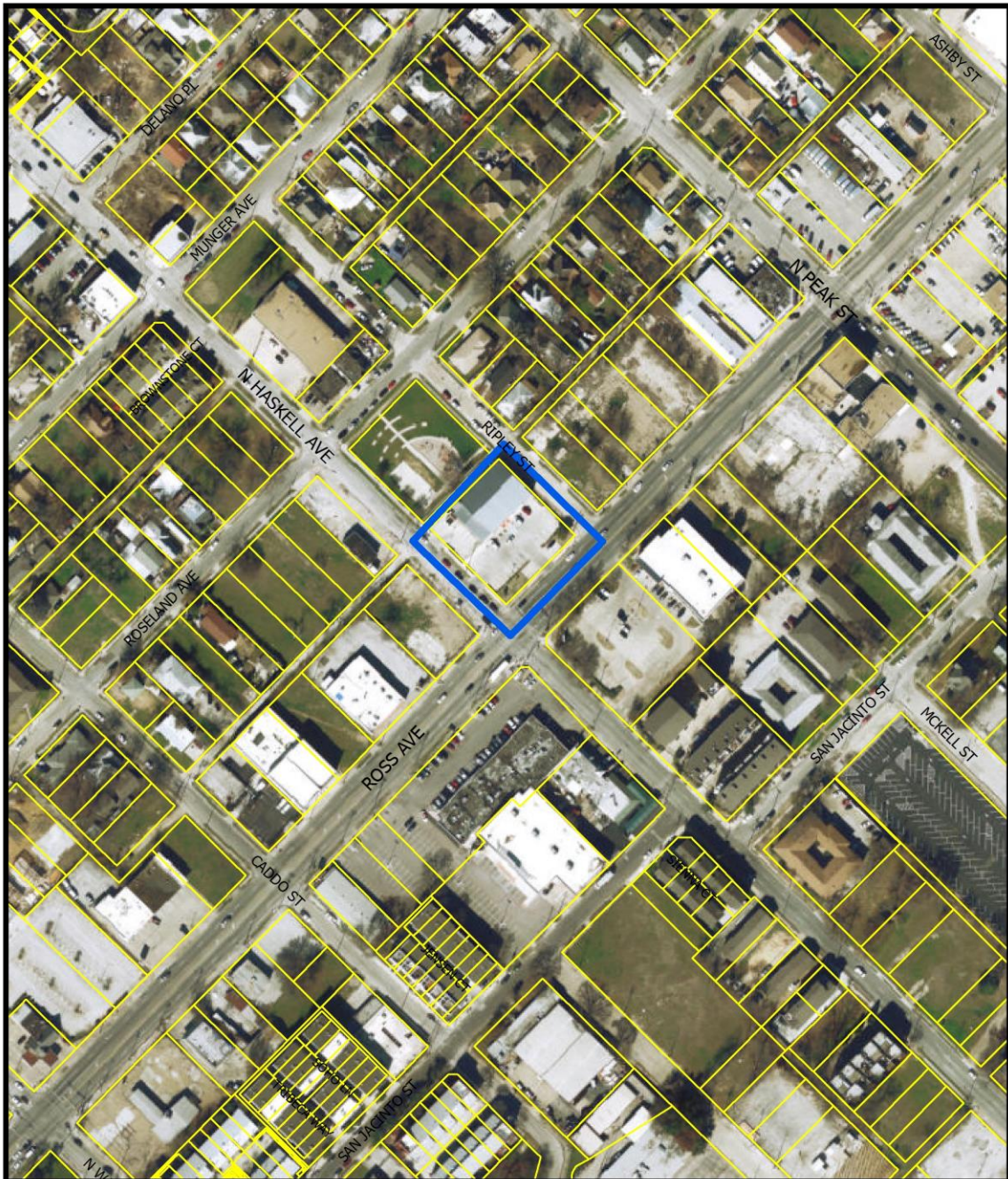
- Mitchell Rasansky- Manager
- Peter Fonberg- Manager

Z156-283

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a liquor store.
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.
4. FLOOR AREA: The maximum floor area for a liquor store is 2,400 square feet in the location shown on the site plan.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



