



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, May 2, 2013
AGENDA

WORKSHOP:	Council Chambers	9:00 a.m.
BRIEFINGS:	5ES	10:30 a.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.

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

Theresa O'Donnell, Director
David Cossum, Assistant Director of Current Planning

WORKSHOP:

- I. Code amendments to gas drilling regulations
David Cossum, Assistant Director
Tammy Palomino, Assistant City Attorney, City of Dallas

BRIEFINGS:

Z123-186 – A City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development District No. 22, Planned Development District No. 130, Planned Development District No. 215, Planned Development District No. 250, Planned Development District No. 279, Planned Development District No. 322, Planned Development 423, Planned Development 713, Planned Development District No. 782, a CR Community Retail District with Deed restrictions on a portion, a CS Commercial Service District, a GO(A) General Office District with deed restrictions on a portion, an RR Regional Retail District with deed restrictions on a portion and Specific Use Permit Nos. 1335, 1389, 1390 on a portion, an LO-2 Limited Office District 2 with deed restrictions on a portion, an NO(A) Neighborhood Office District, an MO-2 Mid-range Office District 2, an MF-1(A) Multifamily District, an MF-4(A) Multifamily District, an MU-1 Mixed Use District with deed restrictions on a portion, an MU-2 Mixed Use District with deed restrictions on a portion, an MU-3 Mixed Use District, an MU-3 (SAH) Mixed Use District Affordable, and a P(A) District Parking on approximately 430 acres generally located east of the Dallas North Tollway, south of Southern Boulevard, south of the northern boundary of (Block E) Monfort Place, south of the northern boundary of Woodchase Apartments, south of the northern boundary of Preston View Estates, west of Preston Road, and north of Interstate Highway 635 (LBJ Freeway).

Peer Chacko, Assistant Director of Strategic Planning, Sustainable Development and Construction

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S123-129**
(CC District 3)
- An application to replat a 10.75 acre tract of land containing part of City Block A/6159 and all of City Block B/6159 into one 4.81 acre lot and one 5.93 acre lot on Lone Star Drive at Postal Way, southwest corner.
Applicant/Owner: Pecan Deluxe Candy Co. and SPCA
Surveyor: Michael Peebles
Application Filed: April 5, 2013
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S123-131**
(CC District 11)
- An application to replat a 16.109 acre tract of land containing all of Lot 1 in City Block D/8222 into one 2.14 acre lot, one 2.81 acre lot, one 4.74 acre lot, and one 6.42 acre lot on property located on Arapaho Road at Knoll Trail Drive, northeast corner.
Applicant/Owner: PV Prestonwood I GP, Ltd.; and PV Prestonwood II, GP
Surveyor: Dowdey Anderson & Associates, Inc.
Application Filed: April 8, 2013
Zoning: PD 878, Subareas A, B, C, D
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (3) **S123-128**
(CC District 9)
- An application to remove the existing 30 foot platted building line along the westerly line of Lawther Drive and lots 1 and 2 in City Block 2967 and to replat a 4.569 acre tract of land containing all of Lots 1 and 2 and a tract of land in City Block 2967 into one lot on property located on Lawther Drive at Northwest Highway, northwest corner.
Applicant/Owner: Post Whiterock, LLC
Surveyor: Brockette-Davis-Drake, Inc.
Application Filed: April 3, 2013
Zoning: PD 875
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S123-136**
(CC District 2)
- An application to remove the existing 25 foot platted building line from Lot 7; remove the 25 foot building line from Lot 8; and remove the 30 foot building line from Lots 23 and 24; and to replat Lots 7, 8, 23, 24 and a tract of land in City Block 1674 into one 1.562 acre lot and one 4.251 acre lot on property located on Santa Fe Avenue and Fulton Street.
Applicant/Owner: Juliette Fowler Properties, Inc.
Surveyor: Gonzalez and Schneeberg
Application Filed: April 9, 2013
Zoning: D
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (5) **S123-132**
(CC District 9)
- An application to replat a 1.741 acre tract of land containing all of Lot 1 in City Block I/2961 and a tract of land in City Block 2961 into 7 lots ranging in size from 7,539 square feet to 129,058 square feet on property located on Rockaway Drive and Fisher Road, south corner.
Applicant/Owner: Miles Durham / Fisher Road, LLC
Surveyor: Dal-Tech Engineering
Application Filed: April 9, 2013
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S123-134**
(CC District 3)
- An application to replat a 1.749 acre tract of land containing all of Lots 5 and 6 in City Block D/3781 and a tract of land in City Block 4632 into 4 lots ranging in size from 0.265 acre to 0.585acre on property located on Evergreen Hills Road between Junior Drive and Stemmons Avenue.
Applicant/Owner: Joe and Martha Moody
Surveyor: CBG Surveying, Inc.
Application Filed: April 9, 2013
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S123-135**
(CC District 13)
- An application to replat a 9.8139 acre tract of land containing all of Lots 3 and 4 in City Block 6599 and a tract of land in City Block 6598 into 1 lot on property located on Royal Haven Lane, west of Webb Chapel Road.
- Applicant/Owner: The Most Reverend Kevin J. Farrell, D.D. Bishop of the Roman Catholic Diocese of Dallas And His Successors in Office For The Exclusive Benefit of San Juan Parish
- Surveyor: Spooner & Associates
- Application Filed: April 10, 2013
- Zoning: R-10(A)
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Street Name Change:

- (1) **NC123-002**
(CC District 14)
- An application to change the name of Cityplace Drive West between Blackburn Street and Lemmon Avenue East” to Oak Grove Avenue.
- Applicant: Blackburn Central Holdings, L.P.; Bryson At City Place, LP.
- Application Filed: February 26, 2013
- Notices Sent: 3 notices sent March 1, 2013
- Subdivision Review Committee: **Approval**, March 21, 2013
- Staff Recommendation: **Approval**

Miscellaneous Items:

- M123-013**
Richard Brown
(CC District 8)
- An application for a minor amendment to the landscape plan for Planned Development District No. 751 for certain RR Regional Retail District Uses in an area generally bounded by Cliff Creek Crossing, Hampton Road, Wheatland Road, IH 20, and Bainbridge Drive.
- Staff Recommendation: **Approval**
- Applicant: SLF-IV Wheatland, L.P.
- Representative: Michael R. Clark

Certificates of Appropriateness for Signs

Downtown Special Provision Sign District

- 1303145008**
Carrie Gordon
(CC District 14)
- An application for a Certificate of Appropriateness for a 198 square foot upper level attached sign at 2201 Main Street (North elevation).
- Applicant: Douglas Jorgensen, Signs Manufacturing & Maintenance Corp.
- Staff Recommendation: **Approval**
- SSDAC Recommendation: **Approval**

1303145009
Carrie Gordon
(CC District 14)

An application for a Certificate of Appropriateness for a 198 square foot upper level attached sign at 2201 Main Street (South elevation).

Applicant: Douglas Jorgensen, Signs Manufacturing & Maintenance Corp.

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Thoroughfare Plan Amendments

Trinity Groves

Tanya Brooks
(CC District 6)

Amendments to the City of Dallas Thoroughfare Plan to: (1) Change the dimensional classification of Singleton Boulevard from Sylvan Avenue to Canada Drive from a six lane divided {M-6-D(A)} roadway within 100 feet of right of way to a special four lane divided (SPCL 4D) roadway with bicycle lanes within 88 feet of right of way; (2) Add Bataan Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a special two lane (SPCL 2U) roadway with on-street parking within 54 feet of right of way; (3) Add Herbert Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a special two lane (SPCL 2U) roadway with on-street parking within 56 feet of right of way; and (4) Add Amonette Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a two lane (SPCL 2U) roadway with on-street parking within 54 feet of right of way.

Staff Recommendation: **Approval**

CPC Transportation Committee Recommendation: **Approval**

Zoning Cases - Consent

1. **Z123-206(RB)**
Richard Brown
(CC District 2)

An application for the renewal of Specific Use Permit No. 1707 for a Tattoo studio on property within the Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the northwest line of Main Street, east of Crowds Street.

Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to revised conditions.

Applicant: Lucky's Tattoo

Representative: Guillermo Guerra

2. **Z123-226(RB)**
Richard Brown
(CC District 6)

An application for a CS Commercial Service District on property zoned an IR Industrial Research District on the northeast corner of Harry Hines Boulevard and Storey Lane.

Staff Recommendation: **Approval**

Applicant: Alex Daredia

Representative: S.I. Abed

3. **Z123-224(CG)**
Carrie Gordon
(CC District 14)

An application for an amendment to Specific Use Permit No. 1796 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, on the south side of Main Street, west of and North Ervay Street.
Staff Recommendation: **Approval** for a six-year period, subject to a site plan and amended conditions.
SSDAC Recommendation: **Approval** for a six-year period, subject to a site plan and amended conditions.
Applicant: Dunhill 1530 Main, LP
Representative: Masterplan, Santos Martinez
4. **Z123-208(AB)**
Audrey Butkus
(CC District 5)

An application for the renewal of Specific Use Permit No. 1835 for the sale of alcoholic beverages in conjunction with a general merchandise store greater than 3,500 square feet on property zoned CR Community Retail with a D-1 Liquor Control Overlay on the south side of Scyene Road, between Namur Street and Sam Houston Road.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
Applicant/Representative: Parvez Malik
5. **Z123-218(AB)**
Audrey Butkus
(CC District 8)

An application for a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District on the east side of South Lancaster Boulevard, north of Sylvia Street.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
Applicant: Gran's Lil' Angels
Representative: Ida B. Cheatham
6. **Z112-265(MW)**
Megan Wimer
(CC District 2)

An application for **1)** a Planned Development District for MU-3 Mixed Use District uses on property zoned a GO(A) General Office District, an MU-3 (SAH) Mixed Use District (Affordable) and a portion of Subdistrict E in Planned Development District No. 305, Cityplace, on the northeast corner of North Central Expressway and North Carroll Avenue and for **2)** a new subdistrict on property zoned Subdistrict E within Planned Development District No. 305 on the east side of Central Expressway between North Carroll Avenue and North Haskell Avenue.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: Xerox Business Services, LLC
Representative: Karl A. Crawley, MASTERPLAN

7. **Z123-194(MW)**
Megan Wimer
(CC District 7)
- An application for a CC Community Commercial Subdistrict on property zoned a D(A) Duplex Subdistrict, an NC Neighborhood Commercial Subdistrict and an R-5(A) Single Family Subdistrict in Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the south corner of South Fitzhugh Avenue and Lagow Street.
Staff Recommendation: **Approval**
Applicant: Terry Williams, City of Dallas
Representative: Charyl F. McAfee-Duncan
8. **Z123-201(MW)**
Megan Wimer
(CC District 7)
- An application for a Specific Use Permit for a handicapped group dwelling unit on property zoned a TH-3(A) Townhouse District on the south side of Abshire Lane, east of Peavy Road.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional five-year periods; subject to a site plan and conditions.
Applicant/Representative: Betty Taylor
9. **Z123-204(MW)**
Megan Wimer
(CC District 2)
- An application to expand Subdistrict 1 of Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on property zoned an IR Industrial Research District on the west side of Market Center Boulevard, north of Turtle Creek Boulevard.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: Alliance Realty Partners, LLC
Representative: Karl Crawley, Masterplan
10. **Z112-288(WE)**
Warren Ellis
(CC District 4)
- An application for a Specific Use Permit for an Open-enrollment charter school on property zoned an R-7.5(A) Single Family District on the south line of Ann Arbor Avenue at Southern Hill Drive.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan, traffic management plan and conditions.
Applicant: Prime Prep Academy
Representative: Vern Lemon

Zoning Cases – Individual

11. **Z123-177(WE)**
Warren Ellis
(CC District 2)
- An application for an amendment to Planned Development District No. 759 for RR Regional Retail District uses in an area generally bounded by West Mockingbird Lane, Forest Park Road, Empire Central and Maple Avenue.
Staff Recommendation: **Approval**, subject to a revised conceptual plan and conditions.
Applicant: Mockingbird Venture Partners, LLC
Representative: Jackson Walker – Bill Dahlstrom

12. **Z123-199(WE)**
Warren Ellis
(CC District 2)
- An application to create a new Subdistrict for multiple family uses within Planned Development Subdistrict No. 78 on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No 193, the Oak Lawn Special Purpose District in an area generally bounded by Brown Street, Knight Street, Fairmount Street and Douglas Street.
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
Applicant: Maple Multi-family, LLC
Representative: Rob Baldwin, Baldwin Associates
13. **Z112-319(RB)**
Richard Brown
(CC District 6)
- An application for a Planned Development District for certain Mixed Uses on property zoned an IR Industrial Research District in an area generally bounded by Singleton Boulevard, both sides of Amonette Street, the Union Pacific Railroad, and Parvia Avenue.
Staff Recommendation: **Approval**, subject to a revised Area Regulating Plan and staff's recommended conditions.
Applicant: West Dallas Investment, LP
Representative: Susan Mead, Suzan Kedron
-

Other Matters

Minutes: April 18, 2013

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

None

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]

CITY PLAN COMMISSION**THURSDAY, MAY 2, 2013****FILE NUMBER:** S123-129**Subdivision Administrator:** Paul Nelson**LOCATION:** Lone Star Drive at Postal Way, southwest corner**DATE FILED:** April 5, 2013**ZONING:** IR**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 10.75 Acres **MAPSCO:** 43U, V**OWNER:** Pecan Deluxe Candy Co. and SPCA

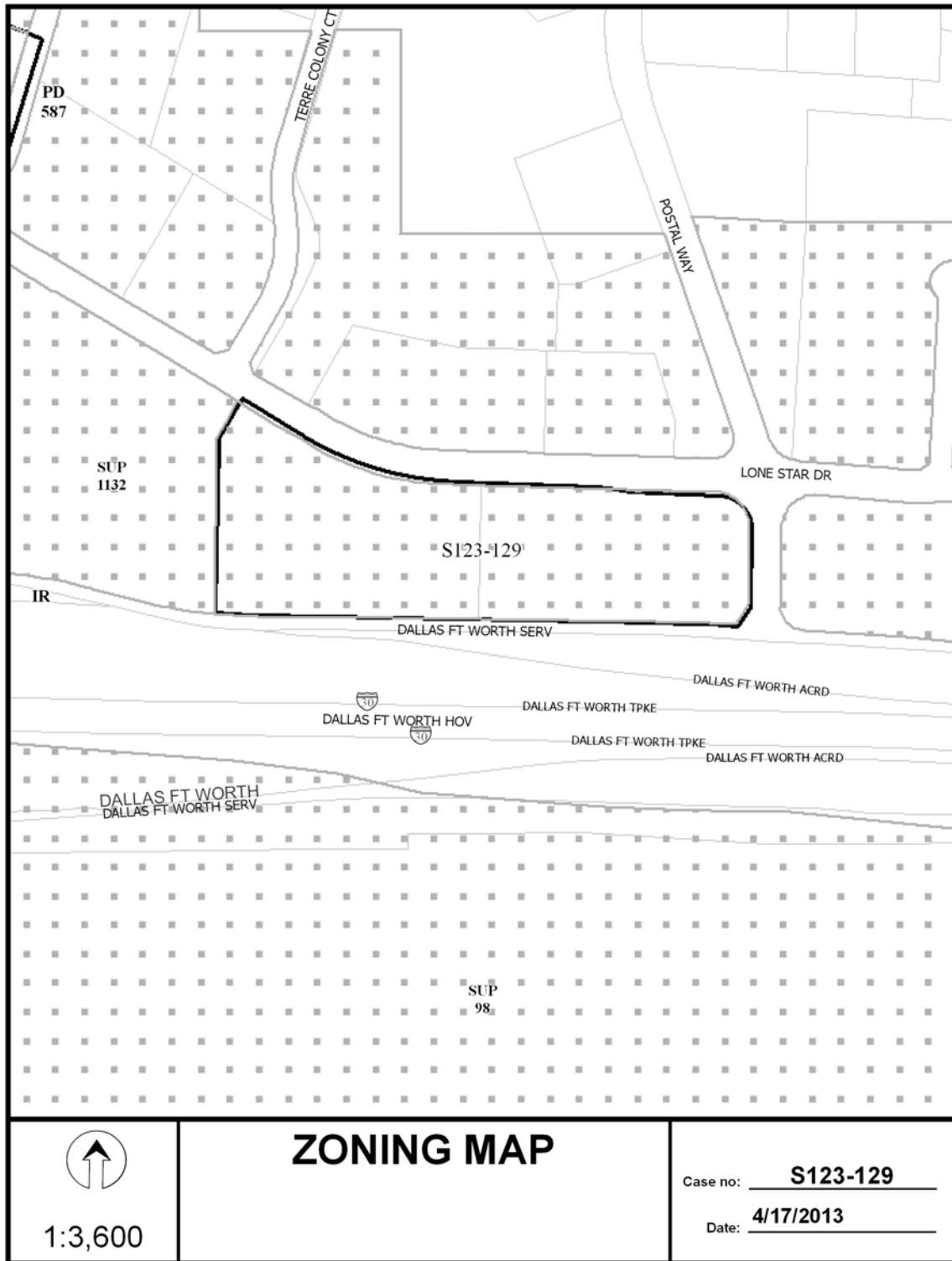
REQUEST: An application to replat a 10.75 acre tract of land containing part of City Block A/6159 and all of City Block B/6159 into one 4.81 acre lot and one 5.93 acre lot on Lone Star Drive at Postal Way, southwest corner.

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

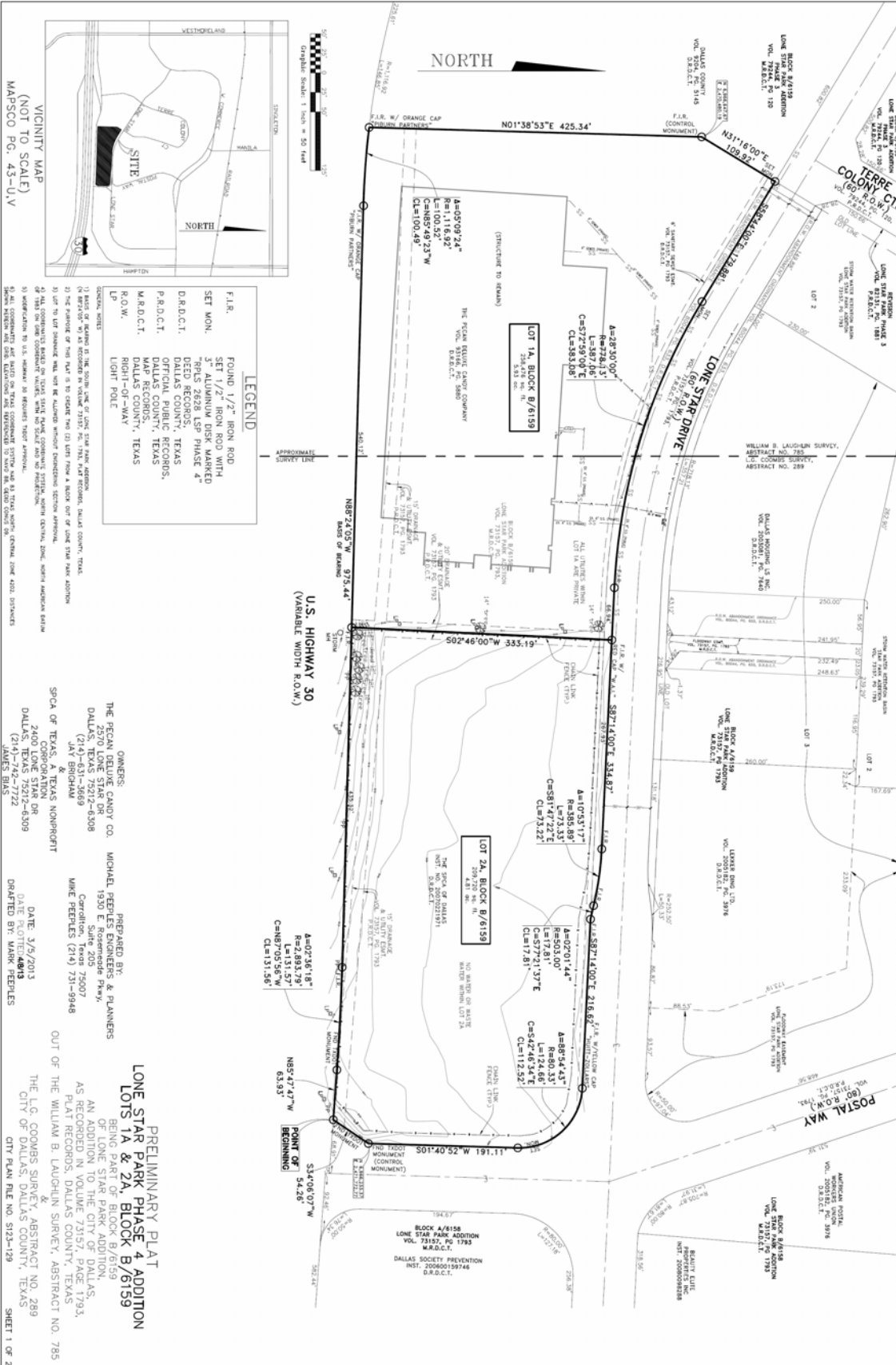
STAFF RECOMMENDATION: The request complies with the requirements of the IR District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. 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."

9. 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.
10. The maximum number of lots permitted by this plat is 2.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
14. On the final plat dedicate 40 feet of right-of-way from the established center line of Postal Way.
15. On the final plat add a note stating that: "Any access or modification to Dallas Fort Worth Turnpike / Interstate Highway No. 30 requires TxDOT approval.
16. On the final plat show the recording information on all existing easements within 150 feet of the property.
17. On the final plat dedicate 40 feet of right-of-way from the established center-line of Postal Way.
18. On the final plat list all utility easements as retained within street abandonments when stated in the abandonment ordinance.
19. On the final plat show the distances/width of right-of-way across Lone Star Drive and Postal Way.
20. On the final plat show the minimum finished floor from the original plat.
21. On the final plat verify if the 6 foot sanitary sewer easement is abandoned or not.
22. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
23. On the final plat show the abandonment and recording information on the plat for the portion of right-of-way along Lone Star Drive as follows: "Abandonment authorized by Ordinance No. 16479 and recorded as Vol. 80045 p. 639."
24. On the final plat show the dedicated 745 square foot drainage easement recorded in Volume 80045, p. 1569.
25. On the final plat change U.S. Highway 30 to Dallas Fort Worth Turnpike / Interstate Highway No. 30.
26. On the final plat identify the property as Lot 26A in City Block 1/2538.







CITY PLAN COMMISSION**THURSDAY, MAY 2, 2013****FILE NUMBER:** S123-131**Subdivision Administrator:** Paul Nelson**LOCATION:** 5519 Arapaho Road at Knoll Trail Drive, northeast corner**DATE FILED:** April 8, 2013**ZONING:** PD 878, Subareas A, B, C, D**CITY COUNCIL DISTRICT:** 11 **SIZE OF REQUEST:** 16.109 Acres **MAPSCO:** 4Z, 5W**OWNER:** PV Prestonwood I GP, Ltd.; and PV Prestonwood II, GP

REQUEST: An application to replat a 16.109 acre tract of land containing all of Lot 1 in City Block D/8222 into one 2.14 acre lot, one 2.81 acre lot, one 4.74 acre lot, and one 6.42 acre lot on property located at 5519 Arapaho Road at Knoll Trail Drive, northeast corner.

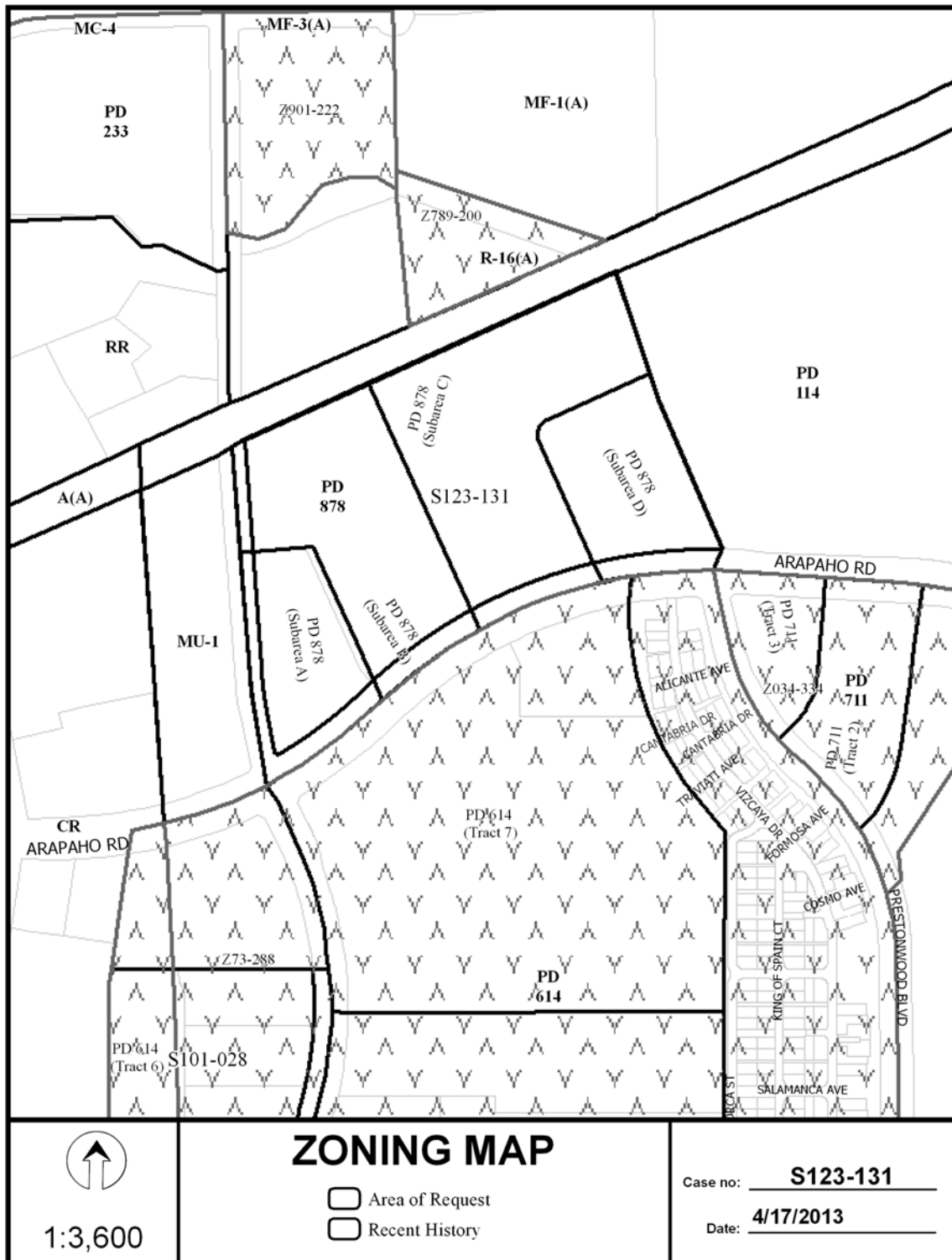
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of PD 878; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. 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."

9. 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.
10. The maximum number of lots permitted by this plat is 4.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
14. On the final plat dedicate 40 feet of right-of-way from the established centerline of Knoll Trail Drive.
15. On the final plat dedicate 53.5 feet of right-of-way from the established centerline of Arapaho Road.
16. On the final plat dedicate a 20 foot by 20 foot corner clip at Arapaho Road and Knoll Trail Drive.
17. On the final plat determine the 100 year water surface elevation across the plat.
18. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
19. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
20. On the final plat specify minimum fill and minimum finished floor elevations.
21. On the final plat show the natural channel set back from the crest of the natural channel.
22. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
24. On the final plat show how all adjoining right-of-way was created.
25. On the final plat show the recording information on all existing easements within 150 feet of the property.
26. On the final plat monument all set corners per the monumentation ordinance.
27. On the final plat show two control monuments.

28. The access easement must be recorded by separate instrument and the recording information be place on the face of the final plat.
29. On the final plat show all utility easements as retained within street abandonments when stated in the abandonment ordinance.
30. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
31. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
32. Water/wastewater main extension is required by Private Development Contract.
33. On the final plat identify the property as Lots 1A, 1B, 1C, and 1D, City Block D/8222.
34. On the final plat use “fee simple” dedication in the owners dedication language.
35. On the final plat show the abandoned areas as follows: “Abandonment authorized by Ordinance No. _____ and recorded as Instrument No. _____ .”
36. Real Estate release required prior to final plat release.
37. On the final plat show and label Montfort Drive.
38. On the final plat show and label Prestonwood Boulevard.
39. On the final plat identify the property as Lots 1A, 1B, 1C, and 1D.





1:3,600

AERIAL MAP

- Area of Request
- Recent History

Case no: S123-131

Date: 4/17/2013

LOCATION: Lawther Drive at Northwest Highway, northwest corner.

DATE FILED: April 3, 2013

ZONING: PD 875

CITY COUNCIL DISTRICT: 9 SIZE OF REQUEST: 4.569 Acres MAPSCO: 27X, 37B

APPLICANT: Post Whiterock, LLC

REQUEST: An application to remove the existing 30 foot platted building line on Lots 1 and 2 in City Block 2967 along the westerly line of Lawther Drive; and to replat a 4.569 acre tract of land containing all of Lots 1 and 2 and a tract of land in City Block 2967 into one lot on property located on Lawther Drive at Northwest Highway, northwest corner.

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

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

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

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

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

- The removal of the front building line of 30 feet will allow the 15 foot front yard setback of the PD to control the front yard setback along W. Lawther Drive.
- “(ii) be contrary to the public interest;”
- 22 notices were sent on April 10, 2013 to property owners within 200 feet of the boundary of this request with 0 replies received in favor or opposed to the request.

“(iii) adversely affect neighboring properties; and”

- The removal of the building line will not adversely impact neighboring properties as the front yard setback of 15 feet will govern construction of structures on the property and will allow the property to be developed in compliance with the setback requirements of the PD.

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

- The removal will not impact the development of the subdivision because the removal of the building line will allow the required 15 foot front yard setback along W. Lather Drive to control the development.

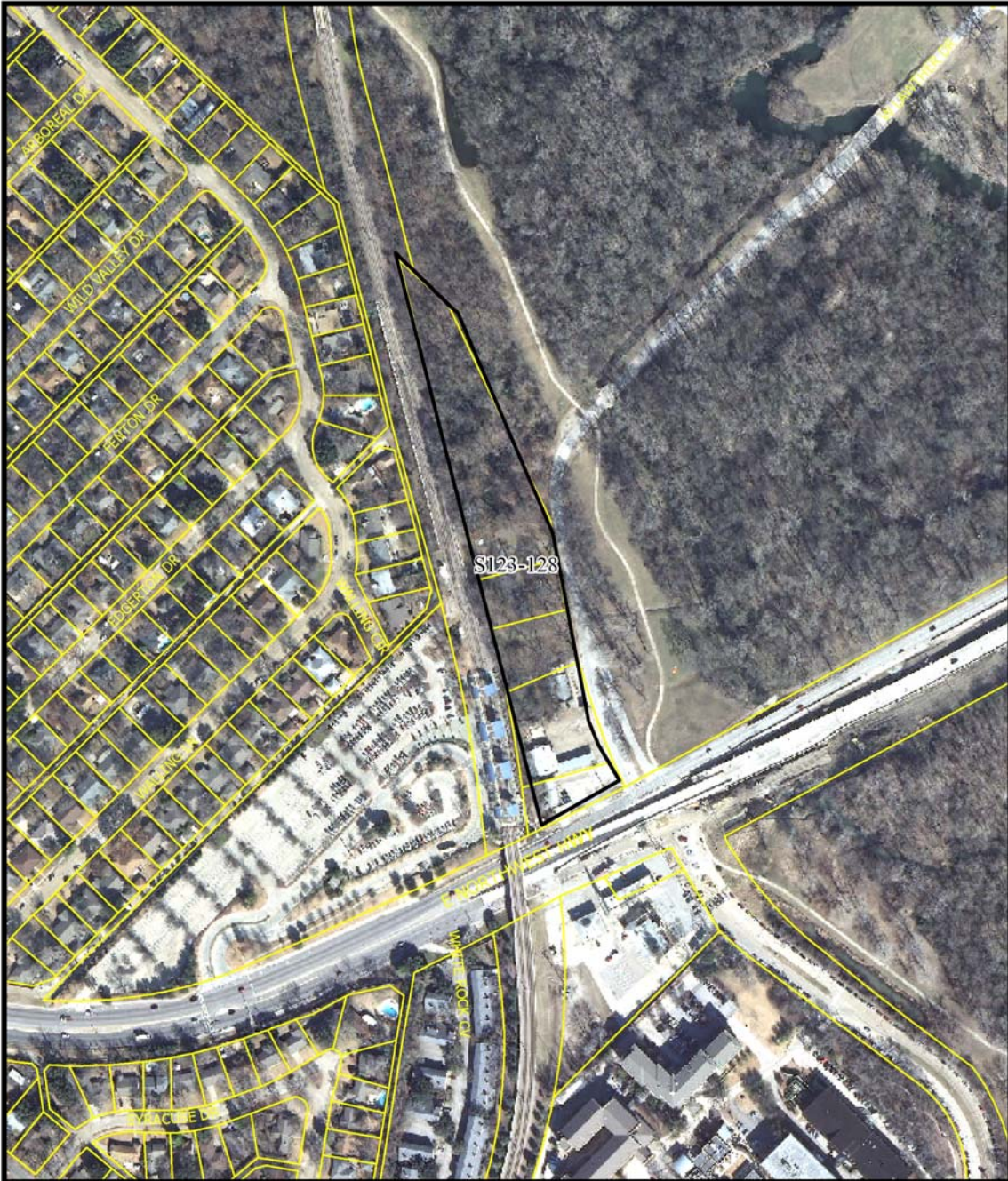
STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: The staff supports the removal of the 30 foot front building line.

STAFF RECOMMENDATION FOR PLAT: The request complies with the requirements of Planned Development District 875 and the building line reduction standards; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. 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."
9. 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.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds..
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."

13. On the final plat dedicate 53.5 feet of right-of-way for Northwest Highway.
14. On the final plat add the following note: "Any modification or new access to Northwest Highway requires TxDOT approval."
15. On the final plat show how all adjoining right-of-way was created for Northwest Highway.
16. On the final plat show the recording information on all existing easements within 150 feet of the property.
17. On the final plat show two control monuments.
18. On the final plat verify the boundary line with DART.
19. On the final plat provide an easement for overhead/underground power on the property by separate instrument.
20. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
21. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
21. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission or the approval of an "Early Release Building Permit" application whichever occurs first.
22. Water/wastewater main extension is required by Private Development Contract.
23. On the final plat identify the property as Lot 1A, City Block 2967.
24. On the final plat change Northwest Highway to Northwest Highway / State Highway Loop 12.





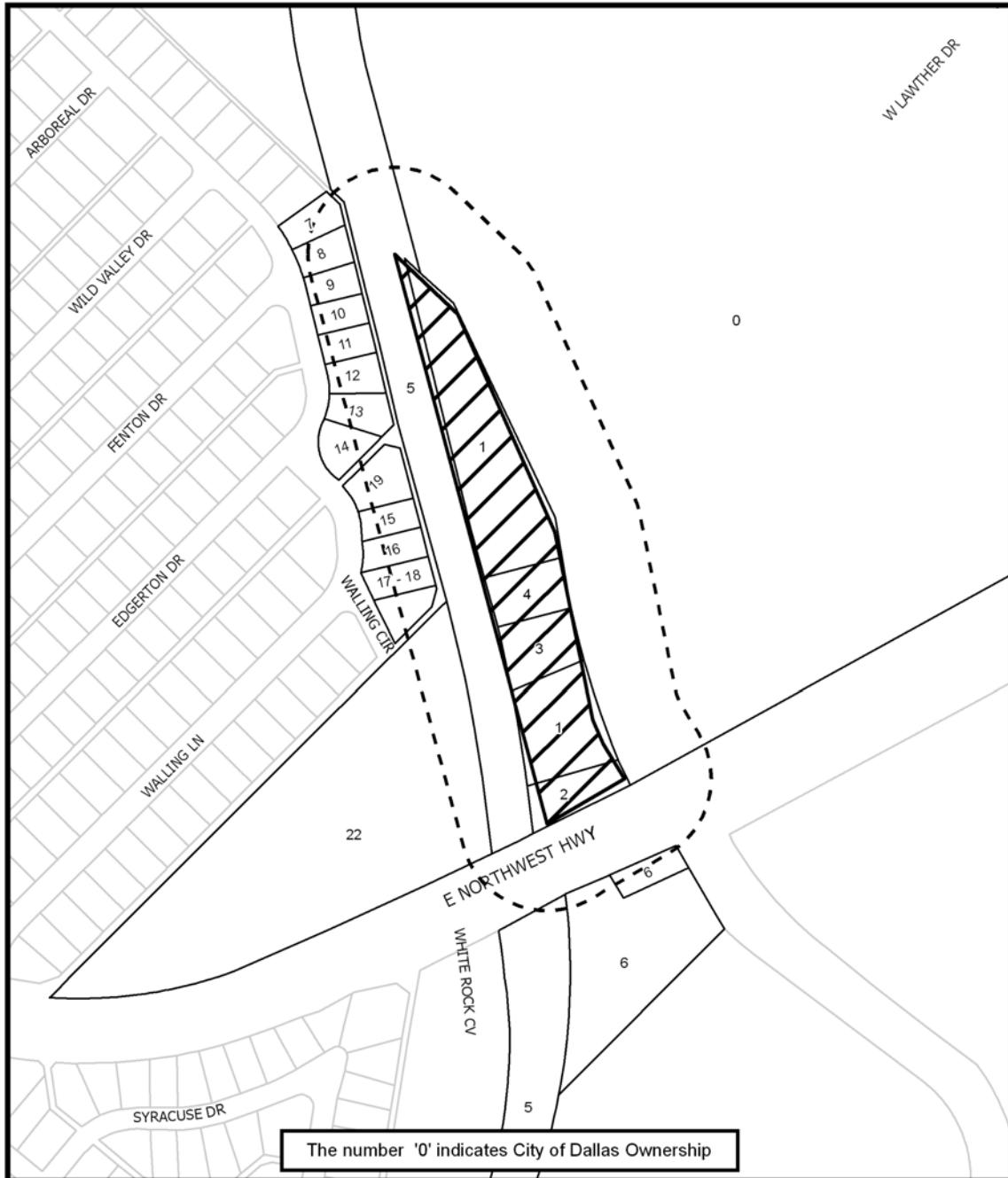
1:3,600

AERIAL MAP

- Area of Request
- Recent History

Case no: S123-128

Date: 4/17/2013



 1:3,600	<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;">22</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	22	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> S123-128 </u> Date: <u> 4/17/2013 </u>
200'	AREA OF NOTIFICATION					
22	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

S123-128

22 Property Owners Notified

Label #	Address	Owner
1	7505 NORTHWEST HWY	DUNCAN WOODROW W
2	7507 NORTHWEST HWY	DUNCAN ROBERT L
3	4929 LAWTHER DR	DUNCAN LENA FAYE
4	4937 LAWTHER DR	DUNCAN LENA
5	401 BUCKNER BLVD	DART
6	7512 NORTHWEST HWY	TOWER LAND & INV CO % ROBERT B PAYNE JR
7	7268 WALLING LN	MEADE JEFFREY & PAMELA A
8	7272 WALLING LN	MASON DONNA G & WESLEY P
9	7306 WALLING LN	FRANTZEN CHAD
10	7310 WALLING LN	CERVANTES DANIEL & VANESSA REGALDO
11	7314 WALLING LN	HURT JASON B
12	7320 WALLING LN	HARRISON LINDSAY BUNDRICK & ROBERT
13	7324 WALLING LN	WHITTINGTON PAULINE
14	7330 WALLING LN	AHERN TIFFANY M
15	7344 WALLING LN	YRIGOLLEN BENJAMIN & ANGELICA
16	7346 WALLING LN	COWAN JOHN & CAROL M
17	7356 WALLING LN	EDWARDS CHRISTOPHER & MILUSKA A
18	7354 WALLING LN	EDWARDS CHRISTOPHER & MILUSKA A
19	7338 WALLING LN	AYCOCK CHARLES SELLERS III
20	7360 WALLING LN	CUMMINGS ROBERT W JR
21	7362 WALLING LN	CUMMINGS ROBERT JAMES
22	7333 NORTHWEST HWY	DALLAS AREA RAPID TRANSIT

Tuesday, April 23, 2013

LOCATION: Santa Fe Avenue and Fulton Street

DATE FILED: April 9, 2013

ZONING: D

CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST: 5.765 Acres

MAPSCO: 46C

APPLICANT: Juliette Fowler Properties, Inc.

REQUEST: An application to remove the existing 25 foot platted building line from Lot 7; remove the 25 foot building line from Lot 8; and to remove the 30 foot building line from Lots 23 and 24; and to replat Lots 7, 8, 23, 24 and a tract of land in City Block 1674 into one 1.562 acre lot and one 4.251 acre lot on property located on Santa Fe Avenue and Fulton Street.

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

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

- (1) upon the affirmative vote of at least three- fourths of the commission members present; and
- (2) if the commission finds that relocation or removal of the platted building line will not:
 - “(i) require a minimum front, side, or rear yard setback less than required by zoning regulation;”

- The removal of the 25 foot building lines from the southeast lot line of Lot 8 and the removal of the 30 foot building lines from Lots 23 and 24 parallel to the northwest line of Santa Fe Avenue will allow the front yard setback of the D District to control the setback along the public streets.

The removal of the building line from the northwest line of Lot 7 will allow the area between the building line and the former northwest line of East Side Drive to be redeveloped in accordance with the “D” Duplex District

- “(ii) be contrary to the public interest;”
- 42 notices were sent on April 16, 2013 to property owners within 200 feet of the boundary of this request with 0 replies received in favor or opposed to the request.

“(iii) adversely affect neighboring properties; and”

- The removal of all of the building lines will not adversely impact neighboring properties as the setback requirements of the “D” zoning district of 25 feet will govern construction of structures on the property and

will allow the property to be developed in compliance with the setback requirements of the Duplex District.

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

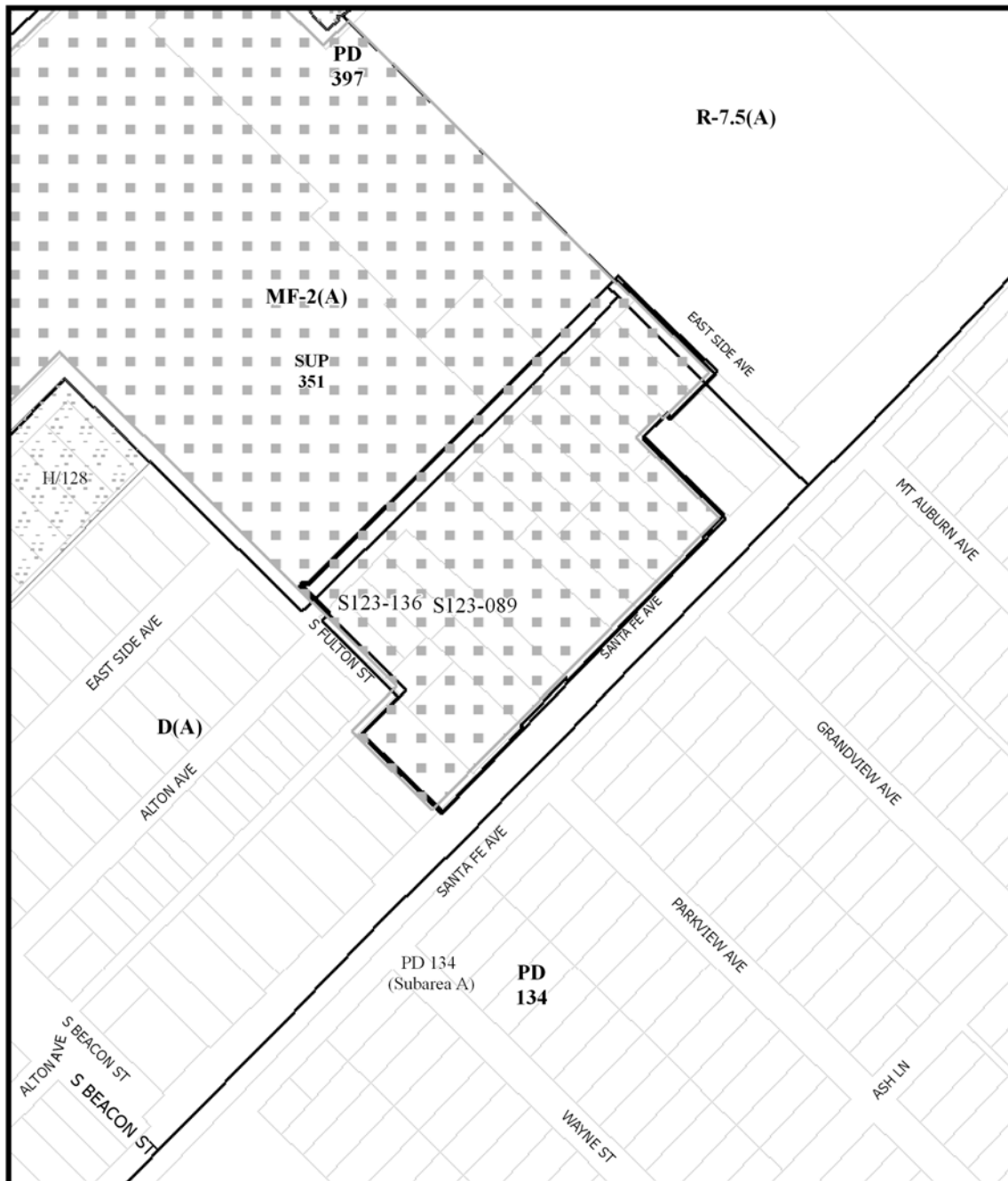
- The removal of the building lines will allow for the uniform development of the property because the removal of the building line will allow the requirements of the zoning district to control the development.


STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: The staff supports the removal of the two 25 foot and the one 30 foot building lines.

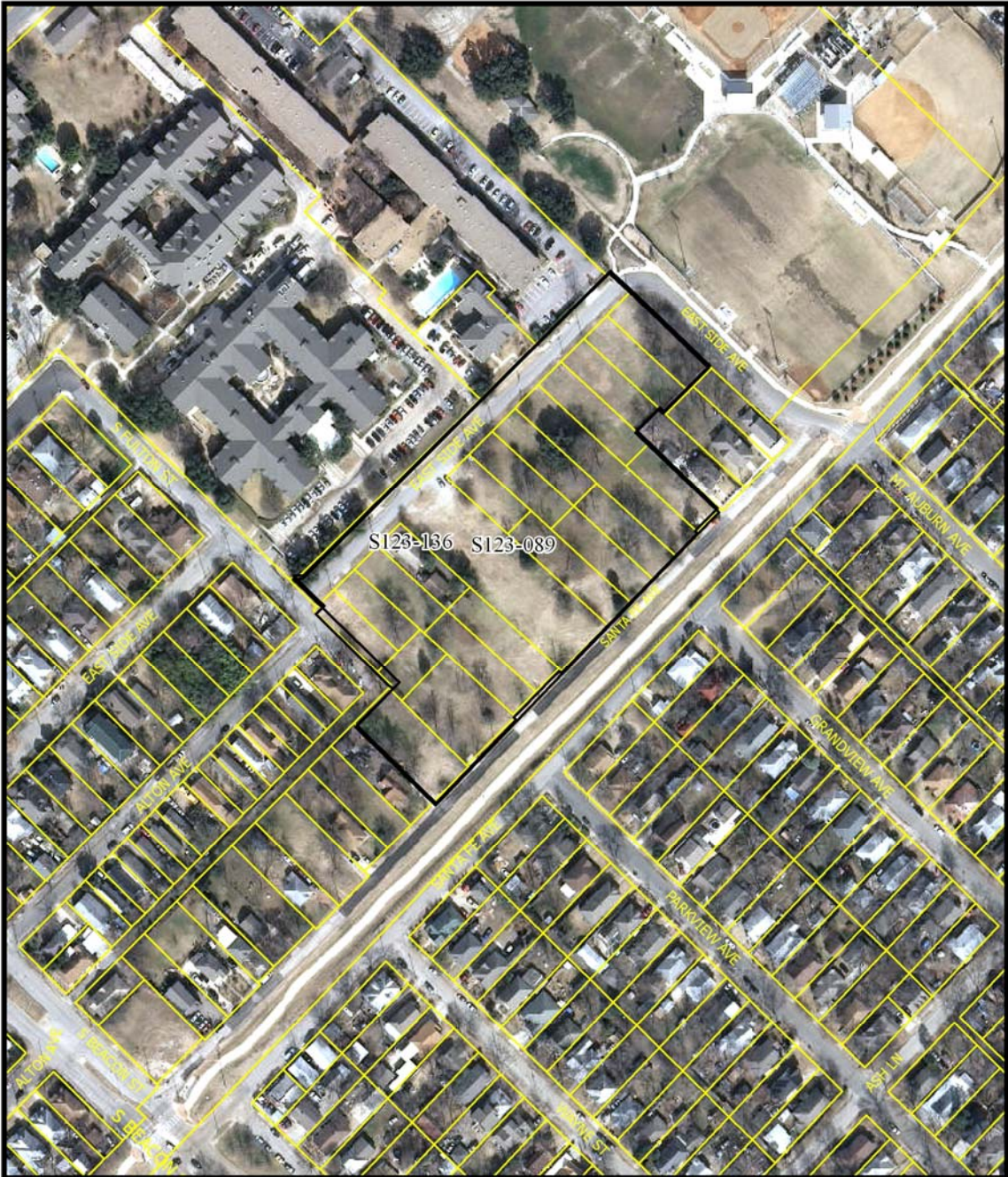
STAFF RECOMMENDATION FOR PLAT: The request complies with the requirements of Duplex (D) District, is contiguous to other large tract developments, and complies with the building line removal standards; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the “Microstation” format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. 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.”
9. 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.

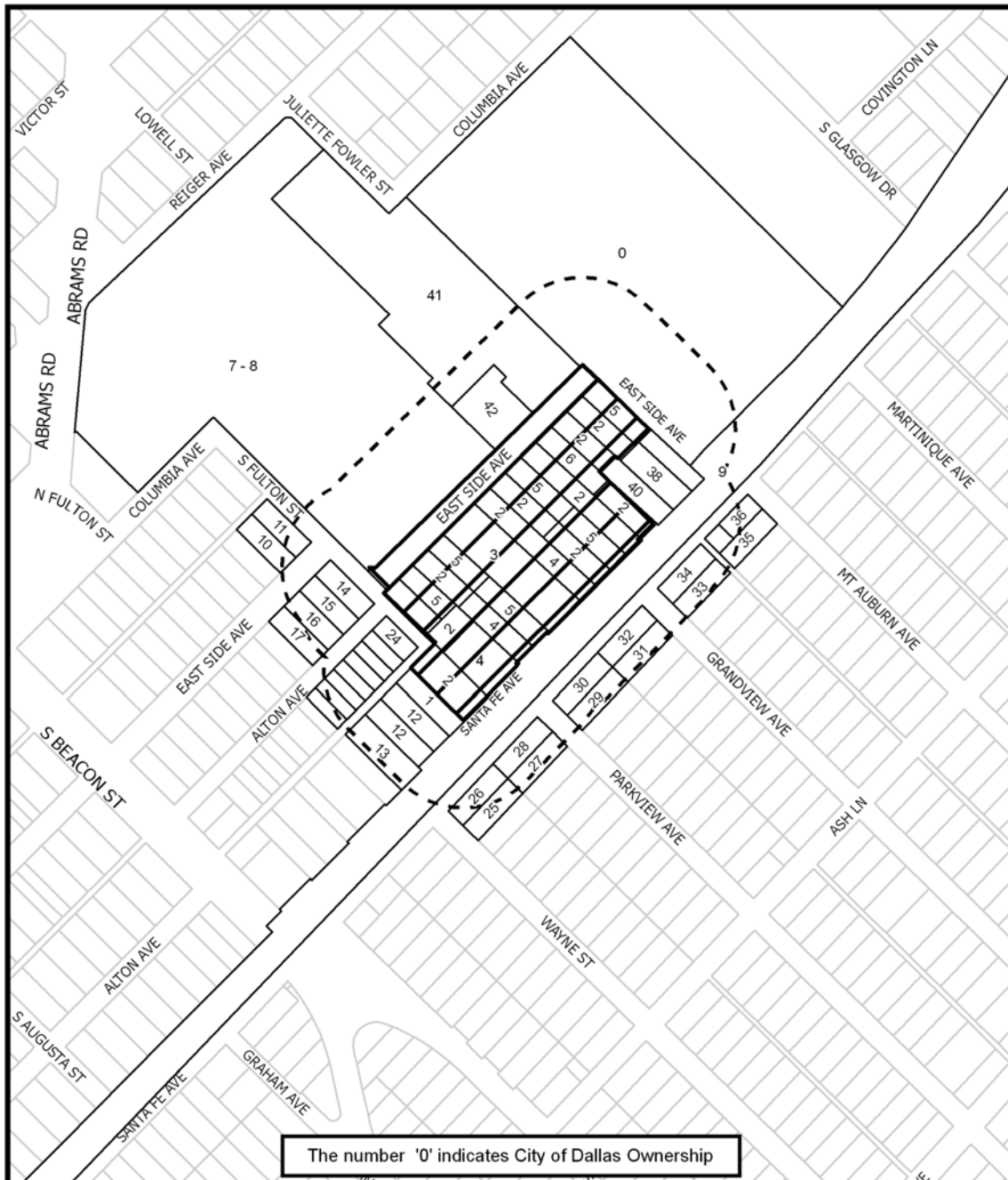
10. The maximum number of lots permitted by this plat is 2.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
14. On the final plat dedicate 28 feet of right-of-way from the established center line of Fulton Street.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat show recording information on all existing easements within 150 feet of the property.
17. The access easement shown on the plat must be recorded as a separate instrument and the recording information placed on the face of the plat.
18. On the final plat add a note stating: "The 25 foot platted building lines on Lot 7 and Lot 8; and the 30 foot building line on Lots 23 and 24 in City Block 1674 are removed by this plat."
19. On the final plat show the abandonment and recording information as follows: "Abandonment authorized by Ordinance No. 28486 and recorded as Instrument No 2012200041359. Also note retention of the utility easement as part of the right-of-way abandonment area(s) on the plat as appropriate.
20. Real Estate release required prior to recordation of final plat".
21. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
22. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
23. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
24. Water/wastewater main extension is required by Private Development Contract.
25. On the final plat identify the property as Lots 1 and 2, City Block A/1674.



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S123-136 </u> Date: <u> 4/18/2013 </u>
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 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-136 </u> Date: <u> 4/18/2013 </u>
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 1:3,600	<h2>NOTIFICATION</h2> <p> 200' AREA OF NOTIFICATION 42 NUMBER OF PROPERTY OWNERS NOTIFIED </p>	Case no: <u>S123-136</u> Date: <u>4/18/2013</u>
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Notification List of Property Owners

S123-136

42 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5645 SANTA FE AVE	HERNANDEZ DAVID & LUISA
2	5822 SANTA FE AVE	FOWLER JULIETTE PROPERTIES INC
3	5722 EAST SIDE AVE	FOWLER JULIETTE PROPERTIES INC 1234 ABRAMS
4	5727 SANTA FE AVE	JULIETTE FOWLER PPTIES INC
5	5826 SANTA FE AVE	FOWLER JULIETTE PROPERTIES INC 1234 ABRAMS RD
6	5814 EAST SIDE AVE	JULIETTE FOWLER PROPERTIES INC 1234 ABRAMS RD
7	100 FULTON ST	JULIETTE FOWLER PROPERTIES INC
8	100 FULTON ST	FOWLER JULIETTE PROPERTIES INC 1234 ABRAMS RD
9	401 BUCKNER BLVD	DART
10	5649 EAST SIDE AVE	LORCY ANN
11	5651 EAST SIDE AVE	HOUSEWRIGHT EDWIN W
12	5643 SANTA FE AVE	RANGEL MARTIN & CARMELA
13	5633 SANTA FE AVE	WATSON MICHAEL
14	5648 EAST SIDE AVE	ALLEGRO ROBERT
15	5644 EAST SIDE AVE	ELLIOTT MARTHA FLEMING
16	5640 EAST SIDE AVE	KALICH PAUL G
17	5636 EAST SIDE AVE	KALICH PAUL
18	5629 ALTON AVE	RUIZ CANDELARIO & MARIA J
19	5631 ALTON AVE	RUIZ CANDELARIO & MARIA JULIETA
20	5633 ALTON AVE	MORA MARINA MOLINA
21	5635 ALTON AVE	ALCARAZ REFUGIO & MARCELA I
22	5637 ALTON AVE	MARTINEZ GREGORIO
23	5641 ALTON AVE	LIFENET COMMUNITY BEHAVIORAL HEALTHCARE
24	5645 ALTON AVE	PORTILLO AMPARO
25	404 WAYNE ST	CODA PROPERTIES LP
26	402 WAYNE ST	SALCEDO ADAN & MARIA

Tuesday, April 23, 2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	405 PARKVIEW AVE	PEARSON THOMAS G
28	403 PARKVIEW AVE	TUN JOSE T & LETICIA A
29	408 PARKVIEW AVE	TANGHONGS JAMES
30	404 PARKVIEW AVE	WELLS PETER & LINDA
31	405 GRANDVIEW AVE	GARCIAZAMORE ANTHONY SANDRA GARCIAZAMORA
32	403 GRANDVIEW AVE	CERVANTES JOSE A & AMALIA
33	404 GRANDVIEW AVE	MASSEY ROY E
34	400 GRANDVIEW AVE	MASSEY ROY R
35	405 MT AUBURN AVE	MARTINEZ ROBERTO C
36	401 MT AUBURN AVE	CARDENAS OLGA S
37	5906 SANTA FE AVE	GUERRERO ASCENCION L &
38	5823 SANTA FE AVE	EMMANUEL PENTECOSTAL CHURCH INC ET AL
39	5827 SANTA FE AVE	EMANUEL TEMPLO PENTECOSTES
40	5819 SANTA FE AVE	MEMIJE DELFINO S
41	105 JULIETTE FOWLER ST	FOWLER CHRISTIAN APARTMENTS INC
42	1280 ABRAMS RD	FOWLER CHRISTIAN APTS II

Tuesday, April 23, 2013

CITY PLAN COMMISSION**THURSDAY, MAY 2, 2013****FILE NUMBER:** S123-132**Subdivision Administrator:** Paul Nelson**LOCATION:** Rockaway Drive and Fisher Road, south corner**DATE FILED:** April 9, 2013**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 9 **SIZE OF REQUEST:** 1.741 Acre**MAPSCO:** 37E**APPLICANT:** Miles Durham / Fisher Road, LLC

REQUEST: An application to replat a 1.741 acre tract of land containing all of Lot 1 in City Block I/2961 and a tract of land in City Block 2961 into 7 lots ranging in size from 7,539 square feet to 129,058 square feet on property located on Rockaway Drive and Fisher Road, south corner.

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

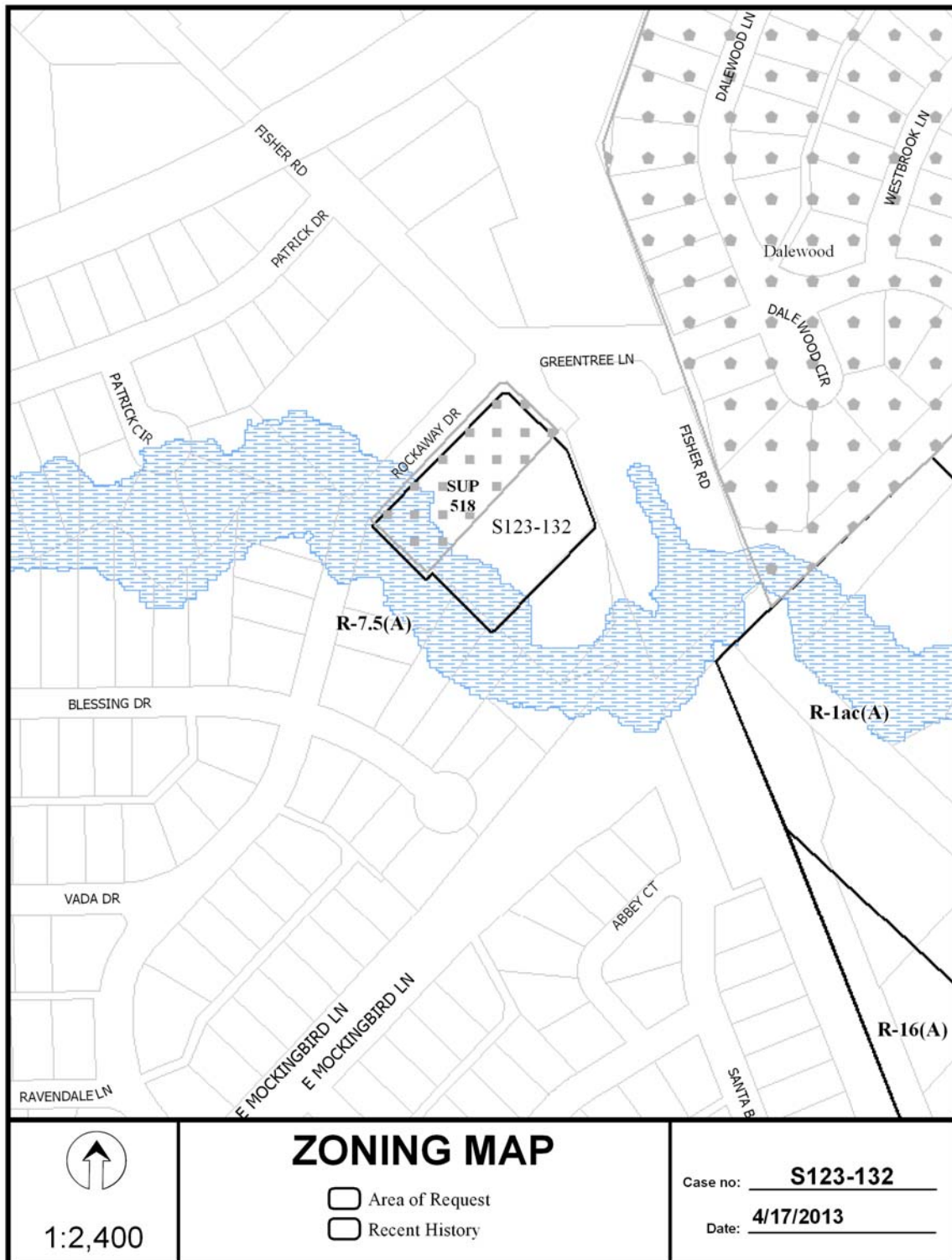
STAFF RECOMMENDATION: Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography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

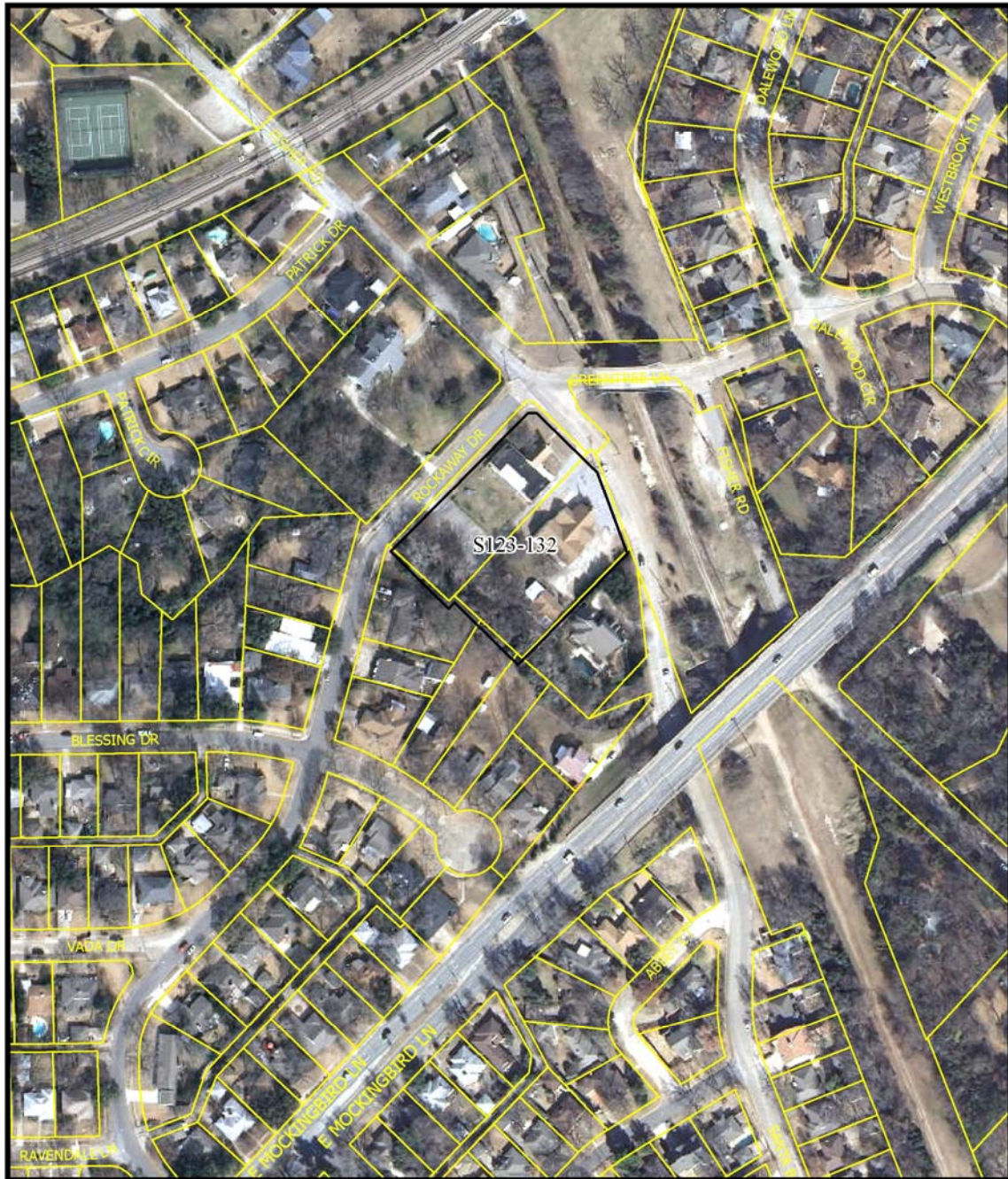
The request complies with the requirements of the R-7.5(A) district. The staff has determined that the proposed lots are compatible in lot width and area with the other lots in the immediate area; therefore, based on the existing lot pattern and the established lot area the staff recommends approval subject to compliance with the following conditions:


1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.

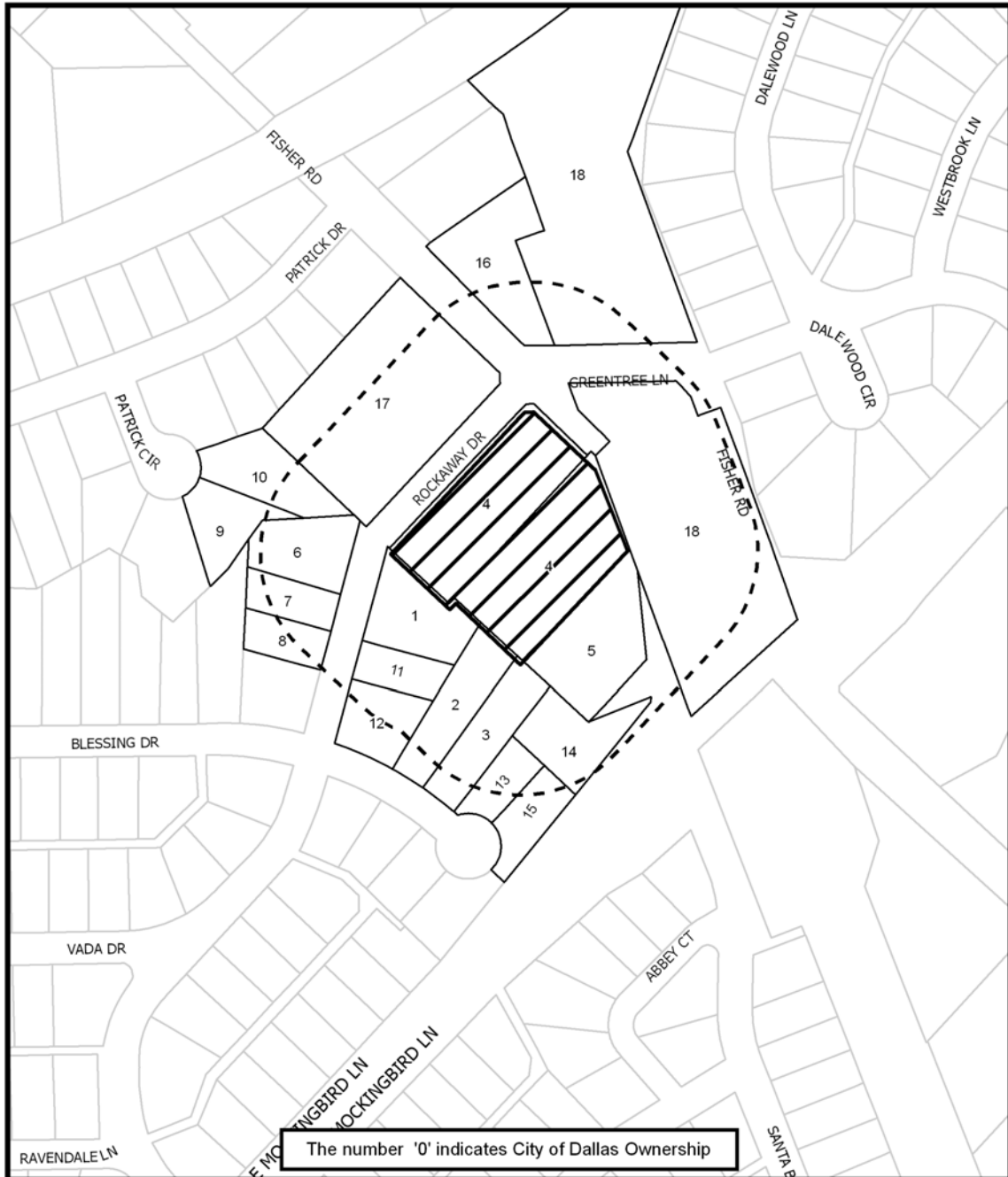
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include 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."
9. 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.
10. The maximum number of lots permitted by this plat is 7.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. On the final plat dedicate 28 feet of right-of-way from the centerline of Rockaway Drive.
13. On the final plat dedicate 28 feet of right-of-way from the centerline of Santa Barbara Drive.
14. On the final plat determine the 100 year water surface elevation across the plat.
15. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
16. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
17. On the final plat specify minimum fill and minimum finished floor elevations.
18. On the final plat show the natural channel set back from the crest of the natural channel.
19. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
22. On the final plat show how all adjoining right-of-way was created.
23. On the final plat show two control monuments.
24. On the final plat chose a different addition name.

25. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
26. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
27. Water/wastewater main extension is required by Private Development Contract.
28. On the final plat change Greentree Drive to Greentree Lane.
29. On the final plat clearly identify the point where at which Rockaway Drive ends and Greentree Lane begins.
30. On the final plat clearly identify where Fisher Road ends and Santa Barbara Drive begins.
31. On the final plat identify the property as Lots 1A through 1G, City Block 1/2961.





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-132 </u> Date: <u> 4/17/2013 </u>
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The number '0' indicates City of Dallas Ownership

 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">18</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	18	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> S123-132 </u> Date: <u> 4/17/2013 </u>
200'	AREA OF NOTIFICATION					
18	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

S123-132

18 Property Owners Notified

Label #	Address	Owner
1	4646 ROCKAWAY DR	TELKAMP LARRY EUGENE
2	6911 BLESSING DR	DOSS DARRELL F
3	6915 BLESSING DR	JEAN STEPHEN N
4	6954 FISHER RD	PLEASANT VIEW BAPTIST CHURCH
5	6976 SANTA BARBARA DR	KENDALL MICHAEL S & LEE ANN KENDALL
6	4647 ROCKAWAY DR	SNYDER DIANA
7	4637 ROCKAWAY DR	HOWELL KELLYE GAYLE
8	4633 ROCKAWAY DR	MESSERSCHMITT KURT
9	6780 PATRICK CIR	GRAZIANO RICHARD &
10	6782 PATRICK CIR	GUTHRIE DONNA DENNING TR
11	4634 ROCKAWAY DR	SHROPULOS GEORGE P & MILLIE L
12	6907 BLESSING DR	PLASENCIA MARIA ANGELA
13	6919 BLESSING DR	KATTEN NONI
14	6984 SANTA BARBARA DR	LOCKE GARY H
15	6923 BLESSING DR	HAMLIN BRANDY
16	6931 FISHER RD	GRANDSTAFF J W
17	6924 FISHER RD	PAGE CASEY ARLAND JR
18	401 BUCKNER BLVD	DART

Tuesday, April 23, 2013

CITY PLAN COMMISSION**THURSDAY, MAY 2, 2013****FILE NUMBER:** S123-134**Subdivision Administrator:** Paul Nelson**LOCATION:** Evergreen Hills Road between Junior Drive and Stemmons Avenue**DATE FILED:** April 9, 2013**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 1.749 Acre**MAPSCO:** 44U, Y**APPLICANT:** Joe and Martha Moody

REQUEST: An application to replat a 1.749 acre tract of land containing all of Lots 5 and 6 in City Block D/3781 and a tract of land in City Block 4632 into 4 lots ranging in size from 0.265 acre to 0.585 acre on property located on Evergreen Hills Road between Junior Drive and Stemmons Avenue.

SUBDIVISION HISTORY:

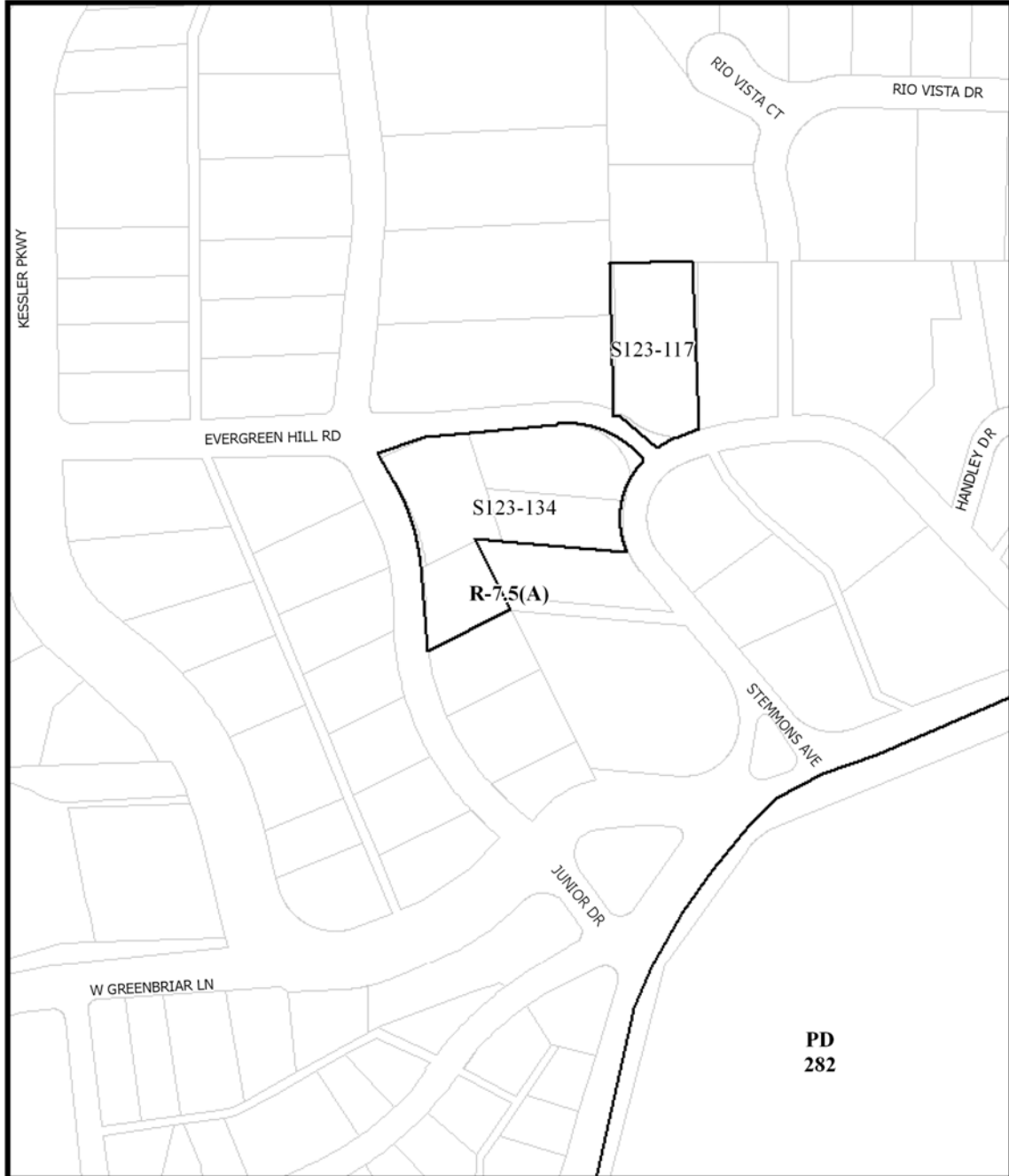
1. S123-117 was an application northeast of this request to replat a 0.782 acre tract of land containing all of Lots 1 and 2 in City Block A/3778 into one lot on property located at 303 Evergreen Hills Road at Stemmons Avenue. The request was approved on April 4, 2013.

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

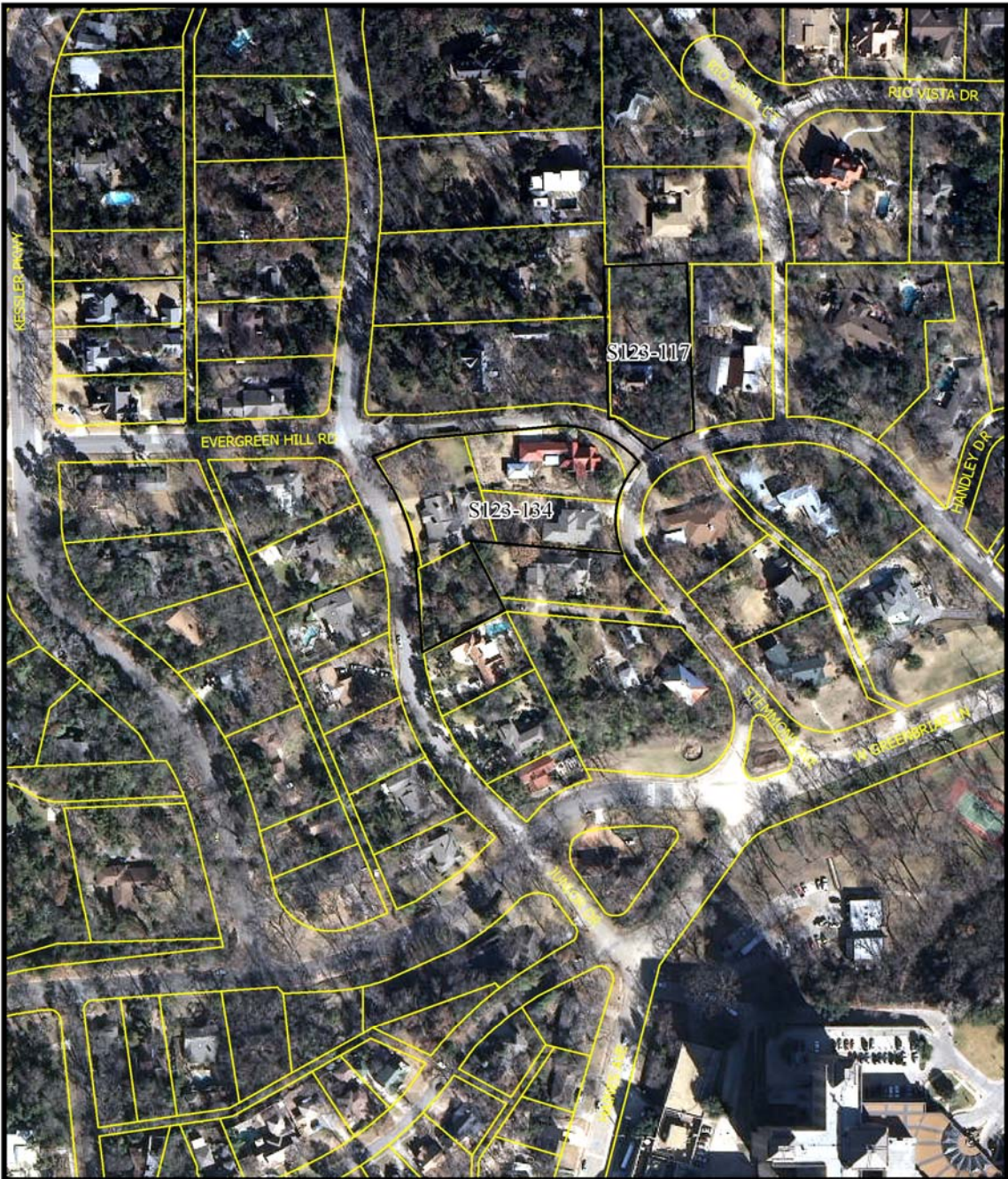
The request complies with the requirements of the R-7.5(A) district. The staff has determined that the proposed lots are similar in lot size and shape with other lots to the east and south in the immediate area; therefore, based on the existing lot pattern and the established lot area the staff recommends approval subject to compliance with the following conditions:


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

5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. 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."
9. 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.
10. The maximum number of lots permitted by this plat is 4.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. On the final plat dedicate 28 feet of right-of-way from the centerline of Stemmons Avenue.
13. On the final plat dedicate 28 feet of right-of-way from the centerline of Evergreen Hills Road.
14. On the final plat dedicate a 15 foot by 15 foot corner clip at Evergreen Hill Road and Junior Drive.
15. On the final plat dedicate a 15 foot by 15 foot corner clip at Evergreen Hill Road and Stemmons Avenue.
16. On the final plat show the recording information on all existing easements within 150 feet of the property.
17. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development, proposed water and wastewater service locations, and existing water/wastewater locations.
18. On the final plat add an additional label for Stemmons Avenue between City Blocks A/3781 and C/3781.
19. On the final plat identify the property as Lots 5A, 5B, 6A, and 6B, City Block D/3781.



