



CITY OF DALLAS
CITY PLAN COMMISSION
 Thursday, September 15, 2022
AGENDA

| | | |
|--------------------------|-----------------------------------|------------|
| BRIEFINGS*: | (Videoconference/Council Chamber) | 9:00 a.m. |
| PUBLIC HEARING**: | (Videoconference/Council Chamber) | 12:30 p.m. |

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

** The City Plan Commission meetings will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure, should contact the Department of Planning and Urban Design at 214-670-4209 by **6:00 a.m. on Wednesday, September 14, 2022**, or register online at: <https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx>. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or Channel 99 and bit.ly/cityofdallastv or [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall). The following videoconference link is available to the public to listen to the meeting, WebEx link below: <https://bit.ly/CPC091522>

Individuals may also join the meeting by **Webinar number:** 2493 219 4776 (Webinar password: dallas (325527 from phones)) and by **phone:** +1-469-210-7159 United States Toll (Dallas) or +1-408-418-9388 United States Toll (*Access code:* 2493 219 4776).

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols. The City of Dallas will make “Reasonable Accommodations” to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Planning and Urban Design Department by calling (214) 670-4209 or TTY (800) 735-2989, forty-eight (48) hours prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>.

Location for in-person attendance: 1500 MARILLA STREET, DALLAS, TEXAS, 75201, COUNCIL CHAMBERS, 6TH FLOOR OF THE DALLAS CITY HALL
 (facing Young Street, between Akard Street and Ervay Street)

Julia Ryan, AICP, Director, Department of Planning & Urban Design
Andreea Udrea, PhD, AICP, Assistant Director, Zoning, Department of Planning & Urban Design

BRIEFINGS:

Zoning Docket
Subdivision Docket

PUBLIC TESTIMONY:

Minor Amendments
Waiver

ACTION ITEMS:

Miscellaneous – Under Advisement:

M212-033(AS)
Athena Seaton
(CC District 13)

An application for a minor amendment to an existing development plan on property zoned Planned Development District No.742, Zone 1, on the northeast corner of Northwest Highway and Skillman Road, on the south side of Retail Road.
Staff Recommendation: **Approval.**
Applicant: Montfort CFA, LLC c/o Chick-fil-A Inc.
Representative: Chrissy Schwartz, Interplan LLC.
UA From: September 1, 2022

M212-024(AS)
Athena Seaton
(CC District 11)

An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 614, Tract 5, on the southwest corner of Montfort Drive and Genisus Boulevard.
Staff Recommendation: **Approval.**
Applicant: Montfort CFA, LLC c/o Chick-fil-A Inc.
Representative: Amanda Bishop, Interplan LLC.
UA From: September 1, 2022

Miscellaneous - Individual:

M212-054(AS)
Athena Seaton
(CC District 11)

An application for a minor amendment to an existing landscape plan on property zoned Planned Development District No. 614, Tract 5, on the southwest corner of Montfort Drive and Genisus Boulevard.
Staff Recommendation: **Approval.**
Applicant: Montfort CFA, LLC c/o Chick-fil-A Inc.
Representative: Amanda Bishop, Interplan LLC.

W212-004
Donna Moorman
(CC District 6)

An application for a waiver of the two-year waiting period to submit a zoning application on property zoned Subdistrict 3 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the southwest corner of North Riverfront Boulevard and Cole Street.
Staff Recommendation: **Denial.**
Applicant: Bird's Opening, LLC
Representative: Jackson Walker LP

Zoning Cases - Consent:

1. **Z212-190(RM)**
Ryan Mulkey
(CC District 9)
An application for a Planned Development District for MF-2(A) Multifamily District uses and office, general merchandise or food store 3,500 square feet or less, and personal service uses on property zoned an R-7.5(A) Single Family District on the northwest line of Garland Road, northeast of Easton Road.
Staff Recommendation: **Approval**, subject to a development plan, a tree protection plan, and staff's recommended conditions.
Applicant: OP Acquisitions, LLC
Representative: Rob Baldwin, Baldwin Planning

2. **Z212-212(RM)**
Ryan Mulkey
(CC District 5)
An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District at the southwest corner of Cymbal Drive and Amity Lane.
Staff Recommendation: **Approval.**
Representative: Ramon Aranda

3. **Z212-241(RM)**
Ryan Mulkey
(CC District 11)
An application for an amendment to Specific Use Permit No. 502 for a private recreation center, club, or area on property zoned an R-16(A) Single Family District on the south line of Dilbeck Avenue, east of Preston Road.
Staff Recommendation: **Approval**, subject to a revised site/landscape plan and revised conditions.
Applicant: Tennis Club Partners LLC
Representative: Suzan Kedron, Jackson Walker LLP

Zoning Cases – Under Advisement:

4. **Z190-250(AU)**
Andreea Udrea
(CC District 11)
An application for a Planned Development District for MU-2 Mixed Use District uses and standards on property zoned an MF-1(A) Multifamily District, on the west line of Preston Road, north of Belt Line Road.
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
Applicant: Terracap Management Inc.
Representative: Dallas Cothrum, Masterplan
UA From: July 21, 2022 and August 18, 2022

5. **Z201-221(AU)**
Andreea Udrea
(CC District 11)
An application for a Planned Development District for MU-2 Mixed Use District uses on property zoned an MF-1(A) Multifamily District, on the west line of Preston Road, south of Arapaho Road.
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
Applicant: Terracap Management Inc.
Representative: Dallas Cothrum, Masterplan
UA From: July 21, 2022 and August 18, 2022

Development Code Amendments:

DCA212-009
Phil Erwin
(CC District All)

Consideration of amending Chapter 51A of the Dallas Development Code, with consideration given to amending Sections 51A-10.101, 10.103, 10.135, and 10.140 to allow for a comprehensive response to the impact of the emerald ash borer (EAB) on the City's population of trees.

Zoning Ordinance Advisory Recommendation: **Approval.**

Staff Recommendation: **Approval.**

Area Plan – Under Advisement:

West Oak Cliff Area Plan

https://dallascityhall.com/departments/pnv/Documents/WOCAP_FinalDraft_CLUP_7.5.22.pdf

https://dallascityhall.com/departments/pnv/Documents/Executive%20Summary_Final%20Draft_Spreads_7.5.22.pdf

https://dallascityhall.com/departments/pnv/Documents/Draft_Executive%20Summary_Spanish_FinalDraft_7.6.22.pdf

Andrea Gilles
(CC District 1)

Consideration of adoption of The West Oak Cliff Area Plan on property generally bounded by West Davis Street, Hampton Road, West 12th Street, Tyler Street, Vernon Avenue, Illinois Avenue on the south, Cockrell Hill Road, and Gilpin Road on the west.

Staff Recommendation: **Approval** with suggested additional changes in addition to any requested comments, of the shared draft of the West Oak Cliff Area Plan by the City Plan Commission.

UA From: July 21, 2022, August 4, 2022 and August 18, 2022.

Bus Tour Date: August 18, 2022

Subdivision Docket

Planner: Sharmila Shrestha

Consent Items:

(1) **S212-309**
(CC District 8)

An application to create a 19-lot shared access development ranging in size from 7,734 square feet to 13,931 square feet and one common area from a 4.887-acre tract of land in City Block 6263 on property located on Carter Road, west of Palm Oak Drive.

Owners: Sasha Realty, LLC

Surveyor: Peiser and Mankin Surveying, LLC

Application Filed: August 17, 2022

Zoning: R-7.5(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S212-311**
(ETJ)
- An application to create a 109-lot single family subdivision with lots ranging in size from 6,900 square feet to 17,549 square feet and 7 common areas from a 26.530-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Don Gomez Lane, east of Bobtown Road.
- Owner: D.R. Horton-Texas, LTD
Surveyor: JBI Partners, Inc.
Application Filed: August 18, 2022
Zoning: None
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S212-312**
(ETJ)
- An application to create a 50-lot single family subdivision with lots ranging in size from 6,900 square feet to 14,543 square feet and 7 common areas from a 35.873-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Barnes Bridge Road, east of Bobtown Road.
- Owner: D.R. Horton-Texas, LTD
Application Filed: August 18, 2022
Zoning: None
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S212-313**
(CC District 12)
- An application to replat a 3.875-acre tract of land containing all of Lots 1A and 2 in City Block M/8734 to create one 1.308-acre lot and one 2.567-acre lot on property located on Genstar Lane, west of Davenport Road.
- Owners: LCP Dallas Daycare, West Plano Montessori School
Surveyor: Gonzalez & Schneeberg, Engineers and Surveyors, Inc.
Application Filed: August 18, 2022
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S212-314**
(CC District 1)
- An application to replat a 1.297-acre tract of land containing all of Lots 4 through 9 in City Block 70/3051 to create one lot on property located between Sixth Street and Seventh Street, west of Ewing Avenue.
- Owner: High 4 Ewing, LLC
Surveyor: Spiars Engineering, Inc.
Application Filed: August 18, 2022
Zoning: PD 468 (Subdistrict E, WMU-8)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S212-315**
(CC District 5) An application to replat a 0.556-acre tract of land containing all of Lot 21A, part of Lots 23 and 24 in City Block 6739 to create one lot on property located on Scyene Road at Kirven Drive, southeast corner.
Owner: Frank A. Perez
Surveyor: Adams Surveying Company, LLC
Application Filed: August 19, 2022
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S212-316**
(CC District 5) An application to create 4-residential lots ranging in size from 17,685 square feet to 19,384 square feet from a 1.771-acre tract of land in City Block A/6690 on property located on Elam Road, east of Masters Drive.
Owner: RSJ Development, LLC
Surveyor: MQI Land Surveying, Inc.
Application Filed: August 19, 2022
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S212-317**
(CC District 8) An application to create one 1.033-acre lot from a tract of land in City Block 7577 on property located on Polk Street, north of Lyndon B Johnson Freeway.
Owner: Dallas Polk 20 Investors, LLC
Surveyor: Barton Chapa Surveying
Application Filed: August 19, 2022
Zoning: PD 598 (Tract 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S212-318**
(CC District 3) An application to create one 0.958-acre lot from a tract of land in City Block 6958 on property located on Cockrell Hill Road, north of Ledbetter Drive.
Owner: Yusuf A. Shaikh
Surveyor: Carroll Consulting Group, Inc.
Application Filed: August 19, 2022
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S212-319**
(CC District 11) An application to create one 1.3104-acre lot, one 1.3260-acre lot, and one 1.6003-acre lot from a 4.2365-acre tract of land in City Block 35/8196 on property located on Coit Road at Arapaho Road, southwest corner.
Owners: Underwood Properties, LLC, GBHA Underwood Enterprises, LTD
Surveyor: Bowman Consulting Group, LTD
Application Filed: August 19, 2022
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S212-320**
(CC District 2) An application to replat a 3.0932-acre tract of land containing all of Lot 2 in City Block A/280 and part of an abandoned right-of-way to create one lot on property located between Pacific Avenue and Elm Street, southwest of Good Latimer Expressway.
Owner: Epic Dallas Hotel, LP
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: August 19, 2022
Zoning: CA-2(A), PD 269 (Tract B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S212-321**
(CC District 2) An application to replat a 30.746-acre tract of land containing part of Lot 1 in City Block B1/2368 and part of Lot 7 in City Block B/2368 to create one 2.531-acre lot and one 28.215-acre lot on property between Maple Avenue and Forest Park Road, southeast of Mockingbird Lane.
Owner: Dallas Independent School District
Surveyor: Pacheco Koch
Application Filed: August 19, 2022
Zoning: MU-2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S212-322**
(CC District 12) An application to replat a 1.3857-acre tract of land containing all of Lots 19 and 20, and part of Lots 21 and 22 in City Block F/8728 to create one lot on property located on Windmill Lane, north of Mapleshade Lane.
Owner: Serco Holdings, LLC
Surveyor: Geonav, LLC
Application Filed: August 19, 2022
Zoning: NO(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (14) **S212-323**
(CC District 8) An application to replat a 0.342-acre tract of land containing all of Lots 34 and 35 in City Block 3/8778 to create one lot on property located on Rylie Road at Prater Road, southwest corner.
Owner: Francisco Jove
Surveyor: ARA Surveying
Application Filed: August 19, 2022
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (15) **S212-310**
(CC District 4) An application to replat a 17.474-acre tract of and containing all of Lots 1 and 2 in City Block 1/3440 to create one lot on property located on Marsalis Avenue, west of Ewing Avenue.
Owner: City of Dallas
Surveyor: Pacheco Koch
Application Filed: August 17, 2022
Zoning: CR, CS, R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (16) **S212-324**
(CC District 13) An application to replat a 1.254-acre tract of land containing all of Lots 4 and 5 in City Block 5/5606 to create one lot on property located at 5534 Edlen Drive, south of Walnut Hill Lane.
Owner: JBA 2020 Family Trust
Surveyor: Graham Associates, Inc.
Application Filed: August 19, 2022
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Other Matters

Consideration of Appointments to CPC Committees:

2023 City Plan Commission Calendar

Minutes: September 1, 2022

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, September 13, 2022

COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING - Tuesday, September 13, 2022, at 8:30 a.m., at City Hall, Auditorium L1FN, and by videoconference <https://bit.ly/CLUP091322>, to continue discussion around placetypes and future land use planning for the ForwardDallas Comprehensive Land Use Plan Update.

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, September 13, 2022, at 9:00 a.m., in Room 6ES, 6th Floor, at City Hall and by videoconference, to consider **DCA212-003** - Consideration of amending Temporary Concrete or Asphalt Batching Plant uses, including but not limited to Concrete or Asphalt Batching Plant and industrial uses in the Dallas Development Code Chapter 51 and 51A. The public may attend the meeting via the videoconference link:

<https://bit.ly/ZOAC09132022>

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, September 13, 2022, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC091322>

Thursday, September 15, 2022

THOROUGHFARE COMMITTEE MEETING - Thursday, September 15, 2022, at 8:15 a.m., in Council Chambers, 6th Floor, at City Hall and by videoconference, to consider Park Avenue Central Business District Street and Vehicular Circulation Plan Amendment - Amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the right-of-way and pavement width on Park Avenue between Young Street and Marilla Street from 50 feet of right-of-way and 25 feet of pavement to 48 feet of right-of-way and 26 feet of pavement. The public may attend the meeting via the videoconference link: <https://bit.ly/CPCTC091522>

EXECUTIVE SESSION NOTICE

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

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

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

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

FILE NUMBER: M212-033(AS)

DATE FILED: June 10, 2022

LOCATION: Northeast corner of Northwest Highway and Skillman Road, on the south side of Retail Road

COUNCIL DISTRICT: 13

SIZE OF REQUEST: 1.719 acres

CENSUS TRACT: 78.19

APPLICANT/OWNER: Montfort CFA, LLC c/o Chick-fil-A Inc.

REPRESENTATIVE: Chrissy Schwartz, Interplan LLC.

REQUEST: An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 742, Zone 1.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On September 1, 2022, the City Plan Commission held this case under advisement.

Planned Development District No. 742

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=742>

Planned Development District No. 742 Exhibits

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/742A.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/742B.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/742C.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/742D.pdf>

BACKGROUND INFORMATION:

On May 10, 2006, the Dallas City Council established Planned Development District No. 742 by Ordinance No. 26346. PD No. 614 is divided into zones. A development plan for any non-multifamily lot must be approved by the City Plan Commission prior to the issuance of any building permit for that lot. Development and use of non-multifamily lots must comply with the approved development plan. All development plans and any amendments must comply with the conceptual plan.

REQUEST DETAILS:

The purpose of this request is to allow for amendments to the existing development plan primarily related to modification to the drive-thru service lane [Chick-fill-A].

The proposed amendments to the development plan reflect the following changes related to the modifications to the drive-thru service lane:

- Create a dual drive-thru lane modified for efficiency and to match the new business model,
- Modify parking layout and adding directional signage and traffic delineators

This is an existing structure and is developed as shown on the existing development plan. With regard to the southern point of the structure shown in the setback, the PD has a “maximum” front yard of 25 feet in Zone One along Skillman Avenue and Northwest Highway and there is a “minimum” of 15 feet per the base zoning, RR Regional Retail, for Non-multifamily lots.

Landscaping in accordance with Article X and any applicable landscape regulations in the PD.

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

Staff has determined that the request meets the minor amendment criteria for a development plan and does not violate other applicable code requirements.

List of Officers

Applicant/Owner – Chick-fil-A, Inc.

| | |
|-------------------------|--|
| Dan T. Cathy | Chairman, Chief Executive Officer, and Assistant Secretary |
| Timothy P. Tassopoulos | President, Chief Operating Officer |
| Donald M. Cathy | President, STC Brands |
| Jonathan B. Bridges | Executive Vice President, Chief Marketing Officer |
| Andrew T. Cathy | Executive Vice President, Operations |
| Anita Costello | Executive Vice President, International |
| Susannah W. Frost | Executive Vice President, Restaurant Development |
| Onome Okuma | Executive Vice President, Chief Digital Officer |
| D. Brent Ragsdale | Executive Vice President, Chief Financial Officer, Treasurer and Assistant Secretary |
| Clifford T. Robinson | Executive Vice President, Chief People Officer |
| Lynette E. Smith | Executive Vice President, Secretary, and General Counsel |
| Shane Benson | Senior Vice President, Field Operations – Regions |
| Robert P. Dugas | Senior Vice President, Supply Chain Procurement |
| William J. Dunphy | Senior Vice President, International Operations |
| Michael F. Erbrick | Senior Vice President, Customer Technology & Insights |
| David B. Farmer | Senior Vice President, Restaurant Experience |
| Michael A. Hazelton | Senior Vice President, Supply Chain Operations |
| Erwin C. Reid | Senior Vice President, International Restaurant Development |
| Joseph Saracino | Senior Vice President, Brand Strategy, Advertising & Media |
| Christopher Todd Sweatt | Senior Vice President, Field Operations & Services |
| Keri A. Bilotti | Vice President, Learning and Development |
| Janet Bridges | Vice President, Financial Solutions |
| Rodney Bullard | Vice President, Corporate Social Responsibility |
| William F. Faulk | Vice President, Innovation & New Ventures |
| Isaac Patrick Gresham | Vice President, Operator Technology Solutions |
| Thomas P Guerrard | Vice President, Strategic Reinvestment |
| T. Wayne Hoover | Vice President, Field Operations |
| Kimberly J. Johnson | Vice President, Corporate Financial Services |
| Carrie J. Kurlander | Vice President, External Communications |
| Kelly D. Ludwick | Vice President, Labor & Employment and Litigation & Franchising |
| T. Mark Miller | Vice President, High Performance Leadership |
| Sandra T. Moody | Vice President, Enterprise Viability |
| S. Tammy Pearson | Vice President & Assistant General Counsel |
| John Stephenson | Vice President, Strategic Partnerships & Special Projects |
| James N Taylor | Vice President, Customer Technology Solutions |
| Paul W. Trotti | Vice President, Supply Chain Development |
| Elizabeth Wanamaker | Vice President, Talent Experience |
| Trudy C. White | Vice President, Executive Office |
| Paul Wiley | Vice President, Restaurant Financial Services |

PROPOSED DEVELOPMENT PLAN



Chick-fil-A
5200 Buffington Road
Atlanta, GA 30350

INTERPLAN
11510

REGISTERED PROFESSIONAL ENGINEER
NO. 11510

NO. 11510

NO. 11510

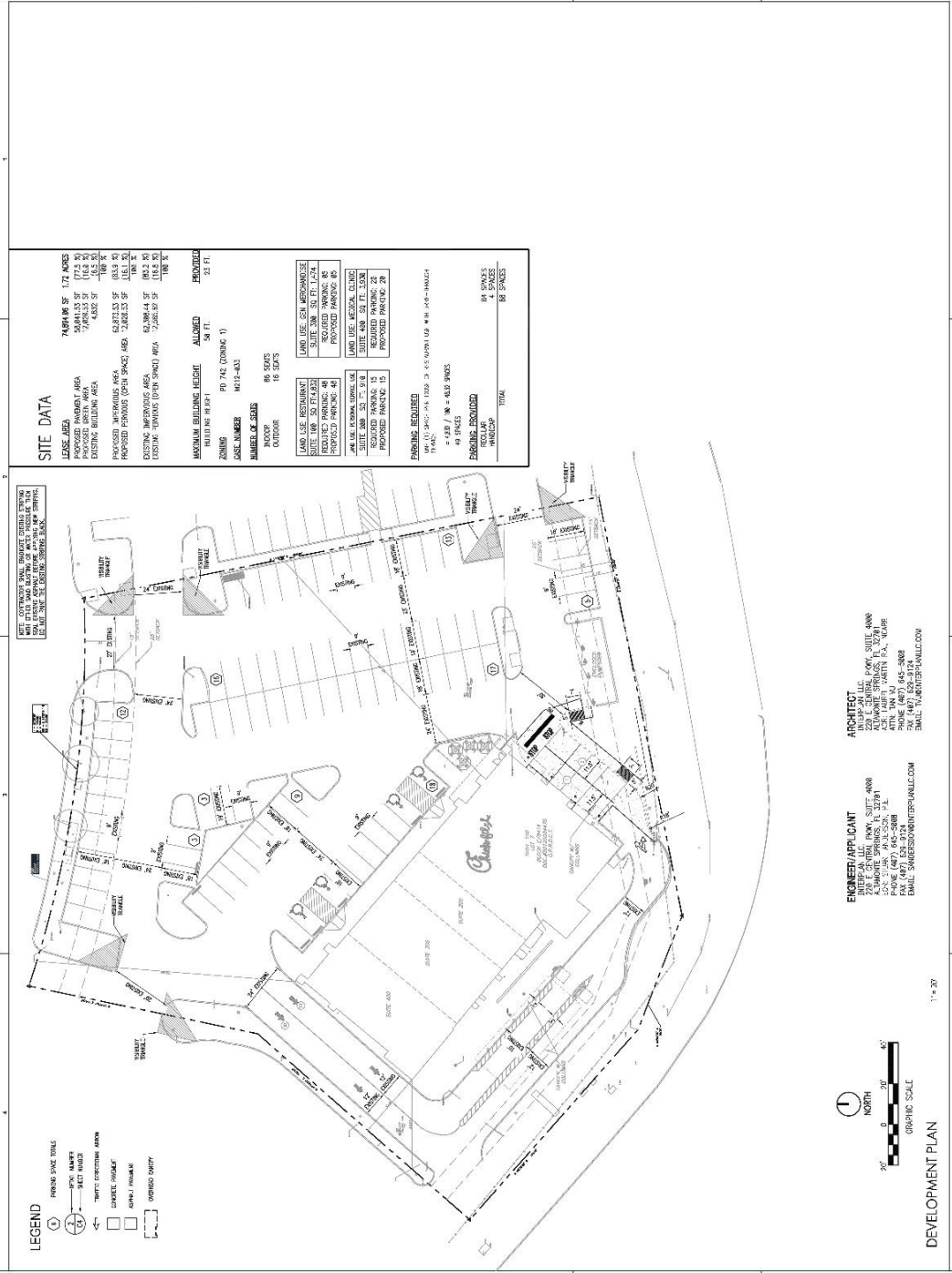


CHICK-FIL-A
LAKE HIGHLANDS
6176 RETAIL RD STE 100,
DALLAS, TX 75291
FSR#02801

PROJECT NUMBER
DATE
REVISIONS

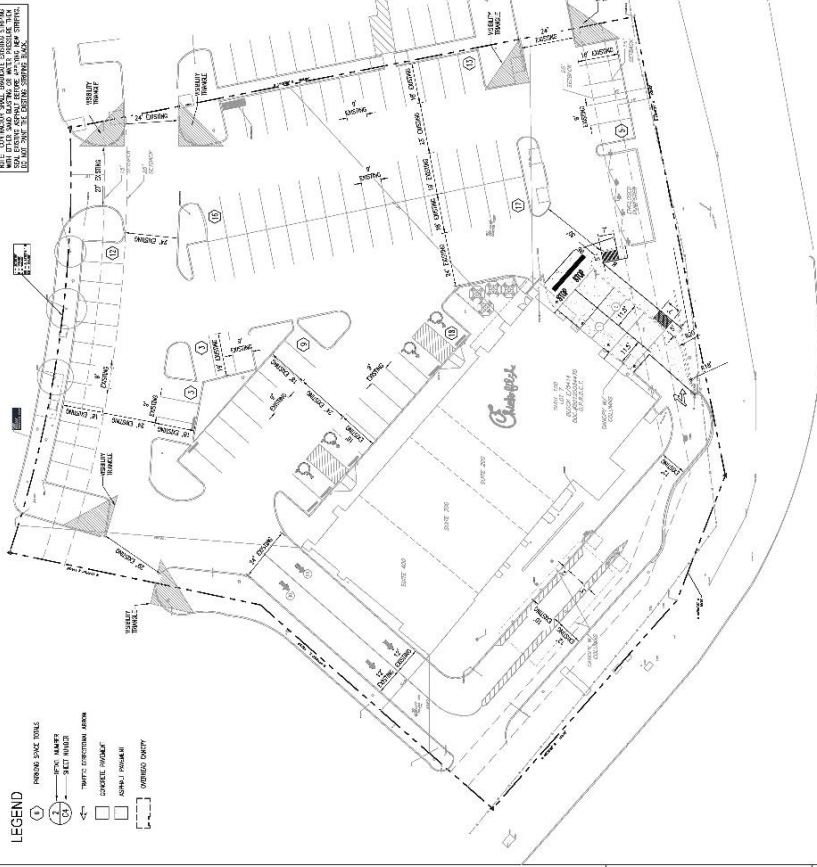
Table with 3 columns: No., Description, Date

DATE: 10/27/2010
SCALE: AS SHOWN
DRAWN BY: DAVID K. VULIEN
CHECKED BY: DAVID K. VULIEN



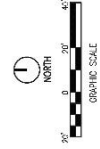
SITE DATA

Tables containing site data: LEASE AREA, EXISTING BUILDING AREA, PROPOSED BUILDING AREA, MAXIMUM BUILDING HEIGHT, ZONING, NUMBER OF SEAS, LAND USE RESTAURANT, LAND USE CON. RESIDENTIAL, FINANCING PROJECT, and PARKING-REQUIRED/PROVIDED.



NOTE: THE AREA SHOWN WITHIN THE RED LINES IS A PROPOSED DRIVEWAY AND WILL BE OPEN TO THE PUBLIC. THE AREA WITHIN THE GREEN LINES IS A PROPOSED DRIVEWAY AND WILL BE OPEN TO THE PUBLIC.

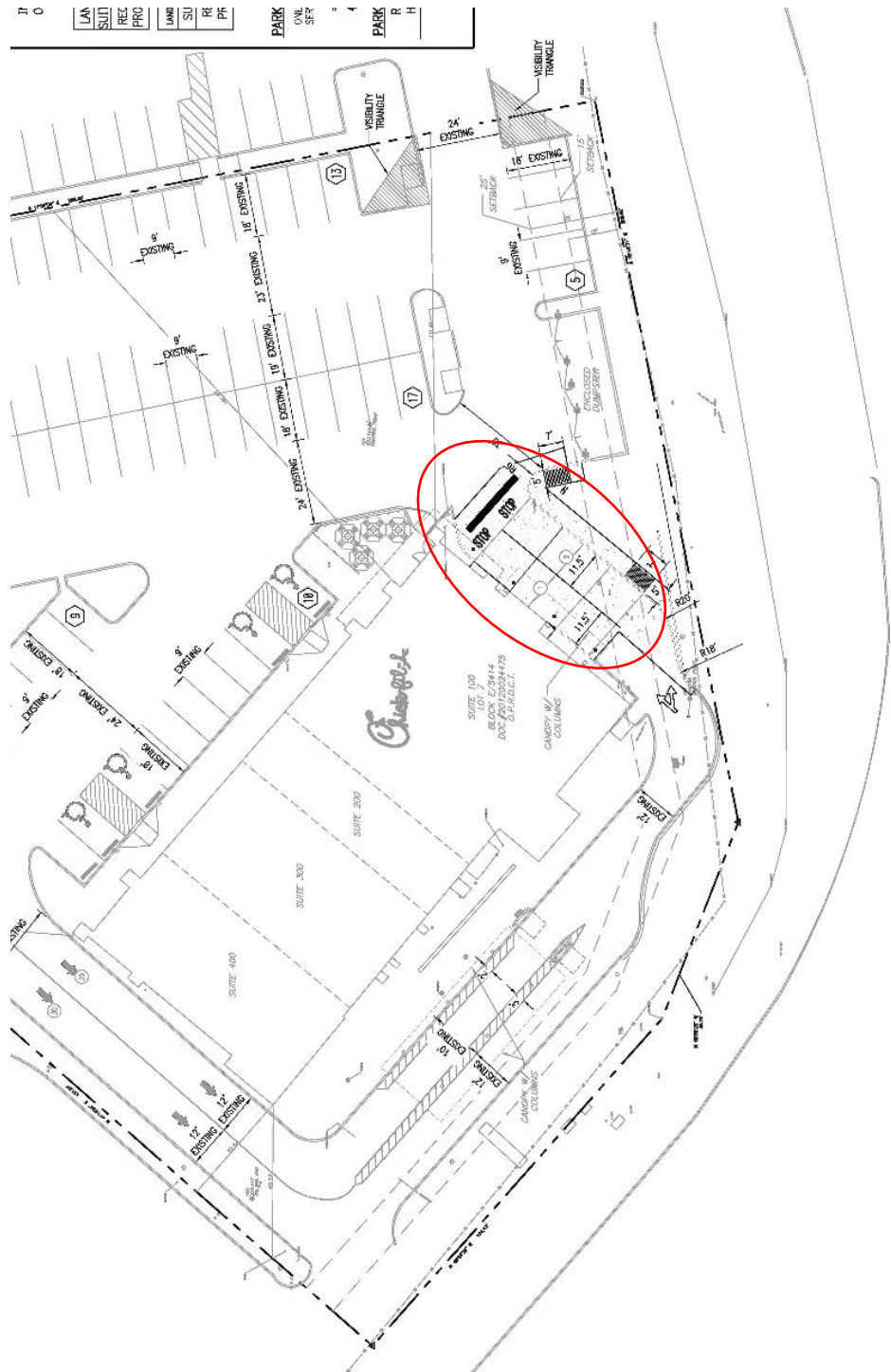
LEGEND
PARKING SPACE STALLS
FOOT WALKWAY
SLEET WALKWAY
TRAFFIC DIVERSION MARK
CONCRETE PAVEMENT
GRAVEL PAVEMENT
VOIDED CURB

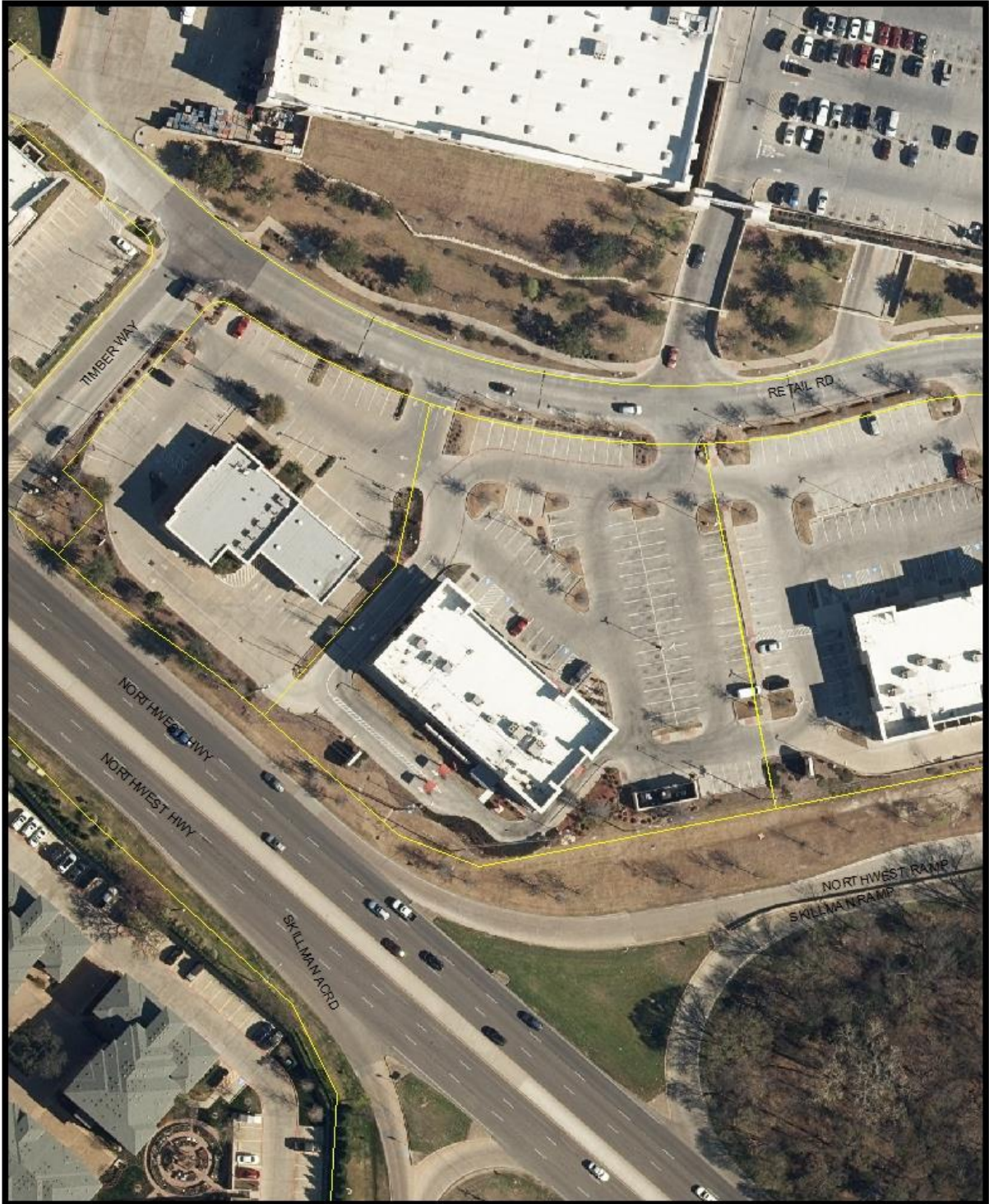


ENGINEER/APPLICANT
2700 E. CENTRAL EXPO. SUITE 4000
DALLAS, TEXAS 75246
PHONE (469) 465-5868
FAX (469) 535-5724
EMAIL: ENR@DORLANDPALLCO.COM

ARCHITECT
2700 E. CENTRAL EXPO. SUITE 4000
DALLAS, TEXAS 75246
PHONE (469) 465-5868
FAX (469) 535-5724
EMAIL: ARCH@DORLANDPALLCO.COM

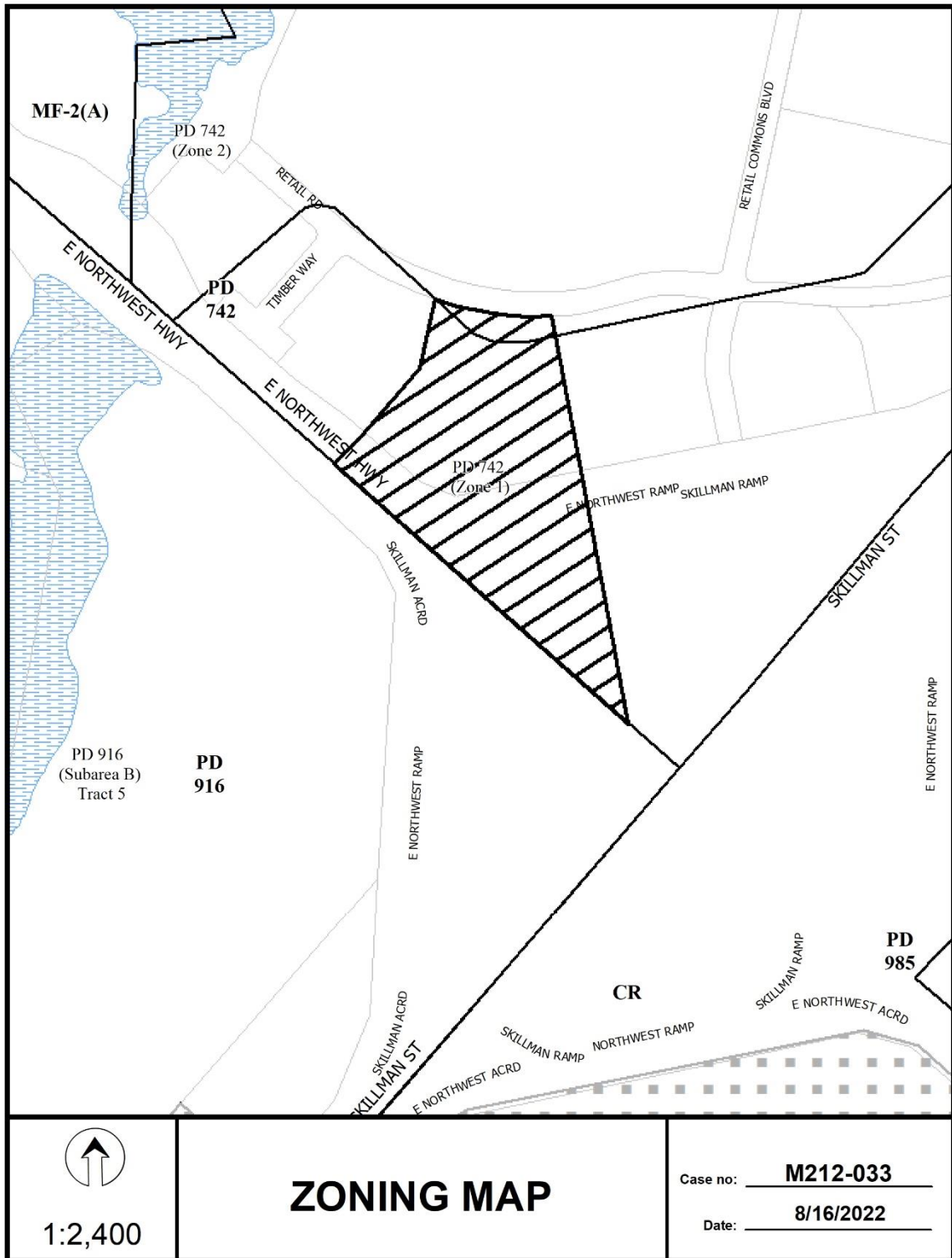
PROPOSED DEVELOPMENT PLAN (DETAILED)

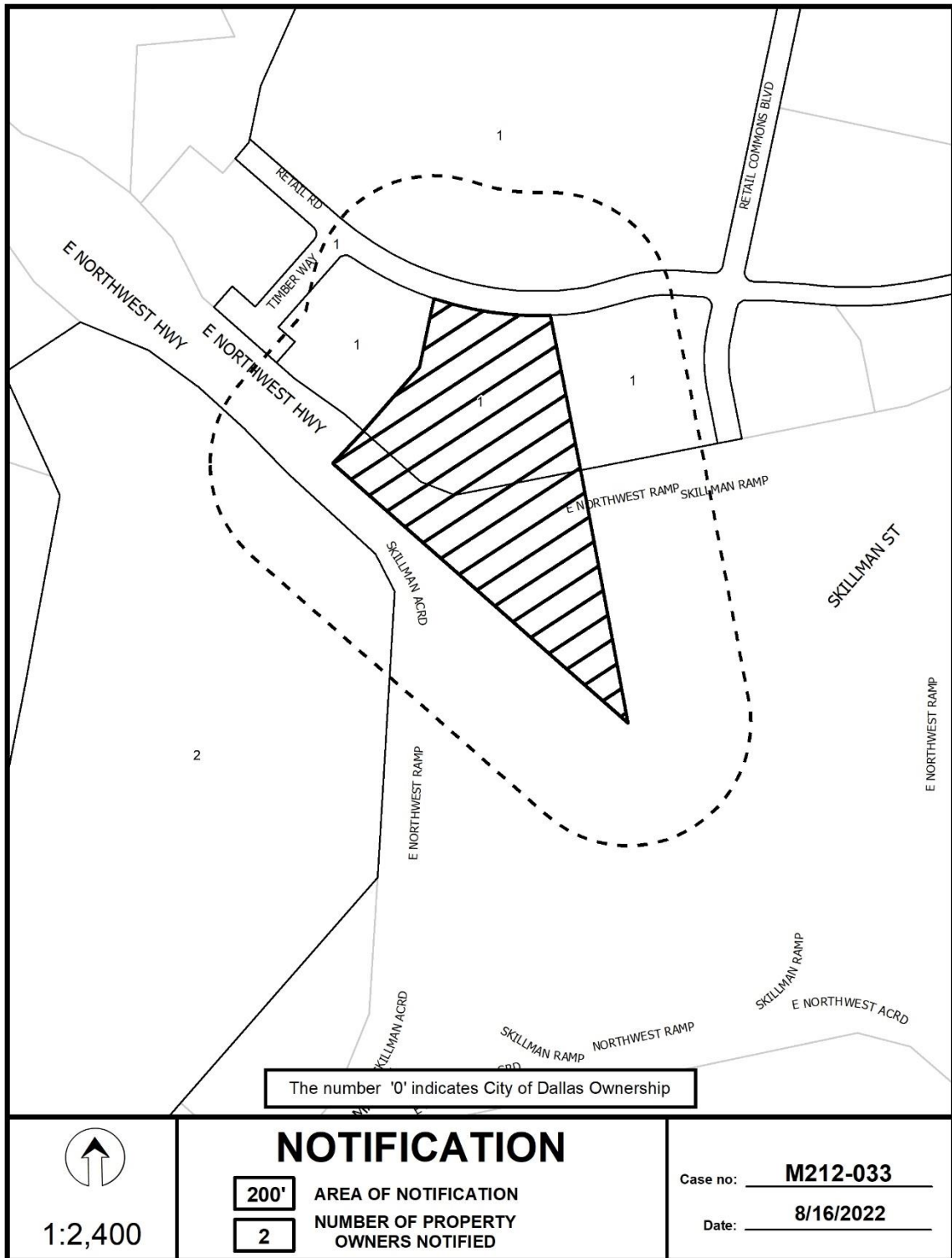




Aerial Map - M212-033

Printed Date: 6/28/2022





Notification List of Property Owners

M212-033

2 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|------------------------|---------------------------|
| 1 | 6001 SKILLMAN ST | TIMBER CREEK OWNER LP |
| 2 | 8749 SOUTHWESTERN BLVD | FM VILLAGE FIXED RATE LLC |

FILE NUMBER: M212-024(AS)

DATE FILED: April 15, 2022

LOCATION: Southwest corner of Montfort Drive and Genisus Boulevard

COUNCIL DISTRICT: 11

SIZE OF REQUEST: 0.113 acres

CENSUS TRACT: 136.20

APPLICANT/OWNER: Montfort CFA, LLC c/o Chick-fil-A Inc.

REPRESENTATIVE: Amanda Bishop, Interplan LLC.

REQUEST: An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 614, Tract 5.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On September 1, 2022, the City Plan Commission held this case under advisement.

Planned Development District No. 614

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=614>

Planned Development District No. 614 Exhibits

https://dallascityhall.com/departments/city-attorney/articles/Exhibits/614A_B.pdf

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/614C.pdf>

BACKGROUND INFORMATION:

On September 12, 2001, the Dallas City Council established Planned Development District No. 614 by Ordinance No. 24708. PD No. 614 is divided into eight tracts. Tract I use must comply with the development plan (Exhibit 614B). For Tracts II through VIII, a development plan must be approved by the City Plan Commission prior to the issuance of any building permit. Development and use of Tracts IV, V, VI, and VIII must comply with the conceptual plan. For Tracts II, III, IV, V, VI, VII, and VIII, a landscape plan must be approved by the city plan commission before issuance of any building permit.

REQUEST DETAILS:

The purpose of this request is to allow minor amendments to the existing development plan primarily related to the drive-thru service lane [Chick-fill-A].

The proposed amendments to the development plan reflect the following changes related to the modifications to the drive-thru service lane:

- Create a dual drive-thru lane modified for efficiency and to match the new business model,
- Modify parking layout and adding directional signage and traffic delineators

Landscape plan to be provided for CPC approval as required by the PD. Refer to M212-054(AS) on this agenda.

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

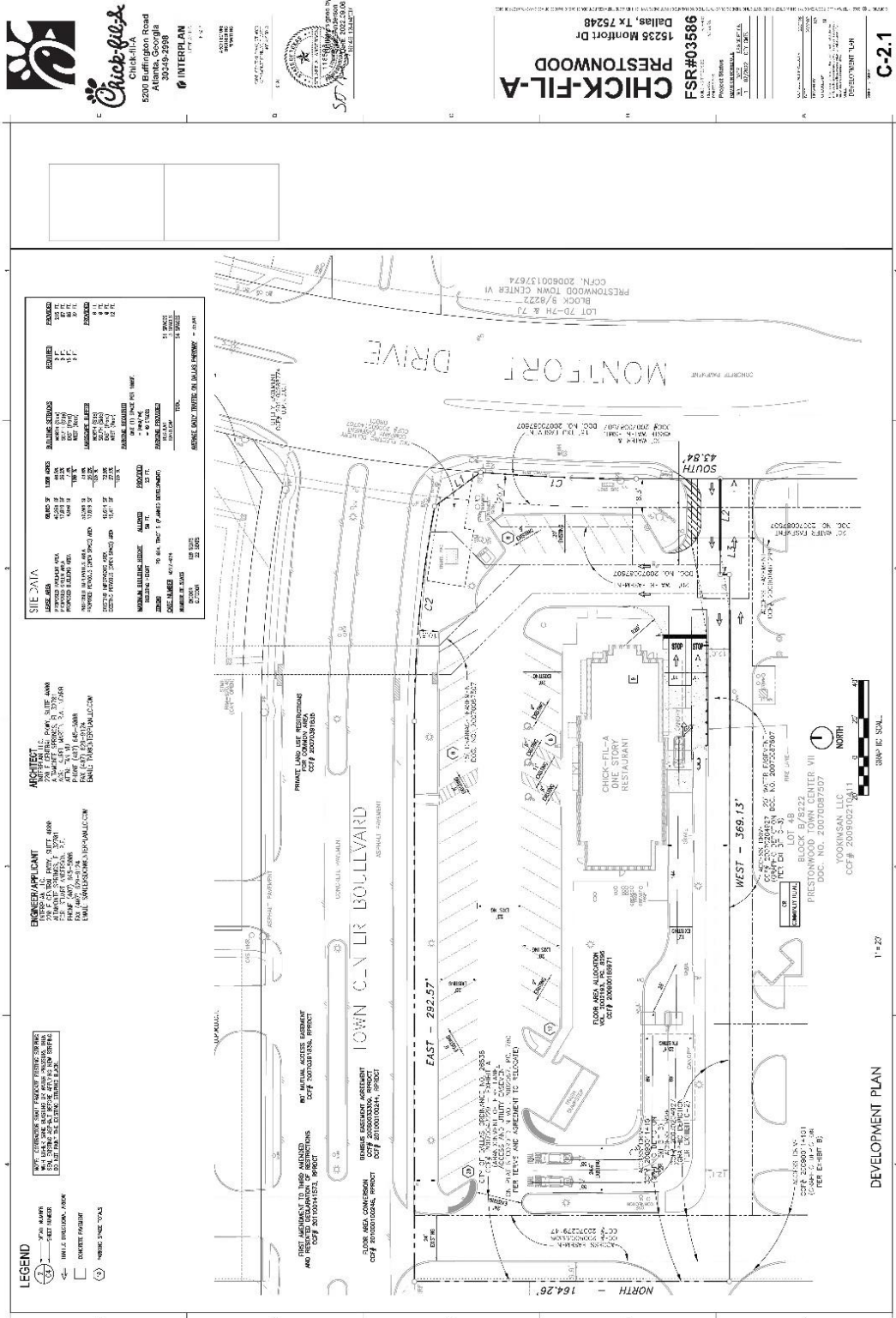
Staff has determined that the request meets the minor amendment criteria for a development plan and does not violate other applicable code requirements.

List of Officers

Applicant/Owner – Chick-fil-A, Inc.

| | |
|-------------------------|--|
| Dan T. Cathy | Chairman, Chief Executive Officer, and Assistant Secretary |
| Timothy P. Tassopoulos | President, Chief Operating Officer |
| Donald M. Cathy | President, STC Brands |
| Jonathan B. Bridges | Executive Vice President, Chief Marketing Officer |
| Andrew T. Cathy | Executive Vice President, Operations |
| Anita Costello | Executive Vice President, International |
| Susannah W. Frost | Executive Vice President, Restaurant Development |
| Onome Okuma | Executive Vice President, Chief Digital Officer |
| D. Brent Ragsdale | Executive Vice President, Chief Financial Officer, Treasurer and Assistant Secretary |
| Clifford T. Robinson | Executive Vice President, Chief People Officer |
| Lynette E. Smith | Executive Vice President, Secretary, and General Counsel |
| Shane Benson | Senior Vice President, Field Operations – Regions |
| Robert P. Dugas | Senior Vice President, Supply Chain Procurement |
| William J. Dunphy | Senior Vice President, International Operations |
| Michael F. Erbrick | Senior Vice President, Customer Technology & Insights |
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| Michael A. Hazelton | Senior Vice President, Supply Chain Operations |
| Erwin C. Reid | Senior Vice President, International Restaurant Development |
| Joseph Saracino | Senior Vice President, Brand Strategy, Advertising & Media |
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| Keri A. Bilotti | Vice President, Learning and Development |
| Janet Bridges | Vice President, Financial Solutions |
| Rodney Bullard | Vice President, Corporate Social Responsibility |
| William F. Faulk | Vice President, Innovation & New Ventures |
| Isaac Patrick Gresham | Vice President, Operator Technology Solutions |
| Thomas P Guerrard | Vice President, Strategic Reinvestment |
| T. Wayne Hoover | Vice President, Field Operations |
| Kimberly J. Johnson | Vice President, Corporate Financial Services |
| Carrie J. Kurlander | Vice President, External Communications |
| Kelly D. Ludwick | Vice President, Labor & Employment and Litigation & Franchising |
| T. Mark Miller | Vice President, High Performance Leadership |
| Sandra T. Moody | Vice President, Enterprise Viability |
| S. Tammy Pearson | Vice President & Assistant General Counsel |
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| Paul W. Trotti | Vice President, Supply Chain Development |
| Elizabeth Wanamaker | Vice President, Talent Experience |
| Trudy C. White | Vice President, Executive Office |
| Paul Wiley | Vice President, Restaurant Financial Services |

PROPOSED DEVELOPMENT PLAN



SITE DATA

| | |
|-----------------|-----------------|
| EXISTING | PROPOSED |
| 1.1 | 1.1 |
| 1.2 | 1.2 |
| 1.3 | 1.3 |
| 1.4 | 1.4 |
| 1.5 | 1.5 |
| 1.6 | 1.6 |
| 1.7 | 1.7 |
| 1.8 | 1.8 |
| 1.9 | 1.9 |
| 2.0 | 2.0 |
| 2.1 | 2.1 |
| 2.2 | 2.2 |
| 2.3 | 2.3 |
| 2.4 | 2.4 |
| 2.5 | 2.5 |
| 2.6 | 2.6 |
| 2.7 | 2.7 |
| 2.8 | 2.8 |
| 2.9 | 2.9 |
| 3.0 | 3.0 |
| 3.1 | 3.1 |
| 3.2 | 3.2 |
| 3.3 | 3.3 |
| 3.4 | 3.4 |
| 3.5 | 3.5 |
| 3.6 | 3.6 |
| 3.7 | 3.7 |
| 3.8 | 3.8 |
| 3.9 | 3.9 |
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| 4.2 | 4.2 |
| 4.3 | 4.3 |
| 4.4 | 4.4 |
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| 4.9 | 4.9 |
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| 5.9 | 5.9 |
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| 6.1 | 6.1 |
| 6.2 | 6.2 |
| 6.3 | 6.3 |
| 6.4 | 6.4 |
| 6.5 | 6.5 |
| 6.6 | 6.6 |
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| 6.8 | 6.8 |
| 6.9 | 6.9 |
| 7.0 | 7.0 |
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| 7.2 | 7.2 |
| 7.3 | 7.3 |
| 7.4 | 7.4 |
| 7.5 | 7.5 |
| 7.6 | 7.6 |
| 7.7 | 7.7 |
| 7.8 | 7.8 |
| 7.9 | 7.9 |
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| 8.2 | 8.2 |
| 8.3 | 8.3 |
| 8.4 | 8.4 |
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| 8.8 | 8.8 |
| 8.9 | 8.9 |
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| 9.1 | 9.1 |
| 9.2 | 9.2 |
| 9.3 | 9.3 |
| 9.4 | 9.4 |
| 9.5 | 9.5 |
| 9.6 | 9.6 |
| 9.7 | 9.7 |
| 9.8 | 9.8 |
| 9.9 | 9.9 |
| 10.0 | 10.0 |

ENGINEER/APPLICANT
 CHICK-FIL-A
 5200 Buffington Road
 Chick-fil-A
 Atlanta, GA 30350-2908
 PH: 770-286-1000
 FAX: 770-286-1001
 WWW.CHICK-FIL-A.COM
 EMAIL: TOWN@CHICK-FIL-A.COM

LEGEND
 (1) EXISTING
 (2) PROPOSED
 (3) EASEMENT
 (4) UTILITY
 (5) SETBACK
 (6) DRIVEWAY
 (7) DRIVEWAY

Chick-fil-A
 5200 Buffington Road
 Chick-fil-A
 Atlanta, GA 30350-2908
 PH: 770-286-1000
 FAX: 770-286-1001
 WWW.CHICK-FIL-A.COM
 EMAIL: TOWN@CHICK-FIL-A.COM

INTERPLAN, INC.
 15235 Montfort Dr
 Dallas, TX 75248
 PH: 972-440-1111
 FAX: 972-440-1112
 WWW.INTERPLAN.COM

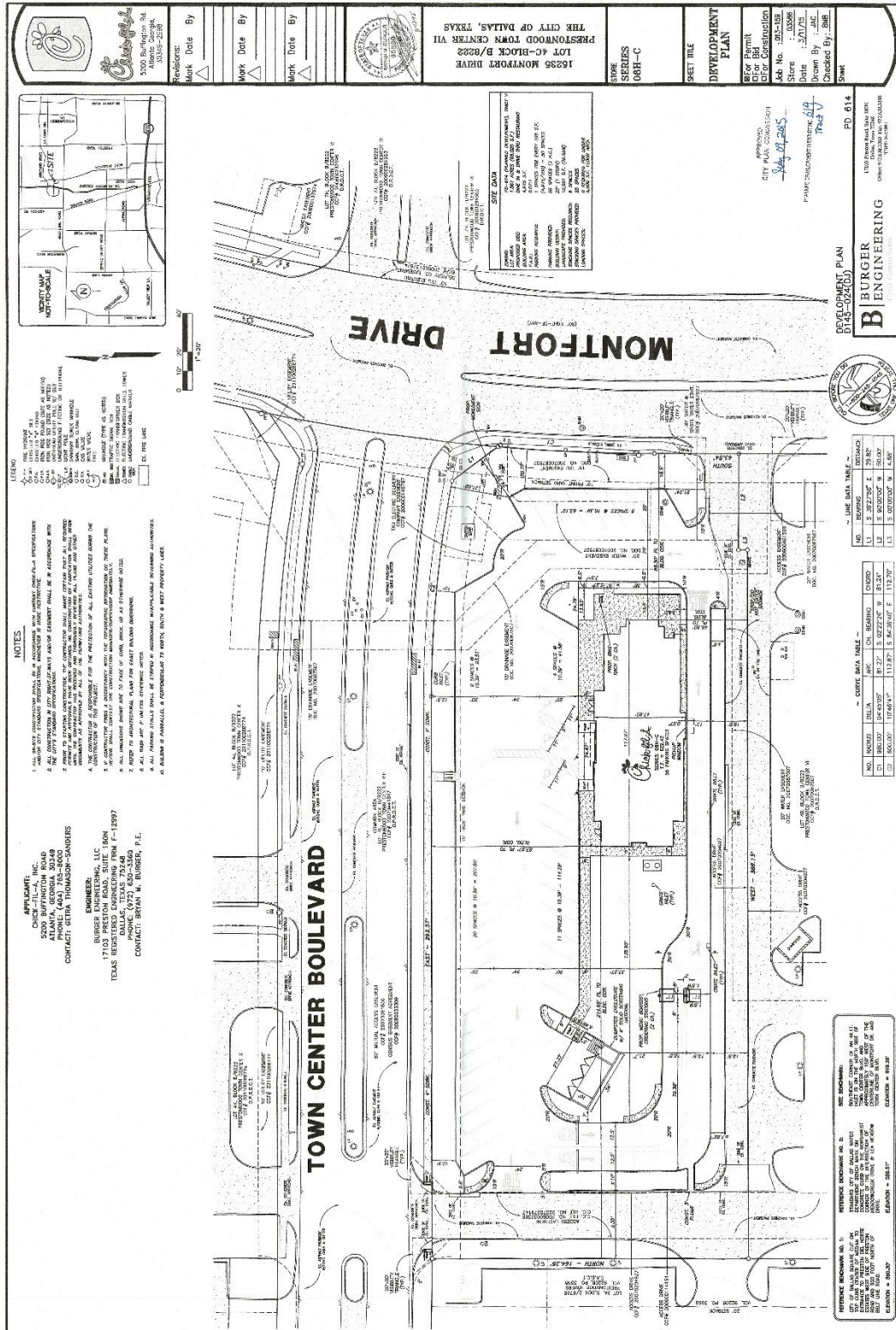
CHICK-FIL-A PRESTONWOOD
 FSR#035566
 15235 Montfort Dr
 Dallas, TX 75248

PROJECT SHEET

| | |
|-------------|--------------|
| PROJECT NO. | 200900210911 |
| DATE | 01/11/11 |
| DRAWN BY | J. W. W. |
| CHECKED BY | J. W. W. |
| SCALE | AS SHOWN |
| SHEET NO. | 1 OF 1 |

C-2.1

EXISTING DEVELOPMENT PLAN



City of Dallas
 9000 Burlington Rd.
 Arlington, TX 76010
 817-251-2388



NOTES

1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS OF CURBS, WALLS AND OTHER STRUCTURES SHALL BE IN ACCORDANCE WITH THE CITY OF DALLAS SPECIFICATIONS FOR STREET AND SIDEWALK CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) PRIOR TO COMMENCING CONSTRUCTION.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES LOCATED DURING THE CONSTRUCTION OF THIS PROJECT.
6. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
7. REFER TO ARCHITECTURAL PLAN FOR START FINISH ELEVATIONS.
8. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.

PROPERTY DATA

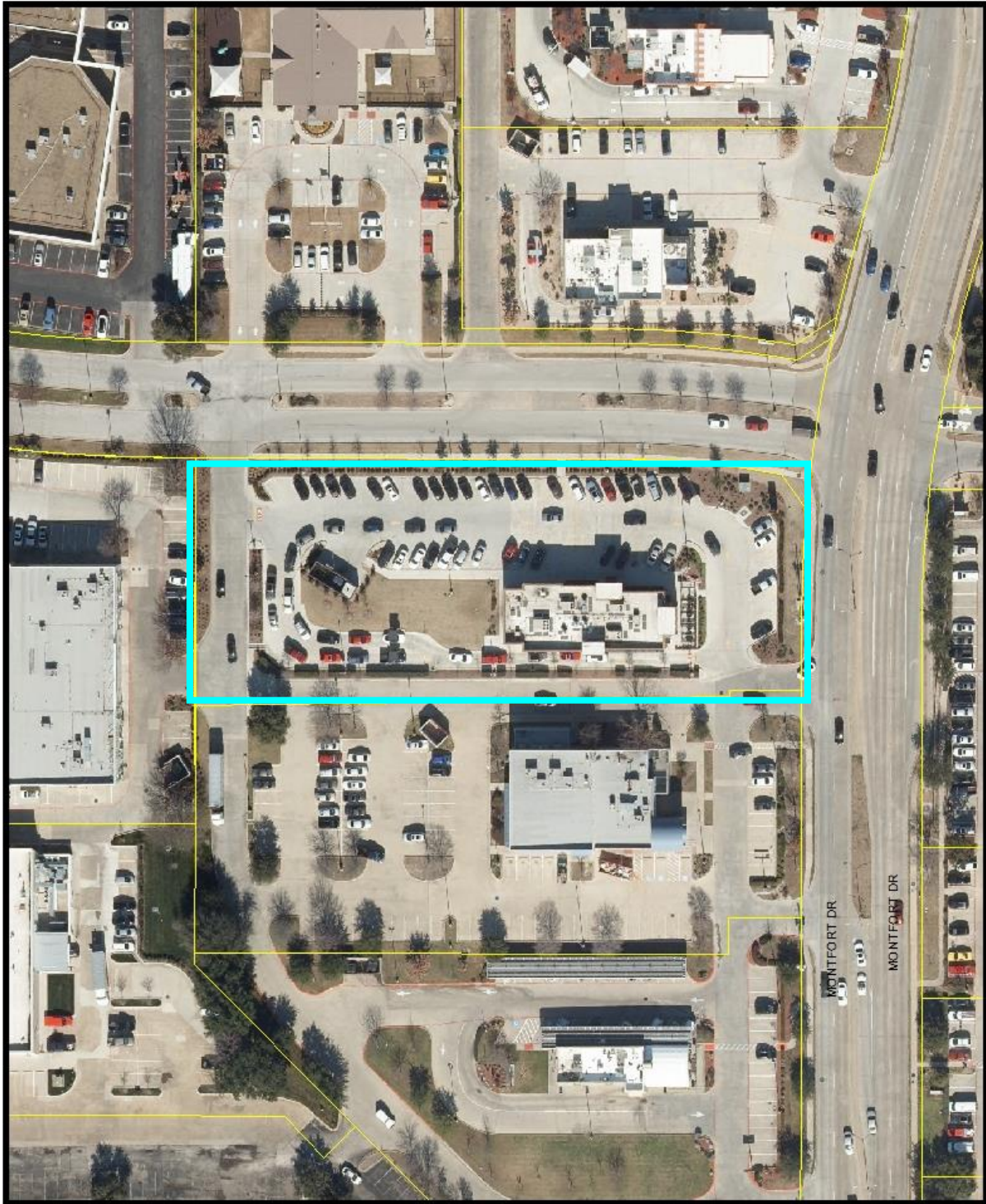
| NO. | ACRES | DETA. | CH. | BEARING | CURVED |
|-----|----------|----------|---------|------------|---------|
| 01 | 1860.00' | 1842.00' | 81.27° | S 82.27° W | 81.21' |
| 02 | 1860.00' | 1764.44' | 117.42° | S 82.27° E | 117.20' |
| 03 | 1860.00' | 1764.44' | 117.42° | S 82.27° W | 81.21' |

ENGINEER:
 BURGER ENGINEERING, INC.
 17103 PRESTON ROAD, SUITE 100N
 DALLAS, TEXAS 75247
 PHONE: (972) 620-4360
 CONTACT: BRIAN W. BURGER, P.E.

APPROVED:
 THE CITY OF DALLAS
 PRESTONWOOD TOWN CENTER VII
 LOT C-BLOCK B/8282
 16236 MONTFORT DRIVE
 SERIES 068H-C

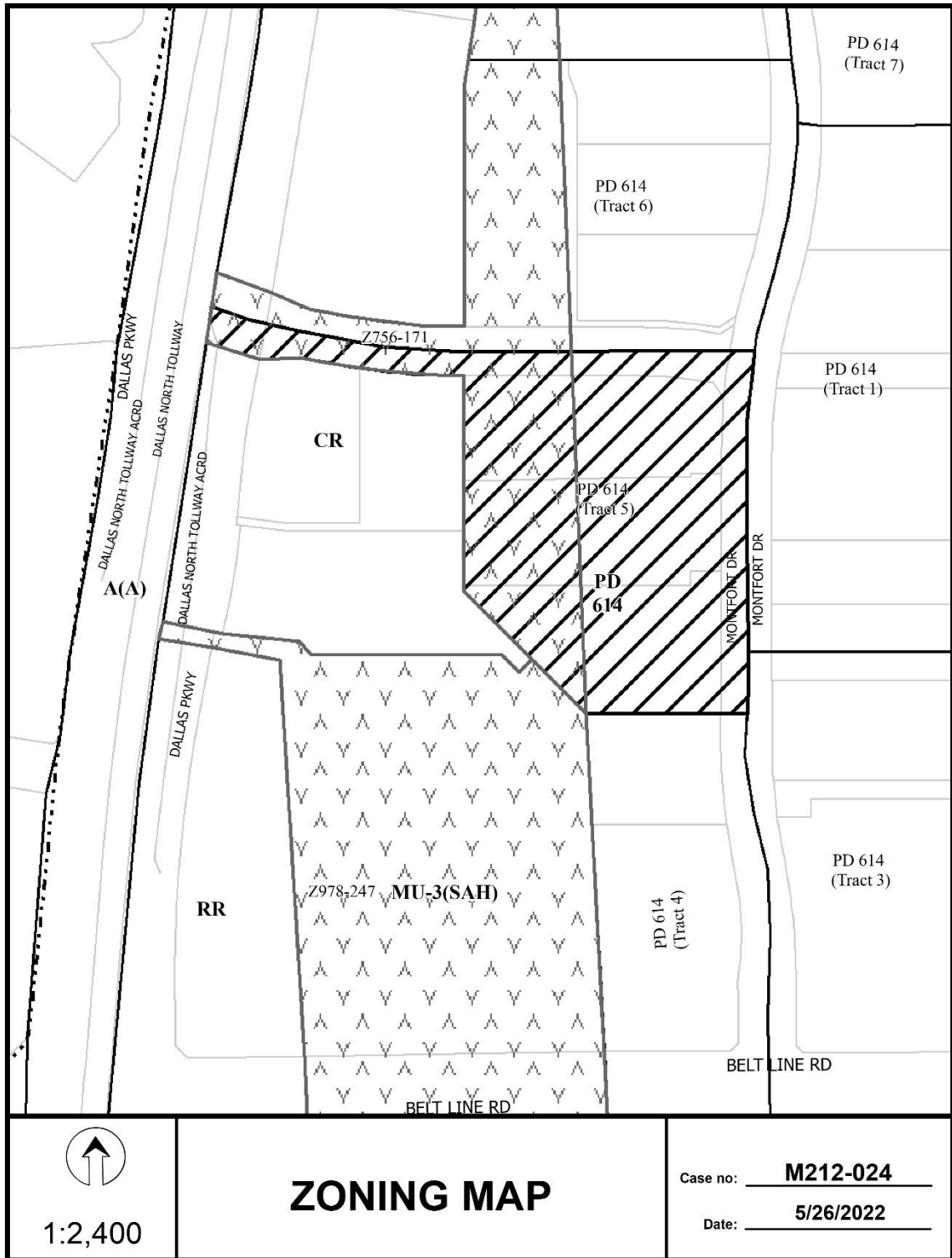
FOR PERMIT:
 CITY PLAN COMMISSION
 9000 BURLINGTON ROAD
 ARLINGTON, TEXAS 76010
 DATE: MAY 01, 2015
 DRAWN BY: JAC
 CHECKED BY: BMB

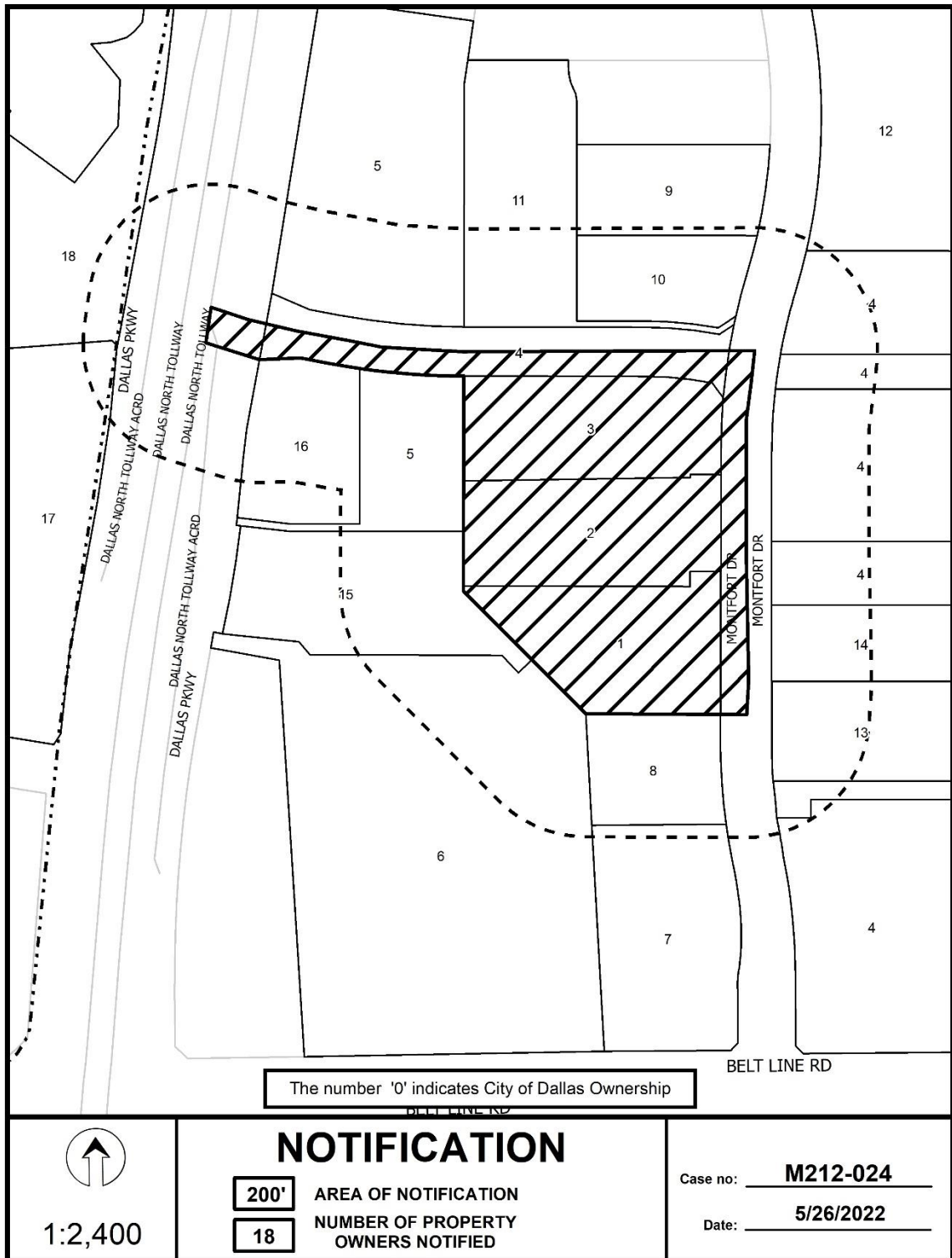
DEVELOPMENT PLAN
 DIS-024(03)
 PD 614
 BURGER ENGINEERING
 17103 PRESTON ROAD, SUITE 100N
 DALLAS, TEXAS 75247
 PHONE: (972) 620-4360
 CONTACT: BRIAN W. BURGER, P.E.



Aerial Map - M212-024

Printed Date: 4/29/2022





Notification List of Property Owners

M212-024

18 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---------------------------------------|
| 1 | 15205 MONTFORT DR | CENTRAL NORTHAVEN LIMITED PARTNERSHIP |
| 2 | 15225 MONTFORT DR | CHEN ANDY HONG CHIUANN & |
| 3 | 15235 MONTFORT DR | MONTFORT CFA LLC |
| 4 | 15313 MONTFORT DR | INLAND AMERICAN DALLAS PRESTONWOOD |
| 5 | 15340 DALLAS PKWY | ARROWROCK II PRESTONWOOD LLC |
| 6 | 5151 BELT LINE RD | PRESTONWOOD TOWER LAND LLC |
| 7 | 5201 BELT LINE RD | KCDD INVESTMENT I LLC |
| 8 | 15125 MONTFORT RD | 15125 MONTFORT LLC |
| 9 | 15255 MONTFORT DR | ZORDA MANAGEMENT CORP |
| 10 | 15239 MONTFORT DR | 15239 MONTFORT LLC |
| 11 | 15237 MONTFORT DR | GENIUSCHILD II LLC |
| 12 | 15220 MONTFORT RD | WAL-MART REAL ESTATE BUSI |
| 13 | 15202 MONTFORT DR | RR EW PPTY LTD & |
| 14 | 15204 MONTFORT DR | Taxpayer at |
| 15 | 15240 DALLAS PKWY | Taxpayer at |
| 16 | 15260 DALLAS PKWY | EDWARDS GREEN LP |
| 17 | 15201 DALLAS PKWY | CP ADDISON II LLC |
| 18 | 15301 DALLAS PKWY | FPG COLONNADE LP |

Planner: Athena Seaton

FILE NUMBER: M212-054(AS)

DATE FILED: April 15, 2022

LOCATION: Southwest corner of Montfort Drive and Genisus Boulevard

COUNCIL DISTRICT: 11

SIZE OF REQUEST: 0.113 acres

CENSUS TRACT: 136.20

APPLICANT/OWNER: Montfort CFA, LLC c/o Chick-fil-A Inc.

REPRESENTATIVE: Amanda Bishop, Interplan LLC.

REQUEST: An application for a minor amendment to an existing landscape plan on property zoned Planned Development District No. 614, Tract 5.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 614

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=614>

Planned Development District No. 614 Exhibits

https://dallascityhall.com/departments/city-attorney/articles/Exhibits/614A_B.pdf

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/614C.pdf>

BACKGROUND INFORMATION:

On September 12, 2001, the Dallas City Council established Planned Development District No. 614 by Ordinance No. 24708. PD No. 614 is divided into eight tracts. Tract I use must comply with the development plan (Exhibit 614B). For Tracts II through VIII, a development plan must be approved by the City Plan Commission prior to the issuance of any building permit. Development and use of Tracts IV, V, VI, and VIII must comply with the conceptual plan. For Tracts II, III, IV, V, VI, VII, and VIII, a landscape plan must be approved by the city plan commission before issuance of any building permit.

REQUEST DETAILS:

The purpose of this request is to allow minor amendments to the existing landscape plan primarily related to the drive-thru service lane [Chick-fill-A].

The proposed amendments to the landscape plan reflect changes related to the modifications to the drive-thru service lane which requires the removal of three crape myrtles and some shrubs. Additionally, due to overhead utilities and a water easement, crape myrtles are being added along Montfort Drive, replacing the large trees that have been lost.

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

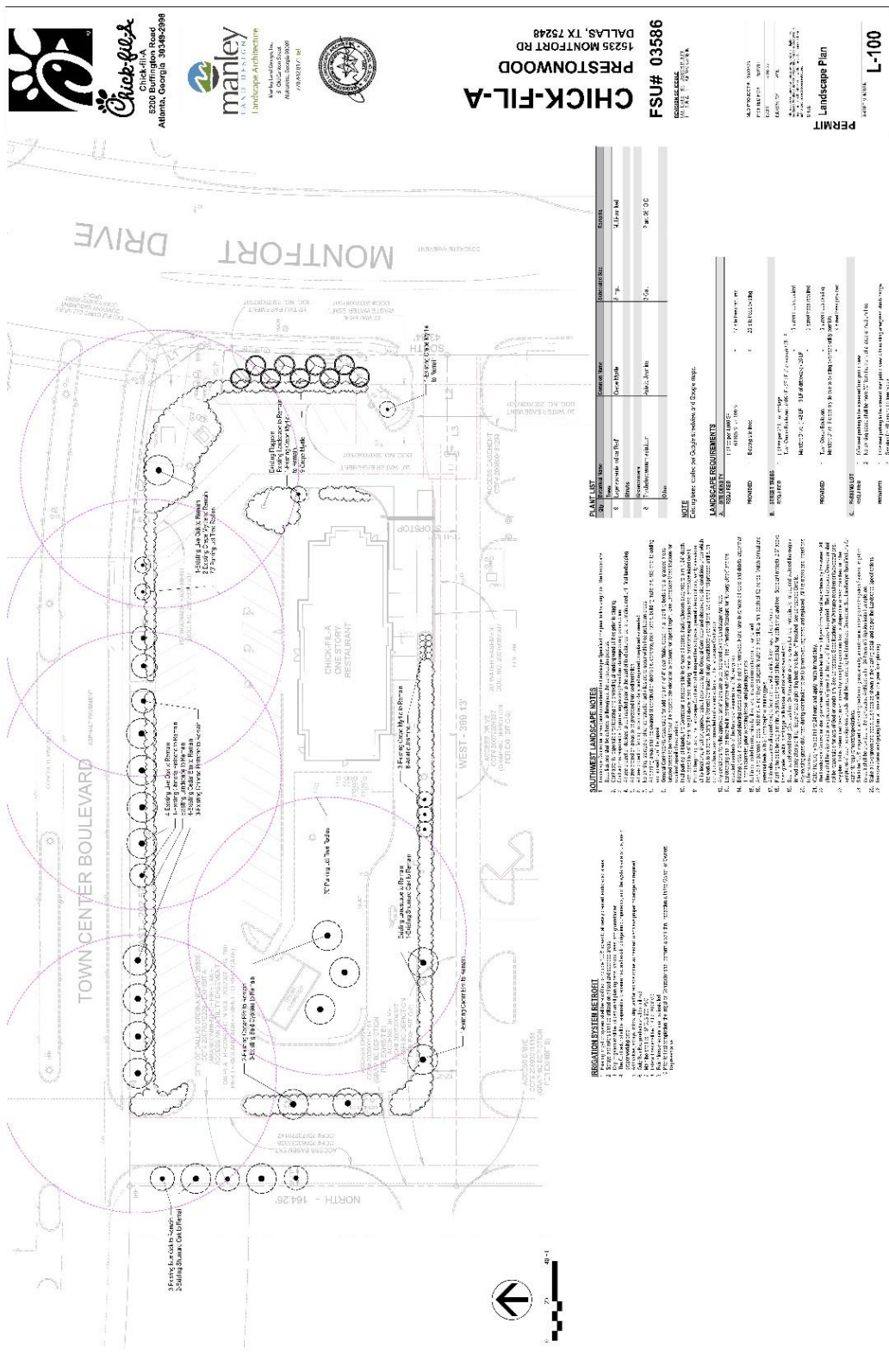
Staff has determined that the request meets the minor amendment criteria for a landscape plan and does not violate other applicable code requirements.

