



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, December 5, 2013
AGENDA

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

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

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

BRIEFINGS:

LINC Dallas Update
David Whitley, Dallas city**design** studio

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Items:

- (1) **S134-025**
(CC District 5)
- An application to create one 5.366-acre lot from a tract of land in City Block 7781 on property located at the north terminus of Angus Drive.
Applicant/Owner: Julian Del Castillo
Surveyor: MC surveying, Inc
Application Filed: November 06, 2013
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S134-027**
(CC District 11) An application to create a 9.2758-acre lot from a tract of land in City Block 7730 on property located at 12379 Merit Drive and Churchill Way, southwest corner.
Applicant/Owner: Godwin Dixon/Presbyterian Communities and Services
Surveyor: Brockette/Davis/Drake, Inc.
Application Filed: November 06, 2013
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S134-028**
(CC District 7) An application to replat a 0.576-acre tract of land into one lot containing part of Lot 11, and all of Lots 12 through 14 in City Block 24/812 located at 3201 Elihu Street, east of Trunk Street.
Applicant/Owner: Peyman Horri/Devin Hall
Surveyor: A&W Surveyors, Inc.
Application Filed: November 06, 2013
Zoning: PD 595 (MF-1(A), WR-5)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S134-032**
(CC District 14) An application to create 4 lots ranging in size from 1,397 square feet to 2,053 square feet from a tract of land containing 6,693 square feet in City Block 2/594 located contiguous to TxDOT right-of-way between Watkins Avenue and Flora Street.
Applicant/Owner: Dennis Topletz
Surveyor: Gonzalez and Schneeberg
Application Filed: November 08, 2013
Zoning: MF-2(A)
Staff Recommendation: **Denial**.
- (5) **S134-034**
(CC District 1) An application to create a 15-lot Shared Access Development from a 3.843-acre tract of land in City Block 3386 at the northwest corner of Cedar Hill Avenue and Neches Street, if extended.
Applicant/Owner: Elizabeth Galvin
Surveyor: Kadleck & Associates
Application Filed: November 08, 2013
Zoning: R-7.5 (A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S134-035**
(CC District 2) An application to replat a 0.975-acre tract of land containing all of Lots 21-25 in City Block B/1989 to create a 24-lot Shared Access Development with lots ranging in size from 1,494 square feet to 1,682 square feet located on Garrett Avenue between Fuqua Street and Capitol Avenue.
Applicant/Owner: Thomas Pauken, Executor; Javier Chavez; Jack R. Kemp & Assigns; Karen Sitterle

Surveyor: Piburn & Carson, LLC
Application Filed: September 30, 2013
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S134-036**
(CC District 8)

An application to create one 25.596-acre lot from City Block 8837 on property located on the west corner of Lasater Road and Lawson Road.

Applicant/Owner: Mesquite Independent School District
Surveyor: Nathan D. Maier, Inc.
Application Filed: November 11, 2013
Zoning: A(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (8) **S134-037**
(CC District 9)

An application to create three lots ranging in size from 0.669 acres to 9.603 acres from a 11.012-acre tract of land in City Block 2745 located on Gaston Avenue, northwest of East Grand Avenue.

Owner: Gaston/Grand Ltd.
Surveyor: Kimley-Horn and Associates
Application Filed: November 11, 2013
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (9) **S134-026**
(CC District 1)

An application to create a 3.982-acre lot from a tract of land in City Block 5973 on property located on the east side of Zang Boulevard south of Louisiana Avenue.

Applicant/Owner: Matt Blacksten/WCH Limited Partnership
Surveyor: Bannister Engineering
Application Filed: November 06, 2013
Zoning: PD 894
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S134-030**
(CC District 8)

An application to replat Lots 1 and 2, and a 1.249-acre tract to create one 14,883-square-foot lot and one 23,460-square-foot lot, and to create one 68,835-square-foot lot from a 2.507-acre tract, all in City Block 8558 located at 3627, 3635, and 3641 Middlefield Road.

Applicant/Owner: Betty Mitchell
Surveyor: A&W Surveyors, Inc.
Application Filed: November 07, 2013
Zoning: R-10(A), A(A)
Staff Recommendation: **Approval**, subject to compliance with the

conditions listed in the docket.

- (11) **S134-031**
(CC District 2) An application to replat a 0.17-acre tract of land containing all of Lot 30 in City Block 30/1949 into one 3,653-square-foot lot and one 3,956-square-foot lot on property located at the northeast corner of Melrose Avenue at Glencoe Street.
Applicant/Owner: John A. Majors, III
Surveyor: Texas Heritage Surveying, LLC
Application Filed: November 07, 2013
Zoning: TH-3(A)
Staff Recommendation: **Denial**.
- (12) **S134-033**
(CC District 2) An application to replat a 0.694-acre tract of land containing Lots 1A through 1L, Lots 35 through 39; and to add a 0.17-acre tract of land in City Block 2/594, on property located at the southwest corner of Flora Street and Watkins Avenue.
Applicant/Owner: Twin Lakes Plaza, LP, Dennis Topletz, Laura Holcomb, and Stewart Brown
Surveyor: Gonzalez and Schneeberg
Application Filed: November 08, 2013
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Certificates of Appropriateness for Signs:

- 1310091002**
Carrie Gordon
(CC District 14) An application for a Certificate of Appropriateness for Sue Butler for a 172.2 square foot middle level attached premise sign at 2100 Ross Avenue (North elevation).
Staff Recommendation: **Approval** of a 172.72 foot square middle level attached premise sign.
SSDAC Recommendation: **Approval** of a 172.72 foot square middle level attached premise sign.
Applicant: Sue Butler

Miscellaneous Items:

- M134-002**
Richard Brown
(CC District 13) An application for a minor amendment to the development plan for Planned Development District No. 696 for a Public school other than an open-enrollment charter school and R-16(A) Single Family District Uses, on property bounded by Welch Road, Ridgeside Drive, Crestline Avenue, and Rickover Drive.
Staff Recommendation: **Approval**
Applicant: Dallas Independent School District
Representative: Karl Crawley

- M123-054**
Richard Brown
(CC District 9)
- An application for a minor amendment to the development plan for Planned Development District No. 875 for MF-2(A) Multifamily District Uses, fronting on the north line of Northwest Highway and the east line of the Dallas Area Rapid Transit right-of-way.
Staff Recommendation: **Approval**
Applicant: Ascension Apartment Development, LLC
Representative: Karl Crawley
- M123-060**
Richard Brown
(CC District 1)
- An application for a minor amendment to the site plan for Specific Use Permit No. 499 for a Charitable, Religious and Philanthropic nature on the southwest corner of West Pembroke Avenue and Madison Street.
Staff Recommendation: **Approval**
Applicant: Bob Hohman
Representative: Dan Finnell
- W134-002**
LaShondra Holmes
(CC District 14)
- An application for a waiver of the two-year waiting period in order to amend Subdistrict No. 98 of Planned Development District No. 193, Oak Lawn Special Purpose District on the south corner of Carlisle Street and Routh Street.
Staff Recommendation: **Denial**
Applicant/Representative: Karl Crawley, MasterPlan

Zoning Cases – Consent:

1. **Z123-289(WE)**
Warren Ellis
(CC District 4)

An application for an amendment to Specific Use Permit No. 1939 for an Open-enrollment charter school on property zoned an R-7.5(A) Single Family District, on the southeast corner of Military Parkway and Delafield Lane.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewal for additional five-year periods, subject to a revised site plan, revised traffic management plan, and revised conditions.
Applicant: Pathway of Life Church-Martin D. Wegman, Sole Owner
Representative: Rosa Rosales

2. **Z123-373(WE)**
Warren Ellis
(CC District 2)

An application for a Specific Use Permit for an alcoholic beverage establishment use for a bar, lounge, or tavern on property within Tract A of Planned Development District No. 269, Deep Ellum/Near East Side Special Purpose District on the east corner of Main Street and North Exposition Avenue.
Staff Recommendation: **Approval** for a two year period, subject to a site plan/landscape plan and conditions.
Applicant: Gabe Whatley
Representative: Audra Buckley, Permitted Development

3. **Z123-370(WE)**
Warren Ellis
(CC District 13)
- An application for an amendment to Planned Development District No. 344 on the northeast line of Park Lane, northwest of Abrams Road.
- Staff Recommendation: **Approval**, subject to a revised development plan/landscape plan and conditions.
- Applicant: Earle Clark Caruth Trust c/o Bank of America
- Representative: Robert Reeves, Robert Reeves & Associates, Inc.

Zoning Cases – Under Advisement:

4. **Z123-280(RB)**
Richard Brown
(CC District 8)
- An application for a Specific Use Permit for an Open-enrollment charter school and a Child-care facility on property zoned an R-7.5(A) Single Family District on property bounded by Palo Alto Drive, South El Centro Way, Texoma Way, Morgan Drive, and San Jose Avenue.
- Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan, traffic management plan, and conditions.
- Applicant: American Can dba Texans Can
- Representative: Ralph Martinez
- U/A From: October 24, 2013.
5. **Z123-135(WE)**
Warren Ellis
(CC District 2)
- An application for a Planned Development Subdistrict for single detached dwellings on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest line of Hawthorne Avenue between Production Drive and Afton Street.
- Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
- Applicant: Texas Intownhomes, LLC
- Representative: Robert Baldwin
- U/A From: August 8, 2013; September 26, 2013; October 24, 2013 and November 7, 2013.
6. **Z123-355(WE)**
Warren Ellis
(CC District 7)
- An application for a CR Community Retail District on property zoned an R-7.5(A) Single Family District on the southwest corner of Scyene Road and Lewiston Avenue.
- Staff Recommendation: **Denial**
- Applicant: Mehdi & Shurat Enterprise, Inc.
- Representative: Hisham Awadelkariem
- U/A From: November 7, 2013.
7. **Z123-360(MW)**
Megan Wimer
(CC District 8)
- An application for the renewal of Specific Use Permit No. 1909 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay on the southeast line of Belt Line Road, east of Kleberg Road.

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

Applicant: Elvira Almaraz

Representative: Pamela Craig

U/A From: November 21, 2013.

8. **Z123-283(MW)**
Megan Wimer
(CC District 14)

An application for a new Planned Development Subdistrict for mixed uses on property zoned an LC Light Commercial Subdistrict in Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest corner of Routh Street and McKinney Avenue.

Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.

Applicant: SC One Dallas, LLC, a Florida Limited Partnership Paul S. Cheng, Managing Member

Representative: Karl Crawley, MasterPlan

U/A From: November 7, 2013 and November 21, 2013

Zoning Cases – Individual:

9. **Z123-372(MW)**
Megan Wimer
(CC District 1)

An application for the creation of a new subdistrict in Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District on the northeast corner of Comal Street and East Jefferson Boulevard.

Staff Recommendation: **Approval**, subject to conditions.

Applicant: First Glendora Partners, Ltd.

Representative: Peter Kavanagh, Zone Systems, Inc.

10. **Z123-348(RB)**
Richard Brown
(CC District 8)

An application for an LI Light Industrial District on property zoned an A(A) Agricultural District on property along the southeast line of Cedardale Road, east of Lancaster Road.

Staff Recommendation: **Denial**

Applicant: Sowell Lancaster Partners, L.P.

Representative: Gladys Bowens, MasterPlan

11. **Z123-274(WE)**
Warren Ellis
(CC District 6)

An application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard.

Staff Recommendation: **Denial**

Applicant: David & Hector Varela

Representative: Santos Martinez, MasterPlan

Special Provision Sign District Amendments:

SPSD134-001(CG)
Carrie Gordon
(CC District 2)

An application for a new subdistrict within the Farmers Market Special Provision Sign District Section 51A-7.1600, of the Dallas City Code, to create a new subdistrict to increase signage and

allow detached premise signs in an area generally bounded by Marilla Street, South Cesar Chavez Boulevard, East R.L. Thornton Freeway and South Harwood Street.

Staff Recommendation: **Approval**, subject to amended ordinance language for icon and rooftop signage

SSDAC Recommendation: **Approval**, subject to amended ordinance language for non-premise detached and rooftop signage.

Applicant: DFM Developer, LTD

Representative: Kirk Williams & Tommy Mann, Winstead PC

Other Matters

Minutes: November 21, 2013

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, December 5, 2013

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, December 5, 2013, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA 123-001** - Consideration of amending the Dallas Development Code to amend the Handicap Group Dwelling Unit regulations to increase the number of handicap persons living in a handicap group dwelling unit, and (2) **DCA134-001** - Consideration of amending the Dallas Development Code to amend Conservation District regulations.

TRANSPORTATION COMMITTEE MEETING - Thursday, December 5, 2013, City Hall, 1500 Marilla Street, in Council Chambers at 9:00 a.m., to consider the following: (1) Sylvan Avenue from IH-30 to Colorado Boulevard – Change the designation from a six lane divided roadway M-6-D(A*) within 100 feet of right-of-way to a special four lane divided roadway (SPCL 4-D) with bicycle lanes within 80 feet of right-of-way; and (2) Victory Park Street Conversions - Change the designations on Victory Avenue and N. Houston Street from one-way couplets to two-way streets with bicycle facilities.

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

EXECUTIVE SESSION NOTICE

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

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

CITY PLAN COMMISSION**THURSDAY, DECEMBER 05, 2013****FILE NUMBER:** S134-025**Subdivision Administrator:** Paul Nelson**LOCATION:** North Terminus of Angus Drive**DATE FILED:** December 05, 2013**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 5 **SIZE OF REQUEST:** 5.366 Acres **MAPSCO:** 69D**APPLICANT/OWNER:** Julian Del Castillo

REQUEST: An application to create one 5.366-acre lot from a tract of land in City Block 7781 on property located at the north terminus of Angus Drive.

SUBDIVISION HISTORY:

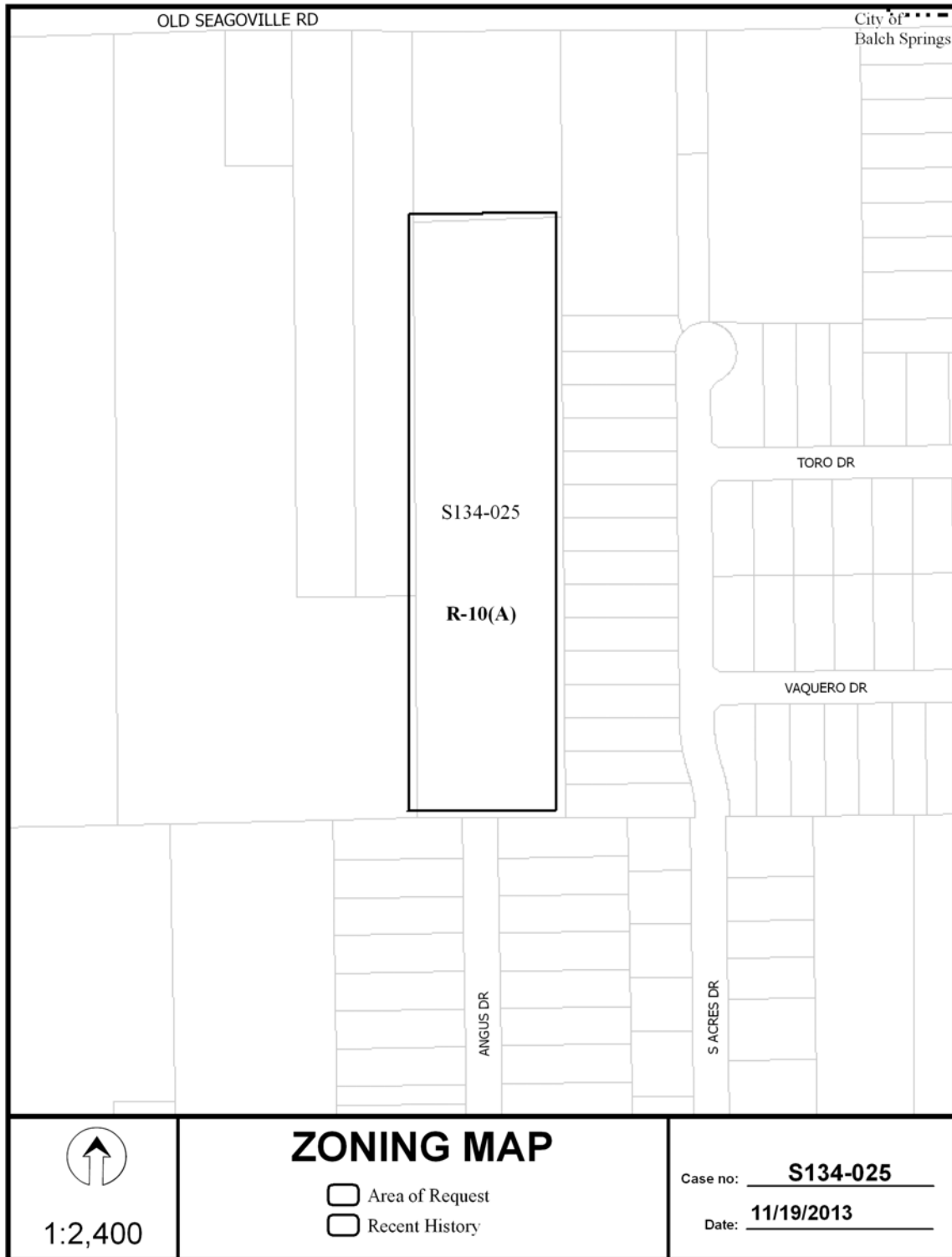
1. S123-251 was an application contiguous on the southwest of the present request to replat a 0.429 tract of land containing part of Lot 17, in City Block 1/1123 into one lot on property located at 1822 Grand Avenue. The request was approved on September 26, 2013 and has not been recorded.