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S123-134 </u> Date: <u> 4/17/2013 </u>
--	---	--



 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Case no: <u>S123-134</u> Date: <u>4/17/2013</u>
--	---	--



 1:3,600	<h2>NOTIFICATION</h2> <table border="1"> <tr> <td style="padding: 2px;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="padding: 2px;">23</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	23	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>S123-134</u> Date: <u>4/17/2013</u>
200'	AREA OF NOTIFICATION					
23	NUMBER OF PROPERTY OWNERS NOTIFIED					

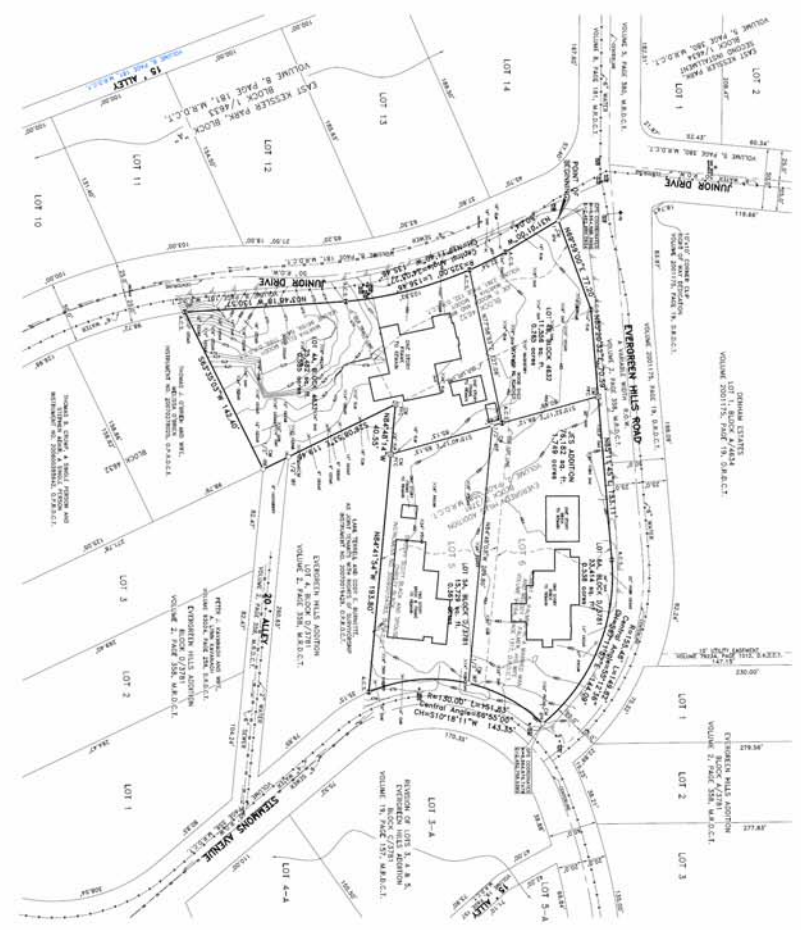
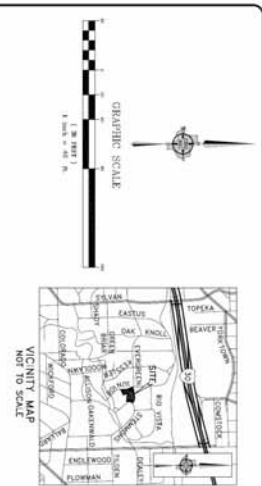
Notification List of Property Owners

S123-134

23 Property Owners Notified

Label #	Address	Owner
1	1580 STEMMONS AVE	TERRELL LANE &
2	1572 STEMMONS AVE	BLACK TIMOTHY SCOTT & CHRISTY
3	1564 STEMMONS AVE	PALMER ROBERT A III & MELODY A
4	1534 JUNIOR DR	MOODY MRS JOE V
5	1528 JUNIOR DR	MOODY MARTHA ELLEN & JOE KAY
6	303 EVERGREEN HILLS R	COOK CHERYL
7	1550 STEMMONS AVE	ZIEGLER MARLA L
8	1561 STEMMONS AVE	EBERHART BLAKE ALLEN & ANGELA NEYLON
9	1551 STEMMONS AVE	TINDLE DAVID WELDON
10	1535 STEMMONS AVE	PATEL LINCOLN R & NOVA C
11	305 GREENBRIAR LN	KAVANAGH PETER J & A LYNN
12	1524 JUNIOR DR	OBRIEN THOMAS J & MELISSA
13	1514 JUNIOR DR	CRUMP THOMAS B &
14	1509 JUNIOR DR	BIELAMOWICZ MATTHEW T & BRENDA LEIGH
15	1517 JUNIOR DR	GANNON GREGORY F & ERICA L
16	1527 JUNIOR DR	WESTER CHRISTOPHER D
17	1535 JUNIOR DR	JAUCHEN DANIEL S & MARGARET H ALLEN
18	1543 JUNIOR DR	GUILEYARDO JOSEPH M & SARA L TUCKER
19	1551 JUNIOR DR	SHOECRAFT FAMILY REVOCABLE TR
20	1603 JUNIOR DR	WARD FLORECITA A & ELMER DENNIS WARD
21	1615 JUNIOR DR	MOREY RAY J II & MARY ELIZABETH MOREY
22	1616 JUNIOR DR	KING ROBERT E
23	1606 JUNIOR DR	DENNIS DONALD R & STEPHEN HAMMERSMITH

Tuesday, April 23, 2013



GENERAL NOTES

- 1) ALL INFORMATION ON THIS SURVEY WAS OBTAINED FROM THE RECORDS OF THE COUNTY CLERK OF DALLAS COUNTY, TEXAS (DAPR197070).
- 2) THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF TEXAS AND THE RULES OF PROFESSIONAL SURVEYING.
- 3) ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.
- 4) ALL DISTANCES ARE GIVEN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
- 5) ALL DISTANCES ARE GIVEN TO THE CORNER UNLESS OTHERWISE NOTED.
- 6) ALL DISTANCES ARE GIVEN TO THE POINT OF BEGINNING UNLESS OTHERWISE NOTED.
- 7) ALL DISTANCES ARE GIVEN TO THE POINT OF BEGINNING UNLESS OTHERWISE NOTED.
- 8) ALL DISTANCES ARE GIVEN TO THE POINT OF BEGINNING UNLESS OTHERWISE NOTED.
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- 20) ALL DISTANCES ARE GIVEN TO THE POINT OF BEGINNING UNLESS OTHERWISE NOTED.

LEGEND

1" = 100' HORIZONTAL SCALE
 1" = 4' VERTICAL SCALE
 1" = 1/2" HORIZONTAL SCALE
 1" = 1/2" VERTICAL SCALE
 1" = 1/2" HORIZONTAL SCALE
 1" = 1/2" VERTICAL SCALE

OWNER, TRAVIS B. BLACK AND
 TRAVIS B. BLACK AND
 1417 STEWART AVENUE
 DALLAS, TEXAS 75207
 P 214-343-1818

OWNER, ROBERT A. PAULSEN AND
 ROBERT A. PAULSEN AND
 1417 STEWART AVENUE
 DALLAS, TEXAS 75207
 P 214-343-1818

OWNER, MARTIN EILEN MOODY
 MARTIN EILEN MOODY
 1417 STEWART AVENUE
 DALLAS, TEXAS 75207
 P 214-343-1818

OWNER, JOE V. MOODY AND
 JOE V. MOODY AND
 1417 STEWART AVENUE
 DALLAS, TEXAS 75207
 P 214-343-1818

INCULCANTY PAID
RES. ADDITION
 LOTS 4A AND 4B, BLOCK 4422 AND
 LOTS 5A AND 5B, BLOCK 0/2781
 WALTER SOUTHERN, 1724 ACRES 0/2781,
 1908-1909, 1910-1911, 1912-1913,
 G.C. LEWIS AND SONS, 1914-1915,
 CITY OF DALLAS, 1916-1917, NO. 3127-134
CGO Surveying, Inc.
 1800 Spring Valley Road, Suite 100
 Dallas, Texas 75244
 P 214-343-1818
 F 214-343-1818
 www.cgosurveying.com

SHEET 1 OF 2

PLANNER: Paul Nelson

FILE NUMBER: NC123-002

DATE FILED: February 26, 2013

LOCATION: Cityplace Drive West between Blackburn Street and Lemmon Avenue East

COUNCIL DISTRICT: 14

MAPSCO: 35Y, 45C

APPLICANT: Blackburn Central holdings, L.P.; Bryson at City Place, LP

REQUEST: Change the name of Cityplace Drive West between Blackburn Street and Lemmon Avenue East to Oak Grove Avenue

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 21, 2013 the Subdivision Review Committee unanimously recommended approval of Cityplace Drive West between Blackburn Street and Lemmon Avenue East to Oak Grove Avenue.

STAFF RECOMMENDATION: Staff recommends **approval** of renaming Cityplace Drive West between Blackburn Street and Lemmon Avenue East to Oak Grove Avenue.

SUMMARY:

- Notification signs were put up on March 6, 2013.
- No waivers are required for this street name change.
- This request will remove a potential conflict between Cityplace Drive West and Cityplace West Blvd. which intersects Cityplace Drive West.
- The Subdivision Review Committee unanimously recommended approval of the street name change on March 21, 2013.

BACKGROUND INFORMATION:

<u>Thoroughfare/Street</u>	<u>Roadway Status</u>
Cityplace Drive West	Minor Street
Cityplace West Blvd.	Minor Street

STAFF ANALYSIS:

Street Name Change: In terms of compliance with Division 51A-9.300 of the Dallas Development Code, staff observes the following:

- No waivers are required.
- **51A-9.305(c)** Hearing before the Subdivision Review Committee. The notices were sent on March 1, 2013 to 3 property owners.

- **51A-9.304(g)** Waiver. The city council, by a three-fourths vote of its members may waive any of the standards contained in this section when waiver would be in the public interest and would not impair the public health, safety, or welfare.

Departmental Response: Information on this case was routed to the following entities on March 1, 2013.

Oak Grove Avenue in this location was abandoned

Department/Entity	Date of response	Department/Entity	Date of response
AT&T	N/R	Property Management	NR
Atmos Energy	N/R	Police	NR
Building Inspection	N/R	PWT (GIS)	3/5/13
City Archivist	3/2/13	SDC (Transportation)	NR
City Attorney	N/R	Sanitation Services	N/R
Comprehensive Planning	N/R	School District	N/R
Dallas County Historical Commission	N/R	Texas DOT	N/R
DART	N/R	Time Warner Cable	N/R
Fire Department	3/2/13	TXU Electric	N/R
Long Range Planning	NR	US Post Office	NR
Park and Recreation	N/R	Water Utilities	N/R

N/R= No written Response

STATEMENT REASON SUPPORTING A STREET NAME CHANGE

*(Street Currently Named Cityplace Drive West Located
Between Lemmon Avenue East and Blackburn Street)*

I. PURPOSE OF REQUEST:

The purpose of this request is to seek a name change on approximately 802 linear feet of a street currently named Cityplace Drive West, located between Lemmon Avenue East and Blackburn Street.

II. REASONS SUPPORTING A STREET NAME CHANGE:

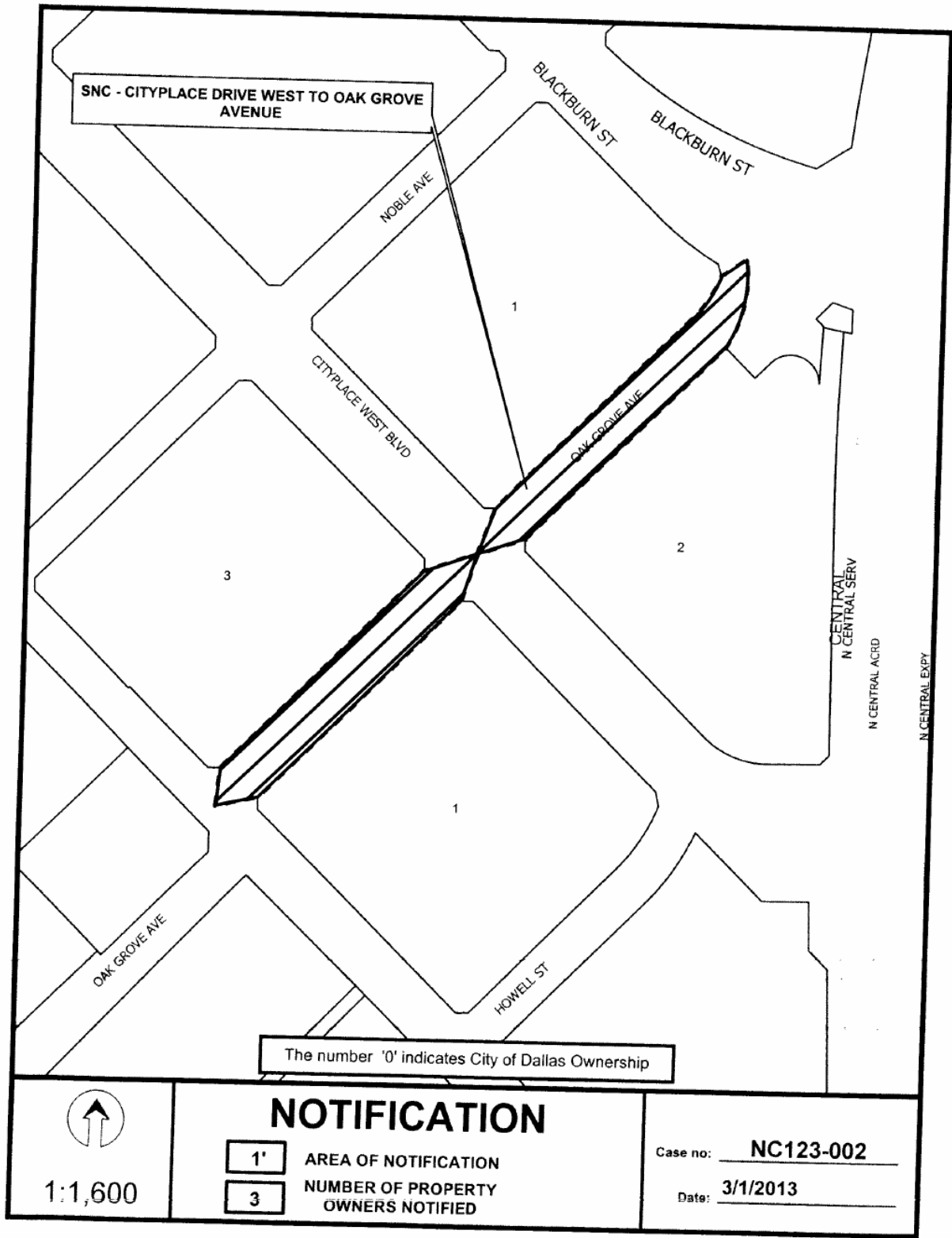
As you will note on the enclosed Dallas County Appraisal District ("DCAD") map, the street area in question is already known as Oak Grove to DCAD. Similarly, City of Dallas erected street signs on the property also identify the street as Oak Grove.

When the abutting tracts were platted it was discovered that there was a very old plat for the area and on that plat the street area of request was labeled as Cityplace Drive West therefore, the City required at the time the current plat was being processed that the street retain its original name of Cityplace Drive West. Retaining the name of Cityplace Drive West is confusing for two reasons. First, it has customarily been known to be Oak Grove, which continues just across Lemmon Avenue as Oak Grove, therefore to officially rename the street as Oak Grove Avenue is in keeping with the common understanding of the name of the street and reduces confusion. Second, Cityplace Drive West is very similar to Cityplace West Boulevard which bisects the street area of request thus, confusion could ensue by not using the street name Oak Grove.

In addition, currently no property owners use Cityplace Drive West as an address therefore, there would be no confusion for emergency services, no mail would need to be re-routed, and no property owners would have to change their address on printed materials.

III. ABUTTING PROPERTY OWNERS:

All abutting property owners are in support of the change and have submitted an authorization letter in support of the change.



FILE NUMBER: M123-013

DATE FILED: February 18, 2013

LOCATION: Area generally bounded by Cliff Creek Crossing, Hampton Road, Wheatland Road, IH 20, and Bainbridge Drive.

COUNCIL DISTRICT: 8

MAPSCO: 73 C, D

SIZE OF REQUEST: Approx. 46.55 Acres

CENSUS TRACT: 109.02

APPLICANT/OWNER: SLF-IV Wheatland, L. P.

REPRESENTATIVE: Michael R. Clark

MISCELLANEOUS DOCKET

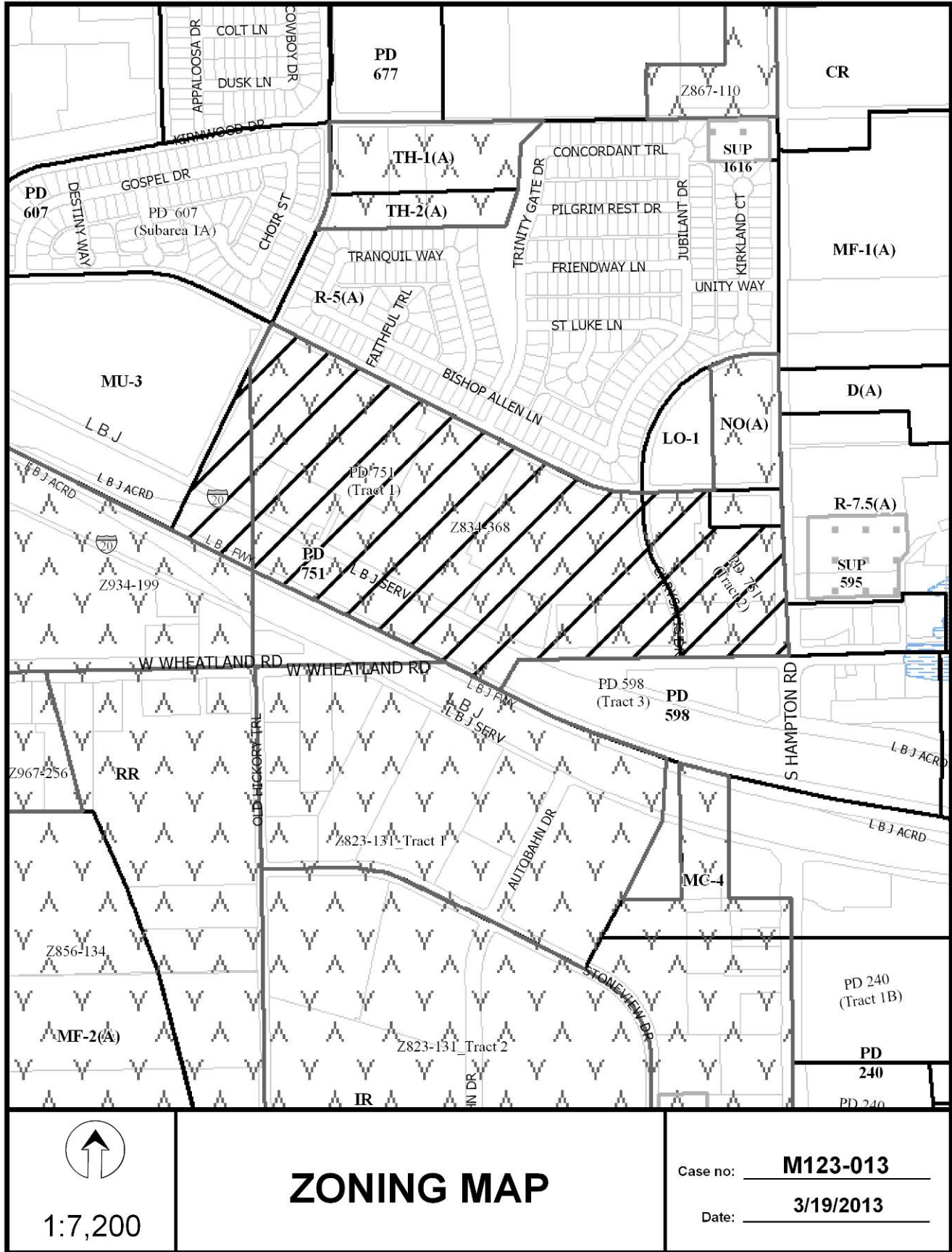
Minor Amendment to Landscape Plan

On August 23, 2006, the City Council passed Ordinance No. 26433 which established Planned Development District No. 751 for certain RR District Uses on property at the above location. The ordinance was subsequently amended by Ordinance No. 27544 which added an approximately 1.85 acre parcel to the PDD boundary.

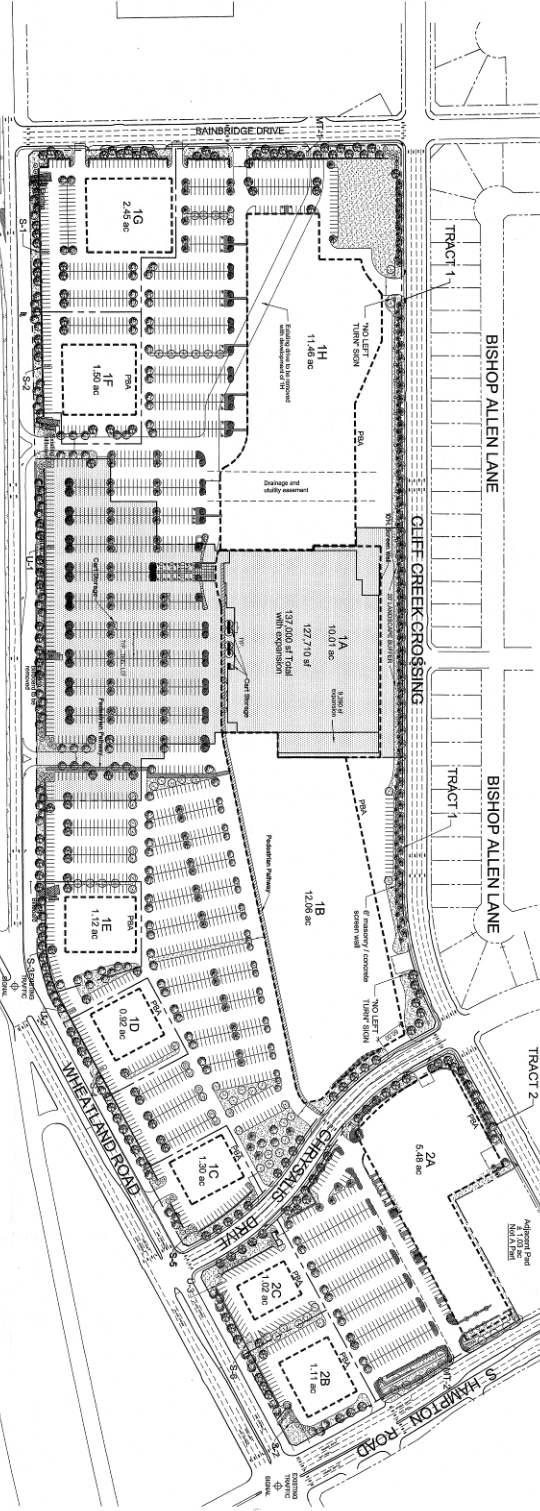
The purpose of this request is to revise the landscape planting areas within the northwestern quadrant of the property.

The requested minor amendment does not impact any of the other provisions of the ordinance permitting this use.

STAFF RECOMMENDATION: Approval



Proposed Landscape Plan



TRACT	LANDSCAPE TREATMENT	PLANTING	PAINT TENDON
1A	127,000 sq ft Total with Occupancy	...	...
1B	11.46 ac	...	...
1C	2.45 ac	...	...
1D	1.50 ac	...	...
1E	1.27 ac	...	...
1F	1.50 ac	...	...
1G	1.50 ac	...	...
1H	11.46 ac	...	...
1I	11.46 ac	...	...
1J	11.46 ac	...	...
2A	5.48 ac	...	...
2B	1.17 ac	...	...
2C	1.17 ac	...	...

LANDSCAPE TREATMENT

16000 DALLAS PARKWAY SUITE 300
DALLAS, TEXAS 75248
FAX (972) 739-8491

LANDSCAPE PLAN

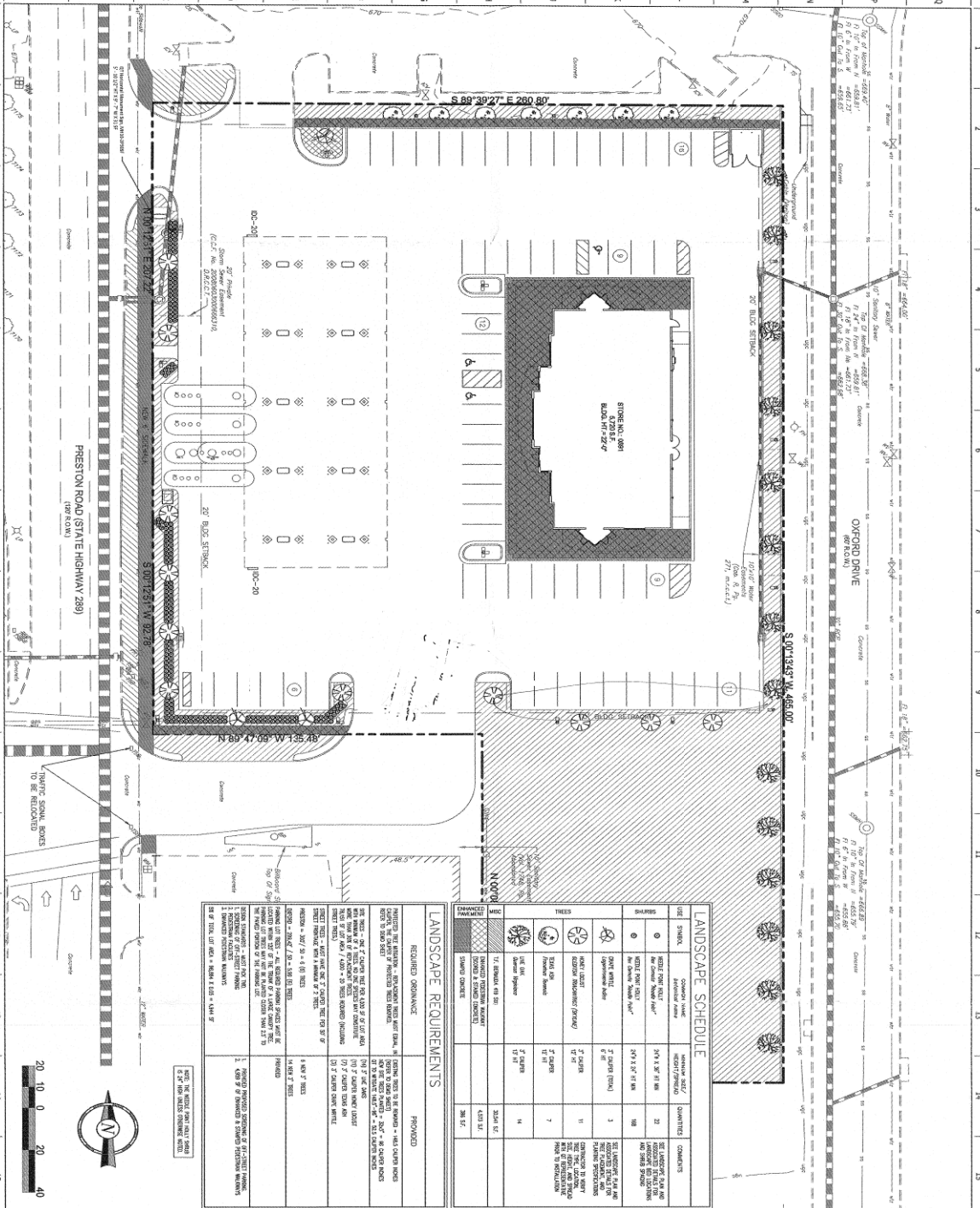
Z 006-247 (R8)

Weber & Company
COMMERCIAL REAL ESTATE INVESTMENTS

16000 DALLAS PARKWAY SUITE 300
DALLAS, TEXAS 75248
FAX (972) 739-8491

PLANT TENDON

- ORNAMENTAL TREE 8" IN
- FRUITING TREE 8" IN
- FRUITING TREE 12" IN
- FRUITING TREE 18" IN
- FRUITING TREE 24" IN
- FRUITING TREE 30" IN
- FRUITING TREE 36" IN
- FRUITING TREE 42" IN
- FRUITING TREE 48" IN
- FRUITING TREE 54" IN
- FRUITING TREE 60" IN
- FRUITING TREE 66" IN
- FRUITING TREE 72" IN
- FRUITING TREE 78" IN
- FRUITING TREE 84" IN
- FRUITING TREE 90" IN
- FRUITING TREE 96" IN
- FRUITING TREE 102" IN
- FRUITING TREE 108" IN
- FRUITING TREE 114" IN
- FRUITING TREE 120" IN
- FRUITING TREE 126" IN
- FRUITING TREE 132" IN
- FRUITING TREE 138" IN
- FRUITING TREE 144" IN
- FRUITING TREE 150" IN
- FRUITING TREE 156" IN
- FRUITING TREE 162" IN
- FRUITING TREE 168" IN
- FRUITING TREE 174" IN
- FRUITING TREE 180" IN
- FRUITING TREE 186" IN
- FRUITING TREE 192" IN
- FRUITING TREE 198" IN
- FRUITING TREE 204" IN
- FRUITING TREE 210" IN
- FRUITING TREE 216" IN
- FRUITING TREE 222" IN
- FRUITING TREE 228" IN
- FRUITING TREE 234" IN
- FRUITING TREE 240" IN
- FRUITING TREE 246" IN
- FRUITING TREE 252" IN
- FRUITING TREE 258" IN
- FRUITING TREE 264" IN
- FRUITING TREE 270" IN
- FRUITING TREE 276" IN
- FRUITING TREE 282" IN
- FRUITING TREE 288" IN
- FRUITING TREE 294" IN
- FRUITING TREE 300" IN



SYMBOL	COMMON NAME	PLANTING RATE	COMMENTS
1	REDWOOD TREE	1" x 1" x 1" x 1"	SEE LANDSCAPE PLAN FOR PLANTING SPECIFICATIONS
2	SMALL TREE	2" x 2" x 2" x 2"	SEE LANDSCAPE PLAN FOR PLANTING SPECIFICATIONS
3	MEDIUM TREE	4" x 4" x 4" x 4"	SEE LANDSCAPE PLAN FOR PLANTING SPECIFICATIONS
4	LARGE TREE	6" x 6" x 6" x 6"	SEE LANDSCAPE PLAN FOR PLANTING SPECIFICATIONS
5	SHRUB	1" x 1" x 1" x 1"	SEE LANDSCAPE PLAN FOR PLANTING SPECIFICATIONS
6	GROUND COVER	1" x 1" x 1" x 1"	SEE LANDSCAPE PLAN FOR PLANTING SPECIFICATIONS
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REQUIRED	PROVIDED
1. 1" x 1" x 1" x 1" REDWOOD TREES	1. 1" x 1" x 1" x 1" REDWOOD TREES
2. 2" x 2" x 2" x 2" SMALL TREES	2. 2" x 2" x 2" x 2" SMALL TREES
3. 4" x 4" x 4" x 4" MEDIUM TREES	3. 4" x 4" x 4" x 4" MEDIUM TREES
4. 6" x 6" x 6" x 6" LARGE TREES	4. 6" x 6" x 6" x 6" LARGE TREES
5. 1" x 1" x 1" x 1" SHRUBS	5. 1" x 1" x 1" x 1" SHRUBS
6. 1" x 1" x 1" x 1" GROUND COVER	6. 1" x 1" x 1" x 1" GROUND COVER
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LANDSCAPE SCHEDULE

SYMBOL	COMMON NAME	PLANTING RATE	COMMENTS
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LANDSCAPE REQUIREMENTS

1. 1" x 1" x 1" x 1" REDWOOD TREES

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QuikTrip No. 0891

NEC PRESTON & LLOYD
DALLAS, TX

192144

28761

DATE: AUG 22 2012

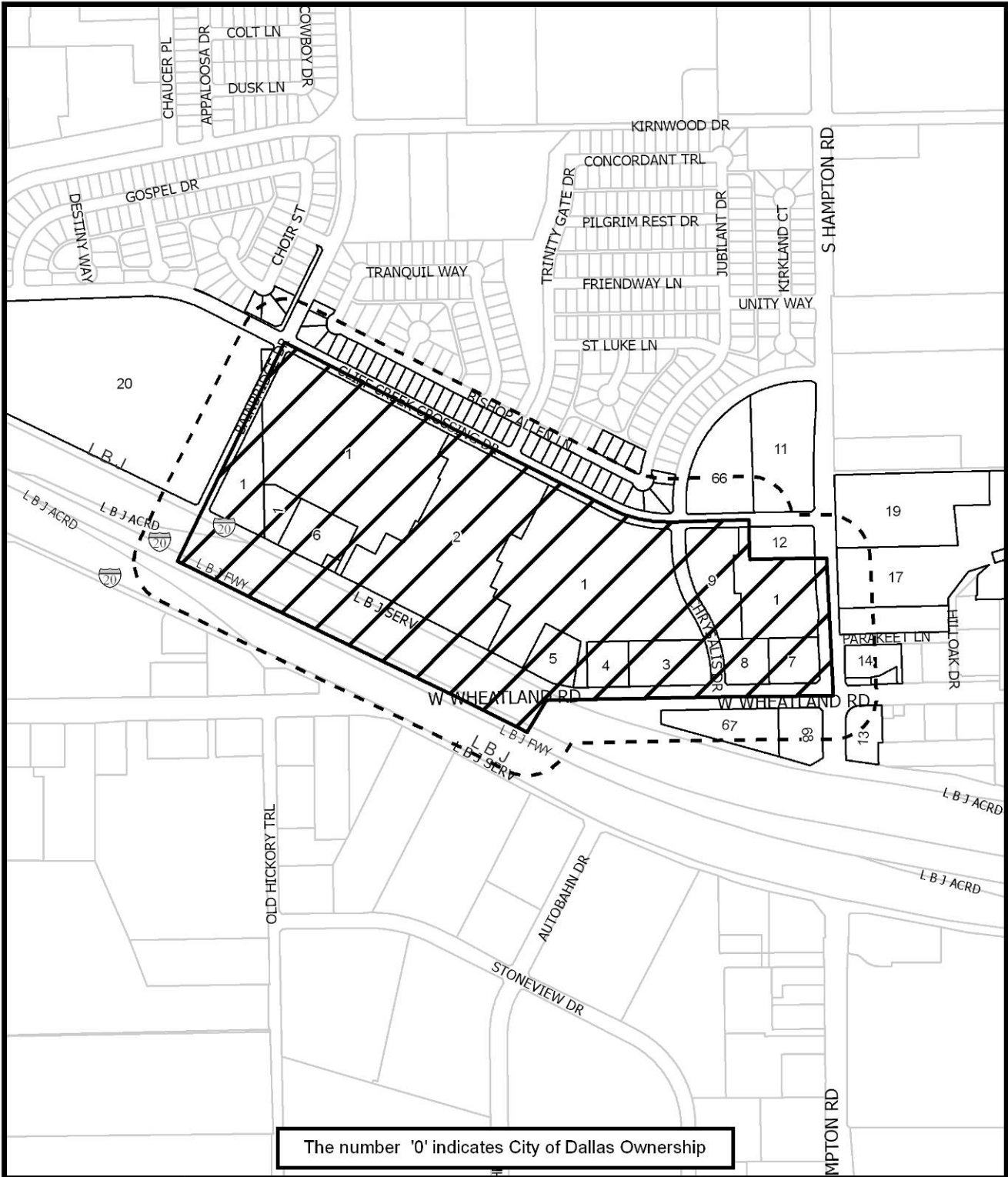
ORIGINAL ISSUE DATE:

7/10/12

PROJECT: QUICKTRIP NO. 0891

DATE: 7/10/12

2112-249



1:7,200

NOTIFICATION

200'
68

AREA OF NOTIFICATION
NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: M123-013

Date: 3/19/2013

3/19/2013

Notification List of Property Owners

M123-013

68 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3400 BAINBRIDGE DR	SLF IV WHEATLAND LP % THE STRATFORD CO L
2	39739 LBJ FWY	TARGET CORP REAL EST EXISTING STORE
3	2503 WHEATLAND RD	MANHATTAN SQUARE LTD PS ATTN: DONALD E T
4	2535 WHEATLAND RD	KERLEY KENNETH W TRUSTEE
5	39703 LBJ FWY	KERLEY MICHAEL K & CHRISTINE A TRUST
6	3400 BAINBRIDGE DR	PROMISES INVESTED LLC ATTN TIMOTHY MILLE
7	2 HAMPTON RD	FIREBRAND PROPERTIES LP SUITE 200
8	2429 WHEATLAND RD	CHICKFILA INC
9	8034 CHRYSALIS DR	ALDI TEXAS LLC
10	3400 BAINBRIDGE AVE	HAMPTON WHEATLAND LTD SUITE 300
11	7900 HAMPTON RD	HAMPTON 120 LTD
12	8101 HAMPTON RD	SWEET GEORGIA BROWN BBQ & HOME COOKING I
13	8210 HAMPTON RD	JSDN REAL ESTATE LTD
14	8112 HAMPTON RD	FOSTER DAN E & KIM B
15	2321 WHEATLAND RD	FOSTER DAN E JR & KIMBERLY B
16	2323 WHEATLAND RD	FOSTER DAN & KIM
17	8009 HILLOAK DR	WHEATLAND METH CHURCH
18	2301 PARAKEET LN	WHEATLAND METH CH
19	7950 HAMPTON RD	WHEATLAND CEMETERY
20	39727 LBJ FWY	FULL GOSPEL HOLY TEMPLE INC
21	1 CHOIR ST	TRINITY MEADOWS HOA ING %PRINCIPAL MGMT
22	7734 CHORUS WAY	JOHNSON LAWANDA & CAMPBELL LAMARCUS

3/19/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
23	3354 CHOIR ST	BELL GEORGE & FRUN C JACKSON
24	3350 CHOIR ST	SANCHEZ JENNIFER
25	3300 TRINITY GATE DR	UNITY ESTATES LTD
26	2539 BISHOP ALLEN LN	JONES SAMUEL E
27	2535 BISHOP ALLEN LN	FIELDS ELISS D
28	2531 BISHOP ALLEN LN	BROWN BEN
29	2527 BISHOP ALLEN LN	CAMPBELL WILLIAM JR
30	2558 BISHOP ALLEN LN	WILLIAMS SEMETRA C
31	2554 BISHOP ALLEN LN	FOWLER AUDREY P
32	2550 BISHOP ALLEN LN	BROWN YOLANDA C
33	2546 BISHOP ALLEN LN	ENGE BRUCE F & DEBRA A
34	2542 BISHOP ALLEN LN	CITIMORTGAGE INC
35	2538 BISHOP ALLEN LN	PORTIS ARBIEZEAN R
36	2534 BISHOP ALLEN LN	SOTO LUCINA
37	2530 BISHOP ALLEN LN	DONNELL TONYA & DERRICK
38	2526 BISHOP ALLEN LN	FERRELL LILLIONNA P
39	2522 BISHOP ALLEN LN	KONG YANFENG & MING YOU WU
40	2518 BISHOP ALLEN LN	COMEAX WANDA
41	7962 JUBILANT DR	HOLLAND LAWANDA & ANTHONY DURHAM
42	7958 JUBILANT DR	RAMOS DEONNE
43	7954 JUBILANT DR	MORGAN ANGELIA D
44	2616 BISHOP ALLEN LN	HARPER JAMES
45	2620 BISHOP ALLEN LN	ZARATE EFRAIN
46	2624 BISHOP ALLEN LN	FRIPP WANDA T
47	2628 BISHOP ALLEN LN	WINN BEVERLY
48	2632 BISHOP ALLEN LN	ZHANG JIANGUO
49	2636 BISHOP ALLEN LN	MELLENDEZ JESUS I
50	2640 BISHOP ALLEN LN	MARTINEZ MARIA GUADALUPE
51	2644 BISHOP ALLEN LN	EATON HARVEY A JR
52	2648 BISHOP ALLEN LN	SHANNON ARTISE L
53	2652 BISHOP ALLEN LN	GRANGER BERNICE
54	2656 BISHOP ALLEN LN	WILSON JAMAAL

3/19/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
55	2710 BISHOP ALLEN LN	CREAG RENEE &
56	2714 BISHOP ALLEN LN	PEER WANDA L
57	2718 BISHOP ALLEN LN	HOPKINS KIMBERLY & RODRIC HOPKINS
58	2722 BISHOP ALLEN LN	BROWN MICHAEL D
59	2726 BISHOP ALLEN LN	ROGERS JOHNNY P & JEANNETTE M
60	2730 BISHOP ALLEN LN	SPEARMAN WILLIE
61	2734 BISHOP ALLEN LN	LIVAS PATRICIA J
62	2738 BISHOP ALLEN LN	DAVIDSON DARIUS
63	2742 BISHOP ALLEN LN	MOHLER J C
64	2746 BISHOP ALLEN LN	HEARD LINDA K
65	7939 PEACEFUL BEND DR	MCDONNELL MICHAEL
66	2475 CLIFF CREEK CROSSING DR	ARC GSDALTX001 LLC % THOMSON REUTERS
67	2520 WHEATLAND RD	CVS PHARMACY INC ATTN PPTY ADMIN STORE 2
68	8207 HAMPTON RD	VICTRON STORES LP

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

DOWNTOWN DISTRICT

CASE NUMBER: 1303145008

FILED: March 14, 2013

LOCATION: 2201 Main Street, North elevation

SIZE OF REQUEST: 198 sq. ft.

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

MAPSCO: 45-L

APPLICANT: Douglas Jorgensen

CONTRACTOR: Signs Manufacturing & Maintenance Corp.

OWNER/TENANT: Salazar Law

REQUEST: An application for one (1) 198 sq. ft. upper level attached sign on the north elevation.

SUMMARY: The application is to install a new upper level attached premise sign that reads, "Salazar" on the north elevation on Elm Street.

STAFF RECOMMENDATION: Approval.

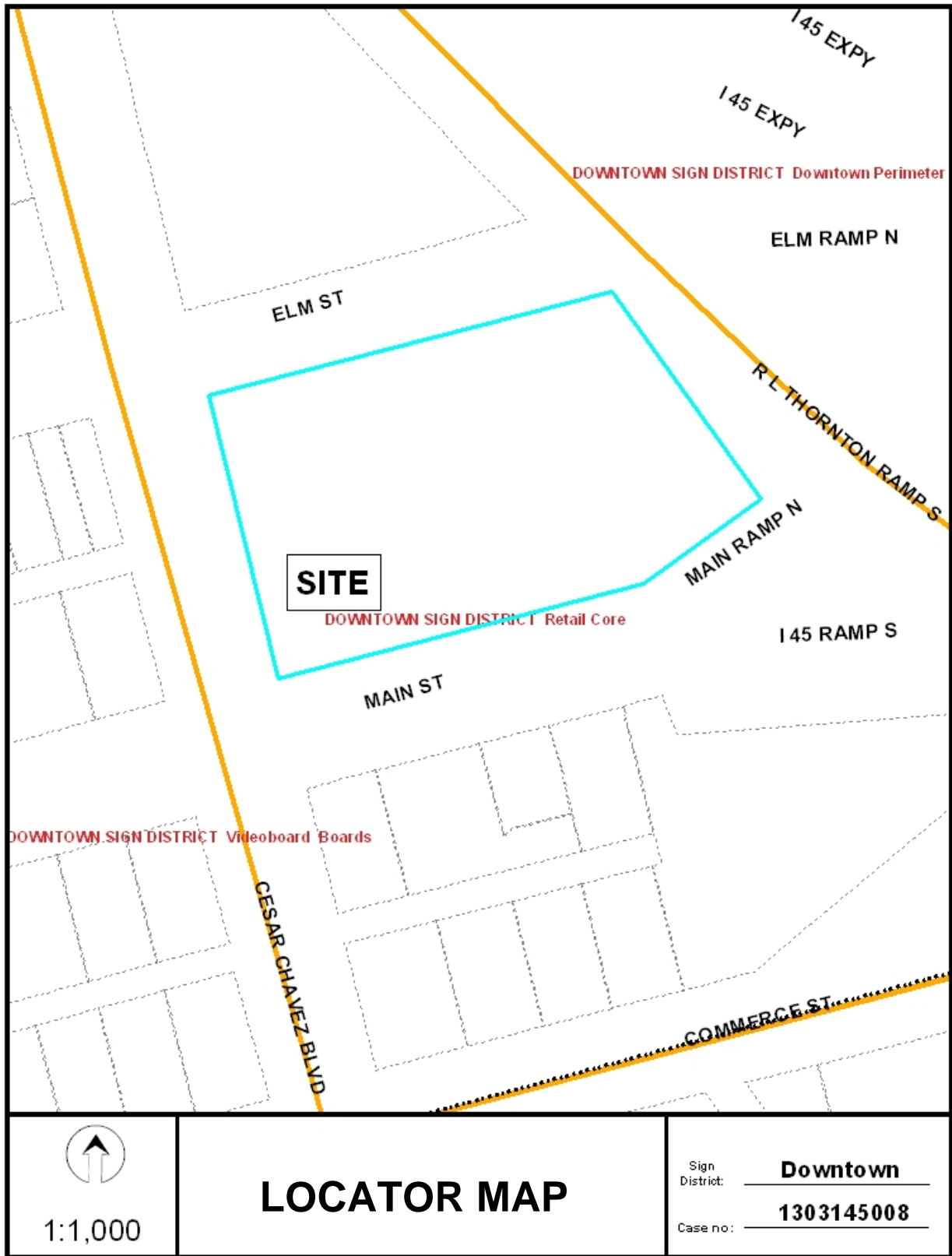
SSDAC RECOMMENDATON: Approval.

BACKGROUND:

- The existing building is located in the Downtown SPSD Retail Core.
- The applicant proposes to remove the existing sign that reads “*Rolle-Breeland Law Firm*”. A new 198 sq. ft. LED illuminated channel letter sign will be installed that reads “Salazar” on the Elm St. facade.
- Construction of the flat attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911. ATTACHED PREMISE SIGNS:

(a) Attached signs in general.

- (1) Attached signs must be securely attached.
- (2) Attached signs overhanging the public way are permitted, except that no sign may project closer than two feet to the vertical plane extending through the back of a street curb.
- (3) The total effective area for all signs on a facade may not exceed:
 - (A) 30 percent of the area in the lower level sign area;
 - (B) 20 percent of the area in the middle level sign area;
and
 - (C) 30 percent of the area in the upper level sign area.



DATE: March 20, 2013



 1:1,000	<h1>AERIAL MAP</h1>	Sign District: Downtown Case no: 1303145008
--	---------------------	--

DATE: March 20, 2013

NORTH ELEVATION



BEFORE

EXISTING MOUNTING METHOD

AFTER

SECTION DETAIL

EXISTING SIGN

Rolls-Breckford-Ryan-Landau

Signs Manufacturing Company

2141 344-2327 2127 344-1374
9723 344-8286 Fax 2149 259-1377

3/18/2013

Customer: Myrmanmcc@lync

Customer Approved!

Signs Manufacturing Co., Inc. - This document created in this section with this product being planned for you is the exclusive property of P. B. R. S. Signs Manufacturing Company. It is not to be used, copied, or distributed to anyone outside of your organization without the express written consent of Signs Manufacturing Company.

THIS IS A FIELD DRAWING. SIGNIFICANT CHANGES WILL BE INDICATED BY RED LINES.

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

DOWNTOWN DISTRICT

CASE NUMBER: 1303145009

FILED: March 14, 2013

LOCATION: 2201 Main Street, South elevation

SIZE OF REQUEST: 198 sq. ft.

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

MAPSCO: 45-L

APPLICANT: Douglas Jorgensen

CONTRACTOR: Signs Manufacturing & Maintenance Corp.

OWNER/TENANT: Salazar Law

REQUEST: An application for one (1) 198 sq. ft. upper level attached sign on the south elevation.

SUMMARY: The application is to install a new upper level attached premise sign that reads, "Salazar" on the south elevation on Main Street.

STAFF RECOMMENDATION: Approval.

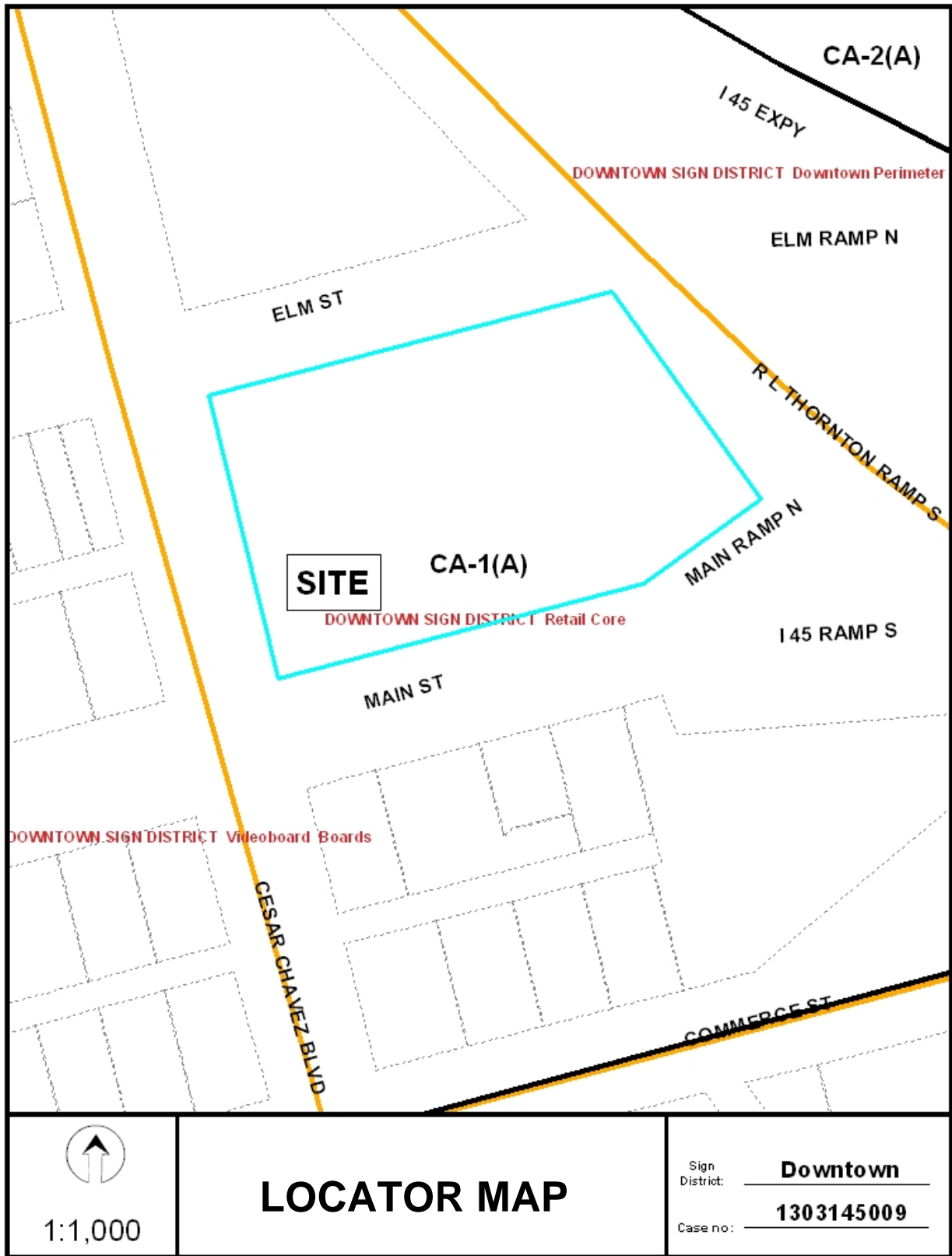
SSDAC RECOMMENDATON: Approval.

BACKGROUND:

- The existing building is located in the Downtown SPSD Retail Core.
- The applicant proposes to remove the existing sign that reads “*Rolle-Breeland Law Firm*”. A new 198 sq. ft. LED illuminated channel letter sign will be installed that reads “Salazar” on the Main St. facade.
- The Special Sign Advisory Committee (SSDAC) considered this request on April 9, 2013.
- Construction of the flat attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911. ATTACHED PREMISE SIGNS:

(a) Attached signs in general.

- (1) Attached signs must be securely attached.
- (2) Attached signs overhanging the public way are permitted, except that no sign may project closer than two feet to the vertical plane extending through the back of a street curb.
- (3) The total effective area for all signs on a facade may not exceed:
 - (A) 30 percent of the area in the lower level sign area;
 - (B) 20 percent of the area in the middle level sign area;
and
 - (C) 30 percent of the area in the upper level sign area.



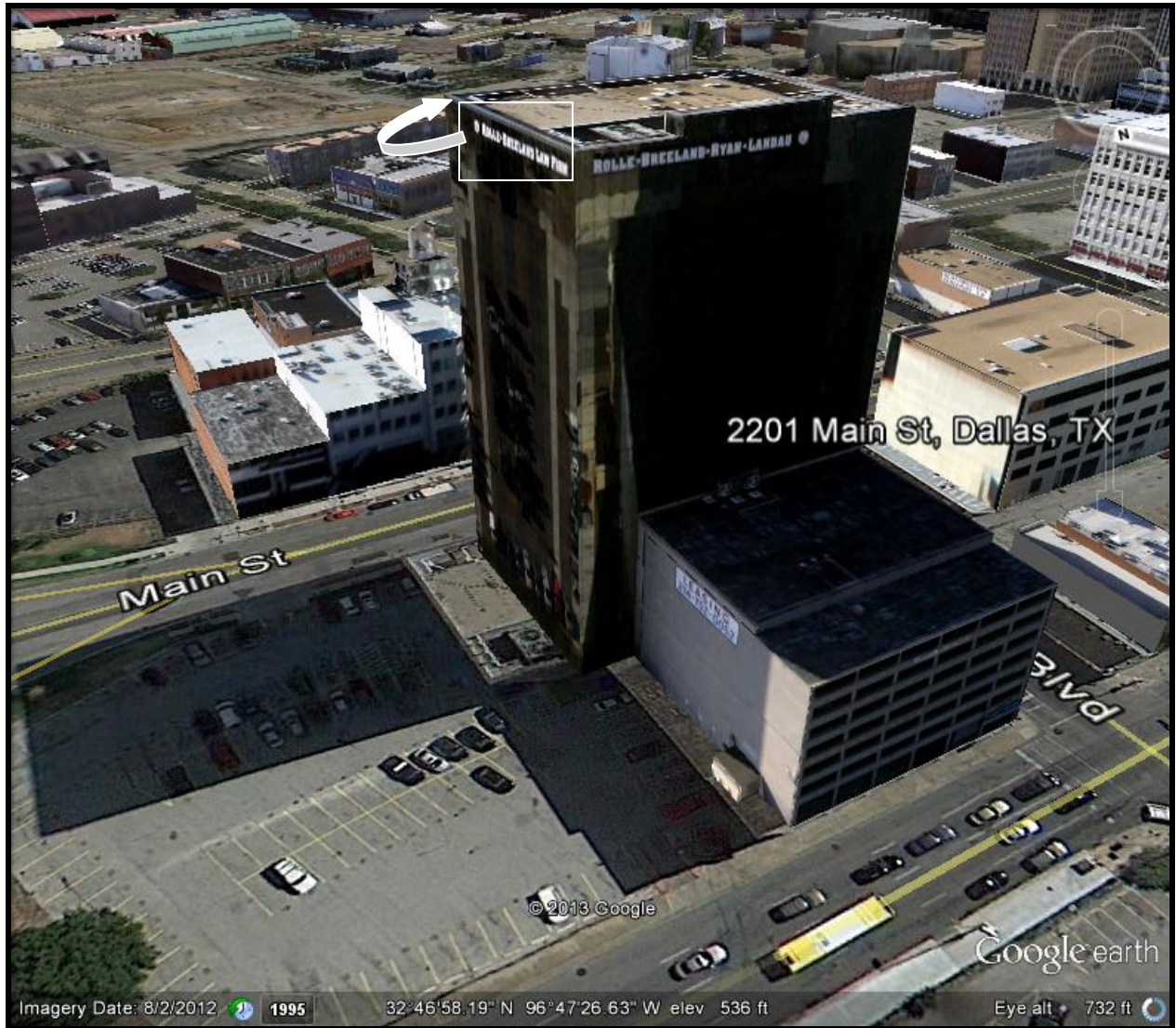
DATE: March 20, 2013



 1:1,000	<h1>AERIAL MAP</h1>	Sign District: Downtown Case no: 1303145009
--	---------------------	--

DATE: March 20, 2013

SOUTH ELEVATION



ROLLE-BREELAND LAW FIRM

BEFORE

SALAZAR

SECTION 280000 - SIGNAGE

SECTION 280000 - SIGNAGE

100 FT

SOUTH ELEVATION

ROLLE-BREELAND LAW FIRM
 1018 14th Street, Suite 1000
 San Diego, CA 92101
 (619) 551-1100

UL

Customer Approval

UL

Customer Representative

UL

Customer Approval

UL

Customer Representative

UL

THIS IS A PRELIMINARY DOCUMENT. IT IS NOT TO BE USED FOR CONSTRUCTION.

LOCATION: (1) Singleton Boulevard from Sylvan Avenue to Canada Drive; (2) Bataan Street from Singleton Boulevard to Commerce Street; (3) Herbert Street from Singleton Boulevard to Commerce Street; and (4) Amonette Street from Singleton Boulevard to Commerce Street.

COUNCIL DISTRICT: 6

MAPSCO: 44Q

PLANNER Tanya Brooks

REQUEST

Amendments to the City of Dallas Thoroughfare Plan to: (1) Change the dimensional classification of Singleton Boulevard from Sylvan Avenue to Canada Drive from a six lane divided {M-6-D(A)} roadway within 100 feet of right of way to a special four lane divided (SPCL 4D) roadway with bicycle lanes within 88 feet of right of way; (2) Add Bataan Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a special two lane (SPCL 2U) roadway with on-street parking within 54 feet of right of way; (3) Add Herbert Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a special two lane (SPCL 2U) roadway with on-street parking within 56 feet of right of way; (4) Add Amonette Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a two lane (SPCL 2U) roadway with on-street parking within 54 feet of right of way.

SUMMARY

West Dallas Investments has submitted applications requesting amendments to the City of Dallas Thoroughfare Plan to facilitate proposed development projects in West Dallas. Staff has worked with West Dallas Investments and the City of Dallas Design Studio to establish a street design and circulation plan that meets the needs of these developments, existing property owners and is consistent with the West Dallas Vision that was approved by City Plan Commission and City Council. Specifically there has been emphasis on establishing a design that balances vehicle movement while incorporating amenities that accommodate pedestrians, cyclists and public transit users.

The proposed amendments include reducing the designated number of travel lanes on Singleton Boulevard from six to four and adding a bicycle facility along the corridor. Singleton Boulevard currently exists as a four lane roadway with a sub-standard median and minimal sidewalk accommodations within 75 feet of right of way. As recommended in the West Dallas Urban Structure Guidelines, Herbert Street, Amonette Street and Bataan Street, not currently designated on the City's Thoroughfare Plan, will be designated as two lane undivided roadways with parking on each side and parkways wide enough to accommodate landscaping and sidewalks.

STAFF RECOMMENDATION

Staff recommends approval of the amendment to the Thoroughfare Plan to (1) Change the dimensional classification of Singleton Boulevard from Sylvan Avenue to Canada Drive from a six lane divided {M-6-D(A)} roadway within 100 feet of right of way to a special four lane divided (SPCL 4D) roadway with bicycle lanes within 88 feet of right of way; (2) Add Bataan Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a special two lane (SPCL 2U) roadway with on-street parking within 54 feet of right of way; (3) Add Herbert Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a special two lane (SPCL 2U) roadway with on-street parking within 56 feet of right of way; (4) Add Amonette Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a two lane (SPCL 2U) roadway with on-street parking within 54 feet of right of way.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Plan Commission
Transportation Committee

April 18, 2013
Recommendation Approval

MAPS

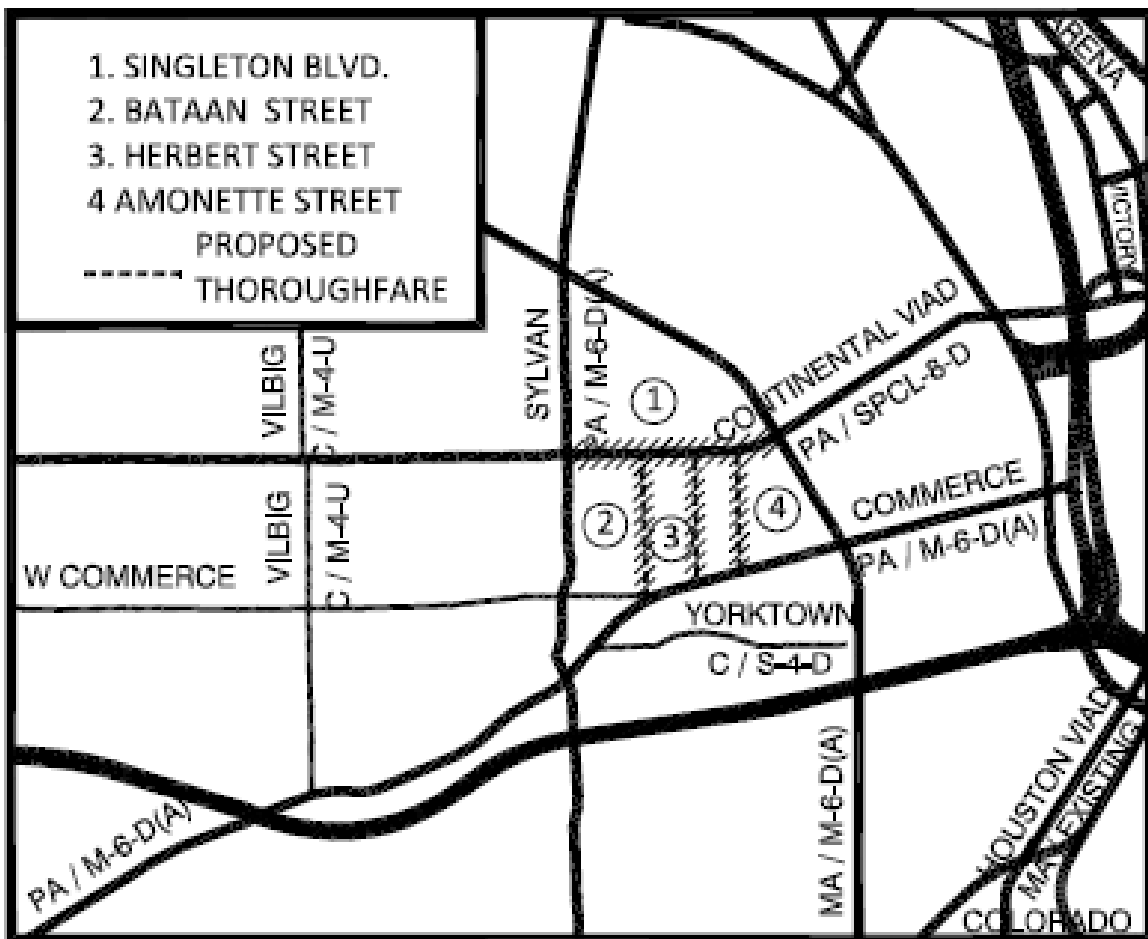
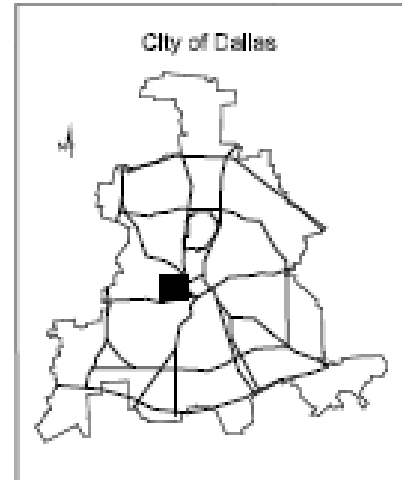
Attached

Amonette - Bataan - Herbert - Singleton



AMONETTE - BATAAN - HERBERT - SINGLETON

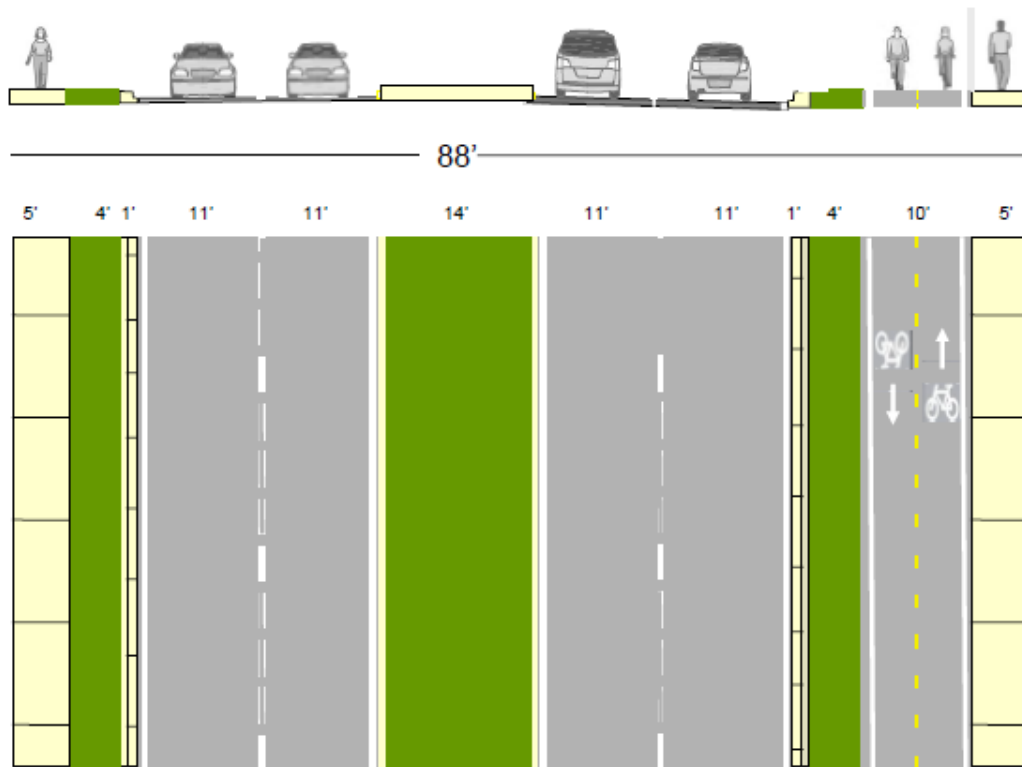
Thoroughfare Plan Amendment
Thoroughfare Map



LOCATOR MAP
NOT TO SCALE

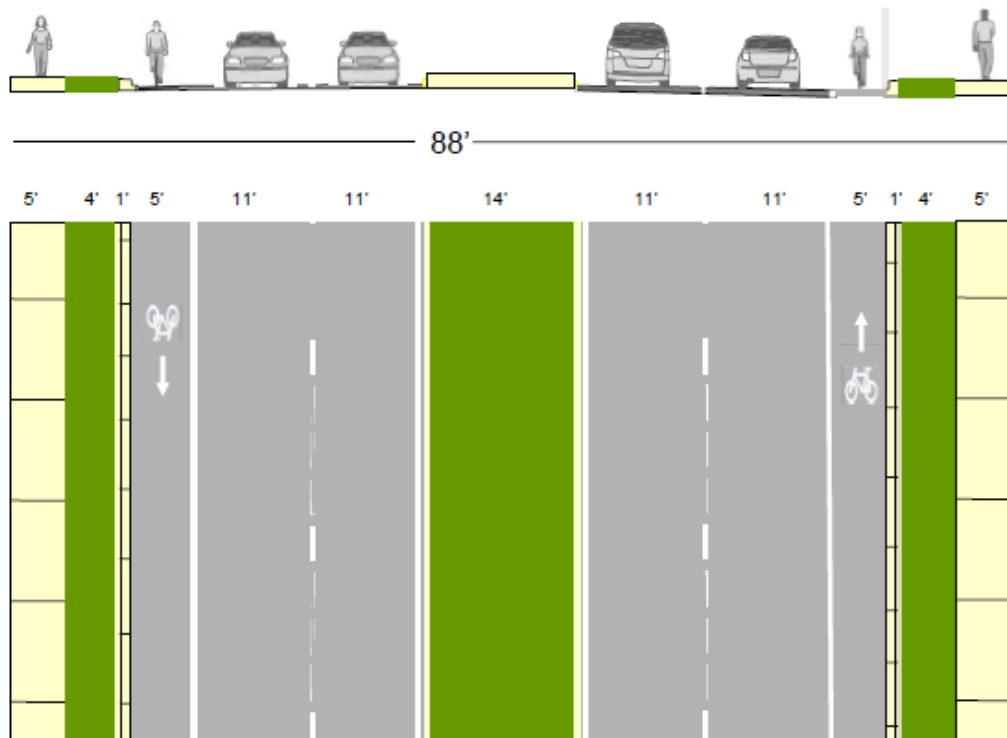
Singleton Avenue

4-Lane Divided Roadway with Sidewalks and 2-Way Cycle Track
Typical Plan View and Cross-Section



Singleton Avenue

4-Lane Divided Roadway with Sidewalks and Bike Lanes
Typical Plan View and Cross-Section



FILE NUMBER: Z123-206(RB)

DATE FILED: February 13, 2013

LOCATION: Northwest Line of Main Street, East of Crowdus Street

COUNCIL DISTRICT: 2

MAPSCO: 45 M

SIZE OF REQUEST: Approx. 5,000 Sq. Ft.

CENSUS TRACT: 204

APPLICANT: Lucky's Tattoo

REPRESENTATIVE: Guillermo Guerra

OWNER: TXON Commercial Real Estate; Deric Bartels, Managing Director

REQUEST: An application for the renewal of Specific Use Permit No. 1707 for a Tattoo studio on property within the Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The applicant is requesting renewal of SUP No. 1707 in order to continue operation of the existing tattoo studio.

STAFF RECOMMENDATION: Approval for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to revised conditions.

BACKGROUND:

- The request site consists of a one-story structure.
- The existing tattoo studio encompasses 5,000 square feet of floor area.
- On June 14, 2006, the City Council approved an amendment to PDD No. 269 which requires an SUP for this use category as well as prohibiting another similar use within 300 feet. A tattoo studio has existed at this location since 1995.
- On March 26, 2008, the City Council approved SUP No. 1707 for a five-year period with eligibility for automatic renewal for additional five-year periods, however the applicant did not submit an application for automatic renewal within the required period, thus this request for 'renewal' of the SUP.

Zoning History:

<u>File No.</u>	<u>Request, Disposition, and Date</u>
1. Z112-206	On August 22, 2012 the City Council approved a Specific Use Permit for a Bar, lounge, or tavern for a one-year period.
2. Z056-271	On January 23, 2013, the City Council approved the renewal of Specific Use Permit No. 1694 for a Bar, lounge, or tavern and an Inside commercial amusement use for a live music venue for a five-year period.
3. Z101-347	On December 14, 2011, the City Council approved a Specific Use Permit for a bar, lounge, or tavern for a three-year period time period.
4. Z090-213	On October 24, 2007, the City Council approved SUP No. 1686 for a tattoo or body piercing studio for a three-year period with eligibility for automatic renewal for additional three-year periods.
5. Z101-242	On September 12, 2012, the City Council approved an amendment to Specific Use Permit No. 1685 for a Bar, lounge, or tavern for a five-year period.

Thoroughfare

Designation; Existing & Proposed ROW

Elm Street

Minor Arterial; 80' & 80' ROW

STAFF ANALYSIS:

Comprehensive Plan: The request site lies within an Urban Mixed-Use Building Block. This Building Block provides for a healthy balance of housing, job, and shopping that permits residents to live, work, shop, and play in the same neighborhood. Wide sidewalks and pedestrian features offer alternative access options to this type of area, thus permitting foot and bike traffic to benefit from the mix of uses.

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The applicant is requesting the renewal of SUP No. 1707 in order to continue operation of an existing tattoo studio.

The request site consists of a one-story structure that is situated in a blockface consisting of similar architectural character (structures that existed prior to June, 1984), all of which have enjoyed adaptive reuse as this area has enjoyed a significant presence for entertainment venues and compatible retail uses. With the continued expansion of services provided by DART (i.e., completion of the Green Line that traverses this general area), construction and occupancy of medium-density residential projects have established that, in part, serve the hospital campus and downtown central business district. The site is surrounded by a mix of office/retail/restaurant uses that are served by various surface parking lots and metered spaces along Elm Street.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community

welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Continuation of the proposed use is consistent with not only the most recent use on the property, but is similar in operational characteristics of other entertainment venue/retail uses in the immediate area. As noted above, the general land use in the immediate area provides for a significant presence of various retail and entertainment venue uses that serve the new housing stock in Deep Ellum as well as serving as a destination for patrons outside of the area.

As a result of this analysis, the request complies with the general provisions for consideration of renewal of SUP No. 1707, subject to revised conditions; no revisions are required to the existing site plan (see attached).

Traffic: The Engineering Section of the Department of Development Services has reviewed the requested renewal and determined it will not significantly impact the surrounding street system.

Off-Street Parking: PDD No. 269 does not require off-street parking for the first 2,500 square feet of floor area for these uses on the first floor in an original building. The applicant occupies 1,500 square feet of floor area for the combined uses, thus a requirement of three spaces. The applicant provides for two of the spaces via the on-street meters within the SUP area's frontage on Elm Street, with the remaining required space provided by recorded parking agreement.

It should be noted that a significant number of metered on-street parking spaces exist as well as surface parking lots throughout the immediate area west of the site.