List of Officers

Applicant/Owner – Chick-fil-A, Inc.

| | |
|-------------------------|--|
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| Erwin C. Reid | Senior Vice President, International Restaurant Development |
| Joseph Saracino | Senior Vice President, Brand Strategy, Advertising & Media |
| Christopher Todd Sweatt | Senior Vice President, Field Operations & Services |
| Keri A. Bilotti | Vice President, Learning and Development |
| Janet Bridges | Vice President, Financial Solutions |
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| Kelly D. Ludwick | Vice President, Labor & Employment and Litigation & Franchising |
| T. Mark Miller | Vice President, High Performance Leadership |
| Sandra T. Moody | Vice President, Enterprise Viability |
| S. Tammy Pearson | Vice President & Assistant General Counsel |
| John Stephenson | Vice President, Strategic Partnerships & Special Projects |
| James N Taylor | Vice President, Customer Technology Solutions |
| Paul W. Trotti | Vice President, Supply Chain Development |
| Elizabeth Wanamaker | Vice President, Talent Experience |
| Trudy C. White | Vice President, Executive Office |
| Paul Wiley | Vice President, Restaurant Financial Services |

PROPOSED LANDSCAPE PLAN



CHICK-FILA
 15236 MONTFORT RD
 PRESTONWOOD
 DALLAS, TX 75248

FSU# 03586

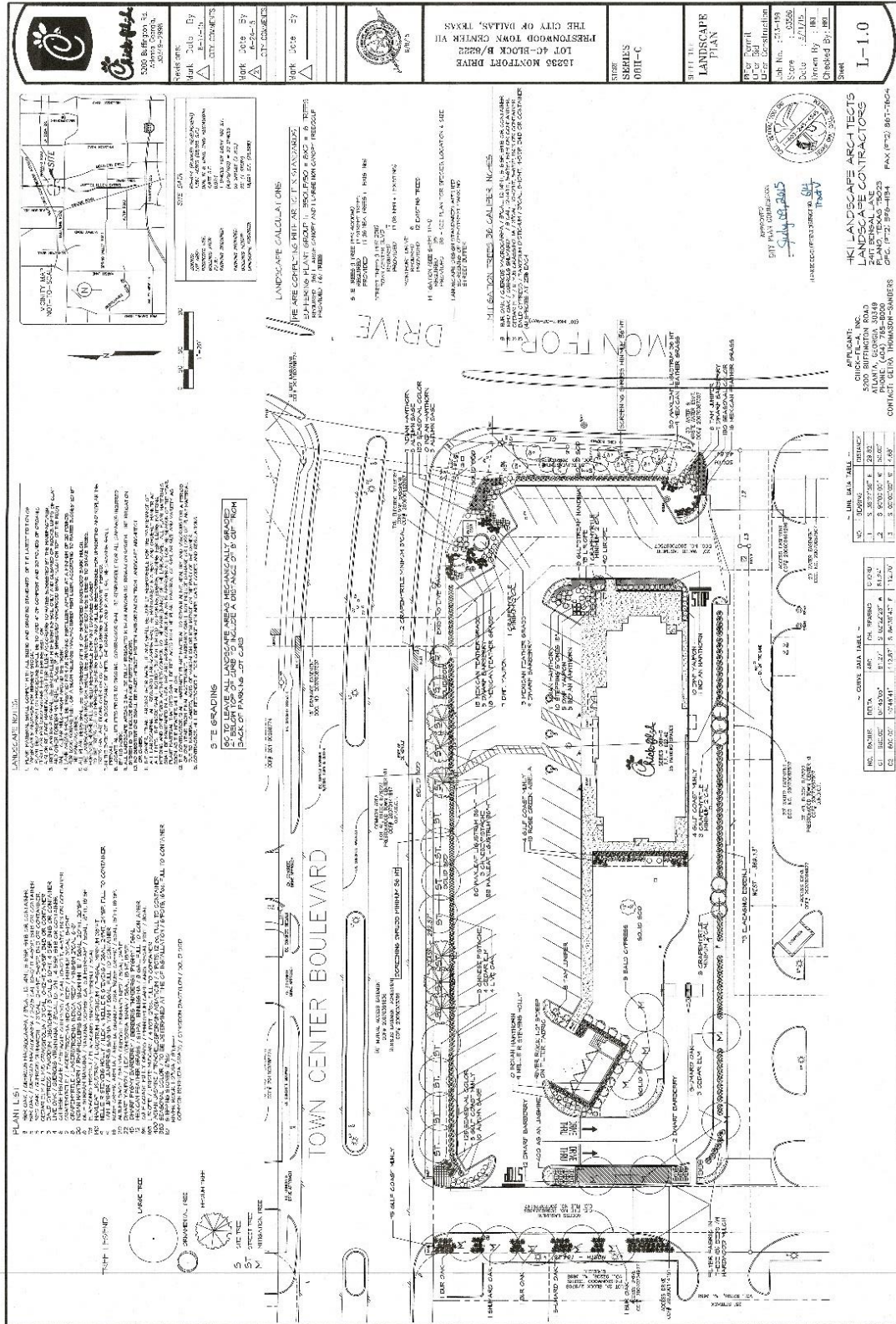
99858

PERMIT

Landscape Plan

L-100

EXISTING LANDSCAPE PLAN



H2L
H2L LANDSCAPE ARCHITECTS
 5000 RIFLE PATH
 DALLAS, TEXAS 75244
 TEL: 972.969.8934
 FAX: 972.969.8934

DATE: 10/15/19
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: 15233 MONTFORT DRIVE
 SHEET: 001-L-1.0

THE CITY OF DALLAS, TEXAS
 PRESTONWOOD TOWN CENTER VII
 LOT 46-BLOCK B
 15233 MONTFORT DRIVE

DATE: 10/15/19
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: 15233 MONTFORT DRIVE
 SHEET: 001-L-1.0

APPLICANT:
 SOUTHWESTERN POWER & LIGHT
 2000 WEST END AVENUE
 DALLAS, TEXAS 75201
 CONTACT: CELIA THOMPSON-DANIELS
 TEL: 972.969.8934
 FAX: 972.969.8934

LANDSCAPE NOTES:

1. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF DALLAS LANDSCAPE MAINTENANCE MANUAL.
2. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF DALLAS LANDSCAPE MAINTENANCE MANUAL.
3. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF DALLAS LANDSCAPE MAINTENANCE MANUAL.
4. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF DALLAS LANDSCAPE MAINTENANCE MANUAL.
5. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF DALLAS LANDSCAPE MAINTENANCE MANUAL.
6. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF DALLAS LANDSCAPE MAINTENANCE MANUAL.
7. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF DALLAS LANDSCAPE MAINTENANCE MANUAL.
8. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF DALLAS LANDSCAPE MAINTENANCE MANUAL.
9. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF DALLAS LANDSCAPE MAINTENANCE MANUAL.
10. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF DALLAS LANDSCAPE MAINTENANCE MANUAL.

GRADING:

EXISTING GRADES SHALL BE MAINTAINED EXCEPT WHERE SHOWN OTHERWISE. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF DALLAS LANDSCAPE MAINTENANCE MANUAL.

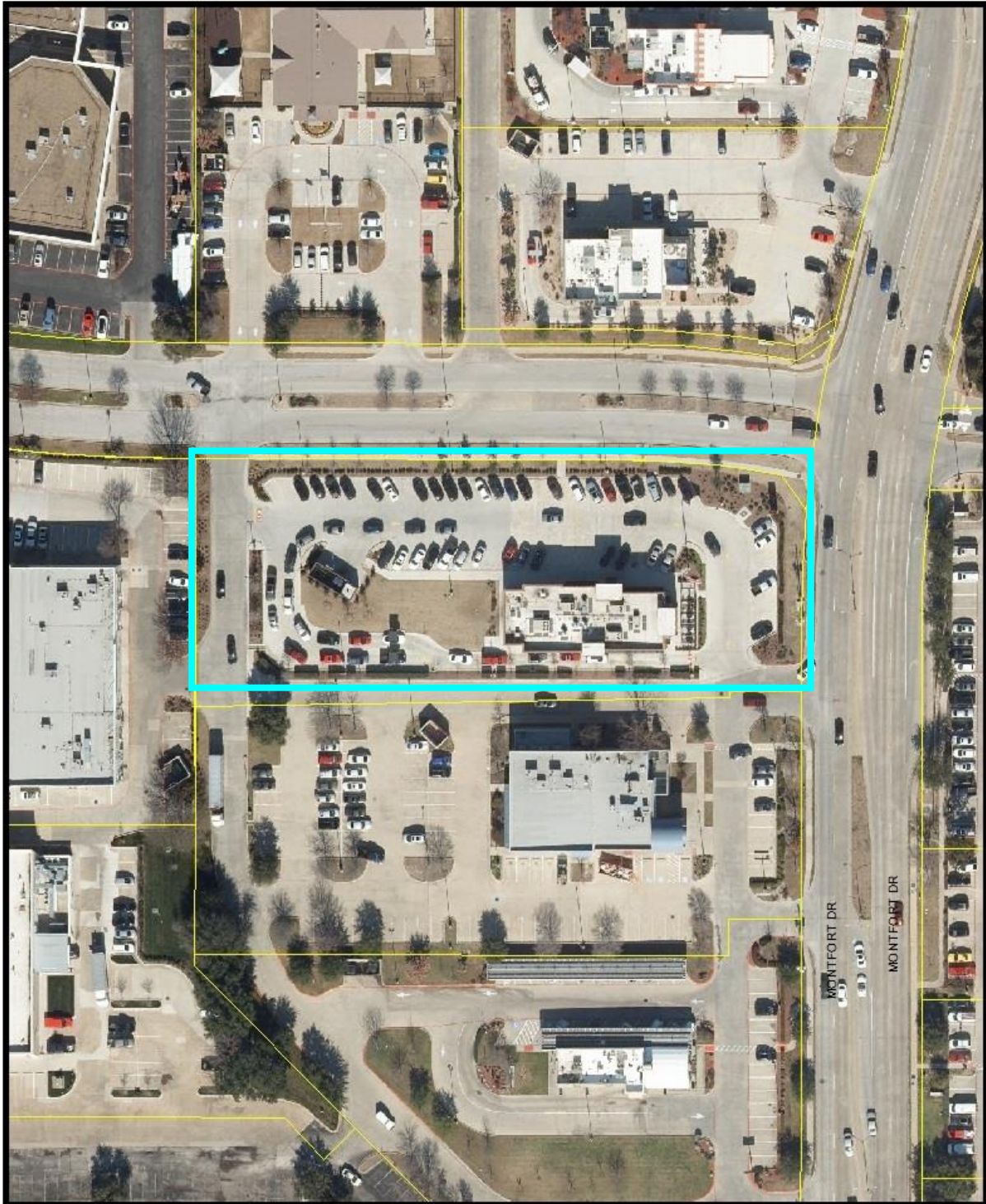
LANDSCAPE CALCULATIONS:

THESE CALCULATIONS ARE BASED ON THE ASSUMPTIONS LISTED BELOW. THE DESIGNER ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS.

PLANTING:

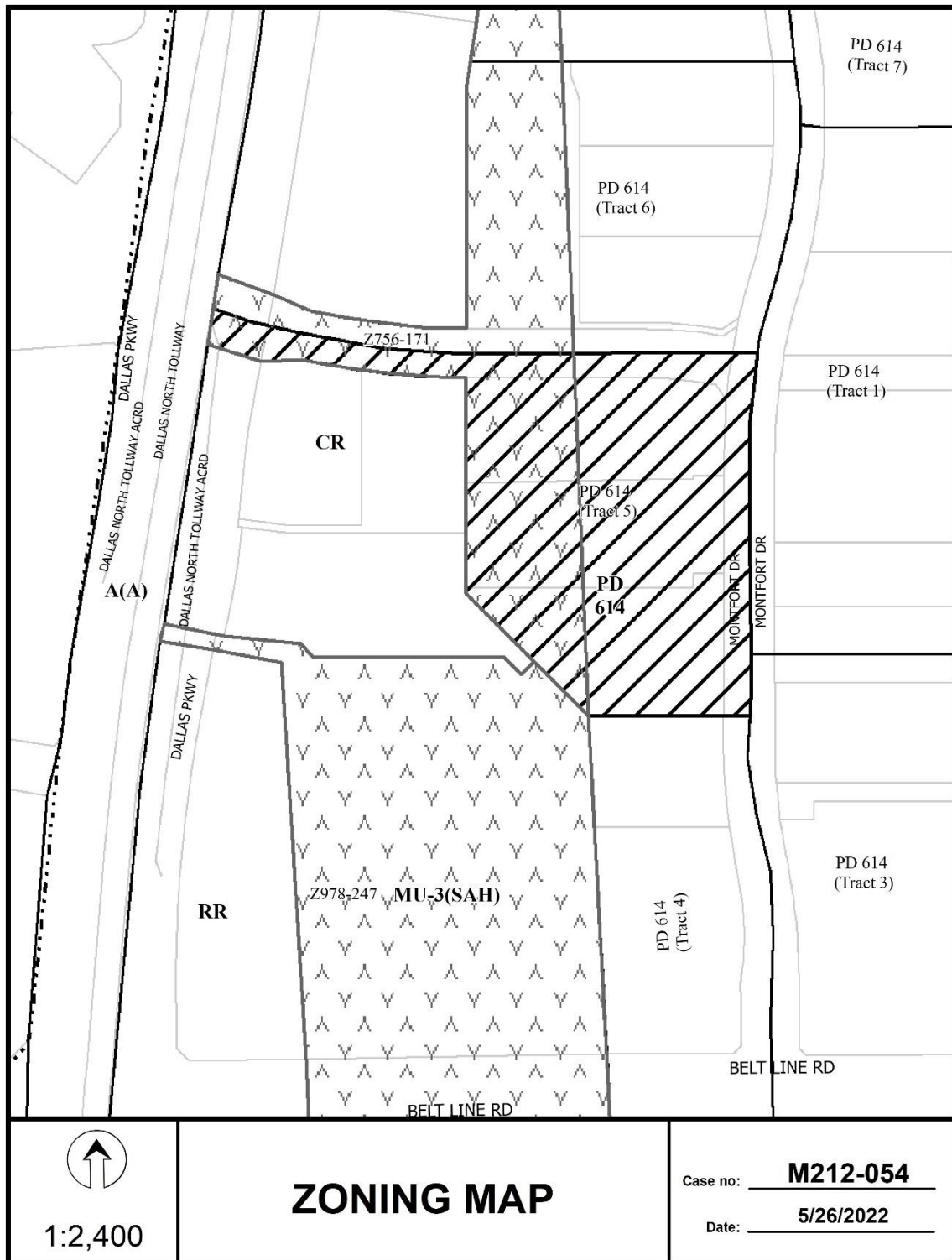
ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF DALLAS LANDSCAPE MAINTENANCE MANUAL.

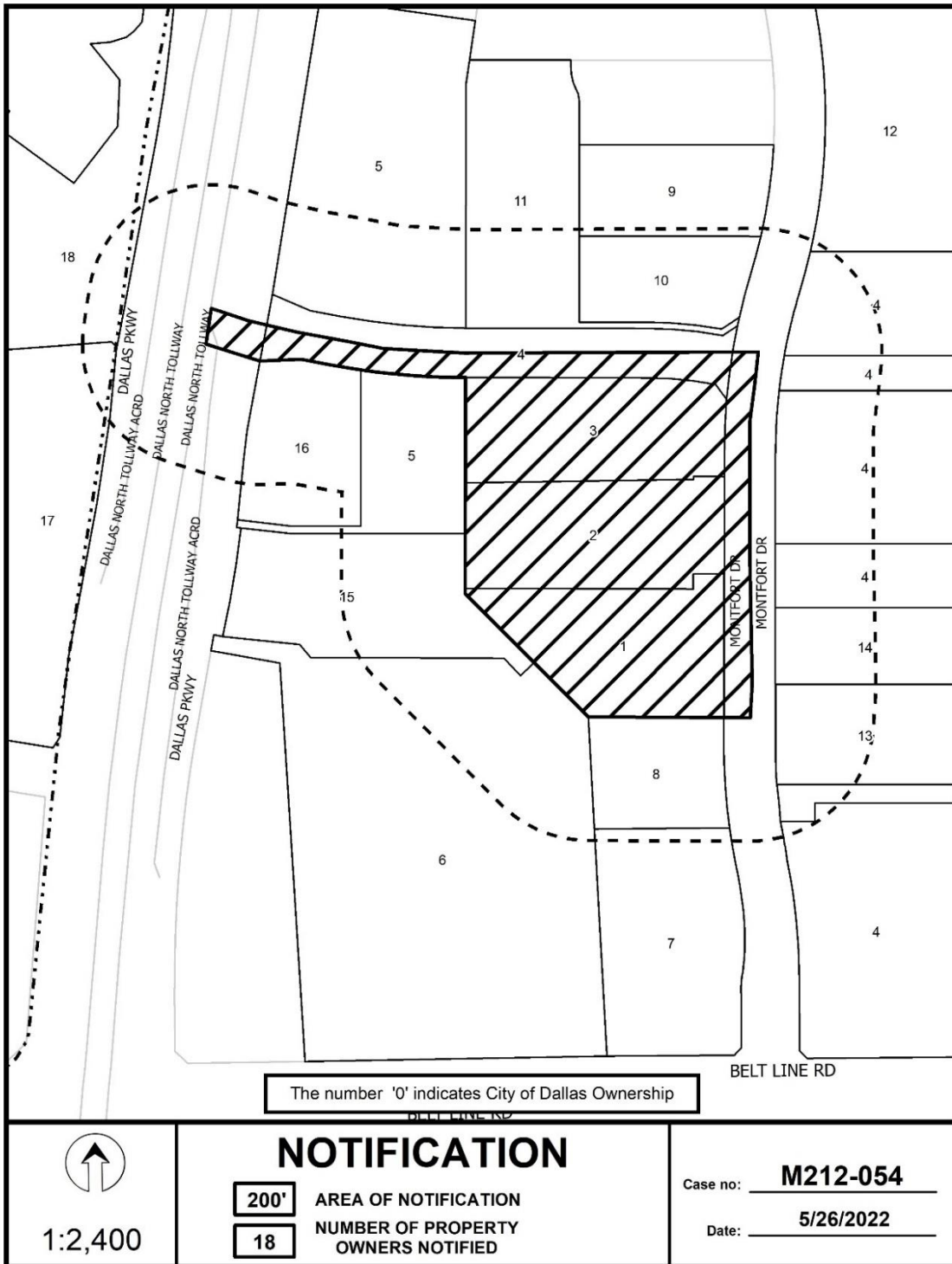
| NO. | DESCRIPTION | QUANTITY | UNIT PRICE | TOTAL |
|-----|-------------|----------|------------|---------|
| 1 | 1" BIRCH | 10 | 100.00 | 1000.00 |
| 2 | 2" BIRCH | 10 | 200.00 | 2000.00 |
| 3 | 3" BIRCH | 10 | 300.00 | 3000.00 |
| 4 | 4" BIRCH | 10 | 400.00 | 4000.00 |
| 5 | 5" BIRCH | 10 | 500.00 | 5000.00 |



Aerial Map - M212-054

Printed Date: 4/29/2022





Notification List of Property Owners

M212-054

18 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|--|
| 1 | 15205 MONTFORT DR | CENTRAL NORTHAVEN LIMITED PARTNERSHIP |
| 2 | 15225 MONTFORT DR | CHEN ANDY HONG CHIUANN & |
| 3 | 15235 MONTFORT DR | MONTFORT CFA LLC |
| 4 | 15313 MONTFORT DR | INLAND AMERICAN DALLAS PRESTONWOOD |
| 5 | 15340 DALLAS PKWY | ARROWROCK II PRESTONWOOD LLC |
| 6 | 5151 BELT LINE RD | PRESTONWOOD TOWER LAND LLC |
| 7 | 5201 BELT LINE RD | KCDD INVESTMENT I LLC |
| 8 | 15125 MONTFORT RD | 15125 MONTFORT LLC |
| 9 | 15255 MONTFORT DR | ZORDA MANAGEMENT CORP |
| 10 | 15239 MONTFORT DR | 15239 MONTFORT LLC |
| 11 | 15237 MONTFORT DR | GENIUSCHILD II LLC |
| 12 | 15220 MONTFORT RD | WAL-MART REAL ESTATE BUSI |
| 13 | 15202 MONTFORT DR | RR EW PPTY LTD & |
| 14 | 15204 MONTFORT DR | Taxpayer at |
| 15 | 15240 DALLAS PKWY | Taxpayer at |
| 16 | 15260 DALLAS PKWY | EDWARDS GREEN LP |
| 17 | 15201 DALLAS PKWY | CP ADDISON II LLC |
| 18 | 15301 DALLAS PKWY | FPG COLONNADE LP |

FILE NUMBER: W212-004

DATE FILED: August 18, 2022

LOCATION: Southwest corner of North Riverfront Boulevard and Cole Street

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 1.62 acres

CENSUS TRACT: 0100.00

MISCELLANEOUS DOCKET ITEM:

REPRESENTATIVE: Jackson Walker LP

APPLICANT: Bird's Opening, LLC

OWNER: Ewing Properties, LLC

REQUEST: An application for a waiver of the two-year waiting period to submit a zoning application on property zoned Subdistrict 3 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District.

STAFF RECOMMENDATION: Denial.

SUMMARY:

On Wednesday, January 26, 2022, the City Council approved an amendment to Planned Development District No. 621, and a Specific Use Permit (SUP No. 2444) for Indoor Athletic and Entertainment Center use on property zoned Subdistrict 3 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District.

The applicant is requesting a waiver of the two-year waiting period in order to submit an application to amend the site plan for SUP No. 2444. The applicant states that a change of circumstances during the permitting phase of development revealed that the proposed height exceeds the height shown on the original site plan necessitating an amendment to the site plan. The minor amendment process generally allows for flexibility to amend site plans, however, if the amendment is to increase the height shown on the original site plan it must be processed as a zoning amendment.

According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to January 26, 2024, 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 does not consider the circumstances regarding the request property to have changed to warrant a new hearing.

| |
|---------------------------------------|
| LIST OF OFFICERS and DIRECTORS |
|---------------------------------------|

Applicant: Bird's Opening, LLC

- Alan Adams, Manager
- Marc Uptmore, Director

Owner: Ewing Properties Texas LLC

- Brandon Yaites, President
- B. Edward Ewing, Director
- Tanner Ewing, Associate

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z201-332 (M212-027)

Location South corner of N. Riverfront Boulevard and Cole Street

Date of last CPC or CC Action 04/19/2022

Applicant's Name, Address & Phone Number Bird's Opening, LLC

922 N Riverfront Boulevard, Dallas, TX 75207 -- (214) 458-1843

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

Ewing Properties LLC -- 114 Leslie Street; Dallas, TX 75207

(214) 228-7086

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

There has been a change of circumstances during the permitting phase of development which has revealed that the proposed height exceeds the existing zoning allotment by less than 10 percent. Typically, this issue would be addressed by requesting a minor amendment to the Planned Development district's development plan; however, this particular part of the development is subject to the SUP Site Plan. Given this, the SUP minor amendment provision in the City Code states that, regardless of the amount of the increase in height, a request to "increase the height shown on the original [SUP] site plan" would require a complete zoning amendment and is not covered under the minor amendment process.

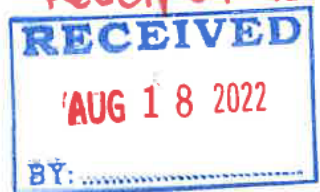
See Attached Letter of Authorization.

Applicant's Signature

See Attached Letter of Authorization.

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

Receipt # 759117



Date Received
Fee: \$300.00

August 16, 2022


Dr. Andreea Udrea
Current Planning Division
Department of Sustainable Development and Construction
City of Dallas
1500 Marilla Street, Room 5BN
Dallas, Texas 75201

RE: *Applicant's Authorization for a Request for a Waiver of Two-Year Waiting Period for Application to Amend Planned Development 621; Property Located at the South Corner of N. Riverfront Boulevard and Cole Street.*

Dear Dr. Udrea:

This letter will authorize Jackson Walker L.L.P. to act as our representative in connection with filing and processing of a request for a waiver of the two-year waiting period for a zoning change on the above-referenced property and for any other City of Dallas applications or requests in connection therewith. This application is requested on behalf of the Applicant as listed below.

BIRD'S OPENING, LLC

By: 
Name: MARC UPMEYER
Date: 8/16/22

August 16, 2022

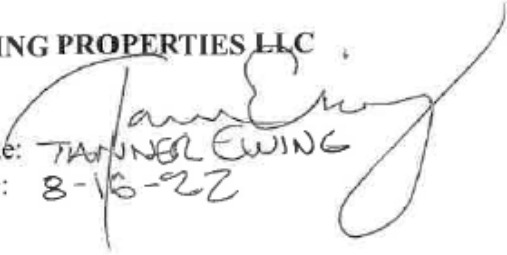
Dr. Andreea Udrea
Current Planning Division
Department of Sustainable Development and Construction
City of Dallas
1500 Marilla Street, Room 5BN
Dallas, Texas 75201

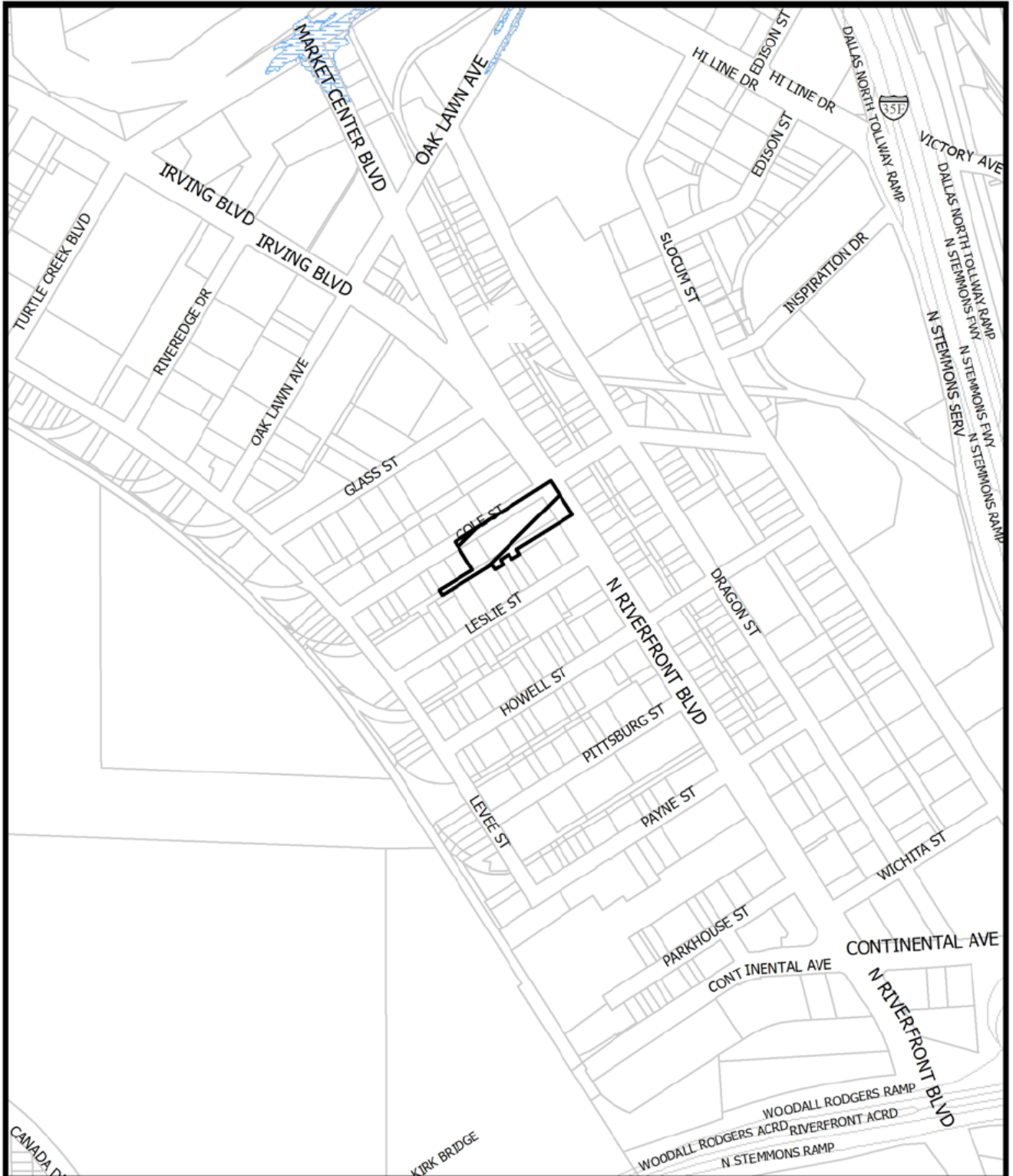
RE: *Owner's Authorization for a Request for a Waiver of Two-Year Waiting Period for Application to Amend Planned Development 621; Property Located at the South Corner of N. Riverfront Boulevard and Cole Street.*

Dear Dr. Udrea:

This letter will authorize Jackson Walker L.L.P. to act as our representative in connection with filing and processing of a request for a waiver of the two-year waiting period for a zoning change on the above-referenced property and for any other City of Dallas applications or requests in connection therewith. This application is requested on behalf of the Owner as listed below.

EWING PROPERTIES LLC

By: 
Name: TANNER EWING
Date: 8-16-22



↑

1:7,200

VICINITY MAP

Case no: **W212-004**

FILE NUMBER: Z212-190(RM) **DATE FILED:** February 16, 2022
LOCATION: Northwest line of Garland Road, northeast of Easton Road
COUNCIL DISTRICT: 9
SIZE OF REQUEST: Approx. 7.26 acres **CENSUS TRACT:** 128.00

REPRESENTATIVE: Rob Baldwin, Baldwin Planning

APPLICANT: OP Acquisitions, LLC

OWNER: Shoreline Church Dallas

REQUEST: An application for a Planned Development District for MF-2(A) Multifamily District uses and office, general merchandise or food store 3,500 square feet or less, and personal service uses on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to permitted uses, setbacks, density, floor area, height, lot coverage, lot size, landscaping, mixed income housing, and design standards to redevelop the site with multifamily and nonresidential uses.

STAFF RECOMMENDATION: Approval, subject to a development plan, a tree protection plan, and staff’s recommended conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-7.5(A) Single Family District and is developed with a church.
- The applicant proposes to redevelop the site with multifamily with a maximum of 300 dwelling units, including five percent mixed-income units available to households earning between 61 and 80 percent of Area Median Family Income (AMFI). The site will also have nonresidential uses including office, general merchandise or food store 3,500 square feet or less, and personal service use. Nonresidential uses will be limited to a maximum floor area of 3,000 square feet.
- The applicant also proposes to prohibit short-term rentals, defined as a full or partial dwelling unit that is rented to occupants for fewer than 30 consecutive days per rental period.
- To accomplish this, the applicant proposes a Planned Development District with an MF-2(A) Multifamily base district.
- The maximum height in an MF-2(A) District is 36 feet. The applicant requests a maximum height of 34 feet, with an additional 26 feet in bonus for mixed-income units.
- In addition to the development bonuses for mixed-income housing, the applicant proposes modified development standards primarily related to permitted uses, setbacks, density, floor area, lot coverage, lot size, landscaping, and design standards.

Zoning History:

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

1. **Z178-296:** On October 24, 2018, City Council approved an amendment to and a renewal of Specific Use Permit No. 2240 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service for a five-year period with eligibility for automatic renewal for additional five-year periods on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay at the southeast corner of Garland Road and Moran Drive.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|----------------------------|--------------------|------------------------------|
| Garland Road | Principal Arterial | 100 feet |

Traffic:

The Transportation Development Services Division of the Transportation Department reviewed a traffic impact analysis for the proposal dated April 13, 2022. The analysis evaluates the subject site, existing infrastructure, and impact to adjacent and nearby streets. Findings indicate that the proposed development can be successfully incorporated into the surrounding local roadway network.

STAFF ANALYSIS:

Comprehensive Plan:

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

The request complies with the following land use goals and policies of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

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

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on-street and off-street walking and biking paths.

URBAN DESIGN ELEMENT

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

Policy 5.1.1 Promote pedestrian friendly streetscapes.

Policy 5.1.2 Define urban character in downtown and urban cores.

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.2 Promote the character of the city's significant districts, linkages, and areas.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

NEIGHBORHOOD PLUS

GOAL 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance toward chronic offenders.

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

Area Plans:

Garland Road Vision Study

The Garland Road Vision Study was created for the enhancement of both operational function and aesthetic character along the Garland Road corridor. The project is a

community led area planning initiative, following the neighborhood planning framework defined in the comprehensive plan.

The consensus vision of this area plan notes that while stakeholders expressed a clear desire to protect existing residential areas from commercial encroachment, they also expressed a desire for new businesses and developments in the existing commercial areas along the corridor. The plan identifies several underutilized sites that are large enough to accommodate significant development including sites at the intersection of Garland Road and Centerville Road. The plan also designates a large parcel immediately south of the area of request as Strategic Opportunity Vision Area 2, which is envisioned as a mixed-use development. Lastly, the plan suggests a portion of the request area would be appropriate for a small community garden/art park, which the applicant has made efforts to include in their proposed development.

Staff finds the applicant’s proposal for denser multifamily development that provides limited nonresidential uses while adhering to residential proximity slope restrictions to be generally compliant with the goals of the Garland Road Vision Study.

Land Use:

| | Zoning | Land Use |
|------------------|---|---|
| Site | R-7.5(A) Single Family District | Church |
| North | MF-2(A) Multifamily District | Multifamily |
| East | CR Community Retail District | Child-care facility |
| Southeast | Planned Development District No. 7 | Restaurant without drive-in or drive-through service, general merchandise or food store 3,500 square feet or less |
| Southwest | CR Community Retail District, R-7.5(A) Single Family District | Office, single family |

Land Use Compatibility:

The area of request is currently developed with a church. To the north is multifamily, and to the east is a child-care facility. Southwest of the request area are single family and office uses. To the southeast are restaurant without drive-in or drive-through service and general merchandise or food store 3,500 square feet or less uses. Staff finds the applicant’s proposed land uses to be compatible with surrounding land uses.

The applicant proposes to redevelop the site primarily with a four-story multifamily building that will include no more than 3,000 square feet of nonresidential uses.

Nonresidential uses will be limited to office, general merchandise or food store 3,500 square feet or less, and personal service use. The proposed development plan also shows smaller detached multifamily buildings with attached garages along the southwestern property line adjacent to existing single family. The development will provide no more than 300 dwelling units, including five percent mixed-income units available to households earning between 61 and 80 percent of Area Median Family Income (AMFI).

To accomplish this, the applicant proposes a Planned Development District with an MF-2(A) Multifamily base district. Starting from this base district, the applicant then proposes deviations to setbacks, density, floor area, height, lot coverage, lot size, landscaping, and design standards.

The front setback in a standard MF-2(A) District is 15 feet, and this setback does not allow any encroachments. The applicant proposes to retain this front setback but allow encroachments such as awnings, balconies, bay windows, ramps, retaining walls, stairs, stoops, and unenclosed porches within the front yard. The side and rear setback in a standard MF-2(A) District is also 15 feet. Rather than retain this side and rear yard, the applicant proposes what is effectively a modified version of the tower spacing requirement from Chapter 51A. The side and rear setback for portions of a building up to 45 feet in height is 10 feet, and this setback increases to 30 feet for portions of a building over 45 feet in height.

The applicant proposes to retain residential proximity slope restrictions for the site. The request area abuts an R-7.5(A) District to the west that will serve as a site of origination limiting height of buildings to no more than 26 feet beginning at the shared property line. From this property line, maximum allowable height will gradually increase at a 1:3 slope up to the 60-foot maximum allowed under the proposed PD if mixed-income units are provided. The proposed development plan shows smaller detached multifamily buildings along this shared property line that will comply with the residential proximity slope restriction, while the four-story building is shown further away from the property line.

Although a standard MF-2(A) District does not have a limit on the maximum number of dwelling units, the applicant proposes a maximum of 300 dwelling units. For the 7.26-acre site, this equates to a density of 41 dwelling units per acre. The applicant also proposes no minimum lot size for the site. Whereas the maximum lot coverage allowed in a standard MF-2(A) District is 60 percent, the applicant proposes to reduce this to 40 percent.

Lastly, the multifamily use regulations stipulate that the minimum space between exterior walls of a multifamily dwelling must be 10 feet between the walls if only one wall has an opening for light and air and 20 feet if both walls have an opening for light and air. The applicant proposes that this requirement does not apply.

With this request, staff recognizes an opportunity to leverage additional development rights to gain affordable housing. The request is also compatible with several goals and policies of the comprehensive plan and Neighborhood Plus plan, as well as the goals of the Garland Road Vision Study. Staff supports the request to redevelop with the site with multifamily and limited nonresidential uses.

Development Standards Comparison

Following is a comparison between the development standards of the existing R-7.5(A) District and the proposed PD for MF-2(A) District uses. Also included is a standard MF-2(A) District.

| | Existing: R-7.5(A) | Base: MF-2(A) | PD: MF-2(A) |
|-----------------------|-------------------------------|---|---|
| Front setback | 25' | 15' | 15' w/ encroach |
| Side/rear setback | 5' | 15' | < 45' high: 10' > 45' high: 30' |
| Dwelling unit density | 1 du/ 7,500 sf | No max | Max 300 du (41 du/ac) |
| Floor area | No max FAR | No max FAR | 3,000 sf max non-res floor area |
| Lot size | Min 7,500 sf | Min lot 1,000 sf 800 sf – E 1,000 sf – 1BR 1,200 sf – 2BR +150 sf each add BR | No min |
| Height | 30' | 36' | 34' base + 26' w/MIH 4 stories |
| Lot coverage | 45% | 60% | 40% |
| Special standards | | Proximity slope | Proximity slope |
| Primary uses | Single family | Multifamily, duplex, single family | Multifamily, duplex, single family; office, gen. merch., pers. serv. ¹ |

¹ General merchandise uses with drive-through service are prohibited. Curbside pickup service is permitted for general merchandise uses.

Mixed Income Housing

The proposed request would allow the construction of 300 multifamily rental units, including five percent mixed-income units at 61 to 80 percent of AMFI, with surface and structured parking.

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

| District | Height | Primary Uses |
|-------------------|----------------------|--------------|
| Standard: MF-2(A) | 36' | Multifamily |
| Proposed: MF-2(A) | 34' +26' with MIH | Multifamily |

The proposed conditions include a percentage of the total number of units as mixed-income housing units based on AMFI.

| Percentage of Units | Height |
|--------------------------------------|--------|
| Base | 34' |
| Proposed: 5% of units at 61-80% AMFI | 60' |

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

Design Standards

The applicant proposes that the design standards for mixed-income housing found in Sec. 51A-4.1107 are not required for the site and instead proposes alternative design standards. These alternative design standards will still meet standard requirements for surface parking location, open space fronting facades, transparency, and sidewalks along a street frontage. The applicant has provided additional standards for above-grade parking structures, façade articulation, pedestrian amenities, internal sidewalks, pedestrian driveway crossings, and lighting that exceed standard requirements.

However, the proposed design standards for street facing facades and open space offer less than what standard requirements would provide. Although the street facing façade conditions for entrances, individual entries, and transparency are standard, the applicant proposes that conditions for entrances and individual entries only apply to units located within 60 feet of the front property line. Whereas a mixed-income housing development

would typically be required to provide a minimum of 10 percent open space, the applicant proposes closer to 8 percent.

Additionally, the applicant proposes a public art park along Garland Road that must be accessible to the street and provide hardscape, seating areas, and landscaped areas. The plaza may have accessory structures including but not limited to art, flag poles, and physical barriers 36 inches or less.

Overall, staff finds these alternative design standards to meet the intent of those in Sec. 51A-4.1107.

Landscaping:

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

In addition, the applicant proposes an enhanced landscape buffer of 15 feet adjacent to existing single family. The enhanced buffer zone must have a minimum of nine (9) six-inch-caliper trees and twenty-six small trees with a minimum height of eight feet at planting. The trees located within the enhanced landscape buffer may be composed of either existing or newly planted trees from the City of Dallas approved list and must include at least one of the following species: Live Oak, Red Oak, Gum Bumelia, or Sugar Berry. The public art park adjacent to Garland Road must provide a minimum of seven six-inch-caliper trees from the City of Dallas approved list.

Lastly, the applicant proposes a tree protection plan as Exhibit B to the PD. All trees on the tree protection plan must have tree protections installed in accordance with Section 51A-10.136(b) and approved by the city arborist prior to any construction activity on the property.

Parking:

The applicant proposes to meet standard parking requirements in Division 51A-4.200 for all uses on site, including multifamily.

The standard off-street parking requirement for multifamily is one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents.

The parking requirement for office is one space per 333 square feet of floor area. The parking requirement for both general merchandise or food store 3,500 square feet or less and personal service use is one space 200 square feet of floor area.

This would equate to 375 spaces required for multifamily and no more than 15 spaces required for the 3,000-square-foot nonresidential uses, for a total of 390 required parking spaces. As demonstrated on the proposed development plan, the site provides 390 spaces.

Rather than meet the standard parking requirement for multifamily in Division 51A-4.200, staff recommends the mixed income housing parking ratio for multifamily in Division 51A-4.1100. This ratio requires a minimum one-half space per dwelling unit, which equates to a total of 150 spaces required for multifamily. Under this ratio, at least 15 percent of the required parking must be available for guest parking. This would simply be the *minimum* number of required spaces – the applicant could still provide additional spaces in excess of the required minimum.

Staff finds this reduced parking ratio for multifamily to be feasible when the future circulation vision of the Garland Road Vision Study is considered. This vision proposes several multimodal improvements along Garland Road including bicycle facilities, continuous sidewalks, timed pedestrian signals, and a rubber tire trolley system. Staff believes the reduced parking ratio for multifamily may positively contribute to this vision.

Market Value Analysis:

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

List of Officers

Shoreline Church Dallas

Corey Bell, Director
Earl McClellan, Director
Oneka McClellan, Director
Ron Brown, Director

OP Acquisitions LP

Clay D. Likover, Sole Member

PROPOSED CONDITIONS

ARTICLE ____.

PD ____.

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

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

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

PD ____ is established on property located at the on the northwest line of Garland Road, northeast of Easton Road. The size of PD ____ is approximately 7.26 acres.

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

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

(b) In this division, SHORT TERM RENTAL means a full or partial dwelling unit that is rented to occupants for fewer than 30 consecutive days per rental period.

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

(d) 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.

(2) Exhibit ____B: tree protection plan.

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

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.

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

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

(b) The following additional non-residential uses are permitted:

- Office.
- General merchandise or food store 3,500 square feet or less.
- Personal service uses.

(c) A general merchandise or food store 3,500 square feet or less with drive-through service is prohibited. Curb side pickup service is permitted for a general merchandise or food store 3,500 square feet or less.

(d) A short-term rental is prohibited.

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 MF-2(A) Multifamily District apply.

(b) Front yard. Minimum front yard is 15 feet. Encroachments such as awnings, balconies, bay windows, ramps, retaining walls, stairs, stoops, and unenclosed porches are allowed into the required front yard and do not need to be shown on the development plan.

(c) Side and rear yard.

(1) For portions of a building at or below 45 feet in height, minimum side and rear yard is 10 feet.

(2) For portions of a building over 45 feet in height, minimum side and rear yard of 30 feet.

(d) Density. Maximum number of dwelling units is 300.

(e) Floor area. For non-residential uses, maximum floor area is 3,000 square feet.

(f) Height.

(1) Maximum height. Except as provided in this subsection, maximum structure is 45 feet.

(2) If compliant with Section 51P-____-112, maximum height is 60 feet.

(3) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a 1:3 residential proximity slope from an R, R(A), D, D(A), TH, TH(A) District. Exception: Except for chimneys, structures listed in Section 51A-4.408 (a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(g) Lot coverage. Maximum lot coverage is 40 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(h) Lot size. No minimum lot size is required.

(i) Stories. Maximum number of stories above grade is four. Basement stories and parking garages are exempt from this requirement but must comply with the height regulations.

(j) Building separation. For multifamily uses, the minimum building separation in Section 51A-4.209(b)(5)(E)(ii) does not apply.

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

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200, as amended, for the specific off-street parking and loading requirements for each use. If there is a conflict between the text of this article and Division 51A-4.200, the lesser off-street parking requirement applies.

Staff's Recommendation

(b) If compliant with Section 51P-____-112, a minimum of one-half space per dwelling unit is required for multifamily uses. At least 15 percent of the required parking must be available for guest parking.

Applicant's Request

(b) If compliant with Section 51P-____-112, a minimum of one and one-quarter space per dwelling unit is required for multifamily uses. At least 15 percent of the required parking must be available for guest parking.

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

See Article VI.

SEC. 51P- _____.111. LANDSCAPING.

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

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

(c) A minimum 15-foot enhanced landscape buffer must be provided adjacent to Lochwood on Lots 1 & 2, Block C/5364 and Lot 14, Block 5364. The enhanced buffer zone must have a minimum of nine six-inch-caliper trees and twenty-six small trees with a minimum height of eight feet at planting. The trees located within the enhanced landscape buffer may be composed of either existing or newly planted trees from the City of Dallas approved list and must include at least one of the following species: Live Oak, Red Oak, Gum Bumelia, or Sugar Berry.

(d) The Public Art Park area adjacent to Garland Road must provide a minimum of seven six-inch-caliper trees from the City of Dallas approved list.

(e) All trees on the tree protection plan (Exhibit ____B) must be preserved and protected during construction and development. All such trees must have tree protections installed in accordance with Section 51A-10.136(b) and approved by the city arborist prior to any construction activity on the property.

SEC. 51P- ____ .112. DEVELOPMENT BONUSES FOR MIXED INCOME HOUSING.

(a) In general. Except as provided in this section, the development bonuses identified in the yard, lot, and space regulations and off-street parking and loading section of this article apply if a minimum of five percent of the total number of units are available to households earning between 61 and 80 percent of AMFI and are in compliance with Section 51A-4.1100, as amended.

(b) Design standards. Compliance with Section 51A-4.1107 is not required.

SEC. 51P- ____ .113. DESIGN STANDARDS.

(a) Applicability. The following design standards apply to new construction.

(b) Above-grade parking structures.

(1) The street-facing ground-level facade of any multi-floor parking facility must be screened from the street and adjacent single family districts by at least one or a combination of the following methods:

(A) have an active use other than parking of a minimum depth of 25 feet;

(B) have an exterior facade that is similar in materials, architecture, and appearance to the facade of the main structure;

(C) be screened from the street by another building; or

(D) be setback a minimum of 30 feet with a plaza between the parking facility and the street.

(2) Aboveground parking structures must be constructed so as to screen vehicle headlights from shining on adjacent properties. Sloping ramps located at the perimeter of aboveground parking structures must be screened through use of vegetation, panels, solid walls, or other architectural elements to obscure at least 80 percent of the sloping ramps' length from view. Screening may include architectural grill work or other materials that provide ventilation. This required screening shall not prohibit the garage from being considered "open air" for ventilation purposes.

(c) Surface parking location.

Surface parking is prohibited between the street-facing facade and the property line. For the purposes of this subsection, surface parking means at grade parking not within or under a structure.

(d) Street facing facades.

(1) Entrances. A minimum of one window and one common primary entrance is required for each building and the entrance must face the street. The entrance must access the street with an improved path connecting to the sidewalk. This requirement does not apply to buildings greater than 60 feet from the front property line.

(2) Individual entries for dwelling units. A minimum of 60 percent of the street-level, street-facing dwelling units located within 60 feet of the front property line must have individual entries that access the street with an improved path connecting to the sidewalk.

(3) Transparency. Transparency must be provided for a minimum of 25 percent of the total of each continuous street-fronting facade. Transparency must be uniformly spaced vertically and horizontally with no more than 25 feet separating areas of transparency.

Staff's Recommendation

(e) Open spacing fronting facades.

(1) Entrances. All open space fronting facades must have at least one window and at least one common primary entrance facing the open space at street level. The entrance must access the open space with an improved path connecting to the sidewalk.

Applicant's Request

(e) Open space fronting facades fronting Garland Road.

(1) Entrances. All open space fronting facades must have at least one window and at least one common primary entrance facing the open space at street level. The entrance must access the open space with an improved path connecting to the sidewalk.

(2) Individual entries for dwelling units. For at-grade open space, a minimum of 60 percent of the open space fronting dwelling units in each building must have individual entries that access the open space.

(3) Transparency. Transparency must be provided for a minimum of 25 percent of the total of each continuous open-space-fronting facade. Transparency must be uniformly spaced vertically and horizontally with no more than 25 feet separating areas of transparency.

Staff's Recommendation

(f) Facade articulation. Street-facing facades and open space-fronting facades exceeding 30 feet in length must have two of the following elements. Street-facing facades and open-space-fronting facades exceeding 100 feet in length must have four of the following elements.

Applicant's Request

(f) Façade articulation. Street-facing facades exceeding 30 feet in length must have two of the following elements. Street-facing facades and open-space-fronting facades exceeding 100 feet in length must have four of the following elements.

(1) Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and a depth of at least eight inches and may include columns, planters, arches, and niches.

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

(3) Architecturally prominent entrance.

(4) Attached tower or turret.

(5) Awnings.

(6) Change in color.

(7) Change in material.

(8) Change in texture.

(g) Open space. A minimum of 25,000 square feet of open space must be provided for active or passive recreation, playground activity, plaza, groundwater recharge, or landscaping.

(1) No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of windowsills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.

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

(3) Open space may also be provided at or below grade or aboveground by an outside roof deck, rooftop garden, playground area, pool area, patio, plaza, or similar type of outside common area.

(4) Private balconies, sidewalks, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(5) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.

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

(h) Pedestrian amenities. The following pedestrian amenities are required along the street frontage. Required pedestrian amenities may be located within a right-of-way with a license.

(1) Four benches, including two with covered seating.

(2) Two trash cans.

(3) Bicycle rack for at least five bicycles. This bicycle rack may count towards the minimum bicycle parking requirements.

(i) Sidewalks.

(1) Minimum unobstructed sidewalk width of six feet with a minimum five-foot-wide buffer is required along the street frontage.

(2) Internal sidewalks are required along private drives to ensure pedestrian connectivity throughout. Internal pedestrian amenities, pedestrian lighting, and landscaping must be provided.

(j) Pedestrian driveway crossings. At each driveway and sidewalk intersection, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

(k) Lighting.

(1) Special lighting requirement. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.

(2) Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of one and a half foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(3) Upper-level lighting. Exterior lighting on a building is prohibited above 45 feet. Backlit attached signs facing Garland Road are allowed above 45 feet.

SEC. 51P- ____ .114. SIGNS.

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

SEC. 51P- ____ .115. ADDITIONAL PROVISIONS.

(a) Public Art Park. A Public Art Park area is required along Garland Road as shown on the development plan. The Art Park must be accessible to the street and provide hardscape, seating areas, and landscaped areas and may include accessory structures, including but not limited to art, flag poles, and physical barriers 36 inches or less. Public Art Park improvements that comply with this subparagraph do not need to be shown on the development plan.

(b) The development of the property may only utilize dark sky lighting fixtures as recognized by International Dark-Sky Association. All lighting must be directed down and away from residential areas.

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

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

Staff's Recommendation

~~(e) Utilities. Any new utility lines that serve the Property must be buried below grade. The Property shall utilize best efforts to bury the existing aerial overhead lines.~~

Applicant's Request

(e) Utilities. Any new utility lines that serve the Property must be buried below grade. The Property shall utilize best efforts to bury the existing aerial overhead lines.

(f) Green standards. The Property shall exceed the City of Dallas standards as of the date of this agreement.

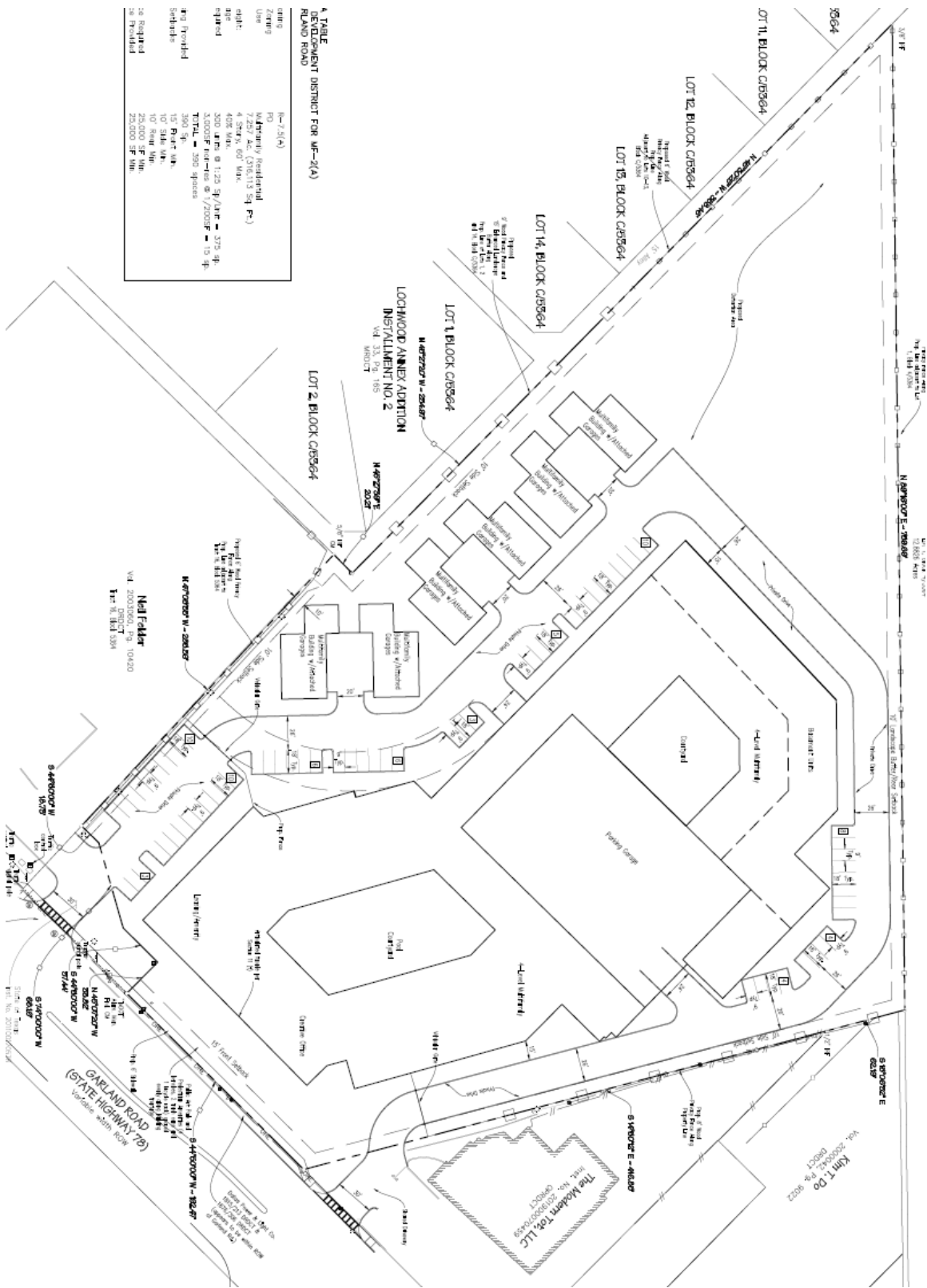
(g) Electric vehicle charging station. The Property shall be designed and constructed to (i) immediately provide electric vehicle charging capabilities for up to 10% of units and (ii) will include the conduit infrastructure to allow the Property to be able to serve up to 25% of units in the future.

SEC. 51P- ____ .116. COMPLIANCE WITH CONDITIONS.

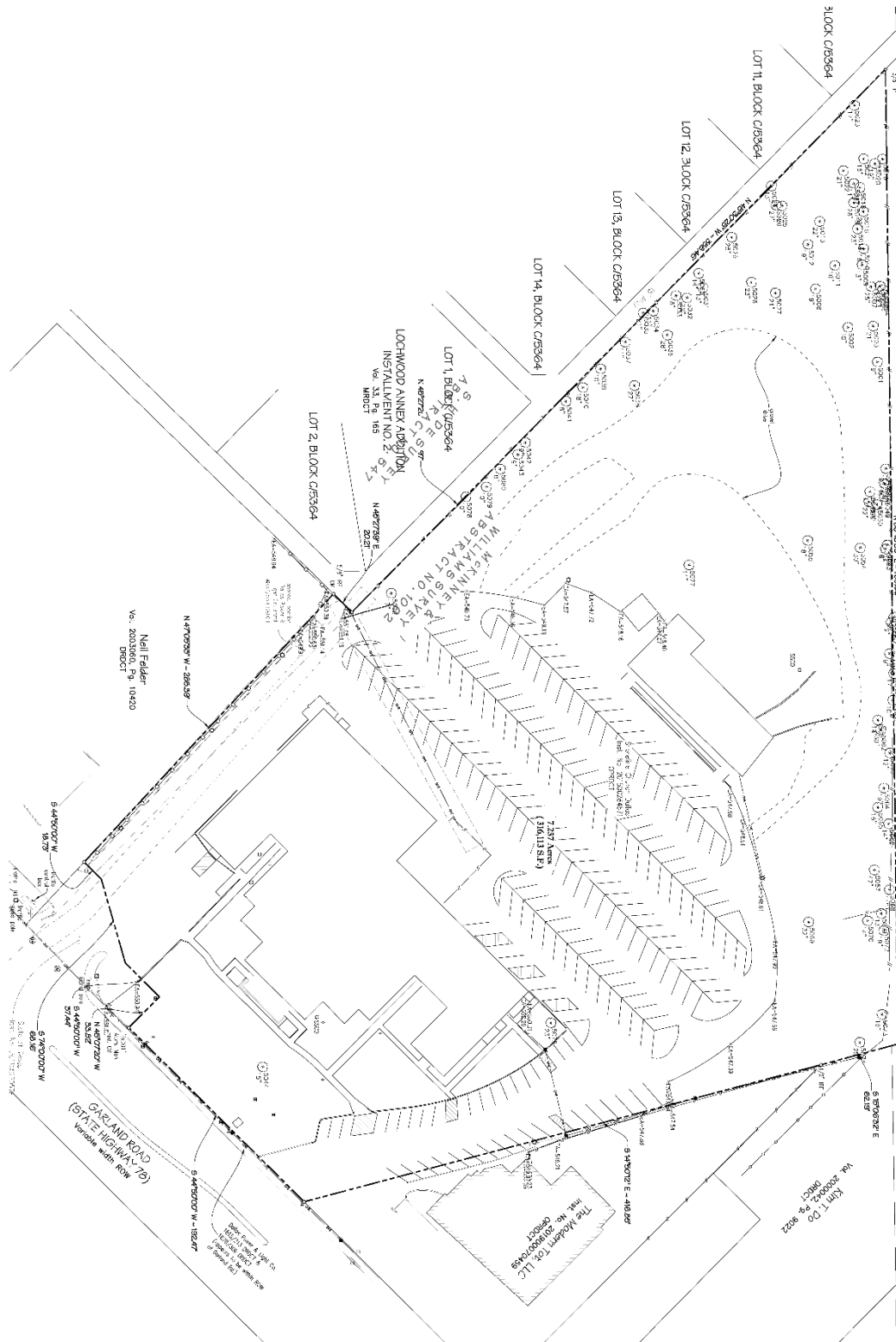
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(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



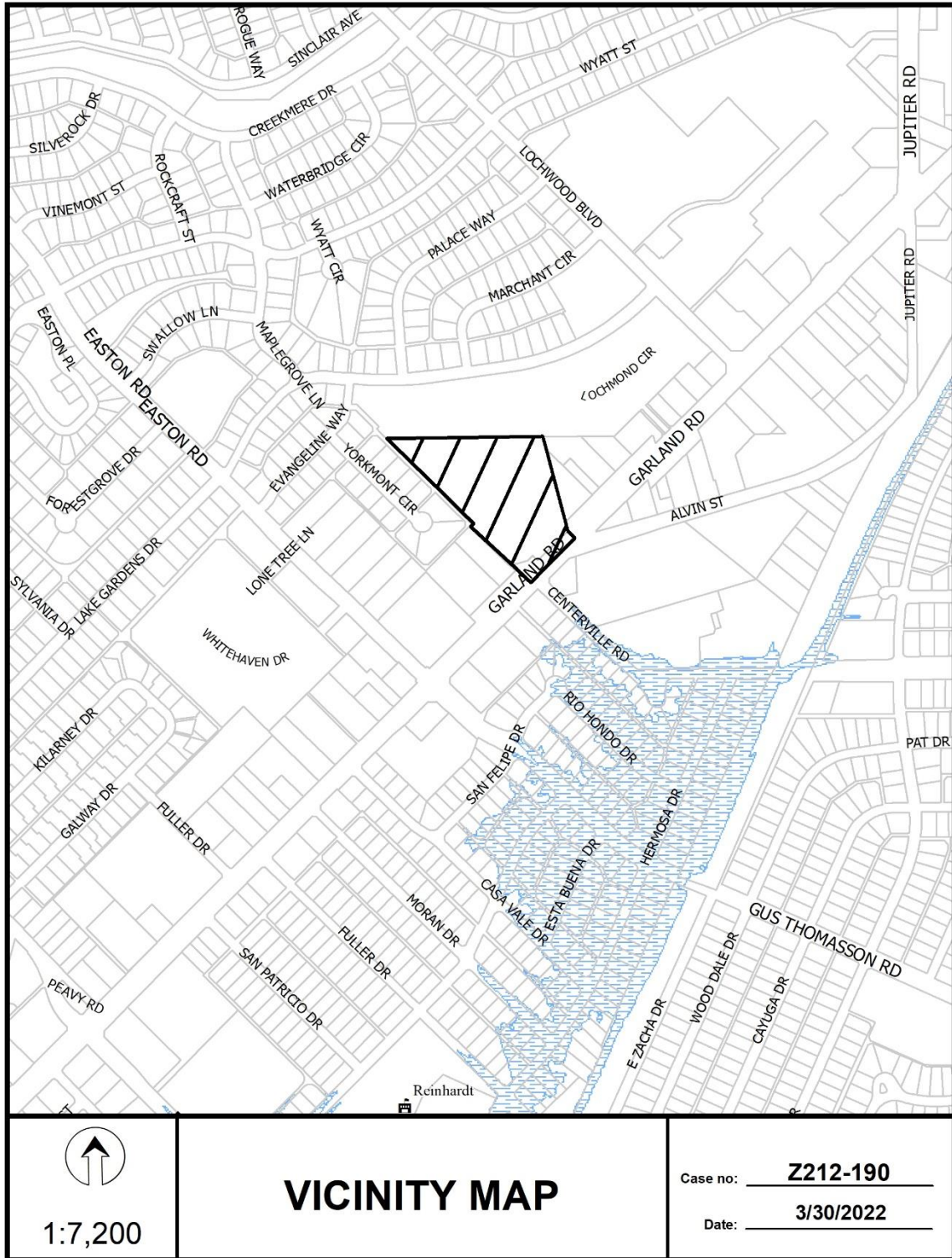
PROPOSED TREE PROTECTION PLAN

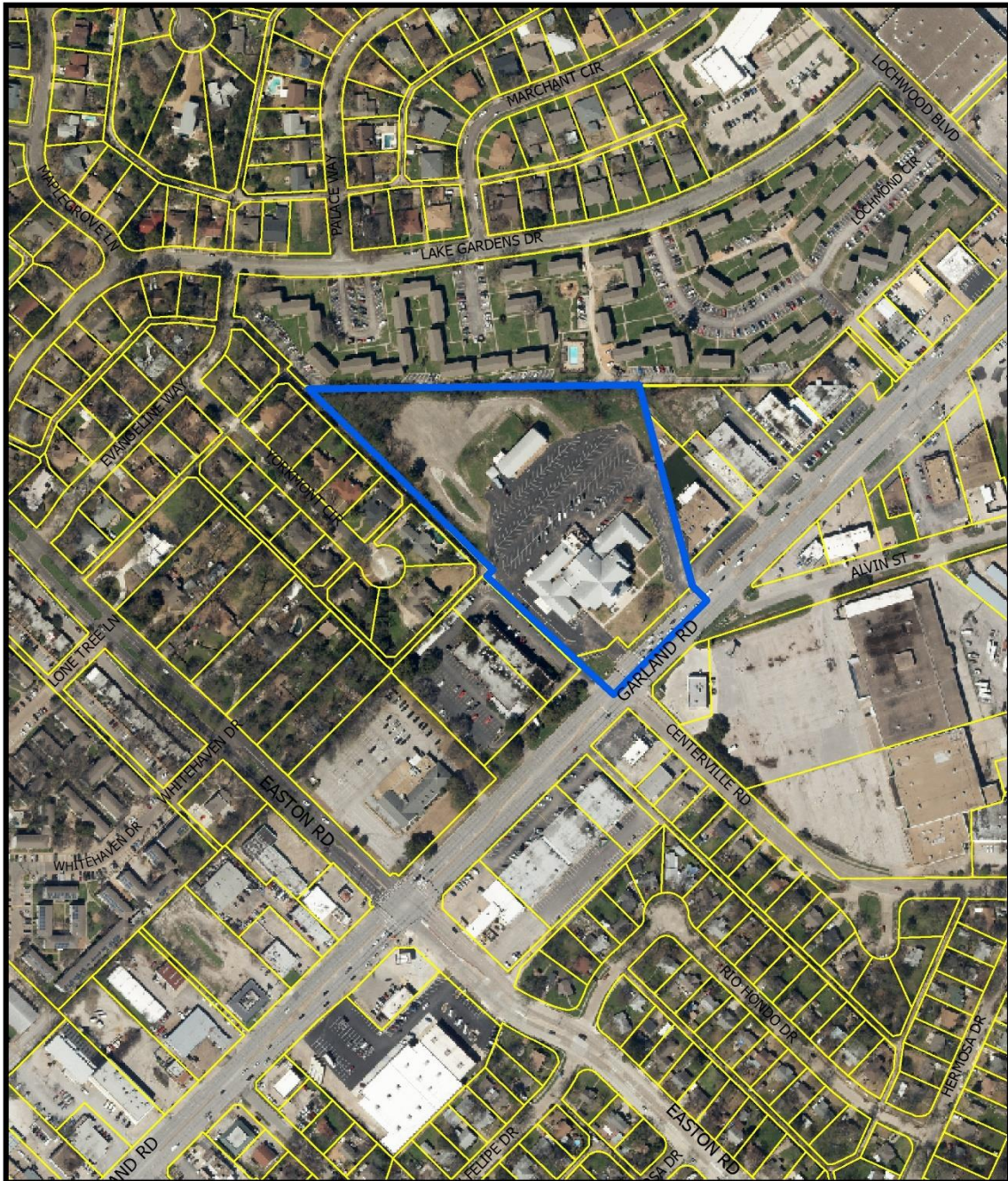


Shoreline City Church Tree Survey Tabular Data
Dallas, Texas

Exhibit B

| Tree Number | Diameter at Breast Height (Inches) | Species | Canopy Radius (Feet) | Multiple Trunks | General Condition | Dead Branches (%) | Northing | Easting |
|-------------|------------------------------------|-------------------|----------------------|-----------------|-------------------|-------------------|-------------|-------------|
| 5001 | 9.2 | cedar elm | 9 | No | Healthy | 0 | 6995587.138 | 2524077.553 |
| 5002 | 14.6 | cedar elm | 15 | No | Healthy | 0 | 6995564.131 | 2524050.510 |
| 5003 | 20.6 | cedar elm | 21 | No | Healthy | 0 | 6995583.814 | 2524049.614 |
| 5004 | 11.2 | green ash | 11 | No | Healthy | 0 | 6995592.090 | 2524025.208 |
| 5005 | 12.3 | cedar elm | 12 | No | Healthy | 0 | 6995591.183 | 2524021.101 |
| 5006 | 11.3 | green ash | 11 | No | Healthy | 0 | 6995589.294 | 2524018.448 |
| 5007 | 25.3 | cedar elm | 25 | No | Healthy | 0 | 6995582.124 | 2524018.770 |
| 5008 | 18.6 | cedar elm | 19 | No | Healthy | 0 | 6995538.950 | 2524020.579 |
| 5009 | 12.7 | cedar elm | 13 | No | Healthy | 0 | 6995575.246 | 2524001.828 |
| 5010 | 16.3 | cedar elm | 16 | No | Healthy | 0 | 6995576.327 | 2523989.256 |
| 5011 | 16.4 | cedar elm | 16 | No | Healthy | 0 | 6995553.890 | 2524002.321 |
| 5012 | 18.6 | pecan | 19 | No | Healthy | 0 | 6995532.904 | 2523985.834 |
| 5013 | 22.3 | pecan | 22 | Yes | Healthy | 0 | 6995542.041 | 2523968.036 |
| 5014 | 22.6 | pecan | 23 | No | Healthy | 0 | 6995571.568 | 2523973.822 |
| 5015 | 28.2 | pecan | 28 | No | Healthy | 0 | 6995568.705 | 2523953.466 |
| 5016 | 22.3 | pecan | 22 | No | Healthy | 0 | 6995576.214 | 2523960.348 |
| 5017 | 11.1 | cedar elm | 11 | No | Healthy | 0 | 6995568.709 | 2523938.384 |
| 5018 | 26.3 | pecan | 26 | No | Healthy | 0 | 6995573.556 | 2523941.550 |
| 5019 | 21.6 | pecan | 22 | No | Healthy | 0 | 6995590.985 | 2523919.388 |
| 5020 | 19.2 | pecan | 19 | No | Healthy | 0 | 6995585.111 | 2523922.937 |
| 5021 | 15.8 | pecan | 16 | No | Healthy | 0 | 6995576.450 | 2523919.226 |
| 5022 | 20.8 | pecan | 21 | No | Healthy | 0 | 6995560.678 | 2523928.476 |
| 5024 | 12.6 | pecan | 13 | No | Healthy | 0 | 6995504.459 | 2523940.410 |
| 5025 | 11.8 | cedar elm | 12 | No | Healthy | 0 | 6995512.664 | 2523955.871 |
| 5026 | 26.9 | pecan | 27 | No | Healthy | 0 | 6995507.995 | 2523955.322 |
| 5029 | 24.6 | American elm | 25 | No | Healthy | 0 | 6995473.563 | 2523980.319 |
| 5030 | 14.2 | American elm | 14 | No | Healthy | 0 | 6995447.906 | 2524008.472 |
| 5031 | 13.1 | pecan | 13 | No | Healthy | 0 | 6995450.943 | 2524019.595 |
| 5032 | 22.3 | American elm | 22 | No | Healthy | 0 | 6995438.548 | 2524027.544 |
| 5033 | 8.2 | sugarberry | 8 | No | Healthy | 0 | 6995430.076 | 2524025.735 |
| 5034 | 10.6 | sugarberry | 11 | No | Healthy | 0 | 6995412.294 | 2524037.852 |
| 5035 | 21.4 | Osage-orange | 21 | No | Healthy | 0 | 6995404.592 | 2524039.364 |
| 5036 | 27.5 | pecan | 28 | No | Healthy | 0 | 6995423.377 | 2524056.527 |
| 5037 | 10.9 | Osage-orange | 11 | No | Healthy | 0 | 6995390.460 | 2524062.078 |
| 5038 | 26.9 | eastern red cedar | 27 | No | Healthy | 0 | 6995397.706 | 2524095.924 |
| 5039 | 10.3 | green ash | 10 | No | Healthy | 0 | 6995371.269 | 2524082.790 |
| 5040 | 18.3 | green ash | 18 | No | Healthy | 0 | 6995357.495 | 2524097.469 |
| 5041 | 8.2 | sugarberry | 8 | No | Healthy | 0 | 6995344.335 | 2524108.093 |
| 5042 | 8.7 | sugarberry | 9 | No | Healthy | 0 | 6995312.662 | 2524140.299 |
| 5043 | 9.4 | sugarberry | 9 | No | Healthy | 0 | 6995306.788 | 2524149.585 |
| 5045 | 12.2 | pecan | 12 | Yes | Healthy | 0 | 6995593.675 | 2524160.718 |
| 5046 | 14.3 | pecan | 14 | No | Healthy | 0 | 6995592.198 | 2524171.987 |
| 5048 | 16.8 | pecan | 16 | No | Healthy | 0 | 6995581.270 | 2524178.750 |
| 5049 | 13.8 | pecan | 13 | No | Healthy | 0 | 6995592.521 | 2524182.483 |
| 5052 | 12.7 | bur oak | 12 | No | Healthy | 0 | 6995594.816 | 2524220.183 |
| 5053 | 8.1 | bur oak | 8 | No | Damaged | 85 | 6995593.577 | 2524223.262 |
| 5054 | 30.0 | American elm | 30 | Yes | Healthy | 0 | 6995573.724 | 2524222.399 |
| 5056 | 9.0 | American elm | 5 | Yes | Healthy | 55 | 6995600.033 | 2524276.334 |
| 5058 | 9.3 | eastern red cedar | 9 | No | Healthy | 0 | 6995596.608 | 2524304.843 |
| 5059 | 16.6 | gum bumelia | 16 | Yes | Healthy | 0 | 6995599.825 | 2524320.251 |
| 5060 | 10.4 | Osage-orange | 10 | Yes | Healthy | 0 | 6995599.218 | 2524341.119 |
| 5061 | 14.0 | American elm | 14 | No | Healthy | 0 | 6995587.370 | 2524356.638 |
| 5062 | 29.6 | Osage-orange | 29 | Yes | Healthy | 0 | 6995589.695 | 2524363.988 |
| 5063 | 12.3 | sugarberry | 12 | No | Healthy | 0 | 6995596.797 | 2524382.339 |
| 5064 | 18.5 | western soapberry | 18 | Yes | Healthy | 0 | 6995592.104 | 2524409.575 |
| 5065 | 17.7 | western soapberry | 17 | Yes | Healthy | 0 | 6995587.328 | 2524424.719 |
| 5066 | 13.8 | western soapberry | 13 | No | Healthy | 0 | 6995595.939 | 2524437.462 |
| 5067 | 47.3 | pecan | 40 | Yes | Healthy | 0 | 6995584.741 | 2524473.395 |
| 5068 | 11.2 | western soapberry | 11 | Yes | Healthy | 0 | 6995596.510 | 2524488.804 |
| 5070 | 13.8 | western soapberry | 13 | No | Healthy | 0 | 6995579.495 | 2524513.046 |
| 5072 | 18.7 | sugarberry | 18 | Yes | Healthy | 0 | 6995592.139 | 2524520.694 |
| 5073 | 16.2 | western soapberry | 16 | No | Healthy | 0 | 6995590.747 | 2524586.031 |
| 5074 | 25.1 | western soapberry | 25 | Yes | Healthy | 0 | 6995573.443 | 2524607.665 |
| 5078 | 10.2 | sugarberry | 10 | No | Healthy | 0 | 6995266.356 | 2524182.563 |
| 5079 | 9.8 | gum bumelia | 9 | No | Healthy | 0 | 6995282.285 | 2524174.863 |
| 5080 | 8.0 | sugarberry | 8 | No | Healthy | 0 | 6995293.134 | 2524161.020 |