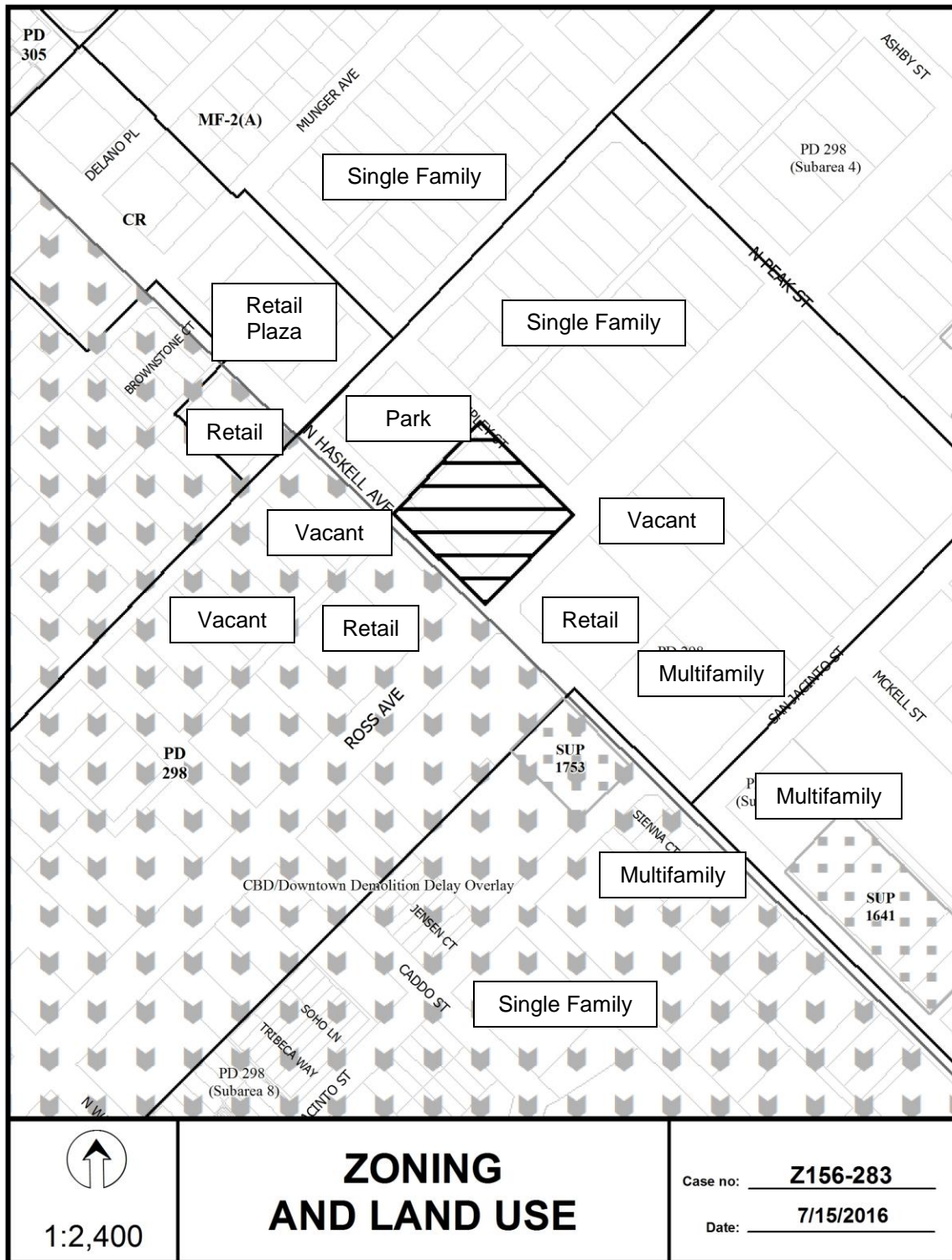


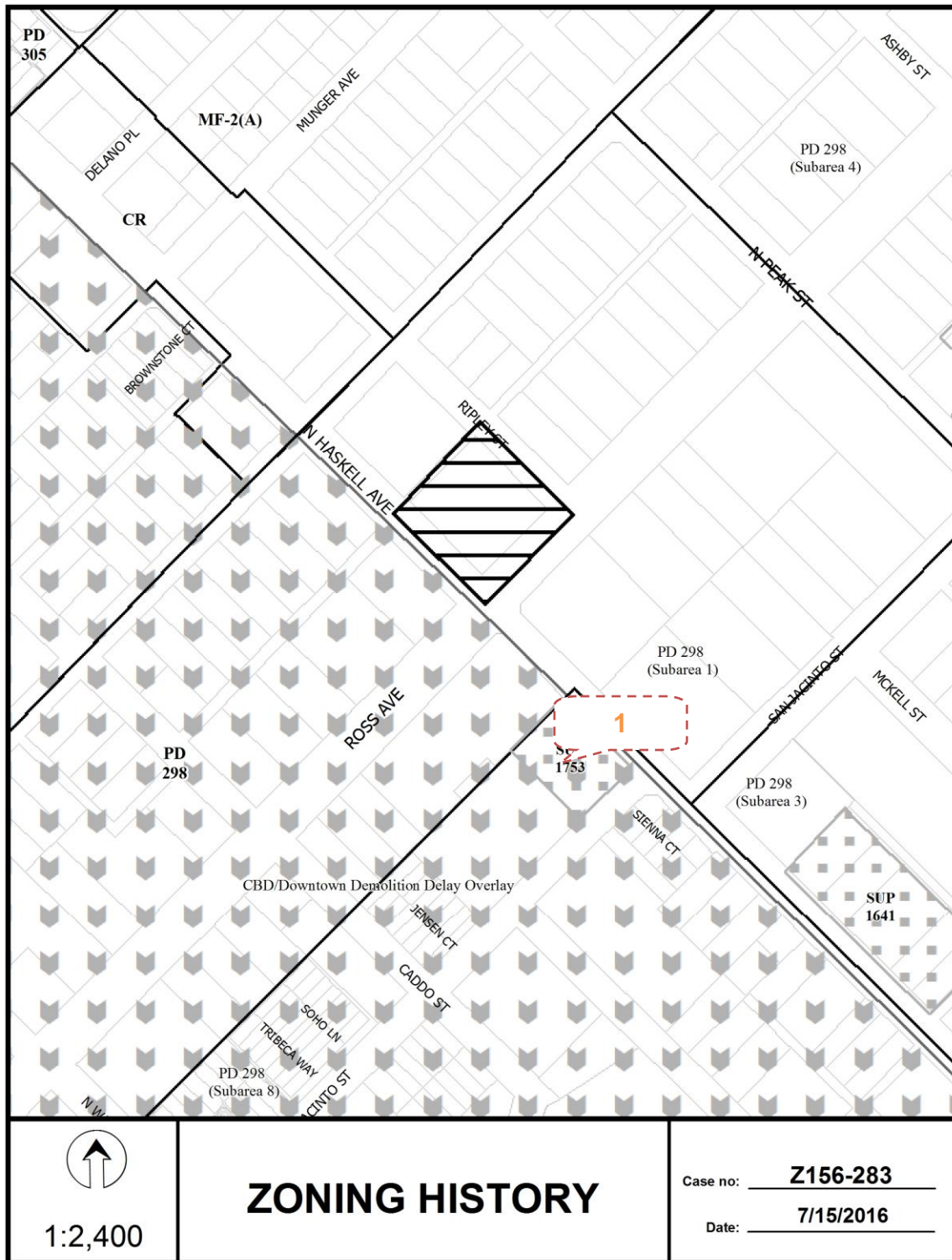
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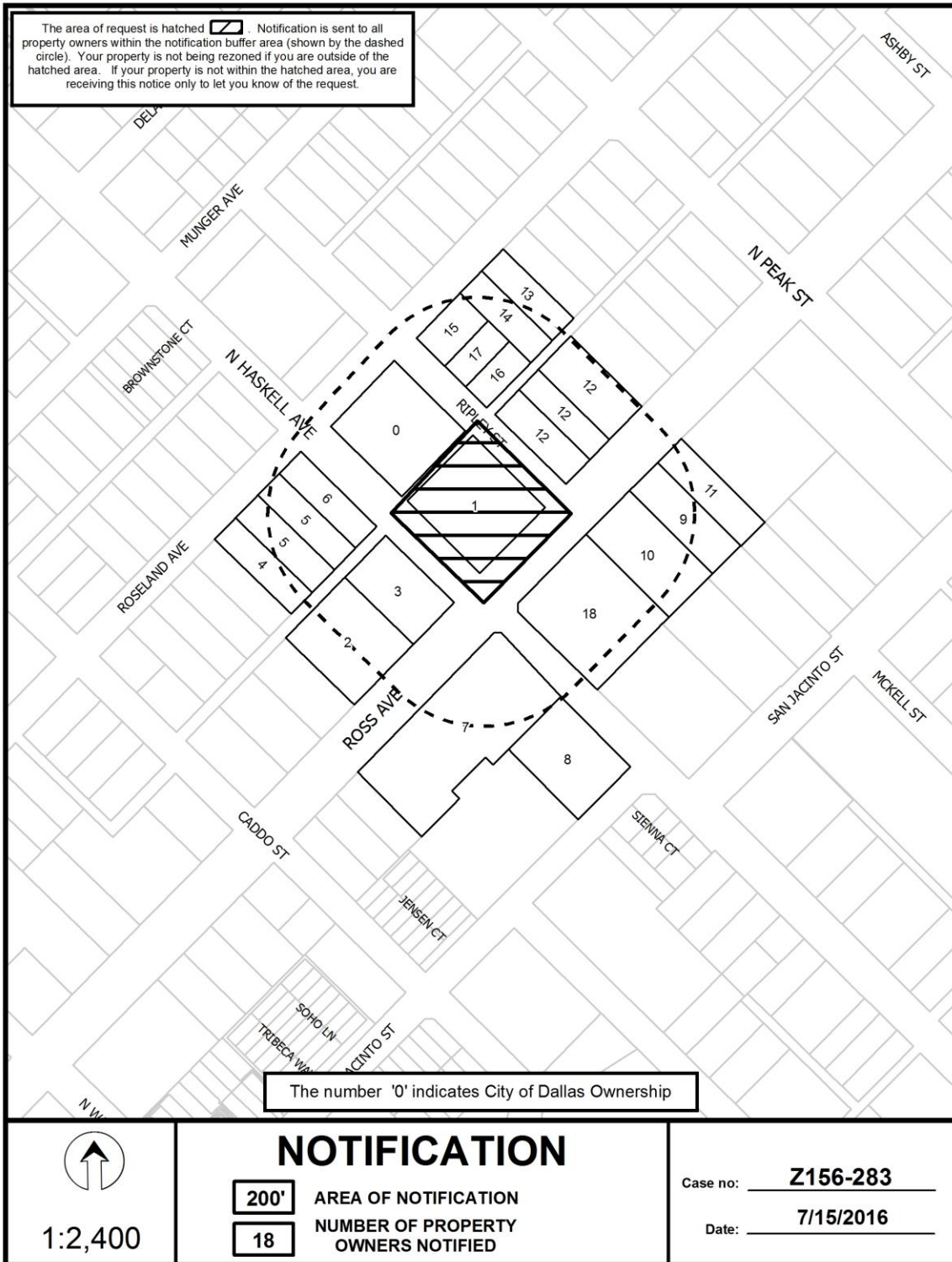
AERIAL MAP