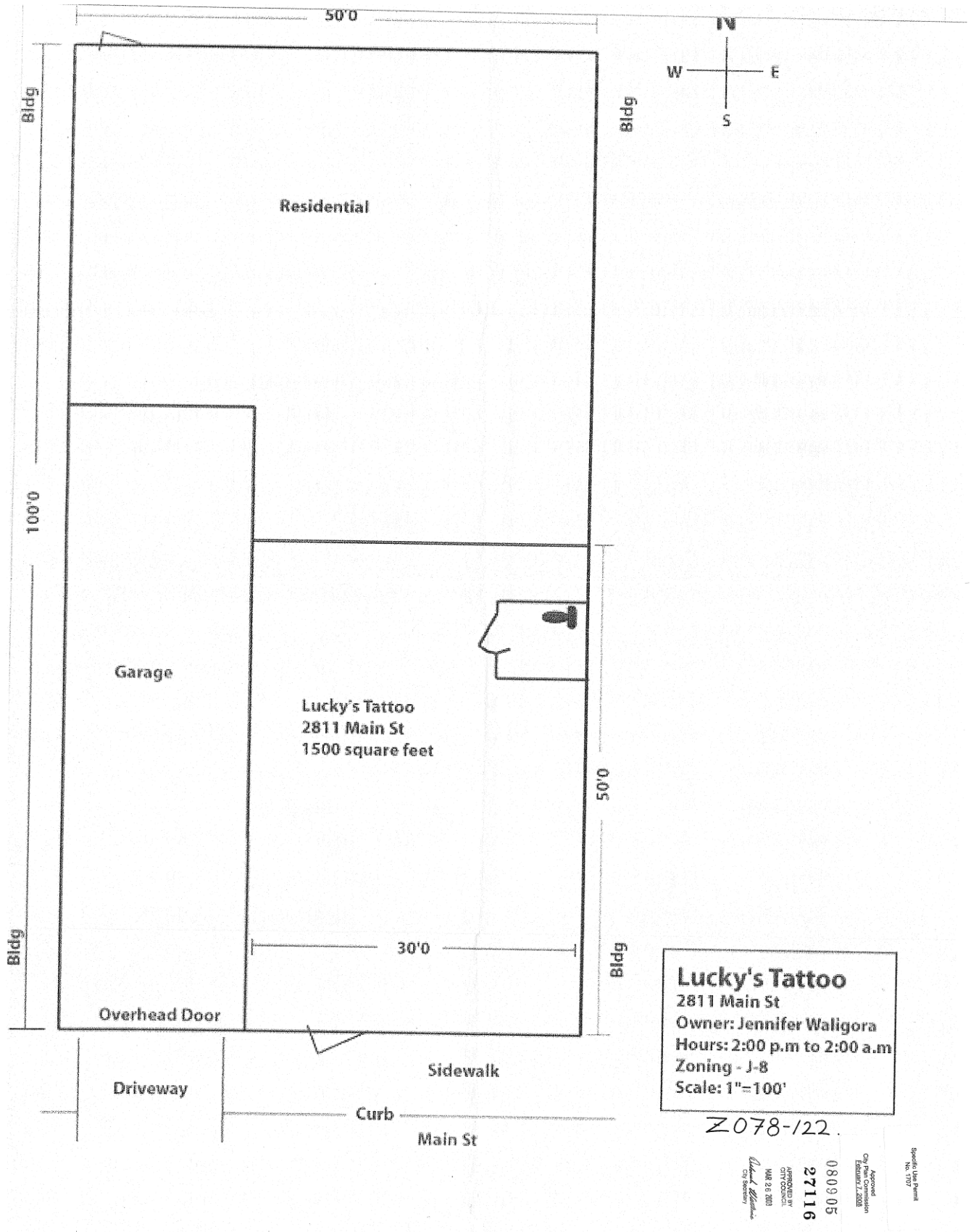
Z123-206(RB)

Police Report: Staff obtained reported offenses for the most recent five-year period. One reported offense was filed:

Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beatt	Reporting Area	UCR 1	UCR 2
<u>0214211-</u> Y	08/13/2011	*LUCKY TATTOO	CRIMINAL MISCHIEF/VANDAL ISM	0281 1		MAINS T	153	2066	1408 2	

STAFF RECOMMENDED AMENDING CONDITIONS FOR SUP NO. 1707

1. USE: The only uses authorized under this specific use permit are a tattoo studio and a body piercing studio.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~March 26, 2013~~ (five years), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A 4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
- ~~4. CERTIFICATE OF OCCUPANCY: The tattoo studio and body piercing studio must obtain an amended certificate of occupancy from the Building Official by April 25, 2008. All requirements of this Specific Use Permit and Planned Development District No. 269 must be met before the building official may issue an amended certificate of occupancy.~~
- ~~4~~ 5. FLOOR AREA: The maximum floor area is 1,500 square feet in the location shown on the attached site plan.
- ~~5~~ 6. PARKING: Parking must be provided in accordance with the parking requirements of Planned Development District No. 269.
- ~~6~~ 7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
- ~~7~~ 8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



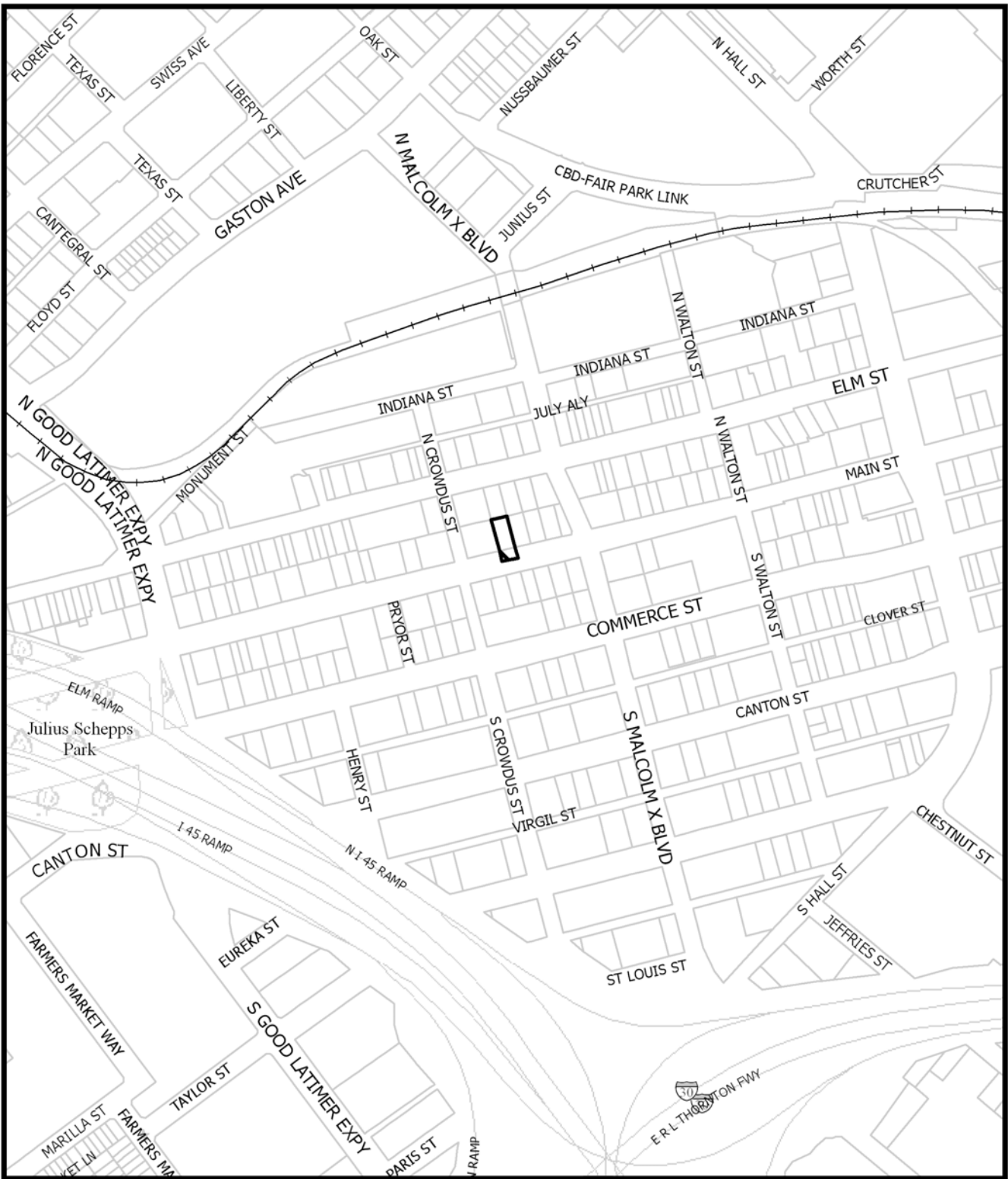
Lucky's Tattoo
2811 Main St
Owner: Jennifer Waligora
Hours: 2:00 p.m to 2:00 a.m
Zoning - J-8
Scale: 1"=100'

Z078-122

Approved
City Clerk
080905
27116
APPROVED BY
CITY COUNCIL
MAY 2 2005
City Secretary

Seattle, Wash. Permit
No. 1707

Existing Site Plan
(no revisions requested)

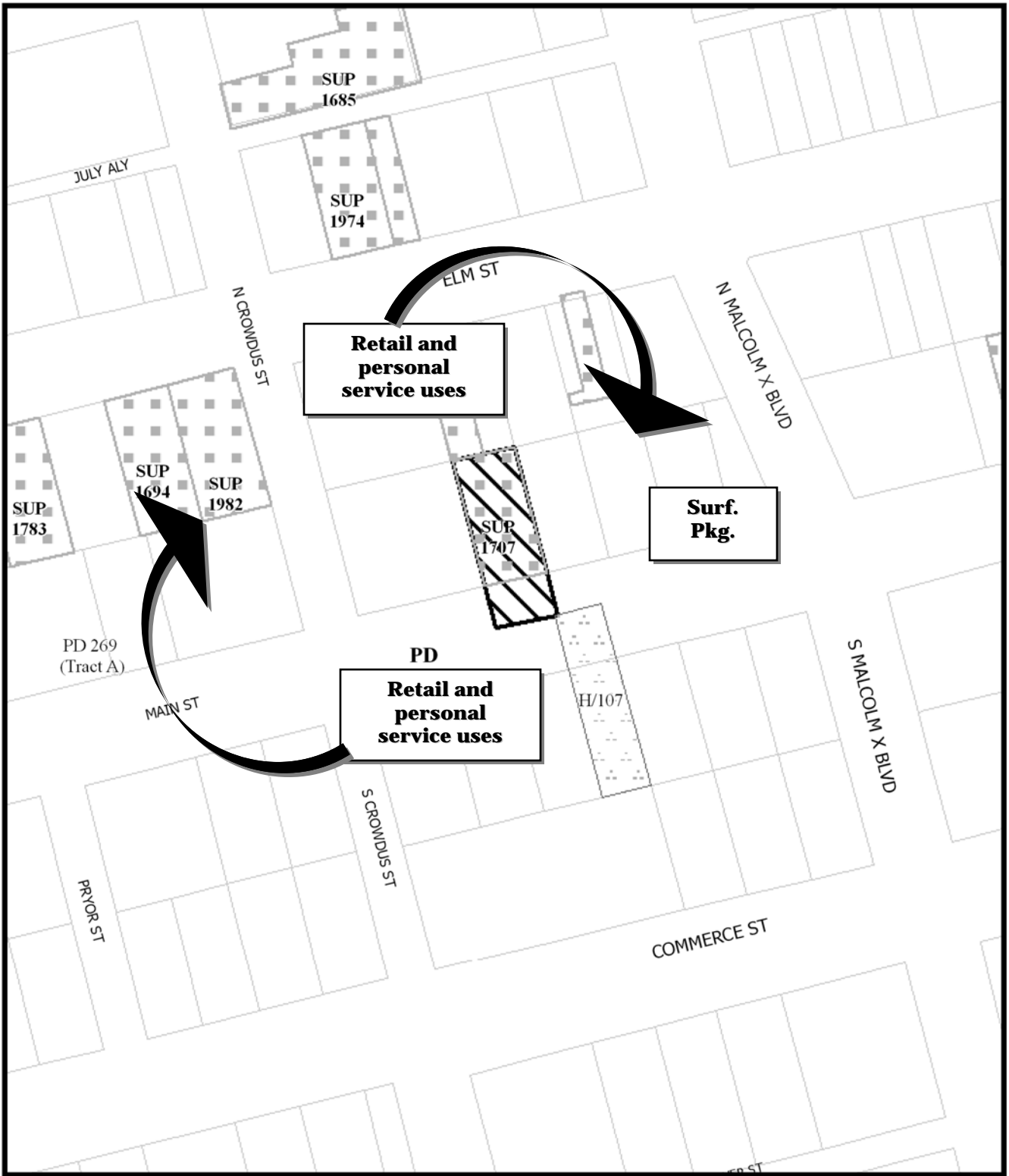


1:4,800

VICINITY MAP

Case no: **Z123-206**

Date: **3/7/2013**

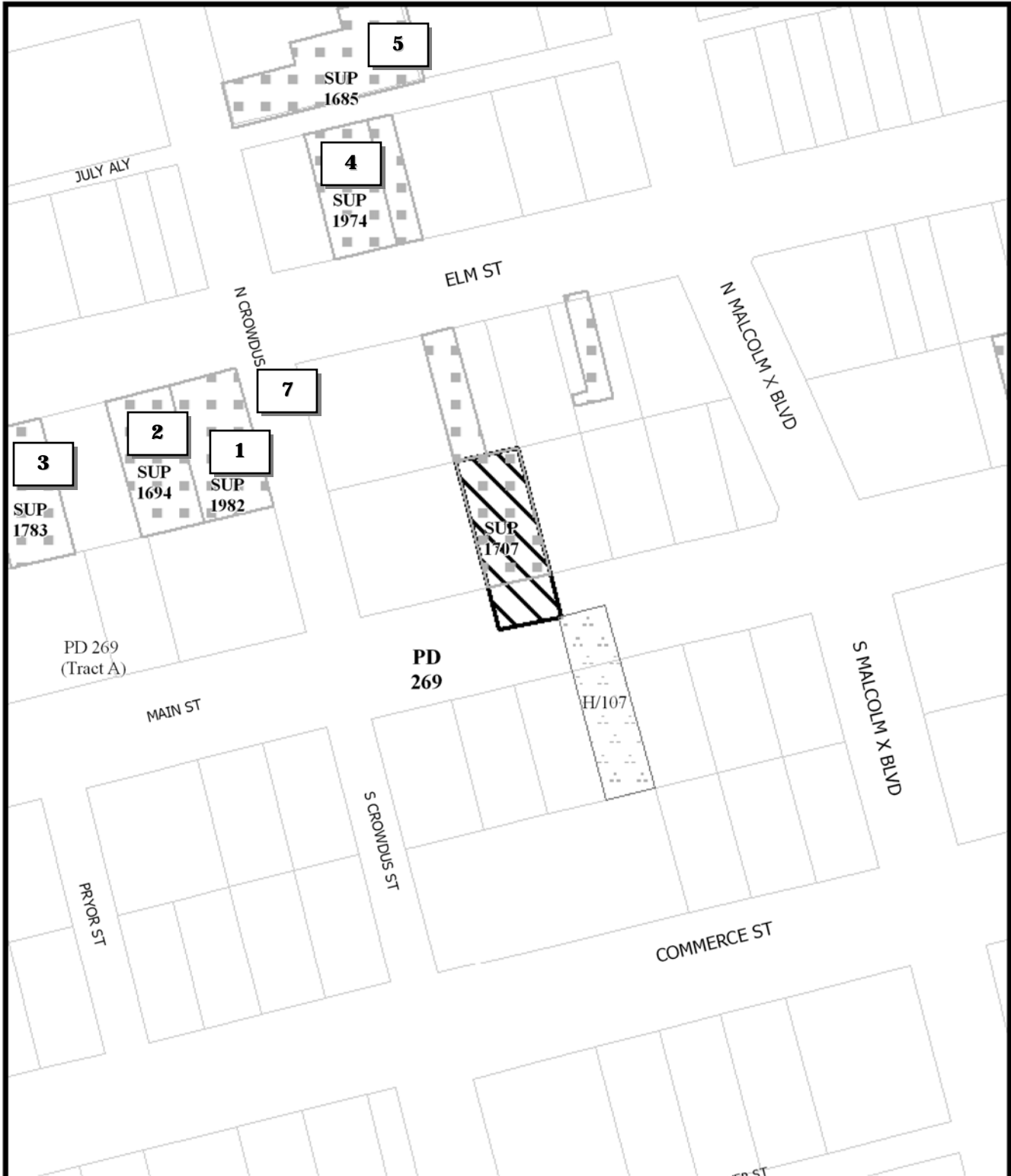


1:1,200

ZONING AND LAND USE

Case no: Z123-206

Date: 3/7/2013




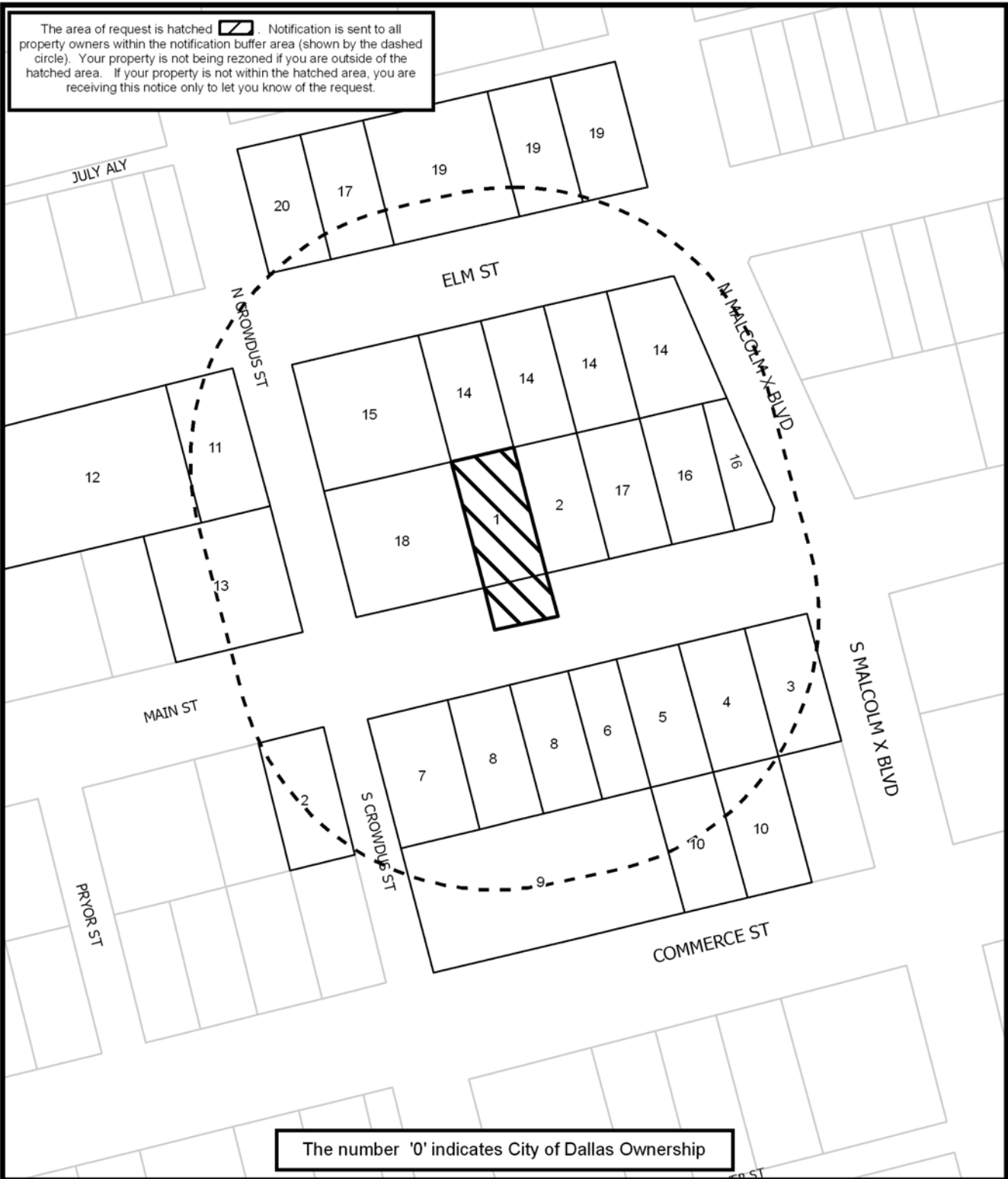
1:1,200

ZONING HISTORY

Case no: Z123-206

Date: 3/7/2013

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



The number '0' indicates City of Dallas Ownership



1:1,200

NOTIFICATION

200'

AREA OF NOTIFICATION

20

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-206**

Date: **3/7/2013**

3/7/2013

Notification List of Property Owners***Z123-206******20 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2809 MAIN ST	BLANTON DON G
2	2712 MAIN ST	CASS DON E TR STE B
3	2824 MAIN ST	BLADE PROPERTIES LLC
4	2820 MAIN ST	SMITH PACIFIC PPTIES LTD
5	2816 MAIN ST	JERNIGAN REALTY PTNR LP
6	2814 MAIN ST	SOUND WAREHOUSE OF DALLAS
7	2800 MAIN ST	CONGRESS STREET NIGHTS INC
8	2810 MAIN ST	GORDON NORMAN & ANDREA
9	2801 COMMERCE ST	WESTDALE PPTIES AMERICA I LTD
10	2815 COMMERCE ST	SMITH PACIFIC LP
11	2724 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
12	2720 ELM ST	ELM STREET REALTY LTD
13	2715 MAIN ST	MAIN PROPERTIES LLC
14	2826 ELM ST	BLANTON DONNY G
15	2806 ELM ST	DEEP ELM I LTD % DON E CASS
16	2825 MAIN ST	SMITH PACIFIC INC
17	2821 MAIN ST	BLANTON DON
18	2803 MAIN ST	DEEP ELM JV 1 % DON E CASS
19	2819 ELM ST	MCCORMICK ARTHUR SR LFEST REM: A MCCORMI
20	2801 ELM ST	MAGERS SCOTT E & DOUGLAS E ALDRIDGE

FILE NUMBER: Z123-226(RB)

DATE FILED: March 8, 2013

LOCATION: Harry Hines Boulevard and Storey Lane, Northeast Corner

COUNCIL DISTRICT: 6

MAPSCO: 23 X

SIZE OF REQUEST: Approx. 2.64 Acres

CENSUS TRACT: 99

APPLICANT: Alex Daredia

REPRESENTATIVE: S.I. Abed

OWNER: Texas Forest Properties, Inc.-T K Park, President

REQUEST: An application for a CS Commercial Service District on property zoned an IR Industrial Research District.

SUMMARY: The applicant proposes to develop the property with a mix of uses - restaurant with drive-in or drive-through service, dry cleaning or laundry store, and a general merchandise or food store greater than 3,500 square feet, the latter use triggering the requested zoning change.

STAFF RECOMMENDATION: Approval

BACKGROUND INFORMATION:

- The request site is undeveloped but is improved with a nonpermeable surface for parking.
- The applicant proposes to develop the property with a mix of three uses consisting of a restaurant with drive-in or drive-through service, dry cleaning or laundry store, and a general merchandise or food store greater than 3,500 square feet.
- The existing IR District zoning limits a general merchandise or food store to less than 3,500 square feet, thus the reason for the applicant’s request; proposing an approximate 9,800 square foot space for this use.

Zoning History: There have been no recent zoning requests in the area.

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
Harry Hines Boulevard	Principal Arterial; 130’ & 130’ ROW
Storey Lane	Local; Variable ROW

STAFF ANALYSIS:

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

GOAL 1.2 Promote desired development.

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

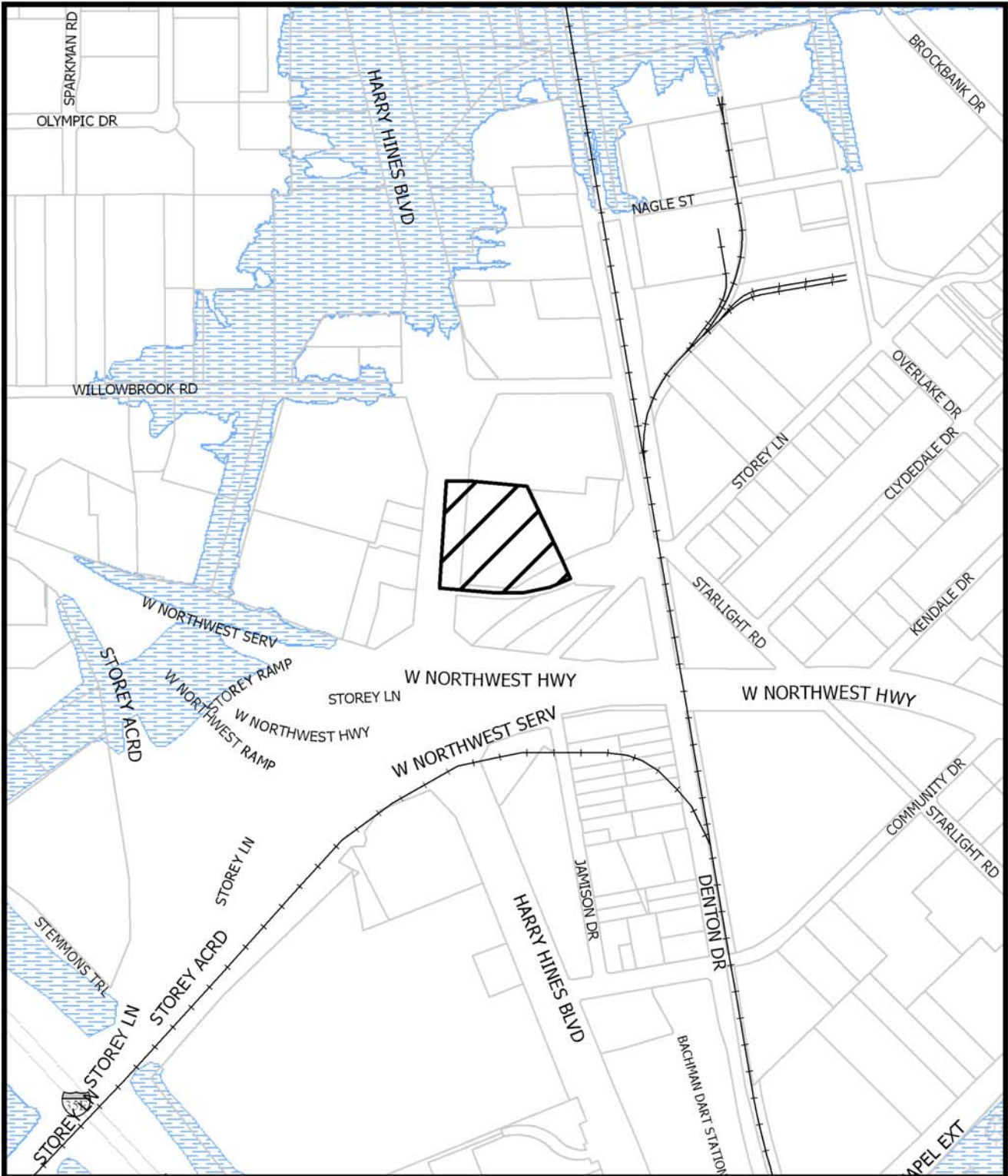
Land Use Compatibility: The request site is undeveloped but does possess a concrete surface for surface parking. The applicant proposes to develop the property with a mix of three uses consisting of a restaurant with drive-in or drive-through service, dry cleaning or laundry store, and a general merchandise or food store greater than 3,500 square feet. The latter is proposed at approximately 9,800 square feet; the existing zoning limits floor area for this use to less than 3,500 square feet.

The site is located in an area providing for various retail uses (motor vehicle fueling station, restaurant, general merchandise stores, vehicle display, sales and service use). The property immediately north of site is improved with nonpermeable surface materials for a surface parking area, but is otherwise unimproved. A vacant entertainment venue (Circle Theater, initially opened in 1947) that has occupied various entertainment and retail uses over the years (most recently, bingo parlor), abuts the site's eastern property line. DART rail service (Green and Orange Lines) serve the general area, although walking distance exceeds one-quarter mile from the nearest station to this property.

The requested CS District is somewhat more restrictive for certain uses along with permitting an approximate 63 percent reduction in permitted floor area as compared to the existing zoning. The focus of the request, the general merchandise or food store greater than 3,500 square feet, does not create a concern for staff. As a result of this analysis, staff supports the request as submitted.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant's request in conjunction with a required localized traffic impact analysis, and determined the proposed uses will not negatively impact the surrounding street system.

Landscaping: The site is void of landscaping. Article X requirements for nonresidential uses will be required prior to the issuance of a certificate of occupancy for any permitted use.

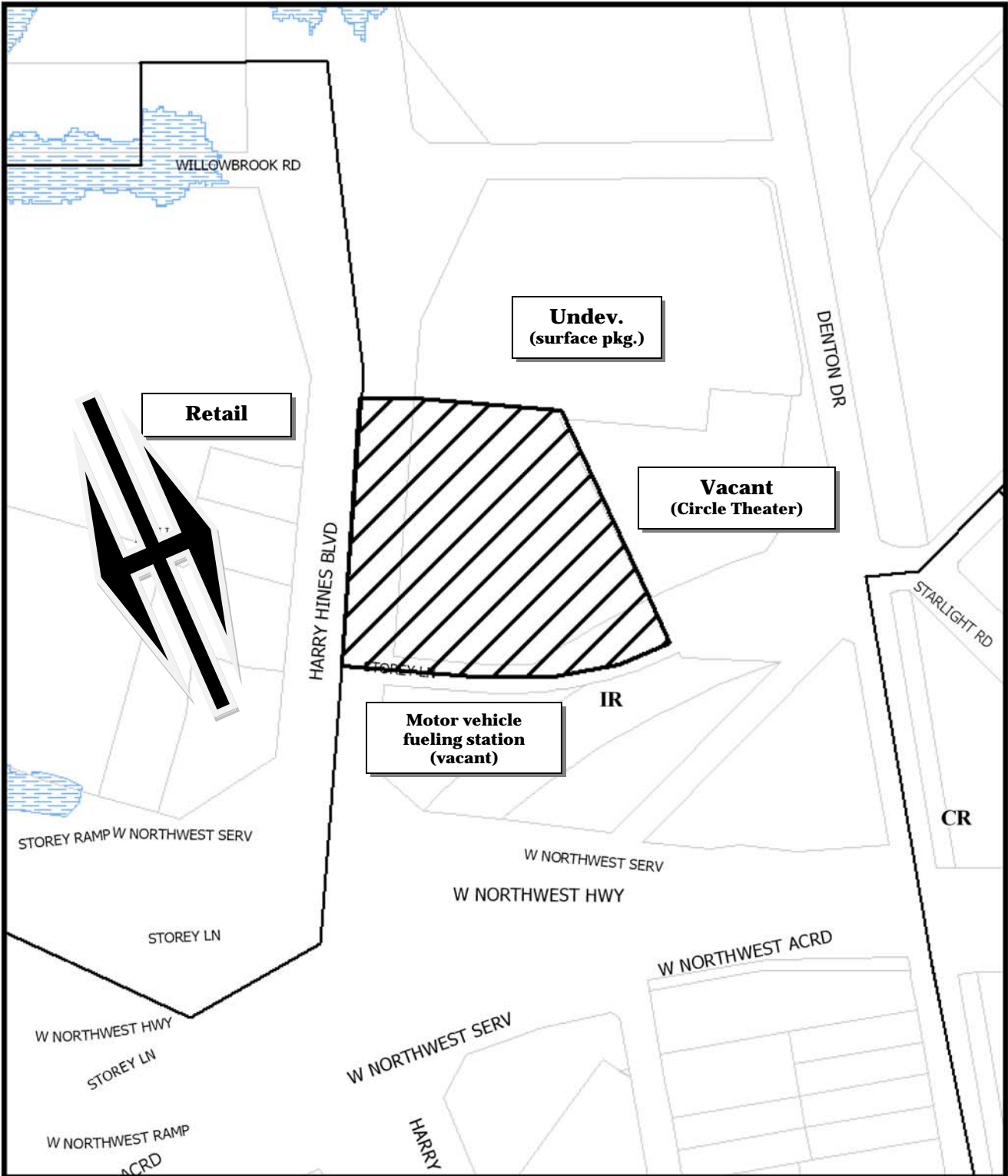


1:6,000

VICINITY MAP

Case no: Z123-226

Date: 4/10/2013




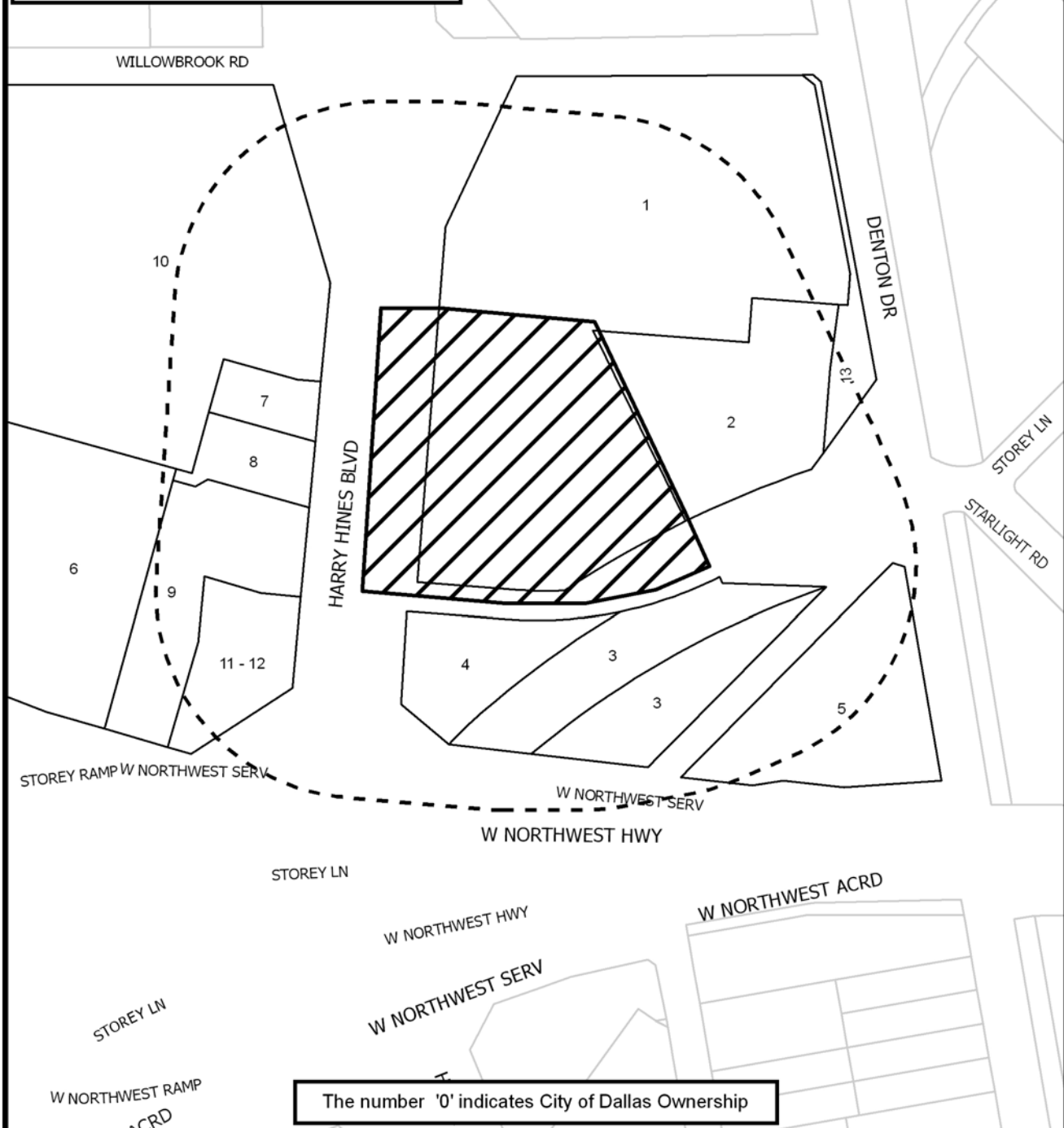
1:2,400

ZONING AND LAND USE


Case no: Z123-226

Date: 4/10/2013

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



The number '0' indicates City of Dallas Ownership


1:2,400

NOTIFICATION

300' AREA OF NOTIFICATION
13 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z123-226
Date: 4/10/2013

4/9/2013

Notification List of Property Owners

Z123-226

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10120 HARRY HINES BLVD	TEXAS FOREST PROP INC
2	2711 STOREY LN	2223 LOMBARDY WAREHOUSE LLC
3	2500 NORTHWEST HWY	2223 LOMBARDY WAREHOUSE LLC
4	10002 HARRY HINES BLVD	ECTOR CONVENIENCE STORE INC
5	10011 DENTON DR	DALLAS AREA RAPID TRANSIT
6	2425 NORTHWEST HWY	OMC REAL ESTATE PTNRS LTD
7	10091 HARRY HINES BLVD	VELASQUEZ JOSE
8	10065 HARRY HINES BLVD	EL TACASO INC
9	10045 HARRY HINES BLVD	KELLER JACQUELYN
10	2415 NORTHWEST HWY	BHAGAT HOLDINGS LTD
11	10025 HARRY HINES BLVD	HANDSOME FELLOW LC
12	10025 HARRY HINES BLVD	BENDA INVESTMENTS
13	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT

FILE NUMBER: Z123-224(CG)

DATE FILED: March 5, 2013

LOCATION: South side of Main Street, West of North Ervay Street

COUNCIL DISTRICT: 14

MAPSCO: 45-L, Q

SIZE OF REQUEST: ±0.5297 acres

CENSUS TRACT: 31.01

REPRESENTATIVE: Masterplan, Santos Martinez

APPLICANT: Dunhill 1530 Main, LP

OWNER: Dunhill 1530 Main, LP

REQUEST: An application for an amendment to Specific Use Permit No. 1796 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619.

SUMMARY: The applicant seeks to relocate an approved videoboard on a structure that lies within the Downtown Special Provision Sign District (Retail Core).

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

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

BACKGROUND INFORMATION:

- On February 24, 2010, City Council approved SUP NO. 1796 for an attached projecting non-premise district activity videoboard sign for a six (6) year period (February 24, 2016).
- The request site lies within PD 619 and is currently developed with hotel, restaurant, retail, and office uses.
- The applicant seeks to relocate an approved videoboard 250 feet east of the original site. (The approved videoboard had never been installed.)
- The Special Sign Advisory Committee (SSDAC) considered this request on 4/9/2013, and recommended approval of the appropriateness of the videoboard.

Zoning History:

#	SUP/CASE No.	APPROVED	EXPIRATION
1 2	SUP #1755 (SPSD 067-003)	6/10/09 (two videoboards)	6/10/2015
3	SUP #1788 (Z089-263)	12/9/2009	12/9/2015
4	SUP #1791 (Z089-264)	1/13/2010	1/13/2016
5	SUP #1796 (Z090-111)	2/24/2010	2/24/2016
6	SUP #1955 (Z101-369)	4/25/2012	4/25/2013
7	SUP #1956 (Z101-370)	4/25/2012	4/25/2013
8	SUP #1957 (Z101-372)	4/25/2012	4/25/2018
9	SUP #1958 (Z101-375)	4/25/2012	4/25/2018
10	SUP #1959 (Z101-382)	4/25/2012	4/25/2018
11	SUP #2008 (Z123-110)	1/23/2012	1/23/2019
12	SUP #2009 (Z123-111)	1/23/2012	1/23/2019
13	SUP #2007 (Z123-112)	1/23/2012	1/23/2019
14	SUP #2006 (Z123-122)	1/23/2012	1/23/2019
15	SUP #2005 (Z123-123)	1/23/2012	1/23/2019

Comprehensive Plan:

The subject site is identified as being within the Downtown Area on the ***forwardDallas!*** Vision Illustration, adopted June 2006. The Downtown is a centrally located hub that provides high intensity, concentrated regional job and commercial activity supported by high-density housing.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.3 Build a dynamic and expanded Downtown.

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.3 Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

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

Land Use Compatibility:

The applicant seeks to relocate the previously approved sign 250 to the east. It would be located off the second floor of a new office suite. There are no lodging rooms on this portion of the property. The 144 square foot videoboard will be installed 17 feet 9 inches above the sidewalk, and be visible from Main Street. Land use in the surrounding area consists of hotel, restaurant, retail and office uses.

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.

Section 51A-7.909(g) - Non-premise district activity videoboard signs are only permitted on buildings with retail and personal service uses, lodging uses, or office uses occupying at least 75 percent of the leasable ground floor area and an overall building occupancy of at least 50 percent. Non-premise district activity videoboard signs are not allowed on a lot containing a commercial surface parking lot use.

The applicant's request, subject to a site plan and amended conditions, complies with the general provisions for consideration of an SUP. Staff is recommending a new six (6) year time period.

Development Standards:

A maximum of 15 non-premise district activity videoboard signs are permitted and may only be erected on buildings with frontage on streets within the Retail Subdistrict bounded by Jackson Street, Lamar Street, Pacific Street, and Cesar Chavez Boulevard.

Non-premise district activity videoboard signs may not be placed on Pacific Avenue between Akard Street and Ervay Street. Non-premise district activity videoboard signs may not be placed on building facades facing Main Street Garden or Belo Garden.

A maximum of one non-premise district activity videoboard sign is permitted per block face. Non-premise district activity videoboard signs must have a minimum of 100 square feet in effective area and may have maximum of 150 square feet in effective area.

Non-premise district activity videoboard signs are only permitted by SUP.

Projecting non-premise activity videoboard signs:

- must have a vertical orientation with height exceeding the width at a minimum of 16:9 width-to-height ratio;
- may project a maximum of 12 feet into the right-of-way;
- must have a minimum clearance of 15 feet above the sidewalk and a maximum clearance of 35 feet above the sidewalk; and
- must have video displays on both sides of the sign

All videoboard signs:

- must contain a default mechanism that freezes the image in one position in case of malfunction
- must automatically adjust the sign brightness based on natural ambient light conditions in compliance with the following formula:
 - the ambient light level measure in luxes, divided by 256 and then rounded down to the nearest whole number, equals the dimming level; then
 - the dimming level, multiplied by .0039 equal the brightness level; then
 - the brightness level, multiplied by the maximum brightness of the specific sign measured in nits, equals the allowed brightness, measured in nits;
- must be turned off between 1:00 a.m. and 7:00 a.m. Monday through Friday and 2:00 a.m. and 8:00 a.m. on Saturday and Sunday; and
- may not display light of such intensity or brilliance to cause glare, impair the vision of an ordinary driver, or constitute a nuisance

Z123-224(CG)

Non-premise district activity videoboard signs:

- must have a full color display able to display a minimum of 281 trillion color shades; and
- must be able to display a high quality image with a minimum resolution equivalent to 19mm maximum pixel size

Changes of message must comply with the following:

- Each message must be displayed for a minimum of eight seconds
- Changes of message must be accomplished within two seconds
- Changes of message must occur simultaneously on the entire sign face
- No flashing, dimming, or brightening of message is permitted except to accommodate changes of message

Traffic:

The applicant submitted a traffic study conducted by an independent firm. The traffic analysis concluded that the proposed non-premise district activity videoboard sign will not significantly interfere with the effectiveness of the traffic control device within 300 feet of the sign.

Special Sign District Advisory Committee (SSDAC):

April 9, 2013

Motion: It was moved to **approve** an amendment to Specific Use Permit No. 1796 to relocate an attached projecting non-premise district activity videoboard on property zoned Planned Development District No. 619 on Main Street and Ervay Street, Main Street façade, subject to site plan and amended conditions.

Maker: Tarpley
Second: Van Dermark
Result: Carried: 4 to 0

For: 4 – Bauer, Gomez, Tarpley, Van Dermark

Against: 0
Absent: 0
Conflict: 0

Z123-224(CG)

1600 Main Street Holdings LP
List of Officers

Timothy Headington	President
Michael E. Tregoning	Vice President, CFO
R. Keith Bunch	Treasurer

EXISTING CONDITIONS FOR SUP 1796

1. **USE:** The only use authorized by this specific use permit is an attached projecting non-premise district activity videoboard sign.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan and elevation.
3. **TIME LIMIT:** This specific use permit automatically terminates on February 24, 2016.

Staff & SSDAC Recommendation:

TIME LIMIT: This specific use permit automatically terminates on (six years from the passage of this ordinance).

4. **CLEARANCE:** The attached projecting non-premise district activity videoboard sign must have a minimum clearance of 27 feet above the sidewalk.

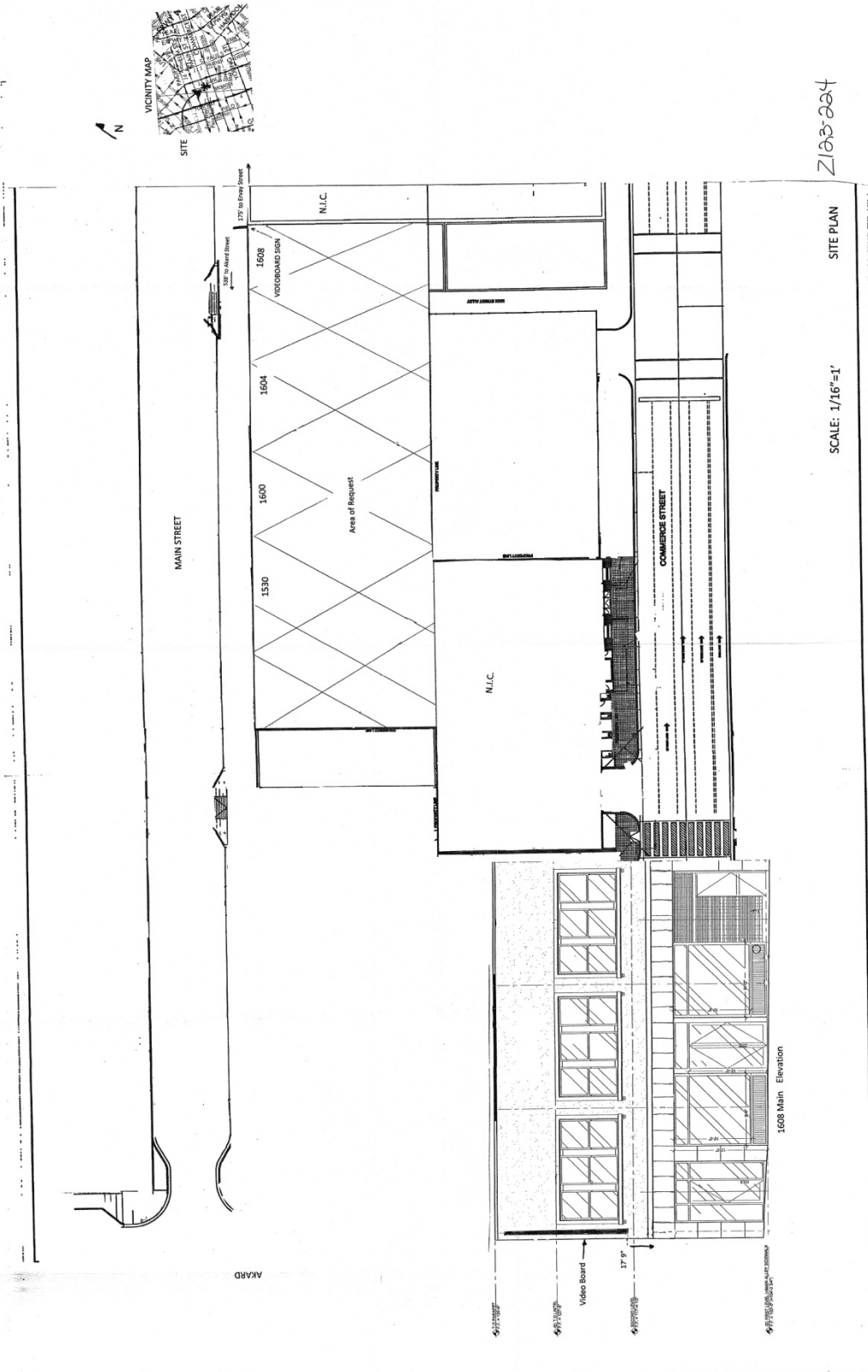
Staff & SSDAC Recommendation:

CLEARANCE: The attached projecting non-premise district activity videoboard sign must have a minimum clearance of 17 feet 9 inches above the sidewalk.

5. **GUEST ROOM SEPARATION:** A one-story separation must be provided between the highest point of the attached projecting non-premise district activity videoboard sign and any guest room.
6. **DIMENSIONS:** The attached projecting non-premise district activity videoboard sign may not exceed a vertical length of 16 feet as shown on the attached site plan and elevation.
7. **SIZE:** The attached projecting non-premise district activity videoboard sign is limited to a maximum effective area of 144 square feet as shown on the attached site plan and elevation.
8. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.

Z123-224(CG)

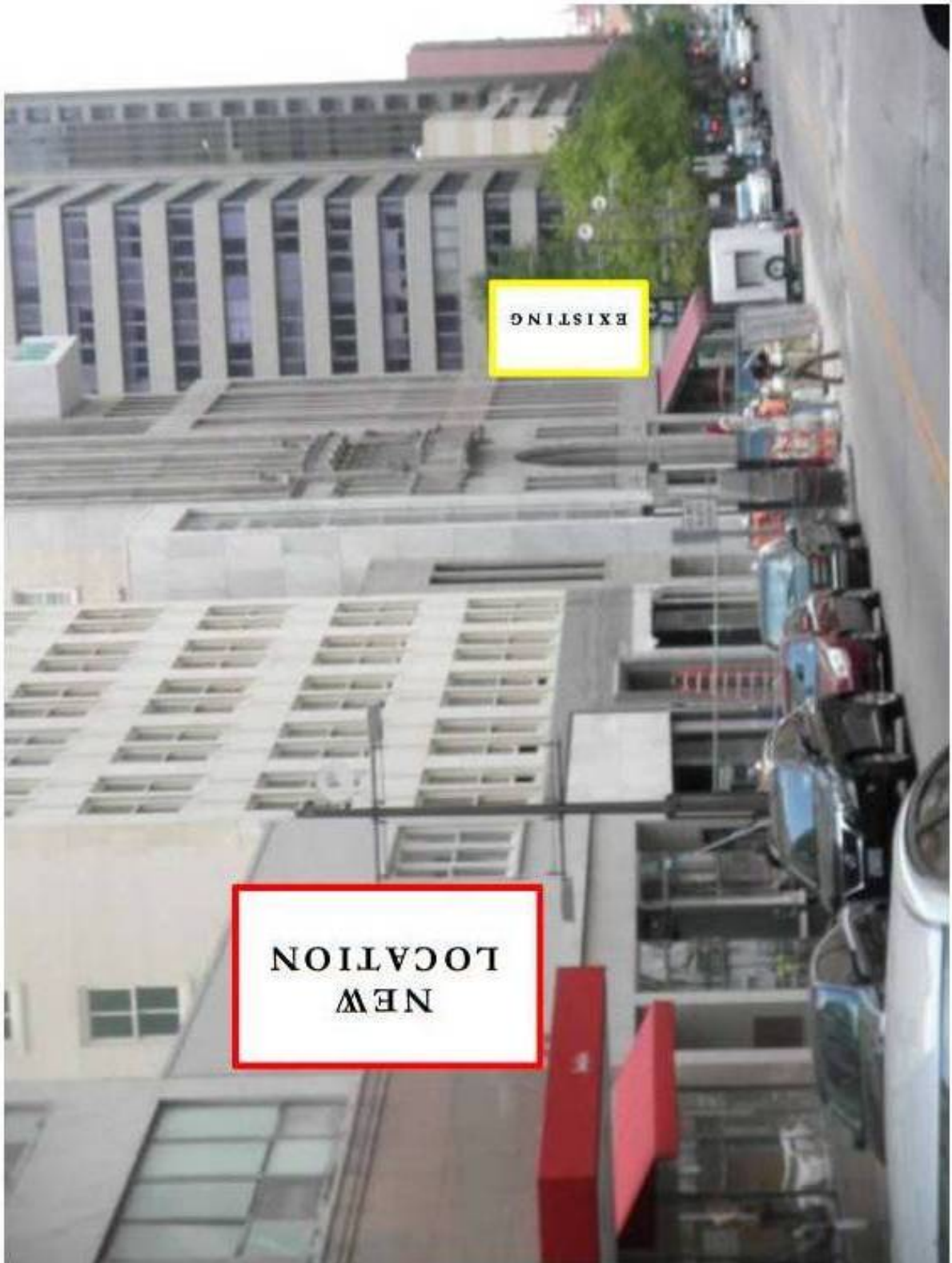
SITE PLAN

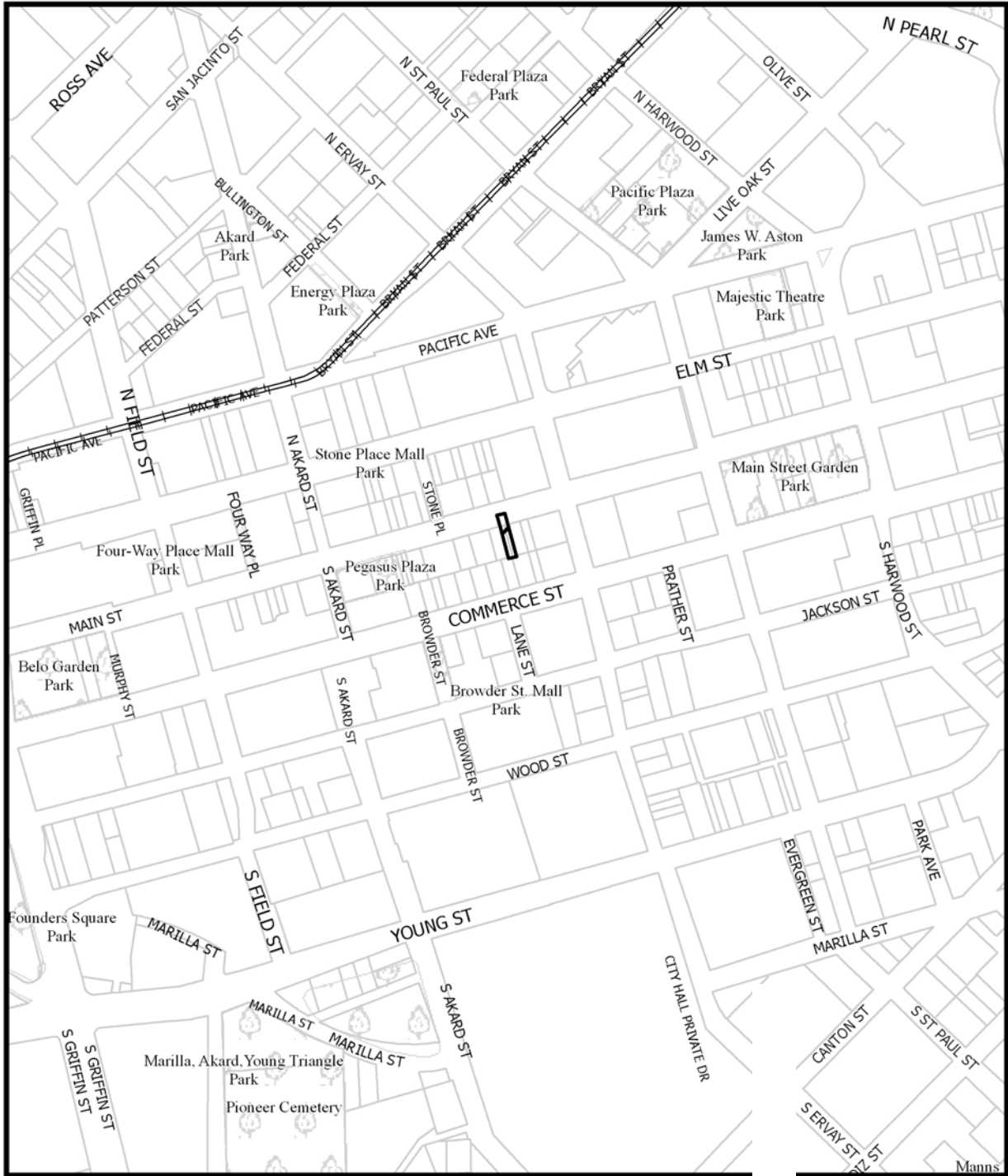


Z123-224

SCALE: 1/16"=1'

SITE PLAN





 1:4,800	<h1>VICINITY MAP</h1>	Case no: Z123-224 Date: 4/17/2013
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 1:4,325	<h2>ZONING HISTORY</h2>	Sign District: <u>Downtown SPSD</u> <u>(RETAIL CORE)</u>
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EFFECTIVE: 01/23/2012



4/16/2013

Notification List of Property Owners***Z123-224******21 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1608 MAIN ST	1600 MAIN STREET HOLDINGS LP
2	1525 COMMERCE ST	POLLOCK ROBERT ETAL ATTN: GEORGE A RAWLI
3	1603 COMMERCE ST	NEIMAN MARCUS CO LESSEE ATTN: GEORGE A R
4	1616 MAIN ST	THE DALLAS FOUNDATION ATTN: MARY JALONIC
5	1604 ELM ST	ELM AT STONEPLACE HOLDINGS LLC STE 2800
6	1606 ELM ST	ELM AT STONEPLACE HOLDINGS LLC
7	1607 MAIN ST	ELM AT STONEPLACE HOLDINGS LLC
8	1623 MAIN ST	FC WP BUILDING LLC
9	1612 ELM ST	ELM AT STONEPLACE HOLDINGS LLC ATTN: JOH
10	1608 ELM ST	1610 ELM STREET LLC
11	1622 MAIN ST	NEIMAN MARCUS CO LESSEE ATTN: GEORGE A R
12	1603 COMMERCE ST	NEIMAN MARCUS CO ATTN: GEORGE A RAWLINGS
13	1618 MAIN ST	THE NEIMAN MARCUS GROUP INC ONE MARCUS S
14	1604 MAIN ST	1600 MAIN STREET HOLDINGS LP
15	1513 COMMERCE ST	PACIFICO PARTNERS LTD
16	1517 COMMERCE ST	PACIFICO PARTNERS LTD STE A205
17	1607 COMMERCE ST	ROGERS WILLIAM S ETAL ATTN: GEORGE A RAW
18	1609 COMMERCE ST	NEIMAN MARCUS GROUP INC ATTN: GEORGE A R
19	1512 COMMERCE ST	HAMILTON DPL LP SUITE 170
20	1600 COMMERCE ST	DALPARK LAND LEASE LTD STE A
21	1530 MAIN ST	DUNHILL 1530 MAIN LP

FILE NUMBER: Z123-208(AB)

DATE FILED: February 19, 2013

LOCATION: South side of Scyene Road, between Namur Street and Sam Houston Road

COUNCIL DISTRICT: 5

MAPSCO: 49-Y

SIZE OF REQUEST: Approx. 0.61 acres

CENSUS TRACT: 0176.05

REPRESENTATIVE/APPLICANT: Parvez Malik

OWNER: Sai Mithai Bhaktra, Inc.

REQUEST: An application to renew Specific Use Permit No. 1835 for the sale of alcoholic beverages in conjunction with a general merchandise store greater than 3,500 square feet on property zoned CR Community Retail with a D-1 Liquor Control Overlay

SUMMARY: The applicant proposes to continue the sale of alcoholic beverages for off-premise consumption in conjunction with the existing convenience store.

STAFF RECOMMENDATION: Approval for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to conditions.

BACKGROUND INFORMATION:

- The request site is currently developed with a general merchandise or food store greater than 3,500 square feet use and a motor vehicle fueling station.
- The proposed use is to continue to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property.
- The property was granted Specific Use Permit No. 1835 on April 7, 2011 for a two-year period, with eligibility for automatic renewals for additional five year periods. The applicant missed their deadline to apply for automatic renewal.

Zoning History: There has been one zoning change requested in the area.

1. Z123-165 On Wednesday, April 10, 2013, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise use greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Dry Liquor Control Overlay on the southeast corner of Scyene Road and Namur Street.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Scyene Road	Principle Arterial	100 feet
Sam Houston	Minor Arterial	80 feet

STAFF ANALYSIS:

Comprehensive Plan:

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

Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit. Examples of transit centers include the Mockingbird Station area, the Cityplace Station area and the Westmoreland Station area, and examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer dense mixed use

at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add “eyes on the street” that can aid public safety.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

Land Use Compatibility:

The approximately 0.61-acre request site is zoned a CR-D-1 Community Retail District and is currently developed with a general merchandise greater than 3,500 square feet use and a motor vehicle fueling station. The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which requires a Specific Use Permit in the D-1 Dry Liquor Control Overlay.

The surrounding land uses are single family/agricultural to the south, undeveloped land immediately to the east and west, mini-warehouse and car wash to the north. Retail appliance and carport stores are located at each end of this block of Scyene Road.

The "D" Dry Overlay District is a Liquor Control Overlay District which prohibits an individual from selling or serving alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

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

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

public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

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

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

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

The applicant’s request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The time limit has been set at two years with eligibility for five year automatic renewals due to needed site maintenance and improvements in the solid screen fencing and parking striping. The applicant has been made aware these changes will need to be made before the case can proceed to City Council.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
CR-D-1 Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Parking/Traffic:

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

The general merchandise or food store use requires one space for every 200 square feet of floor area and a motor vehicle fueling station requires two spaces. The general

Z123-208(AB)

merchandise food store is 4,194.46 square feet. The site plan shows that 23 off-street parking spaces are required and provided.

Landscaping:

Landscaping required per Article X of the Dallas Development Code.

Dallas Police Department: A copy of a police report of the past 5 years of offenses is provided below.

Offenses prior to a Specific Use Permit – April 13, 2009 to April 12, 2011

Dallas Police Department Reports

Public Offense Search Results

SERVICE #	OFFENSE DATE	TYPE	COMPLAINANT	ADDRESS	BEAT	REPORTING AREA
4	0113275-W	04/22/2009	THEFT	HERBERT, JASMINE	10334 SCYENERD	327 1247
5	0197813-W	07/07/2009	THEFT	*GOOD N FRESH	10334 SCYENERD	327 1247
6	0212930-W	07/20/2009	AUTO THEFT-UUMV	ROBINSON, TASCHA	10334 SCYENERD	327 1247
7	0234220-W	07/30/2009	THEFT	*GOOD N FRESH	10334 SCYENERD	327 1247
8	0259379-W	08/31/2009	BURGLARY	*GOOD N FRESH	10334 SCYENERD	327 1247
9	0261391-W	09/02/2009	BURGLARY	*GOOD AND FRESH GROCERY	10334 SCYENERD	327 1247
10	0321585-W	10/28/2009	THEFT	*GOOD N' FRESH	10334 SCYENERD	327 1247
11	0117121-X	04/28/2010	THEFT	SMITH, CARLA	10334 SCYENERD	327 1247
12	0108185-X	04/19/2010	ROBBERY	*GOOD N' FRESH	10334 SCYENERD	327 1247
13	0191395-X	07/08/2010	AUTO THEFT-UUMV	LIRA, RICO	10334 SCYENERD	327 1247
14	0209643-X	07/26/2010	THEFT	*GOOD N FRESH	10334 SCYENERD	327 1247
15	0211010-X	07/28/2010	ROBBERY	*GOOD N FRESH	10334 SCYENERD	327 1247
16	0222975-X	08/08/2010	THEFT	*GOOD N' FRESH	10334 SCYENERD	327 1247
17	0245919-X	09/15/2010	FOUND PROPERTY	@CITY OF DALLAS (VICE)	10334 SCYENERD	327 1247
18	0284862-X	10/13/2010	BURGLARY	*GOOD N FRESH	10334 SCYENERD	327 1247
19	0351468-X	12/25/2010	BURGLARY	*GOOD N FRESH STORE	10334 SCYENERD	327 1247
20	0060180-Y	03/10/2011	ROBBERY	PATEL, VINA	10334 SCYENERD	327 1247

Offenses received after Specific Use Permit – April 13, 2011 to April 17, 2013

Dallas Police Department Reports

Public Offense Search Results

SERVICE #	OFFENSE DATE	TYPE	COMPLAINANT	ADDRESS	BEAT	REPORTING AREA
1	0114553-Y	04/23/2011	OTHER OFFENSES	JOHNSON,MARY	10334 SCYENERD	327 1247
2	0126137-Y	05/16/2011	ROBBERY	RAJESH,PATEL	10334 SCYENERD	327 1247
3	0146767-Y	06/05/2011	BURGLARY	*GOOD AND FRESH	10334 SCYENERD	327 1247
4	0148438-Y	06/07/2011	THEFT	GREEN, LATOYA SHONTELL	10334 SCYENERD	327 1247
5	0157419-Y	06/16/2011	THEFT	*GOOD 'N' FRESH	10334 SCYENERD	327 1247
6	0183859-Y	07/13/2011	ROBBERY	ORDONIZ, SANDRO	10334 SCYENERD	327 1247
7	0215386-Y	08/14/2011	ASSAULT	MATLOCK, KYABLE	10334 SCYENERD	327 1247
8	0228034-Y	08/27/2011	OTHER OFFENSES	*GOOD N FRESH	10334 SCYENERD	327 1247
9	0252190-Y	09/22/2011	ROBBERY	VAUGHNS,BRODRICK	10334 SCYENERD	327 1247
10	0056868-Z	03/28/2012	FOUND PROPERTY	@CITY OF DALLAS	10334 SCYENERD	327 1247
11	0088554-Z	04/13/2012	AUTO THEFT-UUMV	OUK,HANGVATANA	10334 SCYENERD	327 1247
12	0135267-Z	06/02/2012	CRIMINAL MISCHIEF/VANDALISM	*GOOD & FRESH	10334 SCYENERD	327 1247
13	0195180-Z	08/07/2012	ASSAULT	PEREZ, ISACC, A.	10334 SCYENERD	327 1247
14	0200148-Z	08/12/2012	ASSAULT	ALDRIDGE,CLARENCCCE	10334 SCYENERD	327 1247
15	0200147-Z	08/12/2012	ASSAULT	PATEL,RAJESH	10334 SCYENERD	327 1247
16	0275271-Z	11/04/2012	ROBBERY	*GOOD AND FRESH	10334 SCYENERD	327 1247
17	0277236-Z	11/15/2012	FOUND PROPERTY	@CITY OF DALLAS	10334 SCYENERD	327 1247
18	0054135-A	03/07/2013	ROBBERY	RIVERA, BERNARDO	10334 SCYENERD	327 1247
19	0082134-A	04/04/2013	BURGLARY	*GOOD N FRESH	10334 SCYENERD	327 1247

Z123-208(AB)

List of Partners/Principals/Officers:

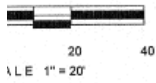
- Deepesh Shrestha President/Secretary

**Z123-208
PROPOSED SUP CONDITIONS**

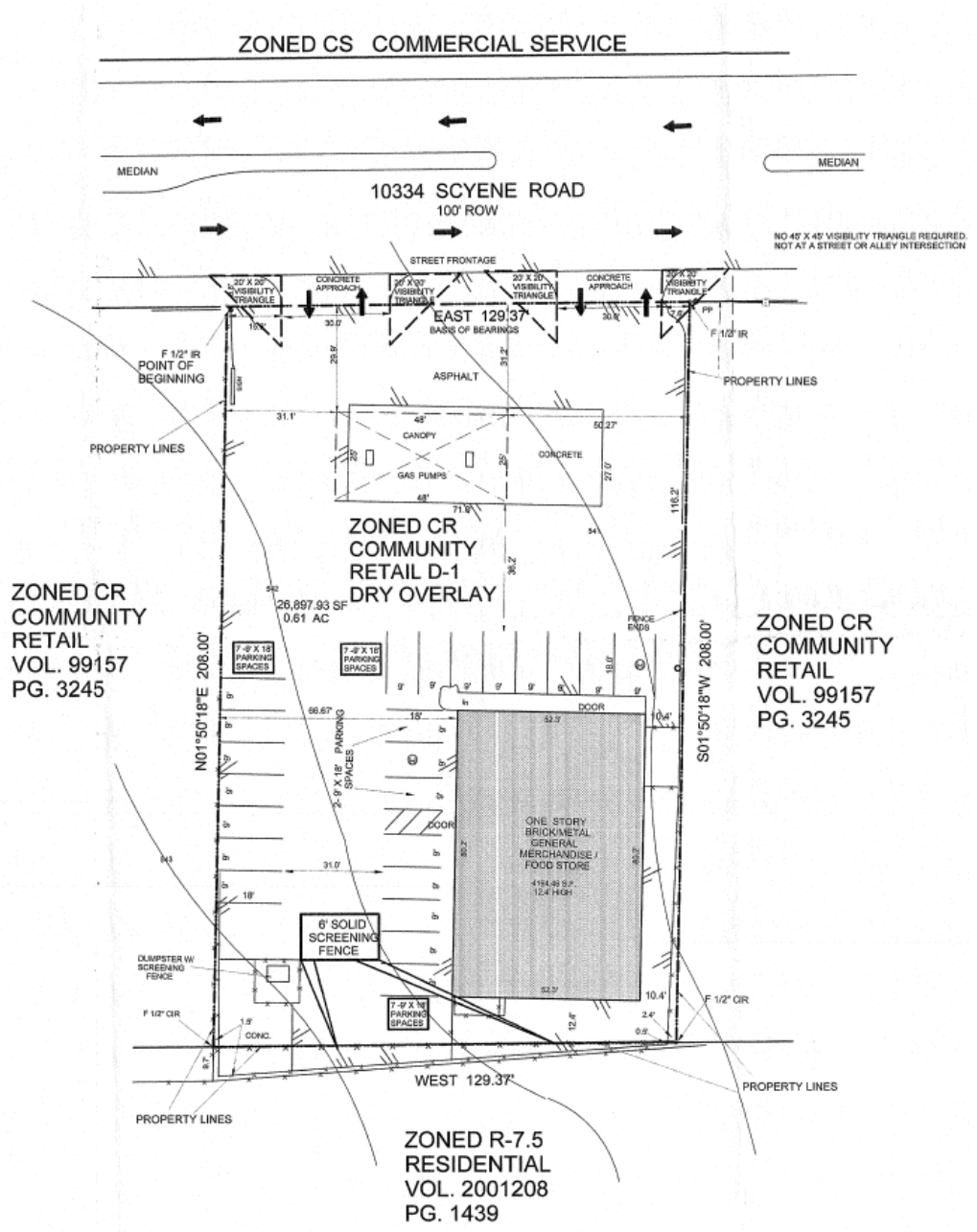
SUP Conditions

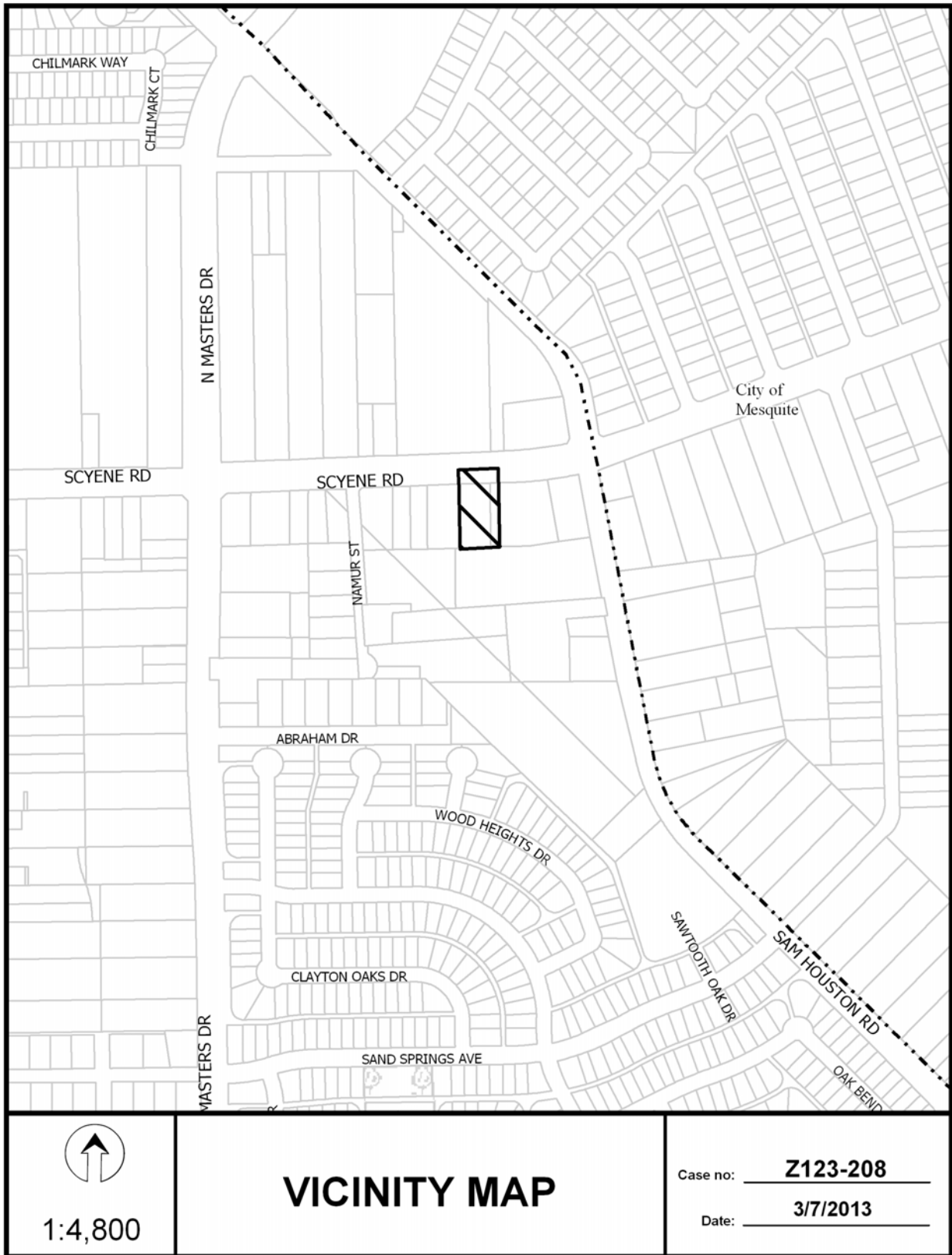
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages for off-premise consumption as part of the operation of a general merchandise or food store greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years) [~~April 13, 2012~~], but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. SCREENING: A minimum six-foot-high solid screening fence must be maintained along the southern boundary of the Property, as shown on the attached site plan. Screening must be constructed before issuance of a building permit, alcohol measurement certification, or certificate of occupancy.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

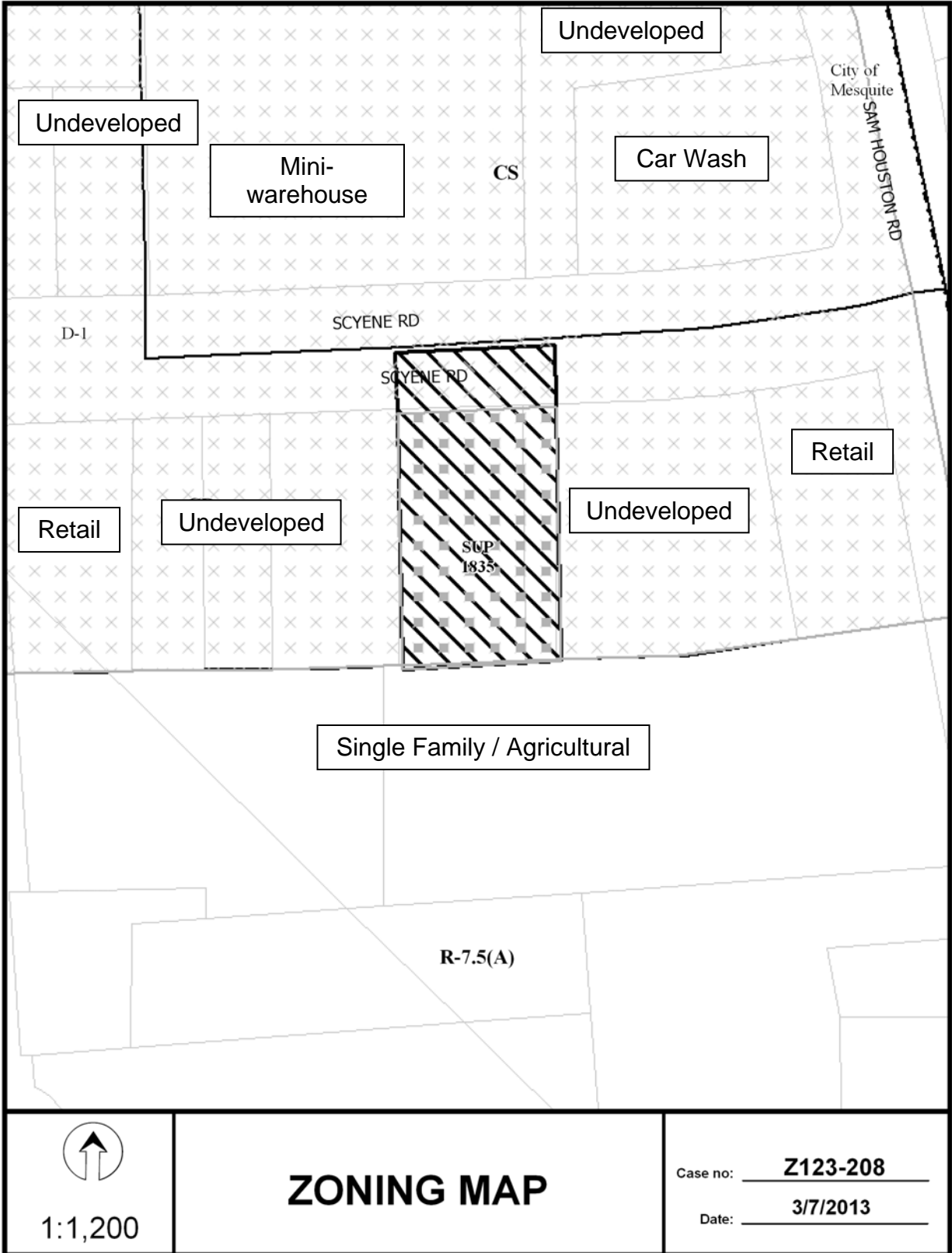
Site Plan:



NT	4194.46 S.F.
LT	22703.47 S.F.
	26897.93 S.F.







3/7/2013

Notification List of Property Owners

Z123-208

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10350 SCYENE RD	DALLAS CARPET DESIGN INC
2	10336 SCYENE RD	PATEL VINA DBA GOOD N FRESH
3	2911 SAM HOUSTON RD	MARTINEZ MARTHA J
4	10310 SCYENE RD	KWICKPICK GROCERY INC
5	10320 SCYENE RD	GOMEZ JAMIE
6	2903 SAM HOUSTON RD	BRITT HARRIS TRUSTEE BRITT FAMILY TRUST
7	2907 SAM HOUSTON RD	DELONG CHARLES F ESTATE % MARTH MARTINEZ
8	10351 SCYENE RD	MILLWEE STEPHEN M
9	10331 SCYENE RD	SCYENE STORAGE LP #230
10	10349 SCYENE RD	QUARTERHORSE CO LTD

FILE NUMBER: Z123-218 (AB)

DATE FILED: March 1, 2013

LOCATION: East side of South Lancaster Boulevard, north of Sylvia Street

COUNCIL DISTRICT: 8

MAPSCO: 65-V

SIZE OF REQUEST: Approx. 12,400 sq. ft.

CENSUS TRACT: 114.01

REPRESENTATIVE: Ida B. Cheatham

APPLICANT/OWNER: Gran's Lil' Angels

REQUEST: An application for a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to operate a child-care facility in the existing building.

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

BACKGROUND INFORMATION:

- The applicant has been operating the building as a child-care facility under an expired SUP for a child-care center. The previous SUP has been expired for a significant period of time, constituting the filing of a new SUP.
- The previous SUP was last amended on June 7, 2005. City Council approved an application for an amendment to the conditions of Specific Use Permit No. 1515 for a Child-care facility on property zoned an R-7.5(A) Single Family District. The time limit was amended from two years to five year periods with eligibility for automatic renewal for additional five year periods.

Zoning History: There have been no recent zoning requests in the area.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
South Lancaster Road	Principal Arterial	107 ft.

STAFF ANALYSIS:

Comprehensive Plan:

The comprehensive plan forwardDallas! Vision Illustration is comprised of a series of Building Blocks that shows general land use patterns. They are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur. The request site is located within a Campus District Building Block on the Vision Illustration.

The Campus Building Block focuses on areas around large master-planned educational, institutional or business facilities outside the Downtown. The University of North Texas campus was the motivating factor for creating this Building Block, although other examples exist, such as the areas around the Southwestern Medical District, the Baylor University Medical Center, the Veterans Administration Hospital and Pinnacle Park. Campus Building Blocks often act as smaller versions of a multifamily housing for students, employees and visitors. A variety of offices, shops, services and open space should exist to support the major campus employer and area residents. Over time, areas such as UNT can take on a “university town” feel as they mature. All Campus Building Block areas should have convenient transit options as an integral component. Economic development efforts should capitalize on the spin-off employment opportunities generated by primary employers.

Land Use

Goal 1.2 Promote Desired Development

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

Land Use Compatibility:

The surrounding land uses are predominately single family residential, Planned Development District 625 (currently undeveloped) and vacant land.

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

The request site is located mid-block on a Principal Arterial. While typically staff is concerned about non-residential uses placed in the middle of a block of single family uses, the child-care facility is largely surrounded by undeveloped tracts.

Staff feels that a child care facility is complimentary to the existing uses in the area. Staff supports the applicant's request subject to conditions and a site plan. If after two years the childcare facility has proven not to be a detriment to the surrounding residential uses, the child-care facility will become eligible for five year automatic renewal periods.

Parking/Traffic:

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

The site plan shows the minimum off-street parking requirement of three spaces will be provided. Pursuant to §51A-4.200 of the Dallas Development Code, the off-street parking requirement is (1) space per 500 square feet for the child-care facility. The applicant has provided nine off-street parking spots.

Z123-218 (AB)

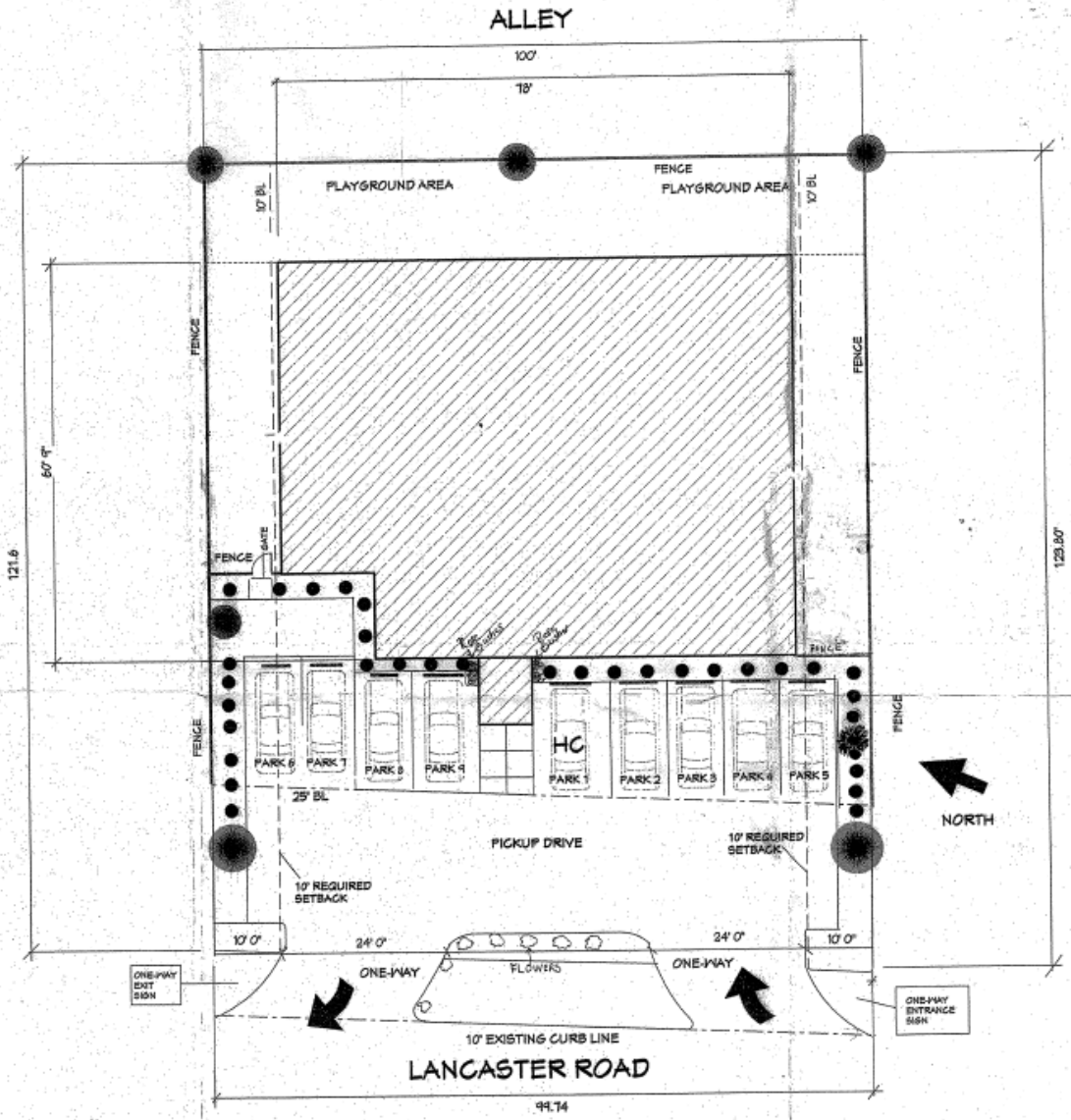
Landscaping:

The property does not trigger Article X landscaping requirements.

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a child-care facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit is approved for a two-year period, but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. HOURS OF OPERATION: The child-care facility may only operate between 6:00 a.m. and 9:00 p.m., Monday through Friday.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

SITE PLAN



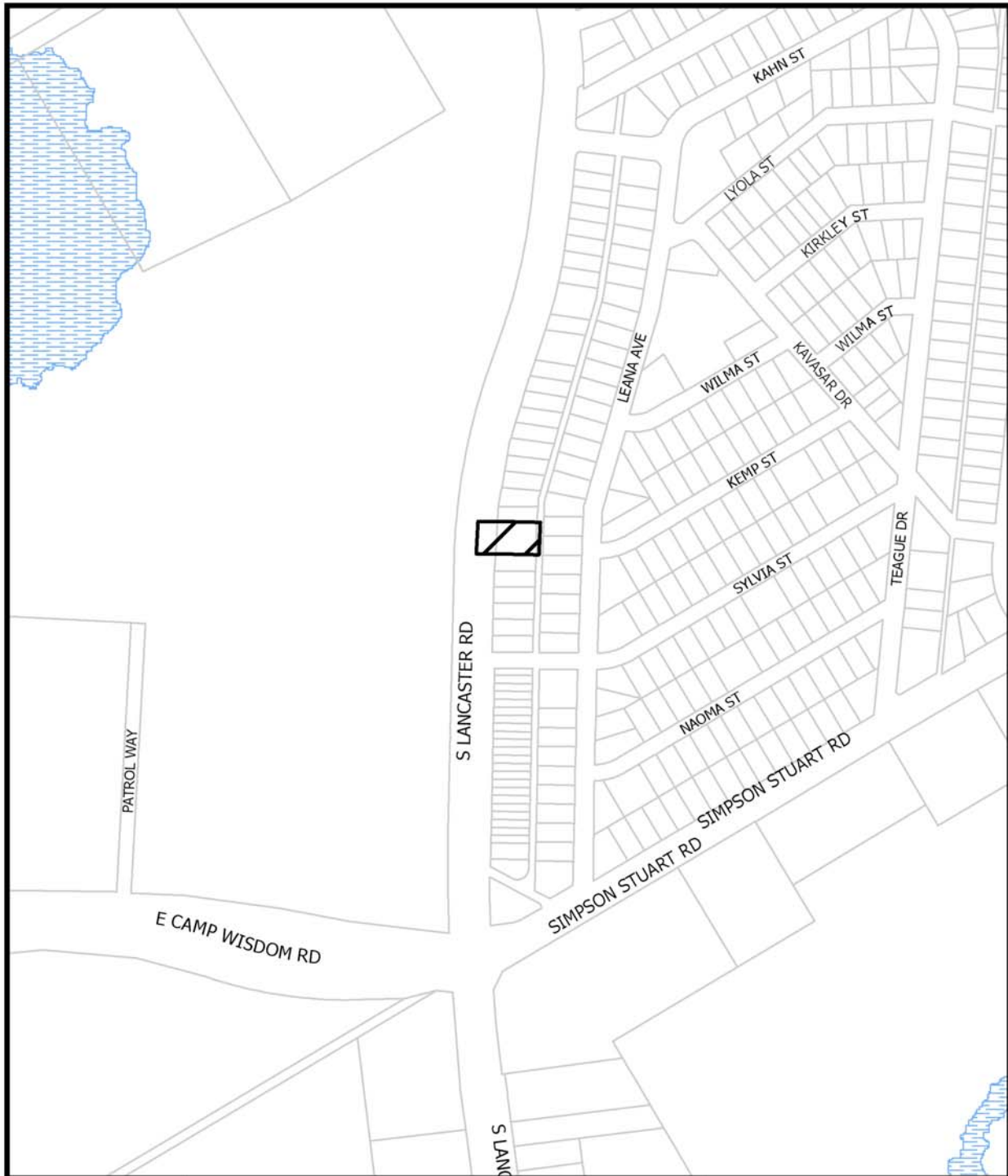
Z123-218

PE PLAN
AKS & 3 BRADFORD PEARS
HOLLYS

PARKING PLAN
9 Parking Spaces meets code requirements of
ONE Space per 500 sq. feet

SITE & LANDSCAPE PLAN
SCALE: 1" = 10'

BROWN'S CUSTOM DESIGNS PHONE: 972-217-1344 FAX: 972-217-1344 10711A TEXAS 75154 DESIGNED BY: TROY W. BROWN, JR. DRAWN BY: TROY W. BROWN, JR.	
THIS PLAN IS THE PROPERTY OF BROWN'S CUSTOM DESIGNS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF BROWN'S CUSTOM DESIGNS IS STRICTLY PROHIBITED.	
SHEET NO. 1	LOT 32-A BLOCK 1/6887
SUBMITTED FOR: GRAN'S LIL ANGELS	SITE ADDRESS: IDA CHEATHAM 8514/16 LANCASTER ROAD DALLAS, TEXAS 75216
PREPARED BY: MATCOR UNLIMITED INC. 5787 S. HAMPTON ROAD, SUITE 296 DALLAS, TEXAS 75232	SHEET NO. 4-543 TOTAL SHEETS 4-543 SHEET NO. 317 TOTAL SHEETS 4-508
PLAN NO. C-4579-99	
PAGE 1	

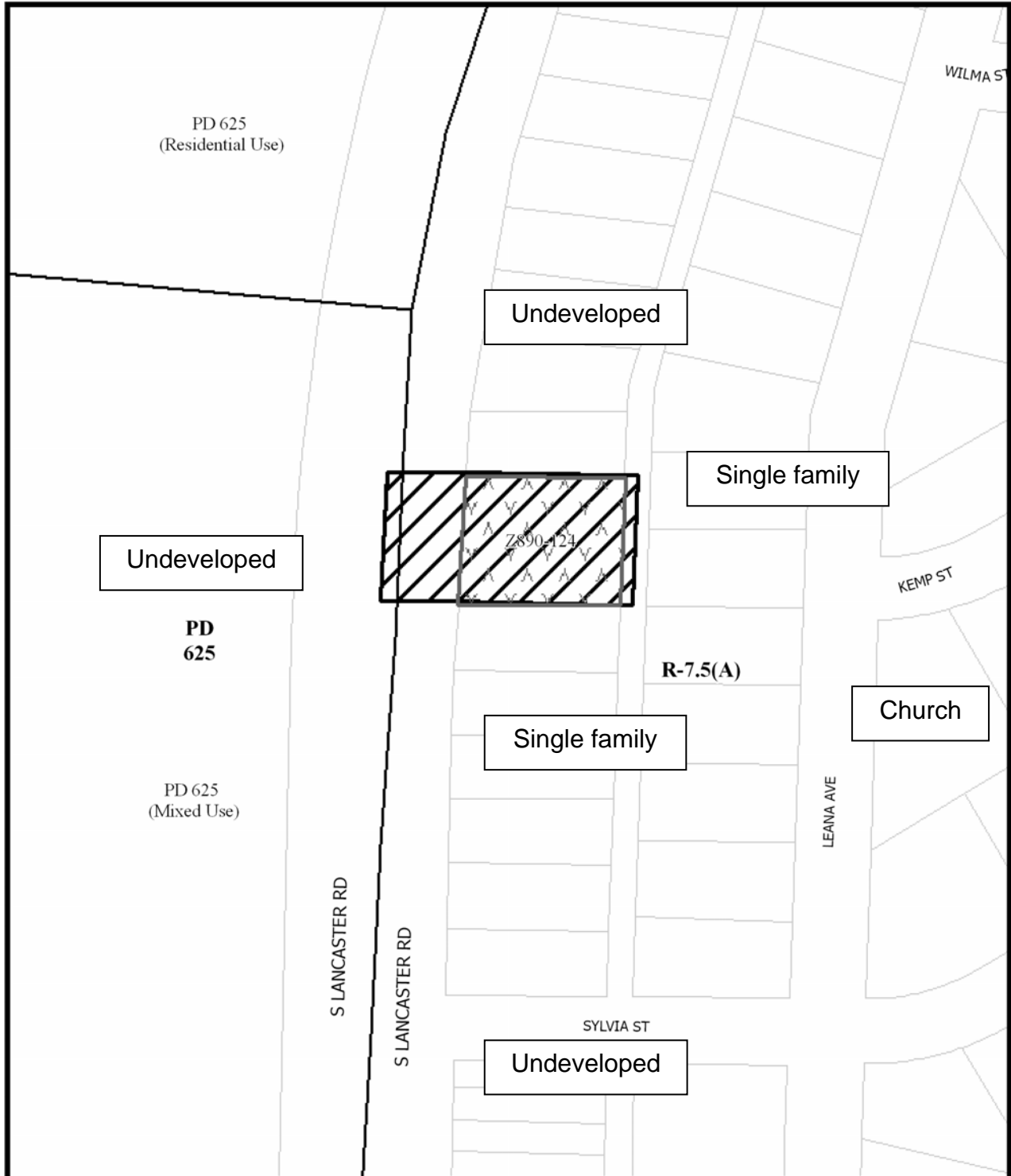


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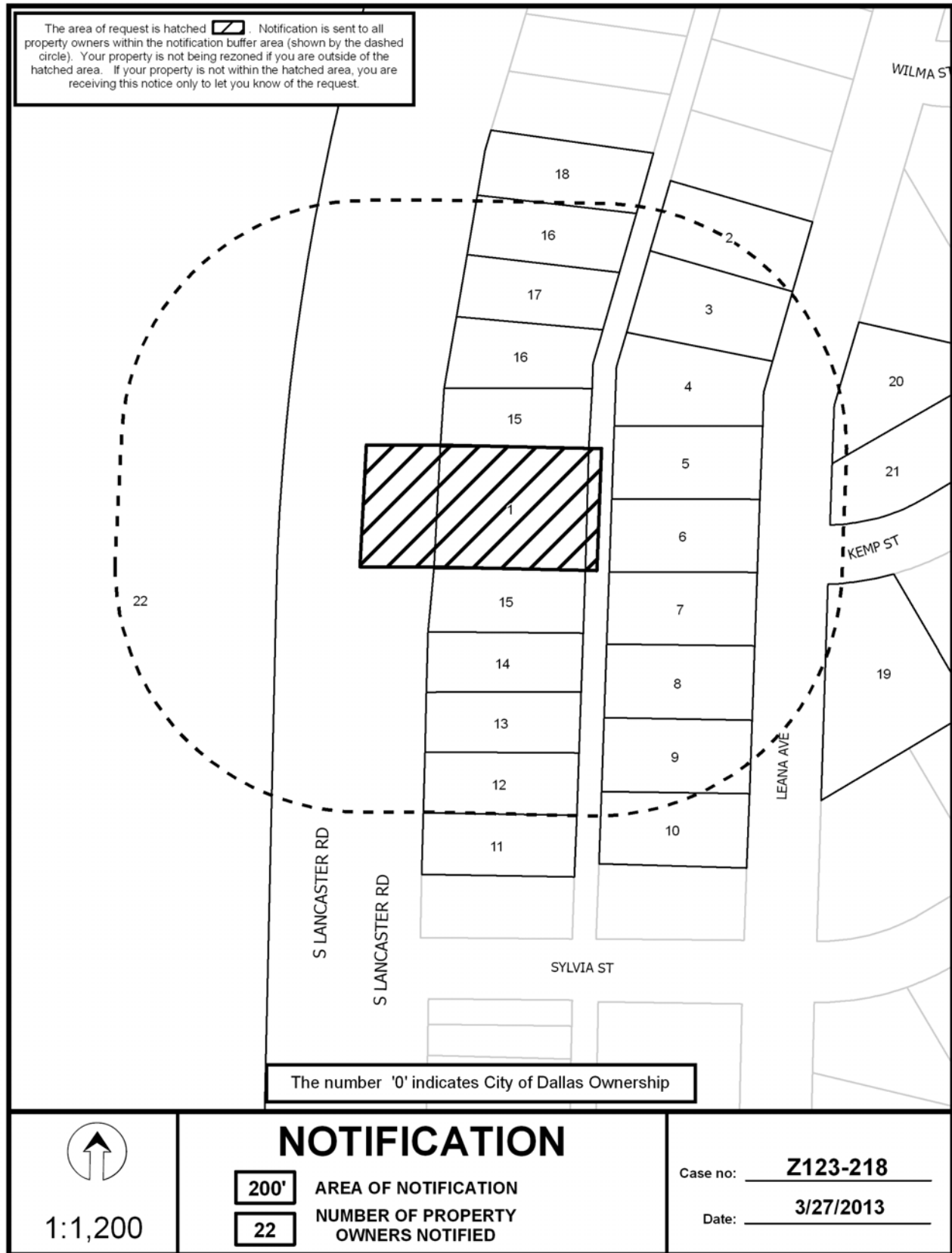
VICINITY MAP

Case no: Z123-218

Date: 3/27/2013



 1:1,200	ZONING AND LAND USE	Case no: <u> Z123-218 </u> Date: <u> 3/27/2013 </u>
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3/27/2013

Notification List of Property Owners

Z123-218

22 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6514 LANCASTER RD	GRANS LIL ANGELS ACHIEVEMENT ACADEMY INC
2	6513 LEANA AVE	JACKSON KENDEL JOREE
3	6517 LEANA AVE	JACKSON WINATU
4	6521 LEANA AVE	AVILA MARIO A
5	6527 LEANA AVE	SOMMERS LOUIS A & VICKI L
6	6531 LEANA AVE	GILLELAND KEITH
7	6537 LEANA AVE	MUHAMMAD SUZETTE
8	6541 LEANA AVE	OWENS TOWANDA JOHNSON
9	6547 LEANA AVE	JOHNSON ALFRED & LENA
10	6551 LEANA AVE	BROWN BRENESA P
11	6538 LANCASTER RD	MACK MARK
12	6534 LANCASTER RD	RUBIO REYNA & ELMER
13	6530 LANCASTER RD	IRVING CHYLON
14	6526 LANCASTER RD	CHASE STERLING & LILLIAN
15	6522 LANCASTER RD	CHEATHAM JAMES M & IDA B
16	6506 LANCASTER RD	DOJO LP
17	6502 LANCASTER RD	HUNTER WILLIAM
18	6434 LANCASTER RD	WHITAKER LLOYD JR & KELLI D
19	2402 KEMP ST	GREATER SUNRISE BAPT CH
20	6520 LEANA AVE	HALL ANNIE EARL
21	2405 KEMP ST	SHAW WILLIE J & ESTHER M
22	6601 LANCASTER RD	261 CW SPRINGS LTD

FILE NUMBER: Z112-265(MW)

DATE FILED: June 15, 2012

LOCATION: East side of Central Expressway between North Carroll Avenue and North Haskell Avenue

COUNCIL DISTRICT: 2

MAPSCO: 35-Y, Z

SIZE OF REQUEST: ±26.754 acres

CENSUS TRACT: 8.00

REPRESENTATIVE: Karl A. Crawley, MASTERPLAN

APPLICANT: TCDFW Development, Inc.