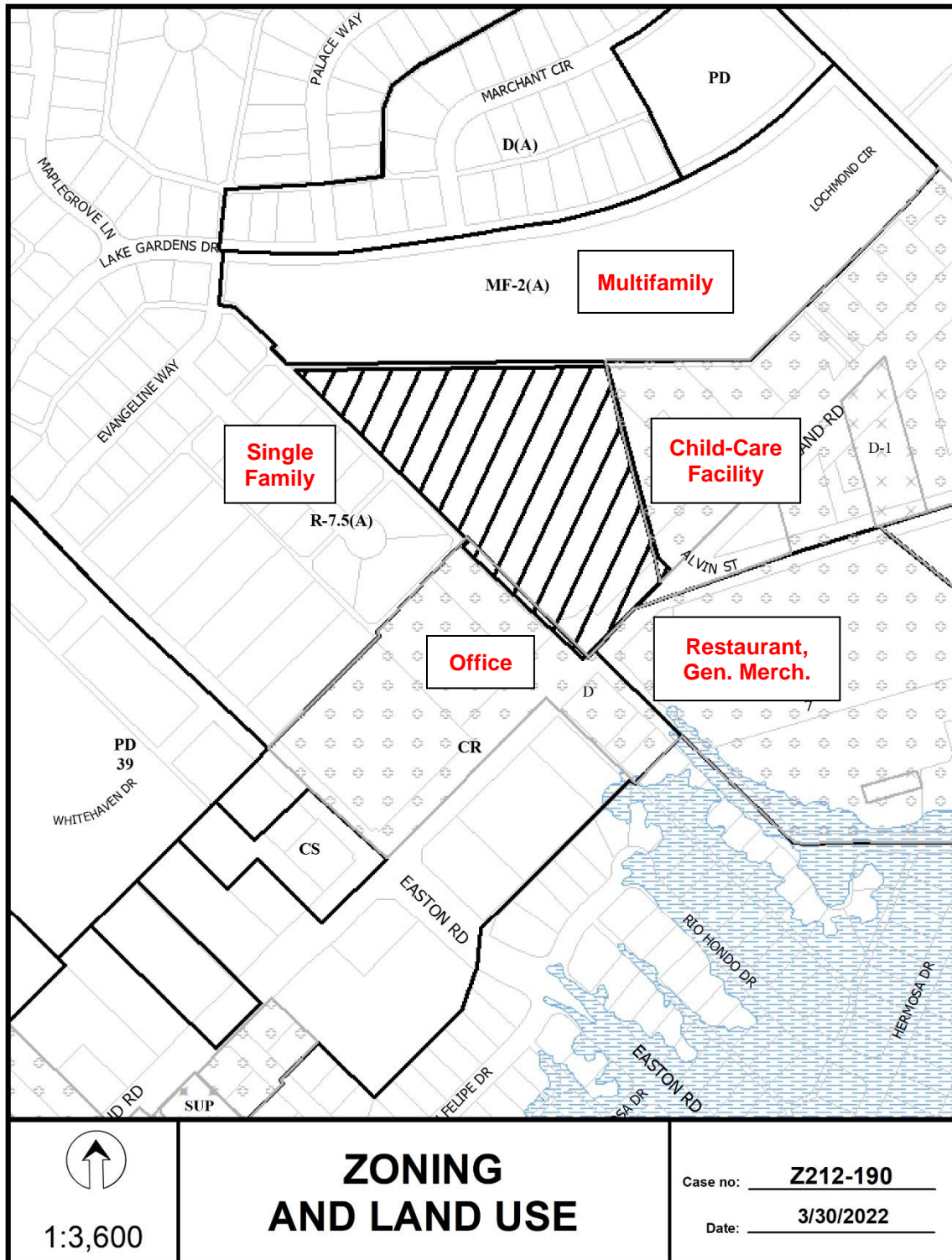


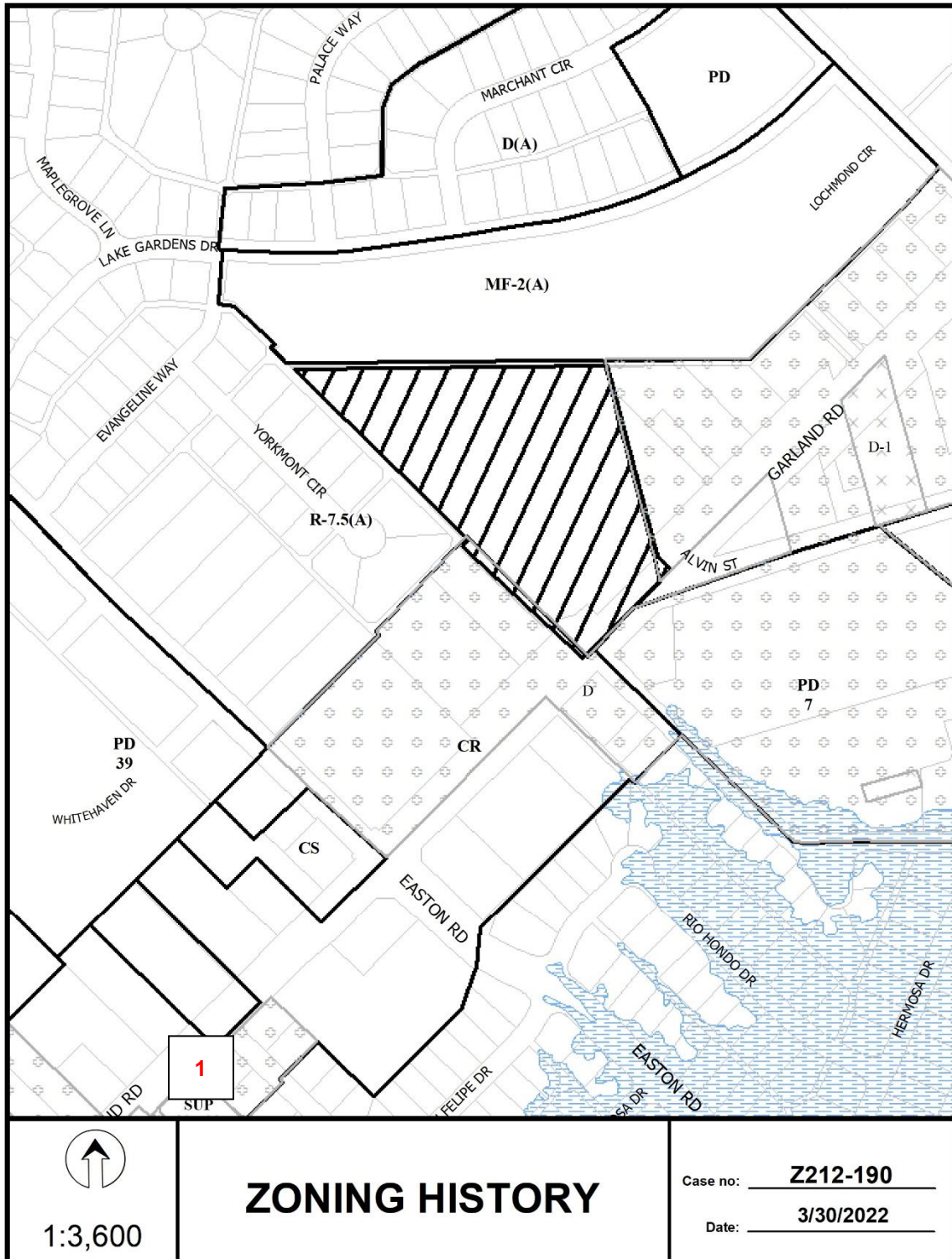
1:3,600

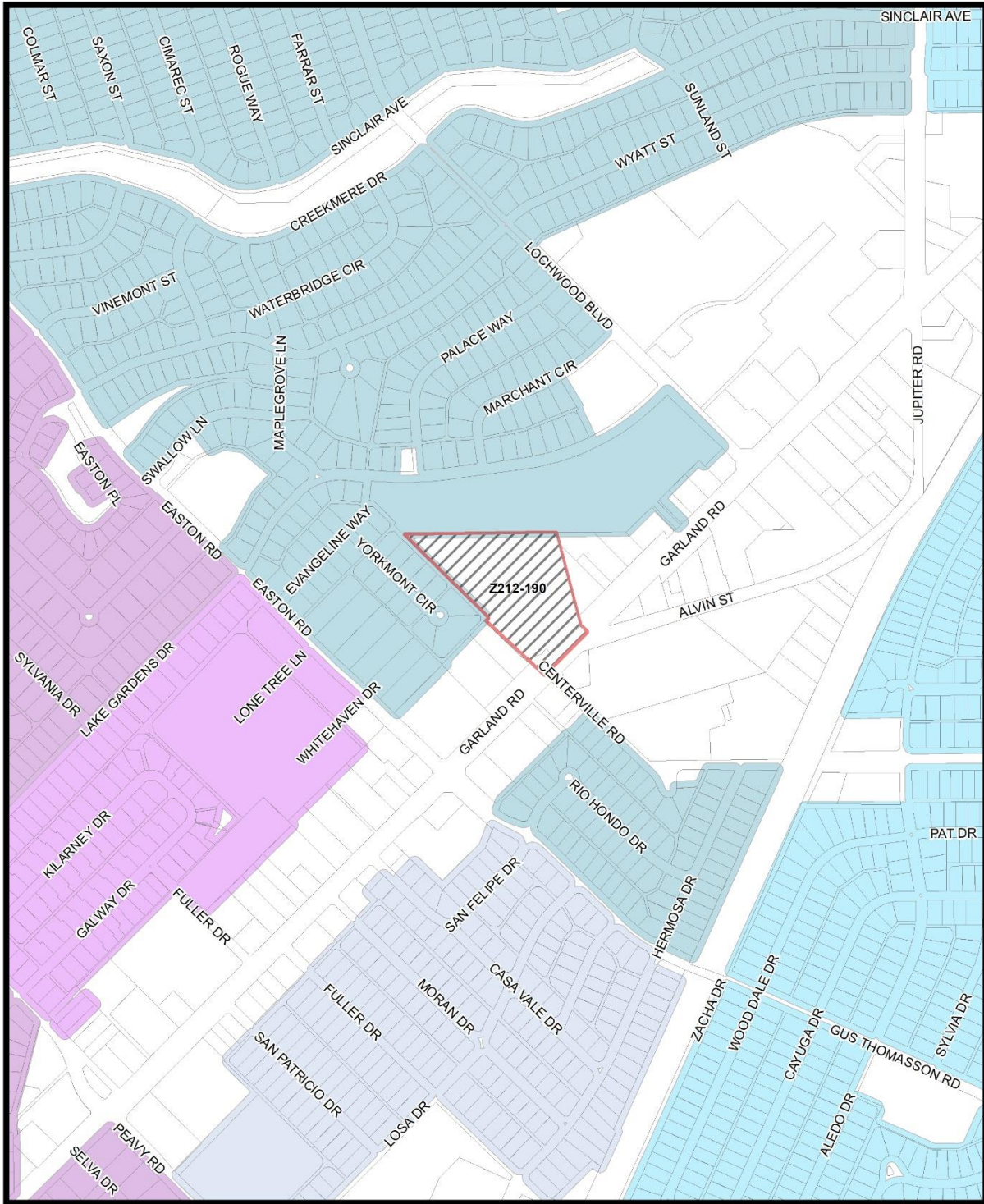
AERIAL MAP

Case no: Z212-190

Date: 3/30/2022







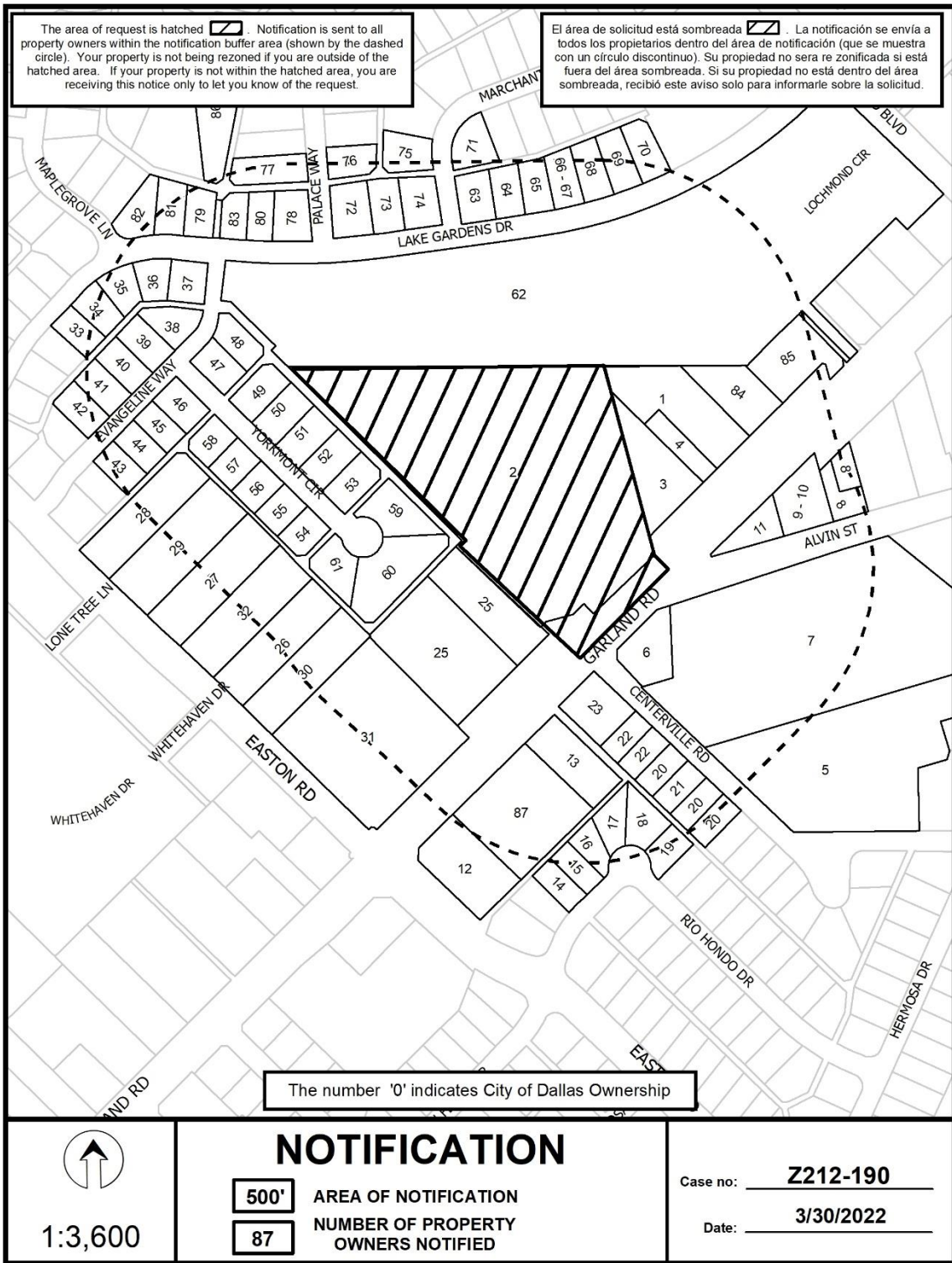
Market Value Analysis



1:7,200

Market Value Analysis

Printed Date: 3/30/2022



03/30/2022

Notification List of Property Owners***Z212-190******87 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|--------------------------------|
| 1 | 10825 GARLAND RD | DO KIM T |
| 2 | 10715 GARLAND RD | SHORELINE CHURCH DALLAS |
| 3 | 10801 GARLAND RD | MODERN TOT LLC THE |
| 4 | 10819 GARLAND RD | SHIM JEA LRR |
| 5 | 10710 GARLAND RD | SHORELINE CHURCH DALLAS |
| 6 | 10704 GARLAND RD | CASA ROCK PARTNERS LTD |
| 7 | 10740 GARLAND RD | EXTRA SPACE PROPERTIES |
| 8 | 10910 GARLAND RD | H H & H INVESTMENTS |
| 9 | 10908 GARLAND RD | HOFFER DAVID & |
| 10 | 10908 GARLAND RD | H H & H INVESTMENTS |
| 11 | 10806 GARLAND RD | Taxpayer at |
| 12 | 10502 GARLAND RD | BFS RETAIL & COMMERICAL |
| 13 | 10622 GARLAND RD | Taxpayer at |
| 14 | 10515 SAN FELIPE DR | RAMIREZ MARIA E |
| 15 | 10519 SAN FELIPE DR | CROUCH RONALD E |
| 16 | 10523 SAN FELIPE DR | MARTINEZ JESUS R |
| 17 | 10529 SAN FELIPE DR | COAN CARL A & LAURA S |
| 18 | 1302 RIO HONDO DR | IRVIN MARIA O & |
| 19 | 1306 RIO HONDO DR | PRISING BETTY BRYAN |
| 20 | 1237 CENTERVILLE RD | DOMINUS PPTIES INC |
| 21 | 1227 CENTERVILLE RD | GARCIA OFELIA FRANCISCA |
| 22 | 1219 CENTERVILLE RD | CHILANGOLANDIA SABOR UNICO INC |
| 23 | 10636 GARLAND RD | AKGR1 LLC |
| 24 | 11001 GARLAND RD | G & W ASSOCIATES IV |
| 25 | 10611 GARLAND RD | FELDER NEIL |
| 26 | 1134 EASTON RD | STARKEY REVOCABLE TRUST |

03/30/2022

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|-----------------------------------|
| 27 | 1120 EASTON RD | MANNON JASON A & JESSICA |
| 28 | 1102 EASTON RD | MILLER WEBSTER & ASHLEY |
| 29 | 1110 EASTON RD | BATES BRETT A |
| 30 | 1142 EASTON RD | MERUCCI REVOCABLE TRUST |
| 31 | 10501 GARLAND RD | SPARKMAN HILLCREST INC |
| 32 | 1128 EASTON RD | BERGGREN GERARD T III & SUZANNE S |
| 33 | 10530 LAKE GARDENS DR | MACK JONATHAN PAUL & |
| 34 | 10536 LAKE GARDENS DR | COOPER TIMOTHY F |
| 35 | 10540 LAKE GARDENS DR | BUTTERSHOAL INC |
| 36 | 10706 LAKE GARDENS DR | ORNELAS LILIANA |
| 37 | 10716 LAKE GARDENS DR | WOERNER JESSICA D |
| 38 | 10547 EVANGELINE WAY | YOCHAM JASON T & SARAH K |
| 39 | 10539 EVANGELINE WAY | BALL JOYCE C |
| 40 | 10533 EVANGELINE WAY | DOWNING CHARLES |
| 41 | 10527 EVANGELINE WAY | CARDINALE JOSEPH A |
| 42 | 10521 EVANGELINE WAY | JAYARAMAN KARTHIK & |
| 43 | 10520 EVANGELINE WAY | GRAHAM ELIZABETH & LINDSAY |
| 44 | 10526 EVANGELINE WAY | LOWRY CHARLES & |
| 45 | 10532 EVANGELINE WAY | LADD MATTHEW R & MORGAN M |
| 46 | 10538 EVANGELINE WAY | SUMMERS KAREN FAITH TRUST |
| 47 | 10548 EVANGELINE WAY | DOTSON JAMES CHRISTIAN & |
| 48 | 10556 EVANGELINE WAY | Taxpayer at |
| 49 | 11240 YORKMONT CIR | REILLY BOBBIE S |
| 50 | 11232 YORKMONT CIR | NEUBRAND THOMAS A |
| 51 | 11224 YORKMONT CIR | LIVINGSTON DEBORA & |
| 52 | 11216 YORKMONT CIR | MAXWELL FRAZIER |
| 53 | 11212 YORKMONT CIR | WOLCHANSKY GREGORY L & SUSAN G |
| 54 | 11211 YORKMONT CIR | MEAGHER DAVID & JACQUELINE |
| 55 | 11217 YORKMONT CIR | FOSTER JOHN DOUGLAS & |
| 56 | 11225 YORKMONT CIR | SETTIMI TRACY L |
| 57 | 11233 YORKMONT CIR | PHILLIPS BENJAMIN & |

03/30/2022

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|--|
| 58 | 11241 YORKMONT CIR | COLE SANDRA |
| 59 | 11208 YORKMONT CIR | PARROTT LIVING TRUST |
| 60 | 11204 YORKMONT CIR | RUIBAL MARK A |
| 61 | 11207 YORKMONT CIR | ABELL DONALD |
| 62 | 11117 LOCHWOOD BLVD | LIVE OAK LOCHWOOD LLC |
| 63 | 10803 LAKE GARDENS DR | DAYMAN BRIAN A |
| 64 | 10809 LAKE GARDENS DR | ALVARADO MARIA |
| 65 | 10815 LAKE GARDENS DR | TERADA SUZANNE T & HARVEY E HENDERSON JR |
| 66 | 10823 LAKE GARDENS DR | MARCOS EDITH J |
| 67 | 10821 LAKE GARDENS DR | MARCOS EDITH J EST OF |
| 68 | 10827 LAKE GARDENS DR | TERADA SUZANNE T REVOCABLE TRUST |
| 69 | 10835 LAKE GARDENS DR | TEXAS LAND CAPITAL LP |
| 70 | 10903 LAKE GARDENS DR | DEATON JAMES M & |
| 71 | 10822 MARCHANT CIR | TOBOLKA HENRY L JR & |
| 72 | 10743 LAKE GARDENS DR | SNYDER CHILDRENS TRUST |
| 73 | 10749 LAKE GARDENS DR | HUANG RONG SHENG LIN & |
| 74 | 10755 LAKE GARDENS DR | WAWROSKI CHRISTOPHER & |
| 75 | 10809 MARCHANT CIR | BROWN SHERRI A DOTSON & JAMES W JR |
| 76 | 10714 PALACE WAY | EASLEY MARTHA FAYE |
| 77 | 10711 PALACE WAY | YTEM MARIAN B |
| 78 | 10737 LAKE GARDENS DR | MURAD SHADI & |
| 79 | 10717 LAKE GARDENS DR | SCOTT ALLISON K |
| 80 | 10729 LAKE GARDENS DR | DIOUF SARAH E & |
| 81 | 10711 LAKE GARDENS DR | CLAYTON DAYE ALANE |
| 82 | 10705 LAKE GARDENS DR | BIANCO ANTHONY A LO & |
| 83 | 10723 LAKE GARDENS DR | NASER TIMOTHY S |
| 84 | 10901 GARLAND RD | J T REALTY INC |
| 85 | 10915 GARLAND RD | SINGLE TENANT REALTY IV LTD |
| 86 | 10754 WYATT CIR | FISCHER DONALD |
| 87 | 10520 GARLAND RD | Taxpayer at |

FILE NUMBER: Z212-212(RM) **DATE FILED:** March 11, 2022

LOCATION: Southwest corner of Cymbal Drive and Amity Lane

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approx. 0.29 acre **CENSUS TRACT:** 0119.0

REPRESENTATIVE: Ramon Aranda

OWNER: Esteban Gomez [Sole Owner]

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

SUMMARY: The purpose of the request is to allow condominiums or single family townhouses on the site.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-7.5(A) Single Family District and is undeveloped.
- The applicant proposes to develop the property with condominiums or single family townhouses. To accomplish this, they request an MF-2(A) Multifamily District.
- If the applicant were to develop condominiums under the proposed zoning district, all dwelling units would be located on one lot. Chapter 51A would define these condominiums as multifamily.
- Although single family townhouse dwelling units may be within an attached structure, each dwelling unit must be on its own lot. Chapter 51A would define these townhouses as single family.

Zoning History:

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

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|----------------------------|--------------|------------------------------|
| Cymbal Drive | Local Street | - |
| Amity Lane | Local Street | - |

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

The request complies with the following goals and policies of the Comprehensive Plan and the following policies and actions of the Neighborhood Plus plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

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

1.3.1.7 Implement zoning tools to accommodate alternative housing products.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

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

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

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

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

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD PLUS

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

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

Action 5.1.1 Audit the development process to identify and eliminate processing, permitting, platting, or other barriers that make infill housing and emerging types of housing products for homeownership more difficult, uncertain, or costly.

Action 5.1.3 Conduct rezoning in target areas to remove barriers to more diverse and affordable single family homeownership options including small-lot single family, duplexes, townhomes, cottage homes, and courtyard homes.

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

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

Land Use:

| | Zoning | Land Use |
|--------------|---------------------------------|-----------------|
| Site | R-7.5(A) Single Family District | Undeveloped |
| North | R-7.5(A) Single Family District | Single family |
| East | R-7.5(A) Single Family District | Single family |
| South | R-7.5(A) Single Family District | Single family |
| West | TH-3(A) Townhouse District | Single family |

Land Use Compatibility:

To the west of the request area are single family uses in a townhouse style. To the north, east, and south are single family uses in a detached style. Staff finds the applicant's proposal for condominiums or single family townhouses to be compatible with surrounding land uses in the area.

The area of request is currently zoned an R-7.5(A) Single Family District and is undeveloped. Staff was unable to find a record of a building permit being issued for the property in the past. Additionally, Google Street View images for the area go back as far as September 2007 and do not show a history of the property being developed under the current R-7.5(A) District.

With this request, the applicant proposes to develop condominiums or single family townhouses under an MF-2(A) Multifamily District. If the applicant were to develop condominiums under the proposed zoning district, all dwelling units would be located on one lot. Chapter 51A would define these condominiums as multifamily. Although single family townhouse dwelling units may be within an attached structure, each dwelling unit must be on its own lot. Chapter 51A would define these townhouses as single family.

Rather than request one of the TH Townhouse districts in Chapter 51A, the applicant requests an MF-2(A) District due to the limitations on dwelling unit density in the TH districts. In a TH-1(A) District, no more than six dwelling units for each acre are allowed. No more than nine dwelling units for each acre are allowed in a TH-2(A) District, and no more than 12 dwelling units for each acre are allowed in a TH-3(A) District. For the 0.29-acre site, this equates to a maximum of one single family townhouse unit if the applicant were to request a TH-1(A) District, two units in a TH-2(A) District, and three units in a TH-3(A) District. The applicant has indicated an intent to develop at least four dwelling units on the site, which they would be unable to do in any of the TH districts.

If this restriction did not apply in the TH districts, dwelling unit density would only be limited by the 2,000-square-foot minimum lot size for single family structures. For the 0.29-acre site, this would allow up to approximately six single family townhouse lots. Because this restriction does apply, the applicant requests an MF-2(A) District, which does not have a maximum dwelling unit density per acre. Rather, density is regulated by a minimum lot size per dwelling unit. For a single family use in an MF-2(A) District, minimum lot size is 1,000 square feet. For the 0.29-acre site, this would allow up to approximately 12 single family townhouse lots. An MF-2(A) District would also allow condominiums, which Chapter 51A would classify as multifamily, defined as three or more dwelling units located on one lot. For a full comparison of the development standards of the existing R-7.5(A)

District, the proposed MF-2(A) District, and the TH districts, see the development standards comparison chart below.

Development Standards Comparison

Following is a comparison of the development standards of the existing R-7.5(A) District and the requested MF-2(A) District. Also included for comparison are the development bonuses available in an MF-2(A) District if mixed income housing is provided as part of a multifamily development, plus the development standards of the TH districts.

| District | Setback | | Density | Lot Size | Height | Lot Cvrg. | Special Std. | Primary Uses |
|-------------------------------|---------|---|---|--|--|--|---|---|
| | Front | Side/Rear | | | | | | |
| Ex: R-7.5(A) | 25' | 5' | 1 du/7,500 sf | | 30' | 45% | | Single family |
| Prop: MF-2(A) ¹ | 15' | SF: None DP: 5' / 10' Other: 10' / 15' | No max | SF: 1,000 sf DP: 3,000 sf MF: 800 sf – E 1,000 sf – 1BR 1,200 – 2BR +150 sf each add BR | 36' | 60% | Proximity Slope | Multifamily, duplex, single family |
| Comp: MF-2(A) ¹ | 15' | SF: None DP: 5' / 10' Other: 10' / 15' | No max | No min | 51' ³ 66' ⁴ 85' ⁵ | 80% ³ 80% ⁴ 85% ⁵ | Proximity Slope U-form Setback | Multifamily, duplex, single family |
| Comp: TH ¹ | None | SF: None DP: 5' / 10' Other: 10' ² | TH-1(A): 6 du/ac TH-2(A): 9 du/ac TH-3(A): 12 du/ac | SF: 2,000 sf DP: 6,000 sf | 36' | 60% | | Single family |

¹ In this district, a minimum of 15 feet between each group of eight single family structures must be provided by plat

² If a townhouse district abuts a district that requires a greater side yard, the side yard requirements of the more restrictive district apply to the abutting side yard in the townhouse district

³ If a minimum of 5% of units at 61-80% AMFI is provided in an “F” MVA area

⁴ If a minimum of 10% of units at 61-80% AMFI is provided in an “F” MVA area

⁵ If a minimum of 10% of units at 61-80% AMFI and a minimum of 5% of units at 81-100% AMFI is provided in an “F” MVA area

If the property is developed under the requested MF-2(A) District, it would be subject to the residential proximity slope restriction. This restriction would begin at the shared property line of a site of origination – in this case, the surrounding R-7.5(A) and TH-3(A) districts – and restrict the height of buildings to 26 feet for the first 78 feet from the shared property line. This would effectively restrict the maximum height of buildings to 26 feet for

the entire site. This restriction would still apply if mixed income units were provided as part of a multifamily development.

Staff supports the applicant’s request because it is compatible with the single family townhouses to the west and will provide a transition between these townhouses and the single family detached homes to the north, east, and south of the request area. The proposal also presents an opportunity to increase the city’s stock of denser housing on a property that has not been developed under the current R-7.5(A) District. Lastly, the request complies with many of the housing related goals of the Comprehensive Plan and Neighborhood Plus plan to remove barriers to more diverse and affordable single family homeownership options including small-lot single family, duplexes, and townhomes.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing R-7.5(A) District and the requested MF-2(A) District. Also included for comparison are the permitted uses of the TH districts. Uses of note are highlighted in yellow.

LEGEND

| | |
|---|--|
| | Use prohibited |
| • | Use permitted by right |
| S | Use permitted by Specific Use Permit |
| D | Use permitted subject to Development Impact Review |
| R | Use permitted subject to Residential Adjacency Review |
| ★ | Consult the use regulations in Section 51A-4.200 or Section 51P-534.107(b) as applicable |

| | Existing | Proposed | Comp |
|---|----------|----------|------|
| Use | R-7.5(A) | MF-2(A) | TH |
| AGRICULTURAL USES | | | |
| Animal production | | | |
| Commercial stable | | | |
| Crop production | • | • | • |
| Private stable | | | |
| COMMERCIAL AND BUSINESS SERVICE USES | | | |
| Building repair and maintenance shop | | | |
| Bus or rail transit vehicle maintenance or storage facility | | | |
| Catering service | | | |
| Commercial cleaning or laundry plant | | | |
| Custom business services | | | |
| Custom woodworking, furniture construction, or repair | | | |
| Electronics service center | | | |

| Use | R-7.5(A) | MF-2(A) | TH |
|--|----------|---------|----|
| Job or lithographic printing | | | |
| Labor hall | | | |
| Machine or welding shop | | | |
| Machinery, heavy equipment, or truck sales and services | | | |
| Medical or scientific laboratory | | | |
| Technical school | | | |
| Tool or equipment rental | | | |
| Vehicle or engine repair or maintenance | | | |
| INDUSTRIAL USES | | | |
| Alcoholic beverage manufacturing | | | |
| Gas drilling and production | S | S | S |
| Gas pipeline compressor station | | | |
| Industrial (inside) | | | |
| Industrial (inside) for light manufacturing | | | |
| Industrial (outside) | | | |
| Medical/infectious waste incinerator | | | |
| Metal salvage facility | | | |
| Mining | | | |
| Municipal waste incinerator | | | |
| Organic compost recycling facility | | | |
| Outside salvage or reclamation | | | |
| Pathological waste incinerator | | | |
| Temporary concrete or asphalt batching plant | ★ | ★ | ★ |
| INSTITUTIONAL AND COMMUNITY SERVICE USES | | | |
| Adult day care facility | S | S | S |
| Cemetery or mausoleum | S | S | S |
| Child-care facility | S | S | S |
| Church | • | • | • |
| College, university, or seminary | S | S | S |
| Community service center | S | S | S |
| Convalescent and nursing homes, hospice care, and related institutions | | R | S |
| Convent or monastery | S | • | S |
| Foster home | S | • | S |
| Halfway house | | | |
| Hospital | | S | |
| Library, art gallery, or museum | S | S | S |
| Public or private school | S | S | S |
| LODGING USES | | | |
| Extended stay hotel or motel | | | |
| Hotel or motel | | | |

| Use | R-7.5(A) | MF-2(A) | TH |
|--|----------|---------|----|
| Lodging or boarding house | | • | |
| Overnight general purpose shelter | | | |
| MISCELLANEOUS USES | | | |
| Carnival or circus (temporary) | ★ | ★ | ★ |
| Hazardous waste management facility | | | |
| Placement of fill material | | | |
| Temporary construction or sales office | • | • | • |
| OFFICE USES | | | |
| Alternative financial establishment | | | |
| Financial institution without drive-in window | | | |
| Financial institution with drive-in window | | | |
| Medical clinic or ambulatory surgical center | | | |
| Office | | | |
| RECREATION USES | | | |
| Country club with private membership | S | R | S |
| Private recreation center, club, or area | S | S | S |
| Public park, playground, or golf course | • | • | • |
| RESIDENTIAL USES | | | |
| College dormitory, fraternity, or sorority house | | • | |
| Duplex | | • | • |
| Group residential facility | | ★ | |
| Handicapped group dwelling unit | ★ | ★ | ★ |
| Manufactured home park, manufactured home subdivision, or campground | | | |
| Multifamily | | • | |
| Residential hotel | | • | |
| Retirement housing | | • | S |
| Single family | • | • | • |
| RETAIL AND PERSONAL SERVICE USES | | | |
| Ambulance service | | | |
| Animal shelter or clinic without outside runs | | | |
| Animal shelter or clinic with outside runs | | | |
| Auto service center | | | |
| Business school | | | |
| Car wash | | | |
| Commercial amusement (inside) | | | |
| Commercial amusement (outside) | | | |
| Commercial motor vehicle parking | | | |
| Commercial parking lot or garage | | | |
| Convenience store with drive-through | | | |
| Dry cleaning or laundry store | | | |

| Use | R-7.5(A) | MF-2(A) | TH |
|---|----------|---------|----|
| Furniture store | | | |
| General merchandise or food store 3,500 square feet or less | | | |
| General merchandise or food store greater than 3,500 square feet | | | |
| Home improvement center, lumber, brick or building materials sales yard | | | |
| Household equipment and appliance repair | | | |
| Liquefied natural gas fueling station | | | |
| Motor vehicle fueling station | | | |
| Nursery, garden shop, or plant sales | | | |
| Outside sales | | | |
| Paraphernalia shop | | | |
| Pawn shop | | | |
| Personal service use | | | |
| Restaurant without drive-in or drive-through service | | | |
| Restaurant with drive-in or drive-through service | | | |
| Surface parking | | | |
| Swap or buy shop | | | |
| Taxidermist | | | |
| Temporary retail use | | | |
| Theater | | | |
| Truck stop | | | |
| Vehicle display, sales, and service | | | |
| TRANSPORTATION USES | | | |
| Airport or landing field | | | |
| Commercial bus station and terminal | | | |
| Heliport | | | |
| Helistop | | | |
| Private street or alley | S | | S |
| Railroad passenger station | | | |
| Railroad yard, roundhouse, or shops | | | |
| STOL (short take-off or landing port) | | | |
| Transit passenger shelter | ★ | • | • |
| Transit passenger station or transfer center | S | S | S |
| UTILITY AND PUBLIC SERVICE USES | | | |
| Commercial radio or television transmitting station | | | |
| Electrical generating plant | | | |
| Electrical substation | S | S | S |
| Local utilities | ★ | ★ | ★ |
| Police or fire station | S | S | S |

| Use | R-7.5(A) | MF-2(A) | TH |
|--|----------|---------|----|
| Post office | | | |
| Radio, television, or microwave tower | S | S | S |
| Refuse transfer station | | | |
| Sanitary landfill | | | |
| Sewage treatment plant | | | |
| Tower/antenna for cellular communication | ★ | ★ | ★ |
| Utility or government installation other than listed | S | S | S |
| Water treatment plant | | | |
| WHOLESALE, DISTRIBUTION, AND STORAGE USES | | | |
| Auto auction | | | |
| Building mover's temporary storage yard | | | |
| Contractor's maintenance yard | | | |
| Freight terminal | | | |
| Livestock auction pens or sheds | | | |
| Manufactured building sales lot | | | |
| Mini-warehouse | | | |
| Office showroom/warehouse | | | |
| Outside storage | | | |
| Petroleum product storage and wholesale | | | |
| Recycling buy-back center | | | |
| Recycling collection center | | | |
| Recycling drop-off container | ★ | ★ | ★ |
| Recycling drop-off for special occasion collection | ★ | ★ | ★ |
| Sand, gravel, or earth sales and storage | | | |
| Trade center | | | |
| Vehicle storage lot | | | |
| Warehouse | | | |

Landscaping:

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

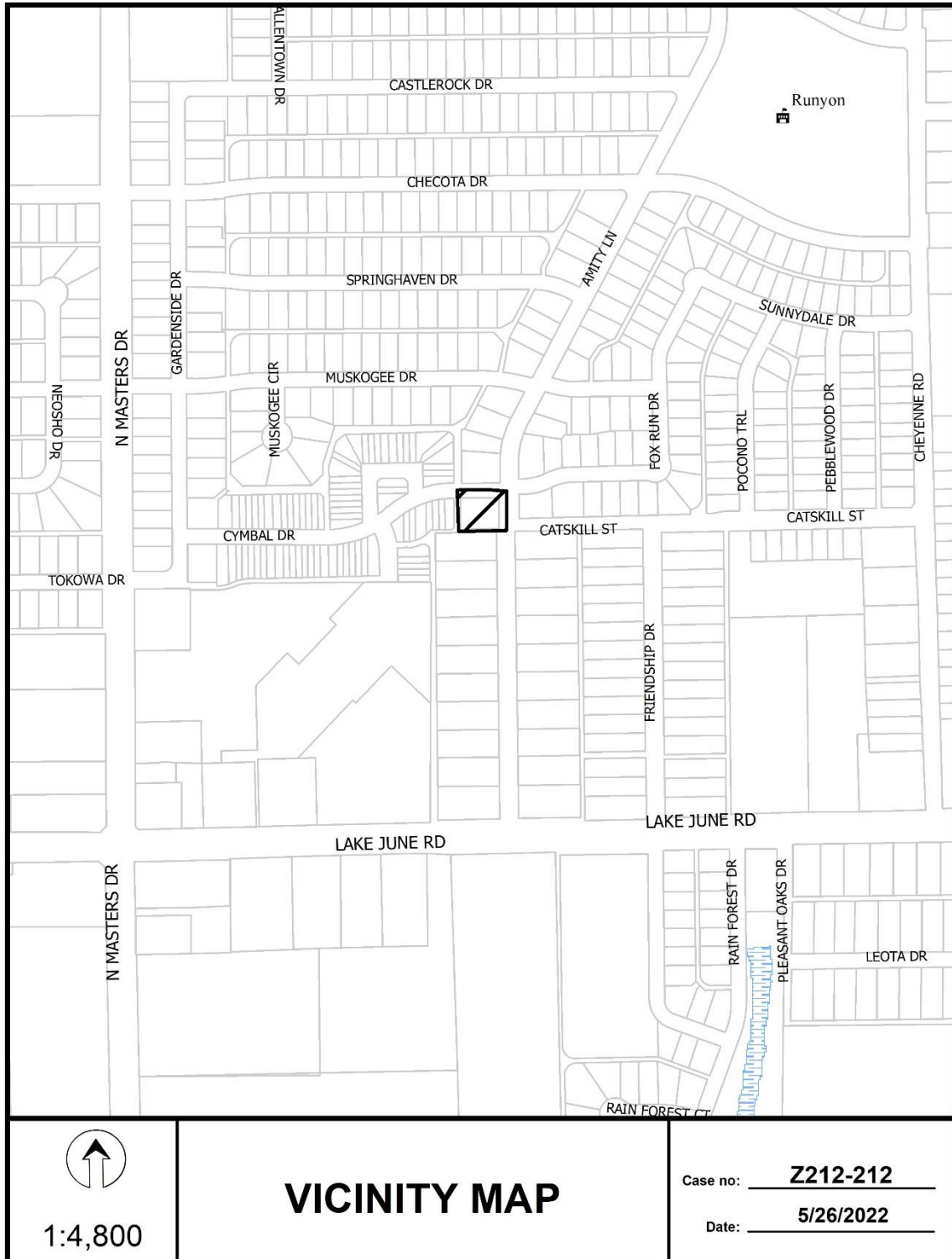
Parking:

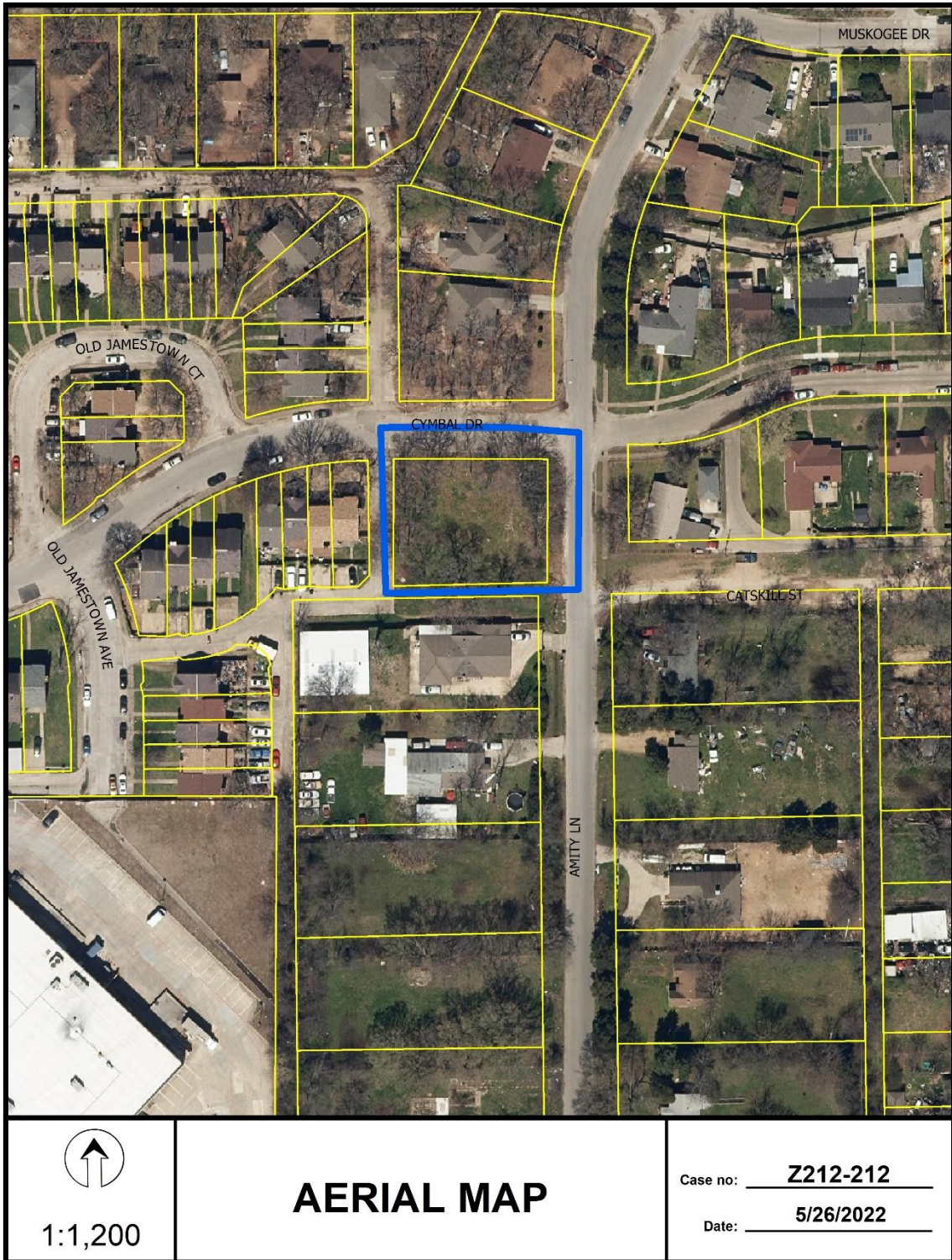
Pursuant to the Dallas Development Code, the off-street parking requirement for single family not in an R-7.5(A), R-5(A), or TH district is two spaces. The parking requirement for multifamily is one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents.

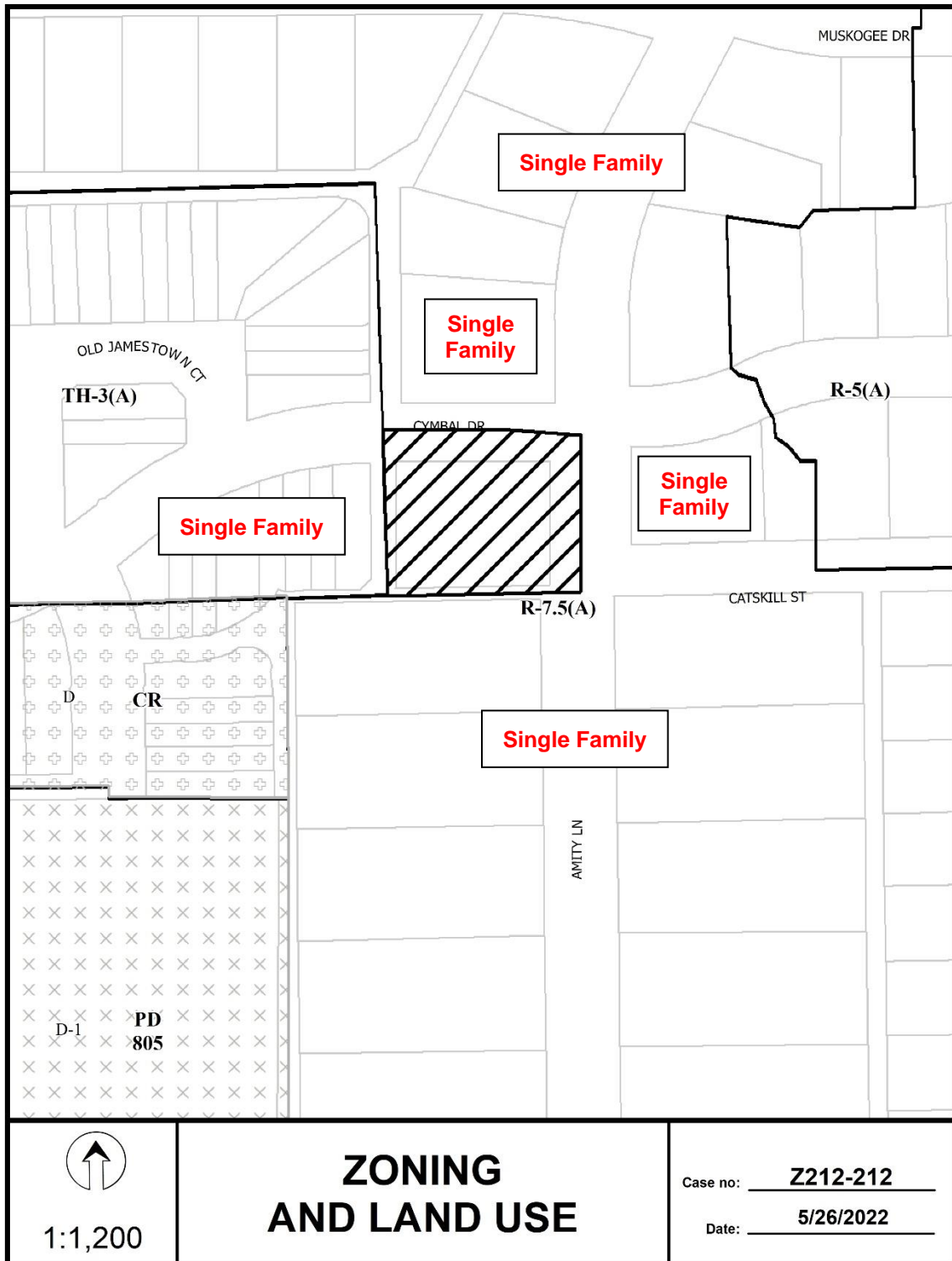
The applicant will be required to comply with standard parking ratios at permitting.

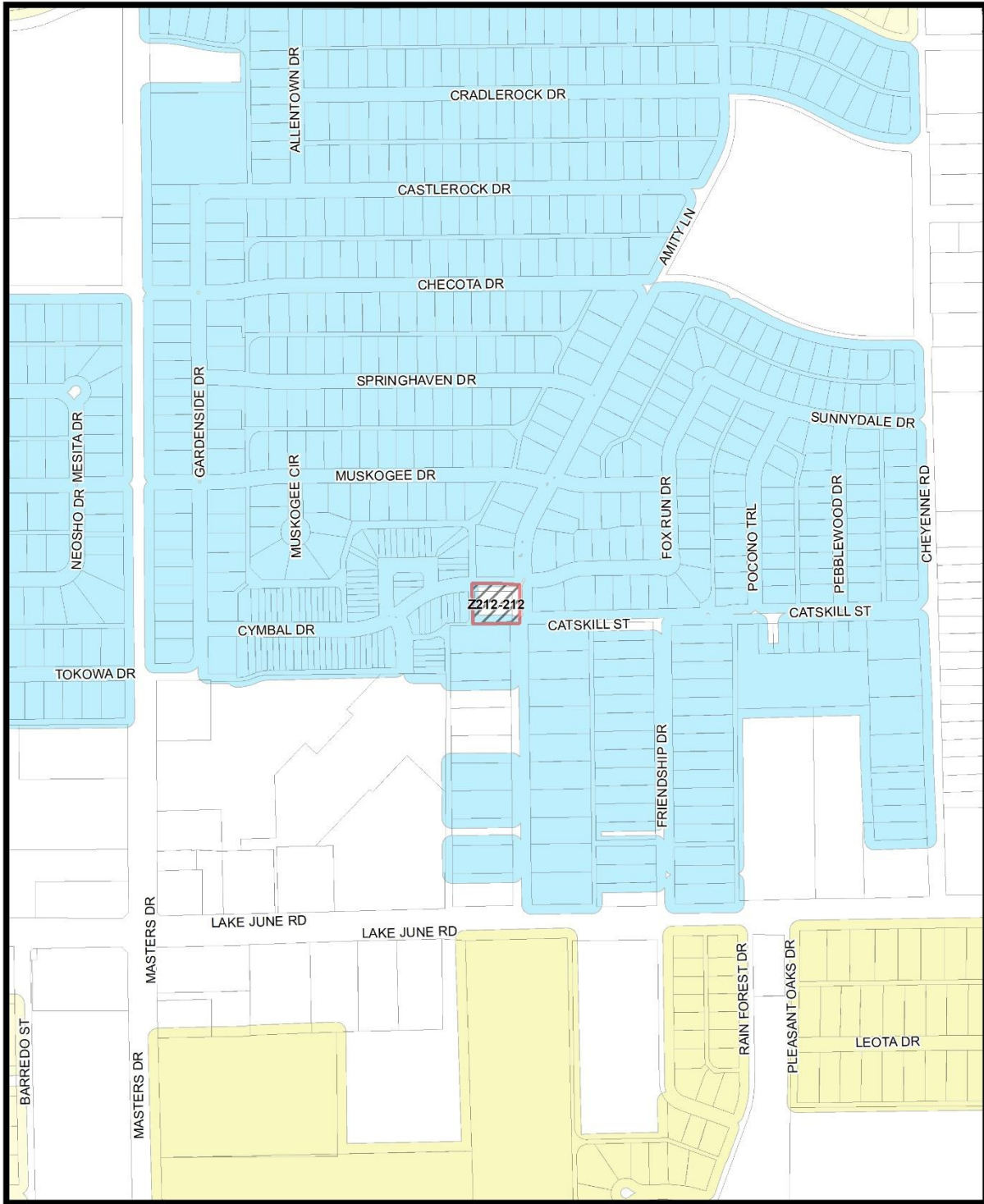
Market Value Analysis:

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







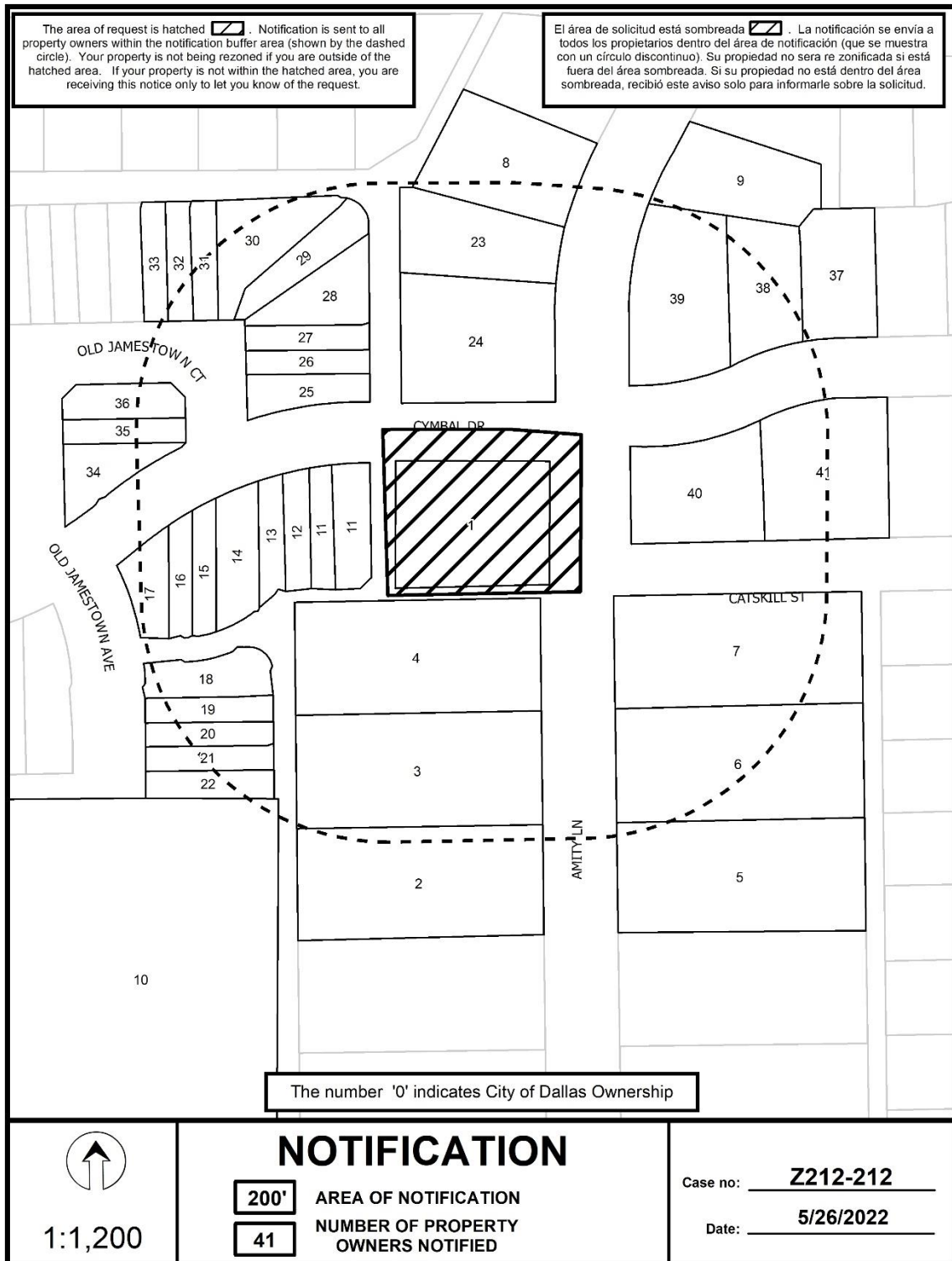


Market Value Analysis A B C D E F G H I NA

 1:4,800

Market Value Analysis

Printed Date: 7/11/2022



05/26/2022

Notification List of Property Owners***Z212-212******41 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|------------------------|--|
| 1 | 10440 CYMBAL DR | GOMEZ ESTEBAN |
| 2 | 1355 AMITY LN | LOPEZ MA JOSEFINA |
| 3 | 1363 AMITY LN | CORTES VICTOR ALFONSO & ROSARIO GUADALUPE |
| 4 | 1369 AMITY LN | ARREOLA ISMAEL & GUADALUPE |
| 5 | 1354 AMITY LN | A FILIBERTO BALTAZAR |
| 6 | 1362 AMITY LN | C & N JOINT VENTURE LLC |
| 7 | 1368 AMITY LN | GARCIA MICHAEL & |
| 8 | 1431 AMITY LN | CABALLERO MAURO |
| 9 | 1430 AMITY LN | NUNEZ JORGE & |
| 10 | 10325 LAKE JUNE RD | NEC LAKE JUNE & MASTERS L |
| 11 | 10430 CYMBAL DR | BROOKS JOCIEL |
| 12 | 10422 CYMBAL DR | GARCIA RICKY JAMES & |
| 13 | 10418 CYMBAL DR | BARRERA JESUS & MARIA ELENA |
| 14 | 10414 CYMBAL DR | FREENEY CLIFFORD |
| 15 | 10410 CYMBAL DR | C & C RESIDENTIAL PPTIES INC |
| 16 | 10406 CYMBAL DR | COULSON ALLAN & ADRIANNA TR |
| 17 | 10402 CYMBAL DR | REYNA SAMUEL |
| 18 | 1366 OLD JAMESTOWN AVE | PDY INVESTMENTS SERIES LLC |
| 19 | 1362 OLD JAMESTOWN AVE | HADNOT TROY DION |
| 20 | 1358 OLD JAMESTOWN AVE | HENDRICKS BARRY L & |
| 21 | 1354 OLD JAMESTOWN AVE | WILLIAMS BENTON NEAL |
| 22 | 1350 OLD JAMESTOWN AVE | SMITH SHIRLEY J |
| 23 | 1425 AMITY LN | MECCA APRIL INC |
| 24 | 1415 AMITY LN | INVESTALL INC |
| 25 | 1493 OLD JAMESTOWN CT | FIJI FINANCIAL LLC |
| 26 | 1489 OLD JAMESTOWN CT | DCA OF TEXAS INC |

05/26/2022

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|----------------------------|
| 27 | 1485 OLD JAMESTOWN CT | ANGUIANO LETICIA P |
| 28 | 1483 OLD JAMESTOWN CT | MATTHEWS EDWARD L |
| 29 | 1481 OLD JAMESTOWN CT | GATHRITE JESSIE & SHARON |
| 30 | 1477 OLD JAMESTOWN CT | HERNANDEZ RUBEN |
| 31 | 1473 OLD JAMESTOWN CT | VELASQUEZ ERIKA |
| 32 | 1469 OLD JAMESTOWN CT | FORECLOSURE ASSISTANCE |
| 33 | 1465 OLD JAMESTOWN CT | JOHNSON JOHNNIE MAE |
| 34 | 1406 OLD JAMESTOWN CT | HERNANDEZ RUBEN SANTA CRUZ |
| 35 | 1412 JAMESTOWN RD | GONZALEZ LETICIA |
| 36 | 1418 OLD JAMESTOWN CT | ARECHAR MARIA D |
| 37 | 10511 CYMBAL DR | BENITEZ ARELI |
| 38 | 10507 CYMBAL DR | CAMPOS ARLEN I |
| 39 | 10503 CYMBAL DR | CASTILLO J ROBERTO & |
| 40 | 10504 CYMBAL DR | RUIZ REYNALDO |
| 41 | 10508 CYMBAL DR | GARRETT CHERMINE L |

FILE NUMBER: Z212-241(RM) **DATE FILED:** April 18, 2022

LOCATION: South line of Dilbeck Lane, east of Preston Road

COUNCIL DISTRICT: 11

SIZE OF REQUEST: Approx. 12.47 acres **CENSUS TRACT:** 0136.08

REPRESENTATIVE: Suzan Kedron, Jackson Walker LLP

OWNER/APPLICANT: Tennis Club Partners LLC

REQUEST: An application for an amendment to Specific Use Permit No. 502 for a private recreation center, club, or area on property zoned an R-16(A) Single Family District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to paving, parking, access, landscaping, and building standards to allow the continued use of the site as a private recreation center, club, or area.

STAFF RECOMMENDATION: Approval, subject to a revised site/landscape plan and revised conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-16(A) Single Family District and is developed with a private recreation center, club, or area. This use is permitted by Specific Use Permit No. 502, which has a permanent time frame.
- SUP No. 502 was originally approved on February 16, 1970 for a private recreation center, club, or area. At this time, the SUP included nine (9) conditions for standards such as paving, parking, screening, and lighting. The original site plan for the SUP was included as well. SUP No. 502 replaced SUP No. 277 for a country club, which was adopted as part of the 1965 comprehensive zoning ordinance.
- On June 1, 1973, the SUP was updated with additional conditions for landscaping and buildings, bringing the total number of conditions up to 21. At this time, the site plan was also updated to reflect these additional conditions.
- SUP No. 502 saw later updates on July 16, 1980 and July 29, 1981, which were primarily intended to update the site plan. The 1981 update also included a 22nd condition for an office building in the southwest corner of the site.
- The most recent major update to the SUP was approved on August 12, 1992. This update amended Item 7 for lighting by restricting spillover lighting onto neighboring residential lots. The site plan was also updated at this time to reflect the change.
- The 1992 update to SUP No. 502 saw a minor amendment approved on June 26, 1998. This minor amendment added a children's activity center to the site. A second minor amendment was approved on July 3, 2002 to enclose the existing tennis courts and add more parking.
- Based on aerial imagery, it appears the improvements proposed with the minor amendments in 1998 and 2002 were not constructed. For this reason, the site plan from the 1992 update is included in this report as the existing site/landscape plan showing the most recent improvements to the site.
- With this request, the applicant proposes to continue the use of the site as a private recreation center, club, or area while proposing modified development standards primarily related to paving, parking, access, landscaping, and building standards.

Zoning History:

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

1. **Z201-346:** On November 18, 2021, the City Plan Commission recommended denial of an MU-1 Mixed Use District on property zoned an R-16(A) Single Family District at the northwest corner of Lyndon B. Johnson Freeway and Copenhill Road.

Z212-241(RM)

2. **Z212-254:** On April 26, 2022, staff received an application for an amendment to Planned Development District No. 16 on the east line of Preston Road, north of Lyndon B. Johnson Freeway.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|----------------------------|--------------------|------------------------------|
| Dilbeck Lane | Local Street | - |
| Preston Road | Principal Arterial | 112 feet |

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN ELEMENT

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

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

GOAL 5.2 STENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Land Use:

| | Zoning | Land Use |
|--------------|---|--|
| Site | R-16(A) with SUP No. 502 for a private recreation center, club, or area | Private recreation center, club, or area |
| North | R-16(A) | Single family |
| East | R-16(A) | Single family |
| South | R-16(A), PD No. 16 with deed restrictions [Z056-162] | Single family, vacant |
| West | RR | Retail, personal service use, restaurant without drive-in or drive-through service, financial institution with drive-in window |

Land Use Compatibility:

The area of request is currently developed with a private recreation center, club, or area. To the north, east, and south is single family. Also to the south is a vacant site previously used as a personal service use. To the west are several commercial uses including retail, personal service, restaurant without drive-in or drive-through service, and financial institution with drive-in window. Staff finds the applicant’s continued use of the site as a private recreation center, club, or area to be compatible with surrounding uses in the area.

With this request, the applicant proposes updates to the existing site/landscape plan and conditions of SUP No. 502 to allow an expansion of the use while staying within the confines of the existing site and continuing to provide buffering with the adjacent single family.

Updates to the conditions are primarily related to paving, parking, access, landscaping, and building standards. While the applicant proposes to remove or modify some of the existing conditions, they are not adding any new conditions to the SUP. Notably, the applicant proposes to remove the berm on the north side of the existing parking lot to add more parking in this area. The loss of this screening berm will be mitigated by the addition

of trees and landscaping along the Dilbeck frontage. The updated conditions will also require that unless existing cedar fencing is maintained, a screening wall consisting of masonry, tubular steel, or living plant screens will be required along the south property line and the southerly most 70 feet of the east property line. The applicant also proposes a continuous eight-foot minimum height hedge planting along the north fence line.

On the site/landscape plan, the applicant proposes to retain the existing tennis and office buildings as well as many of the existing tennis courts. They propose to add a new 31,500-square foot two-story clubhouse building parallel to the north fence line. They also propose to add the following structures to the east of the existing 41,000-square-foot tennis building:

- One 3,600-square-foot one-story clubhouse building;
- Two 2,400-square-foot one-story shade pavilions;
- One 9,500-square-foot one-story tennis building;
- One 7,200-square-foot one-story tennis building; and
- Four new tennis courts.

The applicant also proposes to add parking and landscaping around the existing tennis and office buildings. The existing north-south entrance drive will be rerouted to curve towards the existing parking lot. A security booth will be added along this drive as well as additional trees and landscaping. A loading drive will be extended off of this new entrance drive to serve the new 31,500-square-foot two-story clubhouse building. Lastly, an additional drive will be extended along the southern edge of the existing 41,000-square-foot tennis building to access the courts, and parking spaces will be added along this drive.

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

Staff supports the request because it will allow the expansion of a use on a decades old site while staying within the confines of this site. The proposal will also continue to provide adequate buffering between the non-residential use and the adjacent single family surrounding a majority of the property. It therefore meets the criteria for an SUP in Chapter 51A in that the use will be developed in a way that will be consistent with the character of the surrounding neighborhood.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements shown on the updated site/landscape plan and conditions.

Parking:

Pursuant to the Dallas Development Code, if an SUP is required for a private recreation center, club, or area, the off-street parking requirement may be established by the ordinance granting the SUP. Otherwise, three spaces are required for each game court, and one space is required for each additional 150 square feet of floor area.

The parking ratio in the existing SUP conditions requires a minimum of two spaces for each tennis court and one space per 100 gross square feet of clubhouse area, excluding indoor courts and locker rooms and dressing facilities.

The applicant proposes to replace this condition to just require a minimum of four spaces for each tennis, pickleball, and padel court. Per the proposed site/landscape plan, this would require a minimum of 140 spaces for the 35 courts proposed for the site. As indicated on the site/landscape plan, the site will provide 180 spaces.

Market Value Analysis:

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

Z212-241(RM)

l). The area of request is not currently within an MVA cluster but abuts a “B” MVA cluster to the north, east, and south.

Z212-241(RM)

List of Officers

Tennis Club Partners LLC

Brady Wood, Managing Member and Owner

PROPOSED CONDITIONS

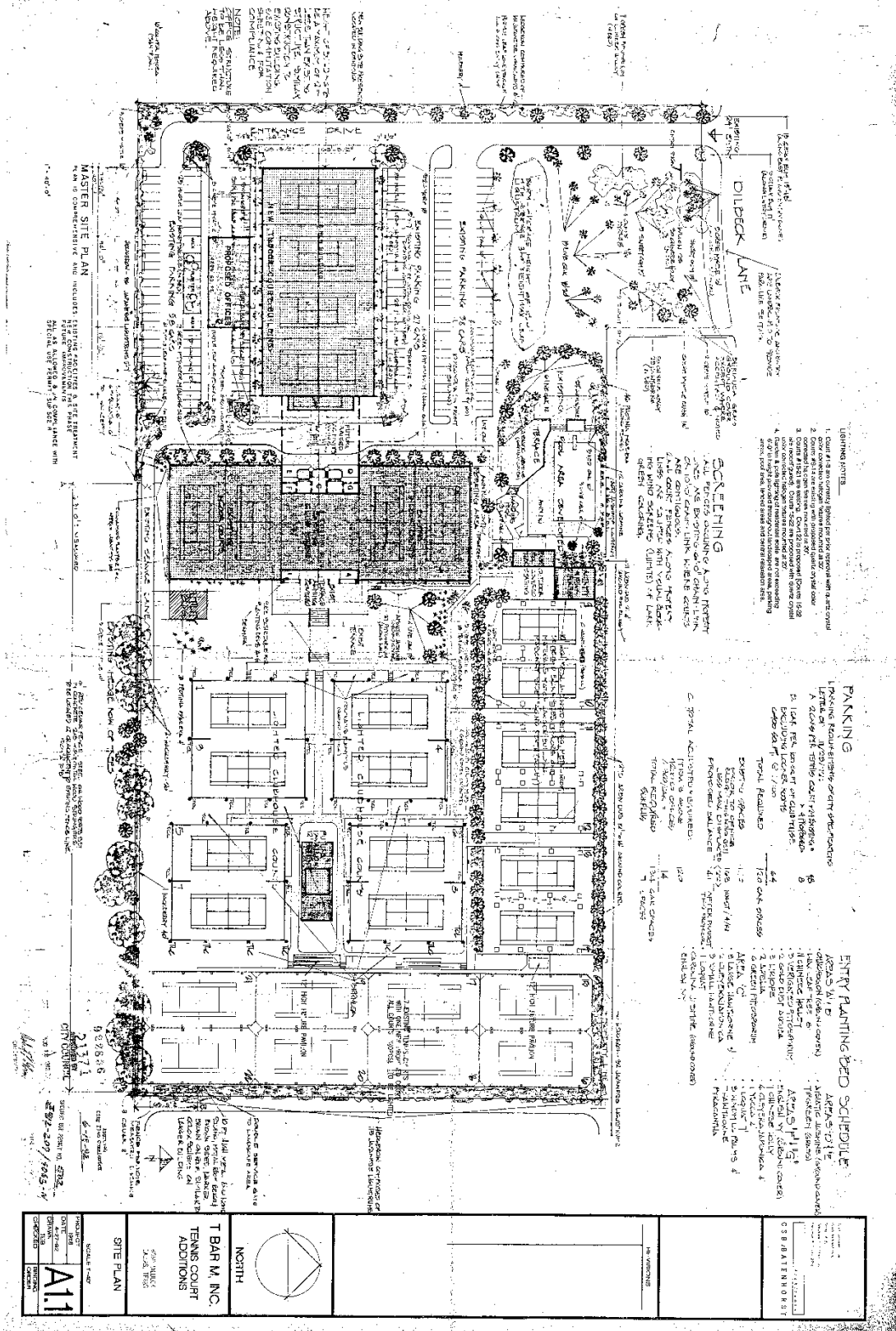
1. Site Plan: Utilization of the property shall be in accordance with the revised site/landscape plan approved by the City Plan Commission on June 11, 1981, 2022, which is attached to and made part of this ordinance.
2. Uses: No uses shall be permitted under the Specific Use Permit except those uses shown on the approved site plan.
3. Paving: All driveways, entrances, and parking areas shall have a minimum surfacing of six (6) inches compacted gravel and two (2) coats of penetration asphalt and appropriate roadbase material and standard paving materials, including but not limited to asphalt, concrete, concrete unit pavers, clay pavers, or permeable paving systems designed and installed for vehicular areas. The developer shall bear the total cost and maintenance of all such improvements, including curb and drainage structures that may be necessary.
4. Parking: Off-street parking shall be provided at a minimum ratio of two four spaces for each tennis, pickleball, and padel court and one space per 100 gross square feet of clubhouse area, excluding indoor courts locker rooms and dressing facilities as indicated on the approved site plan.
5. Screening: Screening shall consist of landscaping as indicated on the approved site plan. All trees, hedges, and shrubs shall be maintained in a healthy and growing condition. Where off-street parking is adjacent to a property line abutting a residential district, whether separated by an alley or easement or not, a solid fence not less than three (3) feet in height shall be provided along such property line.
6. Signs: Only one identification sign shall be permitted and shall not exceed a maximum area of 12 square feet and shall not exceed a maximum height of 6 feet. Such sign shall not be revolving, flashing or intermittently lighted.
7. Lighting: All lighting of outdoor tennis courts must be shown on the approved site plan and must include the location and height of light poles or standards and type of lights to be used. Such lighting must be diverted away from the adjacent residential districts and is not permitted after 11:00 P.M. Spillover light on neighboring residential lots must not exceed 0.1 footcandle measured at a point five feet inside the residential lot line and five feet above the ground surface.
8. Residence: The single family residence as indicated on the original site plan shall be deleted.
9. Access: Ingress and egress shall be limited to on Dilbeck Lane.
10. General Requirement: This Specific Use Permit shall comply with the requirements of all Departments of the City of Dallas.

11. Maintenance: The entire premises shall be maintained in a state of good repair and tidy appearance.
12. Landscaping in Dilbeck area: Thirteen (13) live oak trees, 18 ft. to 20 ft., minimum 3" caliper, spaced so as to screen new proposed tennis building as well as existing tennis structure. A berm to be built north of the existing parking lot as shown, to be approximately 5 ft. in average height with a minimum 3 ft. of vegetation screening to be planted on the top of the berm. Such vegetation mentioned in the above paragraph shall be allowed to grow to a height to completely screen the tennis building, from Dilbeck Lane.
13. Utility Building: Construction to be of metal or wood type with exterior to be painted to be congruent with existing construction with siding to be a light tan or beige and the roof a darker brown. Maximum size to be 30 ft. by 100 ft. with a maximum height of 10 ft.
14. Screening on south property line and southerly most 70 ft. of east property line: As indicated on the attached drawing between points A and B, a solid six (6) ft. fence, red cedar, posts to be 4" by 4" set in concrete on 8 ft. centers, 1" by 4" siding, 2" by 3" horizontal member bracing; the fence will be installed along the southerly most 70 ft. of the east property line. A screening wall consisting of masonry, tubular steel, or living plant screens shall be required, unless existing cedar fencing is maintained in place.
15. Landscaping on north & south side of tennis building: Euonymus plants to be planted with stringers extending from grade to roof gable on one (1) foot centers the entire width of the building, except for door openings; approximate quantity 100 on each end. Ori the north and south sides of the existing tennis building these Euonymus plants should be allowed to mature in order to cover the metal sides up to the roof line.
15. Tennis Building: To be combination metal and masonry similar to the existing building; height to be a maximum of two (2) ft. less than the height of the existing structure. Masonry separation partitions to be built. Magnolia trees, 5 ft. to 7 ft. tall, to be planted in each modular separation, on approximate twenty five (25) ft. centers as has been done on the west side of the existing building. Vertical green treatment, 12 ft. tall, to be planted in each modular separation.

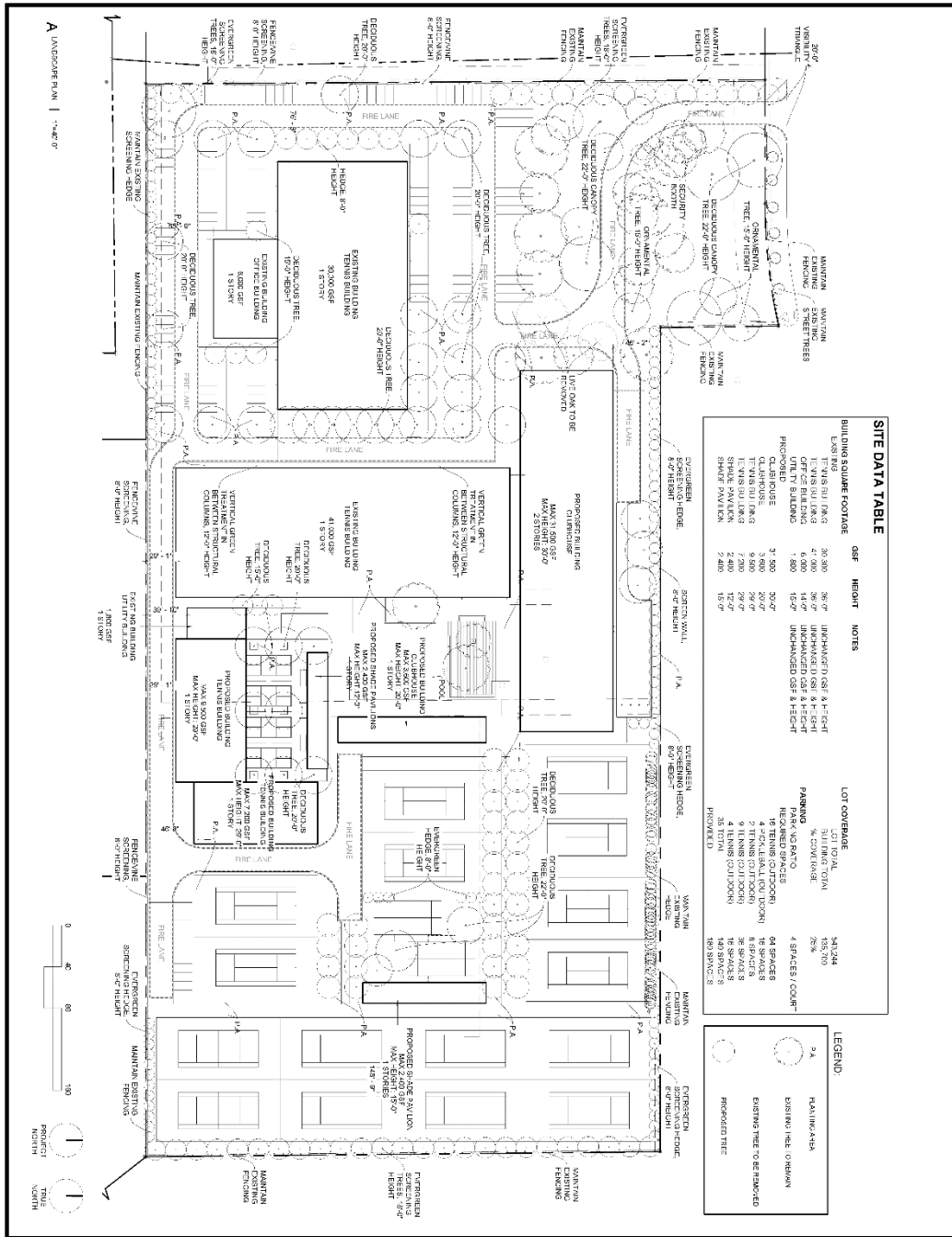
*A building permit shall not be issued for the construction of this tennis building until all landscaping has had time to mature and an inspection of the property is made by the City Planning Commission, its staff, a representative of the Building Inspection Division of the Department of Housing and Urban Rehabilitation, a representative of the Preston North Homeowners Association, and a representative of the T Bar M Racket Club. After this inspection a majority must be in agreement that this building permit be issued.

