



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, September 15, 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) **S156-267**
(CC District 2) An application to replat a 3.684-acre tract of land containing all of Lot 2A in City Block B/6374 to create three lots ranging in size from 0.824-acre to 1.472-acres on property located at 8830 North Stemmons Freeway at Regal Row, southeast corner.
Applicant/Owner: Northwest Hospitality, LLC
Surveyor: A&W Surveyors Inc.
Application Filed: August 18, 2016
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S156-268**
(CC District 2) An application to replat a 0.408-acre tract of land containing all of Lots 38 and 39 into one lot on property located at 2023 and 2027 Prairie Avenue, northwest of Monarch Avenue.
Applicant/Owner: AHC Development Dallas 1, LLC
Surveyor: Kirkman Engineering
Application Filed: August 18, 2016
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S156-269**
(CC District 14)
- An application to replat a 0.391-acre tract of land containing all of Lots 5 and 6 in City Block A/5432 to create one lot on property located on Abrams Road at Lontos Drive, southwest corner.
Applicant/Owner: Kert Platner
Surveyor: Gonzalez and Schneeberg, Engineering and Surveyors.
Application Filed: August 18, 2016
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S156-271**
(CC District 7)
- An application to replat a 11.523-acre tract of land containing all of Lots 1 through 5 in City Block A/8476 into 5 lots ranging in size from 0.896-acre to 5.293-acres on property located on Buckner Boulevard at Samuell Boulevard, northeast corner.
Applicant/Owner: Quiktrip Corporation
Surveyor: Arthur Surveying Co., Inc.
Application Filed: August 18, 2016
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S156-272**
(CC District 14)
- An application to replat a 2.689-acre tract of land containing all of Lot 1 in City Block I/1626, all of Lots 9 through 16 in City Block H/1625, all of Lots 1 through 4 in City Block 1/1625, all of abandoned portion of Mabry Street, and all of two abandoned portions of alleys into one 0.124-acre lot, one 0.066-acre lot, one 0.070-acre lot, and one 2.429-acre lot on property located on Hester Avenue, between Cole Avenue and the Katy Trail.
Applicant/Owner: Provident Realty Advisors
Surveyor: Pacheco Koch
Application Filed: August 18, 2016
Zoning: PD 193 (PDS 106)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S156-273**
(CC District 3)
- An application to create one 3.829-acre lot from a tract of land in City Block 8032 on property located on Ledbetter Drive, west of Duncanville Road.
Applicant/Owner: DV Realm Co.
Surveyor: CBG Surveying Inc.
Application Filed: August 18, 2016
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S156-276**
(CC District 2)
- An application to replat a 3.6297-acre tract of land containing all of Lots 14 through 22 in City Block 9/730, part of Lots 9 through 11 in City Block 9/730, all of Lots 13 and 14 in City Block 10/730, part of Lots 9 through 12 in City Block 10/730, and Lots 14 through 16 in City Block 10/730, and a portion of abandoned Bennett Avenue to create three lots ranging in size from 0.0394-acre to 2.4036-acre on property located on Live Oak Street between Collett Avenue and Fitzhugh Avenue.
- Applicant/Owner: Larkspur Capital Partners , LLC
Surveyor: Kimley-Horn
Application Filed: August 19, 2016
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S156-278**
(CC District 2)
- An application to replat a 2.995-acre tract of land containing all of Lot 4 in City Block A/6061 into one 0.989-acre lot and one 2.006-acre lot on property located at 1717 West Mockingbird Lane, west of Harry Hines Boulevard.
- Applicant/Owner: Sycamore-Mockingbird, LLC
Surveyor: Brittain & Crawford Land Surveying and Topographic Mapping
Application Filed: August 19, 2016
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S156-279**
(CC District 14)
- An application to create one 0.522-acre lot from a tract of land in City Block 1500 on property located at 4116 and 4122 Rawlins Street, southeast of Douglas Avenue.
- Applicant/Owner: Larkspur Rawlins, LP
Surveyor: Gonzalez & Schneeberg, Engineers & Surveyors, Inc.
Application Filed: August 19, 2016
Zoning: PD 193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Reduction:

- (10) **S156-277**
(CC District 2)
- An application to replat a tract of land containing all of Lot 22 in City Block 6/6176 to reduce a portion of the existing platted 30-foot building line along the north line of Davila Drive to 27-feet on property located at 3889 Davila Drive, west of Lenel Drive.
Applicant/Owner: Boguslaw Liczkowski and James Hughes
Surveyor: Xavier Chapa Engineering/Surveying
Application Filed: August 18, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

- (11) **S156-274**
(CC District 1)
- An application to create one 0.156-acre lot from part of Block 14 in City Block 4255 of the Suburban Home Addition on property located at 1313 Nolte Drive, east of Edgefield Avenue.
Applicant/Owner: Salvador Perez
Surveyor: CBG Surveying Inc.
Application Filed: August 19, 2016
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- W156-012**
Neva Dean
(CC District 3)
- An application for a waiver of the two-year waiting period to submit an application for an amendment and expansion of Planned Development District No. 938 for MF-1(A) Multifamily District uses on the south line of Clarkwood Drive, the east line of Clark Springs Drive, and north of West Camp Wisdom Road.
Staff Recommendation: **Approval**
Applicant: Clark Ridge Canyon Ltd.

- D156-019**
Laura Evans
(CC District 6)
- An application for a development plan and landscape plan on property zoned Subdistrict A-2 within Planned Development District No. 741, northeast of the intersection of Olympus Boulevard and Cypress Waters Boulevard.
Staff Recommendation: **Approval**
Applicant: Billingsley Company
Representative: Ryan Conway – HLR Architects

Zoning Cases – Consent:

1. **Z145-156(OTH)**
Olga Torres Holyoak
(CC District 5)
An application to renew and amend Specific Use Permit No. 1805 for an open-enrollment school on property zoned an R-7.5(A) Single Family District on the southwest corner of Scyene Road and Prichard Lane.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan, traffic management plan, and conditions.
Applicant: Donna H. Woods
Representative: Don E. Miles

2. **Z156-300(WE)**
Warren Ellis
(CC District 14)
An application for the renewal of Specific Use Permit No. 1905 for a late-hours establishment limited to an alcoholic beverage establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay, on the west line of Greenville Avenue, south of Sears Street.
Staff Recommendation: **Approval** for a four-year period, subject to conditions.
Applicant/Representative: Sammy J. Mandell III

3. **Z156-307(WE)**
Warren Ellis
(CC District 7)
An application for a Specific Use Permit for local utilities limited to utilities services on property zoned an MF-2(A) Multifamily District, on the southwest line of Bank Street, southeast of Herndon Street.
Staff Recommendation: **Approval** for a permanent period, subject to a site plan, landscape plan and conditions.
Applicant: City of Dallas
Representative: Milton Brook Trinity Watershed Management

4. **Z156-289(JM)**
Jennifer Muñoz
(CC District 8)
An application for 1) a CR Community Retail District with deed restrictions volunteered by the applicant and 2) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store 3,500 square feet or less on property zoned an NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay, on the west corner of South Beltline Road and Garden Grove Drive.
Staff Recommendation: **Approval** of a CR Community Retail District with deed restrictions volunteered by the applicant; and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.
Applicant: 1500 S. Beltline, LLC
Representative: Michael R. Coker Company

Zoning Cases – Under Advisement:

5. **Z156-263(JM)**
Jennifer Muñoz
(CC District 6)
- An application for a Planned Development District for a water pump station on property zoned an R-10(A) Single Family District, on the south line of Walnut Hill Lane, east of Marsh Lane.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Dallas Water Utilities
Representative: Madonna Smith, Nathan D. Maier Consulting Engineers, Inc.
U/A From: July 21, 2016 and August 18, 2016
6. **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
U/A From: September 1, 2016
7. **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
U/A From: September 1, 2016

Zoning Cases – Individual:

8. **Z156-294(JM)**
Jennifer Muñoz
(CC District 14)
- An application for the renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to an alcoholic beverage establishment for a bar, lounge, or tavern on property zoned Planned Development District No. 842 for CR Community Retail District Uses on the west side of Greenville Avenue, south of Sears Street.
Staff Recommendation: **Approval** for a three-year period, subject to staff's recommended conditions.
Applicant: The Old Crow-Brian Hankins, President
Representative: Audra Buckley

9. **Z156-208(OTH)** Olga Torres Holyoak (CC District 7) An application for a Specific Use Permit for a commercial amusement (inside) for a dance hall and for the sale or service of alcohol in conjunction with a commercial amusement inside use on property zoned Subarea 6 within Planned Development District No. 366–D-1 with a D-1 Liquor Control Overlay on the east side of South Buckner Boulevard, south of Scyene Circle.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and staff’s recommended conditions.
Applicant: Teresa Hernandez
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Other Matters:

Consideration of the 2017 City Plan Commission Calendar

Minutes: September 1, 2016

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, September 15, 2016

URBAN DESIGN ADVISORY COMMITTEE (UDAC) MEETING - Thursday, September 15, 2016, City Hall, 1500 Marilla Street, in Room 5BN, at 8:30 a.m., to consider (1) Presentation on Dallas Complete Streets Manual and (2) Neighborhood Planning Guide Draft

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, September 15, 2016, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 145-002** - Consideration of amending the Dallas Development Code to amend Article X, the Landscape and Tree Preservation regulations.

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

EXECUTIVE SESSION NOTICE

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

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

LOCATION: 8830 North Stemmons Freeway at Regal Row, southeast corner

DATE FILED: August 18, 2016

ZONING: MU-3

CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST: 3.684-Acre MAPSCO: 33K

APPLICANT/OWNER: Northwest Hospitality, LLC

REQUEST: An application to replat a 3.684-acre tract of land containing all of Lot 2A in City Block B/6374 to create three lots ranging in size from 0.824-acre to 1.472-acres on property located at 8830 North Stemmons Freeway at Regal Row, southeast corner.

SUBDIVISION HISTORY:

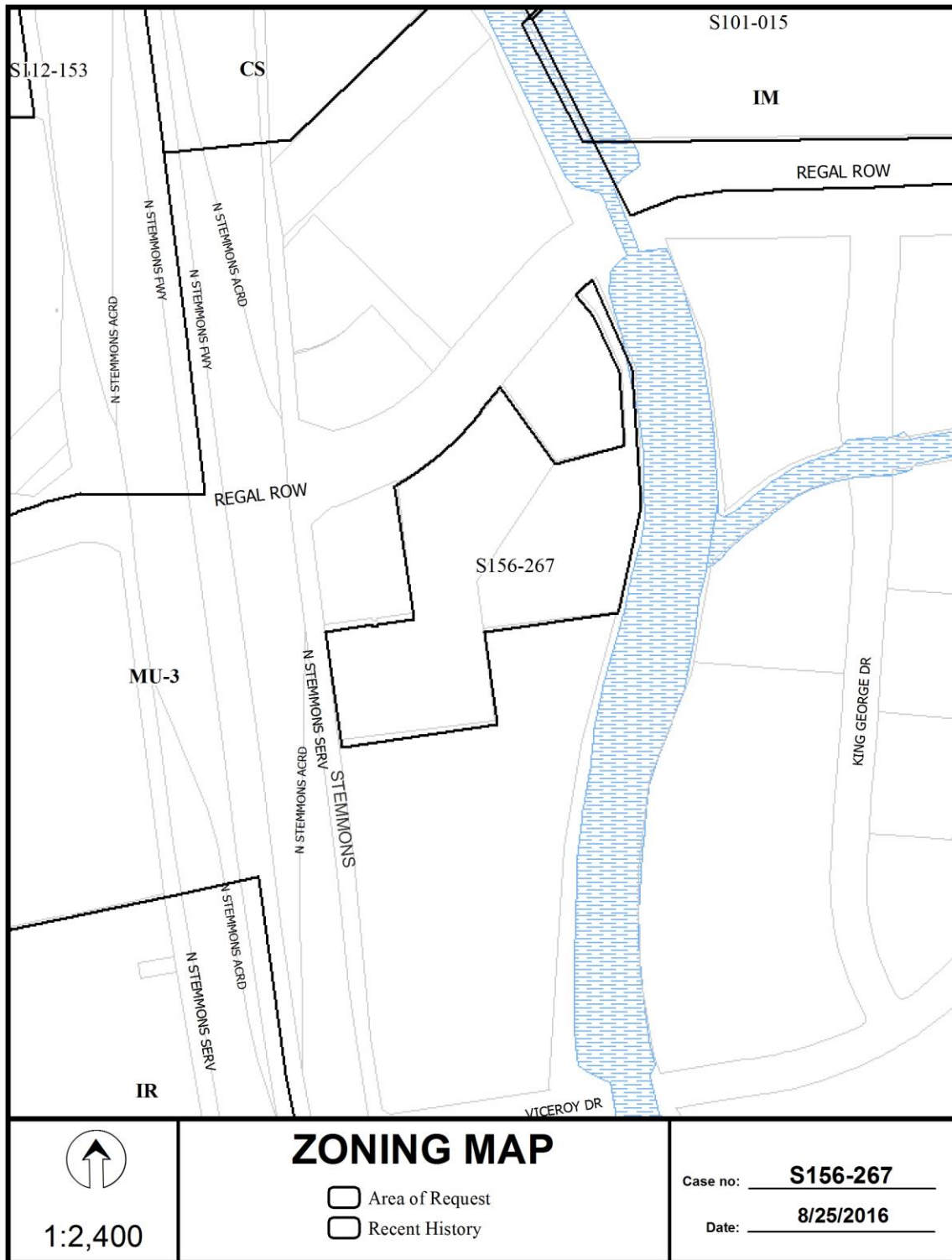
1. S101-015 was an application northeast of the present request to create a 23.0117-acre lot from a tract of land in City Block 6069 on Harry Hines Boulevard northwest of Regal Row. The request was approved December 2, 2010 and was recorded February 21, 2014.

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 3. 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 53.5-feet of right-of-way from the established center line of Regal Row.
13. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s)."
14. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management
15. On the final plat dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V
16. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V
17. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management
18. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
19. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1),(2), (3), and (4).
20. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g)

21. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
22. On the final plat show all additions or tracts of land within 150-feet of the property with recording information. Platting Guidelines
23. 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
24. 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)
25. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and wastewater. Section 49-60(d) and Water & Wastewater Design Manual, Table 1.8.3 pg. 1-10
26. On the final plat identify the property as Lots 2C, 2D, and 2E in City Block B/6374. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





LOCATION: 2023 and 2027 Prairie Avenue, northwest of Monarch Avenue.

DATE FILED: August 18, 2016

ZONING: MF-2(A)

CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST: 0.408-Acre MAPSCO: 35Z

APPLICANT/OWNER: AHC Development Dallas 1, LLC

REQUEST: An application to replat a 0.408-acre tract of land containing all of Lots 38 and 39 into one lot on property located at 2023 and 2027 Prairie Avenue, northwest of Monarch Avenue.

SUBDIVISION HISTORY:

1. S156-072 was an application north of the present request to replat a 0.249-acre tract of land containing all of Lot 1 in City Block B/2008 into four lots ranging in size between 2,064 square feet and 3,656 square feet on property located on Deere Street, between Prairie Avenue and Fitzhugh Avenue. The request was approved January 21, 2016 and has not been recorded.
2. S156-027 was a request northeast of the present request to replat a 5.474-acre tract of land into 4 lots on property generally bounded by Fitzhugh Avenue, Chambers Street, Garrett Avenue and Monarch Street. The request was approved December 3, 2015 and has not been recorded.
3. S156-021 was a request southwest of the present request to replat a 0.826-acre tract of land containing all of Lots 7, 8, 9, and 10 in City Block 8/695 to create one lot on property located on Bennett Avenue at Fuqua Street, west corner. The request was approved on November 5, 2015, but has not yet been recorded.
4. S156-016 was a request west of the present request to replat a 0.254-acre tract of land containing all of Lot 7 in City Block E/2011 into one 0.165-acre lot and one 0.089-acre lot on property located on Kirby Street at Deere Street, west corner. The request was approved on November 19, 2015, but has not yet been recorded.
5. S156-012 was a request north of the present request to replat a 0.826-acre tract of land containing all of Lots 7, 8, 9, and 10 in City Block 8/695 to create one lot on property located on Bennett Avenue at Fuqua Street, west corner. The request was approved November 5, 2015 and has not been recorded.
6. S145-207 was an application southeast of the present request to replat a 0.268-acre tract of land containing part of Lot 7, and part of Lot 8 in City Block C/667 to create one lot on property located on Monarch Street at Kirby Street, east corner. The request was approved June 22, 2015 and has not been recorded.
7. S145-030 was a request east of the present request to replat a 0.463-acre tract land containing all of Lots 20, 21, and 22 in City Block 1/691 to create a 14 lot Shared Access Development with lots ranging in size from 1020 square feet to

1909 square feet on property located at 1913 through 1921 North Fitzhugh Avenue. The request was approved December 4, 2014 but has not been recorded.

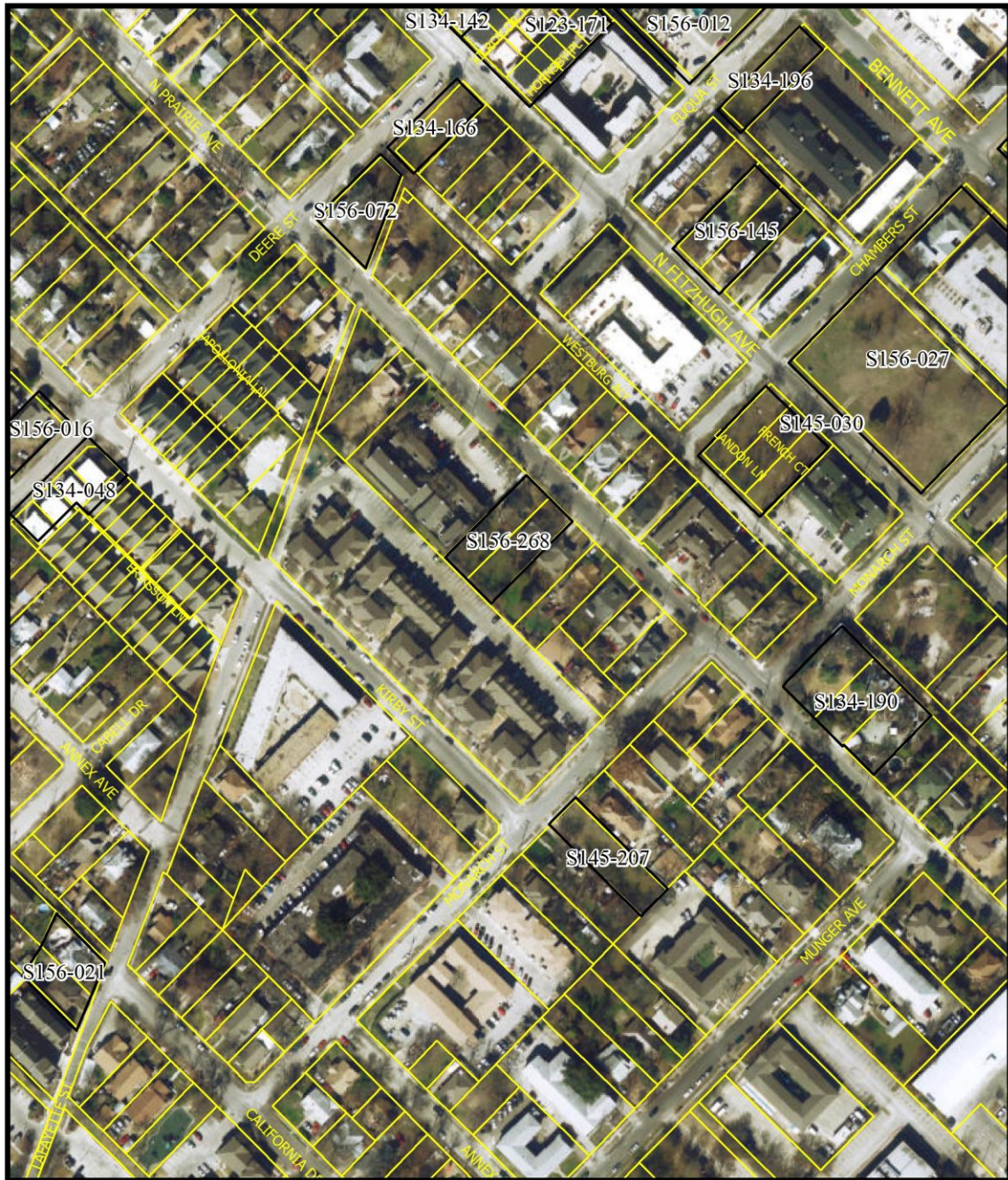
8. S134-196 was a request northeast of the present request to replat a 0.207-acre tract of land containing all of Lot 12 in City Block 5/695 into 6 lots ranging in sizes from 1,333 square feet to 2,083 square feet on property located on Bennett Avenue and Fuqua Street, southwest corner. The request was approved on July 11, 2014, but has not been recorded.
9. S134-190 was a request southeast of the present request and was withdrawn in 2014.
10. S134-166 was a request north of the present request replat a 0.196-acre tract of land containing part of Lot 5 in City Block 7/695 and part of tract of land in City Block B/2008 into 3 lots ranging in size from 2251 square feet to 3189 square feet on property located at 2117 North Fitzhugh Avenue. The request was approved on June 19, 2014, but has not yet been recorded.
11. S134-142 was a request north of the present request to replat a 0.620-acre tract of land containing all of Lots 20, 21, and 22 in City Block D/1990 into a Shared Access Development with 17 lots ranging in size from 1,267 square feet to 2,675 square feet on property located at 2204 Fitzhugh Avenue north of Deere Street. The request was approved on May 22, 2014, and the final plat was recorded on September 1, 2015.
12. S134-048 was a request west of the present request to replat a 0.28-acre tract of land containing all of Lots 1 and 2A in City Block F/2012 into five lots ranging in size from 0.05-acre to 0.07-acre located at 2223 and 2225 Kirby Street. The request was approved on January 9, 2013, and the final plat was recorded on September 22, 2014.
13. S123-171 was a request north of the present request to replat a 0.620 acre tract of land containing all of Lots 4, 5, and 6 in City Block 8/695 into a 17 lot shared access development with lots ranging in size from 1,114.12 square feet to 2,401.11 square feet on property located on Fitzhugh Avenue at Deere Street. The application was approved on June 20, 2013 and was recorded May 8, 2014.


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

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

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)
7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)
10. Provide a detailed lot grading plan prepared by Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat dedicate either 28 feet of right-of-way, street easement, or sidewalk easement from the established center line of N. Prairie Street. Sections 51A-8.602(c) and 51A-9.101
13. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d), C.9 of Mill Creek, Master Drainage Plan Study
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 show the correct recording information for the subject property. Platting Guidelines
16. On the final plat, dedicate a 10-foot by 10-foot corner clip at Reagan Street and Fairmount Street. Section 51A-8.602(d)(1)

17. On the final plat, dedicate a 10-foot by 10-foot corner clip at Fairmount Street and Throckmorton Street. Section 51A-8.602(d)(1)
18. On the final plat, dedicate a 10-foot by 10-foot corner clip at Throckmorton Street and Brown Street. Section 51A-8.602(d)(1)
19. On the final plat show the correct recording information for the subject property. Platting Guidelines
20. On the final plat chose a new or different addition name. Platting Guidelines
21. 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)
22. 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)
23. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and wastewater. Section 49-60(d) and Water & Wastewater Design Manual, Table 1.8.3 pg. 1-10
24. New water and/or wastewater easements need to be shown on the final plat. Section 49-60(d)
25. Water and 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)
26. On the final plat identify the property as Lot 38A in City Block D/653. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S156-268 </u> Date: <u> 8/25/2016 </u>
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LOCATION: Abrams Road at Lontos Drive, southwest corner.

DATE FILED: August 18, 2016

ZONING: CR

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 0.391-Acre **MAPSCO:** 36D

APPLICANT/OWNER: Kert Platner

REQUEST: An application to replat a 0.391-acre tract of land containing all of Lots 5 and 6 in City Block A/5432 to create one lot on property located on Abrams Road at Lontos Drive, southwest corner.

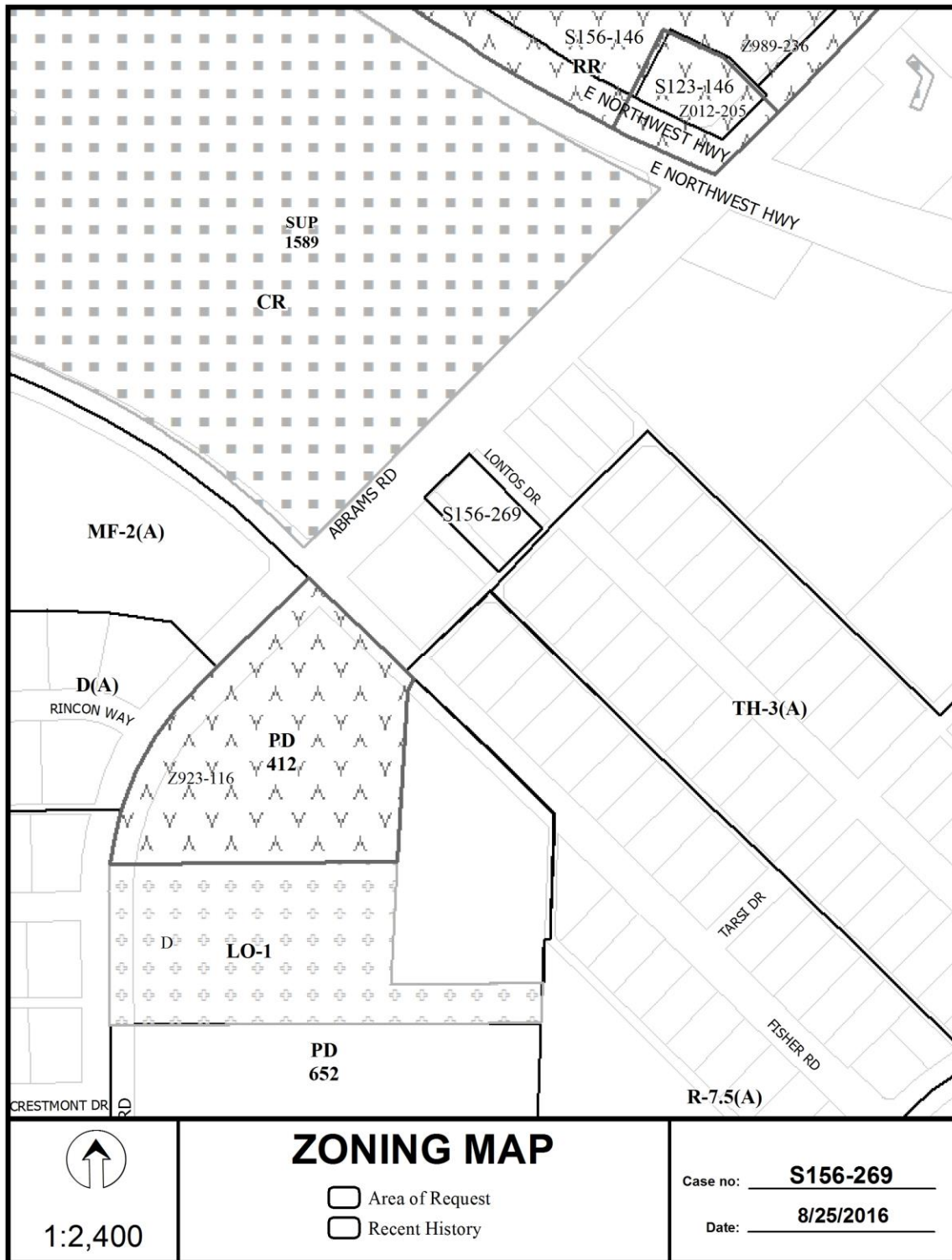
SUBDIVISION HISTORY:

1. S123-146 was an application northeast of the present request to create a 0.48 acre lot from a tract of land out of City Block 5415 on property located at 6463 E. Northwest Highway at Abrams Road. The request was approved May 16, 2013 and has expired.

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

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

7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat dedicate either 28 feet of right-of-way from the established center line of Lontos Drive. Sections 51A-8.602(c) and 51A-9.101
13. On the final plat dedicate 58 feet of right-of-way from the established center line of Abrams Road. Sections 51A-8.602(c) and 51A-9.101
14. On the final plat, dedicate a 15-foot by 15-foot corner clip at Abrams Road and Lontos Drive. Section 51A-8.602(d)(1)
15. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at Lontos Drive and the alley.
16. On the final plat show the correct recording information for the subject property. Platting Guidelines
17. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
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. On the final plat identify the property as Lot 5A in City Block A/5432. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





LOCATION: Buckner Boulevard at Samuell Boulevard, northeast corner.

DATE FILED: August 18, 2016

ZONING: RR

CITY COUNCIL DISTRICT: 7 SIZE OF REQUEST: 11.523-Acre MAPSCO: 48G

APPLICANT/OWNER: Quiktrip Corporation

REQUEST: An application to replat an 11.523-acre tract of land containing all of Lots 1 through 5 in City Block A/8476 into 5 lots ranging in size from 0.896-acre to 5.293-acres on property located on Buckner Boulevard at Samuell Boulevard, northeast corner.

SUBDIVISION HISTORY:

1. S112-059 was an application southeast of the present request to create a 2.458 acre lot, an 8.726 acre lot, and an 8.165 acre lot from a 19.421 acre tract of land in City Block 6127 on Buckner Blvd. at Samuell Boulevard. The request was approved December 15, 2011 and has not been recorded.

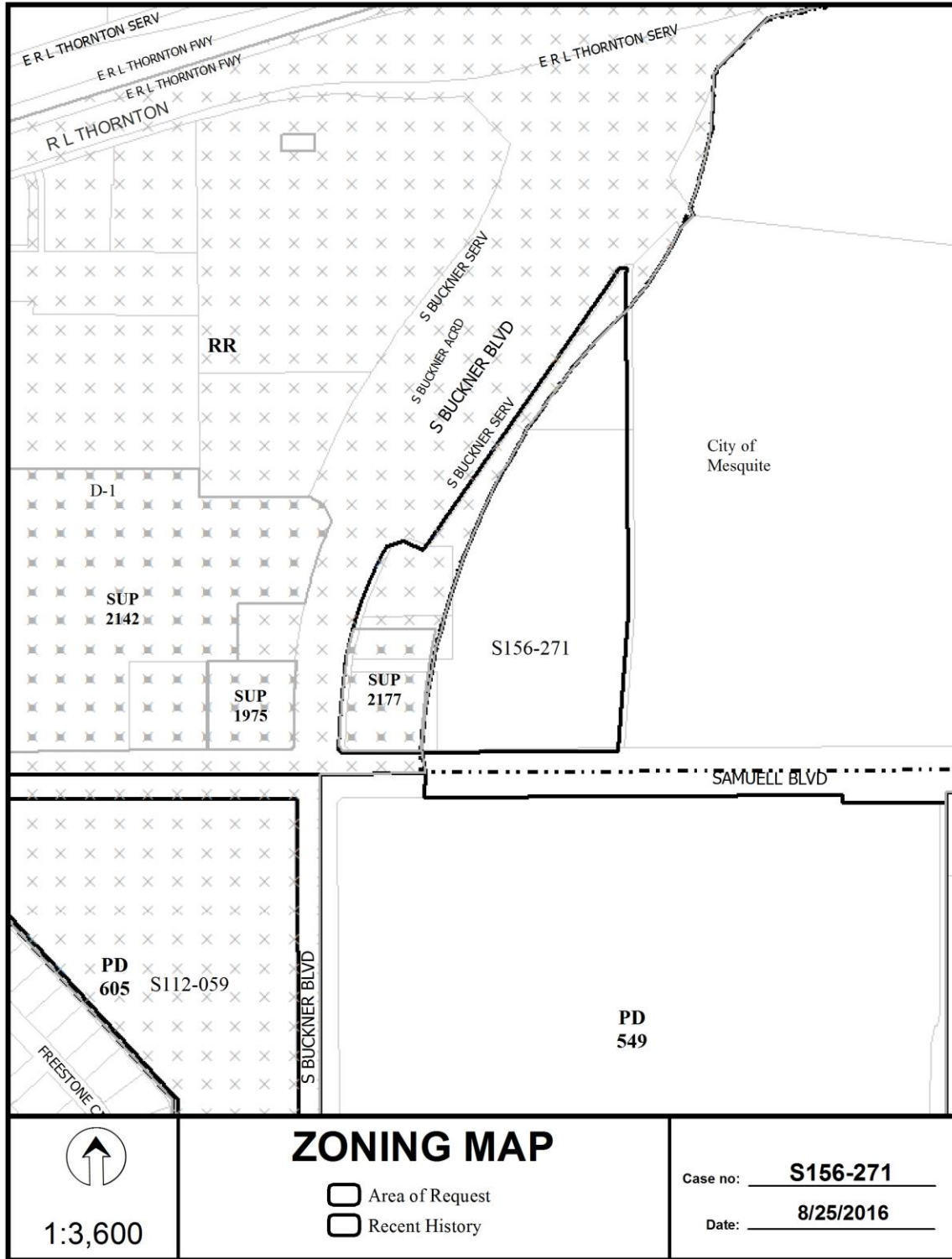
STAFF RECOMMENDATION: The proposed replat complies with the requirements of the RR district; therefore; staff recommends approval of the request subject to compliance with the following conditions:

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)

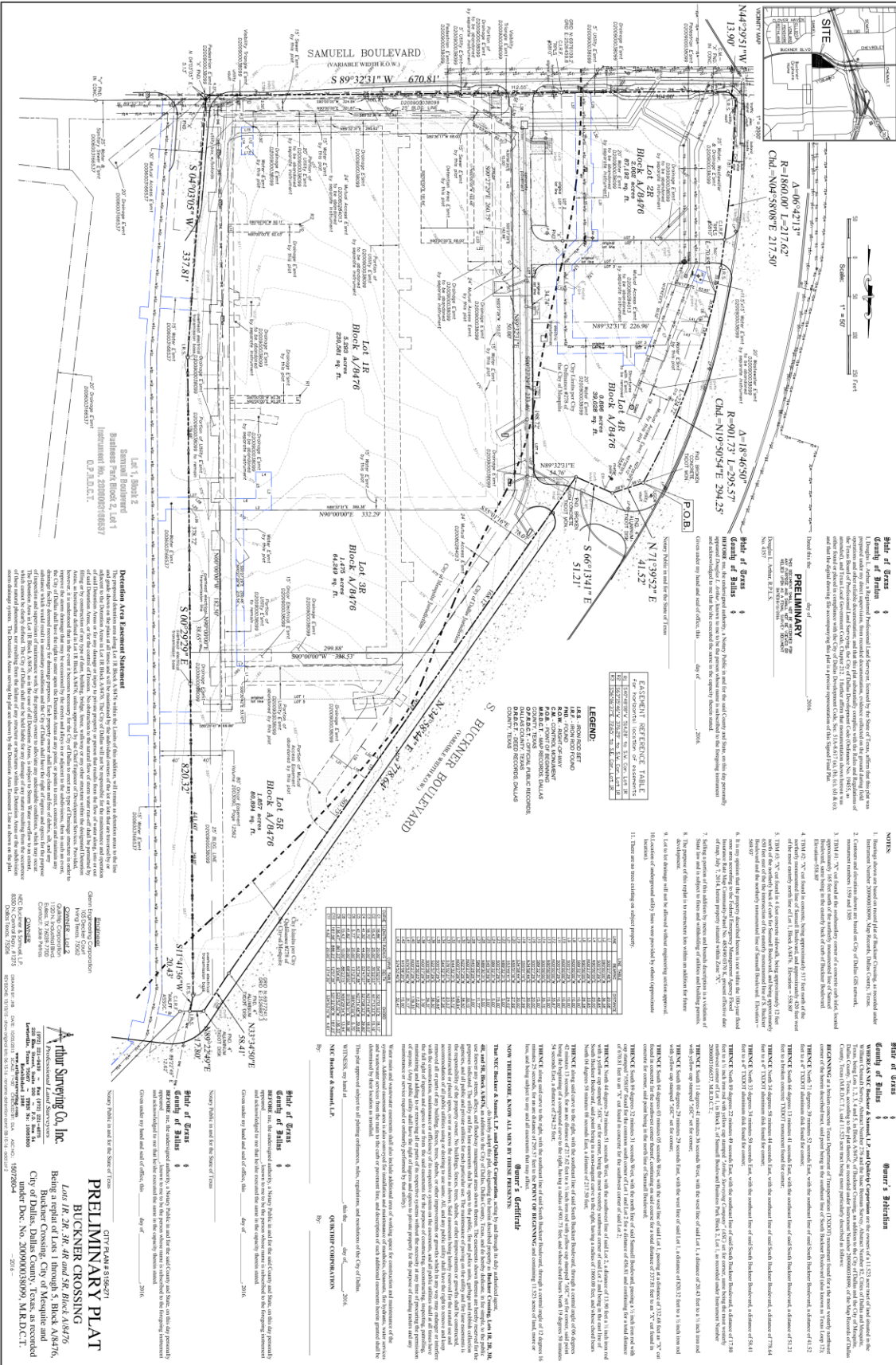
7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617
8. On the final plat monument all set corners per the Monumentation 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 5. 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 53.5-feet of right-of-way from the established centerline of Buckner Boulevard.
13. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s)."
14. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
15. The access easement must be recorded by separate instrument.
16. On the final plat all utility easement abandonments must be shown with the correct recording information.
17. On the final plat chose a new or different addition name. Platting Guidelines
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
19. 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)
20. 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)
21. On the final plat show the Dallas-Mesquite City Limit Line accurately.
22. Plats divided by a municipal boundary line must be approved by the appropriate body of each affected municipality to be effective. Any building permit issued

based on a plat divided by a boundary line is void if the requisite approval has not been obtained. Section 51A-8.503(d)

23. On the final plat identify the property as Lots 1A, 1B, 1C, 2A, and 3A in City Block A/8476. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION

THURSDAY, SEPTEMBER 15, 2016

FILE NUMBER: S156-272

Subdivision Administrator: Paul Nelson

LOCATION: Hester Avenue, between Cole Avenue and the Katy Trail.

DATE FILED: August 18, 2016

ZONING: PD 193 (Sub District 106)

CITY COUNCIL DISTRICT: 14 SIZE OF REQUEST: 2.689-Acre MAPSCO: 35R

APPLICANT/OWNER: Provident Realty Advisors

REQUEST: An application to replat a 2.689-acre tract of land containing all of Lot 1 in City Block I/1626, all of Lots 9 through 16 in City Block H/1625, all of Lots 1 through 4 in City Block 1/1625, all of abandoned portion of Mabry Street, and all of two abandoned portions of alleys into one 0.124-acre lot, one 0.066-acre lot, one 0.070-acre lot, and one 2.429-acre lot on property located on Hester Avenue, between Cole Avenue and the Katy Trail.

SUBDIVISION HISTORY:

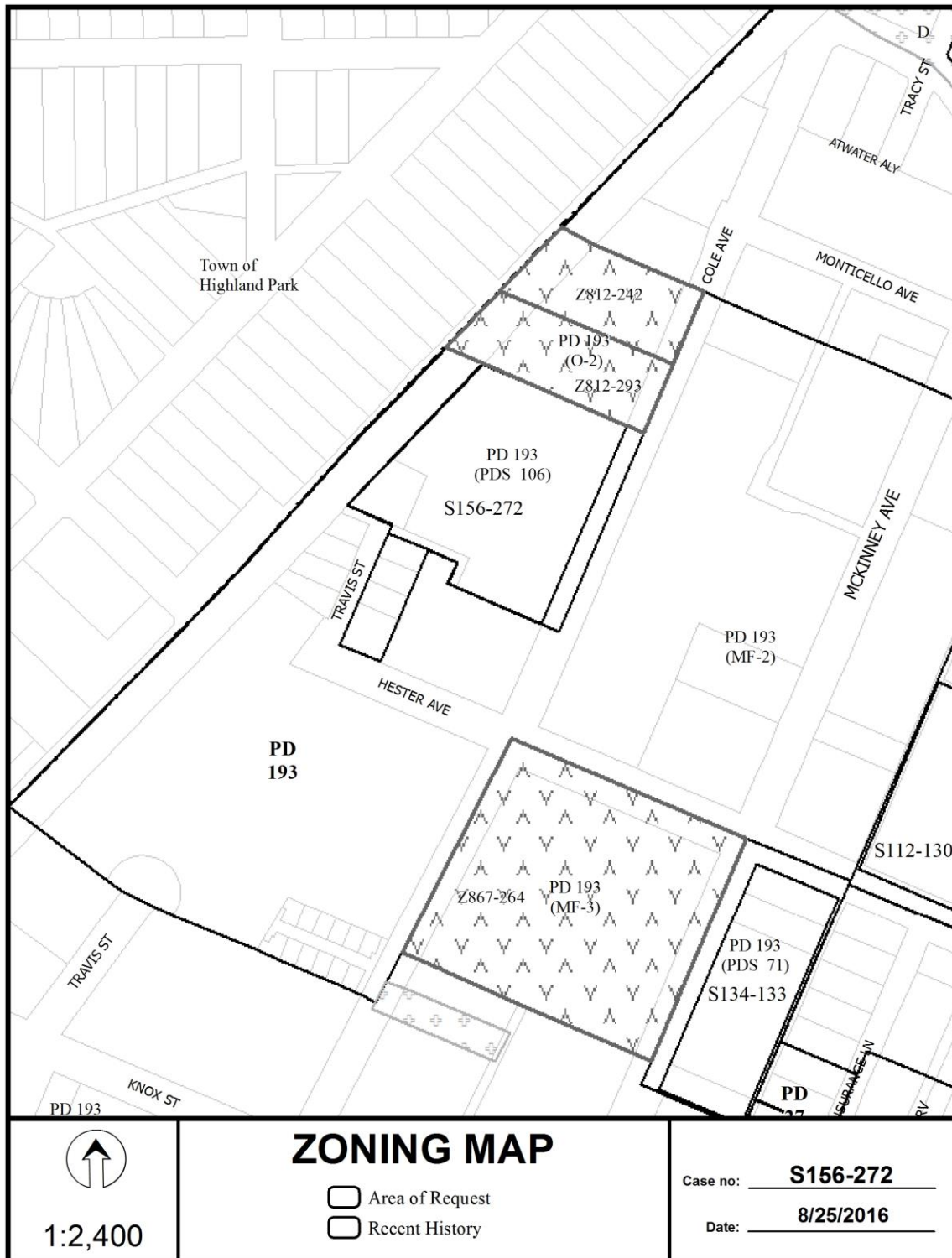
1. S134-133 was an application southeast of the present request to replat a 1.313-acre tract of land containing Lots 7 through 14 in City Block C/1620 into one lot on property located at McKinney Avenue and Hester Avenue, southeast corner. The request was approved May 8, 2014 and recorded June 15, 2016.
2. S112-130 was a request southeast of the present request to replat a 1.571 acre tract of land to create one lot in City Block E/1622 on property located at 4703 N. Central Expressway. The request was approved June 21, 2012 and recorded March 6, 2015.

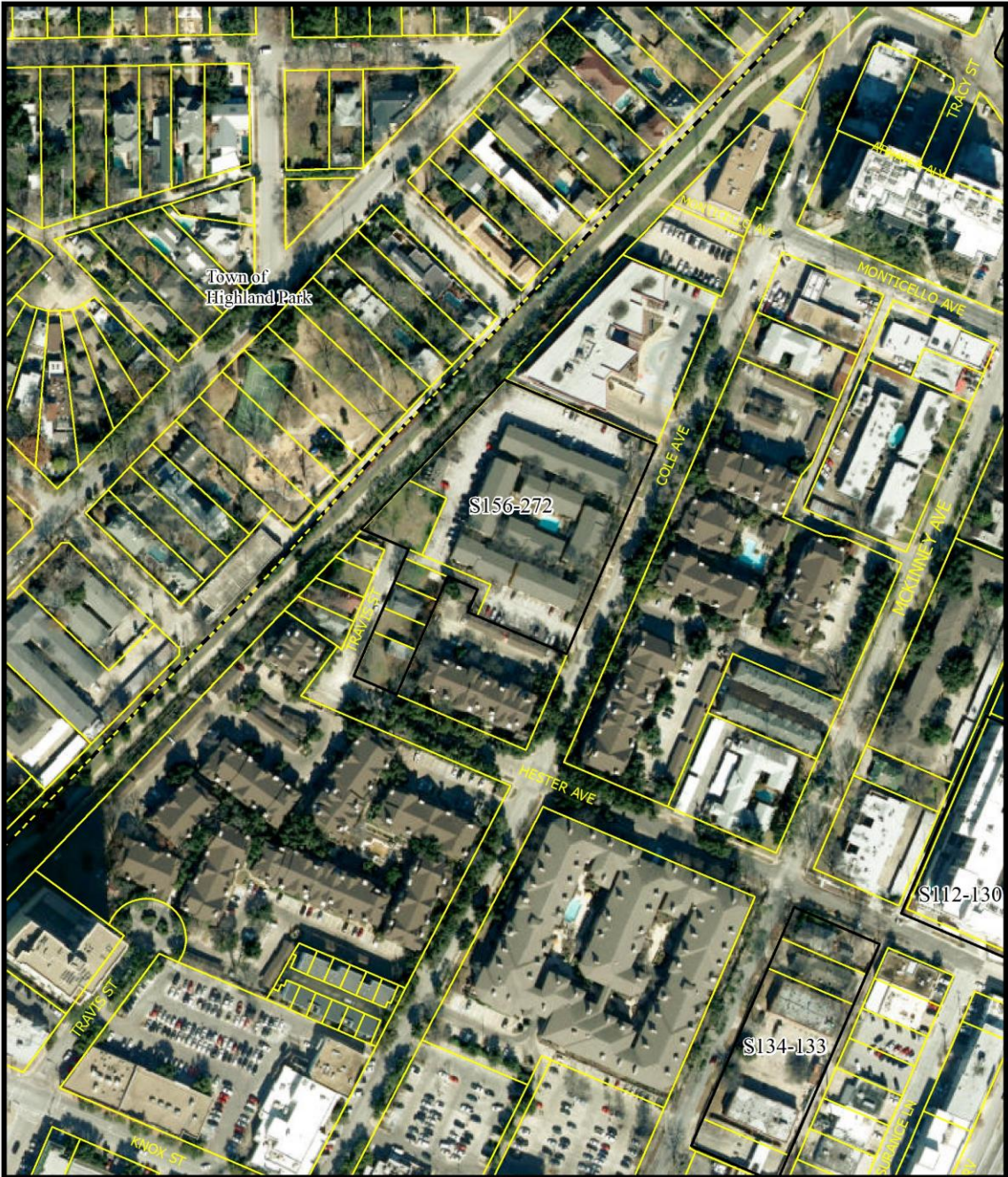
STAFF RECOMMENDATION: The proposed replat complies with the requirements of PD 193 (PDS 106); therefore; staff recommends approval of the request subject to compliance with the following conditions:


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 4. Section 51A-8.501(a) and 51A-8.503(a)
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat dedicate either 23 feet of right-of-way, street easement, or sidewalk easement from the established center line of Travis 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 Travis Street and Fairmount 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 list utility easements as retained within street abandonments when stated in the abandonment ordinance, or follow the City of Dallas standard affidavit requirements.
16. 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)
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. 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)
19. On the final plat identify the property as Lots 9A, 9B, 9C, and 9D in City Block H/1625. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S156-272 </u> Date: <u> 8/25/2016 </u>
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CITY PLAN COMMISSION

THURSDAY, SEPTEMBER 15, 2016

FILE NUMBER: S156-273

Subdivision Administrator: Paul Nelson

LOCATION: Ledbetter Drive, west of Duncanville Road

DATE FILED: August 18, 2016

ZONING: IR

CITY COUNCIL DISTRICT: 3 SIZE OF REQUEST: 3.829-Acre MAPSCO: 62F

APPLICANT/OWNER: DV Realm Co.

REQUEST: An application to create one 3.829-acre lot from a tract of land in City Block 8032 on property located on Ledbetter Drive, west of Duncanville Road.