OWNER: Xerox Business Services, LLC

REQUEST: An application for 1) a Planned Development District for MU-3 Mixed Use District uses on property zoned a GO(A) General Office District, an MU-3 (SAH) Mixed Use District (Affordable) and a portion of Subdistrict E in PDD No. 305, Cityplace, on the northeast corner of North Central Expressway and North Carroll Avenue and for 2) a new subdistrict within Planned Development District No. 305 on property zoned Subdistrict E within the PDD on the northeast corner of North Central Expressway and North Haskell Avenue

SUMMARY: A Planned Development District is proposed on a ±16.158-acre portion of the request site to accommodate a retail development with design standards. A new subdistrict within PDD No. 305 is proposed on a ±10.596-acre portion of the request site to create a “data center” use and associated parking ratio. This will allow existing office buildings to be utilized for that purpose.

STAFF RECOMMENDATION: Approval; subject to a conceptual plan and conditions.

BACKGROUND INFORMATION:

- The ±26.754-acre request site is developed with multi-story office buildings with surface parking; the northeastern portion of the site is undeveloped.
- While the applicant intends to redevelop a ±16.158-acre portion of the request site with retail uses, the proposed planned development district allows for a mix of uses, including multifamily residential, with design standards.
- The applicant intends for the existing buildings to remain on a ±10.596-acre portion of the request site and to be utilized as a data center.
- The applicant proposes to define "data center" within the proposed new subdistrict in PDD No. 305 as "a facility whose primary service is data processing and is used to house computer systems and associated components, such as telecommunications and storage systems, including but not limited to web hosting organizations and internet service organizations."
- The request site is surrounded by multifamily and single family residential to the northeast; warehouse uses, retail and multifamily residential to the southeast; office to the southwest and multifamily residential to the northwest (across Central Expressway).

Zoning History:

- 1. Z112-150:** On May 23, 2012, the City Council approved an amendment to Tract I of Planned Development District No. 375 for mixed uses.
- 2. Z101-319:** On December 14, 2012, the City Council approved a WMU-8 Walkable Urban Mixed Use 8 District.
- 3. Z089-135:** On October 14, 2009, the City Council approved the creation of two tracts within Planned Development District No. 183 for MU-3 Mixed Use District uses.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
North Central Expressway	US Highway	Varies
Carroll Avenue	Local	Varies
Haskell Avenue	Principal Arterial	Varies

Land Use:

	Zoning	Land Use
Site	GO(A); MU-3(SAH); PDD No. 305 Subdistrict E	Office; undeveloped
Northeast	WMU-8; PDD No. 424; MF-2(A)	Multifamily; single family
Southeast	CS; PDD No. 305 Subdistrict E-1	Warehouse uses, retail and multifamily residential
Southwest	PD 183	Office
Northwest	PDD No. 305 Subdistrict D-1; PDD No. 193 (MF-2); PDD No 193(O-2)	Multifamily

STAFF ANALYSIS:

Comprehensive Plan:

The subject site is identified as being within an Urban Mixed Use Building Block on the forwardDallas! Vision Illustration, adopted June 2006. The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or midrise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

The applicant’s request is consistent with the *forwardDallas!* Vision and further complies with the following goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

URBAN DESIGN ELEMENT

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

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

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

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Land Use Compatibility:

The ±26.754-acre request site is developed with multi-story office buildings with surface parking; the northeastern portion of the site is undeveloped. A Planned Development District is proposed on a ±16.158-acre portion of the request site to accommodate a retail development with design standards. A new subdistrict within PDD No. 305 is proposed on a ±10.596-acre portion of the request site to create a “data center” use and associated parking ratio. This will allow existing office buildings to be utilized for that purpose.

While the applicant intends to redevelop the ±16.158-acre portion of the request site with retail uses, the proposed planned development district allows for a mix of uses, including multifamily residential, with design standards. To promote compatibility with surrounding development, the applicant proposes to prohibit certain uses.

The proposed design standards are intended to ensure that continuous façades are compatible with the surrounding area and to mitigate the potential negative impact of continuous facades, while allowing creativity, flexibility, and variety in design. The proposed design standards mirror the requirements of §51A-4.605 but would apply to all non-residential uses, not just those that exceed 100,000 square feet of floor area. In addition, the applicant proposes a few enhancements such as requiring three, rather than two, design elements for rear façade walls. Proposed conditions also require the primary and side facade walls to have a minimum of 75 percent brick, stone, or simulated brick, stucco or stone materials (inclusive of fenestration) and limit textured painted tilt-up concrete panels to no more than 25 percent of the area of the primary facade wall and no more than 50 percent of the side facade walls.

The applicant intends for the existing buildings to remain on the ±10.596-acre portion of the request site and to be utilized as a data center. As proposed, a "data center" is defined as in PDD No. 305 as “a facility whose primary service is data processing and is used to house computer systems and associated components, such as telecommunications and storage systems, including but not limited to web hosting organizations and internet service organizations”.

The request site is surrounded by multifamily and single family residential to the northeast; warehouse uses, retail and multifamily residential to the southeast; office to the southwest and multifamily residential to the northwest (across Central Expressway).

To further ensure compatibility with adjacent residential uses and to promote walkability, the applicant proposes a 20-foot-wide landscape buffer along the Carroll Avenue and North Central Expressway frontages. Except for signs, no structures or parking are allowed in this landscape buffer. The buffer must contain large and small trees, a minimum six-foot-wide pedestrian trail, and benches, trash receptacles and bicycle parking at a minimum of one per 200 feet of trail frontage and pedestrian lighting at a minimum of one per 75 feet of trail frontage.

Development Standards:

District	Setbacks		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
GO(A) General office	15'	20' adjacent to residential OTHER: No Min.	4.0 FAR	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, lodging – limited retail & personal service uses
MU-3 Mixed use-3	15'	20' adjacent to residential OTHER: No Min.	3.2 FAR base 4.0 FAR maximum + bonus for residential	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential, trade center
PDD No. 305 Subdistrict E	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR residential 2.5 non-residential	270'	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential, trade center
Proposed							
PDD	15'	20' adjacent to residential OTHER: No Min.	3.2 FAR base 4.0 FAR maximum + bonus for residential	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential, trade center
PDD No. 305 New Subdistrict	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR residential 2.5 non-residential	270'	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential, trade center

Traffic:

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

Parking:

Within the new Planned Development District, the applicant proposes off-street parking requirements pursuant to §51A-4.200 of the Dallas Development Code with the following exception:

- The required parking for retail and personal service uses is a minimum of four spaces per 1,000 square feet of floor area. If a retail or personal service use has a lesser parking requirement, that parking requirement controls the required parking.

The request site is located less than 1,000 feet from the Cityplace Tower entrance of the Cityplace/Uptown DART Station and is within reasonable walking distance of residential uses. Therefore, staff supports the proposed 20% parking reduction for retail and personal service uses.

Within the new Subdistrict of Planned Development District No. 305, the applicant proposes an off-street parking requirement of one space per 2,000 square feet of floor area for a data center use. For all other uses, the parking and loading requirements of PDD No. 305, Subdistrict E will apply. Pursuant to the existing provisions, a data center would be classified as an office use and would require a maximum of one space for each 366 square feet of floor area.

The applicant provided research performed by the City of Plano as part of a 2010 zoning ordinance amendment to create a data center use. The City of Plano now requires one space per 1,000 square feet of floor area for the defined data center use. However, other surrounding cities require parking for data centers according to their office and warehouse components with parking ratios ranging from 1 space to 300 square feet of floor area to one space per 5,000 square feet of floor area. Staff supports the applicant's proposed parking ration for a data center use.

Landscaping and sidewalks:

Except as provided, landscaping must be provided in accordance with Article X of the Dallas Development Code. The applicant proposes enhanced streetscape provisions which require street trees at one tree per each thirty feet of street frontage with provisions to allow for clustering.

The proposed PDD also includes provisions for parking lot landscaping, as well as for the a 20-foot-wide landscape buffer and pedestrian trail with amenities along the Carroll Avenue and North Central Expressway frontages.

List of Partners/Principals/Officers:

Applicant: TCDFW Development, Inc.

Title	Name
Chief Executive Officer	Adam Saphier
President	Adam Saphier
Executive Vice President	James H. Matoushek
Executive Vice President	John A. Stirek
Executive Vice President	Mark C. Allyn
Executive Vice President	Matthew J. Nickels, III
Executive Vice President	Michael S. Duffy
Executive Vice President	Scott A. Dyche
Executive Vice President	T. Christopher Roth
Senior Vice President	Joel Behrens
Vice President	S. Denton Walker, III
Vice President	Scott A. Krikorian
Secretary	Rebecca M. Savino
Assistant Secretary	Scott A. Dyche
Treasurer	James H. Matoushek
Director	Michael S. Duffy
Director	Scott A. Dyche

Z112-265 (MW)

Owner: Xerox Business Services, LLC.

NAME
Lynn R. Blodgett
David Amoriell
Thomas Blodgett
David Bywater
Connie L. Harvey
Kevin Kyser
Ann Vezina
Mike Festa
John London
John Rexford
Tracy Tolbert
Lora J. Villarreal
William B. Blodgett
Alan Allegretto
Nancy Collins
Sherri Heller
Rohail Khan
Will F. Saunders
Kent Schnacker
Mark Talbot
Christopher Tranquill
Chad Harris
Jeff Hechemy
Cees De Wijs
David N. Mahony
Scott Bienacker
RG Conlee
David R. Jarrett, Jr.
Rebecca Scholl
Laura Rossi
Nancy Vineyard
J. Michael Pepper
Rick Russin
Michelle Marlett
Derek Halliburton
Jim Featherstone
Arthur M. Annas
Richard P. Castranova
Cindy A. Feroldi-Cropsey
Kathleen S. Fanning
Darin Wright
Rhonda L. Seegal
John F. Rivera
Mark Sheivachman
Douglas H. Marshall
Stephanie Grossman

Z112-265

**Proposed Conditions
Z112-265**

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 southeast corner of Carroll Avenue and North Central Expressway. The size of PD _____ is approximately 16.158 acres.

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

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

(1) BAIL BOND OFFICE means an office or other establishment any part of which consists of the issuance, brokerage, or procurement of bail bonds.

(2) TATTOO OR BODY-PIERCING STUDIO means an establishment in which tattooing is performed, or body piercing for the purpose of wearing jewelry in the pierced body part (for any body part other than earlobes) is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

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

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

SEC. 51P-.104. EXHIBITS.

The following exhibit is incorporated into this article: Exhibit ___A: conceptual plan.

SEC. 51p-.105. CONCEPTUAL PLAN.

(a) Development and use of the Property must comply with the conceptual plan (Exhibit ___A), except that the director may approve alternate locations for ingress/egress if the Texas Department of Transportation does not approve the locations indicated on the conceptual plan. The conceptual plan shows the approximate location of main driveways to be located within the Property and the proposed ingress/egress points; the final location of the ingress/egress points and main driveways to be constructed within the Property shall be shown on the development plan.

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

SEC. 51P-.106. DEVELOPMENT PLAN.

A development plan must be approved by the city plan commission prior to the issuance of any building permit to authorize work in this district, except that a development plan is not required before the issuance of a building permit for grading, drainage, demolition, tree removal, or utility work.

SEC. 51P-.107. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-3 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-3 Mixed Use District is subject to DIR in this district, etc.

(b) The following additional uses are permitted on the Property:

-- General merchandise or food store 100,000 square feet or more.

-- Home improvement center, lumber, brick or building materials sales yard. *[outside storage is limited to a maximum of 10,000 square feet]*

(c) The following uses are prohibited on the Property:

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Labor hall.

(3) Industrial uses.

-- Temporary concrete or asphalt batching plant.

(4) Institutional and community service uses.

-- Cemetery or mausoleum.

-- College, university or seminary.

-- Community service center.

-- Convent or monastery.

-- Halfway house.

-- Open-enrollment charter school or private school.

(5) Lodging uses.

-- Overnight general purpose shelter.

(6) Miscellaneous uses.

- Attached non-premise sign.
- Carnival or circus (temporary).

(7) Office uses.

- Alternative financial establishment.
- Bail bond office.

(8) Recreation uses.

- Country club with private membership.

(9) Residential uses.

- College dormitory, fraternity, or sorority house.

(10) Retail and personal service uses.

- Car wash.
- Commercial parking lot or garage.
- Mortuary, funeral home, or commercial wedding chapel.
- Swap or buy shop.
- Tattoo or body-piercing studio.

(11) Transportation uses.

- Heliport.
- Railroad passenger station.
- Transit passenger station or transfer center.

(12) Wholesale, distribution and storage uses.

- Mini-warehouse.
- Recycling buy-back center.

SEC. 51P-.108. ACCESSORY USES.

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

- (b) The following specific accessory uses are not permitted:
- Accessory helistop.
 - Accessory medical/infectious waste incinerator.

SEC. 51P-.109. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of 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 of the MU-3 District apply.

(b) Carroll Avenue and North Central Expressway landscape buffer. The minimum landscape buffer along Carroll Avenue and North Central Expressway is 20 feet. Except for signs, no structures or parking are allowed in this landscape buffer. The buffer may be provided in accordance with Section 51P-110(i)(5) and must contain large and small trees, a minimum six-foot-wide pedestrian trail, and the following pedestrian amenities:

- (1) Benches at a minimum of one per 200 feet of trail frontage;
- (2) Trash receptacles at a minimum of one per 200 feet of trail frontage;
- (3) Bicycle parking at a minimum of one five-bicycle rack per 200 feet of trail frontage; and
- (4) Pedestrian lighting at a minimum of one per 75 feet of trail frontage.

SEC. 51P-.110. MULTI-FAMILY DESIGN STANDARDS.

(a) Purpose. Continuous facades along pedestrian-oriented streets often have negative impacts on community aesthetics, pedestrian circulation, and the scale and rhythm of streetscapes. These design standards apply to multifamily development and are intended to ensure that continuous facades that are located along well-traveled pedestrian ways are compatible with the surrounding area and mitigate the negative impact of continuous facades, while allowing creativity, flexibility, and variety in design.

(b) Facade walls. Facade walls facing a public right-of-way must incorporate at least two of the design elements listed in this subsection. The cumulative length of these design elements must extend for at least 60 percent of the facade wall's horizontal length.

(1) A repeating pattern of wall recesses and projections, such as bays, offsets, reveals, or projecting ribs, that has a relief of at least eight inches.

(2) Trim, molding, or accent elements using decorative contrasting colors of at least five percent of the area of the facade wall.

(3) At least three of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street:

(A) Architectural details such as arches, friezes, tile work, murals, or moldings.

(B) Integral planters or wing walls that incorporate landscaping or seating.

(C) Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights.

(D) Prominent three-dimensional features, such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets.

(E) Awnings or lintels.

(4) A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches or architectural or decorative columns.

(5) Display windows, faux windows, or decorative windows.

(6) Arcades, awnings, canopies, covered walkways, or porticos.

(7) Any other comparable design elements approved by the building official.

(c) Facade wall changes. Facade walls must have one or more of the following:

(1) Changes of color, texture, or material, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.

(2) Changes in plane with a depth of at least 24 inches, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.

(d) Materials.

(1) The exterior facade walls, exclusive of fenestration, must be constructed of at least 80 percent masonry. Masonry includes stone, brick, concrete, stucco, hollow clay tile, cementitious fiber siding, decorative concrete blocks or tile, glass block, other similar building materials, or a combination of those materials. For purposes of this provision, Exterior Finish Insulations System (EFIS) materials are not considered masonry. Textured painted tilt wall may be used on no more than 20 percent of the area of the facade walls.

(2) When adjacent to or visible from a public right-of-way, exterior parking structure facades must be constructed in a way that is similar in materials, architecture, and appearance to the facade of the main structure or the adjacent structure, except that breaks in the exterior parking structure facade not exceeding 40 feet in width are permitted at driveway and entryway locations. Openings in the exterior parking structure facade may not exceed 50 percent of the total parking structure facade area. Except garage entrances and exits, openings in parking structure facades that are visible from an adjacent public right-of-way may not exceed 45 percent of the total parking structure.

(e) Roofs.

(1) Roof-mounted mechanical equipment, skylights, and solar panels must be screened or set back so they are not visible from a point 5.5 feet above grade at the property line. Screening materials must be compatible with the materials and colors used on the main building. Chainlink fences may not be used as a screening material.

(2) Roofs must have at least one of the following design elements:

(A) Parapets having a rhythmic pattern and detailing such as cornices, moldings, trim, or variations in brick coursing.

(B) Sloping roofs with the following design elements:

(i) Slope of at least 5:12.

(ii) Two or more slope planes.

(iii) Sloping roofs must be either asphalt composition shingles, metal standing seam, clay tiles, concrete tiles, or similar materials.

(iv) Overhanging eaves extending at least two feet beyond the supporting wall.

SEC. 51P-.111. NON-RESIDENTIAL DESIGN STANDARDS.

(a) In general. These design standards apply to all non-residential uses. These design standards are in lieu of the design standards for large retail uses in Section 51A-4.605, even if the use is 100,000 square feet or more.

(b) Relationship to Article X. The landscape requirements of these design standards may be used to satisfy any landscaping required by Article X.

(c) Conflict. If this section conflicts with any other requirements in this article, the other requirements control.

(d) Definitions. The following definitions apply to this section:

(1) COVERED MALL BUILDING means a single building enclosing 10 or more retail, personal service, and office uses that have access into a climate-controlled common pedestrian area.

(2) FACADE WALL means any separate face of a building, including parapet walls and omitted wall lines, or any part of a building that encloses usable space. Where separate faces are oriented in the same direction, or in the directions within 45 degrees of one another, they are considered as part of a single facade wall.

(3) FRONT PARKING AREA means, for developments with a single use, the area in front of a line parallel to and extending outward from the primary facade wall to the Property lines, and means, for developments with multiple uses, the area between two lines at the corners of the primary facade wall and perpendicular to the primary facade wall and extending to the Property line.

(4) PRIMARY FACADE WALL means the facade wall containing the primary entrance. If two or more facades walls have entrances of equal significance, each facade wall will be considered a primary facade wall.

(5) REAR FACADE WALL means the facade wall containing service areas.

(6) SIDE FACADE WALL means any facade wall that is not a primary facade wall or a rear facade wall.

(7) SERVICE AREA means any area for loading docks, outdoor storage (other than an outdoor display, sales, and storage area), trash collection or compaction, truck parking, or other similar functions.

(e) Facade walls. Primary, side and rear facade walls must incorporate at least three of the following design elements. Rear facade walls must incorporate at least two of the following design elements. The cumulative length of these design elements must extend for at least 60 percent of the facade wall's horizontal length.

(1) A repeating pattern of wall recesses and projections, such as bays, offsets, reveals, or projecting ribs, that has a relief of at least eight inches.

(2) At least three of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street:

(A) Architectural details such as arches, friezes, tile work, murals, or moldings.

(B) Integral planters or wing walls that incorporate landscaping or seating.

(C) Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights.

(D) Prominent three-dimensional features, such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets.

(E) A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches or architectural or decorative columns.

(3) Arcades, awnings, canopies, covered walkways, or porticos.

(4) Display windows, faux windows, or decorative windows.

(5) Trim or accent elements using decorative contrasting colors or decorative neon lighting of at least 10 percent of the area of the facade wall exclusive of fenestration.

(f) Facade wall changes. Facade walls must have a one or more of the following changes:

(1) Changes of color, texture, or material, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.

(2) Changes in plane with a depth of at least 24 inches, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.

(g) Materials and colors.

(1) No more than 75 percent of the area of a facade wall, exclusive of fenestration, may have a single material or color. Textured painted tilt wall may be used on no more than 25 percent of the area of the primary facade walls and 50 percent of the side facade walls.

(2) The primary façade wall and side façade walls must have a minimum of 75 percent brick, stone, or simulated brick, stucco or stone materials inclusive of fenestration.

(h) Roofs.

(1) Roof-mounted mechanical equipment, skylights, and solar panels must be screened or set back so they are not visible from a point five feet, six inches above grade at the Property line. Screening materials must match the materials and colors used on the main building. Chain-link fences may not be used as a screening material.

(2) Roofs must have at least one of the following design elements:

(A) Parapets with horizontal tops having height changes of at least one foot occurring horizontally no less than every 100 feet. Parapets that do not have horizontal tops must have pitched or rounded tops with a pattern that repeats or varies no less than every 100 feet. All parapets must have detailing such as cornices, moldings, trim, or variations in brick coursing.

(B) Sloping roofs with at least two of the following design elements:

- (i) Slope of at least 5:12.
- (ii) Two or more slope planes.
- (iii) Overhanging eaves extending at least three feet beyond the supporting wall.

(3) All sloping roofs, if provided, shall be either metal standing seam, clay tiles, concrete tiles, or similar materials.

(i) Parking lots and landscaping.

(1) Landscaped islands of a minimum of 160 square feet per row of cars must be placed at both ends of each grouping of parking rows. Landscape islands of a minimum of 160 square feet are required for every 30 parking spaces located in a parking row. Landscaped islands must have ground cover and trees or shrubs. These regulations do not apply to structured or below grade parking.

(2) Parking lots must be divided into sections containing no more than 120 parking spaces. Parking lot sections must be divided by landscaped dividers with a minimum width of five feet. Landscaped dividers must have trees spaced at a maximum of 30 feet on center and ground cover or shrubs. Parking lot sections may contain up to 150 parking spaces if, in addition to the landscaped divider, each grouping of parking rows is divided by a landscape island of a minimum of 20 square feet per row of cars. Landscaped islands must have ground cover and trees or shrubs. These regulations do not apply to structured or below grade parking.

(3) No more than two-thirds of the off-street parking spaces may be located in the front parking area. If more than 50 percent of a parking space is within the front parking area, then that parking space shall be counted as being within the front parking area. The two-thirds limitation on off-street parking within the front parking area may be exceeded if one additional tree beyond the requirements of these design standards is provided within the front parking area for every 15 off-street additional parking spaces or fraction thereof located within the front parking area.

(4) Parking lots must have a pedestrian pathway system distinguished from the parking and driving surface by landscape barriers or a change in surface materials such as pavers or patterned concrete. Pedestrian pathways may be distinguished by paint alone. Pedestrian pathways must be a minimum of six feet wide. Pedestrian pathways must connect mass transit stops, parking areas, public sidewalks, and public rights-of-way to the primary entrance.

(5) A landscaped buffer strip with a minimum width of 20 feet must be located between any parking area and any public right-of-way other than alleys. The landscape buffer may be interrupted by vehicular and pedestrian access areas. The landscape buffer strip may be located in whole or in part in the public right-of-way if the requirements of Chapter 43 of the Dallas City Code are met. The landscape buffer strip must have trees and a berm with a minimum height of three feet. If the topography

prevents installation of a berm, an evergreen hedge with a minimum height of three feet may be substituted. If the evergreen hedge is substituted, the hedge must reach three feet in height within 36 months of planting. The number of trees required for the landscape buffer shall be determined by dividing the length of street frontage by 30. The trees in the landscape buffer may be grouped to create “natural” stands. These trees may be spaced at a maximum of 50 feet on center and a minimum of 25 feet on center. A landscape buffer tree shall also count as a street tree. Parking lots that must be screened from Carroll Avenue and North Central Expressway may be screened with a solid hedge capable of reaching a height of three feet within three years of planting, a three-foot-high solid wall, or berm.

(6) Trees spaced at a maximum of 30 feet on center must be provided within 20 feet of the primary facade wall and within 20 feet of the side facade walls for at least 50 percent of the length of each side facade wall. Trees may be located in the public right-of-way if the requirements of Chapter 43 of the Dallas City Code are met. Trees must be planted in a landscape strip with a minimum width of five feet or in tree wells with minimum dimensions of five feet by five feet.

(7) Shopping cart storage areas at grade surface parking lots must be screened with landscaping along the length of the shopping cart storage area facing any public right-of-way.

(j) Additional design standards.

(1) Service areas must be oriented so that they are not visible from a point five and one-half feet above grade from abutting public rights-of-way or residential zoning districts, or must be screened from abutting public rights-of-way or residential zoning districts by solid masonry screening with a minimum height of eight feet extending the entire length of the service area.

(2) Automotive service bays must be oriented away from any public right-of-way or residential zoning district, unless screened from view with solid masonry screening with a minimum height of eight feet extending the entire length of the automotive service bays.

(3) Mechanical equipment on the ground must be screened using materials matching the materials and colors used on the main building. Chain link fence may not be used as a screening material.

(4) Except for seasonal displays for a use with less than 100,000 square feet relating to national holidays or the four seasons, merchandise may not be displayed or stored in parking areas or on sidewalks adjacent to facade walls, except in screened outdoor display, sales, and storage areas.

(5) Outdoor display, sales, and storage areas, such as nursery departments, must be enclosed by screening with a solid base with a minimum height of three feet surmounted by a wrought iron or tubular steel fence with a minimum height of five feet. The screening must be surmounted with a minimum of two feet of fascia with

materials and colors consistent with the main building. No merchandise other than trees may be visible above the screening.

(6) Shopping cart storage areas adjacent to facade walls (not in parking lots) must be screened with landscaping or materials matching the materials of the primary facade wall. No more than two shopping cart storage areas (one on each side of an entrance) may be provided on any facade wall. Shopping cart storage areas may not exceed 30 feet in length.

(7) If the use is within 300 feet of a single family residential zoning district containing a residential use, other than this district, the following restrictions apply. For purposes of this provision, measurements are made in a straight line, without regard to intervening structures or objects, from the nearest boundary of the lot where the use is conducted to the nearest boundary of the zoning district in issue.

(A) External speakers are prohibited.

(B) Staging, loading, or idling of commercial vehicles in a service area is prohibited between the hours of 10:00 p.m. and 7:00 a.m. Signs prohibiting staging, loading, or idling of commercial vehicles between the hours of 10:00 p.m. and 7:00 a.m. must be posted every 100 feet adjacent to the service area.

(C) An external lighting plan demonstrating compliance with all city ordinances must be submitted to and approved by the building official prior to the issuance of a building permit for new construction, a building permit to expand to 100,000 square feet or more, or a certificate of occupancy.

(8) The following driveway enhancements must be provided:

(A) Ingress/egress points to the Property must have a change in surface materials such as pavers, bricks, or patterned concrete with color. This special paving must have a minimum length of 20 feet, starting at the Property line, and must span the entire width of the driveway throat (from edge of gutter to edge of gutter). Stained concrete does not comply with this provision.

(B) The intersections of main driveways must have enhanced paving such as concrete pavers, patterned concrete with color, brick, stone, landscape islands, or similar feature or materials.

(C) Main driveways must have one tree for every 30 linear feet of driveway. Trees must be a minimum two and one-half caliper inches at the time of planting and may be planted in naturalized clusters along the driveway. All trees must be located within 35 feet of the paved driveway.

(D) Main driveways must have a minimum six-foot-wide sidewalk on one side of the drive within 20 feet of the driveway pavement. Benches, at a minimum of one (1) per 75 linear feet of driveway length, must be located along the sidewalk.

(E) Pedestrian lighting with decorative fixtures must be installed along both sides of the main driveways, and located within 25 feet of the driveway pavement.

(9) Throughout the Property, all pedestrian walkways that cross vehicular circulation routes must be clearly marked with enhanced paving and signage or other traffic calming devices such as speed bumps. Stained concrete does comply with this provision.

(10) Awnings, canopies, arcades, or similar features must be provided at all main building entrances of buildings located on the Property. If the main building entrance is located within a parking structure this provision does not apply.

(11) Sidewalks with a minimum width of six feet must be provided along the primary façade wall of all structures with air-conditioned space.

(k) Variations and exceptions. The city plan commission, whether or not a specific use permit is required, may approve a development plan that does not comply with the requirements of these design standards provided that the city plan commission finds that:

(1) strict compliance with these design standards is impractical due to site constraints or would result in substantial hardship;

(2) the site plan complies with the spirit and intent of these design standards;

(3) the site plan furthers the purpose of design standards as stated in Paragraph 51A-4.605(a)(1); and

(4) the variation or exception from these design standards will not adversely affect surrounding properties.

(l) The city plan commission shall follow the same procedure used for approval of minor amendments to development plans and the fee for a minor amendment shall apply.

SEC. 51P-.112. 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. Consult Division 51A-4.300 for information regarding off street parking and loading generally. For parking purposes the entire district is considered as one lot.

(b) The required parking for retail and personal service uses is a minimum of four spaces per 1,000 square feet of floor area. If a retail or personal service use has a lesser parking requirement, that parking requirement controls the required parking.

(c) No more than two rows of surface parking is allowed between a structure with air-conditioned floor area and North Central Expressway if the structure is within 100 feet of North Central Expressway.

SEC. 51P-.113. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-.114. LANDSCAPING.

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

(1) The number of street trees required for the Property is determined by dividing the length of street frontage by 30. Street trees must be planted within 25 feet of the street curb and must have a minimum caliper inch of four inches. If this 25-foot-area falls entirely within the right-of-way, the trees must be placed within the landscape buffer area. Street trees must be spaced at a maximum of 50 feet apart on center and a minimum of 25 feet apart on center, except when ingress or egress points or visibility triangles prohibit trees. A street tree may also be a landscape buffer tree.

(2) All parking lots within 100 feet of public streets must be screened by a three-foot-high vegetative screen, berm, or solid wall. Plant material must be spaced in a manner, and be planted at a size large enough, to fulfill this requirement within three years of planting.

(3) Plant materials may not be installed until a landscape irrigation system has been installed and is operating with 100 percent coverage of the proposed landscape areas.

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

(c) The parking lot tree requirements in Section 51A-10.125(b)(5) do not apply to parking spaces located within a parking structure.

(d) The parking lot and landscaping requirements in this article do not apply to parking structures.

SEC. 51P-115. TREE MITIGATION.

(a) To qualify for a reduction in the number of replacement trees, the Building Official must determine that the tree protection requirements in Article X have been met.

(b) To preserve existing tree canopies, existing large trees with a caliper of 20 inches or greater may reduce the number of replacement inches by a factor of 1.5. For example, a tree with a caliper of 20 inches that is preserved reduces the tree replacement requirement by 30 caliper inches. Trees must be protected prior to and during construction with the minimum standards approved by Article X. Any credits are subject to inspection by the arborist.

(c) If the Property owner provides the building official with a performance bond or a letter of credit in the amount of the total cost of purchasing and planting replacement trees, the building official may permit the Property owner up to 36 months to plant the replacement trees.

(d) Tree mitigation is not required for trees within 10 feet from a building wall.

SEC. 51P-.114. SIGNS.

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

SEC. 51P-.115. ADDITIONAL PROVISIONS.

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

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

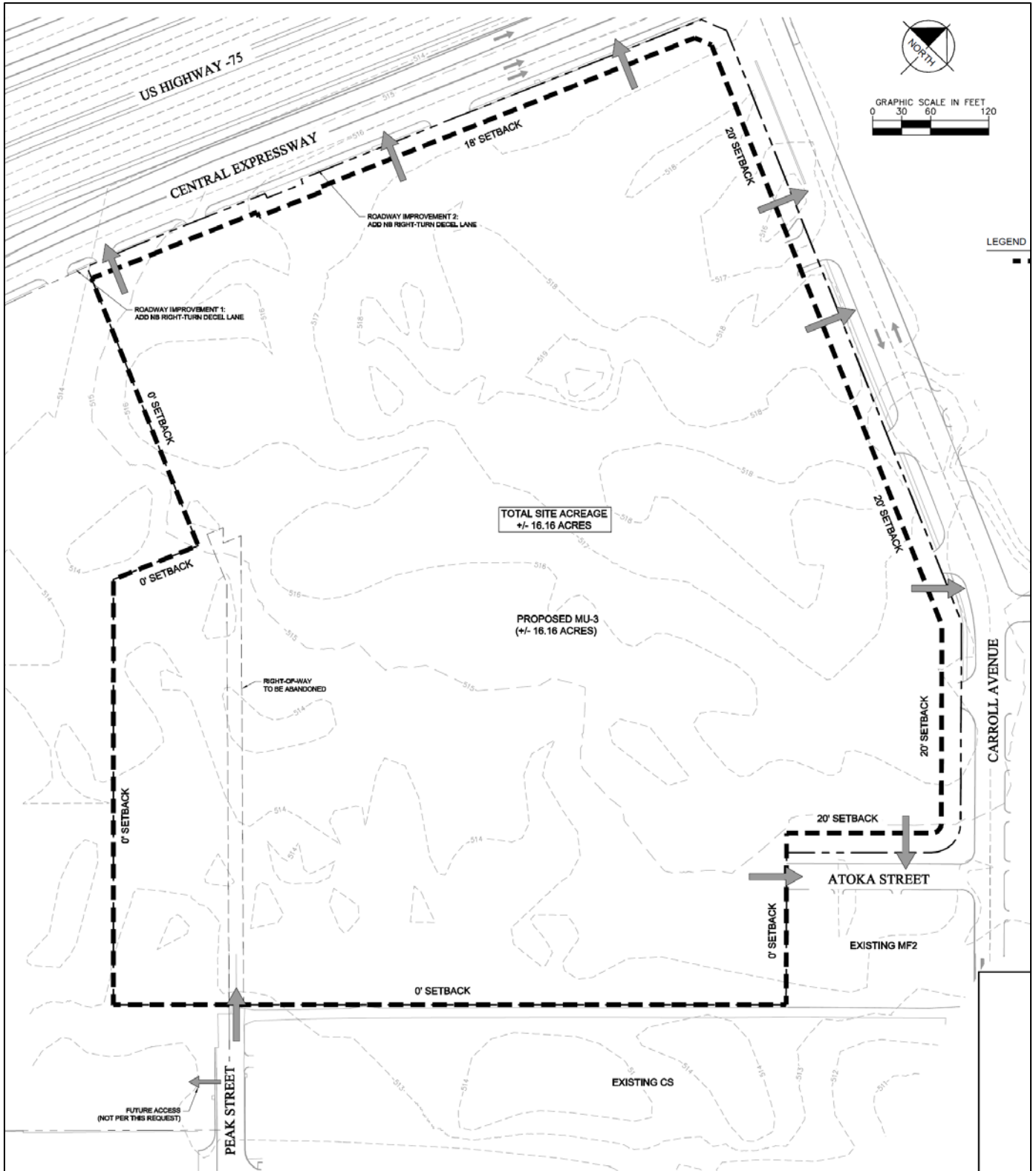
(c) Buildings existing at the time of adoption of this ordinance shall be considered conforming with respect to building setbacks.

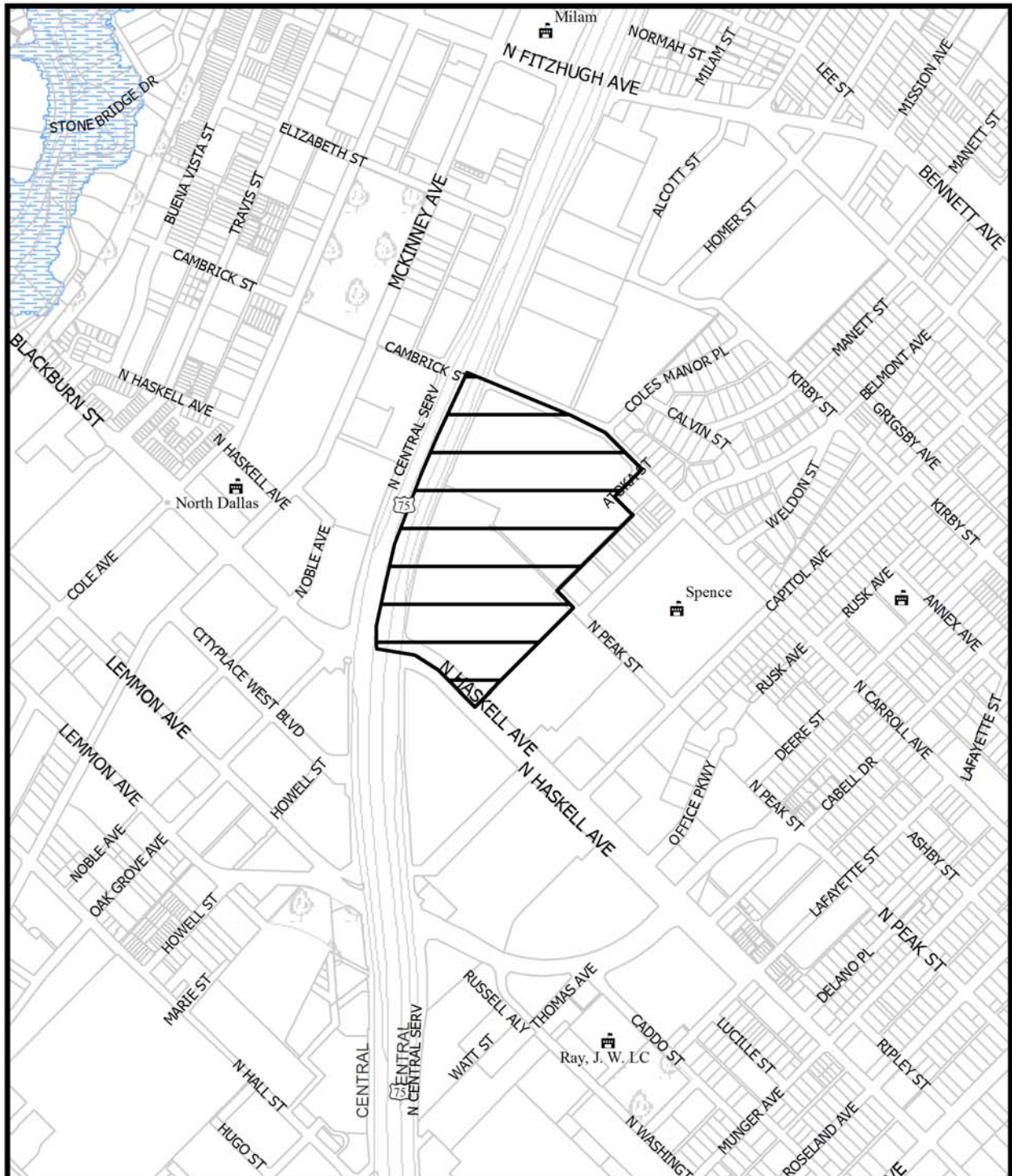
SEC. 51P-116. COMPLIANCE WITH CONDITIONS.

(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 director of public works and transportation.

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

Proposed Conceptual Plan



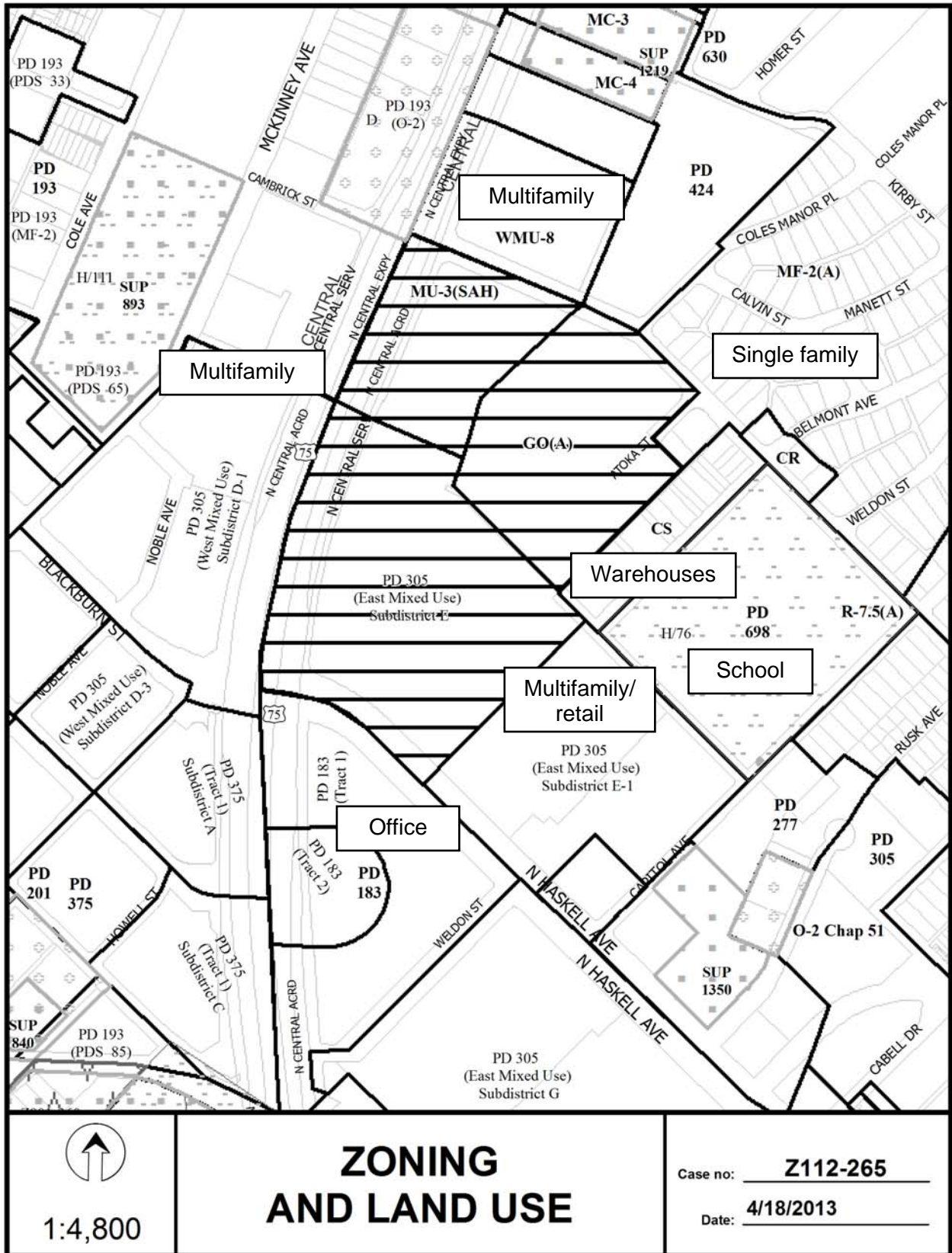


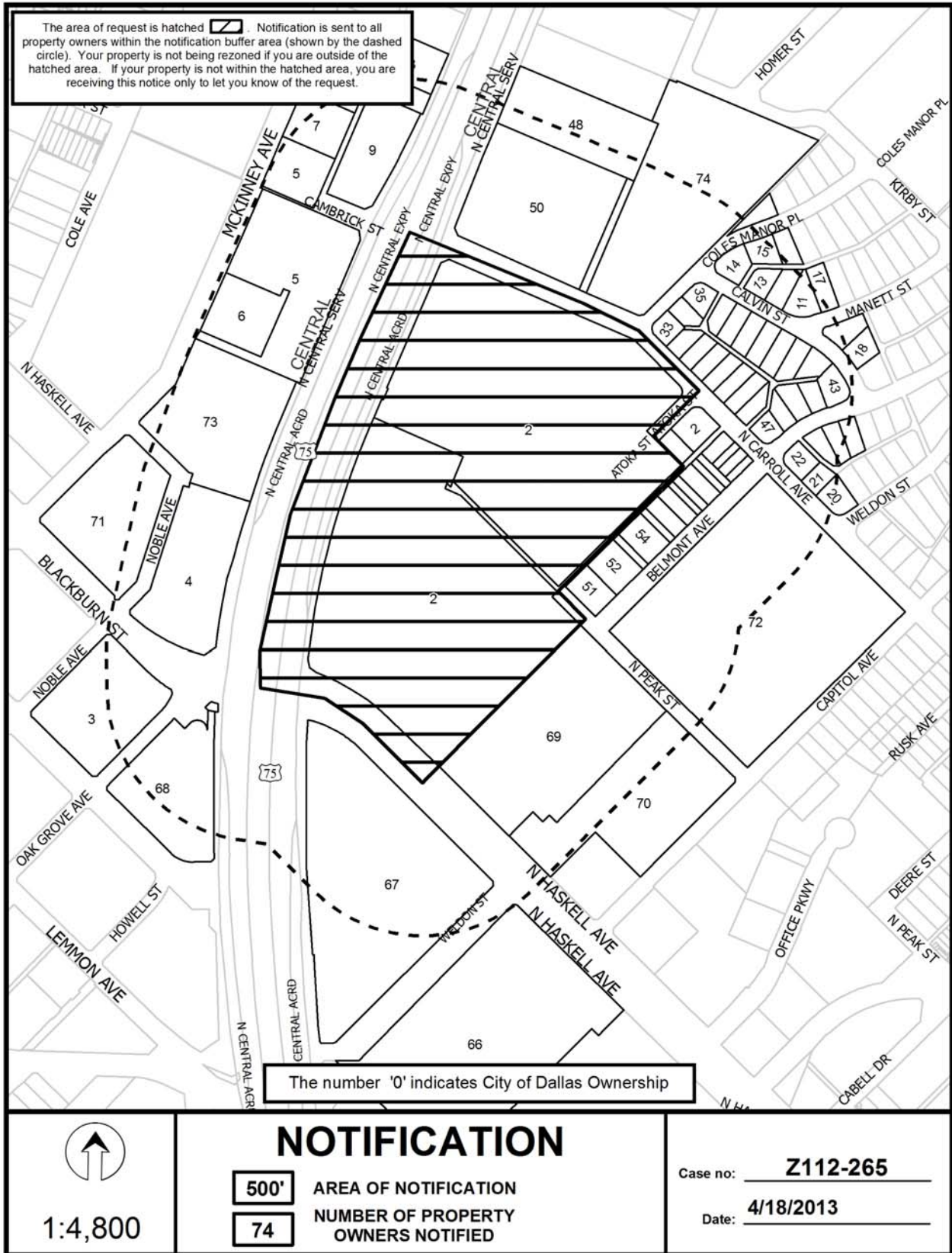
1:8,400

VICINITY MAP

Case no: **Z112-265**

Date: **4/18/2013**





4/18/2013

Notification List of Property Owners***Z112-265******74 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4410 ATOKA ST	HERRERA HORTENCIA
2	4420 ATOKA ST	AFFILIATED COMPUTER SVC
3	2921 LEMMON AVE	BLACKBURN CENTRAL HOLDINGS LP LB 12
4	3925 CENTRAL EXPY	JLB CITYPLACE LP SUITE 960
5	3966 MCKINNEY AVE	CORPORATION OF EPISCOPAL DIOCESE OF DALL
6	3966 MCKINNEY AVE	CHURCH OF INCARNATION
7	4016 MCKINNEY AVE	CORPORATION OF EPISCOPAL DIOCESE OF DALL
8	4035 CENTRAL EXPY	TEXAS CONFERENCE ASSN OF SEVENTH DAY ADV
9	4009 CENTRAL EXPY	TEXAS CONFERENCE ASSN 7TH DAY ADVENTISTS
10	4619 COLES MANOR PL	DOUGLAS JOHN
11	2602 CALVIN ST	MEZA ENRIQUE M & MARIA CASTILLO
12	2608 CALVIN ST	VALDEZ VIOLETA
13	2614 CALVIN ST	MEZA TOMASA & GUSTAVO MEZA
14	4608 COLES MANOR PL	RODRIGUEZ JOSE V & OLIVA
15	4616 COLES MANOR PL	DELAY INVESTMENTS LLC
16	4622 COLES MANOR PL	ESCOBEDO ANDRES MARTINEZ
17	4609 MANETT ST	MONTOYA EVAN PIERCE
18	2510 CALVIN ST	MONTOYA JOSE & RAMONA MONTOYA
19	2516 CALVIN ST	PARVEEN TAHZEEBA
20	2506 CARROLL AVE	NGO VUI MANH & SAMUY KOUM LIM
21	2512 CARROLL AVE	YEPEZ MARLENE
22	2520 CARROLL AVE	VENEGAS PROPERTIES
23	4512 BELMONT AVE	MEZA AIDA F
24	4516 BELMONT AVE	RILEY PATRICIA
25	4522 BELMONT AVE	VAZQUEZ ARNULFO CORONADO & MARIA ANTONIA
26	2610 CARROLL AVE	HSIANG YUEHYUE &

Z112-265 (MW)

4/18/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2614 CARROLL AVE	HERNANDEZ SANTIAGO DOROTEO
28	2618 CARROLL AVE	NICHOLS M R
29	2624 CARROLL AVE	LEWIS DORIS DIANE
30	2702 CARROLL AVE	HUY KOK & NARY SIM
31	2706 CARROLL AVE	SOLARES GEORGE
32	2710 CARROLL AVE	E S INTERESTS LLC STE 1450
33	2714 CARROLL AVE	SHAW DAVID LEE
34	4510 COLES MANOR PL	J PAT PROPERTIES INC
35	2629 CALVIN ST	MILLER CHANCE AMEDIO
36	2621 CALVIN ST	NGUYEN SPRING
37	2617 CALVIN ST	ROMO RICHARD G
38	2613 CALVIN ST	YEPEZ MIGUEL EDMUNDO
39	2607 CALVIN ST	GARCIA RUNDINA & JOSE LUIS
40	2603 CALVIN ST	MARTINEZ JUAN M
41	2521 CALVIN ST	HOLMES JOHN B
42	2517 CALVIN ST	HINKLE FAMILY REVOCABLE LIVING TRUST
43	4523 BELMONT AVE	ASTMANN ANDREW K
44	4517 BELMONT AVE	ELIZONDO EGLANTINA Q
45	4513 BELMONT AVE	WALDIE CLARENCE W
46	4509 BELMONT AVE	NGUYEN DIEM CHI THI
47	4503 BELMONT AVE	ALVAREZ REFUGIO & GRACIELA R
48	4040 CENTRAL EXPY	SDC 4040 N CENTRAL INC 26TH FL
49	2800 CARROLL AVE	THC RESIDENCES AT CITYPLACE LLC
50	4030 CENTRAL EXPY	RESIDENCES AT CITYPLACE LLC THE
51	4301 BELMONT AVE	MADRIGAL RAFAEL
52	4311 BELMONT AVE	BARCUS CYRUS E JR
53	4319 BELMONT AVE	BELMONT STUDIOS LLC
54	4325 BELMONT AVE	MJRP CORPORATOIN ET AL
55	4329 BELMONT AVE	MOTT W E JR SPOUSAL TRUST %RICHARD MITCH
56	4331 BELMONT AVE	MILAM CARLTON
57	4405 BELMONT AVE	MM WHITETAIL PPTIES LP M LEONARD MATASSA

Z112-265 (MW)

4/18/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4409 BELMONT AVE	CORBELL FAMILY TRUST
59	4407 BELMONT AVE	MM WHITETAIL PPTIES LP M LEONARD MATASSA
60	4411 BELMONT AVE	CORBEIL FAMILY TRUST
61	4415 BELMONT AVE	REEVES GEORGE
62	4417 BELMONT AVE	BOYD KYLE SCOTT & BETSEY JILL TRUSTEES T
63	2609 CARROLL AVE	MONTGOMERY CLINTON LINN
64	2603 CARROLL AVE	EZ CLEANING SOLUTIONS INC
65	2601 CARROLL AVE	REEVES GROUP LTD
66	2417 HASKELL AVE	DAYTON HUDSON CORP % RUTH LOWENTHAL
67	2711 HASKELL AVE	DALLAS CPT FEE OWNER LP
68	3504 CENTRAL EXPY	BLACKBURN CENTRAL HOLDINGS LP
69	2660 HASKELL AVE	CITYVILLE DALLAS HASKELL LTD PS
70	2600 HASKELL AVE	KROGER TEXAS LP ATTN REAL ESTATE DEPT
71	3000 BLACKBURN ST	LOADSTAR INC
72	4001 CAPITAL AVE	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
73	3930 MCKINNEY AVE	CRITERION MCKINNEY NOBEL APTS LP SUITE
74	2802 CARROLL AVE	CRESTMARC LINDEN LLC % CARLETON NC 170 L

FILE NUMBER: Z123-194(MW)

DATE FILED: February 4, 2013

LOCATION: South corner of South Fitzhugh Avenue and Lagow Street

COUNCIL DISTRICT: 7

MAPSCO: 46-R

SIZE OF REQUEST: ±1.28 acres

CENSUS TRACT: 27.02

REPRESENTATIVE: Charyl F. McAfee-Duncan

APPLICANT: Terry Williams, City of Dallas

OWNER: City of Dallas

REQUEST: An application for a CC Community Commercial Subdistrict on property zoned a D(A) Duplex Subdistrict, an NC Neighborhood Commercial Subdistrict and an R-5(A) Single Family Subdistrict in Planned Development District No. 595, South Dallas/Fair Park Special Purpose District

SUMMARY: The City of Dallas intends to develop the request site with a fire station.

STAFF RECOMMENDATION: Approval

BACKGROUND INFORMATION:

- The ±1.28-acre request site is currently undeveloped.
- The site will be developed with a ±13,435-square foot fire station which will house 17 firefighters.
- The proposed facility will replace Fire Station No. 44, which was built in 1959 and is currently located at 4114 Frank Street, approximately 1,466 feet southeast of the request site
- The request site is surrounded by an office use and undeveloped land to the northeast; single family residential to the southeast and southwest and surface parking to the northwest.

Zoning History:

There have been no recent zoning requests within the vicinity of the request site.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Carl Street	Local	40 feet
Lagow Street	Local	60 feet
Lawhon Street	Local	50 feet
South Fitzhugh Street	Minor arterial	45 feet

Land Use:

	Zoning	Land Use
Site	D(A), NC and R-5(A) Subdistrict within PDD No. 595	Undeveloped
Northeast	NC Subdistrict within PDD No. 595	Office; undeveloped
Southeast	R-5(A) Subdistrict within PDD No. 595	Single family
Southwest	D(A) Subdistrict within PDD No. 595	Single family
Northwest	MF-2(A); CR	Surface parking

STAFF ANALYSIS:

Comprehensive Plan:

The subject site is identified as being within a *Residential Neighborhood* on the **forwardDallas! Vision Illustration**, adopted June 2006. While single family dwellings are the dominant land use in such areas, shops, restaurants, or institutional land uses that serve residents may be located at the edges or at key intersections. In general, the applicant’s proposal is consistent with the following goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

Goal 1.1: Promote desired development

Policy 1.1.5: Use Vision Building Blocks as a general guide for desired development patterns

Land Use Compatibility:

The ±1.28-acre request site is currently undeveloped. The site will be developed with a ±13,435-square foot fire station which will house 17 firefighters.

The request site is surrounded by an office use and undeveloped land to the northeast; single family residential to the southeast and southwest and surface parking to the northwest.

The applicant has indicated that when responding to an emergency, fire and EMS trucks will exit the station from Lagow Street from an access point directed away from the single family residential homes.

Development Standards:

District	Setbacks		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: D(A)	25'	5'	1 Dwelling Unit/ 3,000 sf.	36'	60%	Min. lot: 6,000 sf	Duplex; single family
Existing: NC	15'	15' adj. to res. Other: No min.	0.5	30'	40%	N/A	Retail and personal service; office*
Existing: R-5(A)	20'	5'	1 du/5,000 sf	30'	45%	N/A	Single family
Proposed: CC	No. minimum 15' if provided	15' adj. to res. Other: No min.	0.75 office 0.5 retail 0.75 combined	54	60'	RPS	Retail and personal service; office*

Traffic:

Z123-194(MW)

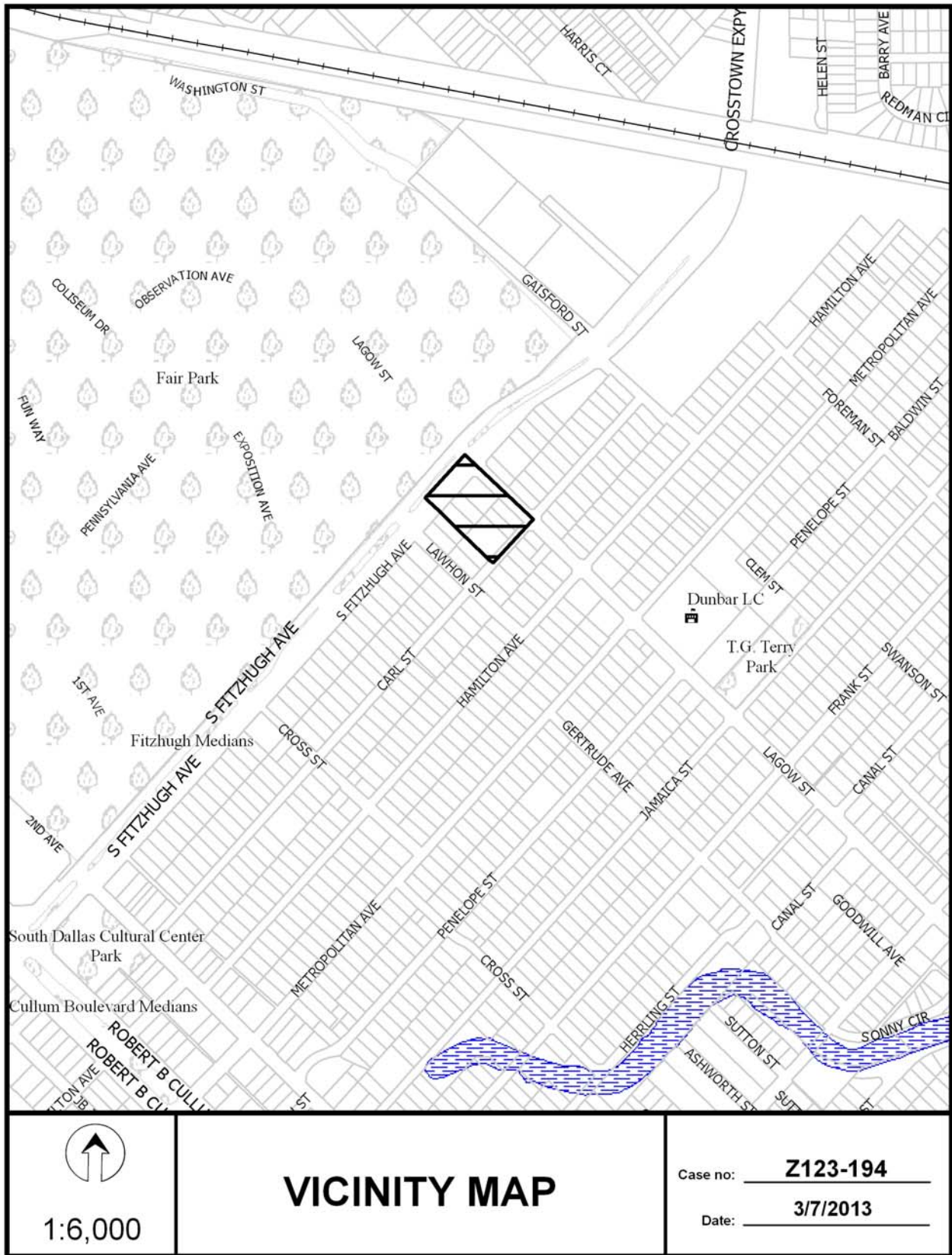
The Engineering Section of the Building Inspection Division of the Department of Sustainable Construction and Development has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

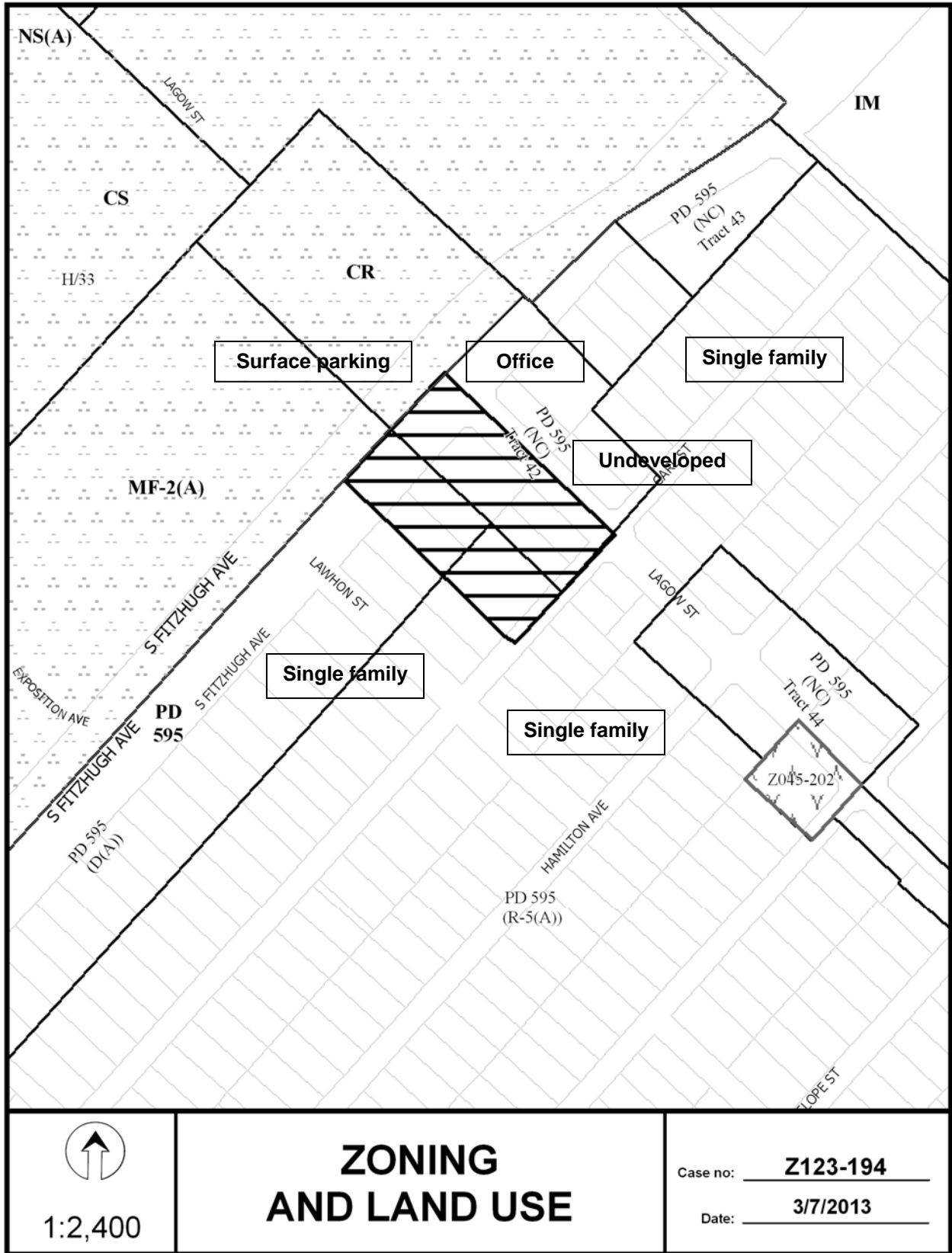
Parking:


Pursuant to §51A-4.200 of the Dallas Development Code, the off-street parking requirement for a fire station is five (5) spaces plus one additional space per bed.

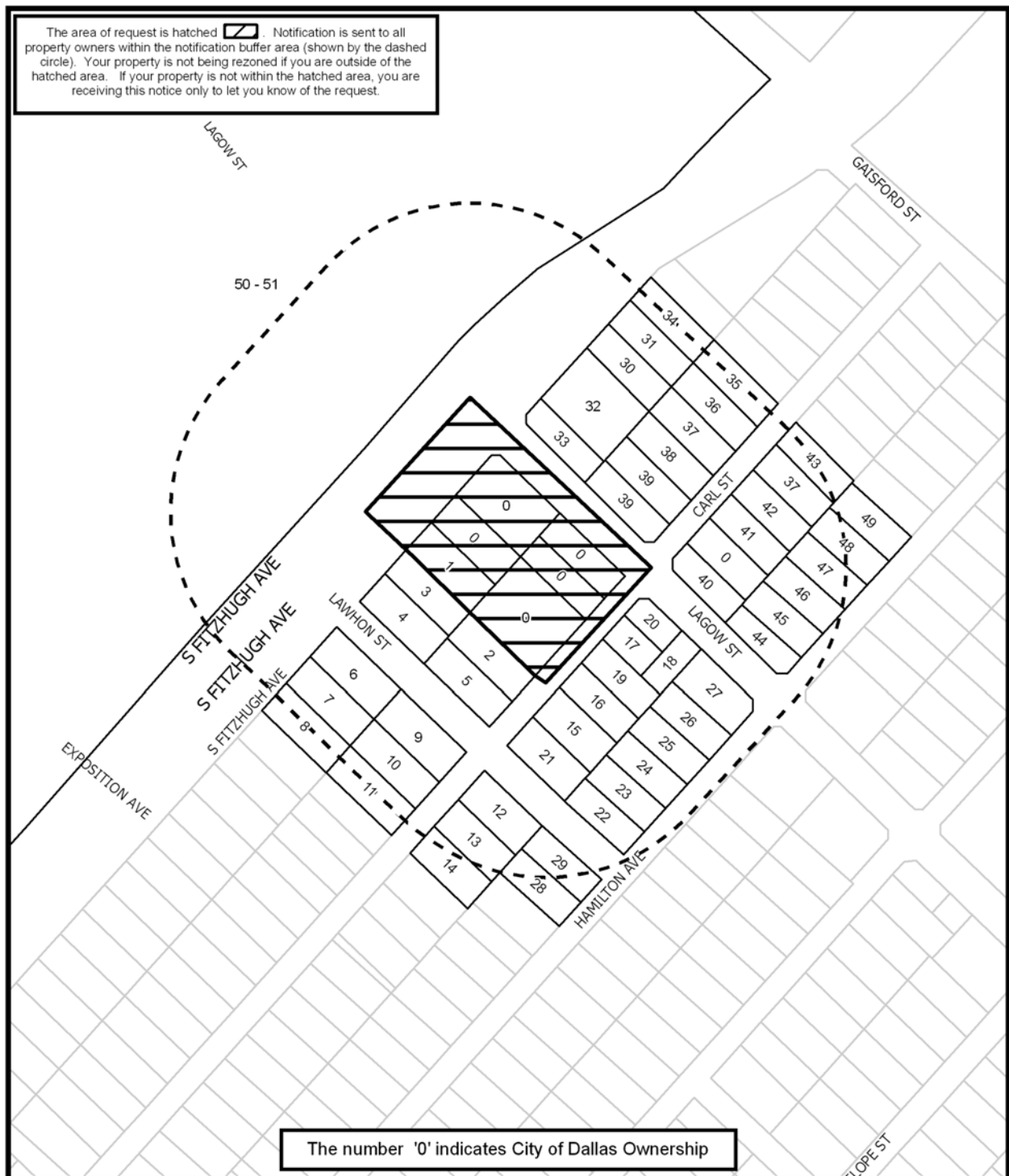
Landscaping:

Landscaping will be required pursuant to Article X.





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



The number '0' indicates City of Dallas Ownership

 1:2,400	<h2>NOTIFICATION</h2> <table border="1"> <tr> <td>300'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td>51</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	300'	AREA OF NOTIFICATION	51	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: Z123-194 Date: 3/7/2013
300'	AREA OF NOTIFICATION					
51	NUMBER OF PROPERTY OWNERS NOTIFIED					

3/7/2013

Notification List of Property Owners***Z123-194******51 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4110 FITZHUGH AVE	JACKSON TOM B II
2	4107 CARL ST	STEWART JAMES & CARTER STEWART JANICE
3	4104 FITZHUGH AVE	MANZANARES ANSELMO & PORFIRIA
4	4100 FITZHUGH AVE	SUBER GLADYS J EST OF % JEWEL MADDEN
5	4103 CARL ST	ECHOLS SAVELLA E
6	4016 FITZHUGH AVE	WESS WILLIE W
7	4012 FITZHUGH AVE	WESS WILLIE W & IRENE
8	4008 FITZHUGH AVE	WESS IRENE & WILLIE
9	4023 CARL ST	MCCLINTON DECCA S
10	4017 CARL ST	WESS WILLIE & IRENE
11	4011 CARL ST	JUAREZ ANTONIA GARCIA
12	4022 CARL ST	SANTIBANEZ HEDILBERTO
13	4014 CARL ST	HUNTER PATRICIA
14	4010 CARL ST	GRACIA FLOIRAN
15	4106 CARL ST	THOMAS NUGENT W & CYNTHIA E THOMAS
16	4110 CARL ST	MCWILLIAMS MINNIE L
17	4120 CARL ST	HILL ELBERT W EST OF
18	2109 LAGOW ST	HUDGENS LEROY
19	4114 CARL ST	MONTGOMERY SAMUEL
20	4124 CARL ST	JONES ANGELA
21	4100 CARL ST	CARTER HELEN WILLINGHAM
22	4101 HAMILTON AVE	PALACIO HILDA D
23	4105 HAMILTON AVE	CARAWAY MATHIS ESTATE
24	4109 HAMILTON AVE	JIMENEZ JUAN DAVILA &
25	4115 HAMILTON AVE	BELL J J ET AL
26	4117 HAMILTON AVE	BODLEY DONALD RAY ETAL

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4121 HAMILTON AVE	FELDMAN LEWIS
28	4013 HAMILTON AVE	BONNER JOHN H ESTATE
29	4017 HAMILTON AVE	PADILLA DAISY
30	4214 FITZHUGH AVE	BROWN ISAAC & DOYE
31	4218 FITZHUGH AVE	BROWN ISAAC JR
32	4206 FITZHUGH AVE	SOUTH WORLD LTD PS
33	4200 FITZHUGH AVE	MY BROTHERS KEEPER NDUGO INC
34	4222 FITZHUGH AVE	JENKINS NORRIS
35	4223 CARL ST	SELMA VENTURES LTD
36	4219 CARL ST	AVITIA GERMAN
37	4215 CARL ST	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT
38	4211 CARL ST	FORD MAURINE T % DENISE FORD WILLIAMS
39	4207 CARL ST	CASS DON E TRUSTEE
40	4202 CARL ST	PRUITT LULA MAE % Z L DARTY
41	4210 CARL ST	RIVAS JOSE
42	4214 CARL ST	JOHNSON CHARLES
43	4222 CARL ST	DAVIS TELAH & THEODORE EST OF
44	4201 HAMILTON AVE	SHAW RAYFIELD
45	4207 HAMILTON AVE	TIME TRADERS INC
46	4211 HAMILTON AVE	JOHNSON LAVERNE & MELVIN
47	4215 HAMILTON AVE	BRIGHT ELLA JOHNSON
48	4217 HAMILTON AVE	BRIGHT ELLA
49	4223 HAMILTON AVE	BERNABE MARIA & LETICIA BERNABE
50	3500 FITZHUGH AVE	DALLAS CITY OF
51	3839 FITZHUGH AVE	MCA PACE AMPHITHEATERS LP

FILE NUMBER: Z123-201(MW) **DATE FILED:** February 8, 2013

LOCATION: South side of Abshire Lane, east of Peavy Road

COUNCIL DISTRICT: 7 **MAPSCO:** 38-Y

SIZE OF REQUEST: 3,121 square feet **CENSUS TRACT:** 123.02

APPLICANT/REPRESENTATIVE: Betty Taylor

OWNER: Karen D. Robertson

REQUEST: An application for a Specific Use Permit for a handicapped group dwelling unit on property zoned a TH-3(A) Townhouse District

SUMMARY: The applicant proposes to continue to operate a handicapped group dwelling unit. A handicapped group dwelling unit is allowed by right when located at least 1,000 feet from group residential facilities and all other licensed handicapped group dwelling units; otherwise, a Specific Use Permit is required.

STAFF RECOMMENDATION: Approval for a two-year period with eligibility for automatic renewal for additional five-year periods; subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The ±3,121-square foot request site is developed with a ±1,716-square foot townhouse.
- A handicapped group dwelling is allowed by right when located at least 1,000 feet from all other group residential facilities and licensed handicapped group dwelling units; otherwise, a Specific Use Permit required. The request site is within 1,000 feet of an existing handicapped group dwelling.
- A certificate of occupancy is not required for this use. However, pursuant to Chapter 8A of the Dallas Development Code, a boarding home facility License is required for a handicapped group dwelling, a lodging/boarding house, a residential hotel, or a group residential facility.
- The request site is surrounded by townhouses to the north and east, multifamily residential to the south and townhouses to the west.

Zoning History:

- 1. Z101-273:** In November 3, 2011, the City Plan Commission recommended denial of an application for a Specific Use Permit for a convenience store with drive-through on property zoned an RR Regional Retail District. The applicant did not appeal the request.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Abshire Lane	Local	50 feet
Peavy Road	Collector	60 feet

Land Use:

	Zoning	Land Use
Site	TH-3(A)	Single family (townhouse)
North	TH-3(A)	Single family (townhouse)
East	TH-3(A)	Single family (townhouse)
South	MF-2(A)	Multifamily
West	TH-3(A)	Single family (townhouse)

STAFF ANALYSIS:

Comprehensive Plan:

The subject site is identified as being within a *Residential Neighborhood* on the **forwardDallas! Vision Illustration**, adopted June 2006.

The applicant's proposal to provide a residential use at this location is consistent with the *forwardDallas! Vision* and further complies with the following goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

Land Use Compatibility:

The ±3,121-square foot request site is developed with a ±1,716-square foot townhouse. The request site is surrounded by townhouses to the north and east, multifamily residential to the south and townhouses to the west.

A handicapped group dwelling is allowed by right when located at least 1,000 feet from all other group residential facilities and licensed handicapped group dwelling units; otherwise, a Specific Use Permit is required. The request site is within 1,000 feet of an existing handicapped group dwelling which triggers the SUP requirement.

Section 51A-4.209 of the Dallas Development Code defines a handicapped group dwelling unit as a single dwelling unit that is the domicile of not more than eight handicapped persons who are not a "family" as that term is defined in Chapter 51A, and who are living together as a single housekeeping unit. Up to two supervisory personnel may reside on the premises, provided that the total number of residents, including the supervisory personnel, does not exceed eight. Section 51A-2.102 of the Dallas Development Code defines "family" as "individuals living together as a single housekeeping unit in which not more than four individuals are unrelated to the head of household by blood, marriage, or adoption."

A certificate of occupancy is not required for a handicapped group dwelling; however, pursuant to Chapter 8A of the Dallas Development Code, a boarding home facility license is required for a handicapped group dwelling, a lodging/boarding house, a residential hotel, or a group residential facility.

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 compatible with the adjacent property and 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 applicant’s request; subject to a site plan and conditions, complies with the general provisions for consideration of an SUP.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
TH-3(A)	0'	0'	12 Dwelling Units/ Acre	36'	60%	Min. Lot: 2,000 sq. ft	Single family

Traffic:

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

Parking:

A handicapped group dwelling unit requires one off-street parking space in the TH Townhouse Districts. However, if an SUP is required, the off-street parking requirement may be established in the ordinance granting the SUP. The site plan depicts two parking spaces within an attached garage.