- ~~17. Timing of Certain Aspects of the Requested Modifications to the Special Use Permit: The construction of this tennis building will not commence until all aspects of the landscaping, screening, and fencing have been installed and approved by the proper city authorities and the inspection team mentioned in Cond. 16.~~
- ~~18. Pavilion Patio Building: To be located as noted on Master Site Plan. Height to be limited to twelve (12) ft. Construction to be of metal, wood, or brick veneer with exterior to be of colors of tan, beige, and dark brown. Maximum covered area to be 40 ft. by 100 ft.~~
- ~~19. Activity Building: To be offset to a line extended due west from the existing fence line of tennis courts. Height to be maximum of ten (10) feet. Maximum dimensions to be 35 ft. by 45 ft. Construction to be of metal or wood with exterior to be painted to be congruent with existing construction with sidings to be light tan or beige and the roof a darker brown.~~
16. Screening Along North Fence Line Adjacent to Pool: Japanese Ligstrum plants to be planted, 3 ft. to 4 ft. in height, to be planted on 3 ft. centers to blend in with existing Carolina Jasmine Continuous eight (8) foot minimum height hedge planting shall be required.
17. Landscaping: All landscaping stated in these conditions or on the site/landscape plan itself must be planted, maintained, and kept in a healthy growing condition.
18. Office Building: An office building shall be located as shown on the approved site plan. Height shall be limited to fourteen (14) feet. Maximum lot coverage, as defined by Dallas Development Code, shall be 4,200 square feet.

EXISTING SITE/LANDSCAPE PLAN (APPROVED AUGUST 12, 1992)



PROPOSED SITE/LANDSCAPE PLAN



SITE DATA TABLE

| BUILDING SQUARE FOOTAGE | GSF | HEIGHT | NOTES |
|--------------------------|--------|--------|-------------------------|
| EXISTING TENNIS BUILDING | 30,500 | 36'-0" | IMPROVED GSF 4'-11" GHT |
| EXISTING OFFICE BUILDING | 41,000 | 36'-0" | IMPROVED GSF 4'-11" GHT |
| PROPOSED OFFICE BUILDING | 6,000 | 14'-0" | IMPROVED GSF 4'-11" GHT |
| PROPOSED CLUBHOUSE | 1,800 | 10'-0" | IMPROVED GSF 4'-11" GHT |
| EXISTING TENNIS BUILDING | 7,200 | 29'-0" | |
| EXISTING SPA/LOCKER | 2,400 | 10'-0" | |
| PROPOSED | 2,400 | 10'-0" | |

| LOT COVERAGE | LOT TOTAL | 480,000 |
|--------------|-------------------|-------------|
| EXISTING | 11,000,000 | 2.3% |
| PROPOSED | 11,000,000 | 2.5% |
| TOTAL | 22,000,000 | 2.9% |

| PARKING | NO. SPACES | 4 SPACES / COURT |
|----------|---------------------|------------------|
| EXISTING | 16 TENNIS (OUTDOOR) | 64 SPACES |
| EXISTING | 2 TENNIS (INDOOR) | 8 SPACES |
| EXISTING | 4 TENNIS (INDOOR) | 16 SPACES |
| PROPOSED | 16 TENNIS (OUTDOOR) | 64 SPACES |
| PROPOSED | 2 TENNIS (INDOOR) | 8 SPACES |
| PROPOSED | 4 TENNIS (INDOOR) | 16 SPACES |

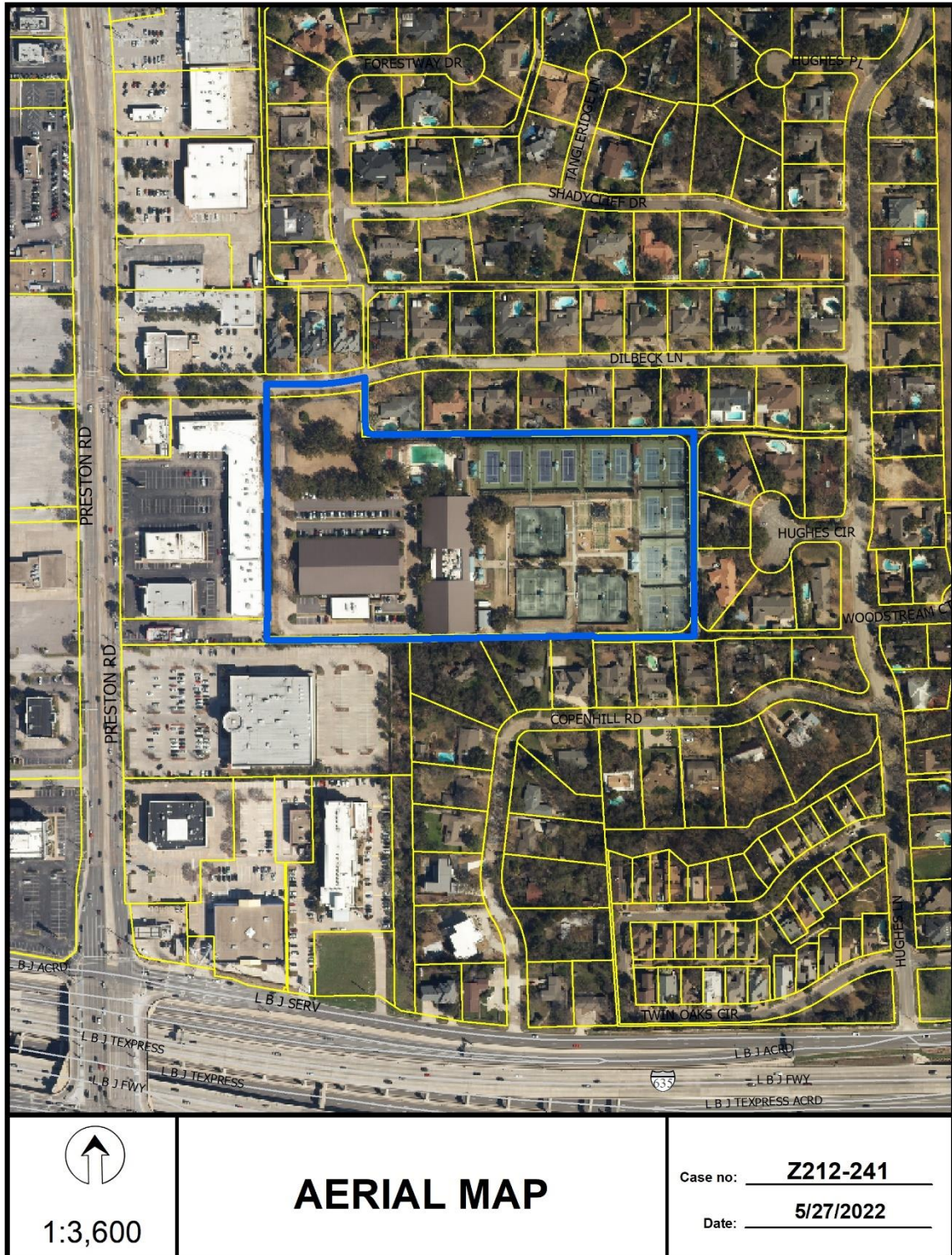
LEGEND:

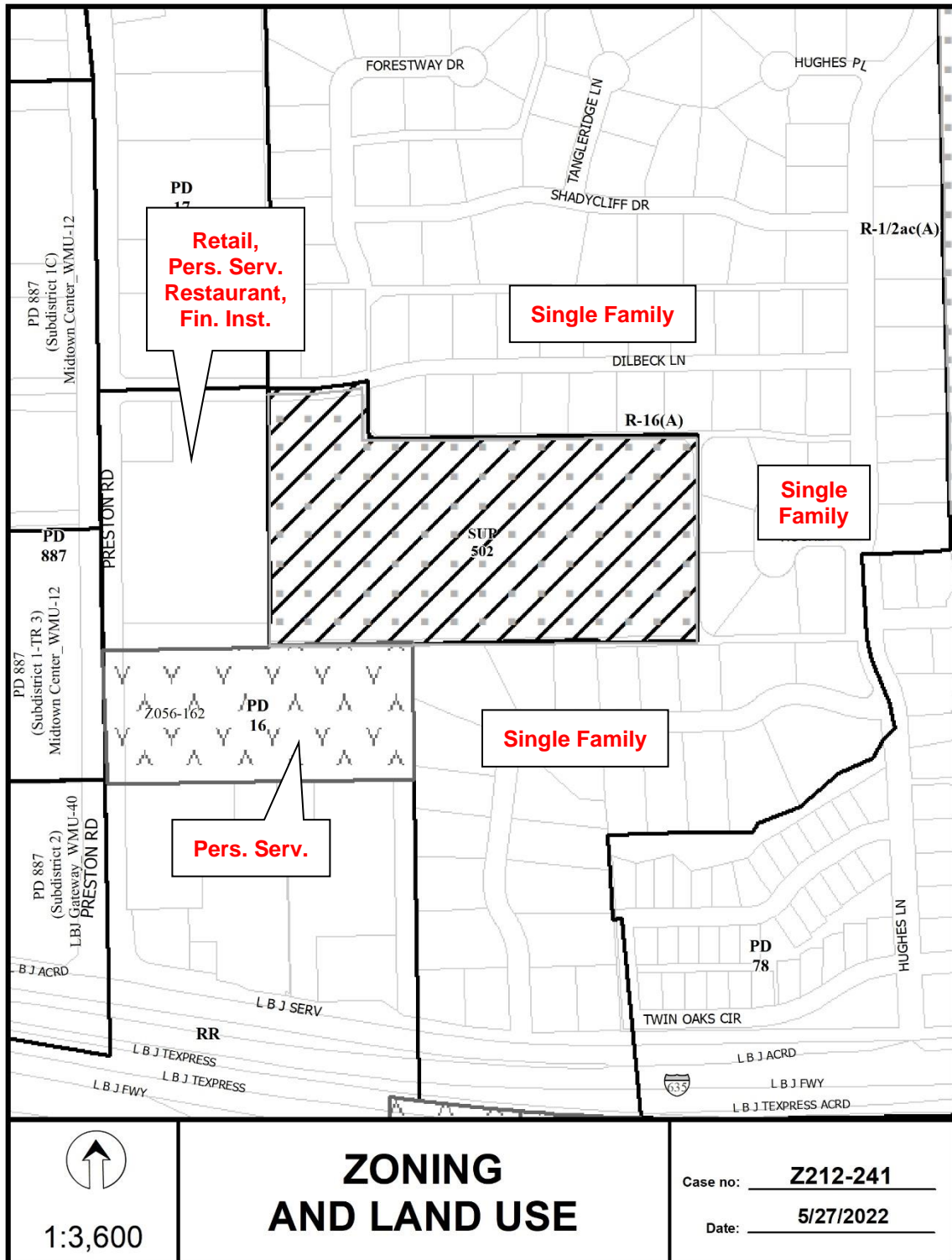
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE

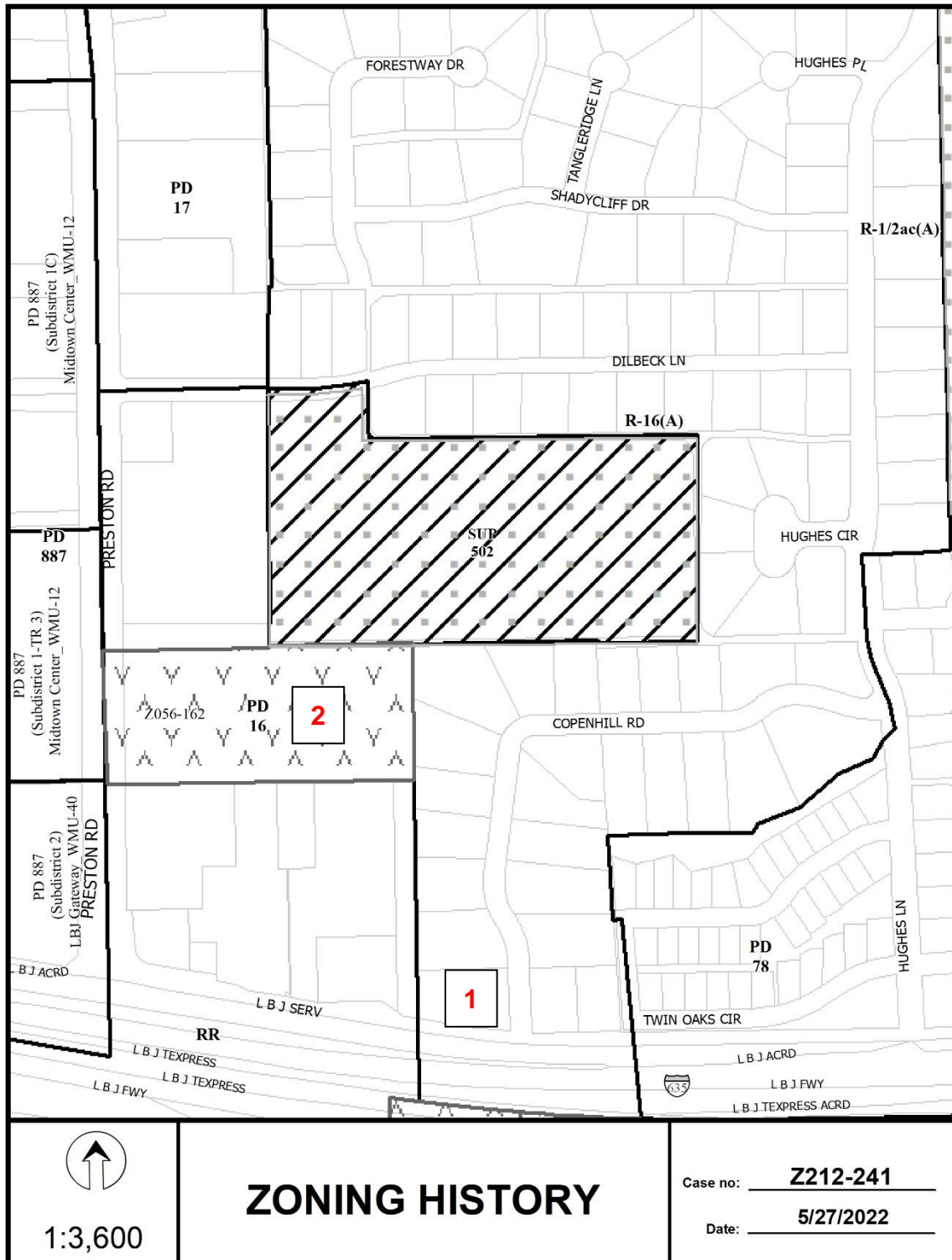


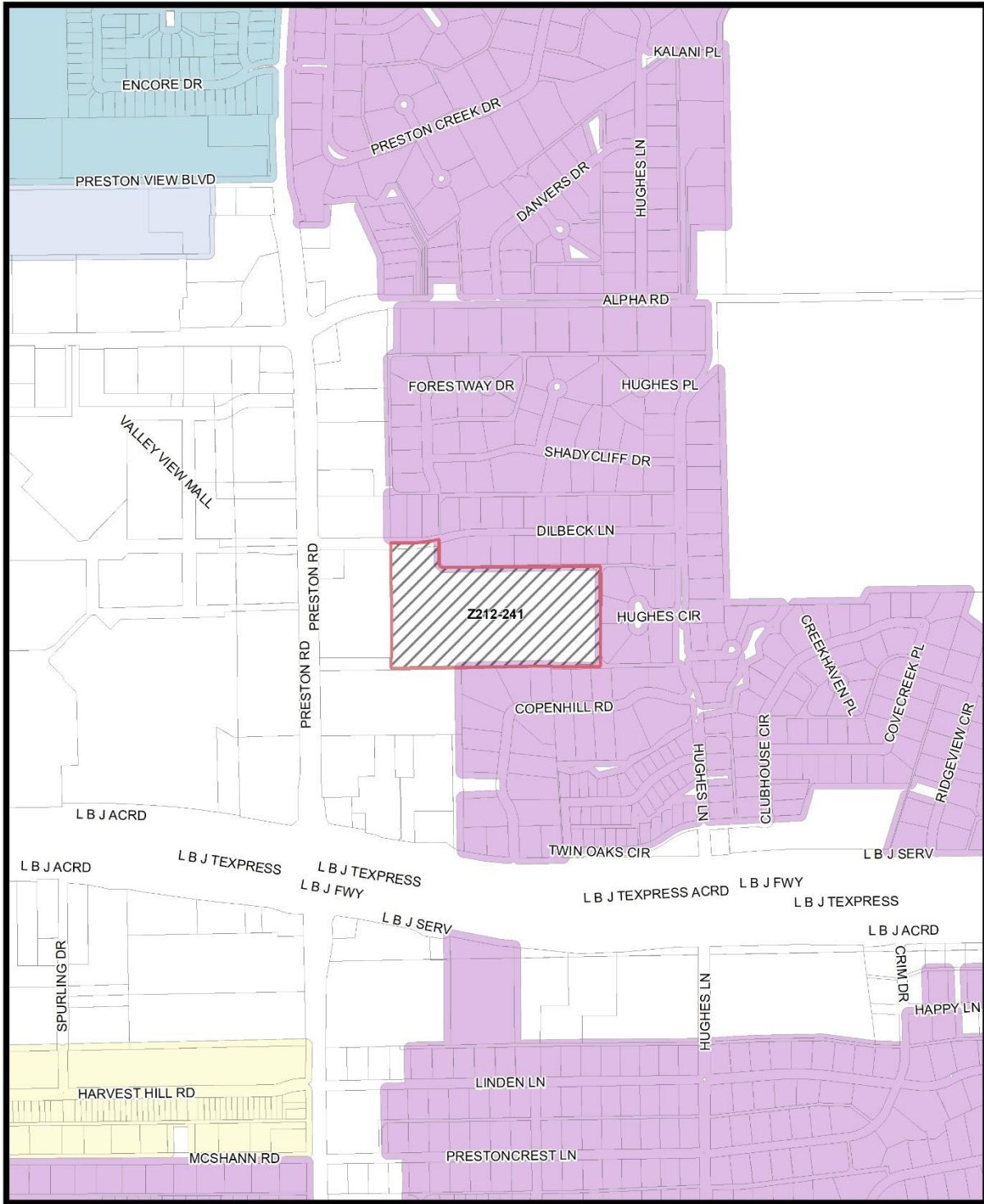
VICINITY MAP

Case no: Z212-241
Date: 5/27/2022







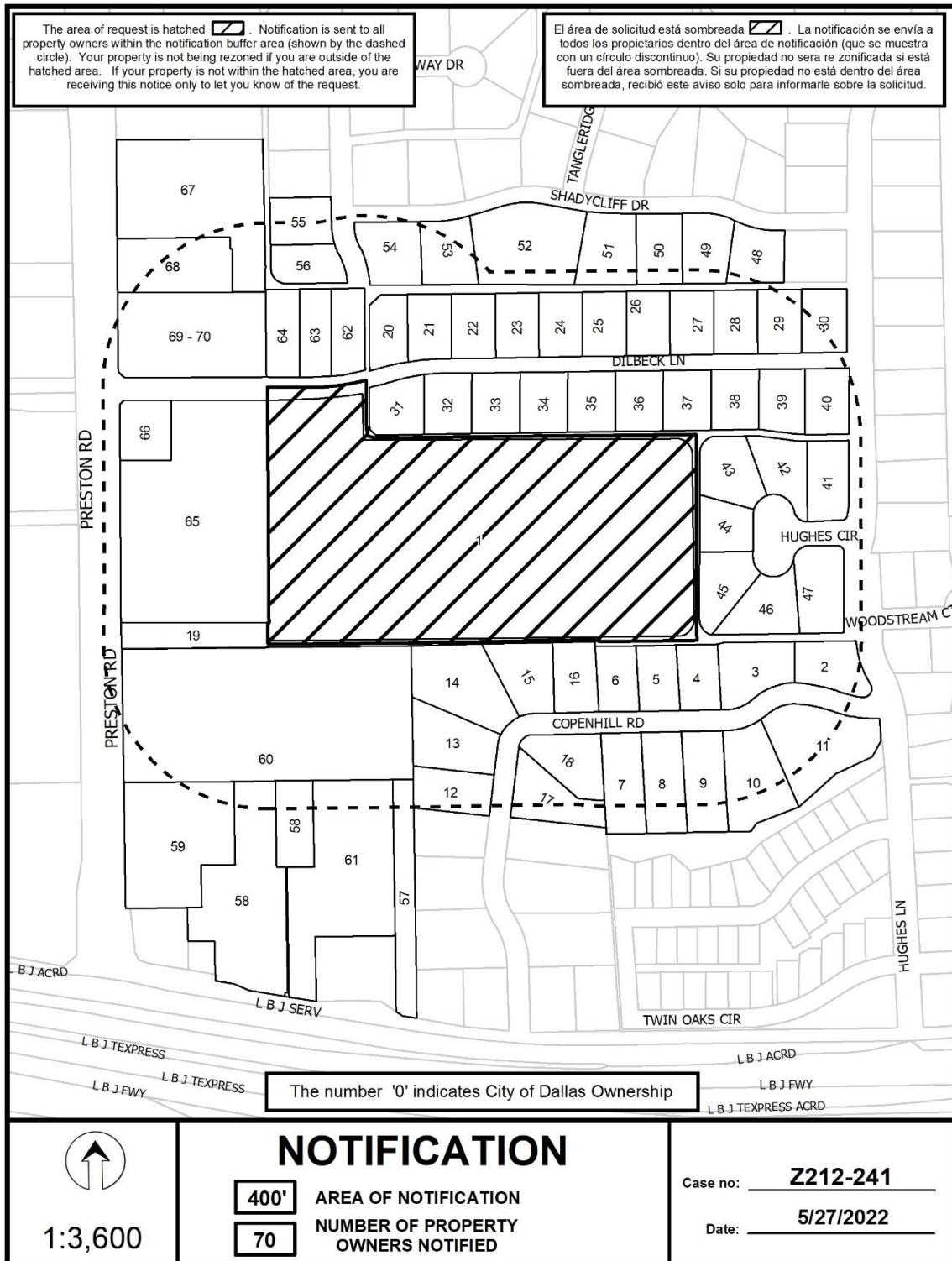


Market Value Analysis A B C D E F G H I NA

 1:7,200

Market Value Analysis

Printed Date: 5/27/2022



05/26/2022

Notification List of Property Owners

Z212-241

70 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|--|
| 1 | 6060 DILBECK LN | AGRITELLEY GLEN W |
| 2 | 13249 COPENHILL RD | PARTOVI RAY |
| 3 | 13237 COPENHILL RD | REDMAN SAMUEL A |
| 4 | 13223 COPENHILL RD | FRANKLIN ROBERT D |
| 5 | 13215 COPENHILL RD | WIN DAVID B & BECKY O |
| 6 | 13207 COPENHILL RD | KASHI MEHRI M |
| 7 | 13208 COPENHILL RD | DAVIS JOHN E |
| 8 | 13216 COPENHILL RD | TAM JENNIFER S D |
| 9 | 13224 COPENHILL RD | MICHAEL SALLY ELIZABETH & SCOTT JUSTIN |
| 10 | 13230 COPENHILL RD | JBA LIVING TRUST |
| 11 | 13238 COPENHILL RD | WEBSTER THOMAS P |
| 12 | 13107 COPENHILL RD | FREY CLAUDIA |
| 13 | 13115 COPENHILL RD | CARTER RANDY J |
| 14 | 13121 COPENHILL RD | PATRICK MWENDWA LLC |
| 15 | 13129 COPENHILL RD | HANSEN BRONWYN L |
| 16 | 13137 COPENHILL RD | DEVOLT DAVID S & MARTHA |
| 17 | 13112 COPENHILL RD | HINCKS CHRISTOPHER & |
| 18 | 13130 COPENHILL RD | VANDERVOORT MARK W & |
| 19 | 13302 PRESTON RD | PRESTON VALLEY VIEW LTD |
| 20 | 6107 DILBECK LN | SHELEY JOHN W |
| 21 | 6117 DILBECK LN | ALCAZAR NEDDA L |
| 22 | 6127 DILBECK LN | COTTINGIM CORDELIA M |
| 23 | 6137 DILBECK LN | TORABLI FRED & |
| 24 | 6143 DILBECK LN | MASON NANCY L |
| 25 | 6149 DILBECK LN | HARNESS CHRISTOPHER C |
| 26 | 6209 DILBECK LN | SWIHART NEIL EDWARD & |

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05/26/2022

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|--------------------------------|
| 27 | 6219 DILBECK LN | KNIGHT DOUGLAS DALE |
| 28 | 6229 DILBECK LN | FENTON BARRY J |
| 29 | 6239 DILBECK LN | YEUNG ANGELA S & |
| 30 | 6249 DILBECK LN | WOOTTON ANDREW D & CHTISTY ANN |
| 31 | 6110 DILBECK LN | WHITE CYNTHIA G |
| 32 | 6120 DILBECK LN | PICKAR LORA |
| 33 | 6130 DILBECK LN | AVERITT PAUL & WENDY |
| 34 | 6140 DILBECK LN | ORT DONALD L |
| 35 | 6148 DILBECK LN | DYKMAN VICTOR & MARINA |
| 36 | 6208 DILBECK LN | DANIEL VICTORIA |
| 37 | 6218 DILBECK LN | MCCOY BRADLEY & KATHERINE |
| 38 | 6228 DILBECK LN | SPARLING JOHN MICHAEL & |
| 39 | 6238 DILBECK LN | EDDY TRUDY B |
| 40 | 6248 DILBECK LN | LOSSON DAVID P & |
| 41 | 13227 HUGHES LN | PARMERLEE MARK S & |
| 42 | 13223 HUGHES CIR | ALFERS RANI |
| 43 | 13219 HUGHES CIR | PORTELA JOSE M & MARGARITA E |
| 44 | 13215 HUGHES CIR | 13215 HUGHES LLC |
| 45 | 13211 HUGHES CIR | SIGLER JAMES M II |
| 46 | 13207 HUGHES CIR | MCCULLOCH ROBERT A & |
| 47 | 13131 HUGHES LN | LAVERTY KERRY C |
| 48 | 6228 SHADYCLIFF DR | HERMANOVSKI DELMAR A & NANCY M |
| 49 | 6218 SHADYCLIFF DR | MILLIKEN STEPHEN D |
| 50 | 6208 SHADYCLIFF DR | TRISARNSRI ON ANONG |
| 51 | 6204 SHADYCLIFF DR | FELDMAN HAROLD L |
| 52 | 6116 SHADYCLIFF DR | KASHI MEHRI |
| 53 | 6110 SHADYCLIFF DR | TALLEY JANETTE |
| 54 | 6104 SHADYCLIFF DR | RENBURG BENJAMIN R & APRIL L |
| 55 | 13327 FORESTWAY DR | Taxpayer at |
| 56 | 13321 FORESTWAY DR | CURRY ANNA MARIA |
| 57 | 6061 LBJ FWY | MCCUTCHIN CAROL |

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05/26/2022

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|------------------|-------------------------------|
| 58 | 13020 PRESTON RD | VVS PPTIES LTD |
| 59 | 13022 PRESTON RD | VVS PPTIES LTD |
| 60 | 13130 PRESTON RD | QUASAR PRESTON DFW LTD & |
| 61 | 6055 LBJ FWY | MCCUTCHIN CAROL |
| 62 | 6069 DILBECK LN | JURGENS DAVID K & JOANNA M |
| 63 | 6065 DILBECK LN | WALSH THOMAS |
| 64 | 6061 DILBECK LN | ADAMS ROBERT M & |
| 65 | 13330 PRESTON RD | PRESTON VALLEY VIEW LTD |
| 66 | 13398 PRESTON RD | 350 ST NICHOLAS REALTY CORP & |
| 67 | 13444 PRESTON RD | FONBERG HOLDINGS LTD |
| 68 | 13420 PRESTON RD | GILLILAND PPTIES II LTD |
| 69 | 13410 PRESTON RD | ARNOLD SQUARE INVESTMENTS LLC |
| 70 | 13410 PRESTON RD | CAPITAL ONE N A |

FILE NUMBER: Z190-250(AU)

DATE FILED: April 17, 2020

LOCATION: West line of Preston Road, north of Belt Line Road

COUNCIL DISTRICT: 11

SIZE OF REQUEST: +/- 18 acres

CENSUS TRACT: 136.21

REPRESENTATIVE: Masterplan, Dallas Cothrum

APPLICANT/OWNER: Terracap Management Inc.

REQUEST: An application for a planned development district for MU-2 Mixed Use District uses and standards on property zoned a MF-1(A) Multifamily District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to density, height, residential proximity slope, signs, and structured parking, landscaping, open space, and sidewalks.

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

PREVIOUS CPC ACTION: On July 21 and August 18, 2022, the City Plan Commission held the item under advisement to the September 15, 2022 meeting.

Background Information:

- The request site is currently occupied by a low-rise, garden-style, multifamily development. The development contains approximately 234 dwelling units in 31 two-story buildings, built in 1981, per Dallas Central Appraisal District files. The site is currently zoned MF-1(A) Multifamily District.
- The applicant is proposing to create a new Planned Development District that will generally default to MU-2 zoning district and will generally change for all standards that enable higher density, for dwelling unit density, height, and lot coverage.
- Per the stated vision, the applicant is intending to develop the site with a vibrant mixed-use, mixed-income development with pedestrian-friendly elements and open space strategically dispersed throughout the site resulting in pedestrian connectivity both internally to the site and externally to the surrounding area. The existing adjacent residential areas will be protected by height restrictions resulting from the residential proximity slope and additional landscaping buffers developed on the property. This development is intended to provide a desirable live, work, play environment which will enhance the vitality of the surrounding area for the future.
- The proposed PD Conditions generally match the PD conditions proposed for the accompanying zoning change request to the north of the area of request.
- Since the August 18, 2022 CPC meeting the following changes are included in the proposed PD Conditions:
 - Added definition to clarify and enable additional design standards
 - Expanded the list of prohibited uses
 - Increased the required minimum number of dwelling units to 500
 - Added a provision to ensure a minimum 60% of residential uses on each building site
 - Encroachments in the required yards for various design elements and decorations
 - Further break-down for the electrical vehicle charging stations
 - Increased the number of loading and delivering zones to two
 - Requirement to place service, loading, and garbage storage area in the main buildings
 - Include the internal driveways in the landscape, sidewalk, and design standards requirements
 - Increase the size at plating for street trees, to six-inch caliper trees
 - Increase the minimum required open space to twenty percent, with a minimum ten percent for the area outside of the linear open space along Preston Road
- The Conceptual Plan has been revised to indicate internal driveways to delineate possible building sites.

Zoning History:

There has been one zoning case requested in the area in the past five years:

- 1. Z201-221** An application for an MU-2 district on property zoned MF-1(A) Multifamily District, located on northeast corner of Belt Line Road and Prestonwood Boulevard. The case is under consideration with the City Plan Commission on July 21, 2022.

Thoroughfares/Streets:

| Thoroughfares/Street | Type | Existing ROW |
|-----------------------------|--------------------|-----------------------|
| Preston Road | Principal Arterial | 100 feet Bike Plan |
| Belt Line Road | Principal Arterial | 130 feet |

Traffic:

The applicant submitted a Traffic Impact Analysis and subsequent revisions to address staff comments, the last being on May 11, 2022. The TIA includes both proposed developments located south and north of Orinda Drive, along Preston Road, meaning the zoning change request included in this report and the zoning change request to the south. The impact of both sites is analyzed together. The following is in excerpt from the TIA:

The Terracap mixed-use redevelopment plans to replace approximately 353 multi-family dwelling units spanning 53 low-rise buildings from the Preston Del Norte apartment complex with 6 new mid-rise and high-rise buildings of residential and commercial use. Primary access to the redevelopment site will be provided by an existing access connection along Preston Road that connects to Orinda Drive, a privately-owned street. Additional access to the site will be provided via Ladera Drive, a privately-owned street, connecting at Belt Line Road and Arapaho Road. The Terracap mixed-use redevelopment is estimated to be constructed in 5 phases, each separated by 2 years, starting in 2023; for purposes of the study, full build out of the project was assumed to be completed by end of 2033.

Regarding the intersection analysis, the signalized study intersections along Preston Road currently operate at a LOS F based on the existing signal timings and phasing provided by the City. The signalized intersections are projected to continue operating at a LOS F for the Build Out and Horizon Year scenarios. Delays may be able to be improved at the signalized intersections by optimizing the cycle length and splits at each intersection; however, signal optimization would require optimization at all other signalized intersections along each study corridor in order to ensure that adequate progression is maintained.

Regarding the traffic signal warrant evaluation at the three unsignalized study intersections that provide access to the Terracap redevelopment site, all three

intersections are projected to meet Warrants 1, 2, and 3 by the Build Out scenario, without considering the net redevelopment trips generated by the Terracap mixed-use redevelopment site. Based on the locations of adjacent signalized intersections, Halff recommends signaling only the Preston Road / Driveway TCD1 intersection.

There are three DART bus routes surrounding the development site and a future DART light rail line with a stop located within a mile of the site. Encouraging future residents to utilize these resources will provide Transportation Demand Management (TDM) benefits by removing potential passenger vehicle trips from the surrounding roadway network. DART has programs in place for bus stop upgrades and reduced fare options that will be explored as a way to encourage ridership by residents of the proposed development. Based on the analyses conducted for the TIA and a review of the development plans, the following table provides recommendations to accommodate the projected traffic expected to be generated by the proposed Terracap mixed-use redevelopment in Dallas.

| Study Year | Recommendation |
|--|--|
| When traffic volumes are projected to meet Warrant 1, based on the development phasing plan (once the phasing plan is developed) | Install a traffic signal at the Preston Road / TCD1 intersection. Half recommends the following parameters for the signal: <ul style="list-style-type: none"> • Protected-permissive phasing for northbound left turn movement • Install a Signal Ahead sign (W3-3) on each side of northbound Preston Road approximately 250 feet south of the intersection. The signs should face south to alert northbound drivers on Preston Road of the upcoming signalized intersection. |
| Phase 1 of the proposed redevelopment | Install a right-turn deceleration lane along southbound Preston Road at TCD1, constructed consistent to TxDOT standards. |
| Phase 1 | Construct the redevelopment's eastbound main entrance (TCD1) approach to Preston Road wide enough (at least 22 feet) to provide separate left turn and right turn lanes for vehicles exiting the site. |
| Now | Install stop signs at the intersections of Belt Line Road / Ladera Drive and Arapaho Road / Ladera Drive. (Ladera Drive is classified as a private street.) |
| Now | Extend the median located east of Belt Line Road / Ladera Drive intersection west to disallow left turn movements from the existing driveway east of the intersection serving the shopping center. For left turn movements onto E. Belt Line Road from the shopping center, Half recommends utilizing the existing opening in the median on Ladera Drive north of Belt Line Road to allow drivers to use the Belt Line Road / Ladera Drive intersection. See Figure 15 in <i>Appendix H</i> for conceptual layout of this recommendation. |
| Phase 1 (Preston Road / TCD1) Now (Belt Line Road and Arapaho Road around Ladera Drive intersections) | The landscape plan for the redevelopment project should consider the minimum required sight distance when looking north and south on Preston Road. Additionally, any vegetation within the study area impeding visibility on the public roads at the intersections should be maintained or cleared out. |
| Now | Work with DART on TDM strategies to encourage future residents to use the bus and light rail travel options in the area. |

In addition, the proposed PD Conditions include provisions meant to encourage and support alternate mobility and transit as follows:

- Bike parking for ten percent of the dwelling units,
- DART bus stations enhancements and pedestrian connections with the development,
- Provide DART passes to minimum of 30 percent of residents,
- Reduced parking as bonus in exchange of MIH,
- Passenger loading spaces as condition of MIH,
- Micro-mobility parking and charging stations.

The Engineering Division of the Department of Transportation has reviewed the request and determined that the significant impact the existing roadway system will be addressed via improvements and TDM type of measures to be provided within the proposed PD

Conditions.

Comprehensive Plan:

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development

Policy 1.2.2 Establish clear and objective standards for land use planning

1.2.2.2 Incorporate findings that demonstrate consistency with the Policy Plan's goals and policies into land use planning decisions. Findings should guide private development toward zoning that:

- Maintains a healthy balance of jobs and households;
- Protects and stabilizes existing neighborhoods;
- Establishes healthy neighborhoods;
- Emphasizes mixed-use development, especially around transit stations;
- Maintains an adequate transportation and circulation system;
- Provides land use consistent with the established growth targets;
- Protects existing industrial and employment centers;
- Promotes appropriate growth in the Trinity River Corridor and protects the public investment there; and
- Enables development consistent with Vision Building Blocks.

GOAL 1.3 Provide equitable opportunities for Dallas residents

Policy 1.3.1 Create housing opportunities throughout Dallas

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

GOAL 1.5 Develop and maintain a monitoring program

Policy 1.5.1 Monitor key benchmarks based on the Core Values and Guiding Principles. These benchmarks will be the basis for judging success of planning efforts.

1.5.1.1 Maintain a way to periodically gauge the success of the Policy Plan. The system should track changes in land use, specifically jobs, housing, and levels of investment at a small geographic scale, and the city's zoning capacity— how much growth can be accommodated in the future.

URBAN DESIGN ELEMENT

GOAL 5.1 Promote a sense of place, safety and walkability

Policy 5.1.1 Promote pedestrian-friendly streetscapes

5.1.1.1 Amend the Dallas zoning and plat regulations to establish pedestrian and transit-oriented districts with urban design standards for walkability that encourage enhanced pedestrian amenities. These standards need to accommodate automobile dependent activities such as trash pickup and deliveries.

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

5.1.3.2 Amend the Dallas zoning regulations to establish urban design standards that reflect quality design and good land use principles through regulations which address height, scale, bulk and massing of new development. Standards will also address the impact of parking lots and structures to minimize spillover to adjacent neighborhoods, mitigate any negative effects and eliminate visual intrusion or incompatibility with the adjacent residential neighborhoods, historic or conservation districts.

GOAL 5.3 Establish walk-to convenience

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

5.3.1.1 Amend the Dallas zoning regulations to establish mixed-use, pedestrian-friendly zoning districts. These zoning districts should provide for a range of densities and intensities to suit a variety of urban contexts.

5.3.1.2 Encourage mixed-use zoning districts and developments particularly in the Walkable Mixed-Use Building Blocks, yet ensure sensitivity to existing, surrounding vulnerable land uses.

5.3.1.3 Enact mixed-use zoning districts after consideration and study of Area Plans that identify specific opportunities and needs.

Policy 5.3.3 Encourage transit-oriented developments and transit centers

5.3.3.2 Amend the Dallas zoning and plat regulations to establish development standards to ensure a quality-built environment contributes positively to the pedestrian environment. Include appropriate setbacks, heights, and other building standards for a range of scale and densities.

There is no City-adopted Area Plan that includes this area of the city.

STAFF ANALYSIS

Surrounding Land Uses:

| | Zoning | Land Use |
|---------------------------------|---------------|-----------------|
| Site | MF-1(A) | Multifamily |
| North West South | MF-1(A) | Multifamily |
| East | R-7.5(A) | Single family |

Land Use Compatibility:

The area of request is currently developed with multifamily that consists of approximately 234 dwelling units in 31 two-story buildings. To the north and west the site is adjacent to similar type of development. Further west there is a golf course. To the east, across from Preston Road, there are single family neighborhoods. To the south, at the intersection of Preston Road and Belt Line Road, there are retail, personal services and office uses.

The adjacent property to the north of the area of request, across from Orinda Drive, is another portion of the same multifamily complex that is subject to a similar zoning change request. The applicant is proposing to redevelop the site with a mixed-use project that will consist mainly of multifamily under the standards of MU-2, Mixed Use District, but with the possibility of adding non-residential uses. The following table is a comparison between the uses allowable in the two base zoning districts.

Uses Comparison Chart

P: permitted

SUP: allowable by Specific Use Permit

RAR: Residential Adjacency Review required at permitting

Green highlight on differences

| | Existing MF-1(A) | MU-2 (fyi only) | Proposed generally default to MU-2 |
|--|------------------|-----------------|------------------------------------|
| Agricultural uses | | | |
| Crop production | P | P | P |
| Commercial and business service uses | | | |
| Catering service | | P | P |
| Custom business services | | P | P |
| Electronics service center | | P | P |
| Labor hall | | SUP | |
| Medical or scientific laboratory | | P | P |
| Tool or equipment rental | | P | |
| Industrial uses | | | |
| Gas drilling and production | SUP | SUP | |
| Temporary concrete or asphalt batching plant | SUP | SUP | |
| Institutional and community service uses | | | |
| Adult day care facility | SUP | P | P |
| Cemetery or mausoleum | SUP | SUP | |
| Child-care facility | SUP | P | P |
| Church | P | P | P |
| College, university or seminary | SUP | P | P |
| Community service center | SUP | SUP | SUP |
| Convalescent and nursing homes, hospice care, and related institutions | RAR | RAR | RAR |
| Convent or monastery | P | P | P |
| Foster home | P | P | P |
| Halfway house | | SUP | |
| Hospital | SUP | SUP | |
| Library, art gallery, or museum | SUP | P | P |
| Open-enrollment charter school or private school | SUP | SUP | SUP |
| Public school other than an open-enrollment charter school | SUP | RAR | RAR |
| Lodging uses | | | |
| Extended stay hotel or motel | | SUP | |
| Hotel or motel | | RAR | |
| Overnight general purpose shelter | | P | |
| Miscellaneous uses | | | |
| Attached non-premise sign | | SUP | SUP |
| Carnival or circus (temporary) | BO | BO | |
| Temporary construction or sales office | P | P | P |
| Office uses | | | |
| Alternative financial establishment | | SUP | |
| Financial institution without drive-in window | | P | P |
| Financial institution with drive-in window | | DIR | |
| Medical clinic or ambulatory surgical center | | P | P |
| Office | | P | P |

| | Existing MF-1(A) | MU-2 (fyi only) | Proposed generally default to MU-2 |
|---|------------------|-----------------|------------------------------------|
| Recreation uses | | | |
| Country club with private membership | RAR | P | |
| Private recreation center, club, or area | SUP | P | |
| Public park, playground, or golf course | P | P | |
| Residential uses | | | |
| College dormitory, fraternity, or sorority house | P | P | |
| Duplex | P | P | |
| Group residential facility | P | P | |
| Handicapped group dwelling unit | P | | |
| Multifamily | P | P | |
| Residential hotel | | P | |
| Retirement housing | P | P | |
| Single family | P | | |
| Retail and personal service uses | | | |
| Alcoholic beverage establishments | | P | P |
| Animal shelter or clinic without outside runs | | RAR | |
| Auto service center | | RAR | |
| Business school | | P | P |
| Car wash | | RAR | |
| Commercial amusement (inside) | | SUP (maybe) | SUP (maybe) |
| Commercial amusement (outside) | | SUP | SUP |
| Commercial parking lot or garage | | RAR | RAR |
| Convenience store with drive-through | | SUP | SUP |
| Dry cleaning or laundry store | | P | P |
| Furniture store | | P | P |
| General merchandise or food store 3,500 square feet or less | | P | P |
| General merchandise or food store greater than 3,500 square feet. | | P | P |
| General merchandise or food store 100,000 square feet or more | | SUP | SUP |
| Household equipment and appliance repair | | P | P |
| Liquor store | | P | P |
| Mortuary, funeral home, or commercial wedding chapel | | P | P |
| Motor vehicle fueling station | | P | |
| Nursery, garden shop, or plant sales | | P | P |
| Paraphernalia shop | | SUP | SUP |
| Personal service uses | | P | P |
| Restaurant without drive-in or drive-through service | | RAR | RAR |
| Restaurant with drive-in or drive-through service | | DIR | |
| Swap or buy shop | | SUP | SUP |
| Temporary retail use | | P | P |
| Theater | | P | P |
| Transportation uses | | | |
| Helistop | | SUP | |
| Railroad passenger station | | SUP | |
| Transit passenger shelter | P | P | |
| Transit passenger station or transfer center | SUP | SUP | |
| Utility and public service uses | | | |

| | Existing MF-1(A) | MU-2 (fyi only) | Proposed generally default to MU-2 |
|--|------------------|-----------------|------------------------------------|
| Commercial radio or television transmitting station | | P | |
| Electrical substation | SUP | P | |
| Local utilities | SUP or RAR | SUP or RAR | |
| Post office | | P | |
| Police or fire station | SUP | P | |
| Radio, television, or microwave tower | SUP | SUP | |
| Tower/antenna for cellular communication | P | P | |
| Utility or government installation other than listed | SUP | SUP | |
| Wholesale, distribution, and storage uses | | | |
| Mini-warehouse | | SUP | |
| Recycling buy-back center | | P | |
| Recycling collection center | | P | |
| Recycling drop-off container | P | P | |
| Recycling drop-off for special occasion collection | P | P | |

The requested Planned Development District with MU-2 base land uses would allow additional non-residential land use categories. Considering the location along a major intersection of two major thoroughfares and the mainly residential composition of the area, the proposal that would allow wider land use categories that would enhance the access to neighborhood-serving type of use. Staff supports the addition of non-residential uses at this location.

Since the August 18, 2022 meeting, the applicant submitted revised conditions to further prohibit some uses in the retail and personal service uses category.

Development Standards:

The following table is a comparison between the development standards of the existing zoning district and the proposed PD. The standards for base MU-2 are added for information purposes only.

| | Existing MF-1(A) | Proposed PD | FYI MU-2 |
|-------------------|---|----------------------------|---|
| Front yard | 15' | Preston Rd: 50 feet | 15' Urban form setback: additional 20' for above 45' in height |
| Side yard | SF: no min D: 5' Other: 10' | Orinda and Ladera: 15 feet | 20' when adj or across an alley from R, D, TH, CH, MF Other: No min Tower spacing: 1' for each 2' above 45' in height, up to a total setback of 30'. Max setback is 30' |
| Rear yard | SF: no min D: 10' Other: 15' 15' when backing MF and other non-res. districts | | |

| | Existing MF-1(A) | Proposed PD | FYI MU-2 |
|------------------------------|--|---|--|
| DU density | MF-1(A) no max <i>(But regulated indirectly and capped by min sf of unit type for lot size)</i> | Min DU: 500 DU Base: 70DU/acre <i>If MIH for MVA D, E, F</i> - 5% MIH: 100DU/acre - 10% MIH: 130DU/acre | MU-2: base 50DU/acre If MUP: max. 100DU/acre If MIH for MVA D, E, F: - 5% MIH: +35DU/ac (=85DU/ac) - 10% MIH: +55DU/ac (=105DU/ac) Bonus if transit proximity*: +15DU/acre |
| FAR | No max <i>(But regulated indirectly and capped by min sf of unit type for lot size)</i> | Base: MU-2 *non-residential uses max 40% of building site <i>If MIH for MVA D, E, F:</i> <i>No max for res.</i> | Depending on MUP: MU-2 base per use: min 0.6, max 1.6 MU-2 MUP: per use comb. max possible: 1.8 to 2.25 Residential uses are not included in FAR calc. If MIH for MVA D, E, F: no FAR max |
| Height | RPS for portions over 26' 36' <i>If MIH for MVA D, E, F: 51' to 85'</i> <i>+ urban form setback for above 45'</i> | Portion: 210' <i>If MIH for MVA D, E, F:</i> - 5% MIH: 240' - 10% MIH: 290' Portion: 90' Portion: 54' RPS does not apply from west Encroachments | RPS for portions above 26' 135' base; up to 180' if MUP |
| Lot coverage | Res.: 60% Non-res.: 25% <i>If MIH for MVA D, E, F: up to 85%</i> Bonus if transit proximity*: 85% <i>(aboveground parking structures are included)</i> | MU-2 | 80% Bonus if transit proximity*: 85% <i>(aboveground parking structures are included)</i> |
| Lot size | Min lot area per DU for different types of structures: SF: 3,000sf D: 3,000sf MF: from 1,000sf to 1,800 sf (+200sf., based on bedroom counts) <i>If MIH for MVA D, E, F: no min.</i> | MU-2 | No min |
| Stories | No max | No max | 10 (for 135'height) 14 (for 180' height) <i>(parking garages are excluded but must stay under height reg)</i> |
| Additional provisions | SF structure spacing min 15' between each group of 8 SF structures | MU-2 | Dev impact review DIR Visual intrusion |

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*4.1102: (15) *TRANSIT PROXIMITY* means development within one-half mile measured radially of a transit station, including trolley stops, train stations, transfer centers, transfer locations, transit centers, and any transit stop with a climate-controlled waiting area. Transit agencies served include Dallas Area Rapid Transit, Trinity Railway Express, and trolley service.

The major increases in development rights are for all standards that enable density. If the site is developed without any bonuses, the major increase in density is for dwelling unit density, height, and lot coverage. The proposed PD will mainly default to MU-2 development standards, but with enhanced front yard along Preston Road, and enhanced side yards to respect the adjacency with the surrounding MF-1 areas.

The applicant is requesting that Residential Proximity Slope (RPS) not apply to the site from the single-family zoning district located to the west, but to continue to apply from the other surrounding residential districts. RPS would be generated by the R-7/5(A) district to the east, across Preston Road, the R-16(A) to the west, across Ladera Drive, and MF-1(A) to the north. Per the Dallas Development Code, the residential proximity slope is a plane projected upward and outward from every site of origination. The angle and extent of projection of the residential proximity slope depends on the zoning category of the site of origination as follows:

| ZONING CATEGORY | ANGLE OF PROJECTION | EXTENT |
|--------------------------------------|----------------------|--|
| R, R(A), D, D(A), TH, and TH(A) | 18.4° (1 to 3 slope) | Infinite. |
| CH, MF-1, MF-1(A), MF-2, and MF-2(A) | 45° (1 to 1 slope) | Terminates at a horizontal distance of 50 feet from the site of origination. |

The proposed PD Conditions include development bonuses in exchange of mixed-income housing. A comparison table between the existing zoning, the base MU-2 and the proposed ones is as follows:

| MVA D, E, F | Existing: MF-1(A) | | | Proposed: PD | | | FYI: MU-2 |
|----------------------|----------------------|-------------------|-------------------|-----------------|-------------|---------------------------|--------------------|
| | Height (max) | Lot cov. (max) | Lot area (min) | DU/ac | Height | FAR | DU/ac (max) |
| 5% at 61-80 AMFI | 36' → 51' | 60 → 80% | No min. | 70/AC → 100/AC | 210' → 240' | No max. for res. | +35/AC (85/AC) |
| 10% at 61-80 AMFI | 36' → 66' | | | 70/AC → 130/AC | 210' → 290' | | +55/AC (105/AC) |

In addition to the bonuses included in the table, parking reductions subject to design standards for parking and requirements for passenger loading spaces are also included in the proposed PD conditions.

If the site is developed using mixed income housing bonuses the only major difference in density achievable **in the existing versus the proposed district** is driven by allowable height and dwelling unit density.

Height:

Under MF-1(A) standards the maximum height may be 85 feet, under the base MU-2 standards the maximum height for a non-Mixed-Use Project development may be 135 feet, and the proposed conditions include heights up to 290 feet as bonus for a portion of the site.

If RPS would apply, the RPS from the R-7.5 district to the east and west, and MF-1 districts to the north would limit the height to a number in between 35 feet and 130 feet, to an actual height between two and six stories.

The conceptual plan indicates maximum allowable height increasing from east to west, from 54 feet (three stories), to 90 feet (six stories), and to 210 feet (14 stories). The 210 feet portion would be allowable to increase to 290 feet as bonus (19 stories). The proposed height plan is taking into consideration and complies with the RPS generated from the R-7.5(A) district across Preston Road, and is requesting to dismiss the RPS from the R-16(A) western portion, currently developed with a golf course. The MF-1(A) property to the north is also subject to a zoning change request to an MU-2.

Dwelling unit density:

The existing MF-1(A) does not have a cap on dwelling unit density, being a low-density district. Under the base MU-2 district if all bonuses would be applicable, approximately 1,100 dwelling units may be built. The proposed PD conditions, with all applicable bonuses, would allow approximately 1,030 dwelling units. The revised PD conditions include an increased minimum number of dwelling units, to ensure an excess in the replacement of existing units.

Design standards:

The proposed PD Conditions include design standards to ensure good urban form that supports a walkable development, attention to the relationship with the public realm, including along the internal private streets, and minimizes the impact of parking garages on the surroundings.

The conditions include:

- A limited portion of provided parking can be surface parking and must be placed behind buildings when along public or private streets;
- Aboveground parking structures must be wrapped along Preston Road, public thoroughfare, and Orinda Drive, private street; and screened otherwise;
- Required accommodations for alternate means of transportation;
- Enhanced landscape standards and street trees along streets and internal driveways
- Open space: in the revised conditions, the applicant is proposing an increase in the required open space to a minimum twenty percent of each building site and a minimum half-acre contiguous space, all with amenities and pedestrian facilities;
- Enhanced streetscape with wide sidewalks and eight-foot parkways to accommodate street trees and pedestrian amenities;
- Transit ridership enhancements.

The Conceptual Plan indicates a 50-foot deep linear open space along Preston Road.

Staff took into consideration the impact of the proposed zoning change to the adjacent properties, **the enhanced design standards per recent revisions**, as well as the location and configuration of the area of request.

Considering:

- the location of the site along a wide throughfare, Preston Road, that is a considerable physical separation between the area of request and the residential neighborhood that back Preston Road with a subdivision wall and the proposed height plan that accommodates RPS,
- the configuration of the site that has limited frontage on public streets and is adjacent to a golf course,
- the location of the proposed tower recessed from the nearby neighborhoods and located closer to the golf course,
- the proposed design standards with accent on open space and enhanced landscaping and streetscape,
- the proposed open space along Preston Road that will support the local mobility and connections north south, as well as improvements and investment in alternate modes of transportation,
- the location at a major mixed-use intersection of two commercial thoroughfares that are major retail destination in the area, **and the proposed base to a mixed-use district that is intended to gently and naturally transition from the commercial nodes into the residential areas**,
- the location in a larger area that contain a mix of multifamily and major retail destinations between the Dallas North Tollway and Preston Road,

Staff supports the requested PD that would enable a greater density of dwelling units to compliment the area by increasing the variety of housing choices in the area, **possibly diversifying the mixed-use options**, while enhancing the overall urban form and enabling alternate mobility along Preston Road and better connection with nearby major retail destinations.

Parking:

The proposed PD Conditions includes reduced parking ratios as bonus in enhance of mixed-income housing consistent with the ratios included in the Dallas Development Code as amended. For multifamily use, the applicant's proposed conditions include one space per unit and for retirement housing one quarter per unit. Additionally, all conditions associated with this bonus will apply, and the PD includes design and location conditions for parking.

Staff is recommending the parking ratio bonus to default to the code and be one half space per unit. Staff took into consideration the proximity to transit, existing and planned, and the proposed enhancements for alternate mobility.

For the other uses, parking will be provided based on Dallas Development Code parking requirements included in Section 51A-4.200, as amended.

The PD includes requirements for bike parking, electronic vehicle charging stations, micro mobility, and transit ridership incentives and enhancements to support the DART bus routes along Preston Road.

Landscaping:

Landscaping of any development will be in accordance with Article X, as amended. The proposed PD Conditions include enhanced landscape standards for enhanced landscape buffers along interna private streets, street trees, and parking lot trees. The proposed PD Conditions include a requirement for a landscape plan to be approved by City Plan Commission.

Market Value Analysis:

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

LIST OF PARTNERS

Property Owner:

Delhome Associates LTD
Nordel Associates LTD
Rondel Associates LTD
Fountex Genpar Inc. Officers
Larry Krauss, CEO

Applicant:

Terracap Management, Inc.
Jason McCauley, VP Development

PROPOSED PD CONDITIONS

(revised – yellow highlight on changes)

SEC. 51P-XX.101

LEGISLATIVE HISTORY

SEC. 51P-XX.102

PROPERTY LOCATION AND SIZE

PD XXXX is established on property located on the north side of Belt Line Road, west of Preston Road. The size of PD XXXX is approximately 11.134 acres.

SEC. 51P-XX.103

DEFINITIONS AND INTERPRETATIONS

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

(1) **ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)** means the conductors, including the ungrounded, grounded, and equipment grounding conductors, and the Electric Vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the Electric Vehicle.

(2) **EV INSTALLED** means a designated parking space with a branch circuit for EVSE servicing electric vehicles and an electric vehicle charging station installed.

(3) **EV READY** means a designated parking space which is provided with one dedicated branch circuit for EVSE servicing electric vehicles. The circuit shall terminate in a suitable termination point such as a receptacle or junction box, and be located in close proximity to the proposed location of the EV parking spaces.

(4) **EV CAPABLE** means electric capacity, conduit, and space to support a circuit for each EV parking space, and the installation of raceways, both underground and surface mounted, as required, to support the EVSE.

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

(6) **NEW CONSTRUCTION** means construction of a main structure that did not exist as of (date of passage of ordinance).

(7) **INTERNAL DRIVEWAY** means a vehicular drive for means of ingress and egress to the site accessed from Preston Road, Orinda Drive, or Ladera Drive. Fire lanes for emergency access only are not included in this definition.

(8) **STREET-FRONTING FACADE** means the building face fronting Preston Road, Orinda Drive, or Ladera Drive.

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(b) Unless otherwise states, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A. In the event of a conflict between this Article and Division 51A-4.400, this Article controls.

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

SEC. 51P-XX.104

EXHIBITS

The followings exhibits are incorporated into this article:

- (1) Exhibit XXXXA: conceptual plan

SEC. 51P-XX.105

VISION STATEMENT

This district is envisioned to be a vibrant mixed-use, mixed-income development with pedestrian-friendly elements and open space strategically dispersed throughout the site resulting in pedestrian connectivity both internally to the site and externally to the surrounding area. The existing adjacent residential areas will be protected by height restrictions resulting from the residential proximity slope emanating from the east and additional landscaping buffers developed on the property. This development is intended to provide a desirable live, work, play environment which will enhance the vitality of the surrounding area for the future.

SEC. 51P-XX.106

CONCEPTUAL PLAN

Development and use of the Property must comply with the conceptual plan (Exhibit XXXXA). In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control.

SEC. 51P-XX.107

DEVELOPMENT PLAN

(a) Prior to the issuance of a building permit for work other than repair of existing structures, demolition and grading, the installation of fencing or other structures for security purposes, work associated with permitted temporary uses, or work intended to provide for the irrigation or maintenance of landscaping, a development plan must be approved by the city plan commission.

(b) A development plan is not required to include all phases of development if separate phases are proposed. If separate phases are proposed, however, a development plan for each phase must be approved by the city plan commission before the issuance of a building permit to authorize work in that phase of development.

(c) For purposes of compliance with yard, lot, and space regulations, the Property shall be considered one lot.

(d) In the event of a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P-XX.108

MAIN USES PERMITTED

- (a) Unless further restricted by this section, the only main uses permitted are those main uses permitted in the MU-2 Mixed Use District, subject to the same conditions applicable in the MU-2 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-2 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-2 Mixed Use District is subject to DIR in this district; etc.
- (b) The following main uses are prohibited:
 - (1) Commercial and business service uses.
 - Labor hall.
 - Tool or equipment rental.
 - (2) Industrial uses.
 - Gas drilling and production.
 - Temporary concrete or asphalt batching plant.
 - (3) Institutional and community service uses.
 - Cemetery or mausoleum.
 - Halfway house.
 - Hospital.
 - (4) Lodging uses.
 - Extended stay hotel or motel.
 - Hotel or motel.
 - Overnight general purpose shelter.
 - (5) Miscellaneous uses.
 - Carnival or circus (temporary).
 - (6) Office uses.
 - Alternative financial establishment.
 - Financial institution with drive-in window.
 - (7) Retail and personal service uses.
 - Animal shelter or clinic without outside runs.
 - Auto service center.
 - Car wash.
 - Convenience store with drive-through.
 - Commercial amusement (inside).

- Commercial amusement (outside).
- General merchandise or food store 100,000 square feet or more.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Restaurant with drive-in or drive-through service.
- Theater.

SEC. 51P-XX.109 ACCESSORY USES

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A4.217.

(b) In this district, accessory uses not permitted in an MU-2 Mixed Use District are not permitted.

SEC. 51P-XX.110 YARD, LOT, AND SPACE REGULATIONS

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

(a) Except as provided in this section, the yard, lot, and space regulations for the MU-2 Mixed Use District apply.

(b) Front yard. Minimum front yard is 50 feet on Preston Road as indicated on the Conceptual Plan (Exhibit XXXXA).

(c) Side and rear yard. Side and rear yard is 15 feet from Orinda Drive and Ladera Drive as indicated on the Conceptual Plan (Exhibit XXXXA).

(d) Density.

(1) Minimum number of dwelling units is 500.

(2) Maximum dwelling unit density is 70 dwelling units per acre.

(3) Increased development standards.

(i) If compliant with Section 51P-XX.118(a)(1), the maximum dwelling unit density is 100 dwelling units per acre.

(ii) If compliant with Section 51P-XX.118(a)(2), the maximum dwelling unit density is 130 dwelling units per acre.

(e) Floor area ratio.

(1) Non-residential uses may not exceed 40 percent of total floor area per building site.

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(2) For a project qualifying for development bonuses in accordance with Section 51P-XX.118, no maximum residential floor area ratio.

(f) Height.

(1) Maximum structure height must comply with the conceptual plan (Exhibit XXXXA).

(2) Except as provided in this subsection, the maximum structure height is 210 feet.

(i) Maximum structure height is 90 feet for a portion of the site located within 439.10 feet from the eastern property line along Preston Road as shown on the conceptual plan.

(ii) Maximum structure height is 54 feet for a portion of the site located within 70 feet from the eastern property line along Preston Road as shown on the conceptual plan.

(3) Increased development standards.

(i) If compliant with Section 51P-XX.118(a)(1), maximum structure height may be increased to 240 feet for that portion of the Property designated with a 210-foot height limitation as shown on the conceptual plan.

(ii) If compliant with Section 51P-XX.118(a)(2), maximum structure height may be increased to 290 feet for that portion of the Property designated with a 210-foot height limitation as shown on the conceptual plan.

(4) The residential proximity slope does not apply from single family zoning districts located to the west of this district.

(5) The following architectural elements may project up to twelve feet above the maximum structure height:

- (i) Elevator or stair penthouse or bulkhead;
- (ii) Mechanical equipment;
- (iii) Cooling tower;
- (iv) Tank designed to hold liquids;
- (v) Skylights;
- (vi) Visual screens which surround roof mounted mechanical equipment;
- (vii) Chimney and vent stacks;
- (viii) Lightning protection equipment;
- (ix) Cell towers or other communication equipment;
- (x) Parapet wall.

(g) Stories. No maximum number of stories.

(h) Encroachments. The following additional items are permitted to be located within the required front, side, and rear yards:

(1) Seat walls, retaining walls, stoops, porches, steps, unenclosed balconies, ramps, handrails, safety railings, and benches all not exceeding four feet in height and extending a maximum of five feet into the required minimum yards.

(2) Landscape planters.

(3) Sculptures.

(4) Awnings

SEC. 51P-XX.111

OFF-STREET PARKING AND LOADING

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

Applicant's request:

(1) Multifamily parking. If compliant with Section 51P-XX.117(a)(1) or (a)(2), one space per dwelling unit is required, or per the requirements of Division 51A-4.200 or a successor ordinance, whichever requires fewer spaces.

Staff recommendation:

(1) Multifamily parking. If compliant with Section 51P-XX.117(a)(1) or (a)(2), one-half space per dwelling unit is required, or per the requirements of Division 51A-4.200 or a successor ordinance, whichever requires fewer spaces.

(2) Retirement housing. One-quarter space per dwelling unit is required, or per the requirements of Division 51A-4.200 or a successor ordinance, whichever requires fewer spaces.

(b) A minimum of 80% of provided parking must be located in a parking structure.

(c) Aboveground parking structures. Aboveground parking structures must be screened or wrapped in accordance with this paragraph. If an aboveground parking structure is facing Preston Road or Orinda Drive as noted on the conceptual plan, the aboveground parking structure must be wrapped in accordance with this paragraph.

(1) Screening of parking structures. Except for openings for vehicular access, openings in aboveground parking structure facades must provide solid screening with a painted, stained, or masonry-like finish a minimum of 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

(2) Wrapping of parking structures. Except for openings for vehicular access, aboveground parking structures must be wrapped with a use other than parking, to a minimum depth of 25 feet of the building measured inward from the exterior facing structure facade.

(d) Surface parking location. Surface parking is prohibited between the public or private street-facing facade and the property line. For the purposes of this paragraph, surface parking means at grade parking not within or under a structure.

(e) Bike parking. Bike parking for at least ten percent of the dwelling units must be provided in the parking garages, in a secure location near the building entrance.

(f) Electrical vehicle charging. A minimum of ten percent of provided parking must be equipped with electric vehicle charging stations, with the required type of spaces as follows:

(1) A minimum of two percent of provided off-street parking spaces must be EV installed parking spaces;

(2) A minimum of two percent of provided off-street parking spaces must be EV ready; and

(3) A minimum of six percent of provided off-street parking spaces must be EV capable.

(g) Micro-mobility charging stations. Charging stations for at least ten micro-mobility vehicles must be provided and must be located outside of the right-of-way and sidewalks. The charging stations must be designed to allow the possibility to secure the vehicles.

(h) Assigned parking. For assigned parking spaces, those spaces allotted for reserved dwelling units must be dispersed and distributed amongst all other assigned parking for similar units.

(i) Passenger loading and residential delivery zones.

(1) Each building site must provide at least two off-street or on-street passenger loading and residential delivery spaces. The board of adjustment may grant a variance to this subparagraph.

(2) On-street passenger loading zones, if provided, must be constructed in compliance with Architectural Barrier Act accessibility standards and must be approved by the director and by the director of public works

(j) Service, loading, and garbage storage areas. Except for passenger loading and residential deliveries, service, loading, and garbage storage areas must be enclosed within a main structure.

SEC. 51P-XX.112

INGRESS-EGRESS

(a) Two points of ingress/egress must be provided for each submitted development plan as indicated as approximate point of access on the Conceptual Plan (Exhibit XXXXA).

SEC. 51P-XX.113

ENVIRONMENTAL PERFORMANCE STANDARDS

See Article VI.

SEC. 51P-XX.114

LANDSCAPING

(a) Except as provided in this section, prior to the issuance of a building permit for work other than repair of existing structures, demolition and grading, the installation of fencing or other structures for security purposes, work associated with permitted temporary uses, or work intended to provide for the irrigation or maintenance of landscaping, a landscape plan must be submitted with the development plan and approved by the city plan commission before issuance of a building permit to authorize work in this district.

Z190-250(AU)

(b) A landscape plan is not required to include all phases of development if separate phases are proposed. If separate phases are proposed, however, a landscape plan for each phase must be approved by the city plan commission landscaping must be provided in accordance with Article X and the conditions of this section.

(c) Protected tree mitigation. Replacement trees must have a caliper of at least three inches.

(d) Perimeter landscape buffer.

(1) Required 15-foot enhanced landscape buffer along Orinda Drive, Ladera Drive, and internal driveways as noted on the Conceptual Plan.

(2) Required 50-foot enhanced landscape buffer along Preston Road as indicated on the Conceptual Plan.

(3) Sidewalks and pedestrian facilities may be located within required perimeter landscape buffer.

(e) Street trees. One large canopy tree, minimum of six-inch caliper, is required for each 30 feet of street frontage along Preston Road, Orinda Drive, Ladera Drive, and internal driveways as noted on the Conceptual Plan and within perimeter landscape buffer as described in Section 51P-XX.114(d). Existing healthy trees with an eight-inch caliper or greater located within perimeter landscape buffer shall be preserved and count toward the street tree requirement.

(f) Parking lot trees. All parking spaces in a surface lot may not be more than 60 feet from a large canopy tree planted in a median or an island. Each parking lot tree must be a minimum three-inch caliper and may not be planted closer than three feet to a paved portion of the parking lot. Median or island in a surface parking lot must be a minimum of 125 square feet in area.

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

SEC. 51P-XX.115

SIGNS

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

SEC. 51P-XX.116

OPEN SPACE

(a) A minimum of twenty percent of each building site must be reserved as publicly accessible and unrestricted open space for activity such as active or passive recreation, community gathering space, or landscaping, and must be located between the exterior structure facade and the property line.

(b) Linear open space along Preston Road. An unrestricted, publicly accessible linear open space with a minimum width of 50 feet must be provided along Preston Road as indicated on the Conceptual Plan.

(c) Interior open space. Of the required twenty percent open space, 10 percent interior open space is required along internal driveways, perimeter landscape buffers along Orinda Drive and Ladera Drive as noted on the Conceptual Plan, and any other open space areas excluding the minimum 50-foot linear open space along Preston Road as indicated on the Conceptual Plan.

(d) Contiguous open space. Of the required **twenty percent open space**, 70 percent must be contiguous in the form of a park, plaza, pedestrian area, or central green space with a minimum width of 30 feet and connected to the minimum 20,000 square foot open space area as indicated on the Conceptual Plan (Exhibit XXXXA).

(e) Open space requirements. All open space must comply with the following provisions.

(1) Structures that are not fully enclosed such as pergolas and gazebos and ordinary projections of windowsills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed to be located within open space.

(2) Open space must contain primarily grass, vegetation, or pedestrian areas and must contain pedestrian amenities per subsection (f) of this section.

(3) Parking spaces, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(4) Except for emergency and grounds maintenance vehicles, operation, or parking of vehicles within open space is prohibited.

(5) Landscape areas that fulfil the requirements of Article X may also fulfil these requirements if all conditions of this section and Article X are met.

(6) Open space must be properly maintained in a state of good repair and neat appearance.

(f) Pedestrian facilities. Within required open space, a minimum of eight of the following pedestrian facilities are required **per building site**:

(1) Low-water, native plantings

(2) Pedestrian-scaled shade structures

(3) Water features

(4) Drinking fountains

(5) Bike racks

(6) Shaded seating areas

(7) Pedestrian plaza

(8) Pet waste stations

(9) Bioswale/low impact water retention

(10) Public art

(11) **Playground equipment**

(12) **Micro-mobility charging stations**

(13) **Picnic table**

(14) **Dog park**

(15) **Pedestrian-scaled lighting fixture**

SEC. 51P-XX.117

SIDEWALKS

Applicant request:

- (a) Except as provided in this subsection, a minimum six-foot-wide unobstructed sidewalk and a minimum four-foot-wide parkway must be provided along Orinda Drive and Ladera Drive.
- (b) Sidewalks are required along internal driveways to ensure pedestrian connectivity throughout the Property. The location of the sidewalks along internal driveways must be shown on each development plan phase.

Staff recommendation:

- (a) Except as provided in this subsection, a minimum six-foot-wide unobstructed sidewalk and a minimum six-foot-wide parkway must be provided along Orinda Drive, Ladera Drive, and internal driveways.
- ~~(b) Sidewalks are required along internal driveways to ensure pedestrian connectivity throughout the Property. The location of the sidewalks along internal driveways must be shown on each development plan phase.~~

- (c) A minimum eight-foot-wide unobstructed sidewalk and a minimum eight-foot-wide parkway must be provided along Preston Road and pedestrian walkways within central open space as indicated on the Conceptual Plan (Exhibit XXXXA).
- (d) Enhanced pavement is required at vehicular drop-offs and motor courts.
- (e) Enhanced pavement is required in 25 percent of paving within required open space area as indicated on the Conceptual Plan (Exhibit XXXXA).
- (f) Along Preston Road, Orinda Drive, and Ladera Drive, at least one bench and one trash receptacle must be provided for every 300 linear feet of street frontage.
- (g) Tree grates do not count toward the minimum unobstructed sidewalk width.

SEC. 51P-XX.118

DEVELOPMENT BOUNDS FOR MIXED INCOME HOUSING

(a) In general. Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the development bonuses in Section 51P-XX.110d(3) and Section 51P-XX.110(e)(2), and Section 51P-XX.110(f)(3).

(1) The density and floor area ratio development bonuses set forth in Section 51P-XX.110(d)(3)(i), Section 51P-XX.110(e)(2), and Section 51P-XX.110(f)(3)(i) apply if a minimum of five percent of the total number of units are available to households earning between 61 and 80 percent of area median family income

(2) The density, floor area ratio, and height development bonuses set forth in Section 51P-XX.110(d)(3)(ii), Section 51P-XX.110(e)(2), and Section 51P-XX.110(f)(3)(ii) apply if a minimum of ten percent of the total number of units are available to households earning between 61 and 80 percent of area median family income

- (c) Design standards. Compliance with Section 51A-4.1107 is not required.

SEC. 51P-XX.119

DESIGN STANDARDS

(a) New construction. The following design standards apply to new construction for all uses.

(1) Street, internal driveway, and open space frontages.

(i) Frontages. All street-fronting facades, internal driveway-fronting facades, and open-space fronting facades must have at least one window and at least one common primary entrance facing the street, internal driveway, or open space at street-level. The entrance must access the street, internal driveway, or open space with an improved path connecting to the sidewalk. A transparent surface is required for every 25 linear feet of continuous street-fronting, internal driveway-fronting, and open-space fronting facade.

(ii) Individual entries. Except as provided in this paragraph, a minimum of 60 percent of the street-level dwelling units adjacent to a street or internal driveway in each building must have individual entries that access the street or internal driveway with an improved path connecting to the sidewalk. For at-grade open space, a minimum of 60 percent of the open-space fronting dwelling units in each building must have individual entries that access the open space. EXCEPTION. This paragraph does not apply to retirement housing.

(2) Lighting.

(i) Special lighting requirement. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.

(ii) Pedestrian scale lighting. For a development greater than 20,000 square feet of floor area, pedestrian scale lighting that provides a minimum average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent public streets and internal driveways. The design and placement of both the standards and fixtures must be approved by the director or transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(3) Non-required fences. Unless a use specifically requires screening, all fences for uses along a street or trail must have a surface area that is a minimum of 50 percent open, allowing visibility between three feet and six feet above grade. This provision does not apply to the south Property line. The exceptions for multifamily districts in Section 51A-4.602(a)(2) and 51A-4.602(a)(4) which provide that a fence exceeding four feet above grade may be erected in a front yard in multifamily districts are not applicable. (Ord. 31152)

SEC. 51P-XX.120

TRANSIT RIDERSHIP INCENTIVES & ENHANCEMENTS

(a) In general. This district is intended to enhance public transportation ridership options by providing the following incentives and enhancements detailed in this section.

(1) A covered transit shelter station with seating shall be provided at one of the two areas designated on the Conceptual Plan (Exhibit XXXXA) to serve the existing or relocated DART bus stop to provide a comfortable waiting area to encourage additional transit ridership. Direct pedestrian connections between the DART station and all buildings must be provided.

(2) The developer and/or operator must partner with DART for a Residential Pass Program or similar incentive program for at least 30 percent of the dwelling units to ensure transit ridership opportunities for the residents.