Case no: Z156-283

Date: 7/15/2016







07/15/2016

Notification List of Property Owners

Z156-283

18 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4101 ROSS AVE	4101-11 ROSS ROSS AVENUE
2	4001 ROSS AVE	PRESCOTT INTERESTS LTD
3	4017 ROSS AVE	TOMAINO PROPERTIES LP
4	4004 ROSELAND AVE	MH RESIDENTIAL PROPERTIES 4 LLC
5	4008 ROSELAND AVE	MH RESIDENTIAL PROPERTIES1 LLC
6	4016 ROSELAND AVE	TOMAINO PPTIES LP
7	4004 ROSS AVE	ROSS AVE RETAIL LLC
8	1605 N HASKELL AVE	CASS DON TR
9	4206 ROSS AVE	4206 ROSS PARTNERS LTD
10	4202 ROSS AVE	COMMANDERS GIFT LLC
11	4210 ROSS AVE	PAGANELLA HOLDINGS LLC
12	4201 ROSS AVE	4201 ROSS LTD
13	4214 ROSELAND AVE	ORTA REINALDO
14	4210 ROSELAND AVE	KIM RACHEL
15	4202 ROSELAND AVE	MCKENZIE RHODIA M
16	1714 RIPLEY ST	VEGA CHONITA ARREDONDO
17	1718 RIPLEY ST	LONGORIA CRECENCIA
18	4202 ROSS AVE	4206 ROSS PARTNERS LTD

Planner: Sharon Hurd, AICP

FILE NUMBER: Z156-259(SH) **DATE FILED:** March 24, 2016
LOCATION: East corner of Barnes Bridge Road and Ferguson Road
COUNCIL DISTRICT: 9 **MAPSCO:** 39F
SIZE OF REQUEST: Approx. 7.38 acres **CENSUS TRACT:** 0126.04

APPLICANT /OWNER North Texas Municipal Water District

REPRESENTATIVE: Karl Crawley, MASTERPLAN

REQUEST: An application for a Planned Development District for a local utility and single family uses on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is to allow continued use of the site as a water storage facility.

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

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval is based upon:

1. *Performance impacts upon surrounding property* – The continued use of the water storage tanks, which have been in operation since the 1960’s, should not have any negative impacts on the adjacent properties.
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 adjacent street system.
3. *Comprehensive Plan or Area Plan Conformance* – The request site is located within a Residential Neighborhood Building Block. The proposed landscaping and screening improvements will help to enhance the site and make it more visually compatible with the surrounding area.
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 the continued encroachment of the water storage tanks and perimeter screening into the required front yard setback. The applicant is also requesting to improve the site with alternative landscaping and screening materials.

BACKGROUND INFORMATION:

- The request site is currently developed with a water storage facility, which was built in the 1960s.
- On March 25, 2009, City Council approved SUP No. 1748 to allow for a water storage facility owned by the City of Mesquite, on the adjacent site to the southeast. All other surrounding areas are developed with single-family homes.

Zoning History:

There have been no zoning requests in the area within the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Barnes Bridge Road	Minor Arterial	60 feet
Ferguson Road	Major Arterial	100 feet

Traffic:

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

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The Plan does not make a specific land use recommendation as related to the request; however, it is comprised of a series of Building Blocks. Void of well-defined boundaries, these Building Blocks depict generalized land use patterns that indicate where certain types and densities of development might logically occur. The *forwardDallas! Comprehensive Plan* identifies the request site as being within the Residential Neighborhood Building Block. 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.

In general, the applicant’s proposal to continue the operation of a water storage facility at this location is consistent with the following goal and policy of the Comprehensive Plan.

NEIGHBORHOOD ELEMENT

GOAL 7.1 PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

Policy 7.1.2 Promote neighborhood-development compatibility

To promote compatibility with the surrounding single family development, the new building will be one story, with a maximum overall height of 24 feet. Additional screening and landscaping will be provided to soften the impact of the development on the surrounding residences.

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Water Storage Facility
North	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
South	R-7.5(A): SUP No. 1748	Water Storage Facility
West	R-7.5(A)	Single Family

Land Use Compatibility:

The ±7.38-acre request site is zoned an R-7.5(A) Single Family District and has been developed with a water storage facility since the 1960s. The applicant proposes to continue operation of the facility with the addition of an electrical building with a masonry exterior and overall maximum height of 24 feet. Four metering vaults, a generator pad, and a detention pond, all extending no more than one foot above grade will be added improvements to the site. The two existing ground storage tanks will remain.

In lieu of erecting a solid screening wall along the perimeter of the site, which could potentially cause security concerns by obstructing the view into the site, a buffer will be provided by the installation of four canopy trees located internal to the site, and an 8-foot tall steel tube fence that will be erected along both street frontages as well as the east side of the property adjacent to the alley. The existing 6-foot tall chain link fence with barbed wire that is currently located along the rear of the site will remain.

The use will be served by four parking spaces and the only point of access to the site will be provided via a new concrete driveway extending from Barnes Bridge Road.

The request site is adjacent to another water storage facility owned by the City of Mesquite to the southeast. The areas to the north, east, and west, are developed with single-family homes.

The additional screening and landscaping will help buffer the site from the adjacent residential uses, thus reducing the potential negative impact that the existing use may have on the surrounding community. The masonry exterior coverage of the proposed one-story electrical building will be compatible with the design of the single family structures that exists in the adjacent area.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Lot Area	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) Residential	25'	5'/5'	7,500	30'	45% res 25% non-res	Proximity Slope Visual Intrusion	Residential
PDD for R-7.5(A) Local Utility	Barnes Bridge 20' Ferguson 0'	0'/0'	7,500	24'	45% res 40% non-res	Proximity Slope Visual Intrusion	Local utility and Residential

Landscaping:

Landscaping must be provided as shown on the attached development plan.