SUBDIVISION HISTORY:

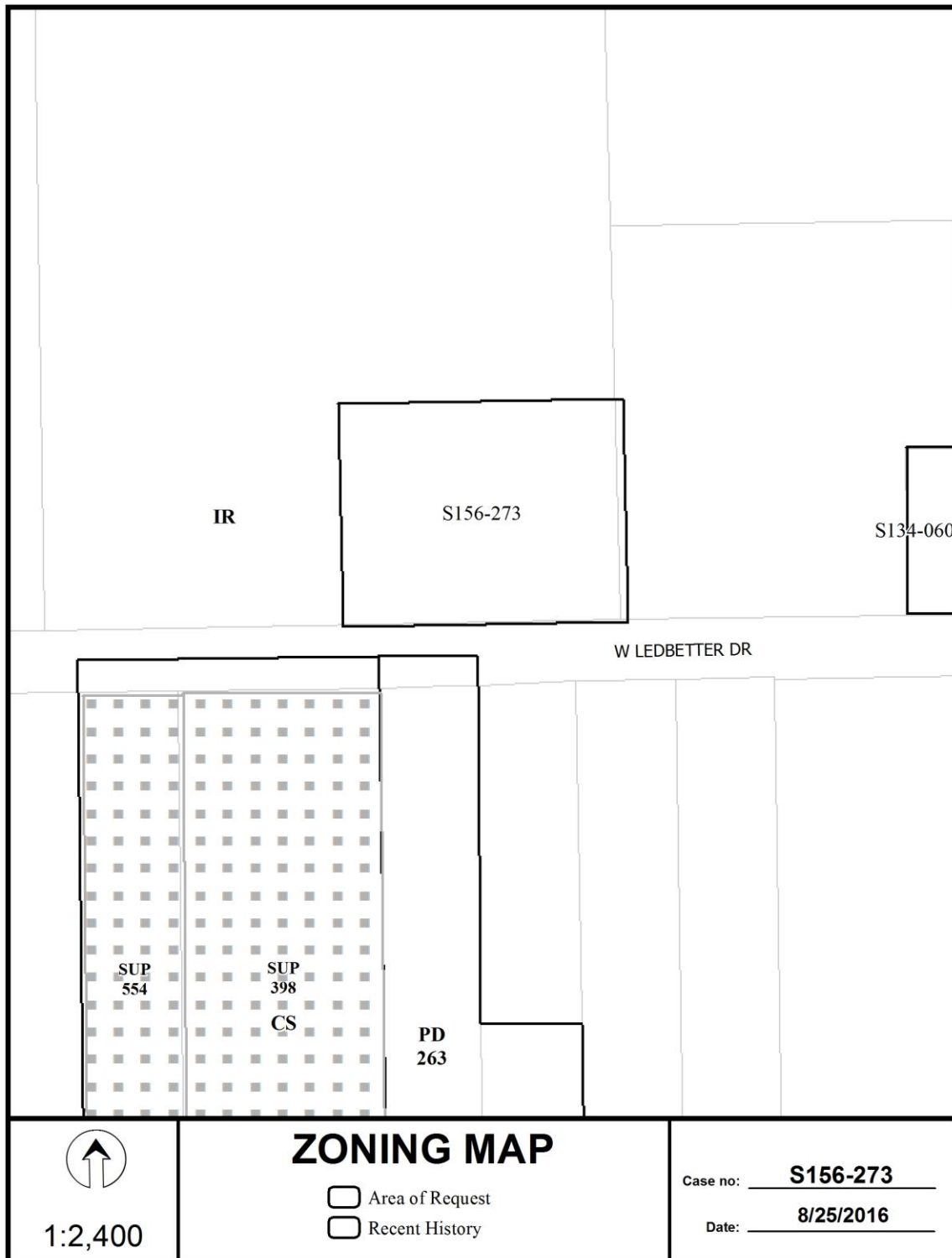
1. S134-060 was a request east of the present request to create a 2.603-acre lot from a tract of land in City Block 8032 on property located at the northwest corner of Ledbetter Drive and Duncanville Road. The request was approved February 6, 2014 and has not been recorded.

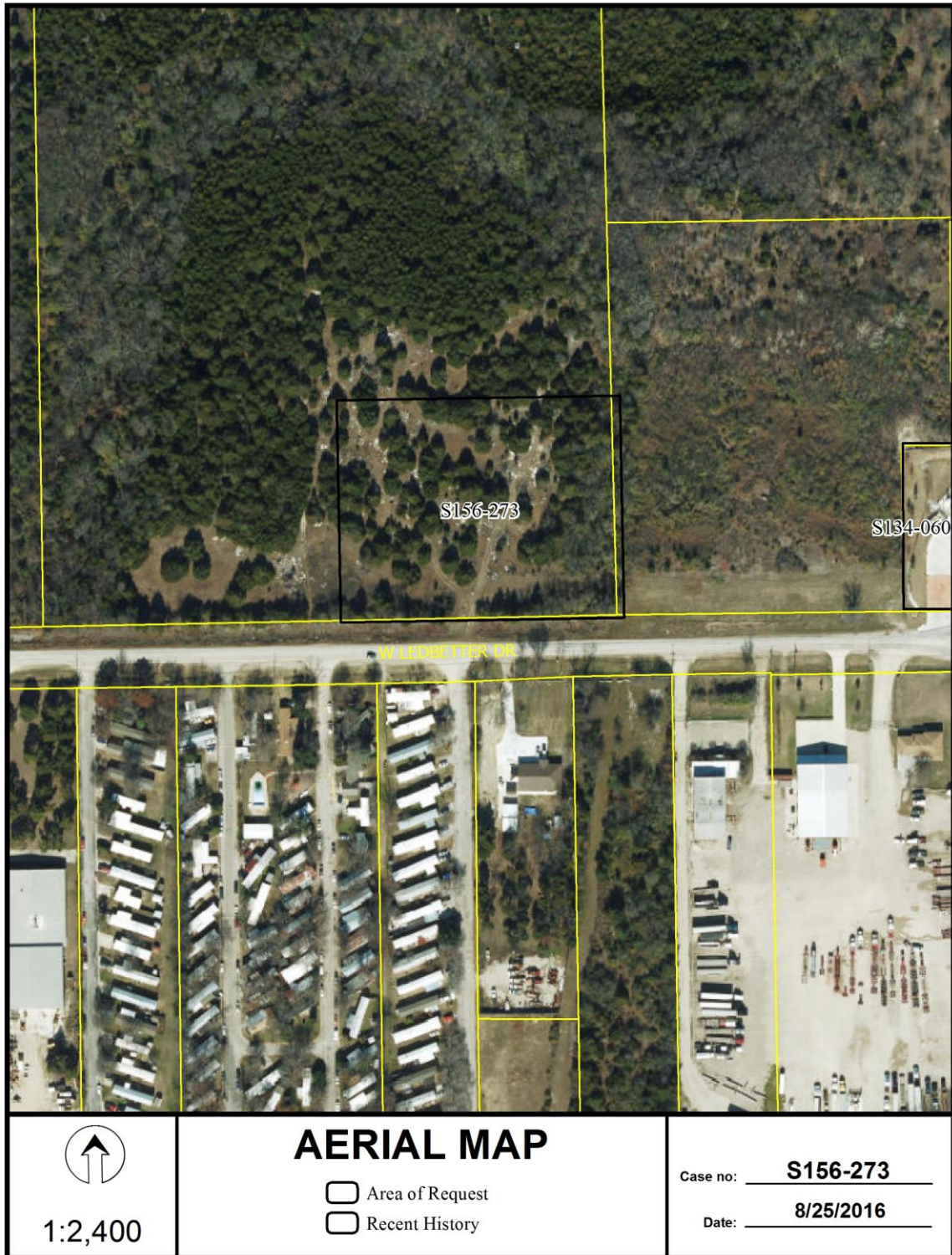
STAFF RECOMMENDATION: The proposed replat complies with the requirements of IR district; therefore; staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)
7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American

Datum of 1983 on Grid Coordinate values, No Scale and no Projection.” Section 51A-8.617

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat “Lot-to-lot drainage is not permitted without Engineering Section approval.” Section 51A-8.611(e)
12. On the final plat show recording information on all existing easements within 150-feet of the property. Platting Guidelines
13. On the final plat show the correct recording information for the subject property. Platting Guidelines
14. 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)
15. On the final plat identify the property as Lot 1 in City Block 2/8032. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





LOCATION: Live Oak Street between Collett Avenue and Fitzhugh Avenue**DATE FILED:** August 19, 2016**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST: 3.6297-Acre MAPSCO: 46A****APPLICANT/OWNER:** Larkspur Capital Partners, LLC

REQUEST: An application to replat a 3.6297-acre tract of land containing all of Lots 14 through 22 in City Block 9/730, part of Lots 9 through 11 in City Block 9/730, all of Lots 13 and 14 in City Block 10/730, part of Lots 9 through 12 in City Block 10/730, and Lots 14 through 16 in City Block 10/730, and a portion of abandoned Bennett Avenue to create three lots ranging in size from 0.0394-acre to 2.4036-acres on property located on Live Oak Street between Collett Avenue and Fitzhugh Avenue.

SUBDIVISION HISTORY:

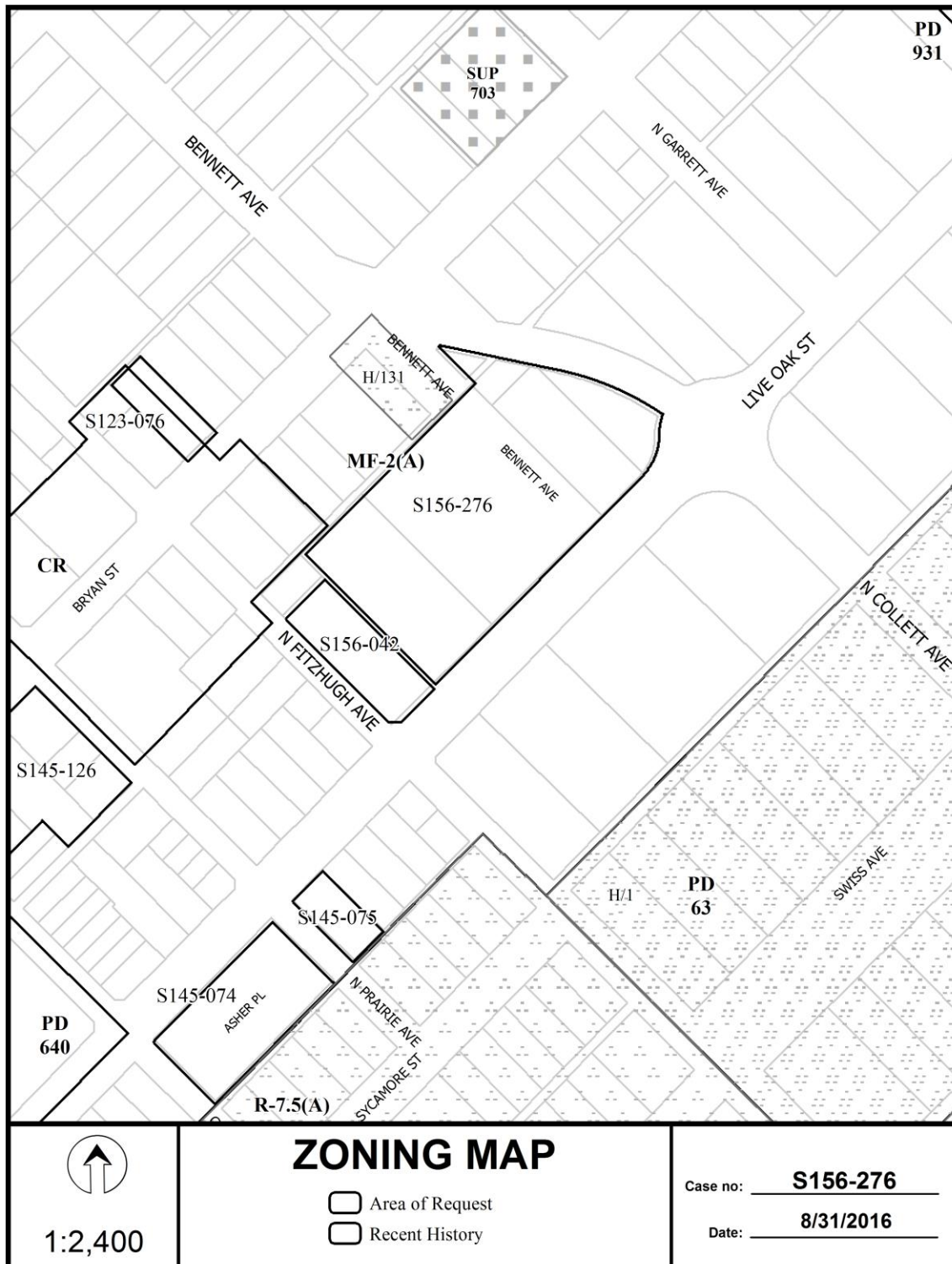
1. S156-042 was a request contiguous on the southwest of the present request to replat a 0.514-acre tract of land containing all of Lot 12 and part of Lots 10, 11, and 13 in City Block 9/730 into one lot on property located at North Fitzhugh Avenue and Live Oak Street, north corner. The request was approved December 17, 2015 and has not been recorded.
2. S145-074 was a request southwest of the present request to replat a 0.892-acre tract of land containing all of Lot 1A in City Block 11/733 into a 22-lot and one common area Shared Access Development on property located on Live Oak Street between Grigsby Avenue and Prairie Avenue. The request was approved on December 17, 2015, and was recorded August 23, 2016.
3. S145-075 was an application to replat a 0.222-acre tract of land containing part of Lots 4 and 5 in City Block 10/732 into four lots ranging in size from 1,849 square feet to 2,909 square feet on property located at the east corner of Prairie Avenue and Live Oak Street. The request was approved on December 17, 2015, but has not been recorded.
4. S123-076 was a request northwest of the present request to replat a 0.265 acre tract of land containing part of Lot 6 and part of Lot 7 in City Block 7/708 into one lot on property located at 4907 Bryan Street, northeast of Fitzhugh Avenue. The request was approved March 7, 2013 and expired March 8, 2015.

STAFF RECOMMENDATION: The proposed replat complies with the requirements of MF-2(A) 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 3. 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 7.5-feet of right-of-way from the established center line of alley.
13. On the final plat dedicate a 10-foot by 10-foot corner clip at the intersection of Collett Street and Bennett Avenue.
14. On the final plat dedicate a 15-foot by 15-foot alley sight easement at the intersection of Collett Avenue and both sides of the alley. Sections 51A-8.602(c) and 51A-9.101

15. On the final plat dedicate a 15-foot by 15-foot alley sight easement at the intersection of Bennett Avenue and both sides of the alley. Sections 51A-8.602(c) and 51A-9.101
16. Comply with Peaks Branch drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Trinity Watershed Management
17. On the final plat show recording information on all existing easements within 150-feet of the property. Platting Guidelines
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
19. 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)
20. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and wastewater. Section 49-60(d) and Water & Wastewater Design Manual, Table 1.8.3 pg. 1-10
21. New water and/or wastewater easements need to be shown on the final plat. Section 49-60(d)
22. 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)
23. On the final plat identify the property as Lots 9A, 9B, and 9C in City Block 9/730. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: S156-276 Date: 8/31/2016
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CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 15, 2016****FILE NUMBER:** S156-278**Subdivision Administrator:** Paul Nelson**LOCATION:** 1717 W. Mockingbird Lane, west of Harry Hines Boulevard**DATE FILED:** August 19, 2016**ZONING:** IR**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 2.995-Acres **MAPSCO:** 33R, V**APPLICANT/OWNER:** Sycamore Mockingbird, LLC

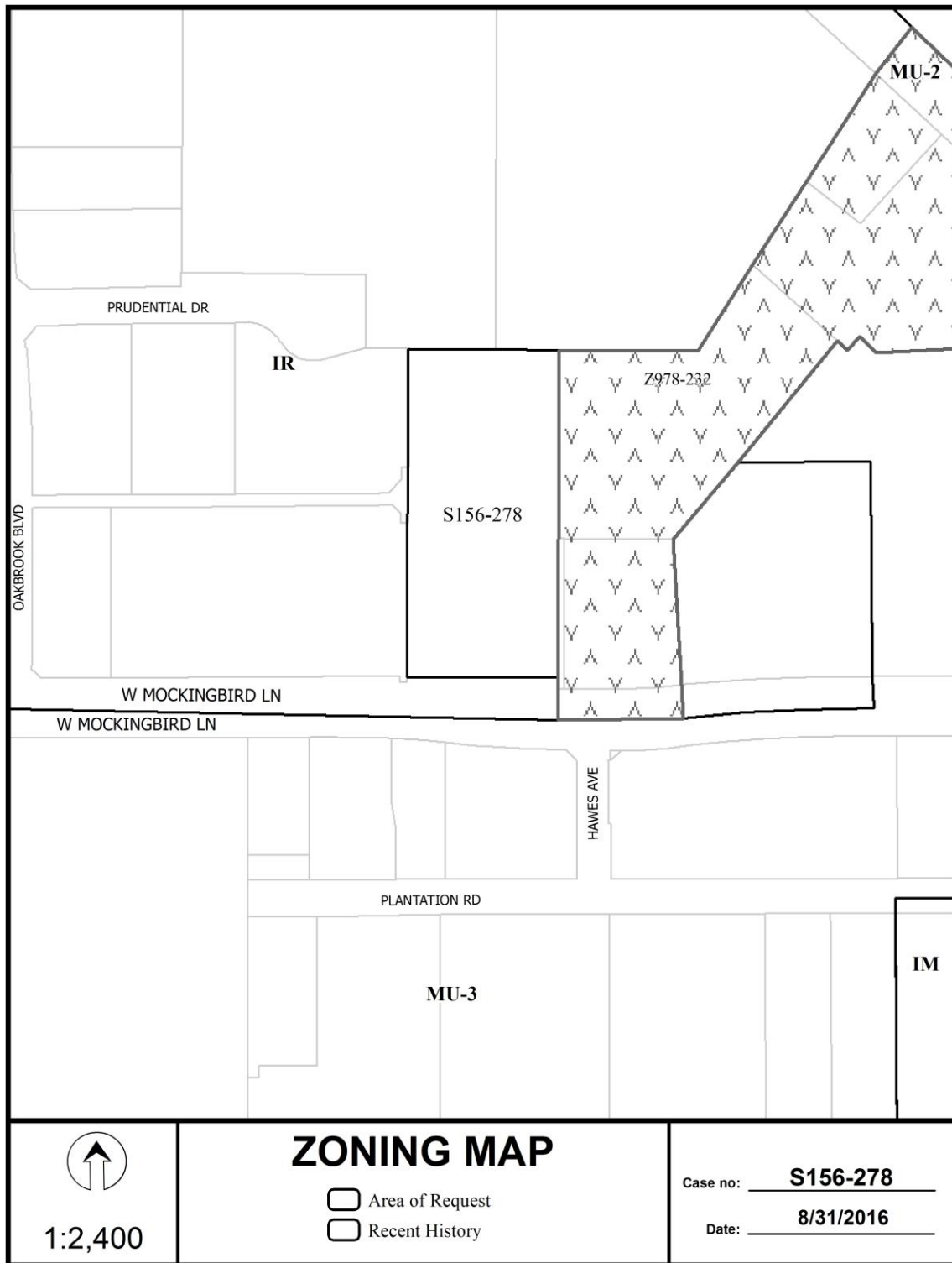
REQUEST: An application to replat a 2.995-acre tract of land containing all of Lot 4 in City Block A/6061 into one 0.989-acre lot and one 2.006-acre lot on property located at 1717 West Mockingbird Lane, west of Harry Hines Boulevard.

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

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

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)
7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 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 show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
13. On the final plat show the correct recording information for the subject property. Platting Guidelines
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 new or different addition name. Platting Guidelines
16. 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)
17. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and wastewater. Section 49-60(d) and Water & Wastewater Design Manual, Table 1.8.3 pg. 1-10
18. On the final plat label "Hawes Avenue".
19. On the final plat identify the property as Lots 9, and 10 in City Block A/6061. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



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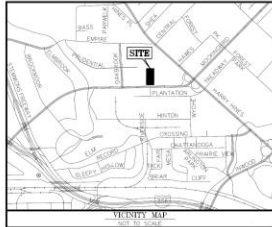
ZONING MAP

- Area of Request
- Recent History

Case no: S156-278

Date: 8/31/2016





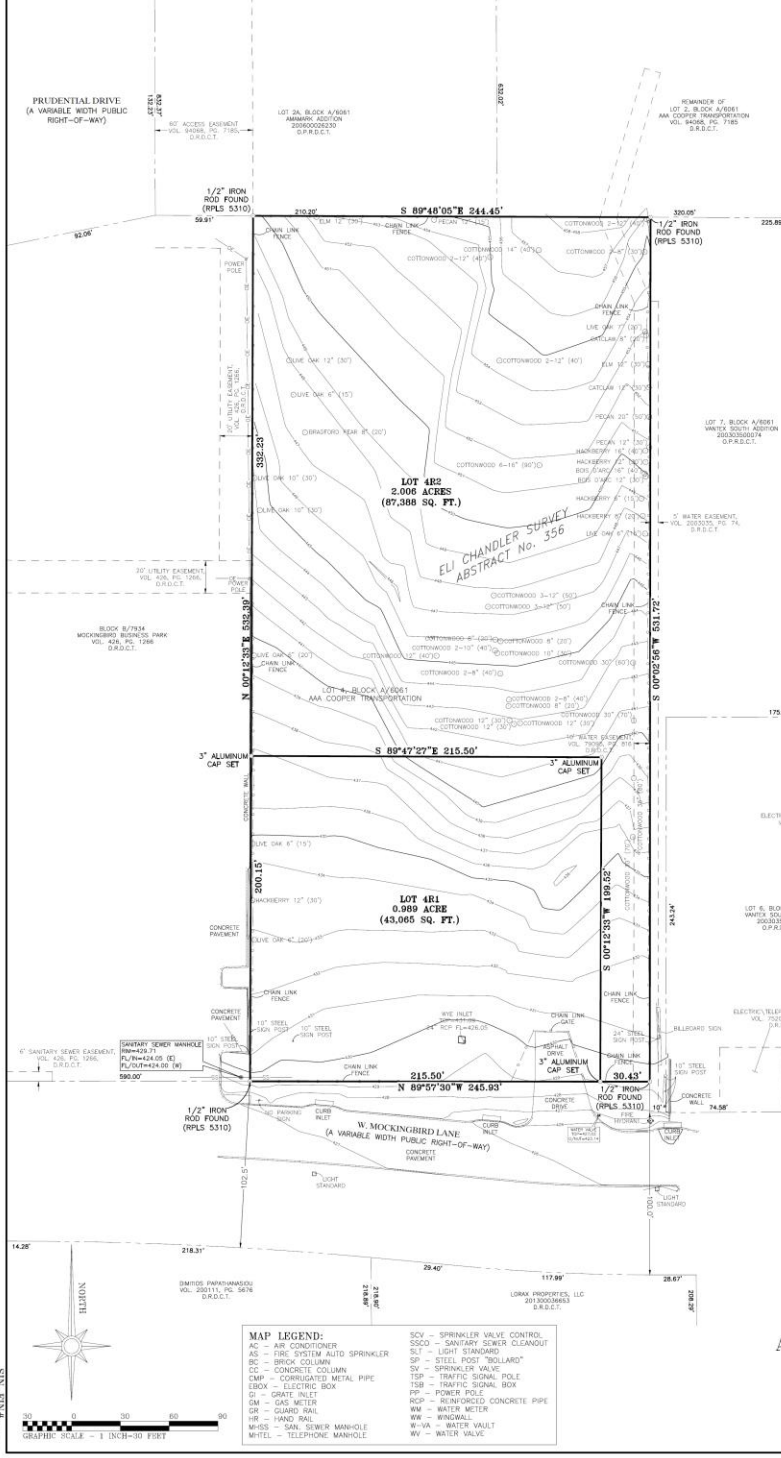
GENERAL NOTES:
 1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM ONE LOT.
 2. NO STRUCTURES EXIST ON THIS SITE.

LEGEND:
 VOL. VOLUME
 AL. ALUMINUM
 12" IRON ROD WITH 1" ALUMINUM CAP STAMPED AAA COOPER TRANSPORTATION AND RPLS 5310 SET

OWNER:
 SYCAMORE MOCKINGBIRD LLC
 200 HUNT DR
 IRVING, TEXAS 750623817

ENGINEER:
HGA
 Hart, Gough & Associates, Inc.
 Civil & Survey Design Division
 12801 N. Central Expressway, Suite 1400
 Dallas, TX 75241
 Tel: 972-239-5111
 Fax: 972-239-5005
 Email: info@hartgough.com

SURVEYOR:
BRITAIN & CRAWFORD
 LAND SURVEYING & TOPOGRAPHIC MAPPING
 P.O. BOX 13374 • 3038 SOUTH FREEMAN
 FORT WORTH, TEXAS 76110
 Email: britain@britainandcrawford.com
 Phone: 817-335-1100
 Fax: 817-335-1100
 © 2013 Britain & Crawford, LLC
 All Rights Reserved



LEGAL DESCRIPTION:
 BEING all of Lot 4, Block A8061, AAA COOPER TRANSPORTATION, an Addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 84061, Page 7181, Map Records of Dallas County, Texas.

OWNER'S DEDICATION:
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS
 That SYCAMORE MOCKINGBIRD LLC, acting by and through its duly authorized representative HGA, hereby dedicates to the City of Dallas, Dallas County, Texas, and does hereby warrant, defend, maintain and improve the same for the purposes intended. The utility and the lines easements that be open to the public, the water utility, garbage and trash collection agencies and all public and private utilities for each particular use. The maintenance of paving on the utility and the lines easements is the responsibility of the property owner. No drainage, sewage, trees, shrubs or other easements or appurtenances shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the multiple use and accommodation of all public utilities using or desiring to use same. All any public utility shall have the right to remove and keep removed or parts of any building, fences, trees, shrubs, or other improvements or growth which in any way may obstruct or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, maintaining, repairing, installing, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time of providing the permission of anyone (city public utility) shall have the right of ingress and egress to make repairs for the purpose of making means and any maintenance or service required or ordinarily performed by that utility.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also reserved for construction and maintenance of manholes, easements, the hydrants, water services and wastewater service from the main to the curb or pavement line and installation of such additional easements herein granted shall be determined by that location as may be required.

This plat approved subject to all existing ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESSE, my hand at Dallas, Texas, this _____ day of _____, 2016.

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR HEARD UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS
COUNTY OF DALLAS
 BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations and under authority therein expressed.

Given under my hand and seal of office this _____ day of _____, 2016.

Notary Public for and in the State of Texas
 My Commission expires _____

SURVEYOR'S STATEMENT:
 I, Chris L. Blewett, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground, and the plans and specifications of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 14825, as amended), and Texas Local Government Code, Chapter 212, I believe that the measurements and bearings shown herein are correct and conform with the City of Dallas Development Code, Sec. 21A.017 (b)(3)(B) & (c), and that the digital drawing is accompanying this plat is a precise representation of the Signed Field Plot.

Dated this _____ day of _____, 2016.

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR HEARD UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS
COUNTY OF DALLAS
 Before me, the undersigned authority, on this day personally appeared Chris L. Blewett, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations and under authority therein expressed. GIVE under my hand and seal of office this _____ day of _____, 2016.

Notary Public for and in the State of Texas
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Notary Public for and in the State of Texas
 My Commission expires _____

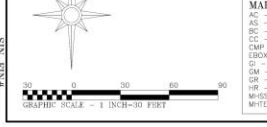
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COUNTY OF DALLAS
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Notary Public for and in the State of Texas
 My Commission expires _____

PRELIMINARY
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PRELIMINARY PLAT
 OF
LOTS 4R1 AND 4R2
BLOCK A/6061
AAA COOPER TRANSPORTATION
 AN ADDITION TO
 THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
 LOCATED IN THE
 CITY BLOCK A8061
 DALLAS COUNTY, TEXAS
 2.995 ACRES GROSS, 2 LOTS
 PREPARED August 2016
 REVISION:
 CITY PLAN FILE No. S156-278



MAP LEGEND:
 AC - AIR CONDITIONER
 AS - FIRE SYSTEM AUTO SPRINKLER
 BC - BRICK COLUMN
 CC - CONCRETE COLUMN
 CM - CORRUGATED METAL PIPE
 EB - ELECTRIC BOX
 EM - ELECTRIC METER
 GR - GRASS
 GM - GAS METER
 HW - HAND RAIL
 MH - SAN. SEWER MANHOLE
 MT - TELEPHONE MANHOLE
 SCV - SPRINKLER VALVE CONTROL
 SSCD - SANITARY SEWER CLEANOUT
 SLT - LIGHT STANDARD
 ST - STEEL POST "BOLLARD"
 SV - SPRINKLER VALVE
 SP - STEEL POST "BOLLARD"
 TSP - TRAFFIC SIGNAL POLE
 TSB - TRAFFIC SIGNAL BOX
 WP - WATER METER
 RCP - REINFORCED CONCRETE PIPE
 W - WATER
 WW - WINDWALL
 W-W - WATER VALVE
 WY - WATER VALVE

SIN FIN# _____

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 15, 2016****FILE NUMBER:** S156-279**Subdivision Administrator:** Paul Nelson**LOCATION:** 4116 and 4122 Rawlins Street, east of Douglas Avenue**DATE FILED:** August 19, 2016**ZONING:** PD 193 (MF-2)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.522-Acre **MAPSCO:** 35S, W**APPLICANT/OWNER:** Larkspur Rawlins, LP

REQUEST: An application to create one 0.522-acre lot from a tract of land in City Block 1500 on property located at 4116 and 4122 Rawlins Street, southeast of Douglas Avenue.

SUBDIVISION HISTORY:

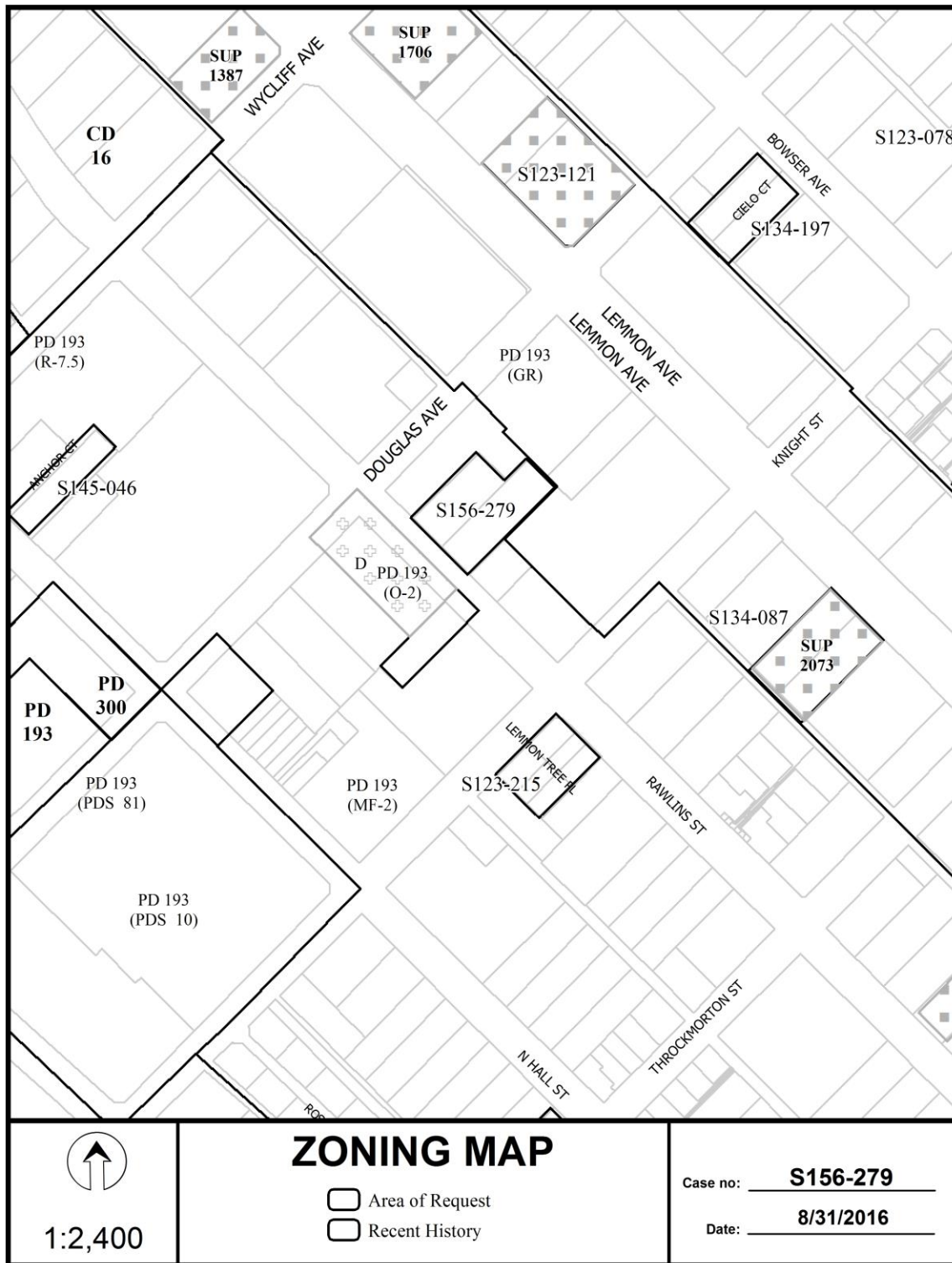
1. S134-197 was a request northeast of the present request to create a 6 lot Shared Access Development with lots ranging in size from 1,787 square feet to 3,008 square feet from a 0.346-acre tract of land containing part of Lot 10 and all of Lot 11 in City Block 33/1052, on property located at 4125 Bowser Avenue. The request was approved July 24, 2014 and recorded November 6, 2015.
2. S134-087 was a request southeast of the present request to replat Lots 9 and 10 in City Block C/1322 to create one lot on property located on Lemmon Avenue between Knight Street and Throckmorton Street. The request was approved March 20, 2014 and recorded May 11, 2015.
3. S123-215 was a request south of the present request to replat a 0.321 acre tract of land containing part of lots 10 and 11 in City Block B/1323 into a six lot shared access development with lots ranging in size from 1,858 square feet to 2,688 square feet on property located at 3322 Knight Street. The request was approved August 8, 2013 and recorded August 22, 2014.
4. S123-121 was a request northeast of the present request to replat a 0.688 acre tract of land containing all of Lots 1 through 4 in City Block 34/1574 into one lot on property located at 4212 Lemmon Avenue at Douglas Avenue, northwest corner. The request was approved April 18, 2013 and recorded March 24, 2015.
5. S123-078 was an application northeast of the present request to replat Lots 14 and 15 to create an 8 lot Shared Access Development with lots ranging in size from 0.041 acre to 0.059 acre from a 0.367 acre tract of land in City Block 32/1573 on property located at 4107 Holland Avenue. The request was approved on March 7, 2013 and recorded on December 20, 2013.

STAFF RECOMMENDATION: The proposed replat complies with the requirements of PD 193 (MF-2) district; therefore; staff recommends approval of the request subject to compliance with the following conditions:


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

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)
7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
13. On the final plat show the distances across Rawlins Street.
14. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)

15. 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)
16. 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)
17. On the final plat identify the property as Lot 2 in City Block 1/1500. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S156-279 </u> Date: <u> 8/25/2016 </u>
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LOCATION: 3889 Davila Drive, west of Lenel Drive

DATE FILED: August 18, 2016

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 2

SIZE OF REQUEST: 0.162-acre

MAPSCO: 24S

APPLICANT/OWNER: Boguslaw Liczkowski and James Hughes

REQUEST: An application to replat a tract of land containing all of Lot 22 in City Block 6/6176 to reduce a portion of the existing platted 30-foot building line along the north line of Davila Drive to 27-feet on property located at 3889 Davila Drive, west of Lenel Drive.

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

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 30 feet and was created by the recording of the “Davilla Drive Estates Addition” plat which was recorded April 24, 1951. The R-7.5(A) District requires a minimum front yard setback of 25 feet.

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

- 27 notices were sent to property owners on August 30, 2016; as of September 8, we have received no replies.

“(iii) adversely affect neighboring properties; and”

- The 30 foot front yard building line is on all of the property within the Addition. All of the properties within the original addition are zoned R-7.5(A) which requires a 25 minimum front yard setback.

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

- The reduction of the 30-foot building line to 27 feet will not negatively affect the development of the subdivision as it will be a “wrap-around” of the front portion of the structure which encroaches into the building line.

- A review of the most recent aerial photograph of the area reveals that there is not a consistent setback along the block faces in the immediate

area of the request. It appears some structures front slightly closer to the street and some are set further back from the street.

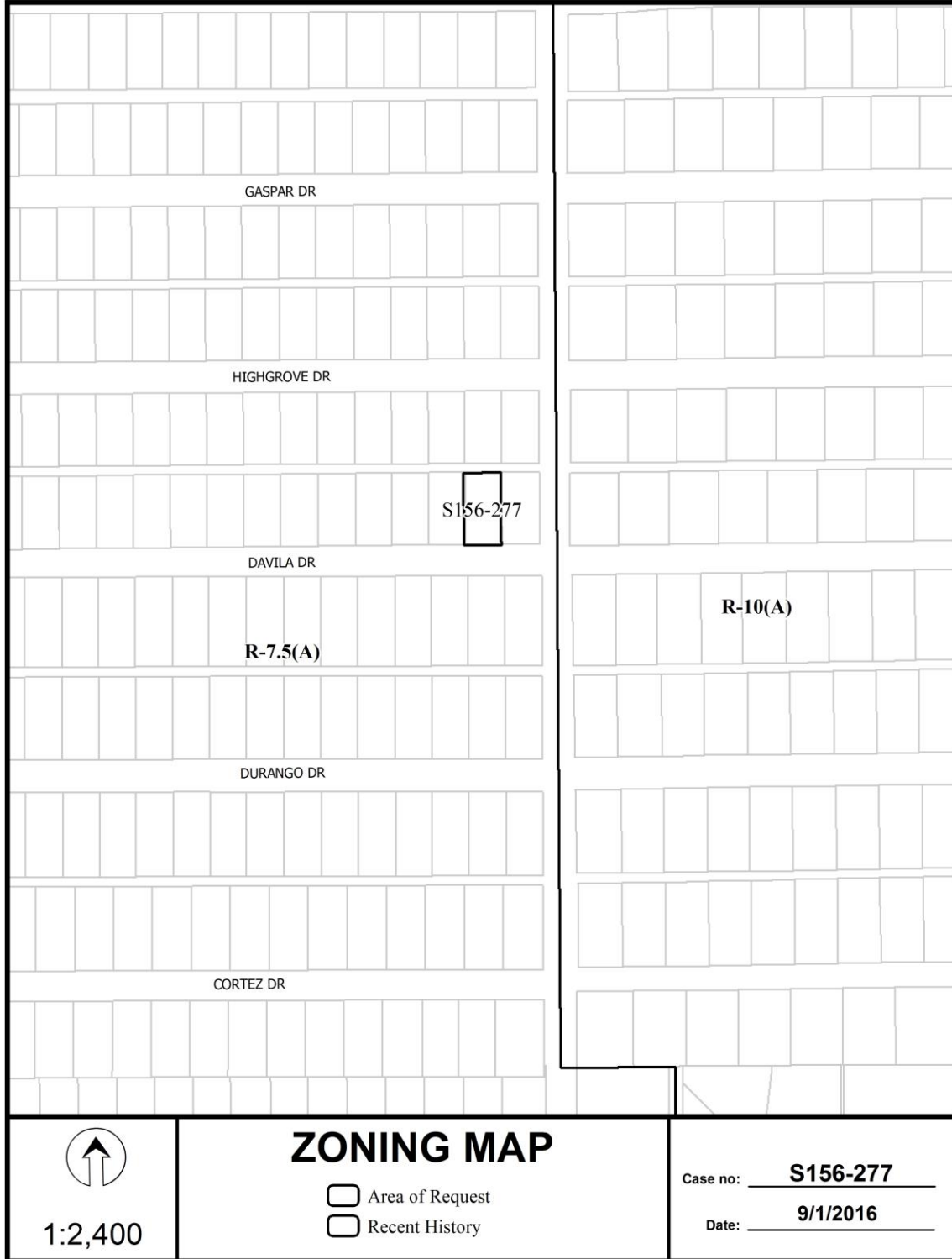
STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: The reduction of the building line by 3 feet will allow for the 2 foot addition to the house to encroach into the building line but will retain the 30 foot building line on the remainder of the lot. The reduction does not provide for encroachment of the structure into the required 25 foot front yard setback requirement of the R-7.5(A) District; therefore, staff recommends approval of the reduction of the building line.

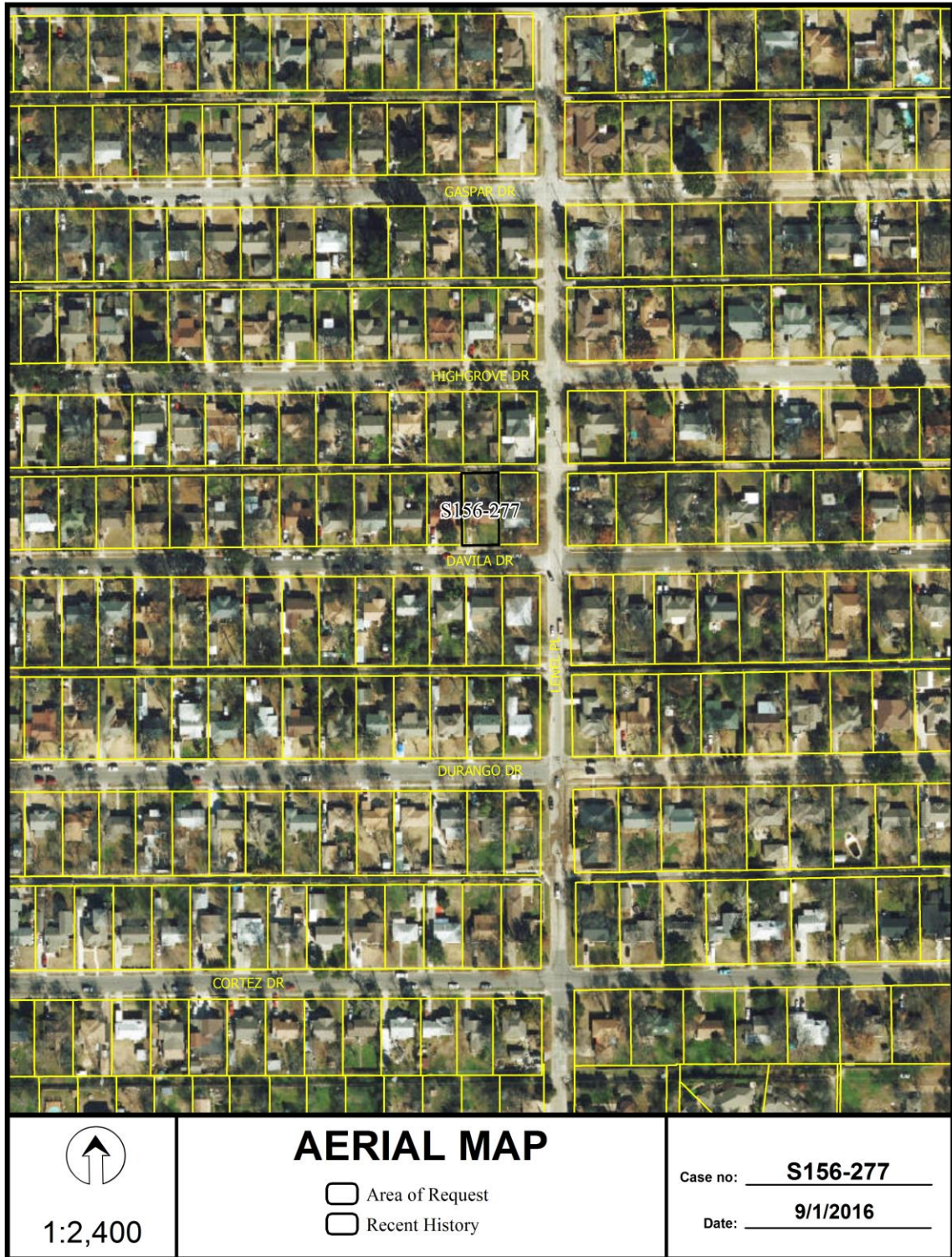
STAFF RECOMMENDATION: Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography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

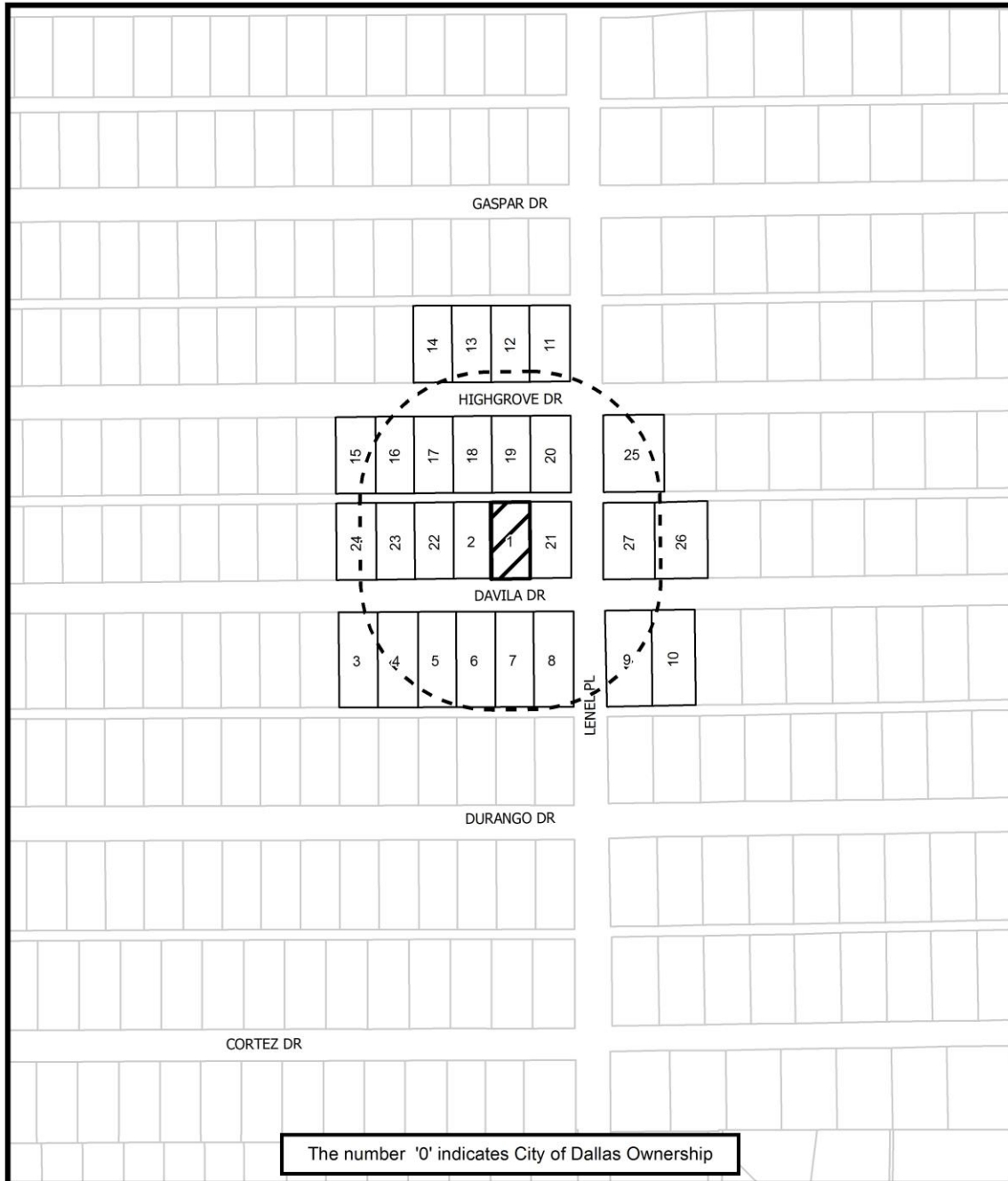
The request is basically only to reduce the existing building line in the area where the structure encroaches into the building line area. It does not increase or decrease the number of lots, or change the established lot pattern in the area; staff finds that the request complies with the requirements of the R-7.5(A) setback requirements, and complies with the requirements of Section 51A-8.503, and complies with Section 51A-8.505 of the Dallas Development Code; 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 1.
10. On the final plat show how all right-of-way was created.
11. On the final plat change "Lenel Drive" to 'Lenel Drive (also known as "Lenel Place)".
11. On the final plat identify the property as Lot 22 in City Block 6/6176. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii)







 1:2,400	<h2 style="margin: 0;">NOTIFICATION</h2> <table style="margin: 10px auto; border: none;"> <tr> <td style="border: 1px solid black; padding: 2px 5px;">200'</td> <td style="padding: 0 5px;">AREA OF NOTIFICATION</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px 5px;">27</td> <td style="padding: 0 5px;">NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	27	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> S156-277 </u> Date: <u> 9/1/2016 </u>
200'	AREA OF NOTIFICATION					
27	NUMBER OF PROPERTY OWNERS NOTIFIED					

08/24/2016

Notification List of Property Owners

S156-277

27 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3889 DAVILA DR	STEWART DANIEL A ET UX
2	3885 DAVILA DR	DEWITT DANNY R
3	3870 DAVILA DR	KIRKDORFFER ANDREW D &
4	3874 DAVILA DR	MITROVIC IVANKA &
5	3880 DAVILA DR	LEWIS VIRGINIA
6	3884 DAVILA DR	DAVILA GUADALUPE V
7	3890 DAVILA DR	RODRUGEZ EXHOMAR A &
8	3894 DAVILA DR	WEAVER ELIZABETH A
9	3904 DAVILA DR	WIGGINS ANNE ELIZABETH 1995 TRUST
10	3910 DAVILA DR	MCCARTHY MICHAEL AKIRA &
11	3895 HIGHGROVE DR	MARTINEZ EDIMENSIA T
12	3889 HIGHGROVE DR	ESCOBEDO MARTHA
13	3885 HIGHGROVE DR	DELEON TINA R
14	3881 HIGHGROVE DR	GUERRERO MEGAN &
15	3870 HIGHGROVE DR	MORENO HERACLIO & ARACELI
16	3874 HIGHGROVE DR	CANTU IGNACIO &
17	3880 HIGHGROVE DR	BELLO MARIA A
18	3884 HIGHGROVE DR	PORTER JACKIE A
19	3888 HIGHGROVE DR	HERNANDEZ HERMELINDA
20	3894 HIGHGROVE DR	PEREZ ANTONIO
21	3895 DAVILA DR	NELSON FRANKLIN L
22	3881 DAVILA DR	CLINE NOEL L
23	3875 DAVILA DR	JGREI LLC
24	3871 DAVILA DR	BUSEY WILLIAM S & IRENE K
25	3904 HIGHGROVE DR	AVERY TRUST THE
26	3911 DAVILA DR	DEVERS LAWRENCE E JR &

08/24/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3905 DAVILA DR	ADAIR JIM S

LOCATION: 1313 Nolte Drive, east of Edgefield Avenue.