SEC. 51P-XX.121

ADDITIONAL PROVISIONS

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

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

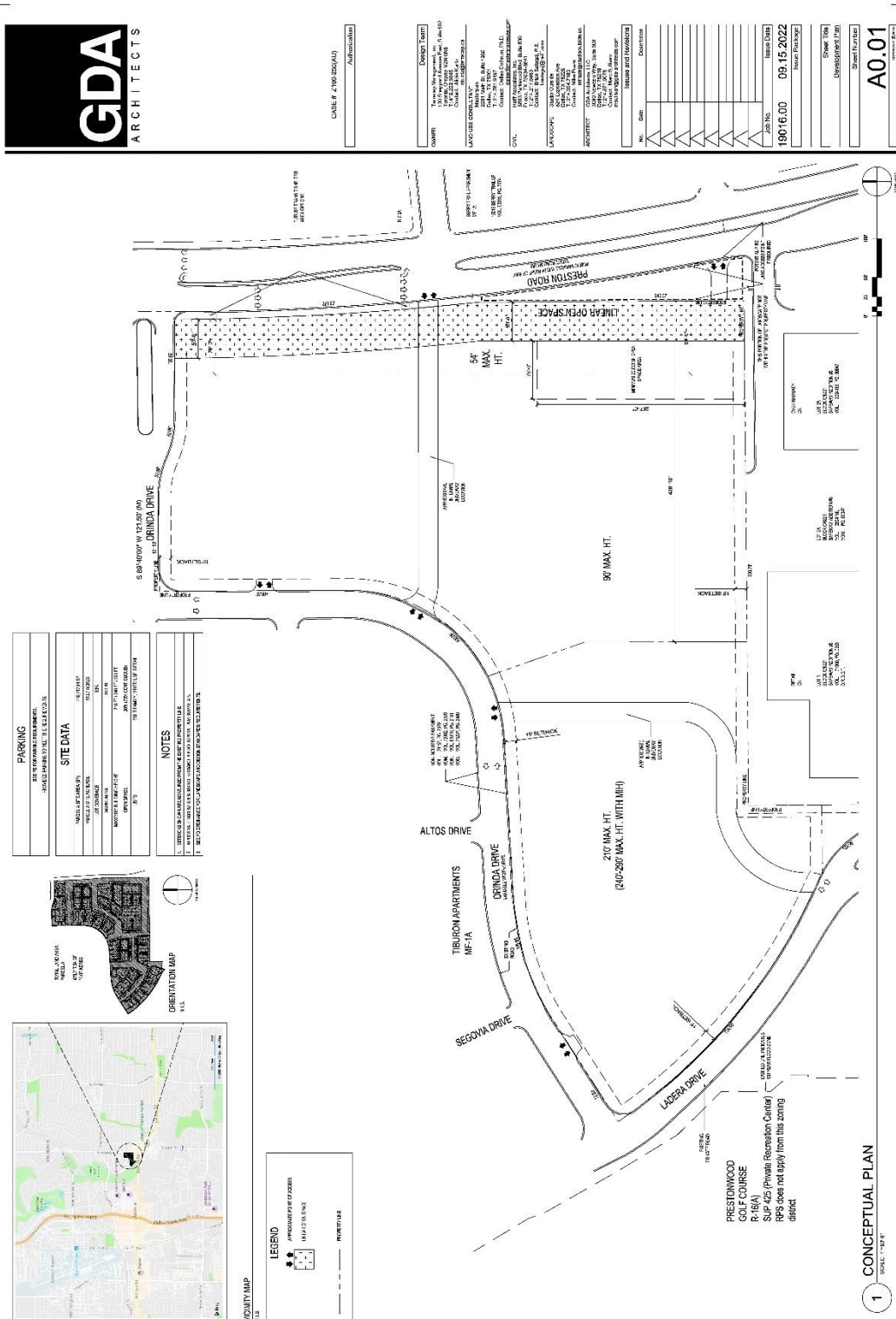
SEC. 51P-____.122

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.

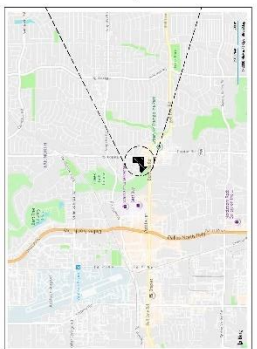
PROPOSED CONCEPTUAL PLAN (revised)



| PARKING | |
|---|--|
| SEE SITE PLAN FOR PARKING | |
| MINIMUM PARKING REQUIRED: 1.1 CARS/UNIT | |

| SITE DATA | |
|--|--|
| PROJECT NAME: PRESTONWOOD PARKWAY | |
| PROJECT ADDRESS: 10000 PRESTONWOOD PARKWAY | |
| PROJECT CITY: LOS ANGELES, CA | |
| PROJECT COUNTY: LOS ANGELES | |
| PROJECT ZIP: 90024 | |
| PROJECT PHONE: (310) 440-1111 | |
| PROJECT FAX: (310) 440-1112 | |
| PROJECT WEBSITE: WWW.GDAARCHITECTS.COM | |

| NOTES | |
|---|--|
| 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. | |
| 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. | |



LEGEND

- APPROXIMATE EXISTING
- PROPOSED
- PROPERTY LINE

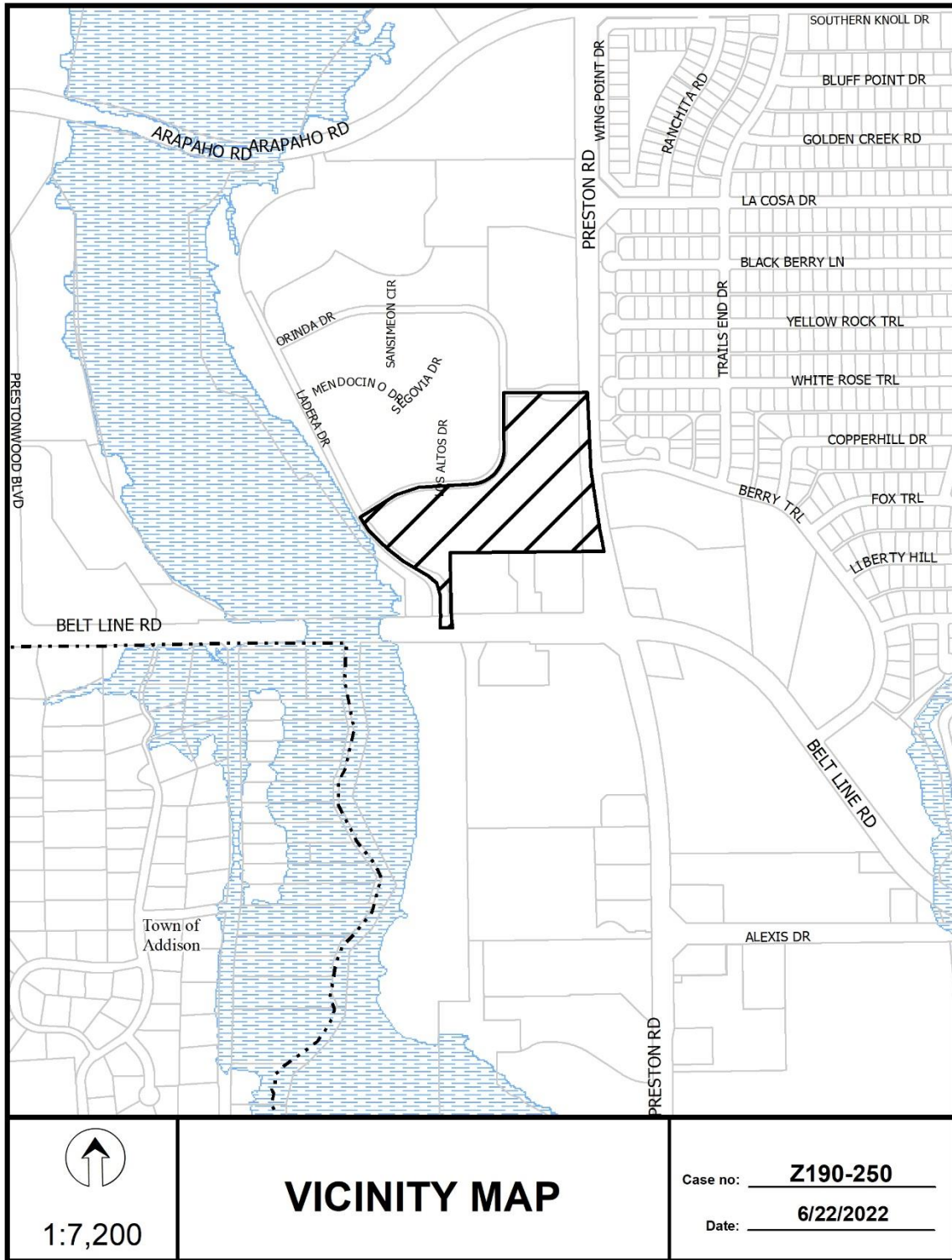
CASE # Z190-250(AU)

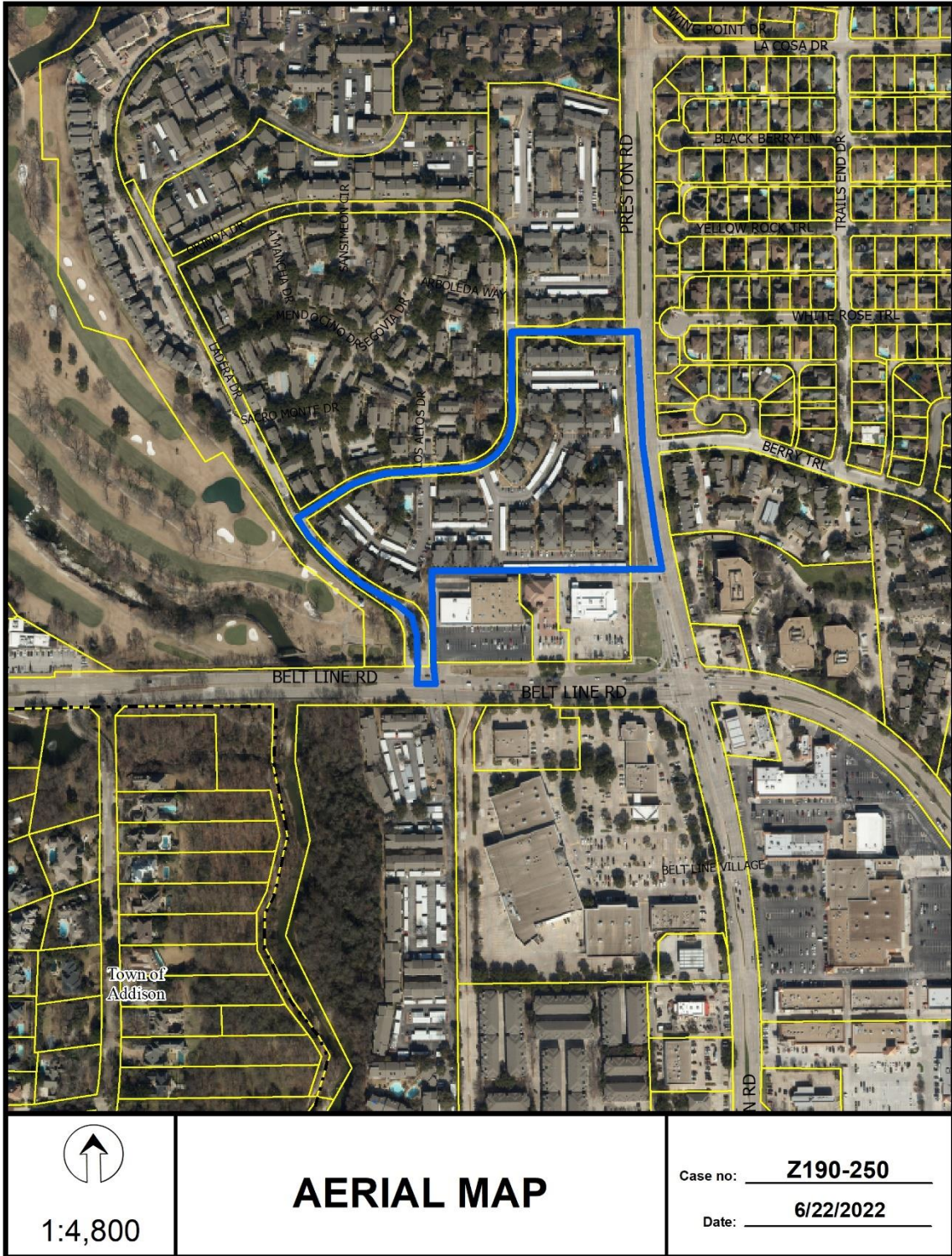
Administrative

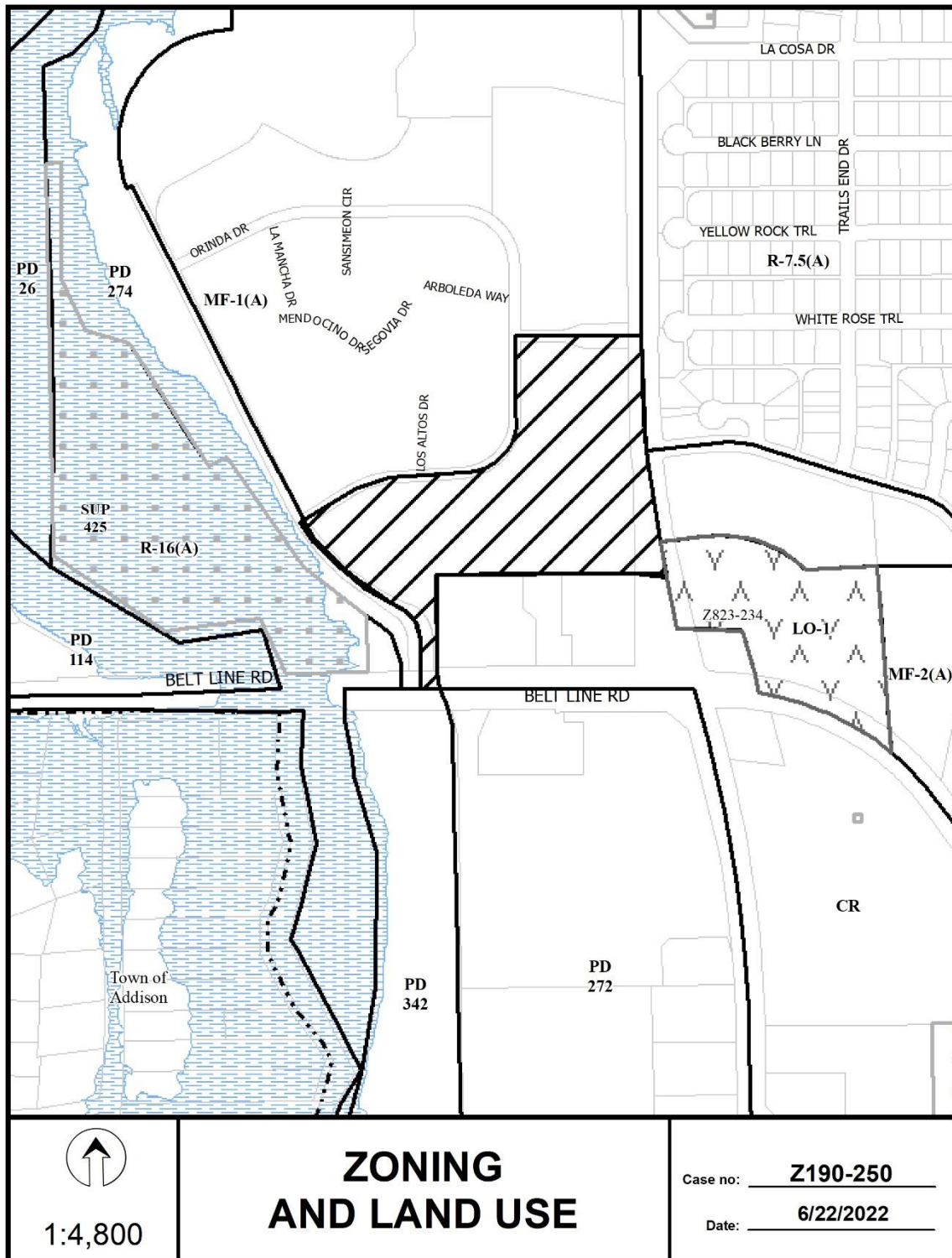
| | |
|----------------------|---|
| OWNER: | Tiburon Management, Inc. 10000 Prestonwood Parkway Los Angeles, CA 90024 Contact: (310) 440-1111 |
| LAND USE CONSULTANT: | GDA ARCHITECTS 10000 Prestonwood Parkway Los Angeles, CA 90024 Contact: (310) 440-1111 |
| DATE: | 09/15/2022 |
| PROJECT: | PRESTONWOOD PARKWAY |
| LOCATION: | 10000 PRESTONWOOD PARKWAY, LOS ANGELES, CA 90024 |
| SCALE: | AS SHOWN |
| DATE: | 09/15/2022 |
| BY: | [Signature] |
| CHECKED BY: | [Signature] |
| DATE: | 09/15/2022 |
| PROJECT NO.: | 190016.00 |
| DATE: | 09/15/2022 |
| SCALE: | AS SHOWN |
| PROJECT: | PRESTONWOOD PARKWAY |
| LOCATION: | 10000 PRESTONWOOD PARKWAY, LOS ANGELES, CA 90024 |
| SCALE: | AS SHOWN |
| DATE: | 09/15/2022 |
| BY: | [Signature] |
| CHECKED BY: | [Signature] |
| DATE: | 09/15/2022 |

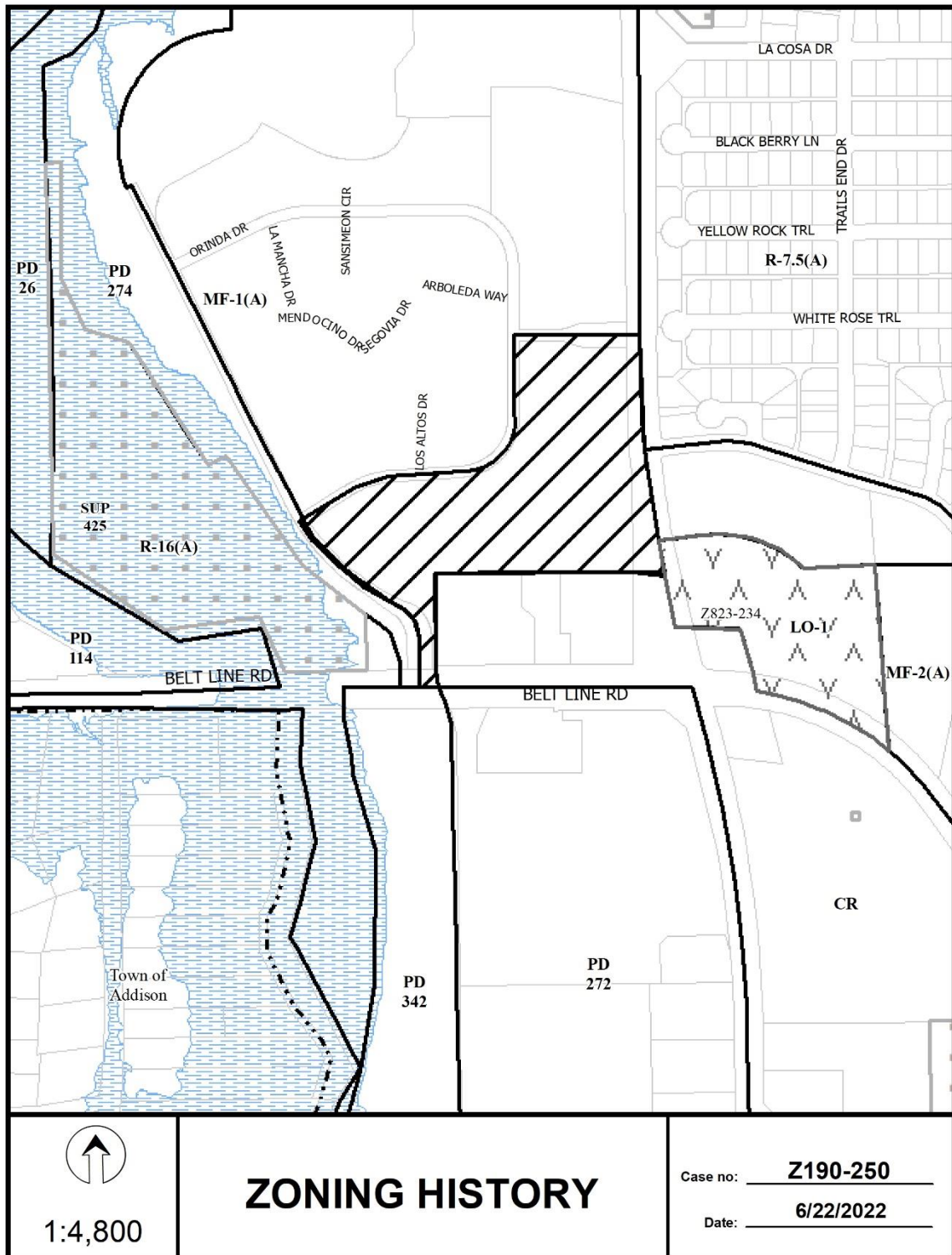
1 CONCEPTUAL PLAN
SCALE: 1/8"=1'-0"

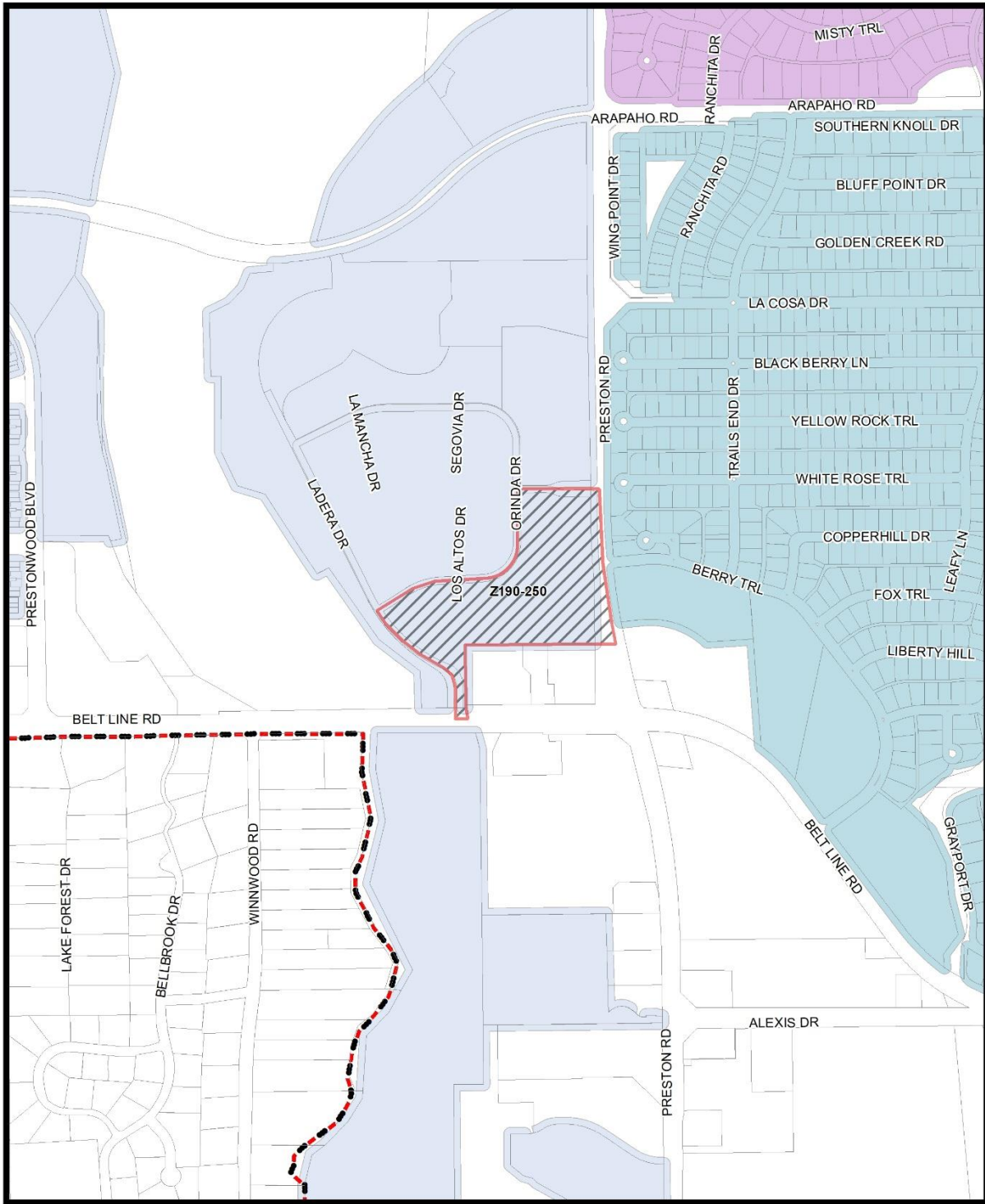
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 10000 PRESTONWOOD PARKWAY, LOS ANGELES, CA 90024
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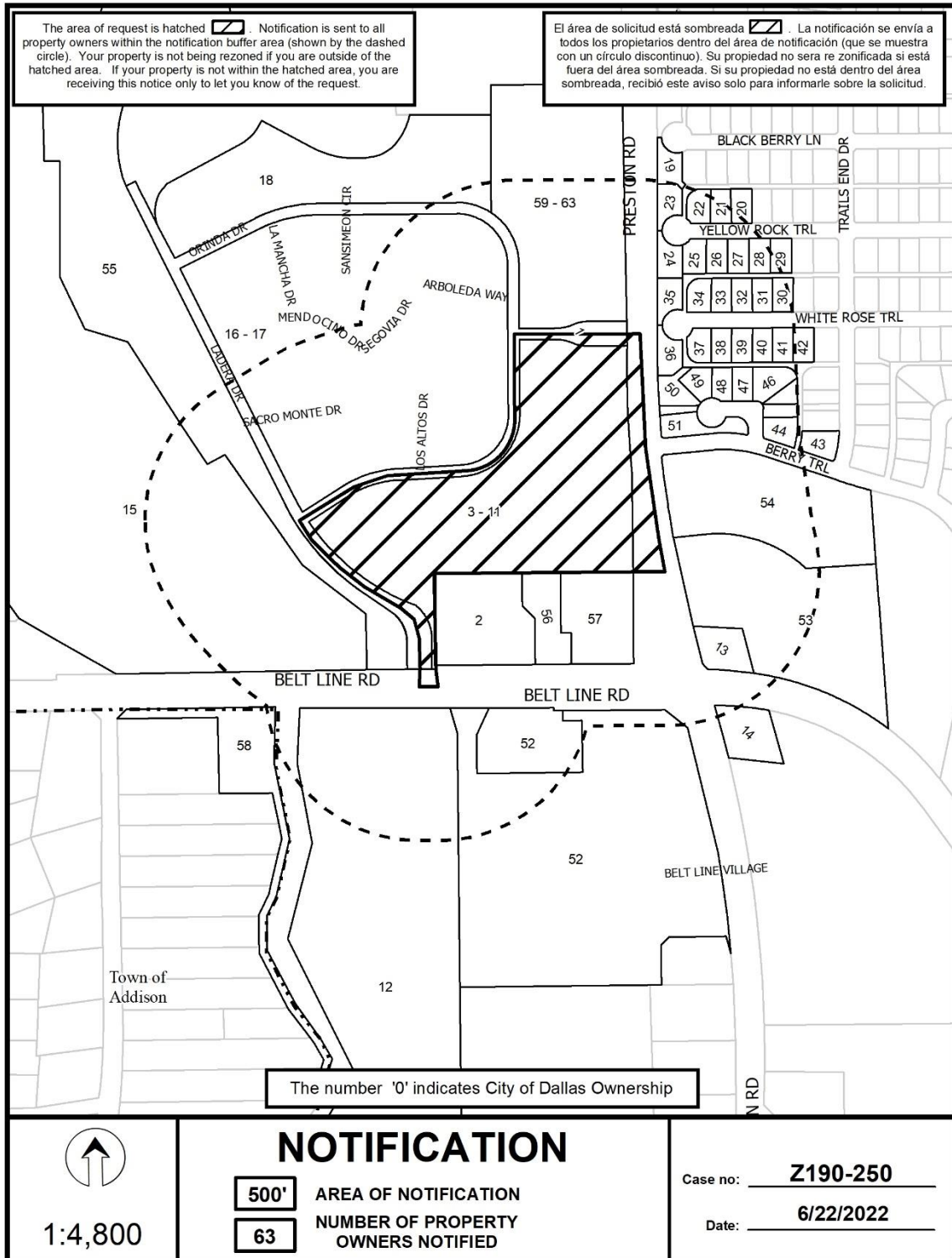


MVAC Cluster A B C D E F G H I NA

 1:7,200

Market Value Analysis

Printed Date: 6/22/2022



06/22/2022

Notification List of Property Owners***Z190-250******63 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-------------------------------------|
| 1 | 15101 PRESTON RD | TINSLEY TALMADGE CONDO CO |
| 2 | 5907 BELT LINE RD | BELTLINEPRESTON LTD |
| 3 | 5811 BELTLINE RD | NORDEL ASSOCIATES LTD |
| 4 | 5811 BELTLINE RD | DELHOME ASSOCIATES LTD |
| 5 | 5811 BELTLINE RD | RONDEL ASSOC LTD |
| 6 | 5811 BELTLINE RD | DELHOME ASSOCIATES LTD |
| 7 | 15231 PRESTON RD | FOUNTEX GENPAR INC |
| 8 | 15231 PRESTON RD | FOUNTEX GENPAR INC |
| 9 | 15231 PRESTON RD | DELHOME ASSOCIATES LTD |
| 10 | 15231 PRESTON RD | NORDEL ASSOCIATE LTD |
| 11 | 15249 PRESTON RD | NORDEL ASSOCIATES INC |
| 12 | 5850 BELT LINE RD | WESTDALE ROCK CREEK LTD |
| 13 | 15114 PRESTON RD | INTERCITY INVESTMENT |
| 14 | 15050 PRESTON RD | SEJ ASSET MGMT & INVESTMENT COMPANY |
| 15 | 5840 ARAPAHO RD | PRESTONWOOD OWNER LLC |
| 16 | 15101 PRESTON RD | LEALHAM HOLDINGS SERIES K LLC |
| 17 | 15411 PRESTON RD | TIBURON APARTMENTS LLC |
| 18 | 5940 ARAPAHO RD | 5930 ENCLAVE LLC |
| 19 | 6004 BLACK BERRY LN | LEON MARTIN R |
| 20 | 6019 YELLOW ROCK TRL | EWOLDT CHRISTOPHER & DANETTE |
| 21 | 6015 YELLOW ROCK TRL | REYES ERNEST A |
| 22 | 6009 YELLOW ROCK TRL | GARMON CURTIS & ELIZABETH |
| 23 | 6005 YELLOW ROCK TRL | HALSTEAD BILL & |
| 24 | 6004 YELLOW ROCK TRL | GINN JOHN |
| 25 | 6010 YELLOW ROCK TRL | LEE SAMUEL R & JONI M |
| 26 | 6014 YELLOW ROCK TRL | Taxpayer at |

06/22/2022

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------------|---------------------------------------|
| 27 | 6018 YELLOW ROCK TRL | FABER FRANK ROBERT & |
| 28 | 6022 YELLOW ROCK TRL | VANDERHILL PHILLIP J & WINSOR R |
| 29 | 6026 YELLOW ROCK TRL | REYNOLDS NANCY J & |
| 30 | 6027 WHITE ROSE TRL | SMINK BARRY L & PATRICIA |
| 31 | 6023 WHITE ROSE TRL | CHAN ANA Y |
| 32 | 6019 WHITE ROSE TRL | HOWARD DWAYNE |
| 33 | 6015 WHITE ROSE TRL | BHATTI OMER & KOMAL M MALIK |
| 34 | 6009 WHITE ROSE TRL | TRINH SON THANH & LYNN T HUYNH |
| 35 | 6005 WHITE ROSE TRL | KHAMISSFAR SEDIGHEH & |
| 36 | 6004 WHITE ROSE TRL | GLM REALTY GROUP LLC |
| 37 | 6010 WHITE ROSE TRL | SMITH DANA |
| 38 | 6014 WHITE ROSE TRL | HICKS LAURA & RICHARD EARL III |
| 39 | 6018 WHITE ROSE TRL | MARTINEZ HECTOR E & |
| 40 | 6022 WHITE ROSE TRL | LARISCY NINA & MATTHEW |
| 41 | 6026 WHITE ROSE TRL | LING THOMAS T |
| 42 | 6030 WHITE ROSE TRL | FRYE ROBERT & WHITNEY |
| 43 | 15305 TRAILS END DR | GREENBERG DANIEL ERIC & |
| 44 | 6005 BERRY TRAIL CT | BURT JOANN |
| 45 | 6009 BERRY TRAIL CT | TIERNEY MICHAEL JOHN |
| 46 | 6015 BERRY TRAIL CT | MEYMAND AHMAD & JUNE A |
| 47 | 6019 BERRY TRAIL CT | MARTINEZ JUAN M |
| 48 | 6023 BERRY TRAIL CT | DENISOV GEORGE & ELIZABETH C |
| 49 | 6027 BERRY TRAIL CT | STOLTZ JAMES W EST OF |
| 50 | 6031 BERRY TRAIL CT | CLEMENS BRADLEY S & MELINDA |
| 51 | 6035 BERRY TRAIL CT | BRANCH MICHAEL R & JANELL D |
| 52 | 14999 PRESTON RD | FAIRWAY CAPITAL PTNR LTD |
| 53 | 15150 PRESTON RD | RESERVE CAPITAL PRESTON GROVE SPE LLC |
| 54 | 15215 BERRY TRL | 15215 BERRY TRAIL LP |
| 55 | 5898 ARAPAHO RD | PASKIN 5769 BELT LINE LLC & |
| 56 | 5917 BELTLINE RD | Taxpayer at |
| 57 | 15105 PRESTON RD | ST MARY AND AVA MENA INC |

Z190-250(AU)

06/22/2022

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|------------------------|
| 58 | 15000 WINNWOOD RD | ADDISON CITY OF |
| 59 | 15301 PRESTON RD | NORDEL ASSOCIATES LTD |
| 60 | 15301 PRESTON RD | RONDEL ASSOC LTD |
| 61 | 15301 PRESTON RD | DELHOME ASSOCIATES LTD |
| 62 | 15417 PRESTON RD | DELHOME ASSOCIATES LTD |
| 63 | 15517 PRESTON RD | NORDEL ASSOCIATED LTD |

FILE NUMBER: Z201-221(AU)

DATE FILED: March 29, 2021

LOCATION: West line of Preston Road, south of Arapaho Road

COUNCIL DISTRICT: 11

SIZE OF REQUEST: +/- 6.8 acres

CENSUS TRACT: 136.21

REPRESENTATIVE: Masterplan – Dallas Cothrum

APPLICANT / OWNER: Terracap Management Inc.

REQUEST: An application for a Planned Development District for MU-2 Mixed Use District uses on property zoned an MF-1(A) Multifamily District

SUMMARY: The purpose of the request is to allow for a mixed-use development (residential and commercial) to be developed under MU-2 development regulations with modified development standards primarily related to structured parking, landscaping, open space, and sidewalks.

STAFF RECOMMENDATION: Approval, subject to a conceptual plan and staff's recommended conditions

PREVIOUS CPC ACTION: On July 21 and August 18, 2022, the City Plan Commission held the item under advisement to the September 15, 2022 meeting.

Background Information:

- The request site is currently occupied by a low-rise, garden-style, multifamily development. The development contains approximately 124 dwelling units in 18 two-story buildings, built in 1981, per Dallas Central Appraisal District files. The site is currently zoned MF-1(A) Multifamily District.
- The applicant is intending to develop the site with a mix low-rise and mid-rise multifamily uses per the development standards of MU-2, Mixed Use zoning district. Per the City Plan Commission direction, the applicant changed the request to a new Planned Development District. The new PD will default to the MU-2 Mixed Use District and is proposed to include additional design standards to improve the urban form and site layout.
- Per the stated vision, the applicant is intending to develop the site with a vibrant mixed-use, mixed-income development with pedestrian-friendly elements and open space strategically dispersed throughout the site resulting in pedestrian connectivity both internally to the site and externally to the surrounding area. The existing adjacent residential areas will be protected by height restrictions resulting from the residential proximity slope and additional landscaping buffers developed on the property. This development is intended to provide a desirable live, work, play environment which will enhance the vitality of the surrounding area for the future.
- The proposed PD Conditions generally match the PD conditions proposed for the accompanying zoning change request to the south of the area of request.
- Since the August 18, 2022 CPC meeting the following changes are included in the proposed PD Conditions:
 - Added definition to clarify and enable additional design standards
 - Expanded the list of prohibited uses
 - Increased the required minimum number of dwelling units to 250
 - Added a provision to ensure a minimum 60% of residential uses on each building site
 - Encroachments in the required yards for various design elements and decorations
 - Further break-down for the electrical vehicle charging stations
 - Increased the number of loading and delivering zones to two
 - Requirement to place service, loading, and garbage storage area in the main buildings
 - Include the internal driveways in the landscape, sidewalk, and design standards requirements
 - Increase the size at plating for street trees, to six-inch caliper trees
 - Increase the minimum required open space to twenty percent, with a minimum ten percent for the area outside of the linear open space along Preston Road
- The Conceptual Plan has been revised to indicate internal driveways to delineate possible building sites.

Zoning History:

There has been one zoning case requested in the area in the past five years:

- 1. Z190-250** An application for a Planned Development District for MU-2 uses and standards on property zoned MF-1(A) Multifamily District, located on northeast corner of Belt Line Road and Prestonwood Boulevard. The case is under consideration with the City Plan Commission on August 18, 2022.

Thoroughfares/Streets:

| Thoroughfares/Street | Type | Existing ROW |
|----------------------|--------------------|-----------------------|
| Preston Road | Principal Arterial | 100 feet Bike Plan |
| Belt Line Road | Principal Arterial | 130 feet |

Traffic:

The applicant submitted a Traffic Impact Analysis and subsequent revisions to address staff comments, the last being on May 11, 2022. The TIA includes both proposed developments located south and north of Orinda Drive, along Preston Road, meaning the zoning change request included in this report and the zoning change request to the south. The impact of both sites are analyzed together. The following is in excerpt from the TIA:

The Terracap mixed-use redevelopment plans to replace approximately 353 multi-family dwelling units spanning 53 low-rise buildings from the Preston Del Norte apartment complex with 6 new mid-rise and high-rise buildings of residential and commercial use. Primary access to the redevelopment site will be provided by an existing access connection along Preston Road that connects to Orinda Drive, a privately-owned street. Additional access to the site will be provided via Ladera Drive, a privately-owned street, connecting at Belt Line Road and Arapaho Road. The Terracap mixed-use redevelopment is estimated to be constructed in 5 phases, each separated by 2 years, starting in 2023; for purposes of the study, full build out of the project was assumed to be completed by end of 2033.

Regarding the intersection analysis, the signalized study intersections along Preston Road currently operate at a LOS F based on the existing signal timings and phasing provided by the City. The signalized intersections are projected to continue operating at a LOS F for the Build Out and Horizon Year scenarios. Delays may be able to be improved at the signalized intersections by optimizing the cycle length and splits at each intersection; however, signal optimization would require optimization at all other signalized intersections along each study corridor in order to ensure that adequate progression is maintained.

Regarding the traffic signal warrant evaluation at the three unsignalized study intersections that provide access to the Terracap redevelopment site, all three intersections are projected to meet Warrants 1, 2, and 3 by the Build Out scenario, without considering the net redevelopment trips generated by the Terracap mixed-use redevelopment site. Based on the locations of adjacent signalized intersections, Halff recommends signalizing only the Preston Road / Driveway TCD1 intersection.

There are three DART bus routes surrounding the development site and a future DART light rail line with a stop located within a mile of the site. Encouraging future residents to utilize these resources will provide Transportation Demand Management (TDM) benefits by removing potential passenger vehicle trips from the surrounding roadway network. DART has programs in place for bus stop upgrades and reduced fare options that will be explored as a way to encourage ridership by residents of the proposed development. Based on the analyses conducted for the TIA and a review of the development plans, the following table provides recommendations to accommodate the projected traffic expected to be generated by the proposed Terracap mixed-use redevelopment in Dallas.

| Study Year | Recommendation |
|--|--|
| When traffic volumes are projected to meet Warrant 1, based on the development phasing plan (once the phasing plan is developed) | Install a traffic signal at the Preston Road / TCD1 intersection. Half recommends the following parameters for the signal: <ul style="list-style-type: none"> • Protected-permissive phasing for northbound left turn movement • Install a Signal Ahead sign (W3-3) on each side of northbound Preston Road approximately 250 feet south of the intersection. The signs should face south to alert northbound drivers on Preston Road of the upcoming signalized intersection. |
| Phase 1 of the proposed redevelopment | Install a right-turn deceleration lane along southbound Preston Road at TCD1, constructed consistent to TxDOT standards. |
| Phase 1 | Construct the redevelopment's eastbound main entrance (TCD1) approach to Preston Road wide enough (at least 22 feet) to provide separate left turn and right turn lanes for vehicles exiting the site. |
| Now | Install stop signs at the intersections of Belt Line Road / Ladera Drive and Arapaho Road / Ladera Drive. (Ladera Drive is classified as a private street.) |
| Now | Extend the median located east of Belt Line Road / Ladera Drive intersection west to disallow left turn movements from the existing driveway east of the intersection serving the shopping center. For left turn movements onto E. Belt Line Road from the shopping center, Half recommends utilizing the existing opening in the median on Ladera Drive north of Belt Line Road to allow drivers to use the Belt Line Road / Ladera Drive intersection. See Figure 15 in <i>Appendix H</i> for conceptual layout of this recommendation. |
| Phase 1 (Preston Road / TCD1) Now (Belt Line Road and Arapaho Road around Ladera Drive intersections) | The landscape plan for the redevelopment project should consider the minimum required sight distance when looking north and south on Preston Road. Additionally, any vegetation within the study area impeding visibility on the public roads at the intersections should be maintained or cleared out. |
| Now | Work with DART on TDM strategies to encourage future residents to use the bus and light rail travel options in the area. |

The Engineering Division of the Department of Transportation has reviewed the request and determined that the significant impact the existing roadway system will be addressed via improvements and TDM type of measures to be provided with the development in the subsequent phases.

Comprehensive Plan:

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development

Policy 1.2.2 Establish clear and objective standards for land use planning

1.2.2.2 Incorporate findings that demonstrate consistency with the Policy Plan's goals and policies into land use planning decisions. Findings should guide private development toward zoning that:

- Maintains a healthy balance of jobs and households;
- Protects and stabilizes existing neighborhoods;
- Establishes healthy neighborhoods;
- Emphasizes mixed-use development, especially around transit stations;
- Maintains an adequate transportation and circulation system;
- Provides land use consistent with the established growth targets;
- Protects existing industrial and employment centers;
- Promotes appropriate growth in the Trinity River Corridor and protects the public investment there; and
- Enables development consistent with Vision Building Blocks.

GOAL 1.3 Provide equitable opportunities for Dallas residents

Policy 1.3.1 Create housing opportunities throughout Dallas

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

GOAL 1.5 Develop and maintain a monitoring program

Policy 1.5.1 Monitor key benchmarks based on the Core Values and Guiding Principles. These benchmarks will be the basis for judging success of planning efforts.

1.5.1.1 Maintain a way to periodically gauge the success of the Policy Plan. The system should track changes in land use, specifically jobs, housing, and levels of investment at a small geographic scale, and the city's zoning capacity— how much growth can be accommodated in the future.

There is not City-adopted Area Plan that includes this area of the city.

STAFF ANALYSIS

Surrounding Land Uses:

| | Zoning | Land Use |
|---------------------------------|---------------|-----------------|
| Site | MF-1(A) | Multifamily |
| North West South | MF-1(A) | Multifamily |
| East | R-7.5(A) | Single family |

Land Use Compatibility:

The area of request is currently developed with multifamily that consists of approximately 124 dwelling units in 18 two-story buildings. To the north, west and south, the site is adjacent to similar type of development. Further west there is a golf course. To the east, across from Preston Road, there are single family neighborhoods. Further south, at the intersection of Preston Road and Belt Line Road, there are retail, personal services and office uses.

The adjacent property to the south of the area of request is another portion of the same multifamily complex that is subject to a similar zoning change request.

The applicant is proposing to redevelop the site with a mixed-use project that will consist mainly of multifamily under the standards of MU-2, Mixed Use District. The following table is a comparison between the uses allowable in the two zoning districts.

Uses Comparison Chart

P: permitted

SUP: allowable by Specific Use Permit

RAR: Residential Adjacency Review required at permitting

Green highlight on differences

| | Existing MF-1(A) | MU-2 (fyi only) | Proposed PD generally default to MU-2 |
|---|-----------------------------|----------------------------|--|
| Agricultural uses | | | |
| Crop production | P | P | P |
| Commercial and business service uses | | | |
| Catering service | | P | P |
| Custom business services | | P | P |

| | Existing MF-1(A) | MU-2 (fyi only) | Proposed PD generally default to MU-2 |
|--|------------------|-----------------|---------------------------------------|
| Electronics service center | | P | P |
| Labor hall | | SUP | |
| Medical or scientific laboratory | | P | P |
| Tool or equipment rental | | P | |
| Industrial uses | | | |
| Gas drilling and production | SUP | SUP | |
| Temporary concrete or asphalt batching plant | SUP | SUP | |
| Institutional and community service uses | | | |
| Adult day care facility | SUP | P | P |
| Cemetery or mausoleum | SUP | SUP | |
| Child-care facility | SUP | P | P |
| Church | P | P | P |
| College, university or seminary | SUP | P | P |
| Community service center | SUP | SUP | SUP |
| Convalescent and nursing homes, hospice care, and related institutions | RAR | RAR | RAR |
| Convent or monastery | P | P | P |
| Foster home | P | P | P |
| Halfway house | | SUP | |
| Hospital | SUP | SUP | |
| Library, art gallery, or museum | SUP | P | P |
| Open-enrollment charter school or private school | SUP | SUP | SUP |
| Public school other than an open-enrollment charter school | SUP | RAR | RAR |
| Lodging uses | | | |
| Extended stay hotel or motel | | SUP | |
| Hotel or motel | | RAR | |
| Overnight general purpose shelter | | P | |
| Miscellaneous uses | | | |
| Attached non-premise sign | | SUP | SUP |
| Carnival or circus (temporary) | BO | BO | |
| Temporary construction or sales office | P | P | P |
| Office uses | | | |
| Alternative financial establishment | | SUP | |
| Financial institution without drive-in window | | P | P |
| Financial institution with drive-in window | | DIR | |
| Medical clinic or ambulatory surgical center | | P | P |
| Office | | P | P |
| Recreation uses | | | |
| Country club with private membership | RAR | P | |
| Private recreation center, club, or area | SUP | P | |
| Public park, playground, or golf course | P | P | |
| Residential uses | | | |
| College dormitory, fraternity, or sorority house | P | P | |
| Duplex | P | P | |
| Group residential facility | P | P | |
| Handicapped group dwelling unit | P | | |
| Multifamily | P | P | |
| Residential hotel | | P | |

| | Existing MF-1(A) | MU-2 (fyi only) | Proposed PD generally default to MU-2 |
|---|------------------|-----------------|---------------------------------------|
| Retirement housing | P | P | |
| Single family | P | | |
| Retail and personal service uses | | | |
| Alcoholic beverage establishments | | P | P |
| Animal shelter or clinic without outside runs | | RAR | |
| Auto service center | | RAR | |
| Business school | | P | P |
| Car wash | | RAR | |
| Commercial amusement (inside) | | SUP (maybe) | SUP (maybe) |
| Commercial amusement (outside) | | SUP | SUP |
| Commercial parking lot or garage | | RAR | RAR |
| Convenience store with drive-through | | SUP | SUP |
| Dry cleaning or laundry store | | P | P |
| Furniture store | | P | P |
| General merchandise or food store 3,500 square feet or less | | P | P |
| General merchandise or food store greater than 3,500 square feet. | | P | P |
| General merchandise or food store 100,000 square feet or more | | SUP | SUP |
| Household equipment and appliance repair | | P | P |
| Liquor store | | P | P |
| Mortuary, funeral home, or commercial wedding chapel | | P | P |
| Motor vehicle fueling station | | P | |
| Nursery, garden shop, or plant sales | | P | P |
| Paraphernalia shop | | SUP | SUP |
| Personal service uses | | P | P |
| Restaurant without drive-in or drive-through service | | RAR | RAR |
| Restaurant with drive-in or drive-through service | | DIR | |
| Swap or buy shop | | SUP | SUP |
| Temporary retail use | | P | P |
| Theater | | P | P |
| Transportation uses | | | |
| Helistop | | SUP | |
| Railroad passenger station | | SUP | |
| Transit passenger shelter | P | P | |
| Transit passenger station or transfer center | SUP | SUP | |
| Utility and public service uses | | | |
| Commercial radio or television transmitting station | | P | |
| Electrical substation | SUP | P | |
| Local utilities | SUP or RAR | SUP or RAR | |
| Post office | | P | |
| Police or fire station | SUP | P | |
| Radio, television, or microwave tower | SUP | SUP | |
| Tower/antenna for cellular communication | P | P | |
| Utility or government installation other than listed | SUP | SUP | |
| Wholesale, distribution, and storage uses | | | |

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| | | | |
|--|---|-----|--|
| Mini-warehouse | | SUP | |
| Recycling buy-back center | | P | |
| Recycling collection center | | P | |
| Recycling drop-off container | P | P | |
| Recycling drop-off for special occasion collection | P | P | |

The requested Planned Development District with MU-2 base land uses would allow additional non-residential land use categories. Considering the location along a major intersection of two major thoroughfares and the mainly residential composition of the area, the proposal that would allow wider land use categories that would enhance the access to neighborhood-serving type of uses. Staff supports the addition of non-residential uses at this location.

Since the August 18, 2022 meeting, the applicant submitted revised conditions to further prohibit some uses in the retail and personal service uses category.

Development Standards:

The following table is a comparison between the development standards required in the two zoning districts.

| | Existing MF-1(A) | MU-2 FYI | Proposed PD |
|-------------------|--|--|---|
| Front yard | 15' | 15' Urban form setback: additional 20' for above 45' in height | Preston Rd: min 50 feet |
| Side yard | SF: no min D: 5' Other: 10' | 20' when adj or across an alley from R, D, TH, CH, MF Other: No min | When adjacent to MF-1(A): 50 feet Orinda Dr: 15 feet |
| Rear yard | SF: no min D: 10' Other: 15' 15' when backing MF and other non-res. districts | Tower spacing: 1' for each 2' above 45' in height, up to a total setback of 30'. Max setback is 30' | |
| DU density | MF-1(A) no max <i>(But regulated indirectly and capped by min sf of unit type for lot size)</i> | MU-2: base 50DU/acre; if MUP: max. 100DU/acre If MIH for MVA D, E, F: min +35DU/acre; max +75DU/acre (depending on %MIH) Bonus if transit proximity*: +15DU/acre | Same as MU-2 Same bonus scheme Min DU: 250 |
| FAR | No max <i>(But regulated indirectly and capped by min sf of unit type for lot size)</i> | Depending on MUP: MU-2 base per use: min 0.6, max 1.6 MU-2 MUP: per use comb. max possible: 1.8 to 2.25 Residential uses are not included in FAR calc. If MIH for MVA D, E, F: no FAR max | Same as MU-2 Same bonus scheme *non-residential uses max 40% of building site |

| | Existing MF-1(A) | MU-2 FYI | Proposed PD |
|------------------------------|--|--|--|
| Height | RPS for portions over 26' 36' <i>If MIH for MVA D, E, F: 51' to 85' + urban form setback for above 45'</i> | RPS for portions above 26' 135' base; up to 180' for MUP <i>For this site, under RPS max height would be between 35 feet and 135' feet property line to property line</i> | Per MU-2 RPS applies <u>Applicant request:</u> encroachments for architectural elements – staff does not support |
| Lot coverage | Res.: 60% Non-res.: 25% <i>If MIH for MVA D, E, F: up to 85%</i> Bonus if transit proximity*: 85% <i>(aboveground parking structures are included)</i> | 80% Bonus if transit proximity*: 85% <i>(aboveground parking structures are included)</i> | No changes |
| Lot size | Min lot area per DU for different types of structures: SF: 3,000sf D: 3,000sf MF: from 1,000sf to 1,800 sf (+200sf., based on bedroom counts) <i>If MIH for MVA D, E, F: no min.</i> | No min | No changes |
| Stories | No max | 10 (for 135'height) 14 (for 180' height) (parking garages are excluded but must stay under height reg) | No max |
| Additional provisions | SF structure spacing min 15' between each group of 8 SF structures | Dev impact review DIR Visual intrusion | Design standards |

*4.1102: (15) *TRANSIT PROXIMITY means development within one-half mile measured radially of a transit station, including trolley stops, train stations, transfer centers, transfer locations, transit centers, and any transit stop with a climate-controlled waiting area. Transit agencies served include Dallas Area Rapid Transit, Trinity Railway Express, and trolley service.*

The major increases in development rights are for all standards that enable density. If the site is developed without any bonuses, the major increase in density is for dwelling unit density, height, and lot coverage. The proposed PD will mainly default to MU-2 development standards, but with enhanced front yard along Preston Road, and enhanced side yards to respect the adjacency with the surrounding MF-1 areas.

RPS will be respected. Per the Dallas Development Code, the residential proximity slope is a plane projected upward and outward from every site of origination. The angle and extent of projection of the residential proximity slope depends on the zoning category of the site of origination as follows:

| ZONING CATEGORY | ANGLE OF PROJECTION | EXTENT |
|--------------------------------------|----------------------|--|
| R, R(A), D, D(A), TH, and TH(A) | 18.4° (1 to 3 slope) | Infinite. |
| CH, MF-1, MF-1(A), MF-2, and MF-2(A) | 45° (1 to 1 slope) | Terminates at a horizontal distance of 50 feet from the site of origination. |

Staff also took into consideration the impact of the proposed zoning change to the adjacent properties, specifically the site would no longer be a site of origination for RPS for the immediately adjacent properties and would enable different height. The site is surrounded by MF-1 on all remaining sides; therefore, the impact is minimal. However, the RPS would continue to be generated from the adjacent properties to the north and west that are zoned MF-1.

However, in addition, both zoning districts may take advantage of the mixed income housing bonuses included in the Dallas Development Code as follows:

| MVA D, E, F | MF-1(A) | | | MU-2 (fyi) | FAR | Proposed PD | FAR |
|-------------------|--------------|----------------|----------------|---------------------|--------|---------------|--------|
| | Height (max) | Lot cov. (max) | Lot area (min) | DU/acre (max) | | DU/acre (max) | |
| 5% at 61-80 AMFI | 51' | 80% | No min. | +35/Ac (85-135/Ac) | No max | 85/Ac | No max |
| 10% at 61-80 AMFI | 66' | 80% | | +55/Ac (105-155/Ac) | No max | 105/Ac | No max |

If the site is developed using mixed income housing bonuses the only major difference in density **in the existing versus the proposed district** is driven by allowable height. Under MF-1(A) standards the maximum height may be 85 feet, as under MU-2 standards the maximum height for a non-Mixed-Use Project development may be 135 feet. However, RPS from the R-7.5 district to the east and MF-1 districts to the north and west will continue to apply and would limit the height to a number in between 35 feet and 130 feet, to an actual height between two and six stories. The MIH bonus enables for both districts the same lot coverage and comparable dwelling unit density.

In addition to the bonuses included in the table, parking reductions subject to design standards for parking and requirements for passenger loading spaces are also included in the proposed PD conditions.

Design standards:

The proposed PD Conditions include design standards to ensure good urban form that supports a walkable development, attention to the relationship with the public realm, including along the internal private streets, and minimizes the impact of parking garages on the surroundings.

The conditions include:

- A limited portion of provided parking can be surface parking and must be placed behind buildings when along public or private streets;
- Aboveground parking structures must be wrapped along Preston Road, public thoroughfare, and Orinda Drive, private street; and screened otherwise;
- Required accommodations for alternate means of transportation;
- Enhanced landscape standards and street trees along public and private streets
- **Open space:** in the revised conditions, the applicant is proposing an increase in the required open space to a minimum twenty percent of each building site and a minimum half-acre contiguous space, all with amenities and pedestrian facilities;
- Enhanced streetscape with wide sidewalks and eight-foot parkways to accommodate street trees and pedestrian amenities;
- Transit ridership enhancements.

The Conceptual Plan indicates a 50-foot deep linear open space along Preston Road.

Considering:

- the location of the site along a wide thoroughfare, Preston Road, that is a considerable physical separation between the area of request and the residential neighborhood that back Preston Road with a subdivision wall and compliance with RPS,
- the configuration of the site that has limited frontage on public streets,
- the proposed design standards with accent on open space and enhanced landscaping and streetscape,
- the proposed open space along Preston Road that will support the local mobility and connections north south, as well as improvements and investment in alternate modes of transportation,
- the location at a major mixed-use intersection of two commercial thoroughfares that are major retail destination in the area,
- the location in a larger area that contain a mix of multifamily and major retail destinations between the Dallas North Tollway and Preston Road,

Staff supports the requested PD that would enable a slightly greater density of dwelling units to compliment the area by increasing the variety of housing choices in the area, **possibly diversifying the mixed-use options**, while enhancing the overall urban form and enabling alternate mobility along Preston Road and better connection with nearby major retail destinations.

Parking:

The proposed PD Conditions includes reduced parking ratios as bonus in enhance of mixed-income housing consistent with the ratios included in the Dallas Development Code as amended. For multifamily use the applicant's proposed conditions include one space per unit and for retirement housing one quarter per unit. Additionally, all conditions associated with this bonus will apply, and the PD includes design and location conditions

for parking.

Staff is recommending the parking ratio bonus to default to the code and be one half space per unit. Staff took into consideration the proximity to transit, existing and planned, and the proposed enhancements for alternate mobility.

For the other uses, parking will be provided based on Dallas Development Code parking requirements included in Section 51A-4.200, as amended.

The PD includes requirements for bike parking, electronic vehicle charging stations, micro mobility, and transit ridership incentives and enhancements to support the DART bus routes along Preston Road.

Landscaping:

Landscaping of any development will be in accordance with Article X, as amended. The proposed PD Conditions include enhanced landscape standards for enhanced landscape buffers along interna private streets, street trees, and parking lot trees. The proposed PD Conditions include a requirement for a landscape plan to be approved by City Plan Commission.

Market Value Analysis:

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

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LIST OF PARTNERS

Property Owner:

Delhome Associates LTD
Nordel Associates LTD
Rondel Associates LTD
Fountex Genpar Inc. Officers

Larry Krauss, CEO

Applicant:

Terracap Management, Inc.

Jason McCauley, VP Development

PROPOSED PD CONDITIONS

PROPOSED PD CONDITIONS

SEC. 51P-XX.101 LEGISLATIVE HISTORY

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

PD XXXX is established on property located on the north side of Belt Line Road, west of Preston Road. The size of PD XXXX is approximately 6.802 acres.

SEC. 51P-XX.103 DEFINITIONS AND INTERPRETATIONS

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

(1) **ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)** means the conductors, including the ungrounded, grounded, and equipment grounding conductors, and the Electric Vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the Electric Vehicle.

(2) **EV INSTALLED** means a designated parking space with a branch circuit for EVSE servicing electric vehicles and an electric vehicle charging station installed.

(3) **EV READY** means a designated parking space which is provided with one dedicated branch circuit for EVSE servicing electric vehicles. The circuit shall terminate in a suitable termination point such as a receptacle or junction box, and be located in close proximity to the proposed location of the EV parking spaces.

(4) **EV CAPABLE** means electric capacity, conduit, and space to support a circuit for each EV parking space, and the installation of raceways, both underground and surface mounted, as required, to support the EVSE.

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

(6) **NEW CONSTRUCTION** means construction of a main structure that did not exist as of (date of passage of ordinance).

(7) **INTERNAL DRIVEWAY** means a vehicular drive for means of ingress and egress to the site accessed from Preston Road or Orinda Drive. Fire lanes for emergency access only are not included in this definition.

(8) **STREET-FRONTING FACADE** means the building face fronting Preston Road or Orinda Drive.

(b) Unless otherwise states, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A. In the event of a conflict between this Article and Division 51A-4.400, this Article controls.

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

SEC. 51P-XX.104 EXHIBITS

The followings exhibits are incorporated into this article:

(1) Exhibit XXXXA: conceptual plan

SEC. 51P-XX.105 VISION STATEMENT

This district is envisioned to be a vibrant mixed-use, mixed-income development with pedestrian-friendly elements and open space strategically dispersed throughout the site resulting in pedestrian connectivity both internally to the site and externally to the surrounding area. The existing adjacent residential areas will be protected by height restrictions resulting from the residential proximity slope and additional landscaping buffers developed on the property. This development is intended to provide a desirable live, work, play environment which will enhance the vitality of the surrounding area for the future.

SEC. 51P-XX.106 CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit XXXXA). In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control.

SEC. 51P-XX.107 DEVELOPMENT PLAN

(a) Prior to the issuance of a building permit for work other than repair of existing structures, demolition and grading, the installation of fencing or other structures for security purposes, work associated with permitted temporary uses, or work intended to provide for the irrigation or maintenance of landscaping, a development plan must be approved by the city plan commission.

(b) A development plan is not required to include all phases of development if separate phases are proposed. If separate phases are proposed, however, a development plan for each phase must be approved by the city plan commission before the issuance of a building permit to authorize work in that phase of development.

(c) For purposes of compliance with yard, lot, and space regulations, the Property shall be considered one lot.

(d) In the event of a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P-XX.108 MAIN USES PERMITTED

(a) Unless further restricted by this section, the only main uses permitted are those main uses permitted in the MU-2 Mixed Use District, subject to the same conditions applicable in

the MU-2 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-2 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-2 Mixed Use District is subject to DIR in this district; etc.

(b) The following main uses are prohibited:

- (1) Commercial and business service uses.
 - Labor hall.
 - Tool or equipment rental.
- (2) Industrial uses.
 - Gas drilling and production.
 - Temporary concrete or asphalt batching plant.
- (3) Institutional and community service uses.
 - Cemetery or mausoleum.
 - Halfway house.
 - Hospital.
- (4) Lodging uses.
 - Extended stay hotel or motel.
 - Hotel or motel.
 - Overnight general purpose shelter.
- (5) Miscellaneous uses.
 - Carnival or circus (temporary).
- (6) Office uses.
 - Alternative financial establishment.
 - Financial institution with drive-in window.
- (7) Retail and personal service uses.
 - Animal shelter or clinic without outside runs.
 - Auto service center.
 - Car wash.
 - Convenience store with drive-through.
 - Commercial amusement (inside).
 - Commercial amusement (outside).
 - General merchandise or food store 100,000 square feet or more.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Motor vehicle fueling station.
 - Restaurant with drive-in or drive-through service.
 - Theater.

SEC. 51P-XX.109

ACCESSORY USES

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A4.217.

(b) In this district, accessory uses not permitted in an MU-2 Mixed Use District are not permitted.

SEC. 51P-XX.110

YARD, LOT, AND SPACE REGULATIONS

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

(a) Except as provided in this section, the yard, lot, and space regulations for the MU-2 Mixed Use District apply.

(b) Front yard. Minimum front yard is 50 feet on Preston Road as indicated on the Conceptual Plan (Exhibit XXXXA).

(c) Side and rear yard.

(1) Side and rear yard is 50 feet from northern Property line and adjacent MF-1(A) zoning districts as indicated on the Conceptual Plan (Exhibit XXXXA).

(2) Side and rear yard is 15 feet from Orinda Drive as indicated on the Conceptual Plan (Exhibit XXXXA).

(d) Density.

(1) Minimum number of dwelling units is 250.

(2) Maximum dwelling unit density is 50 dwelling units per acre.

(3) Increased development standards.

(i) If compliant with Section 51P-XX.118(a)(1), the maximum dwelling unit density is 85 dwelling units per acre.

(ii) If compliant with Section 51P-XX.118(a)(2), the maximum dwelling unit density is 105 dwelling units per acre.

(e) Floor area ratio.

(1) Non-residential uses may not exceed 40 percent of total floor area per building site.

(2) For a project qualifying for development bonuses in accordance with Section 51P-XX.118, no maximum residential floor area ratio.

(f) Stories. No maximum number of stories.

(g) Encroachments. The following additional items are permitted to be located within the required front, side, and rear yards:

(1) Seat walls, retaining walls, stoops, porches, steps, unenclosed balconies, ramps, handrails, safety railings, and benches all not exceeding four feet in height and extending a maximum of five feet into the required minimum yards.

(2) Landscape planters.

(3) Sculptures.

(4) Awnings

SEC. 51P-XX.111

OFF-STREET PARKING AND LOADING

- (a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

Applicant request:

(1) Multifamily parking. If compliant with Section 51P-XX.117(a)(1) or (a)(2), one space per dwelling unit is required, or per the requirements of Division 51A-4.200 or a successor ordinance, whichever requires fewer spaces.

Staff recommendation:

(1) Multifamily parking. If compliant with Section 51P-XX.117(a)(1) or (a)(2), one-half space per dwelling unit is required, or per the requirements of Division 51A-4.200 or a successor ordinance, whichever requires fewer spaces.

(2) Retirement housing. One-quarter space per dwelling unit is required, or per the requirements of Division 51A-4.200 or a successor ordinance, whichever requires fewer spaces.

- (b) A minimum of 80% of provided parking must be located in a parking structure.

(c) Aboveground parking structures. Aboveground parking structures must be screened or wrapped in accordance with this paragraph. If an aboveground parking structure is facing Preston Road or Orinda Drive as noted on the conceptual plan, the aboveground parking structure must be wrapped in accordance with this paragraph.

(1) Screening of parking structures. Except for openings for vehicular access, openings in aboveground parking structure facades must provide solid screening with a painted, stained, or masonry-like finish a minimum of 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

(2) Wrapping of parking structures. Except for openings for vehicular access, aboveground parking structures must be wrapped with a use other than parking, to a minimum depth of 25 feet of the building measured inward from the exterior facing structure facade.

(d) Surface parking location. Surface parking is prohibited between the public or private street-facing facade and the property line. For the purposes of this paragraph, surface parking means at grade parking not within or under a structure.

(e) Bike parking. Bike parking for at least ten percent of the dwelling units must be provided in the parking garages, in a secure location near the building entrance.

(f) Electrical vehicle charging. A minimum of ten percent of provided parking must be equipped with electric vehicle charging stations, with the required type of spaces as follows:

(1) A minimum of two percent of provided off-street parking spaces must be EV installed parking spaces;

(2) A minimum of two percent of provided off-street parking spaces must be EV ready; and

(3) A minimum of six percent of provided off-street parking spaces must be EV capable.

(g) Micro-mobility charging stations. Charging stations for at least ten micro-mobility vehicles must be provided and must be located outside of the right-of-way and sidewalks. The charging stations must be designed to allow the possibility to secure the vehicles.

(h) Assigned parking. For assigned parking spaces, those spaces allotted for reserved dwelling units must be dispersed and distributed amongst all other assigned parking for similar units.

(i) Passenger loading and residential deliveries.

(1) Each building site must provide at least two off-street or on-street passenger loading and residential delivery spaces. The board of adjustment may grant a variance to this subparagraph.

(2) On-street passenger loading zones, if provided, must be constructed in compliance with Architectural Barrier Act accessibility standards and must be approved by the director and by the director of public works

(j) Service, loading, and garbage storage areas. Except for passenger loading and residential deliveries, service, loading, and garbage storage areas must be enclosed within a main structure.

SEC. 51P-XX.112

INGRESS-EGRESS

(a) Two points of ingress/egress must be provided for each submitted development plan as indicated as approximate point of access on the Conceptual Plan (Exhibit XXXXA).

SEC. 51P-XX.113

ENVIRONMENTAL PERFORMANCE STANDARDS

See Article VI.

SEC. 51P-XX.114

LANDSCAPING

(a) Except as provided in this section, prior to the issuance of a building permit for work other than repair of existing structures, demolition and grading, the installation of fencing or other structures for security purposes, work associated with permitted temporary uses, or work intended to provide for the irrigation or maintenance of landscaping, a landscape plan must be submitted with the development plan and approved by the city plan commission before issuance of a building permit to authorize work in this district.

(b) A landscape plan is not required to include all phases of development if separate phases are proposed. If separate phases are proposed, however, a landscape plan for each phase must be approved by the city plan commission landscaping must be provided in accordance with Article X and the conditions of this section.

(c) Protected tree mitigation. Replacement trees must have a caliper of at least three inches.

(d) Perimeter landscape buffer.

(1) Required 15-foot enhanced landscape buffer along Orinda Drive and internal driveways as noted on the Conceptual Plan.

(2) Required 50-foot enhanced landscape buffer along Preston Road as indicated on the Conceptual Plan.

(3) Sidewalks and pedestrian facilities may be located within required perimeter landscape buffer.

(e) Street trees. One large canopy tree, minimum of six-inch caliper, is required for each 30 feet of street frontage along Preston Road, Orinda Drive, and internal driveways as noted on the Conceptual Plan and within perimeter landscape buffer as described in Section 51P-XX.114(d).. Existing healthy trees with an eight-inch caliper or greater located within perimeter landscape buffer shall be preserved and count toward the street tree requirement.

(f) Parking lot trees. All parking spaces in a surface lot may not be more than 60 feet from a large canopy tree planted in a median or an island. Each parking lot tree must be a minimum three-inch caliper and may not be planted closer than three feet to a paved portion of the parking lot. Median or island in a surface parking lot must be a minimum of 125 square feet in area.

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

SEC. 51P-XX.115

SIGNS

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

SEC. 51P-XX.116

OPEN SPACE

(a) A minimum of twenty percent of each building site must be reserved as publicly accessible and unrestricted open space for activity such as active or passive recreation, community gathering space, or landscaping, and must be located between the exterior structure facade and the property line.

(b) Linear open space along Preston Road. An unrestricted, publicly accessible linear open space with a minimum width of 50 feet must be provided along Preston Road as indicated on the Conceptual Plan.

(c) Interior open space. Of the required twenty percent open space, 10 percent interior open space is required along internal driveways, perimeter landscape buffers along Orinda Drive as noted on the Conceptual Plan, and any other open space areas excluding the minimum 50-foot linear open space along Preston Road as indicated on the Conceptual Plan.

(d) Contiguous open space. Of the required twenty percent open space, 70 percent must be contiguous in the form of a park, plaza, pedestrian area, or central green space.

(e) Open space requirements. All open space must comply with the following provisions.

(1) Structures that are not fully enclosed such as pergolas and gazebos and ordinary projections of windowsills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed to be located within open space.

(2) Open space must contain primarily grass, vegetation, or pedestrian areas; and must contain pedestrian amenities per subsection (f) of this section.

(3) Parking spaces, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(4) Except for emergency and grounds maintenance vehicles, operation, or parking of vehicles within open space is prohibited.

(5) Landscape areas that fulfil the requirements of Article X may also fulfil these requirements if all conditions of this section and Article X are met.

(6) Open space must be properly maintained in a state of good repair and neat appearance.

(f) Pedestrian facilities. Within required open space, a minimum of eight of the following pedestrian facilities are required **per building site:**

- (1) Low-water, native plantings
- (2) Pedestrian-scaled shade structures
- (3) Water features
- (4) Drinking fountains
- (5) Bike racks
- (6) Shaded seating areas
- (7) Pedestrian plaza
- (8) **Pet waste stations**
- (9) Bioswale/low impact water retention
- (10) Public art
- (11) **Playground equipment**
- (12) **Micro-mobility charging stations**
- (13) **Picnic table**
- (14) **Dog park**
- (15) **Pedestrian-scaled lighting fixture**

SEC. 51P-XX.117

SIDEWALKS

Applicant's request:

(a) Except as provided in this subsection, a minimum six-foot-wide unobstructed sidewalk and a **minimum four-foot-wide parkway** must be provided **along Orinda Drive.**

(b) **Sidewalks are required along internal driveways to ensure pedestrian connectivity throughout the Property. The location of the sidewalks along internal driveways must be shown on each development plan phase.**

Staff recommendation:

(a) Except as provided in this subsection, a minimum six-foot-wide unobstructed sidewalk and a **minimum four-foot-wide parkway** must be provided **along Orinda Drive and internal driveways.**

(b) ~~Sidewalks are required along internal driveways to ensure pedestrian connectivity throughout the Property. The location of the sidewalks along internal driveways must be shown on each development plan phase.~~

(c) A minimum eight-foot-wide unobstructed sidewalk and a **minimum** eight-foot-wide parkway must be provided along Preston Road.

(d) Enhanced pavement is required at vehicular drop-offs and motor courts.

(e) Along Preston Road and Orinda Drive, at least one bench and one trash receptacle must be provided for every 300 linear feet of street frontage.

(f) Tree grates do not count toward the minimum unobstructed sidewalk width.

SEC. 51P-XX.118

DEVELOPMENT BONUS FOR MIXED INCOME HOUSING

(a) In general. Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the development bonuses in Section 51P-XX.110(d)(3) and Section 51P-XX.110(e)(2).

(1) The density and floor area ratio development bonuses set forth in Section 51P-XX.110(d)(3)(i) and Section 51P-XX.110(e)(2) apply if a minimum of five percent of the total number of units are available to households earning between 61 and 80 percent of area median family income

(2) The density and floor area ratio development bonuses set forth in Section 51P-XX.110(d)(3)(ii) and Section 51P-XX.110(e)(2) apply if a minimum of ten percent of the total number of units are available to households earning between 61 and 80 percent of area median family income

(c) Design standards. Compliance with Section 51A-4.1107 is not required.

SEC. 51P-XX.119

DESIGN STANDARDS

(a) New construction. The following design standards apply to new construction for **all** uses.

(1) Street, internal driveway, and open space frontages.

(i) Frontages. All street-fronting facades, **internal driveway-fronting facades**, and open-space fronting facades must have at least one window and at least one common primary entrance facing the street, **internal driveway**, or open space at street-level. The entrance must access the street, **internal driveway**, or open space with an improved path connecting to the sidewalk. A transparent surface is required for every 25 linear feet of continuous street-fronting, **internal driveway-fronting**, and open-space fronting facade.

(ii) Individual entries. Except as provided in this paragraph, a minimum of 60 percent of the street-level dwelling units adjacent to a street **or internal driveway** in each building must have individual entries that access the street **or internal driveway** with an improved path connecting to the sidewalk. For at-grade open space, a minimum of 60 percent of the open-space fronting dwelling units in each building must have individual entries that access the open space. EXCEPTION. This paragraph does not apply to retirement housing.

(2) Lighting.

(i) Special lighting requirement. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.

(ii) Pedestrian scale lighting. For a development greater than 20,000 square feet of floor area, pedestrian scale lighting that provides a minimum average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent public **streets and internal driveways.** The design and placement of both the standards and fixtures must be approved by the director or transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(3) Non-required fences. Unless a use specifically requires screening, all fences for uses along a street or trail must have a surface area that is a minimum of 50 percent open, allowing visibility between three feet and six feet above grade. This provision does not apply to the south Property line. The exceptions for multifamily districts in Section 51A-4.602(a)(2) and 51A-4.602(a)(4) which provide that a fence exceeding four feet above grade may be erected in a front yard in multifamily districts are not applicable. (Ord. 31152)

SEC. 51P-XX.120 TRANSIT RIDERSHIP INCENTIVES & ENHANCEMENTS

(a) In general. This district is intended to enhance public transportation ridership options by providing the following incentives and enhancements detailed in this section.

(1) The developer and/or operator must partner with DART for a Residential Pass Program or similar incentive program for at least 30 percent of the dwelling units to ensure transit ridership opportunities for the residents.