Parking:

Pursuant to §51A-4.212 of the Dallas Development Code, no off-street parking is required for a local utility use. However, the applicant is proposing to provide four parking spaces as delineated on the attached development plan.

<p style="text-align: center;">LIST OF OFFICERS North Texas Municipal Water District</p>

Board of Directors

- Joe Joplin – *President*
- Terry Sam Anderson – *Vice President*
- Robert Thurmond - *Secretary*
- Joe Farmer
- James Kerr
- Wayne May
- Don Cates
- Darrell Grooms
- Richard Peasley
- Lynn Shuyler
- Don Gordon
- Jack May
- Charles McKissick
- Bobby Robinson
- Shep Stahel
- Phil Dyer
- Patrick Nicklen
- Richard Sheehan
- John Murphy
- John Sweeden
- Bill Lofland
- Larry Parks
- Jim Mellody
- Darwin Whiteside
- Marvin Fuller

Executive Director

- Thomas Kula

PROPOSED PD 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 and interpretations in Chapter 51A apply to this article.

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

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

SEC. 51P- 104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ____A: development plan.

SEC. 51P- .105. DEVELOPMENT PLAN.

(a) For a local utilities use, development and use of the Property must comply with the development plan (Exhibit ____A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

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

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

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

(b) The following use is permitted by right:

-- Local utilities.

SEC. 51P- .107. ACCESSORY USES.

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

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

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

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

(a) Front yard: For a local utilities use, minimum front yard is 20 feet on Barnes Bridge Road and 0 feet on Ferguson Road. (a) Ferguson Road: 0 feet

(b) Side and rear yard: For a local utilities use, no minimum side or rear yard is required.

(c) Floor area: For a local utilizes use, maximum floor area is 3,000 square feet. Above ground storage tanks as shown on the development plan do not count as floor area. Partially underground utility vaults do not count as floor area.

(d) Height:

(1) In general. Except as provided in this subsection, maximum structure height is 35 feet.

(2) Local utilities. For a local utilities use, maximum structure height is 25 feet.

(3) Residential proximity slope. If any portion of a structure used for an institutional use or a utility and public service use is over 26 feet in height, that portion may not be located above a residential proximity slope.

(e) Lot coverage: For nonresidential uses, maximum lot coverage is 40 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(f) Lot size: Minimum lot size is 7,500 square feet.

SEC. 51P- .109. OFF-STREET PARKING.

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

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

See Article VI.

SEC. 51P- .111. LANDSCAPING.

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

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

(c) For a local utilities use, a minimum of four (4) large canopy trees must be planted as shown on the Development Plan.

(d) For a local utilities use, no screening of off-street parking is required.

(e) For a local utility use, no perimeter landscape buffer strip is required.

(f) For a local utilities use, screening required under Section 51A-4.602(b) is not required.

SEC. 51P- .112. SIGNS.

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

SEC. 51P- .113. ADDITIONAL PROVISIONS.

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

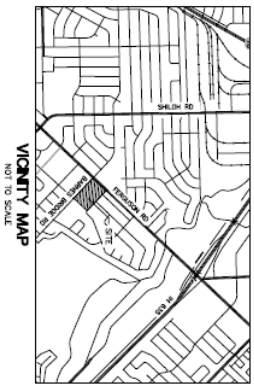
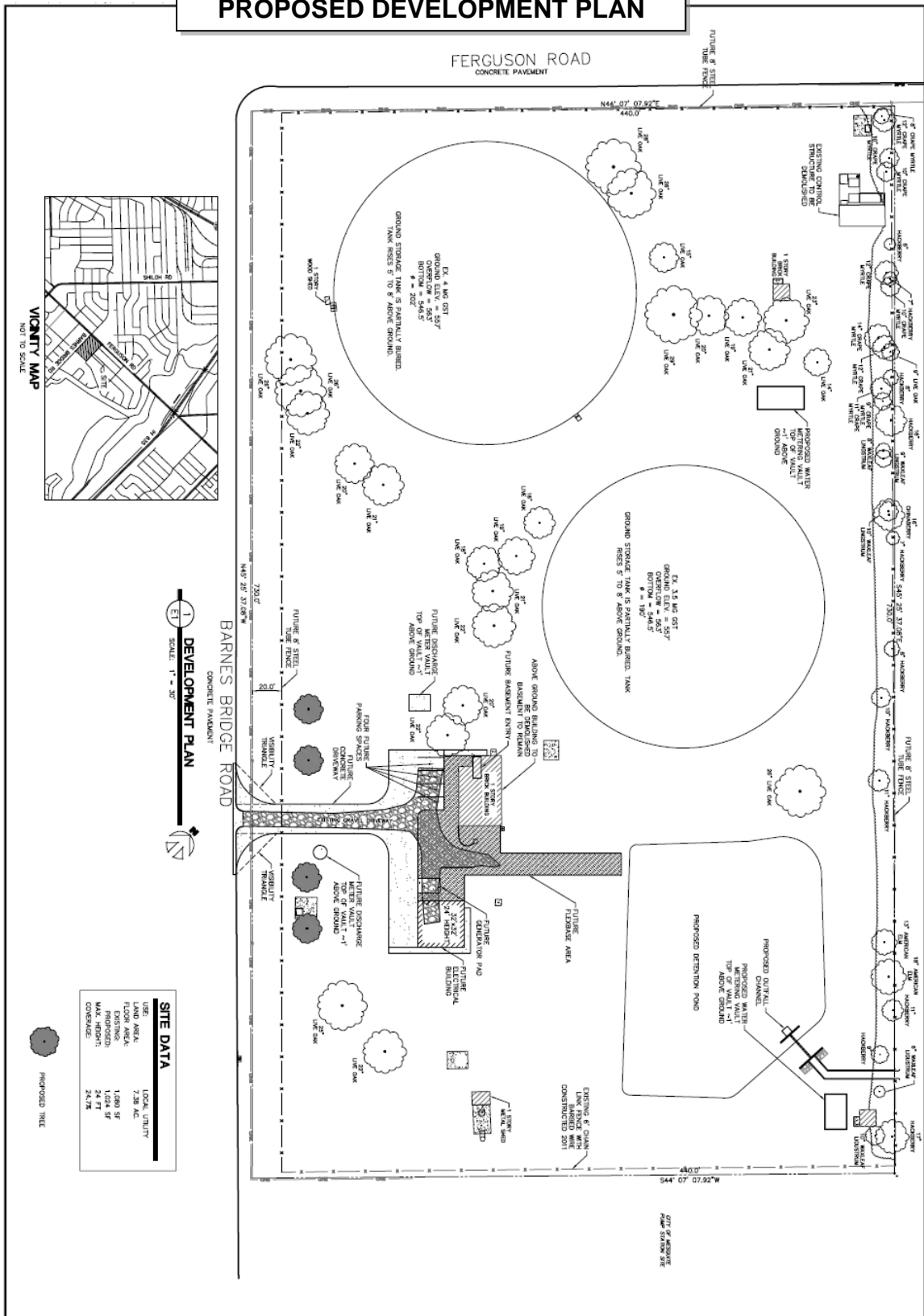
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