DATE FILED: August 19, 2016

ZONING: R-5(A)

CITY COUNCIL DISTRICT: 1 **SIZE OF REQUEST:** 0.156-Acre

MAPSCO: 54K

APPLICANT/OWNER: Salvador Perez

REQUEST: An application to create one 0.156-acre lot from part of Block 14 in City Block 4255 of the Suburban Home Addition on property located at 1313 Nolte Drive, east of Edgefield Avenue.

SUBDIVISION HISTORY: The request area is part of the "Suburban Homes Addition" which was recorded May 5, 1908. The plat created 37 Blocks. The blocks were basically lots as we know them today. In this instance, Block 14 was 217.8 feet wide on Hurst Avenue (now Nolte Drive) and 200 feet in width on Edgefield Avenue.

NOTICES: 18 notices were sent to property owners within 200 feet of the property on August 30, 2016.

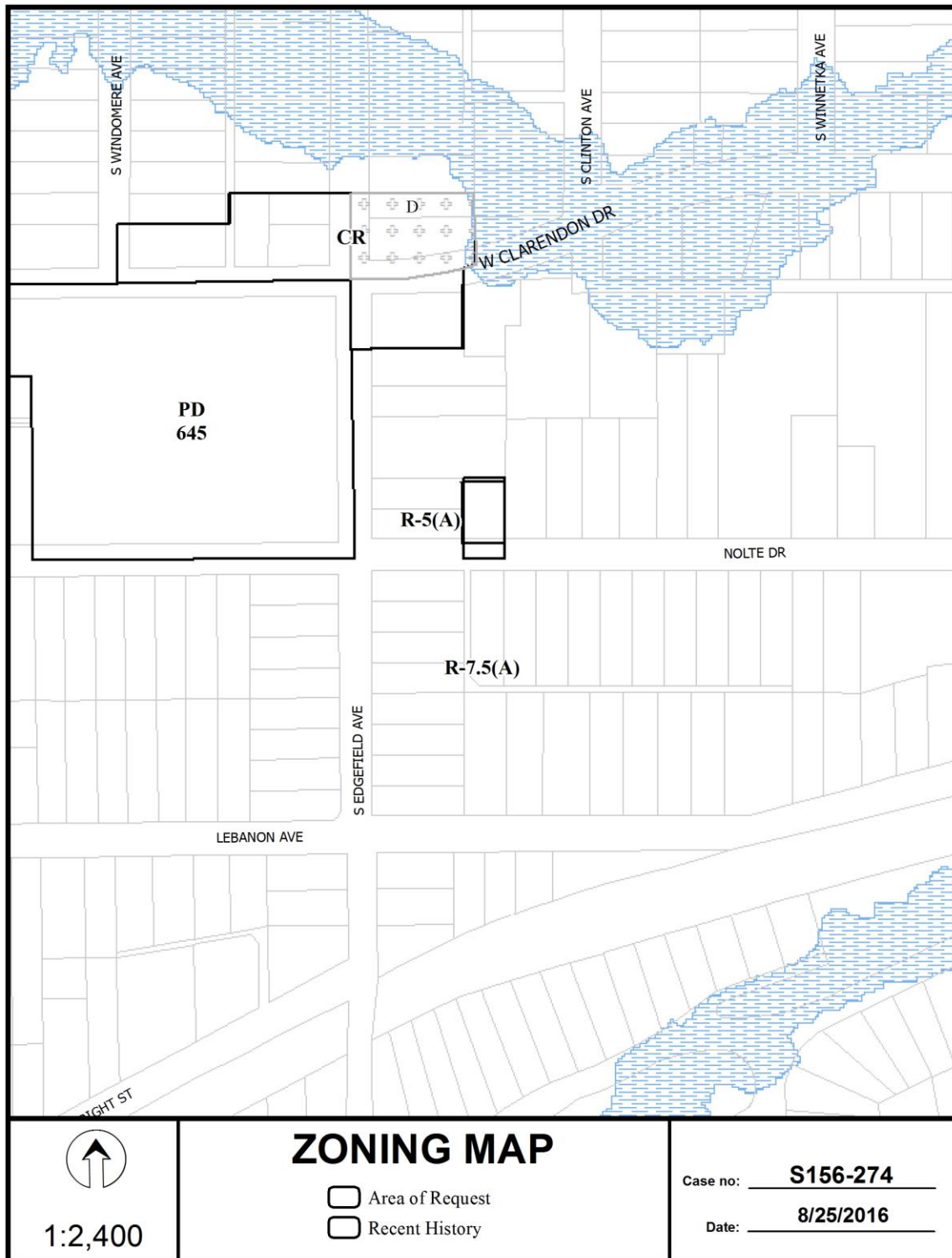
STAFF RECOMMENDATION: Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography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

The property lies within the "Suburban Homes Addition" which was recorded May 5, 1908 which was recorded May 5, 1908. The property contiguous on the east was replatted in the 1960's, and have lot widths between 60 and 65 feet. The proposed lot is 65 feet in width. The lots contiguous on the west were created by deeds, not by replat, and are part of the original Block 14.

The property that is part of this replat is the same property that was rezoned from an R-7.5(A) district to an R-5(A) District by the City Council on August 10, 2016. It is presumed that any impacts created by the change of zoning were taken into consideration during the zoning hearing process. Based on the rezoning, staff feels that the request complies with the requirements of the R-5(A) zoning district, and with the requirements of Section 51A-8.503. Therefore, staff recommends approval subject to compliance with the conditions listed in the docket:

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

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c) and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.501(b)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)
7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 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 dedicate a minimum 15-foot wide drainage easement for the existing storm sewer line along the easterly line of the proposed lot.
13. On the final plat show the recording information on all existing easements within 150 feet of the property.
14. On the final plat show and label Edgefield Avenue.
15. On the final plat identify the property as Lot 14A in City Block 4255. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





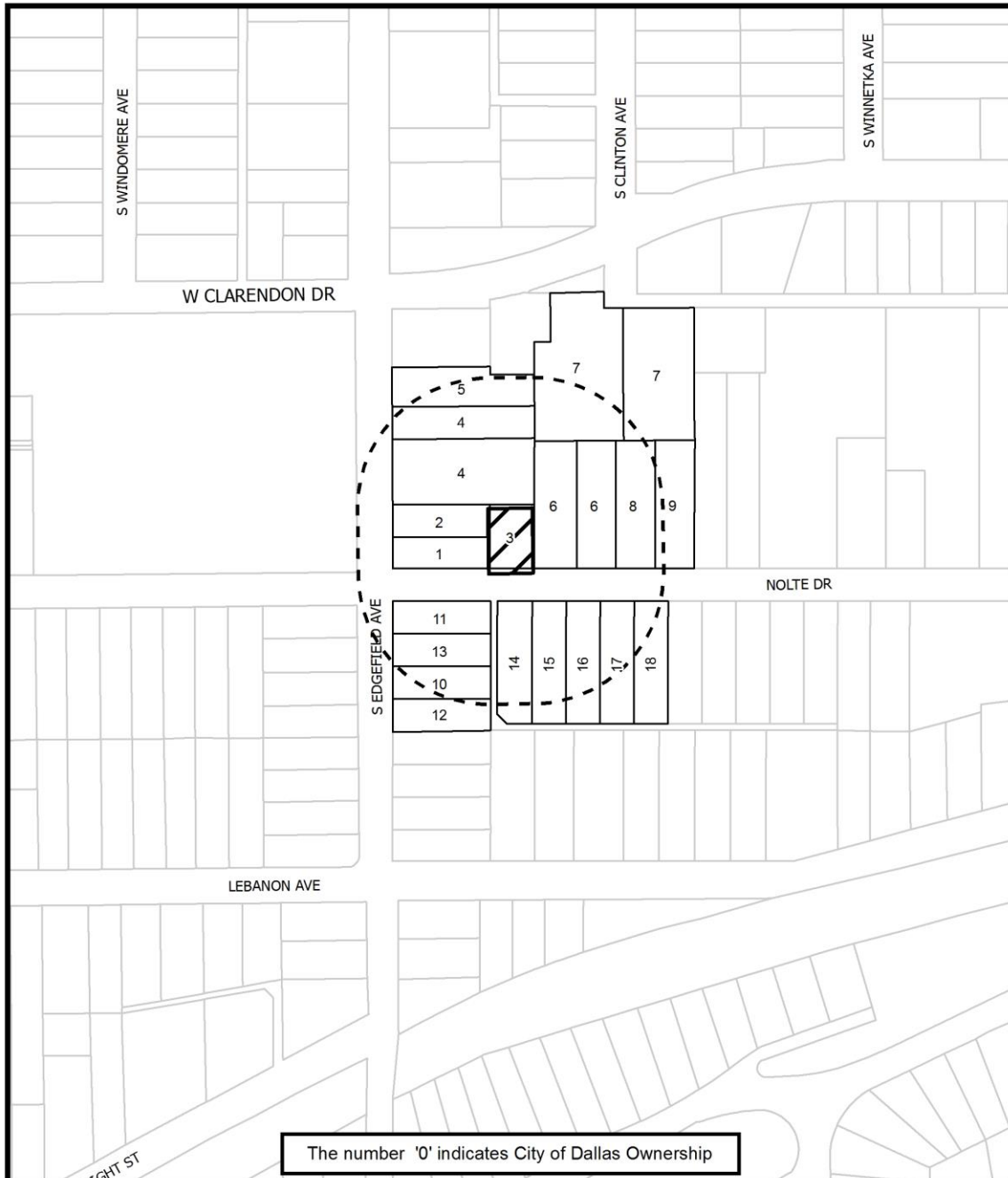
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S156-274

Date: 8/25/2016



 1:2,400	NOTIFICATION		Case no: S156-274
	200' AREA OF NOTIFICATION 18 NUMBER OF PROPERTY OWNERS NOTIFIED		Date: 8/25/2016

08/24/2016

Notification List of Property Owners

S156-274

18 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1130 S EDGEFIELD AVE	ORTIZ ANITA
2	1126 S EDGEFIELD AVE	RUBIO FLORENCIA
3	1313 NOLTE DR	SIMMONS PATRICK
4	1108 S EDGEFIELD AVE	RIOS NOELIA I
5	1104 S EDGEFIELD AVE	CHAVEZ TERESA
6	1311 NOLTE DR	CORDOVA GEORGE
7	1222 CHESTER ST	FELBER SUZANNE S
8	1225 NOLTE DR	HERRERA RICARDO & ROSA
9	1219 NOLTE DR	FLORES ALBINA
10	1210 S EDGEFIELD AVE	HINGUANZO EMILIA R
11	1202 S EDGEFIELD AVE	COUCH PROPERTIES LLP
12	1214 S EDGEFIELD AVE	COUCH TAWANA
13	1206 S EDGEFIELD AVE	JIMENEZ ESTELA
14	1314 NOLTE DR	LOPEZ EVELIA
15	1310 NOLTE DR	MATA SUNILDA M
16	1306 NOLTE DR	DELEON ERNESTO O &
17	1302 NOLTE DR	GOODWIN JAN
18	1222 NOLTE DR	GUERRERO MIGUEL A &

FILE NUMBER: W156-012

DATE FILED: August 25, 2016

LOCATION: South line of Clarkwood Drive, the east line of Clark Springs Drive, and north of West Camp Wisdom Road

COUNCIL DISTRICT: 3

MAPSCO: 61B-U

SIZE OF REQUEST: Approx. 25.68 acres

CENSUS TRACT: 165.21

MISCELLANEOUS DOCKET ITEM:

APPLICANT: Clark Ridge Canyon Ltd.

OWNER: Thomas M. Gaubert Irrevocable Trust

REQUEST: An application for a waiver of the two-year waiting period to submit an application for an amendment and expansion of Planned Development District No. 938 for MF-1(A) Multifamily District uses.

SUMMARY: On March 24, 2015, the City Council created Planned Development District No. 938 for MF-1(A) Multifamily District.

The applicant is requesting a waiver of the two-year waiting period in order to submit an application to amend and expand Planned Development District No. 938. The applicant indicates that an issue with the setbacks for the property was identified during the design phase. Additionally, the applicant indicated the recent purchase of four-acre tract adjacent to the area with the planned development district. The addition of the property, not available to be part of the original PD application, would provide for unified development regulations on the owner's property.

According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to October 8, 2016, without a waiver of the two-year waiting period. According to the Dallas Development Code, "the commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing." Staff believes circumstances have changed to warrant a new hearing.

Staff Recommendation: Approval

W156-012

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No.: Z134-116 (CG)

Location: Camp Wisdom Road east of Clark Road, containing approximately 25.68 acres

Date of last CPC or CC Action: 02/19/2015

Applicant's Name, Address & Phone Number: Clark Ridge Canyon Ltd. 972-274-0001

1130 North Westmoreland Rd., DeSoto, TX 75115

Westmoreland Rd., DeSoto, TX 75115

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

Thomas M. Gaubert Irrevocable Trust,

1130 North Westmoreland Rd., DeSoto, TX 75115 972-274-0001

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

Our new ownership Group purchased the property on June 30, 2016

During the design stage of the project , it was discovered that topography issues would inhibit

Construction of the units along with proper setbacks. We have also obtained A 4-acre tract,

of adjacent land that we wish to add to the PD that will allow us to correct the problems that

We have encountered and have the room to create a high quality Community.

[Signature]
Applicant Signature

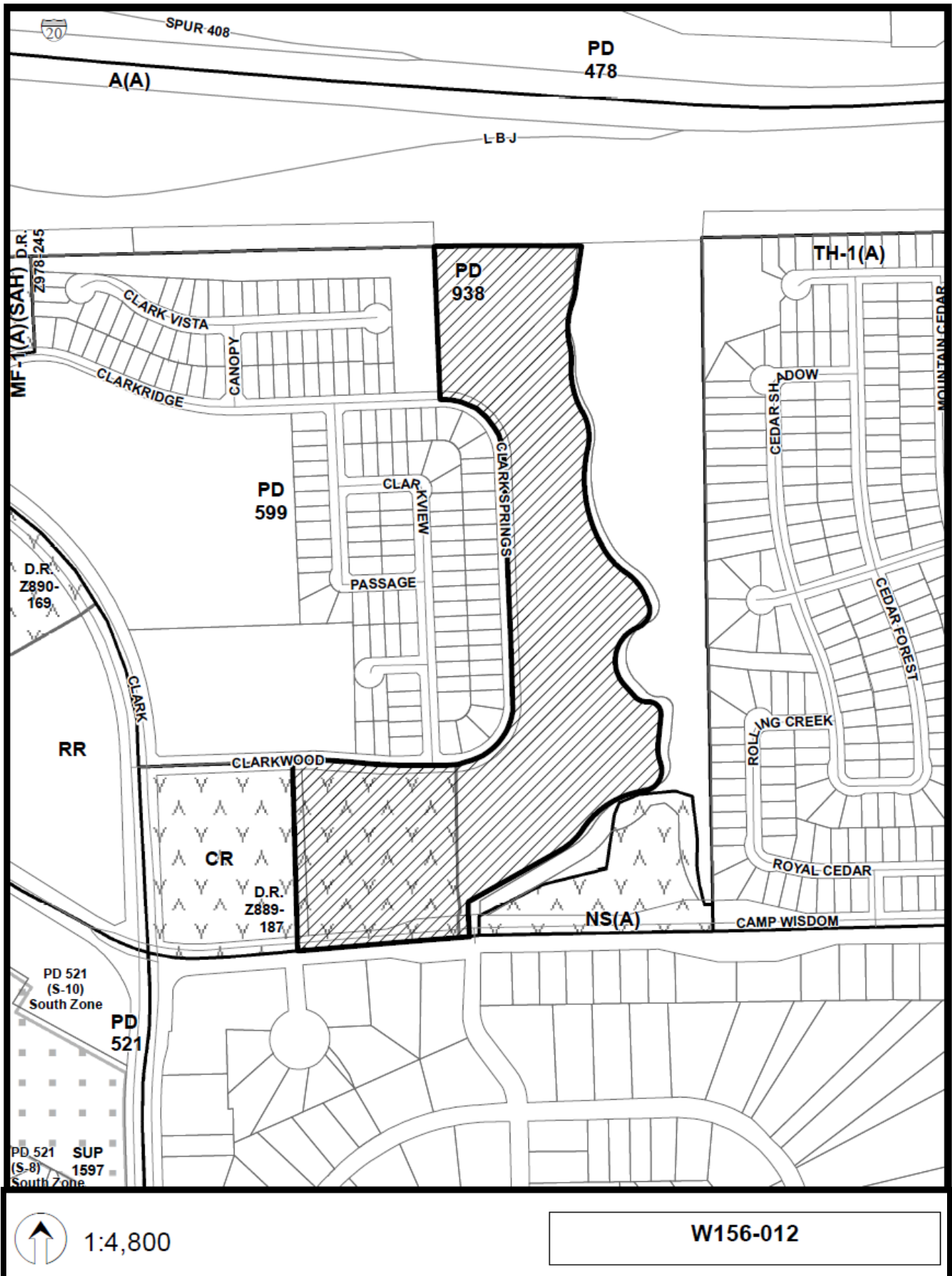
[Signature]
Owner's Signature

8-24-2016
Date:

Fee Paid: \$300.00

Receipt # 6713





FILE NUMBER: D156-019

DATE FILED: June 24, 2016

LOCATION: Northeast of the intersection of Olympus Blvd and Cypress Waters Blvd

COUNCIL DISTRICT: 6

MAPSCO: P-11

SIZE OF REQUEST: ± 6.66 acres

CENSUS TRACT: 141.27

MISCELLANEOUS DOCKET ITEM

APPLICANT: Billingsley Company

OWNER: CW Land A, LTD; CW Land B, LTD; CW Land C, LTD;
CW Shoreline Land LTD;

REPRESENTATIVE: Ryan Conway – HLR Architects

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

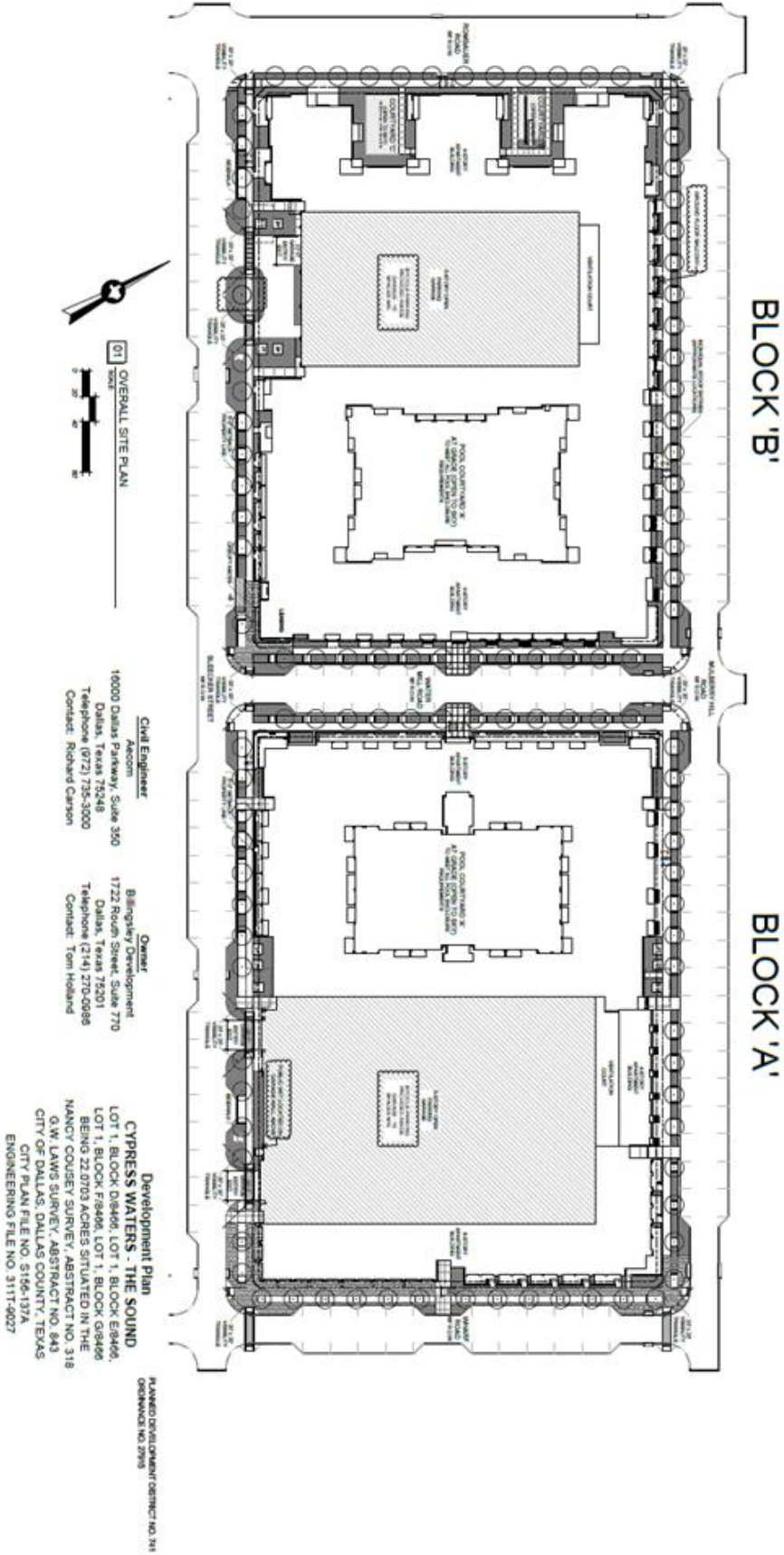
SUMMARY: On January 25, 2006, the Dallas City Council established Planned Development District No. 741 by Ordinance No. 26233. The size of the PD is approximately 1,036.18 acres of land and is located on the north side of Ranch Trail, east of Belt Line Road.

The zoning was granted as a planned development district with a conceptual plan and requires City Plan Commission approval of a development plan and elevations prior to the issuance of a building permit for each phase of the development. The plan provides for the construction of a 539 unit multifamily development with a parking structure that will cover an area of approximately 6.66 acres within Subdistrict A-2 of PD No. 741. Staff has reviewed the proposed development plan and elevations and they comply with the requirements of the ordinance.

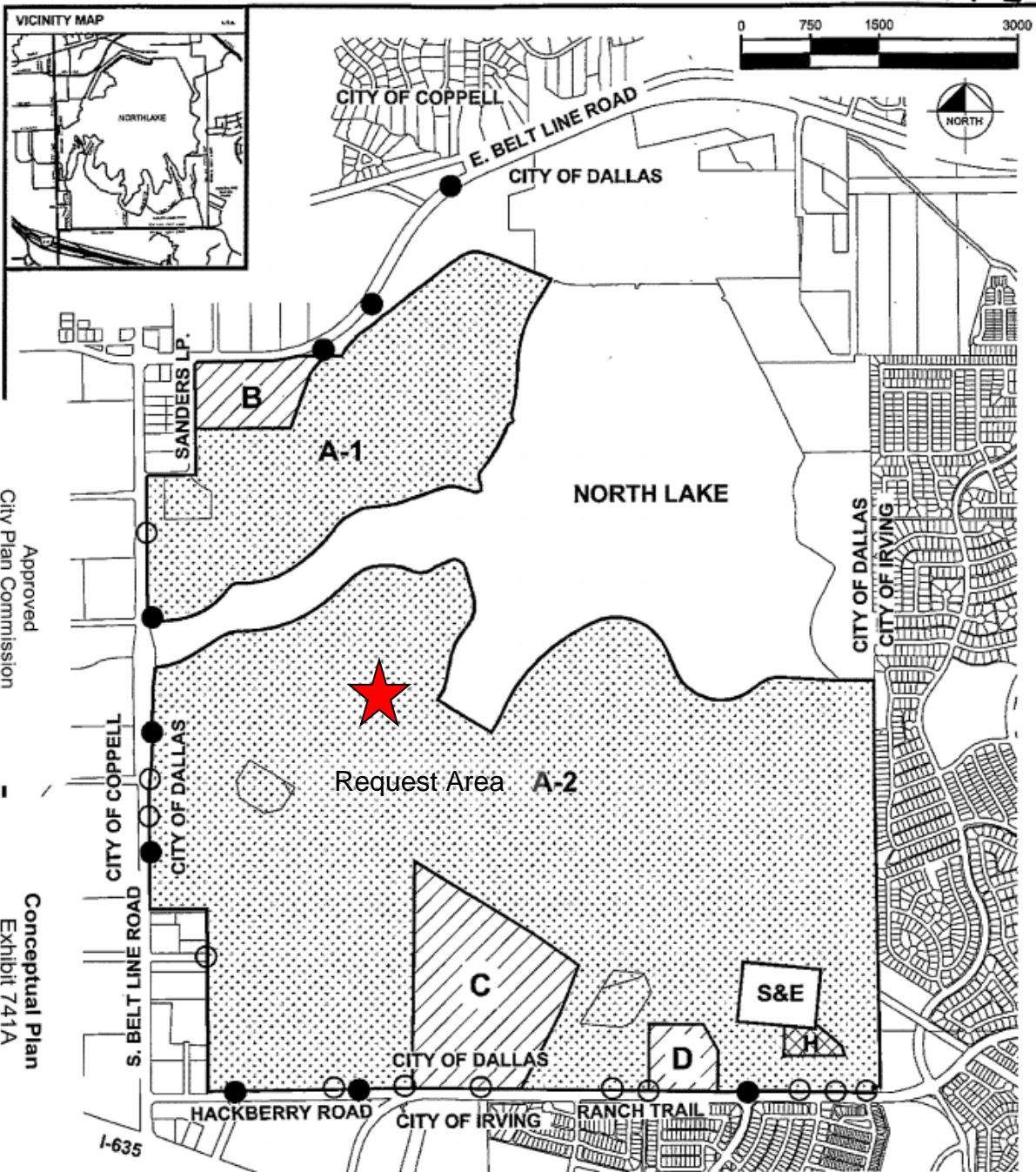
In conjunction with the above requirement, the attached development plan and landscape plan have been submitted for the City Planning Commission's consideration. The most up to date PD ordinance may be viewed at the following link:

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

STAFF RECOMMENDATION: Approval



29502 141720



Approved
City Plan Commission
August 21, 2014

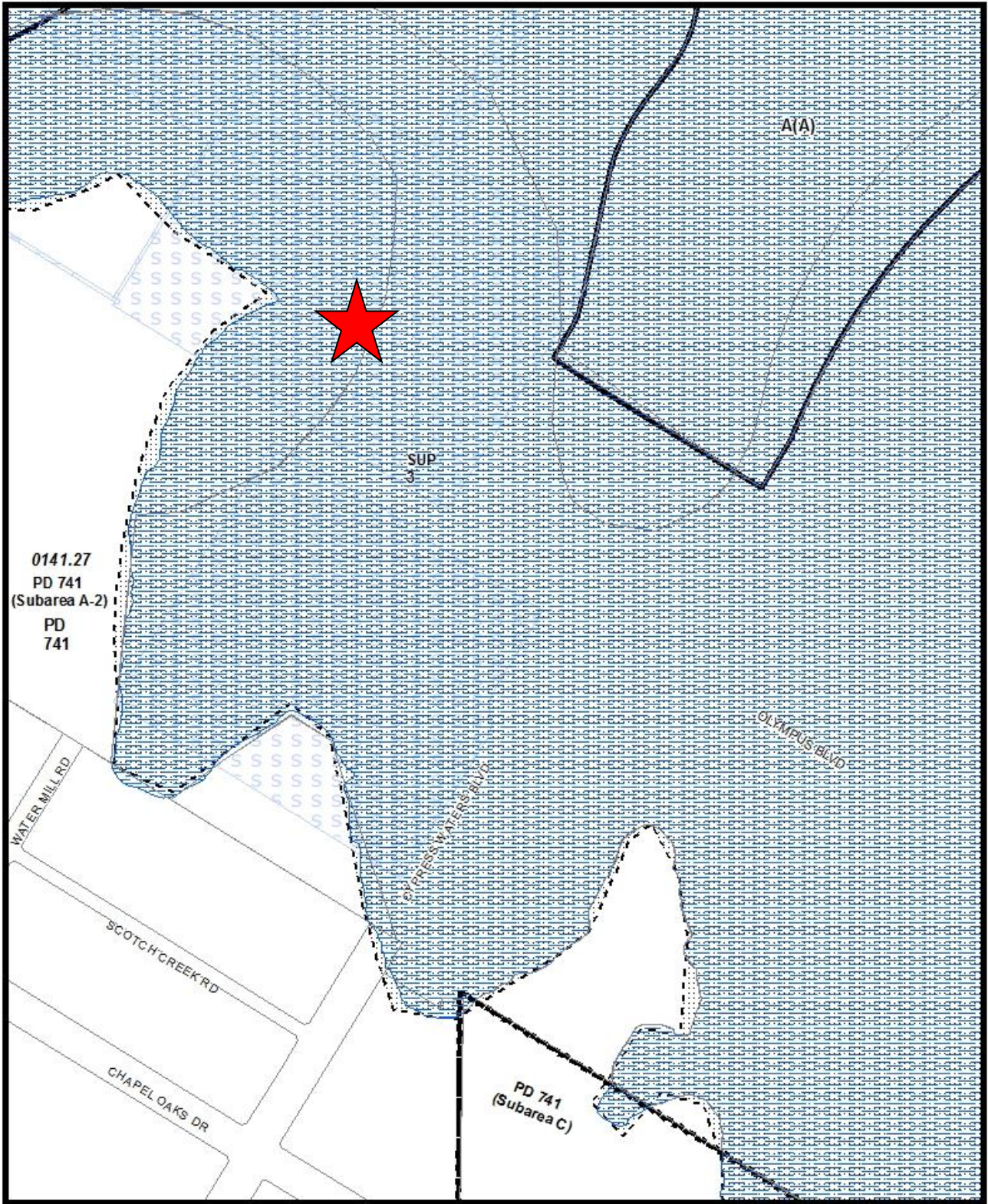
Conceptual Plan
Exhibit 741A
Planned Development No. 741

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

- ACCESS**
- PRIMARY
 - SECONDARY

CYPRESS WATERS CONCEPT PLAN

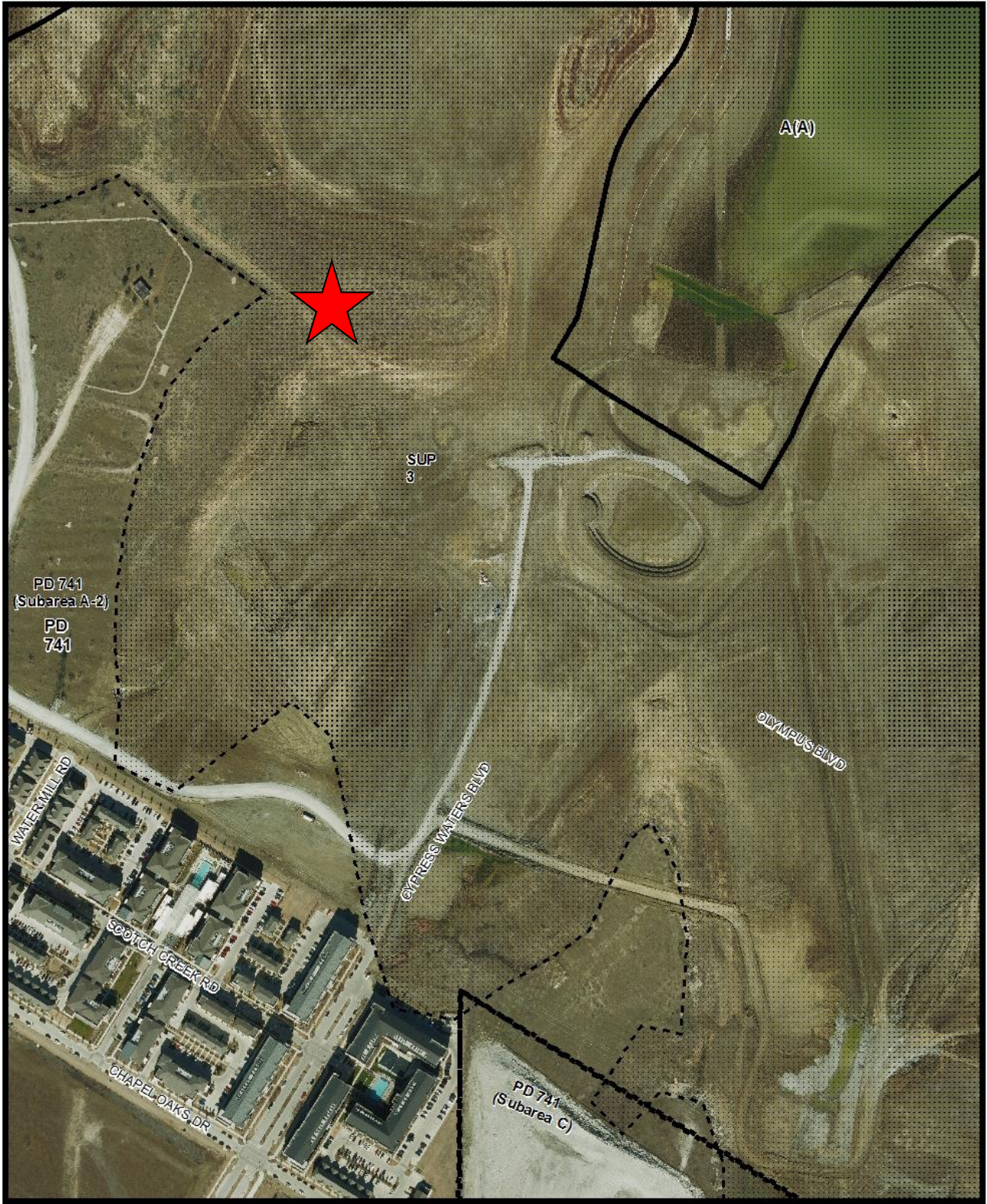




1:4,000

Zoning Map

Printed Date: 7/21/2016



1:4,000

Aerial Map

Printed Date: 7/21/2016

FILE NUMBER: Z145-156(OTH)

DATE FILED: January 8, 2015

LOCATION: Southwest corner of Scyene Road and Prichard Lane

COUNCIL DISTRICT: 5

MAPSCO: 48 – X, Y

SIZE OF REQUEST: ± 9.72 acres

CENSUS TRACT: 91.01

APPLICANT/OWNER: Donna H. Woods

REPRESENTATIVE: Don E. Miles

REQUEST: An application to renew and amend Specific Use Permit No. 1805 for an open-enrollment school on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant [Nova Academy] originally applied for an automatic renewal; however, during the site visit, staff found that the property was not developed as shown on the City Council approved site plan. For this reason, the applicant needed to provide a revised site plan to reflect the actual development of the property, the existing parking layout on the site, and an updated Traffic Management Plan. The applicant proposes to continue the use of the property with the existing open-enrollment charter school.

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

Background:

- Specific Use Permit No. 1805 for an open-enrollment charter school was originally approved on June 9, 2010 for a five-year period with eligibility for automatic renewals for additional five-year periods.
- The 9.724 acres of land were undeveloped at the time. On August 2, 2010, the applicant initiated the construction process for the school.
- The applicant submitted an application for the automatic renewal on January 8, 2015, within the required time period for the automatic renewal as required by Code. However, during staff’s site visit, several discrepancies were found with the approved site plan. Parking and driveways were not complying with the layout as shown in the approved site plan. The applicant also needed to provide an updated traffic management plan.
- During the process, staff also discovered that the property building plans were different from the approved by City Council. Therefore, the applicant had to go through the process of updating the plans to reflect the existing development of the property.
- On May 20, 2013, the applicant submitted an application to the Board of Adjustment for a special exception to the landscape plan regulations which was granted with specific conditions for the tree mitigation process.

Surrounding Zoning History:

There has been one Board of Adjustment case in the area within the last five years.

1. BDA 112-103 On May 20, 2013, the Board of Adjustment Panel C granted a special exception to the landscape regulations subject to conditions on the subject site.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Scyene Road	Principal Arterial	100 feet
Prichard Lane	Local	60 feet

Traffic:

The Engineering Section of Sustainable Development and Construction Department has reviewed the requested renewal and determined that it will not impact the surrounding roadway system. All school traffic is handled within the property. No queuing is done on public right-of-way.

One of the changes on the property was the driveways location. The original plan indicates two points of access on Scyene Road, only one was built.

The applicant submitted a revised Traffic Management Plan reflecting the site existing conditions and updating the traffic routing for drop off and pick up hours. The Engineering Section has approved the TMP.

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 property is located within the Campus Building Block.

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

Land Use Element

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

1.1.2.2 Focus on developing strong middle-class neighborhoods anchored by successful schools and supported with sufficient retail.

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

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries and schools. Encourage the development of these facilities in priority Area Plans.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

Neighborhood Element

GOAL 7.1 PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

Policy 7.1.2 Promote neighborhood-development compatibility.

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A), SUP No. 1805	Open-enrollment charter school
North	R-7.5(A), PD No. 75, SUP No. 92	Single family, Church, Cemetery
East	CR-D	Undeveloped, Multifamily
South	R-7.5(A)	Single family, church, undeveloped
West	R-7.5(A)	Undeveloped

Land Use Compatibility:

The request site is 9.72 acres and is currently developed with a two-story, 82,492 square foot structure that provides education for grades K through 8th. Surrounding land uses are single family, church, and a cemetery to the north undeveloped land and multifamily to the east; single family, church and undeveloped to the south; and undeveloped to the west.

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

The proposed use is compatible with the surrounding multifamily and single family developments and other non-residential uses. The open-enrollment charter school will provide an option for students in seeking educational opportunities. The property is

located near major roadways and can be easily accessed. The TMP will further mitigate any potential traffic issues the use may produce and should not be detrimental to the surrounding traffic patterns.

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200. The request does not include any additions to the existing building; therefore, no additional parking is required. The applicant must provide a minimum of 39 parking spaces. Parking must be provided as shown in the site plan.

	Number of Classrooms	Required parking	Provided parking
Kindergarten/elementary 1.5 per room	14	21	21
Junior high/middle 3.5 per room	5	18	18
Total Parking required			39
Additional parking			31
Total provided			70

Landscaping:

The existing SUP includes a Landscape Plan. However, the applicant is requesting that it be removed from the SUP conditions in order to simplify the renewal process and to be able to utilize the site plan submitted for building permits as the property was built. The applicant complies with Article X landscaping requirements. Staff reviewed the existing landscape conditions and does not object to the removal of the landscape plan. Furthermore, any additions in the future will comply with Article X landscape requirements.

**PROPOSED CONDITIONS
Z145-156(OTH)**

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on five years ~~June 9, 2015~~, but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
- ~~4. LANDSCAPING: Landscaping must be provided as shown on the attached landscape plan. Plan materials must be maintained in a healthy, growing condition.~~
5. CLASSROOMS: The maximum number of classrooms is 50.
6. HOURS OF OPERATION: The open-enrollment charter school may only operate between 8:00 a.m. and 4:00 p.m., Monday and Friday.
7. INGRESS/ EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
8. OFF-STREET PARKING: Parking must be provided and located as shown on the attached site plan.
9. TRAFFIC MANAGEMENT PLAN:
 - (a) In general. The operation of the uses must comply with the attached traffic management plan (Exhibit B).
 - (b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.
 - (c) Traffic management plan.
 - (1) The Property owner or operator shall prepare an update to the traffic management plan evaluating the sufficiency of the plan. The initial update of the

traffic management plan must be submitted to the Director by November 1 ~~August 1, 2018-2013~~. After the initial traffic study, the property owner or operator shall submit updates of the traffic study to the director by November 1st every even-numbered ~~odd-numbered~~ year.

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

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

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

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

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

(d) Amendment process.

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

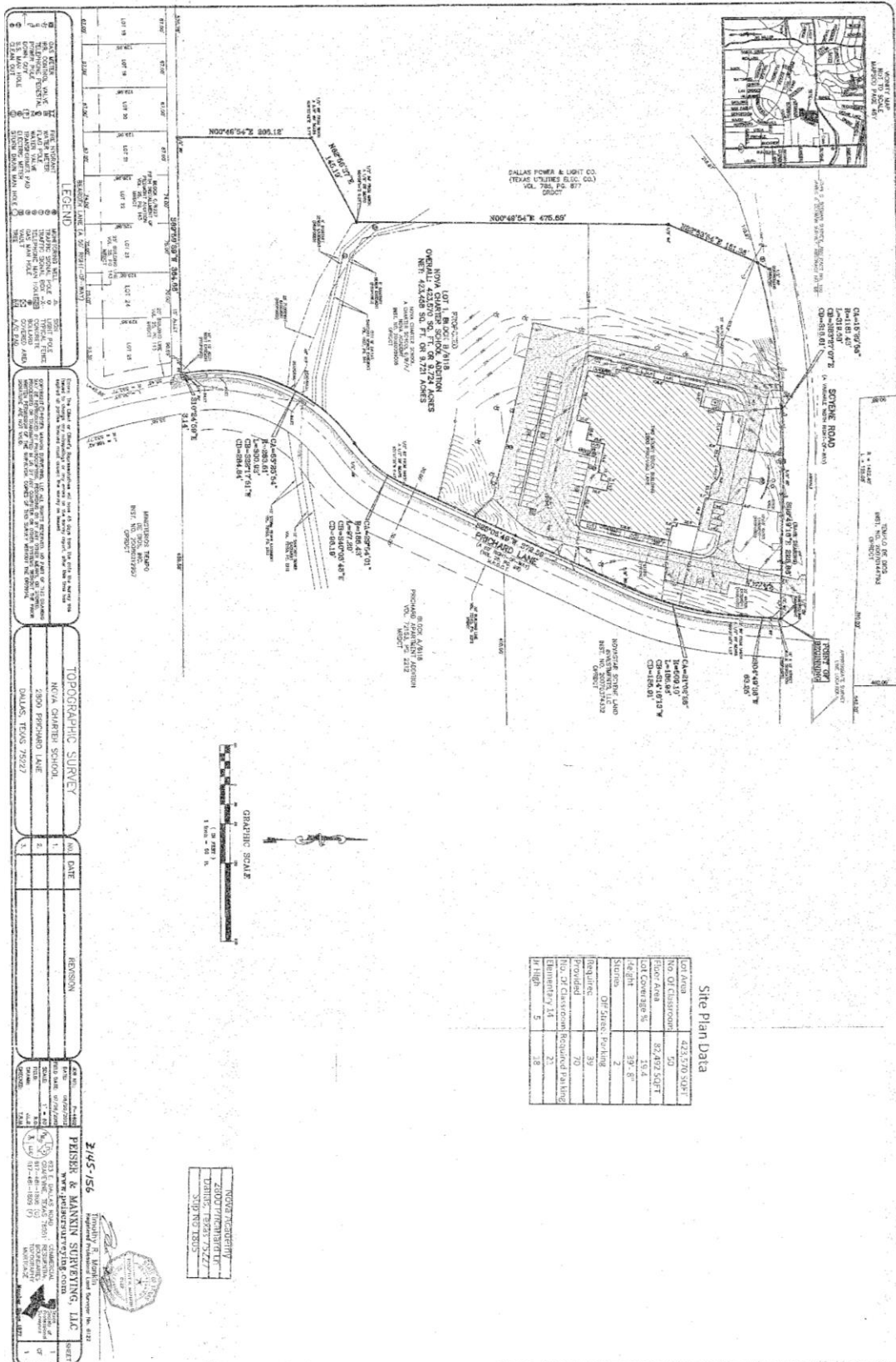
(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

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

Z145-156(OTH)

11. 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



UPDATED TRAFFIC MANAGEMENT PLAN

Kelly & Associates

785 Sleepy Creek Drive, Frisco, Texas, 75034; Phone: (214) 697-1328 (972) Fax: 668-7867

TECHNICAL MEMORANDUM

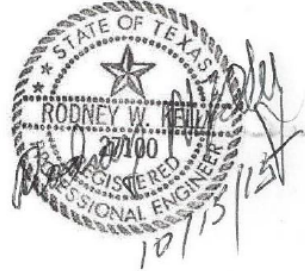
To: Olga Torres-Holyoak, City of Dallas

Copy to: Don Miles

From: Rod Kelly, P.E.

Date: October 15, 2015

RE: Traffic Management Plan Review – Nova Academy, in Dallas, Texas (Zoning Case # Z145-156 SUP)



PURPOSE

The purpose of this memorandum is to document the results of an evaluation of the sufficiency of the existing Traffic Management Plan (TMP) for the Nova Academy Charter School, located on Scyene Road in Dallas, Texas. Preparation of this review is in response to a request from the City of Dallas staff related to Condition 8 (c) (1) of the SUP conditions, which requires periodic review and certification of the Plan. The vicinity map showing the location of the academy is provided in **Figure 1**

Student Arrival and Departure Process

The academy has two drop-off and pick-up locations. One is for grades K-3 on the east side of the building and one is for grades 4-8 on the west side of the building.. Sibling students in both grade groups in the same family are dropped off and picked up in the K-3 location. The current access, on-site traffic circulation, and the drop-off and pick-up areas are shown in **Figure 2**. It should be noted that the drop-off location for the AM arrivals and the pick-up location for the PM departures are not the same as in the original plan.

The school starting time for all students is 8:00 AM. At the present time, arrivals begin occurring at 7:00AM at the two drop-off location referenced above and continue until 8:00 AM. At that time, all drop-off activities for all grades move to the main entrance on the north side of the academy building, for late arrivals.

Classes let out for grades K though 3 at 3:45 PM and 4:00 PM for grades 4-8. The driveway access gate to both pick-up areas, on Prichard Lane, is opened at 3:45 PM so that vehicles picking up students may begin lining up in the two pick-up locations. This process continues until 4:15 PM, when all pick-up activities for all grades move to the main entrance on the north side of the academy building, for late departures.

During the drop-off and pick-up periods, two parallel lines of vehicles are allowed to form in the transfer areas to drop off and pick up students. In the K-3 transfer area, there are also 10 head-in parking spaces that are available to be used for parking and escorting the younger children into the building.

There are two off-duty policemen present during the transfer period to direct traffic in and out of the facility. One is stationed at the entrance drive on Prichard Lane and one is stationed at the Scyene Road access driveway. There are also academy staff members present in both the east and west departure areas to direct and assist children in transferring between the academy building and the drop-off and pick-up vehicles in the east and west departure areas.

Figure 1 – Location of Nova Academy



Figure 2 – Current Access and On-Site Traffic Circulation



One of the critical requirements of a traffic management plan for a private school is to assure that an adequate amount of space is provided for the queuing or stacking of vehicles totally and completely on school property. In order to determine the extent of this requirement, observations were made at the existing charter school, during peak drop-off and pick-up periods on four different days in two different weeks, to determine on-site queuing. These observations are displayed in **Tables 1 and 2** and show, in the boxes with **bold black borders**, the maximum number of vehicles queued during 5-minute periods at each of the two main drop-off and pick-up areas on the days that queuing counts were made.

VEHICLE QUEUING EVALUATION

The evaluation was preformed for the peak A M and P M arrival and departure periods. In the AM drop-off period, this occurs from 7::30 to 8:05 AM. In the PM pick-up period, it occurs from 3:40 to 4:25 PM. As indicated in **Tables 1 and 2**, the maximum, combined number of vehicles observed to be queued up on-site at the two academy transfer areas in any single five-minute period was observed to be **45** during the morning drop-off period and **40** during the afternoon pick-up period. These queuing numbers are shown in the boxes with the **bold red borders**. This condition occurs with an enrollment of 496 students.

Table 1 - Maximum Vehicle Queuing (5 Minute Intervals) for Grades K-3

Date	Day of Week	Time (AM)							
9/16/2015	Wednesday	7:30	7:35	7:40	7:45	7:50	7:55	8:00	8:05
		1	3	5	7	16	14	19	6
Date	Day of Week	Time (AM)							
9/17/2015	Thursday	7:30	7:35	7:40	7:45	7:50	7:55	8:00	8:05
		2	2	4	8	15	13	20	6
Date	Day of Week	Time (PM)							
9/18/2015	Friday	3:40	3:45	3:50	3:55	4:00	4:05	4:10	4:15
		9	7	12	7	4	3	3	11
Date	Day of Week	Time (PM)							
9/21/2015	Monday	3:40	3:45	3:50	3:55	4:00	4:05	4:10	4:15
		0	4	11	12	16	3	13	10

Table 2 - Maximum Vehicle Queuing (5 Minute Intervals) for Grades 4-8

Date	Day of Week	Time (PM)							
9/17/2015	Thursday	3:40	3:45	3:50	3:55	4:00	4:05	4:10	4:15
		0	0	16	9	1	6	26	16
Date	Day of Week	Time (AM)							
9/18/2015	Friday	7:30	7:35	7:40	7:45	7:50	7:55	8:00	8:05
		22	11	16	12	24	20	25	28
Date	Day of Week	Time (AM)							
9/21/2015	Friday	7:30	7:35	7:40	7:45	7:50	7:55	8:00	8:05
		13	6	14	21	24	25	23	27
Date	Day of Week	Time (PM)							
9/22/2015	Tuesday	3:40	3:45	3:50	3:55	4:00	4:05	4:10	4:15
		0	0	12	8	0	12	27	16

It should also be noted that the academy has permission to use the church parking lot across the street, on the north side of Scyene Road, for temporary parking, if needed for academy special events and programs.