SEC. 51P-XX.121 ADDITIONAL PROVISIONS

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

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

SEC. 51P-____.122 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 CONDEPTUAL PLAN



CASE # Z201-221(AU)

AUTOCAD

OWNER
TOWN OF PRESTONWOOD
1700 W. ORLINDA DRIVE
PRESTONWOOD, FL 34667
OWNER: TOWN OF PRESTONWOOD

DESIGN TEAM
GDA ARCHITECTS
1700 W. ORLINDA DRIVE
PRESTONWOOD, FL 34667
OWNER: TOWN OF PRESTONWOOD

CIVIL
TOWN OF PRESTONWOOD
1700 W. ORLINDA DRIVE
PRESTONWOOD, FL 34667
OWNER: TOWN OF PRESTONWOOD

LANDSCAPE
TOWN OF PRESTONWOOD
1700 W. ORLINDA DRIVE
PRESTONWOOD, FL 34667
OWNER: TOWN OF PRESTONWOOD

ARCHITECT
TOWN OF PRESTONWOOD
1700 W. ORLINDA DRIVE
PRESTONWOOD, FL 34667
OWNER: TOWN OF PRESTONWOOD

DATE
09/15/2022

JOB NO.
19016.00

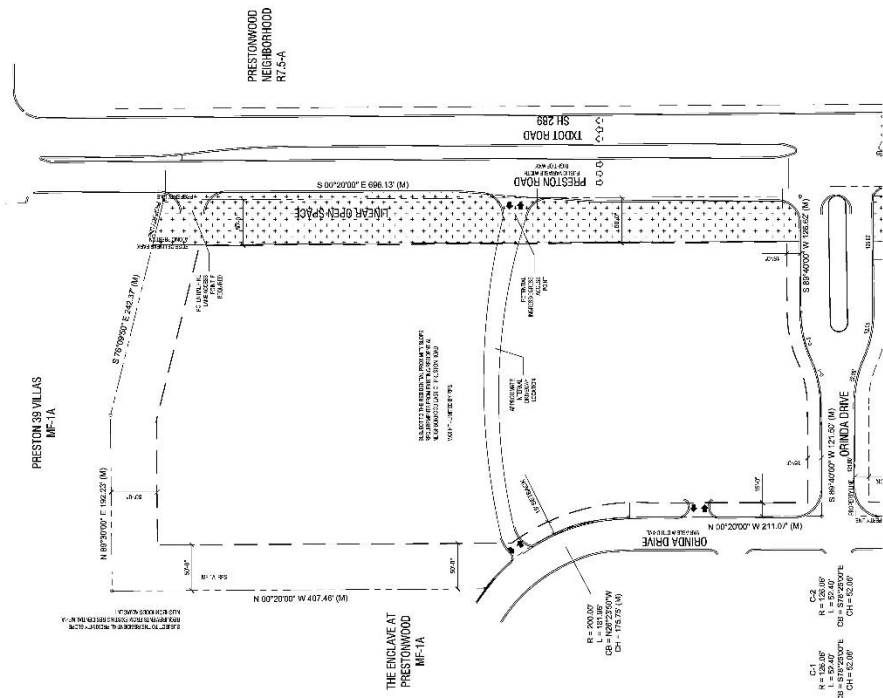
ISSUE DATE
09/15/2022

ISSUE PACKAGE
CONCEPTUAL PLAN

SHEET TITLE
CONCEPTUAL PLAN

SHEET NUMBER
A0.01

DATE
09/15/2022



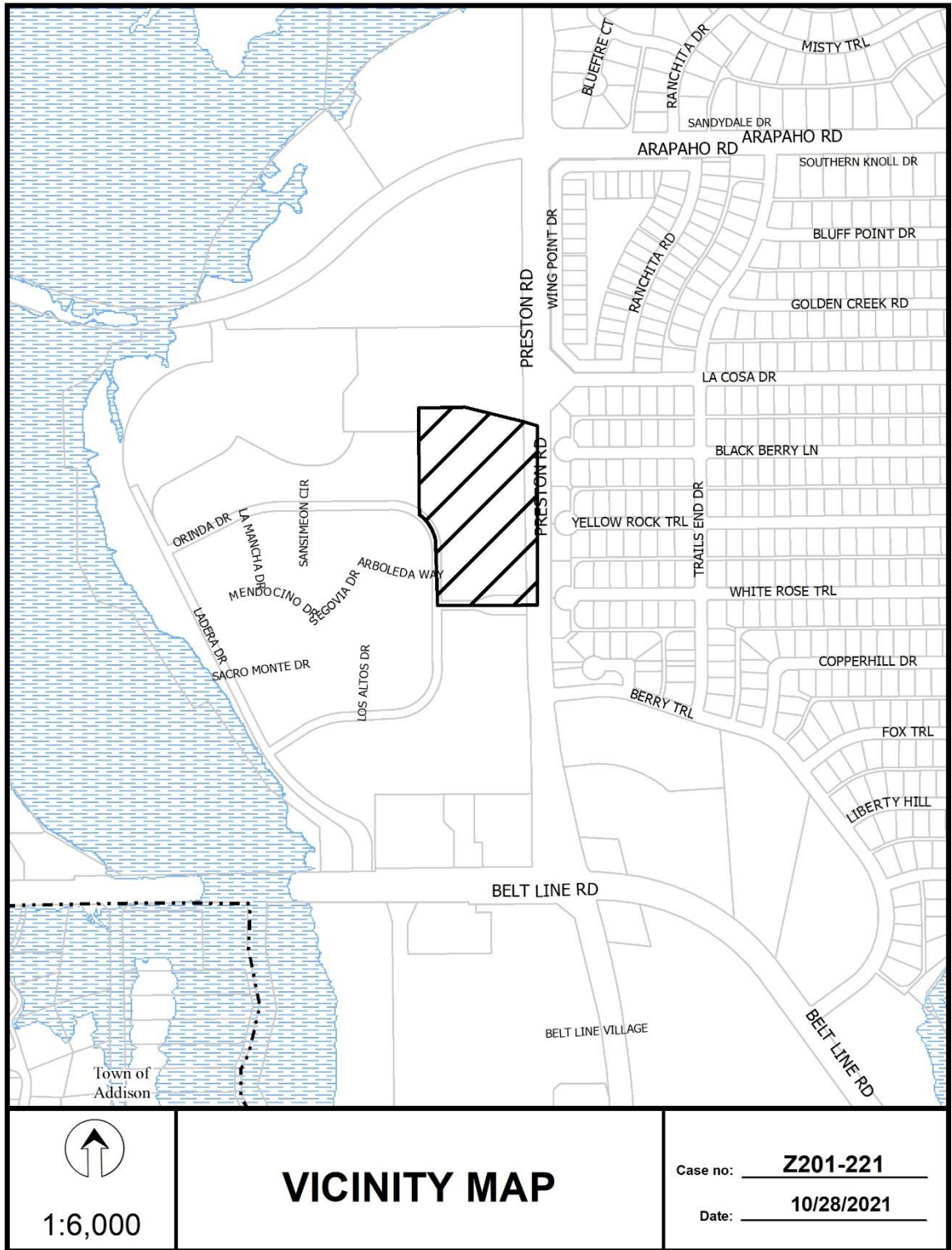
| PARKING | |
|---------|------------|
| ASPHALT | 100 SPACES |
| GRAVEL | 100 SPACES |
| TOTAL | 200 SPACES |

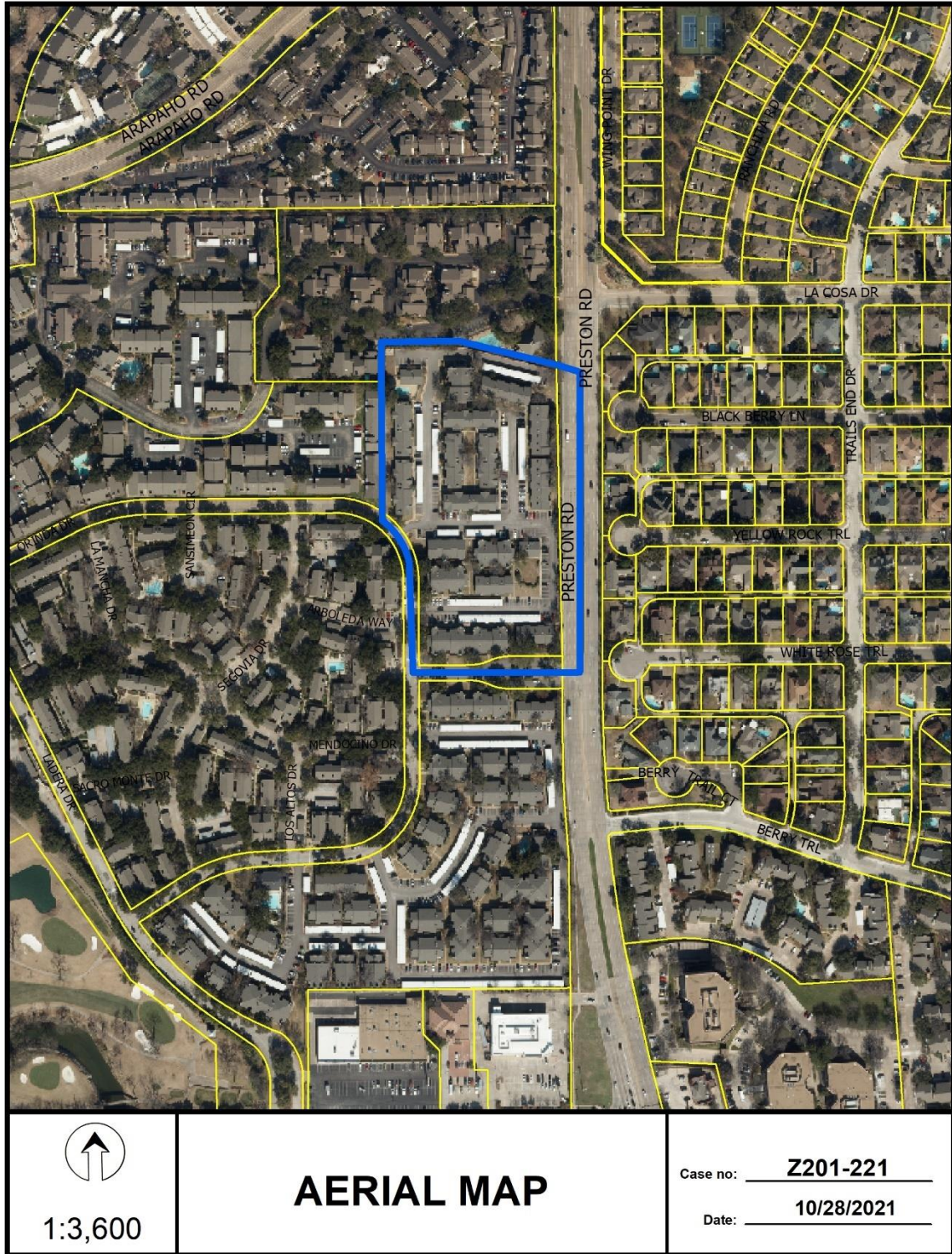
| SITE DATA | |
|------------------------|------------------|
| WELL SURFACE ELEVATION | 12.00' (ASPHALT) |
| WELL SURFACE ELEVATION | 12.00' (GRAVEL) |
| MINIMUM FILL | 2.00' |
| MAXIMUM FILL | 12.00' |
| MAXIMUM FILL | 12.00' |
| MAXIMUM FILL | 12.00' |
| MAXIMUM FILL | 12.00' |

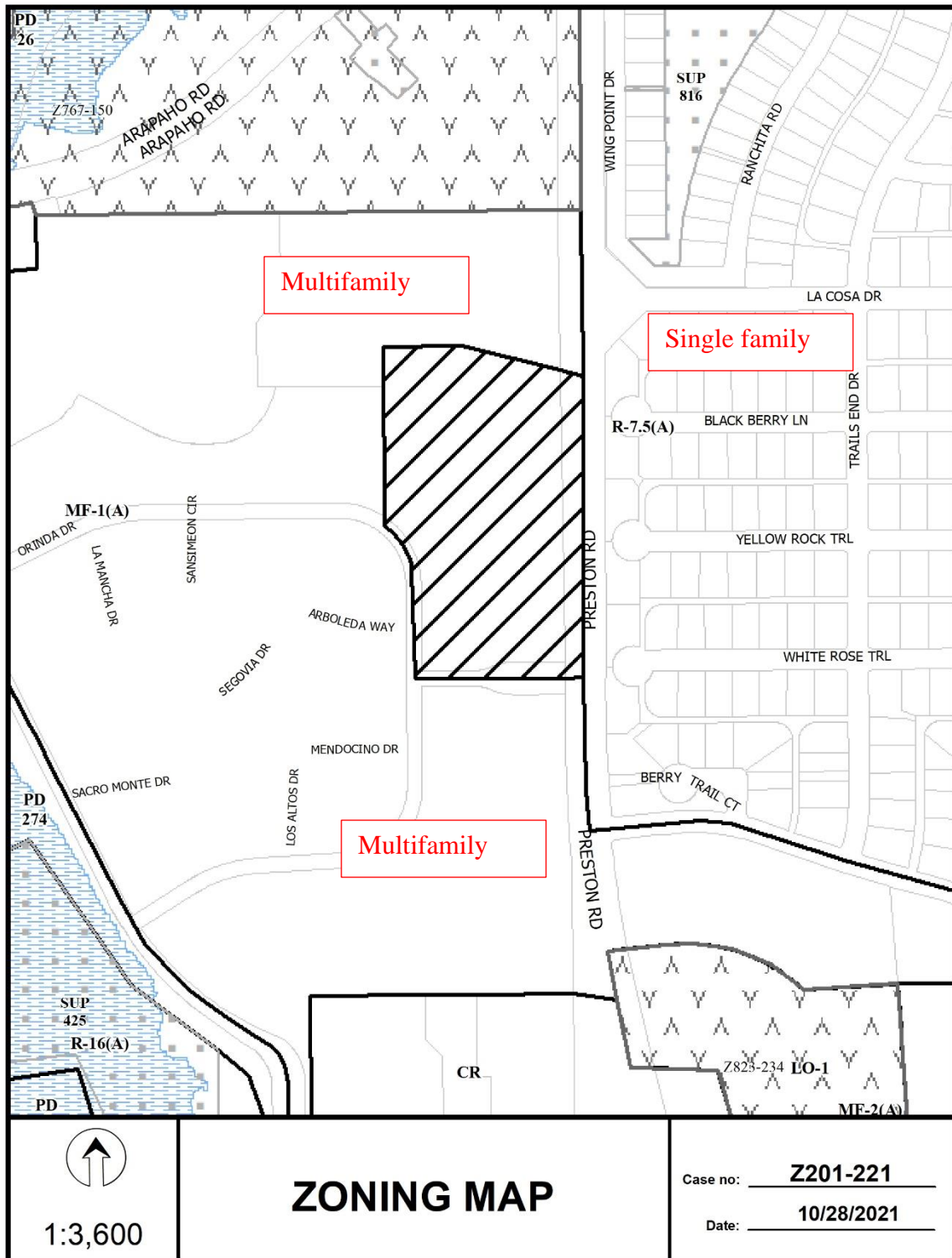
- NOTES**
- ALL DIMENSIONS ARE AS SHOWN UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS NOTED OTHERWISE.
 - SEE CIVIL AND LANDSCAPE FOR MORE DETAILS.

| LEGEND | |
|----------|------------------|
| (Symbol) | PROPOSED PARKING |
| (Symbol) | PROPOSED DRIVE |
| (Symbol) | PROPOSED WALKWAY |

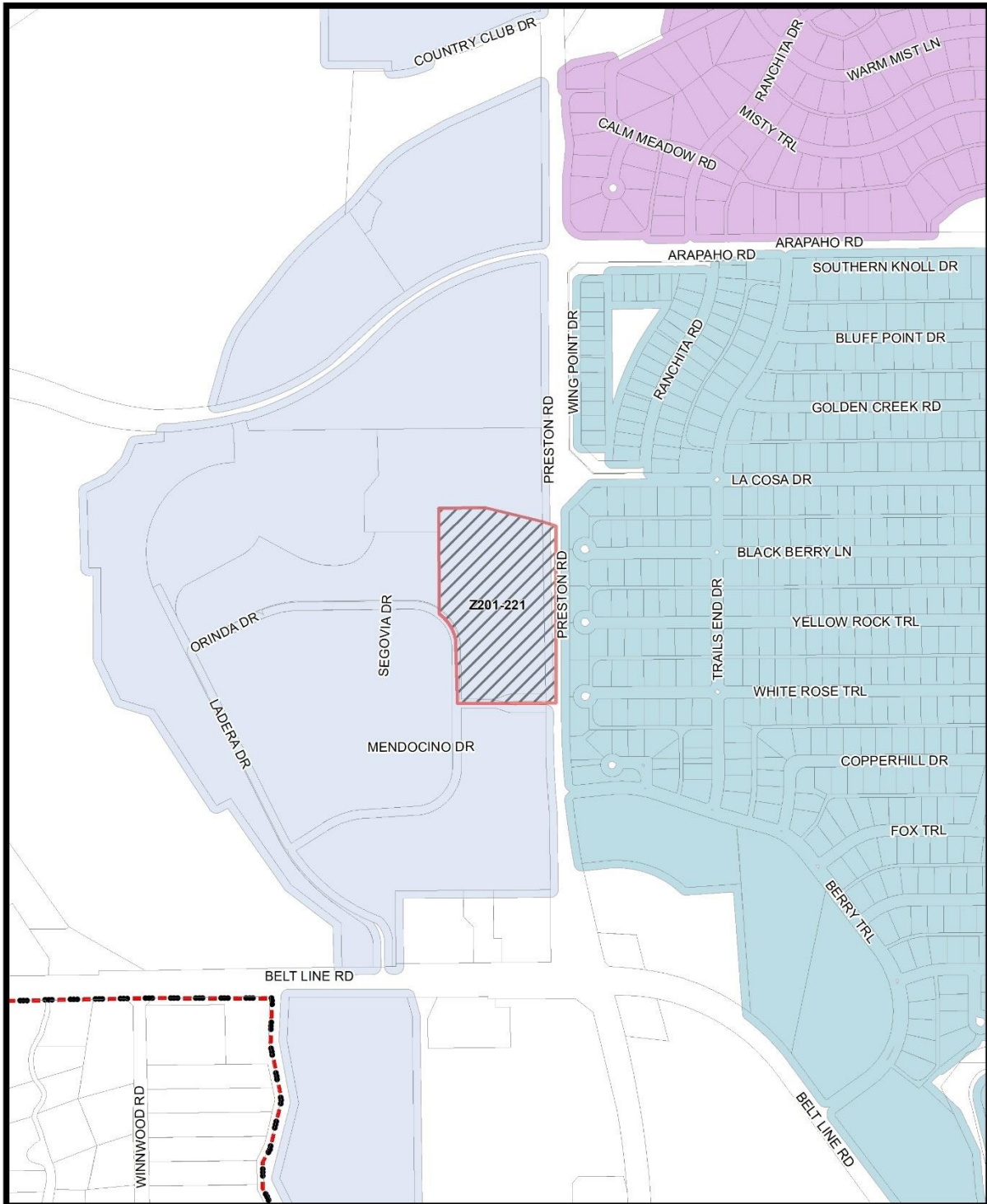
1 CONCEPTUAL PLAN SCALE: 1"=40'











Market Value Analysis

Printed Date: 10/28/2021



07/28/2022

Notification List of Property Owners***Z201-221******124 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|------------------------------------|
| 1 | 15101 PRESTON RD | TINSLEY TALMADGE CONDO CO |
| 2 | 15301 PRESTON RD | NORDEL ASSOCIATES LTD |
| 3 | 15301 PRESTON RD | RONDEL ASSOC LTD |
| 4 | 15301 PRESTON RD | DELHOME ASSOCIATES LTD |
| 5 | 15417 PRESTON RD | DELHOME ASSOCIATES LTD |
| 6 | 15517 PRESTON RD | NORDEL ASSOCIATED LTD |
| 7 | 5990 ARAPAHO RD | WDOP SUB I LP |
| 8 | 15101 PRESTON RD | LEALHAM HOLDINGS SERIES K LLC |
| 9 | 15411 PRESTON RD | TIBURON APARTMENTS LLC |
| 10 | 5930 ARAPAHO RD | 5930 ENCLAVE LLC |
| 11 | 15602 RANCHITA DR | FORMAN TAMARA |
| 12 | 15606 RANCHITA DR | BAUER RANDALL GAYLORD |
| 13 | 6004 LA COSA DR | NATHAN ASHWIN & ELIZABETH DEL TORO |
| 14 | 6010 LA COSA DR | BROWN TERRY |
| 15 | 6014 LA COSA DR | JONES MONICA M & STEPHEN J |
| 16 | 6018 LA COSA DR | STEFKO MICHAEL A JR |
| 17 | 6022 LA COSA DR | POWERS AMANDA & RAYMOND |
| 18 | 6026 LA COSA DR | MANCHESTER SHERRY |
| 19 | 6031 BLACK BERRY LN | SOLIS JUAN A & |
| 20 | 6027 BLACK BERRY LN | OH SCOTT & PARK SUSIE CHONG UN |
| 21 | 6023 BLACK BERRY LN | FAUST KEVIN J |
| 22 | 6019 BLACK BERRY LN | FIGUEROA MIGUEL & |
| 23 | 6015 BLACK BERRY LN | FARAHMAND MARIAM |
| 24 | 6009 BLACK BERRY LN | DELRIO JENNIFER BARRY |
| 25 | 6005 BLACK BERRY LN | MASAKI MARIA A |
| 26 | 6004 BLACK BERRY LN | LEON MARTIN R |

07/28/2022

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------------|---------------------------------|
| 27 | 6010 BLACK BERRY LN | KATAVE RONIT |
| 28 | 6014 BLACK BERRY LN | BICKEL ROSS TREVETT |
| 29 | 6018 BLACK BERRY LN | BOUNDS LORI |
| 30 | 6022 BLACK BERRY LN | LEVINE LAURAL ANNE |
| 31 | 6026 BLACK BERRY LN | GRAY ROBERT G & LUCY |
| 32 | 6030 BLACK BERRY LN | TRIPPET DEBBY |
| 33 | 6031 YELLOW ROCK TRL | MCCARTHY JUSTIN & MOLLY |
| 34 | 6027 YELLOW ROCK TRL | TARANTINO CHRISTOPHER M |
| 35 | 6023 YELLOW ROCK TRL | MCQUIRTER FAMILY TRUST |
| 36 | 6019 YELLOW ROCK TRL | EWOLDT CHRISTOPHER & DANETTE |
| 37 | 6015 YELLOW ROCK TRL | REYES ERNEST A |
| 38 | 6009 YELLOW ROCK TRL | GARMON CURTIS & ELIZABETH |
| 39 | 6005 YELLOW ROCK TRL | HALSTEAD BILL & |
| 40 | 6004 YELLOW ROCK TRL | GINN JOHN |
| 41 | 6010 YELLOW ROCK TRL | LEE SAMUEL R & JONI M |
| 42 | 6014 YELLOW ROCK TRL | Taxpayer at |
| 43 | 6018 YELLOW ROCK TRL | FABER FRANK ROBERT & |
| 44 | 6022 YELLOW ROCK TRL | VANDERHILL PHILLIP J & WINSOR R |
| 45 | 6026 YELLOW ROCK TRL | REYNOLDS NANCY J & |
| 46 | 6030 YELLOW ROCK TRL | MAB 2016 IRREVOCABLE TRUST |
| 47 | 6031 WHITE ROSE TRL | LOPEZ LAUREN M & PEDRO |
| 48 | 6027 WHITE ROSE TRL | SMINK BARRY L & PATRICIA |
| 49 | 6023 WHITE ROSE TRL | CHAN ANA Y |
| 50 | 6019 WHITE ROSE TRL | HOWARD DWAYNE |
| 51 | 6015 WHITE ROSE TRL | BHATTI OMER & KOMAL M MALIK |
| 52 | 6009 WHITE ROSE TRL | TRINH SON THANH & LYNN T HUYNH |
| 53 | 6005 WHITE ROSE TRL | KHAMISSFAR SEDIGHEH & |
| 54 | 6004 WHITE ROSE TRL | GLM REALTY GROUP LLC |
| 55 | 6010 WHITE ROSE TRL | SMITH DANA |
| 56 | 6014 WHITE ROSE TRL | HICKS LAURA & RICHARD EARL III |
| 57 | 6018 WHITE ROSE TRL | MARTINEZ HECTOR E & |

Z201-221(AU)

07/28/2022

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|------------------------------|
| 58 | 6022 WHITE ROSE TRL | LARISCY NINA & MATTHEW |
| 59 | 6026 WHITE ROSE TRL | LING THOMAS T |
| 60 | 6030 WHITE ROSE TRL | FRYE ROBERT & WHITNEY |
| 61 | 6005 BERRY TRAIL CT | BURT JOANN |
| 62 | 6009 BERRY TRAIL CT | TIERNEY MICHAEL JOHN |
| 63 | 6015 BERRY TRAIL CT | MEYMAND AHMAD & JUNE A |
| 64 | 6019 BERRY TRAIL CT | MARTINEZ JUAN M |
| 65 | 6023 BERRY TRAIL CT | DENISOV GEORGE & ELIZABETH C |
| 66 | 6027 BERRY TRAIL CT | STOLTZ JAMES W EST OF |
| 67 | 6031 BERRY TRAIL CT | CLEMENS BRADLEY S & MELINDA |
| 68 | 6035 BERRY TRAIL CT | BRANCH MICHAEL R & JANELL D |
| 69 | 15603 RANCHITA DR | NAELAPAA EDITH |
| 70 | 15607 RANCHITA DR | LUDMAN JAMES L & |
| 71 | 15611 RANCHITA DR | BOND WILLIAM |
| 72 | 15612 WING POINT DR | CARTER JANNETT K |
| 73 | 15608 WING POINT DR | HAWKINS LINDA |
| 74 | 15604 WING POINT DR | SWESNIK KRISS HYLA |
| 75 | 15600 WING POINT DR | REFLECTIONS HOMEOWNERS |
| 76 | 15215 BERRY TRL | 15215 BERRY TRAIL LP |
| 77 | 5811 BELTLINE RD | NORDEL ASSOCIATES LTD |
| 78 | 5811 BELTLINE RD | DELHOME ASSOCIATES LTD |
| 79 | 5811 BELTLINE RD | RONDEL ASSOC LTD |
| 80 | 5811 BELTLINE RD | DELHOME ASSOCIATES LTD |
| 81 | 15231 PRESTON RD | FOUNTEX GENPAR INC |
| 82 | 15231 PRESTON RD | FOUNTEX GENPAR INC |
| 83 | 15231 PRESTON RD | DELHOME ASSOCIATES LTD |
| 84 | 15231 PRESTON RD | NORDEL ASSOCIATE LTD |
| 85 | 15249 PRESTON RD | NORDEL ASSOCIATES INC |
| 86 | 15615 PRESTON RD | SPADE CAROLINE |
| 87 | 15615 PRESTON RD | SHERROD JEFFREY L |
| 88 | 15615 PRESTON RD | PLANK ANTHONY DEAN & |

Z201-221(AU)

07/28/2022

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|------------------|--|
| 89 | 15615 PRESTON RD | SCHACK KACI & |
| 90 | 15615 PRESTON RD | TRICE PHILIP H |
| 91 | 15615 PRESTON RD | GILBERT MAURICE |
| 92 | 15615 PRESTON RD | LAWRENCE KAREN P |
| 93 | 15615 PRESTON RD | WARRICK ANDREW A |
| 94 | 15615 PRESTON RD | WITTMANN MEGAN NOELLE & |
| 95 | 15615 PRESTON RD | ATHEY BARBARA J |
| 96 | 15615 PRESTON RD | LAWRENCE PAUL E JR REVOCABLE TRUST THE & |
| 97 | 15615 PRESTON RD | MOON THOMAS ALLEN & |
| 98 | 15615 PRESTON RD | LIVINGSTON DAWN |
| 99 | 15615 PRESTON RD | GIBSON MARY ELAINE |
| 100 | 15615 PRESTON RD | PAQUETTE CLYDENE G |
| 101 | 15615 PRESTON RD | WILL GORDON W & MARY D |
| 102 | 15615 PRESTON RD | BORYS BETTY |
| 103 | 15615 PRESTON RD | LACY SHUNDA |
| 104 | 15615 PRESTON RD | TRUAX DONNA |
| 105 | 15625 PRESTON RD | THOMPSON MARY VIRGINIA |
| 106 | 15625 PRESTON RD | APEX FINANCIAL CORP |
| 107 | 15625 PRESTON RD | DARTEZ CHRISTOPHER JOSEPH |
| 108 | 15625 PRESTON RD | SMITH DANI |
| 109 | 15625 PRESTON RD | NETTLES ROY W & LINDA J |
| 110 | 15625 PRESTON RD | HUTTON WILLIAM C & |
| 111 | 15625 PRESTON RD | DUTTON JOHN J |
| 112 | 15625 PRESTON RD | FICHTNER MARK S & KRISTINE M |
| 113 | 15625 PRESTON RD | BAZACO VALENTINE JR |
| 114 | 15625 PRESTON RD | ANDERSON GEORGE REX |
| 115 | 15625 PRESTON RD | ALYEA SARAH ANN |
| 116 | 15625 PRESTON RD | FLYNN FAMILY TRUST |
| 117 | 15625 PRESTON RD | GRANDI INVESTMENTS LLC |
| 118 | 15539 PRESTON RD | STEWART ELIZABETH & |
| 119 | 15539 PRESTON RD | MURPHY JACULYN |

Z201-221(AU)

07/28/2022

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|------------------|------------------------|
| 120 | 15539 PRESTON RD | LAWSON KEITH DOUGLAS & |
| 121 | 15539 PRESTON RD | LAVASANI KIAN |
| 122 | 15539 PRESTON RD | JOHNSON VALERIE V |
| 123 | 15539 PRESTON RD | DITTO PATRICIA MARY |
| 124 | 15539 PRESTON RD | MITCHELL PAUL C |

FILE NUMBER: DCA212-009

DATE INITIATED: April 8, 2019

TOPIC: Code amendment for management of the emerald ash borer

CITY COUNCIL DISTRICTS: All

CENSUS TRACTS: All

PROPOSAL: Consideration of amending Chapter 51A of the Dallas Development Code, with consideration given to amending Sections 51A-10.101, 10.103, 10.135, and 10.140 to allow for a comprehensive response to the impact of the emerald ash borer (EAB) on the City's population of trees.

SUMMARY: The proposal includes four amendments to Article X which address the EAB infestation issue. The proposed amendments provide the city with the tools for tree removal when appropriate, working with homeowners and property owners on the need for removal of trees, and providing a means for replacing trees lost to infestation in order to support the overall health of the urban forest.

ZOAC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND:

- On June 27, 2018, the Dallas City Council approved amendments to all divisions of Article X of the Dallas City Code.
- On September 9, 2020, the Dallas City Council approved an exception to Section 51A-10.135(i), “Reforestation Fund”, to allow for the purchase of trees to be planted on private property where applied under a Natural Deforestation Event following the tornado and high wind events of 2019.
- The City Forestry Task Force was established by the City Manager in January 2021 to coordinate all city forestry operations for the implementation of CECAP (the city’s climate action plan adopted in 2020) and the fulfillment of the Urban Forest Management Plan.
- On May 19, 2022, the City Council was notified of the presence of the emerald ash borer in the Dallas city limits. The City Forestry Task Force began implementation of an EAB Action Plan to coordinate ‘a response and to help the city and citizens to respond to the potential adverse effects of EAB’.
- Council approved funding in June 2022 for the immediate treatment and removals of ash trees. The funding for continued actions was installed into the 2022-2023 city budget currently in review.
- On August 30, 2022, the Zoning Ordinance Advisory Committee approved the proposed staff recommendations.

GENERAL INFORMATION/STAFF ANALYSIS:

The proposed amendments to the Dallas Development Code are solely intended to aid in the management of the population of ash trees on public and private property in response to the ongoing infestation of the emerald ash borer in the city’s ash tree species. The limited code amendment is a part of the overall strategy to take immediate steps toward educating the community and effectively responding to minimize the negative impacts of the infestation to the forest canopy.

‘The emerald ash borer (*Agrilus planipennis*) is a destructive, non-native, wood-boring, pest of ash trees (*Fraxinus spp.*). Native to Asia, the emerald ash borer (EAB) was unknown in North America until its discovery in southeast Michigan in 2002. All native ash species are susceptible to attack. Ash trees with low population densities of EAB often have few or no external symptoms of infestation. EAB is a significant threat to urban, suburban, and rural forests as it kills both stressed and healthy ash trees. EAB is very aggressive and ash trees may die within two or three years after they become infested.’ – City Forestry Task Force

Ash trees represent nearly 5% of the DFW Metroplex, according to the Texas A&M Forest Service. As a part of the EAB Action Plan, a tree inventory is underway within the city to fully assess the ash tree populations to determine which public trees should be considered for prolonged chemical treatments based on their health and significant size, and where it is likely tree removals will occur when infestation is present or when conditions pose a risk to public safety.

The City Forestry Task Force is comprised of an inter-departmental team of forestry professionals, department officials, and representation from county, regional, and state agencies and local non-profit groups. This Task Force has directed educational information through social media and presentations to the community to assist homeowners on how to identify ash trees and the emerald ash borer, and how to contact an ISA Certified Arborist for inspections of their trees.

A quarantine has been implemented in Dallas and other impacted surrounding counties by the Texas Department of Agriculture (TDA). The quarantine which prohibits the movement of untreated wood, wood debris, and firewood outside the area is solely enforced by the TDA, as is the sell and growth of ash trees in the area. Enforcement measures on trees and required landscaping by the City of Dallas are limited to restrictions implemented through city regulations within the Dallas Development Code. The Article X, Landscape and Tree Conservation Regulations address specific requirements for listings of protected trees, acceptable plant materials, alternative methods of compliance for tree replacement, and listed defenses to prosecution for the removal of trees. The Task Force is recommending these specific code provisions be amended for the purpose of altering the status of ash trees in the City of Dallas for current and future administration of the ordinance.

The City Forestry Task Force recommends the Arizona ash (*Fraxinus velutina*) be removed from a Class 3 rating to Unprotected Tree status (Sec. 10.101). The Arizona ash is a medium-sized tree which does not typically mature to a significant size and long-term condition that favors a prolonged injection treatment like the green ash species. As Arizona ash trees are infested, they will likely be removed. Other ash species would remain on protected status as many of the larger trees may be targeted for long-term treatments.

The City Forestry Task Force further recommends for future forest growth, all ash species be prohibited from required landscaping imposed under Article X and also be prohibited from use on any city property (Sec. 10-103). The City of Dallas will not impose restrictions on the nursery industry and private property owners who pursue steps to install, maintain and treat protected ash trees on their properties not regulated by city ordinance.

The City Forestry Task Force recommends an amendment to the Reforestation Fund method of compliance with tree replacement by amending the definition of the Natural Deforestation Event to include the 'period of infestation of an invasive species damaging threatened tree species which causes localized catastrophic tree failure and irreparable structural tree damage resulting in a loss of the urban forest canopy.' (Sec. 10.135) This would authorize the use of Reforestation Fund dollars to be used for the purchase of trees to be applied on private property. The condition of the private property would be confirmed by the Development Services director to have held an ash tree, or trees, and to be eligible for new nursery stock trees of other species to be planted on site.

The City Forestry Task Force recommends an amendment to the defenses to prosecution to include an added provision which excludes the requirement for a tree removal permit or tree replacement when removing ash trees (Sec. 10-140). If a tree is listed by the TDA as

a vulnerable or threatened tree species, or is a species subject to quarantine, and is in an imminent threat of infestation, then it would not require a permit or replacement for removal. This request is to account for protected ash trees at 8-inches diameter or greater that are not yet infested by the emerald ash borer but may become considered for removal during management procedures by city departments. Once the tree has become infested and is in decline, current defenses to prosecution that concern declining trees and public safety risks take over.

The purpose of these few amendments is driven by the threat to the city's forest. The rapid pace of the spread of the emerald ash borer into and across the county requires an aggressive and timely response in order to find and protect our city's specimen ash trees, to properly remove the endangered or declining ash trees under threat, and to equally help inform the public to assist them in the identification and defense of their privately-owned ash trees. The City Forestry Task Force had worked on a defensive agenda leading up to the local spread of the borer and continues to take action to defend against a total loss of the ash species in Dallas County. It is also hoped that the leadership taken by the City of Dallas in demonstrating a quick public response to this pest will encourage additional steps to be taken by surrounding communities to also work to save what can be saved in the region. The code amendments presented here are small but vital steps that will assist the City of Dallas in managing the transition toward a significantly reduced ash tree population in the city's urban forest canopy. These few amendments will support the city's efforts to rapidly address the threat while also helping homeowners impacted by the loss to help recover the loss of important community shade trees with the supply of new replacements of other tree species through the Reforestation Fund.

Zoning Ordinance Advisory Committee (ZOAC) Meeting Minutes
August 30, 2022

- (1) DCA212-009** **Consideration of amending Chapters 51A of the Dallas Development Code, with consideration to be given to amending Sections 51A-10.101, 10.103, 10.135 and 10.140 to allow for a comprehensive response to the impact of the emerald ash borer (EAB) on the City’s population of trees.**
Philip Erwin

MOTION #1

Motion to follow staff recommendation as in the [August 30, 2022] docket and forward to CPC.

Motion: Larry Hall
2nd: Lorie Blair

Result: Passed: 8-0
 For: Blair, Hall, Hampton, Rieves, Bagley, MacGregor, Behring, Popken
 Against: none
 Absent: none

DRAFT ORDINANCE AMENDMENTS

SEC. 51A-10.101 DEFINITIONS

(11) CLASS 3 TREE means ~~Arizona ash~~, black willow, cottonwood, hackberry, honeylocust, mesquite, mimosa, mulberry, ornamentals, pinus spp., Siberian elm, silver maple, sugarberry, or a small tree.

(64) UNPROTECTED TREE means the following:

- (A) Callery pear (all cultivars)
- (B) Chinaberry.
- (C) Chinese tallow.
- (D) Ilex species (except for yaupon holly and Possumhaw holly.)
- (E) Palm (all plants in Palmae).
- (F) Tree-of-heaven or Ailanthus.
- (G) Arizona ash

~~(G)~~(H) Other trees listed as invasive plants.

~~(H)~~ (I) Trees with a diameter of less than 10 inches at the point on the trunk 4.5 feet above the ground, located on a lot with an existing single family or duplex use that is occupied at the time of removal.

SEC. 10.103 ACCEPTABLE PLANT MATERIALS

() All nursery stock and transplanted ash tree species are prohibited in required landscaping or on city property.

SEC. 10.135 ALTERNATIVE METHODS OF COMPLIANCE WITH TREE REPLACEMENT REQUIREMENTS

(i) Reforestation Fund.

(2) (B) Exception for natural deforestation events.

(i) Definition. In this paragraph NATURAL DEFORESTATION EVENT means a recorded weather event or a period of infestation of an invasive species damaging threatened tree species which causes localized catastrophic tree failure and irreparable structural tree damage resulting in a loss of the urban forest canopy.

(ii) Applicability. This paragraph only applies to lots with an existing single-family or duplex use in a residential district.

(iii) Qualification. Private properties affected by a natural deforestation event may qualify for reforestation if they are:

(aa) Located within a declared federal, state, or local disaster area; or

(bb) Declared eligible for reforestation by the city council, or

(cc) Confirmed by the director to have contained a vulnerable or threatened tree species on the property, as specified by the Texas Department of Agriculture, and was in imminent threat of infestation.

(iv) Additional requirements. A minimum of one of the following must be provided in determining whether an area has been affected by a natural deforestation event.

(aa) A tree survey or forest stand delineation must be provided that meets minimum requirements established by the director.

(bb) Physical evidence must be presented by the owners of individual lots documenting individual tree loss.

(v) Reforestation.

(aa) Parkway trees and trees located in alleys adjacent to residential lots may be replaced at the discretion of the director.

(bb) All reforestation tree planting projects on private property must be conducted between November and March.

(cc) The owner of a reforestation property is responsible for providing any necessary proof of the loss of a large or medium established tree to a natural deforestation event on their property. Photo documentation, Google Street View, and aerial imagery may qualify as confirmation.

(dd) Property owners are not required to participate in a neighborhood reforestation project to replace damaged or destroyed trees. The city will not replace a parkway tree if the adjacent property owner chooses not to receive a tree for a location the property owner must maintain.

(ee) Replacement trees must be planted on the same property that sustained the tree loss.

(ff) The caliper size of replacement trees will be between one and three inches.

(gg) Boundary tree replacements must be placed on a single property. Two adjoining properties may each qualify for a tree.

(hh) All replacement trees must be planted in accordance with the requirements of this chapter.

- (ii) An approved planting plan may be required by the director.
- (vi) Prohibition on reforestation funds being used to plant trees on private property.
 - (aa) Reforestation fund expenditures are limited to the purchase and provision of trees. Reforestation Funds may not be expended on installation or maintenance.
 - (bb) Reforestation fund replacement trees may not be used as required landscaping on lots permitted for new construction.

SEC. 10.140(b) DEFENSES TO PROSECUTION.

A tree removal application or tree replacement is not required if the tree:

() was specifically listed as a vulnerable or threatened tree species, or species subject to quarantine, as determined by the Texas Department of Agriculture, and was in imminent threat of infestation;

**PUBLIC HEARING OF THE WEST OAK CLIFF AREA PLAN IN ORDER TO
CONSIDER THE PLAN FOR APPROVAL AND RECOMMENDATION TO CITY
COUNCIL**

DATE FILED: July 13, 2022

LOCATION: An approximately 5-square mile area generally bounded by Tyler Street and Vernon Avenue to the east, Illinois Avenue to the south, Cockrell Hill Road and Gilpin Avenue to the west, and Davis Street, Hampton Road, and W 12th Street to the north

SIZE OF REQUEST: Approximately 5.01 square miles

COUNCIL DISTRICT: 1

BACKGROUND:

In 2019, the City of Dallas changed the authorized hearing process (City initiated rezoning) from being “first come-first serve” to being scoring based. One highly-scoring criteria is having an adopted area plan. As a result, in early 2020, District 1 Councilmember Chad West partnered with the City of Dallas’ Planning and Urban Design Department to launch an area plan to help advance five previously filed authorized hearings scattered throughout West Oak Cliff. These authorized hearings will not advance until after an area plan is completed for the area.

- Z178-142 | Downtown Elmwood | Filed on 11.9.2017
- Z189-127 | North Cliff Neighborhood Center (Pierce + Catherine) | Filed on 11.1.2018
- Z189-143 | CR Area at Edgefield/Clarendon | Filed on 11.15.2018
- Z189-240 | Jimtown MF-2 Area | Filed on 4.4.2019
- Z189-349 | Hampton/Clarendon | Filed on 9.5.2019

In addition to informing the five authorized hearings, the West Oak Cliff Area Plan (WOCAP/the Area Plan) aimed to develop a strategy to mitigate the impact of projected growth and development pressure encroaching on the area due to the continued and significant growth in the nearby Bishop Arts District. Additionally, the Area Plan would inform future land uses around the three DART light-rail stations located within plan boundaries, as recommended by previously adopted City of Dallas policy (2020 Comprehensive Environmental and Climate Action Plan [CECAP] and 2021 Strategic Mobility Plan). In addition to these main items, all area plans strive to:

- Establish a land development vision for the study area to be integrated into the citywide comprehensive plan update (ForwardDallas).
- Facilitate a vision and engagement foundation to help inform future rezoning processes for areas already authorized for a zoning review (five previously filed authorized hearings)
- Create a framework for street and park infrastructure improvements to help inform potential roadway changes and future capital improvements.
- Help identify other priorities directly related to land development.

At the outset of the planning process, a 16-member Councilmember appointed taskforce of local residents and stakeholders to serve as a steering committee and guide for the planning process as well as serving as a conduit between neighborhood groups and the City. Over the course of the 26-month planning process, the taskforce met 16 times and helped inform engagement, strategy, and plan drafting. Input from the community was synthesized by city staff, and draft recommendations were presented to the taskforce. The taskforce worked to modify recommendations until there was consensus by the entire group on the content outlined in the Area Plan.

In addition to the taskforce, city staff worked collaboratively with multiple city departments (including Transportation, Public Works, Park and Recreation, the Library, the Small Business Center, Office of Economic Development, Housing and Neighborhood Revitalization, Code Compliance, Police, Communications, the Office of Equity and Inclusion, Historic Preservation, and the Office of Arts and Culture) as well as multiple agencies and non-profits, including DART, DISD, the Trust for Public Land, to ensure alignment with ongoing work each was conducting in the area. Additionally, input collected through engagement was shared with each department or agency and worked through collaboratively to determine achievable recommendations that could be advanced to address community ideas and concerns. These recommendations were presented to the Area Plan taskforce and endorsed by that group as well.

PUBLIC ENGAGEMENT:

Over the course of the two-year planning process, staff engaged West Oak Cliff residents and stakeholders through dozens of public meetings and other methods to collect input from the community to inform the Area Plan. City staff conducted bilingual meetings both in-person and virtually at four key stages of the process: Plan Launch and Scoping, Area-wide Visioning, Focus Area Visioning, and input on the draft plan. It is worth noting that while the initial kickoff meeting for the Area Plan in November 2020 was not conducted bilingually, city staff worked to provide full Spanish translation for all future meetings based on community input and concern. In addition to city-led meetings with community members, local neighborhood organizations, businesses, and others were organized and held throughout the entire process. The following is a comprehensive list of engagement efforts conducted during the area planning process:

- Staff held **14 public meetings**, online and in-person at the local recreation center, local parks, neighborhood churches, and at local businesses. All materials at these meetings (slides, boards, handouts, etc.) were provided in both Spanish and English.
- Hosted **4 educational workshops**, educating the community on how to form a neighborhood association and a land use and zoning basics course.
- Led **2 pop-up events** at area Hispanic-oriented grocery stores to spread information, distribute surveys, and answer questions and concerns about the Area Plan.
- Attended or facilitated **11 other large public events** related to the plan, including meetings organized by neighborhood associations and local businesses. These public meetings and events were supplemented by dozens of one-on-one meetings with community residents and stakeholders.
- Conducted **3 unique bilingual surveys** (available online and in-person) were created throughout the process to collect input and feedback about various topics related to the planning effort. These surveys were made available both online and at the local recreation center.
- Supplemented surveys with **an interactive website tool, Social Pinpoint**, to collect additional input, receiving hundreds of comments through the interactive map.
- Informed the community of the surveys, the online tool, public events, and general information about the Plan by posting flyers at numerous businesses, online through City, Councilmember, and other social media channels (including Facebook, Instagram, Nextdoor, BubbleLife), and through email blasts to all attendees of previous meetings.
- Distributed **8,000 bilingual mailers** to DISD students in West Oak Cliff to notify area residents of the 60-Day comment period for the first draft of the Area Plan
- In total, **952 people attended public meetings, 844 surveys were completed, and 5,998 unique users** visited the interactive website.

The feedback collected through these means directly informed the Plan and its recommendations. In acknowledging that a large percentage of West Oak Cliff residents do not speak English as their primary language, full translations of the first draft of the Area Plan and subsequent drafts of the Area Plan and draft Executive Summary were made available online in both English and Spanish. Due to the length of the document, Executive Summaries in both English and Spanish were also made available in-person at the Martin Weiss Recreation Center during the 60-day comment period.

PLAN SUMMARY:

The Final Draft of the West Oak Cliff Area Plan is divided into five chapters summarized below:

- I. Introduction
 - Provides an overview of information about the West Oak Cliff area, how the area plan fits into and relates to other adopted citywide plans, considerations for equity during the planning process, the general planning

approach and process conducted, and a summary of engagement conducted.

- II. Area Analysis
 - Includes analysis of existing area demographics, area history, land use and zoning analysis, street and infrastructure analysis, area-wide opportunities and challenges, planning goals and planning values.
- III. Vision and Framework
 - Outlines the community's vision for the area and the four plan frameworks (Land Use and Development, Transportation and Infrastructure, Parks and Open Space, and Inclusive Community Development and Quality of life), each of which includes four key objectives and a vision illustration.
- IV. Focus Areas
 - Seven focus areas were identified, based on the locations of the five previously filed authorized hearings as well as areas adjacent to transit and where increased development pressure is likely. Detailed analysis and recommendations for each area is provided in this chapter.
- V. Implementation
 - Each of the four frameworks and each of the seven focus areas have dedicated implementation matrices which provide information on lead agency/department for implementation, estimated costs and funding sources, and estimated timeline for completion. This serves as a guide for staff to ensure accountability and measurable reporting of the plan's implementation over time. In total there are 136 total recommendations outlined in the Plan (15-Land Use and Development; 16-Transportation and Infrastructure; 19- Parks and Open Space; 26-Inclusive Community Development and Quality of Life; 60- Focus Areas).

COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) BRIEFINGS AND COMMENTS:

Prior to the release of the first draft of the West Oak Cliff Area Plan on March 9, 2022, city staff briefed the Comprehensive Land Use Plan (CLUP) Committee on March 8, 2022 to provide the committee with background on the two year planning process and collect input and feedback for consideration. Following the end of a 60-day public comment period (March 10th-May 10th, 2022) on the draft plan and subsequent revisions recommended by the West Oak Cliff Area Plan Taskforce, the Area Plan was briefed again to the CLUP Committee on June 14, 2022. The CLUP Committee recommended holding the plan under advisement for two-weeks in order to receive more information on several items: considerations for mitigating displacement and gentrification in the Area Plan, considerations of design standards for proposed missing middle housing, considerations on recommendations related to auto-centric businesses, and considerations for establishing a process for evaluating the Area Plan over time. On June 28, staff once again briefed the Committee on these four items. After much discussion and consideration of public input, the following motion was made at the July 12th CLUP meeting to advance the draft of the West Oak Cliff Area Plan to CPC with the following recommendations:

1. *Changes made by staff to the document after the June 14th meeting as referenced on Page 5 of the June 28th presentation*
2. *To follow staff's recommended language on Page 23 regarding autocentric uses, changing that from removing autocentric uses to the language about ensuring that future land uses provide pedestrian-oriented design and incorporating that into any area of the currently references or has referenced in the past autocentric uses, specifically to further ensure that all language regarding the removal of autocentric businesses or causing autocentric businesses to become non-conforming is removed from the current draft of WOCAP subject to one exception, which is that we would still consider the prohibition of drive-thru restaurants and drive-thru banks in areas where autocentric businesses were previously recommended*
3. *Staff's recommendation on Page 128 and 129 of the draft document (Item 2.C) regarding missing middle housing, recommending it to read as follows:
"It is the recommendation of city staff that in areas within ½ mile of DART light rail stations, consider creating a zoning overlay, using proposed conservation districts, or creating a new infill residential zoning category to permit missing middle housing types, including accessory dwelling units, duplexes, and triplex/quadplexes, narrow-lot single family, and cottage homes (where applicable), to be allowed by right to adhere to architectural and design standards to be determined on a neighborhood basis, aiming to avoid displacement of existing areas residents and homeowners. Development will be required to follow existing city codes related to ADUs, parking requirements, massing, and setback standards."*

Additionally, I would like staff to add a note in the body of the document noting that there has been significant opposition by some community members of the recommendation to permit missing middle housing in the areas recommended by staff.
4. *Consider adding a part to WOCAP that sets for a timeframe for reevaluating the plan, providing periodic updates on the plan to the community and appropriate city bodies, boards, and Council.*

This motion was approved by a vote of 7-1 at the July 12, 2022 CLUP Committee meeting.

STAFF RECOMMENDATION:

Staff recommends approval, with suggested additional changes in addition to any requested comments, of the shared draft of the West Oak Cliff Area Plan by the City Plan Commission in order to advance the Plan for review and adoption by City Council.

In addition to the feedback from the CLUP, as presented in the previous section, staff also recommends consideration of the following changes be made to the first paragraph on Page 122, based on additional community feedback:

“As noted, the Tyler-Vernon Station Area is mostly single-family zoning and land uses. Although the community largely desires to maintain the neighborhood character of the area, there ~~is general support~~ was some expressed support for considering additional housing types to be permitted in the area. The neighborhoods around Tyler-Vernon Station are interested in considering potential Conservation Districts or another zoning tool which would help to maintain the existing neighborhood character of these areas, ~~both~~ including the architecture and scale. As a part of this, it is recommended that any potential change to zoning in the area consider ~~while also~~ permitting some additional housing choice options, including accessory dwelling units, duplexes, and triplex/quadplexes, narrow-lot single family homes, and cottage home developments on larger lots (see Missing Middle Housing section for more details). The specific details for the architectural character and scale should be determined on a neighborhood basis through the Conservation District process. It is worth noting that while the area plan is recommending considerations for additional missing middle housing choice options in this area, there is some expressed opposition by various community members towards this recommendation, as highlighted by surveying conducted by local community organizers. While their survey highlighted some support for additional housing choices, the majority of surveyed residents only support single-family homes and accessory dwelling units.” ~~and desire for the area to remain entirely single-family residential.~~

NEXT STEPS:

Subject to a vote by City Plan Commission on the draft plan, the West Oak Cliff Area Plan will next be briefed to City Council’s Economic Development Committee before advancing to City Council for additional public input, City Council discussion, and consideration of adoption. Adoption by City Council will enable the five previously filed authorized hearings to advance and separate public processes for those hearings will be scheduled.

ATTACHMENTS:

Full Draft of West Oak Cliff Area Plan:

https://dallascityhall.com/departments/pnv/Documents/WOCAP_FinalDraft_CLUP_7.5.22.pdf

Full Draft of West Oak Cliff Area Plan (in Spanish):

https://dallascityhall.com/departments/pnv/Documents/WOCAP_Final%20Draft_Spanish_7.6.22.pdf

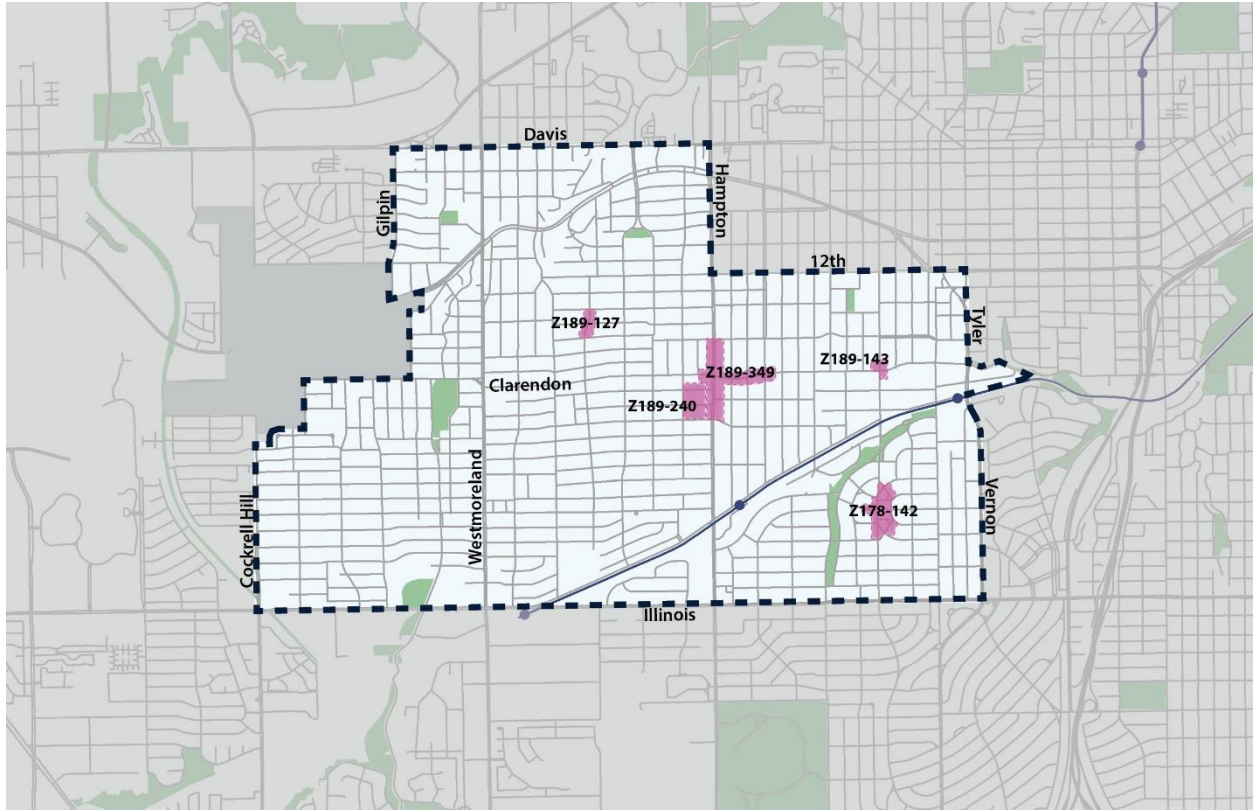
Executive Summary of West Oka Cliff Area Plan:

https://dallascityhall.com/departments/pnv/Documents/Executive%20Summary_Final%20Draft_Spreads_7.5.22.pdf

Executive Summary of West Oak Cliff Area Plan (in Spanish):

https://dallascityhall.com/departments/pnv/Documents/Draft_Executive%20Summary_Spanish_FinalDraft_7.6.22.pdf

MAP OF AREA:



LOCATION: Carter Road, west of Palm Oak Drive**DATE FILED:** August 17, 2022**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 4.887-acres**MAPSCO:** 58W**OWNER:** Sasha Realty, LLC

REQUEST: An application to create a 19-lot shared access development ranging in size from 7,734 square feet to 13,931 square feet and one common area from a 4.887-acre tract of land in City Block 6263 on property located on Carter Road, west of Palm Oak Drive.

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

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

The lot is being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

- The properties to the north of the request have lot areas ranging in size from 9,981 square feet to 10,810 square feet and have lot widths ranging in size from 65 feet to 81 feet; and are zoned R-7.5(A) Single Family District. (*refer to the existing area analysis map*)
- The properties to the east of the request have lot areas ranging in size from 7,770 square feet to 8,788 square feet and have lot widths of 70 feet; and are zoned R-7.5(A) Single Family District. (*refer to the existing area analysis map*)
- The property to the west of the request has lot area of 281,392 square feet and has lot width of 683 feet; and is zoned CS Commercial Service District. (*refer to the existing area analysis map*)

The request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create a 19-lot shared access development ranging in size from 7,734 square feet to 13,931 square feet and one common area. The proposed lot pattern will be similar to the lot pattern to the east of the request. Staff finds that the request is compatible with the development pattern established within the immediate vicinity of the request. The request complies with the zoning requirements of the R-7.5(A) Single Family District and is in compliance with Section 51A-8.503; therefore, staff recommends approval subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any 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 with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 19 and 1 common area.

Paving & Drainage Conditions:

12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A 8.611(c)

14. Place a note on the final plat stating “Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.” Section 51A-8.611(e).

Right-of way Requirements Conditions:

15. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of Alley. Section 51A 8.602(c).

Shared Access Conditions:

16. Provide additional shared access area easement, up to 26 feet, for compliance to Dallas Fire Code when building height is 30 feet or greater.
17. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area Easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
18. No building permit may be issued to authorize work in the Shared Access Area Development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the Shared Access Area development have been met. Section 51A-4.411(c)(3)
19. Prior to submittal of the final plat the Shared Access Area Development must meet all the requirements of Section 51A-4.411. Section 51A-4.411(c)
20. The recording information of the “Shared Access Area Agreement” must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)
21. A shared access development is treated as one lot for the purpose of setbacks and lot coverage.
22. Include the words “Shared Access Development” in the title block of the final plat. Platting Guidelines
23. Place a note on the final plat stating: “No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street.” Section 51A-4.411(d)(3), and 51A-4.411(d)(10)
24. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
25. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)
26. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.

Survey (SPRG) Conditions:

27. On the final plat, show how all adjoining right-of-way was created.
28. On the final plat, show recording information on all existing easements within 150 feet of property.
29. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.
30. Required guest parking spaces must be included within shared access area.

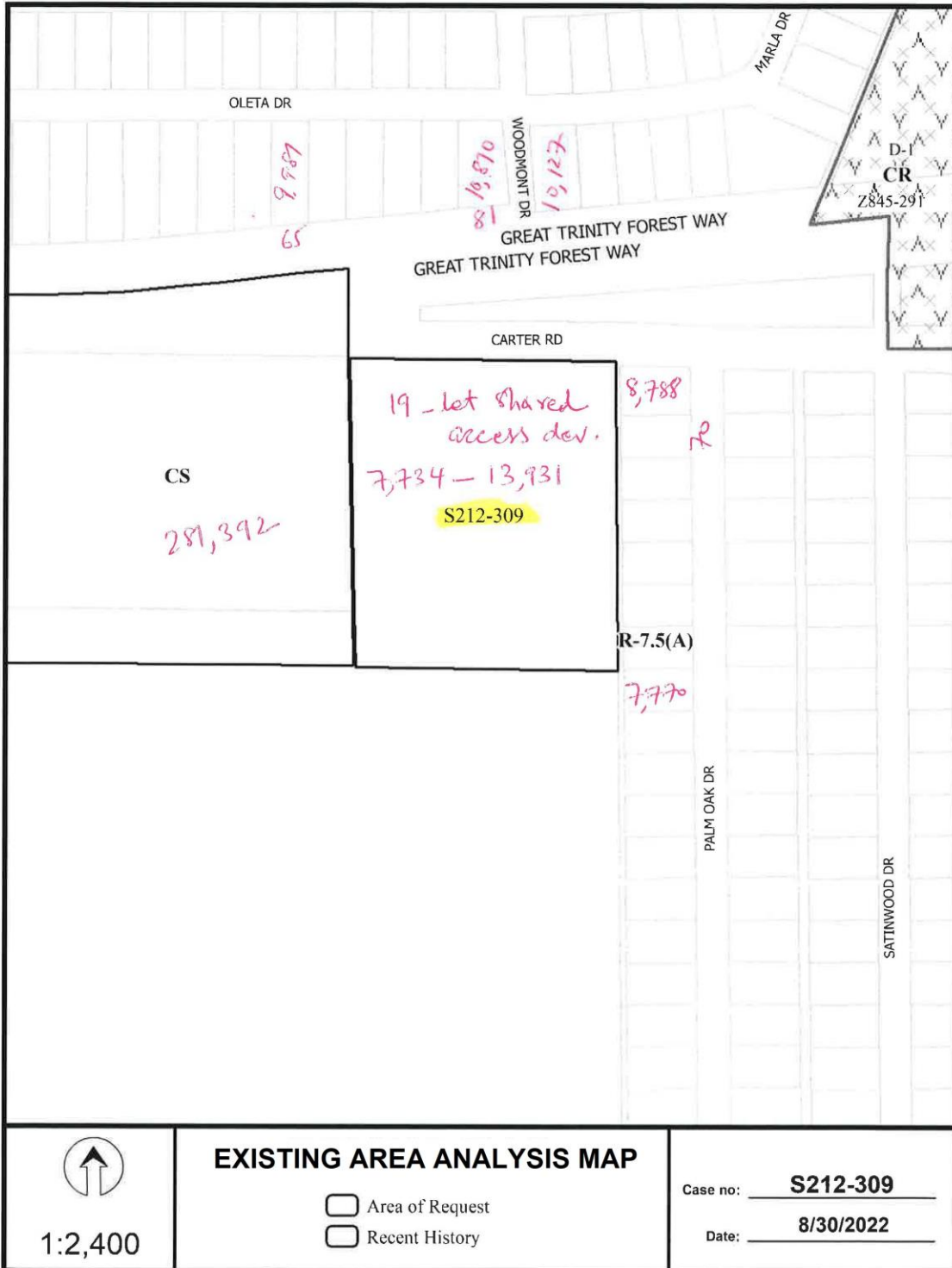
Dallas Water Utilities Conditions:

31. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
32. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
33. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
34. Shared Access Area developments must comply with DWU standards for water and wastewater construction and design and be accepted by the City of Dallas prior to submittal of the final plat for the Chairperson's signature. Section 49-61(c)(5)(B) and the Development Design Procedures and Policy Manual, Section 2

Street Name / GIS, Lot & Block Conditions:

35. On the final plat, change "Great Trinity Forest Way State Highway Loop 12" to "Great Trinity Forest Way/ State Highway Loop No. 12".
36. Contact City of Dallas Addressing for help determining an appropriate name for the proposed shared access easement.
37. On the final plat, identify the property as Lot 1 through 19 and Common Area "CA A" in City Block G/6263. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET

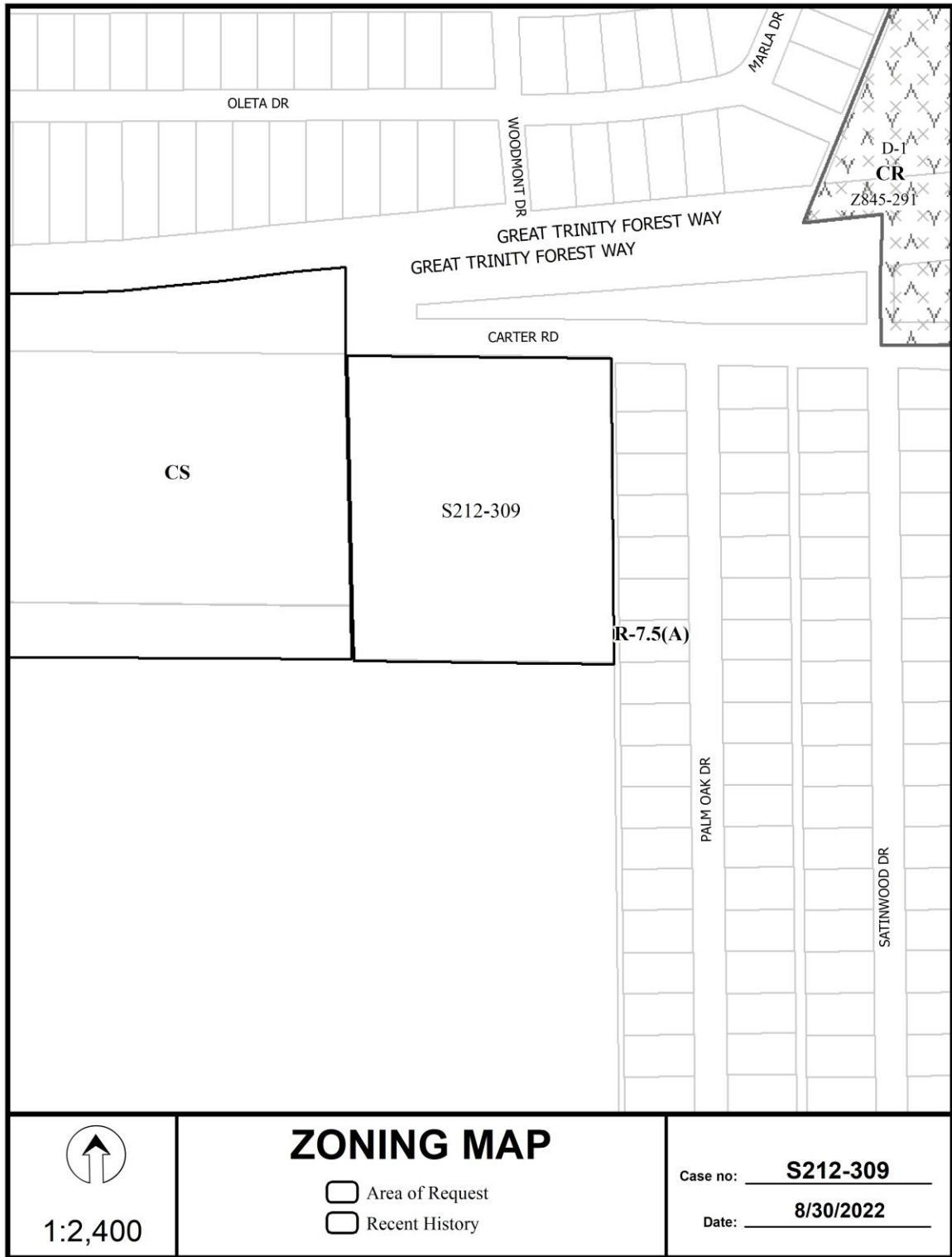


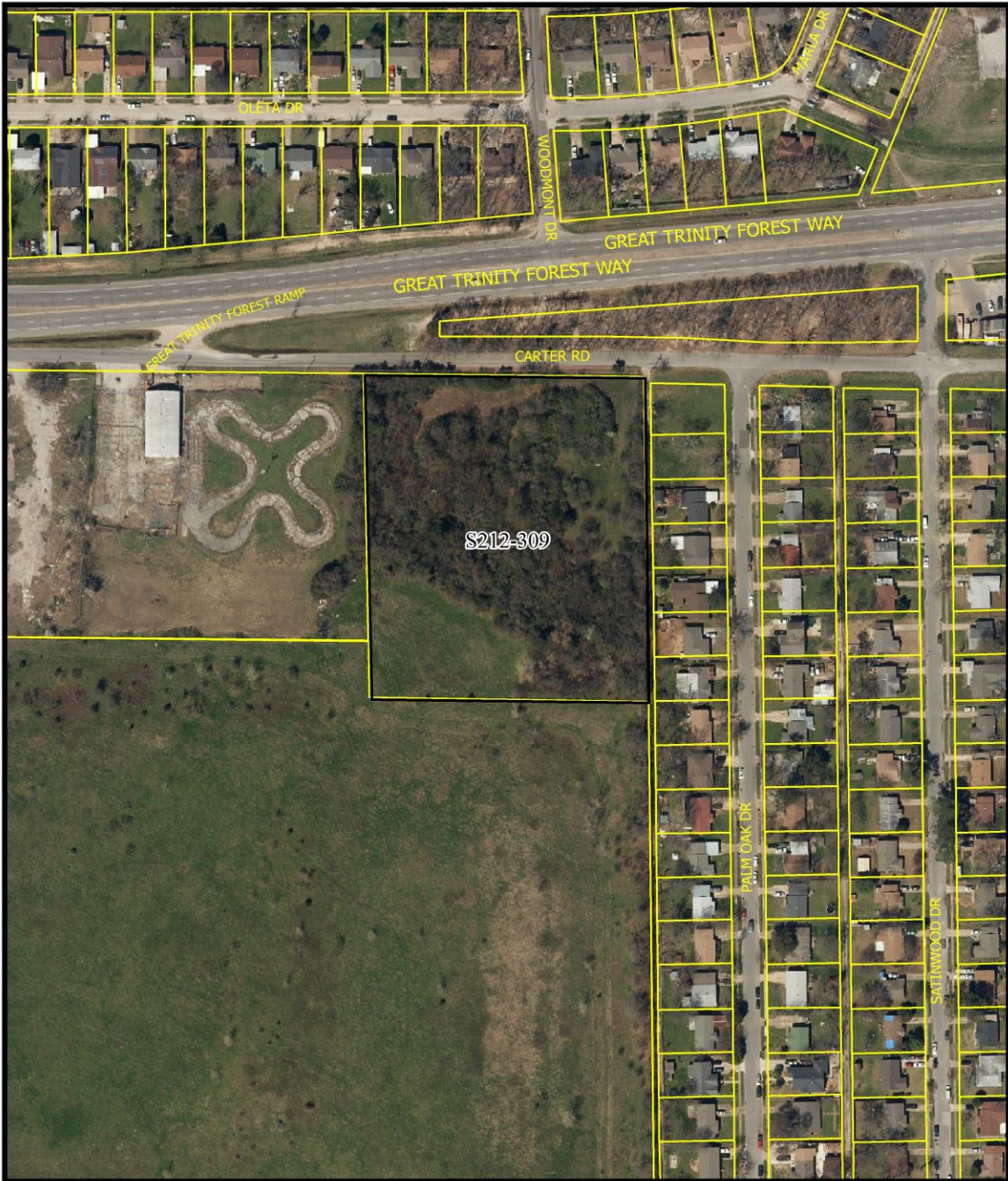
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EXISTING AREA ANALYSIS MAP

- Area of Request
- Recent History

Case no: S212-309
Date: 8/30/2022





1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S212-309

Date: 8/30/2022

CITY PLAN COMMISSION

THURSDAY, SEPTEMBER 15, 2022

FILE NUMBER: S212-311

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Don Gomez Lane, east of Bobtown Road

DATE FILED: August 18, 2022

ZONING: None

CITY COUNCIL DISTRICT: N/A **SIZE OF REQUEST:** 26.530-acres **MAPSCO:** 40AE

OWNER: D.R. Horton-Texas, LTD

REQUEST: An application to create a 109-lot single family subdivision with lots ranging in size from 6,900 square feet to 17,549 square feet and 7 common areas from a 26.530-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Don Gomez Lane, east of Bobtown Road.

SUBDIVISION HISTORY:

1. S201-549 was a request south of the present request to create 154 residential lots ranging in size from 6,900 square feet to 12,675 square feet and 3 common areas from a 37.529-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on east of Bobtown Road, north of Barnes Bridge Road. The request was approved on January 7, 2021 but has not been recorded.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of Dallas Extra Territorial Jurisdiction (ETJ); therefore, staff recommends approval subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any 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 with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 109 and 7 common areas.

Paving & Drainage Conditions:

12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A 8.611(c)
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

Right-of way Requirements Conditions:

15. Provide turn around per City of Dallas standards at the end of Gon Gomez Lane. Section 51A-8.506(b)
16. Coordination with Transportation department is required for any ingress and egress requirement.
17. Since Lake Ray Hubbard serves as a water supply for the City of Dallas, these engineering plans must be reviewed and approved by Ms. Meigan Collins (meigan.collins@dallas.gov) and Mr. Theodore Keprta (theodore.keprta@dallas.gov) with Dallas Water Utilities for the proposed development that discharges in to the lake. Written approval is required prior to the approval of engineering plans.

Survey (SPRG) Conditions:

18. On the final plat, show recording information on all existing easements within 150 feet of property.
19. Show correct recording information for subject property.

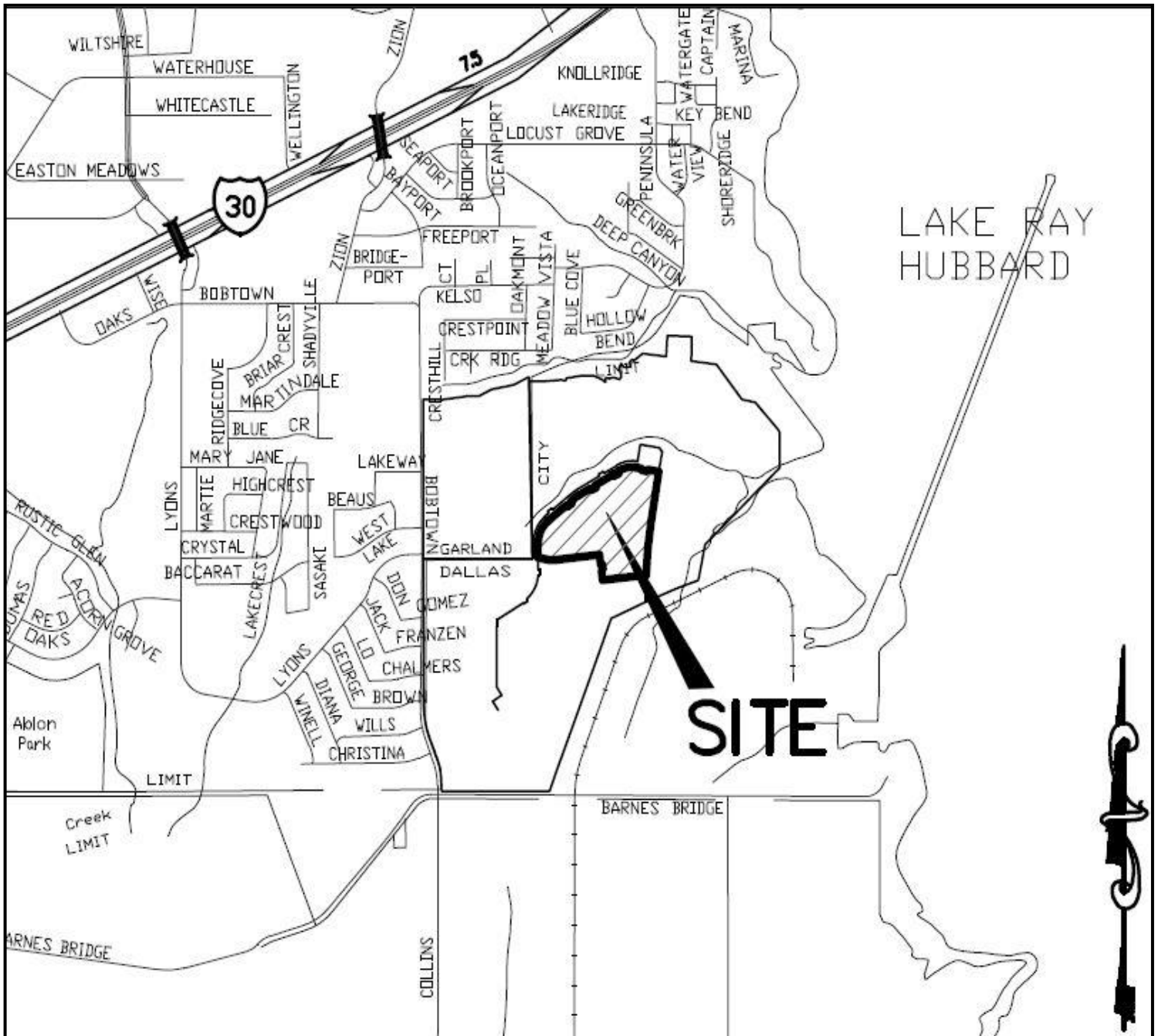
20. On the final plat, show how all adjoining right-of-way was created.
21. On the final plat, need new/different plat name.
22. Prior to the final plat recordation, S1900-006 "Fireside by The Lake No. 1 Addition" must be recorded.

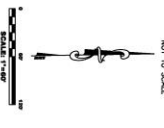
Dallas Water Utilities Conditions:

23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
25. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
26. Must comply with Dallas Water Utilities (DWU) regulations construction of utilities in Dallas ETJ.