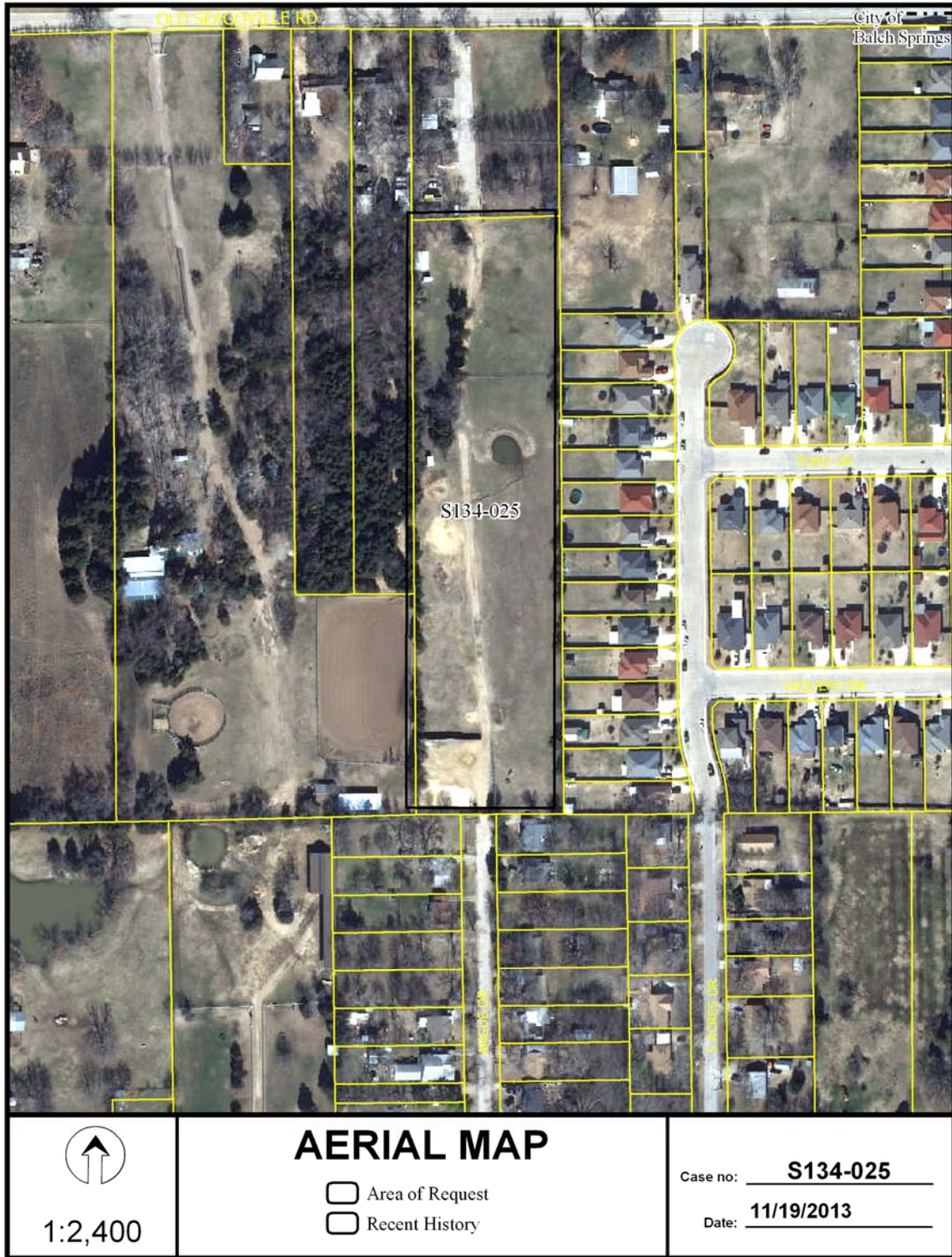
STAFF RECOMMENDATION: Section 51A-8.503(a) says that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography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

The proposed lot is much larger than some lots contiguous to the request and is also smaller in size than some other lots and parcels in the vicinity; therefore, staff has determined that there is no established lot pattern. The request complies with the minimum requirements of the R-10(A) District; and staff recommends approval of the application 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 the International Fire Code section 508, Appendix C.

6. Any new or existing structure 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.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. 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.
14. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
15. On the final plat show how all adjoining right-of-way was created.
16. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, water and wastewater service locations with service sizes.
17. 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.
18. Water/wastewater main extension may be required by Private Development Contract.
19. On the final plat show owner name and recording information on the plat.
20. On the final plat correct the configuration of "South Acres Drive" to that platted by S012-066R Los Ranchitos Estate Amended.
21. On the final plat identify the property as Lot 1 in City Block E/7781.





CITY PLAN COMMISSION**THURSDAY, DECEMBER 05, 2013****FILE NUMBER:** S134-027**Subdivision Administrator:** Paul Nelson**LOCATION:** 12379 Merit Drive and Churchill Way, southwest corner**DATE FILED:** December 05, 2013**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 11 **SIZE OF REQUEST:** 9.2758 Acres **MAPSCO:** 16S**APPLICANT/OWNER:** Godwin Dixon / Presbyterian community and Services

REQUEST: An application to create a 9.2758-acre lot from a tract of land in City Block 7730 on property located at Merit Drive and Churchill Way, southwest corner.

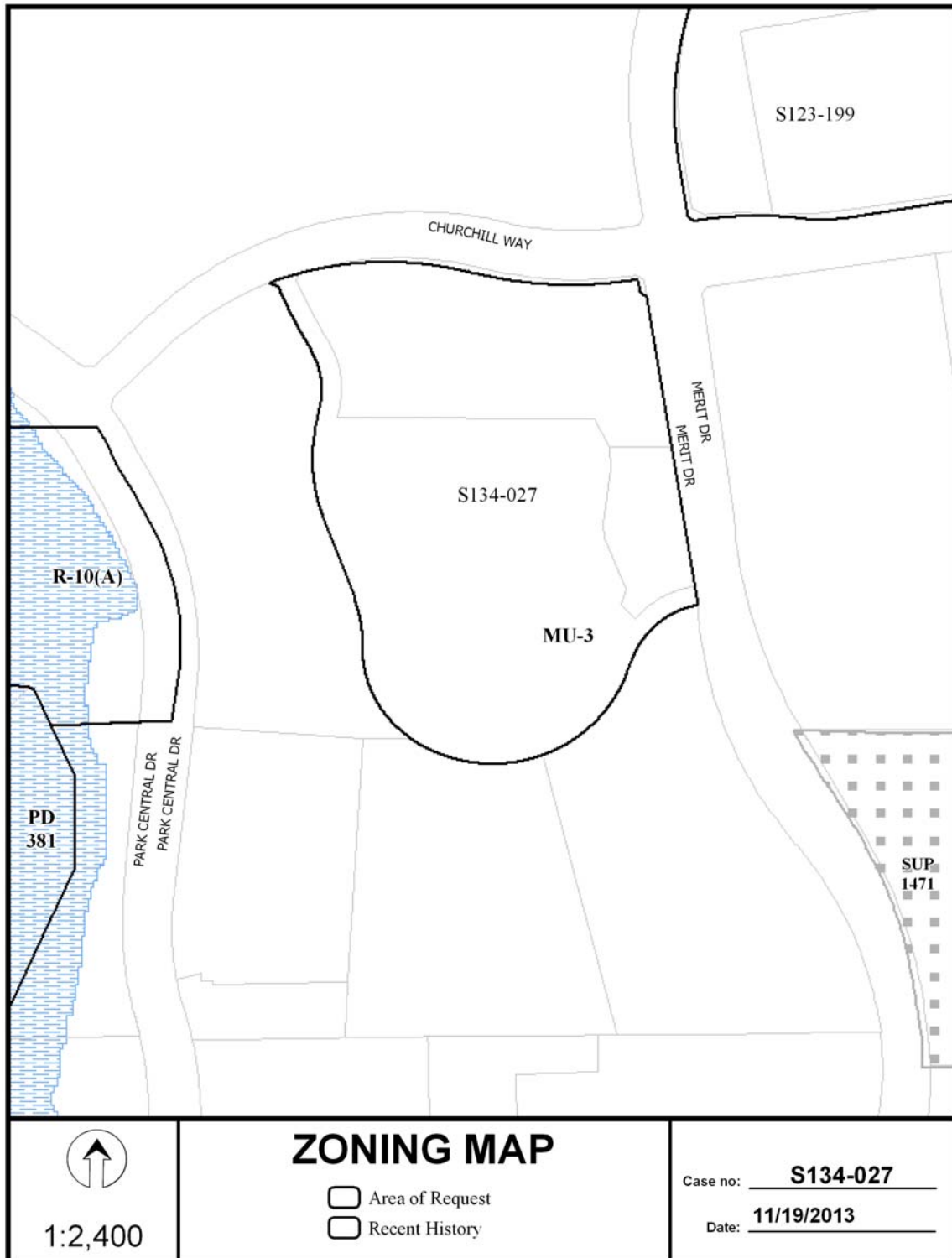
SUBDIVISION HISTORY: There has been no recent platting activity in the vicinity of this plat.

STAFF RECOMMENDATION: The request complies with the requirements of the MU-3 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 the International Fire Code section 508, Appendix C.
6. Any new or existing structure 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.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. 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.
14. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
15. On the final plat show the recording information on all existing easements within 150 feet of the property.
16. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information for each tract.
17. On the final plat show the distance/width of right-of-way across Churchill way and Merit Drive.
18. On the final plat include private drive on the plat.
19. On the final plat remove private drive label, and rename drainage and retention easement to drainage easement.
20. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, water and wastewater service locations with service sizes.
21. Water/wastewater main extension may be required by Private Development Contract.
21. On the final plat identify the property as Lot 1 in City Block C/7730.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S134-027 </u> Date: <u> 11/19/2013 </u>
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CITY PLAN COMMISSION**THURSDAY, DECEMBER 05, 2013****FILE NUMBER:** S134-028**Subdivision Administrator:** Paul Nelson**LOCATION:** 3201 Elihu Street east of Trunk Street**DATE FILED:** November 06, 2013**ZONING:** PD 595(MF-1(A)), WR5**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 0.576 Acre**MAPSCO:** 46P**APPLICANT/OWNER:** Peyman Horri/Devin Hall

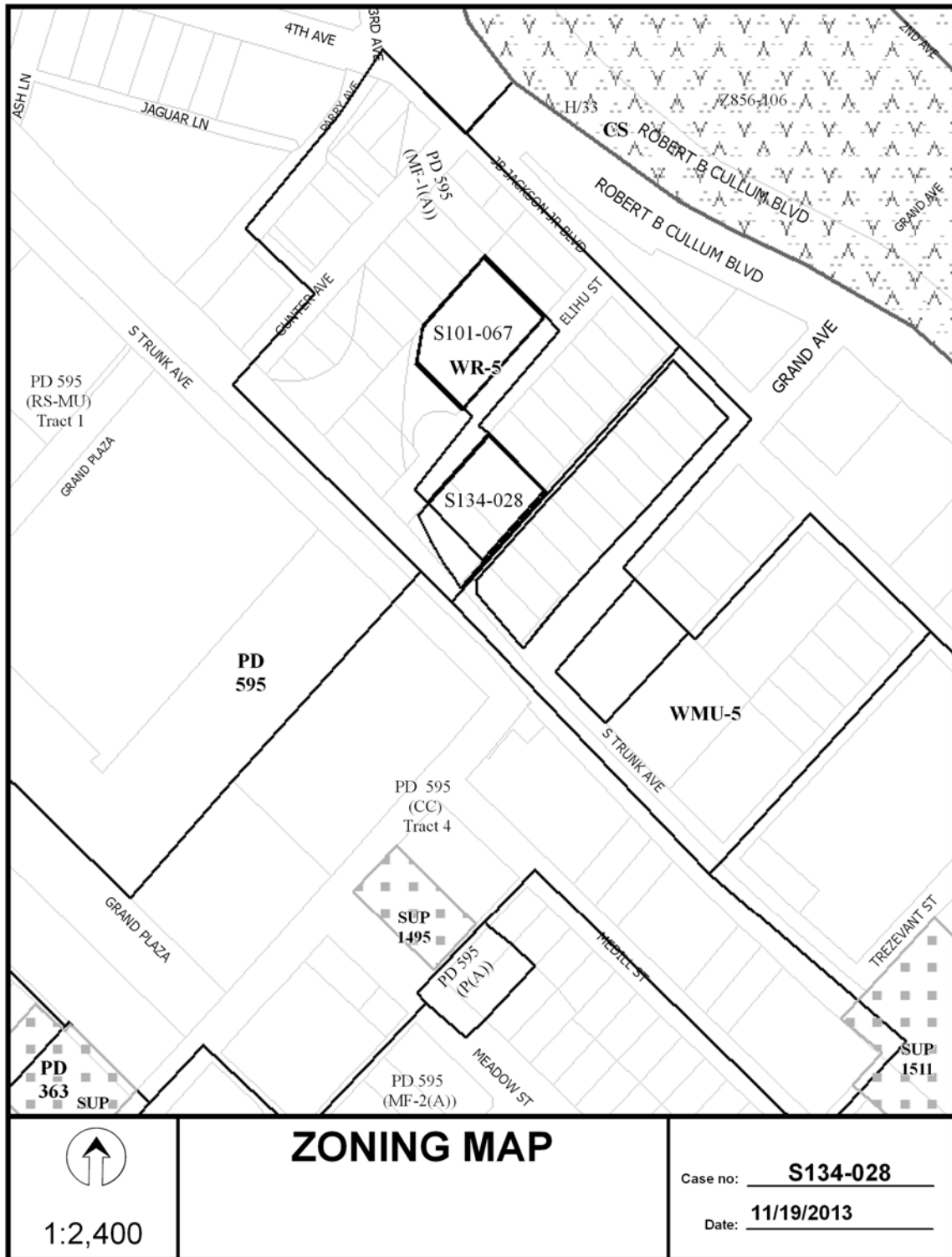
REQUEST: An application to replat a 0.576-acre tract of land in City Block 24/812 containing part of Lot 11, and all of Lots 12 through 14 in City Block 24/812 to create one 0.576-acre lot on property located at 3201 Elihu Street east of Trunk Street.

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 PD 595 (MF-1(A)), WR-5; 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 the International Fire Code section 508, Appendix C.
6. Any new or existing structure 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.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
14. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
15. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, water and wastewater service locations with service sizes.
16. Water/wastewater main extension is required by Private Development Contract.
17. On the final plat change "Trunk Street" to "Trunk Avenue" as named by City of Dallas Ordinance Volume 12, Page 319.
18. On the final plat provide any recording information as to existing or proposed abandonments, dedications, and closures for "Elihu Street".
19. On the final plat identify the property as Lot 11A in City Block 24/812.





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AERIAL MAP

- Area of Request
- Recent History

Case no: S134-028

Date: 11/20/2013

CITY PLAN COMMISSION**THURSDAY, DECEMBER 05, 2013****FILE NUMBER:** S134-032**Subdivision Administrator:** Paul Nelson**LOCATION:** US Hwy. 75 between Flora Street and Watkins Avenue**DATE FILED:** November 11, 2013**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.327**MAPSCO:** 45G**APPLICANT/OWNER:** Dennis Topletz

REQUEST: An application to create 4 lots ranging in size from 1,397 square feet to 2,053 square feet in size from a tract of land containing 6,693 square feet of land in City Block 2/594 on property located contiguous to US Hwy. 75 between Flora Street and Watkins Avenue.