CONCLUSIONS AND RECOMMENDATIONS

As demonstrated by the analysis results shown in the above tables and described in the preceding paragraphs, it is concluded that the Traffic Management Plan in **Figure 3** provides the required traffic operating efficiency and capacity to assure that all drop-off/pick-up vehicle queuing can be accommodated completely on-site and the necessary safety and security of Nova Academy students is provided.

There is one change that is recommended to the existing Traffic Management Plan. At the present time, the Prichard Lane access gate remains closed until a few minutes before K-3 students are released. Vehicles arriving early begin to queue on the street and by the time the gate is opened, as many as 42 vehicles were observed to be lined up on the street in both directions. It is therefore recommended that the access gate on Prichard Lane be opened at least 15 minutes prior to 3:45 PM to allow arriving vehicles to enter and begin queuing up in the two transfer areas rather than on the street.

Figure 3 – Traffic Management Plan (Zoning Case # Z145-156 SUP)



Zoning Case
 Z145-156 SUP

Maximum Vehicle Queuing		
Period	Time	Number
AM	8:00-8:05	45
PM	4:10-4:15	40

TOTAL ON-SITE VEHICLE QUEUING/PARKING
 MAXIMUM OBSERVED = 45 SPACES (900 LINEAR FEET)
 PROVIDED = 73 SPACES (1,460 LINEAR FEET)



Based on the vehicle queuing analysis conducted, and the existing Traffic Management Plan; I, Rodney W. Kelly, P.E. #27100, certify that no queuing of vehicles dropping off or picking up students at Children's First Academy extends onto City of Dallas street rights-of-way as a result of internal queuing constraints. In order to ensure that all queuing of vehicles is completely accommodated on school property, Children's First Academy administrative officials should maintain the existing Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it. Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.

NOVA Charter School
 2800 Pritchard Ln.
 Dallas, TX

9-22-15

Wednesday 9-16-15			Monday 9-21-15		
	AM K-3		AM 4-8	PM K-3	
7:30	1		7:30	13	3:40 0
35	3	NO	:35	6	:45 4
40	5	PM	:40	14	:50 11
45	7	COUNT	:45	21	:55 12
50	16		:50	24	4:00 16
55	14		:55	25	:05 3
8:00	19		8:00	23	:10 13
:05	6		:05	27	:15 10

43 cars along curb

Thursday 9-17-15				Tuesday 9-22-15			
	AM K-3	PM 4-8		AM 4-8	PM 4-8		
7:30	2	3:40 0		7:30	22	3:40 0	
:35	2	:45 0		:35	11	:45 0	
:40	4	:50 16		:40	16	:50 12	
:45	8	:55 9		:45	12	:55 8	
:50	15	4:00 1		:50	24	4:00 0	
:55	13	:05 6		:55	20	:05 12	
8:00	20	:10 26		8:00	25	:10 27	
:05	6	:15 16		:05	28	:15 16	

42 cars along curb

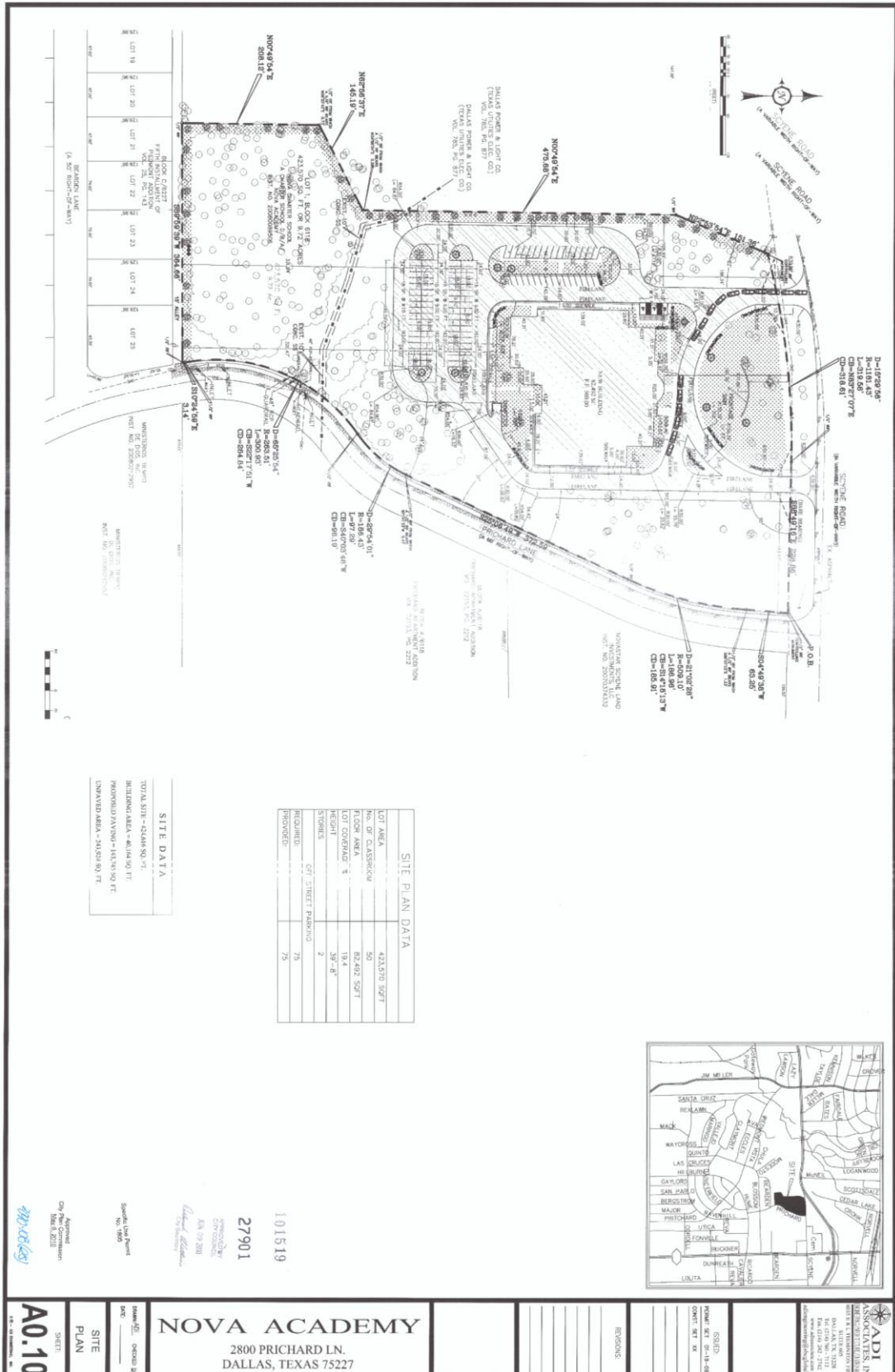
32 cars along curb

Friday 9-18-15			
	AM 4-8	PM K-3	
7:30	22	3:40 9	
:35	11	:45 7	
:40	16	:50 12	
:45	12	:55 7	
:50	24	4:00 4	
:55	20	:05 3	
8:00	25	:10 3	
:05	28	:15 11	

34 cars along curb

METROCOUNT
 Traffic Data Collection

Existing Site Plan



SITE DATA

TOTAL SITE - 42,648 SQ. FT.
 BUILDING AREA - 46,164 SQ. FT.
 PROPOSED PAVING - 14,231 SQ. FT.
 UNPAVED AREA - 30,924 SQ. FT.

SITE PLAN DATA

LOT AREA	42,648 SQ. FT.
NO. OF CLASSIFIED	50
TICAP AREA	62,412 SQ. FT.
VEHICLE PARKING	3
STORIES	2
REQUIRED	75
PROVIDED	75



101519
 27901
 Approved
 City Planning Commission
 Item 6, 2023

NOVA ACADEMY
 2800 PRICHARD LN.
 DALLAS, TEXAS 75227

ADI ASSOCIATES, INC.
 101519
 27901
 SHEET NO. 101519-01
 DATE: 08-14-23
 DRAWN BY: ADI
 CHECKED BY: ADI

EXISTING TMP

**Traffic Management Plan Impact Analysis
Proposed Nova Academy at 2800 Prichard Lane, in Dallas, Texas
Zoning Case # Z090-108**

TRAFFIC MANAGEMENT PLAN

One of the critical requirements of a traffic management plan for a school, especially one where the majority of students are dropped off and picked up in personal, private vehicles, is to assure that an adequate amount of space is provided for the queuing, or stacking of vehicles totally and completely on school property. In order to determine the extent of this requirement, in accordance with City of Dallas procedures; observations were made at the existing Nova Academy facility during peak drop-off and pick-up periods on four days in two different weeks, such that no single set of observations was made on the same date or day of the week. These observations are displayed in **Table 1** and show the maximum number of vehicles queued, or stacked, to either drop off or pick up students in any single five-minute period before and after school take-up and let-out times.

Table 1 - Maximum Vehicle Queuing (5 Minute Intervals)

Date	Day of Week	Time (AM)											
1/29/2010	Friday	7:15	7:20	7:25	7:30	7:35	7:40	7:45	7:50	7:55	8:00	8:05	
		7	4	4	4	4	4	3	3	8	4	3	
Date	Day of Week	Time (PM)											
2/1/2010	Monday	3:20	3:25	3:30	3:35	3:40	3:45	3:50	3:55	4:00	4:05	4:10	4:15
		4	4	4	9	14	24	25	24	21	14	7	7
Date	Day of Week	Time (PM)											
2/2/2010	Tuesday	3:20	3:25	3:30	3:35	3:40	3:45	3:50	3:55	4:00	4:05	4:10	
		3	2	11	19	23	24	27	28	30	19	10	
Date	Day of Week	Time (AM)											
2/3/2010	Wednesday	7:15	7:20	7:25	7:30	7:35	7:40	7:45	7:50	7:55	8:00	8:05	
		9	4	4	3	5	6	6	11	6	4	4	

As indicated in **Table 1**, the maximum number of vehicles observed to be on-site at the existing academy at any single moment in time was observed to be 30, during the afternoon one hour pick-up period. This condition occurs with an enrollment of 273 students.

For the proposed academy, as shown in **Exhibit A**, one primary drop off/pick up location will be provided at curbside, on the circular driveway in front of the Academy building. There will be a drop-off area which can accommodate 10 vehicles at one time for multiple drop-offs and pick-ups, along with space for queuing up to 8 additional vehicles in a single waiting line. In addition, 32 angle parking spaces, for easy entry and exit, on the west side of the building near the front entrance, will be reserved for the drop-off and pick-up of younger students whose parents wish to personally escort their children to the school building, with space for queuing up to 8 additional vehicles in a single waiting line. **This will bring the total number of drop-off and pick-up parking and queuing spaces to 60.**

A comparison of the results of the queuing observations at the existing academy with 273 students to the proposed academy with 600 students would suggest that a total of approximately 66 queuing and drop-off/pick-up spaces would be required for the new academy. However, because of (1) the substantially long curbside area that will accommodate up to 10 vehicles at one time for multiple, simultaneous drop-offs and pick-ups, (2) the additional 32 parking spaces that can also allow simultaneous drop-off or pick-up of students, and (3) the ability to stagger the departure times for different age groups, **the proposed 60 spaces, or 1200 linear feet, is considered to be more than adequate to accommodate all vehicle queuing on-site.** This on-site stacking space compares favorably with the comparable range of stacking lengths for drop-off/pick-up zone on-site stacking length for Texas schools, as recommended in the January, 2004 publication by the Texas Transportation Institute at Texas A&M University, titled "Traffic Operations and Safety at Schools: Recommended Guidelines". Table 11, which presents the recommendations from this publication, is shown below.

Table 11. Recommended Parent Drop-off/Pick-up Zone On-Site Stacking Length for Texas.

School Type	Student Population	Loop Drive Stacking Length (linear feet) (m)
Elementary	Less than 500	400 – 750 (122 – 229)
	500 or more	750 – 1500 (229 – 458)
Middle	Less than 600	500 – 800 (153 – 244)
	600 or more	800 – 1600 (244 – 488)
High (31)	400 – 800	800 – 1200 (244 – 366)
	800 – 2500	1200 – 1500 (366 – 458)
<i>Note: For high school populations greater than 2500 students, consider two separate student pick-up/drop-off loops.</i>		

During all drop-off and pick-up periods, the school staff will place traffic cones to create and enforce one way traffic movements into and out of the two driveway intersections with Scyene Road. The internal driveways providing access to the staff parking area will be partially closed with traffic cones to all traffic, except staff, during the pickup and drop-off time to channelize ingress and egress.

A total of 8 vehicle attendants will be assigned to assist children exiting the transporting vehicles, thereby decreasing the time a vehicle must wait in a drop-off /pick-up queue. The school will provide campus personnel to assist in traffic management, as needed, with personnel located at the entrance and along the path that vehicles will follow to the drop-off/pick-up areas.

At times of departure from the Academy, children will wait in an organized fashion in the designated area. This will help to expedite the loading process by getting children to their vehicles quickly. It also provides a safer environment by prohibiting the children from running through traffic.

Additional Provisions:

- Parking spaces for drop-off and pick-up will be delineated with white paint to mark each vehicle stopping position

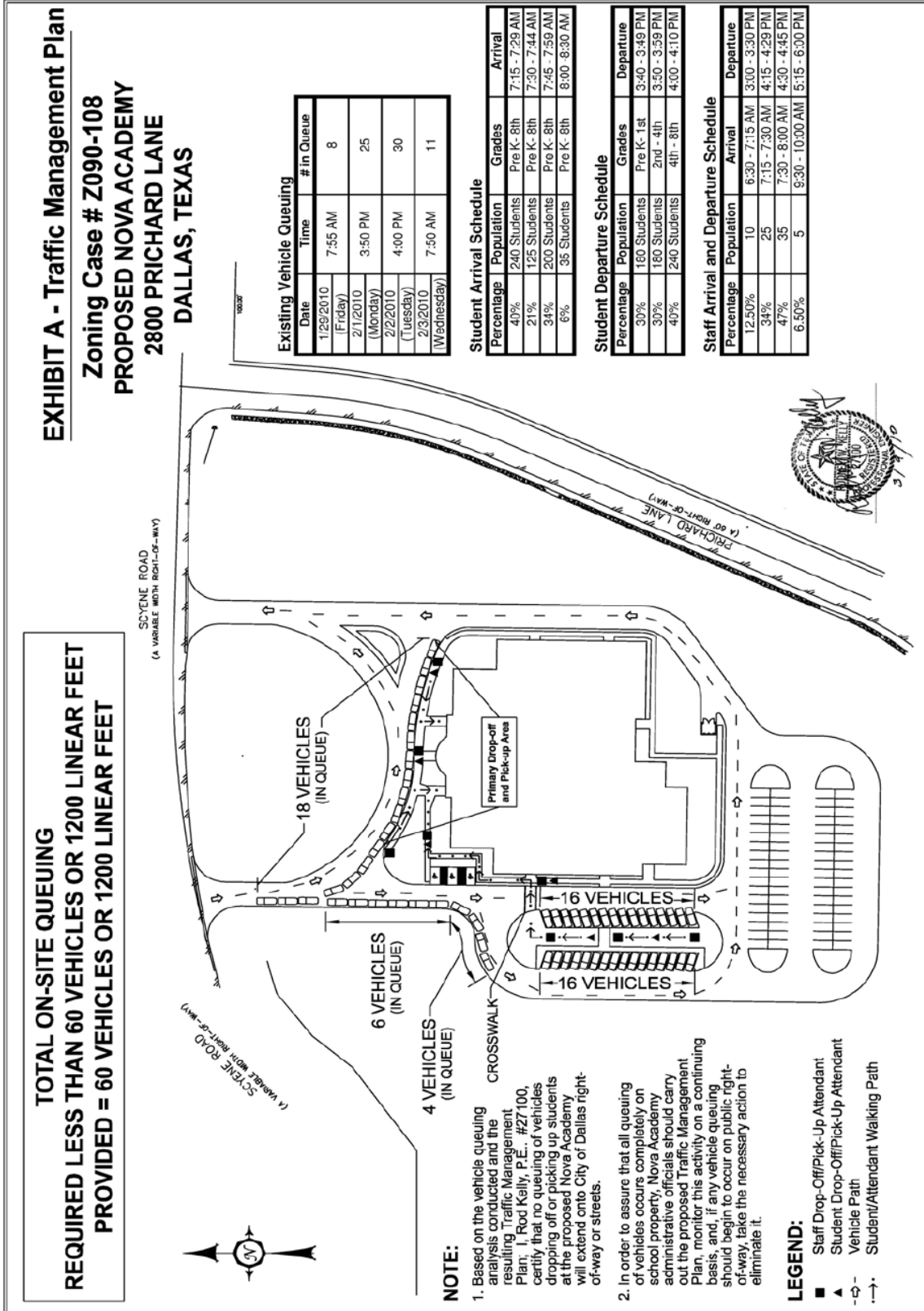
*Traffic Management Plan (Revised) – Proposed Nova Academy, Dallas, Texas Page 3 of 4
March 9, 2010*

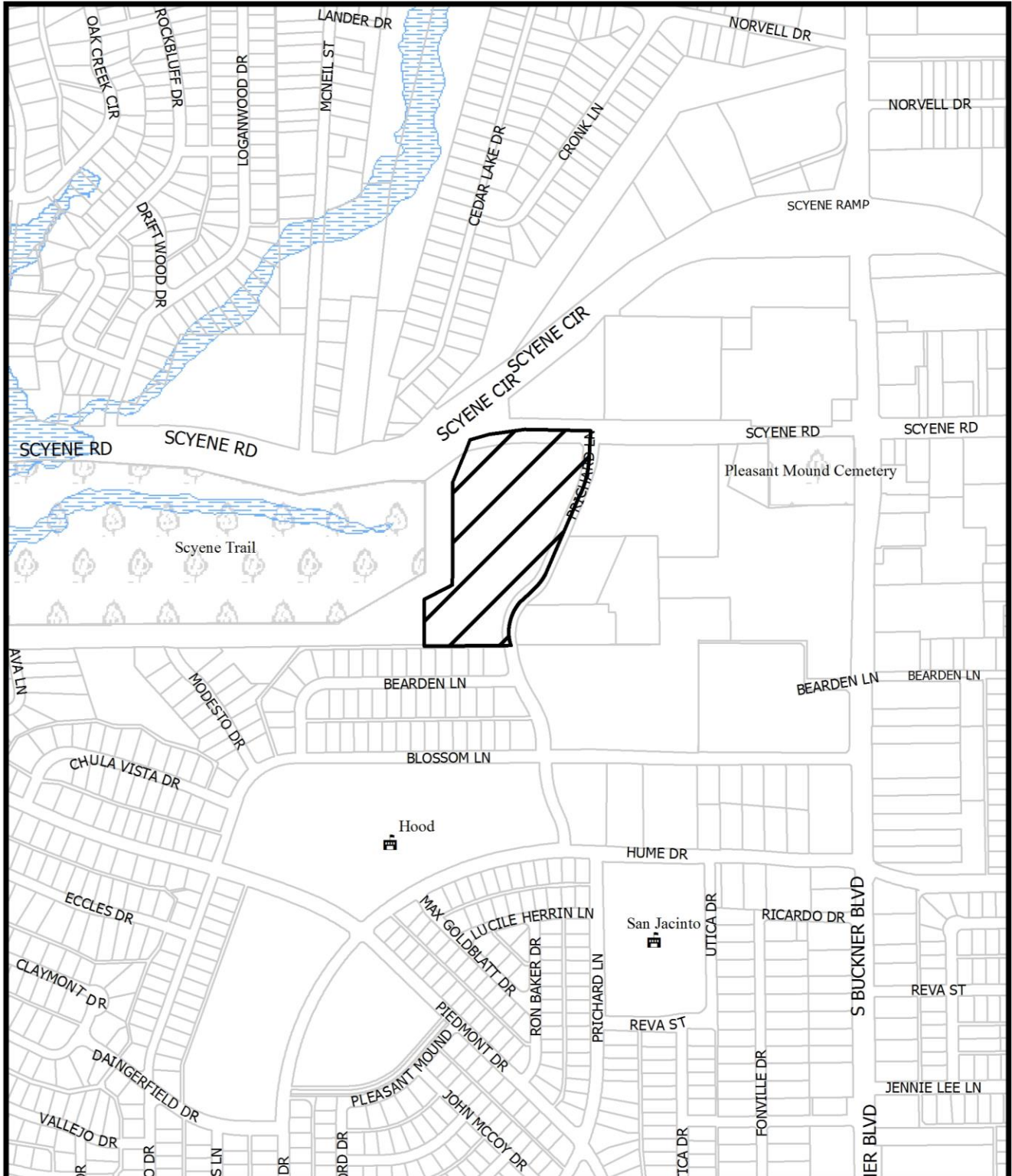
- Safety Assistant (Student allowed if trained by teacher)
 - Six safety assistants will be assigned to assist staff at the drop-off and pick-up bays.
 - Safety assistants will be responsible for assisting children into or out of vehicles
 - Safety assistants will wear high visibility lime green vests & belts to provide visibility and for identification by parents and children.

Families of students will be provided educational information on the traffic management plan of the academy. This educational process will take place throughout the year by means of student orientations, parent/teacher meetings, and printed information from the academy, sent home to the parents of the students.

CONCLUSIONS AND RECOMMENDATIONS

The proposed Traffic Management Plan in **Exhibit A** is considered to provide the required traffic operating efficiency and capacity to assure the necessary safety and security of the Academy students.





1:7,200

VICINITY MAP

Case no: Z145-156

Date: 8/30/2016

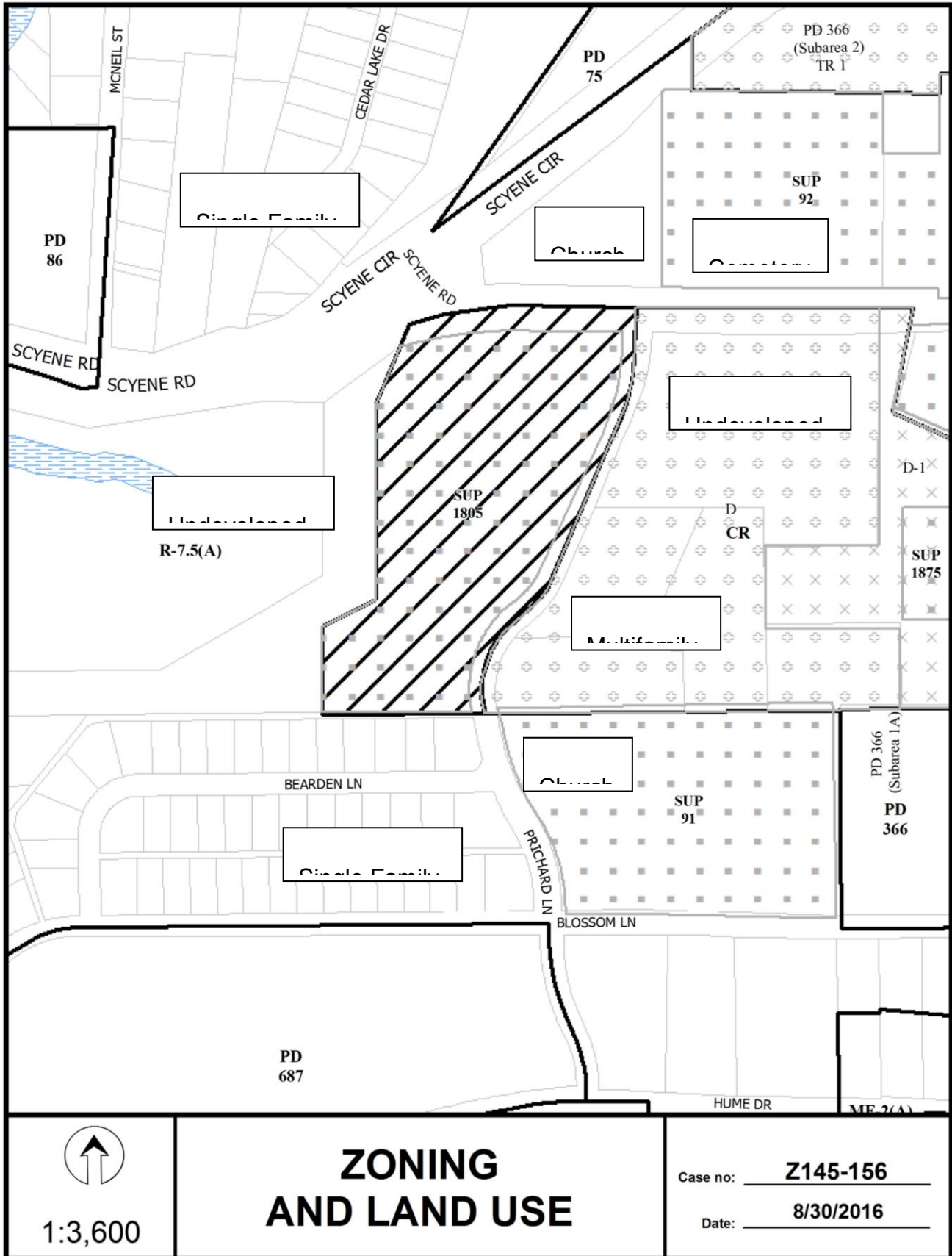


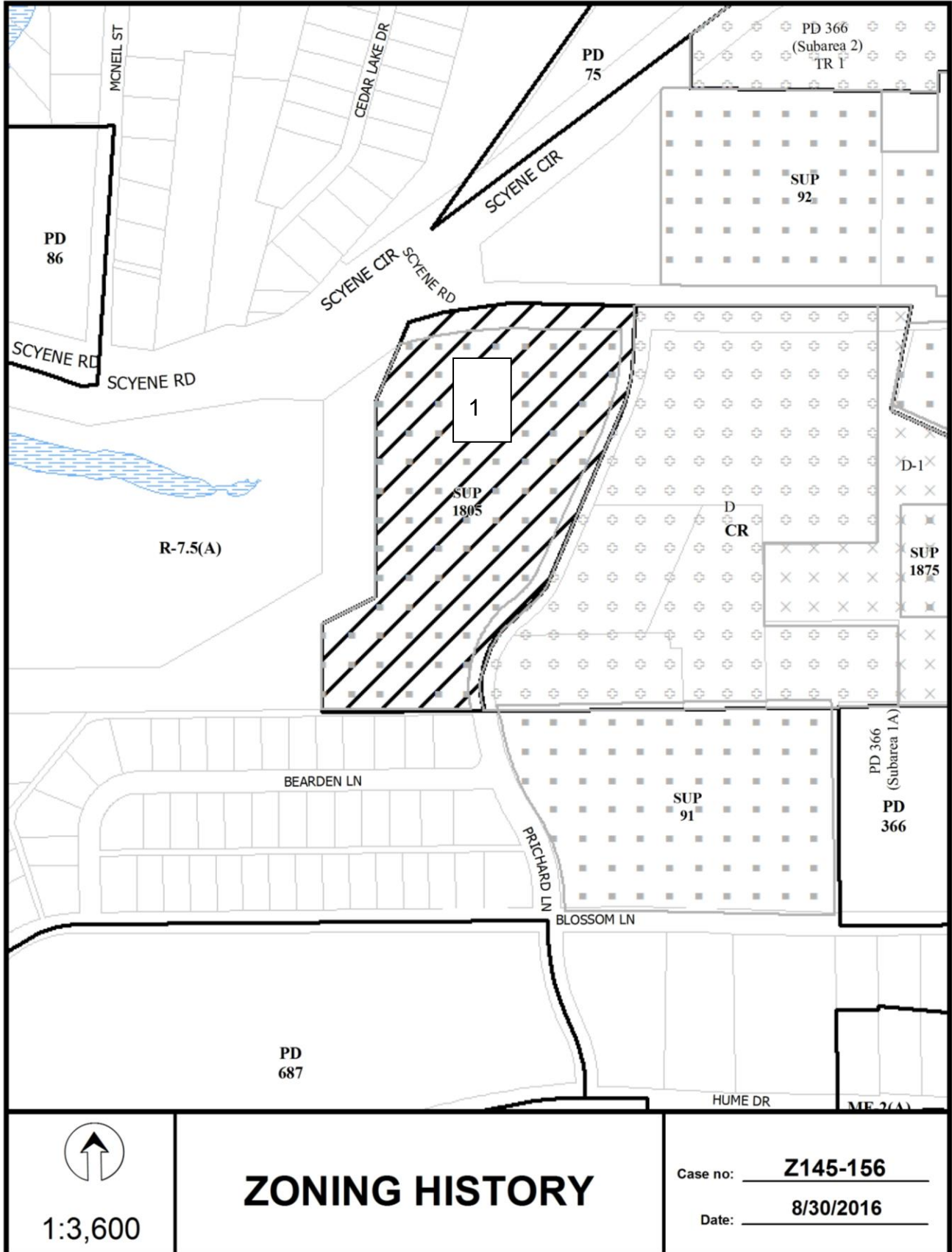
1:3,600


AERIAL MAP

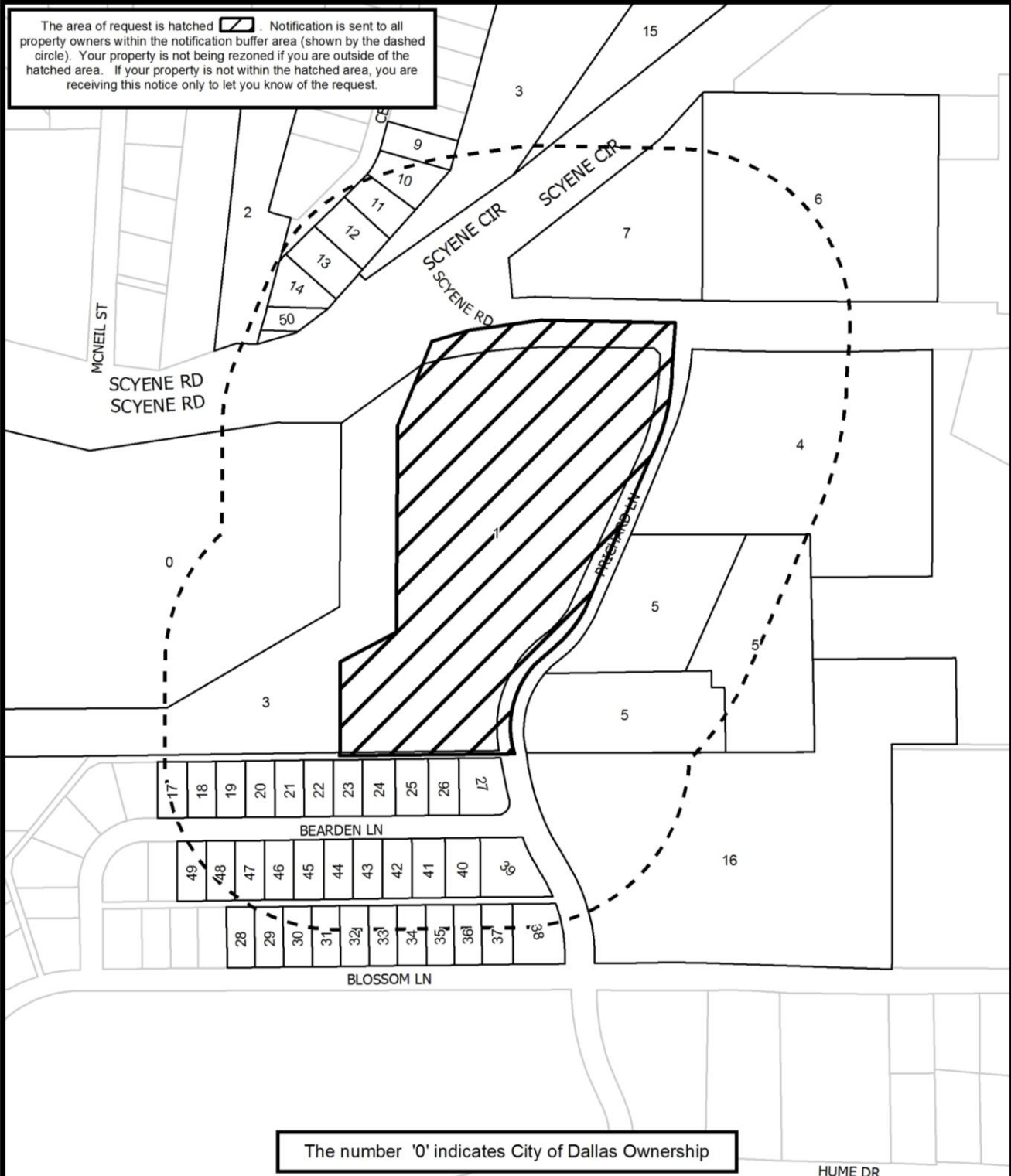
Case no: Z145-156

Date: 8/30/2016






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



The number '0' indicates City of Dallas Ownership


1:3,600

NOTIFICATION

 AREA OF NOTIFICATION
 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z145-156
 Date: 8/30/2016

08/30/2016

Notification List of Property Owners***Z145-156******50 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2800 PRICHARD LN	NOVA CHARTER SCHOOL
2	3329 MCNEIL ST	IGLESIA BIBLICA PENTECOST
3	2900 S BUCKNER BLVD	TEXAS UTILITIES ELEC CO
4	8000 SCYENE RD	NOVASTAR SCYENE LAND INV
5	2838 PRICHARD LN	NOTTINGHILL GATE HILLSIDE
6	7801 SCYENE RD	CONGREGATION TIFERET
7	7851 SCYENE RD	TEMPLO DE DIOS
8	8000 SCYENE RD	MCCOY MILLICENT HUME
9	3122 CEDAR LAKE DR	URBINA SAN JUANA
10	3116 CEDAR LAKE DR	RADNEY LARRY L
11	3110 CEDAR LAKE DR	FLORES JUAN A & IRMA
12	3104 CEDAR LAKE DR	COLUNGA MERARY
13	3016 CEDAR LAKE DR	LAWSHE GEORGE
14	3010 CEDAR LAKE DR	ESQUIVEL PEDRO & GABRIELA
15	3505 S BUCKNER BLVD	TRIANGLE SNF LTD
16	2818 PRICHARD LN	MINISTERIOS TIEMPO DE DIOS INC
17	7639 BEARDEN LN	PENA JORGE & IRMA
18	7645 BEARDEN LN	RODRIGUEZ LAURA
19	7649 BEARDEN LN	RAMIREZ MIGUEL & SILVIA
20	7653 BEARDEN LN	RACKLEY DAVID SCOTT
21	7703 BEARDEN LN	ELMO CHEYENNE
22	7709 BEARDEN LN	RIOS CARLOS J & LETICIA H
23	7715 BEARDEN LN	CHIO JOSE A
24	7721 BEARDEN LN	JENKINS BOBBY R JR
25	7727 BEARDEN LN	PARRA JORGE L & LILIA
26	7733 BEARDEN LN	RODRIGUEZ FIDENCIO &

08/30/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7741 BEARDEN LN	HOGG JAMES
28	7625 BLOSSOM LN	ESKRIDGE WILLIAM MELVIN
29	7629 BLOSSOM LN	WILLIAMS ERIC D & TONI M
30	7635 BLOSSOM LN	THOMAS DOROTHY M
31	7703 BLOSSOM LN	DURHAM BELINDA B
32	7709 BLOSSOM LN	PETTUS VENITA W
33	7715 BLOSSOM LN	DURHAM MARGARET
34	7719 BLOSSOM LN	HOLUB RONALD E
35	7723 BLOSSOM LN	HERRERA ERMALINDA
36	7729 BLOSSOM LN	CUEVAS FRANCISCO &
37	7733 BLOSSOM LN	CASTENEDA JOSE &
38	7739 BLOSSOM LN	JOHNSON KAROLON BELL &
39	7746 BEARDEN LN	CONINE JAMES WALTER
40	7738 BEARDEN LN	CARDOSO MARIA OJEDA
41	7732 BEARDEN LN	CARDOSO LEODEGARIO O & ERIKA
42	7726 BEARDEN LN	VALDEZ JOSE & MARIA
43	7720 BEARDEN LN	ANDRADE MIGUEL & ROSA
44	7714 BEARDEN LN	HILL ELSTON & DEBRA L
45	7708 BEARDEN LN	BOYKIN FREDDIE LEE
46	7702 BEARDEN LN	BARRIOS GABINO
47	7652 BEARDEN LN	WOLTER MICHAEL S
48	7648 BEARDEN LN	PHILLIPS MARCUS WAYNE &
49	7644 BEARDEN LN	ALONSO JOSE ROGELIO
50	7800 SCYENE RD	FIRST NATL BK OF SO MIAMI

Planner: Warren F. Ellis

FILE NUMBER: Z156-300(WE) **DATE FILED:** July 7, 2016
LOCATION: West line of Greenville Avenue, south of Sears Street
COUNCIL DISTRICT: 14 **MAPSCO:** 36X
SIZE OF REQUEST: Approx. 1,475 sq. ft. **CENSUS TRACT:** 10.02

APPLICANT: Sammy J. Mandell III (Sole Owner)

OWNER: 1919-27 Greenville Ltd.

REPRESENTATIVE: Sammy J. Mandell III

REQUEST: An application for the renewal of Specific Use Permit No. 1905 for a late-hours establishment limited to an alcoholic beverage establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District uses with a MD-1 Modified Delta Overlay.

SUMMARY: The purpose of this request is to continue to operate an existing restaurant without drive-in or drive-through use past 12:00 a.m. [Greenville Avenue Pizza Company].

STAFF RECOMMENDATION: Approval for a four-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 request site has been operating with a Specific Use Permit for a late-hours establishment limited to restaurant without drive-in or drive-through use since September 2011. The use is compatible with the surrounding uses and should not negatively impact the area from a land use perspective.
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 site will conform to all applicable zoning regulations and standards.

BACKGROUND INFORMATION:

- The existing improvements are utilized for a restaurant without drive-in or drive-through use. Additionally, the applicant received a private license to use a 253 square foot area of the public sidewalk for an uncovered patio area (see attached site plan).
- On January 26, 2011, the City Council approved Planned Development District No. 842 for CR District Uses, and furthermore required a Specific Use Permit for any retail and personal service uses operating after 12:00 a.m.
- The area of request contains two Specific Use Permits: Specific Use Permit No. 1905 and Specific Use Permit No. 2044. Specific Use Permit No. 1955 is being considered for the renewal of a late-hours establishment limited to an alcoholic beverage establishment limited to a restaurant without drive-in or drive-through use.
- On September 14, 2011, the City Council approved SUP No. 1905 for a late-hours establishment limited to an alcoholic beverage establishment limited to a restaurant without drive-in or drive-through use for a two-year period. On December 11, 2013, the City Council approved a renewal of SUP No. 1905 for a three-year period.
- The applicant is requesting the renewal of SUP No. 1905 to continue operation of the existing use past 12:00 a.m.

- On August 28, 2013, the City Council approved SUP No. 2044 for a late-hours establishment limited to an alcoholic beverage establishment limited to a restaurant without drive-in or drive-through use for a one-year period. On August 13, 2004, the City Council approved a renewal of SUP No. 2044 for a three-year period and is eligible for automatic renewals for additional two year periods.
- The site lies within the Area 3 portion of Modified Delta Overlay No. 1.
- **Zoning History:** There have been approximately eight zoning cases in the area over the past five years. The majority of the cases requested a Specific Use Permit for a late-hours establishment limited to an alcoholic beverage establishment limited to a restaurant without drive-in or drive-through use. During this time period several cases were for renewals of SUP for a late-hour establishment.

1. Z101-303 On September 14, 2011, the City Council approved a Specific Use Permit for a Late-hours establishment limited to a restaurant without drive-in or drive-through service for a five-year period subject to a site plan and conditions [request site]
2. Z101-326 On September 14, 2011, the City Council approved a Specific Use Permit for a Late-hours establishment limited to a restaurant without drive-in or drive-through service for a two-year period subject to a site plan and conditions.
3. Z123-262 On August 28, 2013, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period subject to a site plan and conditions.
4. Z132-204 On August 28, 2013 the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a three-year period with eligibility for automatic renewals for additional two year periods, subject to a conditions.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Greenville Avenue	Local	50 ft.	50 ft.

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

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

Main streets are modeled after the American tradition of "main street" as a place for living, working and shopping. Examples of these streets with concentrations of pedestrian activity include Jefferson Boulevard, Knox-Henderson and Lovers Lane. Main streets, typically no more than a mile long, are active areas with buildings one to four stories in height and usually placed right up to the sidewalk with parking available on-street. Away from the "main street," density quickly diminishes, thus minimizing impacts on nearby neighborhoods. This Building Block will likely be served by bus or rail and contain safe and pleasant walking environments. Streets have trees and wide sidewalks. There may even be landscaped paths from the "main street" to rear parking areas, sidewalk cafes, outdoor dining areas or courtyards. The primary public investment in these areas will be upgrading streets and walkways to create safe high-quality pedestrian environments.

LAND USE ELEMENT:

GOAL 1.2 Promote desired development.

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

Area Plans: Studies conducted in the area include the Lower Greenville Avenue Parking Study (1986) that recommended that "the City enforce premise code violations as it does in other parts of the City of Dallas". Code Enforcement was also an issue highlighted in the Greenville Avenue Urban Design Study (1996-1997). It was recommended that "initiatives be taken to conduct a comprehensive sweep to clean-up the Greenville Avenue corridor and there after enforce codes with the assistance of property owners, residents, businesses and operations to maintain the property and report violations to the City for follow-up action." Recommendations from both studies are still applicable today and consistent with authorized hearing SUP recommendations to address quality of life for adjacent residential neighborhoods and the Lowest Greenville Avenue corridor, respectively.

Modified Delta Overlay No. 1: The request site is located within Modified Delta Overlay No. 1. In general terms, ‘delta theory’ means the number of nonconforming parking or loading spaces for a use that may be carried forward when the use is converted or expanded (see attached Delta Theory).

The ‘modified delta’, in effect, prohibits the application of the delta theory due to a ceasing of a need to encourage redevelopment and adaptive reuse of existing structures or that the continued application of the delta theory will create traffic congestion and public safety issues.

The site lies within Modified Delta Overlay No. 1 (MD-1), which consists of three ‘Areas’ in an area generally bounded by Ellsworth Avenue, west of Matilda Street, north of Ross Avenue, and east of Summit Avenue/Worcola Street. This site lies within the Area 3 portion of MD-1 which was adopted by the City Council on October 1, 1987.

A June 14, 1995 City Council resolution provides for replacing parking in the right-of-way that is lost due to locating public dining space (subject to the granting of a private license) within this area, and requiring parking for the public dining area (1 space/300 square feet of public dining space). Lastly, a June 28, 1995 amendment to the ordinance provides for the following: 1) a use that is discontinued or remains vacant for 12 months loses the right to carry forward nonconforming parking/loading under the delta theory; 2) the Board of Adjustment may not grant a special exception for required parking; 3) walking distance for remote parking is increased to 900 feet; and, 4) special parking may account for more than 50% of required parking for a use.

Land Use Compatibility:

	Zoning	Land Use
Site	PDD No. 842	Bar, lounge or tavern
North	PDD No. 842	Restaurant
South	PDD No. 842	Restaurant
East	PDD No. 842	Surface parking, Multifamily
West	PDD No. 842	Restaurant

The request site is surrounded by a mix of office, and retail uses. The nearest residential development is approximately 421 feet northeast of the request site, across Greenville Avenue. The applicant’s request is to continue to operate a restaurant without drive-in or drive-through use past 12:00 a.m.

The purpose of PDD No. 842 is to ‘ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an

over-proliferation of regional-serving, late-night venues.’ As defined in the PDD, a late-hours establishment is any retail or personal service use that operates between 12:00 a.m. and 6:00 a.m., and furthermore requires an SUP for this defined use. Additionally, the City Council adopted a compliance date of September 23, 2011 for any retail and personal service use operating beyond 12:00 a.m. to obtain the required SUP.

PDD No. 842 establishes the following criteria for consideration of an SUP for a late-hours establishment:

(e) Factors to be considered for a specific use permit for a late-hours establishment. The city plan commission and city council shall consider the following factors when making the findings required by Section 51A-4.219(a)(3):

(1) the number of citations issued by police to patrons of the establishment;

(2) the number of citations issued by police for noise ordinance violations by the establishment;

(3) the number of arrests for public intoxication or disorderly conduct associated with the establishment;

(4) the number of Texas Alcoholic Beverage Code violations of the establishment; and

(5) the number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment.

The applicant has operated at this location in a responsible manner, with ___ reported offenses during a two year period. In addition to the regulations of PDD No. 842, the Dallas Development Code establishes general criteria for any use requiring an SUP:

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

public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The request does not appear to have an adverse impact on the surrounding zoning and land uses.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 842	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: The request site will not trigger any landscaping that will comply will Article X. The existing development is not increasing any floor area or impervious surface.

Parking: Since 2007, the request site has been operating as a restaurant without a drive-in or drive through use. The existing restaurant requires and provides 15 off-street parking spaces. It should be noted the applicant and the property owner are aware of the requirement that off-street parking (one space for each 100 square feet of patio area) must be provided for utilization of the patio area.

Dallas Police Department: The following chart list the number of citations the request site occurred during the last 24 months based on the criteria in PDD No. 842 for a late hour establishment.

Citations within the last 24 months (04/17/2013 – 08//2016)

Factors to be considered	Request site
Number of Citations issued by police to patrons of the establishment	
Number of Citations issued by police for noise ordinance violations by the establishment	0
Number of arrests for public intoxication or disorderly conduct associated with the establishment	
Number of Texas Alcoholic Beverage Code violations of the establishment	0
Number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment	0
Total	

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a late-hours establishment limited to a restaurant without drive-in or drive-through service.

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

3. TIME LIMIT: This specific use permit expires on [~~December 11, 2016~~], (four-year period from the passage of this ordinance).

4. FLOOR AREA:

A. The maximum floor area is 1,475 square feet.

B. The maximum outdoor patio area is 253 square feet in the location shown on the attached site plan.

C. The patio must be uncovered.

D. The owner or operator must obtain a private license for an outdoor patio, with a copy of the private license provided to the building official, before the outdoor patio may be used by customers.

5. HOURS OF OPERATION:

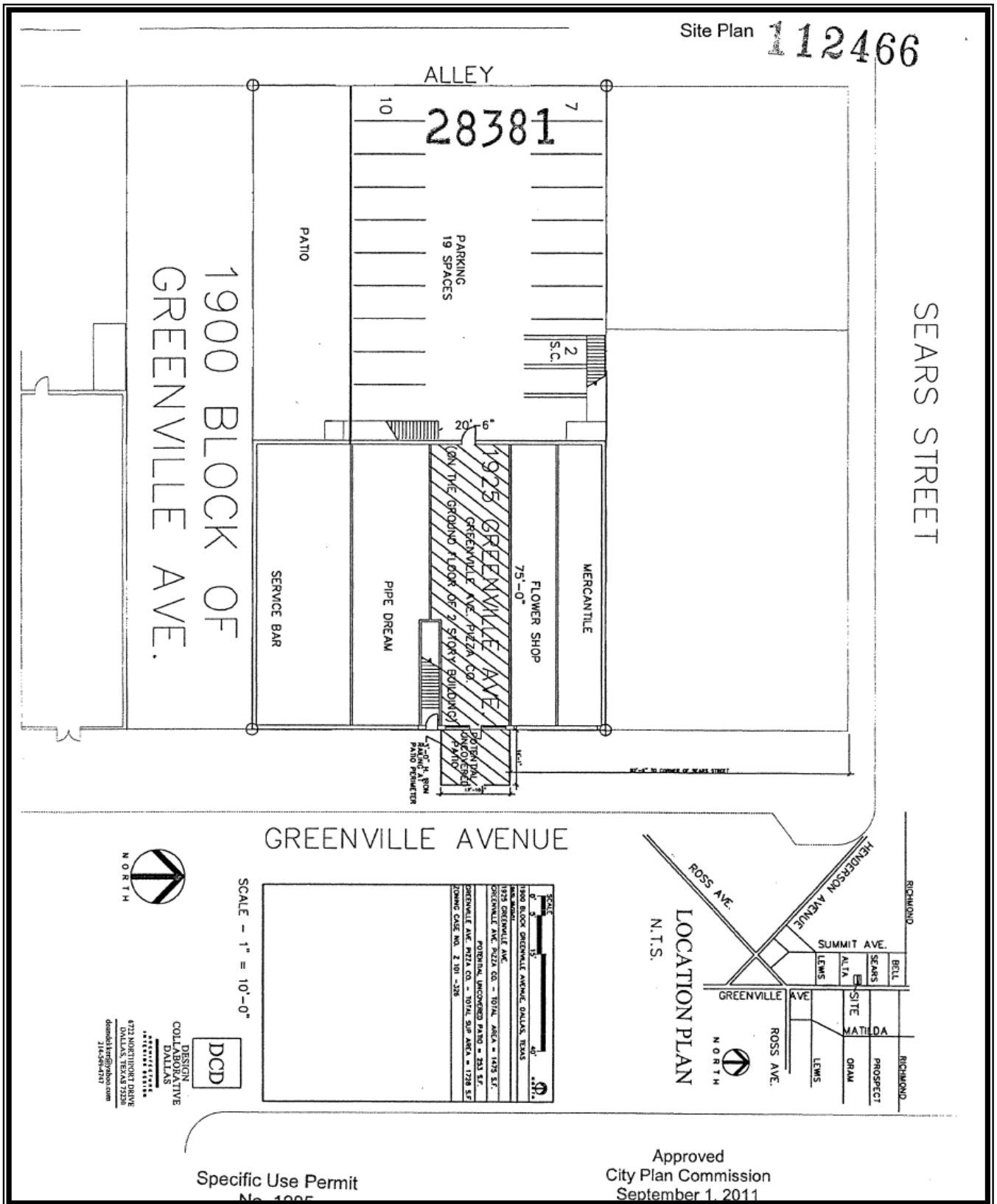
A. The late-hours establishment may only operate between 12:00 a.m. (midnight) and 3:00 a.m., Tuesday, Wednesday, Thursday, and Sunday, and between 12:00 am. (midnight) and 4:00 a.m., Friday and Saturday.