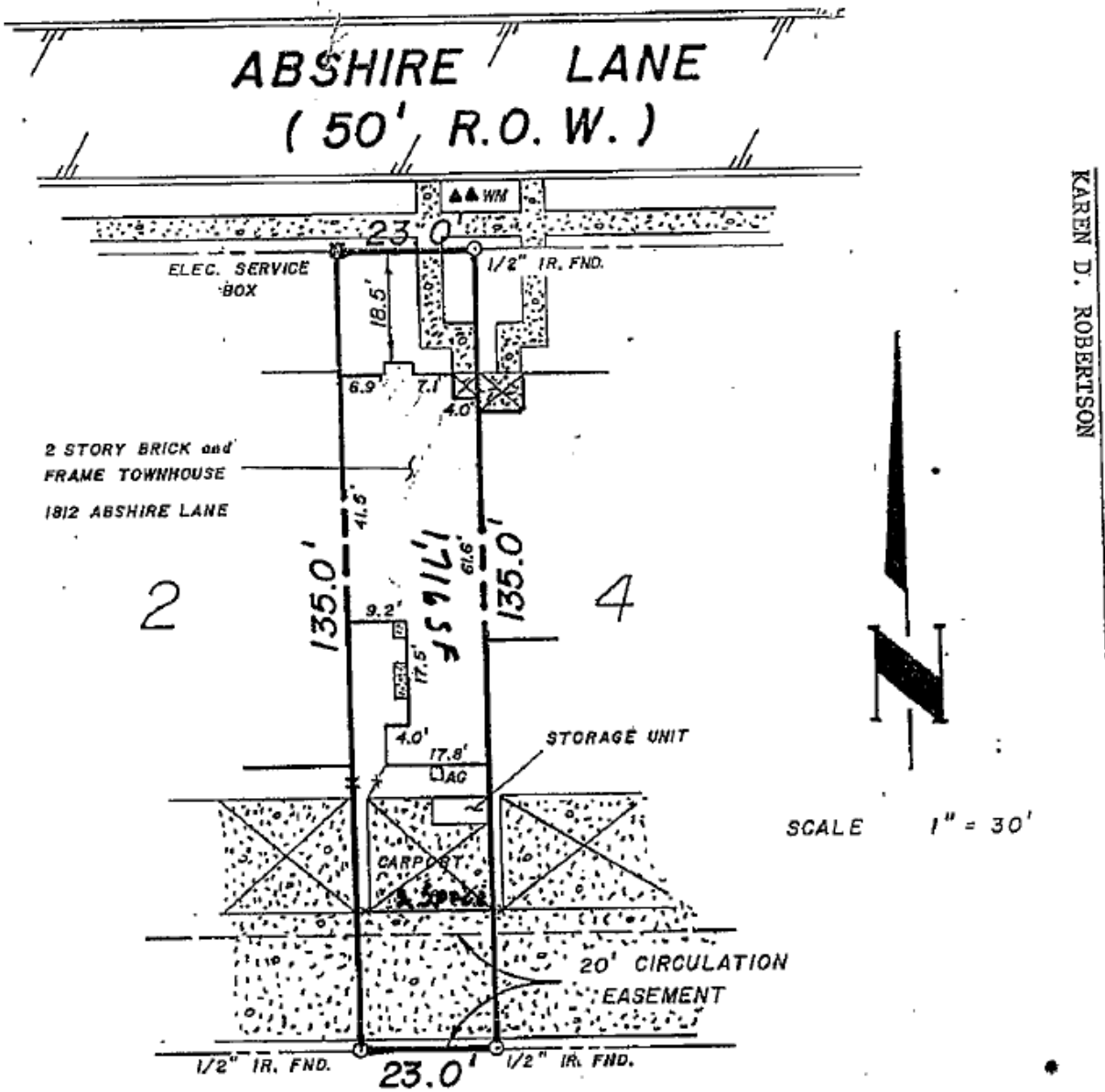
Landscaping:

New development on the site would require landscaping pursuant to Article X of the Dallas Development Code. No new development is proposed by this application.

Z123-201
Proposed Conditions

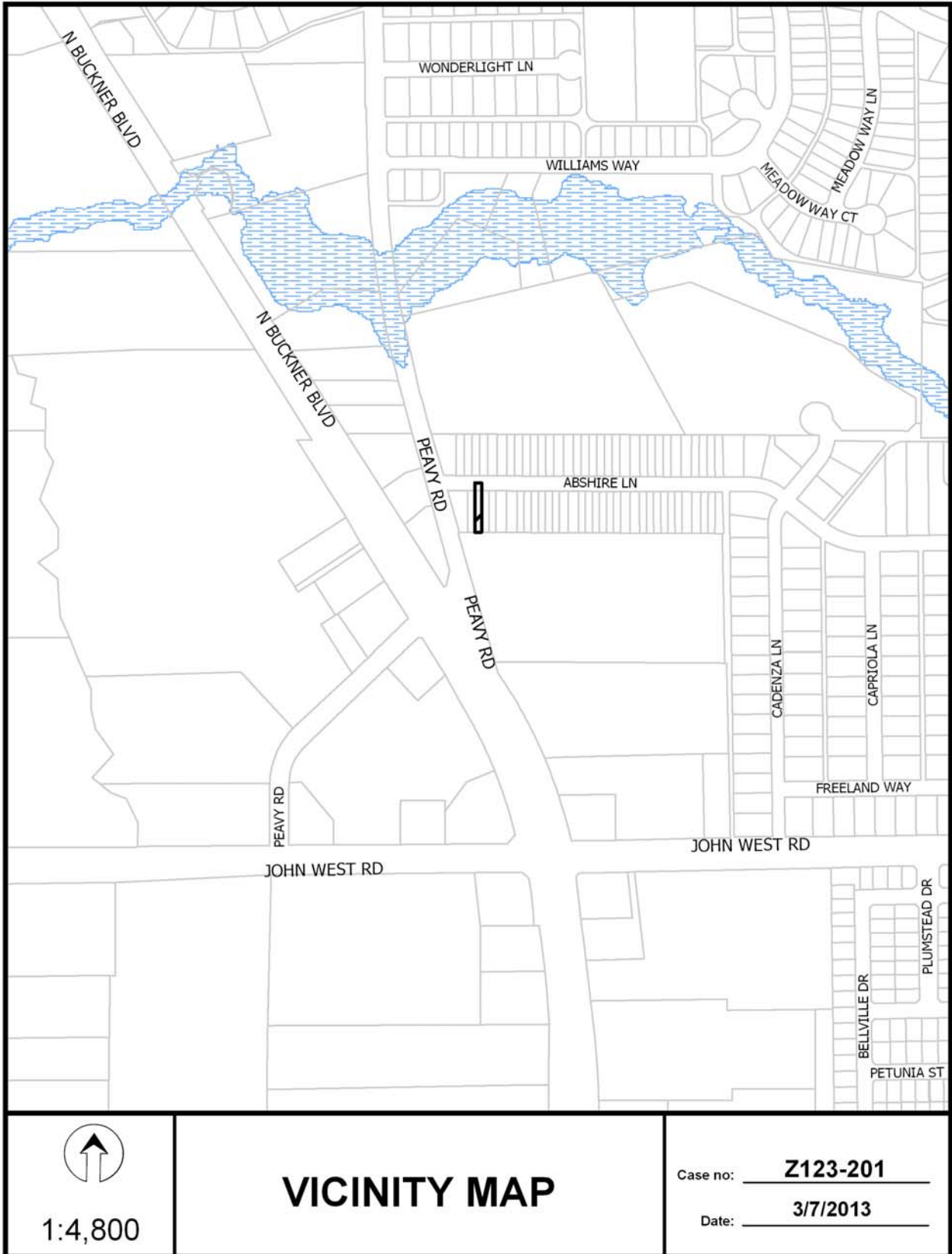
1. USE: The only use authorized by this specific use permit is a handicapped group dwelling unit.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years from the passage of the ordinance), but is eligible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

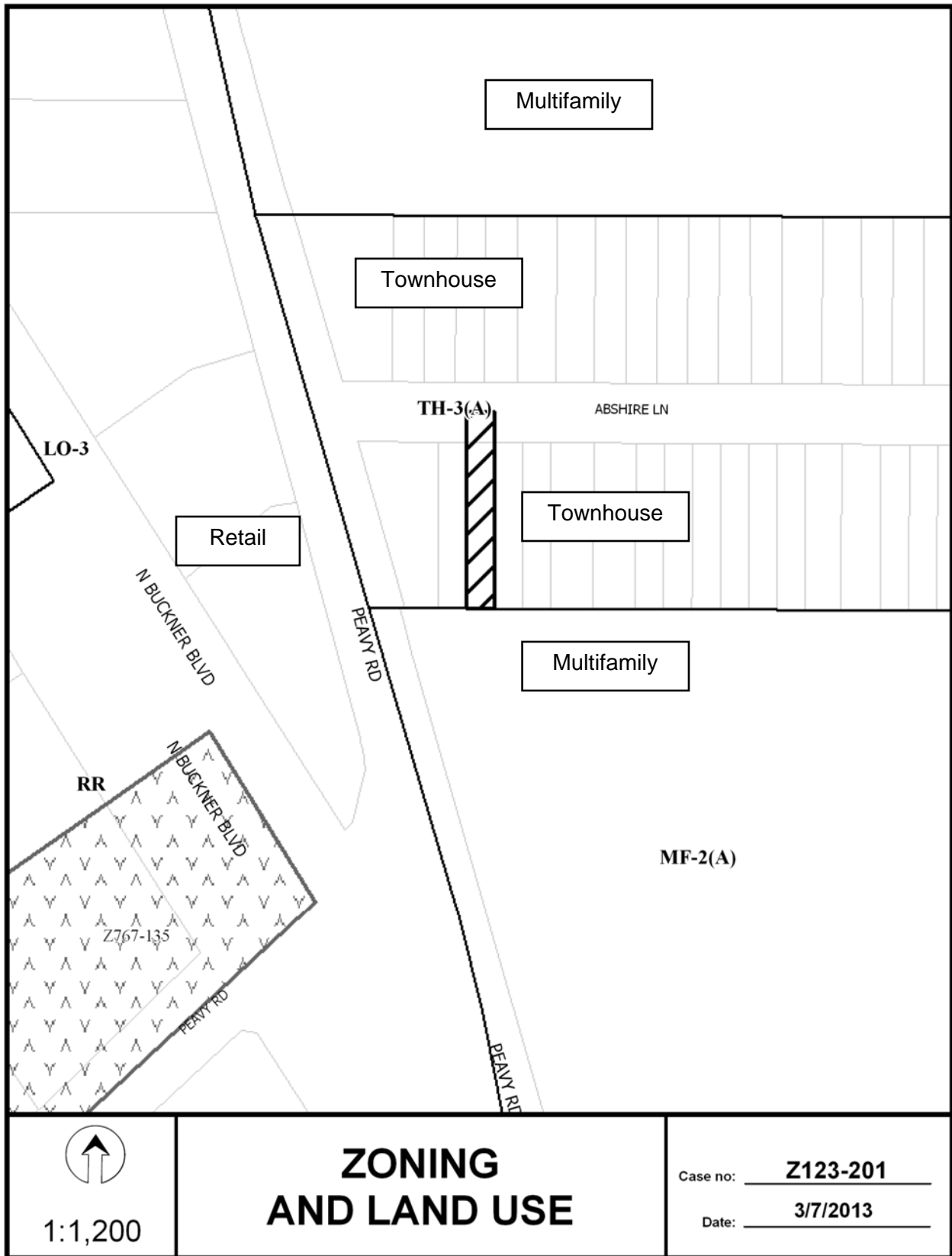
Proposed Site Plan

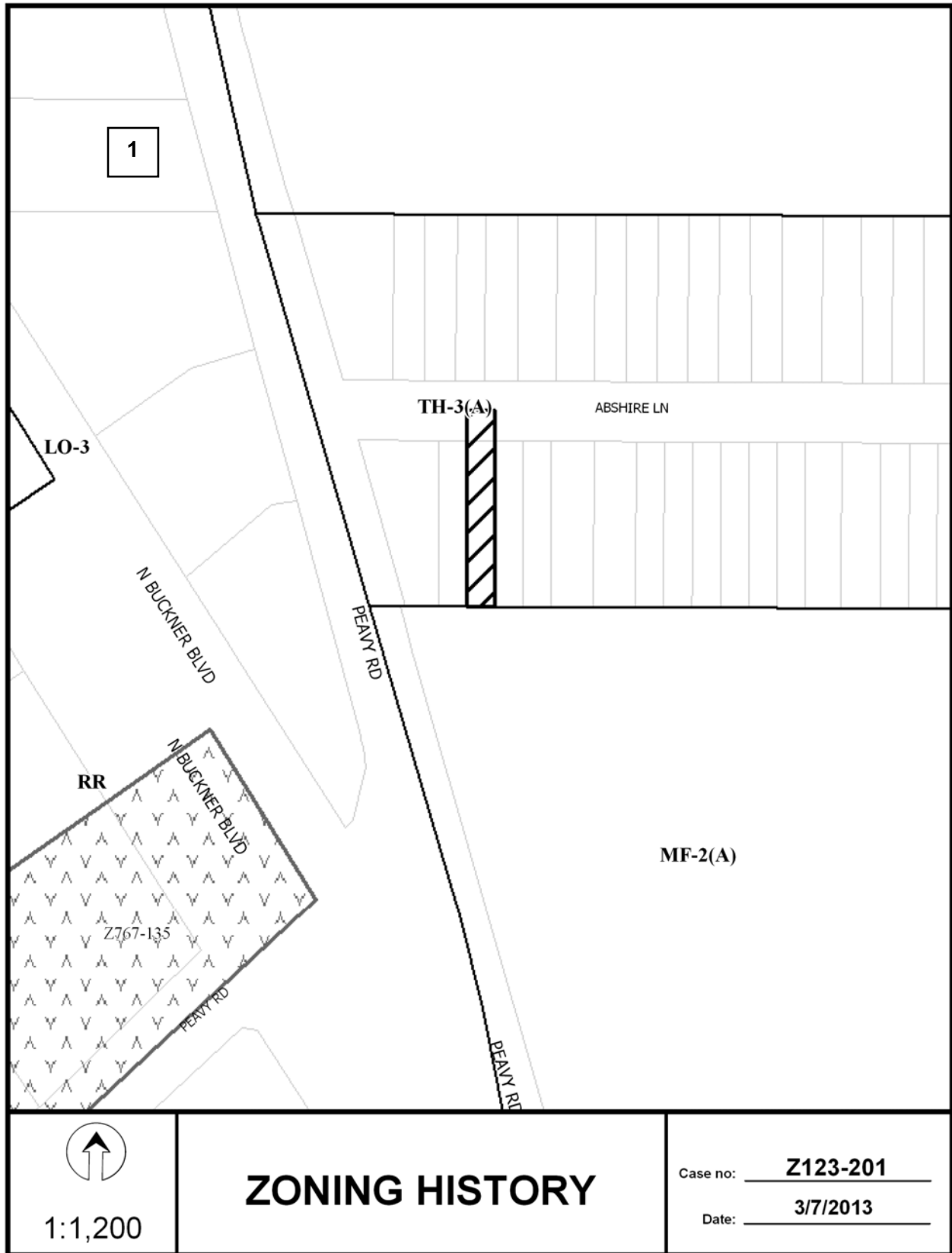


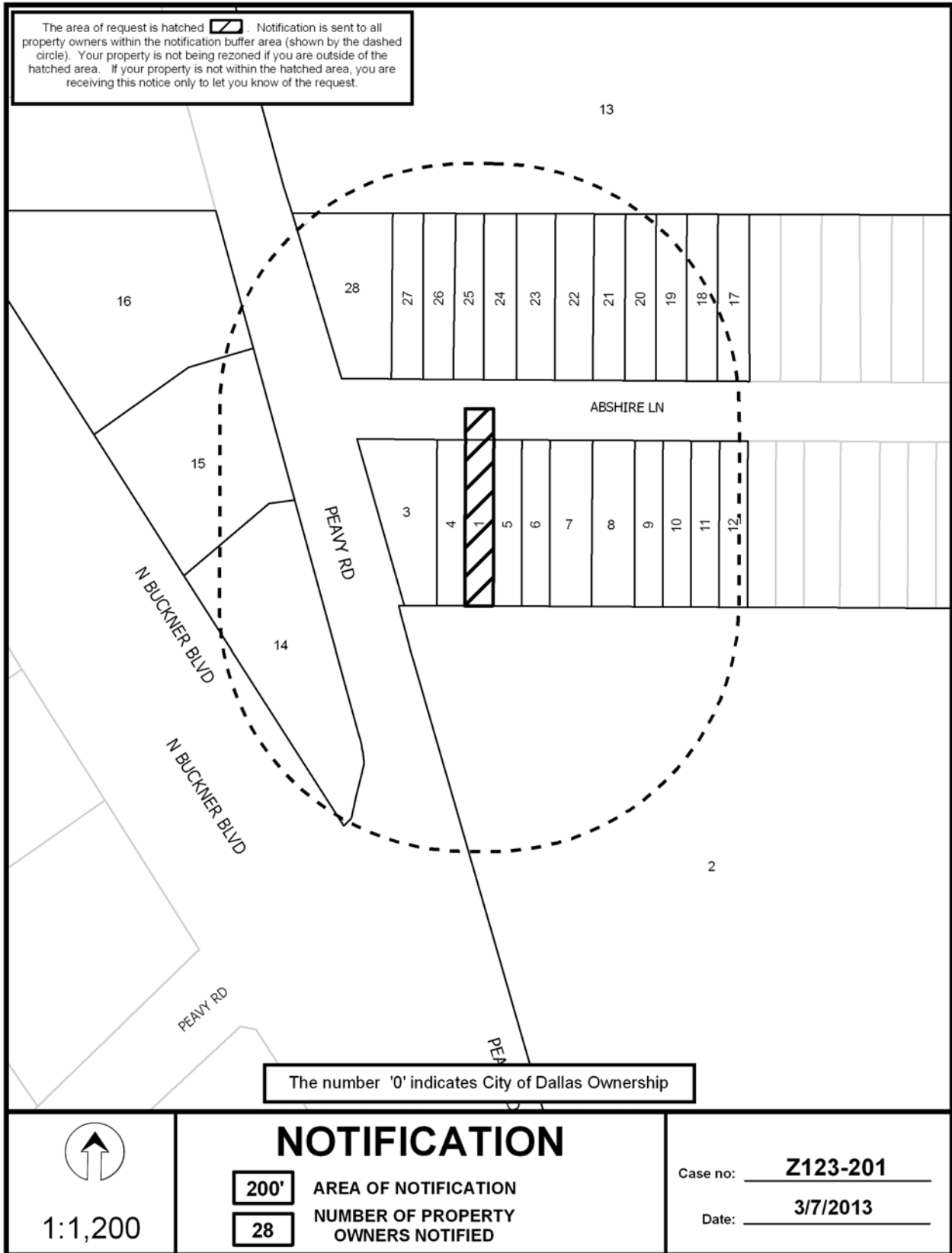
Reviewed and approved by:

KAREN D. ROBERTSON









3/7/2013

Notification List of Property Owners***Z123-201******28 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1812 ABSHIRE LN	ROBERTSON KAREN D
2	2970 PEAVY RD	ASHTON AT PEAVY LP
3	1804 ABSHIRE LN	RIEDEL DORIAN BARBER
4	1808 ABSHIRE LN	FEDERAL HOME LOAN MTG CORP
5	1816 ABSHIRE LN	HSBC BANK USA NATL ASSN
6	1820 ABSHIRE LN	CURRY FREEMAN LF EST & BIRDIE B CURRY LF
7	1824 ABSHIRE LN	EVANS ESORA
8	1828 ABSHIRE LN	AUSTIN KEVIN R
9	1832 ABSHIRE LN	GONG XINYI & YEOU DONG
10	1836 ABSHIRE LN	COX NETTIE F
11	1840 ABSHIRE LN	LIVINGSTON JIM TR 1840 ABSHIRE TRUST
12	1844 ABSHIRE LN	MATHEW JAIN K & DAISLET J
13	2880 PEAVY RD	STILLWATER VDS LP STE 200
14	2944 BUCKNER BLVD	KHANANI INVESTMENTS INC
15	2932 BUCKNER BLVD	WEITZMAN LOUIE % HERBERT D WEITZMAN
16	2910 BUCKNER BLVD	GARNER BRIAN S & MARTHA KAY GARNER
17	1847 ABSHIRE LN	GONZALEZ MANUEL & LAURA LIDIA
18	1843 ABSHIRE LN	WILLIAMS ETHEL M
19	1839 ABSHIRE LN	PALMA HUGO & JUANA
20	1835 ABSHIRE LN	WATSON RUBY
21	1831 ABSHIRE LN	FLANAGAN LEWIS JR
22	1827 ABSHIRE LN	CARDOSO ROBERTO & ROSA LOPEZ CARDOSO
23	1823 ABSHIRE LN	CARDOSA JESUS J
24	1819 ABSHIRE LN	AIKEN BRIAN & NADIA
25	1815 ABSHIRE LN	STEVENS ANASTASIA & JAMES STEVENS JR
26	1811 ABSHIRE LN	ST JOHNS WORLD
27	1807 ABSHIRE LN	CONLEY LISA J
28	1803 ABSHIRE LN	REDD DOROTHY LEE

FILE NUMBER: Z123-204(MW)

DATE FILED: February 11, 2013

LOCATION: West side of Market Center Boulevard, north of Turtle Creek Boulevard

COUNCIL DISTRICT: 2

MAPSCO: 44-G; H

SIZE OF REQUEST: ±5.9 acres

CENSUS TRACT: 100.00

REPRESENTATIVE: Karl Crawley, Masterplan

APPLICANT: Alliance Realty Partners, LLC

OWNER: 1931 Market Center Boulevard, LLC

REQUEST: An application to expand Subdistrict 1 of Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on property zoned an IR Industrial Research District

SUMMARY: The applicant intends to redevelop the site with ±400 multifamily units with the flexibility to allow for retail uses at street level.

STAFF RECOMMENDATION: Approval; subject to conditions

BACKGROUND INFORMATION:

- The ±5.9-acre request site is developed with office showroom/warehouse uses.
- The request site is surrounded by multifamily residential to the north, undeveloped land to the east and the Old Trinity River channel to the south and west.

Zoning History:

1. **Z112-291:** On February 13, 2013, the City Council denied without prejudice a new subdistrict and a Specific Use Permit for an outside entertainment and recreation venue on property zoned Subdistrict 1A within Planned Development District No. 621.
2. **Z112-283:** On October 10, 2012, the City Council approved a new subdistrict on property zoned a Subdistrict 1A within Planned Development District No. 621.
3. **Z067-296:** On November 12, 2007, the City Council approved an expansion of Subdistrict 1 of Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Market Center Boulevard	Principal arterial	100 feet
Turtle Creek Boulevard	Minor arterial	130 feet

Land Use:

	Zoning	Land Use
Site	IR	Office showroom/warehouse
North	PDD No. 621, Subdistrict 1	Multifamily
East	MU-3	Undeveloped
South	PDD No. 621, Subdistrict 1	Old Trinity River channel
West	PDD No. 621, Subdistrict 1	Old Trinity River channel

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

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 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.1 Focus economic development efforts on revitalization of the Trinity River Corridor.

URBAN DESIGN ELEMENT

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 Compatibility:

The ±5.9-acre request site is developed with office showroom/warehouse uses. The applicant intends to redevelop the site with ±400 multifamily units with the flexibility to allow for retail uses at street level.

The request site is surrounded by multifamily residential to the north, undeveloped land to the east and the Old Trinity River channel to the south and west.

The applicant considers the project intended for the request site as phase two of the multifamily residential development adjacent to the north. In 2007, the zoning on the adjacent site was changed from an IR Industrial Research District to Subdistrict 1 of Planned Development District No. 621 (Z067-296). While historically industrial in nature, the general area is beginning to transition towards mixed use development. The applicant’s request will allow the site to be redeveloped with a mixed use project consistent with the vision for this area.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
IR Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
Proposed							
PDD 621 Subdistrict 1	0'	0'	4.0 FAR	130'	100%	Height bonus, tower orientation & size	Retail, multifamily, industrial, warehouse

Traffic:

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

Parking:

PDD No. 621 requires a minimum of one-and-one-half space per dwelling unit for a multifamily use and one space per 275 square feet of floor area for a general merchandise or food store or personal service use.

Landscaping:

Landscaping will be required per Planned Development District No. 621.

Conditions:

If the applicant's request is approved, the conditions of Planned Development District No. 621 will apply to the request site. The PDD does not require CPC approval of a development plan. The applicant does not propose any changes to the PDD requirements; PDD No 621 conditions are provided within this report for reference.

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List of Partners/Principals/Officers:

APPLICANT: **Alliance Realty Partners, LLC**
Alexander Stefan Busch von Gontard, Manager
Peter Anthony Busch von Gontard, Manager

OWNER: **1931 Market Center Boulevard, LLC**
Nicholas Chapman, Partner
Kristopher Kashata, Vice President and Partner

ARTICLE 621.

PD 621.

Old Trinity and Design District Special Purpose District

SEC. 51P-621.101. LEGISLATIVE HISTORY.

PD 621 was established by Ordinance No. 25013, passed by the Dallas City Council on August 28, 2002.

SEC. 51P-621.102. PROPERTY LOCATION AND SIZE.

PD 621 is established on property generally bounded by Sylvan Avenue/Wycliff Avenue on the northwest, the meanders of the old channel of the Trinity River on the north, Interstate 35 on the east, Continental Avenue on the south, and the Trinity River Floodway on the west. The size of PD 621 is approximately 415.13 acres.

SEC. 51P-621.102.1. CREATION OF SUBDISTRICTS.

(a) Name. This special purpose district is to be known as the Old Trinity and Design District Special Purpose District.

(b) Creation of subdistricts.

(1) This special purpose district is divided into five subdistricts. Exhibit 621A describes the boundaries of each subdistrict. The map labeled Exhibit 621B shows the boundaries of each subdistrict. In case of a conflict, the verbal description in Exhibit 621A controls over the map in Exhibit 621B.

(2) Subdistricts 1, 1A, 1B, 1C, 1D are transit-oriented, mixed-use zoning districts for the development of combinations of medium-density residential, retail, and office uses. Development should encourage residential, retail, office, and lodging uses in compatible combinations within walking distance of DART light-rail stations; conserve energy; provide for efficient traffic circulation; conserve land; minimize vehicular travel; encourage both day-time and night-time activity; encourage use of mass transit; increase pedestrian activity; and encourage bicycle usage. Subdistricts 1, 1A, 1B, 1C and 1D retain the potential for limited industrial and warehouse uses.

(3) Subdistrict 2 is for MU-3 Mixed Use District uses, bus or rail transit vehicle maintenance or storage facility uses, and commercial bus station and terminal uses.

SEC. 51P-621.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions in Chapter 51A apply to this article. The following definitions apply to this special purpose district:

(1) ANTIQUE SHOP means an establishment for the retail sale of articles such as glass, china, furniture, or similar furnishings and decorations that have value and significance as a result of age, design, or sentiment.

(2) ART GALLERY means an establishment where original works of art or limited editions of original works of art are bought, sold, loaned, appraised, or exhibited to the general public.

(3) ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking and for sale of the products to the general public.

(3.1) BEER OR WINE MANUFACTURING means an enclosed facility that processes and manufactures alcoholic beverages. This use does not include the processing or manufacturing of distilled spirits.

(4) BUS OR RAIL TRANSIT VEHICLE MAINTENANCE OR STORAGE FACILITY means a facility for the maintenance, repair, or storage of bus, rail, or other transit vehicles, including the following accessory uses: sleeping facilities for bus, rail or transit vehicle drivers, vehicle paint and body shop, vehicle washing, vehicle fueling facilities, sanitary hoppers, oil storage, package express services, bus charter sales, offices, training facilities, vehicle storage, vehicle sales, and communication antennas.

(5) CANOPY TREE means a species of tree that normally bears crown foliage no lower than six feet above ground upon maturity.

(6) DUMPSTER means a movable container holding two cubic yards or more of garbage.

(7) FACADE means any separate face of a building that is visible from a street, alley, or railbed.

(8) MAJOR MODIFICATION means reconstruction, alteration, or renovation of an original building that exceeds 50 percent of the value of the original building assessed by the Dallas Central Appraisal District or any increase in the floor area of an original building if the expansion is over 50 percent for nonresidential projects, over 65 percent for mixed use projects, and over 75 percent for residential projects.

(9) MASSAGE ESTABLISHMENT means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include, however, duly licensed beauty parlors or barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under such physician's direction. "MASSAGE" means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, and registered physical therapists who treat only patients recommended by a licensed physician and who operate only under such physician's direction, nor massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(10) MEANDERS OF THE OLD TRINITY RIVER CHANNEL means the old Trinity River channel within this special purpose district, as shown on the map labelled Exhibit 621C.

(11) MIXED USE PROJECT means a development, on a single building site, that contains more than one use.

(12) NEW CONSTRUCTION means construction of a main structure that is not an original building.

(13) OPENING means a door, window, passageway, or any other similar architectural feature through which light or solid objects may pass.

(14) ORIGINAL BUILDING means a structure existing on the date of the establishment of this special purpose district, but does not include a structure that has undergone a major modification.

(15) OUTSIDE SEATING means the area between an omitted wall line and the structural wall when the area is used solely for seating of patrons.

(16) PIERCING SALON means a facility in which body piercing is performed. BODY PIERCING means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

(17) RAILBEDS means the areas shown on the map labeled Exhibit 621D.

(18) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

(19) WALKING DISTANCE means the distance from the nearest point of a parking lot to the nearest public entrance of a main use, measured along the most convenient pedestrian walkway.

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

(c) This special purpose district is considered to be a mixed use zoning district.

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

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

(2) The symbol [L] appearing after a listed use means that the use is permitted by right as a limited use only. (For more information regarding limited uses, see Section 51A-4.218, "Limited Uses.")

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

(4) The symbol [DIR] appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803, "Site Plan

Review.” (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800, “Development Impact Review.”)

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

SEC. 51P-621.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 621A: property and subdistrict descriptions.
- (2) Exhibit 621B: subdistrict map.
- (3) Exhibit 621C: meanders of the Old Trinity River channel.
- (4) Exhibit 621D: existing railbeds.
- (5) Exhibit 621E: list of native plants.
- (6) Exhibit 621F: the Old Trinity and Design District woonerf—living streets conceptual plan.
- (7) Exhibit 621G: tower diagrams for Subdistrict 1A.
- (8) Exhibit 621H: tower orientation.

SEC. 51P-621.104. CONCEPTUAL PLAN.

There is no conceptual plan for this special purpose district.

SEC. 51P-621.105. DEVELOPMENT PLAN.

(a) Except as otherwise provided in this article, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(b) Development of the railbeds as woonerf, as described in Exhibit 621F, is encouraged. The provisions of Exhibit 621F are not required.

SEC. 51P-621.106. MAIN USES PERMITTED.

(a) Subdistricts 1, 1A, 1B, 1C and 1D.

- (1) Agricultural uses.

None permitted.

(2) Commercial and business service uses.

- Building repair and maintenance shop. [RAR]
- Catering service.
- Commercial cleaning or laundry plant. [SUP]
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing. [RAR]
- Labor hall. [SUP]
- Machine or welding shop. [RAR]
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.

(3) Industrial uses.

- Beer or wine manufacturing. [Limited to Subdistrict 1C and 1D]
- Industrial (inside) for light manufacturing.
- Industrial (inside). [RAR]
- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]

(4) Institutional and community service uses.

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

(5) Lodging uses.

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

(6) Miscellaneous uses.

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

(7) Office uses.

- Financial institution without drive-in window.

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-- Financial institution with drive-in window. [SUP, except with RAR only for lots adjacent to Oak Lawn Avenue, Market Center Boulevard, or Turtle Creek Boulevard.]

- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

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

(9) Residential uses.

-- College dormitory, fraternity, or sorority house. [SUP]
-- Duplex.
-- Group residential facility. [SUP required if the spacing component of Section 51A-4.209(3) is not met. Permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District.]

-- Handicapped group dwelling unit. [SUP required if the spacing component of Section 51A-4.209(3.1) is not met. Permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District.]

- Multifamily.
- Retirement housing. [SUP]
- Single family.

(10) Retail and personal service uses.

-- Alcoholic beverage establishments. [SUP. See Section 51A-4.210(b)(4).]
-- Ambulance service. [RAR]
-- Animal shelter or clinic without outside run. [RAR]
-- Animal shelter or clinic with outside run. [SUP]
-- Antique shop.
-- Art gallery.
-- Art or craft production facility. [Limited to 5,000 square feet or less of floor area.]

-- Auto service center. [SUP]
-- Billiard hall. [SUP]
-- Bingo parlor. [SUP]
+ -- Business school.
-- Car wash. [SUP]
-- Commercial amusement (inside). [See Section 51A-4.210(b)(7). Except as otherwise provided, permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District. Class E dance halls, as defined in Chapter 14 of the Dallas City Code, are not permitted. Billiard hall by SUP only. Bingo parlor by SUP only.]

- Commercial parking lot or garage.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard.
- Household equipment and appliance repair.
- Liquor store.

- Massage establishment. [SUP]
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station. [SUP]
- Nursery, garden shop, or plant sales.
- Outside sales. [SUP]
- Personal service uses.
- Piercing salon. [SUP]
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. [SUP]
- Swap or buy shop. [SUP]
- Taxidermist.
- Tattoo studio. [SUP]
- Temporary retail use.
- Theater. [Limited to 1,000 seats or fewer.]
- Truck stop. [SUP]
- Vehicle display, sales, and service. [SUP]

(11) Transportation uses.

- Heliport. [SUP]
- Helistop. [SUP]
- Railroad passenger station. [SUP]
- Transit passenger shelter.
- Transit passenger station or transfer center. [By SUP or city council resolution.]

(12) Utility and public service uses.

- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. [RAR]
- Tower/antenna for cellular communication.
- Utility or government installation other than listed. [SUP]

(13) Wholesale, distribution, and storage uses.

- Auto auction. [SUP]
- Contractor's maintenance yard. [RAR]
- Mini-warehouse. [SUP, except with RAR only if all on-site circulation is internal to the structure.]
- Office showroom/warehouse.
- Recycling drop-off container. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]
- Trade center.
- Warehouse.

(b) Subdistrict 2.

(1) Except as otherwise provided in this subsection, the uses permitted in this subdistrict are the same as those uses permitted in the MU-3 Mixed Use District, subject to the

same conditions applicable in the MU-3 Mixed Use District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the MU-3 Mixed Use District only by specific use permit (SUP) is permitted in this special purpose district only by SUP; a use subject to development impact review (DIR) in the MU-3 Mixed Use District is subject to DIR in this special purpose district; etc.

(2) The following use is permitted in this subdistrict subject to residential adjacency review:

-- Bus or rail transit vehicle maintenance or storage facility. [RAR]

(3) The following use is permitted in this subdistrict by specific use permit only:

-- Commercial bus station and terminal. [SUP]

SEC. 51P-621.107. ACCESSORY USES.

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

(b) The following accessory uses are not permitted in Subdistricts 1, 1A, 1B, 1C and 1D.

- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- Amateur communications tower.
- Day home.
- General waste incinerator.
- Private stable.

(c) Except as otherwise provided in this section, accessory uses in Subdistrict 2 must comply with the accessory use regulations applicable to the MU-3 Mixed Use District.

(d) The following accessory uses are permitted by SUP only:

- Accessory outside storage. [SUP]
- Pedestrian skybridges. [SUP]

SEC. 51P-621.108. CREATION OF A BUILDING SITE.

(a) The building official shall not issue a certificate of occupancy or a building permit until:

(1) a building site has been established under Section 51A-4.601, "Creation of a Building Site"; or

(2) the yard, lot, and space requirements of a lot or parcel can be determined from property lines described in deed records. (Ord. 25013)

SEC. 51P-621.109. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Subdistricts 1, 1A, 1B, 1C and 1D.

(1) Front yard. No minimum front yard.

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

(3) Density. No maximum density.

(4) Floor area.

(A) For Subdistricts 1, 1A, 1C and 1D, maximum floor area ratio is 4.0.

(B) For Subdistrict 1B, maximum floor area is 449,316 square feet.

(5) Height. Except as provided in this subsection, maximum height is:

(A) 150 feet for buildings having an FAR for residential uses of 0.5 or more; and

(B) 130 feet for all other buildings and structures.

(5.1) Height bonuses for Subdistricts 1A, 1B and 1D. One or more of the following height bonuses may be combined to achieve a maximum building height of 270 feet:

(A) Tower size and orientation. Building height may be increased a maximum of 60 feet if (See Exhibit 621G for Subdistrict 1A. See Exhibit 621H for Subdistrict 1B.):

(i) in Subdistrict 1A and 1D.

(aa) the portion of the building above 75 feet in height has a floor plate of 12,500 square feet or less; and

(bb) the tower dimension perpendicular to the east Trinity River levee is at least three times longer than the tower dimension parallel to the east Trinity River levee (tower dimension is measured at the widest point of the building facade).

(ii) in Subdistrict 1B:

(aa) the portion of the building above 75 feet has a floor plate of 25,000 square feet or less;

(bb) the tower is oriented as indicated on Exhibit 621H; and

(cc) the longer tower dimension is at least three times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(B) Street-level parking structure concealment. Building height may be increased a maximum of 36 feet if:

(i) the building has street-level office showroom/warehouse, office, restaurant, or residential uses that conceal 100 percent of the street-level parking structure facade; and

(ii) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(C) LEED rating.

(i) Building height may be increased a maximum of 12 feet if the building is eligible for silver, gold, or platinum designation under the United States Green Building Leadership in Energy and Environmental Design (LEED) rating system.

(ii) Determination of eligibility.

(aa) A United States Green Building Council's Leadership in Energy and Environmental Design (LEED) checklist, effective May 1, 2004, must be submitted with an application for a building permit for development, indicating how development will comply with a certified designation. The development plans submitted for a building permit must be certified by a LEED accredited professional designated by the department of development services.

(bb) Before the issuance of a building permit, the building official shall determine that the project is consistent with the standards and criteria for a LEED certified designation.

(cc) If the developer is unable to achieve all of the green building rating system points identified on the checklist, the developer must replace any points not achieved with other green building rating system points acceptable under the United States Green Building Council's LEED rating system.

(dd) The checklist, certified development plans, and any supporting documents and templates related to the points previously approved by the city for the LEED certified level designation must be submitted with an application for a certificate of occupancy. A certificate of occupancy may not be issued until a LEED accredited professional designated by the department of development services certifies that the building complies with the LEED certified designation.

(D) Pedestrian amenities. Building height may be increased a maximum of 12 feet if the building achieves 25 points under Paragraph 51P-621.113(c)(3).

(6) Building site coverage.

(A) Except as provided in this paragraph, maximum building site coverage is 100 percent.

(B) For Subdistricts 1A and 1B, any portion of a building that is above 75 feet in height may not have a floor plate greater than 60 percent of the lot area or 25,000 square feet, whichever is less (See Exhibit 621G for Subdistrict 1A. See Exhibit 621H for Subdistrict 1B.).

(7) Building site size. No minimum building site size.

(8) Stories. No maximum number of stories.

(b) Subdistrict 2.

(1) Except for a bus or rail transit vehicle maintenance or storage facility, the yard, lot, and space regulations applicable to the MU-3 Mixed Use District, as amended, apply to this subdistrict.

(2) The following yard, lot, and space regulations apply to bus or rail transit vehicle maintenance or storage facility uses:

(A) Front yard. No minimum front yard.

(B) Side and rear yard. No minimum side or rear yard.

(C) Density. No maximum density.

(D) Floor area. Maximum floor area ratio (FAR) is 4.0.

(E) Height. Maximum structure height is 200 feet.

(F) Building site coverage. Maximum building site coverage is 100 percent.

(G) Building site size. No minimum building site size.

(H) Stories. No maximum number of stories.

SEC. 51P-621.110. OFF-STREET PARKING AND LOADING.

(a) General requirements applicable to all subdistricts.

(1) Except as otherwise provided in this section, off-street parking and loading must be provided in compliance with Division 51A-4.300, "Off-Street Parking and Loading Regulations." In the event of a conflict between this section and Division 51A-4.300, this section controls.

(2) If several uses are located on a single building site, the off-street parking requirement is the sum of the requirements for each use, and off-street parking spaces for one use may not be counted toward the off-street parking requirement of another use, except as otherwise provided in this section.

(3) If more than 10 off-street parking spaces are required, handicapped parking must be provided pursuant to Section 51A-4.305, "Handicapped Parking Regulations."

(b) Subdistricts 1, 1A, 1B, 1C and 1D.

(1) Except for the uses listed below, consult the use regulations in Division 51A-4.200, "Use Regulations," for the specific off-street parking requirements for each use.

(A) Alcoholic beverage establishment. One space per 105 square feet of floor area. No parking is required for outside seating up to 10 percent of the total floor area of the alcoholic beverage establishment. Outside seating may not be converted to interior floor area unless the additional required parking is provided.

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

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

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

(E) Beer or wine manufacturing. One space per 600 square feet of floor area.

(F) Dance hall. One space per 25 square feet of floor area.

(G) Duplex.

(i) One space per dwelling unit with one or fewer bedrooms.

(ii) Two spaces per dwelling unit with more than one bedroom.

(iii) In Subdistrict 1B, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(H) Furniture store. One space per 1,000 square feet of floor area.

(I) General merchandise or food store 3,500 square feet or less. One space per 275 square feet of floor area.

(J) General merchandise or food store greater than 3,500 square feet. One space per 275 square feet of floor area.

(K) Multifamily.

(i) One-and-one-half spaces per dwelling unit.

(ii) In Subdistrict 1B, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(L) Office. One space per 358 square feet of floor area.

(M) Office showroom/warehouse. One space per 1,100 square feet of floor area up to 20,000 square feet, and one space per 4,100 square feet of floor area over 20,000 square feet.

(N) Personal service uses. One space per 275 square feet of floor area.

(O) Restaurant. One space per 105 square feet of floor area. No parking is required for outside seating up to 10 percent of the total floor area of the restaurant. Outside

seating may not be converted to interior floor area unless the additional required parking is provided.

(P) Single family.

(i) One space per dwelling unit with one or fewer bedrooms.

(ii) Two spaces per dwelling unit with more than one bedroom.

(iii) In Subdistrict 1B, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(2) Parking reductions.

(A) Bicycle parking. The off-street parking requirement for nonresidential uses located within 600 feet of the centerpoint of the intersection of Slocum Street and Cole Street may be reduced by 10 percent if:

(i) one five-bicycle parking stand for each 100 feet of street frontage is provided in the front yard of the building site; and

(ii) a minimum 12-foot-wide pedestrian and bicycle path is provided to link the building site with a DART light rail station.

(B) Employment centers adjacent to shuttle or bus stops. The following uses may provide off-street parking as specified if the use is within 1,000 feet of a shuttle stop or bus stop that provides a direct link to the Victory rail transit station or the Market Center rail transit station and if the use has 75,000 or more square feet of floor area:

(i) Industrial (inside). One space per 750 square feet of floor area.

(ii) Office. One space per 450 square feet of floor area.

(C) On-street parking. On-street parking spaces adjacent to a building site may be credited toward the off-street parking requirement of uses on the building site, even if the parking, backing, or maneuvering must be performed in the public right-of-way. On-street parking must be striped in accordance with standard city specifications.

(i) Head-in parking. One head-in parking space may be credited for each nine feet of frontage of the building site. Angled head-in parking must be angled more than 60 degrees but less than 90 degrees to the curb. The closest point of any angled head-in parking space may not be located closer than 10 feet to any perpendicular (90 degree) head-in parking space.

(ii) Parallel parking. One parallel parking space may be credited for each 22 feet of frontage of the building site.

(D) Special exception. The board of adjustment may grant a special exception of up to 50 percent of the required off-street parking upon the findings and considerations listed in Section 51A-4.311. The board of adjustment may impose conditions on the special exception.

(3) Delta theory.

(A) Except as otherwise provided in this paragraph, see Section 51A-4.704(b)(4). In the event of a conflict between this paragraph and Section 51A-4.704(b)(4), this section controls.

(B) The right to carry forward nonconforming parking and loading spaces does not terminate.

(4) Special parking.

(A) In general. Except as otherwise provided in this paragraph, see Division 51A-4.320, "Special Parking Regulations."

(B) Special parking allowed. Except as specifically modified in this section, required off-street parking may be special parking.

(C) Remote parking for nonresidential uses.

(i) Required off-street parking for nonresidential uses may be remote parking.

(ii) Remote parking for nonresidential uses must be located within 1,000 feet of the use served by the remote parking. The building official may extend the distance for remote parking to no more than 1,500 feet if a shuttle from the remote parking is provided. A license is required to authorize an extension of distance beyond 1,500 feet.

(iii) Remote parking lots must meet on-site parking landscape requirements.

(iv) Parking located in a railbed may be used as remote parking.

(D) Shared parking. Except for residential uses in Subdistrict 1B, if more than one type of use is located on a building site, all uses on the building site must share parking. Table 1 must be used to calculate the required off-street parking spaces when parking is shared. The number of off-street parking spaces that must be provided for the development is the largest number of spaces required under any of the five time-of-day columns. For example, in the morning, a development with residential and office uses must provide 80 percent of the off-street parking that would normally be required for the residential uses and 100 percent of the off-street parking that would normally be required for the office uses. Likewise, in the afternoon, that development must provide 60 percent of the off-street parking that would normally be required for the residential uses and 100 percent of the off-street parking that would normally be required for the office uses. A similar calculation must be performed for each time of day. If the number of spaces required in the morning is greater than the number of spaces required during any other time of day, then the number of spaces required in the morning must be provided. Likewise, if the number of spaces required in the late afternoon is greater than the number of spaces required during any other time of day, then the number of spaces required in the late afternoon must be provided.

Table 1: Shared Parking Table

(For calculating the parking requirement for shared parking)

<u>Use Category</u>	<u>% Morning</u>	<u>% Noon</u>	<u>% Afternoon</u>	<u>% Late Afternoon</u>	<u>% Evening</u>
Residential	80	60	60	70	100
Office-related	100	80	100	85	35
Retail-related	60	75	70	65	70
Bar and Restaurant	20	100	30	30	100
Warehouse/showroom	100	75	100	65	35
All other	100	100	100	100	100

(5) Cash in lieu of required parking. A property owner may make a one-time cash payment to the Old Trinity and Design District Parking Fund in lieu of providing required parking for a use in an original building. The amount of the payment is calculated by using the following formula:

$$\text{National median cost per square foot} \times 350 \times \text{Dallas cost index} \times \text{Number of required spaces not provided} \times .75 = \text{Payment required}$$

where “national median cost per square foot” is the national median cost per square foot of a parking space in a parking garage. Both the “national median cost per square foot” and the “Dallas cost index” must be derived from the most recent issue of Building Construction Cost Data, published by the Robert Snow Means Company, Inc., of Kingston, Massachusetts, unless another comparable publication is designated by the director. The department shall administer a city account to be known as the Old Trinity and Design District Parking Fund. Funds from the Old Trinity and Design District Parking Fund must be used only for the acquisition or construction of parking garages or other parking improvements within Subdistricts 1, 1A, 1B, and 1C, and 1D. The payment into the Old Trinity and Design District Parking Fund is due at the time of application for a building permit.

(6) Fees for required parking. Fees may be charged for use of required parking.

(c) Subdistrict 2. The off-street parking requirement for a bus or rail transit vehicle maintenance or storage facility is one space per 1,500 square feet of floor area. For all other uses, consult the use regulations contained in Division 51A-4.200, “Use Regulations,” for the specific off-street parking/loading requirements for each use.

SEC. 51P-621.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-621.112. LANDSCAPING.

(a) General requirements applicable to all subdistricts.

(1) Required tree species. All required trees must be from the following list of Texas native species:

Scientific name	Common name
Aesculus glaba v. arguta	Texas buckeye
Aesculus pavia	Red buckeye
Bumelia lanuginosa	Woolly-bucket bumelia
Carya illinoensis	Pecan

Carya texana Black hickory
Cercis canadensis v. Canadensis Eastern redbud
Diospyros virginiana Common persimmon
Ilex decidua Deciduous holly
Ilex vomitoria Yaupon holly
Juglans nigra Black walnut
Juniperus virginiana Eastern red cedar
Morus rubra Red mulberry
Myrica cerifera Wax myrtle
Prunus mexicana Mexican plum
Quercus macrocarpa Bur oak
Quercus marilandica Blackjack oak
Quercus shumardii Shumard red oak
Quercus stellata Post oak
Quercus virginiana Live Oak
Rhamnus caroliniana Carolina buckthorn
Rhus copallina Flameleaf sumac
Rhus virens Evergreen sumac
Sapindus drummondii Western soapberry
Sophora affinis Eve's necklace
Taxodium distichum Bald cypress
Ulmus americana American elm
Ulmus crassifolia Cedar elm
Viburnum rufidulum Rusty blackhaw viburnum
Zanthoxylum clavaherculis Hercules' club

(2) Prohibited trees.

(A) The following trees may not be planted within this special purpose district:

Scientific name	Common name
Populus deltoides	Cottonwood
Albizia julbrissen	Mimosa

(B) Bradford pears (pyrus calleryana) may be planted as site trees. Bradford pears may not be used as street trees, used as landscape buffer trees, or planted in the public right-of-way.

(3) Street trees.

(A) In Subdistricts 1, 1A, 1B, ~~and 1C,~~ and 1D, one street tree must be provided per 25 feet of street frontage, with a minimum of one street tree per building site. In Subdistrict 2, one street tree must be provided per 50 feet of street frontage, with a minimum of one street tree per building site.

(B) Street trees must be located on the building site within 50 feet of the projected street curb, except that street trees may be located in the public right-of-way if all private licensing requirements of the city code and charter are met and a right-of-way landscape permit is obtained from the city. For purposes of this subparagraph, "projected street curb"

means the future location of the street curb consistent with the City of Dallas Thoroughfare Plan as determined by the director of public works and transportation.

(C) Street trees must be provided for all new construction.

(4) Landscaping in the public right-of-way.

(A) Landscaping may be located in the public right-of-way if a right-of-way landscape permit is obtained from the city.

(B) Plants in the public right-of-way may not obstruct visibility or create a traffic hazard. See Section 51A-4.602(d), "Visual Obstruction Regulations."

(C) The city council hereby grants a non-exclusive revocable license to the owners or tenants (with written consent of the owner) of all property within this special purpose district for the exclusive purpose of authorizing compliance with the landscaping requirements of this special purpose district. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a right-of-way landscape permit in accordance with the Dallas Building Code. This private license will not terminate at the end of any specific time period; however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, at any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(D) A property owner or tenant is not required to comply with any right-of-way landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of a right-of-way landscape permit or the revocation of the private license granted under this subsection.

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

(F) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, and for keeping the premises safe and in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to

make repairs or maintain the landscaping. The granting of a license for landscaping under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees and landscaping in the public right-of-way.

(5) Visual obstruction regulations. A property owner is not required to comply with the landscaping requirements of this section to the extent that compliance is made impossible by Subsection (d), "Visual Obstruction Regulations," of Section 51A-4.602, "Fence, Screening, and Visual Obstruction Regulations."

(b) Subdistricts 1, 1A, 1B, 1C and 1D.

(1) General requirement. Except as otherwise provided in this section, landscaping must be provided as required by Article X.

(2) Landscaping in railbeds.

(A) Any landscaping planted in the area to the centerline of a railbed may be used to satisfy required landscaping for the adjacent property. Landscaping planted in a railbed may not be located in an access easement.

(B) The requirements of Section 51A-10.125(b)(5), "Parking Lot Trees," do not apply to parking located within a railbed.

(3) Parking lot buffer. A five-foot-wide landscaped strip must be located along any edge of a parking lot or parking structure that is visible at grade level from a street. A minimum three inch-caliper tree must be located every 15 feet, or fraction thereof, or clustered every 30 feet within the landscaped strip.

(4) Plant requirements. Plants used to satisfy the landscape requirements must comply with the following requirements:

(A) A large evergreen shrub must have the ability to grow to a minimum height of three feet within three years.

(B) Solid sod or hydro-mulch grass may be used.

(C) Artificial plant materials may not be used.

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

(5) Landscape plan. A landscape plan must accompany any application for a building permit to expand floor area if the expansion is over 50 percent for nonresidential projects, over 65 percent for mixed use projects, or over 75 percent for residential projects. A landscape plan must earn at least 50 points (out of a total of 155 possible points.) The points awarded for providing these features are provided in parentheses. Existing landscaping qualifies for points.

(A) Lighting. (Total possible points = 20) Ten points each are awarded for providing tree lighting, light bollards, light poles, building facade lighting, or landscaped area lighting, up to a maximum of 20 points. The lighting provided must be at least 1.5 foot-candles in intensity over adjacent pedestrian areas.

(B) Landscaping on rooftops and facades. (Total possible points = 30) Ten points each are awarded for large planters, hanging planters, exterior embedded or extended planters, and vine supports on rooftops or along front facades up to a maximum of 30 points. Vines within ground-based planters must be able to extend above one-half the total height of the ground story of the main structure.

(C) Landscape buffer. (Total possible points = 25) The landscape buffer must be a minimum of 80 square feet. A mix of plant materials may be used.

(D) Tree canopy at the street frontage. (Total possible points = 20) Points may be obtained for planting canopy trees along the entire street frontage, exclusive of vehicular and pedestrian entrances and exits. The trees may be planted in the right-of-way if a right-of-way landscape permit is obtained. Ten points are awarded for planting these trees at a density of one tree per 30 linear feet of street frontage and 20 points are awarded for planting these trees at a density of one tree per 15 linear feet of street frontage. Note: Power lines may affect the types of trees used.

(E) Seasonal color landscaping. (Total possible points = 20) Points may be obtained for providing a landscape area for seasonal color in planting beds, raised planters, or pots. Five points are awarded for a landscape area that is equal to at least one-fourth of a square foot multiplied by the number of feet of street frontage. Ten points are awarded for a landscape area that is equal to at least one-half of a square foot multiplied by the number of feet of street frontage. Fifteen points are awarded for a landscape area that is equal to at least three-fourths of a square foot multiplied by the number of feet of street frontage. The plants in the landscape area must be changed at least twice per year with the appropriate seasonal color plants. This area must contain the appropriate seasonal landscaping at all times except when the landscaping is being changed at the beginning of a new season.

(F) Native plant landscaping. (Total possible points = 20) Points may be obtained for providing a landscape area containing native plants. Five points are awarded for a landscape area that is equal to at least one-fourth of a square foot multiplied by the number of feet of street frontage. Ten points are awarded for a landscape area that is equal to at least one-half of a square foot multiplied by the number of feet of street frontage. Fifteen points are awarded for a landscape area that is equal to at least three-fourths of a square foot multiplied by the number of feet of street frontage. Native plants listed in Exhibit 621E must be used.

(G) Creation of open space. (Total possible points = 20) Five points are awarded per 200 square feet of open space if the open space is a minimum of 500 feet from the building site but within this special purpose district. For purposes of this subparagraph, "open space" means a space containing no structures or pavement at or above grade, and containing only grass or other vegetation. Open space must be available for use by the public. The open space must be maintained in a state of good repair and neat appearance at all times by the owner of the property for which the building permit was issued.

(6) Open space fund. If a property owner in Subdistricts 1, 1A, 1B, [and] 1C, 1D and 1E cannot plant all of the required trees on the building site, the property owner shall comply with the following requirements for no more than 50 percent of the required trees:

(A) Make a payment into the Old Trinity and Design District Open Space Fund. The department shall administer a city account to be known as the Old Trinity and Design District Open Space Fund. Funds from the Old Trinity and Design District Open Space Fund must be used only for acquiring and maintaining property for parks and open-space within this

special purpose district. The amount of the payment required per tree not planted is calculated by using the formula for appraising the value of a two-inch-caliper tree, as derived from the most recent edition of the Guide for Establishing Values of Trees and Other Plants published by the Council of Tree and Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining a two-inch tree for two years.

(B) Plant trees within:

(i) portals to the Trinity River (as identified in the Trinity River Corridor Comprehensive Land Use Plan) within this special purpose district,

(ii) along that portion of the Old Trinity Trail within this special purpose district, or

(iii) along the meanders of the Old Trinity River channel, as shown on Exhibit 621C.

(7) Parking/landscaping zone. Where there is at least a 70-foot space between buildings, a parking/landscaping zone meeting the following requirements is allowed in the space between the two buildings, but is not required. The composition of the parking/landscaping zone, moving from one building façade across to the other building façade, is as follows:

(A) First, a minimum six-foot-wide sidewalk parallel to the façade of the first building.

(B) Second, a parking area between six feet from the first building façade to 16 feet from the first building façade. This parking area must have angled head-in parking at an angle of 60 degrees to 90 degrees. A landscaped area containing one tree must be located between every fifth parking stall. Trees in the parking area must be spaced 46 to 50 feet on center, and must be 12 to 16 feet away from the first building façade. One parking stall may be omitted to allow for a loading dock to remain functional.

(C) Third, a minimum of 26 feet of right-of-way for the two-way traffic in the middle.

(D) Fourth, a matching parking area from between 16 feet from the second building façade to six feet from the second building façade.

(E) Fifth, a matching six-foot-wide sidewalk parallel to the façade of the second building.

(c) Subdistrict 2. Except as otherwise provided in this section, all properties in Subdistrict 2 must comply with Article X.

SEC. 51P-621.113. ARCHITECTURAL DESIGN GUIDELINES.

(a) Purpose. The architectural design guidelines of this section are intended to preserve the historical, cultural, and architectural importance and significance of Subdistricts 1, 1A, 1B, 1C, and 1D. These architectural design guidelines are intended to encourage adaptive reuse of existing buildings; new contemporary and creative construction and major modifications that will enhance the architectural character of the district; and sustainable, green, energy efficient design and construction.

(b) Facade requirements for new construction and major modifications in Subdistricts 1, 1A, 1B, 1C and 1D.

(1) Facades must be brick, concrete masonry, glass, hollow tile, stone, or other fireproof materials, except that wooden siding, wooden sheets, and metal may not be used on more than 50 percent of any facade.

(2) Facades consisting of more than 80 percent glass, excluding glass block, are prohibited.

(3) The maximum permitted reflectance of glass used as a facade material varies depending on where the glass is used. The reflectance of glass used on the first two stories may not exceed 15 percent. The reflectance of glass used above the first two stories may not exceed 27 percent. Reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. The higher the percentage, the more visible light reflected and the more mirror-like the glass will appear.

(c) Design test requirements in Subdistricts 1, 1A, 1B, 1C and 1D. New construction or a major modification must earn at least 50 points for properties with a floor area ratio of 2.0 or less, and at least 70 points for properties with floor area ratios greater than 2.0 (out of 205 possible points). The total possible points in any category are provided in parentheses.

(1) Maintenance of original facades. (Total possible points = 10) Ten points are awarded for the adaptive reuse of an original building if its original facade design elements are not altered.

(2) Ground floor uses, building facades, and roofs. (Total possible points = 20) Points may be earned as follows:

(A) Retail and showroom uses. Ten points are awarded if a building's ground floor (excluding halls, restrooms, utility areas, and other public spaces) is allocated to retail and personal service uses or office showroom/warehouse uses.

(B) Restaurant uses. Ten points are awarded if a building's ground floor (excluding halls, restrooms, utility areas, and other public spaces) includes restaurant uses.

(C) Facade treatments. Ten points are awarded if the building's front facade is given texture and complexity by the inclusion of ground level entries more than 14 feet in height, porticos, indented entries, belt coursing or other horizontal banding, grid coursing, articulation of window openings, corner pilasters, rustication of the first floor, changes of color, or ornamental iron.

(3) Pedestrian amenities. (Total possible points = 25) Five points each are awarded for benches, trash receptacles, awnings/canopies, bicycle parking racks, and pedestrian street lamps. These items should be creative and contemporary. Pedestrian amenities must be located within the curb-to-building area of the building site, but, if a hardship prohibits locating these in the curb-to-building area of the building site, the amenities may be placed within the public right-of-way as long as they meet city standards and licensing requirements and do not block free movement of pedestrians. Pedestrian amenities must be maintained and operated by the owner of the building site. If there is more than one owner, all owners are jointly responsible for maintenance. Such amenities include:

(A) Benches or exterior seating areas (maximum of one every 50 feet).

(B) Trash receptacles (maximum of five points).

(C) Awnings/canopies along the front facade.

(D) One five-bicycle stand per 100 feet of street frontage.

(E) At least one pedestrian street lamp (freestanding or wall mounted) per 50 feet of street frontage.

(4) Public art or water features. (Total possible points = 15) Fifteen points are awarded for public art or water features costing at least \$2,500, limited to one per building site. In order to qualify for public art points, the public art must be visible from a public right-of-way at all times. Examples of public art could include art in an atrium or lobby that is visible from a public right-of-way, art incorporated into the sidewalk or building facade, or freestanding art. For purposes of this paragraph, "water features" means: fountains, pools, mechanical water jets, or similar water devices.

(5) Paving material. (Total possible points = 15) Five points are awarded per one third increment of an outdoor private walkway area accessible to the public that is covered by decorative pavement. For purposes of this paragraph, "decorative pavement" means: colored concrete pavers; brick; stone; stamped, textured, or colored concrete; and exterior grade tile.

(6) Pedestrian orientation of building facade. (Total possible points = 20) Twenty points are awarded if a minimum of 25 percent of the front facade has transparent display windows or windows affording views into retail, office, or lobby space. The transparency requirement applies to the first 16 feet of height of the facade.

(7) Structured parking facilities. (Total possible points = 50) Fifty points are awarded for a structured parking facility if the design matches the facade of a new building or architecturally complements the facade of an original building.

(8) Energy conservation. (Total possible points = 15) Ten points are awarded for using solar, geothermal, or other non-petroleum, non-coal energy sources. Five points are awarded for planting twice the number of canopy trees required by Section 51P-621.112, "Landscaping."

(9) Permeable surface. (Total possible points = 15) Five points are awarded each third of an outdoor walkway or driveway with a permeable surface.

(10) LEED's credit. (Total possible points = 20) Twenty points are awarded for a project with a floor area ratio of more than 2.0 when the project complies with the following:

(A) A United States Green Building Council's Leadership in Energy and Environmental Design (LEED) Checklist, effective May 1, 2004, must be submitted with an application for a building permit for development, indicating how development will comply with a certified designation (26 to 32 project points). The development plans submitted for a building permit must be certified by a LEED accredited professional designated by the department of development services. Prior to the issuance of a building permit, the building official shall

determine that the project is consistent with the standards and criteria for a LEED certified designation.

(B) If the developer is unable to achieve all of the green building rating system points identified on the checklist, the developer must replace any points not achieved with other green building rating system points acceptable under the United States Green Building Council's LEED rating system.

(C) All supporting documentation and templates related to the points previously approved by the city for the LEED certified level designation must be submitted with an application for a certificate of occupancy. A certificate of occupancy may not be issued until a LEED accredited professional designated by the department of development services certifies that the building complies with the LEED certified designation (26 to 32 project points).

(d) Approval by development plan. The city plan commission may approve new construction or a major modification that does not meet the requirements of Subsections (b) and (c) of this section if the development plan and elevations show that the new construction or major modification is consistent with the spirit and intent of this section.

(e) Fences and walls in Subdistricts 1, 1A, 1B, 1C and 1D. Fences and walls longer than 200 feet adjacent to any public street must be designed to prevent visual monotony through use of offsets, changes of materials and textures, gates or openings, or landscaping.

SEC. 51P-621.114. SITE DESIGN REQUIREMENTS.

(a) Above-grade off-street parking. Parking is permitted on any level of a building.

(b) Median and curb cuts along Industrial Boulevard. Median and curb cuts to access railbeds for off-street parking from Industrial Boulevard, between Continental Avenue and Sylvan/Wycliff Avenue, must be approved by the director of public works and transportation. Traffic must be one-way from Industrial Boulevard westbound to Levee Street.

(c) Sidewalk standards for new construction.

(1) In general.

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

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

(C) Except as otherwise provided in this subsection, the requirements of Chapter 43, "Streets and Sidewalks," apply to all sidewalks.

(2) Location.

(A) Sidewalks must be located along the entire length of the street frontage.

(B) On state highways, sidewalks must be provided in the parkway, subject to Texas Department of Transportation approval. If Texas Department of Transportation approval cannot be obtained, the property is exempt from this requirement.

(C) Sidewalks must be located between five feet and 10 feet from the back of the projected street curb, except that sidewalks on Oak Lawn Avenue, Irving Boulevard, Market Center Boulevard, and Turtle Creek Boulevard must be located between five feet and 12 feet from the back of the projected street curb. Sidewalks may be located farther from the projected street curb to the extent necessary to preserve existing trees or structures or to comply with landscaping requirements.

(3) Width.

(A) Sidewalk widths must match the width of existing sidewalks in front of adjacent properties at the point of convergence. Where there are different sidewalk widths on each side of the street frontage, the new sidewalk must taper or expand to meet the incongruous sidewalks.

(B) Sidewalks must have an unobstructed minimum width of four feet, except that sidewalks on Oak Lawn Avenue, Irving Boulevard, Market Center Boulevard, and Turtle Creek Boulevard must have an unobstructed minimum width of six feet. For purposes of this provision, "unobstructed" means by structures or landscaping, excluding utility poles and service boxes.

(d) License to allow compliance with ADA requirements.

(1) If there is no other way to install ramps required by the Americans with Disabilities Act or similar state laws other than to install the ramps in the public right-of-way, the city council hereby grants a non-exclusive revocable license to the owners or tenants (with written consent of the owner) of all property within this special purpose district for the exclusive purpose of authorizing compliance with the Americans with Disabilities Act or similar state laws. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a building permit in accordance with the Dallas Building Code. This private license will not terminate at the end of any specific time period; however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, at any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(2) Upon the installation of ramp in the public right-of-way, the owners or tenants shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of

Risk Management, City of Dallas, 1500 Marilla, Dallas Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(3) Each owner or tenant is responsible for maintaining any ramps in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to make repairs or maintain any ramps. The granting of a license for ramps under this subsection does not release the owner or tenant from liability for the installation or maintenance of ramps in the public right-of-way.

(e) Exemption for Subdistrict 2. The site design requirements of this section do not apply to a bus or rail transit vehicle maintenance or storage facility use in Subdistrict 2.

SEC. 51P-621.115. SCREENING REGULATIONS.

(a) Parking lot screening.

(1) Except as otherwise provided in this section, Section 51A-4.301(f), "Screening Provisions for Off-Street Parking," applies to all parking lots and parking structures.

(2) Fences may complement but not substitute for parking lot trees and shrubbery screening.

(3) The provision of screening for surface parking only applies to new construction. All surface parking must be screened from a street or access easement by using one or more of the following three methods to separately or collectively attain a minimum height of three feet above the parking surface:

(A) Earthen berm planted with turf grass or groundcover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height per three feet of width.

(B) A fence constructed of one or more of the following: brick, stone, concrete masonry, stucco, concrete, wood, or other durable material. Wrought iron fences are allowed.

(C) Hedge-like evergreen plant materials recommended for local area use by the city arborist. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed 36 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(b) Screening of off-street loading spaces, dumpsters, and garbage storage areas.

(1) Except as otherwise provided in this subsection, screening of off-street loading spaces, dumpsters, and garbage storage areas must be provided in compliance with Section 51A-4.602, "Fence, Screening, and Visual Obstruction Regulations."

(2) All off-street loading spaces, dumpsters, and garbage storage areas must be screened from all public streets adjacent to the building site. Screening is not required on sides that are not visible from a public street.

(3) Screening of all off-street loading spaces, dumpsters, and garbage storage areas must be at least six feet in height.

(4) Screening is not required in the railbeds.

(c) Outdoor storage areas. Except for vehicle display, sales, and service uses and nursery, garden shop, and plant sales uses, all outdoor storage areas for commercial and business services uses and industrial uses must be entirely screened by an eight-foot solid screening fence, vegetative materials, or other alternative deemed appropriate by the building official.

(d) Exemption for Subdistrict 2. The screening regulations of this section do not apply to a bus or rail transit vehicle maintenance or storage facility use in Subdistrict 2.

SEC. 51P-621.116. SIGNS.

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

(b) In Subdistrict 2, detached premise signs existing on the date of establishment of this special purpose district may remain, provided the sign and sign supports are maintained in a state of good repair and neat appearance at all times. See Section 51A-7.210, "General Maintenance."

(c) Projecting attached premise signs for retail and personal service uses are allowed, provided they do not project more than five feet from the building façade and are between nine and 15 feet above the sidewalk. For purposes of this provision, a "projecting attached premise sign" means an attached premise sign projecting more than 12 inches from a building at an angle other than parallel to the façade.

SEC. 51P-621.117. ADDITIONAL PROVISIONS.

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

(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.

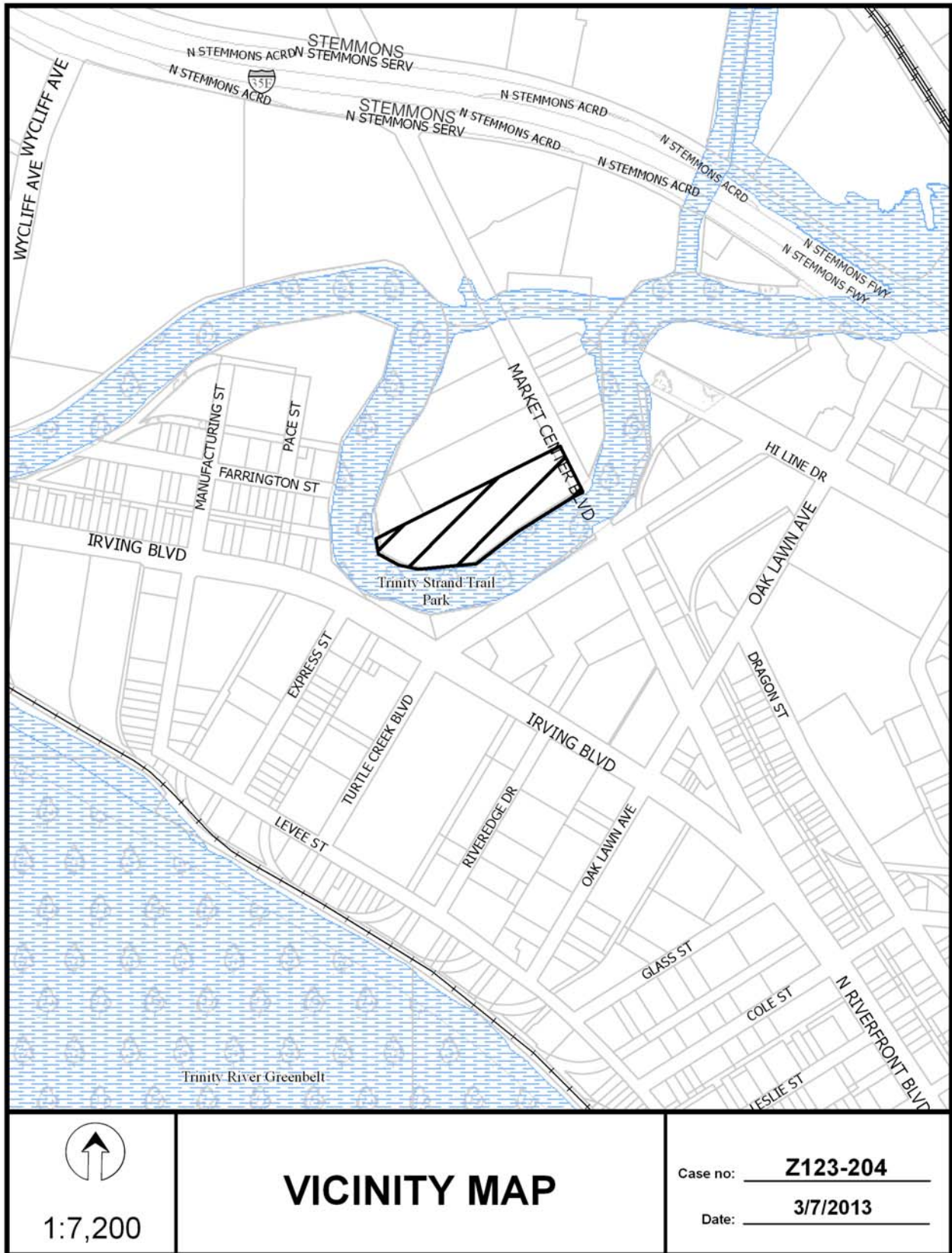
SEC. 51P-621.118. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorize work or a certificate of occupancy to authorize the operation of a use in this special purpose district until there has

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been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

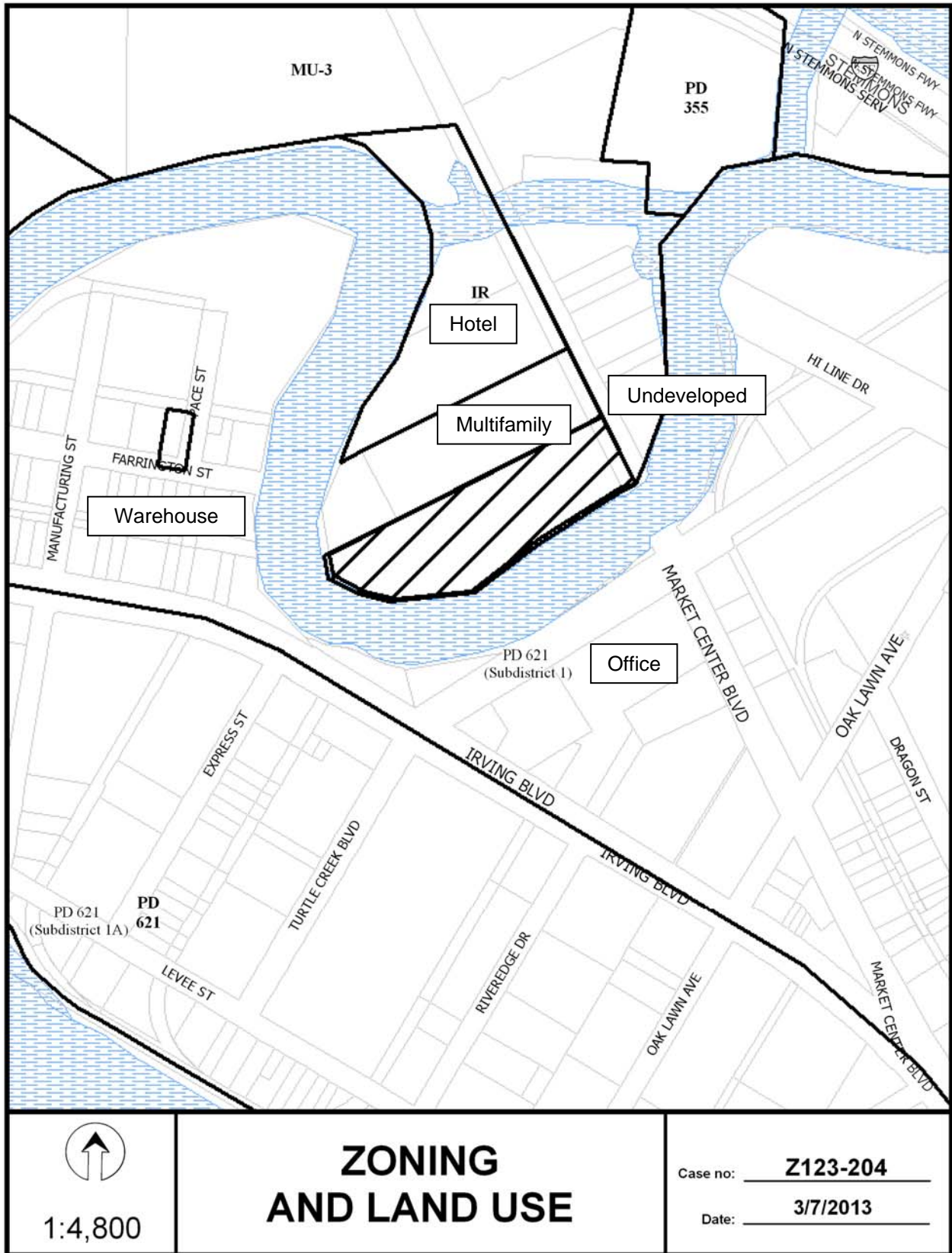


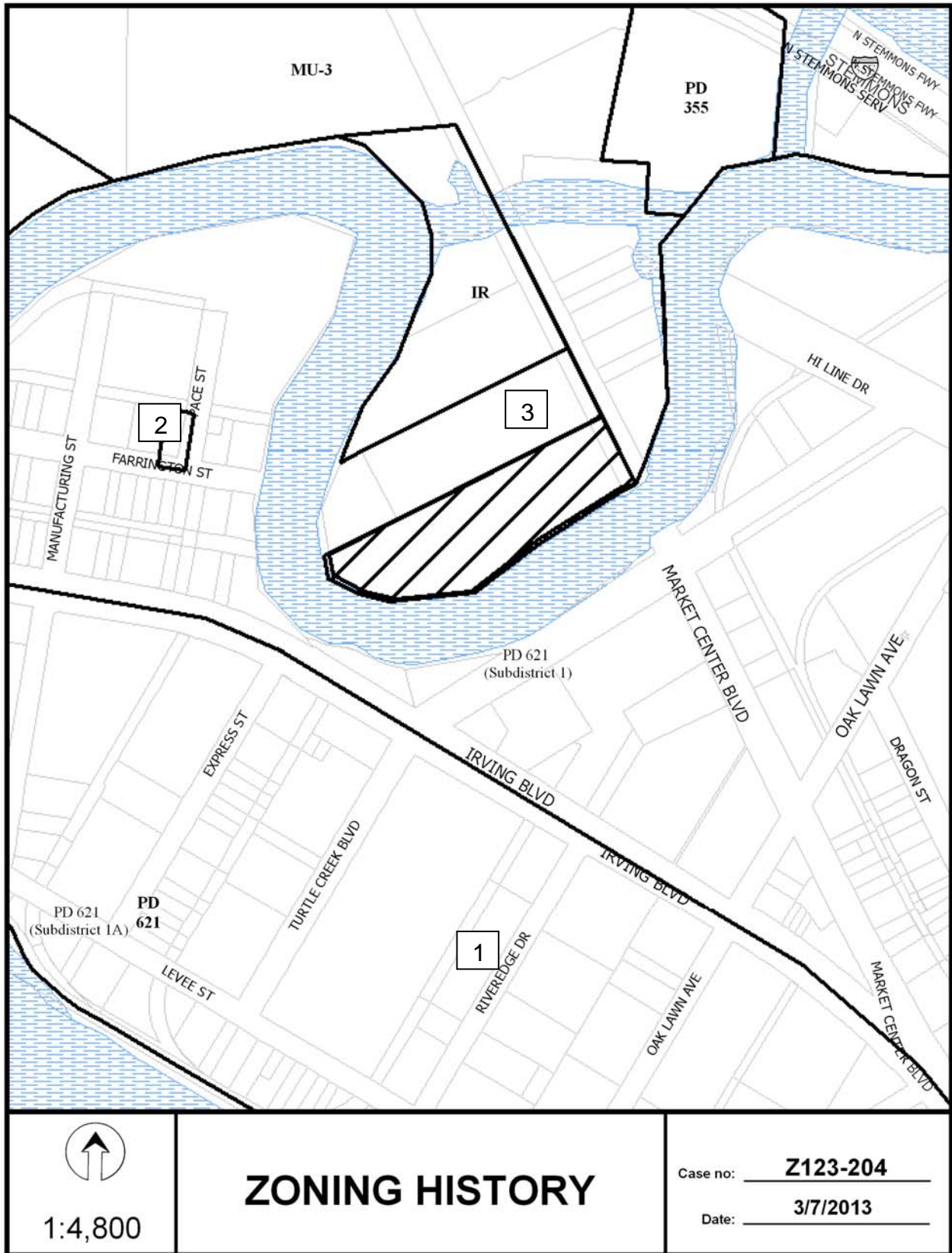
VICINITY MAP


Case no: **Z123-204**

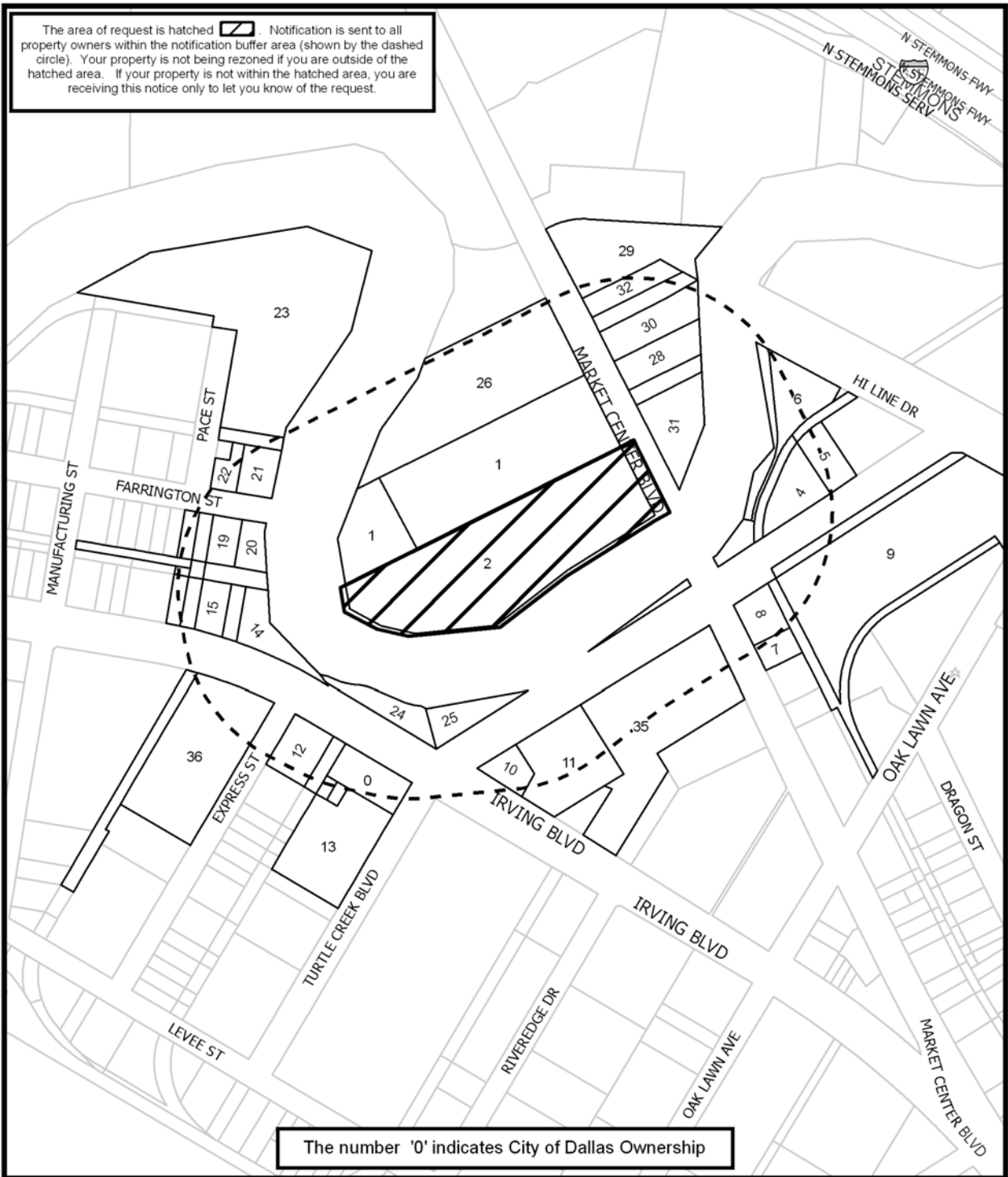
Date: **3/7/2013**

1:7,200





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



The number '0' indicates City of Dallas Ownership

 1:4,800	<h2 style="text-align: center;">NOTIFICATION</h2> <p> 500' AREA OF NOTIFICATION 40 NUMBER OF PROPERTY OWNERS NOTIFIED </p>	Case no: <u> Z123-204 </u> Date: <u> 3/7/2013 </u>
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3/7/2013

Notification List of Property Owners***Z123-204******40 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1955 MARKET CENTER BLVD	BROADSTONE MARKET CENTER OWNER LP
2	1931 MARKET CENTER BLVD	BOWNE OF DALLAS INC
3	1900 MARKET CENTER BLVD	MELNIC LTD
4	1401 TURTLE CREEK BLVD	AZOFF IRVING CO TR RED OAK TRUST
5	1405 TURTLE CREEK BLVD	LUI2 DALLAS OAK LAWN V LP
6	1935 HI LINE DR	FEIZY PROPERTIES INC
7	1810 MARKET CENTER BLVD	ITZIG JERRY M & ITZIG BONNIE L
8	1330 TURTLE CREEK BLVD	NICENE PROPERTIES LLC
9	1551 OAK LAWN AVE	FUND DESIGN DISTRICT LLC
10	1838 IRVING BLVD	RED BARN HOLDINGS LP % STEVEN M DAVIS, E
11	1212 TURTLE CREEK BLVD	TEXAS SECURITY BANK
12	1901 IRVING BLVD	1937 IRVING LLC C/O CHUCK IRWIN
13	1901 IRVING BLVD	URBAN PROFESSIONALS GROUP LLC
14	2014 IRVING BLVD	TONAN II INC DBA MAMAS DAUGHTERS DINER I
15	2026 IRVING BLVD	PROCACCINI VICENT ANTHONY
16	2030 IRVING BLVD	CHAMBERS THOMAS W & MARGARET B CHAMBERS
17	2034 IRVING BLVD	LANE BRUCE R JR
18	2021 FARRINGTON ST	FARRINGTON STREET LP
19	2009 FARRINGTON ST	FLOREZ DONALD R & PAMELA K
20	2005 FARRINGTON ST	FARRINGTON PROPERTIES LLC
21	2006 FARRINGTON ST	ESOR GROUP PARTNERS LTD
22	2012 FARRINGTON ST	EMERALD DENTON PPTIES LTD
23	1350 MANUFACTURING ST	TTMC LIMITED
24	1900 IRVING BLVD	MOKS INC

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
25	1201 TURTLE CREEK BLVD	MOKS LLC
26	2015 MARKET CENTER BLVD	MARKET CENTER LODGING LP % AXIS HOSPITAL
27	1944 MARKET CENTER BLVD	CHARALAMBOPOULOS FAYE
28	1950 MARKET CENTER BLVD	CHARALAMBOPOULOS FAY
29	2026 MARKET CENTER BLVD	KALAN INC
30	2006 MARKET CENTER BLVD	SHENDELMAN CHUNG
31	1926 MARKET CENTER BLVD	MARKET CENTER BLVD LLC
32	2014 MARKET CENTER BLVD	DUKE DANIEL J & CHRISTINA
33	2010 MARKET CENTER BLVD	CHANDIRAMANI NARAIN ETAL
34	1300 TURTLE CREEK BLVD	AZOFF IRVING CO TR RED OAK TRUST
35	1825 MARKET CENTER BLVD	1825 MARKET CENTER LP SUITE 388
36	2001 IRVING BLVD	BRADEN EUGENE N
37	2011 IRVING BLVD	USA TRINITY PPTIES INC
38	1200 MANUFACTURING ST	JLC X PROPERTY FUND LTD SUITE 79
39	1200 MANUFACTURING ST	CHAMBERS MARGARET & TOM CHAMBERS
40	1300 PACE ST	JONES LAKE CO NO 7 SUITE 101

FILE NUMBER: Z112-288(WE) **DATE FILED:** September 21, 2009

LOCATION: South line of Ann Arbor Avenue at Southern Hill Drive

COUNCIL DISTRICT: 4 **MAPSCO:** 64-H

SIZE OF REQUEST: Approx. 11.33 acres **CENSUS TRACT:** 59.02

APPLICANT: Prime Prep Academy

OWNER: Full Gospel Holy Temple

REPRESENTATIVE: Vern Lemon

REQUEST: An application for a Specific Use Permit for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is to allow for the operation of a charter school on church property. The proposed charter school will teach middle and high school students and have an enrollment of approximately 750 students.