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

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

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

PROPOSED DEVELOPMENT PLAN



SITE DATA

USE:	LOCAL UTILITY
LAND AREA:	7.28 AC.
FLOOR AREA:	1,080 SF
PROPOSED:	1,024 SF
MAX. HEIGHT:	24 FT
CONSERVATION:	24.1%



E1	DATE:	APRIL 2016
	DESIGN:	AMK
	DRAWN:	S.K./AMK
	CHECKED:	MAS
	KHA NO.:	054305005

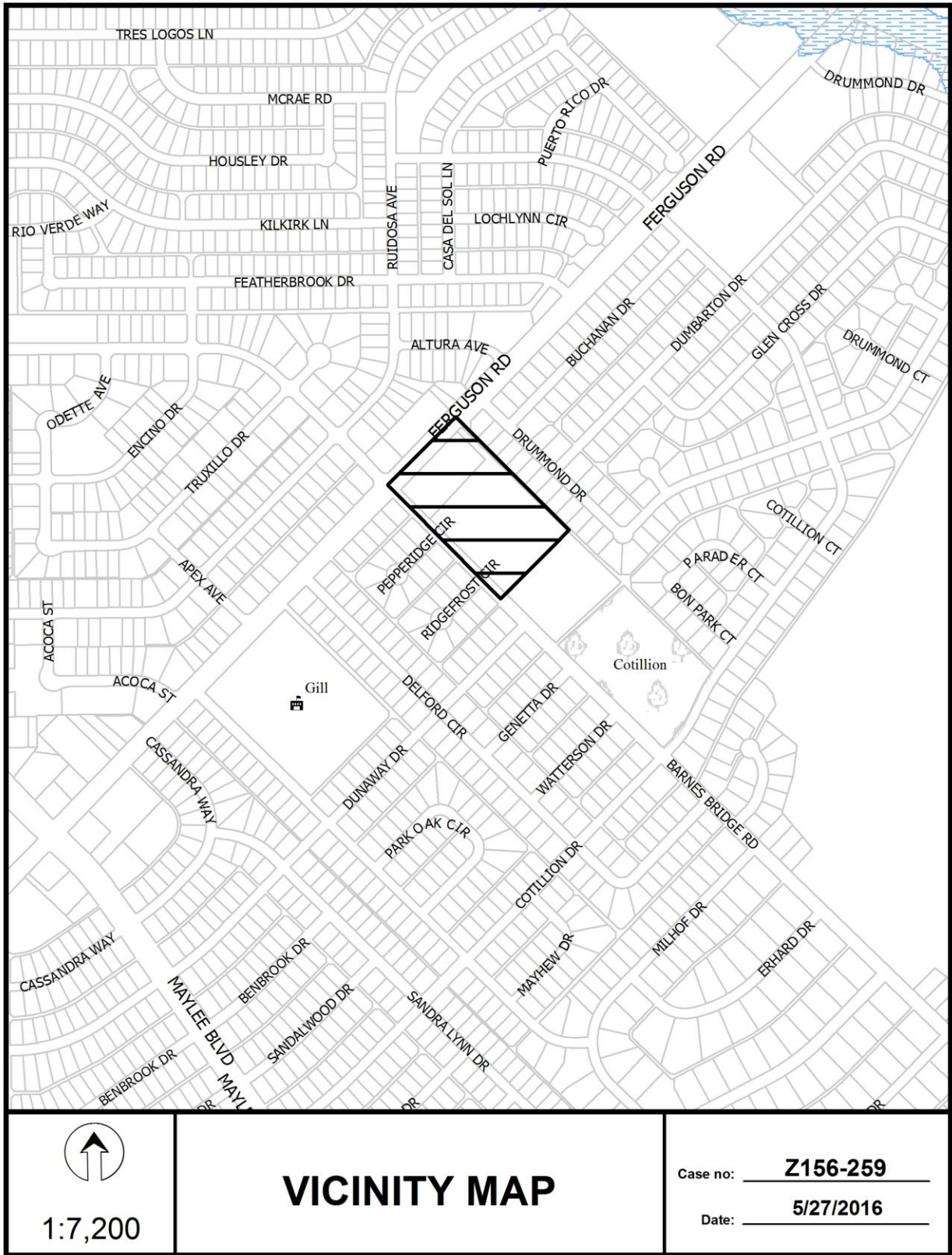
DEVELOPMENT PLAN

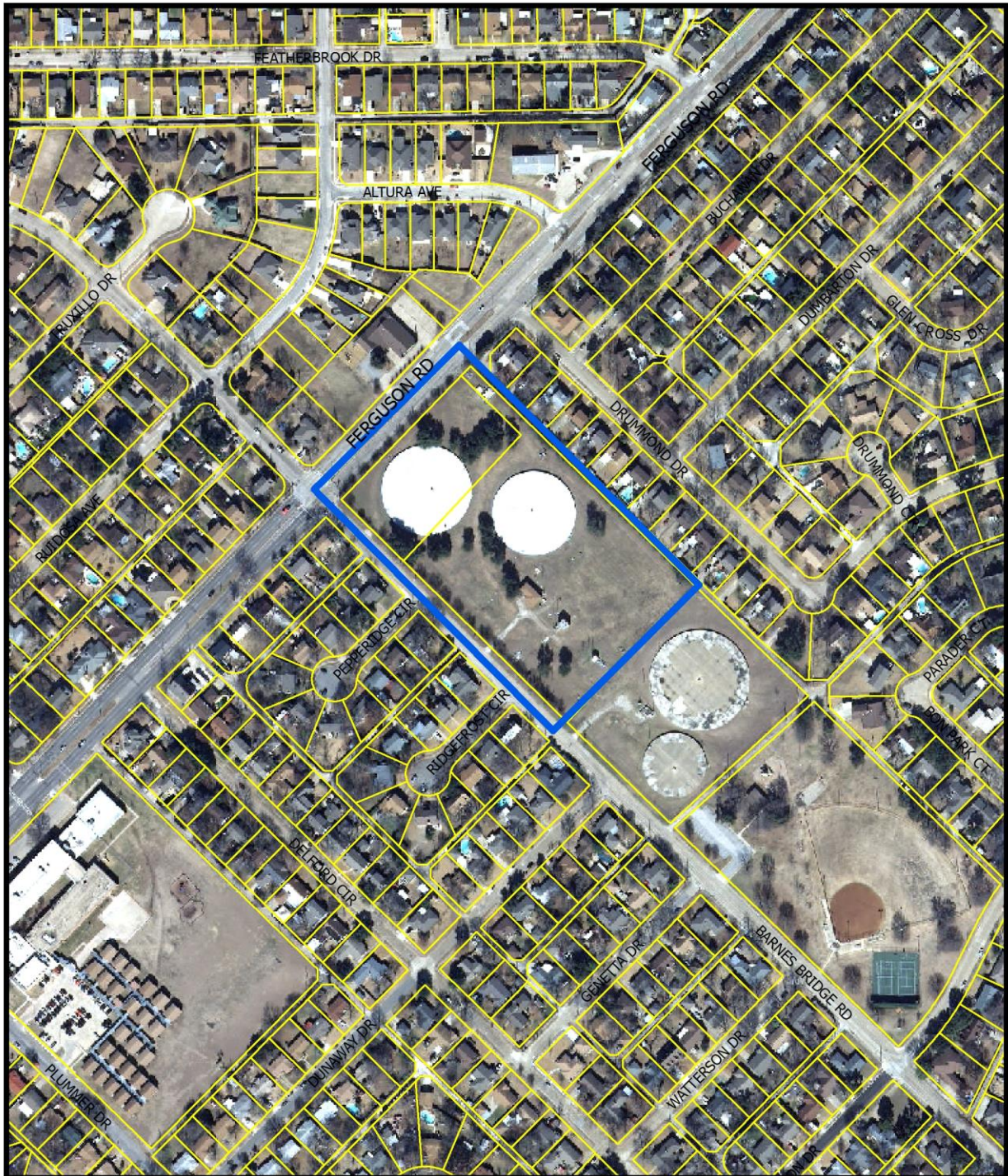
**NORTH TEXAS MUNICIPAL
WATER DISTRICT
CASA VIEW WATER PUMP
STATION SITE**




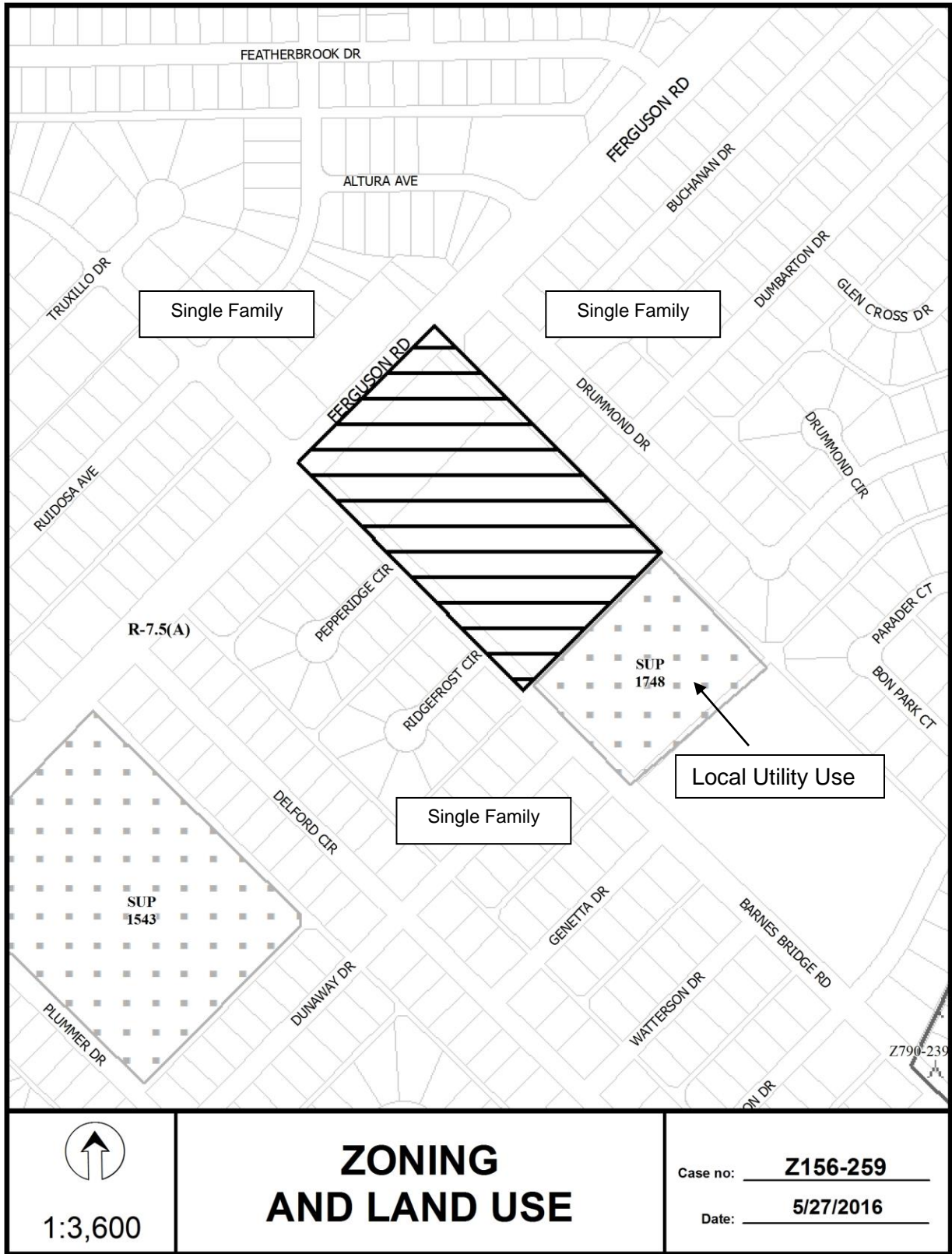
Kimley-Horn

No.	Revision	By	Date





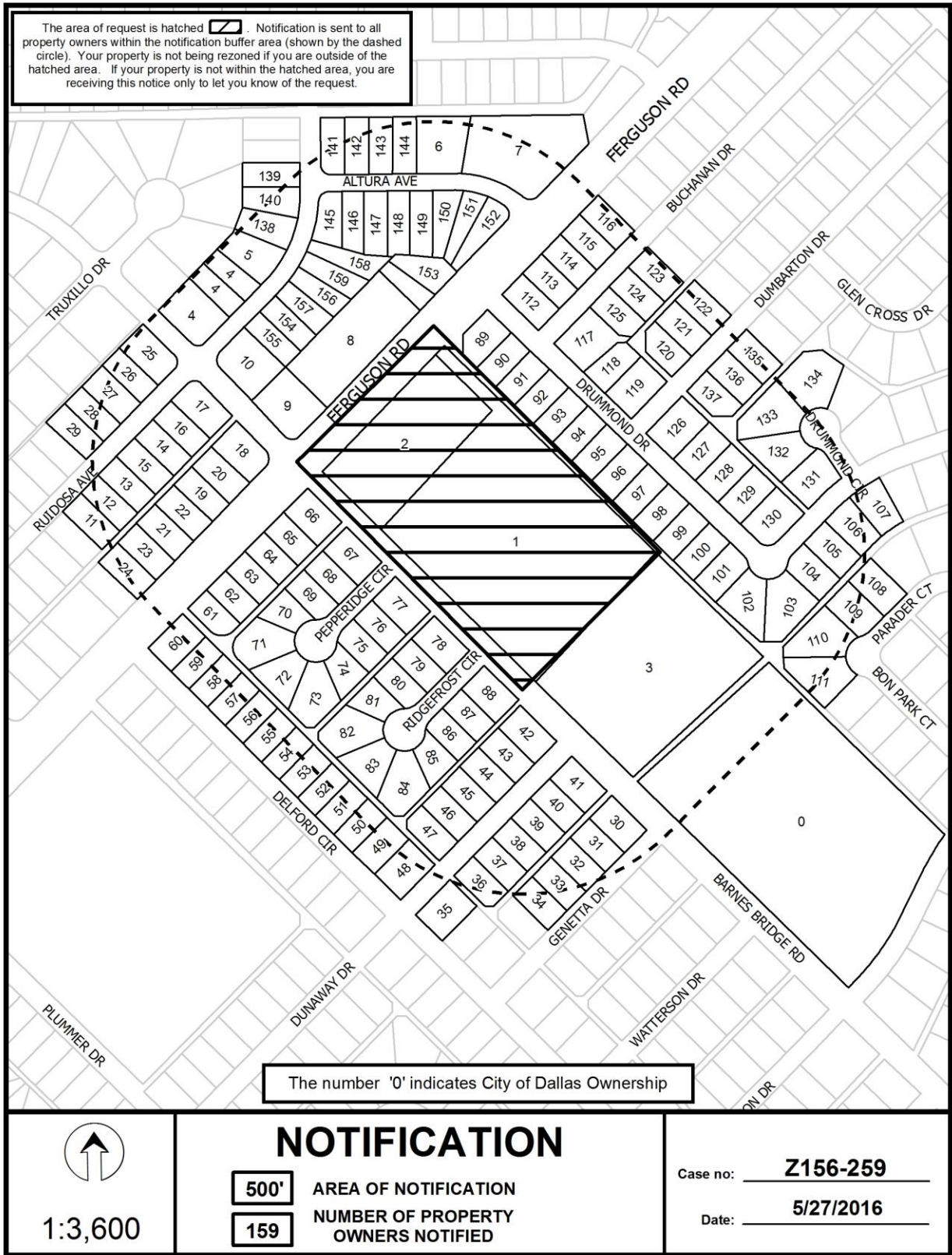
 1:3,600	<h1>AERIAL MAP</h1>	Case no: <u> Z156-259 </u> Date: <u> 5/27/2016 </u>
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1:3,600

ZONING AND LAND USE

Case no: **Z156-259**
Date: **5/27/2016**



Notification List of Property Owners

Z156-259

159 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3505 BARNES BRIDGE RD	NORTH TEXAS MUNICIPAL
2	3501 BARNES BRIDGE RD	NORTH TEXAS MUNICIPAL