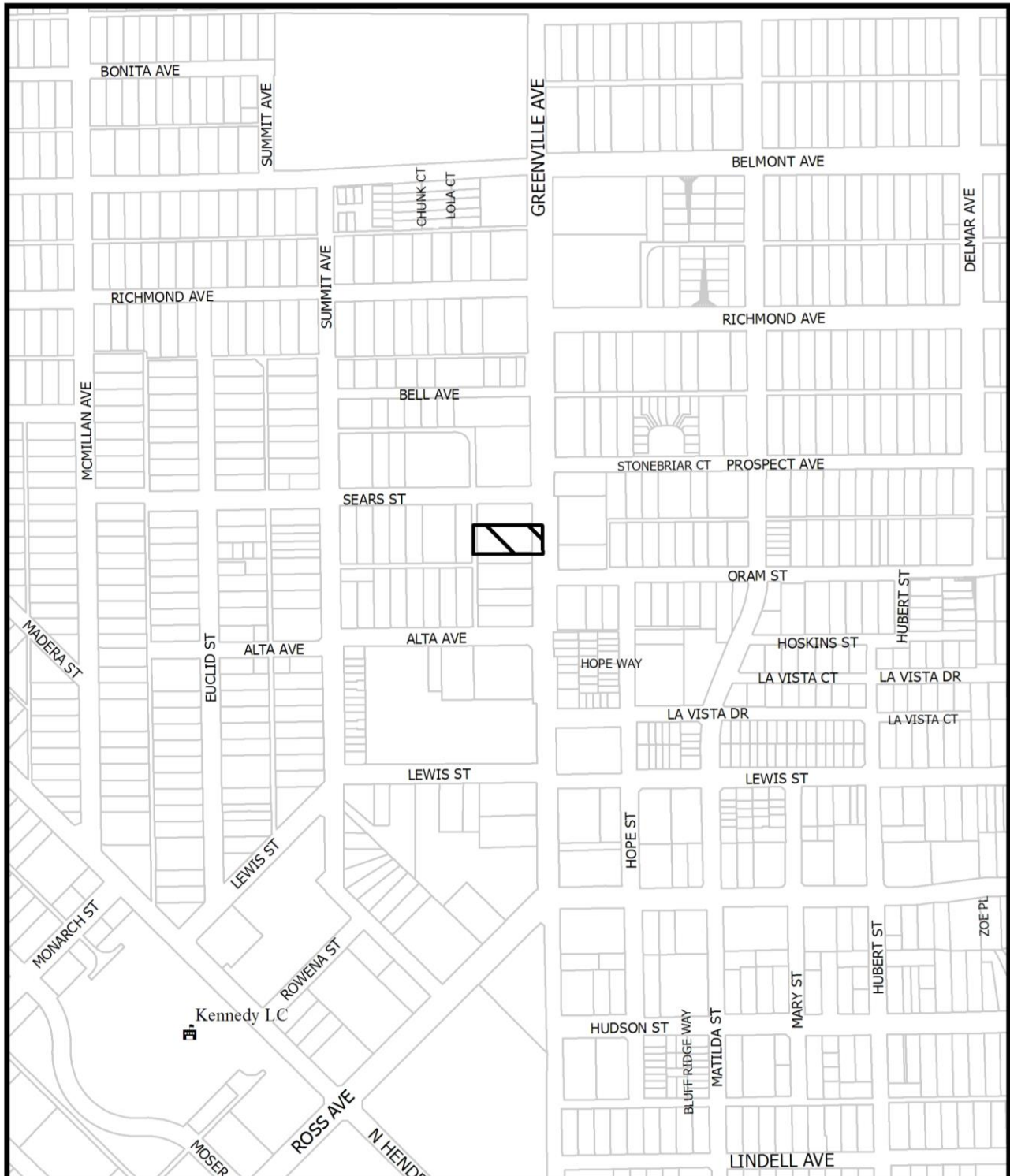
6. OUTDOOR LOUDSPEAKERS: Use of outdoor loudspeakers on the Property is prohibited.

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

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

EXISTING SITE PLAN



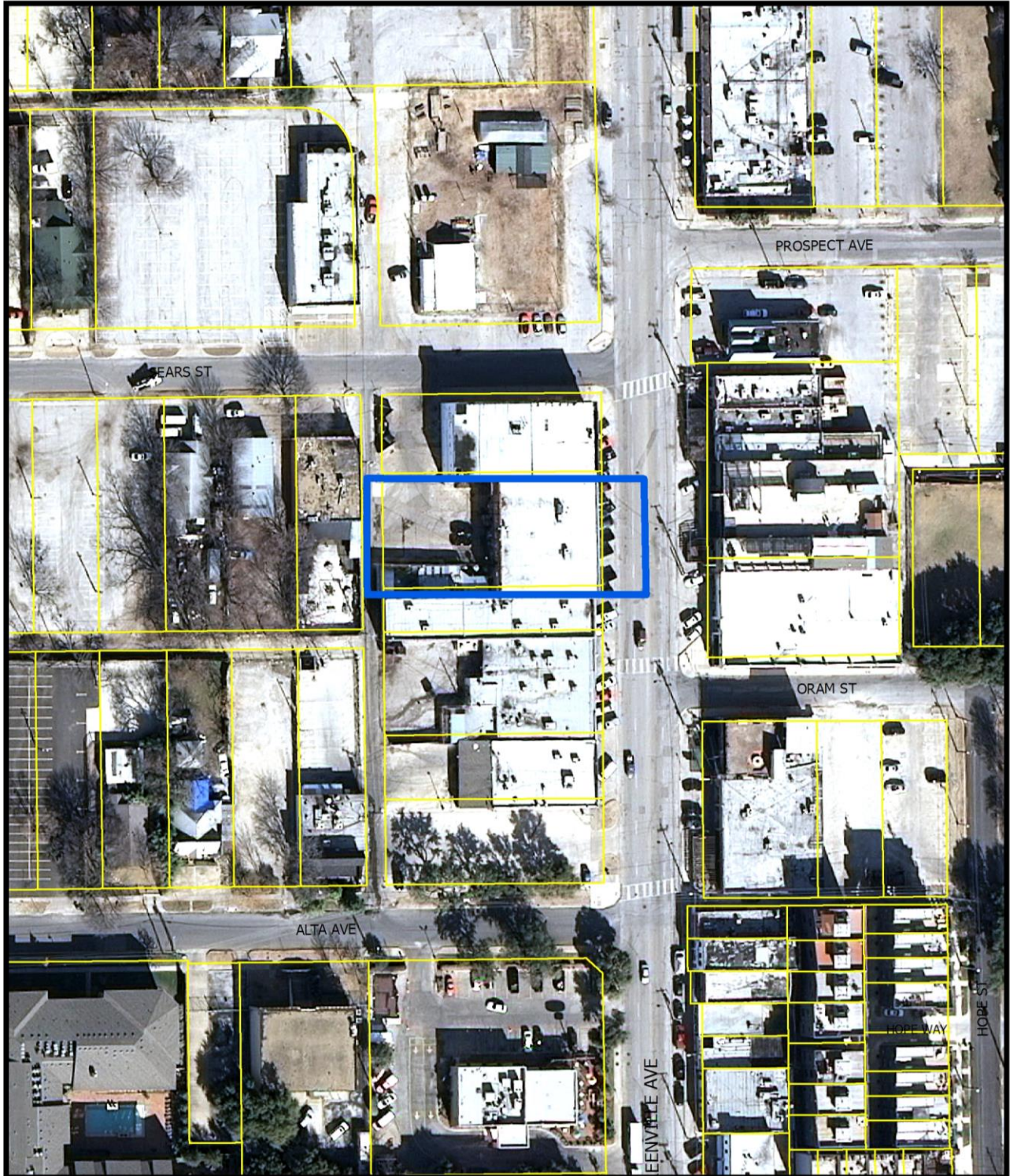


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VICINITY MAP

Case no: Z156-300

Date: 8/11/2016

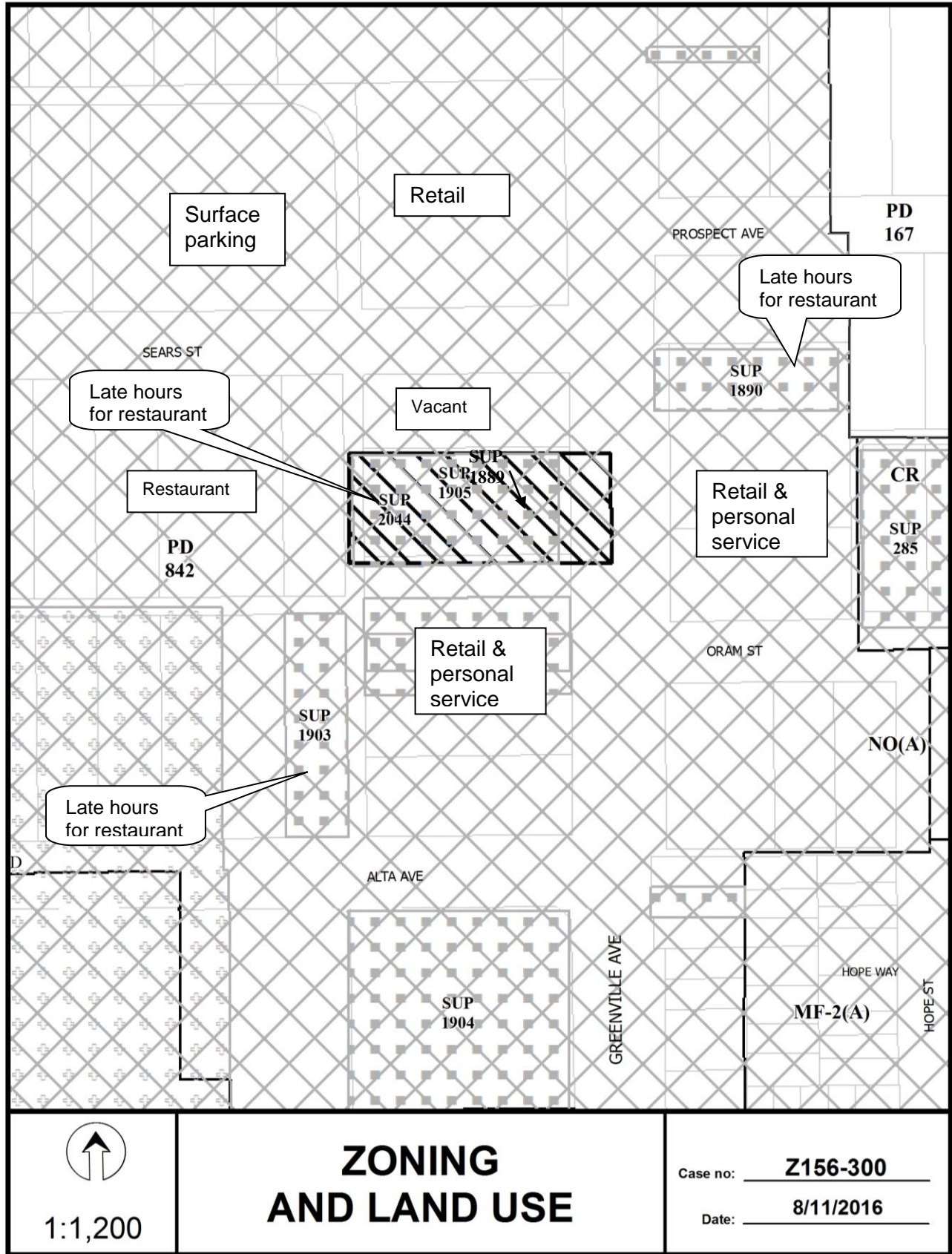


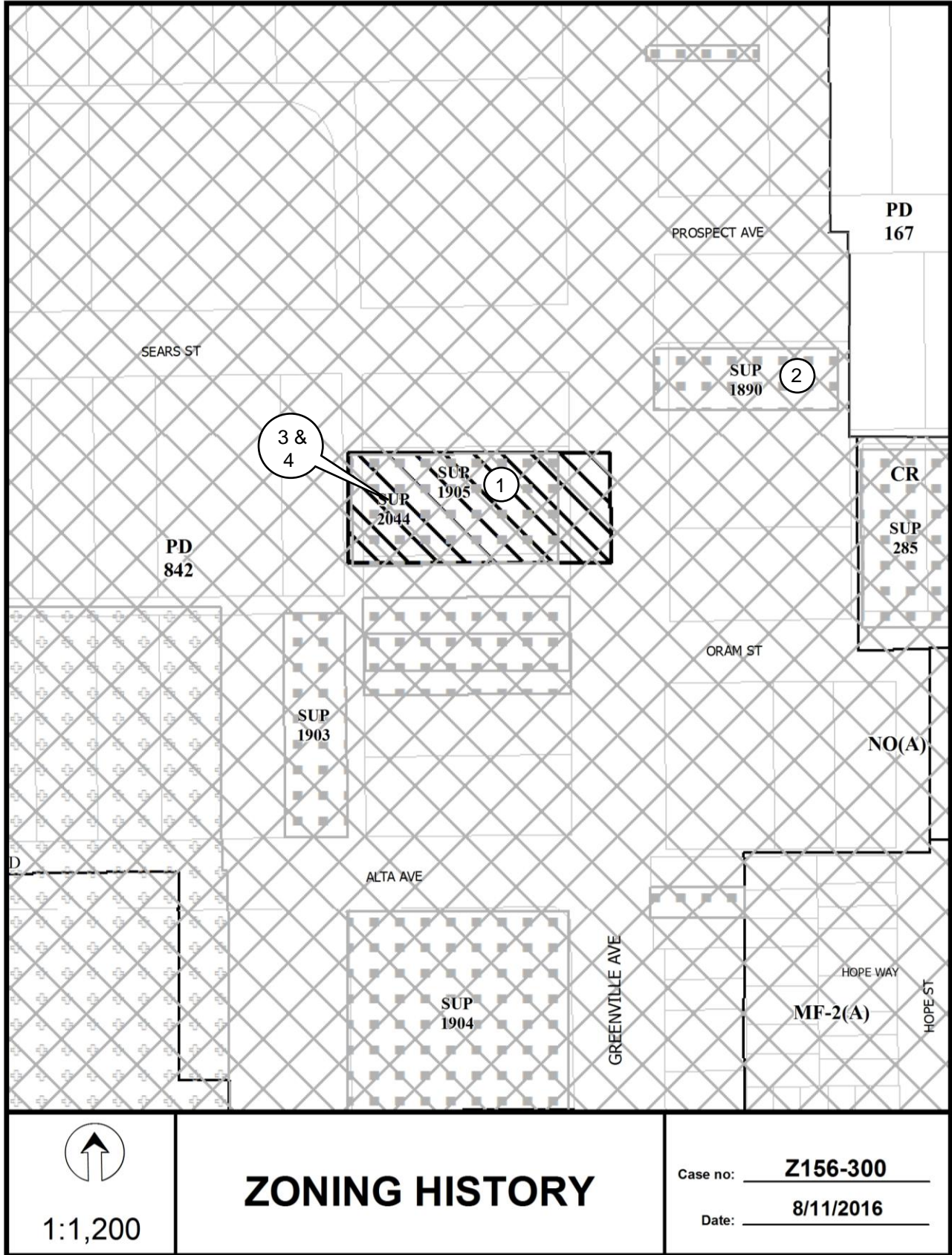
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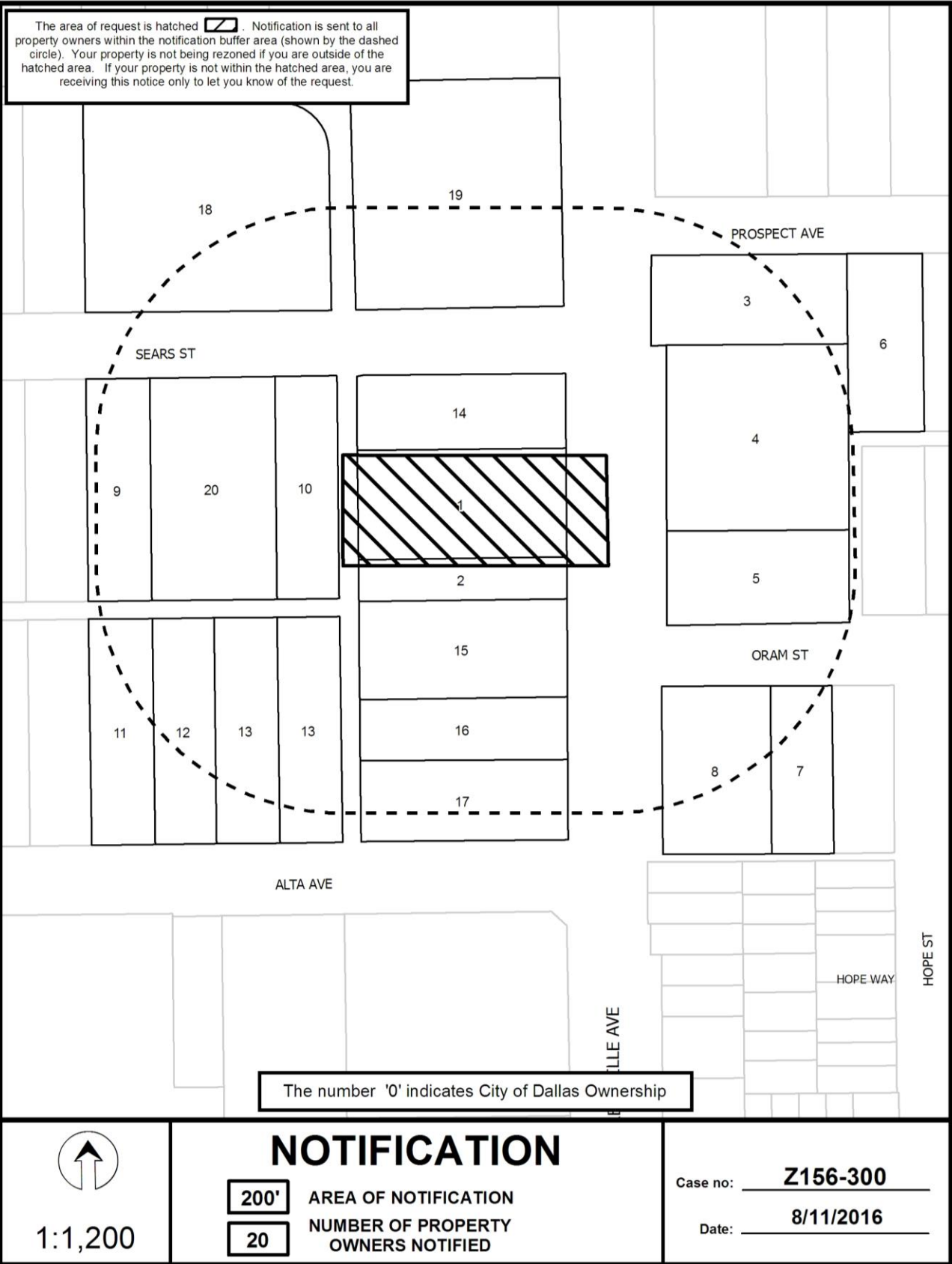
AERIAL MAP

Case no: Z156-300

Date: 8/11/2016







Notification List of Property Owners

Z156-300

20 Property Owners Notified

Label #	Address	Owner
1	1919 GREENVILLE AVE	1919 27 GREENVILLE LTD
2	1917 GREENVILLE AVE	WORLD WIDE FOOD INC
3	2026 GREENVILLE AVE	ANDRES FAMILY TRUST
4	2008 GREENVILLE AVE	LAVO PROPERTIES LLC
5	2000 GREENVILLE AVE	LANDE PAUL &
6	5716 PROSPECT AVE	ANDRES FAMILY TRUST
7	5710 ORAM ST	SOURIS GEORGIA REVOCABLE TRUST
8	1928 GREENVILLE AVE	LOWGREEN PS
9	5618 SEARS ST	GREENVILLE HOLDINGS CO
10	5628 SEARS ST	ANDRES FAMILY TRUSTS
11	5619 ALTA AVE	THACKER RICHARD E JR
12	5623 ALTA AVE	SHIELDS WILLIAM OLIVER
13	5627 ALTA AVE	LOWGREEN PS LTD
14	1931 GREENVILLE AVE	GREENWAY SEARS LP
15	1911 GREENVILLE AVE	INTERCITY INVESTMENT PROP
16	1909 GREENVILLE AVE	WORLDWIDE FOOD INC
17	1903 GREENVILLE AVE	LOWGREEN PS
18	5623 SEARS ST	2001 GREENVILLE VENTURE LTD
19	2001 GREENVILLE AVE	2001 GREENVILLE VENTURE LTD
20	5622 SEARS ST	5624 SEARS STREET LTD

FILE NUMBER: Z156-307(WE) **DATE FILED:** July 21, 2016

LOCATION: Southwest line of Bank Street, southeast of Herndon Street

COUNCIL DISTRICT: 7 **MAPSCO:** 46L

SIZE OF REQUEST: Approx. 0.559 acres **CENSUS TRACT:** 25.00

APPLICANT / OWNER: City of Dallas

REPRESENTATIVE: Milton Brook
Trinity Watershed Management

REQUEST: An application for a Specific Use Permit for local utilities limited to utilities services on property zoned an MF-2(A) Multifamily District.

SUMMARY: The purpose of this request to construct and operate a pump station to support the Mill Creek / Peaks Branch / State Thomas Relief Tunnel.

STAFF RECOMMENDATION: Approval for a permanent period, subject to a site plan, landscape plan and conditions.

BACKGROUND INFORMATION:

- The request sit is currently undeveloped and is being used as a staging area for Fair Park.
- The proposed pump station will provide relief of flooding to certain areas of the city as well as improve the drainage in residential areas around Fair Park and East Dallas.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Bank Street	Local	30 ft.	30 ft.
Herndon Drive	Local	50 ft.	50 ft.

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

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

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

LAND USE ELEMENT:

GOAL 1.2 Promote desired development.

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

Land Use:

	Zoning	Land Use
Site	MF-2(A)	Undeveloped
North	MF-2(A)	Undeveloped
South	CS, H/33	Elevated DART tracks, Fair Park
East	MF-2(A)	Undeveloped
West	MF-2(A)	Undeveloped

Land Use Compatibility: The 0.559 acre site is currently being used as a staging area for various equipment for Fair Park. The applicant’s request for a Specific Use Permit for local utilities limited to utilities services will allow for the construction of a one story, 1,553 square foot pump station and a 50-foot tall antenna.

The pump station will be used to empty the Mill Creek / Peaks Branch / State Thomas Relief drainage relief tunnel for inspection and maintenance purposes. The project is a 5-mile long, 30-foot diameter drainage tunnel which will reduce flooding and provide improved drainage to residential areas in east Dallas around Fair Park, Baylor Hospital, and Buckner Park. The proposed pump station will also provide drainage and flooding relief to business areas along Woodall Rodgers Freeway north of downtown including Victory Park, Perot Museum, and Uptown.

Pursuant to Section 51A-4.408, structures for utility and public service uses and institutional uses may be erected to any height consistent with the Federal Aviation Administration air space limitation, residential proximity slope height restrictions, and the building code. The proposed conditions will limit the maximum structure height to 20 feet.

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 site is adjacent to several tracts of undeveloped land. Even though the adjacent parcels are undeveloped, the request site is located within a residential district. The proposed design will provide an enhanced landscape plan to ensure compatibility with future residential development. The use is compatible with the surrounding uses and should not negatively impact the area from a land use perspective.

In addition, the facility will be secured by an eight-foot wrought iron fence. Access to the site will be restricted to one separate locked entry gate. For safety and security reasons, the site will not be accessible by the public.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
MF-2(A) Multifamily	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family

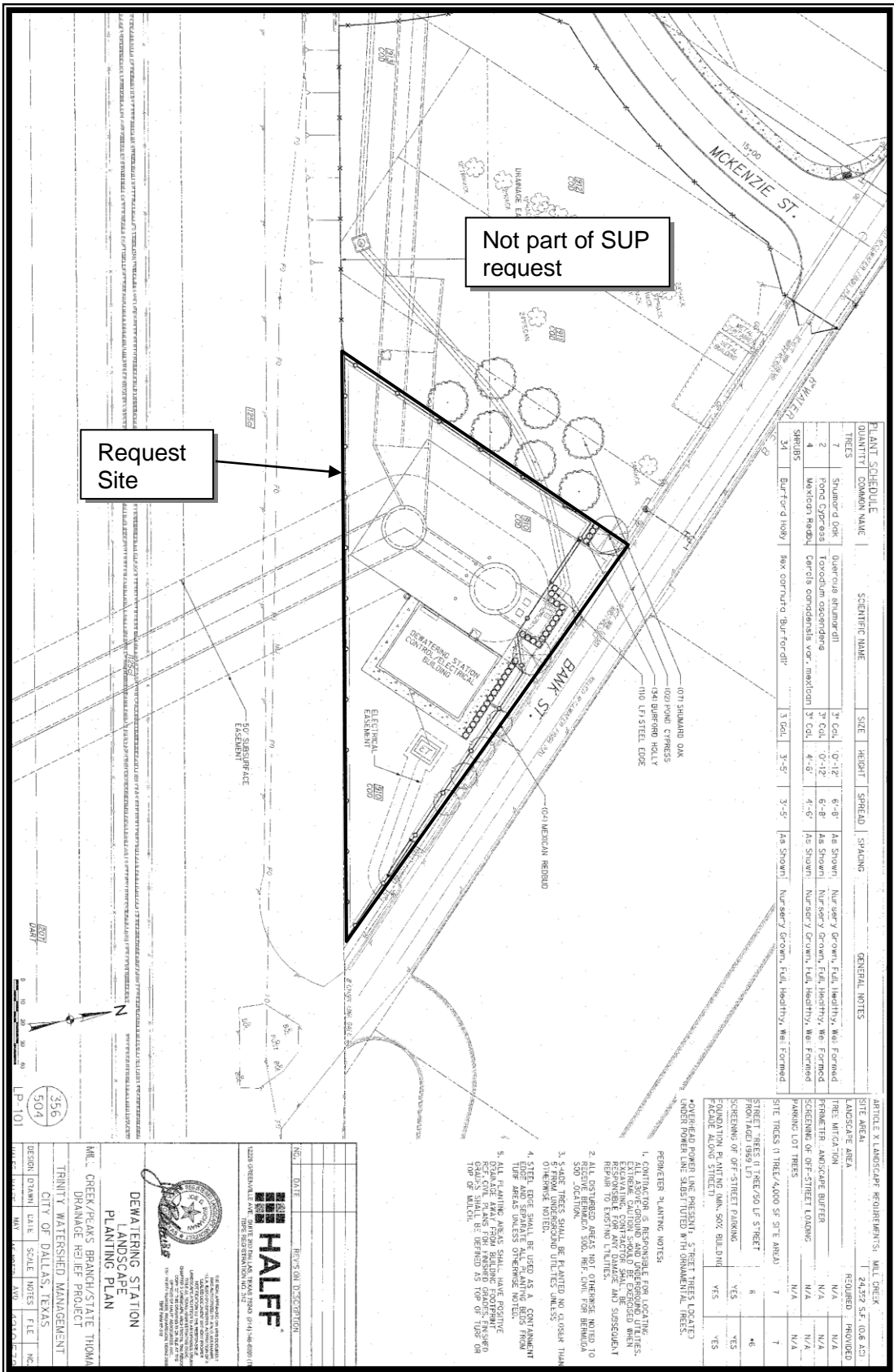
Landscaping: Pursuant to Section 51A-4.212, landscape regulations do not apply to a utility services use. The proposed design will provide an enhanced landscape plan to ensure compatibility with future residential development.

Parking: Pursuant to Section 51A-4.212 of the Dallas Development Code, no parking is required for a utility services use but the applicant is providing three spaces on site.

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit a local utilities limited to utility services.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. LANDSCAPE PLAN: Use and development of the Property must comply with the attached landscape plan.
4. TIME LIMIT: This specific use permit has no expiration date.
5. MAXIMUM FLOOR AREA: The maximum floor area is 1,553 square feet.
6. STRUCTURE HEIGHT: The maximum structure height is 20 feet.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

LANDSCAPE PLAN



PLANT SCHEDULE	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	SPREAD	SPACING	GENERAL NOTES
TREES	7	Shumard Oak	Quercus shumardii	3" Cal.	0-12'	6-8'	As Shown	Nursery Grown, Full, Healthy, Well Formed
	2	Pond Cypress	Toxicodendron	3" Cal.	0-12'	6-8'	As Shown	Nursery Grown, Full, Healthy, Well Formed
	4	Mexican Redbud	Cercis canadensis var. mexicana	3" Cal.	4-6'	4-6'	As Shown	Nursery Grown, Full, Healthy, Well Formed
SHRUBS	34	Burford Holly	Ilex cornuta 'Burfordii'	3" Gal.	3-5'	3-5'	As Shown	Nursery Grown, Full, Healthy, Well Formed

ARTICLE X LANDSCAPE REQUIREMENTS - MILL CREEK	LANDSCAPE AREA	REQUIRED	PROVIDED
TRE MITIGATION	N/A	N/A	N/A
FENCE LINE LANDSCAPE BUFFER	N/A	N/A	N/A
SCREENING OF OFF-STREET LOADING	N/A	N/A	N/A
PARKING LOT TREES	N/A	N/A	N/A
SITE TREES IN TREE/4000 SF SITE AREA	7	7	7
STREET TREES IN TREE/50 LF STREET FRONT/1000 LF	6	6	6
SCREENING OF OFF-STREET PARKING	YES	YES	YES
FOUNDATION PLANTING (MIN. 500 BLDG PERIMETER)	YES	YES	YES

- PREPARED BY: [Signature]
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL ABOVE-GROUND AND UNDERGROUND UTILITIES. EXAMINING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE AND SUBSEQUENT REPAIRS TO UTILITIES.
 - ALL DISTURBED AREAS NOT OTHERWISE NOTED TO RECEIVE BERMUDA SOO. REF. ONE FOR BERMUDA SOO LOCATION.
 - 3" OAK TREES SHALL BE PLANTED NO GREATER THAN OTHERWISE NOTED.
 - STEEL ERG SHALL BE USED AS A CONTAINMENT EDGE AND SEPARATE ALL PLANTING BEDS FROM EXISTING DRIVEWAYS AND SIDEWALKS.
 - ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING STANDARDS FOR PLANTING.

HALFF

1229 DOWNSWALK AVE. SUITE 200, DALLAS, TEXAS 75204 (972) 462-6000

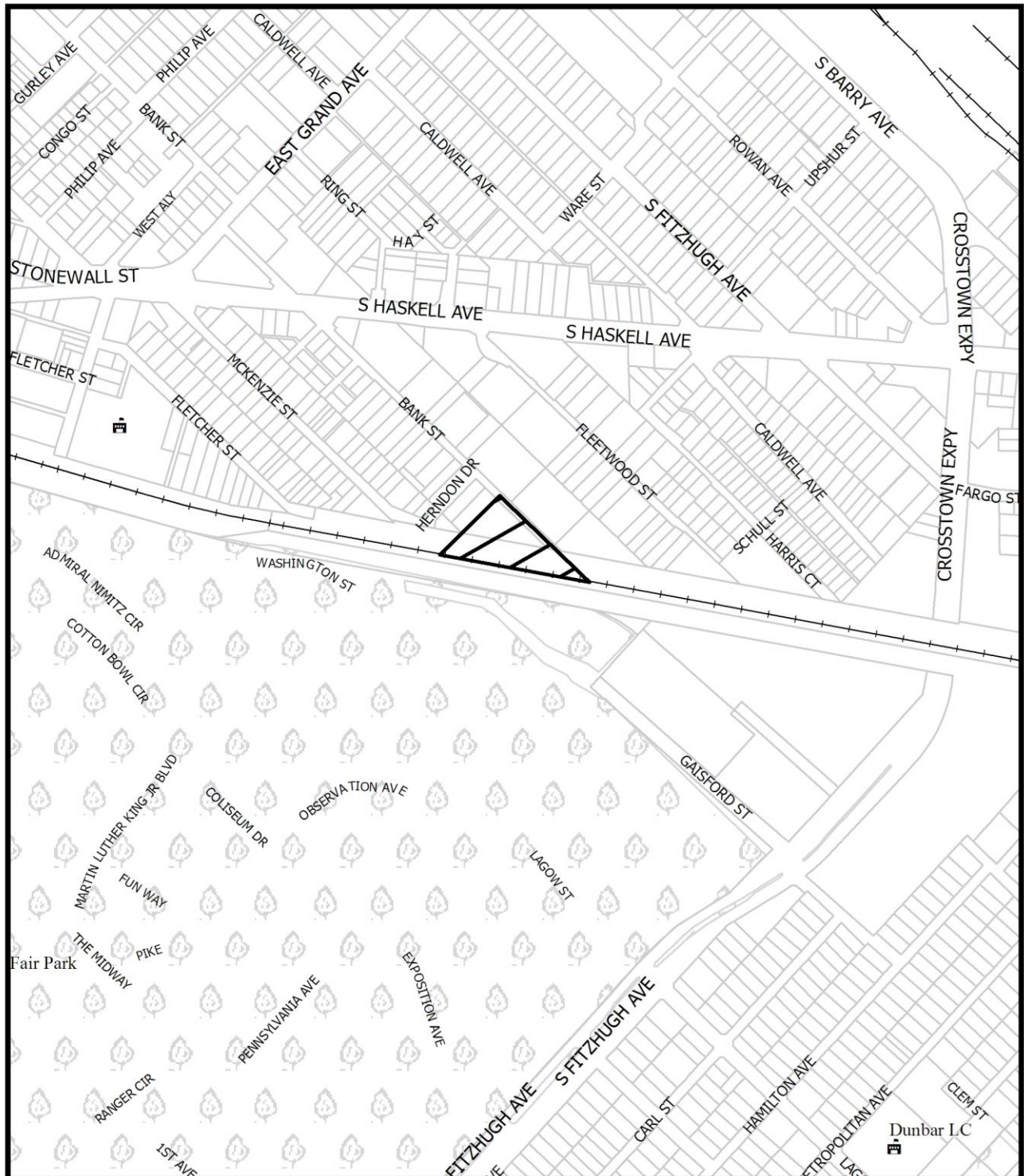
DEWATERING STATION LANDSCAPE PLAN

M.L. CREEK/PEAKS BRANCH/STATE THOMA DRAINAGE RELIEF PROJECT

TRINITY WATERSHED MANAGEMENT

CITY OF DALLAS, TEXAS

DESIGN: [Signature] DATE: [Date] SCALE: [Scale] NOTES: [Notes] FILE: [File] NO: [No]

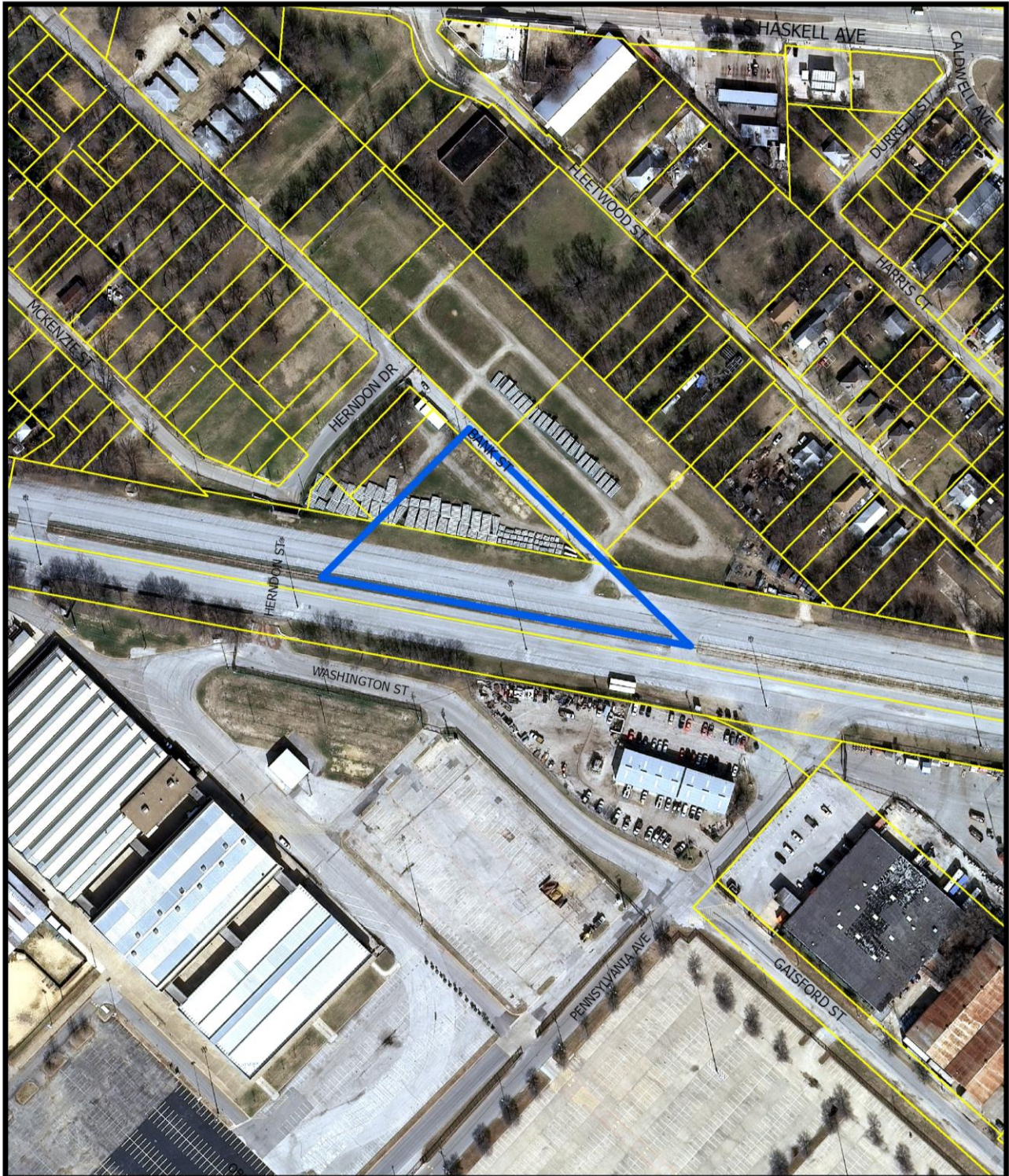


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VICINITY MAP

Case no: **Z156-307**

Date: **8/11/2016**

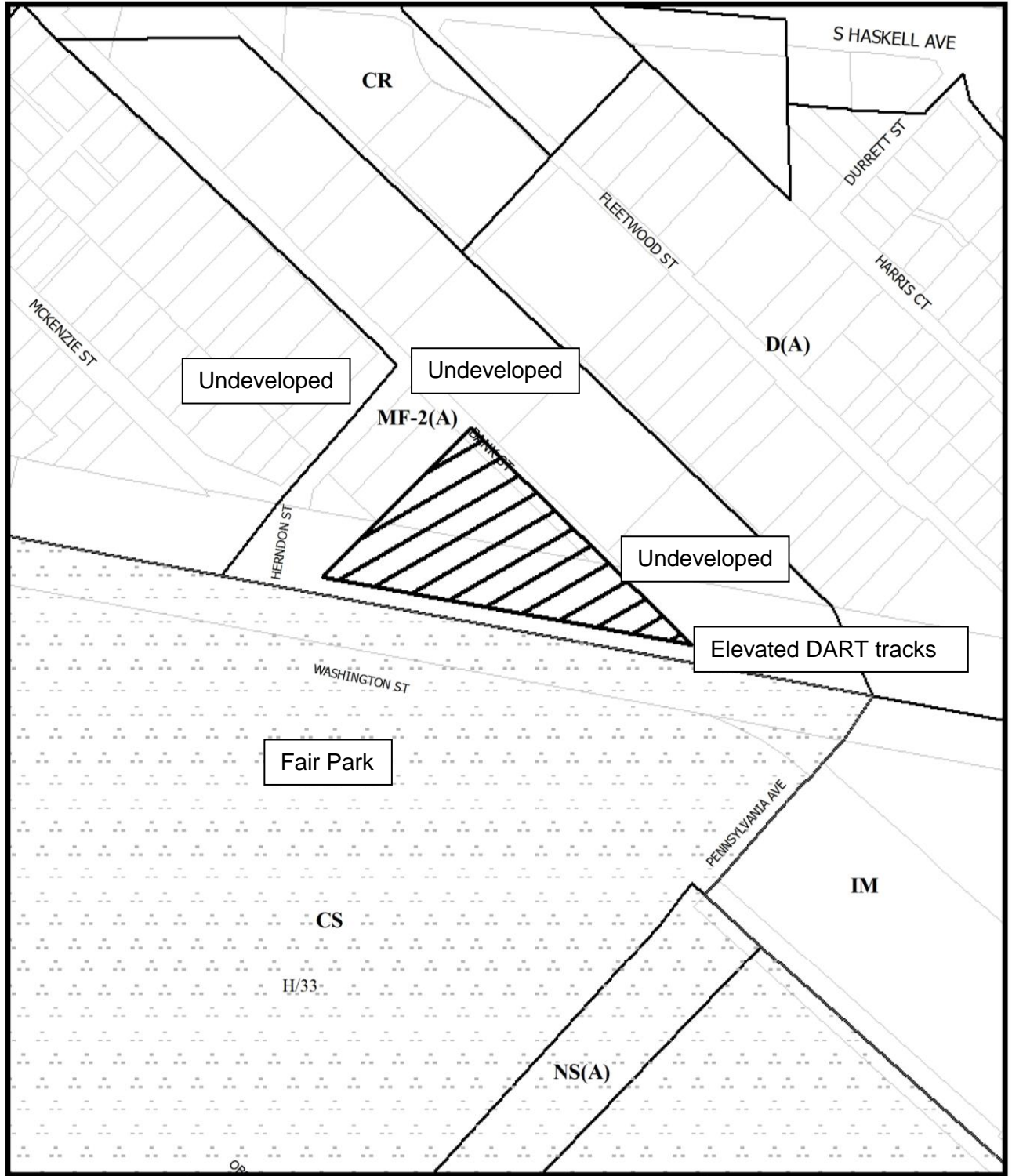


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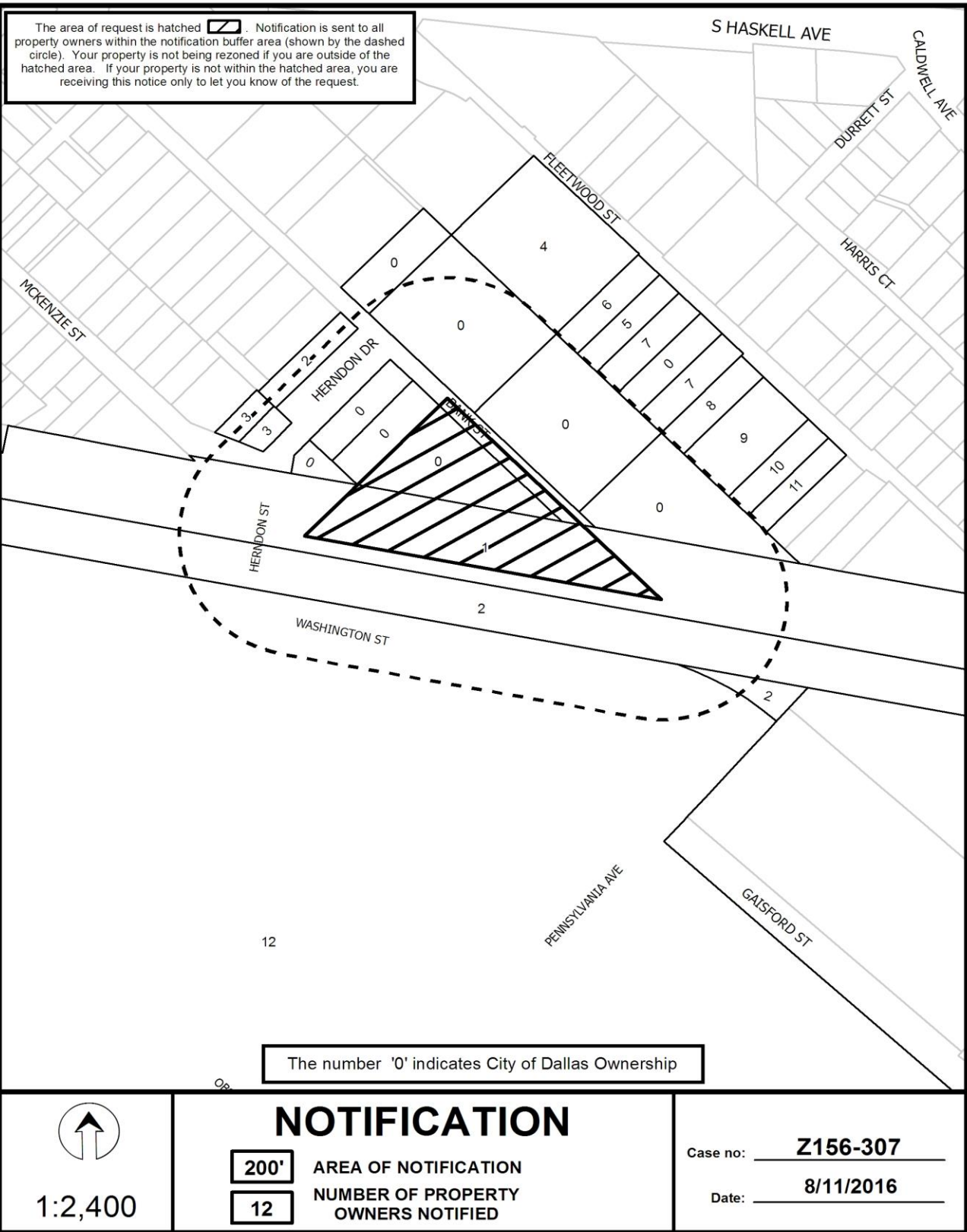
AERIAL MAP

Case no: Z156-307

Date: 8/11/2016



 1:2,400	ZONING AND LAND USE	Case no: <u> Z156-307 </u> Date: <u> 8/11/2016 </u>
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Notification List of Property Owners

Z156-307

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	401 S BUCKNER BLVD	DART
2	4500 PENNSYLVANIA AVE	STATE FAIR OF TEXAS INC
3	1424 MCKENZIE ST	BURROUGHS JUDY ANN
4	1519 FLEETWOOD ST	REIGER ASSOC 90 I LTD
5	1527 FLEETWOOD ST	DICKERSON WILLIE M EST
6	1521 FLEETWOOD ST	SLJ COMPANY
7	1529 FLEETWOOD ST	OLVERA MIRNA ELVIA
8	1601 FLEETWOOD ST	WORKS G W & CO
9	1611 FLEETWOOD ST	MCDANIEL HANNAH ESTATE OF
10	1613 FLEETWOOD ST	REIGER ASSN 90-I LTD
11	1617 FLEETWOOD ST	MUNIZ JOAQUINA
12	3839 S FITZHUGH AVE	MCA PACE AMPHITHEATERS LP

FILE NUMBER: Z156-289(JM)

DATE FILED: June 20, 2016

LOCATION: On the west corner of South Beltline Road and Garden Grove Drive

COUNCIL DISTRICT: 8

MAPSCO: 69A-M, 70-J

SIZE OF REQUEST: ±2.3 acres

CENSUS TRACT: 0171.01

REPRESENTATIVE: Michael R. Coker Company

APPLICANT/OWNER: 1500 S. Beltline, LLC

REQUEST: An application for 1) a CR Community Retail District with deed restrictions volunteered by the applicant and 2) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store 3,500 square feet or less on property zoned an NS(A)-D-1 Neighborhood Service 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 a convenience store. The CR District allows a fueling station by right, and a variety of different sized retail uses. Furthermore, the applicant proposes to volunteer deed restrictions that prohibit certain uses.