STAFF RECOMMENDATION: Approval, for a three year period with eligibility for automatic renewals for additional ten year periods, subject to a site plan, traffic management plan and conditions

BACKGROUND INFORMATION:

- The applicant’s request for a Specific Use Permit will allow for an open-enrollment charter school to operate on a church campus. The proposed school will teach middle and high school students and have a maximum enrollment of approximately 750 students.
- The surrounding land uses consist of single family to north, across Ann Arbor Avenue. The property east of the site is developed with a senior living facility and a charter school with a church and child-care facility are developed to the west. South of the property is undeveloped.

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

1. Z023-126 On Wednesday, February 12, 2003, the City Council approved an amendment to Specific Use Permit No. 1371 for an open enrollment charter school and a child-care facility on property zoned an R-7.5(A) Single Family District.
2. Z089-282 On Wednesday, February 10, 2010, the City Council approved an amendment to Specific Use Permit No. 1371 for an open enrollment charter school and a child-care facility on property zoned an R-7.5(A) Single Family District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Ann Arbor Avenue	Principal Arterial	55 ft.	60 ft.

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Church
North	R-7.5(A)	Single Family
South	RR & MF-2(A)	Undeveloped
East	R-7.5(A), SUP No. 634	Adult living facility
West	R-7.5(A) w/SUP No. 1371	Church, school & child-care facility

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

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The 11.33 acre site is developed with a church and an open-enrollment charter school. The request site received a temporary certificate of occupancy to operate a charter school with a maximum enrollment of 750 students. The applicant's request for a Specific Use Permit will permit the operation of a charter school for middle and high school students. The proposed school will operate between the hours of 8:00 a.m. and 4:30 p.m. and will have approximate 30 classrooms.

There are four driveway approaches on Ann Arbor Avenue that will be used to access the site and are located on the northeast portion of the campus. Even though there is an existing charter school adjacent to the request site, both administrations have been working together to coordinate the appropriate times for the student's drop-off and pick-up. As a result of their efforts, the request site will begin their school schedule 30 minutes later than the adjacent charter school. The time difference of 30 minutes between the start of classes from the adjacent charter school may significantly reduce the traffic flow on Ann Arbor Avenue during the drop-off and pick-up times. In February

2010, SUP No. 1371 (adjacent charter school) was amended for a three year period with eligibility for automatic renewals for additional ten year periods.

The surrounding land uses consist of single family to north, across Ann Arbor Avenue. The property east of the site is developed with a senior living facility and a charter school with a church and child-care facility are developed to the west. South of the property is undeveloped.

Staff has reviewed and recommends approval of the applicant’s request for a Specific Use Permit for an open-enrollment charter school for a three year period with eligibility for automatic renewals for additional ten year periods, subject to a site plan, traffic management plan and conditions. The initial three year time period in conjunction with the annual Traffic Management Plan updates will allow staff to carefully analyze the success or failure of the implementation of the circulation plan.

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

Development Standards:

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

Parking: The requirement for off-street parking for a school, pursuant to the Dallas Development Code is:

- three and one-half spaces for each junior high/middle school classroom; and
- nine and one-half spaces for each senior high classroom.

The number of required off-street parking spaces for the proposed school is 196 spaces and the applicant is proposing to provide 198 off-street parking spaces. The total

number of proposed classrooms determines the number of required parking spaces. The school is proposing approximately 30 classrooms for grades 6th through 12th.

The number of off-street parking spaces required for the open-enrollment charter school is 196 spaces. This calculation is based on projected total of 30 classrooms. The applicant is proposing 15 junior high/middle high classrooms and 15 senior high classrooms and will provide approximately 198 spaces in the location shown on the attached site plan.

Landscaping: Landscaping of any development will be in accordance with Article X requirements, as amended.

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

**LIST OF BOARD OF
DIRECTORS**

- D.L. Wallace President
- Kevin Jefferson
- Carl Dorvil
- W.M. Jackson
- Erica Wilson

LIST OF OFFICERS

- D.L. Wallace Executive Director
- Kevin Jefferson Chief Financial Officer
- Chazma Jones Business Manager

PROPOSED SUP CONDITIONS

1. USES: The only use authorized by this specific use permit is an open-enrollment charter school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (three years from the passage of the ordinance), but is eligible for automatic renewal for additional 10-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)
4. CLASSROOMS: The open-enrollment charter school is limited to no more than 15 junior high/middle school (grades 6 through 8) classrooms and 15 high school (grades 9 through 12) classrooms.
5. HOURS OF OPERATION: The open-enrollment charter school may only operate between 8:00 a.m. and 4:30 p.m., Monday through Friday.
6. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
7. TRAFFIC MANAGEMENT PLAN:
 - A. In general. Operation of the open-enrollment charter school must comply with the attached traffic management plan.
 - B. Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

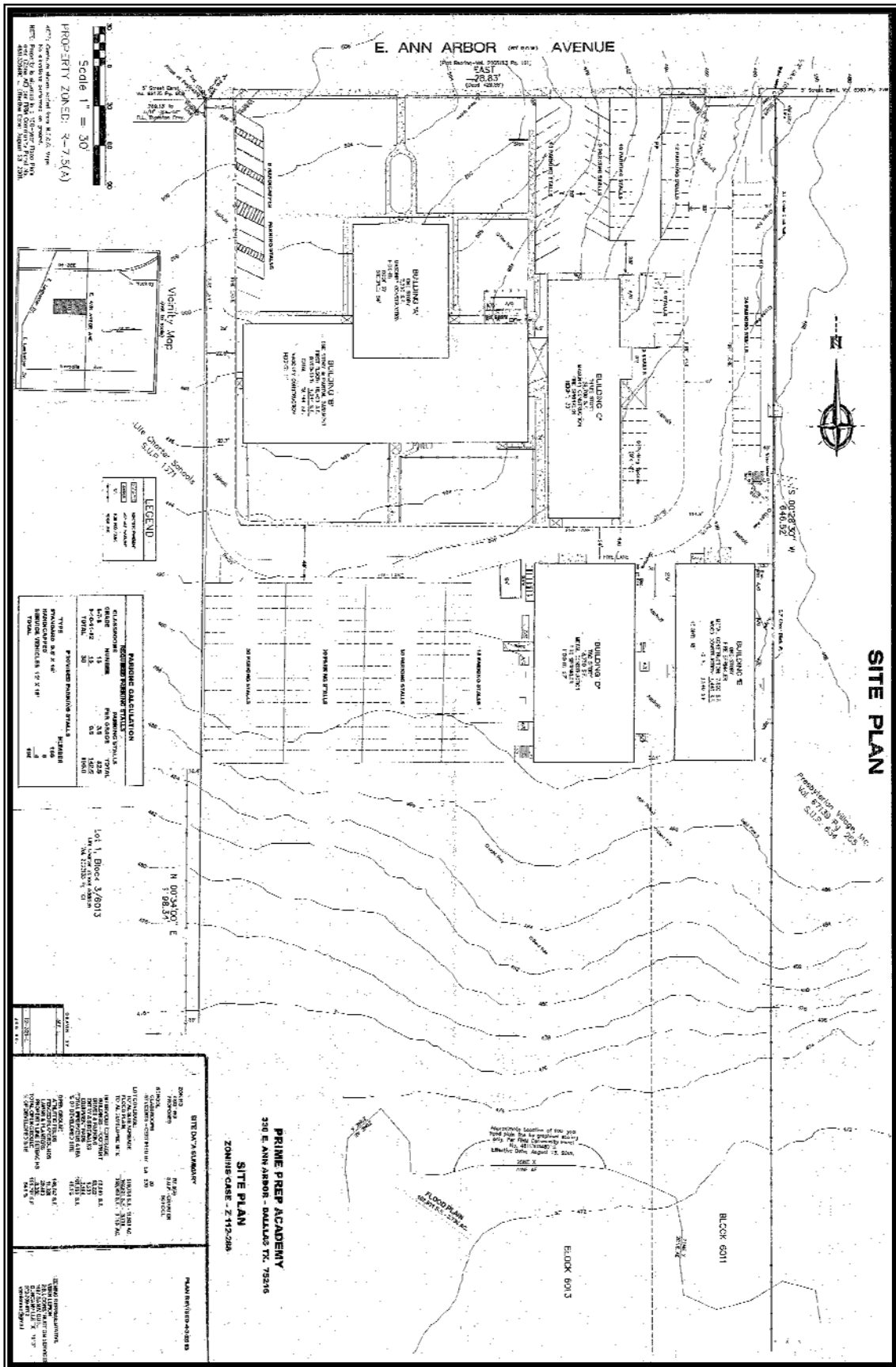
C. Traffic study.

1. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by **March 1, 2014**. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by March 1st of each year.
- 2.. The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:
 - i. ingress and egress points;
 - ii. queue lengths;
 - iii. number and location of personnel assisting with loading and unloading of students;
 - iv. drop-off and pick-up locations;
 - v. drop-off and pick-up hours for each grade level;
 - vi. hours for each grade level; and
 - vii. circulation;
3. Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.
 - i. If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.
 - ii. If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

D. Amendment process.

1. A traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.
 2. The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN



**Prime Prep Academy
Traffic Management Plan**

TRANSPORTATION
ENGINEERS & PLANNERS

1700 PACIFIC AVE., SUITE 1240
DALLAS, TEXAS 75201
OFFICE: (214) 468-8200
FAX: (214) 468-8266

3808 ARBORLAWN DR.
FORT WORTH, TEXAS 76109
OFFICE: (817) 886-4740
FAX: (817) 886-4739



Memorandum



To: Kevin Jefferson
From: Carl LaFerney, PE, PTOE
Date: 3/21/2013
Re: Prime Prep Academy Traffic Management Plan: SUP Zoning Case Z-112-288-WE

The seal appearing on this document was authorized by
Carl LaFerney, Texas P.E. #108697.
Date: March 14, 2013
Texas Registered Engineering Firm #10286

Savant Group Inc. (SGI) was retained by Prime Prep Academy to prepare a Traffic Management Plan (TMP) for their campus located on E. Ann Arbor Avenue in the city of Dallas, Texas. Prime Prep Academy currently has 290 students enrolled in grades 6, 7, and 8. The maximum enrollment for the school will be 750 students in grades 6 thru 12. This report outlines the queuing analysis conducted and steps taken to prepare the TMP for both the existing and maximum enrollments at Prime Prep Academy.

Queuing Analysis

The City of Dallas requires that queuing at schools must not interfere, at any time, with City roadways.

It should be noted that several assumptions were made as part of the analysis. First, it was assumed no students will be walking to and from school. Second, it was assumed no students will be going to daycare or riding a bus to and from school. Finally, each grade level was assumed to have the same number of students, which, at maximum enrollment will be approximately 107 students.

Turning movement counts were collected during the AM and PM peak times on a typical school day at the school site to determine the arrival and departure rate as well as the total number of vehicles in a peak hour for a school with 290 students. When projecting the trip rates to 750 students, two methods were explored, with the highest volume generated used for the TMP. The first analysis used the land use code 536 (Private School K-12), which can be found in the ITE *Trip Generation Manual, 9th Edition*. The second analysis increased the existing traffic proportionally to the anticipated maximum number of students. The trips generated are shown in Table 1 below.

Table 1 – Trip Generation Comparison

ITE Code	Land Use	Intensity	Daily Trips		AM Peak Hour		PM Peak Hour	
			In	Out	In	Out	In	Out
N/A	Existing School Traffic Counts	290 Students	n/a		151	110	102	129
N/A	Projected School Traffic Counts	750 Students	n/a		391	284	264	334
536	Private School K-12	750 Students	930	930	364	233	169	233

As can be seen from Table 1, the proportionally grown traffic projections generate higher trips than the ITE *Trip Generation Manual*. Therefore, for this analysis, SGI engineers utilized the higher volumes based on current data and not the ITE projections. It should be noted that the *Trip Generation Manual* does not have a land use for a private school that only has junior high and high school students. Refer to Appendix A for the calculated land use from the ITE *Trip Generation Manual*.

Based on the above analysis, the most extensive queuing will occur during the afternoon peak once school has dismissed.

Existing

Based on the average arrival rate of the vehicles prior to school dismissal, 38 vehicles (760 feet) will be in the queue. With 1,200 feet of storage currently available on the site, there is adequate available queuing space for the vehicles at the school using existing conditions. Based on available storage length, the school can have a maximum student population of approximately 470 students before vehicle stacking extends to Ann Arbor Avenue.

Maximum Enrollment

Based on a projected maximum enrollment of 750 students and the average arrival rate, 96 vehicles (1,920 feet) will be in the queue. With 1,200 feet of storage available on site, there is not adequate storage space to accommodate all students being dismissed at the same time. Therefore, we recommend staggering school times based on grade level to prevent queues from backing up onto Ann Arbor Avenue. Please read the "School Hours" section for recommended school times.

We recommend releasing the junior high students first (6th, 7th, and 8th grade). The maximum queue generated using the average arrival rate would be 41 vehicles (820 feet). There is adequate available queue space on site for the vehicles.

When releasing the high school students next (9th thru 12th), the maximum queue generated using the average arrival rate would be 55 vehicles (1,100 feet). Again, there is enough available queue space on site for the vehicles.

It should be noted that the 1,200 feet of available queue space is within the recommended stacking length set forth by a TTI report from 2004 named "Summary of Guidelines for Roadway Facilities

around Schools". For a high school with 400 to 800 students, the report recommends between 800 feet and 1,200 feet of stacking length.

Traffic Circulation

Existing

The school has four (4) driveways to access the site. Currently, the far western driveway serves as the entrance to the school, and the far eastern driveway serves as the exit to the school. The two middle driveways are closed to vehicles using gates. Vehicles currently park in empty parking spots or along the sides of the buildings. When students are dismissed, they either find their vehicle on their own or wait outside until their ride arrives.

The recommended circulation plan for the existing traffic is divided into two groups: one for 3+ students in a vehicle, and one for everyone else.

Vehicles that will pick up 3+ students at Prime Prep Academy will enter the site using the driveway labeled 4 on the attached TMP. The driveway will serve only entering, carpool traffic. Students will then be picked up at the designated zone, labeled 5 on the attached TMP. Vehicles will then exit the school using the far eastern driveway, labeled 6 on the attached TMP. The middle-east driveway will remain closed at all times. It should be noted that both of the middle driveways will remain closed during the morning drop off. Therefore, HOV 3+ vehicles will enter in the far western driveway, labeled 1 on the attached TMP in the morning.

All non-carpool vehicles will enter the school property using the far western driveway labeled 1 on the attached TMP. When turning left behind the school, two queue lanes will be provided and divided by cones. The two queue lanes will then be merged to form a single queue lane as the vehicle drive between the gym and the cafeteria, due to the limited drivable space between the buildings. A staff member should be made available to assist the merging of vehicles if necessary. After proceeding between the gym and the cafeteria, vehicles will turn left around the cafeteria into a single lane. Vehicles will then proceed to the drop off/pick up zone labeled 3 on the attached TMP. After students have safely exited, vehicles will exit the school property using the far eastern driveway labeled 6 on the attached TMP.

Maximum Enrollment

SGI recommends using the same traffic circulation discussed in the previous section for maximum enrollment. The sooner drivers become familiar with the new plan, the easier it will be to maintain the plan when expanding the school.

Staff Assistance

For the TMP to be effective, it is critical to have staff stationed around the school when students are dropped off or picked up to allow traffic to flow in and out of the school property in accordance with the prepared plan.

In the morning, two staff members should be in position at the drop/off location near the cafeteria to ensure students are dropped off in a safe and efficient manner. Another staff member should be stationed near the main entrance to the office, which is behind the school to prevent drop off at this location. Currently, many students are dropped off at this location, which will no longer be a drop off point based on the new plan. Staff members must ensure that vehicles do not park in the queue to prevent any delays.

In the afternoon, three staff members should be in position at the pick/up location. Another staff member should be positioned near the main entrance to the office to enforce no parking as well as to inquire which student(s) will be picked up by the driver. Students waiting for a ride will wait in the cafeteria, which is adjacent to the pick/up location. Staff members inside the cafeteria will then get the students ready based on the order of the drivers. When vehicles arrive at the designated pick/up location, the students will exit the cafeteria and proceed to the vehicles.

When the school reaches maximum enrollment, one staff member should control the eastern driveway and instruct drivers leaving the school when it is safe to exit the school. Please note that deputized officers of the law (including school crossing guards) are required to instruct traffic on public roadways.

School Hours

Currently, classes at Prime Prep Academy start for all grades at 9:00 AM and end at 4:00 PM. The purpose of choosing this time is due to the Dallas Life School next door. The Dallas Life School, located just west of the Prime Prep Academy campus, has a projected attendance of 2,200 students. If both schools let out all of their students at the same time, the traffic generated by the schools would severely impact Ann Arbor Avenue.

Due to the limited storage on sight and the number of projected students, SGI recommends staggering the start and ending times for the students once the school grows larger than 470 students. Junior high students (grades 6, 7, and 8) shall start school at 8:45 AM and be dismissed at 3:45 PM. High school students (grades 9, 10, 11, and 12) shall start school at 9:15 AM and be dismissed at 4:15 PM. Staggering the start and end times should decrease the number of vehicles to prevent spillback onto Ann Arbor Avenue.

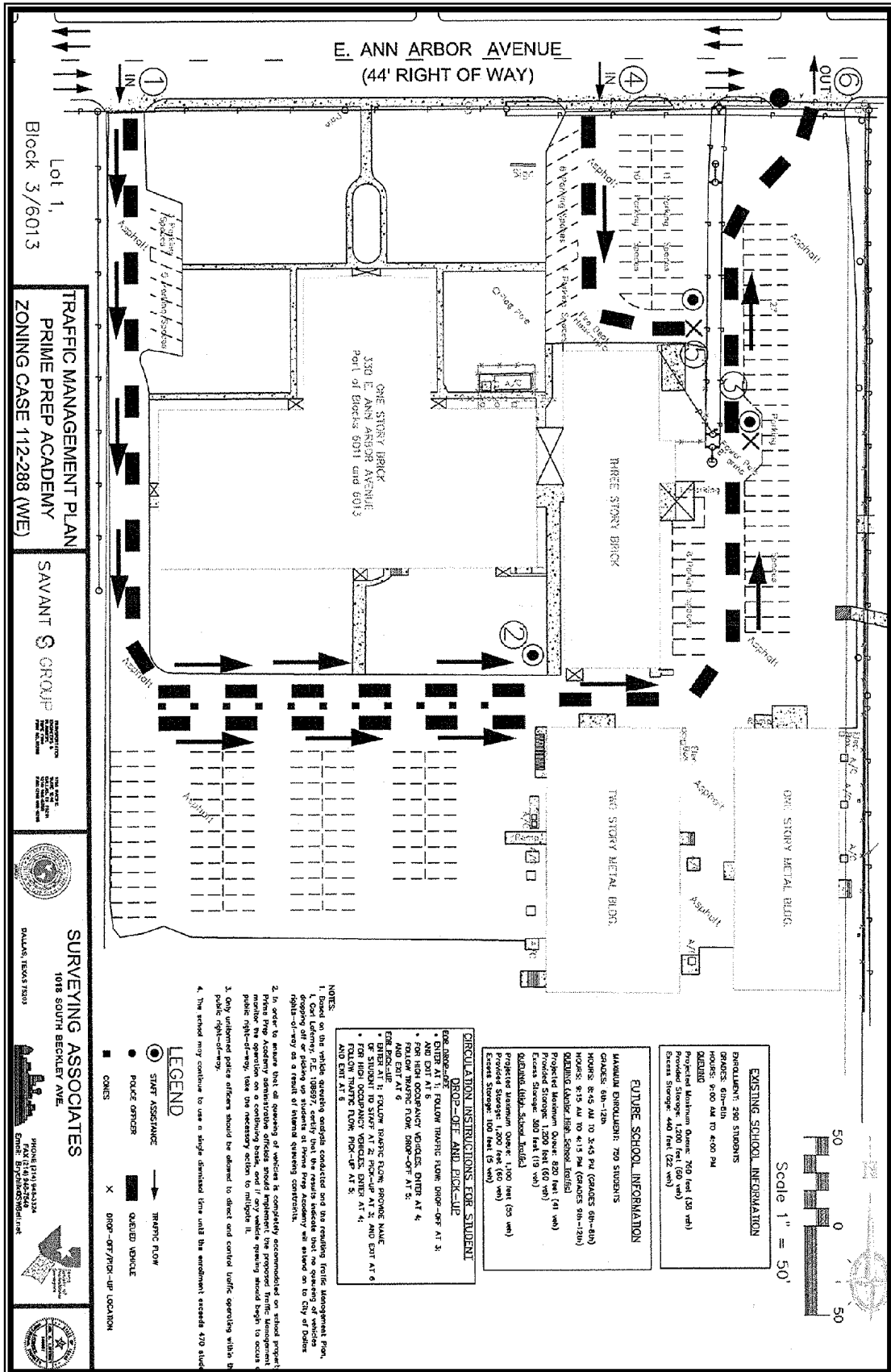
Pick-up times for junior high students should be between 3:45 PM and 4:00 PM. Pick up times for high school students should be between 4:15 PM and 4:30 PM. Vehicles that intend to pick up high school students should arrive as close to 4:15 PM as possible so they do not interfere with the junior high pick up time.

Summary

The attached TMP is to be used by Prime Prep Academy to insure vehicles can move in and out of the property in both an efficient and safe manner while preventing backup onto City streets. The TMP was created to avoid any queuing within the City of Dallas Right-of-Way. In order to assure that all queuing of vehicles occurs completely on school property, Prime Prep Academy School

administrative officials should carry out the proposed TMP, monitor this activity on a continuing basis, and if any vehicle queuing should begin to occur in the public right-of-way, take the necessary action immediately to eliminate it.

Prime Prep Academy Traffic Management Circulation Plan



Lot 1,
Block 3/6013

TRAFFIC MANAGEMENT PLAN
PRIME PREP ACADEMY
ZONING CASE 112-288 (WE)

SAVANT GROUP

THE SAVANT GROUP
10000 WOODLAND DRIVE
ANN ARBOR MI 48106-1500
TEL: 734.769.8800
WWW.SAVANTGROUP.COM



SURVEYING ASSOCIATES
1018 SOUTH BECKLEY AVE
DALLAS, TEXAS 75220

MIROSLAV STANISLAV
AND GREGORY J. HARRIS
Surveyors
BY PLAN NUMBER 1001



- LEGEND**
- STAFF ASSIGNMENT
 - POLICE OFFICER
 - CONES
 - TRAFFIC FLOW
 - ▬ QUEUED VEHICLE
 - X DROP-OFF/PICK-UP LOCATION

NOTES:

1. Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, One Liberty, P.C. 108677, certifies that the request made that no queuing of vehicles will occur on the street as a result of internal queuing constraints.
2. In order to ensure that all queuing of vehicles is completely accommodated or that proper traffic management is implemented, the requestor certifies that the requestor will monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it.
3. Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.
4. The school may continue to use a single driveway lane until the enrollment exceeds 470 students.

CIRCULATION INSTRUCTIONS FOR STUDENT DROP-OFF AND PICK-UP

FOR DROP-OFF AND PICK-UP:

- ENTER AT 1, FOLLOW TRAFFIC FLOW DROP-OFF AT 3, AND EXIT AT 6
- FOR LOW OCCUPANCY VEHICLES, ENTER AT 4, FOLLOW TRAFFIC FLOW, DROP-OFF AT 5, AND EXIT AT 6

FOR PICK-UP:

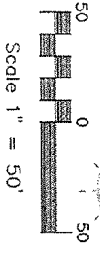
- FOLLOW TRAFFIC FLOW, PROCEED MAIN DRIVE, ENTER AT 2, PICK-UP AT 3, AND EXIT AT 6
- FOR HIGH OCCUPANCY VEHICLES, ENTER AT 4, FOLLOW TRAFFIC FLOW, PICK-UP AT 3, AND EXIT AT 6

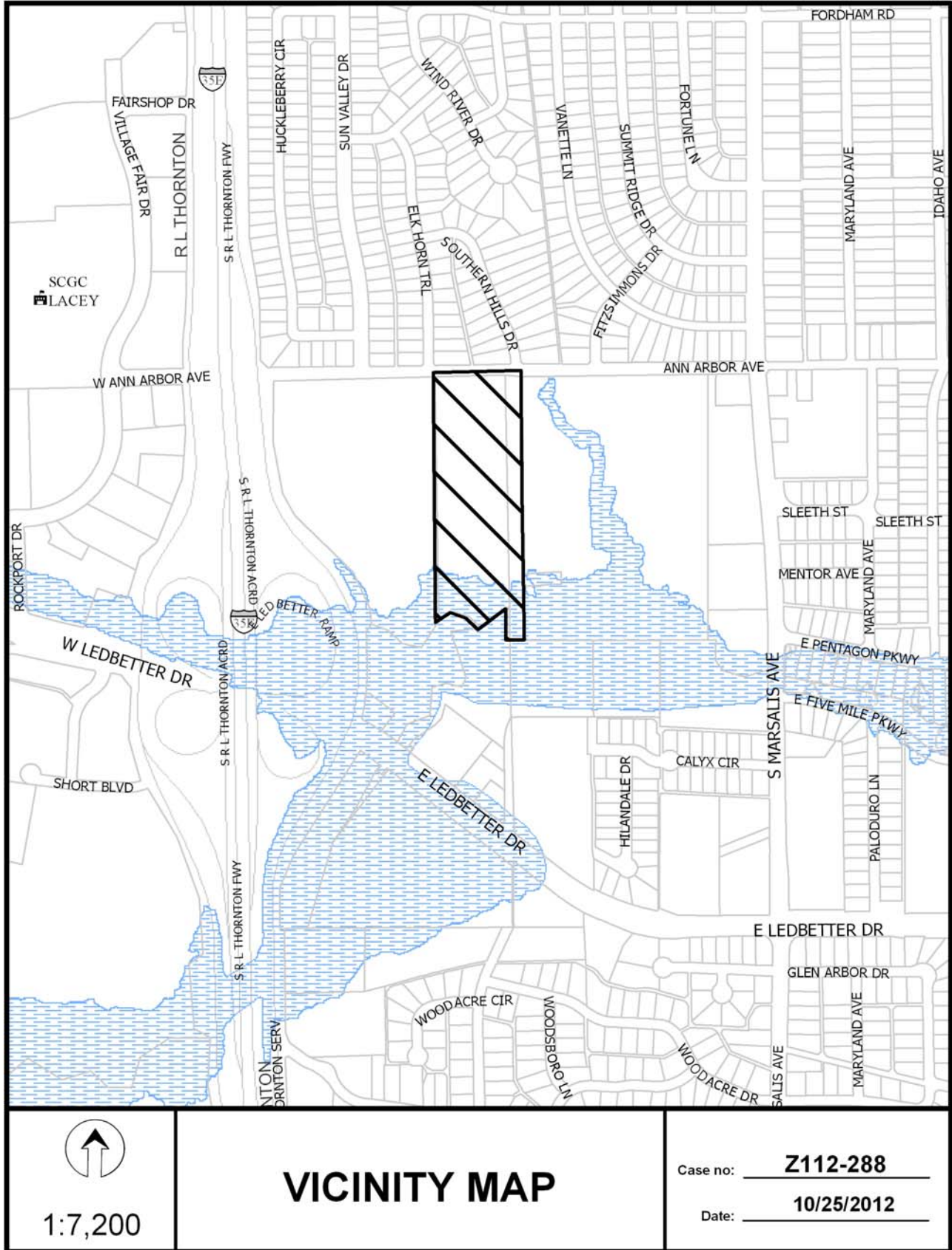
EXISTING SCHOOL INFORMATION

ENROLLMENT: 280 STUDENTS
GRADES: 6th-8th
HOURS: 8:00 AM TO 4:00 PM
DELETED
Projected Maximum Queue: 360 feet (130 vehicles)
Projected Maximum Queue: 200 feet (160 vehicles)
Excess Storage: 440 feet (22 vehicles)

FUTURE SCHOOL INFORMATION

MANUAL ENROLLMENT: 750 STUDENTS
GRADES: 6th-12th
HOURS: 8:45 AM TO 3:45 PM (GRADES 6th-8th)
HOURS: 8:15 AM TO 4:15 PM (GRADES 9th-12th)
DELETED (Addition High School Building)
Projected Maximum Queue: 850 feet (74 vehicles)
Projected Maximum Queue: 500 feet (400 vehicles)
Projected Maximum Queue: 100 feet (100 vehicles)
Excess Storage: 1,200 feet (60 vehicles)
Excess Storage: 100 feet (5 vehicles)



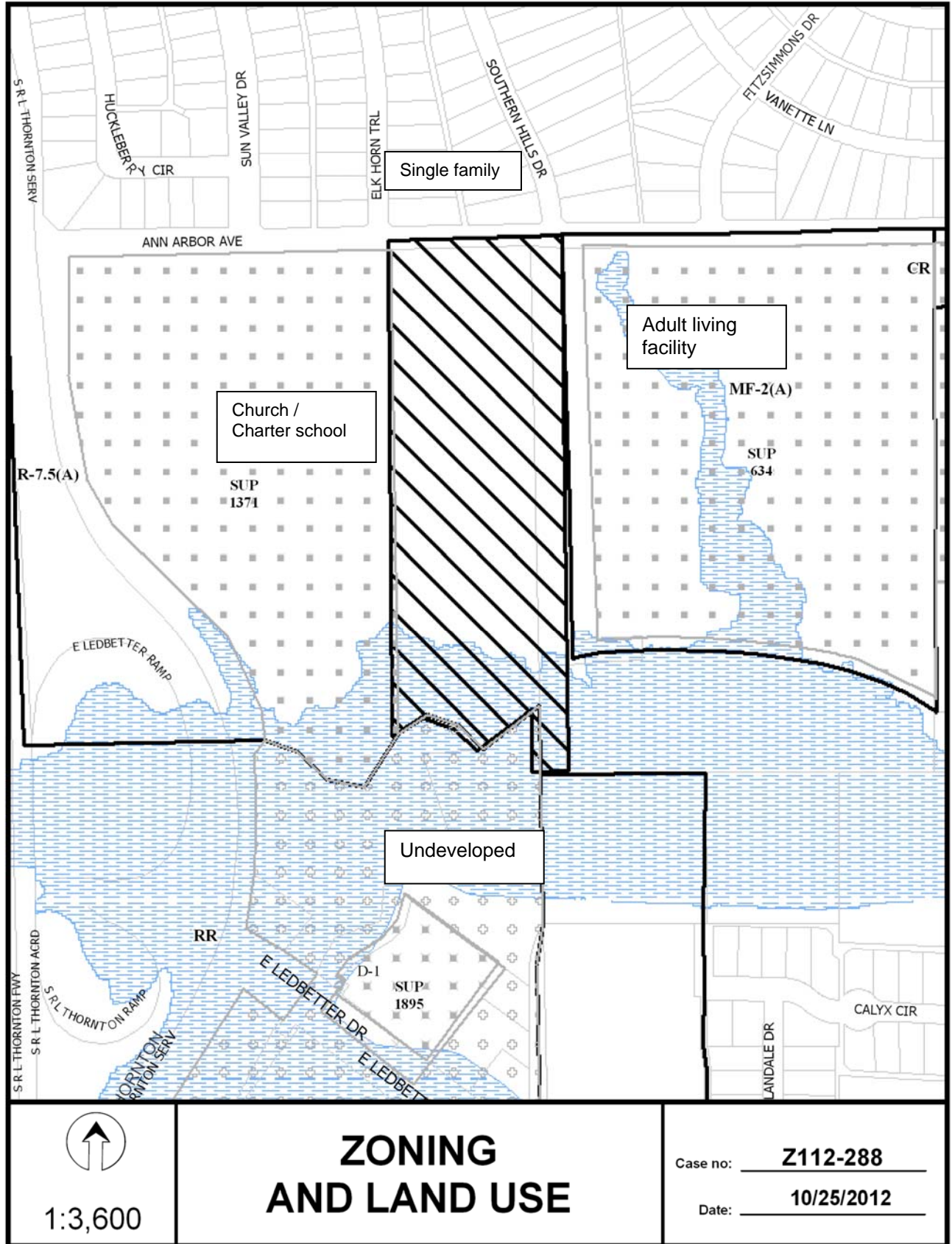


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VICINITY MAP

Case no: Z112-288

Date: 10/25/2012

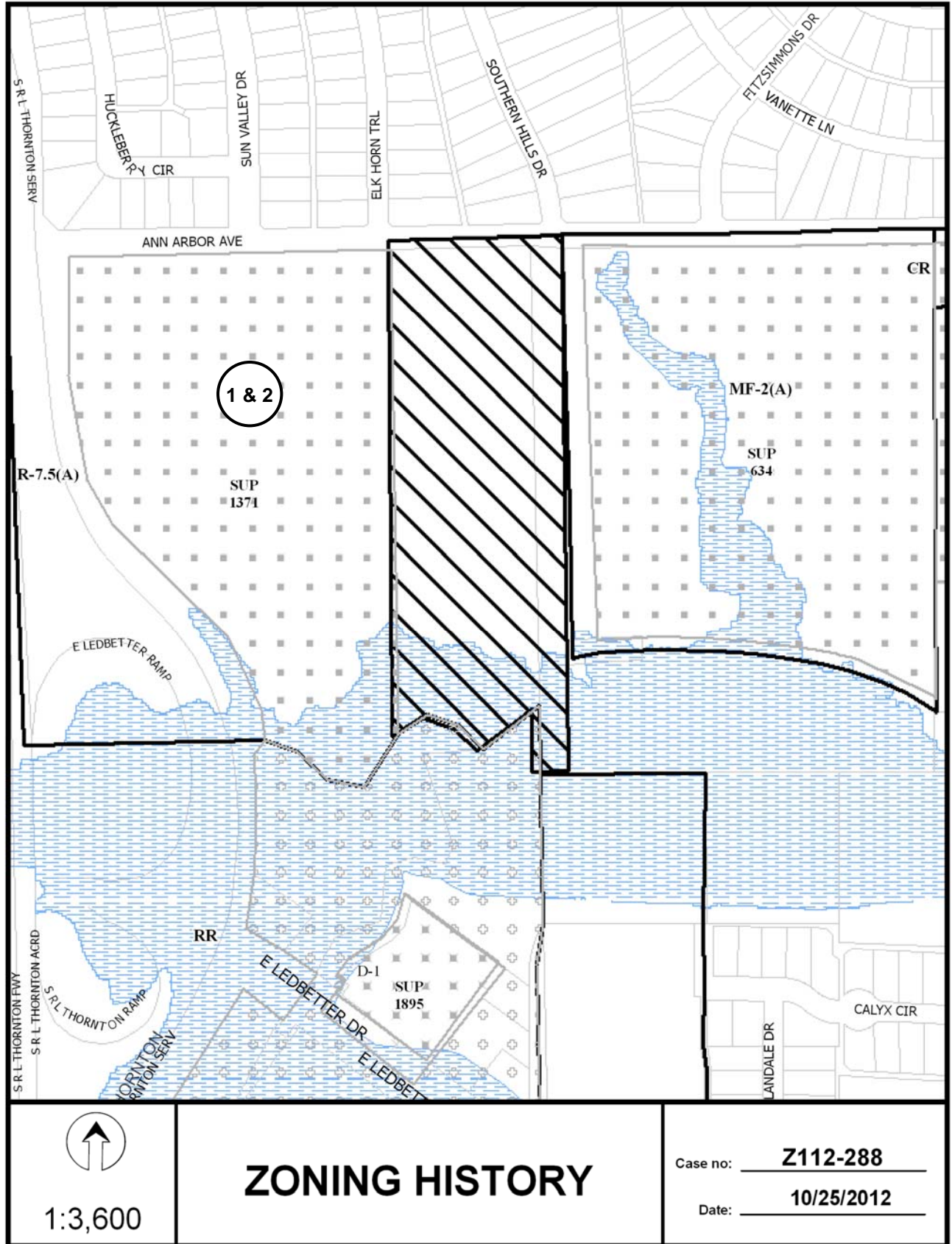


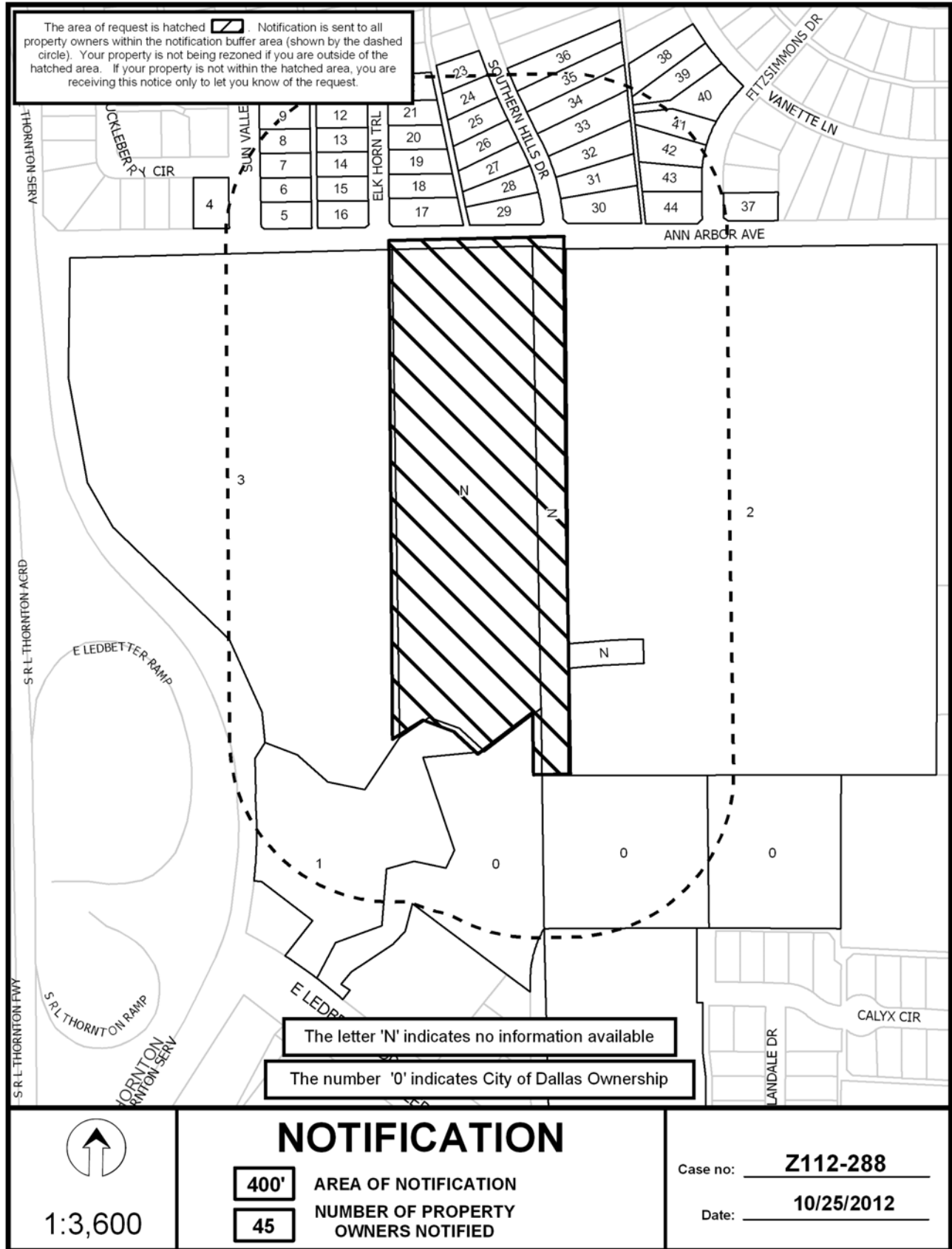
1:3,600

ZONING AND LAND USE

Case no: Z112-288

Date: 10/25/2012





Notification List of Property Owners

Z112-288

47 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	330 ANN ARBOR AVE	UPLIFT FORT WORTH CDC
2	330 ANN ARBOR AVE	FULL GOSPEL HOLY TEMPLE
3	4610 R L THORNTON FWY	OAK CLIFF HOSPITALITY LP
4	550 ANN ARBOR AVE	PRESBYTERIAN VILLAGE INC
5	110 ANN ARBOR AVE	LIFESCHOOL OF DALLAS DBA LIFESCHOOL
6	4255 HUCKLEBERRY CIR	REEVES REGINALD C
7	4312 SUNVALLEY DR	HUMPHRIE LORETTA
8	4308 SUNVALLEY DR	JOHNSON AL &
9	4304 SUNVALLEY DR	CAMPBELL WILLIAM C
10	4228 SUNVALLEY DR	STANFORD ARTHUR L & LOIS M
11	4224 SUNVALLEY DR	MOORE HERMAN D & IRMA
12	4220 SUNVALLEY DR	LEWIS MARTHA
13	4219 ELK HORN TRL	JOHNSON JAMES W
14	4223 ELK HORN TRL	TERRY JOCKEY GLEN
15	4303 ELK HORN TRL	THOMAS KEITH & MARY H
16	4307 ELK HORN TRL	WOODS CHARLES W
17	4311 ELK HORN TRL	WILLIAMS GWENDOLYN
18	4315 ELK HORN TRL	BROWN PAUL W SR ETAL
19	4314 ELK HORN TRL	FRAZIER DORIS F
20	4310 ELK HORN TRL	REESE JO NELWYN
21	4306 ELK HORN TRL	THOMAS VIRGIE
22	4302 ELK HORN TRL	THOMAS SHIRLEY
23	4224 ELK HORN TRL	MCCULLOUGH HERBERT JR
24	4220 ELK HORN TRL	SMITH EVILLA
25	4239 SOUTHERN HILLS DR	COBB MARGARET A
26	4243 SOUTHERN HILLS DR	DYAS FLOYD

8/9/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4303 SOUTHERN HILLS DR	PUCKETT MARY
28	4307 SOUTHERN HILLS DR	CARTER ANNITA
29	4311 SOUTHERN HILLS DR	MEDINA MARIA I &
30	4315 SOUTHERN HILLS DR	POLK CATHERINE &
31	4321 SOUTHERN HILLS DR	CHISM RODNEY D & ET AL
32	4322 SOUTHERN HILLS DR	WARNER CHARLES E
33	4318 SOUTHERN HILLS DR	TOLIVER GEORGIA M
34	4314 SOUTHERN HILLS DR	JONES JAMES E
35	4310 SOUTHERN HILLS DR	COLLIER CHRISTELLA N ESTATE OF
36	4306 SOUTHERN HILLS DR	BURNS LOLA MAE
37	4302 SOUTHERN HILLS DR	BUTLER JEAN
38	4242 SOUTHERN HILLS DR	WILLIAMS WILLIE JR EST OF % LENA WILLIAM
39	4324 FITZSIMMONS DR	STEVENSON PAMELA
40	4229 VANETTE LN	TIMMONS BENNIE JOYCE
41	4233 VANETTE LN	JOHNSON CHRIS
42	4303 FITZSIMMONS DR	WALKER BILLIE M
43	4309 FITZSIMMONS DR	WESTBROOK JARRELL R
44	4315 FITZSIMMONS DR	MCCULLOUGH JAMES E
45	4319 FITZSIMMONS DR	MCNEELY WILLIS & ALBERTA
46	4325 FITZSIMMONS DR	GREEN CHRISTIE & RANDY
47	433 LEDBETTER DR	FIVE MILE FLATS LLC % DALLAS CITY HOMES

FILE NUMBER: Z123-177(WE) **DATE FILED:** March 7, 2007

LOCATION: Generally bounded by West Mockingbird Lane, Forest Park Road, Empire Central and Maple Avenue

COUNCIL DISTRICT: 2 **MAPSCO:** 34-N

SIZE OF REQUEST: Approx. 31.02 acres **CENSUS TRACT:** 04.06

APPLICANT / OWNER: Mockingbird Venture Partners, LLC

REPRESENTATIVE: Bill Dahlstrom
Jackson Walker

REQUEST: An application for an amendment to Planned Development District No. 759 for RR Regional Retail District uses.

SUMMARY: The purpose of the request is to separate the site into three Subdistricts. The applicant proposes to redevelop the site with approximately 365,000 square feet of retail uses in Subdistrict I and approximately 1,300 multifamily units in Subdistrict II-A and Subdistrict II-B.

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

BACKGROUND INFORMATION:

- The applicant’s request for an amendment to Planned Development District No. 759 for RR Regional Retail uses will allow for the site to be divided into three separate subdistricts. The subareas will be divided to allow for the development of retail and restaurant uses and multifamily uses.
- The request will also increase the development rights on the Property by including MF-3(A) development rights and standards in Subdistrict II-A and Subdistrict II-B, but retain the RR Regional Retail development rights and standards on the entire site. In addition, there is a natural ravine (floodplain) that transverse the site and is proposed to be filled-in to allow for the construction of the proposed development.
- The applicant will have to obtain approval from the City Council regarding a fill permit to fill the natural ravine (floodplain).
- The surrounding land uses consist of industrial, manufacturing, commercial and single family uses.

Zoning History: There has been one Board of Adjustment case and three zoning changes requested in the area.

1. B067-035 On March 19, 2007, the Board of Adjustment Panel C denied without prejudice a special exception to the parking regulations at 2525 W. Mockingbird Lane.
2. Z045-116 On April 13, 2005, the City Council approved an IR Industrial Research District on property zoned an MC-3 Multiple Commercial District along the northwest line of Mockingbird Lane beginning at the west corner of Mockingbird Lane and Denton Drive.
3. Z045-119 On May 13, 2005, the City Council approved an IR Industrial Research District on property zoned an MC-3 Multiple Commercial District on the north corner of Mockingbird Lane and Maple Avenue.
4. Z067-188 On June 27, 2011, the City Council approved a Planned Development District for RR Regional Retail District uses on property zoned an IM Industrial Manufacturing District and IR Industrial Research District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Mockingbird Lane	Minor Arterial	100 ft.	100 ft.
Maple Avenue	Collector	60 ft.	60 ft.
Empire Central	Collector	44.2 ft.	44 ft.
Forest Park	Local Street	40 ft.	40 ft.
Hawes Street	Local Street	50 ft.	50 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 759	Undeveloped, Mobile Home Park, Storage area for vehicles
Northeast	IR	Industrial, Nursery, Single Family
Southeast	MU-2, IR	Industrial, Undeveloped, Multifamily, Auto Related uses
Northeast	IR, CS	Industrial, Auto Related uses, Single Family
Southwest	IR	Industrial

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, but also recommends protecting Dallas’ floodplains. The continuation of the zoning that permits residential and non-residential uses within the area is in compliance with the Economic Development Element and Urban Design Element that are outlined in *forwardDallas!*

However, the proposed development may not be in compliance with the Environmental Element in the *ForwardDallas! Plan*. The Plan recommends restricting development within the floodplain areas.

Economic

Goal 2.1 Promote Balanced Growth.

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

Goal 2.2 Engage in strategic economic development

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

Urban Design

Goal 5.2 Strengthen community and neighborhood identity

Policy 5.2.4 Enhance retail, industrial and business operations

Area Plan: The request site lies within the Love Field – West Land Use Study, January 1987, and recommends light industrial or industrial research uses for the area. The area contains a mixture of land uses, from a paint manufacturing company to professional and corporate offices, commercial facilities, and a mobile home park. The Study states that light industrial or industrial research uses are appropriate because the request site is adjacent to a residential area.

STAFF ANALYSIS:

Land Use Compatibility: The 31.02 acre site is irregularly shaped and is primarily undeveloped with the exception of a mobile home park and a staging area for vehicles.

In June 27, 2011, the City Council approved Planned Development District No. 759 for RR Regional Retail uses that permitted several modifications to the development standards. These modifications included 1) alternative options for tree mitigation, and 2) design standards for general merchandise greater than 100,000 square feet of floor area on any structure greater than 75,000 square feet with some modification to the tree planting requirements.

The applicant's request for an amendment to Planned Development District No. 759 for RR Regional Retail uses will allow for the site to be divided into three separate subdistricts and have the flexible to develop a portion of the site with multifamily uses. The subdistricts will allow for the total development of 365,000 square feet of all floor area except for lodging and residential uses. Subdistrict I will be restricted to 175,000 square feet of retail and restaurant uses and Subdistrict II-A and Subdistrict -B will be limited to 190,000 square feet of floor area and approximately 1,300 multifamily units.

The proposed request will also increase the development rights on a portion of the property that permits the development of non-residential and residential uses on site. The development of the multifamily uses in Subdistrict II-A and Subdistrict II-B will be governed by the MF-3(A) Multifamily District development standards. In addition, the applicant may provide a lodging use with a maximum of 300 guest rooms.

The request site has two floodplain areas; 1) a smaller area which flows in an easterly direction, from the general direction of Forest Park to Maple Avenue, and 2) a more significant floodplain which begins near Maple Avenue and follows in a southerly direction towards Mockingbird Lane. The flow of the two floodplains eventually converges onto the site, channels underneath an existing structure and Mockingbird Lane and continues through to the UT Southwest campus. A significant amount of vegetation has grown in the floodplain areas. Redevelopment of the site will necessitate filling the site to allow for the development to occur.

The applicant has identified, on the proposed conceptual plan, several access points to the proposed development the separation of the Subdistricts and height zones. The only street frontage with prohibited access to the proposed development is on Empire Central.

The request for an amendment to Planned Development District No. 759 should not have an adverse impact on the surrounding areas, subject to attached conditions.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Planned Development District No. 759 Regional retail	15'	15'	0.5 FAR	50 ft.	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service
Planned Development District No. 759 Proposed Regional retail	15'	15'	1.5 FAR	95 ft.	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, office, Multifamily

Landscaping: Landscaping will be maintained in accordance with Article X, as amended and big box standards for any building greater than 75,000 square feet.

Article V (Floodplain): Any fill work in the flood plain will require application to the Public Works Department. The fill permit will be reviewed for compliance under Article V of the Dallas Development Code. The Public Works Department will determine the impact and type of mitigation measures on the floodplains and forward their recommendation to the City Council. The Dallas City Council will have to approve any fill permits.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not impact the surrounding street system for the proposed development. The infrastructure improvements identified in the applicant’s Traffic Impact Analysis Report, *Mockingbird at Maple Retail Site*, February 2007, will be implemented and will suffice for the proposed amendment to Planned Development District No. 759.

**LIST OF OFFICERS
MOCKINGBIRD VENTURE PARTNERS, LLC**

Mockingbird venture partners, LLC
A Delaware Limited Liability Company

Sole Managing Member: Highridge Asset Management, LLC
A Delaware Limited Liability Company

Sole Managing Member: Highridge Management, Inc
A California Corporation

Highridge Asset Management, LLC - Officers

- John S. Long – President
- Steven A. Berlinger – Executive VP/CFO
- Jack L. Mahoney – VP
- Eugene S. Rosenfield – VP
- Parviz Vaghti – VP
- Linda Kasai – VP/Secretary

Directors:

- John S. Long
- Steven A. Berlinger

ARTICLE 759.

PD 759.

SEC. 51P-759.101. LEGISLATIVE HISTORY.

PD 759 was established by Ordinance No. 26871, passed by the Dallas City Council on June 27, 2007.

SEC. 51P-759.102. PROPERTY LOCATION AND SIZE.

PD 759 is established on property located at the northeast corner of West Mockingbird Lane and Forest Park Road. The size of PD 759 is approximately 31.02 acres.

SEC. 51P-759.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this district, SHOPPING CENTER SIGN means a sign that identifies several owners, tenants, or occupants within the district.

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

(c) SUBDISTRICT MEANS this district is divided into three Subdistricts; Subdistrict I, Subdistrict II-A and Subdistrict II-B.

(d)~~(e)~~ This district is considered to be a nonresidential zoning district.

SEC. 51P-759.104. CONCEPTUAL PLAN.

(a) Except as provided in this section, development and use of the Property must comply with the conceptual plan (Exhibit 759A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

(b) The conceptual plan only shows the approximate location of ingress/egress points. The final location of the ingress/egress points must be shown on the development plan. No ingress or egress is permitted to or from Empire Central.

SEC. 51P-759.105. DEVELOPMENT PLAN.

(a) A development plan must be approved by the city plan commission before issuance of any building permit to authorize work in this district.

(b) The development plan does not have to show 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) If there is a conflict between the text of this article and the development plan, the text of this article controls.

(d) Before approval of a development plan for any portion or all of the Property, a tree survey, grading and drainage plan, and utilities plan for that portion of the Property must be submitted to the building official.

SEC. 51P-759.106. MAIN USES PERMITTED.

(a) The only main uses permitted in this district are those main uses permitted in the RR Regional Retail District, subject to the same conditions applicable in the RR Regional Retail District, as set out in Chapter 51A. For example, a use permitted in the RR Regional Retail District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the RR Regional Retail District is subject to DIR in this district, etc.

(b) Multifamily uses [permitted in Subdistrict II-A and Subdistrict II-B only]

SEC. 51P-759.107. 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-759.108. 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 RR Regional Retail District apply.

(b) Subdistrict II-A & Subdistrict II-B: Except as provided in this section, the yard, lot, and space regulations for the MF-3(A) Multifamily District apply.

(c)[(b)] Front yard. Minimum front yard is 15 feet at the boundaries of this district, as shown on the conceptual plan. Otherwise, no front yard setback is required.

(d)[(e)] Side and rear yard. Minimum side and rear yard is 15 feet at the boundaries of this district. Otherwise, no side and rear yard setback is required.

(e)[(d)] Floor area ratio. Except as otherwise set forth herein:

- (1) Maximum floor area ratio is [0.5] 1.5.
- (2) The maximum floor area ratio for lodging and office uses is 2.0.
- (3) There is no maximum floor area ratio for multifamily uses.

(f)[(e)] Floor area:

(1) Maximum total floor area for all [retail and personal service] uses on the Property other than lodging and residential is 365,000 square feet.

(2) Subdistrict I. Maximum total floor area for all use other than lodging and residential is 175,000 square feet.

(3) Subdistrict II-A and Subdistrict II-B. Maximum total floor area for all use other than lodging and residential is 190,000 square feet.

(g) Density / Lodging.

(1) Subdistrict II-A & Subdistrict II-B. Maximum density is 75 units per acre or 1,300 multifamily units

(2) Subdistrict I & Subdistrict II-A Maximum number of guest rooms for all lodging uses is 300

(h)[(f)] Height. [Maximum structure height is 50 feet.] The following height zones apply to the Subdistricts:

- (1) Subdistrict I Maximum structure height is 95 feet.
- (2) Subdistrict II-A. Maximum structure height is 90 feet.
- (3) Subdistrict II-B. Maximum structure height is 65 feet.

(i) Lot Coverage. Maximum lot coverage is 80 percent

(j) Urban form setback. An additional 20-foot front yard setback is required for that portion a structure over 60 feet in height.

(k) Tower Spacing. An additional side and rear yard setback of one foot for each two feet in height above 60 feet is required for that portion of a structure over 60 feet in height , up to a total setback of 30 feet. This subparagraph does not require a total side or rear setback greater than 30 feet.

SEC. 51P-759.109. DESIGN STANDARDS.

(a) Except as provided in this section, the design standards and procedures in Section 51A-4.605 apply to any retail uses, personal service uses, or combination thereof, totalling 75,000 square feet or more of floor area and located within the same structure.

(b) Trees planted in planters count toward the tree planting requirements in Section 51A-4.605(a)(8)(F).

(c) The city plan commission, whether or not a specific use permit is required, may approve a site plan that does not comply with the requirements of the design standards provided that:

(1) strict compliance with the design standards is impractical due to site constraints or would result in substantial hardship;

(2) the site plan complies with the spirit and intent of the design standards;

(3) the site plan furthers the stated purpose of the design standards; and

(4) the variation or exception from the design standards will not adversely affect surrounding properties.

For amendments to the design standards site plan, t[he] city plan commission shall follow the same procedures used for approval of minor amendments to development plans, and the fee for a minor plan amendment shall apply.

SEC. 51P-759.110. 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. Consult Division 51A-4.300 for information regarding off-street parking and loading generally.

(b) The required parking for nonresidential uses, except for restaurant uses, is 4.5 spaces per 1,000 square feet of floor area. In addition, one off-street parking space must be provided for every 500 square feet of covered outdoor sales area and one off-street parking space must be provided for every 2,000 square feet of open outdoor sales area.

(c) For purposes of the off-street parking regulations, the Property is considered one lot.

SEC. 51P-759.111. ROADWAY IMPROVEMENTS.

(a) Each application for a building permit or certificate of occupancy must be supplemented with a cumulative floor area calculation for the district and the number of off-street parking required for each retail use.

(b) No certificate of occupancy may be issued for any use in the district once the cumulative floor area for the district reaches 50,000 square feet, until the roadway improvements specified in this section are completed. The following road improvements must be provided on Mockingbird Lane, with final design and construction approved by the director of public works and transportation:

(1) Lengthen the existing eastbound left-turn lane of Driveway No. 6, as shown on the conceptual plan, to a minimum of 150 feet storage.

(2) Construct a westbound deceleration lane at Driveway No. 5, as shown on the conceptual plan.

SEC. 51P-759.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-759.113. LANDSCAPING.

(a) In general.

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

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

(b) Tree mitigation.

(1) Except as provided in this section, tree mitigation must be provided in accordance with Article X.

(2) Except as provided in this section, tree mitigation in flood plain areas must be provided in accordance with Article V.

(3) Tree mitigation must be completed within 24 months after issuance of a tree removal permit.

(c) Alternative tree mitigation.

(1) The building official shall allow an inch-for-inch tree mitigation credit for healthy, growing trees preserved within the Property. [~~located in the permanently reserved, publicly-accessible open space shown on the conceptual plan.~~]

(2) The building official shall allow an inch-for-inch tree mitigation credit for healthy, growing, protected trees with a caliper of six inches or more that are transplanted into parking lot islands or medians on the Property.

(3) The building official shall evaluate the condition of trees used for alternative tree mitigation during the first landscape inspection on the Property.

SEC. 51P-759.114. SIGNS.

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

(b) Monument signs. All detached signs, except for shopping center signs, must be monument signs.

(c) Shopping center signs.

(1) For shopping center signs only, the premise is considered the entire Property.

(2) Shopping center signs may only be located adjacent to Mockingbird Lane.

(3) One shopping center sign is permitted for every 300 feet of street frontage.

(4) Shopping center signs must be located at least 400 feet apart.

(5) Shopping center signs may not exceed 35 feet in height or 250 square feet in effective area.

SEC. 51P-759.115. 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-759.116. COMPLIANCE WITH CONDITIONS.

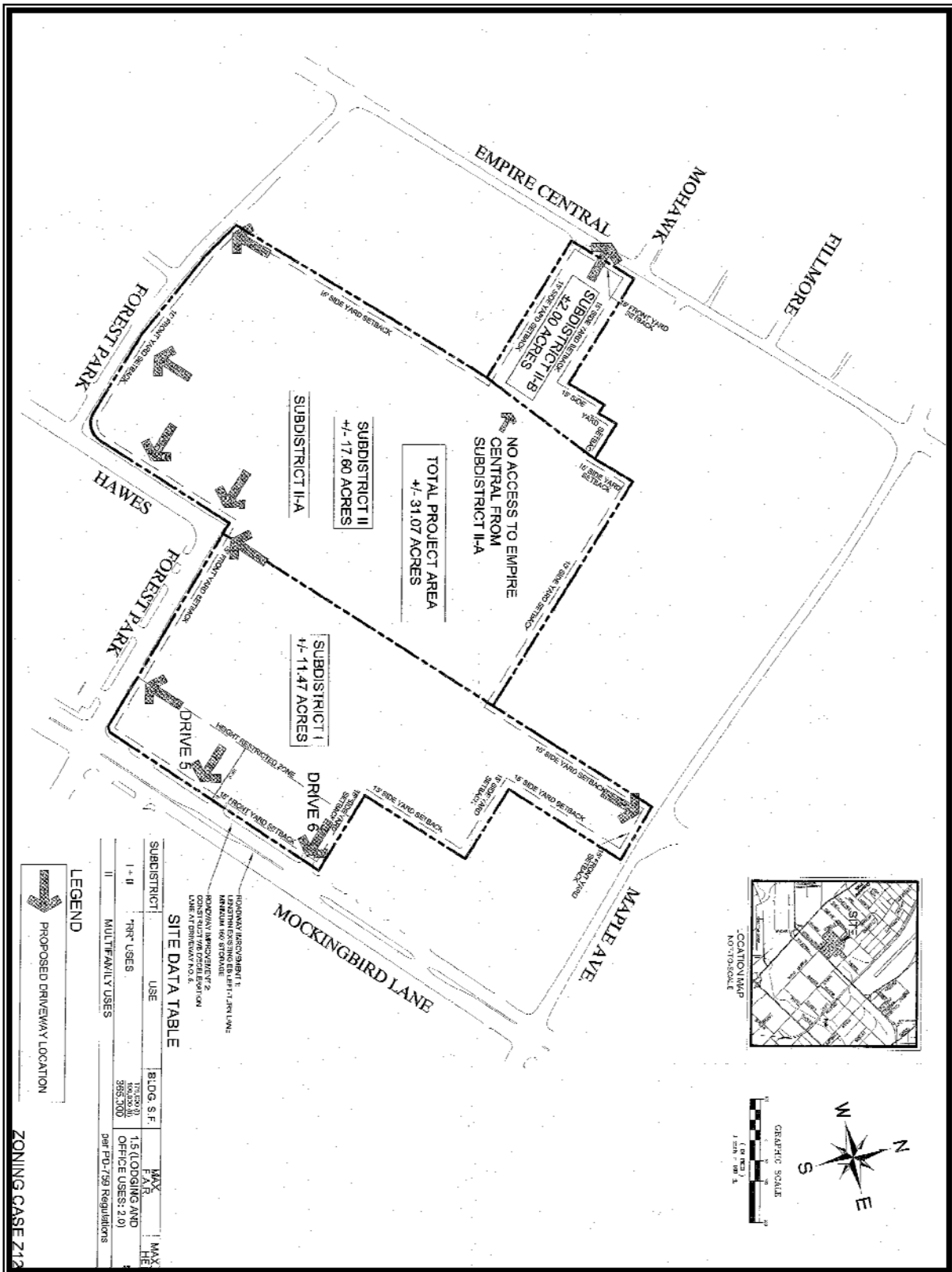
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

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

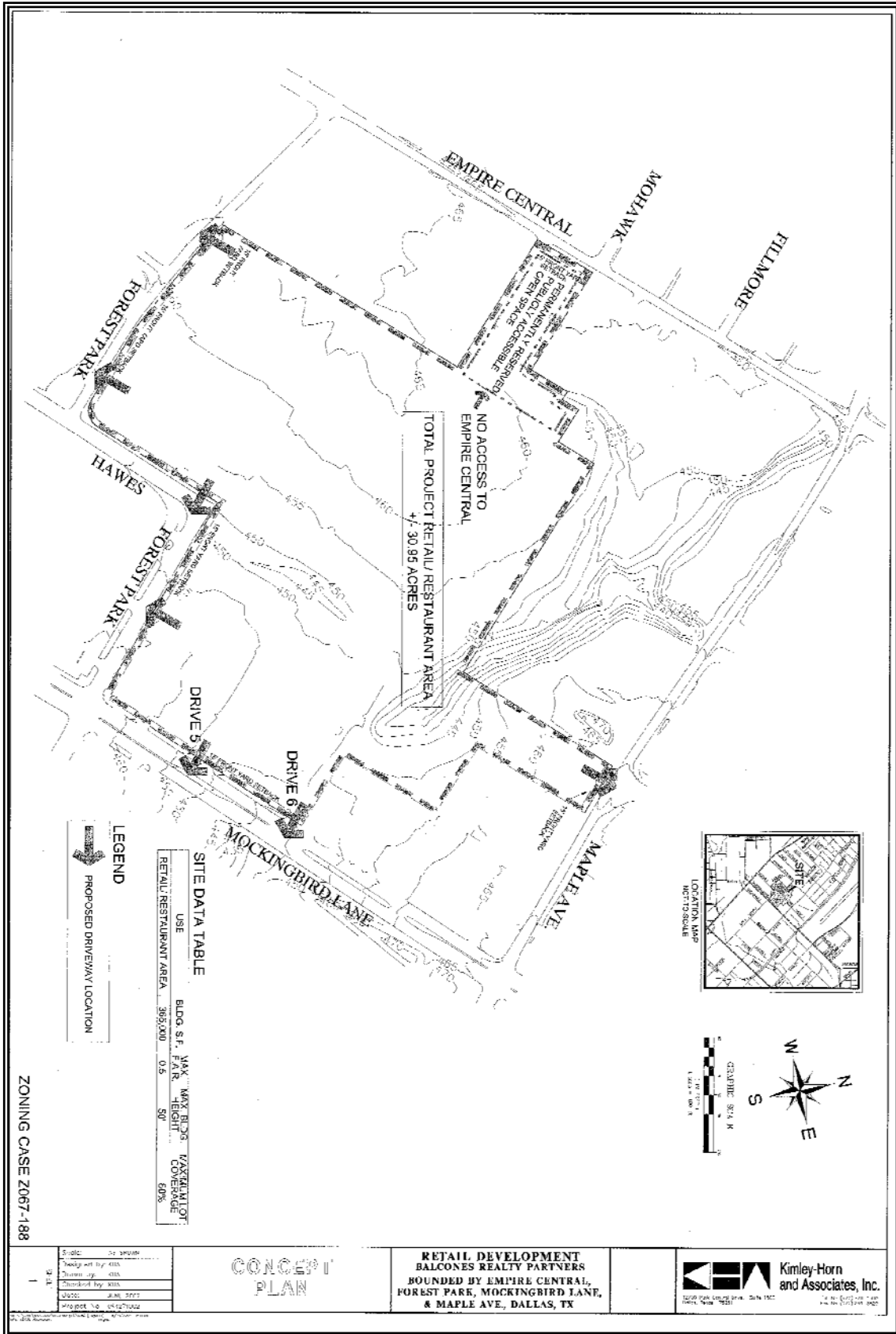
~~[SEC. 51P-759.117. ZONING MAP.]~~

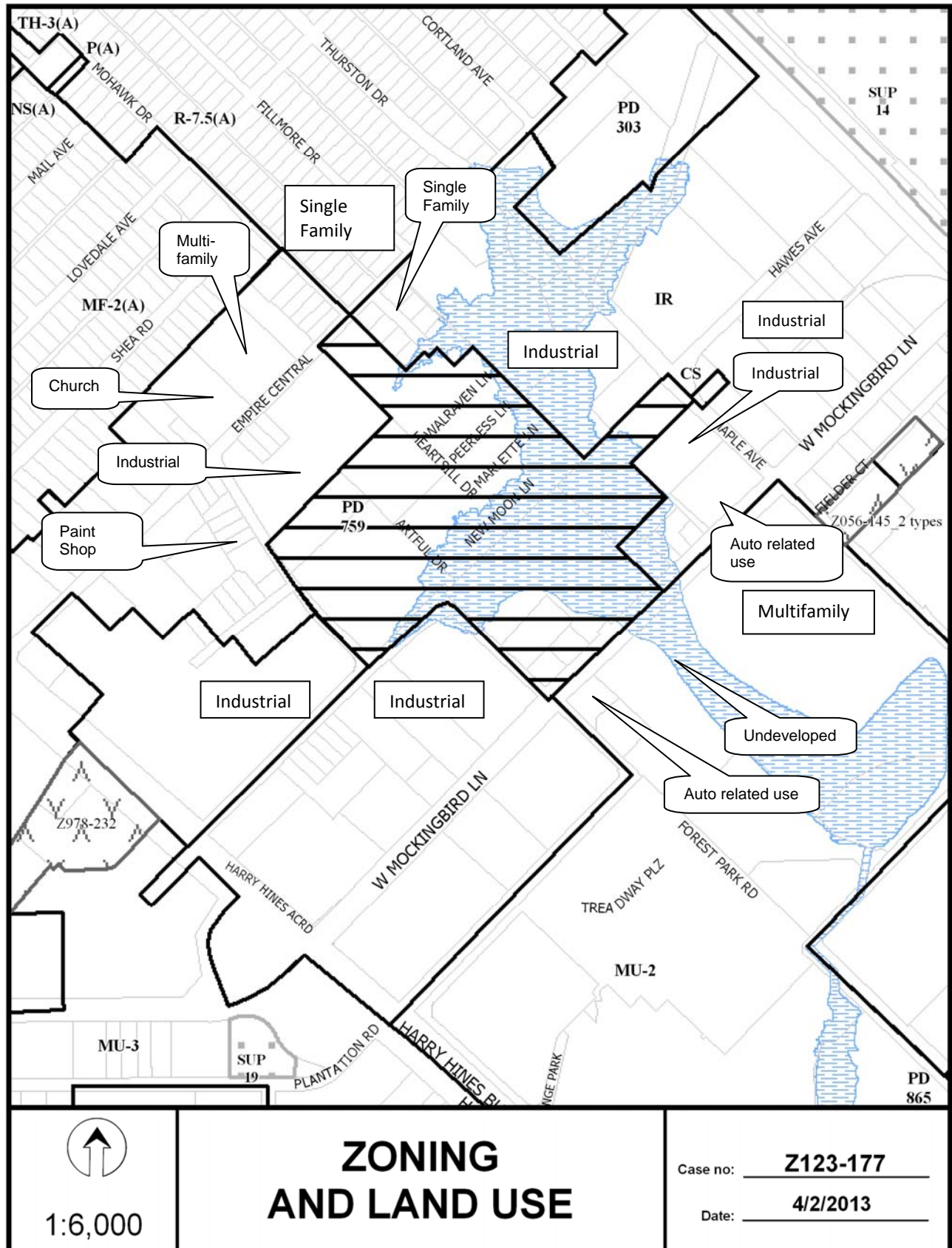
~~[PD 759 is located on Zoning Map No. H-6.]~~

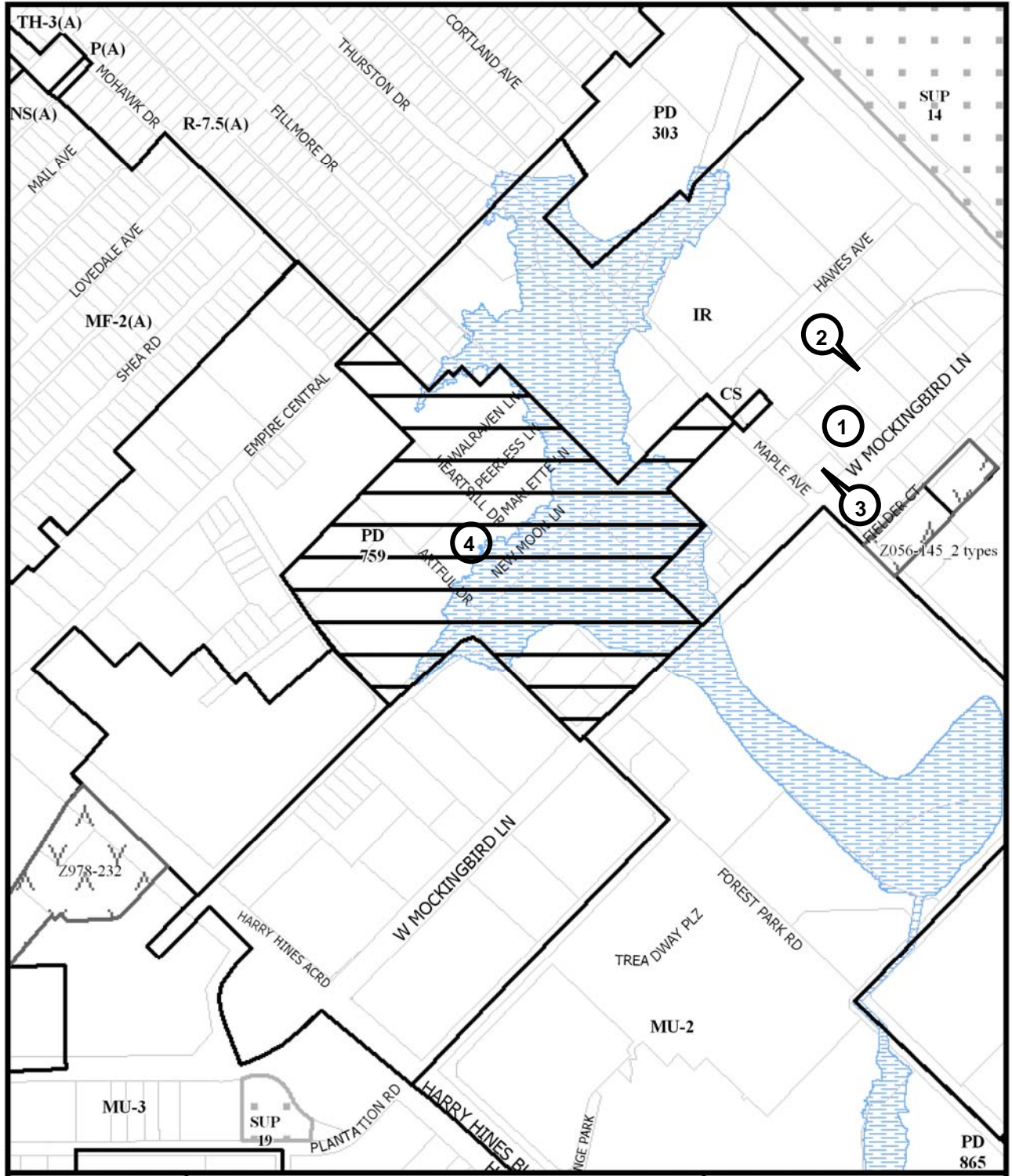
PROPOSED CONCEPTUAL PLAN



APPROVED CONCEPTUAL PLAN



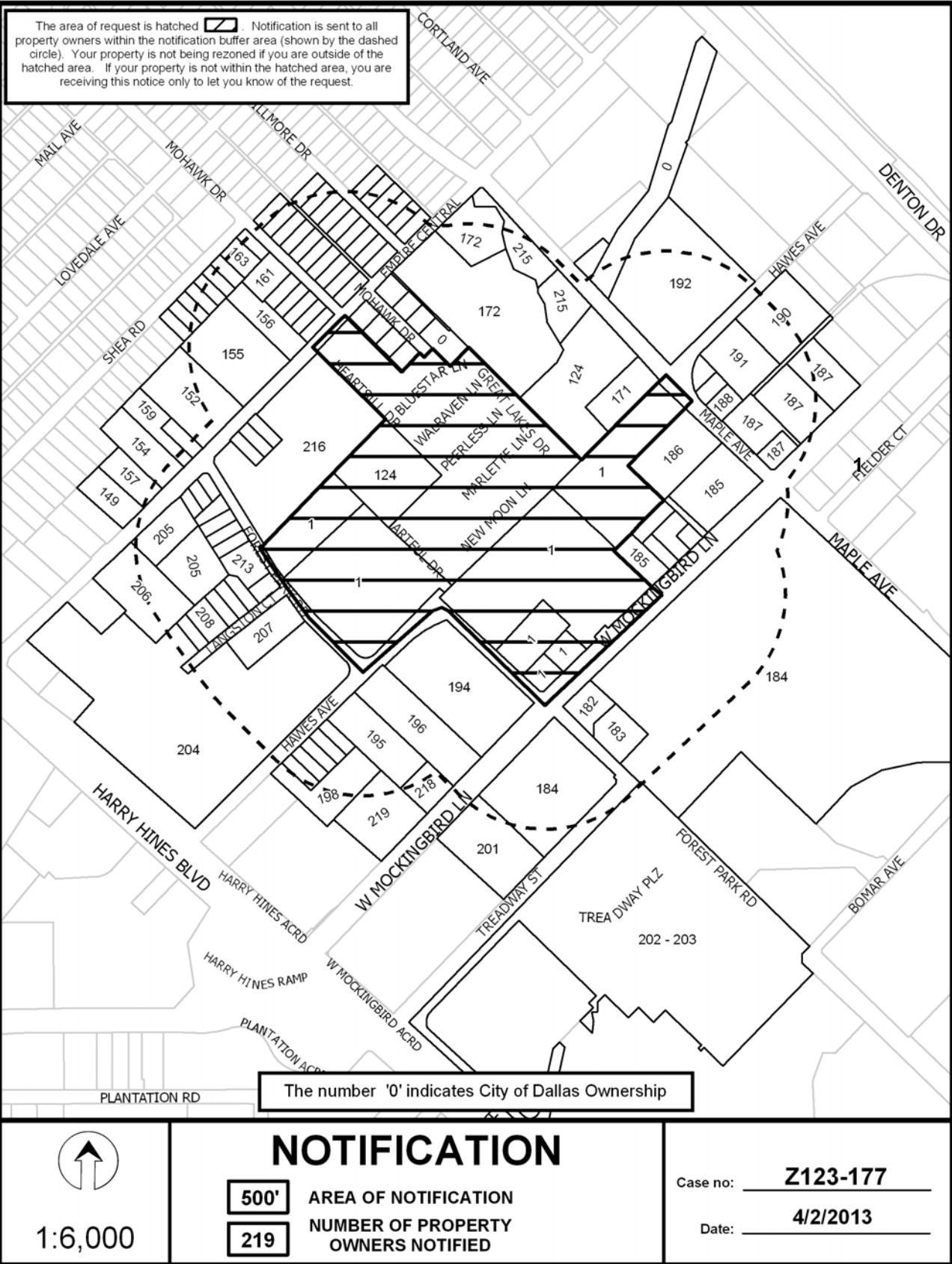




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1:6,000

ZONING HISTORY

Case no: Z123-177
Date: 4/2/2013



Notification List of Property

Z123-177

219 *Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6820 FOREST PARK RD	MOCKINGBIRD VENTURE PARTNERS LLC
2	2232 EMPIRE CENTRAL	MOCKINGBIRD VENTURE PARTNERS LLC
3	2222 PEERLESS LN	BARRON FRED SPACE 064
4	2201 WALRAVEN LN	VEGA SILVIA SPACE 020
5	2232 EMPIRE CENTRAL	VALENCIA JORGE LOT 1A
6	2201 BLUESTAR LN	HERNANDEZ HERIBERTO LOPEZ SPACE 3
7	2206 BLUESTAR LN	SANDOVAL MARIO LOT 8
8	2214 BLUESTAR LN	MUNOZ NOE LOT 16
9	2217 BLUESTAR LN	RODRIGUEZ MANUEL SPACE 019
10	2202 WALRAVEN LN	DIAZ AGUSTIN SPACE 21
11	2210 WALRAVEN LN	GUERRERO JOSE SPACE 29
12	2211 WALRAVEN LN	SANCHEZ JUAN
13	2216 WALRAVEN LN	ORTIZ JOSE SPACE 35
14	2217 WALRAVEN LN	VILLEGAS CARLOS SPACE 36
15	2216 BLUESTAR LN	GONZALEZ SERGIO SPACE 018
16	2221 WALRAVEN LN	BELTRAN JOSE
17	2206 PEERLESS LN	MARTINEZ LILIANA SPACE 48
18	2208 PEERLESS LN	MENDOZA ENRIQUE SPACE 50
19	2209 PEERLESS LN	CANELO JOSE ANTONIO %MARIA DE JESUS CAMP
20	2213 PEERLESS LN	LUIS-MARTINEZ JOSE SPACE 55
21	2215 PEERLESS LN	JUAREZ ROLANDO SPACE 57
22	2217 PEERLESS LN	BILLEDA FLAVIO SPACE 59
23	2218 PEERLESS LN	LOPEZ VICTOR SPACE 60
24	2219 PEERLESS LN	RODRIGUEZ RICARDO SPACE 61
25	2202 MARLETTE LN	MARTINEZ MOISES SPACE 67
26	2204 MARLETTE LN	LARA RAYMOND SPACE 69