SUBDIVISION HISTORY:

1. S134-033 is an application contiguous on the southeast to replat a 0.694-acre tract of land containing a 16 lot Shared Access Development containing all of Lots 1A through 1L, all of Lots 35 through 39; and to add a 0.17-acre tract of land for a total of a 0.764-acre Shared Access Development in City Block 2/594, on property located at Flora Street and Watkins Avenue, southwest corner. This plat is also scheduled to be heard on December 5, 2013.
2. S067-231 was an application on the east of the current plat to plat a 1.385 acre tract of land in City Block 2/594 into a 33 lot Shared Access Development at the northeast corner of N. Central Expressway and Flora Street. The request was approved on August 9, 2007 and recorded on October 29, 2009.
3. S067-232 was an application to the northeast of the current request to replat Lots 1, 11, and a tract of land in City Block 2/594 containing 0.690 acres into a 16 lot Shared Access Development on property located at the west corner of Watkins Avenue and Flora Street. The request was approved on August 9, 2007 and recorded on October 29, 2009.

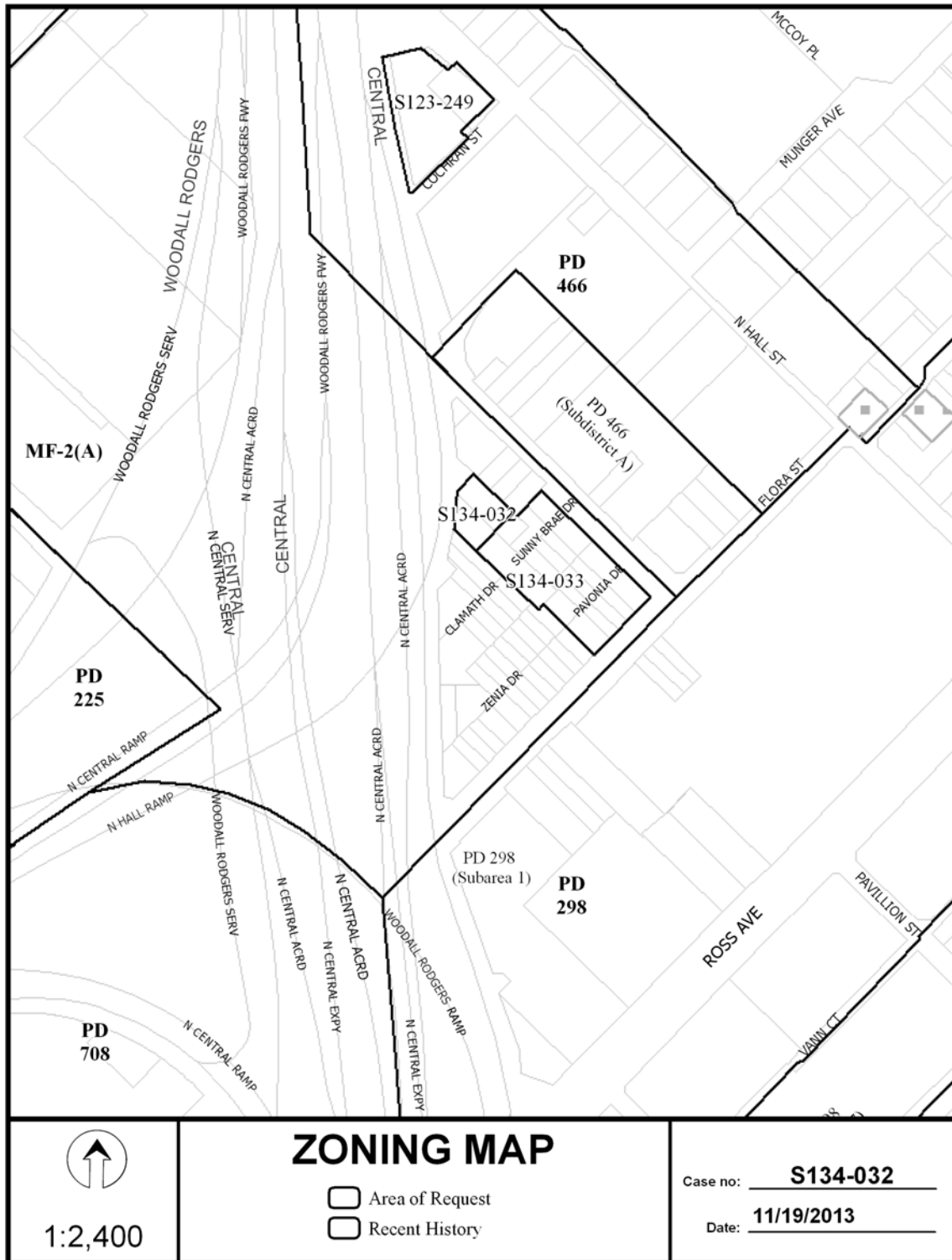
STAFF RECOMMENDATION: The property has frontage on TxDOT right-of-way, however, the freeway is elevated at this point and there is no service road; therefore, the property is landlocked unless TxDot permits access from their property; the request is amended to be included in one of the 2 Shared Access Developments contiguous to this property, or the owners obtain fee simple ownership of one or more of the contiguous lots to the north on Watkins Avenue and then replat the properties into a Shared Access Development.

Staff recommends denial of the application based on failure to comply with Section 51A-8.503(c). However, should the request be approved the staff recommends that the approval be subject to compliance with the following conditions:

Staff recommends denial of the application based on failure to comply with Section 51A-8.503(c). However, should the request be approved the staff recommends that the approval be 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 the International Fire Code section 508, Appendix C.
6. Any new or existing structure 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.
12. 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.
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
14. Vehicular access must be provided to a public street prior to submittal of the final plat for signature of the Chairman.

15. Provide a letter from TxDOT authorizing vehicular access to the property from the TxDOT right-of-way to the Subdivision Administrator prior to submittal of the final plat.
16. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, water and wastewater service locations with service sizes.
17. Water/wastewater main extension may be required by private contract.
18. On the final plat identify the property as Lots 40, 41, 42, and 43 in City Block 2/594.
19. Atmos has existing facilities within the plat boundary, relocation or retirement of facilities will be at the developer's expense.



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ZONING MAP

- Area of Request
- Recent History

Case no: S134-032

Date: 11/19/2013



 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S134-032 </u> Date: <u> 11/19/2013 </u>
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CITY PLAN COMMISSION**THURSDAY, DECEMBER 05, 2013****FILE NUMBER:** S134-034**Subdivision Administrator:** Paul Nelson**LOCATION:** Cedar Hill Avenue and Neches Street**DATE FILED:** November 11, 2013**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 1 **SIZE OF REQUEST:** 3.843 Acres**MAPSCO:** 44Y**APPLICANT/OWNER:** Elizabeth Galvin

REQUEST: An application to create a 15 lot Shared Access Development from a 3.843-acre tract of land in City Block 3386 at the northwest corner of Cedar Hill Avenue and Neches Street, if extended.

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

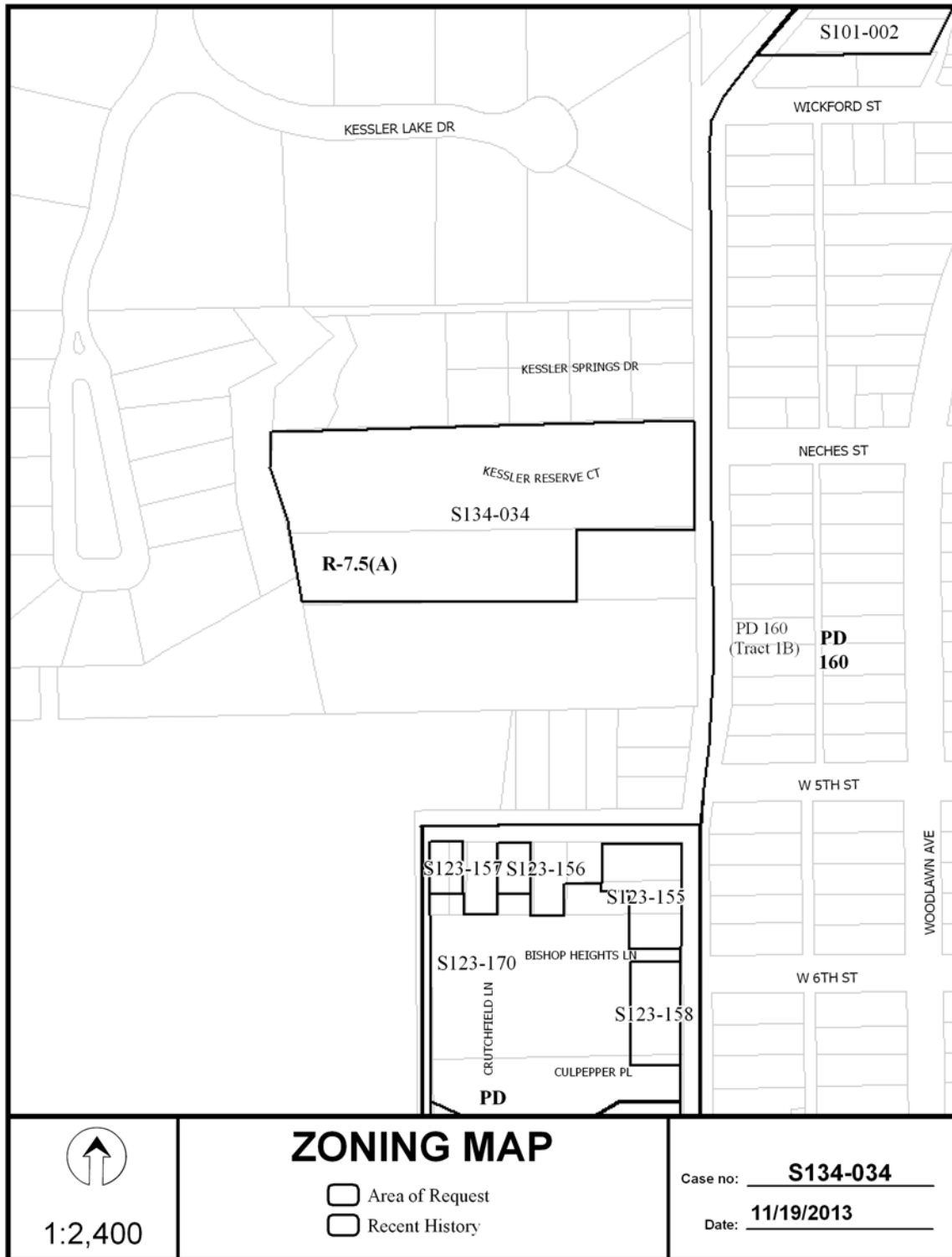
STAFF RECOMMENDATION: Section 51A-8.503(a) says that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of streets...". The proposed lots are similar in size to the Shared Access Development contiguous on the north. The area to the south is undeveloped at this time.

The request complies with the requirements of the R-7.5(A) District and the Shared Access Area requirements of Section 51A-4.411; 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 the International Fire Code section 508, Appendix C.
6. Any new or existing structure 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 15.
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 realign the Shared Access Drive to line up with the centerline of Neches Street.
14. On the final plat identify the square footage of the Shared Access Drive, identify the square feet of each lot minus the Shared Access Drive.
15. On the final plat determine the 100 year water surface elevation across the plat.
16. 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.
17. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
18. On the final plat specify minimum fill and minimum finished floor elevations.
19. On the final plat show the natural channel set back from the crest of the natural channel.
20. 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 the recording information on all existing easements within 150 feet of the property.
23. On the final plat monument all set corners per the monumentation ordinance.

24. On the final plat show the exclusive 12 foot wide water & wastewater easement within the center of the Shared Access Easement.
25. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, water and wastewater service locations with service sizes.
26. Existing water and wastewater mains must be shown on plat per Chapter 51A-8.403(A)(1)(a)(xii).
27. 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.
28. New water and/or wastewater easements need to be shown.
29. 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.
30. Water/wastewater main extension is required by Private Development Contract.
31. The Developer must comply with the Dallas Water Utilities rules for Shared Access Developments.
32. On the final plat identify the property as Lots 1 through 15 in City Block A/3386.
33. The final plat must comply with the provisions of Section 4.411 of Volume 3 of the Dallas City Code.



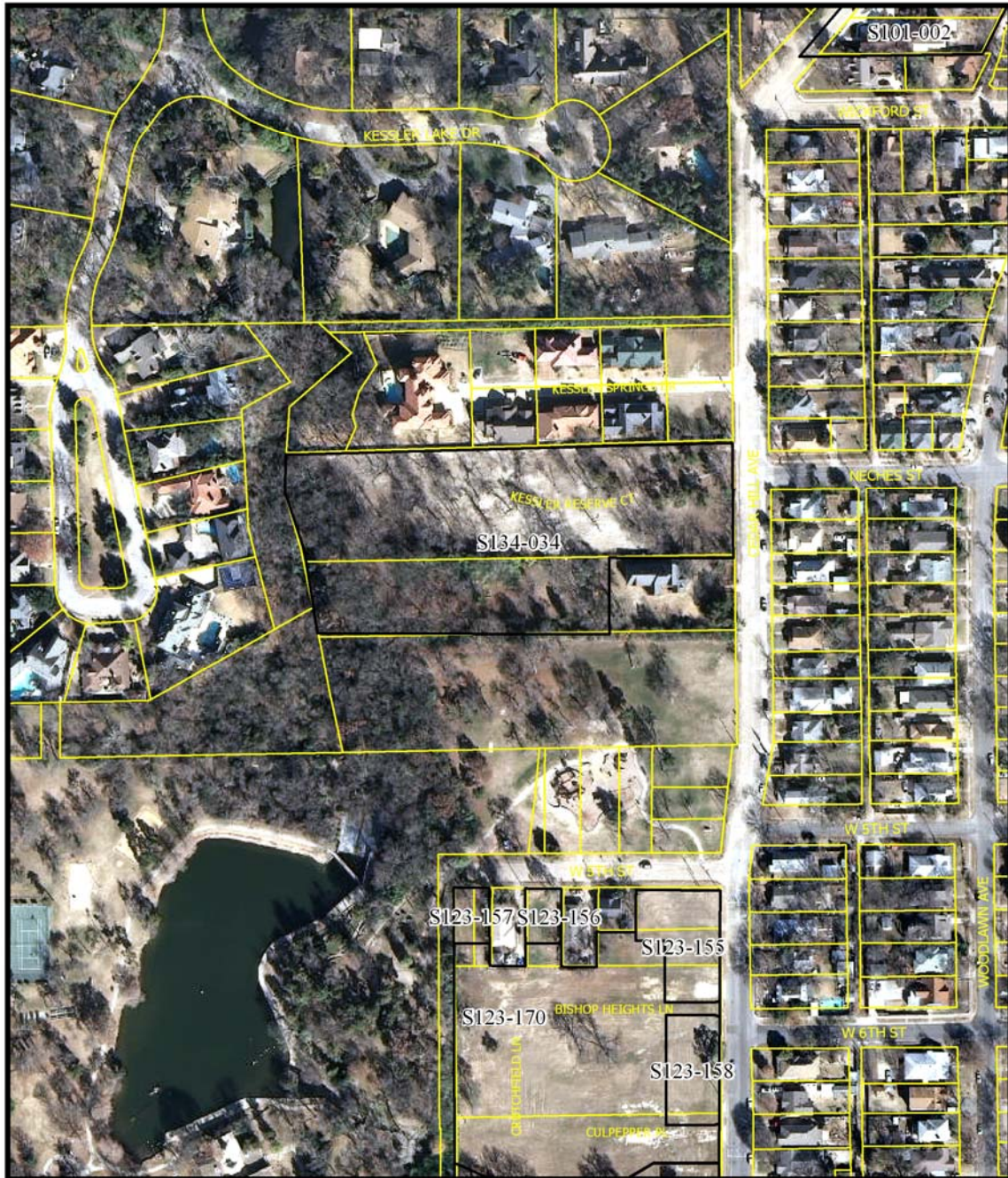
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ZONING MAP