STAFF RECOMMENDATION: Approval of a CR Community Retail District with deed restrictions volunteered by the applicant; and, approval of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.

BACKGROUND INFORMATION:

- The site is currently undeveloped. There are several residential developments all along the northwest and southwest boundaries of the site. Land uses along South Beltline and Garden Grove Drive range from commercial at the intersection, and shift rapidly to less intensive residential and agricultural uses.
- The request is made to rezone the parcel from an NS(A) District to a CR District to allow for certain uses to complement the proposed development and surrounding residential uses. A use such as a dry cleaning or laundry store is allowed by right in the current district, but restricted to being less than 3,500 square feet. The applicant would like the right to develop a larger facility. To ease concerns over other uses allowed by the proposed CR District, the applicant has volunteered deed restrictions (attached to this report). The deed restrictions make 30 uses no longer allowed. Some of those uses are currently allowed in an NS(A) District.
- The deed restrictions provided are being amended to provide the following conditions:
 - No parking or vehicular traffic along the northeast of the property.
 - No parking along the west of the property.
 - An additional landscape buffer will be provided as follows:
 - 5' along the northeast
 - 3' along the west.

Zoning History:

1. **Z123-223:** On June 11, 2013, staff approved an application for the auto renewal of SUP No. 1886 for the sale of alcoholic beverages in conjunction with a general merchandise store less than 3,500 square feet on property within Planned Development District No. 777 for NS(A) Neighborhood Service District uses with a D-1 liquor Control Overlay.

Traffic:

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

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
S. Beltline Road	Principal Arterial	80 ft.
Garden Grove Road	Residential Collector	60 ft.

STAFF ANALYSIS:

Comprehensive Plan:

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

These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

The proposed CR Community Retail District is described as being for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. 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:

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Planning for balanced growth in a dynamic economic environment calls for flexible zoning regulations to enable the City to respond to changing markets and to better facilitate development that aligns with economic priorities.

West Kleberg Community Plan (2007):

The West Kleberg Community Plan identified a vision statement: To reflect "Old Kleberg's" historical heritage, to promote a strong rural atmosphere, to allow for future growth with sensitivity to future amenities and infrastructure of a modern urban environment. Long-time residents seem to have mixed feelings about growth, noting on one side the negative impacts of crowds, noise, traffic, and pollution, while acknowledging the benefits of improved public services, better schools, and new neighborhood-serving retail and commercial business locating to the area.

The subject site is located within Sub-area 1, which is comprised of approximately 2,047 acres of which 46% was vacant or undeveloped, and 33% was comprised of Single Family (SF) uses at publication in 2007.

Commercial service and retail uses are dominant along Highway 175, with a concentration of these uses between Edd and Belt Line Roads. The West Kleberg community desires to encourage economic development along its main corridors, namely Highway 175 and Belt Line Road. A retail gap analysis completed with the plan identified that residents of this area were likely to spend in nearby Balch Springs or the city of Mesquite. Retail facilities are not sufficiently available. This analysis may not accurately reflect the preferences of households within the study area; however, it can serve as a source for future projections for these types of services needed within this sector of Dallas.

The Future Vision Map shows a 1000-foot buffer zone as idea for business development along the Highway 175-freeway corridor. Land assemblage may be required to develop in these areas to construct uses such a hospital, bank, mix use project and so on. Business nodes to possibly stimulate economic activity are earmarked at the intersections of Seagoville and Belt Line Roads, Highway 175 and Belt Line Road and Kleberg and Belt Line Road. The subject site is within that buffer zone. Furthermore, a Visioning Activity conducted at a community meeting identified the top 20 Community "Needs & Desires" as indicated on the following page.

The proposed development could satisfy a few of those desires, namely numbers 8, 16, 18, 19, and/or 20.

TABLE 12: VISIONING ACTIVITY – COMMUNITY “NEEDS & DESIRES”

1. Bank	11. Ice Rink
2. Big Box (Lowe's and Sam's)	12. Mid-rise Mixed Use
3. Bookstore	13. Museum
4. Central Market	14. New Auto Dealership
5. Cinema	15. Office
6. Doctor Offices	16. Outlet and/or Mini-Malls
7. Drug Store	17. Research & Development Uses
8. Gas Station	18. Restaurants
9. Hospital	19. Small Shops
10. Hotel/Conference Center	20. Ice Cream Parlor (i.e., Braum's)

The requested change in zoning and the SUP for the sale of alcohol support the following goals within the community plan:

Land Use & Zoning—Goal 1: Protect the rural character of the community by encouraging commercial development along the commercial corridors.

Economic Development—Goal 1: Economic development that encourages business retention and attracts new “neighborhood serving” business uses to the community.

Surrounding Land Uses:

	Zoning	Land Use
Site	NS(A), D-1 Overlay	Undeveloped
North	R-10(A)	Undeveloped
East/SE	PD No. 777, SUP No. 1886, NS(A), D-1 Overlay	Retail Center, Personal Service Uses, Restaurants, and Undeveloped
South	CR w/ DR	Office and Carwash
West/SW	R-7.5(A)	Single family homes

Land Use Compatibility:

The subject site is currently zoned an NS(A) Neighborhood Service District. The purpose of this district is to accommodate convenience retail shopping, services, and professional offices principally servicing and compatible in scale and intensity of use with adjacent residential uses. Limited institutional and community service, office, and retail and personal services uses are allowed. The current request is to change the

zoning to a CR Community Retail District to allow for general merchandise or food store use larger than the 3,500 square feet or less allowed in the NS(A) District.

Surrounding single family, residential developments to the northwest and southwest must be properly screened from the potential retail development. The Dallas Development Code provides greater consideration when residential adjacency exists. To develop the subject site, a ten foot landscape buffer would have to separate the uses. All off-street loading spaces must be screened from the residential development, as well as the public streets. The dumpster must also be screened. All screening is a minimum of six feet high and solid in nature. The SUP site plan provided identifies screening in compliance with the Dallas Development Code.

There are other retail uses across South Beltline Road and Garden Grove Drive. The overall development of this intersection as a business center or corridor is consistent with the area plan and comprehensive plan. The voluntary deed restrictions will provide for desired development while remaining sensitive to surrounding residential adjacency. The addition of new businesses along this corridor will further promote the long-term vision for land use and development within this area.

The proposed zoning district primarily allows an expanded list of Commercial and business service, Retail and personal service, and Wholesale, distribution, and storage uses.

The proposed development will enhance the area by providing sidewalks for connectivity to nearby neighborhoods. Additionally, the applicant has worked with staff to provide a 15' landscape buffer along the northeast of the property; an additional 5' from what code requires. The applicant has adjusted their building footprint to restrict traffic flow near residential adjacency. No access has been provided along those areas. The dumpster location was accommodated in the furthest area from residences, while allowing for adequate maneuverability for collection trucks.

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.

Although the SUP request is for alcohol sales, the store and fueling station will provide immediate access to items not found in immediate walking distance. The nearest general merchandise or food store is across Beltline Road. The heavily residential

areas to the north and west do not have walkable access to stores. The public improvements of added sidewalks will help connect the residents to convenience items.

Staff supports this request for an initial short time period with the eligibility for automatic renewals.

Development Standards:

District	Setbacks		Height	Lot Coverage	Special Standards	FAR	Stories	Primary Uses
	Front	Side/Rear						
Existing: NS(A)	15'	0' 0'	30' to 35'	40%	RPS	0.5	2	Institutional, few Office, Recreation, and Retail and personal service uses.
Proposed: CR with Deed Restrictions	15'	0' 0'	54'	60%	RPS	0.5 to 0.75	4	Retail and personal service, Commercial and business service, Institutional, Lodging, Office, Recreation, and added Wholesale, distribution, and storage uses. Proposed voluntary deed restrictions will restrict several uses.

Parking:

Parking will be provided according to the Dallas Development Code. The assumption of all uses requiring one space for every 200 square feet of retail floor area has been used, providing 107 parking spaces.

The SUP site area is 3,500 square feet or less. At the maximum of 3,500 square feet divided by the ratio of one space for every 200 square feet of floor area, 18 spaces are required for this use. Handicap parking must be provided as per Sec. 51A. 4.305.

Landscaping and Screening:

Landscaping and screening will be provided per Article X, as amended. In addition, the developer has agreed to provide an extra five foot landscape buffer along the northeast residential adjacent line.

Land Use Comparison:

	Proposed	Existing
Use	CS	NS(A)
Building repair and maintenance shop.	RAR	
Catering Service.	X	
Custom business services.	X	
Electronics service center.	X	

Medical or scientific laboratory.	X	
Tool or equipment rental.	X	
College, university, or seminary.	X	SUP
Hospital.	SUP	
Hotel and motel.	SUP	
Lodging or boarding house.	SUP	
Overnight general purpose shelter.	Check Use	
Alternative financial establishment.	SUP	
Financial institution with drive-in window.	DIR	
Private recreation center, club, or area.	X	SUP
College dormitory, fraternity, or sorority house.	X	SUP
Alcoholic beverage establishments.	Check Use	
Ambulance service.	RAR	
Animal shelter or clinic without outside runs.	RAR	
Auto service center.	RAR	
Business school.		
Car wash.	DIR	
Commercial amusement (inside).	Check Use (SUP)	
Commercial amusement (outside).	SUP	
Commercial parking lot or garage.	RAR	
Convenience store with drive-through.	SUP	
Furniture store.	X	
General merchandise or food store greater than 3,500 square feet.	X	
General merchandise or food store 100,000 square feet or more.	SUP	
Home improvement center, lumber, brick or building materials sales yard.	DIR	
Household equipment and appliance repair.	X	
Liquor store.	X	
Mortuary, funeral home, or commercial wedding chapel.	X	
Motor vehicle fueling station.	X	SUP

Nursery, garden shop, or plant sales.	X	
Pawn shop.	X	
Restaurant with drive-in or drive-through service.	DIR	
Swap or buy shop.	SUP	
Temporary retail use.	X	
Theater.	X	
Commercial radio and television transmitting station.	X	
Electrical substation.	X	SUP
Police or fire station.	X	SUP
Post office.	X	SUP
Mini-warehouse.	SUP	
Recycling buy back center.	Check Use	
Recycling collection center.	Check Use	
Accessory helistop.	SUP	
Accessory medical/infectious waste incinerator.	Check Use	
<p><i>X indicates permitted by right.</i> <i>SUP indicates permitted with a Specific Use Permit.</i> <i>RAR indicates permitted, but subject to Residential Adjacency Review.</i> <i>DIR indicates permitted, but subject to Development Impact Review.</i> <i>Check Use indicates permitted, but that the use must conform to specific regulations in different districts, as outlined in the Development Code.</i> <i>By CBO Authorization indicates that the use may be allowed with permission from the Chief Building Official.</i> <i>Strikethrough text</i> <i>indicates items which are being voluntary deed restricted. Those uses will not be allowed. Furthermore, they have proposed additional deed restrictions, but for uses which are typically allowed by right in the NS(A) District. Those are supplemental and can be seen in the full listed deed restrictions attached.</i></p>		
Alternating color pattern indicates a new category of uses.		

Z156-289(JM)

1500 S. Beltline, LLC

Noorallah Jooma, Manager

Z156-289

PROPOSED SUP CONDITIONS

1. **USE:** The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This specific use permit expires on_____, (two-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. **INGRESS-EGRESS:** Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. **PARKING:** Parking must be located as shown on the attached site plan.
6. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
7. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Volunteered Deed Restrictions

The following uses are prohibited:

- (1) Industrial uses.
 - Gas drilling and production.
 - Temporary concrete or asphalt batching plant.
- (2) Institutional and community service uses.
 - Adult day care facility.
 - Cemetery or mausoleum.
 - College, university, or seminary.
 - Hospital.
- (3) Lodging uses.
 - Hotel and motel.
 - Lodging or boarding house.
 - Overnight general purpose shelter.
- (4) Miscellaneous uses.
 - Carnival or circus (temporary).
- (5) Residential uses.
 - College dormitory, fraternity, or sorority house.
- (6) Retail and personal service uses.
 - Alcoholic beverage establishments.
 - Ambulance service.
 - Animal shelter or clinic without outside runs.
 - Auto service center.
 - Car wash.
 - Commercial amusement (inside).
 - Commercial amusement (outside).
 - Commercial parking lot or garage.
 - General merchandise or food store 100,000 square feet or more.
 - Liquor store
 - Mortuary, funeral home, or commercial wedding chapel.
 - Pawn shop.
 - Swap or buy shop.
- (7) Utility and public service uses.
 - Commercial radio and television transmitting station.
 - Tower/antenna for cellular communication.
- (8) Wholesale, distribution, and storage uses.
 - Recycling buy-back center.
 - Recycling collection center.
 - Recycling drop-off container.
 - Recycling drop-off for special occasion collection.



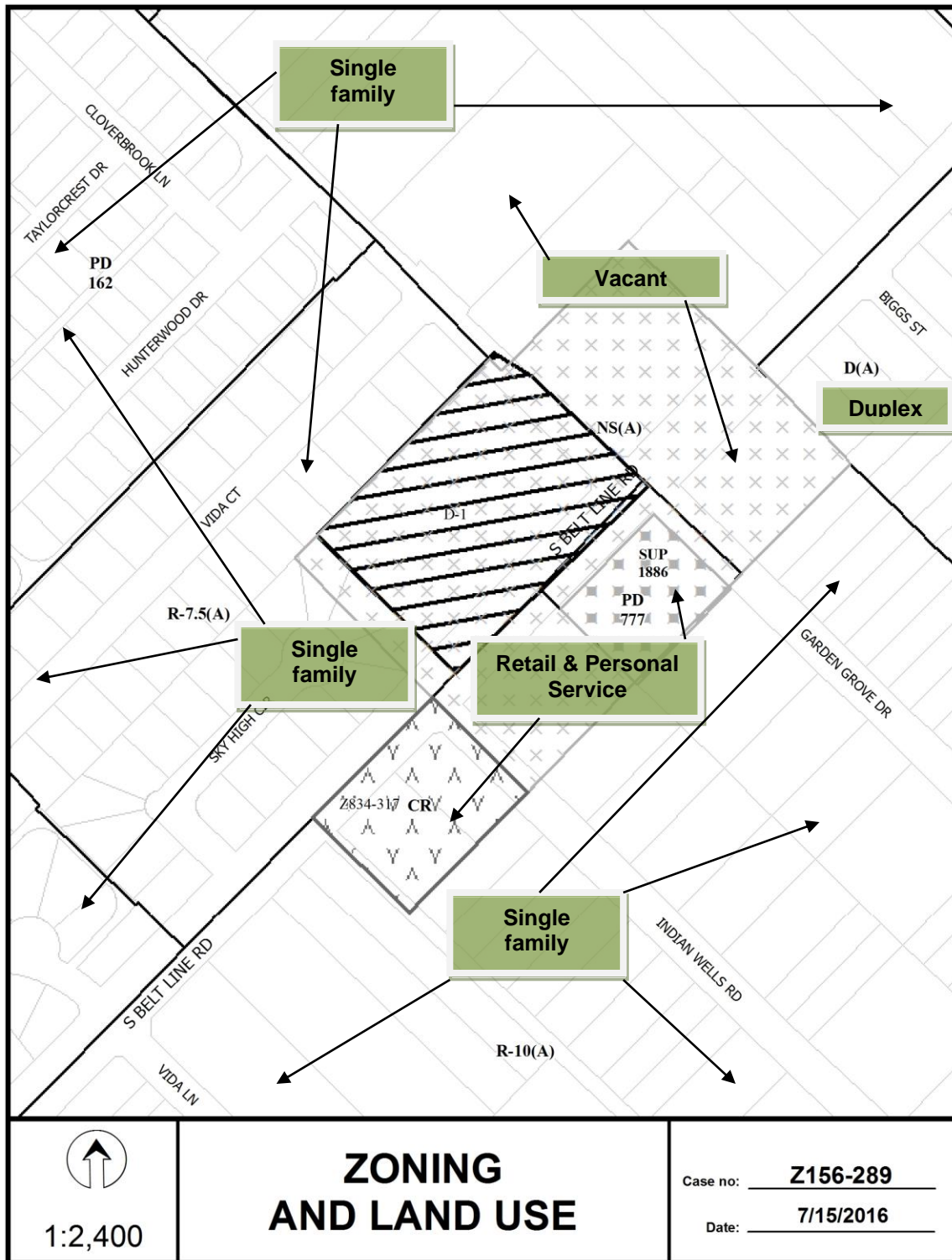


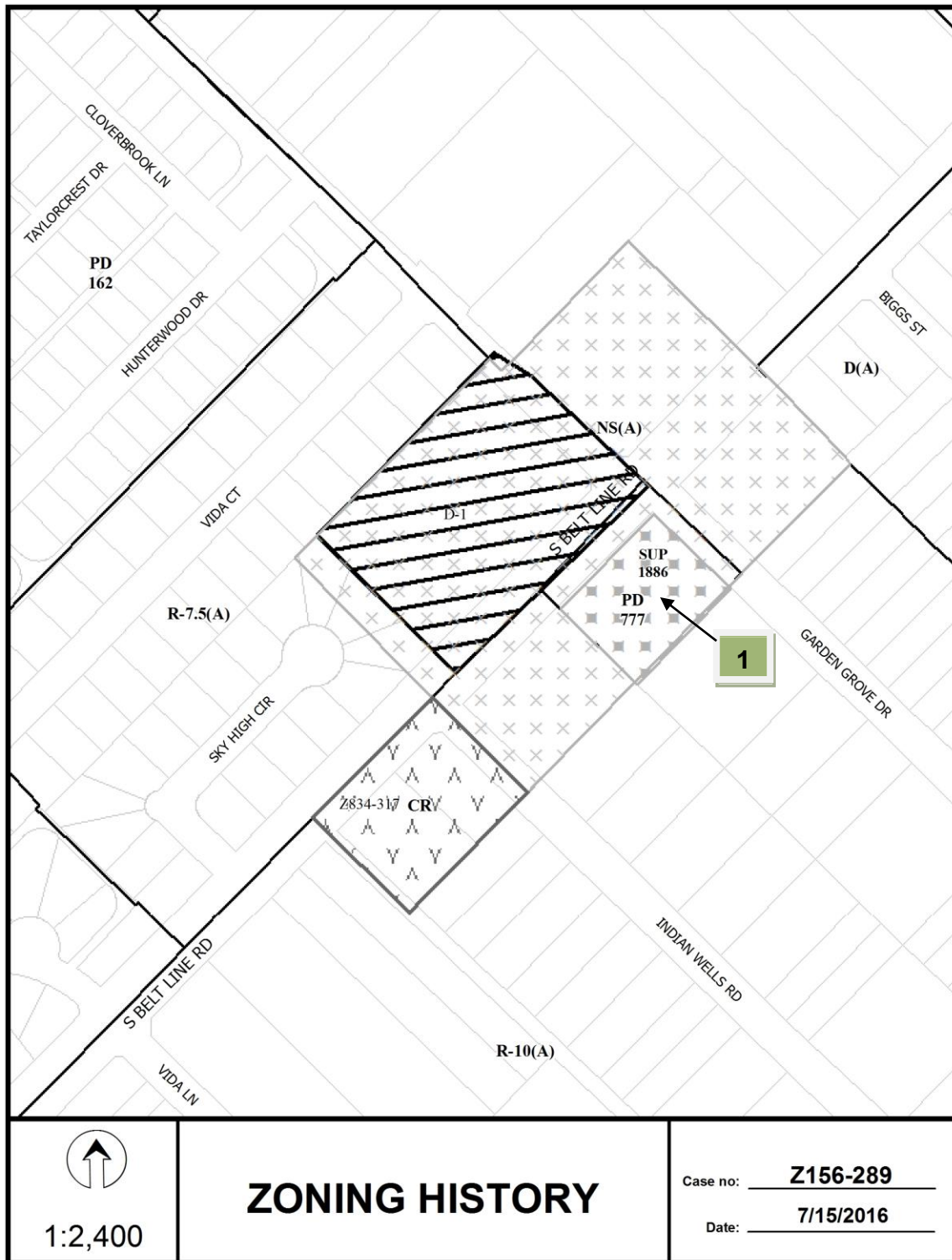
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AERIAL MAP

Case no: Z156-289

Date: 7/15/2016



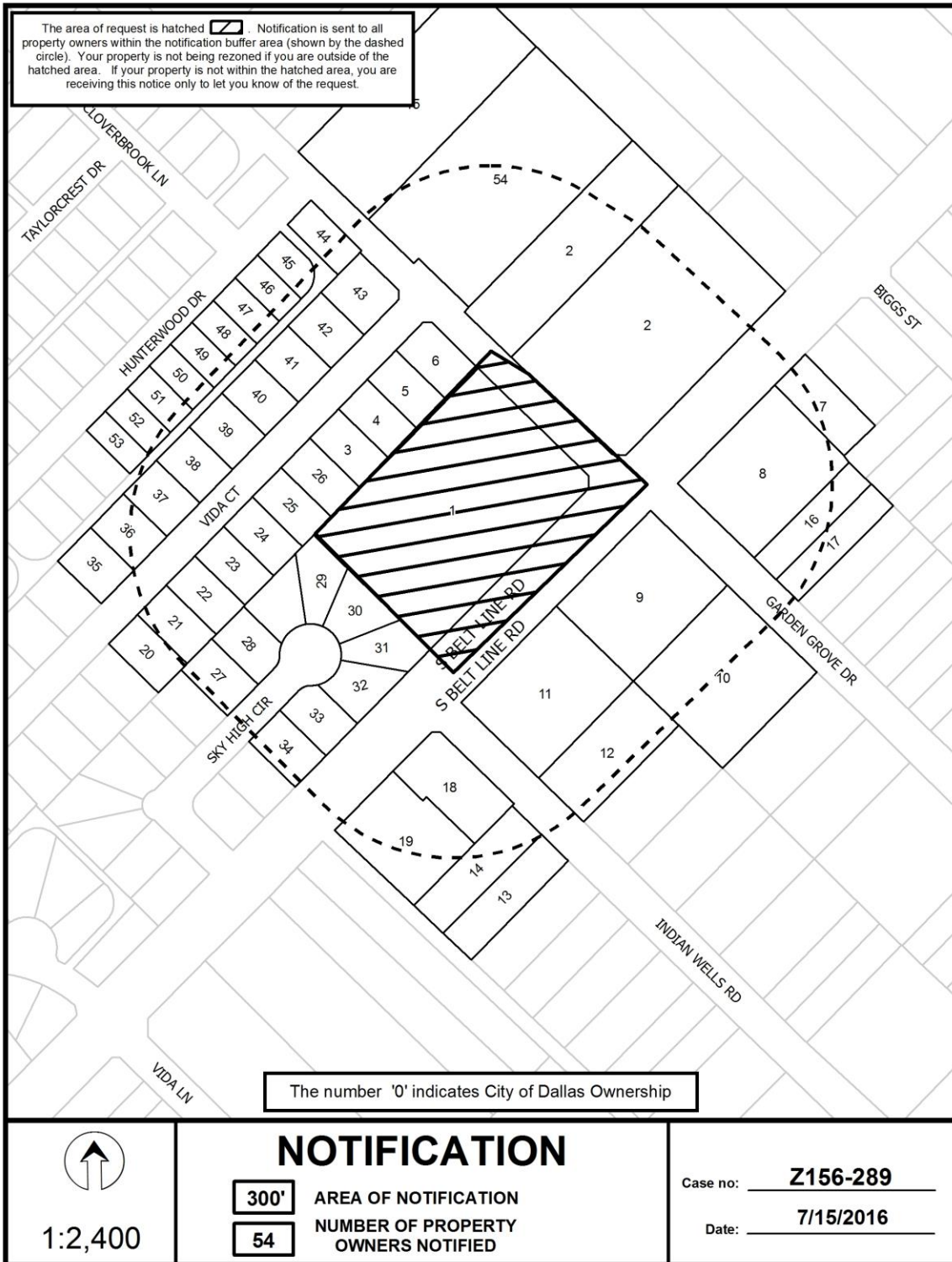


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ZONING HISTORY

Case no: Z156-289

Date: 7/15/2016



07/15/2016

Notification List of Property Owners***Z156-289******54 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1500 S BELTLINE RD	HALL PATRICIA
2	1429 S BELTLINE RD	MCDANIEL JOE DOYLE
3	1512 VIDA CT	HUNTSBERRY JACQUELINE
4	1508 VIDA CT	DIAZ LUIS C & NANCY
5	1504 VIDA CT	GASPARMARTINEZ JHONATAN MISCHER
6	1500 VIDA CT	GUILLEN ISAIAS
7	1442 S BELTLINE RD	HUMPHRIES KENNETH
8	1448 S BELTLINE RD	MORALES ELSA
9	1512 BELT LINE RD	WALNUT HILLTOP CORP
10	13624 GARDEN GROVE DR	LUNA RUBEN
11	13601 INDIAN WELLS RD	CHAVEZ RAQUEL &
12	13621 INDIAN WELLS RD	BANDA MARIA ROSA BELTRAN
13	13624 INDIAN WELLS RD	YAWS ALYENE
14	13620 INDIAN WELLS RD	MUNIZ ALBERTO
15	13405 GARDEN GROVE DR	AMADOR JOSE
16	13621 GARDEN GROVE DR	DELEON JOEL &
17	13625 GARDEN GROVE DR	ROGERS KRYSTAL M &
18	1602 S BELTLINE RD	FRANKS J D
19	1610 S BELTLINE RD	MUNCRIEF MATT
20	1540 VIDA CT	LOPEZ JESUS & LAURA E MARTINEZ
21	1536 VIDA CT	RODRIGUEZ JESSIE R
22	1532 VIDA CT	KIRK CLINTON
23	1528 VIDA CT	KIKS PPTY DEV LLC
24	1524 VIDA CT	RICHARDSON VERNON
25	1520 VIDA CT	ROBINSON NAOMI & KENNETH
26	1516 VIDA CT	KULICK RONIT

07/15/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1615 SKY HIGH CIR	AMERICAN RESIDENTIAL LEASING CO LLC
28	1611 SKY HIGH CIR	CENDEJAS VICENTE
29	1603 SKY HIGH CIR	GASPAR MARTIN & SANDRA SALAZAR
30	1602 SKY HIGH CIR	MACHADO ROSI
31	1606 SKY HIGH CIR	NAVARRO GLENDA X
32	1610 SKY HIGH CIR	SBY 2014 I BORROWER LLC
33	1614 SKY HIGH CIR	EQUITY TRUST CO
34	1618 SKY HIGH CIR	KNOSP ROBERT R
35	1539 VIDA CT	ROLLAND CLEOPHUS
36	1535 VIDA CT	TRINIDAD RUBEN
37	1531 VIDA CT	SHAW EDDIE
38	1527 VIDA CT	RICHMOND KHIANTA
39	1523 VIDA CT	HOWARD BELVA Z
40	1519 VIDA CT	WAGGONER DON & ELVIA
41	1515 VIDA CT	EUCEDA INVESTMENTS CORP
42	1511 VIDA CT	KENTVILLE LLC
43	1507 VIDA CT	KIRKS PROPERTY DEVELOPMENT LLC
44	1504 HUNTERWOOD DR	GM CAPITAL LLC
45	1508 HUNTERWOOD DR	WARD OPELENE
46	1512 HUNTERWOOD DR	CHILDS BRIAN
47	1516 HUNTERWOOD DR	NASCIMENTO JOAQUIM CARLOS
48	1520 HUNTERWOOD DR	COBBIN CURTIS L &
49	1524 HUNTERWOOD DR	JACKSON YVONNE
50	1528 HUNTERWOOD DR	BENNETT BONNIE K &
51	1532 HUNTERWOOD DR	RODRIGUEZ OSCAR
52	1536 HUNTERWOOD DR	MARTINEZ RICARDO Z &
53	1540 HUNTERWOOD DR	BROOKS JERRY D
54	13435 GARDEN GROVE DR	ORTIZ JOSE & BELEN

FILE NUMBER: Z156-263(JM)

DATE FILED: May 9, 2016

LOCATION: South line of Walnut Hill Road, east of Marsh Lane.

COUNCIL DISTRICT: 6

MAPSCO: 24-N

SIZE OF REQUEST: ±0.90 acres

CENSUS TRACT: 94.01

REPRESENTATIVE: Madonna Smith, Nathan D. Maier Consulting Engineers, Inc.

APPLICANT/OWNER: Dallas Water Utilities

REQUEST: An application for a Planned Development District for a local utilities use (water pump station) on property zoned an R-10(A) Single Family District.

SUMMARY: Dallas Water Utilities (DWU) is scheduled to replace the existing pump station and reservoir. A planned development district is proposed to address the front yard fence height, building height, and to allow the use by right, rather than by specific use permit.

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

PRIOR ACTION AND UPDATE: On August 18, 2016, this item was held under advisement to allow time to work on landscaping conditions. On July 21, 2016, this item was held under advisement by request of the applicant.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon the following:

1. *Performance impacts upon surrounding property* – The existing facility has played a role in the development of the neighborhood and will continue to be an important part of a unified network of pump stations and water treatment plants.
2. *Traffic impact* – Based on the traffic impact worksheet submitted with the application, the use generates fewer than 64 trips per day and will not significantly impact the surrounding roadway system.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed upgrade to the existing local utility complies with 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 the use by right, rather than by specific use permit and to accommodate 8' fencing in the front yard by right.

BACKGROUND INFORMATION:

- Since August 18, 2016, no changes have been made.
- The ±.090-acre request site is a developed with a potable water pump station from the 1950s. The equipment has exceeded its useful life and will be removed after the new pump station is constructed.
- To update the pump station today, an SUP is required for the use. This was not a requirement when the existing station was installed. Rather than apply for an SUP, DWU is requesting a PDD to limit renewals, allow for a taller front yard fence (8'), and to project above RPS, but within the existing maximum building height of 30'.

Zoning History:

1. **Z145-113(AF)**: An application for a CR Community Retail District on property zoned an R-16(A) Single Family District located at the northwest corner of Walnut Hill Lane and Betty Jane Lane, east of Marsh Lane. Case was withdrawn.
2. **Z067-236**: On October 10, 2007, City Council approved SUP No. 1684 for a private school use at the northwest corner of Walnut Hill Lane and Hedgeway Drive. The SUP expires on October 10, 2017 and is on a 5 year auto renewal schedule.
3. **Z067-149**: On April 25, 2007, City Council approved Permanent SUP No. 1662 for a local utility (fire station) use.

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.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Walnut Hill Road	Principal arterial—M-6-D(A)	100 feet

Surrounding Land Uses:

	Zoning	Land Use
North	R-16(A) and SUP No. 1662	Church; Fire Station
East	R-10(A)	Church; Single family
South	R-7.5(A)	Single family
West	R-10 (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 request is consistent with the following goal and policies of the Comprehensive Plan.

NEIGHBORHOOD ELEMENT

GOAL 7.1: PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

Policy 7.1.2: Promote neighborhood-development compatibility.

Policy 7.1.5: Provide public infrastructure to support neighborhoods.

Land Use Compatibility:

Dallas Water Utilities has provided a proposed development plan to help ensure compatibility with the surrounding properties. The plan indicates that the changes occurring will be similar to the existing pump station, but with new screening by fence and landscaping. Screening from adjacent properties will be provided in accordance with the Dallas Development Code and Article X.

Pursuant to Section 51A-4.408, structures for utility and public service uses and institutional uses may be erected to any height consistent with the Federal Aviation Administration air space limitation, residential proximity slope height restrictions, and the building code. The proposed conditions will limit the maximum structure height to 30 feet, which is the same maximum height in the current zoning of R-10(A), but will allow projection above the RPS, if applicable. The difference could amount to a projection of up to 4' over the RPS.

In addition, the facility will be secured by an eight-foot wrought iron fence along the street and property line to property line frontages and an existing 8' chain-link and barbed wire fence along the alleyway to the west and south of the site. Access to the site will be restricted to two separate locked entry gate driveways. For safety and security reasons, the site will not be accessible by the public.

Development Standards:

The proposed development standards apply only to a local utility limited to a utility services use. The development standards of the proposed planned development district will mimic those of the existing R-10(A) Single Family District. Only a local utilities use will be allowed.

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	30'	10' 15' *for Local Utilities Use.	30'	25%	No RPS for Local Utilities Use per 4.408(a)(1); RPS for all.	Local Utilities Uses (Water Pump Station)

Parking:

Pursuant to Section 51A-4.212 of the Dallas Development Code, no parking is required for a utility services use and none is provided.

Landscaping and Screening:

Pursuant to Section 51A-4.212, landscape regulations do not apply to a utility services use. However, if the use is more than seven feet in height, screening that complies with 51A-4.602(b) must be constructed and maintained along the side and rear of the use

Z156-263(JM)

and a perimeter landscape buffer that complies with 51A-10.125 must be provided. The applicant will meet these requirements.

**Z156-263
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 on the south line of Walnut Hill Lane, east of Marsh Lane. The size of PD ____ is approximately 0.90 acres.

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

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

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

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

SEC. 51P-____.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ____A: development plan.

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) A local utilities use is permitted by right.

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

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

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

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

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

- (a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-10(A) Single Family District apply.
- (b) Local utility use.
 - (1) Front yard. Minimum front yard is 30 feet. A fence with a maximum height of eight feet may be located in the front yard.
 - (2) Height. Maximum structure height is 36 feet.
 - (3) Stories. Maximum number of stories above grade is one.

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

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

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

See Article VI.

SEC. 51P-____.111. LANDSCAPING.

- (a) All landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- __.112. SIGNS.

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

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

- (a) For a local utilities use, fencing must be constructed of wrought iron or a similar decorative metal along street and neighboring property frontages. Along alley frontages, the fence may be constructed of chain-link and barbed wire.

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

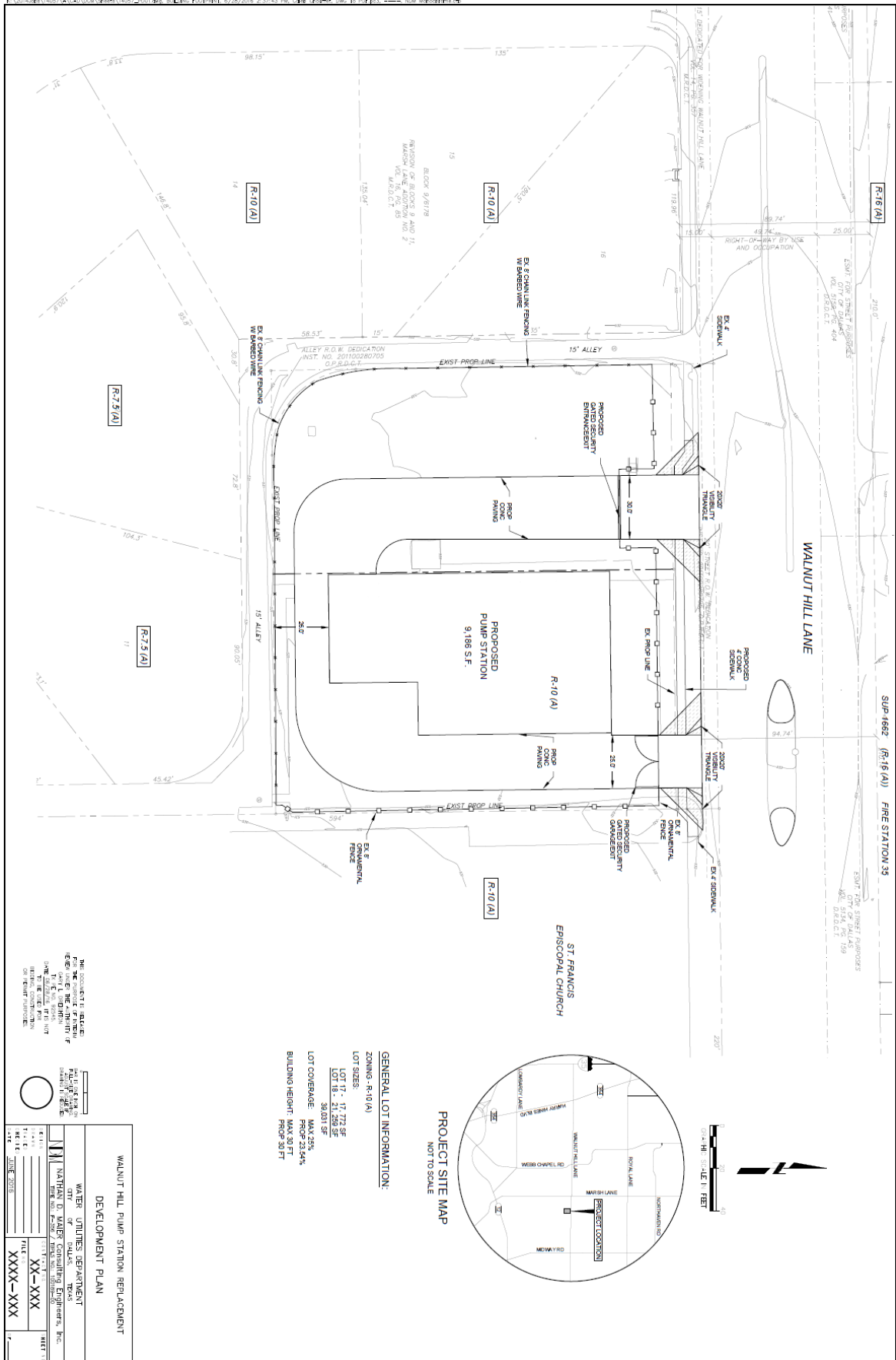
(c) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

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

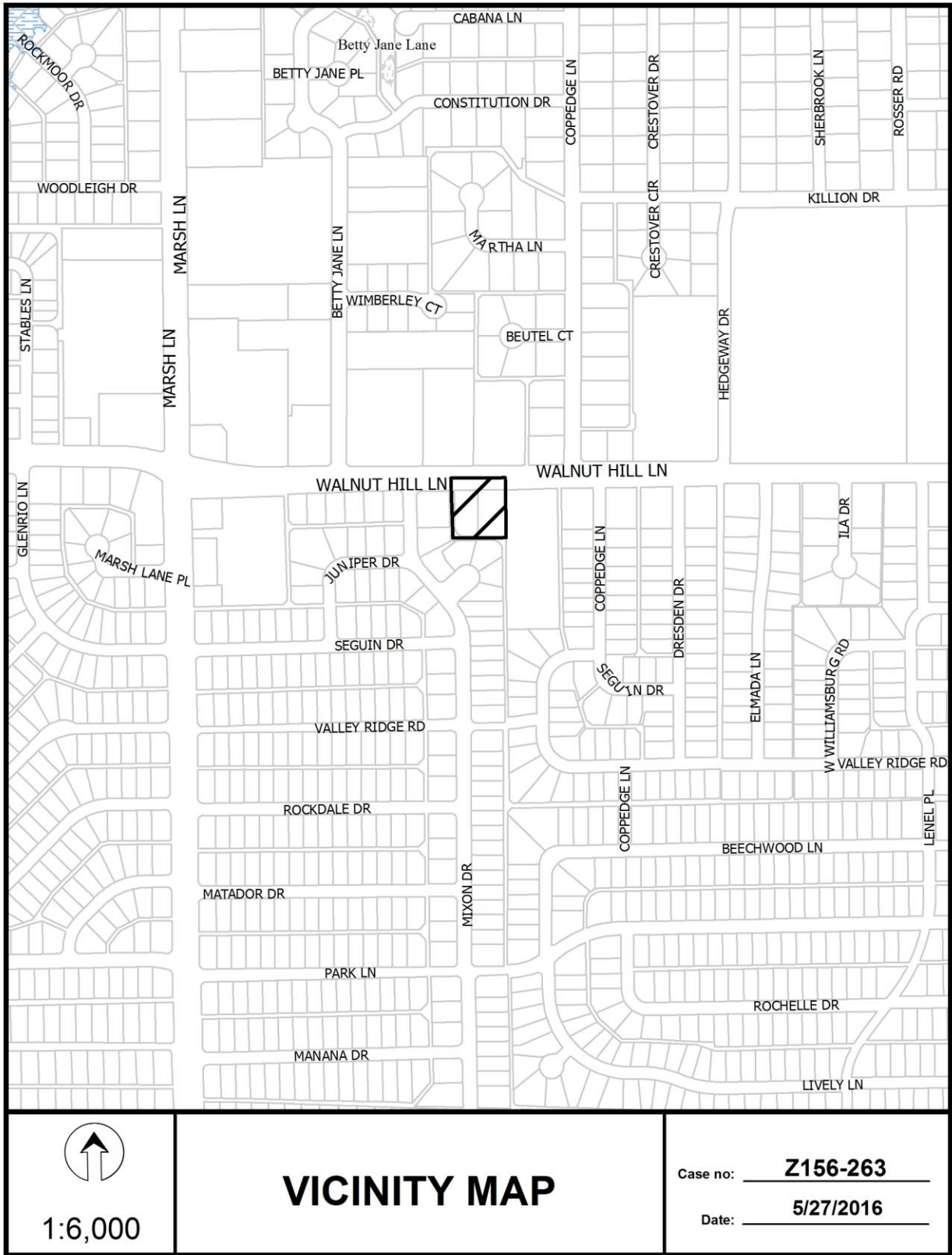


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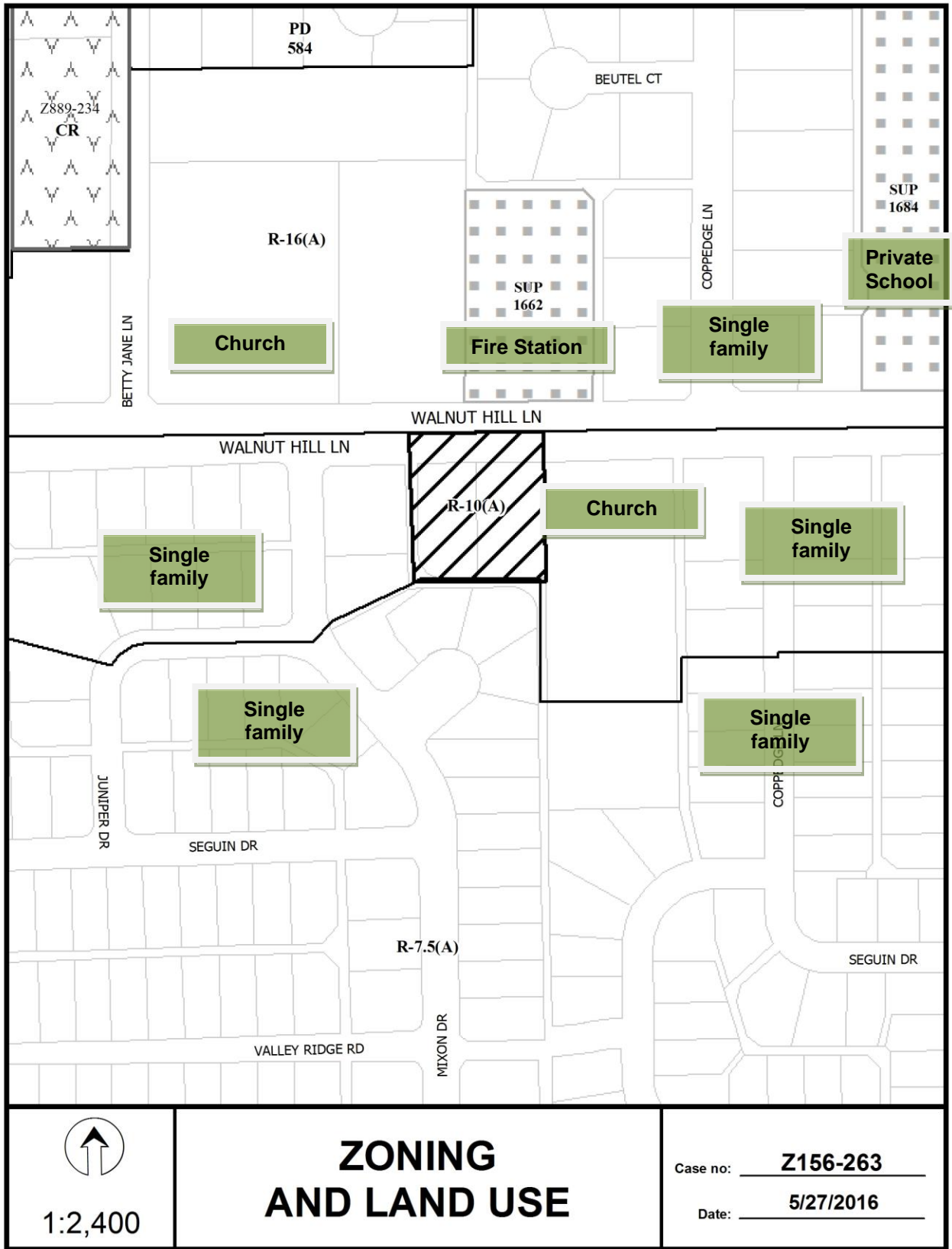


WALNUT HILL PUMP STATION REPLACEMENT	
DEVELOPMENT PLAN	
WATER UTILITIES DEPARTMENT	PROJECT NO. 156-263
CITY OF DALLAS	DATE: 05/20/2019
DESIGNED BY: NATHAN D. WALKER	ENGINEER: NATHAN D. WALKER
CONSULTING ENGINEER, INC.	PROJECT NO. 156-263
FILE NO. XX-XXX	SHEET NO. 1
DATE: 05/20/2019	SCALE: AS SHOWN

GENERAL LOT INFORMATION:
 ZONING: R-10(A)
 LOT SIZES:
 LOT 17: 17,172 SQ FT
 LOT 18: 8,001 SQ FT
 LOT COVERAGE: MAX 25%
 PROG 23.54%
 BUILDING HEIGHT: MAX 30 FT
 PROP 30 FT





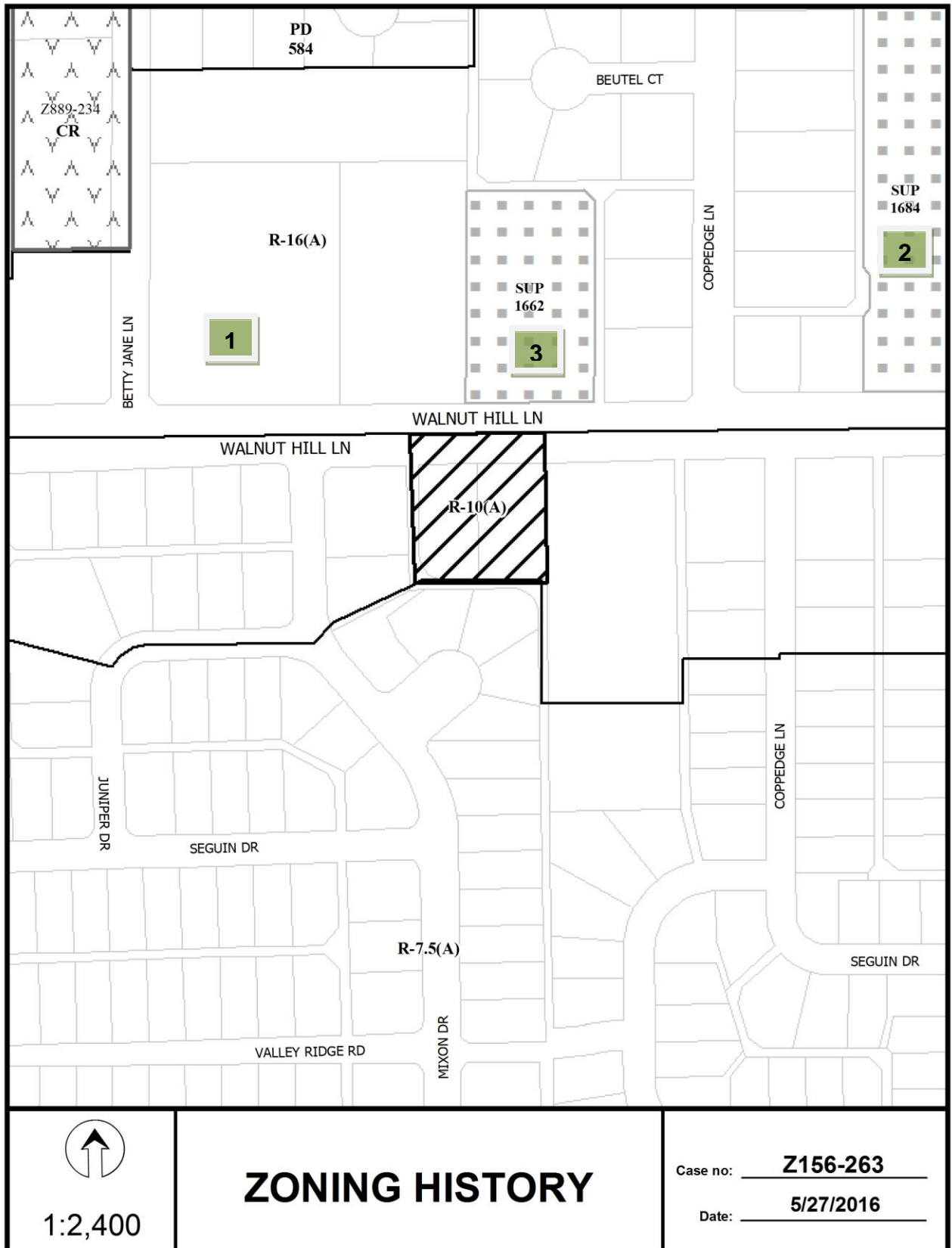


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ZONING AND LAND USE

Case no: Z156-263

Date: 5/27/2016





05/27/2016

Notification List of Property Owners***Z156-263******66 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9941 MIXON DR	BRUHN MICHAEL &
2	3772 SEGUIN DR	NU 30 LLC
3	9938 MIXON DR	RIDDLE PAMELA R
4	9942 MIXON DR	AMMOURI MOUSA
5	9946 MIXON DR	SHUTE BRENDA EWAN & JAMES COLEMAN
6	9950 MIXON DR	HAMILTON ALAN SCOTT
7	9954 MIXON DR	ARNOLD DONNA JEAN
8	9960 MIXON DR	HILL J MURRIEL
9	9964 MIXON DR	HAYDEN JONIA G
10	9968 MIXON DR	SULLIVAN ANN R
11	9974 MIXON DR	HUGHEY BLAKE W & JENNIFER K
12	9980 MIXON DR	KYSIAK MARLO F & JAMES S
13	9990 MIXON DR	HERBERT HEATHER RENEE
14	3806 WALNUT HILL LN	GLEASON THOMAS E III
15	9955 MIXON DR	ENGLES SUSAN K
16	9963 MIXON DR	KIDWELL PATSY A
17	9971 MIXON DR	ANDRES FAMILY TRUST THE
18	3766 JUNIPER DR	BAKER THOMAS JR & SARAH J &
19	3760 JUNIPER DR	JOHNSON KATHRYN MARGARET
20	3754 JUNIPER DR	HAFFNER DARRAH
21	3750 JUNIPER DR	POWELL ROBERT M
22	3751 SEGUIN DR	BURTIS TODD D
23	3755 SEGUIN DR	CONTRERAS ELIZABETH & ARTURO
24	3761 SEGUIN DR	MCGRAW SHANNON B
25	3765 SEGUIN DR	RODRIGUEZ PATRICIA A
26	3773 SEGUIN DR	FAULK DARWIN & SHERRY

05/27/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3743 JUNIPER DR	PETERSON DAVID P
28	3747 JUNIPER DR	SCHIMMING VERNON &
29	3753 JUNIPER DR	MCCLESKEY JAMES E
30	3759 JUNIPER DR	MILLS ARVALENE ESTATE OF
31	3765 JUNIPER DR	PERKINS CAROLYN
32	3766 WALNUT HILL LN	TORRES OLGA DELGADO
33	3760 WALNUT HILL LN	GUTMAN ALEXANDER
34	3754 WALNUT HILL LN	ANDRADES JOSE
35	3748 WALNUT HILL LN	MATA JOSE R
36	3838 WALNUT HILL LN	CORPORATION OF EPISCOPAL
37	3848 WALNUT HILL LN	MARTINEZ ROSALINA
38	9973 COPPEDGE LN	WILLIAMS EDWARD M JR &
39	9967 COPPEDGE LN	GARCES JORGE
40	9961 COPPEDGE LN	AYER MICHAEL & STEPHANIE C
41	9957 COPPEDGE LN	KING PAUL
42	9951 COPPEDGE LN	CHYNOWETH LISA K
43	9947 COPPEDGE LN	CHASTAIN SHAWN JAMESON
44	9943 COPPEDGE LN	MAQUEIRA REMBERTO
45	9941 COPPEDGE LN	HOBBS PATRICIA JANE
46	9939 COPPEDGE LN	CORBIN COLETTE PADIAN
47	9935 COPPEDGE LN	MAGEE SUSAN REV TRUST
48	3860 WALNUT HILL LN	WORTHAM JAY GREGG
49	9972 COPPEDGE LN	JOHNSON STEPHEN A
50	9966 COPPEDGE LN	SOTELO DAVID A
51	9960 COPPEDGE LN	HALL PAUL S
52	9956 COPPEDGE LN	TURNER KYLE A & ELLEN
53	9950 COPPEDGE LN	JONES NICOLE M
54	10010 COPPEDGE LN	NAVARRO JOEL
55	3863 WALNUT HILL LN	RODRIGUEZ GERARDO &
56	10018 COPPEDGE LN	LELAND AND LISA MORRIS LLC
57	10026 COPPEDGE LN	BAGGETT JEFFREY SHANE & LAURA

Z156-263(JM)

05/27/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3807 WALNUT HILL LN	FIRST MEXICAN BAPTIST
59	3866 BEUTEL CT	MARTINEZ ALFRED
60	3858 BEUTEL CT	MARTINEZ ALFRED JOSEPH
61	3850 BEUTEL CT	WETZEL SCOTT A & SHARON J
62	10009 COPPEDGE LN	ROGERS DOROTHY J REV TRUS
63	10017 COPPEDGE LN	CARDILLO ANTHONY T &
64	10025 COPPEDGE LN	SUTHERLAND MARGARET P
65	3775 WALNUT HILL LN	FIRST SPANISH ASSEMBLY OF
66	10010 BETTY JANE LN	PRIMERA IGLESIA BAUTISTA

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.