4/2/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2209 MARLETTE LN	QUEVADO MARIA SPACE 74
28	2210 MARLETTE LN	LEDEZMA DELFINO SPACE 75
29	2214 MARLETTE LN	VALENCIA DAVID % DEBBIE WILLMON
30	2217 MARLETTE LN	CORTEZ ABRAHAM SPACE 82
31	2220 MARLETTE LN	NIEVES AMADO SPACE 85
32	2222 MARLETTE LN	AVILES BERNARDO SPACE 87
33	2110 NEW MOON LN	SANCHEZ CARMELA SPACE 92
34	2202 NEW MOON LN	GARCIA LESLIE SPACE 15A
35	2203 NEW MOON LN	VASQUEZ ALEJANDRO SPACE 96
36	2204 NEW MOON LN	RODRIGUEZ GABRIELA SPACE 97
37	2205 NEW MOON LN	RAMOS SIMON SPACE 98
38	2206 NEW MOON LN	MEJIA SERGIO SPACE 99
39	2208 NEW MOON LN	UGLADE JOSE SPACE 101
40	2210 NEW MOON LN	BRIONES JUAN MUNIZ & RAMONA SPACE 103
41	2211 NEW MOON LN	MARTINEZ LIONSO
42	2220 NEW MOON LN	SANTIAGO JORGE SPACE 113
43	2222 NEW MOON LN	QUEZADA GERARDO SPACE 114
44	6713 HEARTSILL DR	LEDEZMA ROSALIO 121
45	6719 HEARTSILL DR	RAZO SONIA SPACE 124
46	6723 HEARTSILL DR	MENDEZ MANUEL SPACE 126
47	6720 ARTFUL DR	MENDOZA OSBALDO SPACE 135
48	2232 EMPIRE CENTRAL	CORONEL MARIA LOT 15A
49	2232 EMPIRE CENTRAL	ROBERTS OFELIA SPACE 145 C
50	2201 NEW MOON LN	GAMEZ CONCEPCION
51	6722 ARTFUL DR	RODRIGUEZ JOSE SPACE 137
52	2108 NEW MOON LN	REYES OMAR
53	2222 WALRAVEN LN	BARRERA JUANITA SPACE 41
54	2232 EMPIRE CENTRAL	GONZALES JUAN MARTIN SPACE 2B
55	2202 BLUESTAR LN	FLORES RUBEN SPACE 4
56	2203 BLUESTAR LN	CORTEZ DANIEL
57	2205 BLUESTAR LN	SANCHEZ GUSTAVO SPACE 7

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2210 BLUESTAR LN	MARTINEZ JOSE SPACE 12
59	2212 BLUESTAR LN	TORRES RUBEN MUNOZ SPACE 14
60	2213 BLUESTAR LN	RODRIGUEZ ABIGAIL SPACE 15
61	2204 WALRAVEN LN	LEDEZMA SAMUEL SPACE 23
62	2206 WALRAVEN LN	MELENDEZ VIRGINA SPACE 25
63	2209 WALRAVEN LN	RAMIREZ FIDEL SPACE 28
64	2213 WALRAVEN LN	SANCHEZ BERTHA & VERA MIGUEL SPACE 32
65	2214 WALRAVEN LN	VILLEGAS MARGARITO SPACE 33
66	2215 WALRAVEN LN	CARREON ALEJANDRO SPACE 34
67	2220 WALRAVEN LN	MANDUJANO ERNESTINA SPACE 39
68	2201 PEERLESS LN	MORALES MARISOL SPACE 43
69	2203 PEERLESS LN	RAMIREZ YOLANDA SPACE 45
70	2204 PEERLESS LN	AGUILAR RAUL SPACE 46
71	2205 PEERLESS LN	MORALES CONSTANCIO SPACE 47
72	2207 PEERLESS LN	NUNEZ GUSTAVO
73	2210 PEERLESS LN	DELACRUZ RODOLFO SPACE 52
74	2211 PEERLESS LN	GARCIA JESUS SPACE 53
75	2212 PEERLESS LN	YANEZ JOSE SPACE 54
76	2216 PEERLESS LN	ANDRADE JOSE % REOLADA MARIA
77	2201 MARLETTE LN	MARTINEZ LUCIA SPACE 66
78	2203 MARLETTE LN	JURA MICHAEL SPACE 68
79	2206 MARLETTE LN	DORADO SALOMON B & MARTHA VALDEZ
80	2207 MARLETTE LN	GARCIA CAESAR SPACE 72
81	2208 MARLETTE LN	DELEON MARIA SPACE 73
82	2212 MARLETTE LN	LOPEZ DELIA MORA LARA
83	2216 MARLETTE LN	EUGENIO ELVERADO SPACE 81
84	2218 MARLETTE LN	GONZALES JOSE SPACE 83
85	2104 NEW MOON LN	RODRIGUEZ ROSA SPACE 89
86	2112 NEW MOON LN	HENIZE JOHN SPACE 93
87	6715 HEARTSILL DR	ANGUIANO JOSE SPACE 122
88	2205 MARLETTE LN	MARTINEZ LILIANA SPACE 70

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2211 MARLETTE LN	ARANDA ISMAEL SPACE 76
90	2207 NEW MOON LN	GARCIA RAFAEL SPACE 100
91	2212 NEW MOON LN	ROJAS MISRAIM SPACE 105
92	2214 NEW MOON LN	SAENZ GUADALUPE SPACE 107
93	2216 NEW MOON LN	SAINZ MISAEL SPACE 109
94	2217 NEW MOON LN	VASQUEZ TORIBIO SPACE 110
95	2218 NEW MOON LN	SANCHEZ MARIA SPACE 111
96	6717 HEARTSILL DR	ALLMAGUAR JOSE LOT 123
97	6721 HEARTSILL DR	VASQUEZ BENITO SPACE 125
98	6713 ARTFUL DR	AGUILAR CRECENCIA SPACE 128
99	6714 ARTFUL DR	CURE STEVE SPACE 129
100	6715 ARTFUL DR	MOLINA JUAN SPACE 130
101	6716 ARTFUL DR	MUNOZ EVA LUCIA SPACE 131
102	6718 ARTFUL DR	RUIZ JOSE #133
103	6719 ARTFUL DR	CHAVEZ ESPERANZA SPACE 134
104	6723 ARTFUL DR	GALAN RAUL SPACE 138
105	6712 DANTE DR	REYES HUGO SPACE 139
106	6716 DANTE DR	MUNOZ RAFAEL SPACE 141
107	6718 DANTE DR	ARREDONDO JUANA SPACE 142
108	6720 DANTE DR	MOROIN EDI SPACE 143
109	6722 DANTE DR	RICO ALFONZO
110	2232 EMPIRE CENTRAL	SWETZER TAMMY SPACE 146D
111	2232 EMPIRE CENTRAL	JIMENEZ MARTHA SPACE 147E
112	2215 BLUESTAR LN	SANCHEZ LILIA
113	2224 WALRAVEN LN	CASTRELLON BERTHA SPACE 42
114	6721 ARTFUL DR	RIVERA DUVELSA SPACE 136
115	2209 NEW MOON LN	RIVERA JOSE SPACE 102
116	2205 WALRAVEN LN	SANCHEZ MARIA SPACE 24
117	2213 MARLETTE LN	GONZALEZ DAVID SPACE 78
118	2209 BLUESTAR LN	VEITENHEIMER ELEANOR SPACE 11
119	2207 WALRAVEN LN	WILDER CATHY SPACE 26

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2211 BLUESTAR LN	LUCAS EUGENIO SPACE 13
121	2208 WALRAVEN LN	CHAVEZ ANJELICA SPACE 027
122	2215 NEW MOON LN	DURAN NOYOLA ARCELIA SPACE 108
123	2219 WALRAVEN LN	BARRERA IVAN SPACE 038
124	6721 MAPLE AVE	MOCKINGBIRD VENTURE PARTNERS LLC
125	7110 FILLMORE DR	ESQUIVEL GUADALUPE E & LIDIA C
126	7106 FILLMORE DR	WEAR JOHN G
127	7102 FILLMORE DR	RANGEL DOLORES A
128	7010 FILLMORE DR	PLASCENCIA MARIO
129	7006 FILLMORE DR	PULLEN MELVIN L
130	7002 FILLMORE DR	CONDE EPIFANIA
131	7123 FILLMORE DR	TORRES TOMAS
132	7119 FILLMORE DR	CERVANTES MANUEL JR
133	7115 FILLMORE DR	CROUCH COLEMAN R
134	7111 FILLMORE DR	VALLES JOSE L ET AL
135	7107 FILLMORE DR	GONZALEZ MIGUEL
136	7103 FILLMORE DR	CARLOS CONSTANTINE
137	7011 FILLMORE DR	FLORES GUADALUPE
138	7003 FILLMORE DR	CROUCH C R
139	7126 MOHAWK DR	GUTIERREZ MERCEDEZ
140	7122 MOHAWK DR	PERALEZ DOROTHY
141	7118 MOHAWK DR	FAZ AVELINO S
142	7114 MOHAWK DR	GONZALEZ FRANCISCO & F MARGARITA M GONZA
143	7110 MOHAWK DR	RIVERA LORENZA
144	7106 MOHAWK DR	FLORES JESUS E
145	7102 MOHAWK DR	RAMIREZ LORENZO & MARIA
146	7010 MOHAWK DR	GONZALES GUSTAVO
147	7006 MOHAWK DR	WOHLGEMUTH BRIAN LEE ETAL
148	7002 MOHAWK DR	NELSON DARRELL PATRICK
149	2103 EMPIRE CENTRAL	ANDOR PROPERTIES LLC
150	7011 MOHAWK DR	CASTRO PEDRO D

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	7103 MOHAWK DR	MARTINEZ JUAN
152	2145 EMPIRE CENTRAL	NO PEARL IGLESIA DE CRIST
153	7007 MOHAWK DR	MORALES JESUS S & MARIA L
154	2121 EMPIRE CENTRAL	LUAU JOINT VENTURE
155	2203 EMPIRE CENTRAL	KOKO JOINT VENTURE
156	2221 EMPIRE CENTRAL	PLEASANT RUN LANCASTER
157	2115 EMPIRE CENTRAL	LANG 2115 EMPIRE CENTRAL LLC STE 39
158	7107 MOHAWK DR	SALAS ANTONIO
159	2133 EMPIRE CENTRAL	1250 WDT LTD
160	7003 MOHAWK DR	MARTINEZ PATRICIA
161	7111 MOHAWK DR	VETERANS OF FOREIGN WARS LOVE FIELD MEM
162	2234 SHEA RD	RENERIA RODOLFO M % MERCEDES M MARTIN
163	2226 SHEA RD	GUAJARDO JOSE
164	2222 SHEA RD	BARRERA GILBERTO & ELIDA MELENDEZ
165	2218 SHEA RD	ALMAGUER ELIAS & MERCEDES
166	2214 SHEA RD	RAMIREZ RAUL & ALMAGUER DIANE
167	2210 SHEA RD	LOPEZ TEODORO JAIMES
168	2206 SHEA RD	RODRIGUEA JOSE ANGEL
169	2202 SHEA RD	CHAVEZ DOLORES G
170	2162 SHEA RD	US BANK
171	6707 MAPLE AVE	TEXAS UTILITIES ELEC CO % STATE & LOCAL
172	2414 EMPIRE CENTRAL	BOOZIOTIS BILL
173	6922 MOHAWK DR	WATTACHERIL JOSEPH J
174	6910 MOHAWK DR	JACOB JOSEPH W
175	6925 MOHAWK DR	TINSLEY CLAUDIA ANNE M
176	6919 MOHAWK DR	ABAUNZA DENIS E & A OMEGA
177	6911 MOHAWK DR	TUNIS BENJAMIN ESTATE OF
178	6907 MOHAWK DR	QUINN DENISE MARIE
179	2148 EMPIRE CENTRAL	BFH LTD
180	2152 EMPIRE CENTRAL	SOLIS GLORIA B
181	2156 EMPIRE CENTRAL	HERNANDEZ DAVID PAEZ & MARIA ALICIA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	2304 MOCKINGBIRD LN	WILLINGHAM REUBEN TR ETAL % EJW CHILDREN
183	6516 FOREST PARK RD	TAYLOR THOMAS W
184	6535 MAPLE AVE	BOARD OF REGENTS OF THE % REAL ESTATE OF
185	2449 MOCKINGBIRD LN	GREENWAY-MOCKINGBIRD LP STE 100
186	6627 MAPLE AVE	6627 MAPLE AVE PS % WELLS FARGO NA
187	2601 MOCKINGBIRD LN	PRESCOTT INTERESTS LTD STE 225
188	6638 MAPLE AVE	HAWES JOINT VENTURE
189	6644 MAPLE AVE	LAMM FRIEDA WOOD
190	2608 HAWES AVE	WILLIAMSON HAWES JV
191	2510 HAWES AVE	HAWES JV
192	6700 MAPLE AVE	JONES BLAIR CO
193	6814 MAPLE AVE	GARCIA JORGE
194	2221 MOCKINGBIRD LN	GENUINE PARTS COMPANY % FINANCE DEPT
195	2128 HAWES AVE	MOORE DISPOSAL CORPORTION
196	2130 HAWES AVE	JL & JB PROPERTIES INC
197	2112 HAWES AVE	MOORE DISPOSAL INC
198	2116 HAWES AVE	MDC HAWES LLC
199	2110 HAWES AVE	MDC-HAWES
200	2108 HAWES AVE	MDC HAWES
201	2126 MOCKINGBIRD LN	SAF EXCHANGE PARK LTD STE 1000
202	6303 FOREST PARK RD	BOARD OF REGENTS OF THE UNIVERSITY OF TX
203	6303 FOREST PARK RD	BOARD OF REGENTS OF THE UNIVERSITY OF TX
204	6814 HARRY HINES BLVD	6814 HH PARTNERS LP
205	2102 EMPIRE CENTRAL	SUAREZ MARCOS N
206	2040 EMPIRE CENTRAL	GIRLS INCORPORATED OF METROPOLITAN DALLA
207	6835 FOREST PARK RD	SONG JIN HEE
208	2119 LANGSTON CT	LEE J KENNETH
209	2123 LANGSTON CT	FORESTPARK SERVICES LLC STE 123-359
210	2127 LANGSTON CT	VALDEZ FRANCISCO
211	2131 LANGSTON CT	MCRAE MICHAEL C
212	6901 FOREST PARK RD	FORD LEVERNE R & GAY D FORD

Z123-177(WE)

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	6911 FOREST PARK RD	DOUBLE E PROPERTIES
214	6921 FOREST PARK RD	IMPRUNETTA LLC
215	6801 MAPLE AVE	MARKER PERRY
216	6930 FOREST PARK RD	BFH LTD
217	2608 MOCKINGBIRD LN	CARLISLE INTERESTS INC
218	2121 MOCKINGBIRD LN	MESQUITE CREEK DEVELOPMENT INC
219	2111 MOCKINGBIRD LN	MESQUITE CREEK DEV INC % MESQUITE CREEK

FILE NUMBER: Z123-199(WE)

DATE FILED: January 31, 2013

LOCATION: Generally bounded by Brown Street, Knight Street, Fairmount Street and Douglas Street

COUNCIL DISTRICT: 2

MAPSCO: 34-Z, 35-W

SIZE OF REQUEST: Approx. 3.55 acres

CENSUS TRACT: 5

APPLICANT: Maple Multi-family, LLC

OWNER: See Attachment

REPRESENTATIVE: Rob Baldwin,
Baldwin Associates

REQUEST: An application to create a new Subdistrict for multiple family uses within Planned Development Subdistrict No. 78 on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to redevelop the site with a five-story, 350 multifamily units development with a parking garage on 3.55 acres of land.

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

BACKGROUND INFORMATION:

- The applicant’s request is to redevelop approximately 3.55 acres with a five-story, 350 multifamily units development with a parking garage that will mirror the development rights in PDS No. 78, with the following exceptions: structure height and density.
- In March 2012, City Council approved an amendment to Planned Development Subdistrict No. 78 to increase the maximum number of dwelling units from 245 units to 277 units, provide a 10-foot minimum front yard setback, and increase the maximum height from 48 feet to 54 feet with an additional 12 feet for elevator, mechanical equipment, and clerestory. The applicant also proposed urban design elements to enhance the building façade.
- On October 22, 2008, Planned Development Subdistrict No. 78 was established for multifamily uses. The Planned Development Subdistrict varied the density, front yard, height, and parking from the previously zoned MF-2 Multifamily Subdistrict.

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

1. Z078-149 On Wednesday, October 22, 2008, the City Council approved a Planned Development Subdistrict for Multiple Family Subdistrict uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District in an area generally bounded by Knight Street, Brown Street, Throckmorton Street, and Fairmount Street.
2. Z112-144 On March 28, 2012, the City Council approved an amendment to Planned Development Subdistrict No. 78 within Planned Development District No 193 in an area generally bounded by Knight Street, Brown Street, Throckmorton Street, and Fairmount Street.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Brown Street	Local	50 ft
Douglas Street	Local	50 ft
Fairmount Street	Local	50 ft
Knight Street	Local	50 ft

STAFF ANALYSIS:

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

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

The requested zoning change subject to appropriate conditions to protect adjacent development, is compatible with the intent of the Comprehensive Plan because it complies with the below mentioned goal and policy for Land Use by strengthening the residential characteristic of the area by developing the property with residential uses.

Land Use

Goal 1.1 Align land use strategies with economic development priorities.

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

Area Plans:

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

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

The proposed development supports objective numbers 1, 2, 3, 4, and 7. The applicant is proposing setbacks that achieve buildings more urban in form. The applicant is building a parking garage that will be wrapped around by residential units, thus encouraging the placement of off-street parking within buildings disguising the appearance of parking garages. The applicant's request does comply with objective number four by providing a development appropriate to the character of the neighboring areas.

Though the property is not in a retail area, the proposed development will include pedestrian amenities that will encourage pedestrian environment with continuous street frontage activities. The applicant will be providing a minimum of eight feet sidewalk in the four street frontages of the property. Therefore, the request complies with objectives 2 and 7.

The applicant's request does not comply with objective number 5 or 6. The maximum density proposed is 104 dwelling units per acre. The MF-2 district allows an average of 50 units per acre. The surrounding MF-2 Subdistrict allows for a minimum lot size of 1,000 sq. ft.; 800 sq ft for an efficiency apartment, 1,000 sq. ft for a one bedroom apartment, 1,200 sq ft for a two bedroom apartment, and an additional 150 sq ft each additional bedroom. The neighboring Planned Development Subdistrict No. 78 was created to allow for approximately 74.4 dwelling units per acre.

Land Use Compatibility: A large portion of the site is undeveloped; however, a portion of the site fronting Fairmount and Knight Street is developed with multiple-family and single family units. In addition, an area of the property located on the east corner of Knight Street and Brown Street is being used as a construction staging area for the multiple family development within Planned Development Subdistrict No. 78. The surrounding uses consist of multiple-family, institutional, single family and undeveloped parcels of land.

The applicant's request to create a new Subdistrict for multiple family uses within Planned Development Subdistrict No. 78 will allow for the construction of a 370-unit, 5-story multiple family development with an interior parking structure. The residential units will wrap around the proposed 6-story parking structure. The proposed development will also mirror the development rights in PDS No. 78, with the following exceptions: structure height and density. Staff is concerned with the maximum number of dwelling

units the applicant is proposing to develop on site and recommends a maximum of 300 units instead of 377 units. By reducing the number of dwelling units to 300 units, the range in the dwelling units per acre will be consistent with the multiple family developments that are currently being developed in area. The dwelling unit per acre ranges between 74 dwellings per acres (PDS No. 78) and 84.5 dwelling units per acre (PDS No. 80).

The surrounding MF-2 Multiple Family Subdistrict allows for a maximum height of 36 feet with an additional 12 feet for mechanical equipment and other listed structures. Staff is comfortable with the requested height of 75 feet plus an additional 12 feet for mechanical equipment and clerestory for the property. Similar development has been happening in the surrounding area, and the site is appropriate for allowing higher structures because of the close proximity to downtown and employment centers. The maximum lot coverage proposed by the applicant is 75 percent. The MF-2 Subdistrict allows for 60 percent lot coverage.

The applicant will continue the urban design elements in the new Subdistrict by having individual units on the ground floor that have direct access to the street, allow for bicycle parking, benches, and trash receptacles, which will enhance the pedestrian activity. The urban form of the building will be broken up with required articulations every 50 feet and using a mix of façade materials. Staff supports the applicant’s request for more density and height because of the increase urban design and pedestrian amenities.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Planned Development Subdistrict - Staff's recommendation	10'	10'	300 units	75 ft. 5-stories w/garage 6 stories	75%	Pedestrian amenities, façade standards	Multiple Family
Planned Development Subdistrict - Applicant's Proposed	10'	10'	377 units	75 ft. 5-stories w/garage 6 stories	75%	Pedestrian amenities, façade standards	Multiple Family
MF-2(A) – Existing Multifamily	15'	10'/15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family

Traffic: The Engineering Section of the Building Inspection Division of the Department of Development Services has reviewed the requested use and determined the proposal will not have a significant impact on the street system. However, the applicant will have to request approval from the Street Department to the allow for any parallel parking along Knight Street, Brown Street, Fairmount Street and Douglas Street.

Parking: The Planned Development Subdistrict requires a minimum of 1.5 parking spaces per dwelling unit, and 0.25 unassigned parking per dwelling units for visitors and guests parking. The PD also requires that 0.25 unassigned parking spaces be available for use by visitor and residents. No change is proposed to the parking requirement per dwelling unit.

Z123-199(WE)

Landscaping: Landscaping must be provided in accordance with the requirements of PD No. 193

OWNERS / LIST OF OFFICERS

Fairmount Officers Information

2601 Knight Street

John T. Wharton – Private Individual

2607 Knight Street

Richard Tom Garrison– Private Individual

2611 Knight Street

Richard Tom Garrison– Private Individual

2613 Knight Street

Mark Jones– Private Individual

2619 Knight Street

Mark Jones– Private Individual

2624 Knight Street

2624 Douglas Partners LP

General Partner = UCM Land Partners, LLC

UCM Land Partners, LLC
Michael R. Uhrick, Vice President
Mark Chazanow, Vice President
Stephen T. McCrann, President

2602 Douglas Avenue

Holly 2 Investments Inc.

Sean Hollenbeck, Director
Charles Hollenbeck, Director
Loretta Hollenbeck, Director

2624 Douglas Avenue

2624 Douglas Partners LP

General Partner = UCM Land Partners, LLC

UCM Land Partners, LLC
Michael R. Uhrick, Vice President
Mark Chazanow, Vice President
Stephen T. McCrann, President

4210 Fairmount

Theodore Dahm– Private Individual

Z123-199

Fairmount Ownership Information

2601 Knight Street

John T. Wharton
6708 Winterwood Lane
Dallas, Texas 75248-5046

2607 Knight Street

Richard Tom Garrison
5322 Ridgedale Avenue
Dallas, Texas 75206-6010

2611 Knight Street

Richard Tom Garrison
5322 Ridgedale Avenue
Dallas, Texas 75206-6010

2613 Knight Street

Mark Jones
P.O. Box 1119
Addison, Texas 75001-1119

2619 Knight Street

Mark Jones
P.O. Box 1119
Addison, Texas 75001-1119

2624 Knight Street

2624 Douglas Partners LP
5516 Ash Creek Lane
Plano, Texas 75093-3421

2602 Douglas Avenue

Holly Z Investments Inc.
2025 Vista Crest Drive
Carrollton, Texas 75007-1641

2624 Douglas Avenue

2624 Douglas Partners LP
5516 Ash Creek Lane
Plano, Texas 75093-3421

4210 Fairmount

Theodore Dahm
PMB 2452
2103 Harrison Ave NW

Z123-199

PROPOSED PDS CONDITIONS

Division S-78. PD Subdistrict 78.

SEC. S-78.101. LEGISLATIVE HISTORY.

PD Subdistrict 78 was established by Ordinance No. 27367, passed by the Dallas City Council on October 22, 2008.

SEC. S-78.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 78 is established on property generally bounded by Knight Street, Brown Street, Douglas Street [~~Throckmorton Street~~], and Fairmount Street. The size of PD Subdistrict 78 is approximately 7.27 [~~3.72~~] acres.

SEC. S-78.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. In the event of a conflict, this division controls. In the event of a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD 193. This Subdistrict is divided into two tracts: Tract I and Tract II.

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

(d) This subdistrict is considered to be a residential zoning district. (Ord. 27367)

SEC. S-78.104. EXHIBIT.

The following exhibits are [~~is~~] incorporated into this division:

(1) Exhibit S-78A: Tract I development plan.

(2) Exhibit S-78B: Tract II conceptual plan

SEC. S-78.105. CONCEPTUAL PLAN.

Development and use of Tract II must comply with the conceptual plan (Exhibit S-78B). If there is a conflict between the text of this division and the conceptual plan, the text of this division controls.

SEC. S-78.10[5]6. DEVELOPMENT PLAN.

(a) Tract I. Development and use of Tract 1 [~~the Property~~] must comply with the Tract I development plan (Exhibit S-78A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

(b) Tract II. A development plan must be approved by the city plan commission before issuance of any building permit to authorize work in Tract II. If there is a conflict between the text of this division and the development plan, the text of this division controls.

SEC. S-78.10[6]7. MAIN USES PERMITTED.

The only main uses permitted in this subdistrict are those main uses permitted in the MF-2 Multiple Family Subdistrict, subject to the same conditions applicable in the MF-2 Multiple Family Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple Family Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by specific use permit (SUP); a use subject to development impact review (DIR) in the MF-2 Multiple Family Subdistrict is subject to DIR in this subdistrict; etc.

SEC. S-78.10[7]8. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

(b) The following accessory uses are prohibited:

- Amateur communication tower.
- Open storage.
- Private stable.

SEC. S-78.10[8]9. 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 Part I of this article. In the event of a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2 Multiple Family Subdistrict apply.

(b) Multiple family uses.

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

(2) Side and rear yard. Minimum side and rear yards are 10 feet.

(3) Density.

(A) Tract I. The maximum number of dwelling units is 277.

Staff's Recommendation:

(B) Tract II. The maximum number of dwelling units is 300.

Applicant's Proposal:

(B) Tract II. The maximum number of dwelling units is 370.

(4) Height.

(A) Tract I. Maximum structure height is 54 feet.

(B) Tract II. Maximum structure height is 75 feet.

(C) ~~[with an additional 12 feet in height for e]~~ Elevators, mechanical equipment, and clerestory may extend up to 12 feet above the maximum structure height. Parapet walls may exceed up to four feet above the maximum structure height.

(5) Lot coverage. Maximum lot coverage is 75 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(6) Stories.

(i) Tract I. Maximum number of stories for residential uses is four. Maximum number of stories for parking is five.

(ii) Tract II. Maximum number of stories for residential uses is five. Maximum number of stories for parking is six.

(7) Courtyards. In Tract II, Section 51P-193.107(a)(3)(E)(ii), (iii) and (iv) do not apply.

SEC. S-78.1[09]10. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) Multiple family uses.

One-and-a-half parking spaces are required for each dwelling unit. Of the required off-street parking spaces, a quarter space per dwelling unit must be reserved for guest parking.

SEC. S-78.11[0]1. SIDEWALKS.

A minimum unobstructed sidewalk width of eight feet must be provided along all street frontages.

SEC. S-78.11[1]2. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-78.11[2]3. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping and screening must be provided in accordance with Part I of this article.

(b) Tree preservation. Protected trees must be preserved in accordance with Article X. The protective fencing and tree mitigation requirements apply to all uses. No grading may occur and no building permit may be issued to authorize work on the Property until required protective fencing is inspected and approved by the building official.

(c) Height and caliper.

(1) Except as provided in this subsection, parkway trees must have a minimum height of 12 feet and a minimum caliper of three-and-a-half inches measured at a point 12 inches above the root ball at the time of installation.

(2) If the building official determines that a tree with a minimum height of 12 feet will interfere with utilities, a parkway tree may have a minimum height of six feet and a minimum caliper of two inches measured at a point 12 inches above the root ball at the time of installation.

(d) Screening. Off-street loading spaces abutting a street must be screened by a minimum three-foot wide planting area with minimum three-foot tall evergreen shrubs spaced a minimum of three feet on center.

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

SEC. S-78.11[3]4. SIGNS.

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

SEC. S-78.11[4]5. URBAN DESIGN ELEMENTS FOR RESIDENTIAL USES.

In general. The following will apply to Tract 1 and Tract II.

(a) Entries

(1) In each Tract, a[A] minimum of 80 percent of the street-facing, ground floor dwelling units must have:

- (A) individual entries directly from the outside;
- (B) street access; and
- (C) improved paths connecting the dwelling unit to the sidewalk.

(2) Street facing, street-level dwelling units with an individual entry may be gated and private yards may be fenced if the fencing is a minimum of 70 percent open.

(3) In each Tract, a[A] minimum of 70 percent of the street-facing, street-level dwelling units must have individual entries, stoops, or porches that are elevated between six and 30 inches above the finished sidewalk grade, measured to the top of the entry, stoop, or porch.

(4) Stoops and porches are encouraged for each street-facing, street level dwelling unit.

(b) Facades

(1) To break up the monotony created by long façade walls, street-facing facades must have building articulation with a minimum depth of one foot every 50 feet of length.

(2) A minimum of two different façade materials must be provided on each street-facing façade.

(c) Architectural elements. Architectural elements, such as the following, must be provided at all building corners and at public entry points: architecturally prominent public entrances, canopies, awnings, attached towers, or turrets.

(d) Pedestrian amenities. A minimum of two of each of the following pedestrian amenities must be provided along each street frontage: benches, trash receptacles and bicycle racks.

SEC. S-78.11[5]6. ADDITIONAL PROVISIONS.

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

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

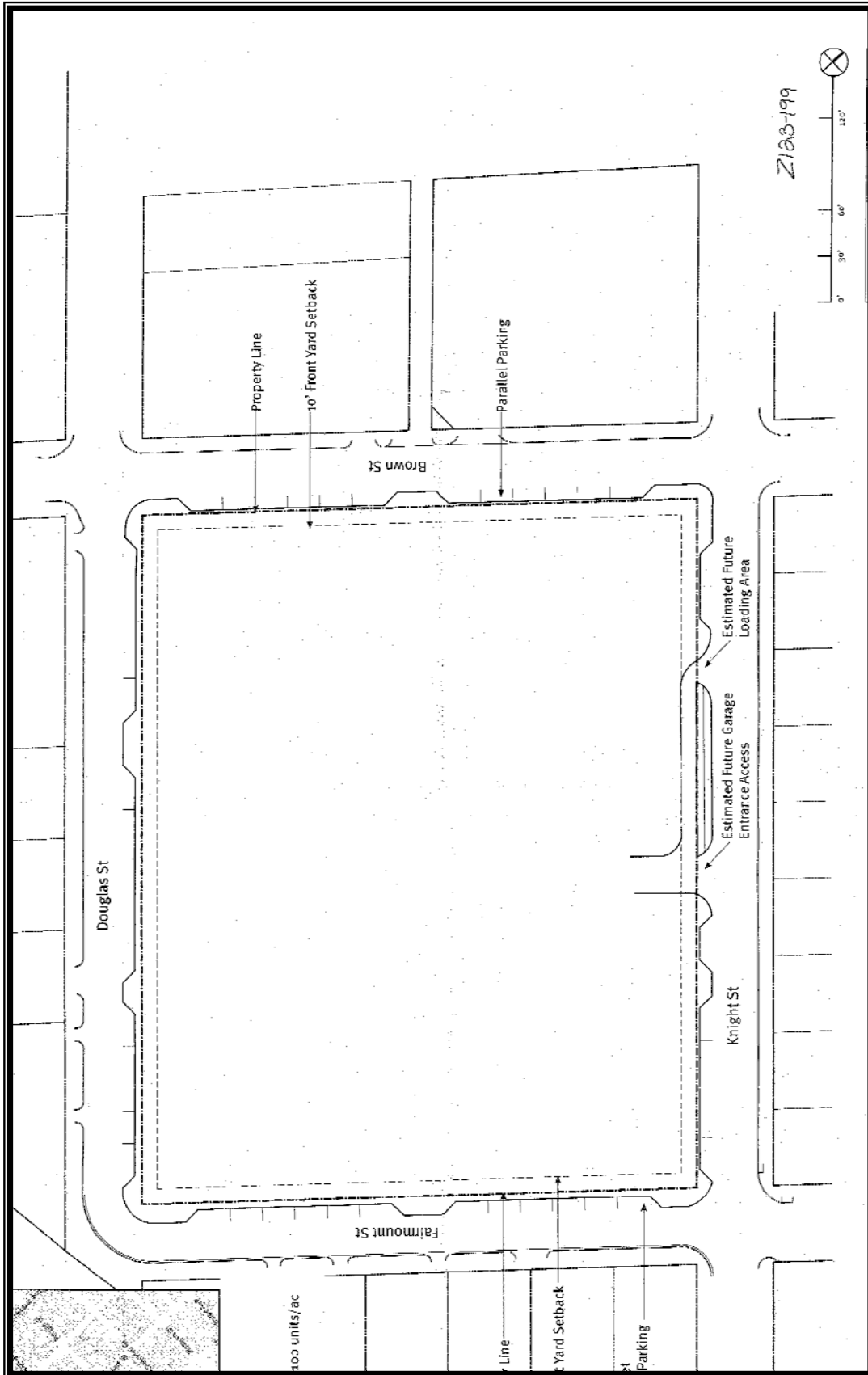
(c) Except as otherwise specified in this division or shown on the development plan, development and use of the Property must comply with Part I of this article.

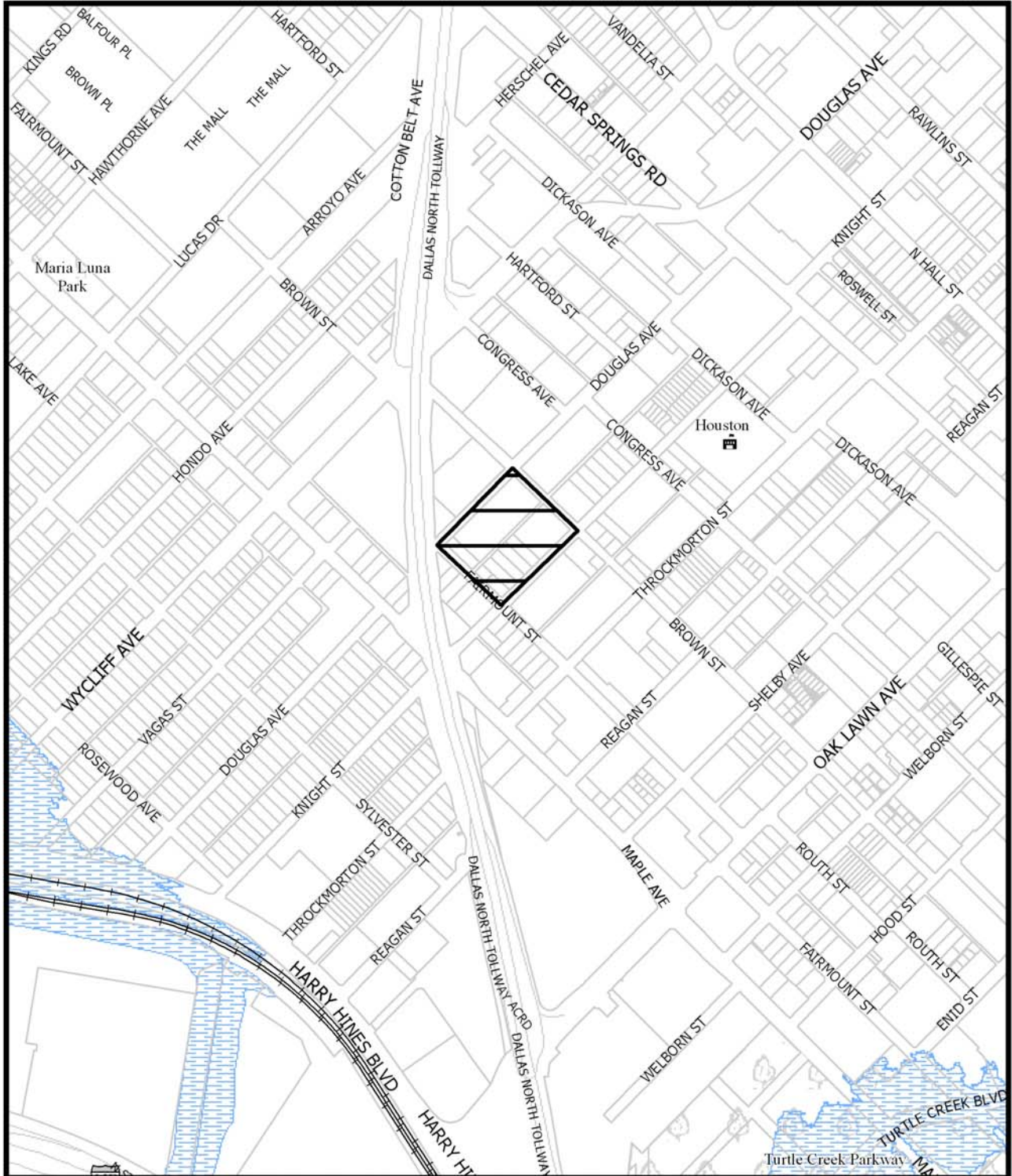
SEC. S-78.11[6]7. COMPLIANCE WITH CONDITIONS.

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

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

PROPOSED CONCEPTUAL PLAN
Tract II



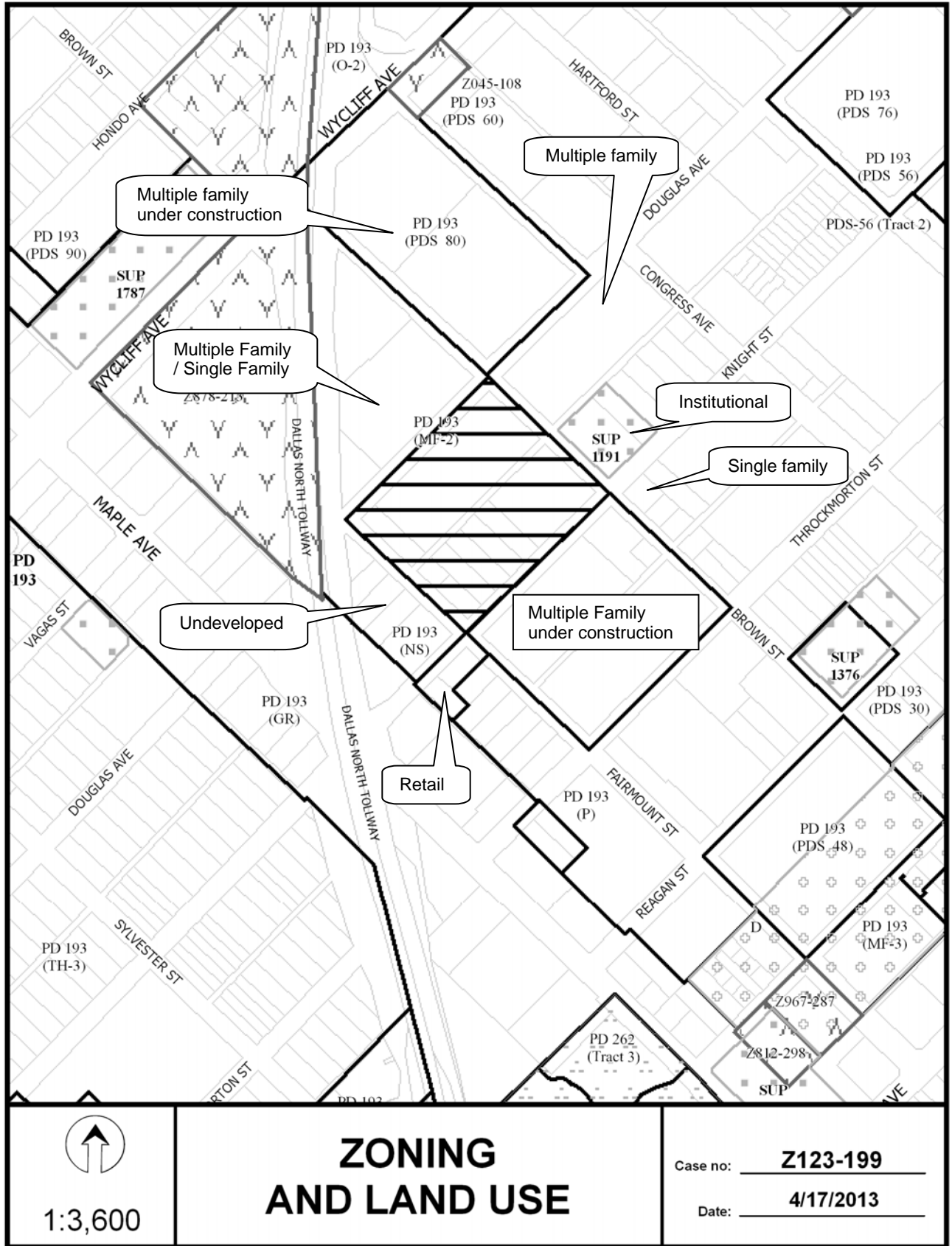


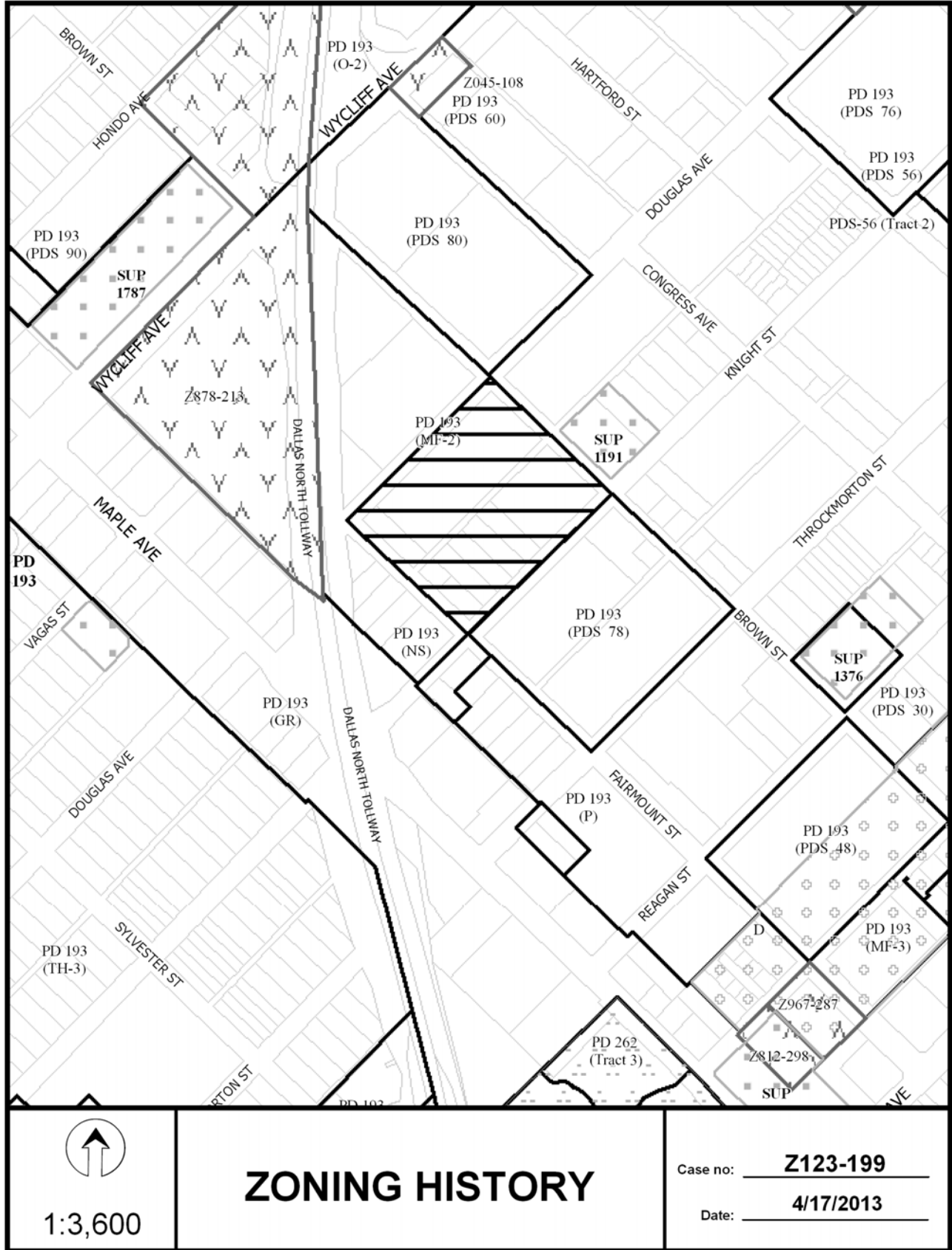
1:7,200

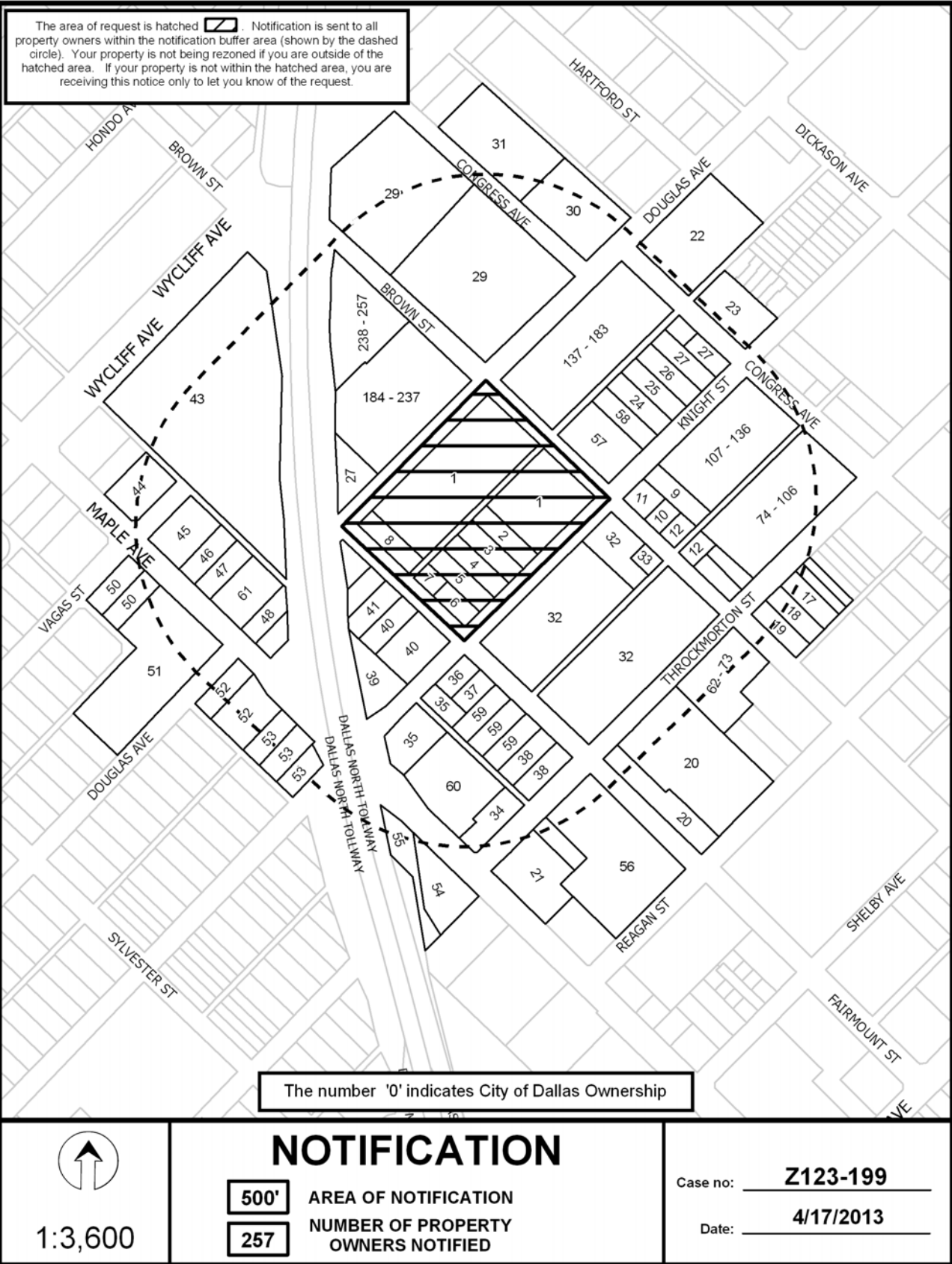
VICINITY MAP

Case no: Z123-199

Date: 4/17/2013







Notification List of Property Owners

Z123-199

257 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2624 DOUGLAS AVE	2624 DOUGLAS PARTNERS LP
2	2619 KNIGHT ST	JONES MARK E
3	2613 KNIGHT ST	JONES MARK
4	2611 KNIGHT ST	GARRISON RICHARD T
5	2607 KNIGHT ST	GARRISON RICHARD TOM
6	2601 KNIGHT ST	WHARTON JOHN T
7	4210 FAIRMOUNT ST	DAHM THEODORE & MARGARET PMB 2452
8	2602 DOUGLAS AVE	HOLLY 2 INVESTMENTS INC
9	2706 KNIGHT ST	WATERFORD DEVELOPMENT HOLDINGS LP % SAN
10	4118 BROWN ST	OSTERMANN CHARLES J &
11	2700 KNIGHT ST	OSTERMANN CHARLES
12	4114 BROWN ST	TEXAS INTOWN HOMES LLC
13	2701 THROCKMORTON ST	CALVIN COLLEEN Y
14	2705 THROCKMORTON ST	WEST OLIN N
15	2712 THROCKMORTON ST	MCELWEE PATRICK
16	2712 THROCKMORTON ST	NUNNS EDWARD S JR
17	2710 THROCKMORTON ST	RODRIGUEZ ISAAC ALVA
18	2706 THROCKMORTON ST	BAUM EDWARD M
19	4040 BROWN ST	MARASLIOGLU SAHIN &
20	2612 THROCKMORTON ST	OAKLAWN VILLAGE SQUARE INC
21	4024 MAPLE AVE	SOUTH TOLLWAY 3920 LP
22	2800 DOUGLAS AVE	SCHUMACHER STEPPING STONE
23	2801 KNIGHT ST	KNIGHT APARTMENTS LTD
24	2717 KNIGHT ST	MUNIZ CIRILO P
25	2719 KNIGHT ST	LUNA JUANITA
26	2723 KNIGHT ST	GARZA CECELIA

4/16/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2729 KNIGHT ST	MCCLAIN CAROLYN
28	4213 CONGRESS AVE	BAZLEH JASMIN
29	4321 CONGRESS AVE	TRGBRAES BROOK LP ATTN: ADAM BROWN
30	4300 CONGRESS AVE	CONGRESS AVE DOUGLAS AVE LLC
31	4320 CONGRESS AVE	FRIEDLAND ALEX S
32	2607 THROCKMORTON ST	BEHRINGER HARVARD FAIRMOUNT PROJECT OWNE
33	4117 BROWN ST	BEHRINGER HARVARD FAIRMOUNT PROJECT OWNE
34	4100 MAPLE AVE	BALLAS VICTOR
35	4122 MAPLE AVE	TECHNICALLY SCOTTISH I LTD
36	4125 FAIRMOUNT ST	WALIZADA MOHAMMAD S & RONA S
37	4121 FAIRMOUNT ST	PENFOLD CRAIG PPTIES INC
38	4105 FAIRMOUNT ST	SOUTH TOLLWAY PPTIES LP
39	2507 KNIGHT ST	CHERTKOEV GOCHA
40	4201 FAIRMOUNT ST	ONE PRIME LP
41	4215 FAIRMOUNT ST	MOORE MARY ANN QUINN
42	4223 FAIRMOUNT ST	ONE PRIME LP SUITE 170
43	2516 WYCLIFF AVE	TEXAS TURNPIKE AUTHORITY 3015 RALEIGH ST
44	4304 MAPLE AVE	HARVEY WILLIAM PAUL
45	4244 MAPLE AVE	BELL WARREN H TRUSTEE WARREN H BELL FAMI
46	4242 MAPLE AVE	MARTINEZ MARY ANN & FRANK
47	4238 MAPLE AVE	MARTINEZ MARY ANN & FRANK E
48	4226 MAPLE AVE	GRTP LTD SUITE 606
49	4222 MAPLE AVE	PRESCOTT INTERESTS LTD STE 225
50	4251 MAPLE AVE	JUREK PROPERTIES LTD
51	4231 MAPLE AVE	EBENEZER IGLESIA
52	4211 MAPLE AVE	DALLAS COMMUNITY CENTER FOR THE DEAF
53	4211 MAPLE AVE	YO EL RIO NILO
54	4117 MAPLE AVE	SOUTH TOLLWAY 3920 LP C/O MANDY LEMMOND
55	4117 MAPLE AVE	MAPLE AVENUE BT LLC C/O MANDY LEMMOND
56	2525 REAGAN ST	IMT CAPITAL SEVILLE LP SUITE 200

4/16/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
57	2701 KNIGHT ST	2701 KNIGHT LLC
58	2713 KNIGHT ST	KNIGHT STREET PROPERTIES LLC
59	4117 FAIRMOUNT ST	SOUTH TOLLWAY PROPERTIES
60	4114 MAPLE AVE	ASHMORE RETAIL PROPERTIES INC
61	4234 MAPLE AVE	LEE ROBERT KAPSUNG & JENNIFER KYUNG LEE
62	2660 THROCKMORTON ST	HORAN JOHN J % G & G PROPERTIES
63	2662 THROCKMORTON ST	DARLEY ROBERT C ESTATE OF
64	2664 THROCKMORTON ST	SHEPHERD JANET
65	2674 THROCKMORTON ST	MORRISS JAMES A ETUX % G & G PROPERTIES
66	2678 THROCKMORTON ST	SHEPHERD JANET SUE
67	2680 THROCKMORTON ST	CHRISTIANSSEN DEREK
68	2682 THROCKMORTON ST	VANGOOL ALFRED & ELIZABETH R TRUST
69	2686 THROCKMORTON ST	HEYLAND EDWARD & BARRY CARPENTER
70	2688 THROCKMORTON ST	TRUMAH LLC
71	2690 THROCKMORTON ST	MARTIN JUSTIN A
72	2694 THROCKMORTON ST	LEE KELLY S L
73	2696 THROCKMORTON ST	ULRICH CLIFF
74	2722 KNIGHT ST	CARNOHAN BRUCE C
75	2722 KNIGHT ST	SHIN HAE WON
76	2722 KNIGHT ST	LIN KERRI
77	2722 KNIGHT ST	BADEAUX MARTHA D & BRYAN A BADEAUX JR
78	2722 KNIGHT ST	SHAVE DAVID T & MICHELLE FINNERTY
79	2722 KNIGHT ST	ARREDONDO MARTHA & RAUL CARDENAS
80	2722 KNIGHT ST	ROBERTSON CHARLES ARNOLD
81	2722 KNIGHT ST	MALIK ANJALI
82	2722 KNIGHT ST	HERNANDEZ PABLO
83	2722 KNIGHT ST	HEJNY ROSEMARY KAY
84	2722 KNIGHT ST	FUNK JOSEPH M & CATHRYN L
85	2722 KNIGHT ST	CHANTHARAJ JUDITH
86	2722 KNIGHT ST	PILCIK BRITTANI
87	2722 KNIGHT ST	BALFOUR MARGARET
88	2722 KNIGHT ST	MADDOX RONALD L

4/16/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2722 KNIGHT ST	ARRIETA DORA E
90	2722 KNIGHT ST	PASCUZZI MICHAEL &
91	2722 KNIGHT ST	MOONEY STEPHEN
92	2722 KNIGHT ST	MCALOON STEVEN P & SARAH MCALOON
93	2722 KNIGHT ST	FONTENOT TIMOTHY DAVID
94	2722 KNIGHT ST	SCURLOCK DELOIS C BLDG G UNIT 124A
95	2722 KNIGHT ST	RODRIGUEZ CHRISTOPHER & BLDG B UNIT 125B
96	2722 KNIGHT ST	THOMAS KIMBERLY L
97	2722 KNIGHT ST	RANGINWALA NAJEEB A & SHAZIA HAMID
98	2722 KNIGHT ST	JONES JASON R
99	2722 KNIGHT ST	GILLIAM BRADLEY N
100	2722 KNIGHT ST	NEWAY ALAZAR
101	2722 KNIGHT ST	VILLARREAL D SCOTT UNIT 129A
102	2722 KNIGHT ST	CRUZ JOSE MICHAEL UNIT 130B
103	2722 KNIGHT ST	STICKLER RUSTIN E
104	2722 KNIGHT ST	MOHIUDDIN IMRAN
105	2722 KNIGHT ST	ROONEY MATTHEW B
106	2722 KNIGHT ST	BUI HIEN THE & THUY DANG
107	2722 KNIGHT ST	LUETHE TROY
108	2722 KNIGHT ST	CAS TEX NEDA LLC
109	2722 KNIGHT ST	KOVELAN JOHN BLDG J UNIT 305E
110	2722 KNIGHT ST	GARGIULO MICHAEL R BLDG J UNIT 401E
111	2722 KNIGHT ST	ROONEY MATTHEW B
112	2712 KNIGHT ST	WOODRUFF L MARK
113	2722 KNIGHT ST	VASQUEZ JANICE V
114	2722 KNIGHT ST	COATES KEITH A
115	2712 KNIGHT ST	ROBERTSON CHARLES ARNOLD BLDG L UNIT 307
116	2722 KNIGHT ST	DISCHLER STACY C
117	2722 KNIGHT ST	LOWENSTEIN MARK D
118	2722 KNIGHT ST	CURRIE JOHN D
119	2722 KNIGHT ST	BELL KRISTAPHER JAMES BLDG M UNIT 310E

4/16/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2722 KNIGHT ST	DARLING ROBERT E JR
121	2722 KNIGHT ST	MILLER SANDRA JEAN
122	2722 KNIGHT ST	MARTIN BRITT M BLDG M UNIT 410E
123	2722 KNIGHT ST	PORTER CARRIE A
124	2722 KNIGHT ST	DEARDURFF CHRISTOPHER D
125	2722 KNIGHT ST	BENAVIDES VICTOR
126	2722 KNIGHT ST	QUARLES STEPHANIE
127	2722 KNIGHT ST	PALETTI ERIC N
128	2722 KNIGHT ST	RANGINWALA MOIN A
129	2722 KNIGHT ST	MEZZACAPPA DAVID J
130	2722 KNIGHT ST	THOR PPTIES LLC
131	2722 KNIGHT ST	KRAEMER CHAD M
132	2722 KNIGHT ST	RYNER JAMES M
133	2722 KNIGHT ST	PASH PENELOPE
134	2722 KNIGHT ST	LOZA LEONSO
135	2722 KNIGHT ST	RADDEMANN ROBERT J
136	2722 KNIGHT ST	RODGERS BRENT BLDG P UNIT 422
137	2702 DOUGLAS AVE	ADAMS RICK & JAMES DICKSON
138	2702 DOUGLAS AVE	ADAMS RICK G & JAMES T DICKSON
139	2710 DOUGLAS AVE	ANWEILER DAVID W
140	2710 DOUGLAS AVE	KAHN RICHARD
141	2702 DOUGLAS AVE	ARMSTRONG HENRIA D E M & HENRY R ARMSTRO
142	2702 DOUGLAS AVE	LEE SO JA
143	2702 DOUGLAS AVE	REEP GARY J #107
144	2710 DOUGLAS AVE	HODGES PHILIP
145	2702 DOUGLAS AVE	CHAUHAN VANDANA
146	2702 DOUGLAS AVE	ADAMS RICK
147	2702 DOUGLAS AVE	ABAY AZIEB
148	2710 DOUGLAS AVE	HODGES PHILIP
149	2710 DOUGLAS AVE	RODGERS RICHARD F
150	2710 DOUGLAS AVE	BORGERS FREDERICK & CHRISTINE C UNIT 114

4/16/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	2710 DOUGLAS AVE	DARBY JOHN P JR UNIT 115
152	2702 DOUGLAS AVE	MILLER ELIZABETH DIANE BLDG B UNIT 11
153	2702 DOUGLAS AVE	FRUHWIRTH RICK E
154	2710 DOUGLAS AVE	SOLTANI OMID
155	2702 DOUGLAS AVE	CLAWSON JAMES O JR
156	2710 DOUGLAS AVE	KUERBITZ CHARLES RAY
157	2702 DOUGLAS AVE	DICKSON JAMES T
158	2710 DOUGLAS AVE	ARENDSE CHERIE MICHELLE & DAVID ALLEN TR
159	2702 DOUGLAS AVE	SAMUKLA FRANK
160	2702 DOUGLAS AVE	CORSEY FLOYD APT 122
161	2702 DOUGLAS AVE	JEFFREY MARK A
162	2702 DOUGLAS AVE	PARK JAY H % RAVENS
163	2702 DOUGLAS AVE	COOK JIMMY D EST OF
164	2702 DOUGLAS AVE	FAGAN JODIE K
165	2702 DOUGLAS AVE	WILLIAMS RAY E
166	2702 DOUGLAS AVE	ANWEILER DAVID W
167	2702 DOUGLAS AVE	POLLARD MARSHALL C
168	2710 DOUGLAS AVE	MITCHELL CYNTHIA R &
169	2702 DOUGLAS AVE	BOOTH MARC H
170	2702 DOUGLAS AVE	NONESUCH PLACE CONDO ASSN BOX 151
171	2710 DOUGLAS AVE	STEWART RANDY &
172	2702 DOUGLAS AVE	TALAKAUSKAS ANTHONY J
173	2710 DOUGLAS AVE	LE KHANH N BLDG F UNIT 138
174	2702 DOUGLAS AVE	JOHNSON GARY L
175	2702 DOUGLAS AVE	RAINBOW ESTATE LLC
176	2702 DOUGLAS AVE	YOUNG PAUL III
177	2710 DOUGLAS AVE	KIRBY KEVIN S BLDG G UNIT 142
178	2702 DOUGLAS AVE	CAMBIASSO GRISEL SOLANGE
179	2702 DOUGLAS AVE	WEDGE REV LIVING TRUST WILLIAM P WEDGE T
180	2710 DOUGLAS AVE	BAKER MICHAEL J BLDG G UNIT 146
181	2702 DOUGLAS AVE	YOUNG JENNIFER E APT 147

4/16/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	2702 DOUGLAS AVE	BARRON DAVID L UNIT 148
183	2702 DOUGLAS AVE	BANKS JOHN L JR & SUSAN
184	4323 BROWN ST	SHEPHERD JANET
185	2627 DOUGLAS AVE	HILL DANIEL
186	2627 DOUGLAS AVE	PEDRAZA JAVIER
187	2627 DOUGLAS AVE	LOPEZ STEVE BLDG E UNIT 103
188	2627 DOUGLAS AVE	DOMINGUEZ JOSE JORGE & LUCIA D D DOMINGU
189	2627 DOUGLAS AVE	ADAMS MELVIN C
190	2627 DOUGLAS AVE	TAYLOR KENT L # D
191	2627 DOUGLAS AVE	BUSHNELL R WAYNE
192	2627 DOUGLAS AVE	KERR LAURA ELIZABETH
193	2627 DOUGLAS AVE	AKBARI LEYLA
194	2627 DOUGLAS AVE	STONE GARY
195	2627 DOUGLAS AVE	COLEMAN RONALD M & JULIE
196	2627 DOUGLAS AVE	SHEPHERD MICHAEL L
197	2627 DOUGLAS AVE	BARNABAS DAVID Y
198	2627 DOUGLAS AVE	MATA JOSE M BLDG G UNIT 114
199	2627 DOUGLAS AVE	TRAN LINDA VAN
200	2627 DOUGLAS AVE	PHILLIPS STEVEN & MAI NGUYEN
201	2627 DOUGLAS AVE	CRUZ GUSTAVO
202	2627 DOUGLAS AVE	NGUYEN LE BA
203	2627 DOUGLAS AVE	WILLIAMS SANDIE
204	2627 DOUGLAS AVE	MCELROY HOWARD WYNNE
205	2627 DOUGLAS AVE	HENNIG GWEN
206	2627 DOUGLAS AVE	WREN VENNIS JR
207	2627 DOUGLAS AVE	BETANCOURT ADRIANA
208	2627 DOUGLAS AVE	HATHAWAY JOSEPH H III
209	2627 DOUGLAS AVE	CUNNINGHAM WALTER & MARY BLDG I UNIT 126
210	2627 DOUGLAS AVE	GUZMAN MARIO C
211	2627 DOUGLAS AVE	DOMINGUEZ JOSE JORGE & LUCIA DELGADILLO
212	2627 DOUGLAS AVE	PETE LEO A BLDG I UNIT 129

4/16/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	2627 DOUGLAS AVE	HESS CRAIG
214	2627 DOUGLAS AVE	COLEMAN RONALD M
215	2627 DOUGLAS AVE	TRAN LINDA V
216	2627 DOUGLAS AVE	CUNNINGHAM CRAIG
217	2627 DOUGLAS AVE	KNOLL THOMAS L UNIT 1208
218	2627 DOUGLAS AVE	DEJEAN GERALD G
219	2627 DOUGLAS AVE	HUTTON JERRY B JR
220	2627 DOUGLAS AVE	POTTS DIMITRI R UNIT 202
221	2627 DOUGLAS AVE	QUINTANILLA JOE BLDG E UNIT 203
222	2627 DOUGLAS AVE	MALAGON MARTIN
223	2627 DOUGLAS AVE	RAY JUAN A
224	2627 DOUGLAS AVE	GANDY JASON
225	2627 DOUGLAS AVE	COLEMAN RONALD M & JULIE W
226	2627 DOUGLAS AVE	RODRIGUEZ GRACIELA UNIT 208
227	2627 DOUGLAS AVE	SMITH RONALD W
228	2627 DOUGLAS AVE	GOLDBERG RUTH
229	2627 DOUGLAS AVE	HERRERA JUAN LOPEZ & ISaura DEL MENDEZ S
230	2627 DOUGLAS AVE	MALAGON MARTIN UNIT 213
231	2627 DOUGLAS AVE	LACEY CATHRYN
232	2627 DOUGLAS AVE	GANDY JASON
233	2627 DOUGLAS AVE	MCHUGH JOHN UNIT 220
234	2627 DOUGLAS AVE	PARRIS ABIGAIL UNIT 221
235	2627 DOUGLAS AVE	SEVILLA MANAGEMENT LLC
236	2627 DOUGLAS AVE	CASTELLANOS BRUNELLA N & CIRO
237	2627 DOUGLAS AVE	LOPEZ ZULEMA
238	4323 BROWN ST	CASTRO GEORGE L
239	4323 BROWN ST	TILLERY JAMES WAYNE BLDG A UNIT 138
240	4323 BROWN ST	BROWNE JOSE A BLDG A UNIT 139
241	4323 BROWN ST	PARRA BERTHA BLDG A UNIT 140
242	4323 BROWN ST	SHEPHERD JANET
243	4323 BROWN ST	SHEPHERD MICHAEL L

4/16/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	4323 BROWN ST	SANDIFER R M BLDG A UNIT 143
245	4323 BROWN ST	SKAGGS TRULA BLDG A UNIT 144
246	4323 BROWN ST	SIMMONS JAMES N JR
247	4323 BROWN ST	SOISSON CHRISTIAN
248	4323 BROWN ST	QUEZADA ARNOLDO & MARA BIATRIZ
249	4323 BROWN ST	SLAGLE JODY GLYN
250	4323 BROWN ST	QUEZADA ADRIAN
251	4323 BROWN ST	CUMMINGS JOHN LYNN
252	4323 BROWN ST	MERCADO EDUARDO V UNIT 148
253	4323 BROWN ST	PARRA MARITHZA BLDG B UNIT 245
254	4323 BROWN ST	CATHEY GARY A BLDG B UNIT 246
255	4323 BROWN ST	SOTELO ALFREDO H & BERTHA S
256	4323 BROWN ST	FAUST DANNY K
257	4323 BROWN ST	MCWILLIAM CHARLES D

FILE NUMBER: Z112-319(RB)

DATE FILED: September 8, 2012

LOCATION: Property generally bounded by Singleton Boulevard, both sides of Amonette Street, the Union Pacific Railroad, and Parvia Avenue

COUNCIL DISTRICT: 6

MAPSCO: 44 Q

SIZE OF REQUEST: Approx. 30.95 Acres

CENSUS TRACT: 43

APPLICANT: West Dallas Investments, LP

REPRESENTATIVES: Susan Mead, Suzan Kedron

OWNERS: See attached

REQUEST: An application for a Planned Development District for certain Mixed Uses on property zoned an IR Industrial Research District.

SUMMARY: The applicant proposes to create a Planned Development District providing for an increase in development rights over that currently permitted, while addressing certain design criteria, landscaping, open space requirements, and various pedestrian amenity requirements across the property boundary.

STAFF RECOMMENDATION: Approval, subject to a revised Area Regulating Plan and staff's recommended conditions.

BACKGROUND INFORMATION:

- The site is partially developed with certain uses permitted by the underlying IR District zoning. Additionally, there are some legally nonconforming single family uses generally located along the southern line of the request area.
- The applicant proposes to create a Planned Development District that creates a high density, pedestrian friendly mixed use development that will be postured to benefit from significant public infrastructure improvements that will serve the immediate area.
- The majority owner of the land area participated with other landowners in the ultimate adoption by the City Council of the West Dallas Urban Structure and Guidelines, the template for redevelopment of an area generally bounded by Canada Drive/Beckley Avenue, IH30, and Sylvan Avenue.
- SUP No. 573 for a Concrete batching plant was approved by the City Council for a permanent time period on January 17, 1972. At this time, the use continues to exist, however the applicant has indicated the property will be redeveloped consistent with this request.

Zoning History:

<u>Thoroughfare/Street</u>	<u>Existing & Proposed ROW</u>
Singleton Boulevard	Principal Arterial; 100' & 100' ROW*
Amonette Street	proposed Collector; 54' ROW with on-street parking**
Herbert Street	proposed Collector; 56' ROW with on-street parking**
Bataan Street	proposed Collector; 54' ROW with on-street parking**

*Proposed Thoroughfare Plan amendment to reduce right-of-way for the section between Sylvan Avenue and Canada Drive from six lane divided to four lane divided with dedicated bicycle lanes.

**Proposed Thoroughfare Plan amendment to provide for north/south connections, from

Singleton Boulevard to Commerce Street through/under the Union Pacific Railroad along these three respective alignments, as part of the City of Dallas 2012 Bond Program.

See Roadway Improvements section, below, for additional detail.

STAFF ANALYSIS:

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

Land Use Compatibility: The site consists of a mix of uses along with undeveloped parcels. In creating the vision for this request, the applicant was an active participant in the crafting of what has been adopted by the City Council (March, 2011) as the blueprint for redevelopment of West Dallas - the West Dallas Urban Structure and Guidelines.

The predominant land use surrounding the request site, like those uses within the request site remaining at the time of submission of the application, consists of a mix of commercial/industrial uses with legally nonconforming single family uses west of the site. The majority of the development north of the site, across Singleton Boulevard, consists of a mix of retail and commercial uses. Beckley Avenue and the Margaret Hill Hunt Bridge define the western adjacency, with the Union Pacific Railroad right-of-way (much of it elevated through its linear adjacency) and an electrical substation framing the site to the south.

Staff has determined that a mixed use development is appropriate at this location. With respect to the vision of the City Council adopted West Dallas Urban Structure and Guidelines, herein lies some concern for staff.

Urban Structure: The West Dallas Urban Structure and Guidelines, adopted by City Council in March 2011, was developed using a collaborative community-based process under the guidance of the Dallas CityDesign Studio. Public input was a cornerstone of the plan's development, with over 40 community meetings as well as detailed discussion and interaction with the applicant in order to reach a consensus around the vision for the area.

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

While the plan supports the overall vision of high-density, mixed use development on the property, the applicant's requested development rights are greater than what the targeted growth capacity outlined in the plan supports. The plan divides the area into a number of 'neighborhoods' each with their own vision and desired development characteristics. The request site sits primarily within the Herbert Street and Trinity Point 'neighborhoods.' Ultimate build-out capacity for Trinity Point is approximately 6M square feet and for Herbert Street is 7M square feet, for a total of 13M square feet. In each case, the request site comprises less than half of the land area identified for each neighborhood. A small portion of the site lies in the 'Singleton Neighborhood' that is a more modest density area. Based upon the vision in the plan, this translates roughly to approximately 6.5M to 7M square feet of new development supported for the request site. Staff recommendation is a tiered approach for development rights that allows the applicant to develop up to 8.6M square feet provided that the development is unfolding in a manner that is aligning with the anticipated phasing identified in the adopted plan and providing public amenities such as open space. The applicant has requested 11M square feet.

To provide scale and context to the amount of development being considered for this request, a similar mixed use development can provide some clarity. The Victory PDD encompasses approximately 87 acres and provides for a maximum of 10.6 million square feet of development rights as well as required publicly and privately accessible open space across the district. To date, approximately 4.85 million square feet have

been developed since City Council's approval in August 2000.

In addition to establishing the amount and phasing of development, the adopted plan is organized around three main regulatory areas to emphasize the importance of urban design and placemaking as development priorities:

- **Defining Street Character.** Mobility functions must be balanced with creating economically vibrant and viable neighborhoods that contribute to a physically beautiful environment and a sustainable ecology. Streets must support all modes of travel, provide a high level of connectivity, accommodate development flexibility over time, and encourage pedestrian activity.
- **Organizing a Network of Open Space Opportunities.** The plan calls for accommodating demand on land for development and infrastructure in a manner that provides for livability for the community. To that end, the plan details the need for a hierarchy of open space of a variety of characters to serve the anticipated population in the area, as well as including public, semi-private and private open space distributed throughout the community.
- **Architecture.** Development standards should focus on how buildings relate to form and public space.

Successfully achieving the vision relies heavily upon PD conditions that ensure each of these development priorities is achieved. Regulations should guarantee the transformation of the built environment to realize the plan's vision and build a strong sense of place. The applicant and staff have worked through a significant number of items; however, there remain areas where the applicant's request differs from the vision of the City Council adopted plan. The table below outlines key provisions in the proposed PD as they relate to the underlying organization of the plan and these three development priorities.

Analysis of Plan Priorities vs. Proposed PD		
Issue	Applicant's Conditions	Staff's Conditions
Plan Fundamentals		
Establish Herbert Street Spine and ensure that phase 1 of new development is focused along this corridor	Requested development rights may be used anywhere in the approximately 40 acres with no distinction of uses nor concentration of density and phasing along the "high" street (Herbert Street).	Development rights are tiered such that the largest portion of initial new development must occur in the core of the Herbert Street area, with provisions for the majority of frontage along Herbert Street to be "active" uses.
Street network and Character		
Street pattern and network	Provision for 2,000' block perimeter; however, there is no maximum under certain conditions. This would allow for development with limited connectivity impacting the pedestrian experience.	Provision for maximum 1,200' block perimeter with options to increase to 1,600' under certain conditions to provide an interconnected street grid and ensure that connectivity in this redeveloping area is improved over time.
Street cross-sections	Street cross-sections are consistent with the adopted plan	
Pedestrian priority	Use of bulb-outs and crosswalk demarcation are consistent with the adopted plan	
Accommodating all modes of travel	Accommodation of bicycle traffic is consistent with adopted plan and provision of off-street network fulfills a need for the area.	
Open Space		
Open Space	Concentrated open space along a series of greens along Akron Street, a multi-modal trail along Muncie Street, and identification of a future Herbert Plaza.	While the adopted plan calls for a distributed pattern of public open space, staff agrees with the proposed public open space framework, with the caveat that development regulations must ensure concentration of development and active uses along Herbert Street, as well as additional provisions for semi-private open space to be distributed as development unfolds. Staff is also recommending that the trail along Muncie extend to Beckley in order to provide a meaningful pedestrian connection.
Architectural Guidelines		
Development Standards Table	Proposed development standards are largely consistent with adopted plan recommendations	
Views	Tower regulations only apply to the eastern portion of the property, and tower separation only applies to towers on the same lot.	Tower regulations apply to the entire 40 acres in order to capture development in the core of density along Herbert Street. Spacing provision applies regardless of lot configuration.

Traffic: The Engineering Section of the Building Inspection Division of the Department

of Sustainable Development and Construction has reviewed the requested development vision in conjunction with the required Traffic Impact Analysis and determined that the proposed development will not significantly impact the street system, subject to certain improvements being completed prior to the final inspection for development that exceeds 80 percent of that anticipated by the TIA.

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

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

(3) If a vehicular connection exists between Singleton Boulevard and Commerce Street along either Amonette Street, Herbert Street, or Bataan Street, Nos. 1 and 2 are considered satisfied.

Thoroughfare Plan Amendment: On a parallel to the request, certain infrastructure will be required to support anticipated redevelopment of the area. With respect to this request, amendments to the City of Dallas Thoroughfare Plan (see attached Exhibit) are being requested to: (1) change the designation of Singleton Boulevard from Sylvan Avenue to Canada Drive from a six lane divided {M-6-D(A)} roadway within 100 feet of right of way to a special four lane divided (SPCL 4D) roadway with bicycle lanes within 88 feet of right of way; (2) add Bataan Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a special two lane (SPCL 2U) roadway with on-street parking within 54 feet of right of way; (3) add Herbert Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a special two lane (SPCL 2U) roadway with on-street parking within 56 feet of right of way; and, (4) add Amonette Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a two lane (SPCL 2U) roadway with on-street parking within 54 feet of right of way.

West Dallas Investments has submitted these applications requesting amendments to the City of Dallas Thoroughfare Plan to facilitate their proposed development projects within this portion of West Dallas. Staff has worked with West Dallas Investments and the City of Dallas Design Studio to establish a street design and circulation plan that meets the needs of these developments, existing property owners and is consistent with infrastructure necessary to support the City Council approved West Dallas Urban Design and Structures. Specifically there has been an emphasis on establishing a design that balances vehicle movement while incorporating amenities that accommodate pedestrians, cyclists and public transit users.

The proposed amendments include reducing the designated number of travel lanes on Singleton Boulevard from six to four and adding a bicycle facility along the corridor.

As recommended in the West Dallas Urban Structure and Guidelines, Herbert Street, Amonette Street and Bataan Street, not currently designated on the City's Thoroughfare Plan, will be designated as two lane undivided roadways with parking on each side and parkways wide enough to accommodate landscaping and sidewalks. These links, in conjunction with the city's bond program to provide three north/south thoroughfares under the Union Pacific Railroad right-of-way, will enhance connectivity for this portion of West Dallas to other areas of the city.

It is anticipated these amendments will be considered by the Transportation Committee (April 18, 2013), City Plan Commission (May 2, 2013), and ultimately City Council (yet to be scheduled).

Landscaping: The applicant has worked with the chief arborist to ensure the commitment to increased development rights do not come at the expense of a diminished pedestrian/tenant/resident experience. As a result, the attached recommended conditions will ensure a commitment to an enjoyable street level pedestrian experience while ensuring that the anticipated development will accommodate landscaped areas to help break up the building massing.

Bicycle parking. With respect to the development introducing approximately 5,800 multifamily dwelling units, approximately 1.4 million square feet of retail/entertainment uses, and three million square feet of office uses, staff has worked with the applicant to encourage alternative, environmental friendly modes of transportation with the goal of minimizing vehicular traffic to and from the area. DART currently serves the immediate area along Singleton Boulevard via two designated bus routes. Future plans call for a station to serve the area as well.

The City Council adopted the 2011 Dallas Bike Plan in June, 2011. Additionally, the Green Building Code, adopted by the City Council in April, 2008, encourages bicycle parking and offers credits towards satisfying Green Building Certification. Staff is currently working through a development code amendment (CPC approved on April 18, 2013; City Council is tentatively targeted for an August, 2013 public hearing) that will mirror the above efforts by requiring bicycle parking as well as providing for a reduction in required off-street parking.

The applicant has proposed providing for bicycle parking equal to one percent of the required off-street parking for a particular development (applicant will need to confirm the type of bicycle parking). Staff will be recommending provisions consistent with the above referenced development code amendment.

Additionally, certain regulations required of development across the city have been requested to not apply to this district. For purposes of clarity, the following table provides in general terms the provisions specifically addressed in the attached conditions for those respective areas of where a compromise was not achieved.

COMPARATIVE REVIEW OF DEVELOPMENT STANDARDS/REGULATIONS		
	EXISTING IR DISTRICT	PROPOSED PDD (STAFF COMMENTS-BOLD AND ITALICS)
USES	NONRESIDENTIAL USES	<p>GENERALLY CONSISTENT WITH EXISTING USES, HOWEVER INTRODUCTION OF MF USES ALONG WITH A STRONGER COMMITMENT TO RETAIL; ALLOW RENOVATION, REMODEL, EXPANSION, CHANGE OF USE FOR EXISITNG LEGALLY NONCONFORMING STRUCTURES.</p> <p><i>SUPPORT RECOGNIZING LEGALLY NONCONFORMING USES AT TIME OF PASSAGE OF ORDINANCE, BUT WILL REQUIRE ESTABLISHING AS A BUILDING SITE (PLATTING) FOR ADAPTIVE REUSE, EXPANSION, REMODEL</i></p>
CREATION OF A BUILDING SITE	ESTABLISHING A BUILDING SITE REQUIRED WHERE APPLICABLE	<p>PLAT ONLY NEW CONSTRUCTION</p> <p><i>EXCEPT AS NOTED ABOVE, REQUIRE CREATION OF A BUILDING SITE PER DALLAS DEVELOPMENT CODE</i></p>
MINOR AMENDMENT	N/A	<p>AREA REGULATING PLAN-DIRECTOR APPROVED PROVISIONS WITH APPEAL PROCESS TO CPC/CC</p> <p><i>FOLLOW ZONING AMENDMENT PROVISIONS WITHIN DALLAS DEVELOPMENT CODE</i></p>

OFF-STREET PARKING	BASED ON USE; SPECIAL PARKING SUBJECT TO PARKING AGREEMENTS AND LIMITED WALKING DISTANCES FROM USE	<p>VARIOUS USES WITH REVISED PARKING RATIOS; DISTRICT IS CONSIDERED ONE LOT FOR ALL PARKING; NO PARKING AGREEMENTS; EXCESSIVE PARKING REDUCTIONS; INCREASED REDUCTIONS FOR PROXIMITY TO MASS TRANSIT; BDA-SPECIAL EXCEPTION TO REQUIRED PARKING; CHARGE FOR REQUIRED PARKING</p> <p>REQUIRE RESIDENTIAL PARKING ON SAME LOT; REQUIRE PARKING AGREEMENTS; REDUCTIONS CONSISTENT WITH OTHER DEVELOPMENTS IN CLOSE PROXIMITY TO MASS TRANSIT; NO BDA SPECIAL EXCEPTION; PERMIT CHARGING FOR PARKING WHEN LOCATED IN A STRUCTURE</p>
SUBSURFACE PARKING	N/A	<p>PERMIT ACROSS LOT LINES</p> <p>SUPPORT SUBSURFACE PARKING STRUCTURES ONLY TO PROPERTY LINE</p>
BICYCLE PARKING	N/A	<p>1% REDUCTION FOR BIKE PARKING=1% OF REQUIRED PARKING</p> <p>REQUIRE BIKE PARKING, ALONG WITH INCREASE IN PARKING REDUCTION(5%) FOR BIKE PARKING CONSISTENT WITH CURRENT CODE AMENDMENT</p>
SIDEWALKS	DALLAS CITY CODE	EXCEPT AS PROVIDED FOR IN EXHIBIT G-STREETScape STANDARDS, MINIMUM UNOBSTRUCTED WIDTH OF FOUR FEET.
LANDSCAPING	ARTICLE X PLUS SPECIFIC STREETScape, PLANTING AREAS	SPIRIT OF ARTICLE X IS RETAINED, WITH SPECIFIC DEVIATIONS TO ACCOMMODATE PEDESTRIAN FRIENDLY, HIGH DENISTY DEVELOPMENT

LIST OF PARTNERS/PRINCIPALS/OFFICERS
(updated April 24, 2013)

APPLICANT/OWNER: WEST DALLAS INVESTMENTS, L.P.