- Area of Request
- Recent History

Case no: **S134-034**

Date: **11/19/2013**

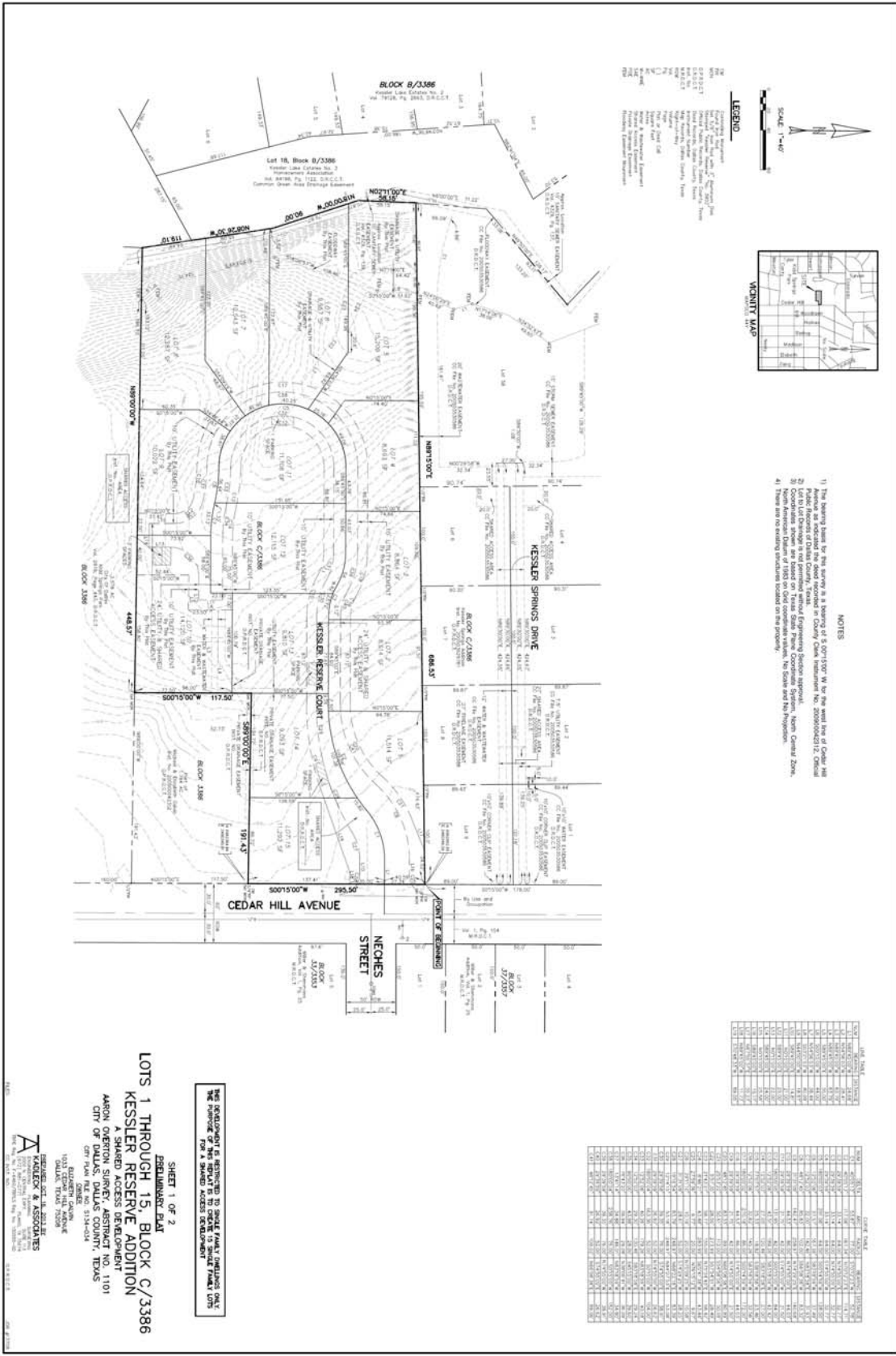



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AERIAL MAP

Area of Request
 Recent History

Case no: **S134-034**
 Date: **11/19/2013**



CITY PLAN COMMISSION**THURSDAY, DECEMBER 05, 2013****FILE NUMBER:** S134-035**Subdivision Administrator:** Paul Nelson**LOCATION:** Garrett Avenue between Fuqua Street and Capitol Avenue**DATE FILED:** November 8, 2013**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.975 Acres **MAPSCO:** 36W**APPLICANT/OWNER:** Thomas Pauken, Executor; Javier Chavez; Jack R. Kemp & Assigns; Karen Sitterle

REQUEST: An application to replat a 0.975-acre tract of land containing all of Lots 21, 22, 23, 24, and 25 in City Block B/1989; to create a 24 lot Shared Access Development with lots ranging in size from 1,494 square feet to 1,682 square feet on property located on Garrett Avenue between Fuqua Street and Capitol Avenue.

SUBDIVISION HISTORY:

1. S012-077 was an application north of the request on Capitol Avenue to create an 18 lot shared access development from a 0.822 acre tract of land containing part of Lot 11 and all of Lot 12 in City Block C/1993 located at 5119, 5125, and 5129 Capital Avenue. The request was approved but has not been recorded.
2. S112-103 was an application west of the present request on Capitol Avenue between Garrett Avenue and Bennett Avenue to combine 21 lots into one 4.45 acre lot in City Block C/1990. The request was approved on April 5, 2012 but has not been recorded.

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

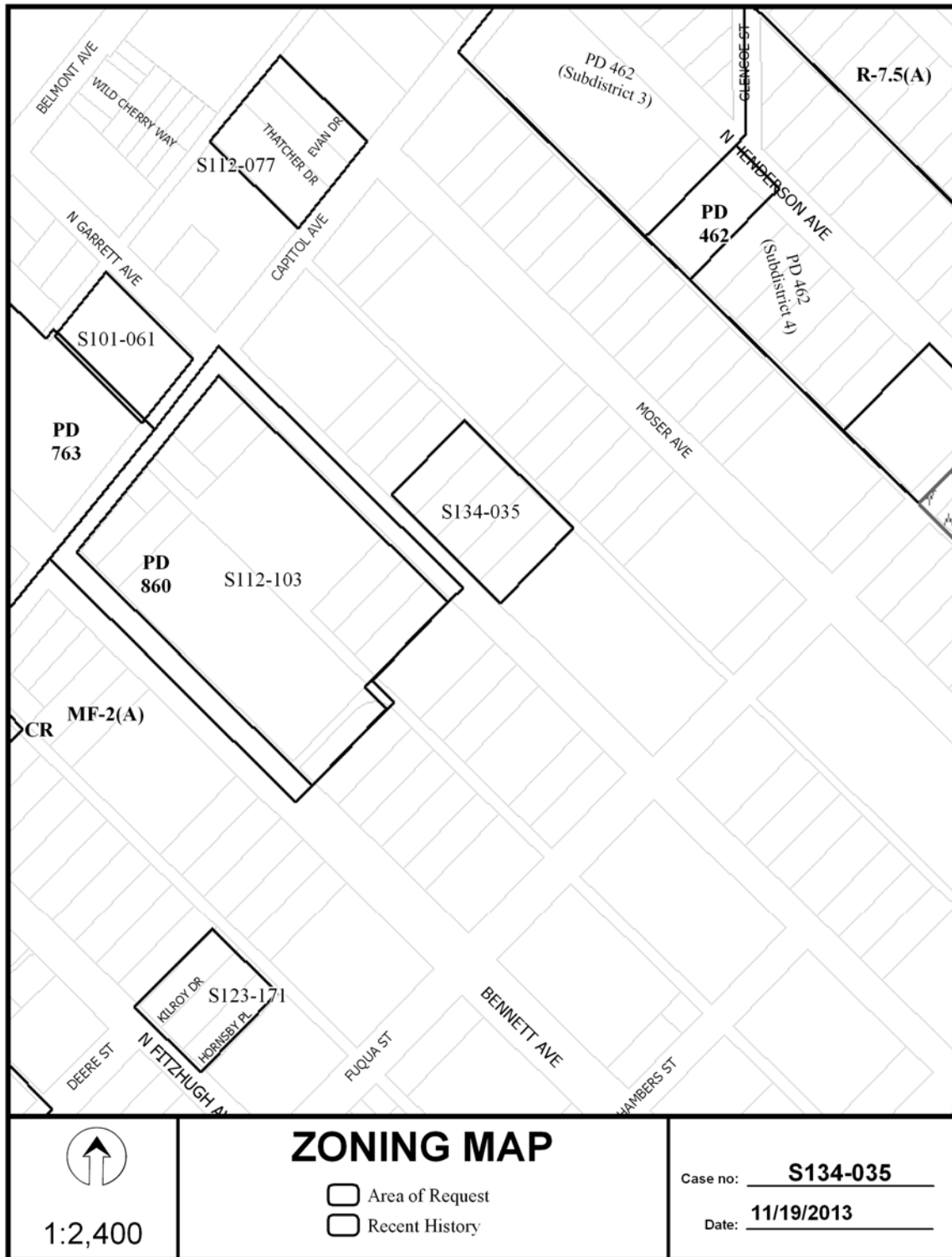
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with 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 the International Fire Code section 508, Appendix C.

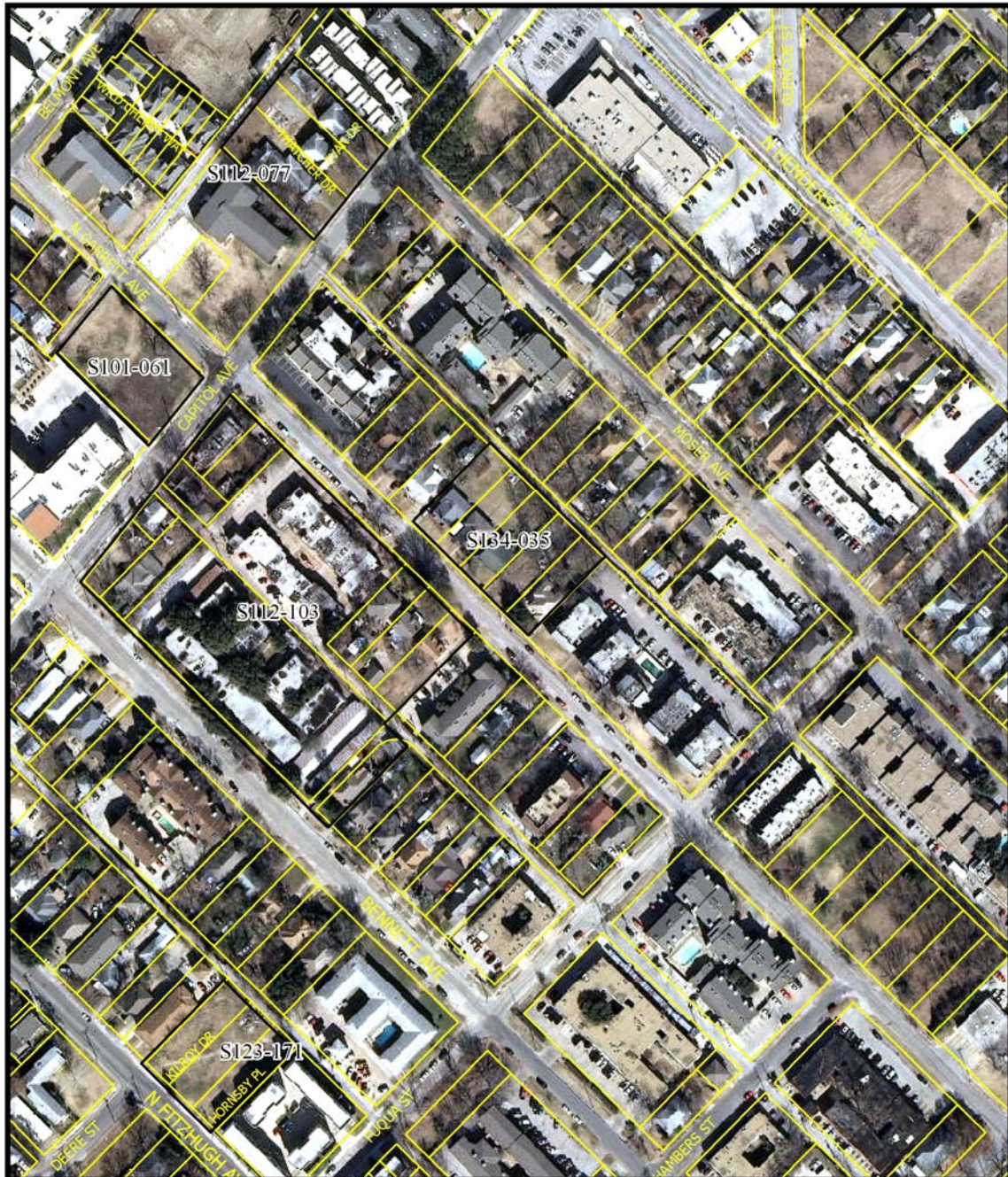
6. Any new or existing structure may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A 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 22.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
13. 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.
14. Comply with the Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb.
15. The shared access area must front a minimum width of 20 feet on Garrett Avenue.
16. The Shared Access Area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet.
17. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the center of the Shared Access Area easement & labeled on the plat.
18. No building permit may be issued to authorize work in the shared access development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and all requirements of the shared access area have been met.
19. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411 of Volume Three of the Dallas City Code, as amended.
20. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission


Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description and map of the shared access area as part of an attachment to the easement document.

21. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot.
22. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley.
23. Include the words "Shared Access Development" in the title block of the final plat.
24. Add a note to the final plat stating "This development is restricted to single family dwellings only."
25. On the final plat show 0.25 guest parking spaces per lot on the plat. Such spaces may be provided in the Shared Access Area as long as they are not located over a water/wastewater easement.
26. Place a note on the final plat stating: "No vehicular access is permitted to contiguous property outside the platted property from the shared access area except to a public street or City Council approved private street."
27. The guest parking spaces shown on the preliminary plat need to be 22 feet long in order to provide adequate maneuvering area.
28. If a guard house is provided, it must be at least 30 feet from the shared access point.
29. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or R.O.W.
30. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Public Works and Transportation Department, GIS Section to obtain an approved street name.
31. On the final plat show the correct recording information for the subject property.
32. On the final plat monument all set corners per the monumentation provisions of Section 51A-8.617 of the Dallas Development Code. 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.
33. On the final plat remove building line(s) from plat.
34. On the final plat clarify "10 feet W.L.E. (by this plat)".
35. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
36. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, water and wastewater service locations with service sizes.

37. Water/wastewater main extension is required by Private Development Contract.
38. Fire hydrant(s) required by Private Development Contract.
39. Prior to final plat contact street name coordinator for help selecting appropriate name for the mutual access drive.
40. On the final plat identify the property as Lot 21A through 21F, 22A through 22E, 23A through 23E, 24A through 24F, and Common Area "A" through "C" in City Block B/1989.





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S134-035 </u> Date: <u> 11/19/2013 </u>
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CITY PLAN COMMISSION**THURSDAY, DECEMBER 05, 2013****FILE NUMBER:** S134-036**Subdivision Administrator:** Paul Nelson**LOCATION:** Lasater Road at Lawson Road, west corner**DATE FILED:** November 8, 2013**ZONING:** A(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 25.596 Acres **MAPSCO:** 70C**APPLICANT/OWNER:** Mesquite Independent School District

REQUEST: An application to create one 25.596-acre lot from City Block 8837 on property located on Lasater Road at Lawson Road, west corner.