3	3535 BARNES BRIDGE RD	MESQUITE CITY OF
4	3407 RUIDOSA AVE	WILLIAMS DAVID S &
5	3423 RUIDOSA AVE	CAMPOS MANUEL
6	3527 ALTURA AVE	LOZANO ALFREDO P &
7	11215 FERGUSON RD	FARO DE LUZ CHURCH OF GOD
8	11131 FERGUSON RD	FERGUSON ROAD ASSEMBLY OF GOD
9	11107 FERGUSON RD	ANTUNE GRACIELA
10	3406 RUIDOSA AVE	WILLIAMS DAVID & SALLY
11	3304 RUIDOSA AVE	FERGUSON PAUL M
12	3310 RUIDOSA AVE	ALVARADO JOSEPHINE
13	3314 RUIDOSA AVE	GUZMAN ELIZABETH
14	3324 RUIDOSA AVE	GILES LEWIS & BARBARA
15	3320 RUIDOSA AVE	MURDOCK WAYNE V
16	3330 RUIDOSA AVE	COLE JIMMIE T JR
17	3336 RUIDOSA AVE	PHEAN LAY
18	11067 FERGUSON RD	COFFMAN TERRIE POOLE
19	11055 FERGUSON RD	NATIONS MARY ANN
20	11061 FERGUSON RD	CHAPMAN GENE R
21	11045 FERGUSON RD	GARCIA FELIPE J
22	11051 FERGUSON RD	ARADILLAS MANUEL
23	11039 FERGUSON RD	HAIGLER DAVID & BECKY
24	11031 FERGUSON RD	MARTINEZ NANCY S
25	3337 RUIDOSA AVE	KOONCE NORMAN & JUDY
26	3331 RUIDOSA AVE	RICE ROBERT L

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3325 RUIDOSA AVE	MATURINO FRANCISCO
28	3321 RUIDOSA AVE	KNIGHTEN W E
29	3315 RUIDOSA AVE	NEWTON BETTY