Street Name Condition:

27. Contact Dallas County and City of Dallas for help verifying appropriate street names.





- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO CREATE 109 SMALL PAVEMENT LOTS, 7 COMMON AREA LOTS, AND TO PROVIDE FOR NECESSARY UTILITY AND TO PROVIDE NECESSARY FIRE DEVELOPMENT.
 2. BEAKING SHOWN, PERSON AGE BASED ON THE INFORMATION PROVIDED BY THE SUBMITTER. THIS INFORMATION IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
 3. ALL LOT OWNERS WILL BE MONITORED WITH 1/2\"/>

CITY PLAN FILE NO. S212-311
 PRELIMINARY PLAT
 PHASE 3A
 PRESIDIO BY THE LAKE,
 DEVELOPER
 D.B. HORTON-TEXAS, LTD.
 4208 W. Loop Road, Suite A
 Garland, Texas 75042
 (214) 607-4244

109 LOTS, 7 COMMON AREA LOTS
 DALLAS COUNTY PLAT NO. 4
 B.O.C. FOUND SHOWN ASSTRACK NO. 1143
 CITY OF DALLAS E.I.M. DALLAS COUNTY, TEXAS
 2721 Midway Road, Suite 300
 Garland, Texas 75042
 (972) 248-7878
 SHEET NO. 1 OF 2
 DATE: AUGUST 18, 2022

LOCATION: Barnes Bridge Road, east of Bobtown Road

DATE FILED: August 18, 2022

ZONING: None

CITY COUNCIL DISTRICT: N/A **SIZE OF REQUEST:** 35.873-acres **MAPSCO:** 40AE

OWNER: D.R. Horton-Texas, LTD

REQUEST: An application to create a 50-lot single family subdivision with lots ranging in size from 6,900 square feet to 14,543 square feet and 7 common areas from a 35.873-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Barnes Bridge Road, east of Bobtown Road.

SUBDIVISION HISTORY:

1. S201-549 was a request north of the present request to create 154 residential lots ranging in size from 6,900 square feet to 12,675 square feet and 3 common areas from a 37.529-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on east of Bobtown Road, north of Barnes Bridge Road. The request was approved on January 7, 2021 but has not been recorded.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of Dallas Extra Territorial Jurisdiction (ETJ); therefore, staff recommends approval subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any 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 with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 50 and 7 common areas.

Paving & Drainage Conditions:

12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A 8.611(c)
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

Right-of way Requirements Conditions:

15. Coordination with Transportation department is required for any ingress and egress requirement.
16. Since Lake Ray Hubbard serves as a water supply for the City of Dallas, these engineering plans must be reviewed and approved by Ms. Meigan Collins (meigan.collins@dallas.gov) and Mr. Theodore Keprta (theodore.keprta@dallas.gov) with Dallas Water Utilities for the proposed development that discharges in to the lake. Written approval is required prior to the approval of engineering plans.

Survey (SPRG) Conditions:

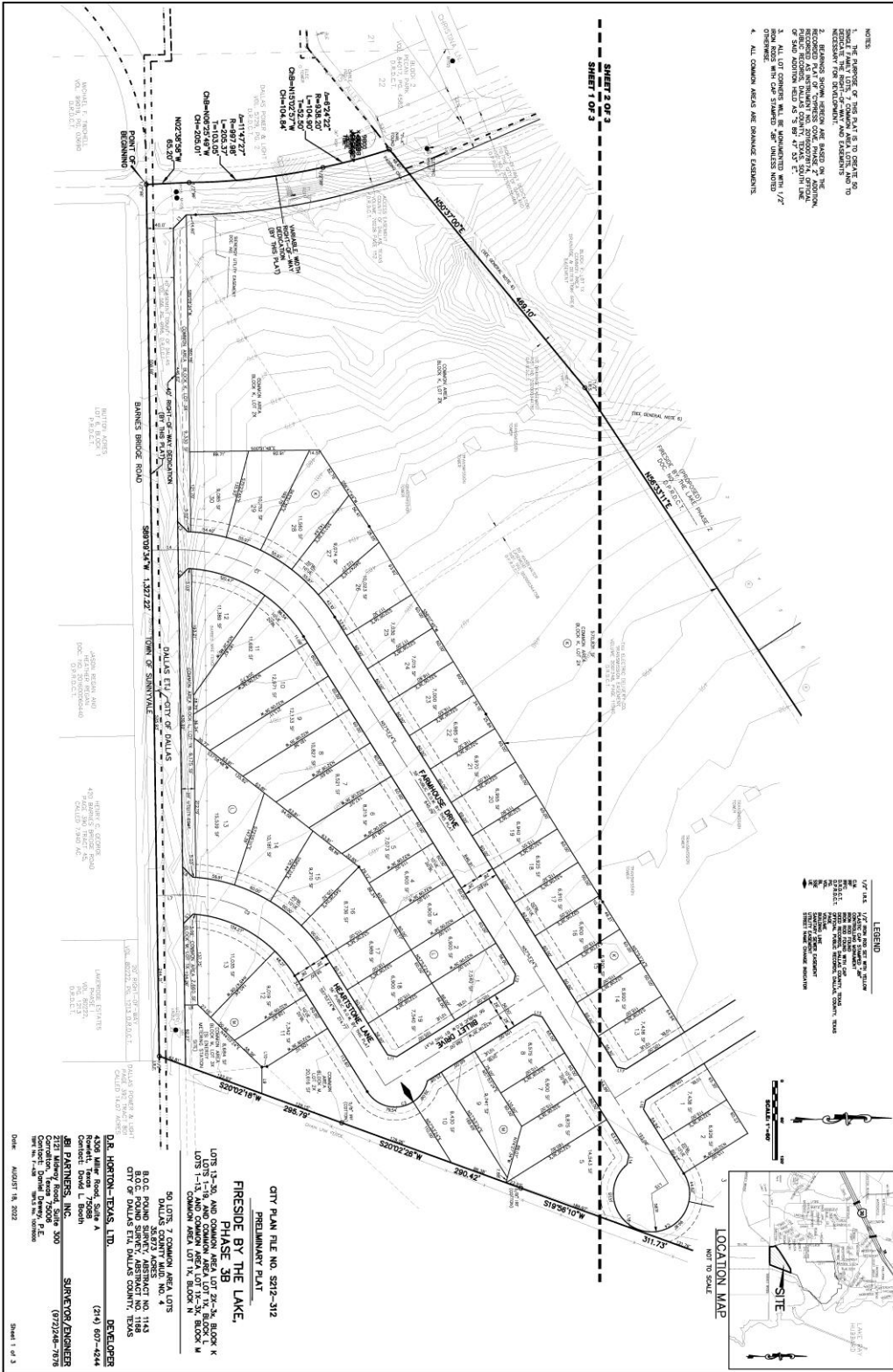
17. On the final plat, show recording information on all existing easements within 150 feet of property.
18. Show correct recording information for subject property.
19. On the final plat, show how all adjoining right-of-way was created.
20. On the final plat, need new/different plat name.

Dallas Water Utilities Conditions:

21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
24. Must comply with Dallas Water Utilities (DWU) regulations construction of utilities in Dallas ETJ.

Street Name Condition:

25. Contact Dallas County and City of Dallas for help verifying appropriate street names.



LOCATION: Genstar Lane, west of Davenport Road

DATE FILED: August 18, 2022

ZONING: CR

CITY COUNCIL DISTRICT: 12 **SIZE OF REQUEST:** 3.875-acres

MAPSCO: 5C

OWNERS: LCP Dallas Daycare, West Plano Montessori School

REQUEST: An application to replat a 3.875-acre tract of land containing all of Lots 1A and 2 in City Block M/8734 to create one 1.308-acre lot and one 2.567-acre lot on property located on Genstar Lane, west of Davenport Road.

SUBDIVISION HISTORY:

1. S190-102 was a request south of the present request to replat a 1.117-acre tract of land containing all of Lot 12 in City Block M/8734 to create one 0.371-acre lot and one 0.746-acre lot on property located on Davenport Road, east of Preston Road. The request was approved on March 26, 2020 but has not been recorded.

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

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any 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 with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 2.

Paving & Drainage Conditions:

12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A 8.611(c)
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

Right-of way Requirements Conditions:

15. Exiting drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Flood Plain Conditions:

16. Determine the 100-year water surface elevation across this addition.
17. Dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
18. Include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
19. Specify minimum fill and minimum finished floor elevations if Fill Permit exists.
20. Show natural channel set back from the crest of the natural channel.
21. Set floodway monument markers and provide documentation.
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if applied for.

Survey (SPRG) Conditions:

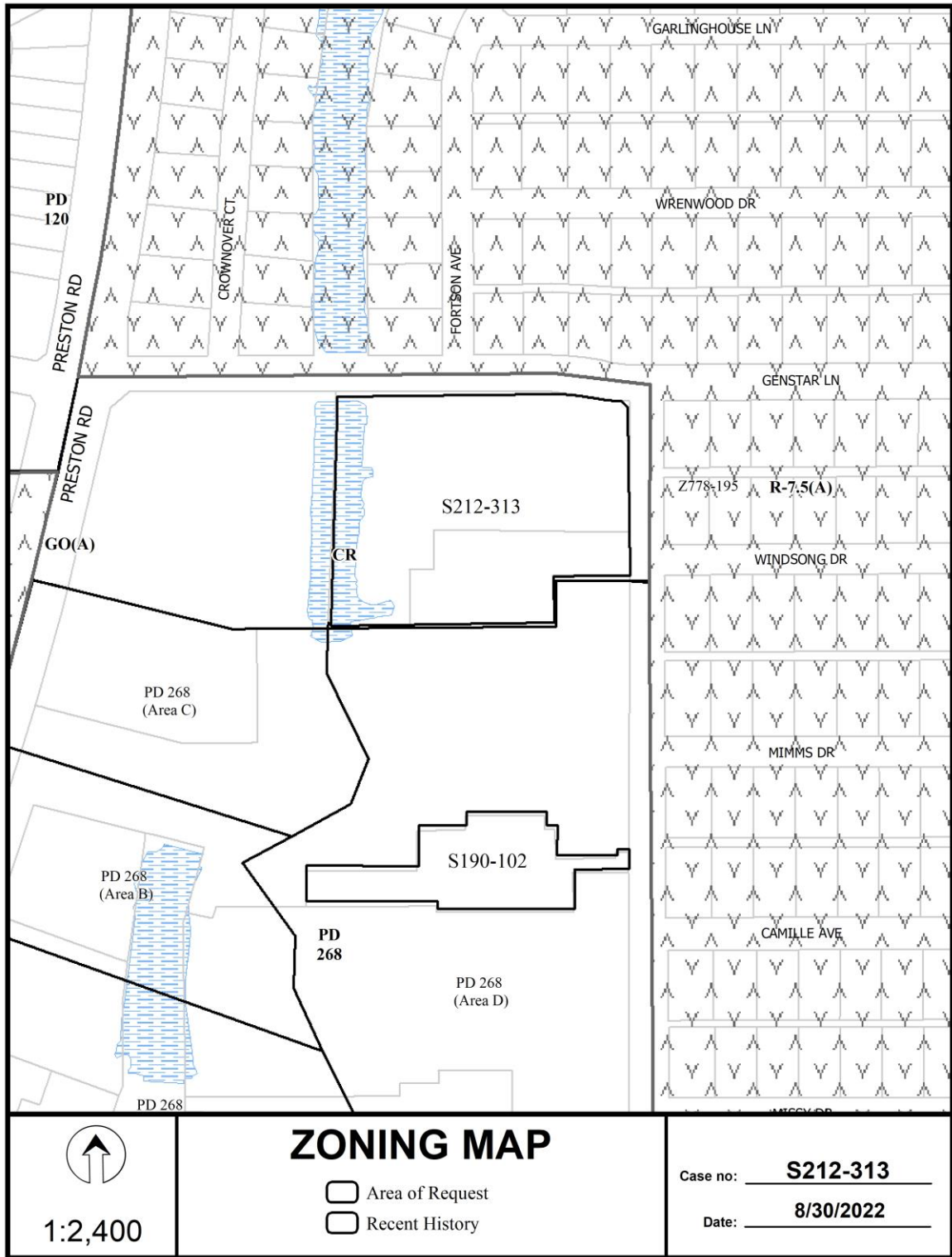
23. On the final plat, show recording information on all existing easements within 150 feet of property.

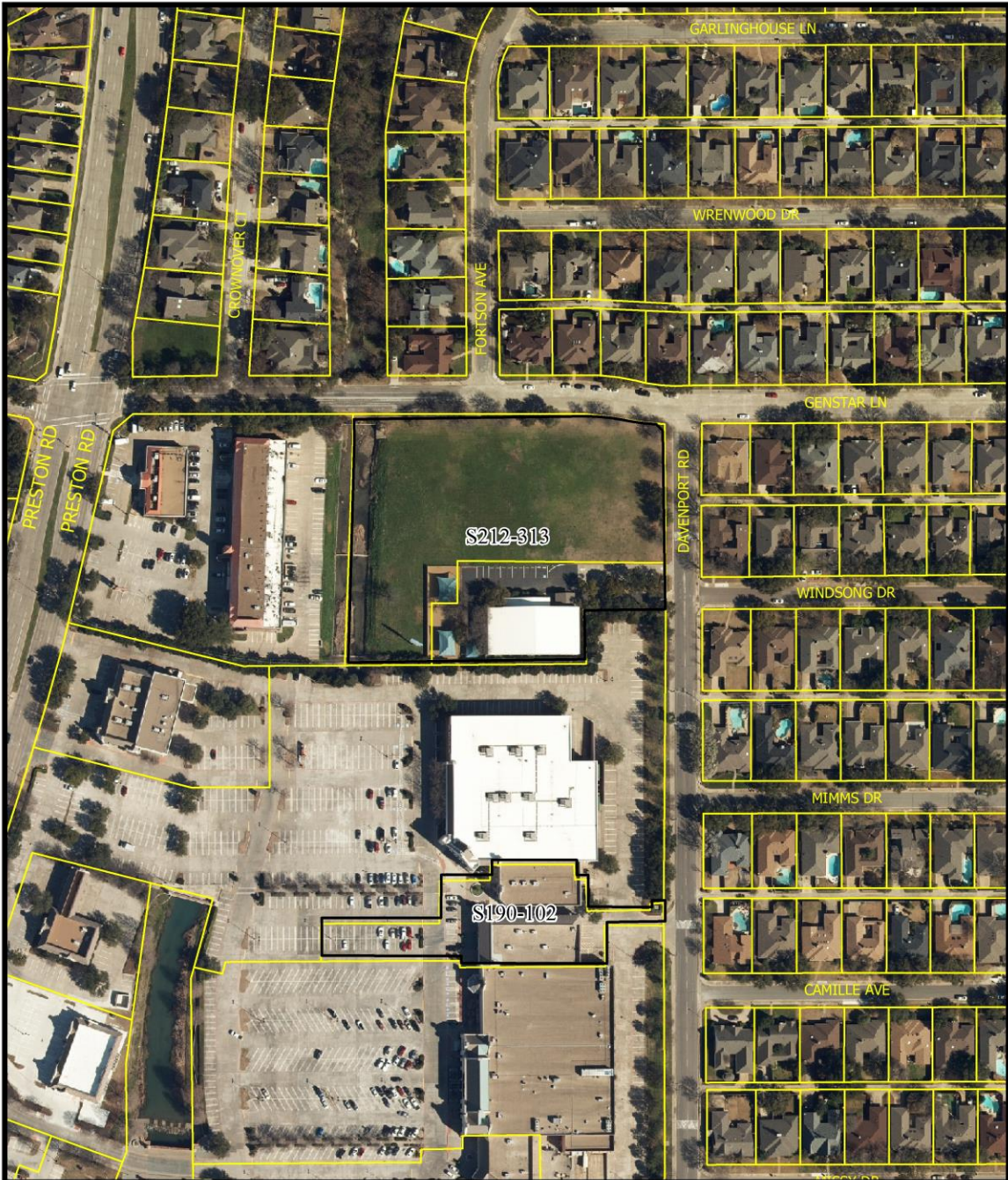
Dallas Water Utilities Conditions:

24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
25. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

GIS, Lot & Block Condition:

26. On the final plat, identify the property as Lots 1B and 2A in City Block M/8734. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





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AERIAL MAP

- Area of Request
- Recent History

Case no: S212-313

Date: 8/30/2022

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 15, 2022****FILE NUMBER:** S212-314**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Sixth Street and Seventh Street, west of Ewing Avenue**DATE FILED:** August 18, 2022**ZONING:** PD 468 (Sub district E, WMU-8)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20468.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 1.297-acres**MAPSCO:** 55A**OWNER:** High 4 Ewing, LLC

REQUEST: An application to replat a 1.297-acre tract of land containing all of Lots 4 through 9 in City Block 70/3051 to create one lot on property located between Sixth Street and Seventh Street, west of Ewing Avenue.

SUBDIVISION HISTORY:

1. S212-262 was a request northwest of the present request to replat a 0.8088-acre tract of land containing part of Lot 5 and all of Lot 6 in City Block 55/3036 to create one lot on property located on Lancaster Avenue at Sabine Street, southwest corner. The request was approved on July 21, 2022 but has not been recorded.
2. S212-225 was a request northeast of the present request to replat a 1.4205-acre tract of land containing all of Lots 1A, 1B, 2, and 3 in City Block 62/3043 to create one lot on property between Fifth Street and Sixth Street, east of Ewing Avenue. The request was approved on June 16, 2022 but has not been recorded.
3. S201-751 was a request northeast of the present request to replat a 1.1438-acre tract of land containing all of Lot 1B, 2, and 3 in City Block 62/3043 to create one lot on property located on Ewing Avenue, north of Sixth Street. The request was approved on September 23, 2021 and was withdrawn on May 7, 2022.
4. S201-708 was a request southeast of the present request to replat a 0.8781-acre tract of land containing all of Lots 5 and 6 in City Block 62/3402 to create one lot on property located on Sixth Street at Ewing Avenue, northwest corner. The request was approved on August 19, 2021 but has not been recorded.
5. S189-210 was a request northwest of the present request to replat a 0.60-acre tract of land containing part of Lot 5 and all of Lot 6 in City Block 55/3036 to create a 12-lot Shared Access Development ranging in size from 1,386 square feet to 2,109 square feet and one common area on property located on Lancaster Avenue at Sabine Street, southwest corner. The request was approved on June 6, 2019 and was withdrawn on August 8, 2022.
6. S189-151 was a request north of the present request to replat a 0.88-acre tract of land containing all of Lots 5 and 6 in City Block 61/3042 to create a 20-lot Shared Access Development and 3 common areas on property located on Sixth Street at Ewing Avenue, northwest corner. The request was withdrawn on March 25, 2019.

7. S167-190 was a request southeast of the present request to replat a 0.312-acre tract of land containing all of Lots 18 and 19 in City Block 80/3061 to create one lot on property located on E. Jefferson Boulevard and Seventh Street, southeast corner. The request was approved on June 8, 2017 and was recorded on January 27, 2020.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 468 (Subdistrict E, WMU-8); therefore, staff recommends approval subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any 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 with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 1.

Paving & Drainage Conditions:

12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A 8.611(c)

Right-of way Requirements Conditions:

14. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Sixth Street and Ewing Avenue. Section 51A 8.602(d)(1).
15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Seventh Street and Ewing Avenue. Section 51A 8.602(d)(1).
16. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at Sixth Street and Seventh Street. Section 51A-8.602(e)

Survey (SPRG) Conditions:

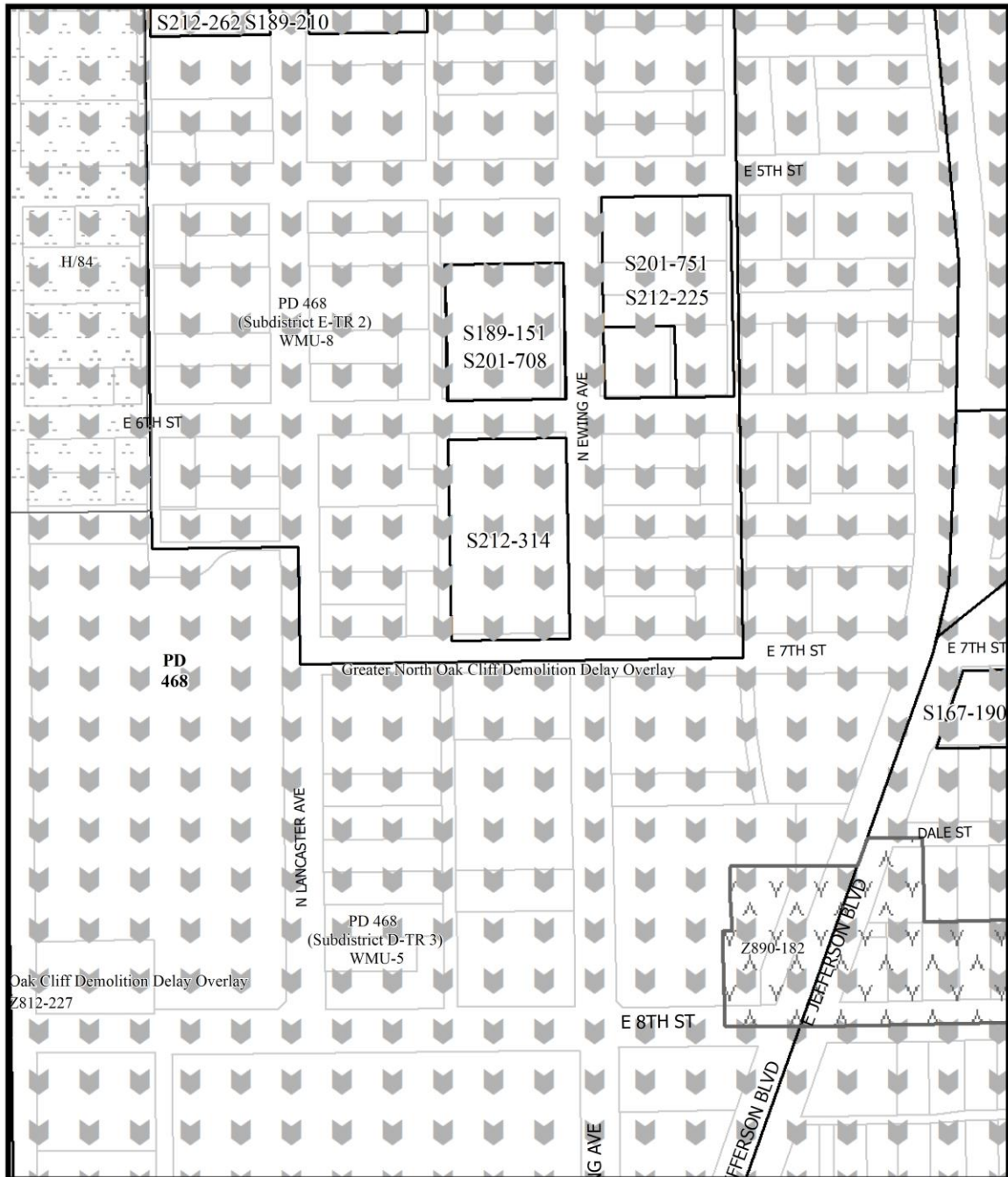
17. On the final plat, show recording information on all existing easements within 150 feet of property.
18. On the final plat, show distances/width across all adjoining right-of-way.


Dallas Water Utilities Conditions:

19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. Water main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. May need new fire hydrant.


GIS, Lot & Block Condition:

22. On the final plat, identify the property as Lot 4A in City Block 70/3051. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



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|  1:2,400 | <h2 style="margin: 0;">ZONING MAP</h2> <div style="display: flex; justify-content: center; gap: 20px; margin-top: 10px;"> <div style="text-align: center;"> <input style="width: 20px; height: 10px; border: 1px solid black;" type="checkbox"/> Area of Request </div> <div style="text-align: center;"> <input style="width: 20px; height: 10px; border: 1px solid black;" type="checkbox"/> Recent History </div> </div> | Case no: S212-314 Date: 8/30/2022 |
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|  1:2,400 | <h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p> | Case no: <u> S212-314 </u> Date: <u> 8/30/2022 </u> |
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CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 15, 2022****FILE NUMBER:** S212-315**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Scyene Road at Kirven Drive, southeast corner**DATE FILED:** August 19, 2022**ZONING:** CR**CITY COUNCIL DISTRICT:** 5 **SIZE OF REQUEST:** 0.556-acres**MAPSCO:** 49W**OWNER:** Frank A. Perez

REQUEST: An application to replat a 0.556-acre tract of land containing all of Lot 21A, part of Lots 23 and 24 in City Block 6739 to create one lot on property located on Scyene Road at Kirven Drive, southeast corner.

SUBDIVISION HISTORY:

1. S201-712 was a request east of the present request to create a 1.38-acre lot from a tract of land in City Block 6742 on property located on Scyene Road at Prairie Creek Road, southeast corner. The request was approved on August 19, 2021 but has not been recorded.
2. S201-562 was a request northeast of the present request to replat a 1.36-acre tract of land containing part of Lots 1 and 2 and all of Lot 2A in City Block 6784 to create one lot on property located on Scyene Road at Prairie Creek Road, northeast corner. The request was approved February 4, 2021 but has not been recorded.

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

General Conditions:

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

plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 1.

Paving & Drainage Conditions:

12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A 8.611(c)
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

Right-of way Requirements Conditions:

15. TxDOT approval may be required for any driveway modifications or new access.

Survey (SPRG) Conditions:

16. On the final plat, show recording information on all existing easements within 150 feet of property.
17. On the final plat, show how all adjoining right-of-way was created.
18. Show correct recording information for subject property.
19. On the final plat, use City of Dallas standard plat private owner's dedication statement.

Dallas Water Utilities Conditions:

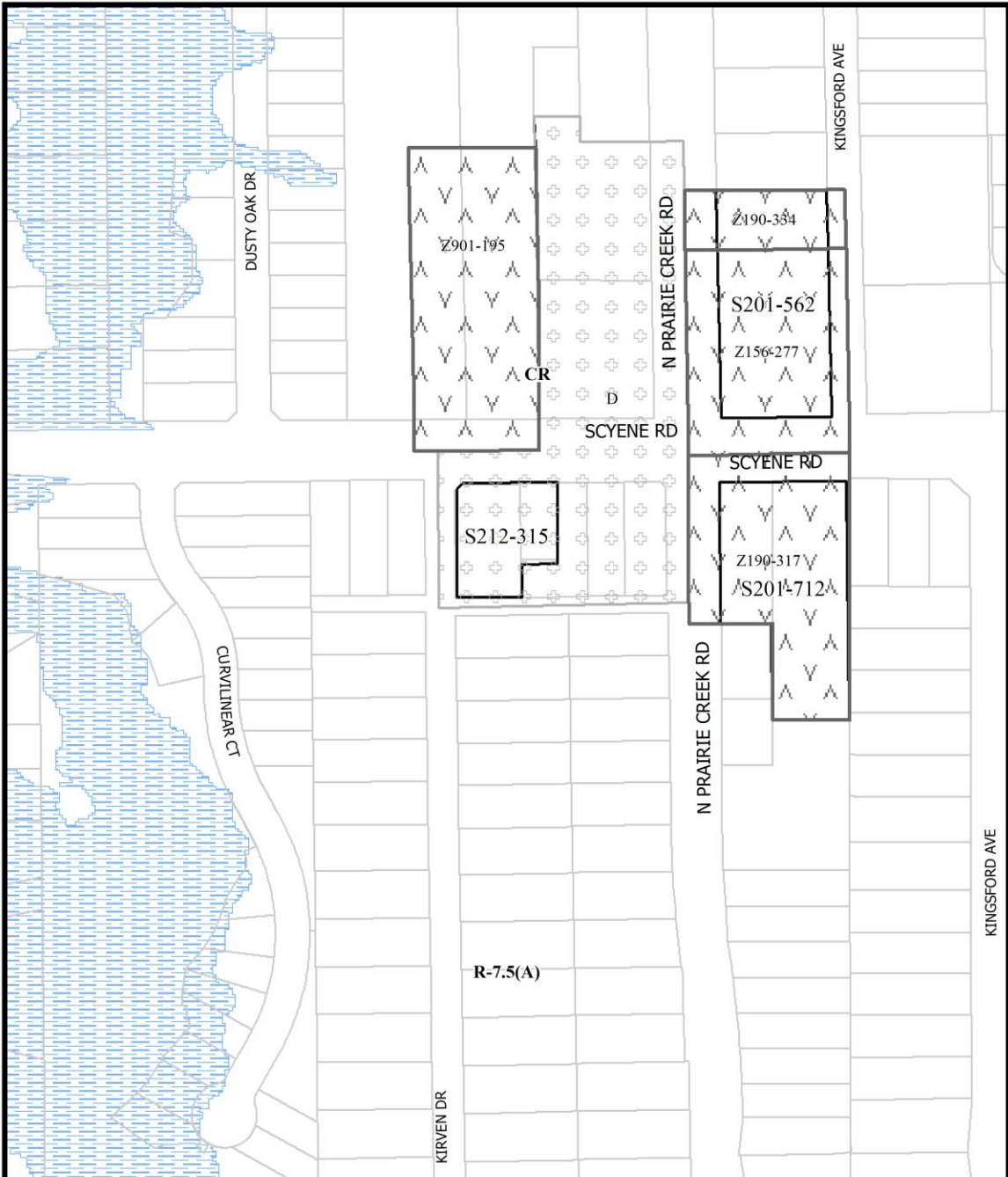
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation,


development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

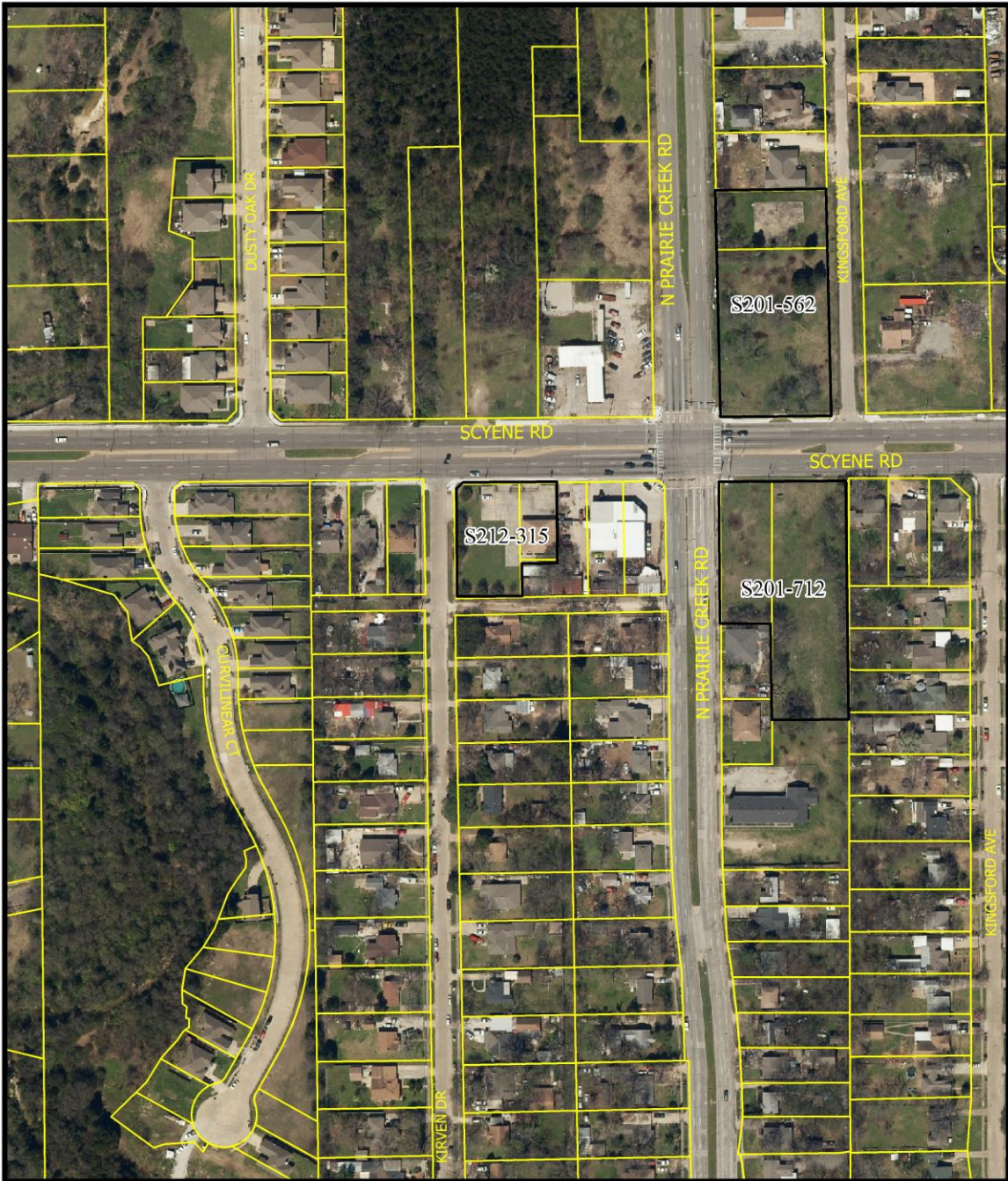
21. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
22. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Real Estate/Street Name/GIS, Lot & Block Conditions:

23. Prior to the final plat, clarify if 15-foot by 15-foot alley sight easement is being abandoned.
24. On the final plat, change “Kirven Drive” to “Kirven Drive (F.K.A. Henson Street)”.
25. On the final plat, identify the property as Lot 21B in City Block 6739. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



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|  1:2,400 | <h2>ZONING MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p> | Case no: <u> S212-315 </u> Date: <u> 8/30/2022 </u> |
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AERIAL MAP

- Area of Request
- Recent History

Case no: S212-315

Date: 8/30/2022

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 15, 2022****FILE NUMBER:** S212-316**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Elam Road, east of Masters Drive**DATE FILED:** August 19, 2022**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 5 **SIZE OF REQUEST:** 1.711-acre**MAPSCO:** 59U**OWNER:** RSJ Development, LLC

REQUEST: An application to create 4-residential lots ranging in size from 17,685 square feet to 19,384 square feet from a 1.771-acre tract of land in City Block A/6690 on property located on Elam Road, east of Masters Drive.

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

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

The lot is being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

- The properties to the northline of the Elam Road have lot areas ranging in size from 6,288 square feet to 22,103 square feet and have lot widths ranging in size from 56 feet to 150 feet; and are R-7.5(A) Single Family District. (*refer to the existing area analysis map*)
- The properties to the southline of the Elam Road have lot areas ranging in size from 16,900 square feet to 42,081 square feet and have lot widths ranging in size from 75 feet to 150 feet; and are R-7.5(A) Single Family District. (*refer to the existing area analysis map*)

The request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create 4-residential lots ranging in size from 17,685 square feet to 19,384 square feet. Staff find that there is a variation in the existing development pattern.

The request complies with the zoning requirement of the R-7.5(A) Single Family District and is in compliance with Section 51A-8.503; therefore, staff recommends approval subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.

2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any 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 with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 4.

Paving & Drainage Conditions:

12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A 8.611(c)
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

Right-of way Requirements Conditions:

15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Elam Road. Section 51A 8.602(c).

Survey (SPRG) Conditions:

16. On the final plat, show recording information on all existing easements within 150 feet of property.
17. On the final plat, show how all adjoining right-of-way was created.
18. On the final plat, show distances/width across all adjoining right-of-way.
19. On the final plat, use City of Dallas standard surveyor statement.

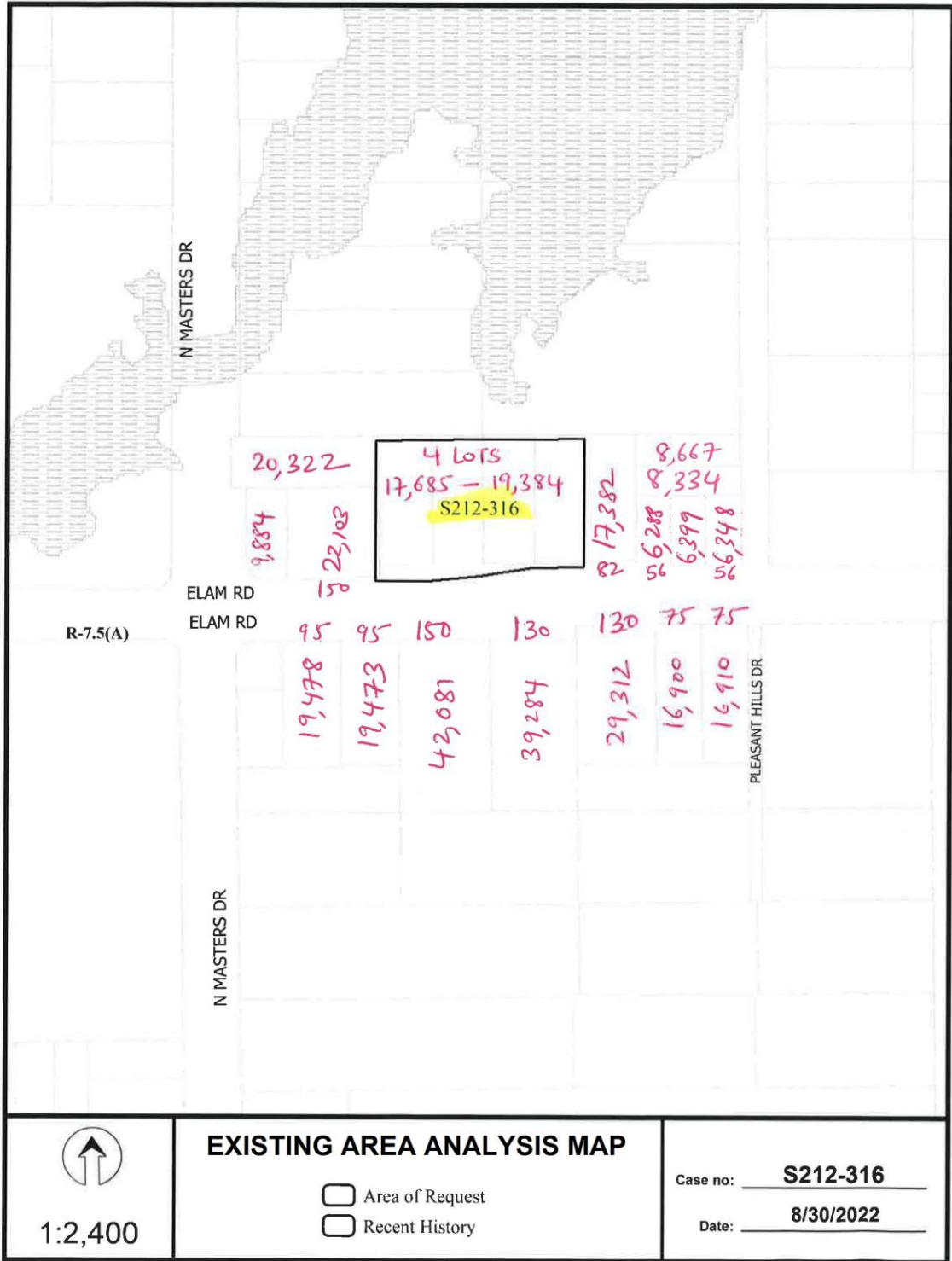
Dallas Water Utilities Conditions:

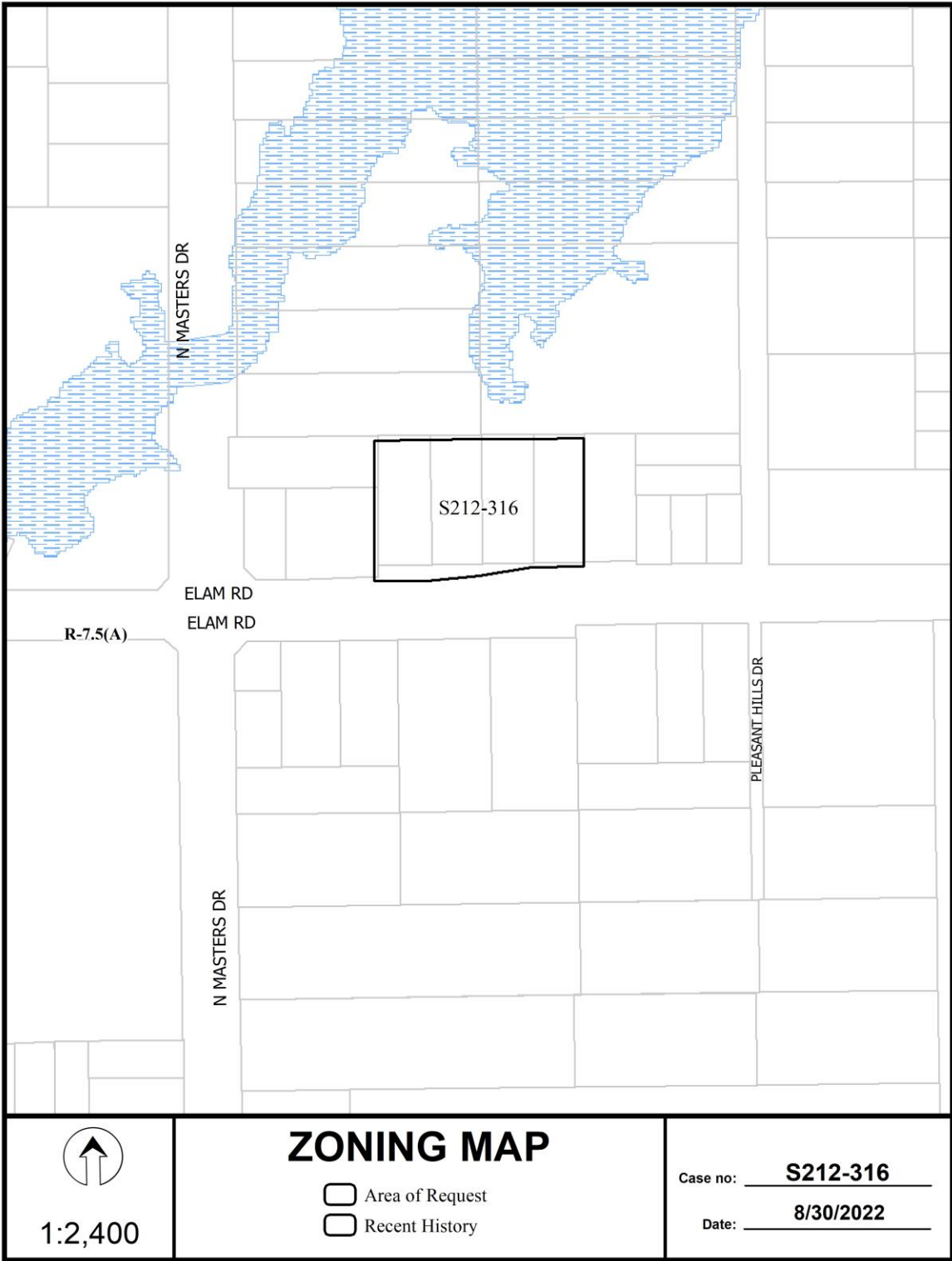
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
23. Need P-contract and engineering drawings.

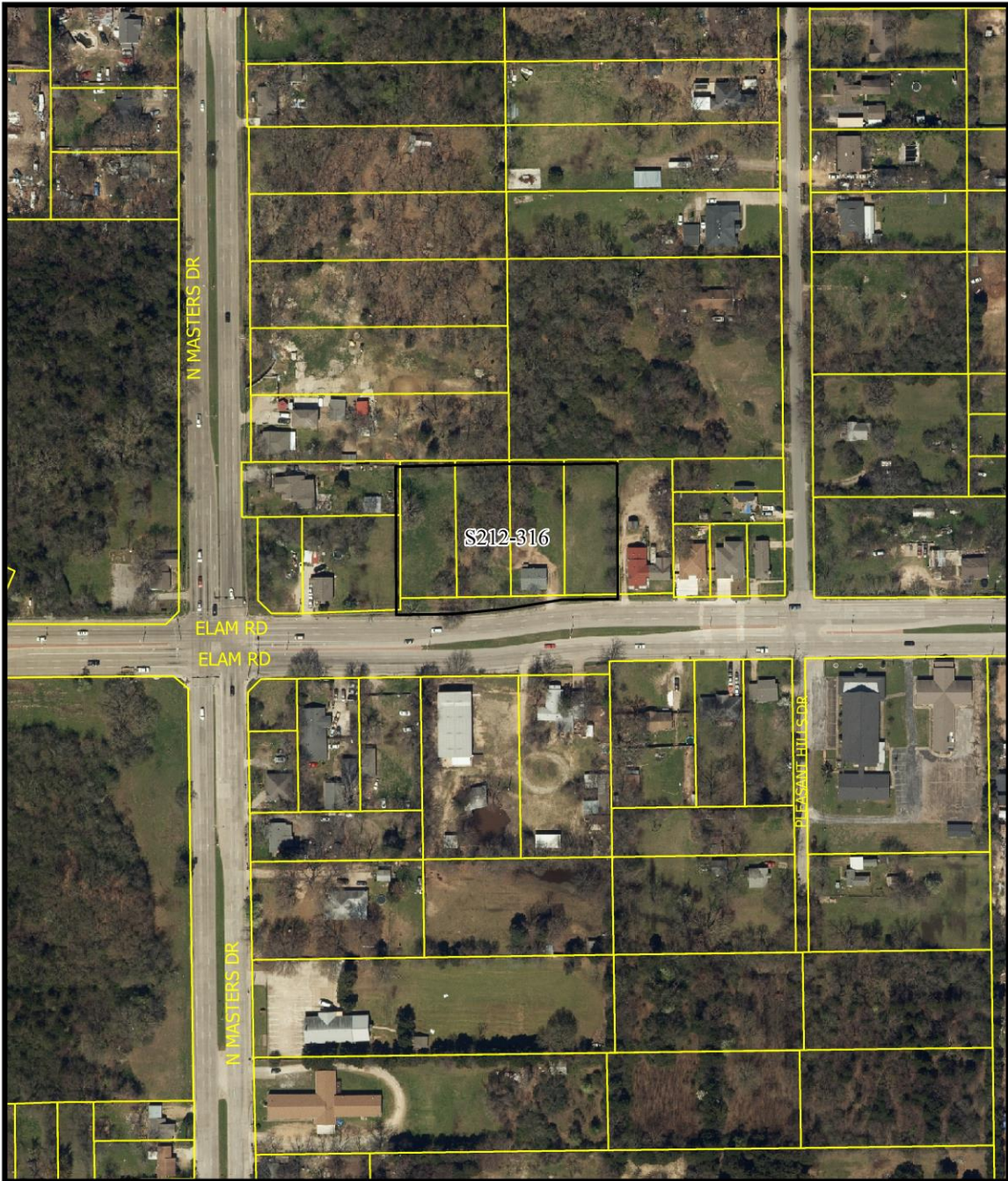
GIS, Lot & Block Conditions:

24. On the final plat, identify the property as Lots 4A, 5A, 6A, and 7A in City Block A/6690. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET







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AERIAL MAP

- Area of Request
- Recent History

Case no: S212-316

Date: 8/30/2022

LOCATION: Polk Street, north of Lyndon B Johnson Freeway**DATE FILED:** August 19, 2022**ZONING:** PD 598 (Tract 3)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20598.pdf>**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 1.033-acres**MAPSCO:** 74B**OWNER:** Dallas Polk 20 Investors, LLC**REQUEST:** An application to create one 1.033-acre lot from a tract of land in City Block 7577 on property located on Polk Street, north of Lyndon B Johnson Freeway.**SUBDIVISION HISTORY:**

1. S201-757 was a request west of the present request to create one 18.801-acre lot from a tract of land in City Block 7620 on property located on Wheatland Road, west of Polk Street. The request was approved on October 7, 2021 but has not been recorded.
2. S201-663 was a request north of the present request to create a 0.589-acre lot from a tract of land in City Block 1/7577 on property located on Polk Street, south of Wheatland Road. The request was approved on May 20, 2021 but has not been recorded.
3. S178-202 was a request northwest of the present request to create one 11.951-acre lot from a tract of land containing part of City Block 7620 on property located on Polk Street at Wheatland Road, southwest corner. The request was approved on June 7, 2018 and recorded on May 24, 2022.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 598 (Tract 3); therefore, staff recommends approval subject to compliance with the following conditions:**General Conditions:**

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

5. Any 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 with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A 8.611(c)
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

Survey (SPRG) Conditions:

15. On the final plat, show recording information on all existing easements within 150 feet of property.
16. On the final plat, remove building lines.

Dallas Water Utilities Conditions:

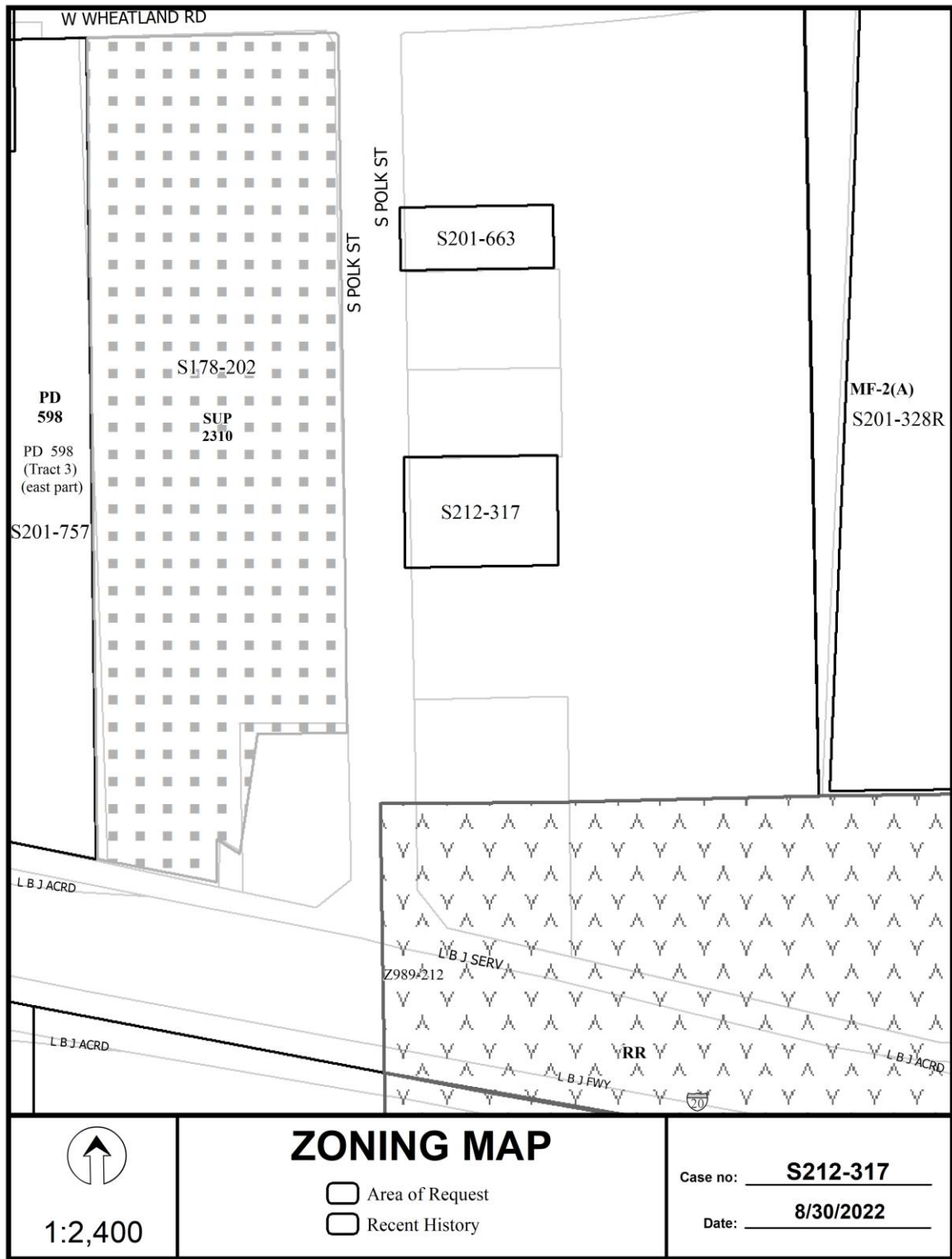
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.


18. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
19. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

Street Name / GIS, Lot & Block Conditions:

20. On the final plat, change "South Polk Street" to "Polk Street".
21. On the final plat, identify the property as Lot 4 in City Block 1/7577. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





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|  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> S212-317 </u> Date: <u> 8/30/2022 </u> |
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CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 15, 2022****FILE NUMBER:** S212-318**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Cockrell Hill Road, north of Ledbetter Drive**DATE FILED:** August 19, 2022**ZONING:** RR**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 0.958-acres**MAPSCO:** 62H**OWNER:** Yusuf A. Shaikh

REQUEST: An application to create one 0.958-acre lot from a tract of land in City Block 6958 on property located on Cockrell Hill Road, north of Ledbetter Drive.

SUBDIVISION HISTORY:

1. S212-300 was a request east of the present request to create one 3.872-acre lot from a tract of land in City Block 6958 on property located on West Ledbetter Drive, east of Cockrell Hill Road. The request was approved on September 1, 2022 but has not been recorded.
2. S190-218 was a request southeast of the present request to replat a 1.711-acre tract of land containing part of Lots 31 and 32 in City Block 6955 to create one lot on property located on Ledbetter Drive, east of Cockrell Hill Road. The request was approved September 17, 2020 but has not been recorded.
3. S190-163 was a request north of the present request to create one 6.52-acre lot from a tract of land in City Block 6959 on property located on Cockrell Hill Road, north of Walton Walker Boulevard. The request was approved on July 9, 2020 but has not been recorded.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 598 (Tract 3); therefore, staff recommends approval subject to compliance with the following conditions:

General Conditions:

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

5. Any 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 with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A 8.611(c)
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

Right-of way Requirements Conditions:

15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Cockrell Hill Road. Section 51A 8.602(c).

Survey (SPRG) Conditions:

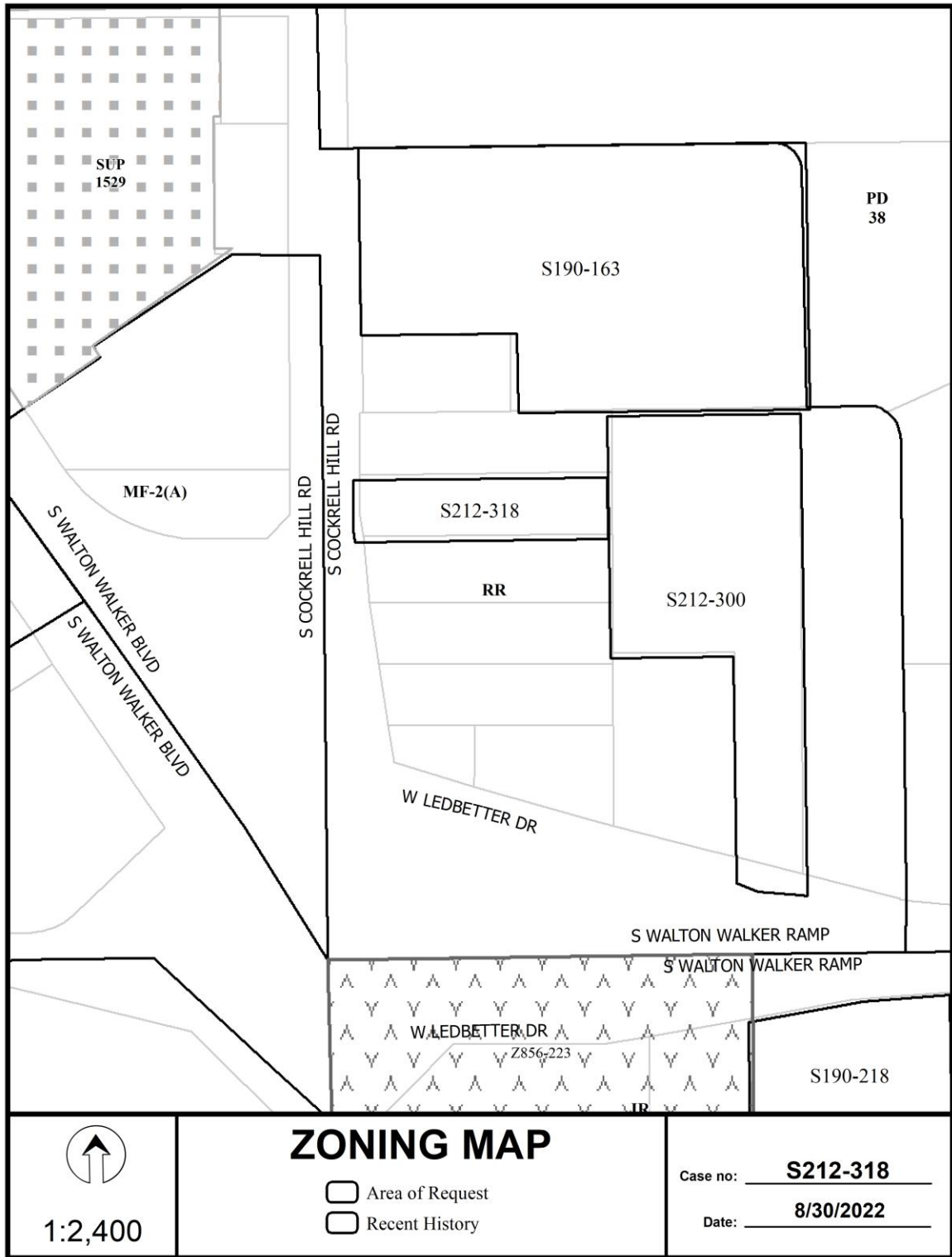
16. On the final plat, show recording information on all existing easements within 150 feet of property.
17. On the final plat, show how all adjoining right-of-way was created.
18. On the final plat, reference unrecorded plat in drawing and legal description.

Dallas Water Utilities Conditions:


19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. Wastewater main improvement is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

Street Name / GIS, Lot & Block Conditions:

22. On the final plat, change “S. Cockrell Hill Road” to “Cockrell Hill Road”.
23. On the final plat, identify the property as Lot 1 in City Block B/6958. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





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|  1:2,400 | <h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History | Case no: <u> S212-318 </u> Date: <u> 8/30/2022 </u> |
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LOCATION: Coit Road at Arapaho Road, southwest corner

DATE FILED: August 19, 2022

ZONING: CR

CITY COUNCIL DISTRICT: 11 **SIZE OF REQUEST:** 4.2365-acres

MAPSCO: 6X

OWNERS: Underwood Properties, LLC, GBHA Underwood Enterprises, LTD

REQUEST: An application to create one 1.3104-acre lot, one 1.3260-acre lot, and one 1.6003-acre lot from a 4.2365-acre tract of land in City Block 35/8196 on property located on Coit Road at Arapaho Road, southwest corner.

SUBDIVISION HISTORY:

1. S212-195 was a request north of the present request to replat a 0.606-acre tract of land containing part of Tract B in City Block 34/8196 to create one lot on property located on Arapaho Road at Coit Road, northwest corner. The request was approved on May 19, 2022 but has not been recorded.

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

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any 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 with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 3.

Paving & Drainage Conditions:

12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A 8.611(c)
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

Right-of way Requirements Conditions:

15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Arapaho Road. Section 51A 8.602(c).
16. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)
17. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Arapaho Road and Coit Road. Section 51A-8.602(e)
18. Provide approval from the City of Richardson for any work within their jurisdiction.
19. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development. (contact Srinivasa Veeramallu with Traffic Signals) Section 51A-8.606, 51A-8.608

Survey (SPRG) Conditions:

20. On the final plat, show recording information on all existing easements within 150 feet of property.
21. On the final plat, show how all adjoining right-of-way was created.

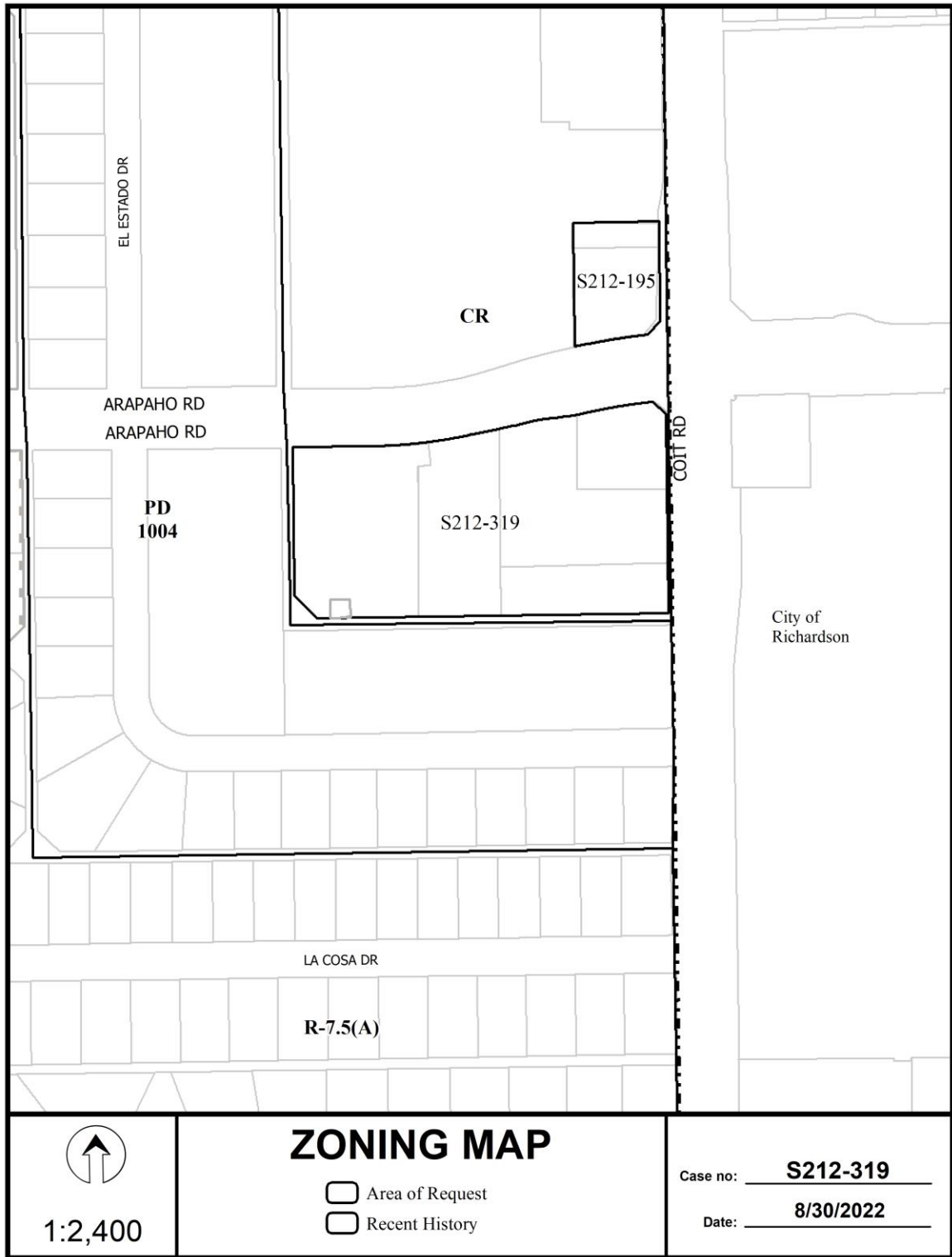
22. On the final plat, need new/different plat name.
23. Provide an 8.5-inch by 11-inch survey exhibit, dated, sealed, and signed by registered professional surveyor showing tie distances between property line/right-of-way line and any existing building less than five feet from such lines.

Dallas Water Utilities Conditions:

24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
25. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
27. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:

28. Contact Real Estate regarding abandonment processing for 20-foot utility easement abandonment cited on plat.
29. On the final plat, identify the property as Lots 1 through 3 in City Block 35/8196. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



1:2,400

ZONING MAP

- Area of Request
- Recent History

Case no: S212-319

Date: 8/30/2022



1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S212-319

Date: 8/30/2022

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 15, 2022****FILE NUMBER:** S212-320**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Pacific Avenue and Elm Street, southwest of Good Latimer Expressway**DATE FILED:** August 19, 2022**ZONING:** CA-2(A), PD 269 (Tract B)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20269.pdf>**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 3.0932-acres **MAPSCO:** 45M**OWNER:** Epic Dallas Hotel, LP

REQUEST: An application to replat a 3.0932-acre tract of land containing all of Lot 2 in City Block A/280 and part of an abandoned right-of-way to create one lot on property located between Pacific Avenue and Elm Street, southwest of Good Latimer Expressway.

SUBDIVISION HISTORY:

1. S190-065 was a request north of the present request to create a 0.3274-acre lot from a tract of land in City Block 285 on property located on Good Latimer Expressway, between Floyd Street and Gaston Avenue. The request was approved on January 23, 2020 and recorded on January 12, 2021.
2. S189-265 was a request southwest of the present request to replat 2.0696-acre tract of land containing all of Lot 1 in City Block A/280, part of City Blocks 270 ½ and 272, and all of an abandoned portion of Hawkins Street to create one lot on property located on Pacific Avenue and Elm Street, west of Jett Way. The request was approved on August 15, 2019 and recorded on July 23, 2020.
3. S189-254 was a request north of the present request to create one 0.92-acre lot from a tract of land in City Block 323 on property located on Swiss Avenue at Hawkins Street, north corner. The request was approved August 1, 2019 and withdrawn on October 8, 2019.
4. S189-252 was a request southeast of the present request to replat a 0.460-acre tract of land containing all of Lot 3 in City Block A/183 and part of City Block 183 to create one lot on property located at 2618 Main Street, east of South Good Latimer Expressway. The request was approved on August 1, 2019 and recorded on May 6, 2021.
5. S189-223 was a request southeast of the present request to create one 0.998-acre lot from a tract of land in City Blocks 170 and 182 on property located on Main Street at Good Latimer Expressway, northwest corner. The request was approved on June 20, 2019 but has not been recorded.

6. S178-051 was a request northeast of the present request to create one 0.852-acre lot from a tract of land containing part of City Block 7/284 on property located on Swiss Avenue at Cantegra Street, south corner. The request was approved on January 4, 2018. S178-051APM was submitted and recorded on April 20, 2022.
7. S167-245 was a request southeast of the present request to create one 0.5970-acre lot from a tract of land in City Block 183 on property located at South Good-Latimer Expressway between Main Street and Commerce Street. The request was approved on August 17, 2017 and recorded on July 17, 2018.
8. S167-198 was a request east of the present request to create a 0.689-acre lot from a tract of land in City Block 182 on property located on Main Street, west of Pryor Street. The request was approved on June 22, 2017 and recorded on January 15, 2019.
9. S167-004 was a request south of the present request to create a 1.260-acre lot from a tract of land containing part of City Block G3/280 and a portion of an abandoned alley on property located on Elm Street between Hawkins Street and Good-Latimer Expressway. The request was approved on November 10, 2016 and recorded on August 6, 2019.
10. S167-003 was a request on the same location as the present request to create one 1.244-acre lot, and one 3.485-acre lot from a 4.729-acre tract of land containing part of the abandoned portions of Hawkins Street and a variable width alley in City Blocks 270½, 280 and G3/280 on property located at 2505 Elm Street and fronting on Pacific Avenue, Good-Latimer Expressway, Elm Street, and Hawkins Street. The request was approved on November 10, 2016 and recorded on July 16, 2019.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the CA-2(A) Central Area District and PD 269 (Tract B); therefore, staff recommends approval subject to compliance with the following conditions:

General Conditions:

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

4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any 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 with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A 8.611(c)
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

Right-of way Requirements Conditions:

15. On the final plat, dedicate 36.25 feet of right-of-way (via fee simple) from the established center line of Pacific Avenue. Section 51A 8.602(c).
16. On the final plat, dedicate 59 feet of right-of-way (via fee simple) from the established center line of Good Latimer Expressway. Section 51A 8.602(c).
17. On the final plat, dedicate a minimum 15-foot by 15-foot corner clip (via fee simple or Street easement) at the intersection of Pacific Avenue and Jett Way. Section 51A 8.602(d)(1).

18. TxDOT approval may be required for any driveway modifications or new access.
19. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development. (contact Srinivasa Veeramallu with Traffic Signals) Section 51A-8.606, 51A-8.608
20. 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.

Survey (SPRG) Conditions:

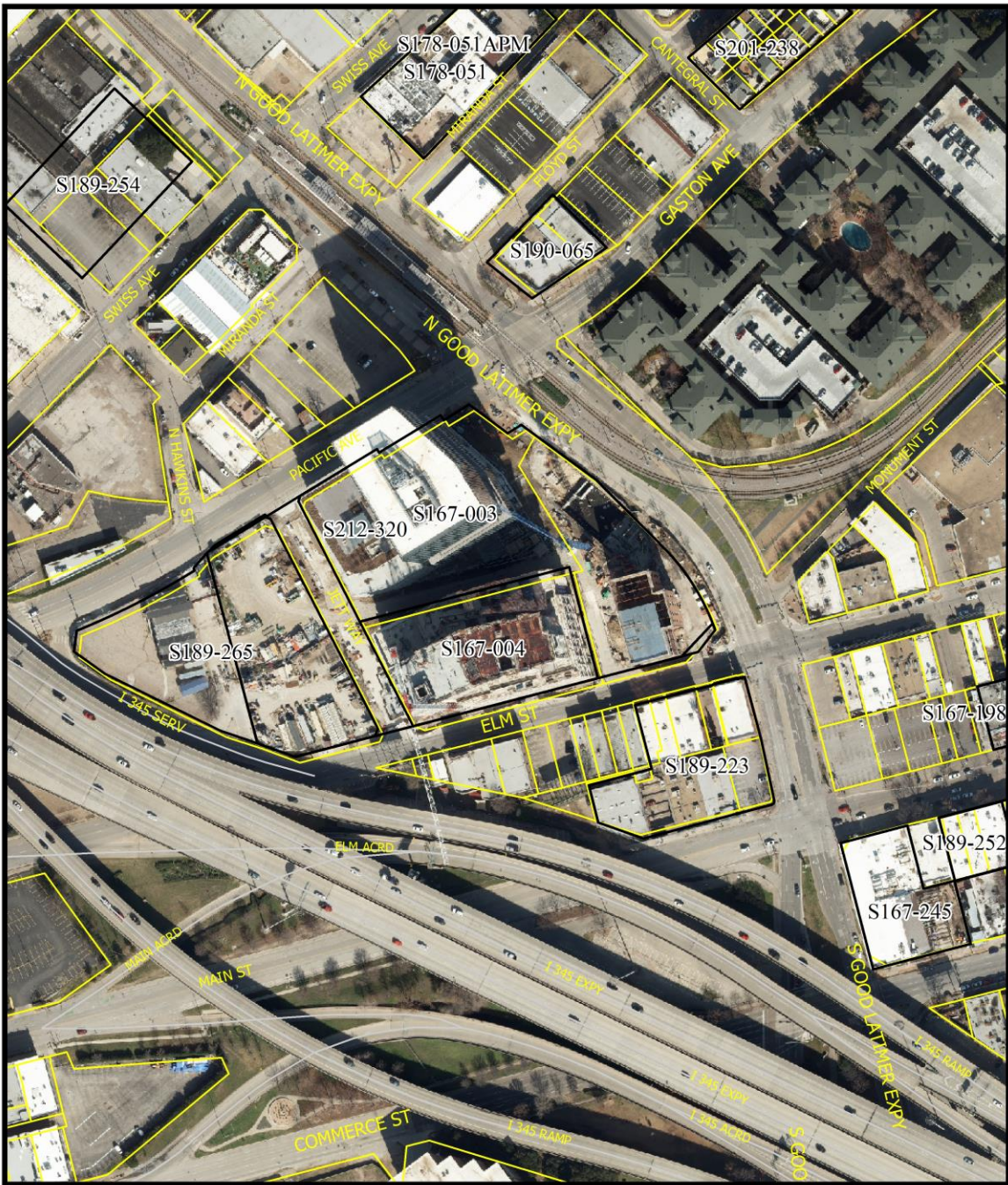
21. On the final plat, show recording information on all existing easements within 150 feet of property.
22. List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.
23. On the final plat, need new/different plat name.
24. Show correct metes and bound description and include missing bearing/ distance in plat drawing.

Dallas Water Utilities Conditions:

25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
27. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:

28. On the final plat, show abandonments as: "Abandonment authorized by Ordinance No._____, recorded as Instrument Nos. (Cert. No._____, QCD No._____)". Utility Easements retained."
29. Identify items located at corner of Good Latimer and Pacific Avenue to see if license agreement may be required.
30. On the final plat, identify the property as Lot 2A in City Block A/280. 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: **S212-320**

Date: **8/30/2022**

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 15, 2022****FILE NUMBER:** S212-321**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Maple Avenue and Forest Park Road, southeast of Mockingbird Lane**DATE FILED:** August 19, 2022**ZONING:** MU-2**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 30.746-acres**MAPSCO:** 34P**OWNER:** Dallas Independent School District

REQUEST: An application to replat a 30.746-acre tract of land containing part of Lot 1 in City Block B1/2368 and part of Lot 7 in City Block B/2368 to create one 2.531-acre lot and one 28.215-acre lot on property between Maple Avenue and Forest Park Road, southeast of Mockingbird Lane.

SUBDIVISION HISTORY:

1. S212-177 was a request west of the present request to replat a 16.4945-acre tract of land containing all of Lots 3B, 3C, 3D, and 4A in City Block A/5758 to create one lot on property bounded by Forest Park Road, Mockingbird Lane, Harry Hines Boulevard, and Hawes Avenue. The request was approved on May 19, 2022 but has not been recorded.
2. S212-018 was a request north of the present request to create a 2.765-acre lot from a tract of land in City Block 2570 on property located on Hawes Avenue, southwest of Denton Drive. The request was approved on November 18, 2021 but has not been recorded.
3. S201-657 was a request northwest of the present request to create a 5.3810-acre lot from a tract of land in City Block E/2367 on property located on Forest Park Road at Hawes Avenue, north corner. The request was approved on May 20, 2021 but has not been recorded.
4. S190-225 was a request northeast of the present request to create one 0.608-acre lot from a tract of land in City Block 4723 on property located on Maple Avenue, south of Fielder Court. The request was approved on October 1, 2020 and recorded on June 16, 2021.
5. S190-200 was a request west of the present request to replat a 7.9923-acre tract of land containing all of Lots 2A, 2B, 4A, 5A, 5B, 5C, and 5D in City Block E/2367 to create 7 lots ranging in size from 9,551 square feet to 95,652 square feet and one common area on property located on Mockingbird Lane, south of Maple Avenue. The request was approved on August 20, 2020 and recorded on December 23, 2020.

6. S190-051 was a request southwest of the present request to replat a 5.309-acre tract of land containing part of Lot 5 in City Block A/5758 to create one lot on property located on Harry Hines Boulevard, between Mockingbird Lane and Treadway Street. The request was approved on December 12, 2019 but has not been recorded.
7. S190-017 was a request southeast of the present request to replat a 14.093-acre tract of land containing all of Lot 17A in City Block D/2370 to create two 7.047-acre lots on property located on Forest Park Road at Bomar Avenue, southeast corner. The request was approved on November 7, 2019 and recorded on April 27, 2022.
8. S189-307 was a request northwest of the present request to create one 1.0343-acre lot from a tract of land in City Block 2367 on property located on Maple Avenue, north of Mockingbird Lane. The request was approved on October 3, 2019 and recorded on February 7, 2021.
9. S178-025 was a request located on the same property as present request to replat a 30.783-acre tract of land containing City Block B/2368 and abandoned Log Cabin Avenue and Fielder Court to create two lots on property located on Mockingbird Lane between Forest Park and Maple Avenue. The request was approved on November 30, 2017 and recorded on June 15, 2018.
10. S167-282 was a request west of the present request to replat a 14.427-acre tract of land containing part of Lots 3 and 4 in City Block A/ 5758 to create three lots ranging in size from 3.560-acres to 5.590-acres on property located on Hawes Avenue and Harry Hines Boulevard, east corner. The request was approved on September 28, 2017 and recorded on March 10, 2021.
11. S167-249 was a request north of the present request to replat a 0.792-acre tract of land containing all of Lots A, B, C, D, and remainder of Lot 1 in City Block 4492 to create one lot on property located on Maple Avenue between Fielder Court and Mockingbird Lane, east corner. The request was approved on August 17, 2017 but has not been recorded.
12. S167-222 was a request north of the present request to create one 4.887-acre lot from a tract of land in City Block 5723 on property located on Hawes Avenue at Maple Avenue, north corner. The request was approved on July 20, 2017 and withdrawn on September 20, 2017.
13. S167-097 was a request northwest of the present request replat 37.1-acre tract of land containing all of Lots 2 through 5 and common area A and B in City Block E/2367 into 11 lots ranging in size from 0.313-acre to 2.656-acre on property

located on Mockingbird Lane at Maple Avenue, southwest corner. The request was approved on March 2, 2017 and recorded on December 7, 2018.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the MU-2 Mixed Use District; therefore, staff recommends approval subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any 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 with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 2.

Paving & Drainage Conditions:

12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public

infrastructure require approval and may require private development contracts with bonds. Section 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A 8.611(c)
14. Place a note on the final plat stating “Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.” Section 51A-8.611(e).