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

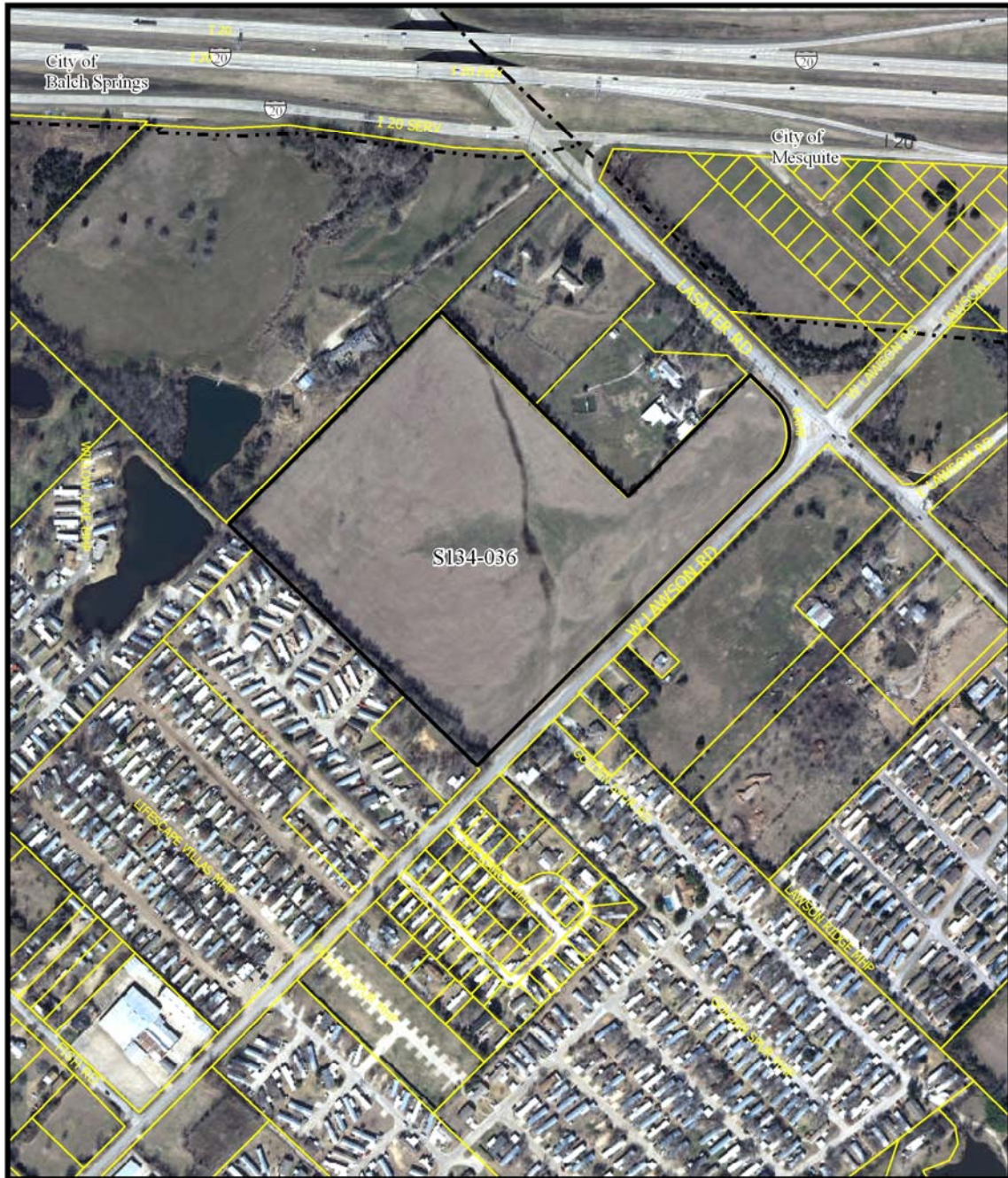
STAFF RECOMMENDATION: The request complies with the requirements of the A(A) District; therefore, staff recommends approval subject to compliance with the following conditions:

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 the International Fire Code section 508, Appendix C.
6. Any new or existing structure 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. 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. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
15. On the final plat dedicate 50 feet of right-of-way from the established centerline of Lawson Road.
16. The applicant must build one-half of the roadway improvements of the Lawson Road frontage.
17. On the final plat show how all adjoining right-of-way was created.
18. On the final plat monument all set corners per the monumentation ordinance.
19. On the final plat the access easement must be recorded by separate instrument.
20. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, water and wastewater service locations with service sizes.
21. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
22. 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.
23. Water/wastewater main extension is required by Private Development Contract.
24. On the final plat identify the property as Lot 1 in City Block C/8837.
25. On the final plat change "I.H. 20" to "Interstate Highway No. 20."





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AERIAL MAP

- Area of Request
- Recent History

Case no: **S134-036**

Date: **11/19/2013**



CITY PLAN COMMISSION

THURSDAY, DECEMBER 05, 2013

FILE NUMBER: S134-037

Subdivision Administrator: Paul Nelson

LOCATION: 7301, 7305, 7331 Gaston Avenue

DATE FILED: November 11, 2013

ZONING: CR

CITY COUNCIL DISTRICT: 9 **SIZE OF REQUEST:** 11.012 Acres **MAPSCO:** 37X

APPLICANT/OWNER: Gaston/Grand Ltd.

REQUEST: An application to create three lots ranging in size from 0.669 acres in size to 9.603 acres in size from a tract of land containing 11.012 acres in size in City Block 2745 on property located on Gaston Avenue northwest of East Grand Avenue.

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 CR 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 the International Fire Code section 508, Appendix C.
6. Any new or existing structure 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 3.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. 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.
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 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.
20. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
21. On the final plat monument all set corners per the monumentation provisions of Section 51A-8.617 of the Dallas Development Code. 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.
22. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
23. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, water and wastewater service locations with service sizes.
24. 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.

25. On the final plat provide a minimum 100 foot easement for the existing 84 inch water main on property.
26. Water/wastewater main extension is required by Private Development Contract.
27. On the final plat change "East Grand Avenue" to "Garland Road (State Highway No. 78)".
28. On the final plat correct the company name in the Owner's Dedication on Page 2 and the description on Page 1 which indicates Gaston/grand LTD (with a "/" on the name).
29. On the final plat identify the property as Lots 2, 3, and 4 in City Block A/2745.





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CITY PLAN COMMISSION

THURSDAY, DECEMBER 21, 2013

FILE NUMBER: S134-026

Subdivision Administrator: Paul Nelson

LOCATION: Zang Boulevard south of Louisiana Avenue.

DATE FILED: November 06, 2013

ZONING: PD 894

CITY COUNCIL DISTRICT: 1 **SIZE OF REQUEST:** 3.982-acre **MAPSCO:** 54Q

APPLICANT/OWNER: Matt Blacksten/WCH Limited Partnership

REQUEST: An application to create a 3.982-acre lot from a tract of land in City Block 5973 on property located on the east side of Zang Boulevard south of Louisiana Avenue.

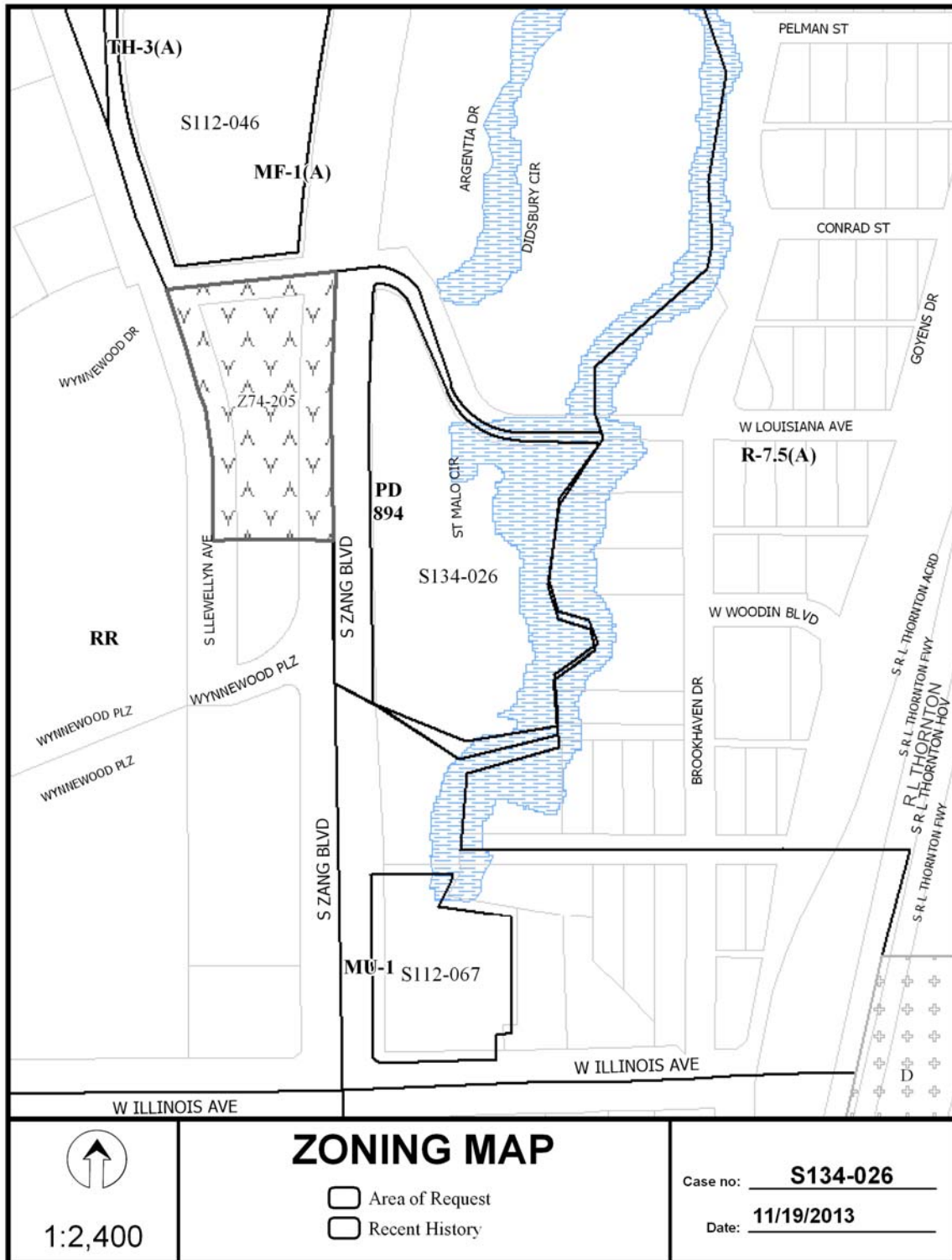
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this site.

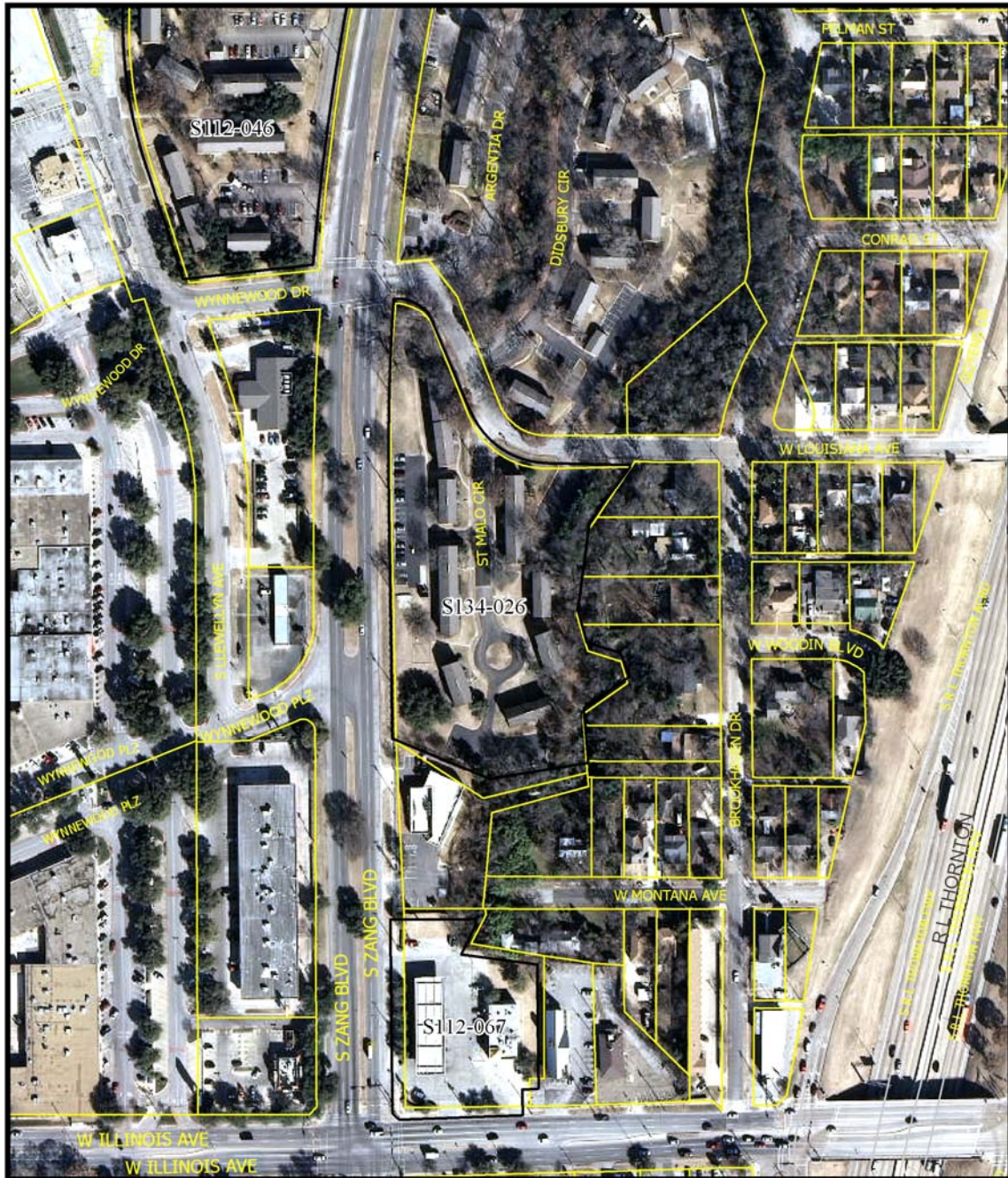
STAFF RECOMMENDATION: The proposed plat complies with the requirements of PD 894; therefore, staff recommends approval of the application subject to compliance with the following conditions:

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 the International Fire Code section 508, Appendix C.
6. Any new or existing structure 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 a 10 foot by 10 foot corner clip at Zang Boulevard at Louisiana Avenue.
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.
20. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
21. On the final plat show how all adjoining right-of-way was created.
22. On the final plat two control monuments must be shown.
23. On the final plat show two control monuments.
24. On the final plat choose a new addition name.
25. On the final plat show all utility easement abandonments with their recording information.
26. On the final plat remove all building lines.
27. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
28. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, water/wastewater service locations with service sizes.

29. 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.
30. Water/wastewater service extension is required by Private Development Contract.
31. For the 15 foot Water Easement use the following language, "Abandonment authorized by Ordinance No. _____ and recorded in Instrument No. _____ ."
32. Real Estate release required prior to obtaining the Chairman's signature.
33. On the final plat label Wynnewood Drive with an arrow pointing from the label to its right-of-way.
34. On the final plat label Wynnewood Plaza with an arrow pointing from the label to its right-of-way.
35. On the final plat identify the property as Lot 1 in City Block G/5973.