PRIOR ACTION AND UPDATE: On September 1, 2016, this item was held under advisement to allow time to work on landscaping 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:

- Since September 1, 2016, no changes have been made.
- 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

Z156-284(JM)

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	30'	45% res. 25% nonres.	RPS	Residential
		6' res. 15' nonres.				
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 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.

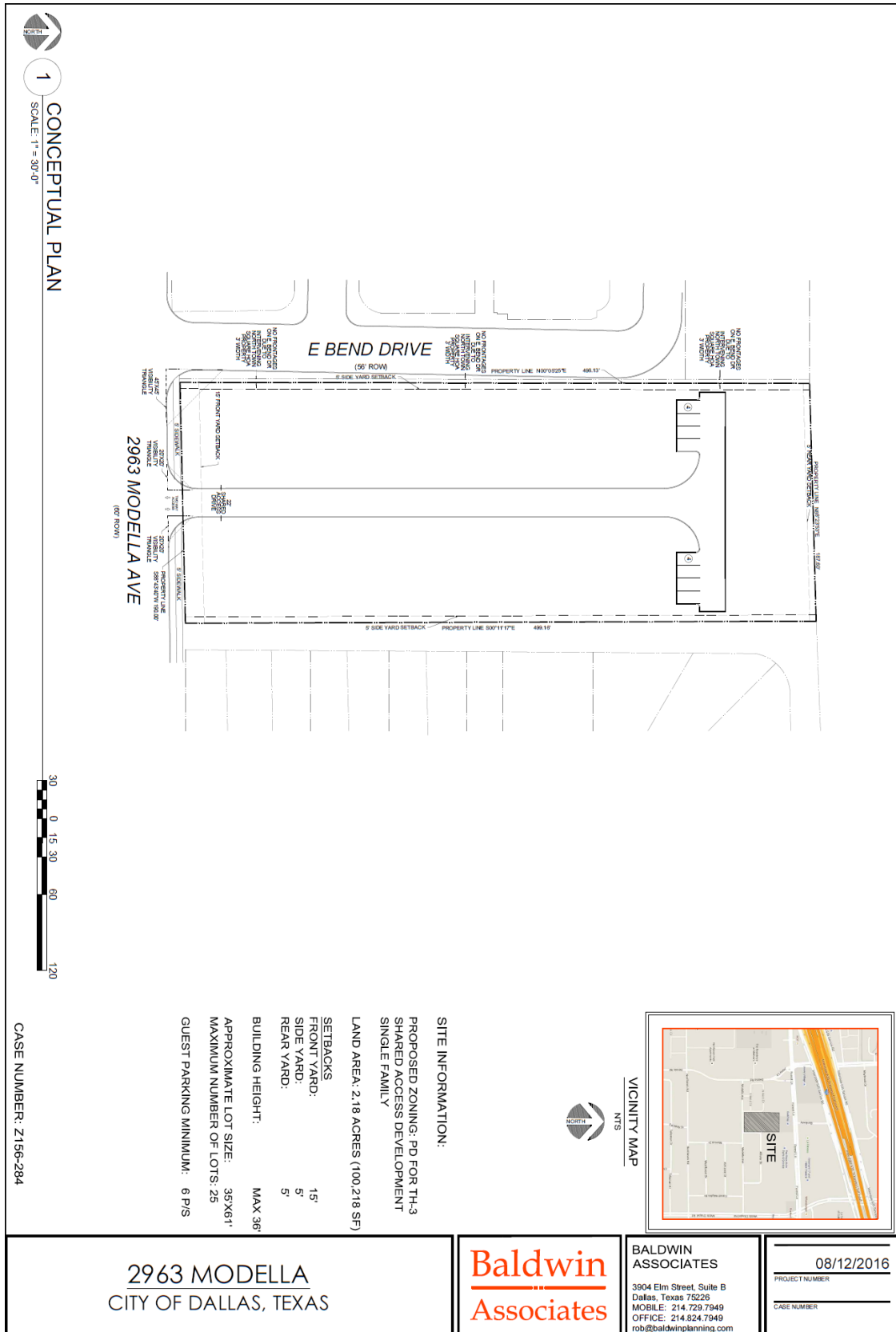
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(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.



1 CONCEPTUAL PLAN
SCALE: 1" = 30'-0"



CASE NUMBER: Z156-284

2963 MODELLA
CITY OF DALLAS, TEXAS

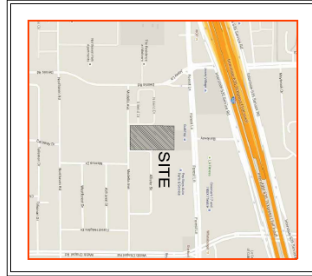
SITE INFORMATION:

PROPOSED ZONING: PD FOR TH-3
SHARED ACCESS DEVELOPMENT
SINGLE FAMILY

LAND AREA: 2.18 ACRES (100,218 SF)

SETBACKS
FRONT YARD: 15'
SIDE YARD: 5'
REAR YARD: 5'

BUILDING HEIGHT: MAX 36'
APPROXIMATE LOT SIZE: 35'X81'
MAXIMUM NUMBER OF LOTS: 25
GUEST PARKING MINIMUM: 6 P/S

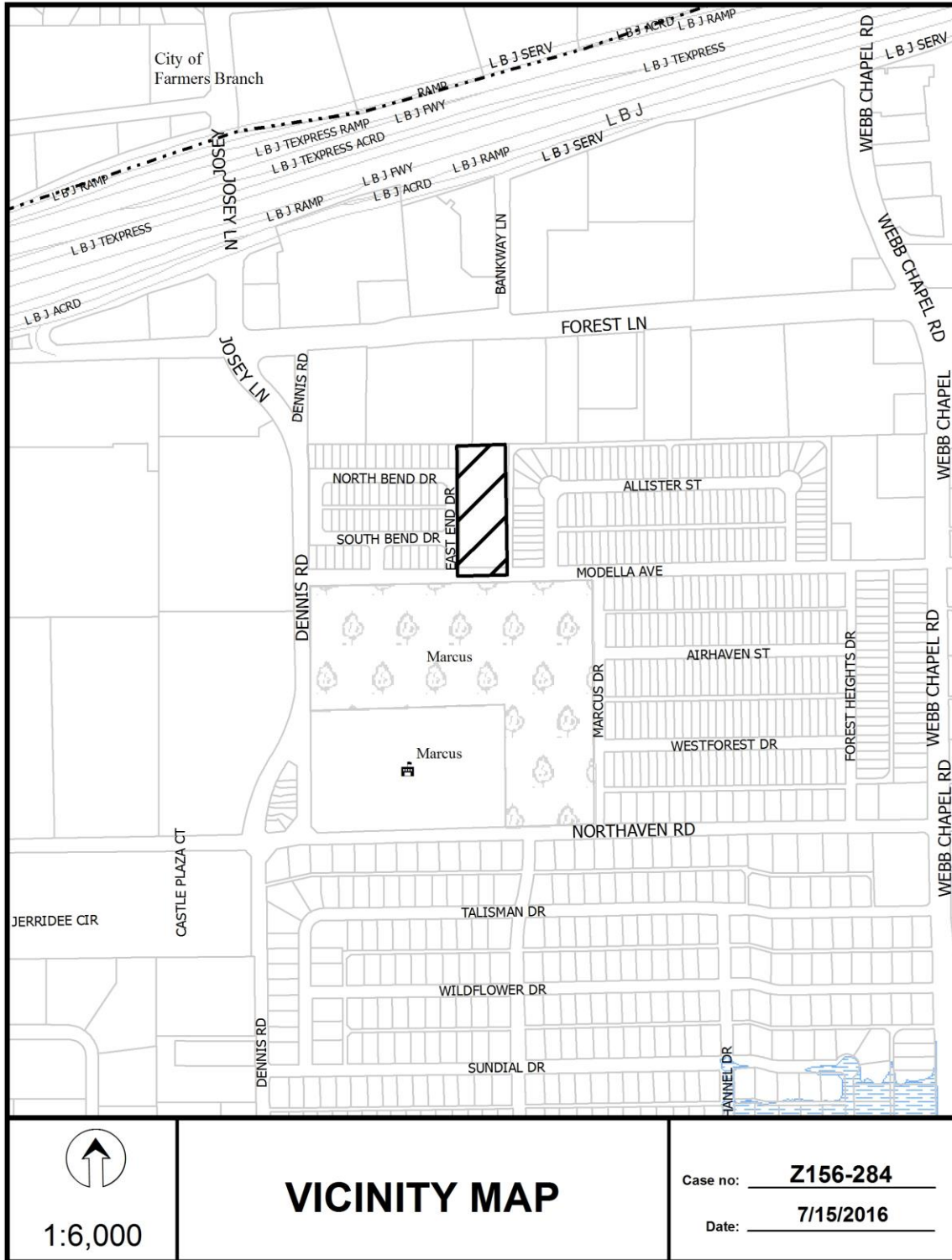


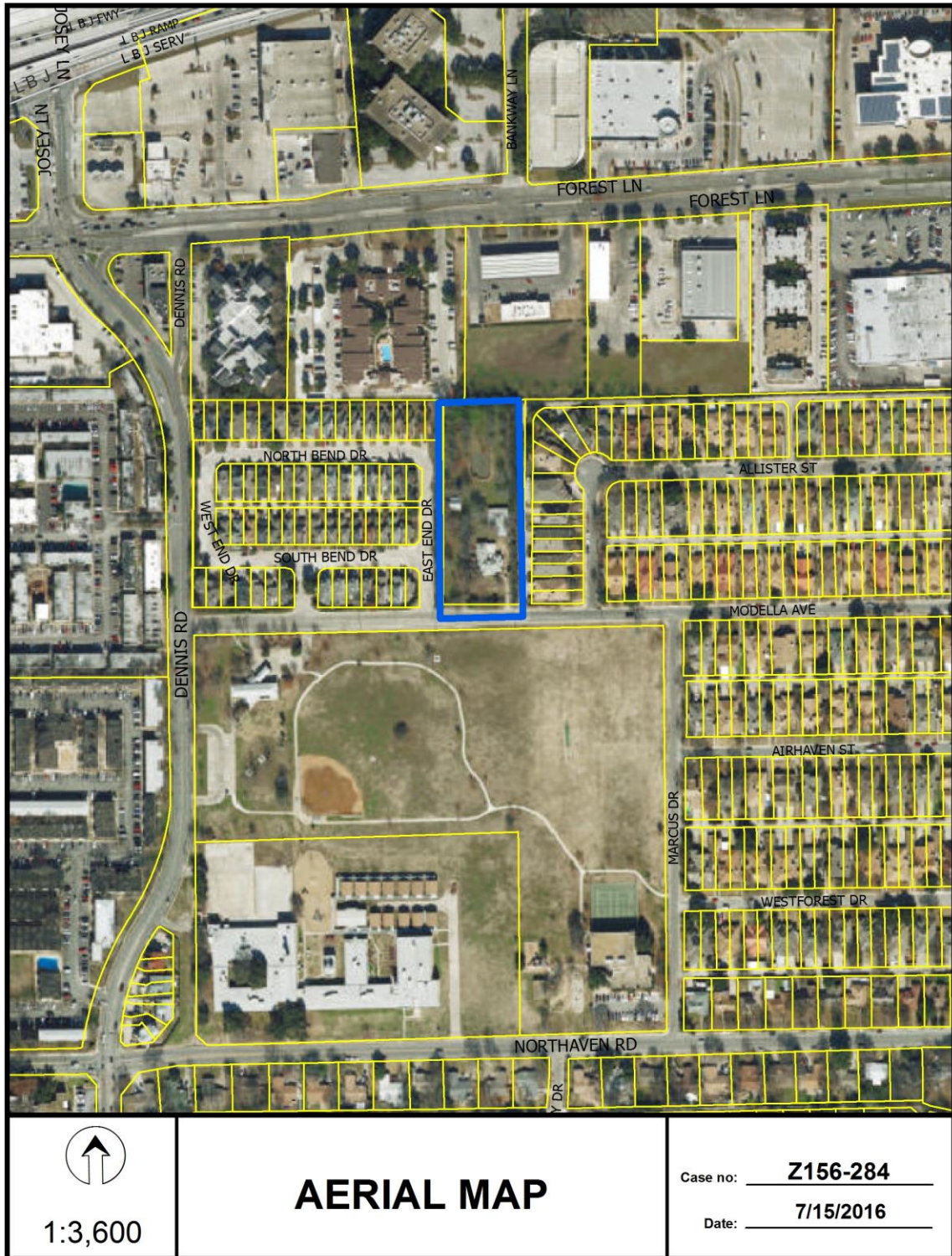
VICINITY MAP

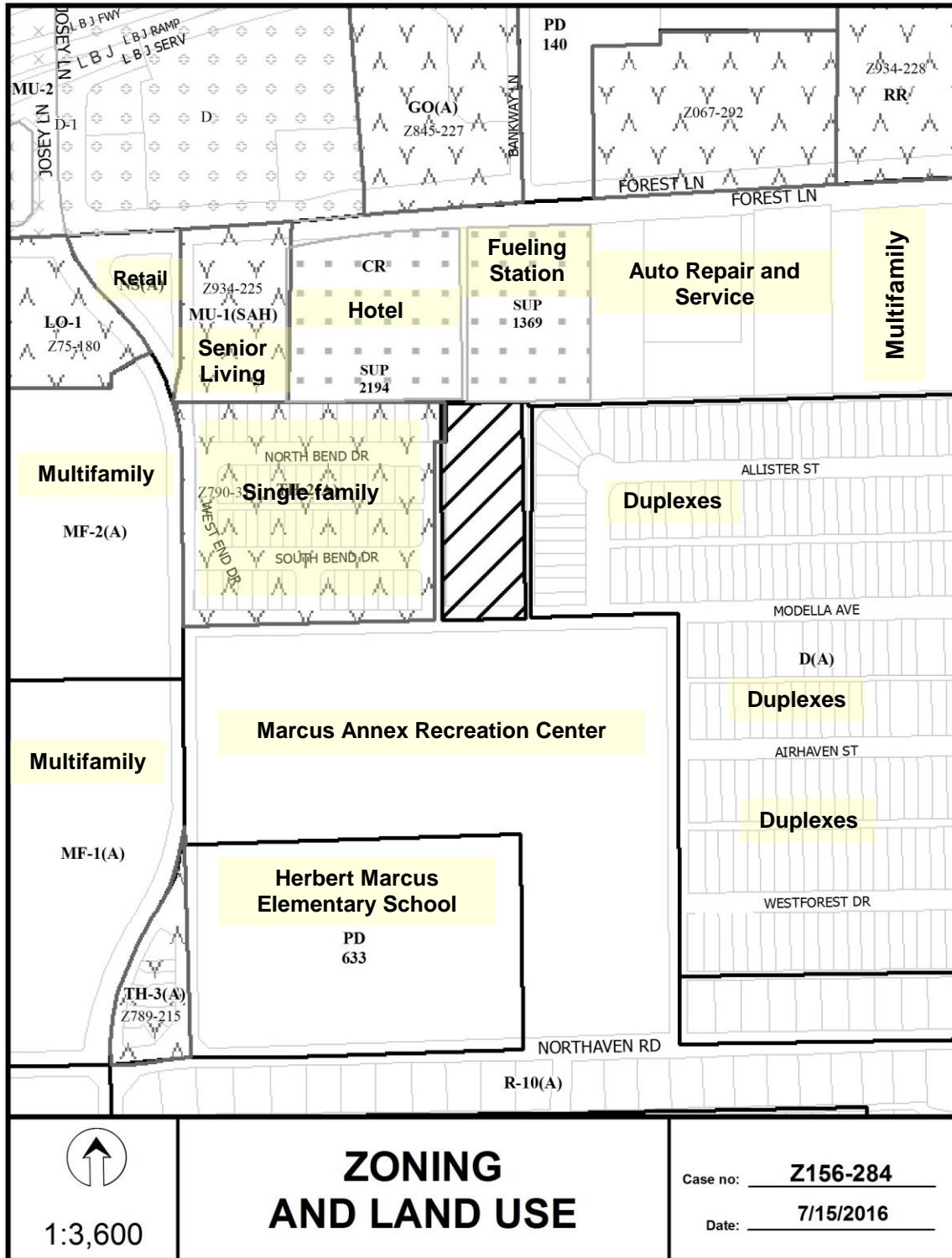
Baldwin
Associates

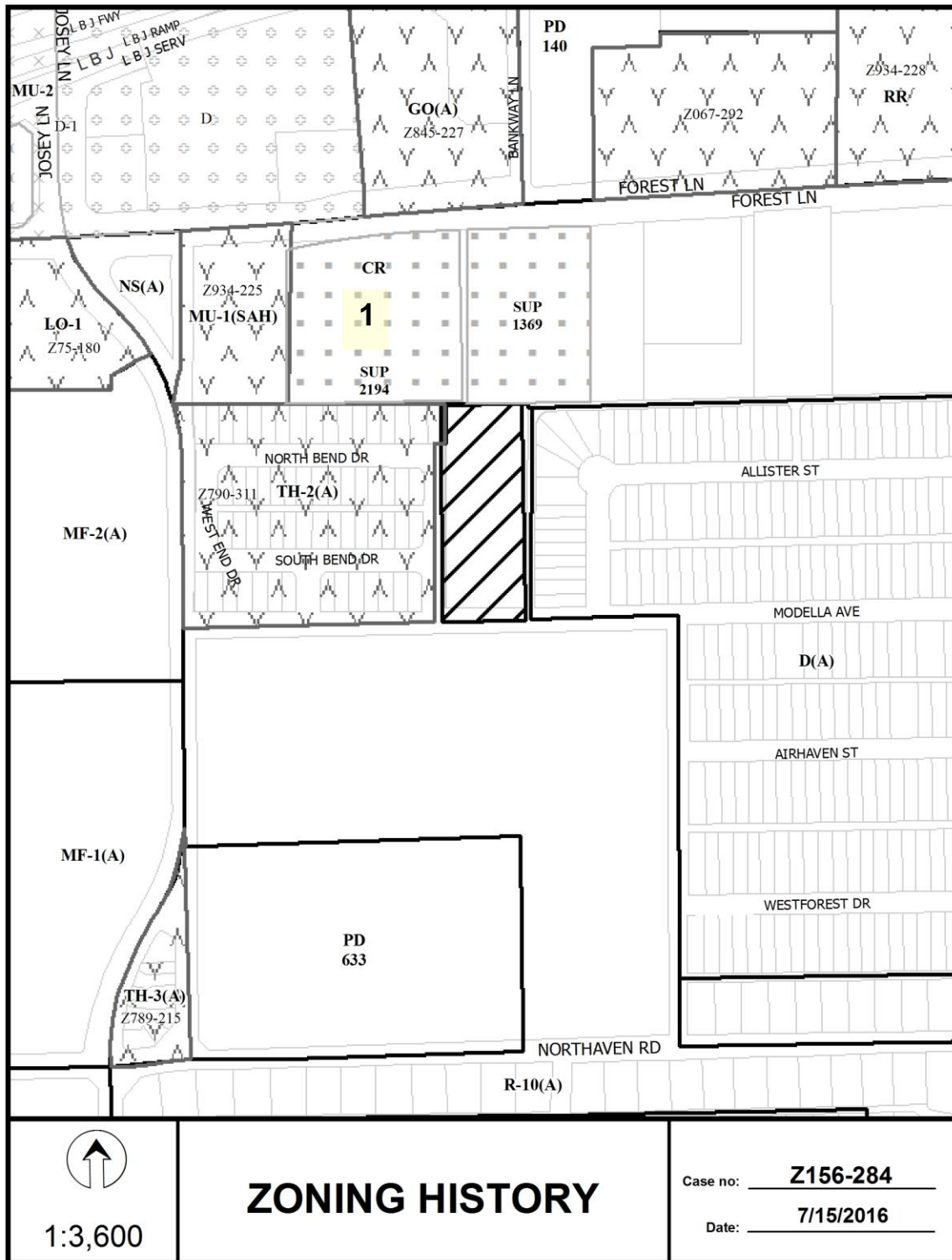
BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com

08/12/2016
PROJECT NUMBER
CASE NUMBER



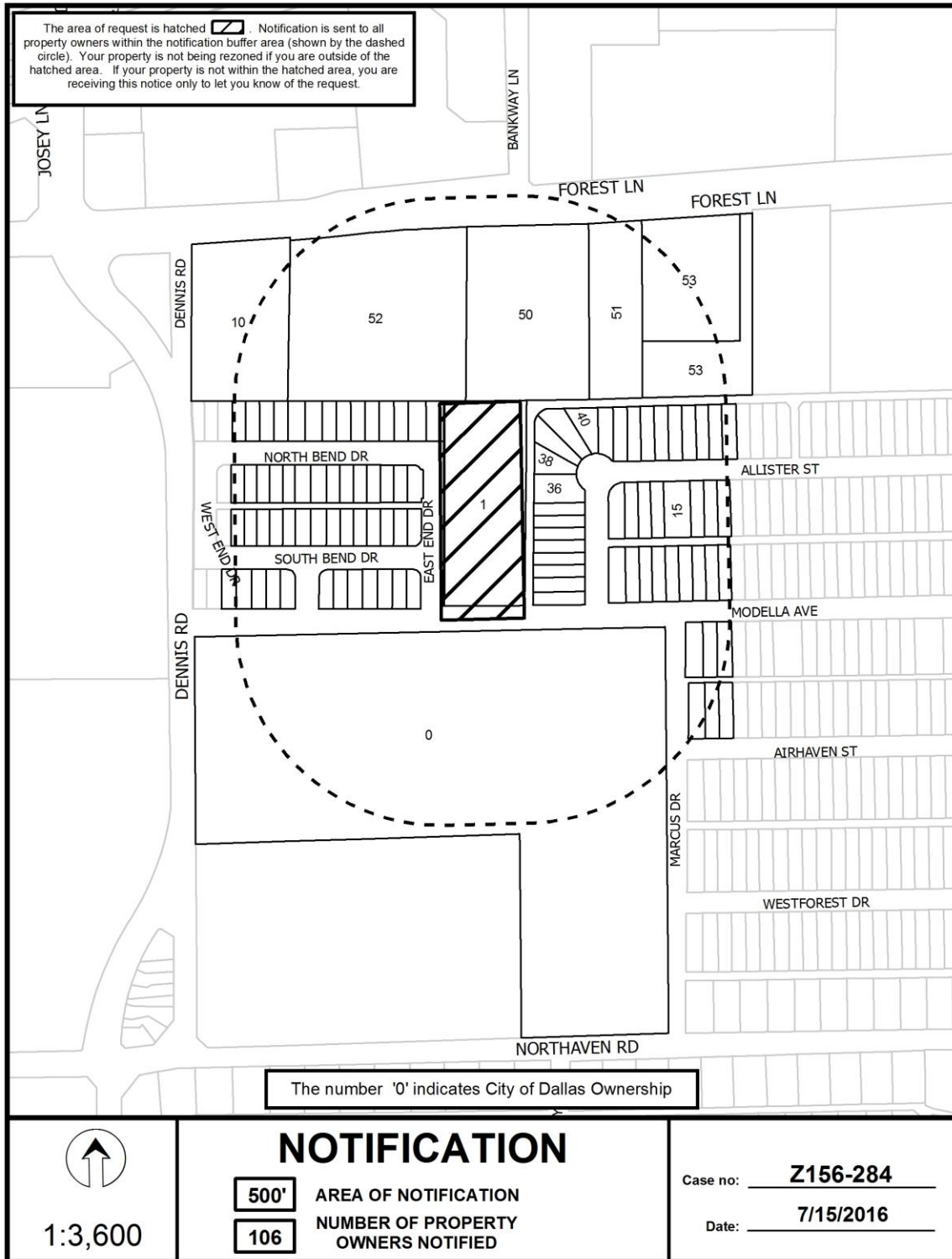






ZONING HISTORY

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	TIKHMAN 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

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.

PREVIOUS ACTION: On September 1, 2016, the City Plan Commission held this case under advisement until September 15, 2016.

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 building at the request site was constructed in 1935 and was converted from its original use as an office and warehouse.
- 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.

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 primary uses in PDD No. 269 consist of a mix of alcoholic beverage establishments, restaurant, personal service, and office uses. The current use contributes to the welfare of the area by providing an entertainment venue compatible with the surrounding uses. The current use has not been a detriment to the public health, safety, or general welfare due to the low number of criminal offenses at the site.

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

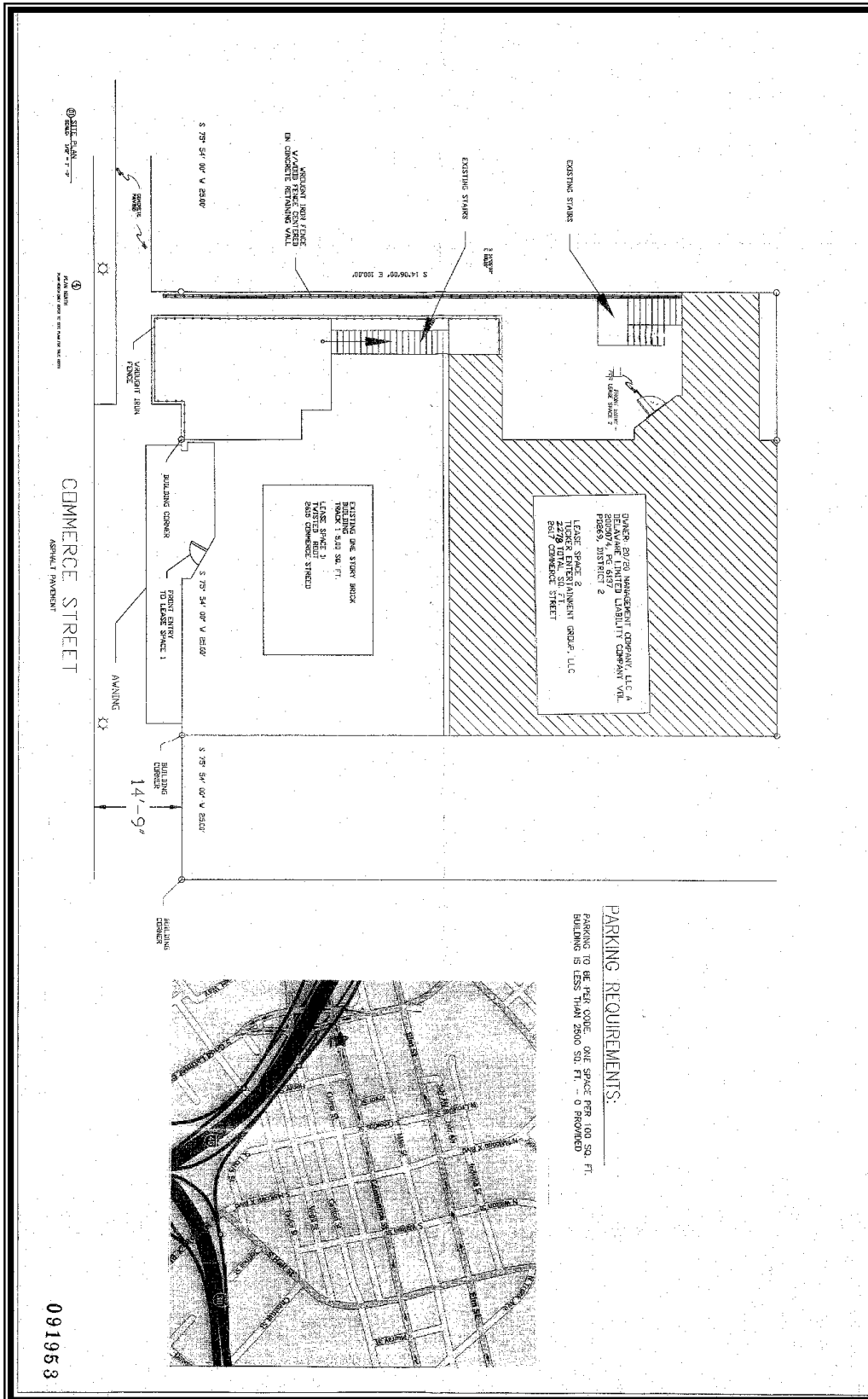
KTR Investments, LLC

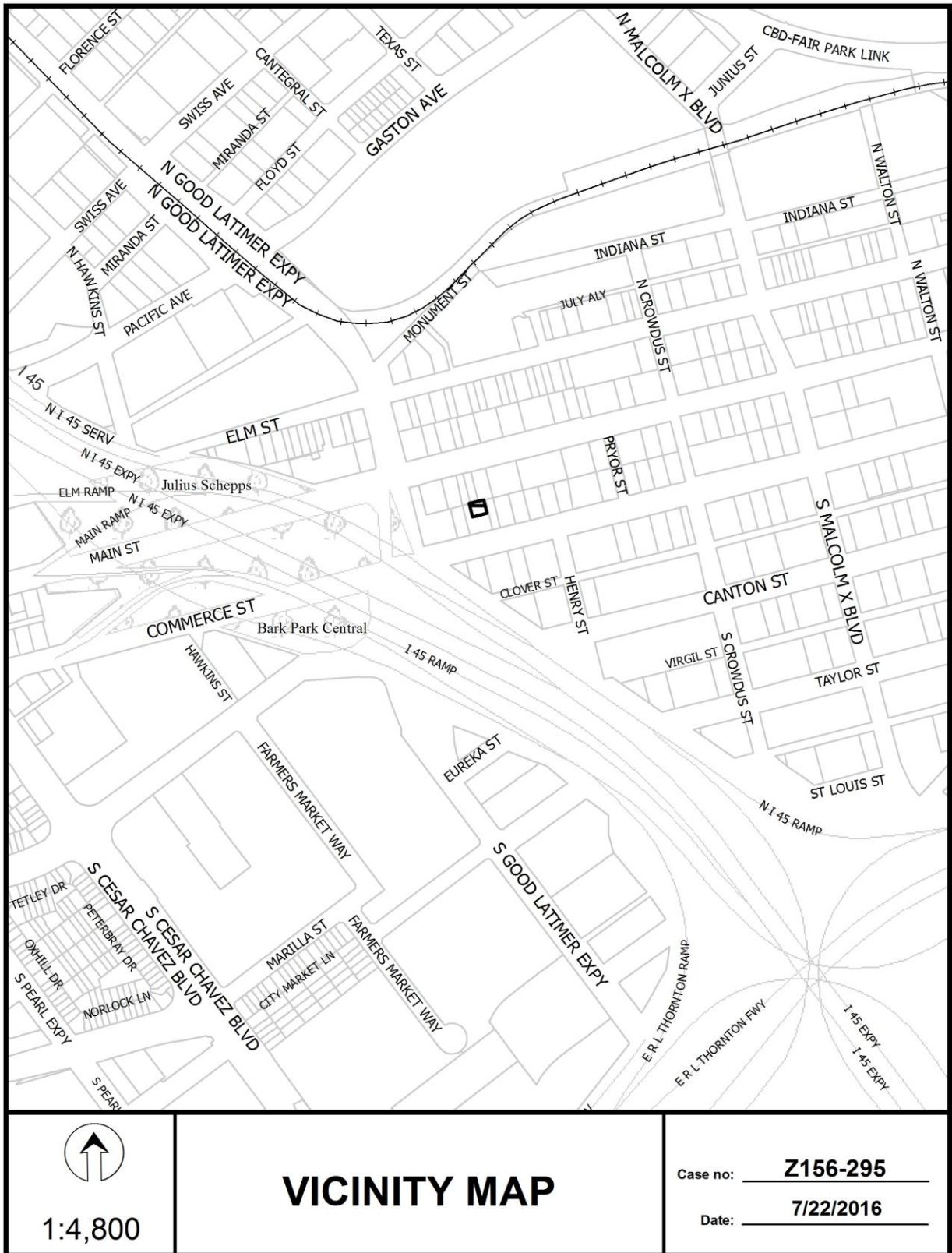
Susan Reese, Member/Manager
Frances Vineyard, Member
Katie Reese, Member/Manager
Larry Vineyard, Manager

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

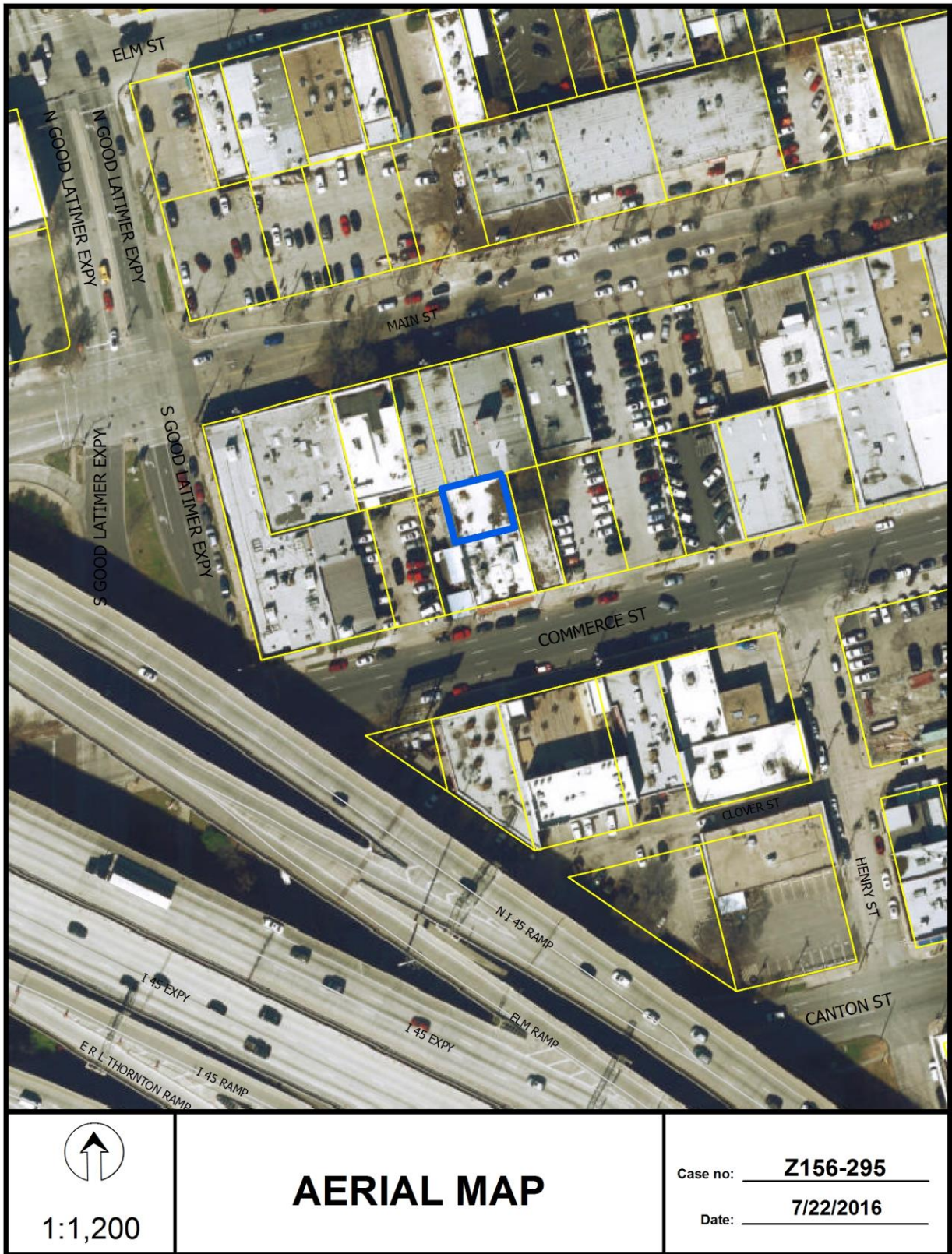


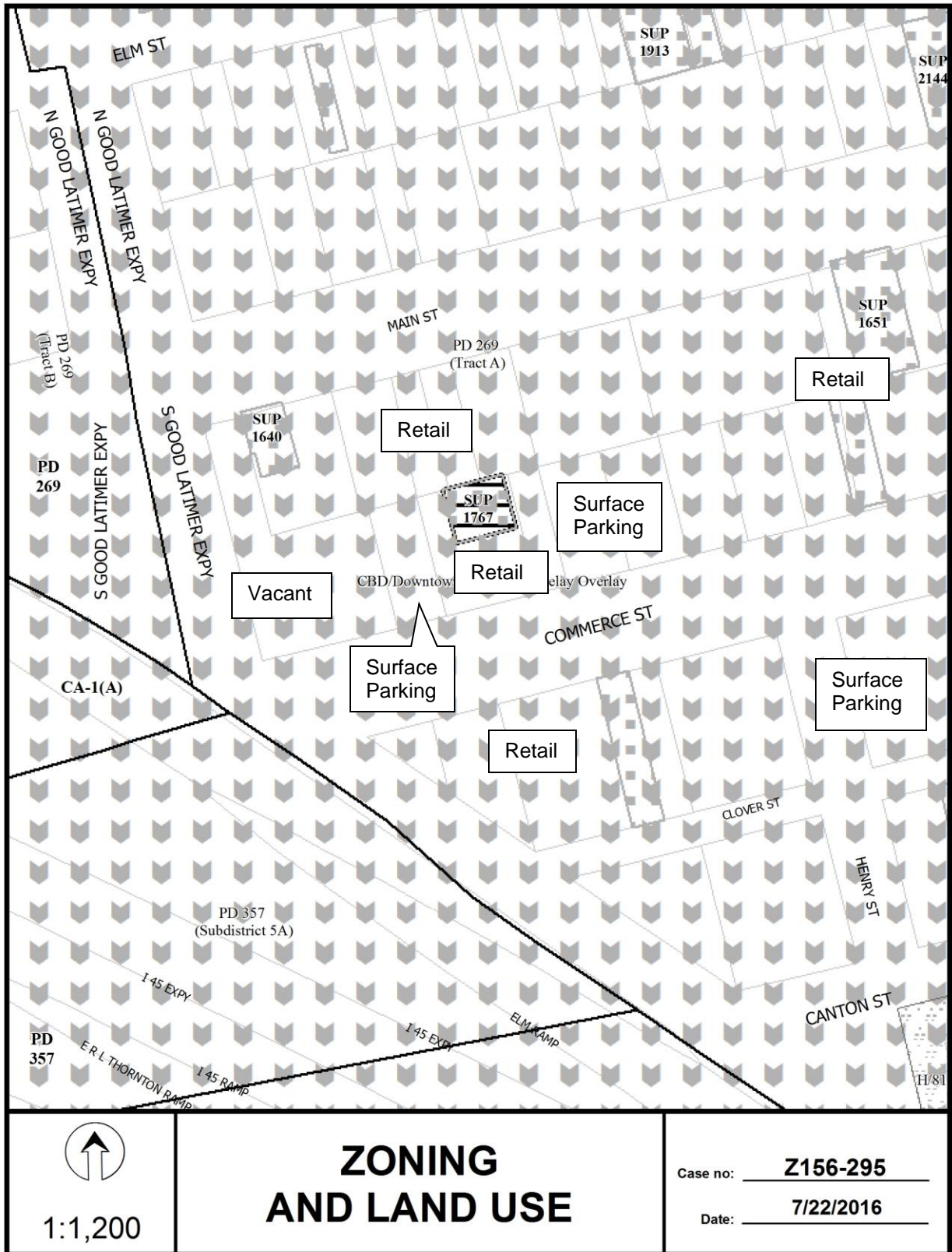


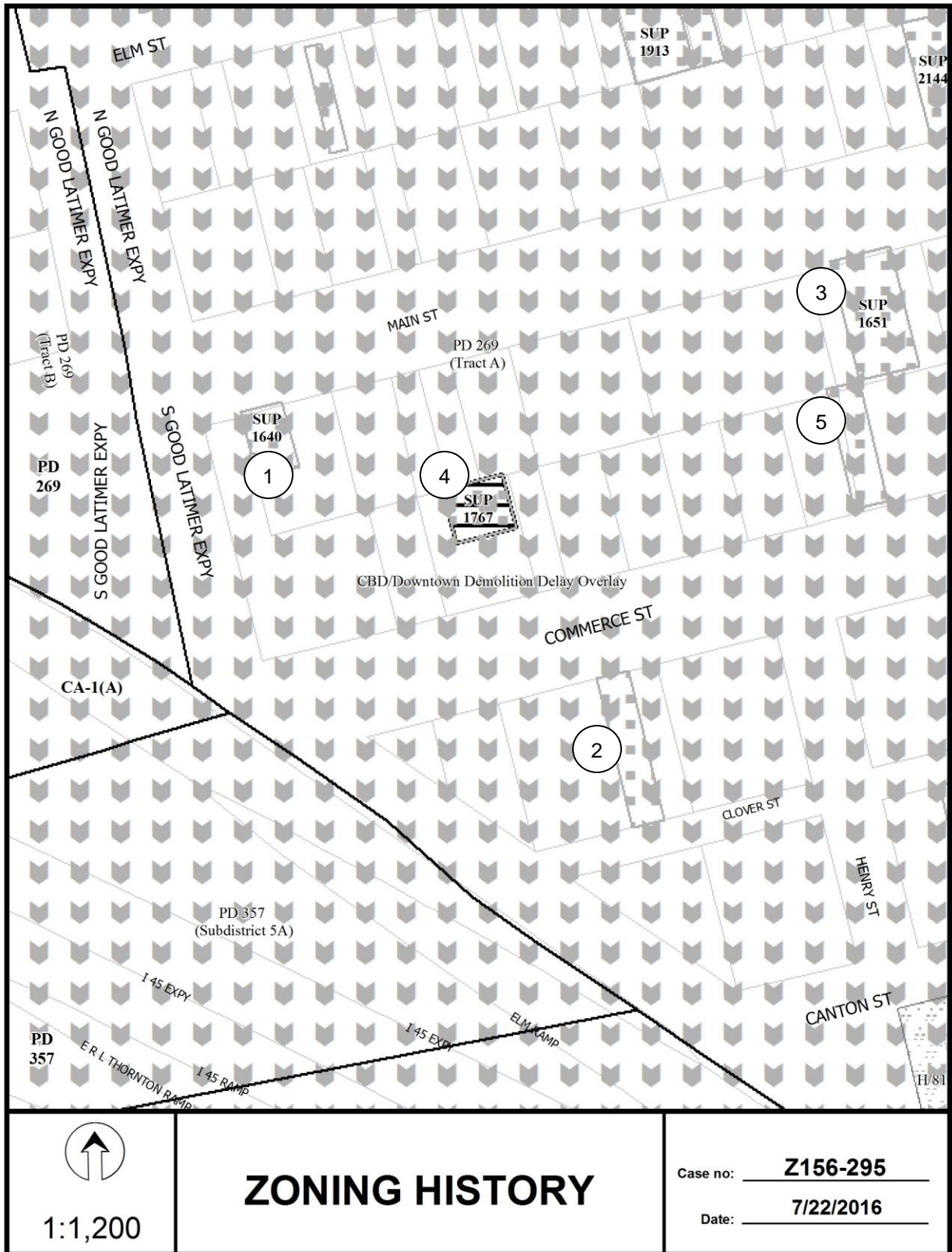
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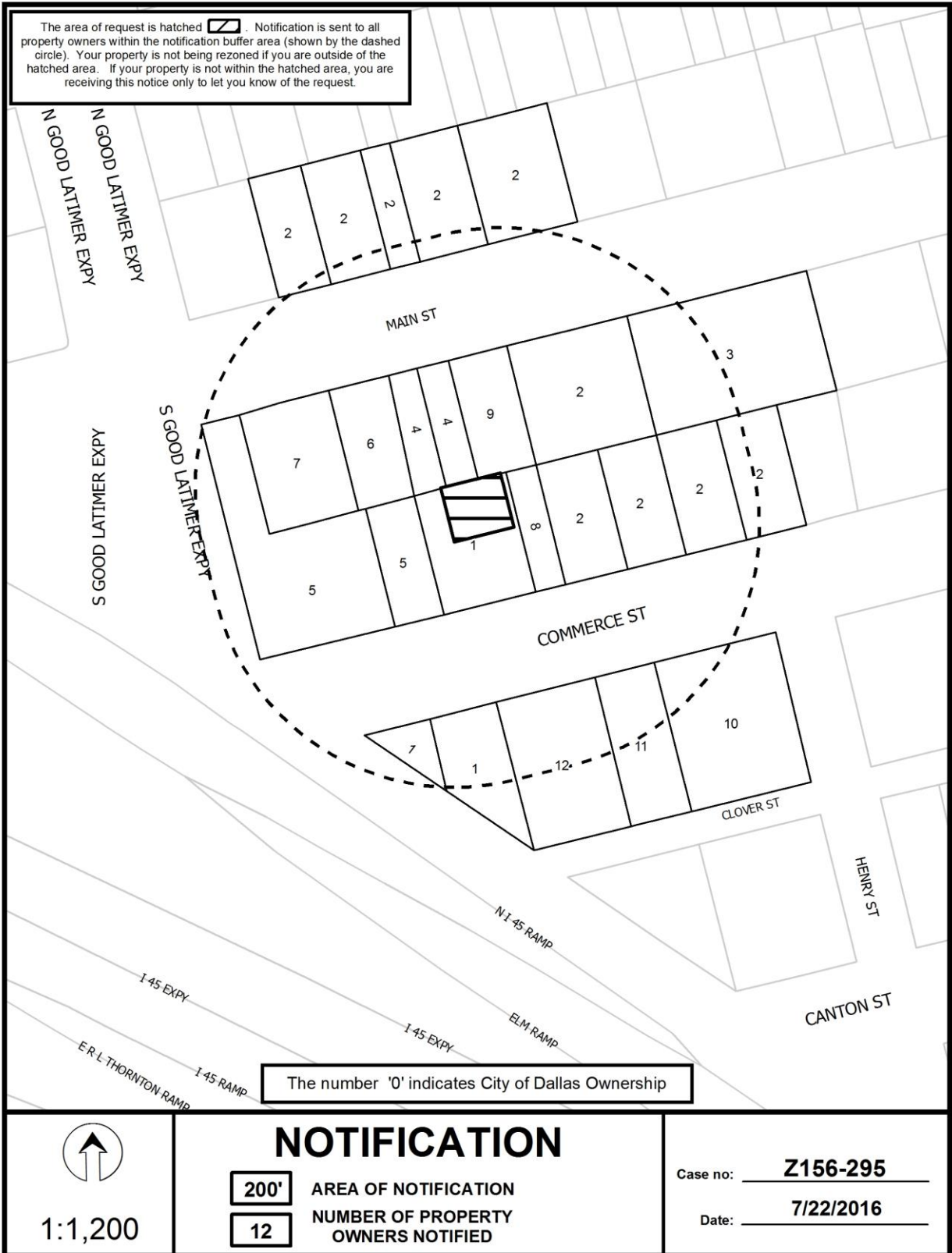
VICINITY MAP

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









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

Planner: Jennifer Muñoz

FILE NUMBER: Z156-294(JM) **DATE FILED:** June 28, 2016
LOCATION: On the west line of Greenville Avenue, south of Sears Street
COUNCIL DISTRICT: 14 **MAPSCO:** 36 X
SIZE OF REQUEST: Approx. 2,534 Sq. Ft. **CENSUS TRACT:** 10.02

APPLICANT: The Old Crow-Brian Hankins, President

REPRESENTATIVE: Audra Buckley

OWNER: Intercity Investments

REQUEST: An application for the renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to an alcoholic beverage establishment for a bar, lounge, or tavern on property zoned Planned Development District No. 842 for CR Community Retail District Uses.