30	11037 GENETTA DR	PERKINS M THERESA
31	11031 GENETTA DR	COOK CLAUDIA ANN
32	11027 GENETTA DR	BOONE BOBBY J
33	11021 GENETTA DR	MELANCON WANDA S
34	11017 GENETTA DR	EASTLAND PAMELA J
35	3607 DELFORD CIR	LOTT BILLY JOE & JUDY W
36	11012 DUNAWAY DR	BROWN SUNNY M
37	11018 DUNAWAY DR	KING CARLYSA A
38	11022 DUNAWAY DR	BOWMAN JOHN RUSSELL II
39	11028 DUNAWAY DR	YOUNG ERRON
40	11032 DUNAWAY DR	CAMPBELL KEITH B
41	11038 DUNAWAY DR	COREY DOVIE J
42	11037 DUNAWAY DR	LAWSON LESLIE E
43	11031 DUNAWAY DR	DEWEES JERRY W
44	11027 DUNAWAY DR	LAMBERT GREGORY DON
45	11021 DUNAWAY DR	GALLOWAY JONATHAN & LAURA LYNN
46	11017 DUNAWAY DR	HATLEY TAMMY MARIE
47	11011 DUNAWAY DR	CULWELL JOAN H EST OF
48	3565 DELFORD CIR	CRISTIAN ADRIAN & LORENA J
49	3559 DELFORD CIR	NOYOLA ADAN
50	3555 DELFORD CIR	SANFORD DANNI & MICHAEL
51	3549 DELFORD CIR	HERNANDEZ REBECCA M
52	3545 DELFORD CIR	WAGNER ROBERT CHARLES
53	3539 DELFORD CIR	FERRELL WILLIE C
54	3535 DELFORD CIR	FARRELL BRIDGET M
55	3529 DELFORD CIR	SMITH JACQUELINE &
56	3525 DELFORD CIR	FERREL CONSUELO A
57	3519 DELFORD CIR	OFFOBOCHE UGALAHU UGY AGBO