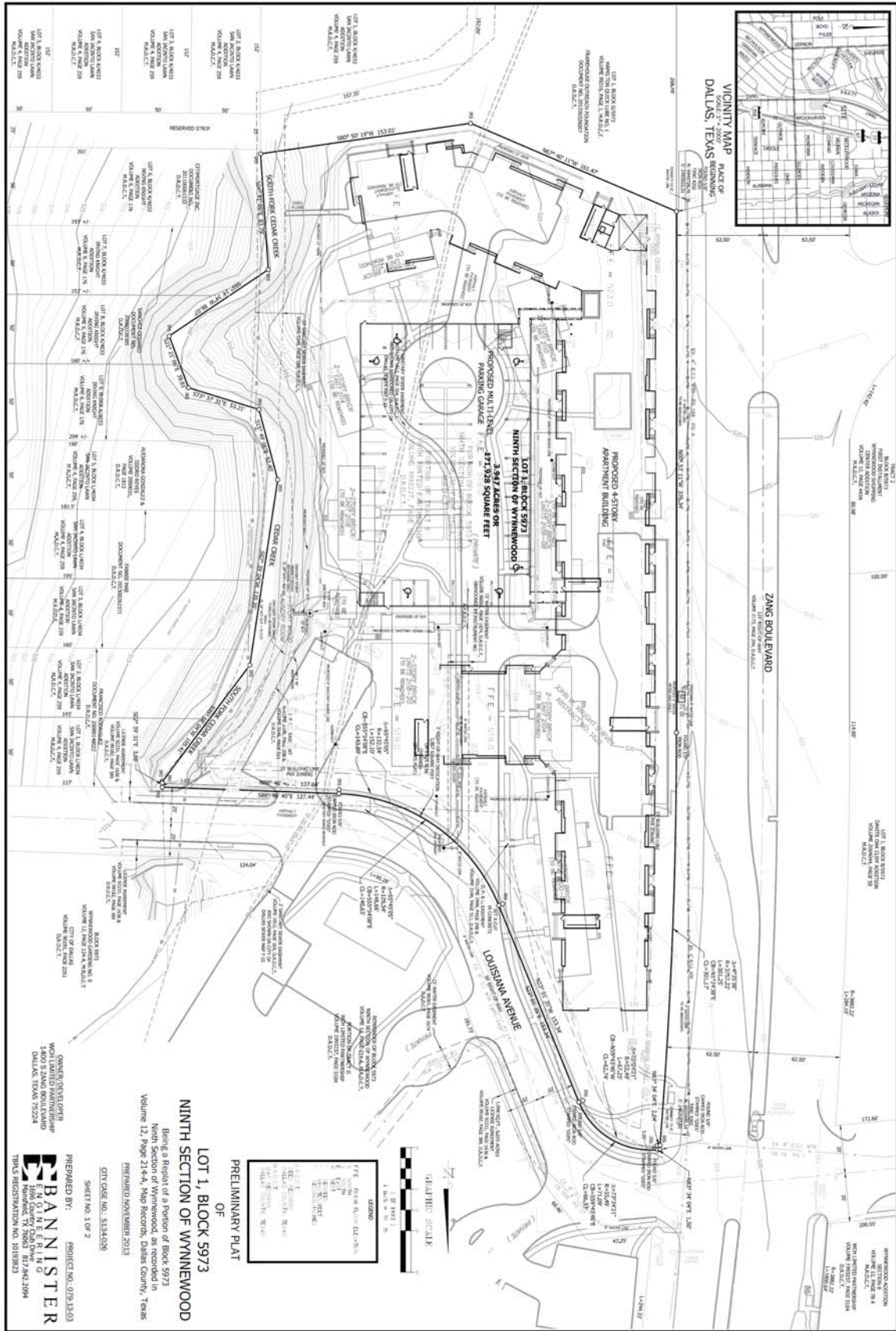
 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S134-026 </u> Date: <u> 11/19/2013 </u>
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Notification List of Property Owners
S134-026

15 Property Owners Notified

Label #	Address	Owner
1	2119 BROOKHAVEN DR	KNIGHT IRVING SUITE 1118
2	2115 BROOKHAVEN DR	CITIMORTGAGE INC
3	2107 BROOKHAVEN DR	SANCHEZ CESAREO
4	2045 BROOKHAVEN DR	GONZALEZ ALEJANDRA & REYES ISIDRO SR
5	2100 ST MALO CIR	WCH LIMITED PARTNERSHIP % PARKS AT WYNNEWOOD
6	342 WOODIN BLVD	MOORE LARRY
7	342 LOUISIANA AVE	GAETA JOSE B
8	419 MONTANA AVE	LAFUENTE ANGEL JOSEPH
9	411 MONTANA AVE	CORONADO MARIA VASQUEZ OLIVIA
10	407 MONTANA AVE	VAZQUEZ OLIVIA
11	403 MONTANA AVE	PEREZ ABAD J
12	2031 BROOKHAVEN DR	RODRIGUEZ FRANCISCO
13	2037 BROOKHAVEN DR	CURL DANIEL V & MARY L
14	2201 ZANG BLVD	CENTRO NP HOLDINGS 12 SPE LLC
15	2000 LLEWELLYN AVE	200 PIER ASSOCIATES LLC

Tuesday, November 12, 2013



CITY PLAN COMMISSION**THURSDAY, DECEMBER 5, 2013****FILE NUMBER:** S134-030**Subdivision Administrator:** Paul Nelson**LOCATION:** 3627, 3635, and 3641 Middlefield Road**DATE FILED:** November 7, 2013**ZONING:** R-10(A), A(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 2.507-Acre**MAPSCO:** 44H**APPLICANT/OWNER:** Betty Mitchell

REQUEST: An application to replat Lots 1 and 2, and a tract of land 1.249 acres in size to create one lot 14,883 square feet in size, and one lot 23,460 square feet in size, and a 68,835 square foot lot from a 2.507 acre tract of land in City Block 8558 on property located at 3627, 3635, and 3641 Middlefield Road.

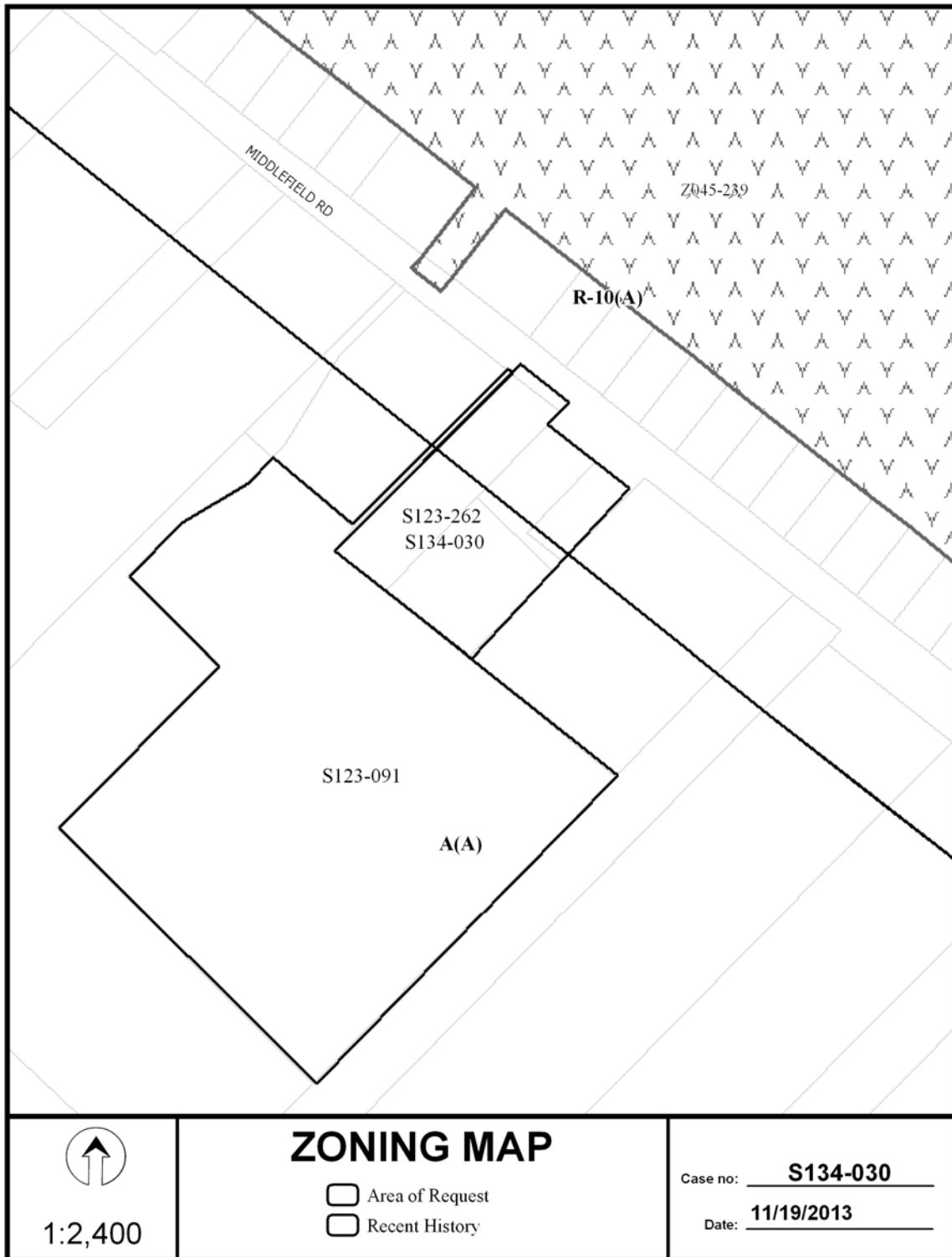
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

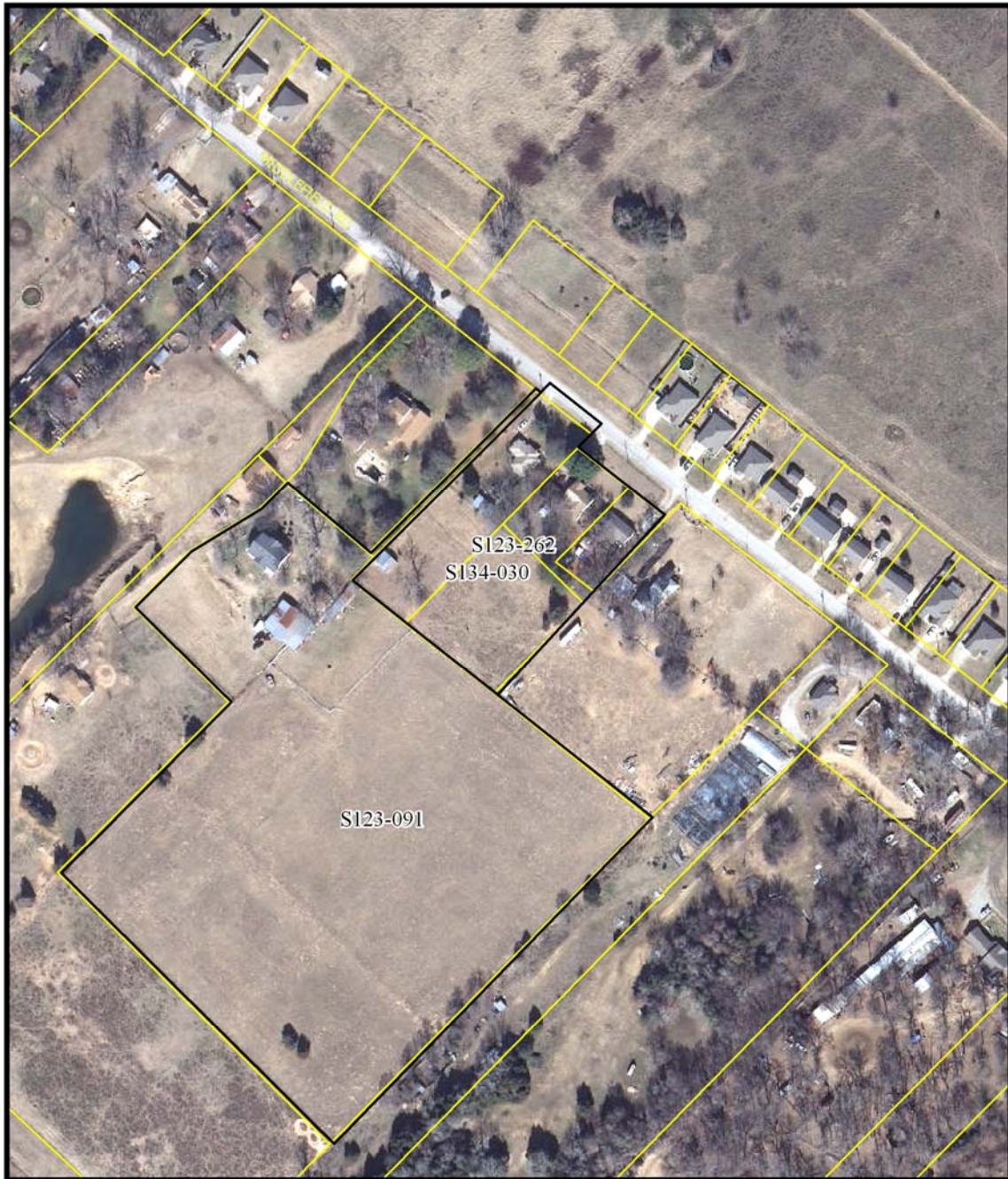
STAFF RECOMMENDATION: Section 51A-8.503(a) says that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography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

The proposed lot sizes are larger than the existing lots in the R-10(A) area. The applicant is proposing two lots on Middlefield Road in order to have a residential structure for members of the family. The third lot is proposed to be used for agricultural production; therefore, staff recommends approval of the application 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 the International Fire Code section 508, Appendix C.
6. Any new or existing structure 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 3.
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 30 feet of right-of-way from the established center line of Middlefield Road.
15. On the final plat proposed Lot 3 must have a minimum of 10 feet of fee simple frontage on Middlefield Road.
16. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, water/wastewater service locations with service sizes.
17. Existing water/wastewater services cannot cross proposed lot lines.
18. On the final plat identify the property as Lots 1A, 1B, and 2A, in City Block A/8558.





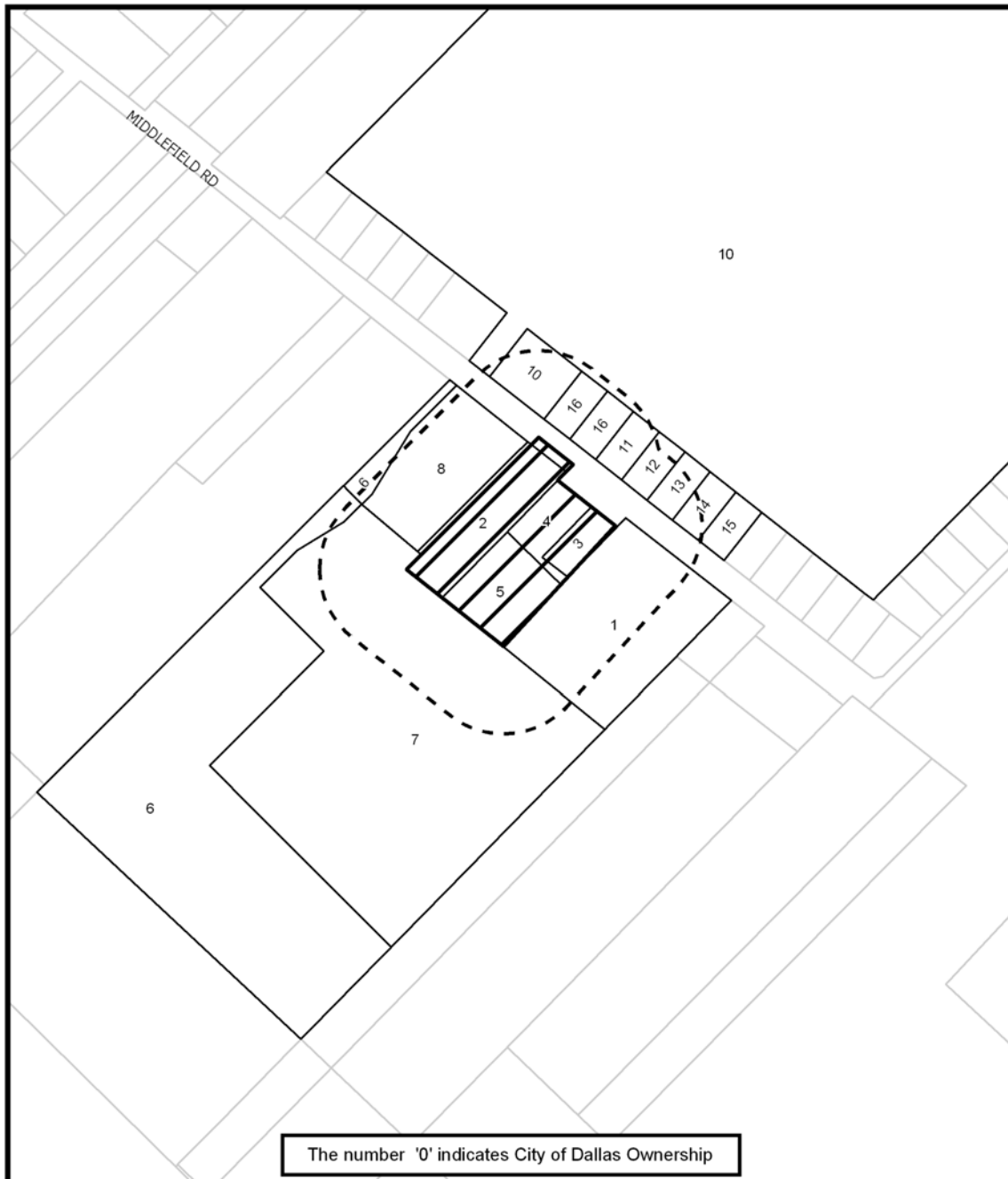
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S134-030

Date: 11/19/2013



 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;">16</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	16	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>S134-030</u> Date: <u>11/19/2013</u>
200'	AREA OF NOTIFICATION					
16	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

S134-030

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3647 MIDDLEFIELD RD	MARTINEZ BALTAZAR
2	3627 MIDDLEFIELD RD	AUTREY JOE ELBERT & JO MARIE
3	3641 MIDDLEFIELD RD	MITCHELL MICHAEL
4	3635 MIDDLEFIELD RD	JULIA M LYON LF ESTATE
5	3635 MIDDLEFIELD RD	LYON JULIA M EST OF LIFE ESTATES
6	3555 MIDDLEFIELD RD	SALDIVAR JOSE
7	3555 MIDDLEFIELD RD	BELTRAN PEDRO
8	3557 MIDDLEFIELD RD	BELTRAN JUAN
9	3557 MIDDLEFIELD RD	BELTRAN PEDRO
10	3588 MIDDLEFIELD RD	WOODMONT BLOC LP
11	3530 MIDDLEFIELD RD	ANDREWS JAMES E SR
12	3534 MIDDLEFIELD RD	MONTOYA FRANCISCO JAVIER & ANGELINA
13	3538 MIDDLEFIELD RD	CALDERON AGUSTIN
14	3610 MIDDLEFIELD RD	ALVARADO GABRIELA
15	3614 MIDDLEFIELD RD	YANG HANJU
16	3594 MIDDLEFIELD RD	MILLARD MATTHEW M

Tuesday, November 12, 2013

CITY PLAN COMMISSION

THURSDAY, DECEMBER 5, 2013

FILE NUMBER: S134-031

Subdivision Administrator: Paul Nelson

LOCATION: Melrose Avenue at Glencoe Street, northeast corner

DATE FILED: November 7, 2013

ZONING: TH-3(A)

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.17-Acre

MAPSCO: 36S

APPLICANT/OWNER: John A. Majors, III

REQUEST: An application to replat a 0.17-acre tract of land containing all of Lot 30 in City Block 30/1949 into one 3,653 square foot lot and one 3,956 square foot lot on property located at the northeast corner of Melrose Avenue and Glencoe Street.