General Partner: PSL Managment, LLC

Larry B. McGregor
Philip J. Romano
Stuart Fitts

L.P.: Samson Inv. LP

Larry B. McGregor
Philip J. Romano
Stuart Fitts

**OWNER: OTHER OWNERSHIP ENTITIES OWNED 100% BY
WEST DALLAS INVESTMENTS, LP. (See Above)**

Trinity Groves, LLC
E.Z.'s Trucking, Inc.
Commerce Properties West, LLC

OTHER OWNERS:

Blue Ribbon Industries, Inc.
Mark Longoria – President, Director
Jeff Magid – Vice President, Director

Juan Almaraz Garcia, Individual

Alvino Morales, Individual

Spicer Holdings LLC
Donald R. Spicer

Hanson Aggregates
Dan Harrington – CEO
Clifford Hahne – President
Glenn Heller – CFO
Amy C. Li – Assistant Secretary
Philip Holland – Vice President, General Manager

Andres Estrada, Jr., Individual

Humberto L. DeLeon, Individual

Cruz P. DeLeon, Individual

David B. Jenson, Individual

Adelaide T. Choraneec, Individual

Robert Choraneec, Individual

Melesio Perez, Individual

Martha Garcia, Individual

Albert Garcia, Individual

Felipe Hernandez, Individual

Mary Lee Hernandez, Individual

Larry Gibson, Individual

Juanita Martinez, Individual

TR Guadalupe Rios, Individual

Guadalupe Cavazos, Individual.

Margaret Rogers, Individual

Joe D. DeLeon, Individual

APPLICANT REQUESTED/STAFF RECOMMENDED CONDITIONS

PD __.

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

PD__ was established by Ordinance No. _____, passed by the Dallas City Council on _____, 2012.

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

The property is generally bounded by Singleton Boulevard, Amonette Street, the Union Pacific Railroad, and Bataan Street. The size of the property is approximately 30.95 acres.

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

Unless otherwise stated, the definitions in Chapter 51A apply to this article. In this district:

ADAPTIVE REUSE means rehabilitation or renovation of existing building(s) for any use(s) other than the present use.

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

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

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

ART GALLERY (RETAIL) means an establishment where original works of art or limited editions of original works of art are bought, sold, loaned, appraised, or exhibited to the general public.

ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking and for sale of the products to the general public.

BULB-OUT means location where the sidewalk edge is extended from the prevailing curb line into the roadway at sidewalk grade, effectively increasing pedestrian space.

(8) CLASS I BICYCLE PARKING means unenclosed bicycle parking where one or both wheels and the frame of a bicycle can be secured to a rack with a user-supplied lock.

(9) CLASS II BICYCLE PARKING means enclosed bicycle parking spaces within a building or structure designed for increased security from theft and vandalism, such as locked bicycle storage rooms, bicycle check-in systems, and bicycle lockers

(10) CUSTOM VEHICLE SHOP means a facility for the ~~display, service,~~ restoration, fabrication, modification, and ~~retail sale~~ and display of ~~customized—new, used,~~ or modified automobiles, boats, trucks, motorcycles, motor scooters, recreational vehicles, or trailers.

ENTERTAINMENT COMPLEX means a public, multi-use sports, entertainment, and convention facility where people view and participate in events and performances, including, but not limited to, theatrical, musical, and dramatic performances, professional or amateur sporting events, and meetings and assemblages

FACADE means the exterior wall of a building, facing or oriented to a public street, park or public open space.

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

IDENTIFICATION SIGN means a sign that identifies the name or logo of the district, business, or tenant..

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

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

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

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

MIXED-USE DEVELOPMENT means any combination of commercial (e.g., retail, office, and entertainment), and noncommercial uses, such as residential uses, mixed vertically (e.g., housing above retail) or horizontally (e.g., housing next to and integrated with retail).

MOBILE FOOD ESTABLISHMENT means a container or vehicle-mounted food establishment that is designed to be readily moveable and from which food is distributed, sold, or served to an ultimate consumer. The term includes, but is not limited to, mobile food preparation vehicles and pushcarts.

Applicant requested:

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

Staff recommended:

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

Applicant requested:

OPEN SPACE means any parcel or area of land or water essentially unimproved by permanent building except for ordinary projections of cornices or eaves, such space shall be reserved for public or private use. Open spaces may include parks, parklets, pocket parks, green squares, courtyards, gardens, playgrounds, paseos (when designated predominantly for pedestrians), unimproved property, and pedestrian paths or associated landscape areas including street trees.

PROJECT ANNOUNCEMENT SIGN means a sign constructed of rigid material, mesh or fabric surface, or a projection of a light image onto a wall face with the use of layers that announces a project, tenant or activity in the district.

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

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

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

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

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

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

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

SEC.51P-___.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ___A: Area Regulating Plan
- (2) Exhibit ___B: Table of Development Standards
- (3) Exhibit ___C: CBD View Control Map
- (4) Exhibit ___D: High-rise Tower Floor Plate Size Limitation and Orientation Diagram
- (5) Exhibit ___E: Mixed Use Development Parking Chart
- (6) Exhibit ___F: Street Standards
- (7) Exhibit ___G: Master Parking Plan and Floor Area Plan

SEC.51P-___.105. AREA REGULATING PLAN.

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

(b) An area regulating plan must show:

- (1) District boundaries.
- (2) Location of existing thoroughfares and general location of proposed thoroughfares, if any. If a proposed thoroughfare differs from the thoroughfare plan, an amendment to the thoroughfare plan is required.
- (3) Location of existing minor streets and general location of proposed minor streets, if any.

(4) Location of any existing public open space and general location of any proposed open space.

(5) Location of any proposed rail transit station or trolley station.

SEC.51P-___.106. MINOR AMENDMENTS TO THE AREA REGULATING PLAN.

Applicant requested:

(a) Except as provided in Section 51P-___.116(c), the director may approve minor amendments to an area regulating plan for block layout, street layout, or build-to-zone changes that do not:

(1) alter the basic relationship of the proposed development to abutting property;

(2) change the ingress/egress points; or

(3) change the building setbacks.

(b) Appeals.

(A) Director procedure. An applicant may appeal the decision of the director to the city plan commission. An appeal must be requested in writing within 10 days after the decision of the director. The proposed minor amendment must then follow the city plan commission procedure.

City plan commission procedure. An applicant may appeal the decision of the city plan commission to the city council. An appeal must be requested in writing within 10 days after the decision of the city plan commission. City council shall decide whether the city plan commission erred, using the same standards that city plan commission used. Appeal to the city council is the final administrative remedy available.

Public notice procedure. An applicant or owner of real property within the notification area may appeal the decision of the city plan commission to the city council. An appeal must be requested in writing within 10 days after the decision of the city plan commission. City council shall decide whether the city plan commission erred, using the same standards that the city plan commission used. Appeal to the city council is the final administrative remedy available.

Staff recommendation:

Require a zoning change process for any revisions to the area regulating plan.

SEC.51P-___.107. CONCEPTUAL PLAN AND DEVELOPMENT PLAN.

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

SEC.51P-___.108. SITE PLAN.

(a) A site plan must accompany any application for a building permit for new construction.

(b) Site plans must include a table listing the following for all new construction only:

- (1) total square footage of land;
- (2) maximum floor area;
- (3) maximum structure height;
- (4) maximum lot coverage;
- (5) actual open space;
- (6) number of required parking spaces for new construction;
- (7) number of parking spaces provided on-site for new construction;
- (8) number of parking spaces provided off-site for new construction;
- (9) total floor area for existing construction;
- (11) total floor area for existing/new construction;
- (12) remaining floor area available for new construction;
- (13) Specific locations and dimensions of proposed thoroughfares, minor streets, and roundabouts abutting the area subject to the site plan;
- (14) master parking and floor area plan supplement (Exhibit __);

SEC.51P-___.109. CREATION OF A BUILDING SITE.

Applicant requested:

The provisions of Section 51A-4.606 applies to all new construction; however, for existing rehabilitated structures designated as conforming by Section 51P.____.111, the following provisions apply:

- (a) In general. All lots and tracts are considered legal building sites.
- (b) Building sites.
 - (1) Building sites may be combined within a block.
 - (2) Buildings and structures may be built across lot, property, or tract lines.

Staff recommends that plat regulations and creation of a building site as provided in the Dallas Development Code apply to this district.

SEC.51P-___.110. MAIN USES PERMITTED.

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

- (1) Agricultural uses.
 - Crop production [Limited to community gardens only.]
- (2) Commercial and business service uses.
 - Building repair and maintenance shop. [RAR]
 - Catering service.
 - Commercial cleaning or laundry plant. [SUP]
 - Custom business services.
 - Custom woodworking, furniture construction, or repair.
 - Electronics service center.
 - Job or lithographic printing. [RAR]
 - Labor hall. [SUP]
 - Medical or scientific laboratory.
 - Technical school.
 - Tool or equipment rental. [SUP required if use is operated outside, otherwise by right.]
- (3) Industrial uses.
 - Alcoholic beverage manufacturing.
 - Industrial (inside) for light manufacturing.
 - Industrial (inside). [RAR]
 - Temporary concrete or asphalt batching plant. [By special authorization of the building official.]
- (4) Institutional and community service uses.
 - Adult day care facility.
 - Child-care facility.
 - Church.
 - College, university, or seminary.
 - Community service center.
 - Convent or monastery.
 - Halfway house. [SUP]
 - Hospital. [RAR]
 - Library, art gallery, or museum.
 - Open-enrollment charter school. [SUP]
 - Private school. [SUP]
 - Public school other than open-enrollment charter school. [SUP]

(5) Lodging uses.

- Extended stay hotel or motel *[Limited to internal entry guest rooms only. Interior courtyard-entry guest rooms are permitted. Guest rooms with direct access to the street or parking area are prohibited. [SUP]*
- Hotel or motel. *[RAR]*
- Lodging or boarding house. *[SUP]*

(6) Miscellaneous uses.

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

(7) Office uses.

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

(8) Recreation uses.

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

(9) Residential uses.

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

(10) Retail and personal service uses.

- Aquarium.
- Alcoholic beverage establishments. *[Maximum of 6,000 square feet of floor area per use by right. Otherwise, by SUP]*
- Ambulance service. *[RAR]*
- Animal shelter or clinic without outside runs. *[RAR]*

- Animal shelter or clinic with outside runs. [SUP]
- Antique shop.
- Art gallery (retail). [may include outside display]
- Art or craft production facility. [may include outside display]
- Auto service center. [SUP]
- Business school.
- Car wash. [Tunnel-type only]

Applicant requested:

- | |
|--|
| -- Commercial amusement (inside). [Bingo parlor by SUP only; other subuses by right] |
|--|

Staff recommended:

- | |
|---|
| -- Commercial amusement (inside). [See Section 51A-4.210(b)(7). Except as otherwise provided, permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District. Class E dance halls, as defined in Chapter 14 of the Dallas City Code, are not permitted. Billiard hall by SUP only. Bingo parlor by SUP only.] |
|---|

Applicant requested:

- | |
|------------------------------------|
| -- Commercial amusement (outside). |
|------------------------------------|

Staff recommended:

- | |
|--|
| -- Commercial amusement (outside). [SUP] |
|--|

- Commercial parking lot or garage.
- Convenience store without drive-through.
- Convenience store with drive-through. [SUP]
- Custom vehicle shop.
- Dry cleaning or laundry store.
- Entertainment complex. [Allowed by right up to 500 seats; otherwise, by SUP only.]
- Furniture store.
- General merchandise or food store 3,500 square feet or less. [may include outside display]
- General merchandise or food store greater than 3,500 square feet.
- Gourmet marketplace.
- Home improvement center, lumber, brick, or building materials sales yard [By SUP only if greater than 10,000 square feet; otherwise by right]
- Household equipment and appliance repair.
- Liquor store.
- Massage establishment. [SUP]
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station. [SUP]
- Mobile food establishments.

- Nursery, garden shop, or plant sales.
- Outside sales.
- Personal service uses [excluding piercing salon and tattoo studio].
- Piercing salon. [SUP]
- Restaurant without drive-in or drive-through service.

Applicant Request:

- | |
|---|
| -- Restaurant with drive-in or drive-through service. |
|---|

Staff Recommendation:

- | |
|---|
| -- Restaurant with drive-in or drive-through service. [SUP] |
|---|

- Swap or buy shop. [SUP]
- Taxidermist.
- Tattoo studio. [SUP]
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. [SUP]

(11) Transportation uses.

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

(12) Utility and public service uses.

Applicant Request:

- | |
|------------------------------|
| -- Alternative energy plant. |
|------------------------------|

Staff Recommendation:

- | |
|------------------------------------|
| -- Alternative energy plant. [SUP] |
|------------------------------------|

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. [RAR] [SUP]
- Tower/antenna for cellular communication. [SUP]
- Utility or government installation other than listed. [SUP]

(13) Wholesale, distribution, and storage uses.

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

- Trade center.
- Warehouse. [SUP]

Staff recommendation:

(b) Street level uses with primary entrances facing Herbert Street. The uses listed in this subsection are the only main uses permitted at street level with primary entrances facing Herbert Street. These uses at street level must have a minimum depth of 20 feet.

(1) Office uses.

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

(2) Recreation uses.

- Public park, playground, or golf course.

(3) Retail and personal service uses.

- Aquarium.

-- Alcoholic beverage establishments. *[Maximum of 6,000 square feet of floor area per use by right. Otherwise, by SUP]*

- Antique shop.
- Art gallery.
- Art or craft production facility.
- Commercial amusement (inside). [SUP]
- Convenience store without drive-through.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard 10,000 square feet or less.
- Home improvement center, lumber, brick, or building materials sales yard greater than 10,000 square feet. [SUP]
- Household equipment and appliance repair.
- Liquor store.
- Mobile food establishments .
- Nursery, garden shop, or plant sales.
- Outside sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Temporary retail use.
- Theater.

(c) Street level uses with primary entrances facing Akron Street. In order to ensure Herbert Street remains the primary commercial corridor in the district, uses listed in subsection (b) may only be located on the street level along Akron Street when they are located within 50 feet of an intersection.

SEC.51P-___.111. ACCESSORY USES.

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

(b) An alternative energy plan is allowed by right as an accessory use.

SEC.51P-___.112. CONFORMING STRUCTURES.

Applicant requested:

Except as provided in this subsection, all structures existing as of _____, are deemed legal, conforming structures and legal building sites and may be renovated, remodeled, repaired, adaptively reused or rebuilt. These structures may be enlarged if the work complies with the yard, lot, and space regulations in Section 51P-___.112.

Staff recommended:

I BELIEVE WE AGREED TO RECOGNIZE EXISTING USES AT TIME OF PASSAGE OF ORDINANCE AS LEGALLY CONFORMING. ANY ADAPTIVE REUSE OR EXPANSION OF A PERMITTED USE WOULD REQUIRE CREATION OF A BUILDING SITE/PLATTING.

SEC.51P-___.113. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general.

(1) The development standards not referenced in this section are referenced in the table of development standards (Exhibit _____B). If there is a conflict between this section the table of development standards, the table of development standards controls.

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

- (b) Front yard. See table of development standards.
- (c) Side and rear yard. See table of development standards.

Applicant requested:

(d) Density. No maximum density.

Staff recommended:

The minimum density for multifamily is 70 dwelling units per acre. Minimum density for multifamily uses increases to 100 dwelling units per acre, for projects constructed following the commencement of construction of the UPRR underpasses.

Applicant requested:

(e) Floor area. Maximum floor area for all permitted uses is 10,999,000 square feet.

Staff recommended:

(e) Floor area.

- (1) Except as provided in this subsection, maximum floor area for all permitted uses is 3,000,000 square feet.
- (2) Floor area increases above the maximum 3,000,000 square feet in the following ways:
 - (A) Maximum floor area increases by an additional 2,000,000 square feet when Certificates of Occupancy have been issued for all public open space as shown on the regulating plan.
 - (B) Maximum floor area increases by an additional 2,600,000 square feet when Certificates of Occupancy have been issued for at least 2,000,000 square feet of new development on Property bounded by Singleton to the north, the UPRR to the South, a line extending from the center line of McPherson Street to the east, and a line extending from the centerline of Beeville Street to the west.
 - (C) Maximum floor area increases by an additional 1,000,000 square feet when Certificates of Occupancy have been issued for 3,500,000 square feet of new development on Property bounded by Singleton to the north, the UPRR to the South, a line extending from the center line of McPherson Street to the east, and a line extending from the center line of Beeville Street to the west.
- (3) At no time will maximum floor area exceed 8,600,000 square feet.

- (8) Height.

(A) Except as provided in this subsection, no maximum structure height.

(B) If any portion of a structure is over 26 feet in height, that portion of a structure may not be located above a residential proximity slope.

(C) The following structures may project a maximum of eight feet above the residential proximity slope provided they do not exceed 15% of the roof area:

- (i) Elevator penthouse or bulkhead.
- (ii) Mechanical equipment room.
- (iii) Cooling tower.
- (iv) Tank designed to hold liquids.
- (v) Ornamental cupola or dome.
- (vi) Skylights.
- (vii) Clearstory.
- (viii) Visual screens which surround roof mounted mechanical equipment.
- (ix) Chimney and vent stacks.

(9) Lot coverage. See table of development standards.

(10) Lot size. No minimum lot size.

(11) Stories. No maximum number of stories.

SEC.51P-___.114. HIGH-RISE TOWER FLOOR PLATE SIZE LIMITATION AND ORIENTATION.

Applicant Requested:

(a) For areas within the CBD View Control Map (See Exhibit ____C), portions of any building above 75 feet in height have floor plate size restrictions. (See Exhibit ____E) To prevent a wall effect along the Trinity River, any portion of a building greater than 75 feet in height must also be oriented as follows:

Staff Recommended:

(a) Portions of any building above 75 feet in height have floor plate size restrictions. (See Exhibit ____D) To prevent a wall effect along the Trinity River, any portion of a building greater than 75 feet in height must also be oriented as follows:

(1) For a tower with a floor plate average of 12,500 square feet or less, there are no tower orientation restrictions.

(2) For a tower with a floor plate average between 12,500 square feet and 25,000 square feet, the tower dimension perpendicular to the levee may not exceed the tower dimension parallel to the levee.

Applicant Requested:

(3) For a tower with a floor plate greater than 25,000 square feet, the tower dimension perpendicular to the Trinity River levee must be at least two times longer than the tower dimension parallel to the levee.

Staff Recommended:

(3) For a tower with a floor plate greater than 25,000 square feet, the tower dimension perpendicular to the Trinity River levee must be at least three times longer than the tower dimension parallel to the levee.

Applicant requested:

(b) Minimum tower separation on the same lot is 100 feet.

Staff recommended:

(b) Minimum tower separation is 100 feet.

SEC.51P-___.114. OFF-STREET PARKING AND LOADING.

(a) General requirements.

(1) Except as otherwise 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 requested:

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

Staff recommended:

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

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

Applicant Request:

(1) Alternative energy plant. A minimum of two spaces are required.

Staff Recommendation:

(1) Alternative energy plant. Parking requirement to be set by SUP conditions.

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

(3) Art gallery (retail). One space per 600 square feet of floor area is required.

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

(5) Custom vehicle shop. One space per 500 square feet of floor area and outdoor area where the use is operated, exclusive of parking area.

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

(7) Gourmet marketplace. One space per 220 square feet of floor area is required.

(8) Live/work unit. One space per live/work unit.

(9) Mobile food establishment. One space per 200 square feet of floor area is required.

(10) Temporary retail use. Minimum off-street parking and loading requirements may be satisfied by:

(A) providing a minimum of one space per 500 square feet of lot area,

Applicant requested:

(B) using existing parking and loading spaces for other uses located within the district; or

(C) providing temporary parking and loading spaces that do not strictly comply with the construction and maintenance provisions for off-street parking and loading if the building official determines that the temporary off-street parking or loading spaces are adequately designed to accommodate the parking and loading needs and will not adversely affect surrounding uses.

Staff recommendation:

Require off-street parking for this use per the Dallas Development Code, the difference being a maximum distance of 500 feet from the existing parking to the location of the temporary retail use.

(a) Master parking plan and floor area plan.

(1) Purpose. Because off-street parking requirements for uses in this district may be provided in remote locations on the Property without the use of a parking agreement, the master parking plan and floor area plan identifies the locations of all off-street parking, determines the amount of required off-street parking, identifies available

off-street parking, and ensures that each use within the district meets the off-street parking requirements.

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

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

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

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

(i) the number of existing required off-street parking spaces;

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

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

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

(aa) changes to a site plan; and

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

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

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

Applicant requested:

(g) Proximity to public transit. Off-street parking requirements may be reduced by 40 percent if the use is within 1,200 feet, measured as a pedestrian would walk, from a public transit station at which commuter rail, light rail, trolley, or bus service is available.

Staff recommended:

(g) Proximity to public transit.

(A) Office uses.

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

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

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

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

Applicant requested: (NOTE: Applicant will need to quantify amount and type of bicycle parking, location, signage, etc.)

(h) Bicycle parking reduction. The off-street parking requirement for a use may be reduced by one percent by providing and maintaining bicycle parking in an amount equal to one percent of that off-street parking requirement. The type and location of the bicycle parking must be approved by the director of public works and transportation prior to the issuance of a certificate of occupancy for the use.

Staff recommended:

(h) Bicycle parking.

(1) General provisions.

(A) Bicycle parking spaces are not permitted in a visibility triangle as defined in Section 51A-4.602.

(B) Bicycle parking spaces must not impede access to a fire hydrant or pedestrian circulation.

(C) Bicycle parking spaces must not reduce the unobstructed space for the passage of pedestrians to less than the minimum required sidewalk width for that building site.

(D) Bicycle parking spaces must be protected from motor vehicles to prevent damage to parked bicycles.

(E) Bicycle parking spaces must be maintained in a clean, neat, and orderly manner.

(F) All bicycle racks must be securely anchored.

(2) Applicability.

(A) Except as provided in Subparagraph (B), this section becomes applicable to a building site when:

(i) an application is made for a building permit:

(aa) for new construction; or

(bb) to increase the floor area on a building site by 10 percent or more or by more than 2,000 square feet, whichever is less; or

(ii) there is a change in land use that requires an increase in off-street parking.

(B) This section does not apply to:

(i) uses that require four spaces or less of off-street parking;

(ii) agricultural uses;

(iii) utility and public service uses; or

(iv) wholesale, distribution, and storage uses;

(3) Spaces required.

(A) The greater of two bicycle parking spaces per building site or one bicycle parking space per 25 required off-street parking spaces is required.

(B) No more than 30 bicycle parking spaces are required on any building site.

(C) For every 10 bicycle parking spaces, or portion of 10 bicycle parking spaces, provided on a building site, a minimum of two bicycle parking spaces must be available for use by guests or visitors.

(D) In determining the required number of bicycle parking spaces, fractional spaces are counted to the nearest whole number, with one half counted as an additional space.

(4) Location and design.

(A) All required bicycle parking spaces must be provided on the lot occupied by the main use.

(B) Bicycle parking spaces exterior to a building must be a part of or connected to a pedestrian pathway that connects to a building entrance open to the public.

(C) Bicycle parking spaces exterior to a building must be clearly visible from a primary building entrance or signs must be posted at the entrances to the automobile parking area that indicate the location of bicycle parking. Bicycle parking interior to a building must be indicated by signs posted at the entrance to the automobile parking area that indicate the location of the bicycle parking. If signs are required to be posted at the entrances to the automobile parking area, the signs must:

- (i) be prominently displayed;
- (ii) illustrate or describe the location of bicycle parking spaces;
- (iii) be constructed of weather resistant material;
- (iv) be a minimum of 10 inches in width by 15 inches in height; and
- (v) contain clearly legible letters and graphics that contrast with the background material of the sign.

(D) When placed parallel, bicycle racks must be spaced at least four feet apart.

(E) When placed linear, bicycle racks must be spaced at least seven feet apart.

(F) Class I bicycle parking must provide a minimum two-and-a-half foot by six foot area for each bicycle parking space.

(G) Class I bicycle parking may be placed in the required front, side, or rear yard.

(4) Waiver.

(A) An applicant for a bicycle parking waiver shall submit an application to the director on a form provided by the city.

(B) The director may waive the bicycle parking requirements only upon a determination that;

(i) due to existing site constraints, meeting the requirements of this Division would:

(aa) interfere with minimum requirements for pedestrian or vehicle maneuvering; or

(bb) would otherwise be contrary to public safety; or

(ii) the building site only has access from a roadway where riding a bicycle is prohibited under Sections 9-6 or 28-159 of the Dallas City Code.”

(5) Reductions for providing bicycle parking.

(A) Required off-street parking may be reduced by one space for every six Class I bicycle parking spaces provided on a building site. Bicycle parking spaces required by Section 51A-4.333 count toward this parking reduction.

(B) Required off-street parking may be reduced by one space for every four Class II bicycle parking spaces provided on a building site. Bicycle parking spaces required by Section 51A-4.333 count toward this parking reduction.

(C) A minimum of 20 off-street parking spaces are required in order to receive a parking reduction of one space. A parking reduction under this subsection may not be granted for fractional parking spaces and fractional parking spaces may not be rounded up to the next nearest whole parking space.

(D) A parking reduction granted under Subsections (a) or (b) cannot exceed five percent of the total required off-street parking spaces for a building site.

(E) In addition to a parking reduction granted under Subsections (A) or (B), required off-street parking spaces may be reduced by an additional five percent by providing showers, lockers, and changing facilities for bicycle riders. This parking reduction is not available for residential and retail and personal service uses.

(i) On-street parking.

(1) On-street parking spaces adjacent to a building site may be credited toward the off-street parking requirement of uses on the building site, even if the parking, backing, or maneuvering must be performed in the public right-of-way. All on-street parking must be approved as to design and construction by the director of public works and transportation. On-street parking must be striped in accordance with standard city specifications.

(2) Each on-street parking space permitted by this subparagraph may be credited towards required parking for the use in which the parking space abuts.

Applicant requested:

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

Staff recommended:

(l) Special exceptions for required off-street parking requirements are not permitted.

(m) Mixed use development parking reduction.

(1) In general.

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

(B) For purposes of this subsection, mixed use development means any development in this district. Again cannot support district wide with already reduced parking ratios

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

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

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

(A) The parking demand for each use is determined for each of the six times of day shown in the MUD parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the MUD parking chart, the percentage assigned to that use is 100 percent for all six times of day unless other factors can be demonstrated by a parking study and approved by the building official.

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

(C) If one or more of the main uses in a mixed use development is a retail or personal service use, the minimum parking requirement for the mixed use

development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the retail and personal service uses in the mixed use development.

(n) Automated parking.

(3) Automated parking spaces may be counted as required parking.

(4) The parking space design in automated parking facilities is not required to comply with the dimensional standards of Chapter 51A.

(5) If the automated parking facility is not handicapped accessible, then non-automated handicapped parking must be provided.

(6) The design of the automated parking facility must be approved by the building official.

Applicant requested:

(o) Parking structure setback. Below-grade parking structures may project to the lot line, across lot lines, and under private, public, or abandoned rights-of-ways.

Staff recommended:

(o) Parking structure setback. Below-grade parking structures may project to the lot line.

Applicant requested:

(p) Fees for required parking. Fees may be charged for use of required parking.

Staff recommendation:

(p) Fees for required parking. Fees may be charge for use of required parking only when located within a parking structure.

SEC.51P-___.115. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC.51P-___.116. LANDSCAPING.

(1) LOT WITH RESIDENTIAL ADJACENCY means any of the following:

(A) A building site containing a nonresidential use that is adjacent to or directly across a street 64 feet or less in width, or an alley from private property in an agricultural, single family, duplex, townhouse, CH, or multifamily, or manufactured housing zoning district.

(B) An artificial lot containing a multifamily use if the lot is less than 200 feet from private property in single family, duplex, townhouse, or CH zoning district.

(C) An artificial lot containing a nonresidential use if the lot is less than 200 feet from private property in an agricultural, single family, duplex, townhouse, CH, multifamily, or manufactures housing zoning district.

(c) Special exception. The board may grant a special exception to the landscaping requirements of this section if the board finds that the special exception will not compromise the spirit and intent of this section. When feasible, the board shall require that the applicant submit and that the property comply with a landscape plan as a condition to granting a special exception under this section.

(d) Application of section. Except as provided, this section applies only to new construction or nonpermeable coverage of the lot for vehicular uses.

(e) Landscape plan. A landscape plan must accompany any application for new construction.

(f) Mandatory landscaping requirements. For other uses, lots containing a use other than single family or duplex, lots must comply with the following:

(1) Perimeter landscape buffer strip. A landscape buffer strip must be provided along the entire length of the portion of the perimeter of a lot with residential adjacency (multifamily is not considered as residential adjacency), exclusive of ingress and egress points. The buffer strip must be at least 10 feet wide or no more than 10 percent of the lot depth, whichever is greater.

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

(3) Surface parking screening. All surface parking must be screened from the street and single-family or duplex zoned property by using one or more of the following three methods to separately or collectively attain a minimum height of three and one-half feet above the parking surface:

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

(B) Solid wood fence or masonry wall.

(C) Hedge-like evergreen plant materials recommended for local area use by the director of park and recreation. The plant materials must be located in a

bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three year.

(4) Surface parking screening with single-family or duplex adjacency.

The three methods of providing screening listed above may be used to provide screening to separate a surface parking area from an adjacent single-family or duplex zoned property if the screening barrier is at least six feet in height.

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

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

- (i) a public street that is adjacent to the lot; and
- (ii) property in a single-family or duplex zoned district that is adjacent to or directly across an alley from the lot.

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

(C) Required screening must be constructed of:

- (i) for off-street loading spaces, one or more of the materials described in Paragraph (f)(3); and
- (ii) for garbage storage areas, a solid wood fence or masonry wall.

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

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

(h) Landscape areas. For buildings with residential uses at grade, the following regulations apply:

(1) Landscape areas defined. For purposes of this subsection:

(A) Landscaped site areas consists of permeable and non-permeable areas, alternate planting areas, pedestrian pavement, street furniture, site/street amenities, public art space, and street lights. Landscape site areas may be located in the right-of-way as shown on Exhibit ____F, Streetscape Standards.

(B) General planting area consists of shrub, vine, flower and groundcover beds. General planting areas may not include turf grass.

(C) Special planting area consists of shrub and vine beds only containing evergreen shrubs or vines capable of reaching a minimum height of 24 inches within three years.

(D) Parkway planting area consists of turf grass, flowers, or groundcover vegetation sufficient to cover a minimum of 75 percent of this area within three years.

(E) Required front yard is the portion of a lot that abuts a street and extends across the width of the lot between the property line and the building setback line. For purposes of this section, a required front yard may be located in the right-of-way and is subject to the City's licensing requirements.

(F) Parkway is the portion of a street right-of-way between the projected street curb and the front lot line.

(2) Minimum planting requirements.

(A) At least 10 percent of a lot, including at least 60 percent of the required front yard, must be designated as landscape site area.

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

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

(D) The parkway may be included in the landscape site area designation.

(i) Street trees.

(1) Tree planting zone. The tree planting zone is that area parallel to the back of street curb and 15 feet from the back of the projected street curb, or if there is no street curb, from the street or easement line. The tree planting zone for open

space abutting a public street is anywhere within those areas. Tree planting zones may be located in the right-of-way, subject to the city's licensing requirements.

(2) Tree planting strip. Except when tree grates are required in sidewalks, trees must be planted within a tree planting strip which is a minimum four feet wide and a minimum 10 feet in length, or otherwise provided a minimum horizontal root expansion area of 60 square feet. Tree planting strips may be located in the right-of-way, subject to the city's licensing requirements.

(3) Number, location, and type of trees required.

(A) Each lot must have one or more large tree with its trunk located wholly with the tree planting zone.

(B) The number of required trees is calculated by dividing the number of feet of lot frontage along a public street by 30. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number. Driveway entrances are not included in lot frontage calculations.

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

(D) All required trees must be selected from the list of recommended tree species.

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

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

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

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

(6) Minimum clearance above pavement. The property owner shall maintain street trees five years of age or older in compliance with the following vertical clearance requirements:

(A) Fourteen feet above street pavement.

(B) Eight feet above a public sidewalk located.

(7) Tree grates required in sidewalks. Unless a tree is located within a tree planting strip, tree grates must be provided for all trees in sidewalks. Containment areas constructed of suspended brick, pave stones, or similar materials may be used

instead of a grate to protect tree roots and provide a pedestrian surface. These materials must conform to state standards and specifications adopted to eliminate, insofar as possible, architectural barriers encountered by aged, handicapped, or disabled persons. The grates or containment areas must be large enough to permit healthy tree growth.

(8) Street tree alternatives.

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

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

(j) Plant requirements. Plants used to satisfy the landscape requirements must comply with the following:

(1) Large evergreen shrubs must have the ability to grow to a minimum height of three feet within three years.

(2) Solid sod or hydro-mulch grass may be used.

(3) Artificial plant materials may not be used to meet any landscaping requirement.

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

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

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

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

(l) Completion. All landscaping must be completed in accordance with the approved landscape plan before the final certificate of occupancy for the new construction or nonpermeable coverage of the lot for vehicular uses.

(m) Tree preservation, removal, and replacement.

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

(2) In addition to the approved replacement trees allowed in Section 51A-10.134 a replacement tree may also be selected from list of recommended street tree species.

SEC.51P-___.117. SITE DESIGN REQUIREMENTS.

Staff Recommendation:

(a) Above-grade off-street parking. Parking is permitted on any level of a building under the following conditions:

- 1) parking levels must be screened through use of vegetation, etc.; or
- 2) parking levels must be concealed in a structure with a facade similar in appearance to the main structure's façade through use of building materials; and.

3) Liner Development is provided along the street level of the garage compliant with the development standards established for the street in Exhibit ____ provided along the façade street

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

Applicant Requested:

(c) Block standards. Block layouts shall generally conform as shown on the area regulating plan. Street arrangement and locations may depart from the area regulating plan if the project will result in a comparable level of overall connectivity, and provides safe, logical and convenient access to adjoining property consistent with existing and planned land uses; but shall be limited to 100’ in any direction, so long as it meets the street standards for proximity to intersections as determined by the Department of Public Works and Transportation.

(7) The following block standards apply during the subdivision process when the parcel of land or block is generally changed as shown on the area regulating plan, through street abandonment or dedication of street right of way.

(8) Except as provided, block perimeters may not exceed 2,000 linear feet as measured along the inner edges of each street right-of-way. The block may be broken by any of the conditions described below in section (3)

(9) Block perimeters may exceed 2,000 feet, if one or more of the following conditions apply:

(A) The block has a mid-block Mews Street constructed in accordance with this Article that connects to another street;

(B) The block has a pedestrian passage available at all times to the general public;

(C) The block contains valuable natural features, public open space, or significant historic resources that should not be crossed by a street; or

(D) The block has an entrance to a parking garage.

Staff Recommendation:

(c) Block standards. Block layouts must generally conform as shown on the area regulating plan. Additional streets not show on the regulating plan are allowed, if

they are needed to meet minimum block standards. Additional streets will have to be developed in accordance with one of the street sections identified in Exhibit ____G.

(1) Applicability. Block standards apply during the subdivision process through street abandonment or dedication of street right-of-way.

(2) Except as provided in this section, block perimeters may not exceed 1,200 linear feet as measured along the inner edges of each street right-of-way. The block may be broken by any of the conditions described below. This paragraph does not apply to blocks located east of Amonette.

(A) Block perimeters may exceed 1,200 feet up to a maximum perimeter of 1,600 feet, if one or more of the following conditions apply:

(i) The block has a mid-block Mews Street constructed in accordance with this article that connects to another street;

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

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

(bb) The pedestrian passage contains lighting at an interval to ensure a minimum illumination on the surface of the path of no less than ½ foot candle

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

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

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

(3) the portion of the structure covering the pedestrian passage has a minimum setback of 30 feet. The portion of the passage within the setback is treated as a mews as shown in Exhibit ____G;

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

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

(3) Any single blockface longer than 500 feet must be broken by one of the conditions in paragraph (A) above.

(d) Street standards. Streets and mews must comply with cross-sections in Exhibit ____G, streetscape standards.

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

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

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

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

(e) Sidewalk standards for new construction.

(1) In general.

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

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

(2) Location.

Applicant requested:

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

(B) On state highways, sidewalks must be provided in the parkway, subject to Texas Department of Transportation approval. If Texas Department of Transportation approval cannot be obtained, the property is exempt from this requirement sidewalks may be located on private property.

Staff recommended:

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

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

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

(3) Width.

(A) Sidewalks must comply with EXHIBIT___F, Streetscape Standards.

(B) For required sidewalks not provided for in subsection (A), sidewalks must have an unobstructed minimum width of four feet. For purposes of this provision, “unobstructed” means by structures or landscaping, excluding tree grates, utility poles and service boxes.

SEC.51P-___.118. SCREENING REGULATIONS.

(a) Parking lot screening.

(b) Screening of dumpsters and garbage storage areas.

(1) Except as otherwise provided in this subsection, screening of dumpsters and garbage storage areas must be provided in compliance with Section 51A-4.602, “Fence, Screening, and Visual Obstruction Regulations.”

(2) All dumpsters and garbage storage areas must be screened from all streets adjacent to the building site. Screening is not required on sides that are not visible from a public street.

(3) Screening of all dumpsters and garbage storage areas must be at least six feet in height.

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

SEC.51P-___.119. OPEN SPACE.

Applicant requested:

(a) In general. Land designated to meet the public open space requirements shall be developed as shown on the Area Regulating Plan.

(1) Park blocks along Akron St will be approximately 50’ wide, but may vary in width by 20%.

(2) Linear Park along Muncie street will generally conform to Street Section in Exhibit ____, but width may vary due to existing grade conditions along Railroad embankments.

(3) Public Open Space will be developed in the area of future DART Station at time Station is developed. This public space will be a minimum of 3000 sf.

(4) Parklets or Pocket Parks may be developed in the District, but are not shown on Area Regulating Plan. A **parklet** is a small space serving as an extension of the sidewalk to provide amenities and green space for people using the street. Parklets can be on either side of the public sidewalk and/or extend between buildings.

Parklets are intended for people. Parklets offer a place to stop, to sit, and to rest while taking in the activities of the street. In instances where a parklet is not intended to accommodate people, it may provide greenery, art or some other visual amenity. A parklet may accommodate bicycle within it, or bicycle parking may be associated with it.

(5) Public open spaces are those areas that compliment developed areas, include pedestrian amenities, such as plazas, and encourage pedestrian traffic. Public open spaces may be graded to compliment the surrounding development.

(6) Height. Maximum height for any structure in a Public Open Space is 35 feet. Public art may exceed 35 feet, subject to the maximum height restrictions for the District.

(7) No certificate of occupancy may be issued for any development on blocks abutting open space as shown on Area Regulating Plan until a certificate of occupancy has been issued for the public open space abutting the block containing the proposed development. Exceptions will be made if a CO for the open space is not able to be obtained due to issues out of Developers control, such as acquisition of ROW, construction of public street abutting open space is not complete, etc.

Staff recommendation:

(a) In general.

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

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

(3) Required front, side, or rear yards areas may not be counted toward open space requirements.

(4) A certificate of occupancy for public open space is required for all sites contributing toward meeting the public open space requirements for the District.

(5) Development and maintenance of open space shall be the responsibility of the Property Owner.

(b) Public open space.

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

(2) Open Space Standards. Development of open space as shown on the regulating plan shall comply with the following development standards.

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

(B) Front yard setback. Minimum 10 feet

(C) Side and rear yard setback. Minimum 10 feet.

(3) Muncie Street Linear Park.

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

(B) Minimum width of the linear park is 30 feet.

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

(D) The linear park must extend from Beckley Avenue along the entire frontage of Muncie Street through the Property as shown on the regulating plan.

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

(F) Pedestrian lighting is required along the trail at an interval to ensure a minimum illumination on the surface of the trail of no less than ½ foot candle.

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

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

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

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

(4) Herbert Plaza.

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

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

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

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

(E) For a plaza, perimeter street trees and sidewalks must be installed in accordance with the streetscape standard set forth in this Article.

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

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

(H) Development of Herbert Plaza must be completed within 18 months following the completion of the proposed Herbert Street underpass or sooner.

(5) Akron Park Blocks.

(A) The Akron Park Blocks are informal open spaces abutting Akron, extending from Amonette Street to Bataan Street as shown on the regulating plan.

(B) Minimum width of the Akron Park Blocks shall be 50 feet; however, minimum width may be reduced to no less than 40 feet provided that

contiguous open space bounded by streets and/or driveways is no less than 12,000 square feet. Total aggregate area of open space designated as Akron Park Blocks shall be a minimum of 70,000 square feet.

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

(D) Akron Park Blocks shall be furnished with paths, benches, and open shelters.

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

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

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

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

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

(J) No certificate of occupancy may be issued for any development on blocks abutting the Akron Park Blocks until a certificate of occupancy has been issued for the open space abutting the block containing the development.

(6) Additional public open space may be provided in the District, but are not required to be shown on the regulating plan.

(7) Semi-private.

(A) Residential developments shall provide a minimum of 50 square feet per dwelling unit.

(B) Workplace developments shall provide a minimum of 600 square feet for the first 100,000 square feet of workplace and an additional 300 square feet for each additional 100,000 square feet of workplace.

(C) Semi-private open space should be designed to be visually accessible from the street to enhance public safety.

SEC.51P-___.120. SIGNS.

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

(b) Attached premise signs. In addition to allowed attached premise signs, the following signs are allowed:

Applicant requested:

- | |
|--|
| (1) <u>Identification signs.</u>
(A) A maximum of two are allowed.
(B) May project 50 feet above the roof.
(C) Maximum effective area of 7,000 square feet. |
| (2) <u>Project announcement signs.</u>
(A) A maximum of 10 are allowed.
(B) Maximum effective area of 1,500 square feet. |

Staff recommended:

- | |
|--|
| (1) <u>Identification signs.</u>
(A) A maximum of two are allowed.
(B) May project 25 feet above the roof.
(C) Maximum effective area of 1,000 square feet. |
| (2) <u>Project announcement signs.</u>
(A) A maximum of five are allowed.
(B) Maximum effective area of 1,500 square feet.

<i>Time period for sign to be erected? Changeable message?</i> |

SEC.51P-___.121. ROADWAY IMPROVEMENTS.

(a) Except as provided in this section, before the issuance of a certificate of occupancy for 6,880,000 square feet of floor area, the following improvements must be completed.

(1) A second (one existing) left-turn lane onto Sylvan Avenue on westbound Singleton Boulevard, with design and construction approved by the

Department of Sustainable Development and Construction.

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

(b) If a vehicular connection exists between Singleton Boulevard and Commerce Street along the Herbert Street thoroughfare at the time the regulations in this section become required, the regulations are considered satisfied.

SEC.51P-__122. ADDITIONAL PROVISIONS.

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

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

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

(d) Use of conveyance as a building. Except as provided in this section, Section 51A-4.603 applies to use of a conveyance as a building.

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

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

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

Need a better understanding of what is anticipated

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

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

(2) Only have customers and material deliveries and pickups on the premises between 8 a.m. and 6 p.m.;

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

(4) Not generate loud and raucous noise that renders enjoyment of life or property uncomfortable or interferes with public peace and comfort; or

(8) Only have one sign that may not exceed 10 square feet and the sign must be affixed to the live/work unit.

SEC.51P-___.123. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. The director of public works and transportation may approve alternate surfaces such as decomposed granite.

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

EXHIBIT ____A
Area Regulating Plan

(See page 13-71)

EXHIBIT ____B
Table of Development Standards

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

EXHIBIT C
CBD View Control Map

(Applicant's requested)

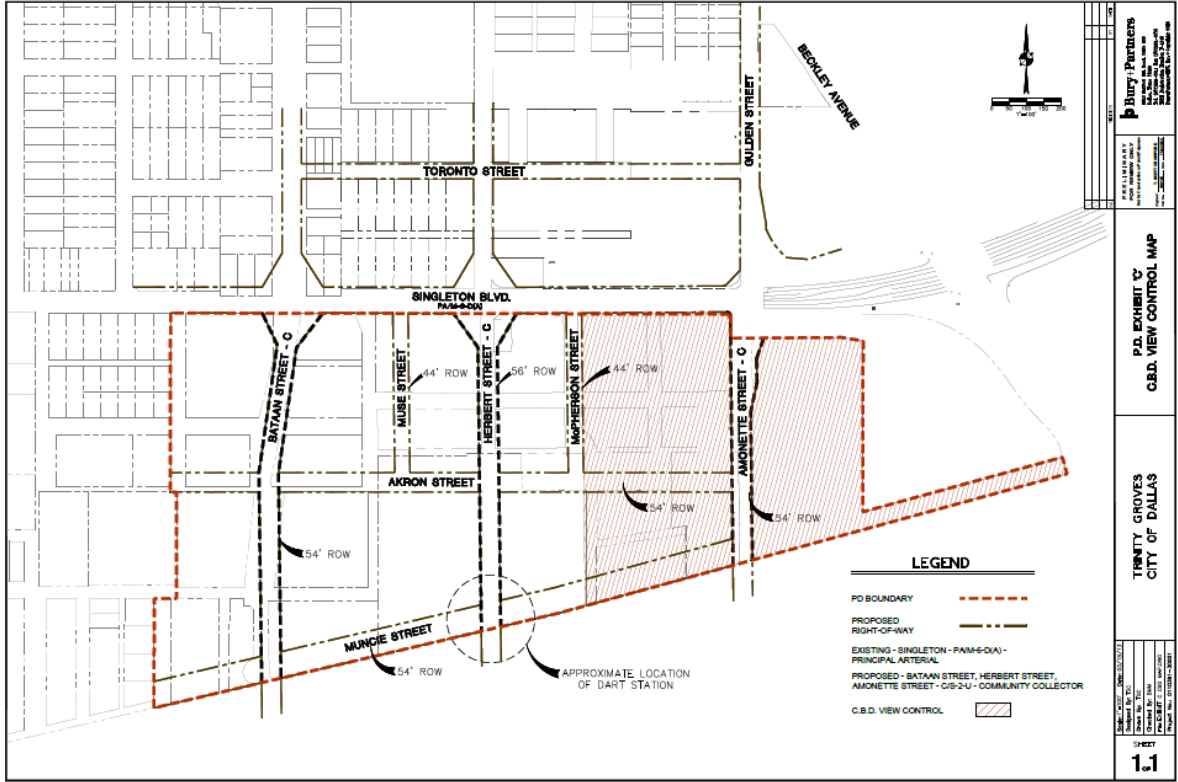


EXHIBIT ____D
High-rise Tower Floor Plate Size Limitation and Orientation Diagram

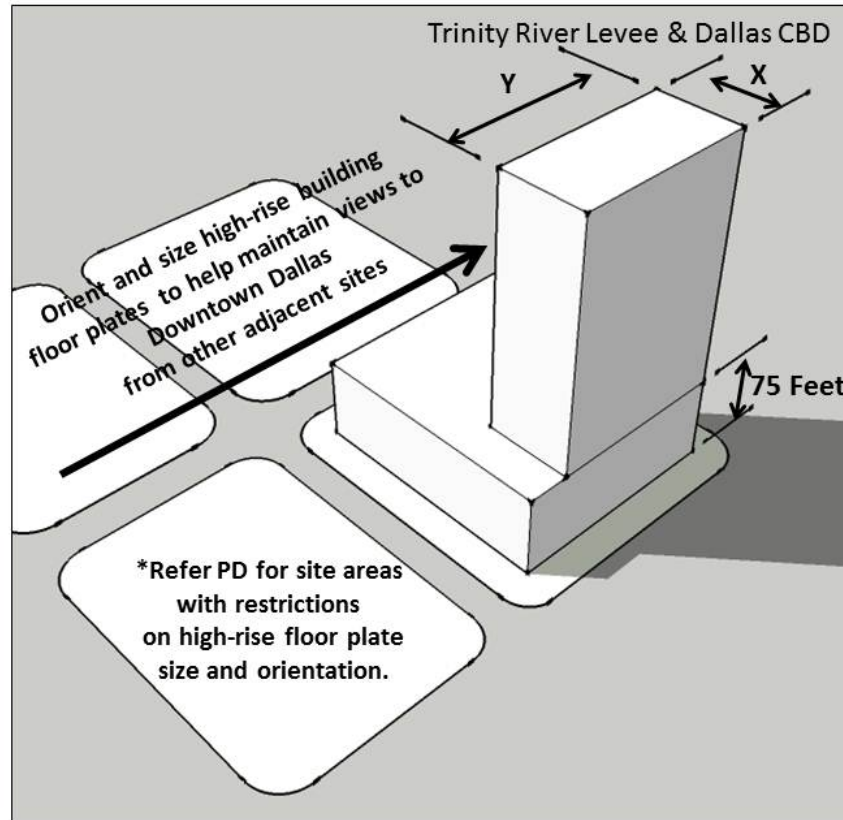


EXHIBIT ___E
Mixed Use Development Parking Chart
 (for calculating standard parking requirement)

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

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

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

EXHIBIT ___F (Page 1 of 8)
Streetscape Standards

SINGLETON BOULEVARD

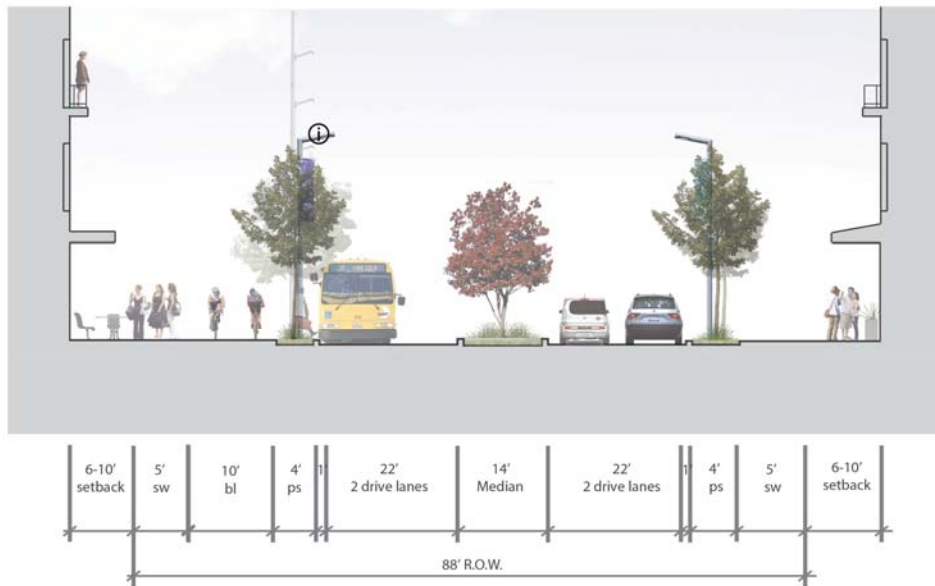
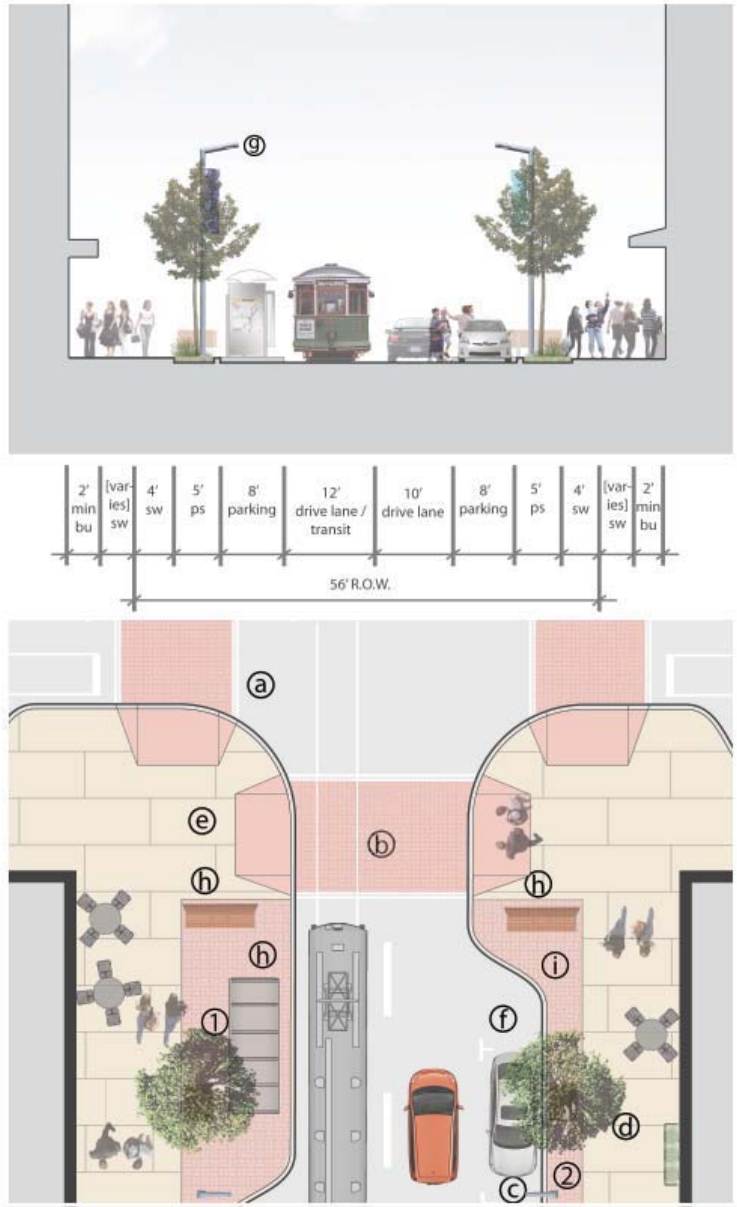


EXHIBIT ___F (Page 2 of 8)
Streetscape Standards

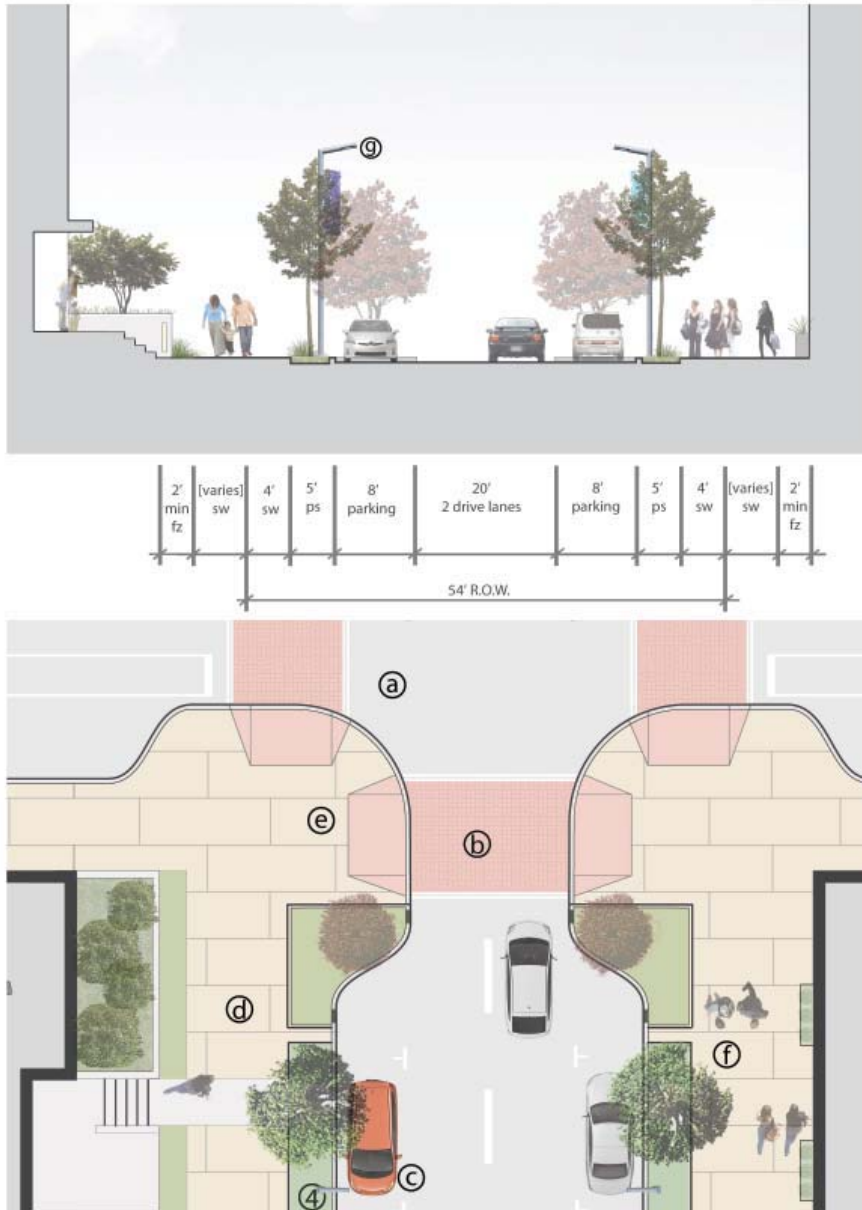
HERBERT STREET



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

EXHIBIT ___F (Page 3 of 8)
Streetscape Standards

LOCAL STREET (Amonette, Bataan)



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

EXHIBIT ___F (Page 4 of 8)
Streetscape Standards

AKRON STREET



EXHIBIT ___F (Page 5 of 8)
Streetscape Standards

MUNCIE AVENUE



EXHIBIT _____

Master Parking and Floor Area Plan Supplement

Date: _____

Number: _____

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

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

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

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

Parking Calculation

1. Required Parking:

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

2. Provided Parking

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

3. Required parking spaces to be relocated _____

- A. Current location and number of spaces _____

- B. New location and number of spaces _____

4. New or relocated special parking

A. Shared parking spaces

i. New shared parking spaces _____

Recipient use A _____
Floor area _____
Required parking _____

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

ii. Revised location of shared parking spaces

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

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

B. Remote parking spaces

i. New remote parking spaces _____

Location of remote parking _____
Location of use _____
Number of spaces _____
Walking distance _____

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

ii. Revised location of remote parking spaces

Existing location of remote parking _____

New location of remote parking _____
Location of use _____
Number of spaces _____
Walking distance _____

C. Packed parking spaces

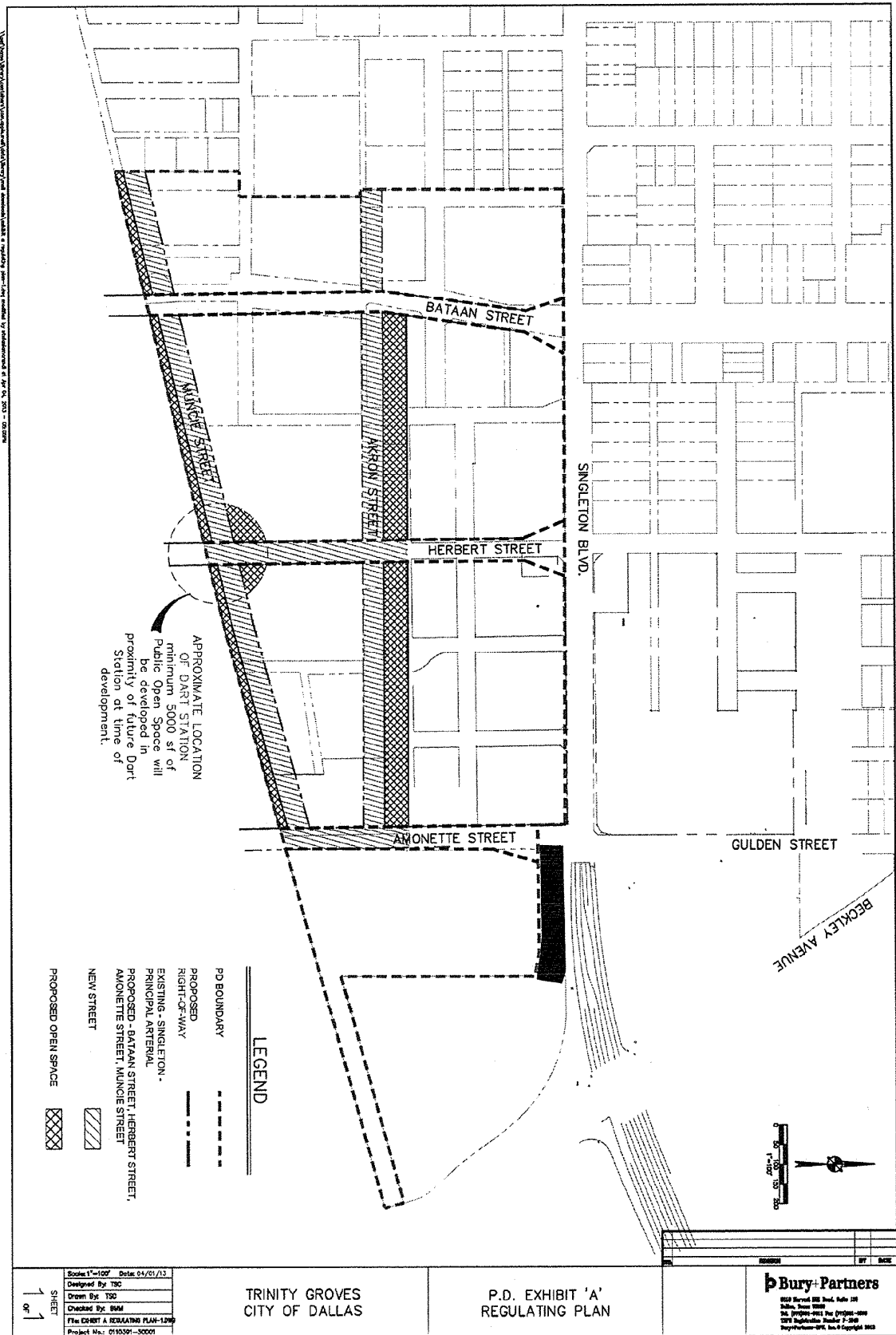
i. New packed parking spaces
(Operational plan must be approved by the building official) _____

ii. Revised location of packed parking spaces
(Operational plan must be approved by the building official)

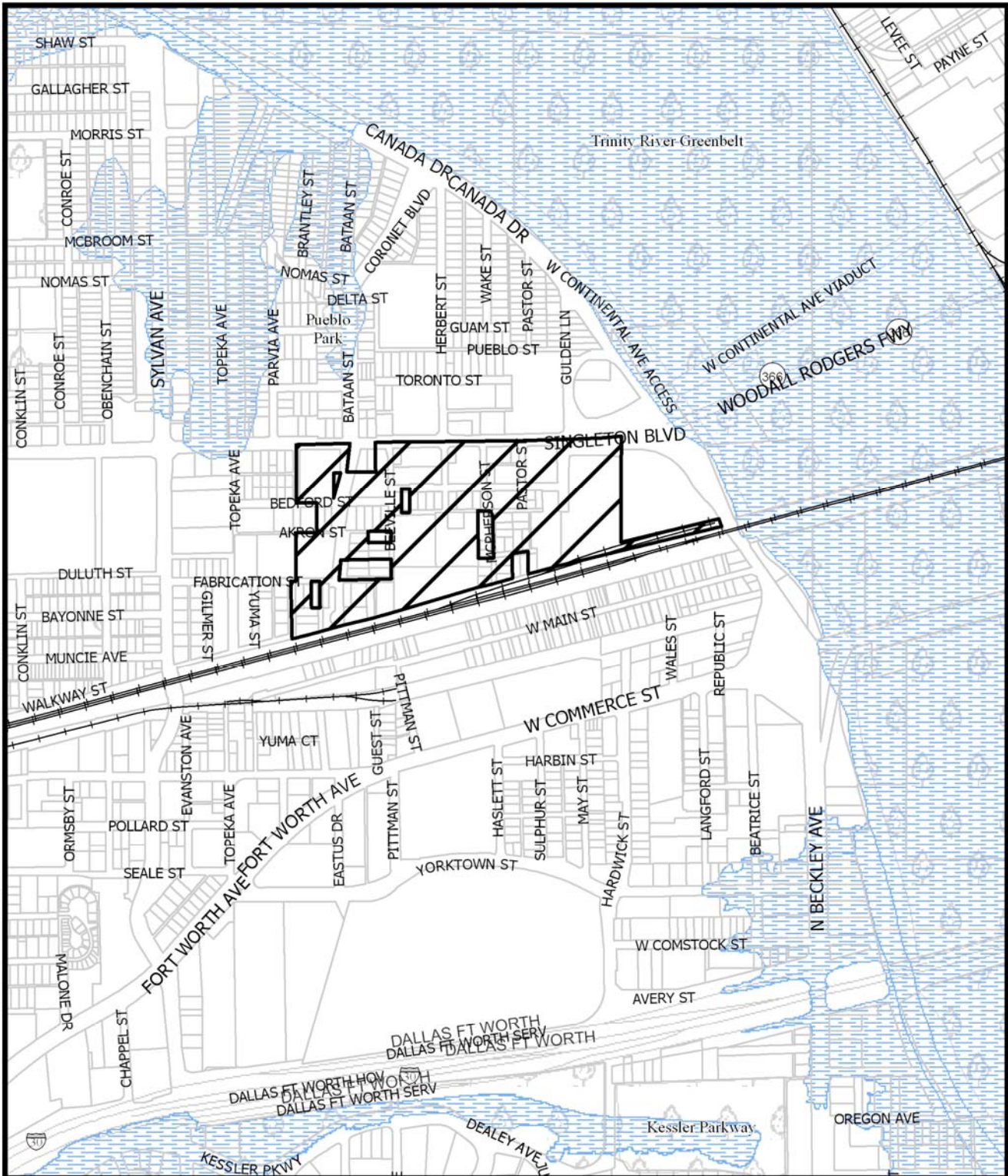
Received by: _____

Comments: _____

Date: _____



Applicant requested Area Regulating Plan




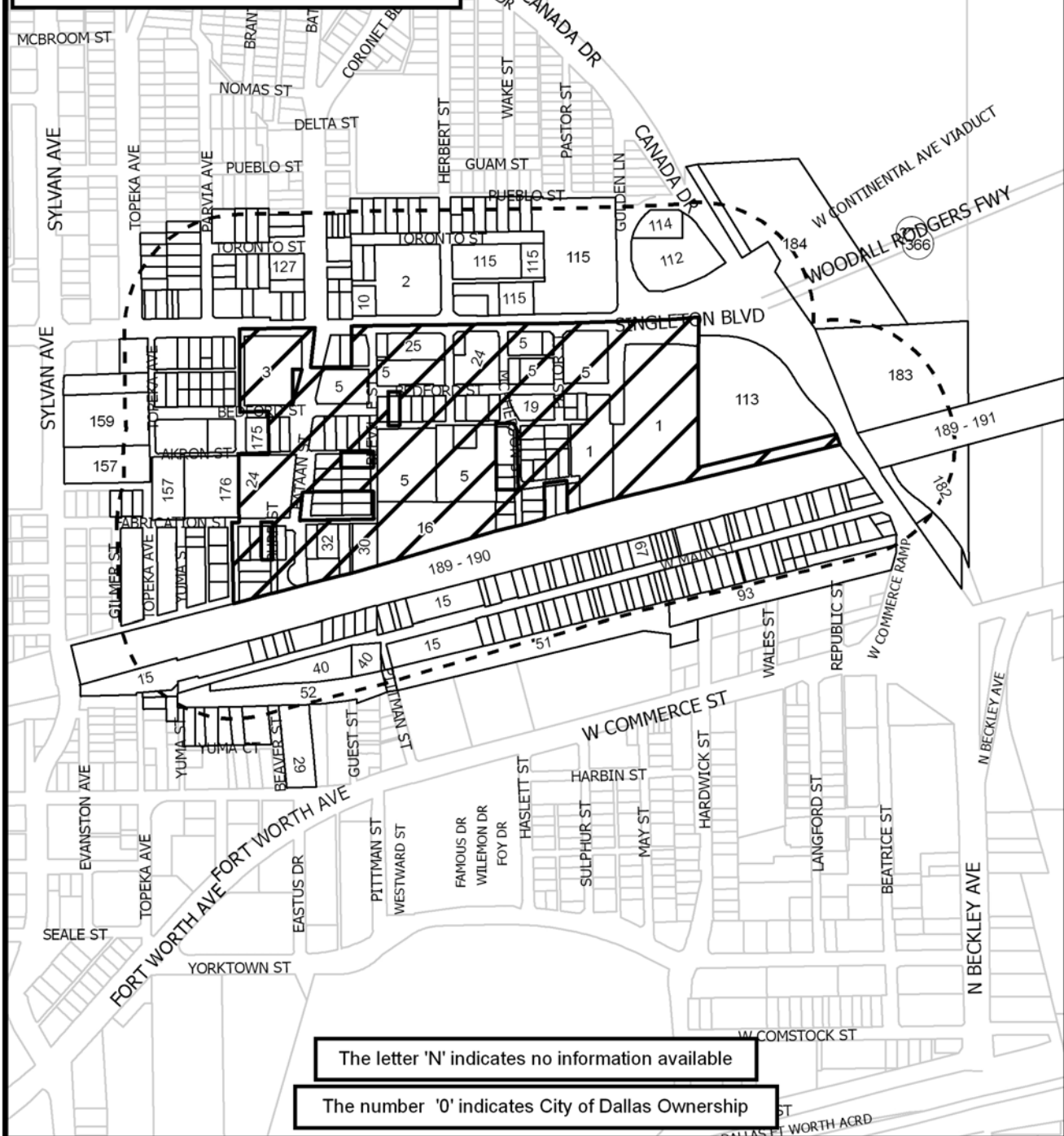
1:9,600

VICINITY MAP

Case no: Z112-319

Date: 3/27/2013

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



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:7,200

NOTIFICATION

500' AREA OF NOTIFICATION
191 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z112-319**
 Date: **3/27/2013**

3/27/2013

Notification List of Property Owners***Z112-319******191 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	240 SINGLETON BLVD	CORNERSTONE C & M INC % PROPERTY TAX DEP
2	2732 MCPHERSON ST	WEST DALLAS INVESTMENTS L
3	269 MAIN ST	WEST DALLAS INVESTMENTS LP
4	2728 MCPHERSON ST	MORALES ALVINO
5	2900 MCPHERSON ST	WEST DALLAS INV LP
6	2724 MCPHERSON ST	ESTRADA ANDRES JR
7	327 POE ST	CAVAZOS GUADALUPE B & ET AL
8	323 POE ST	MARTINEZ JUANITA
9	319 POE ST	MARTINEZ JUANITA
10	2710 MCPHERSON ST	WEST DALLAS INVESTMENTS
11	2706 MCPHERSON ST	ROGERS MARGARET
12	2702 MCPHERSON ST	DELEON JOE D % HUMBERTO DELON
13	316 POE ST	CASTRO ANDRES
14	2741 MCPHERSON ST	WEST DALLAS INV
15	2340 EVANSTON AVE	COMMERCE PROPERTIES WEST LC
16	2704 BEEVILLE ST	EZS TRUCKING INC % R M GINSBERG
17	308 BEDFORD ST	GARCIA JUAN ALMARAZ
18	312 BEDFORD ST	RIOS GUADALUPE TR
19	330 BEDFORD ST	WEST DALLAS INVESTMENT LP % LARRY MCGREG
20	342 BEDFORD ST	WEST DALLAS INV L P
21	402 BEDFORD ST	JENSEN DAVID
22	414 BEDFORD ST	WILONSKY ROBERT
23	322 SINGLETON BLVD	WEST DALLAS INVESTMENTS LP
24	340 SINGLETON BLVD	WEST DALLAS INVESTMENTS LP
25	408 SINGLETON BLVD	BLUE RIBBON INDUSTRIES INC
26	2714 BATAAN ST	CHOVANEC ROBERT H ETAL

3/27/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2710 BATAAN ST	GARCIA ALBERT & MARTHA GARCIA
28	2715 BEEVILLE ST	PEREZ MELESIO
29	511 COMMERCE ST	COMMERCE PPTIES WEST LC
30	402 FABRICATION ST	EZS TRUCKING INC % R M GINSBERG ESQ
31	406 FABRICATION ST	UNKNOWN
32	414 FABRICATION ST	WEST DALLAS INVESTMENTS LP
33	2606 BATAAN ST	GIBSON LARRY
34	422 FABRICATION ST	HERNANDEZ FELIPE & MARY LEE C
35	502 FABRICATION ST	GIBSON LARRY
36	512 FABRICATION ST	SPICER HOLDINGS LLC
37	2604 PARVIA AVE	EZ TRUCKING LP
38	2330 TOPEKA AVE	MOSTAFAVI LEYLA
39	501 MAIN ST	FENDER H R C/O MATT HARTMAN
40	506 MAIN ST	COMMERCE PROPERTIES WEST LC
41	513 MAIN ST	GREER THEODORE JR
42	515 MAIN ST	HOWARD JOHN JR
43	507 MAIN ST	HUTCHISON MAUREEN & APT 295
44	509 MAIN ST	LEFFALL VERDIE
45	521 MAIN ST	COMMERCE PROP WEST LC
46	539 MAIN ST	FLOREY W W C/O MATT HARTMAN
47	629 YUMA CT	CHAPMAN TRACI SHAWN
48	625 YUMA CT	CHAPMAN TRACY SHAWN
49	611 YUMA CT	SEMOS CHARLES TOM
50	605 YUMA CT	MCCOMAS ADA NELL BRAU
51	2500 HARDWICK ST	TEXAS OAKS HOLDINGS GROUP % RAILAMERICA
52	2500 HARDWICK ST	TEXAS OAKS HOLDINGS GROUP INC STE A
53	115 MAIN ST	BACON IRENE B
54	129 MAIN ST	THOMAS ETTA LEE
55	131 MAIN ST	RIOS DORA L
56	133 MAIN ST	TOPLETZ INVESTMENTS SUITE 301
57	207 MAIN ST	JOHNSON WILLIAM L & LINDA PATTERSON

JOHN

3/27/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	211 MAIN ST	JOHNSON WILLIAM L &
59	215 MAIN ST	JOHNSON WILLIAM &
60	219 MAIN ST	REYNA PABLO &
61	223 MAIN ST	WEST DALLAS INVESTMENTS LP % MR LARRY MC
62	231 MAIN ST	WHITE LAURA MRS
63	235 MAIN ST	ROGERS TONY GARCIA
64	249 MAIN ST	SHERMAN KENNETH E
65	247 MAIN ST	SHERMAN KENNETH E & B CECILIA SHERMAN
66	249 MAIN ST	HMK LTD
67	253 MAIN ST	RAMBO CYNTHIA ANN
68	263 MAIN ST	NEALY CORINTHIA EST OF
69	267 MAIN ST	COMMERCE PROPERTIES WEST LC % MR. LARRY
70	271 MAIN ST	COMMERCE PPTIES WEST LLC
71	303 MAIN ST	BARR JOHN H TR
72	319 MAIN ST	LEWIS WILLIE CHARLES & ELIZABETH GRAYSON
73	323 MAIN ST	LONE STAR MISSION BAPTIST CHURCH
74	337 MAIN ST	KELLEY JOHN EARL
75	415 MAIN ST	HMK, LTD LP
76	423 MAIN ST	BOCK HOWARD M
77	425 MAIN ST	PLUMMER EMMERSON L JR
78	428 MAIN ST	BEVERS JOE II
79	338 MAIN ST	CUNNINGHAM J W
80	336 MAIN ST	LYNWOOD SOPORIA C/O GEORGE SANDERS
81	330 MAIN ST	LONE STAR BAPTIST CHURCH
82	324 MAIN ST	SCOTT GEORGE ESTATE % JACQUELINE BROWN
83	322 MAIN ST	SCOTT JOE
84	314 MAIN ST	BARR JOHN H TRUSTEE
85	312 MAIN ST	JOHNSON JOE AND GRACE % ORA LEE LEWIS
86	302 MAIN ST	HAWS SCOTT R J ET AL
87	268 MAIN ST	CHAMBERS HASICELL J & DAVID CHAMBERS
88	266 MAIN ST	YOUNG SHARON DENISE ETAL

3/27/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	262 MAIN ST	JACKSON VELNERA J
90	258 MAIN ST	HOUSTON ESTELLA ESTATE OF
91	256 MAIN ST	LEAVELL S R & DON A
92	252 MAIN ST	LEAVELL S R & DON A LEAVELL
93	250 MAIN ST	CONTRACTORS IRON & STEEL CO
94	238 MAIN ST	CONTRACTORS IRON & STEEL
95	234 MAIN ST	CONTRACTORS IRON & STEEL COMPANY
96	228 MAIN ST	CONTRACTORS IRON & STEEL % M F LEAVELL
97	224 MAIN ST	CONTRACTORS IRON STEEL
98	216 MAIN ST	LEAVELL S R & D A LEAVELL
99	208 MAIN ST	HUNT JESSIE
100	204 MAIN ST	LEAVELL S R & D A
101	202 MAIN ST	DANIELS ELZO
102	202 MAIN ST	LENOV PROPERTIES
103	132 MAIN ST	CONTRACTORS IRON & STEEL
104	124 MAIN ST	GRAY DERWIN M
105	2701 BECKLEY AVE	COMMERCE PROPERTIES WEST
106	2634 BECKLEY AVE	MCGREGOR LARRY B
107	2516 BECKLEY AVE	FROST JACK W
108	324 POE ST	ROGERS PETE& MARIA
109	320 POE ST	VALDEZ DORA CABRAL
110	2731 MCPHERSON ST	2731 MC PROPERTIES CORP
111	418 BEDFORD ST	FULLER BESSIE EST % MRS W E BENTLEY
112	3016 GULDEN LN	HARGETT ELECTRIC CO
113	2901 BECKLEY AVE	TEXAS UTILITIES ELEC CO % STATE & LOCAL
114	3030 GULDEN LN	FLORES EDWARD
115	3011 GULDEN LN	WEST DALLAS INVMTS LP
116	353 SINGLETON BLVD	HMR INVESTMENT INC
117	453 TORONTO ST	WALKER MARY
118	424 TORONTO ST	ZUNIGA GILBERT
119	407 TORONTO ST	RAMIREZ JUSTO EST OF

3/27/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	417 TORONTO ST	ZUNIGA GILBERT
121	421 TORONTO ST	GUZMAN CELESTINO
122	331 TORONTO ST	NUNCIO MARGARET
123	351 TORONTO ST	NUNCIO EDWARD
124	437 SINGLETON BLVD	VALDEZ REBECCA
125	3001 BATAAN ST	HUERTA YSIDRO
126	507 SINGLETON BLVD	MOSESON SAM & WILONSKY ROBERT
127	3106 BATAAN ST	IGLESIA DE DIOS MANANTIA
128	3011 BATAAN ST	MOSESON SAM & ROBERT WILONSKY
129	3012 BATAAN ST	CASTILLO NATIVIDAD M & VALENTIN M CASTIL
130	3106 BATAAN ST	IGLESIA DE DIOS MANATIALE DE VIDA ETERNA
131	3115 BATAAN ST	CURZ ARMANDO
132	3111 BATAAN ST	PADILLA ESTHER ESTATE % MARY PADILLA
133	515 SINGLETON BLVD	MOSESON SAM
134	3006 TOPEKA AVE	FLOYD WILLIAM R ETAL
135	615 SINGLETON BLVD	GARCIA EDUARDO F % WILLIAM R FLOYD
136	613 SINGLETON BLVD	JONES CLARENCE
137	603 SINGLETON BLVD	MARTINEZ ANTONIO G
138	3022 TOPEKA AVE	MEDINA TOMASA
139	3102 TOPEKA AVE	NARVAEZ ERNESTINA A
140	3014 TOPEKA AVE	BOZQUEZ JUAN ARNULFO ROMAN
141	3010 TOPEKA AVE	JIMENEZ GLORIA & ROSA MARIA JIMENEZ
142	3018 TOPEKA AVE	GARZA JOSE % LUPE BILLINGSLEY
143	3107 PARVIA AVE	SALAZAR CATHERINE EST OF
144	3101 PARVIA AVE	CAZARES FORTUNATA EST OF % D & F INVESTM
145	3023 PARVIA AVE	OROZCO AMELIA
146	3019 PARVIA AVE	HUERTA WALTER A
147	3015 PARVIA AVE	LUNA PAULA & CIRILO LUNA
148	531 TORONTO ST	NEW MOUNT CORINTH BAPTIST CHURCH
149	523 TORONTO ST	HERRERA ZULEMA
150	519 TORONTO ST	GARCIA ELVIRA MORALES

3/27/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	515 TORONTO ST	GARCIA MACARIO
152	3016 PARVIA AVE	ANDERSON ORA % CAROLYN BRUMFIELD
153	3020 PARVIA AVE	MOON MARGARET P LUNA
154	518 TORONTO ST	GALVAN PASCUAL & LORENZA
155	514 TORONTO ST	IGLESIA DE DIOS MANANTIA
156	519 SINGLETON BLVD	SRJ INVESTMENTS
157	2720 SYLVAN AVE	WEST DALLAS INVESTS LP
158	720 SINGLETON BLVD	DURBIN PAMELA LYNN
159	2816 SYLVAN AVE	BIG D TRUCK & TRAILER SERVICES INC
160	2920 SYLVAN AVE	SALIBA SHUBERT & MCCLURE PARTNERSHIP
161	711 FABRICATION ST	CARDENAS ROSALIO & MARIA
162	707 FABRICATION ST	SHERARD M F
163	700 FABRICATION ST	DAVIS RALEIGH F JR & ANTHONY C DAVIS
164	620 FABRICATION ST	RALDAV ENTERPRISES
165	2626 YUMA ST	DAVIS HELEN & RALEIGH FAMILY TR B % DAVI
166	2603 PARVIA AVE	BOND BRENDA & SCOTT PARKER
167	2623 PARVIA AVE	PLEXSTAR INC
168	434 SINGLETON BLVD	FLOYD WILLIAM R ALLEAN
169	2901 BATAAN ST	TEXAS TRUCK TERMINALS
170	602 SINGLETON AVE	VARA JUAN & TERESA M
171	618 SINGLETON BLVD	SAN MIGUEL GLORIA E
172	626 SINGLETON BLVD	DELGADO TRINIDAD TR
173	619 BEDFORD ST	CARRANZA BENIGNO & CECILIA CARRANZA CRUZ
174	2903 PARVIA AVE	RICO ANGEL
175	516 BEDFORD ST	KELLY ROBERT L & TAMMY R KELLY
176	611 FABRICATION ST	SQUIRIE BROTHERS PPTY LLC
177	2703 BEEVILLE ST	CERVANTEZ LUPE EST OF
178	2706 BATAAN ST	CERVANTES LUPE L & ANDREA F
179	2719 BEEVILLE ST	BINGHAM WILEY ANN B % WILEY BINGHAM
180	2702 BATAAN ST	MEDINA PRIMITIVO
181	508 FABRICATION ST	CALVIN DARRELL W

Z112-319(RB)

3/27/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	1001	CONTINENTAL ST VIADUCT DALLAS COUNTY LID EXEMPT 1963
183	1001	CONTINENTAL ST VIADUCT DALLAS COUNTY LID EXEMPT
184	1001	CONTINENTAL ST VIADUCT DALLAS CITY & COUNTY JAYNE MORRELL CITY
185	241	MAIN ST MORALES PABLO C & GUADALUPE CARRILLO
186	2805	PARVIA AVE SALAZAR PLACIDO HUERTA &
187	620	BEDFORD ST HUERTA PLACIDO ET AL
188	2300	GRAND AVE BNSF RAILWAY % PROPERTY TAX DEPT
189	9999	NO NAME ST UNION PACIFIC RR CO % TAX DEPT
190	4401	LINFIELD RD ST LOUIS S W RAILWAY CO % UNION PACIFIC
191	9999	NO NAME ST UNION PACIFIC RR CO % TAX DEPT