Right-of way Requirements Conditions:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Forest Park Road. Sections 51A-8.602(c), 51A-8.604(c)
16. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development. (contact Srinivasa Veeramallu with Traffic Signals) Section 51A-8.606, 51A-8.608

Flood Plain Conditions:

17. Determine the 100-year water surface elevation across this addition.
18. Dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
19. Include additional paragraph in Owner’s Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
20. Specify minimum fill and minimum finished floor elevations if Fill Permit exists.
21. Show natural channel set back from the crest of the natural channel.
22. Set floodway monument markers and provide documentation.
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if applied for.

Survey (SPRG) Conditions:

24. On the final plat, show recording information on all existing easements within 150 feet of property.
25. List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.
26. On the final plat, need new/different plat name.

Dallas Water Utilities Conditions:

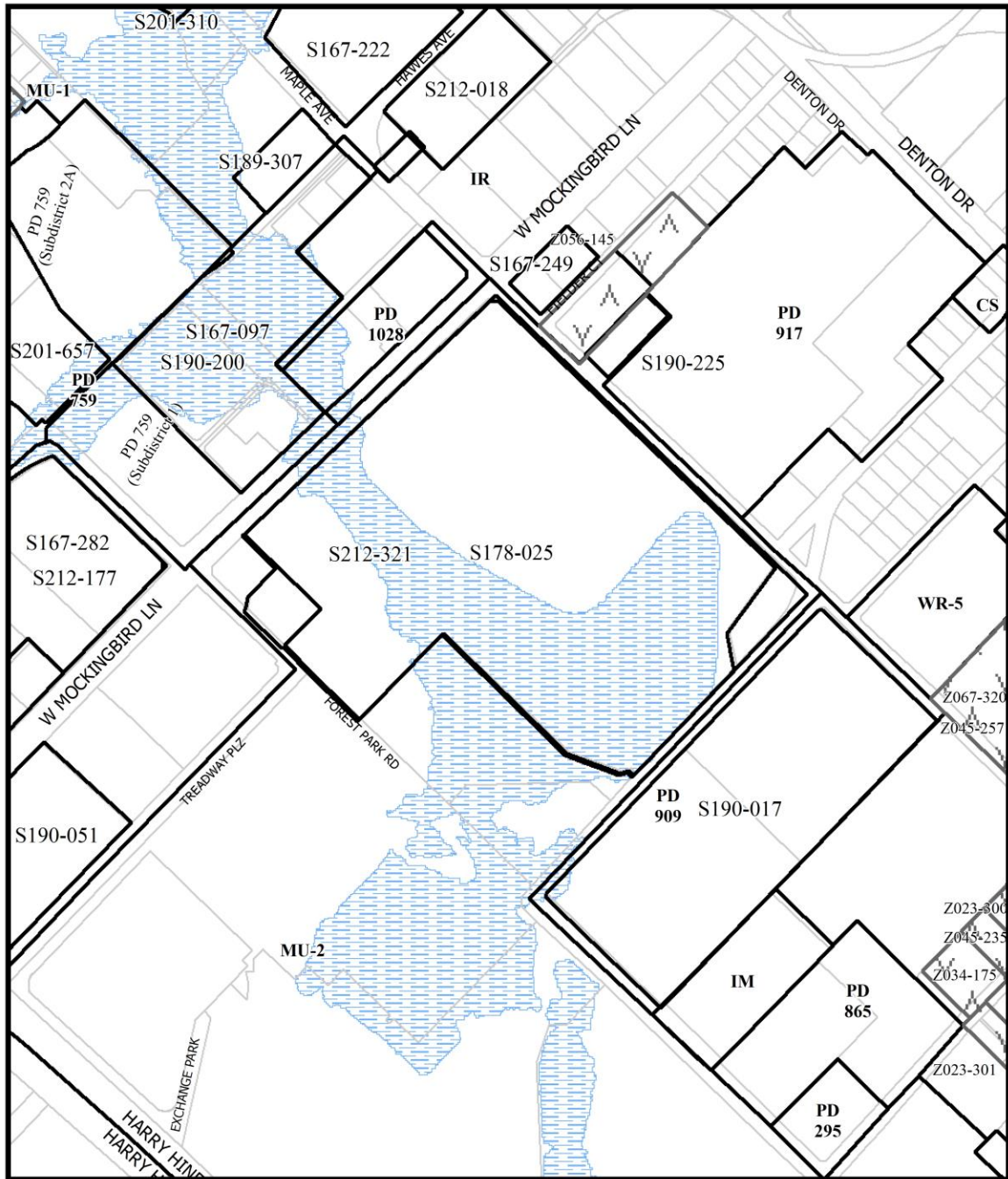
27. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation,


development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

28. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
29. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:

30. On the final plat, note any abandonment using City of Dallas standard language as: “Abandonment authorized by Ordinance No._____, recorded as Inst. No._____.”
31. On the final plat, change “Forest Park Road (Formerly Forest Avenue)” to “Forest Park Road (F.K.A. Tex Oak) (F.K.A. Forest Avenue)”.
32. On the final plat, add a label for “Manor Way (F.K.A. Kenneth Street)”.
33. On the final plat, identify the property as Lots 1 A and 1B in City Block B1/2368. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



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|  1:4,800 | <h2>ZONING MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History | Case no: <u> S212-321 </u> Date: <u> 8/30/2022 </u> |
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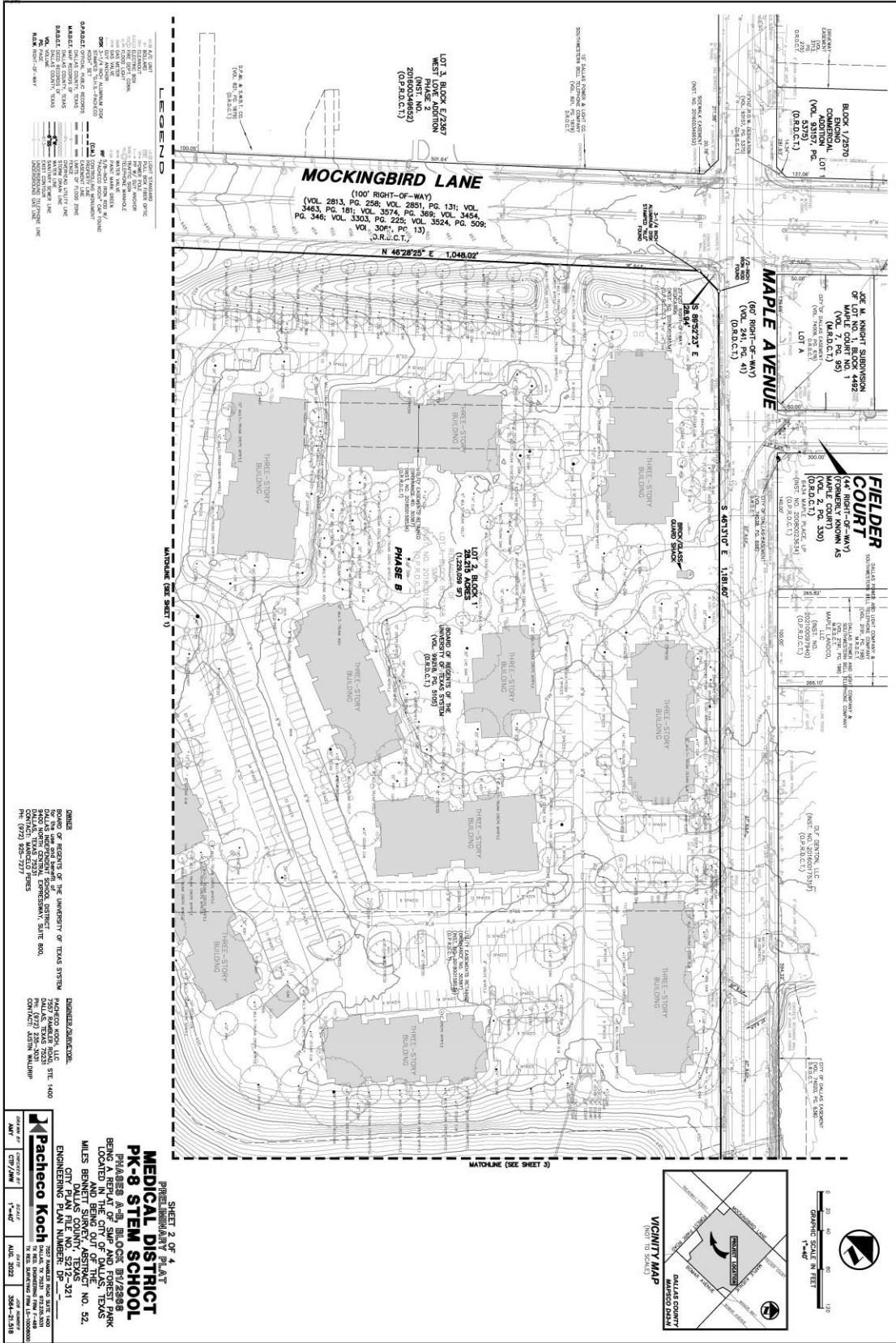


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AERIAL MAP

- Area of Request
- Recent History

Case no: S212-321
 Date: 8/30/2022



CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 15, 2022****FILE NUMBER:** S212-322**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Windmill Lane, north of Mapleshade Lane**DATE FILED:** August 19, 2022**ZONING:** NO(A)**CITY COUNCIL DISTRICT:** 12 **SIZE OF REQUEST:** 1.3857-acres **MAPSCO:** 656Z**OWNER:** Serco Holdings, LLC

REQUEST: An application to replat a 1.3857-acre tract of land containing all of Lots 19 and 20, and part of Lots 21 and 22 in City Block F/8728 to create one lot on property located on Windmill Lane, north of Mapleshade Lane.

SUBDIVISION HISTORY:

1. S190-197 was a request east of the present request to replat a 0.993-acre tract of land containing all of Lots 5, 6, and a portion of Lot 4 in City Block G/8728; a portion of Lots 34 and 35 in City Block F/8728, and an abandoned portion of Villa Road to create one lot on property located on Maple Shade Lane, south of President George Bush Turnpike, State Highway 190. The request was approved on August 20, 2020 and recorded on November 4, 2021.
2. S189-077 was a request on the same location as the present request to replat a 1.885-acre tract of land containing all of Lot 9 and a portion of Lots 10 and 11 in City Block G/8728; all of Lots 18, 19 and a portion of Lot 20 in City Block F/8728 to create one 1.362-acre lot and one 0.523-acre lot on property located on Wind Mill Lane at Maple shade Lane. The request was approved on January 3, 2019 and withdrawn on August 23, 2022. Phase A S189-077A was recorded on December 14, 2020.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the NO(A) Neighborhood Office District; therefore, staff recommends approval subject to compliance with the following conditions:

General Conditions:

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

5. Any 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 with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A 8.611(c)
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

Right-of way Requirements Conditions:

15. TxDOT approval may be required for any driveway modifications or new access.
16. Provide 20 feet all weather paving material for Windmill Lane along the proposed plat per the City of Dallas standard. Section 51A-8.604(b)(2)

Flood Plain Conditions:

17. Determine the 100-year water surface elevation across this addition.
18. Dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the

face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V

19. Include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
20. Specify minimum fill and minimum finished floor elevations if Fill Permit exists.
21. Show natural channel set back from the crest of the natural channel.
22. Set floodway monument markers and provide documentation.
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if applied for.

Survey (SPRG) Conditions:

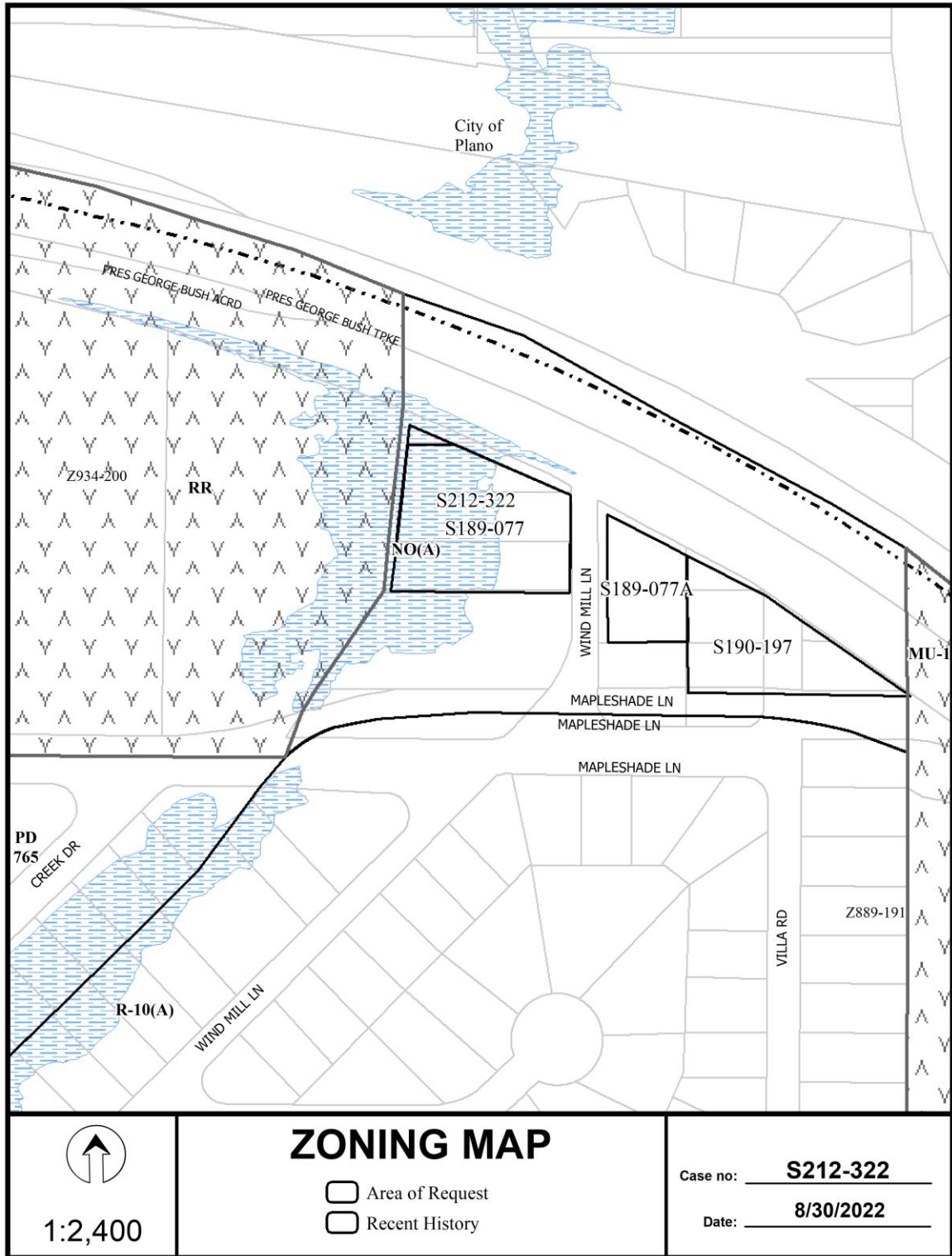
24. On the final plat, show recording information on all existing easements within 150 feet of property.
25. On the final plat, show distances/width across all adjoining right-of-way.
26. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.
27. At the time of final plat submittal, per Section 51A-8.403(a)(1)(A)(xiii), provide a certified copy of plat "Preston Villas Addition, volume 2, page 6".

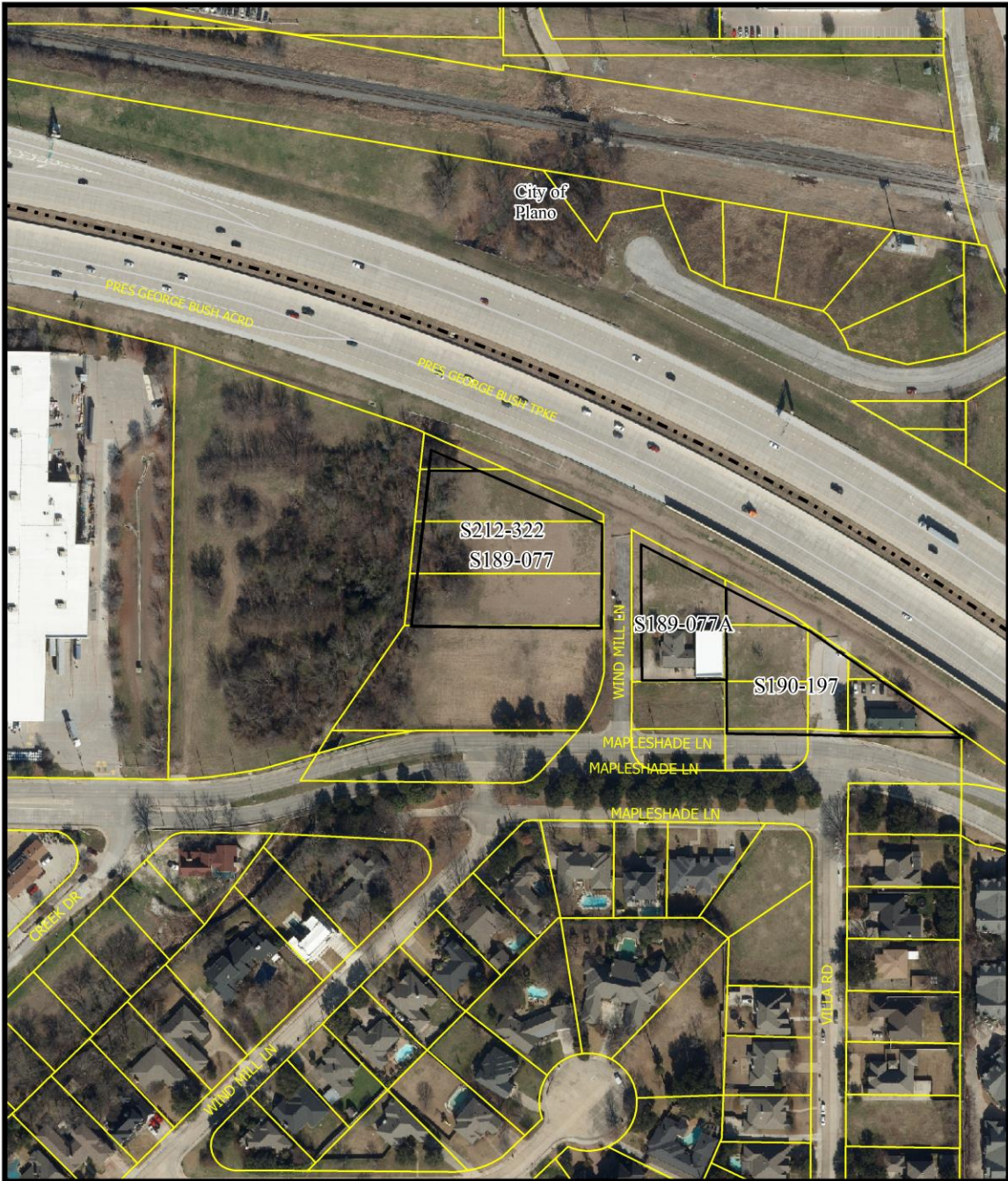
Dallas Water Utilities Conditions:


28. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
29. Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
30. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

Street Name / GIS, Lot & Block Conditions:

31. On the final plat, change "Wind Mill Ln. (Formerly Water View Lane)" to "Wind Mill Lane (Formerly Water View Lane)".
32. Add a label for "President George Bush Turnpike/ State Highway No. 190".
33. On the final plat, identify the property as Lot 19A in City Block F/8728. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





| | | |
|--|--|--|
|  1:2,400 | <h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p> | Case no: <u> S212-322 </u> Date: <u> 8/30/2022 </u> |
|--|--|--|

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 15, 2022****FILE NUMBER:** S212-323**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Rylie Road at Prater Road, southwest corner**DATE FILED:** August 19, 2022**ZONING:** CR**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 0.342-acres**MAPSCO:** 69Z**OWNER:** Francisco Jove

REQUEST: An application to replat a 0.342-acre tract of land containing all of Lots 34 and 35 in City Block 3/8778 to create one lot on property located on Rylie Road at Prater Road, southwest corner.

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

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

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any 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 with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A 8.611(c)
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

Right-of way Requirements Conditions:

15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Rylie Road and Prather Road. Section 51A 8.602(d)(1).
16. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)

Survey (SPRG) Conditions:

17. On the final plat, show recording information on all existing easements within 150 feet of property.
18. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

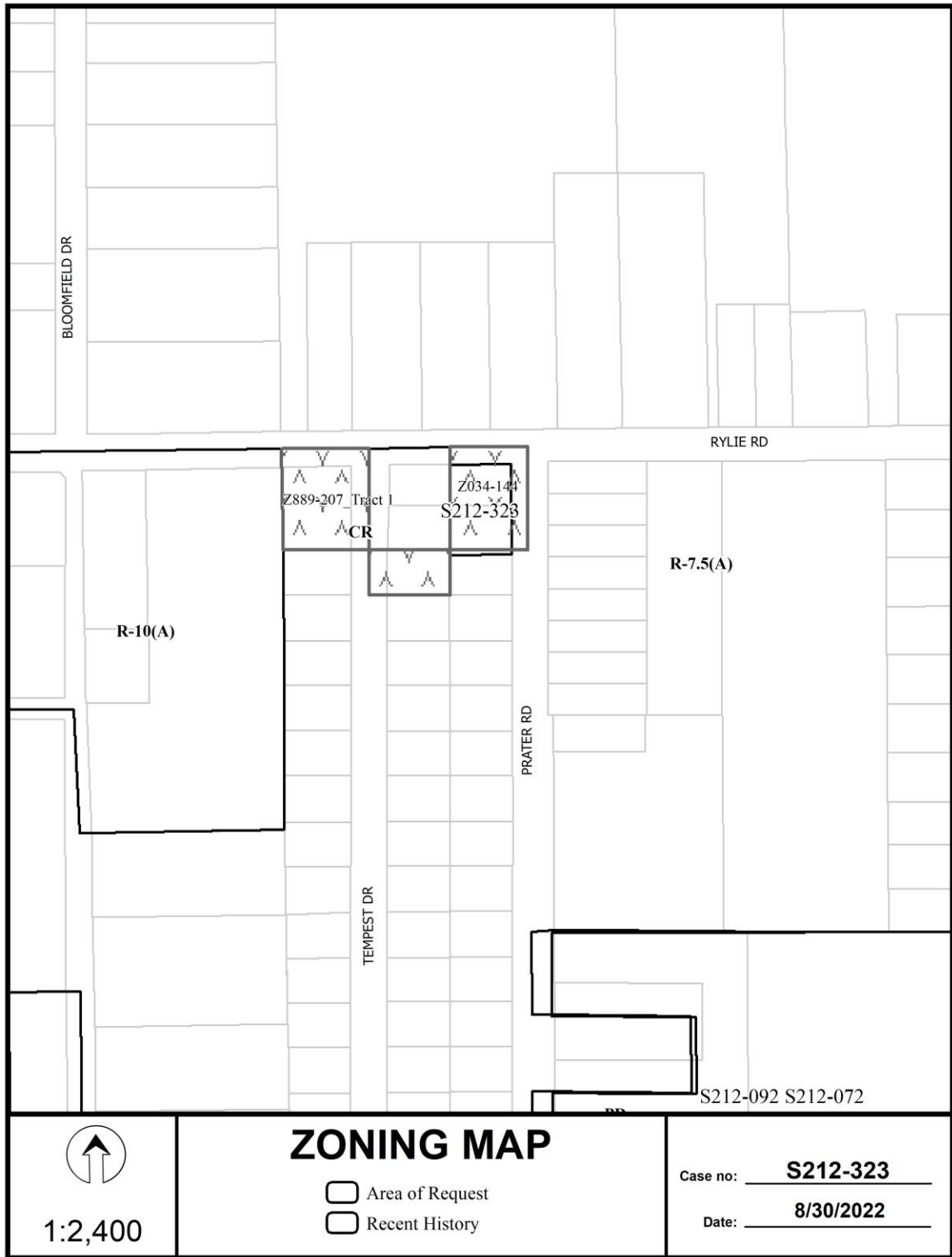
Dallas Water Utilities Conditions:

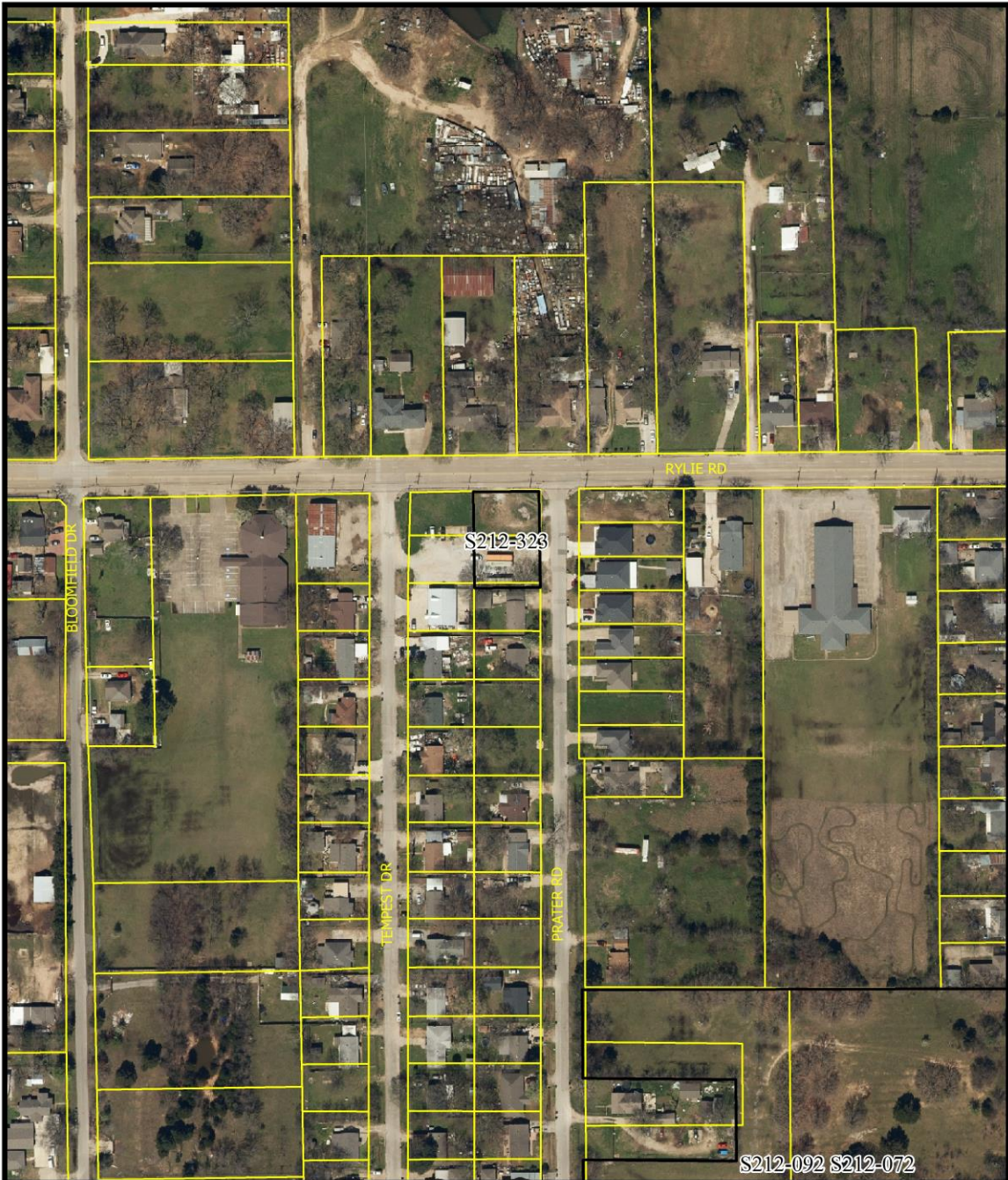
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

20. Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Street Name / GIS, Lot & Block Conditions:

21. On the final plat, change “Prather Road” to “Prater Road”.
22. On the final plat, identify the property as Lot 34A in City Block 3/8778. 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: S212-323

Date: 8/30/2022

LOCATION: Marsalis Avenue, west of Ewing Avenue

DATE FILED: August 17, 2022

ZONING: CR, CS, R-7.5(A)

CITY COUNCIL DISTRICT: 4 **SIZE OF REQUEST:** 17.474-acres **MAPSCO:** 55J

OWNER: City of Dallas

REQUEST: An application to replat a 17.474-acre tract of and containing all of Lots 1 and 2 in City Block 1/3440 to create one lot on property located on Marsalis Avenue, west of Ewing Avenue.

SUBDIVISION HISTORY:

1. S167-063 was a request north of the present request to create one 0.787-acre lot from a tract of land in City Block 3398 on property located on Clarendon Drive at Ewing Avenue, southeast corner. The request was approved on January 19, 2017 and was withdrawn on October 22, 2019.

PROPERTY OWNER NOTIFICATION: On August 29, 2022, 37 notices were sent to property owners within 200 feet of the proposed plat.

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

The request is to create one lot 17.474-acre lot. The proposed land use is a City Park (Zoo). It is a policy of the city that any institutional uses or recreational uses generally require greater land area than traditional residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with the requirements of the CR Community Retail, CS Commercial Service District, and the R-7.5(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

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

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any 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 with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A 8.611(c)
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

Right-of way Requirements Conditions:

15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Marsalis Avenue. Section 51A 8.602(c).

Survey (SPRG) Conditions:

16. Show correct recording information for subject property.

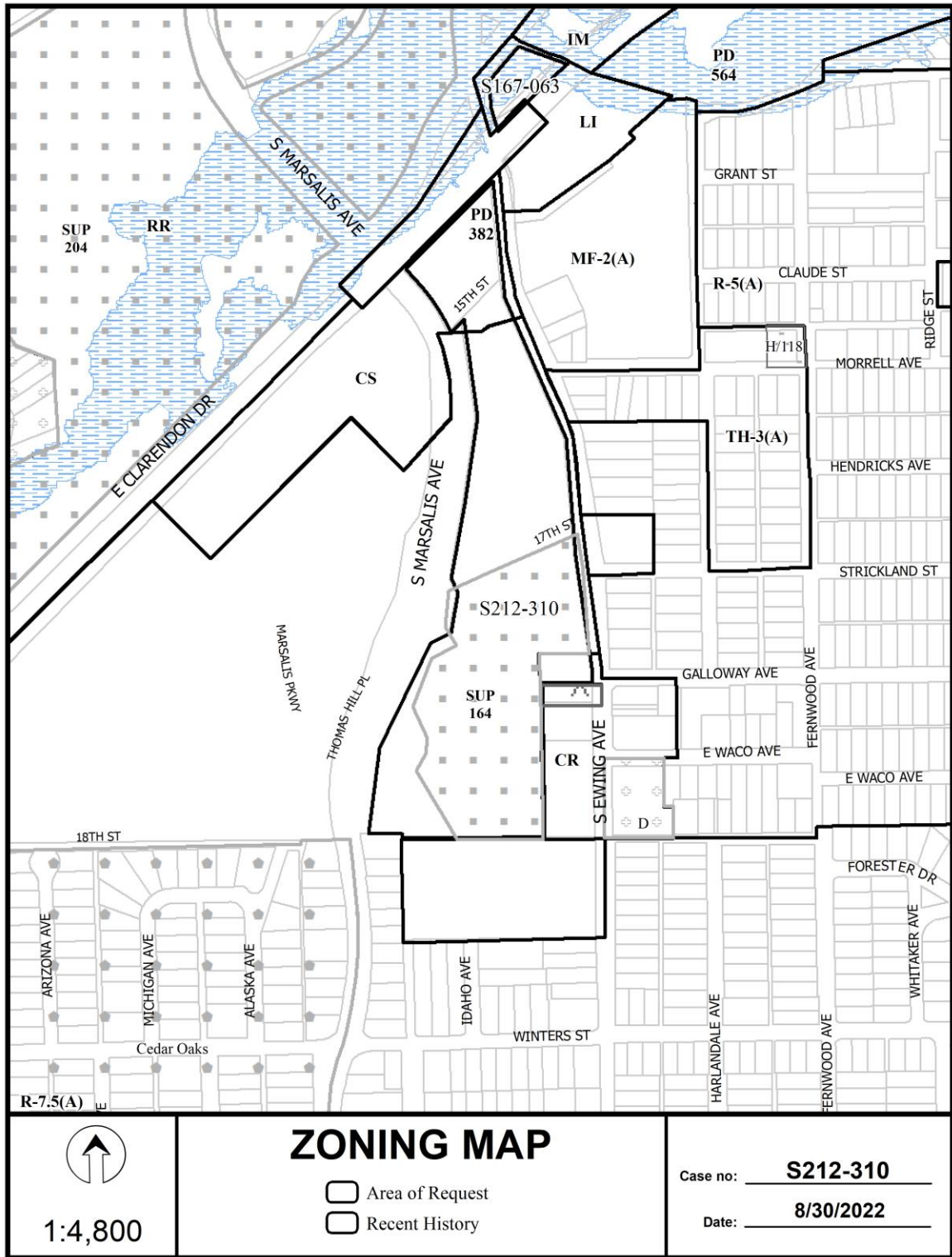
17. On the final plat, show how all adjoining right-of-way was created.
18. On the final plat, show distances/width across all adjoining right-of-way.
19. On the final plat, show recording information on all existing easements within 150 feet of property.
20. List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.

Dallas Water Utilities Conditions:

21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
23. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:

25. On the final plat, show recording information for closure and vacates shown for portions of 15th Street, 17th Street, Marsalis Avenue, and Thomas Hill Road, Ord. 21852, v. 93209 p. 4771 as standard format.
26. On the final plat, show closure and vacates as: "Closure and Vacate authorized by Ordinance No. _____, recorded as Volume. _____, Page _____. Utility Easements retained."
27. Prior to the final plat submittal, provide documentation for "Ewing Avenue (Formerly Lancaster Road & Waxahachie Road)". No evidence for Waxahachie Road was found.
28. On the final plat, identify the property as Lot 1A in City Block 1/3440. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



1:4,800


ZONING MAP

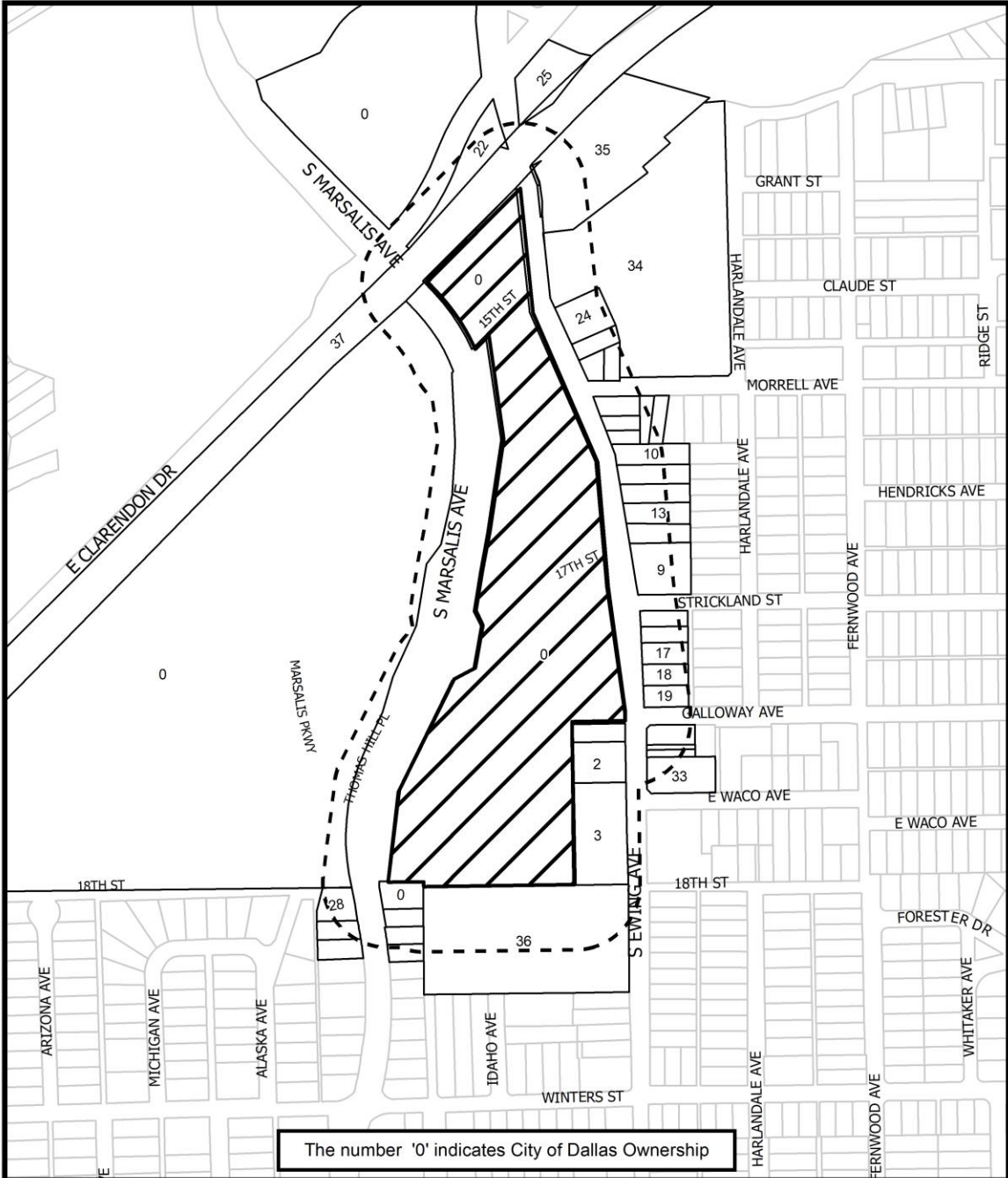
- Area of Request
- Recent History

Case no: **S212-310**

Date: **8/30/2022**



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|--|---|--|
|  1:4,800 | <h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History | Case no: S212-310 Date: 8/30/2022 |
|--|---|--|



| | | |
|--|---|--|
|  1:4,800 | <h2 style="text-align: center;">NOTIFICATION</h2> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">37</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div> | Case no: S212-310 Date: 8/30/2022 |
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Notification List of Property Owners

S212-310

37 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|--------------------------------|
| 1 | 1101 S EWING AVE | HOGG FRANK |
| 2 | 1107 S EWING AVE | CACTUS ARMS LLC |
| 3 | 1121 S EWING AVE | GENERAL ASSEMBLY CHURCH |
| 4 | 902 S EWING AVE | TRIFOND HOLDINGS INC |
| 5 | 812 MORRELL AVE | MARQUEZ ENRIQUE & |
| 6 | 816 MORRELL AVE | LUNA JOSE DE JESUS |
| 7 | 910 S EWING AVE | MUNOZ VICTOR MANUEL LIMAS & |
| 8 | 906 S EWING AVE | PARADISO LLC |
| 9 | 1000 S EWING AVE | SMITH VETIA |
| 10 | 914 S EWING AVE | CARRENO ROGELIO & |
| 11 | 918 S EWING AVE | HATCH RUTH ANN |
| 12 | 924 S EWING AVE | SANCHEZ JOAQUIN & |
| 13 | 928 S EWING AVE | NEAL WILLIAM & SONJA |
| 14 | 932 S EWING AVE | WEBB RICHMOND |
| 15 | 1002 S EWING AVE | ARELLANO GLORIA & |
| 16 | 1006 S EWING AVE | VELASQUEZ ALBA JANETH GARCIA & |
| 17 | 1010 S EWING AVE | BARREE MARIE |
| 18 | 1014 S EWING AVE | RIVERA HUGO |
| 19 | 1018 S EWING AVE | RIVERA HUGO |
| 20 | 824 S EWING AVE | ATWELL CAPITAL PARTNERS LLC |
| 21 | 807 MORRELL AVE | ATWELL CAPITAL PARTNERS LLC |
| 22 | 704 S EWING AVE | DALLAS AREA RAPID TRANSIT |
| 23 | 808 S EWING AVE | ATWELL CAPITAL PARTNERS LLC |
| 24 | 812 S EWING AVE | ATWELL CAPITAL PARTNERS LLC |
| 25 | 800 E CLARENDON DR | CLARENDON EWING LLC |
| 26 | 1217 S MARSALIS AVE | RANDLE ALBERTA ETAL & |

08/23/2022

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|--------------------------------|
| 27 | 1209 S MARSALIS AVE | BUFORD OTIS |
| 28 | 1203 S MARSALIS AVE | TORRES VALENTIN JR & |
| 29 | 1216 S MARSALIS AVE | BARAJAS NICHOLAS & |
| 30 | 1102 S EWING AVE | CHURCH OF THE LIVING GOD |
| 31 | 1102 S EWING AVE | BERRY C C JR & BILLIE J |
| 32 | 1102 S EWING AVE | MARTINEZ HUMBERTO |
| 33 | 1112 S EWING AVE | GENERAL ASSEMBLY CHURCH OF THE |
| 34 | 822 HANSZEN ST | SDC EWING INVESTMENTS LP |
| 35 | 700 S EWING AVE | DALLAS ZOOLOGICAL SOCIETY |
| 36 | 1201 S EWING AVE | SDC EWING COURT LP |
| 37 | 401 S BUCKNER BLVD | DART |

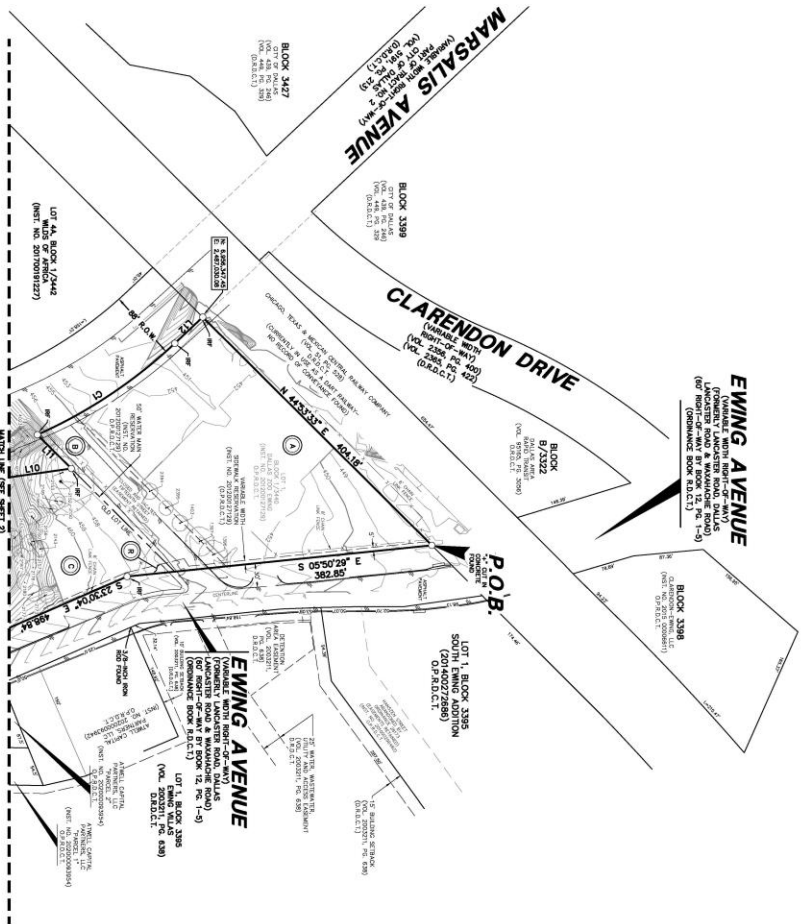
- GENERAL NOTES:**
1. Existing system for this survey is based on the State Plane Coordinate System, North (4202) System of 1983 (Adopted by Resolution 2011), Texas North Central Zone.
 2. Lot to lot Overlap will not be defined without engineering section approval.
 3. The purpose of this report is to create one lot from two previously platted lots.
 4. The survey abstract lines shown are approximate and are not located on the ground.
 5. Property corners depicted herein on this were set in the course of a previous boundary survey.
 6. All structures shown herein are to remain on the site.
 7. Coordinates shown herein are based on the State Plane Coordinate System, North (4202) on DHD units, no scale and no projection.

TRACT TABLE

| LETTER | OWNER | SECTION INFORMATION | DEED TRACT NO. / INSTRUMENT NO. |
|--------|----------------|---------------------|---------------------------------|
| A | CITY OF DALLAS | NO. 3008, NO. 3014 | ALL OF TRACT 2 |
| B | CITY OF DALLAS | NO. 3008, NO. 3025 | ALL OF TRACT 2 |
| C | CITY OF DALLAS | NO. 3008, NO. 3042 | PART OF TRACT 2 |
| D | CITY OF DALLAS | NO. 3008, NO. 3048 | ALL OF TRACT 2 |
| E | CITY OF DALLAS | NO. 3008, NO. 3048 | ALL OF TRACT 2 |
| F | CITY OF DALLAS | NO. 3008, NO. 3048 | ALL OF TRACT 2 |
| G | CITY OF DALLAS | NO. 3008, NO. 3048 | ALL OF TRACT 2 |
| H | CITY OF DALLAS | NO. 3008, NO. 3048 | ALL OF TRACT 2 |
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| J | CITY OF DALLAS | NO. 3008, NO. 3048 | ALL OF TRACT 2 |
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| Q | CITY OF DALLAS | NO. 3008, NO. 3048 | ALL OF TRACT 2 |
| R | CITY OF DALLAS | NO. 3008, NO. 3048 | ALL OF TRACT 2 |
| S | CITY OF DALLAS | NO. 3008, NO. 3048 | ALL OF TRACT 2 |
| T | CITY OF DALLAS | NO. 3008, NO. 3048 | ALL OF TRACT 2 |

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CURVE TABLE

| CURVE | BEARING | LENGTH | CHORD BEARING | CHORD |
|-------|------------|---------|---------------|---------|
| C1 | S 81°30' E | 207.36' | N 33°25' W | 204.38' |

LINE TABLE

| LINE | BEARING | LENGTH |
|------|------------|---------|
| U1 | S 81°30' E | 207.36' |
| U2 | S 81°30' E | 207.36' |
| U3 | S 81°30' E | 207.36' |
| U4 | S 81°30' E | 207.36' |
| U5 | S 81°30' E | 207.36' |
| U6 | S 81°30' E | 207.36' |
| U7 | S 81°30' E | 207.36' |
| U8 | S 81°30' E | 207.36' |
| U9 | S 81°30' E | 207.36' |
| U10 | S 81°30' E | 207.36' |

SUBMITTING ENGINEER
 FRANCISCO KOCH, A PROFESSIONAL ENGINEER
 DALLAS, TEXAS 75201
 COMPANY: FRANCISCO KOCH & COMPANY
 1707 MARBLE BLVD. SUITE 100
 DALLAS, TEXAS 75201
 PHONE: (469) 364-7300

CHECKED
 CITY OF DALLAS
 DALLAS, TEXAS 75201
 PHONE: (469) 364-7300

TX REG. SURVEYING FIRM LS-15000000



- LEGEND**
- LOT 1 (OWNER'S LOT)
 - LOT 2 (OWNER'S LOT)
 - LOT 3 (OWNER'S LOT)
 - LOT 4 (OWNER'S LOT)
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 - LOT 97 (OWNER'S LOT)
 - LOT 98 (OWNER'S LOT)
 - LOT 99 (OWNER'S LOT)
 - LOT 100 (OWNER'S LOT)

PRELIMINARY PLAT
DALLAS ZOO SOUTHEAST
LOT 1A, BLOCK 1/3440

BEING A REPEAT OF
 ALL OF LOT 1 AND ALL OF LOT 2, BLOCK 1/3440
 DALLAS ZOO SOUTHEAST
 BEING PART OF THE
 WILLIAM H. HERRINGTON TRACT NO. 1560,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S212-310
 ENGINEERING SHEET 1 OF 4

Pacheco Koch
 A PROFESSIONAL ENGINEERING FIRM
 1707 MARBLE BLVD. SUITE 100
 DALLAS, TEXAS 75201
 PHONE: (469) 364-7300



LEGEND

0 1/4" LOT IN CONCRETE FOUND
 (DALLAS ORDINANCE 40723)
 1/2" LOT IN CONCRETE FOUND
 3/4" LOT IN CONCRETE FOUND
 1" LOT IN CONCRETE FOUND
 1 1/2" LOT IN CONCRETE FOUND
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 95" LOT IN CONCRETE FOUND
 96" LOT IN CONCRETE FOUND
 97" LOT IN CONCRETE FOUND
 98" LOT IN CONCRETE FOUND
 99" LOT IN CONCRETE FOUND
 100" LOT IN CONCRETE FOUND

- GENERAL NOTES:**
1. Existing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Revision 2011), Texas North Central Zone.
 2. Lot to lot boundaries will not be shown without engineering notation approval.
 3. The surface of this report is to create new lot from two previously plat'd lots.
 4. The survey exhibits show shown shown or approximations and are not located on the ground.
 5. Property corners depicted herein as "P" were set in the course of a previous survey.
 6. All distances shown herein are to be made on the site.
 7. Construction shall be in accordance with the State Plane Coordinate System, North American Datum of 1983 (Adjustment Revision 2011), Texas North Central Zone (4202), on 100' datum, or more and no projection.

TRACT TABLE

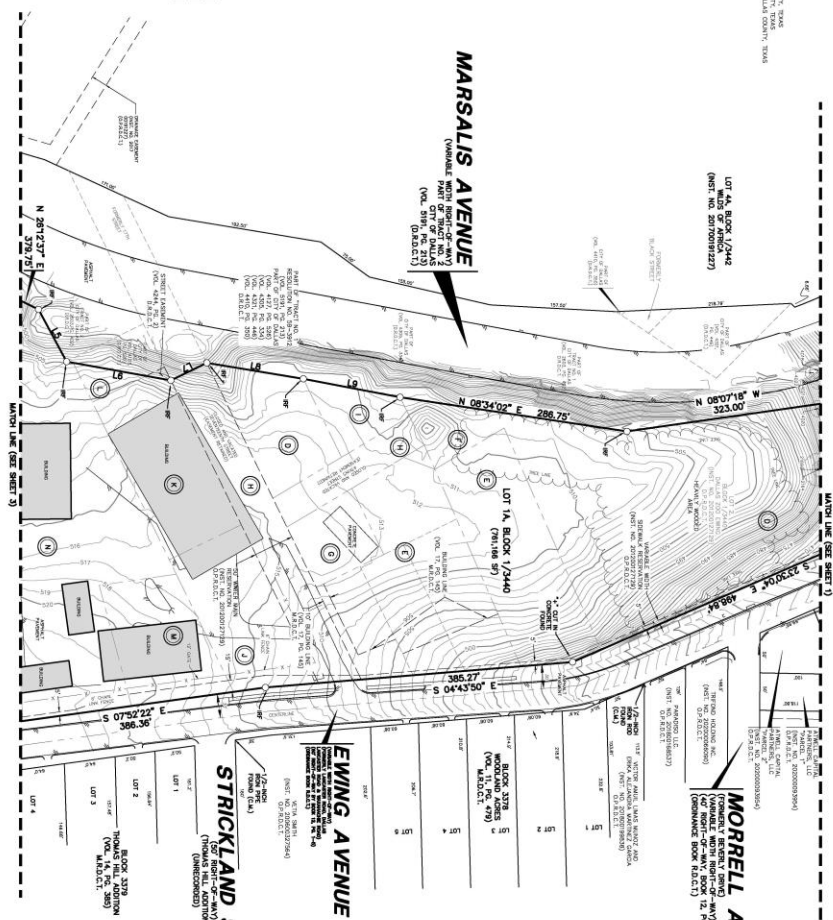
| LETTER | SECTION | ACCORDING TO PARAGRAPH | DEED TRACT NO. | ORDINANCE NO. |
|--------|-----------------|------------------------|----------------|---------------|
| A | 0111 OF BLOCK 1 | NO. 20001, NO. 4100 | ALL OF TRACT 7 | 2882 |
| B | 0111 OF BLOCK 1 | NO. 20001, NO. 4100 | ALL OF TRACT 7 | 2882 |
| C | 0111 OF BLOCK 1 | NO. 20001, NO. 4100 | ALL OF TRACT 7 | 2882 |
| D | 0111 OF BLOCK 1 | NO. 20001, NO. 4100 | ALL OF TRACT 7 | 2882 |
| E | 0111 OF BLOCK 1 | NO. 20001, NO. 4100 | ALL OF TRACT 7 | 2882 |
| F | 0111 OF BLOCK 1 | NO. 20001, NO. 4100 | ALL OF TRACT 7 | 2882 |
| G | 0111 OF BLOCK 1 | NO. 20001, NO. 4100 | ALL OF TRACT 7 | 2882 |
| H | 0111 OF BLOCK 1 | NO. 20001, NO. 4100 | ALL OF TRACT 7 | 2882 |
| I | 0111 OF BLOCK 1 | NO. 20001, NO. 4100 | ALL OF TRACT 7 | 2882 |
| J | 0111 OF BLOCK 1 | NO. 20001, NO. 4100 | ALL OF TRACT 7 | 2882 |
| K | 0111 OF BLOCK 1 | NO. 20001, NO. 4100 | ALL OF TRACT 7 | 2882 |
| L | 0111 OF BLOCK 1 | NO. 20001, NO. 4100 | ALL OF TRACT 7 | 2882 |
| M | 0111 OF BLOCK 1 | NO. 20001, NO. 4100 | ALL OF TRACT 7 | 2882 |
| N | 0111 OF BLOCK 1 | NO. 20001, NO. 4100 | ALL OF TRACT 7 | 2882 |
| O | 0111 OF BLOCK 1 | NO. 20001, NO. 4100 | ALL OF TRACT 7 | 2882 |
| P | 0111 OF BLOCK 1 | NO. 20001, NO. 4100 | ALL OF TRACT 7 | 2882 |
| Q | 0111 OF BLOCK 1 | NO. 20001, NO. 4100 | ALL OF TRACT 7 | 2882 |
| R | 0111 OF BLOCK 1 | NO. 20001, NO. 4100 | ALL OF TRACT 7 | 2882 |
| S | 0111 OF BLOCK 1 | NO. 20001, NO. 4100 | ALL OF TRACT 7 | 2882 |
| T | 0111 OF BLOCK 1 | NO. 20001, NO. 4100 | ALL OF TRACT 7 | 2882 |

CURVE TABLE

| CURVE | DELTA | HALF DELTA | LENGTH | TANGENT | CHORD BEARING | CHORD |
|-------|---------|------------|---------|---------|---------------|---------|
| 1 | 171.83° | 85.91° | 202.36' | 104.42' | N 27°32'18" W | 208.37' |

TRACT TABLE

| LETTER | SECTION | ACCORDING TO PARAGRAPH | DEED TRACT NO. | ORDINANCE NO. |
|--------|-----------------|------------------------|----------------|---------------|
| A | 0111 OF BLOCK 1 | NO. 20001, NO. 4100 | ALL OF TRACT 7 | 2882 |
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| S | 0111 OF BLOCK 1 | NO. 20001, NO. 4100 | ALL OF TRACT 7 | 2882 |
| T | 0111 OF BLOCK 1 | NO. 20001, NO. 4100 | ALL OF TRACT 7 | 2882 |



LINE TABLE

| LINE | BEARING | LENGTH |
|------|---------------|---------|
| 1A | S 04°43'50" E | 385.27' |
| 1B | N 08°34'02" E | 286.75' |
| 1C | N 08°34'02" E | 286.75' |
| 1D | N 08°34'02" E | 286.75' |
| 1E | N 08°34'02" E | 286.75' |
| 1F | N 08°34'02" E | 286.75' |
| 1G | N 08°34'02" E | 286.75' |
| 1H | N 08°34'02" E | 286.75' |
| 1I | N 08°34'02" E | 286.75' |
| 1J | N 08°34'02" E | 286.75' |
| 1K | N 08°34'02" E | 286.75' |
| 1L | N 08°34'02" E | 286.75' |
| 1M | N 08°34'02" E | 286.75' |
| 1N | N 08°34'02" E | 286.75' |
| 1O | N 08°34'02" E | 286.75' |
| 1P | N 08°34'02" E | 286.75' |
| 1Q | N 08°34'02" E | 286.75' |
| 1R | N 08°34'02" E | 286.75' |
| 1S | N 08°34'02" E | 286.75' |
| 1T | N 08°34'02" E | 286.75' |
| 1U | N 08°34'02" E | 286.75' |
| 1V | N 08°34'02" E | 286.75' |
| 1W | N 08°34'02" E | 286.75' |
| 1X | N 08°34'02" E | 286.75' |
| 1Y | N 08°34'02" E | 286.75' |
| 1Z | N 08°34'02" E | 286.75' |

PRELIMINARY PLAT
DALLAS ZOO SOUTHEAST
LOT 1A, BLOCK 1/3440

BEING A REPEAT OF
 DALLAS ZOO EWMING
 BEING PART OF THE
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

ENGINEERING SHEET 2 OF 4

DATE: 11/15/2022

BY: WILLIAM H. HERRON, LICENSED PROFESSIONAL ENGINEER, NO. 10580, STATE OF TEXAS

Pacheco Koch
 ENGINEERS ARCHITECTS
 1707 MARBLE BLVD. SUITE 1000
 DALLAS, TX 75201
 PHONE: (469) 584-7202
 FAX: (469) 584-7202

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 15, 2022****FILE NUMBER:** S212-324**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** 5534 Edlen Drive, south of Walnut Hill Lane**DATE FILED:** August 19, 2022**ZONING:** R-1ac(A)**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 1.254-acres **MAPSCO:** 25W**OWNER:** JBA 2020 Family Trust

REQUEST: An application to replat a 1.254-acre tract of land containing all of Lots 4 and 5 in City Block 5/5606 to create one lot on property located at 5534 Edlen Drive, south of Walnut Hill Lane.

SUBDIVISION HISTORY:

1. S190-133 was a request north of the present request to replat a 7.6230-acre tract of land containing all of Lots 1B, 1C, 1D, and 1E in City Block 5516 to create a 4-lot Shared Access Development ranging in size from 79,979 square feet (1.8361-acre) to 84,397 square feet (1.9375-acre) on property located on Walnut Hill Lane, west of Dallas North Tollway. The request was approved on June 4, 2020 but has not been recorded.
2. S178-140 was a request north of the present request to replat a 25.221-acre tract of land containing part of Lot 1 and Lot 2 in City Block 5516 to create 9 lots ranging in size from 1.164 acre to 12.045 acres on property located on Walnut Hill Lane at Hollow Way Road, west of Dallas North Tollway. The request was approved on April 5, 2018 and recorded on June 7, 2019.

PROPERTY OWNER NOTIFICATION: On August 29, 2022, 16 notices were sent to property owners within 200 feet of the proposed plat.

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

- Except one lot (S967-131), the properties to the northline of Edlen Drive have lot areas ranging in size from 26,950 square feet to 29,803 square feet and have lot widths ranging in size from 108 feet to 120 feet; and are zoned R-1ac(A) Single Family District. (*refer to the existing area analysis map*)
- S967-131 was a request to replat 1.2619-acre (54,169 square feet) tract of land containing all of Lots 9 and 10 to create one lot on property located on Edlen Drive, south of Walnut Hill Lane. The request was recorded on September 8, 1997.

- The properties to the southline of Edlen Drive have lot areas ranging in size from 27,396 square feet to 30,620 square feet and have lot widths ranging in size from 108 feet to 120 feet; and are zoned R-1ac(A) Single Family District. (*refer to the existing area analysis map*)

The request lies in R-1ac(A) Single Family District which has a minimum lot area requirement of 1.00 acre (43,560 square feet). The request is to create one 1.254-acre (54,648 square feet) lot. The proposed lot area is similar to the lot area created by the plat S967-131. The request will make the property in compliance with the zoning requirement that is minimum lot size requirement of 1.00 acre (43,560 square feet).

Staff finds that the request is compatible with the existing development pattern. The request complies with the zoning requirement of the R-1ac(A) Single Family District and is in compliance with Section 51A-8.503; therefore, staff recommends approval subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any 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 with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A 8.611(c)
14. Place a note on the final plat stating “Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.” Section 51A-8.611(e).

Right-of way Requirements Conditions:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline Elden Drive. Sections 51A-8.602(c), 51A-8.604(c)

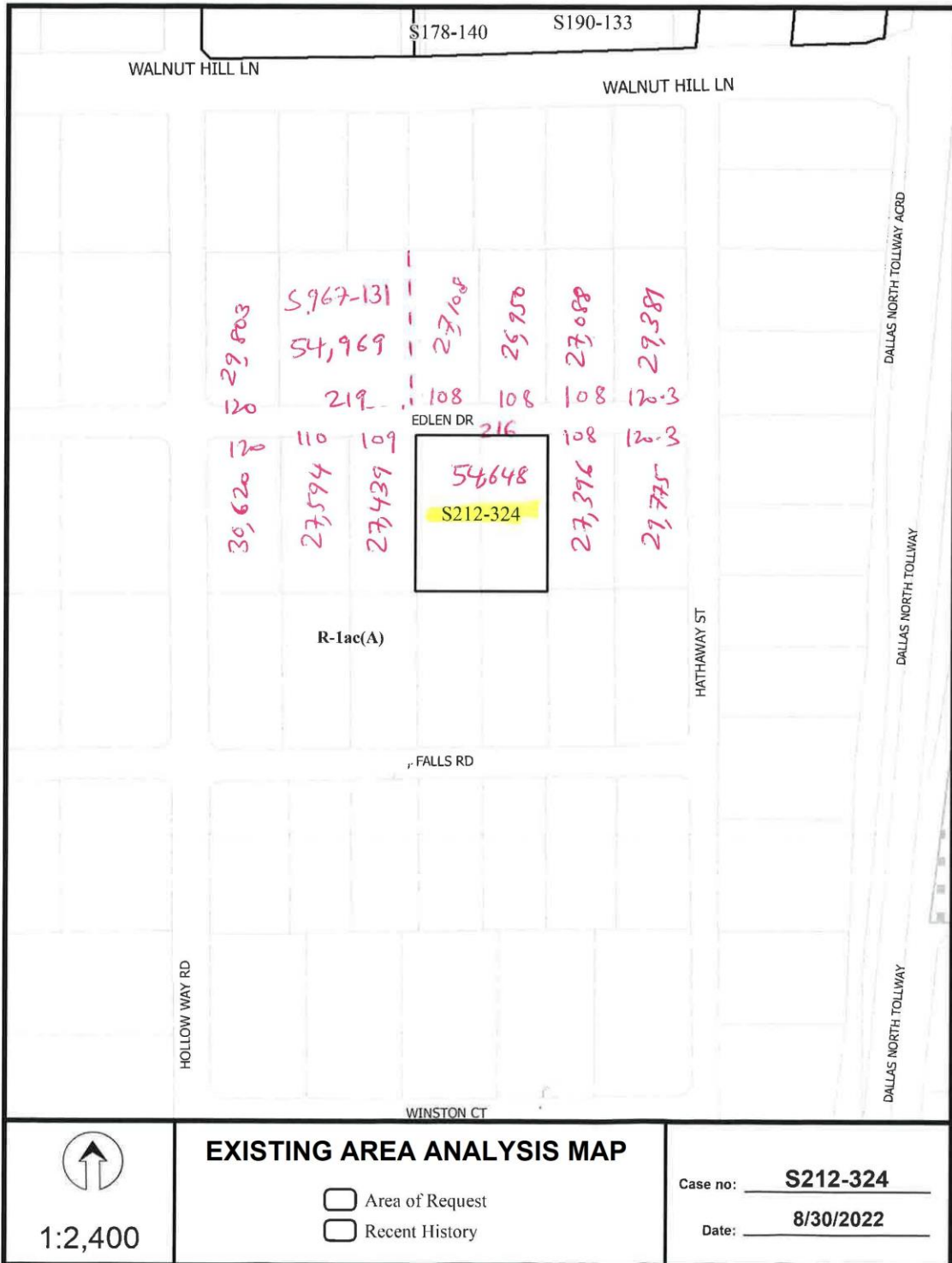
Survey (SPRG) Conditions:

16. On the final plat, show recording information on all existing easements within 150 feet of property.
17. Show correct recording information for subject property.
18. On the final plat, show distances/width across all adjoining right-of-way.
19. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.
20. On the final plat, remove building setback line.
21. On the final plat, use City of Dallas standard dedication statement and standard surveyor statement.

Street Name / GIS, Lot & Block Conditions:

22. On the final plat, change “Edlen Road” to “Edlen Drive A.K.A. Edlen Road”.
23. On the final plat, identify the property as Lot 4A in City Block 5/5606. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET





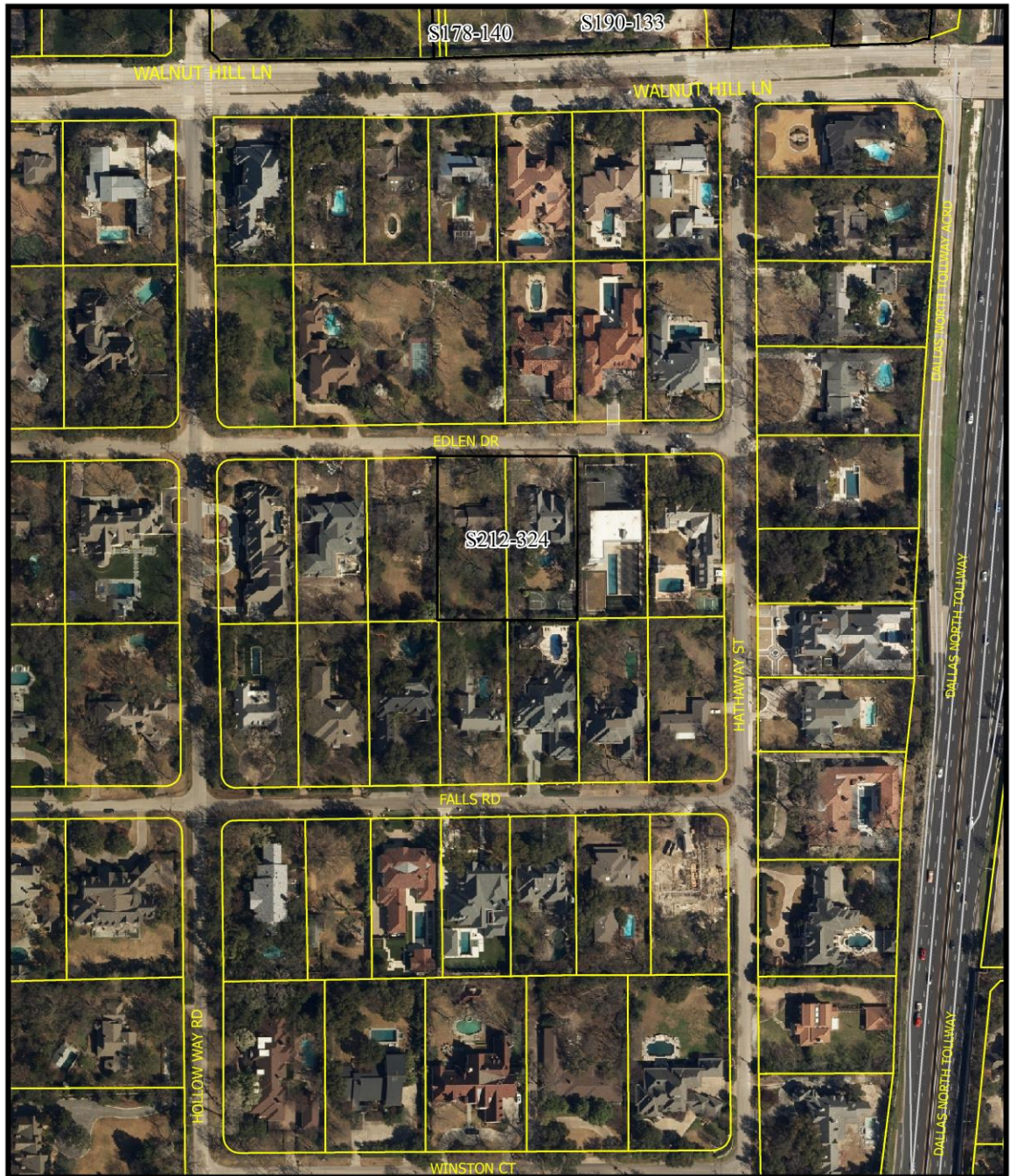
1:2,400


ZONING MAP

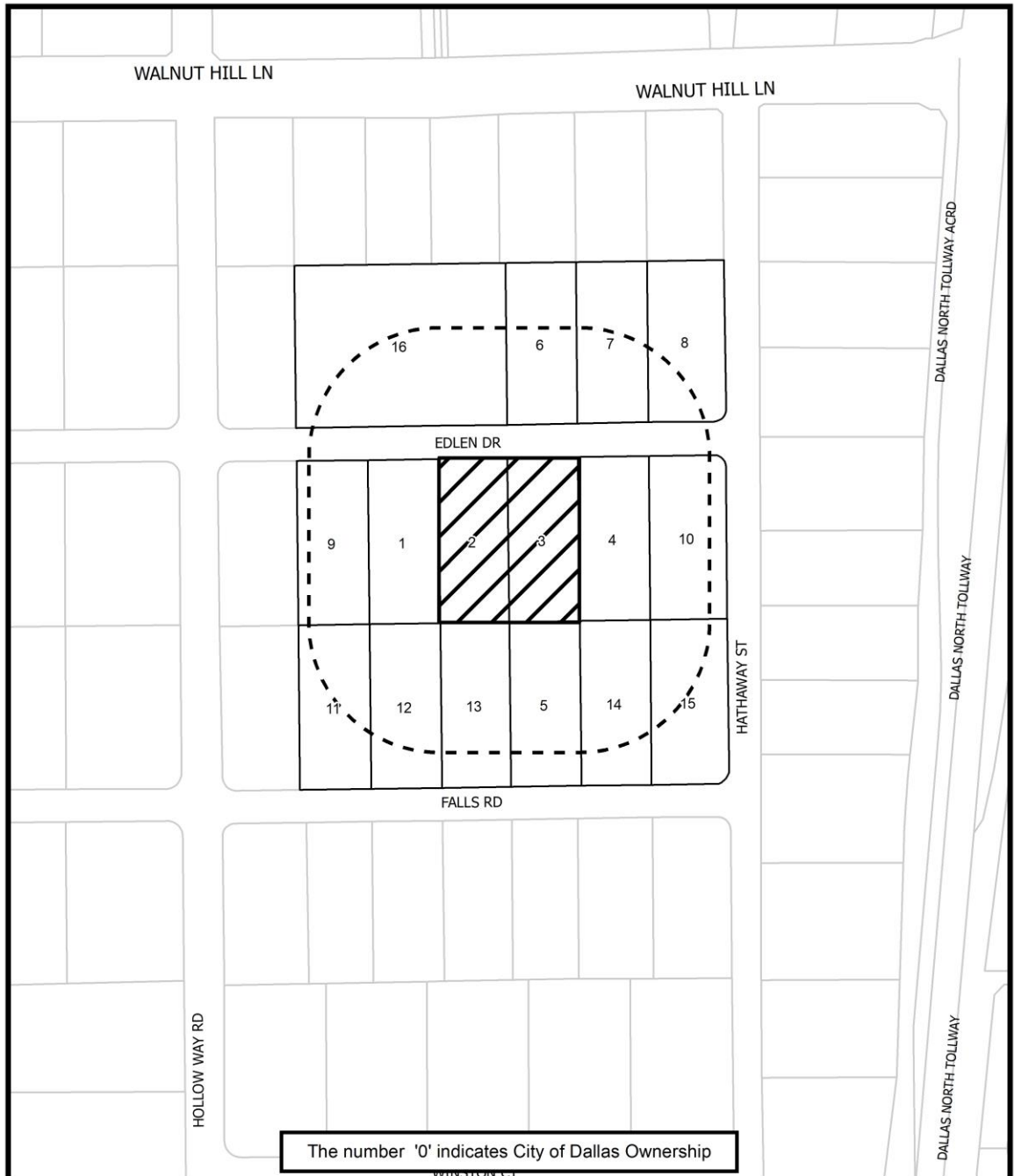
- Area of Request
- Recent History

Case no: **S212-324**

Date: **8/30/2022**



| | | |
|--|--|--|
|  1:2,400 | <h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p> | Case no: <u> S212-324 </u> Date: <u> 8/30/2022 </u> |
|--|--|--|



| | | | | | | |
|--|--|-------------|----------------------|-----------|------------------------------------|--|
|  1:2,400 | <h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">16</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table> | 200' | AREA OF NOTIFICATION | 16 | NUMBER OF PROPERTY OWNERS NOTIFIED | Case no: <u> S212-324 </u> Date: <u> 8/30/2022 </u> |
| 200' | AREA OF NOTIFICATION | | | | | |
| 16 | NUMBER OF PROPERTY OWNERS NOTIFIED | | | | | |

25/2022

Notification List of Property Owners

S212-324

16 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|----------------------------|
| 1 | 5524 EDLEN DR | THORNTON W KEITH |
| 2 | 5534 EDLEN DR | HERNDON MADELYN H |
| 3 | 5542 EDLEN DR | JBA 2020 FAMILY TRUST |
| 4 | 5550 EDLEN DR | EDLEN PROPERTY TRUST |
| 5 | 5539 FALLS RD | JOHNSEY RONALD & |
| 6 | 5543 EDLEN DR | MCGOWAN INVESTMENT TRUST |
| 7 | 5551 EDLEN DR | HELWIG JAMES S JR & TARA F |
| 8 | 5559 EDLEN DR | WISENBAKER MICHAEL B JR & |
| 9 | 5514 EDLEN DR | THEOFEL GEORGE & |
| 10 | 5558 EDLEN DR | LSC GS1 TRUST THE |
| 11 | 5515 FALLS RD | SMITH BARBARA ANN BURNETT |
| 12 | 5525 FALLS RD | ZALE MARK S & LISA G |
| 13 | 5531 FALLS RD | MORAN JAMES DANA JR & |
| 14 | 5549 FALLS RD | GOH KIAT TZE & JANET HO |
| 15 | 5557 FALLS RD | SQUIBB SAMUEL E |
| 16 | 5515 EDLEN DR | KECHEJIAN SARKIS J |

DRAFT
CITY PLAN COMMISSION
MEETING SCHEDULE
2023

| January | February | March |
|--|---|---|
| 5 Meeting 12 Off 19 Meeting 22 Off | 2 Meeting 9 Off 16 Meeting 23 Off | 2 Meeting 9 Off 16 Off (Spring Break) 23 Meeting 30 Off |
| April | May | June |
| 6 Meeting (National APA/Passover/Holy Thurs./Maundy Thurs.) 13 Off (Passover) 20 Meeting 27 Off | 4 Meeting 11 Off 18 Meeting 25 Off | 1 Meeting 8 Off 15 Meeting 22 Off 29 Off |
| July | August | September |
| 6 Meeting 13 Off 20 Meeting 27 Off | 3 Meeting 10 Off 17 Meeting 24 Off 31 Off | 7 Meeting 14 Off 21 Meeting 28 Off |
| October | November | December |
| 5 Meeting 12 Off 19 Meeting 26 Off | 2 Meeting 9 Off 16 Meeting 23 Off (Thanksgiving) 30 Off | 7 Meeting 14 Off (Hanukkah) 21 Meeting 28 Off (Kwanzaa) |

2023 Holiday Calendar

| | |
|--|--|
| Sunday, January 1 Monday, January 2 <i>(COD observed)</i> | New Year's Day <i>(2022 Kwanzaa Ends)</i> |
| Monday, January 16 | Martin Luther King, Jr. Day |
| Monday, February 20 | Presidents' Day |
| Monday, March 13 – Friday, March 17 | DISD Spring Break |
| Saturday, April 1 – Tuesday, April 4 <i>(Philadelphia, Pennsylvania)</i> | National APA |
| Wednesday, April 5 – Thursday, April 13 <i>(begins at sunset and ends at nightfall)</i> | Passover |
| Thursday, April 6 | Holy Thursday Maundy Thursday |
| Friday, April 7 | Good Friday |
| Sunday, April 9 | Easter |
| Monday, May 29 | Memorial Day |
| Monday, June 19 | Juneteenth |
| Tuesday, July 4 | Independence Day |
| Monday, September 4 | Labor Day |
| Friday, September 15 - Sunday, September 17 <i>(begins at sunset and ends at nightfall)</i> | Rosh Hashanah |
| Sunday, September 24 - Monday, September 25 <i>(begins at sunset and ends at nightfall)</i> | Yom Kippur |
| Monday, October 9 | Columbus Day |
| TBD | Texas APA |
| Saturday, November 11 Friday, November 10 <i>(COD observed)</i> | Veterans Day |
| Thursday, November 23 | Thanksgiving Day |
| Friday, December 8 – Friday, December 15 <i>(begins at sunset and ends at nightfall)</i> | Hanukkah |
| Monday, December 25 | Christmas Day |
| Monday, January 1, 2024 | New Year's Day |
| Tuesday, December 26, 2023 – Monday, January 1, 2024 | Kwanzaa |

9/8/2022