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3515 DELFORD CIR	WADE TERRANCE D &
59	3509 DELFORD CIR	ASIABAN MASSOUD
60	3505 DELFORD CIR	MITCHELL BESSIE
61	11040 FERGUSON RD	DURAN PAULINO
62	11046 FERGUSON RD	EDWARDS WALTER H EST OF
63	11052 FERGUSON RD	GONZALEZ MARTIN ET AL
64	11056 FERGUSON RD	COOK BRIAN & JACQUELYN
65	11062 FERGUSON RD	HARRIS FELICIA Q &
66	11068 FERGUSON RD	LUONG THOMAS &
67	11033 PEPPERIDGE CIR	CONTRERAS VERONICA
68	11027 PEPPERIDGE CIR	RADCLIFF RICHARD JOHN &
69	11021 PEPPERIDGE CIR	GONZALEZ RUBEN
70	11015 PEPPERIDGE CIR	CRAWFORD MELVIN W EST OF
71	11007 PEPPERIDGE CIR	DEGEN MICHAEL L &
72	11002 PEPPERIDGE CIR	BROWN ROBIN ADAIRE
73	11008 PEPPERIDGE CIR	ROJAS GUSTAVO
74	11014 PEPPERIDGE CIR	WILSON JAMES V
75	11020 PEPPERIDGE CIR	BELL ROY P
76	11026 PEPPERIDGE CIR	DIXON FREDIA P
77	11032 PEPPERIDGE CIR	CANNATA SAMUEL A
78	11033 RIDGEFROST CIR	SOTO VICTOR MANUEL
79	11027 RIDGEFROST CIR	GRIMES E G JR
80	11021 RIDGEFROST CIR	MORGAN RAY K
81	11015 RIDGEFROST CIR	FW PROPERTIES LLC
82	11007 RIDGEFROST CIR	STICKWIN ESTATES LLC
83	11002 RIDGEFROST CIR	NAVGEN CAPITAL FUND I LLC
84	11008 RIDGEFROST CIR	ERNST LOIS
85	11014 RIDGEFROST CIR	CLEMONS DONALD L &
86	11020 RIDGEFROST CIR	MCCARROLL HUGH J &
87	11026 RIDGEFROST CIR	FLORES MARIA FRANCISCA
88	11032 RIDGEFROST CIR	KIRK FRANKIE J LIVING TR

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	11206 DRUMMOND DR	HOLT STEVEN IRL
90	11210 DRUMMOND DR	DAVIS HERMAN &
91	11216 DRUMMOND DR	DOAN MISTY
92	11220 DRUMMOND DR	GONZALEZ ARIDAHI &
93	11226 DRUMMOND DR	COLLINS NOEL
94	11230 DRUMMOND DR	GAMINO ARMANDO
95	11236 DRUMMOND DR	SANDOVAL ROGELIO & OLGA
96	11240 DRUMMOND DR	EGGERS ALAN V
97	11246 DRUMMOND DR	DARRAH MARK A
98	11250 DRUMMOND DR	WILLIS JUDY LYNN
99	11256 DRUMMOND DR	ROBLES REFUGIO
100	11260 DRUMMOND DR	VAUGHAN JERRY
101	11266 DRUMMOND DR	GUAJARDO NELSON E JR
102	11270 DRUMMOND DR	GUALIE ALMAZ
103	11274 DRUMMOND DR	FANNIE MAE
104	11306 DRUMMOND DR	SIFUENTEZ ANGELICA
105	11312 DRUMMOND DR	IDOM AUDREY ANNE
106	11318 DRUMMOND DR	LAURENCIO RAMON &
107	11324 DRUMMOND DR	NOBLE JOSEPH E III EST OF
108	3621 PARADER CT	WALKER JAMES J
109	3623 PARADER CT	CHERUBINI VICTOR
110	3625 PARADER CT	CLARK DONOVAN MICHAEL
111	3620 BON PARK CT	STANFORD MAVIS REDDICK
112	11205 BUCHANAN DR	SUBLETTE RUSSELL & IVY
113	11209 BUCHANAN DR	SATTAR HAJI A & SIAN D
114	11215 BUCHANAN DR	IRANI GEV B & JEROO
115	11219 BUCHANAN DR	CLARKSON DAVID
116	11225 BUCHANAN DR	BAILIES BUILDING & LOAN LLC
117	11221 DRUMMOND DR	GUZMAN ARTURO
118	11227 DRUMMOND DR	HOLSTU HOMES LLC
119	11231 DRUMMOND DR	ARSSOV KROUM P

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	11211 DUMBARTON DR	WEBB ELIZABETH ANN
121	11215 DUMBARTON DR	ALFARO BALDEMAR & WENDY
122	11219 DUMBARTON DR	BROWN MARK A & TREND A
123	11224 BUCHANAN DR	GONZALEZ IZAH EL
124	11218 BUCHANAN DR	CONRAD LAURA L
125	11214 BUCHANAN DR	WALKER JOHN N MRS
126	11241 DRUMMOND DR	LICHTENWALTER STEVE
127	11249 DRUMMOND DR	WOELFLE CARLA J
128	11255 DRUMMOND DR	VALLEJO PEDRO & EMILIA
129	11259 DRUMMOND DR	ABDUL KARIM SAEED &
130	11265 DRUMMOND DR	ARMSTRONG DAVID E & KARAN TAYLOR
131	11315 DRUMMOND CIR	SEIDEL GREGORY S &
132	11319 DRUMMOND CIR	LONG CHRISTOPHER R
133	11323 DRUMMOND CIR	CONNER GERALDINE
134	11327 DRUMMOND CIR	DKC TRUST
135	11220 DUMBARTON DR	ROUSE ROSEMARY
136	11216 DUMBARTON DR	ONEY THOMAS W & MARILYN H
137	11212 DUMBARTON DR	PALOMINO DANIEL RAYAS &
138	3435 RUIDOSA DR	REASONABLE CUSTOM HOMES LLC
139	3507 RUIDOSA DR	REASONABLE CUSTOM HOMES
140	3439 RUIDOSA DR	RODRIGUEZ DAVID
141	3509 ALTURA AVE	TORRES EMILIA
142	3511 ALTURA AVE	VILLARREAL MARIA
143	3515 ALTURA AVE	MONDRAGON FEDERICO &
144	3519 ALTURA AVE	URIETA JOSE
145	3510 ALTURA AVE	GODINEZ SALVADOR A &
146	3514 ALTURA AVE	SMITH MICHAEL & GWENDOLYN
147	3522 ALTURA AVE	MATA JOSE
148	3532 ALTURA AVE	TAPIA RODOLFO
149	3536 ALTURA AVE	MONDRAGON FEDERICO &
150	3540 ALTURA AVE	ROBERTSON RONNIE

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	3544 ALTURA AVE	FERNANDEZ MARCELA
152	3548 ALTURA AVE	LEE NAMIN PPTIES LLC
153	11139 FERGUSON RD	SILVER HOMES LLC
154	3414 RUIDOSA DR	PATINO AGUSTIN & BLANDINA Z PATINO
155	3410 RUIDOSA DR	CALIX NORMAN JAVIER &
156	3424 RUIDOSA DR	VARGAS VANIA A
157	3422 RUIDOSA DR	PHILIP OLGA
158	3428 RUIDOSA DR	CORONA RODOLFO & DORA
159	3426 RUIDOSA DR	TURNER AMANDA M