SUMMARY: The applicant is proposing to continue operation of an existing bar, lounge, or tavern use (The Old Crow) past midnight.

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

BACKGROUND INFORMATION:

- The existing improvements are utilized for a bar, lounge, or tavern use. The applicant has operated at this location since October, 1996.
- On January 26, 2011, the City Council approved Planned Development District No. 842 for CR District Uses that includes the request site. The PDD requires an SUP for any retail and personal service uses operating between 12:00 a.m. and 6:00 a. m.
- On October 26, 2011, the City Council approved SUP No. 1912 for a bar, lounge, or tavern use with late hours for a two-year period on the subject site.
- On October 23, 2013, the City Council renewed and amended SUP No. 1912 for a three-year period on the subject site. The applicant proposed to continue operation of an existing bar, lounge, or tavern use with late hours as well as providing the ability to utilize the patio area fronting Greenville Avenue (360 ft²).
- The site lies within the Area 3 portion of Modified Delta Overlay No. 1.
- The site is in compliance with the existing site plan. No changes to the site plan are requested at this time.

Zoning History:

1. Z101-303: On September 14, 2011, the City Council approved a Specific Use Permit for a Late-hours establishment limited to a restaurant without drive-in or drive-through service for a five-year period subject to a site plan and conditions.
2. Z101-260: On September 14, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a two-year period subject to a site plan and conditions.
3. Z123-304: On November 12, 2013, the City Council approved the renewal of SUP No. 1904 for a late-hours establishment limited to a restaurant without drive-in or drive-through service.
4. Z123-262: On August 28, 2013, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period subject to a site plan and conditions.

5. Z134-177: On August 13, 2014, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period subject to a site plan and conditions.
6. Z156-224: On June 22, 2016, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period subject to a site plan and conditions.
7. Z156-300: An application for the renewal of Specific Use Permit No. 1905 for a late-hours establishment limited to an alcoholic beverage establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District uses with a MD-1 Modified Delta Overlay. *Pending CPC September 15, 2016.*

Street

Greenville Avenue Local; 50' ROW

Traffic: The Engineering Section of the Sustainable Development and Construction Department has reviewed the requested renewal and amendment to SUP No. 1912 and determined that it will not impact the surrounding street system.

Comprehensive Plan: The request site lies within a Main Street Building Block. Main streets are modeled after the American tradition of “main street” as a place for living, working and shopping. Examples of these streets with concentrations of pedestrian activity include Jefferson Boulevard, Knox-Henderson and Lovers Lane. Main streets, typically no more than a mile long, are active areas with buildings one to four stories in height and usually placed right up to the sidewalk with parking available on-street. Away from the “main street,” density quickly diminishes, thus minimizing impacts on nearby neighborhoods. This Building Block will likely be served by bus or rail and contain safe and pleasant walking environments. Streets have trees and wide sidewalks. There may even be landscaped paths from the “main street” to rear parking areas, sidewalk cafes, outdoor dining areas or courtyards. The primary public investment in these areas will be upgrading streets and walkways to create safe high-quality pedestrian environments.

SUP No. 1912 is located in an area that is consistent with the vision of the Main Street Building Block: 1) wide sidewalks and pedestrian amenity areas; 2) outdoor seating/gathering areas unique in application to the respective retail storefronts; 3) varied retail and personal service uses within close proximity of one another; and 4) patron access within walking distance from the established residential areas east and west of the Greenville Avenue corridor. Additionally, the request area is approximately 500 feet west of a bus stop, making the site transit oriented.

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

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT.

A consistent theme expressed by Dallas residents is a desire that new development embrace improved transportation, urban design and housing options. These desired types and patterns of development are reflected in the Building Blocks used as guidelines in *forwardDallas!* The City should facilitate development that furthers economic, transportation and land use goals supported by Dallas residents.

Area Plans: Studies conducted in the area include the Lower Greenville Avenue Parking Study (1986) that recommended that “the City enforce premise code violations as it does in other parts of the City of Dallas”. Code Enforcement was also an issue highlighted in the Greenville Avenue Urban Design Study (1996-1997). It was recommended that “initiatives be taken to conduct a comprehensive sweep to clean-up the Greenville Avenue corridor and there after enforce codes with the assistance of property owners, residents, businesses and operations to maintain the property and report violations to the City for follow-up action.” Recommendations from both studies are still applicable today and consistent with authorized hearing SUP recommendations to address quality of life for adjacent residential neighborhoods and the Lowest Greenville Avenue corridor, respectively.

Land Use:

The request site possesses improvements that are utilized for a bar, lounge, or tavern use. The applicant is proposing to continue operation of an existing bar, lounge, or tavern use with late hours and a patio area fronting Greenville Avenue.

The bar has been at this location since October, 1996. The site is part of the land area for SUP No. 1289 for an alcoholic beverage establishment for a bar, lounge, or tavern. This SUP was approved for a permanent time period.

The site is surrounded by a mix of office, retail, and entertainment uses. Residential uses (single family and multifamily structures) are found on properties further west/southwest in the general area along Summit Avenue.

The purpose of PDD No. 842 is to ‘ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional-serving, late-night venues.’ As defined in the PDD, a late-hours establishment is any retail or personal service use that operates between 12:00 a.m. and 6:00 a.m., and furthermore requires an SUP for this defined use. Additionally, the City Council adopted a compliance date of September 23, 2011 for any retail and personal service use operating beyond 12:00 a.m. to obtain the required SUP.

PDD No. 842 establishes the following criteria for consideration of an SUP for a late-hours establishment:

- (e) Factors to be considered for a specific use permit for a late-hours establishment. The city plan commission and city council shall consider the following factors when making the findings required by Section 51A-4.219(a)(3):
- (1) the number of citations issued by police to patrons of the establishment (1);
 - (2) the number of citations issued by police for noise ordinance violations by the establishment (0);
 - (3) the number of arrests for public intoxication or disorderly conduct associated with the establishment (1);
 - (4) the number of Texas Alcoholic Beverage Code violations of the establishment (0); and
 - (5) the number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment (2);

In addition to the regulations of PDD No. 842, the Dallas Development Code establishes general criteria for any use requiring an SUP:

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 request is oriented along the Greenville Avenue frontage, consistent with similar retail and personal service uses in the immediate area. No outside operations (i. e., patio areas) face the residential area to the west. Use of outdoor loudspeakers is prohibited. The use possesses similar operational characteristics as expected along Greenville Avenue. The 2013 addition of sidewalk seating activates the sidewalk and makes the area livelier, thereby contributing to the *Main Street* character along Greenville Avenue. The applicant has operated in a responsible manner, with minimal

Z156-294(JM)

citations, arrests, and/or violent crimes in the last three-year period. A valid certificate of occupancy exists and no building, health, or safety code violations have been recorded.

The applicant's patio is oriented along the north-south alignment of Greenville Avenue with no direct access to the residential areas that are found beyond those uses along the street. The applicant has operated in a responsible manner with one citation for public intoxication in February 2016, which led to an arrest, and two violent crimes (assault) in 2015. There have been no noise or TABC citations or reports.

Parking: The existing bar requires 28 off-street parking spaces (1/100 square feet), based on the applicant's floor area calculations (2,803 square feet). Six spaces are provided on-site (per the site plan for SUP No. 1289) with the balance satisfied by delta credits.

Police Reports & TABC Record

1 Citation:

CitationNumber	DocNumber	LocAddress	County	Beat	Division	OffDate	OffDesc	Time
J160064191	13499410	1911 GREENVILLE AVE	DA	144	1	2/15/2016	PUBLIC INTOXICATION	1:19

1 Arrest:

IncidentNum	ArArrestDate	ArArrestTime	ArLAddress	RA	Beat	Division	Sector	New_District	TAAG_Name
036823-2016	2/15/2016	1:19	1911 GREENVILLE AVE	1161	144	CENTRAL	140	D14	Ross Bennett

2 Violent Crimes:

2015 CRIME PART 2 STATS						
IncidentNum	Date1	Time1	Address	UCR_Offense	ZipCode	
185519-2015	8/10/2015	23:30	1911 GREENVILLE AVE	ASSAULT	75206	
159308-2015	7/11/2015	11:20	1911 GREENVILLE AVE	ASSAULT	75206	
002336-2015	1/3/2015	21:45	1911 GREENVILLE AVE	FRAUD	75206	

No TABC violations:

License #: MB401952
Trade Name: THE OLD CROW
Owner: KOOTENAI INCORPORATED
Location Address: 1911 GREENVILLE AVENUE
Mailing Address: 1911 GREENVILLE AVE
 DALLAS , TX 75206
 DALLAS , TX 75206
County: Dallas
Orig. Issue Date: 10/17/1996
Status: Current
Exp. Date: 10/16/2017
Wine Percent:
Location Phone No.: 2148282769
Subordinates: LB,PE
Related To: Gun Sign: RED

Complaint #	Status	Violation Date	Code	Violation Description	Docket#	Disposition	Fine Amt	Paid Amt	Paid Date	Discipline Dates	
										Begin Date	End Date
610914	Closed	5/24/2012	783	Place or Manner, Misc.		Written Warning				5/24/2012	
414595	Closed	12/4/2004	605	Permit Consumption - Prohibited Hrs	A613981	Civil Penalty only					
483913	Closed	10/4/2003	605	Permit Consumption - Prohibited Hrs		Written Warning					
468862	Closed	7/20/2001	781	Misc. Violations		Written Warning					
401662	Closed	10/31/2000	561	Sell/Deliver AB to Intoxicated Person	A597843	Civil Penalty only					
389531	Closed	2/11/1999	504	Sell/Serve/Dispense/Deliver AB To Minor	A583195	Civil Penalty only					
450552	Closed	11/11/1998	511	Breach of the Peace		Written Warning					
			513	Breach, Failure To Report							

Officers

Intercity Investment Properties - Officers

President	Edwin B Jordan, Jr.
Vice President	Anne Jordan Logan
Vice President/Secretary	Christopher G. Jordan
Treasurer	Curtis Garmon
Assistant Secretary	Elizabeth Kowalski
Property Manager/Member	Jeff Weimer

**STAFF RECOMMENDED/APPLICANT REQUESTED CONDITIONS
FOR SPECIFIC USE PERMIT NO. 1912**

1. USE: The only use authorized by this specific use permit is a late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge, or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

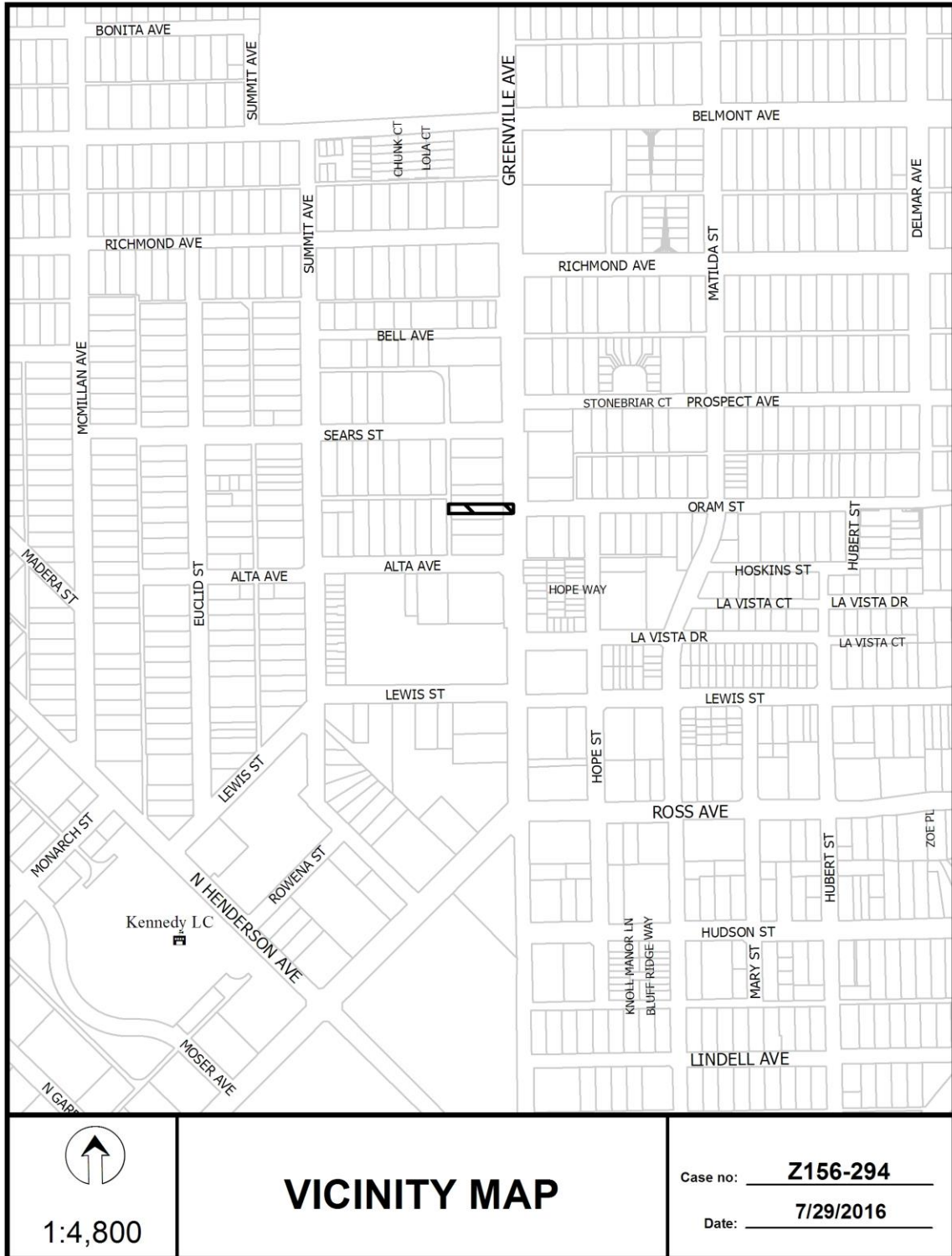
Staff recommended:

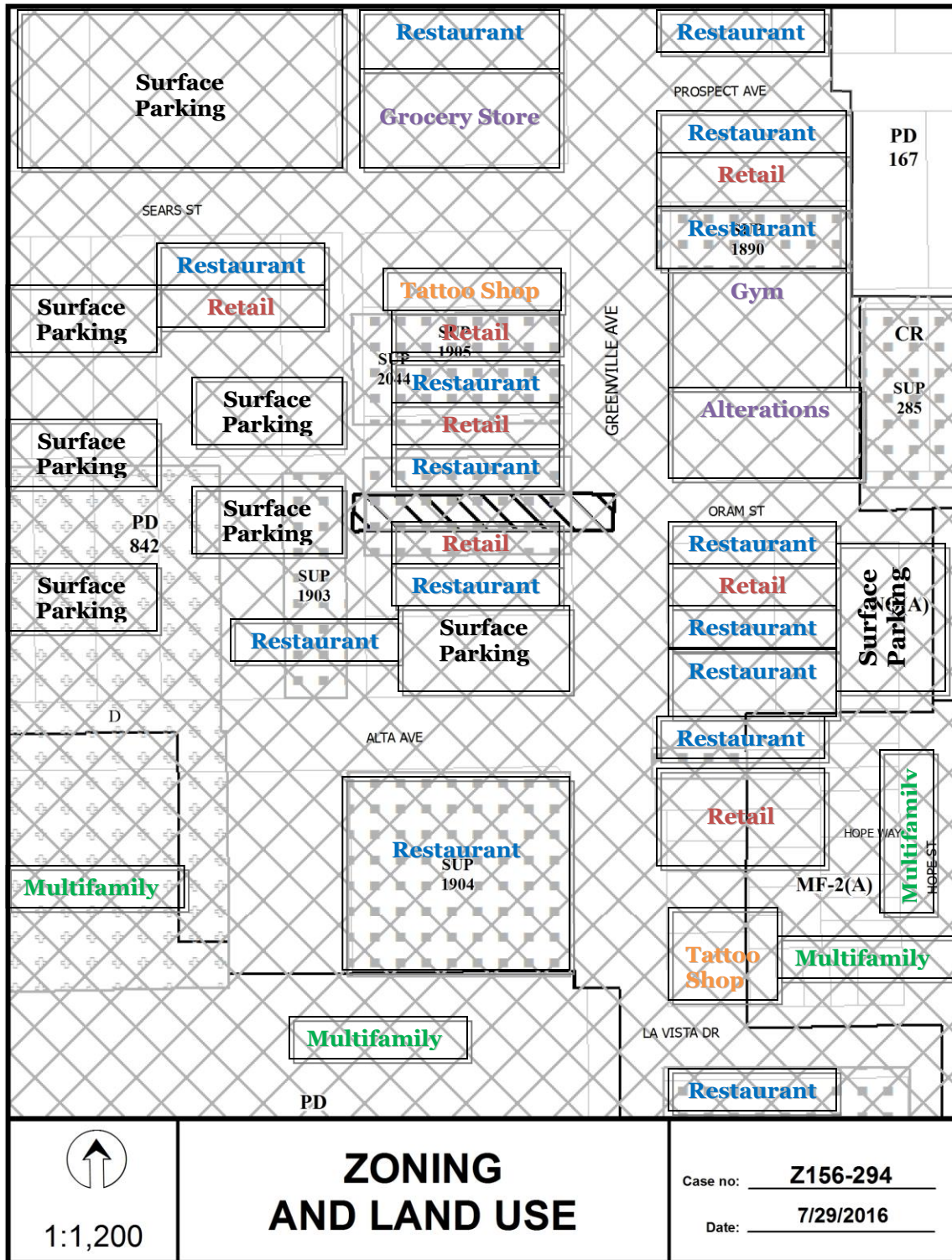
- | |
|---|
| 3. <u>TIME LIMIT</u> : This specific use permit expires on October 23, 2016 <u>(three years)</u> . |
|---|

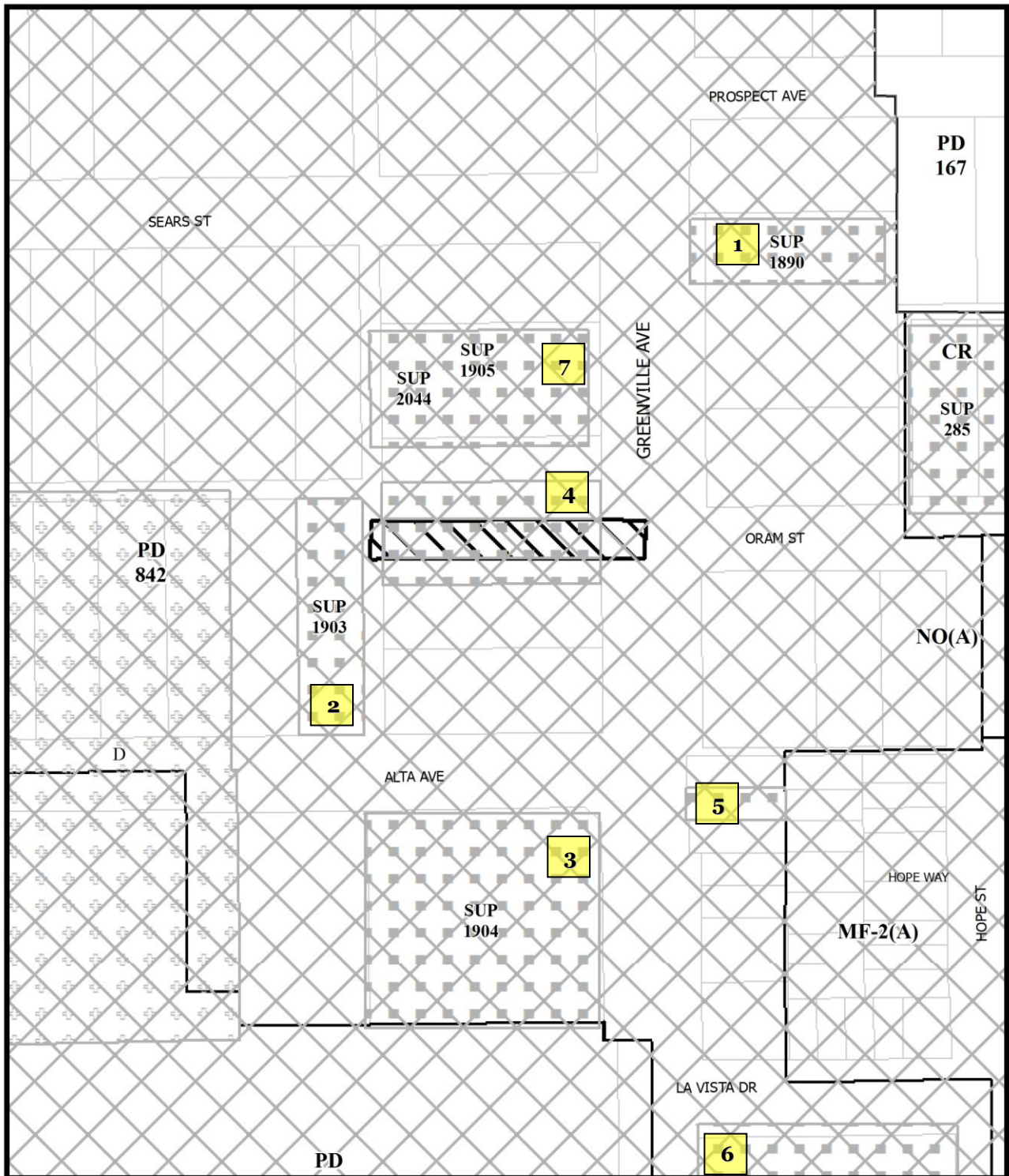
Applicant requested:

- | |
|--|
| 3. <u>TIME LIMIT</u> : This specific use permit expires on October 23, 2016 <u>(five years)</u> . |
|--|

4. FLOOR AREA: Maximum floor area is 2,803 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION:
 - A. The late-hours establishment may only operate between 12:00 a.m. (midnight) and 2:00 a.m. (the next day), Monday through Sunday.
 - B. All customers must leave the Property by 2:15 a.m.
6. OUTDOOR LOUDSPEAKERS: Use of outdoor loudspeakers on the Property is prohibited.
7. PARKING: Parking must be provided in accordance with Planned Development District No. 842 and MD-1 Modified Delta Overlay No. 1.
8. PATIO:
 - A. An uncovered patio not to exceed 360 square feet in area is permitted in the location shown on the attached site plan.
 - B. The owner or operator must obtain a private license for the uncovered patio, with a copy of the private license provided to the building official before the uncovered patio may be used by customers.
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.





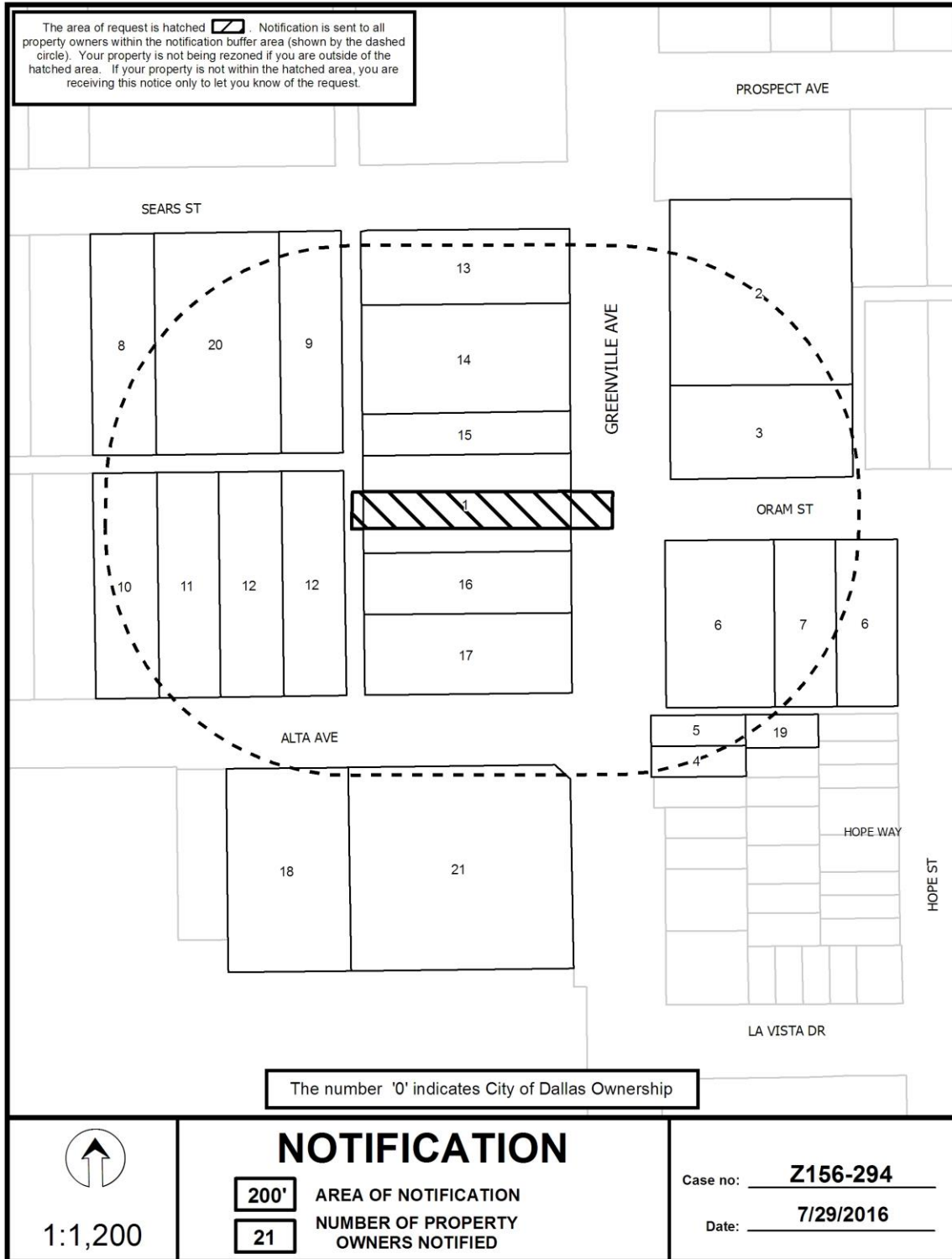


1:1,200

ZONING HISTORY

Case no: Z156-294

Date: 7/29/2016



07/29/2016

Notification List of Property Owners***Z156-294******21 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1911 GREENVILLE AVE	INTERCITY INVESTMENT PROP
2	2008 GREENVILLE AVE	LAVO PROPERTIES LLC
3	2000 GREENVILLE AVE	LANDE PAUL &
4	1914 GREENVILLE AVE	CHAPLIN JACK ET AL
5	1916 GREENVILLE AVE	SHORT STACK LLC
6	5712 ORAM ST	LOWGREEN PS
7	5710 ORAM ST	SOURIS GEORGIA REVOCABLE TRUST
8	5618 SEARS ST	GREENVILLE HOLDINGS CO
9	5628 SEARS ST	ANDRES FAMILY TRUSTS
10	5619 ALTA AVE	THACKER RICHARD E JR
11	5623 ALTA AVE	SHIELDS WILLIAM OLIVER
12	5627 ALTA AVE	LOWGREEN PS LTD
13	1931 GREENVILLE AVE	GREENWAY SEARS LP
14	1919 GREENVILLE AVE	1919 27 GREENVILLE LTD
15	1917 GREENVILLE AVE	WORLD WIDE FOOD INC
16	1909 GREENVILLE AVE	WORLDWIDE FOOD INC
17	1903 GREENVILLE AVE	LOWGREEN PS
18	5626 ALTA AVE	LATORRE ROBERT INC
19	1919 HOPE WAY	NGUYEN NGOC DIEP
20	5622 SEARS ST	5624 SEARS STREET LTD
21	1827 GREENVILLE AVE	LOWGREEN PS

FILE NUMBER: Z156-208(OTH)

DATE FILED: February 17, 2016

LOCATION: On the east side of South Buckner Boulevard, south of Scyene Circle

COUNCIL DISTRICT: 7

MAPSCO: 48-U

SIZE OF REQUEST: ±1.22 acres

CENSUS TRACT: 90.00

APPLICANT/ OWNER: Teresa Hernandez

REQUEST: An application for a Specific Use Permit for a commercial amusement (inside) for a dance hall and for the sale or service of alcohol in conjunction of a commercial amusement (inside) use on property zoned Subarea 6 within Planned Development District No. 366 with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to use the property for a commercial amusement (inside) for a dance hall and for the sale or service of alcohol in conjunction of a commercial amusement (inside) use. The applicant proposes to have events such as quinceañeras, graduations, weddings, sweet sixteen and other types of family celebrations and allow alcohol to be served during the events.

The City Council, at its August 10, 2016, Council hearing, remanded the case to City Plan Commission to include the alcohol sales and service portion in the SUP. The applicant is not proposing to sell alcohol as part of the business, but would like the ability for patrons to serve it during events.

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

Background:

- The 53,318 square feet property is developed with 6,708 square feet separated in two suites. The property is currently vacant and was formerly used as a pawn shop.
- The applicant proposes to use the property as a commercial amusement (inside) use for a dance hall to rent for events such as quinceañeras, graduations, etc. The applicant would like to have the option to allow patrons to serve alcohol during the events.

Zoning History: There has been one zoning requests in the area within the last five years.

1. Z134-105 On November 10, 2015, the City Council approved a new subarea and Specific Use Permit No. 2160 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a one year period on property zoned Tract 2A, Subarea 1 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay for a period of one year, located on the northwest corner of Scyene Road and South Buckner Boulevard.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Buckner Boulevard	Principal Arterial	Variable

Land Use:

	Zoning	Land Use
Site	Subarea 6 w/in PD No. 366 with D-1 Overlay	Vacant structure
North	Subarea 6 w/in PD No. 366 with D Overlay, PD No. 75 and CR	Convalescent nursing home/ medical facility, multifamily & Retail
East	Subarea 6 w/in PD No. 366 with D Overlay	Multifamily & Retail
South	Subarea 6 w/in PD No. 366 with D Overlay	Retail and Mini-warehouse
West	Subarea 2 w/in PD No. 366 with D Overlay	Mini-warehouse

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.

Multimodal corridors 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 *fowardDallas! Comprehensive Plan* outlines several goal and policy to support the applicant’s request:

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

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

Land Use Compatibility:

The 1.22 acres request site is developed with a one story, 6,708 square feet vacant building. The request site is surrounded by a convalescent nursing home/medical facility, multifamily and retail to the north (across Scyene Circle, a six-lane thoroughfare road); multifamily development to the east; mini-warehouse and cemetery to the west (across Buckner Boulevard); a convalescent and nursing home/medical facility to the northwest, and a mini-warehouse and retail uses to the south.

The applicant proposes to utilize the property for a commercial amusement (inside) for a dance hall and for the sale or service of alcohol in conjunction of a commercial amusement (inside) use. The applicant is proposing to use the property for events such as weddings, birthday parties, 15th and Sweet 16th birthday parties, baptisms, and graduations on Fridays, Saturdays and Sundays from 12:00 noon until 2:00 a.m. The applicant would like the opportunity for patrons to serve alcohol as part of the events

A commercial amusement (inside) for a dance hall is required to have an SUP within Subarea 6 of PD No. 366. The sale or service of alcohol in conjunction of a commercial amusement (inside) is required to be in conjunction with a use by SUP.

In addition to the events center, the applicant is having Zumba and exercise classes seven days a week from 9:00 a.m. to 6:00 p.m. in the building. This use is a personal service use and is allowed by right in the PD.

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 proposed use is compatible with the surrounding commercial uses. The proposed hours of operation should help negate any potential adverse effects on the adjacent uses as the operation will cease at a specific time and not be open in the morning hours. Staff does not foresee the use being a detriment to the surrounding area; however, a short time period will provide an avenue for evaluation.

Traffic:

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

Parking:

The property will have two suites, each with a dance floor. Suite A is approximately 2,416 with a 180 square feet dance floor. Suite B is approximately 3,112 square feet and will have a 320 square feet dance floor. Parking must be provided pursuant to Sec. 51A-4.200 of the Dallas Development Code.

The commercial amusement (inside) for a dance hall requires one (1) space per 100 square feet of floor area; the dance hall portion requires one (1) space per 25 square feet of dance floor. For the two suites combined, 5,528 square feet, the parking requirement is 55 spaces. For the two dance floors combined, 500 square feet, the parking requirement is 20 spaces. A total of 75 parking spaces is required for the proposed uses. The applicant is providing 86 parking spaces as depicted on the site plan.

Z156-208(OTH)

Landscaping:

Landscaping is required in accordance with PD No. 366. The applicant is not proposing any additions to the existing structure. The construction of the off-street parking will require a building permit, which will include landscaping of the site.

**Proposed SUP Conditions
Z156-208**

1. USE: The only uses authorized by this specific use permit are a commercial amusement (inside) for a dance hall and the sale or service of alcohol in conjunction of a commercial amusement (inside) use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (three years).
4. DANCE FLOOR AREA: The dance floor area for suite A is limited to 180 square feet. The dance floor for suite B is limited to 320 square feet.
5. FLOOR AREA: The floor area for suite A is limited to 2,416 square feet. The floor area for suite B is limited to 3,112 square feet.

Staff recommendation:

- | |
|---|
| 6. <u>HOURS OF OPERATION</u> : The dance hall may only operate from 12:00 noon to 2:00 a.m. Fridays and Saturdays; and from 12:00 noon to 8:00 p.m. on Sundays. |
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Applicant's Request:

- | |
|---|
| 6. <u>HOURS OF OPERATION</u> : The dance hall may only operate from 12:00 noon to 2:00 a.m. Fridays, Saturdays and Sundays. |
|---|

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



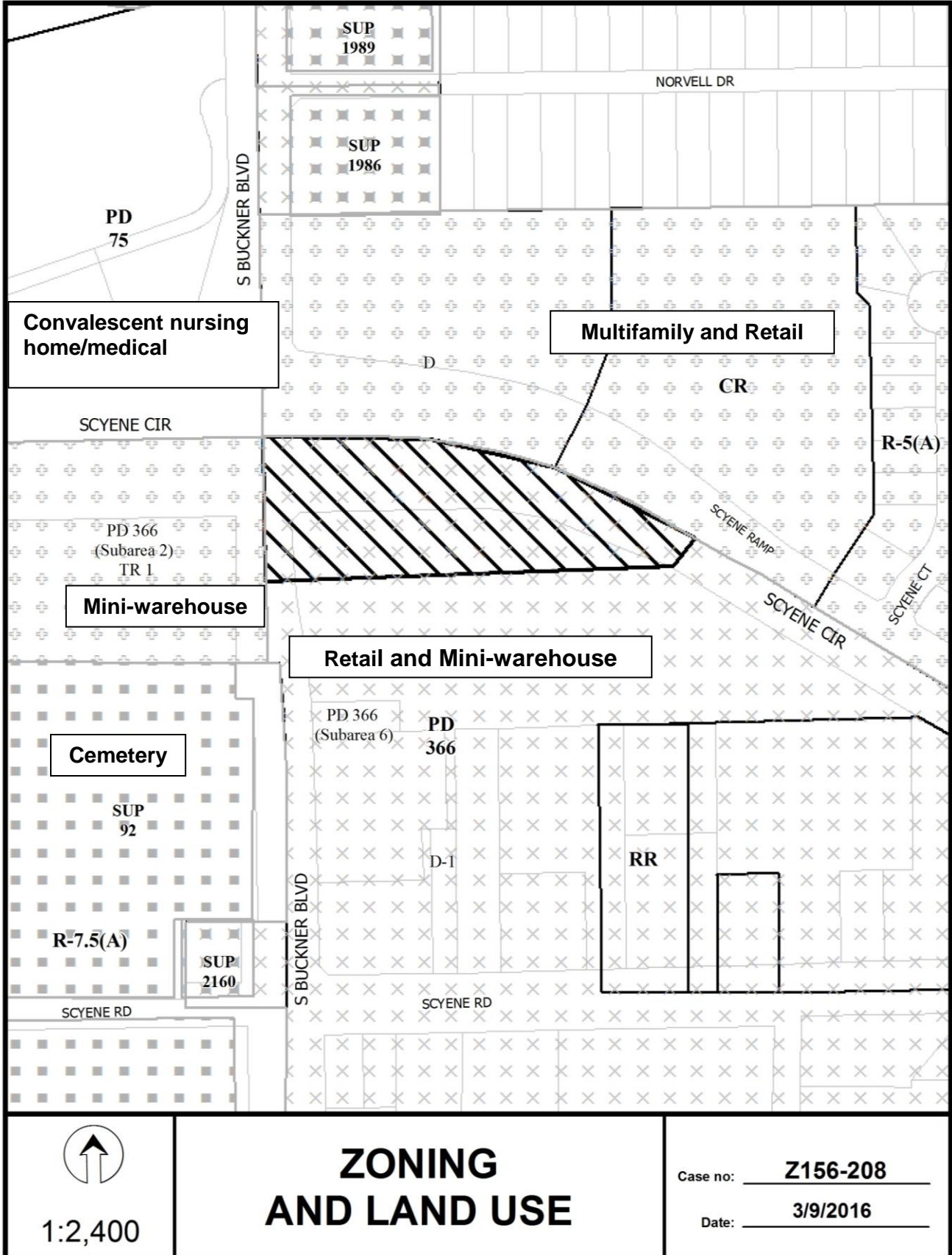


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AERIAL MAP

Case no: Z156-208

Date: 3/9/2016

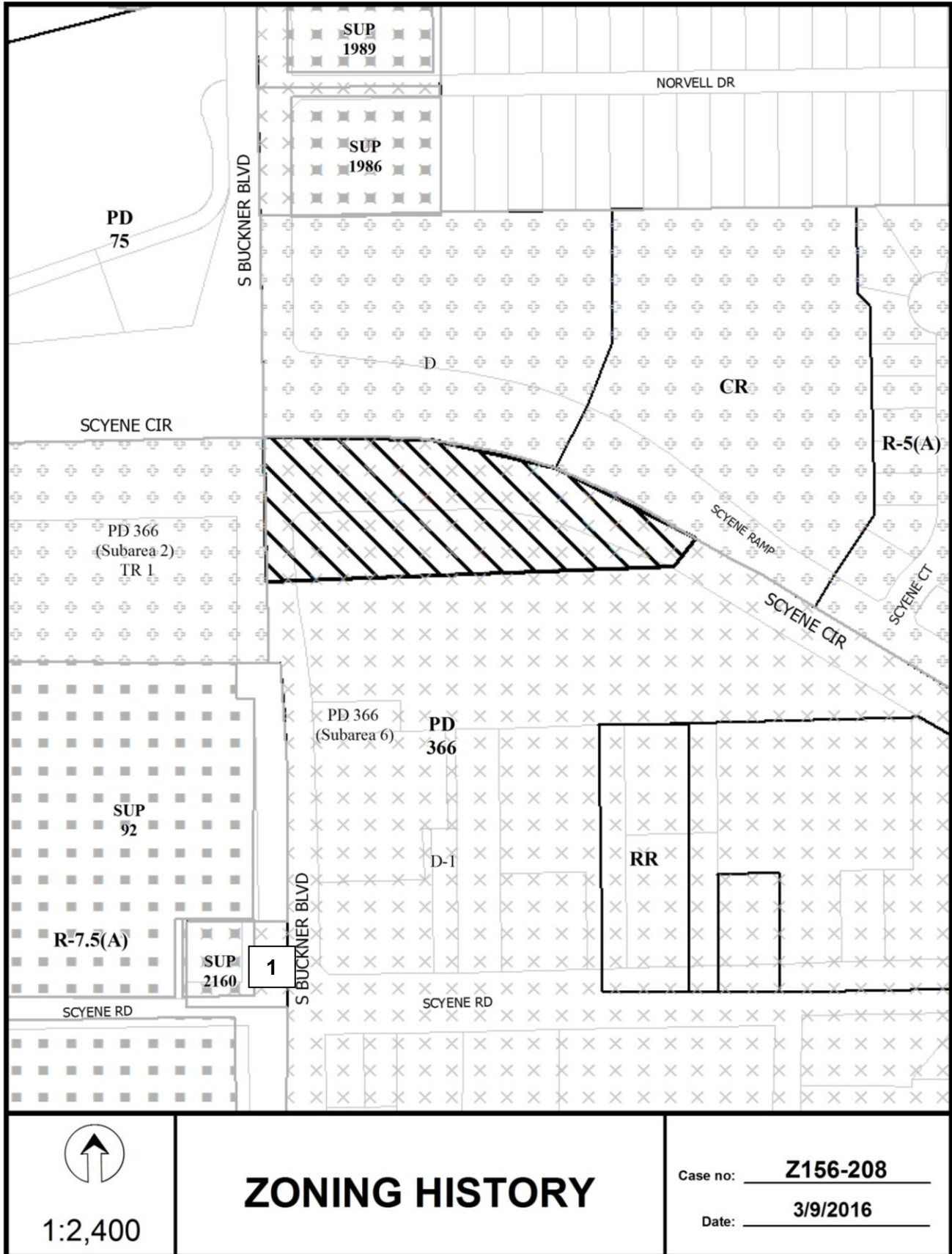


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ZONING AND LAND USE


Case no: Z156-208

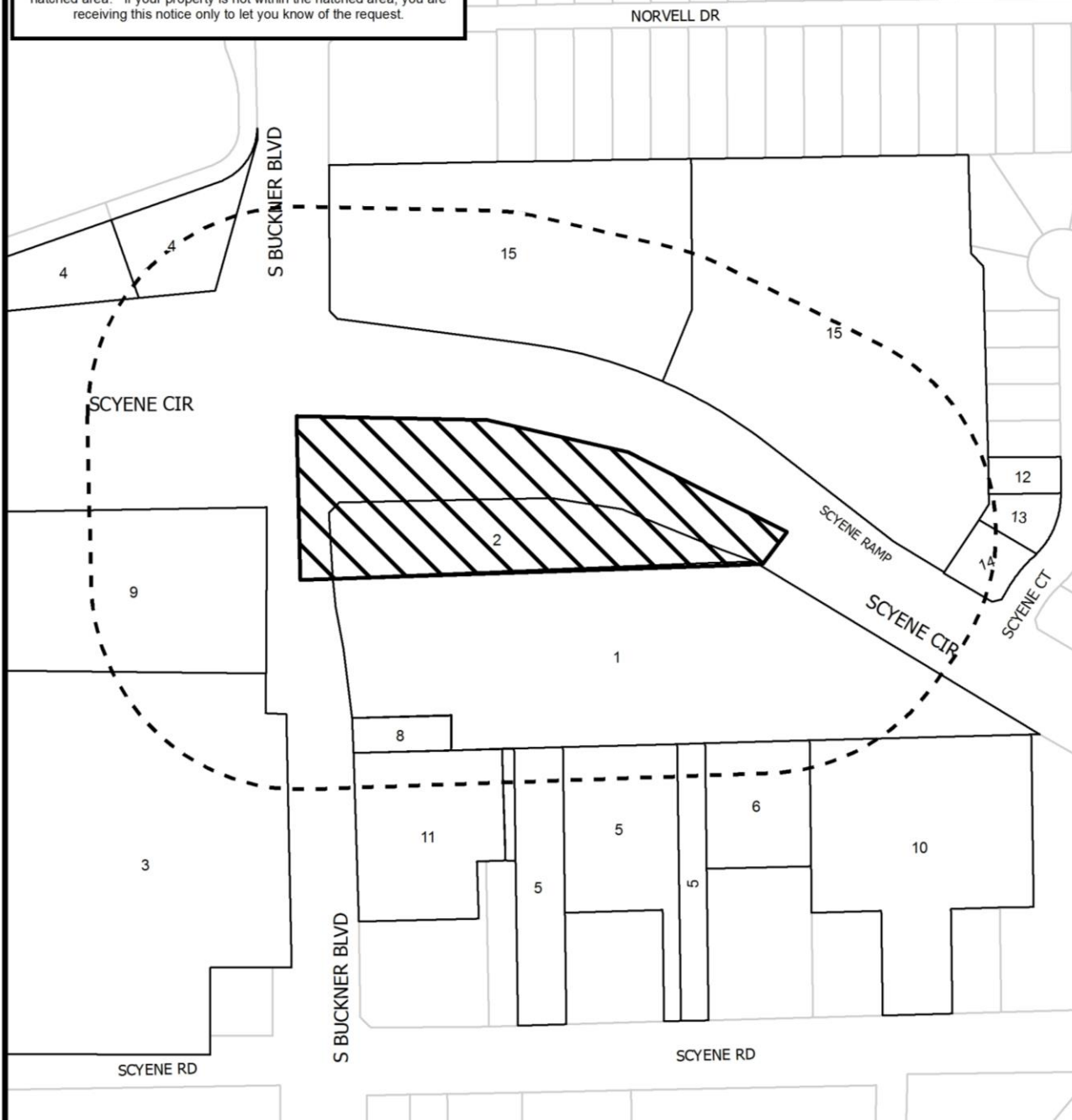
Date: 3/9/2016




ZONING HISTORY

Case no: Z156-208
Date: 3/9/2016

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



The number '0' indicates City of Dallas Ownership


1:2,400

NOTIFICATION

300' AREA OF NOTIFICATION
15 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z156-208**
Date: **3/9/2016**

03/09/2016

Notification List of Property Owners

Z156-208

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3210 S BUCKNER BLVD	SH 708-716 LLC
2	3230 S BUCKNER BLVD	MOSLEY L G & JYNNIFER
3	3151 S BUCKNER BLVD	PLEASANT MOUND CEMETERY
4	3505 S BUCKNER BLVD	BUCKNER SCYENE SNF LTD
5	8149 SCYENE RD	WIMBERLY JOANNE
6	8151 SCYENE RD	VALDEZ ANGEL
7	8127 SCYENE RD	JACKSON WILLIE RAY
8	3118 S BUCKNER BLVD	UGWONALI FELIX C &
9	3241 S BUCKNER BLVD	ACCESS-BUCKNER LTD
10	8201 SCYENE RD	FORD ROBERT L
11	3110 S BUCKNER BLVD	FIRST CASH LTD
12	3311 SCYENE CT	RYAN TIM & KATHLEEN
13	3307 SCYENE CT	COAHUILAS RAUL B
14	3303 SCYENE CT	GUEVARA BENITO &
15	3402 S BUCKNER BLVD	TACP DCREEK LP