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

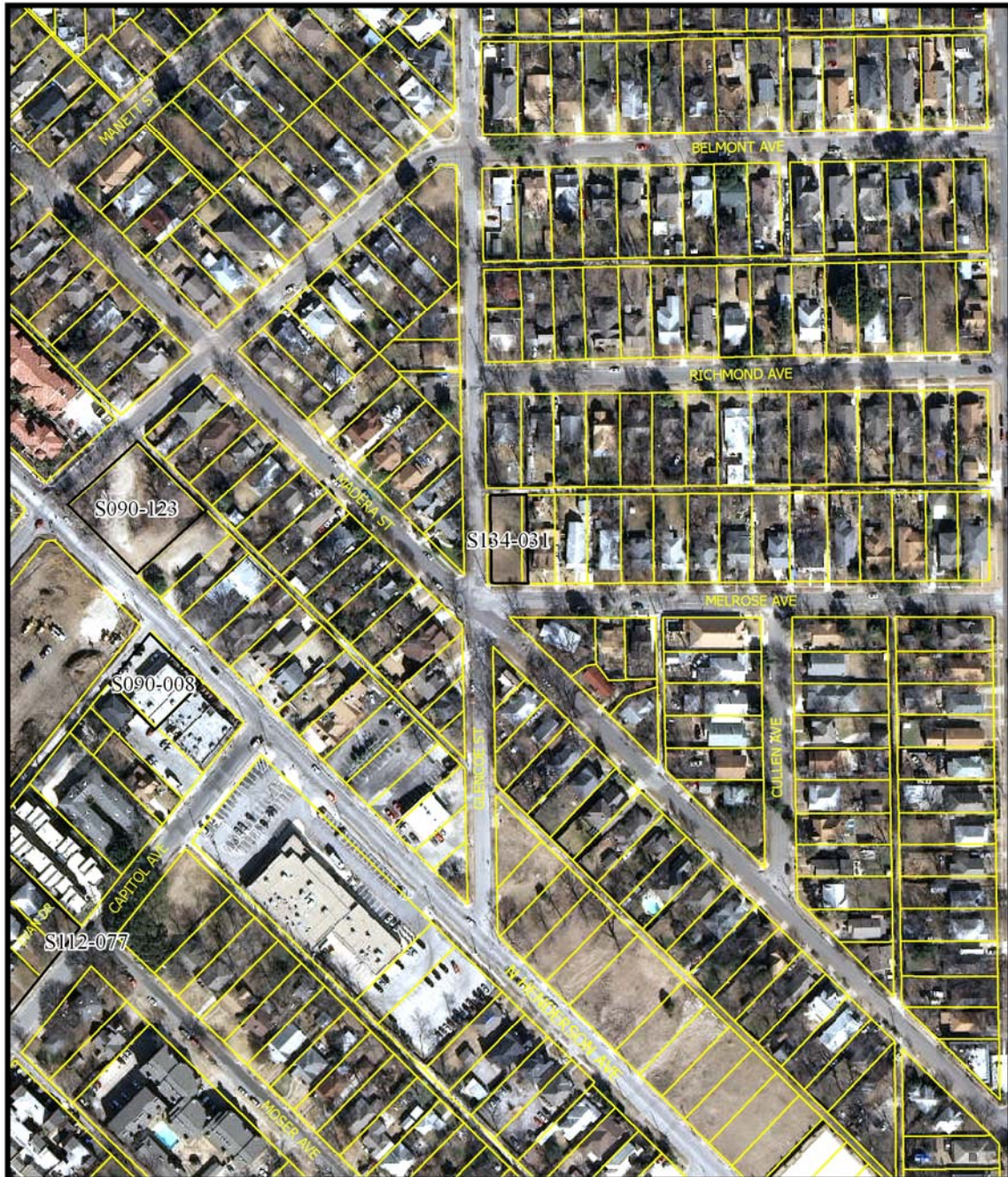
STAFF RECOMMENDATION: Section 51A-8.503(a) says that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography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


Although the proposed lot sizes are smaller than the existing lots in the TH-3(A) area the proposed lots will comply with the lot size requirement of the TH-3(A) district regulations, have frontage on 2 streets, and are at the end of a block; however, the proposed lots do not comply with the established lot pattern of the R-7.5(A) or the TH-3(A) district; therefore, staff recommends **denial** of the application. However should the application be approved staff recommends that the approval be 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 the International Fire Code section 508, Appendix C.

6. Any new or existing structure 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. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
13. On the final plat dedicate 2.5 feet ROW, or a street easement, or Public Utility and Sidewalk Easement equal to 7.5 feet from the established centerline of the alley.
14. On the final plat dedicate a 5 feet by 5 feet corner clip at Glencoe Street and the alley.
15. On the final plat dedicate a 15 foot by 15 foot ally sight easement at the intersection of Glencoe Street and the alley.
16. On the final plat comply with the Mill Creek drainage requirement. The finish floor elevation must be 3 feet above the nearest inlet, top of curb.
17. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, water/wastewater service locations with service sizes.
18. On the final plat the owners name on the map should match the name on the referenced instrument.
18. On the final plat identify the property as Lots 30A, and 30B, in City Block 30/1949.





 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S134-031 </u> Date: <u> 11/19/2013 </u>
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 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;">28</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	28	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> S134-031 </u> Date: <u> 11/19/2013 </u>
200'	AREA OF NOTIFICATION					
28	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

S134-031

28 Property Owners Notified

Label #	Address	Owner
1	5407 MELROSE AVE	RIVERA MARGARET
2	5403 MELROSE AVE	MAJORS JOHN A III
3	5402 RICHMOND AVE	SIMONS MIKE &
4	5406 RICHMOND AVE	SAUCEDO ANDRESS & NATALIA SAUCEDO
5	5410 RICHMOND AVE	SCHONBORN ALAN MERRELL MARCIA
6	5414 RICHMOND AVE	QUAIL ASSETS LP
7	5418 RICHMOND AVE	WIGGINS KIRK L & ANNA
8	5422 RICHMOND AVE	MORGAN PARK LTD & EATON ROAD LTD
9	5423 MELROSE AVE	MAJORS JOHN A IV
10	5419 MELROSE AVE	HUNT ROBERT V
11	5411 MELROSE AVE	MATA DIANA L
12	2303 MADERA ST	LEIGH GRANT W & KRISTI D
13	2031 GLENCOE ST	ANDERSON MATTHEW
14	2025 GLENCOE ST	WCS HOLDINGS LLC
15	2307 MADERA ST	GARCIA ERASMO GALLEGOS
16	2311 MADERA ST	KUBIN MARY FRANCES
17	2315 MADERA ST	KUBIN JOHN W
18	2319 MADERA ST	GONZALEZ OLGA
19	2203 GLENCOE ST	TREECE RUSSELL
20	2127 GLENCOE ST	SELMA VENTURES LTD
21	2406 MADERA ST	VASQUEZ DIANA S
22	2402 MADERA ST	HEPWORTH WESLEY W
23	2310 MADERA ST	CEJA JOSE NAVA & MAIJA S
24	2304 MADERA ST	NAVA HECTOR &
25	2232 MADERA ST	CULLEN EDWARD V
26	5418 MELROSE AVE	GASCA GILBERT JR &

Tuesday, November 12, 2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5414 MELROSE AVE	RVH REAL ESTATE OPPORTUNITY FUND LLC
28	2239 MADERA ST	HOLMES JOHN B % JOHN HOLMES & CO

Tuesday, November 12, 2013

CITY PLAN COMMISSION**THURSDAY, DECEMBER 05, 2013****FILE NUMBER:** S134-033**Subdivision Administrator:** Paul Nelson**LOCATION:** US Hwy. 75 between Flora Street and Watkins Avenue**DATE FILED:** November 11, 2013**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.327**MAPSCO:** 45G**APPLICANT/OWNER:** Twin Lakes Plaza, LP, Dennis Topletz, Laura Holcomb, and Stewart Brown

REQUEST: An application to replat a 0.694-acre tract of land containing a 16 lot Shared Access Development containing all of Lots 1A through 1L; all of Lots 35 through 39; and to add a 0.17-acre tract of land for a total of a 0.764-acre Shared Access Development in City Block 2/594, on property located at Flora Street and Watkins Avenue, southwest corner.

SUBDIVISION HISTORY:

1. S134-032 is an application to create 4 lots ranging in size from 1,397 square feet to 2,053 square feet in size from a tract of land containing 6,693 square feet of land in City Block 2/594 on property located contiguous to TxDOT right of way between Watkins Avenue and Flora Street. This plat is also scheduled to be heard on December 5, 2013.
2. S067-231 was an application on the east of the current plat to plat a 1.385 acre tract of land in City Block 2/594 into a 33 lot Shared Access Development at the northeast corner of N. Central Expressway and Flora Street. The request was approved on August 9, 2007 and recorded on October 29, 2009.
3. S067-232 was an application to the northeast of the current request to replat Lots 1, 11, and a tract of land in City Block 2/594 containing 0.690 acres into a 16 lot Shared Access Development on property located at the west corner of Watkins Avenue and Flora Street. The request was approved on August 9, 2007 and recorded on October 29, 2009.

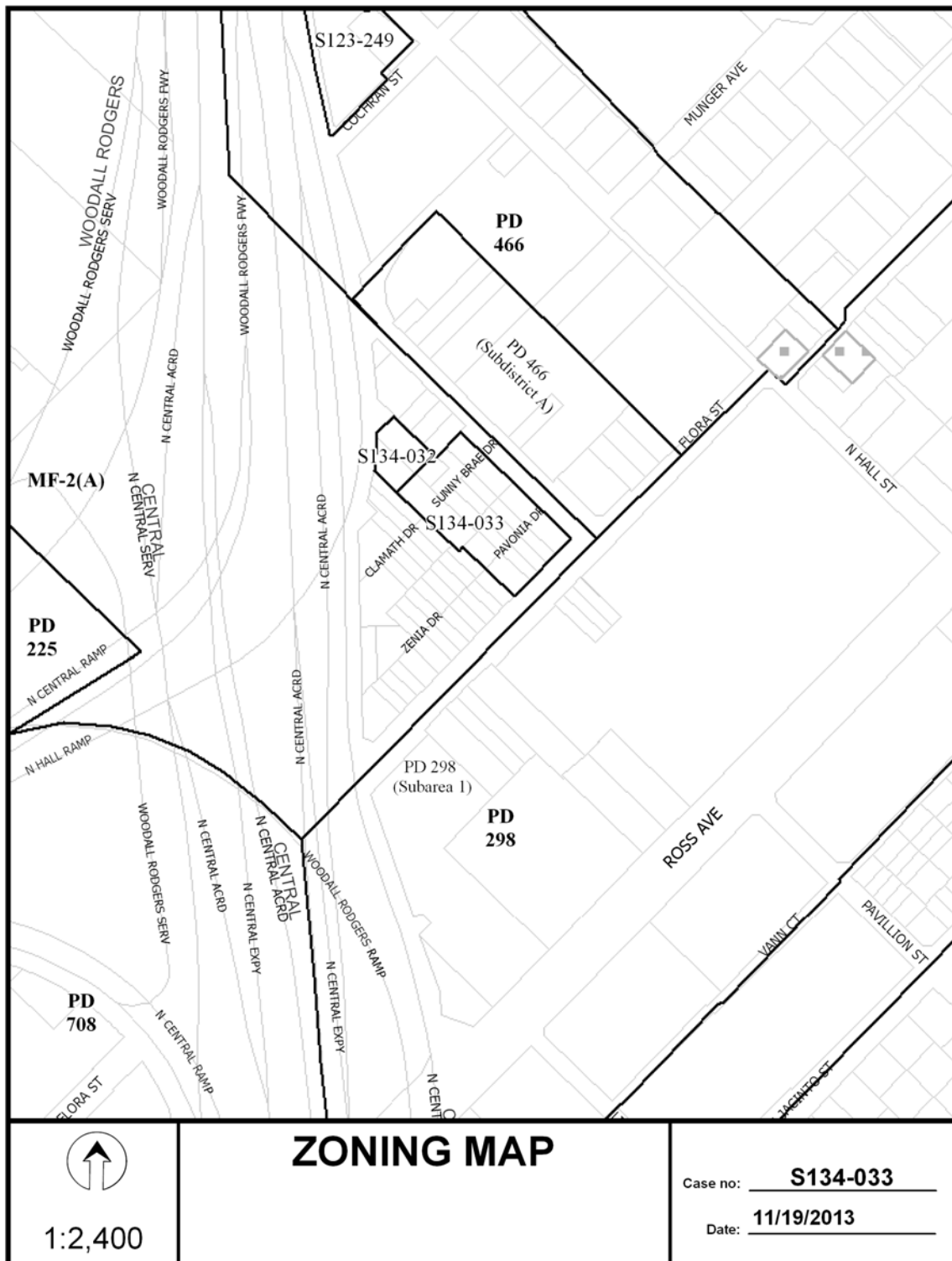
STAFF RECOMMENDATION: The request complies with the requirements of the MF-2(A) District requirements and with Section 51A-4.411 (Shared Access Requirements) therefore, staff recommends approval subject to compliance with the following conditions:

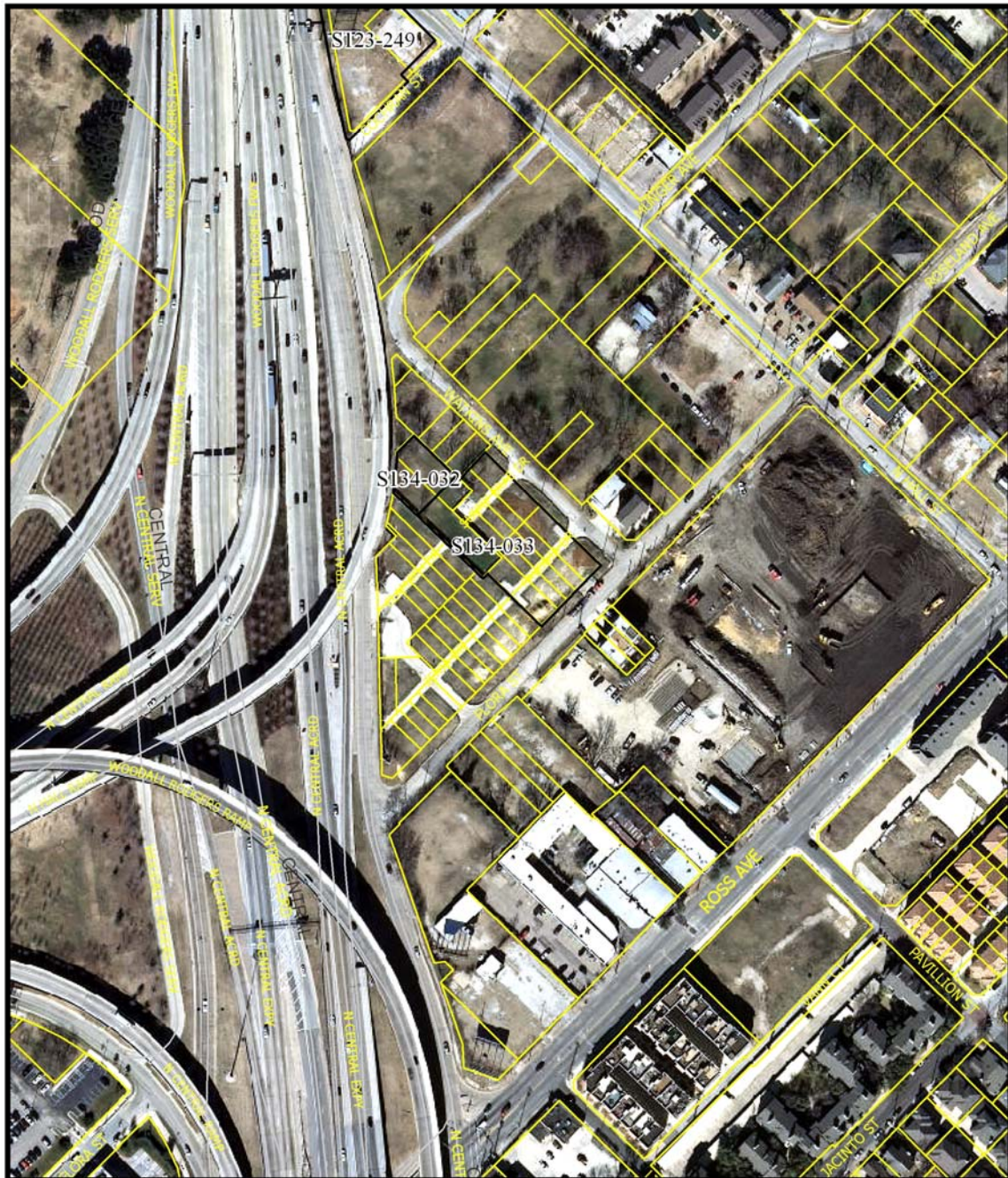
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with 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 the International Fire Code section 508, Appendix C.
6. Any new or existing structure 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.
10. 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.
11. The final plat shall limit the number of lots to a maximum of 22.
12. 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.
13. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
14. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
15. On the final plat dedicate a 10 foot by 10 foot corner clip at Flora Street and Watkins Avenue.
16. Provide guest parking spaces with adequate maneuverability.
17. On the final plat show how all adjoining right-of-way was created.
18. On the final plat show the correct recording information for the subject property.
19. The Engineer shall furnish plans for water and sanitary sewer.
20. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.

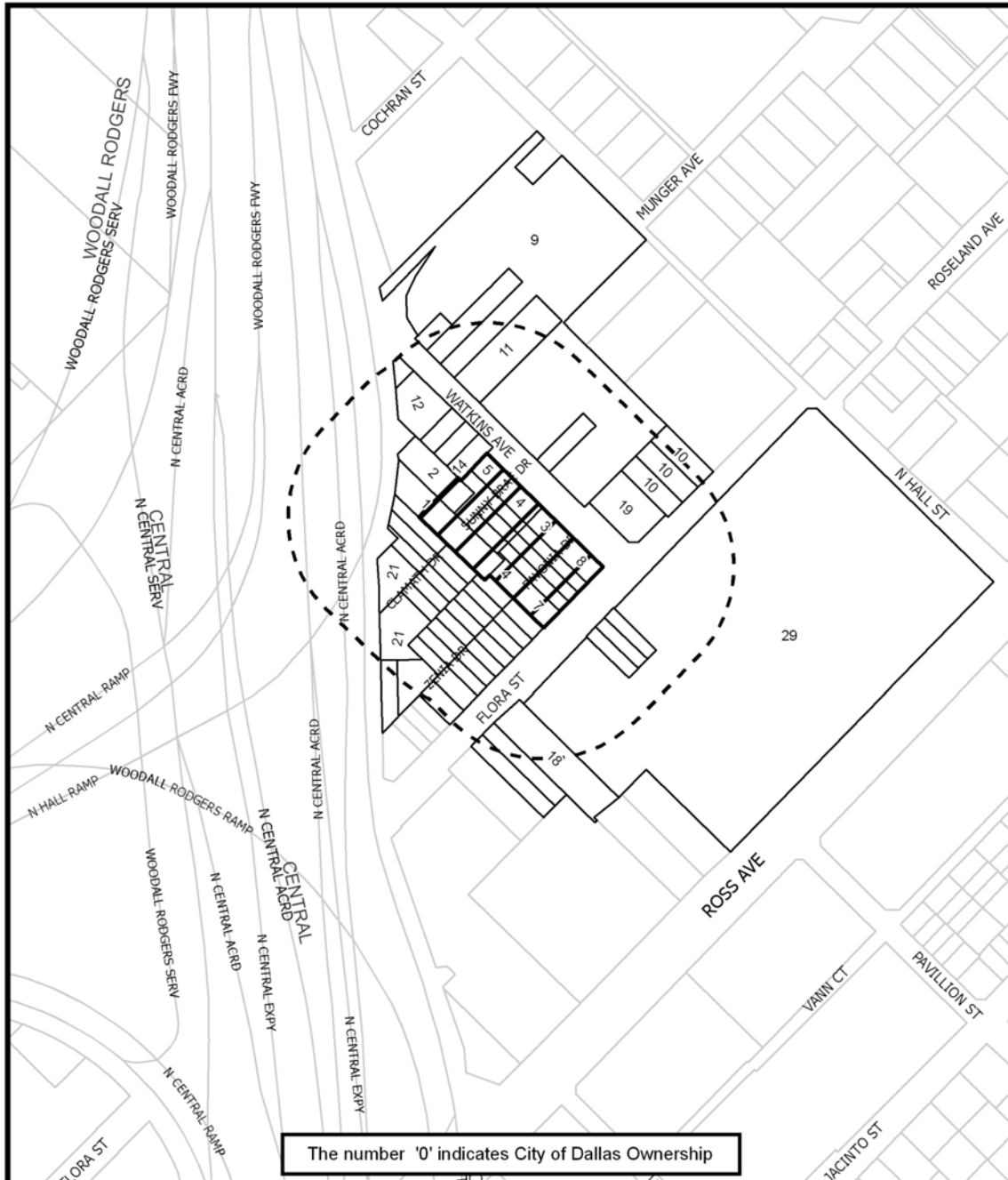
21. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in 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. On the final plat Water/wastewater main extension is required by a private Development Contract.
23. The final plat must comply with the Dallas Water Utilities rules for a Shared Access Development.
24. Contact the Street Name Coordinator for help selecting appropriate names where the shared access drives are being extended.
25. Real Estate release required before final plat can be submitted.
26. On the final plat show the known abandonment area for Pavilion Street with the Ordinance number and recording information.
27. On the final plat Pavonia Drive must be abandoned if it is not a private drive, if it is a private drive indicate that on the final plat.
28. Before submission of the final plat, the Shared Access Development must meet all of the requirements of Dallas Development Code Section 51A-4.411, as amended.
28. On the final plat provide a street name for the shared access drive(s). The name should be selected according to the City Of Dallas street naming guidelines. Contact Albert Taylor at 214-671-9057 for approval of a name.
29. The Shared Access Area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet.
30. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater must be centered within the Shared Access Area easement & labeled on the plat.
31. The Owner's Dedication statement must be specific to the Shared Access Area Development and include a Shared Access Area Easement Statement to be signed by the Chief Engineer of the Development Services Department.
32. The recording information of the "Shared Access Area Easement and Private Land Use Restrictions" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature.
33. The Shared Access Area Easement and Private Land Use Restrictions must be approved as to form and signed by the City Attorney's office and shall include a metes and bounds description and a drawing of the Shared Access Area as part of an attachment to the agreement.

34. No building permit may be issued to authorize work in the shared access development until the final plat and the Shared Access Area Easement and Private Land Use Restrictions document have been recorded in the real property records of Dallas County, and all requirements of the shared access area have been met.
35. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley.
36. Include the words "Shared Access Area Development" in the title block of the final plat.
37. The final plat requires a note stating "This development is restricted to single family dwellings only."
38. On the final plat show & label 0.25 guest parking spaces per lot on the plat. The spaces must be provided within the Shared Access Area, but may not be located over the water/wastewater easement and must not impede access from any other guest parking space or dwelling unit to the shared access point.
39. If a guard house is provided, it must be set back at least 30 feet from the shared access point.
40. Dedicate 28 feet of right-of-way from the centerline of Flora Street.
41. On the final plat label the lots as Lots 1A through 1V and Lots 35, 36, 37, 38 and 39, in City Block 2/594.
42. A new Shared Access Area Easement must be approved prior to applying for an Early Release Building Permit or submittal of the final plat for recordation. The recording information for the easement must be placed on the face of the plat before any permits can be issued.





 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> S134-033 </u> Date: <u> 11/19/2013 </u>
------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------



 1:2,400	NOTIFICATION		Case no: S134-033
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">29</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 11/19/2013	

11/20/2013

Notification List of Property Owners

S134-033

29 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3108 MUNGER AVE	TOPLETZ DENNIS
2	3114 MUNGER AVE	TOPLETZ INVESTMENTS SUITE 301
3	3113 PAVONIA DR	TWIN LAKES PLAZA LP
4	3109 PAVONIA DR	TWIN LAKES PLAZA LP
5	3107 SUNNY BRAE DR	TWIN LAKES PLAZA LP
6	3103 SUNNY BRAE DR	TWIN LAKES PLAZA LP
7	3102 PAVONIA DR	HOLCOMB LAURA
8	3106 PAVONIA DR	MEGATEL HOMES II LLC
9	1913 HALL ST	HOUSING AUTHORITY OF THE CITY OF DALLAS
10	3209 FLORA ST	DALLAS HOUSING AUTHORITY
11	1812 WATKINS AVE	HOUSING AUTHORITY DALLAS CITY OF
12	1829 WATKINS AVE	INTERRANTE INTERESTS LTD
13	1823 WATKINS AVE	BELMORE ERNEST APT B
14	1821 WATKINS AVE	1821 WATKINS LAND TRUST
15	1825 WATKINS AVE	LEVIN M L
16	1825 WATKINS AVE	TOPLETZ HAROLD ET AL STE 301
17	3020 FLORA ST	PATRONMARCHE LLC
18	3024 FLORA ST	CROW STUART
19	3201 FLORA ST	FLORA STREET PROP INC
20	3027 CLAMATH DR	TWIN LAKES PLAZA LP
21	3025 CLAMATH DR	TWIN LAKES PLAZA LP
22	3009 ZENIA DR	LI ANNAGAE
23	3001 ZENIA DR	BIRMINGHAM ANDREW
24	3010 ZENIA DR	CRESCENT ESTATES CUSTON HOMES LP
25	3012 ZENIA DR	TWIN LAKES PLAZA LP
26	3108 FLORA ST	DELANNEY WENDELL

11/20/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3108 FLORA ST	STEWART OWEN & YVONNE STEWART
28	3108 FLORA ST	GUIVA ALEXANDER
29	1707 HALL ST	RHDFJ PARTNERS SUITE 960

CASE NUMBER: 1310091002

FILED: October 7, 2013

LOCATION: 2100 Ross Avenue, North elevation

SIZE OF REQUEST: 172.2 sq. ft.

COUNCIL DISTRICT: 14

ZONING: CA-1 (A)

MAPSCO: 45-L

APPLICANT: Sue Butler

CONTRACTOR: Starlite Sign

OWNER/TENANT: Lockton

REQUEST: An application for a Certificate of Appropriateness for a 290.6 square foot middle level attached premise sign.

SUMMARY: The application is to install a new sign that reads, "Lockton" on Ross Avenue, north elevation.

SSDAC RECOMMENDATION: Approval, of a 172.72 foot square middle level attached premise sign.

STAFF RECOMMENDATION: Approval, of a 172.72 foot square middle level attached premise sign.

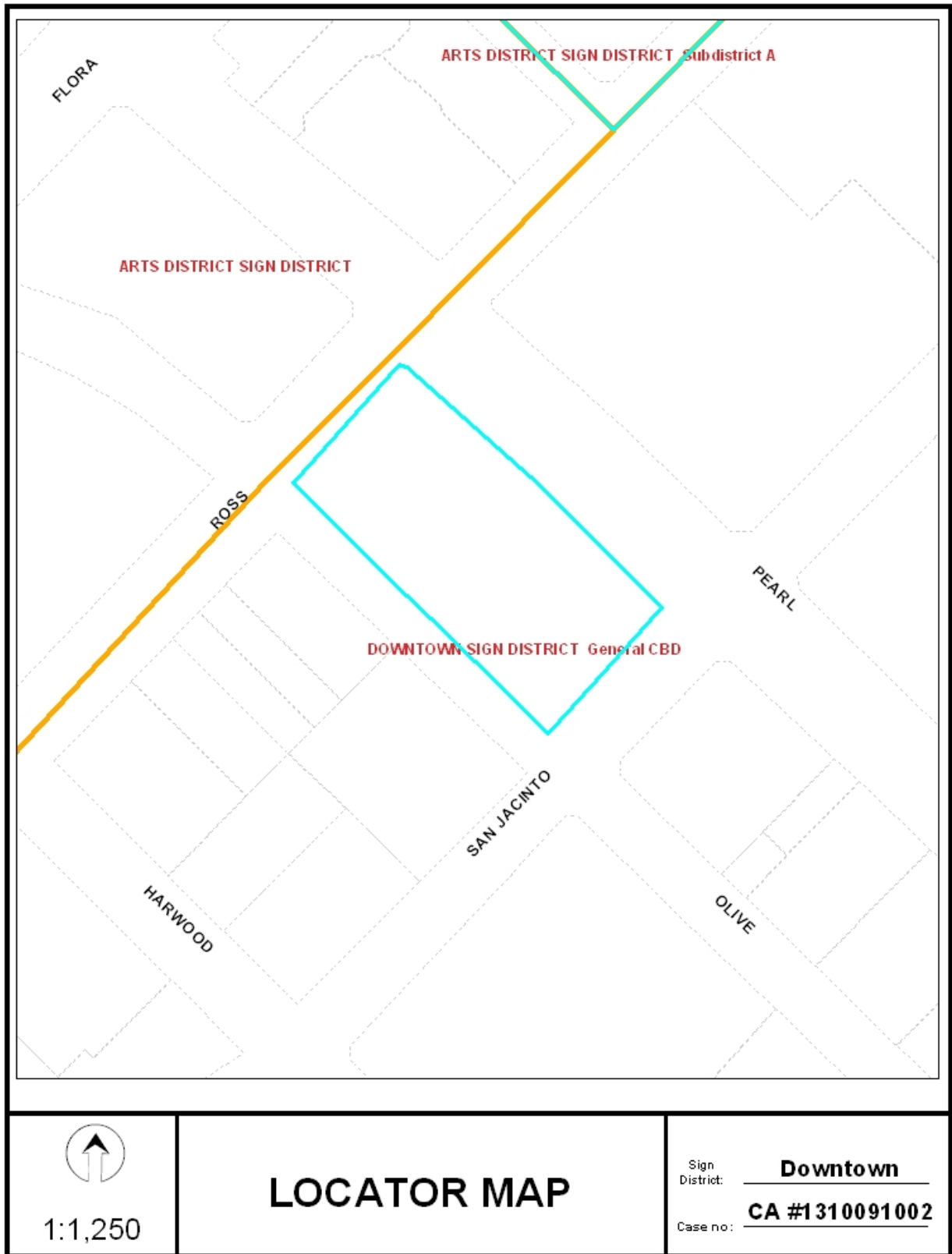
BACKGROUND:

- The existing building is located in the Downtown SPSP (General Central Business Subdistrict).
- The applicant amended the request to construct a new 172.2 sq. ft. or 5'-2" X 33'-4" sign that will read "LOCKTON" constructed of LED illuminated channel letters.
- The proposed sign would be located at the mid-level of the building between the 13th and 14th floors.

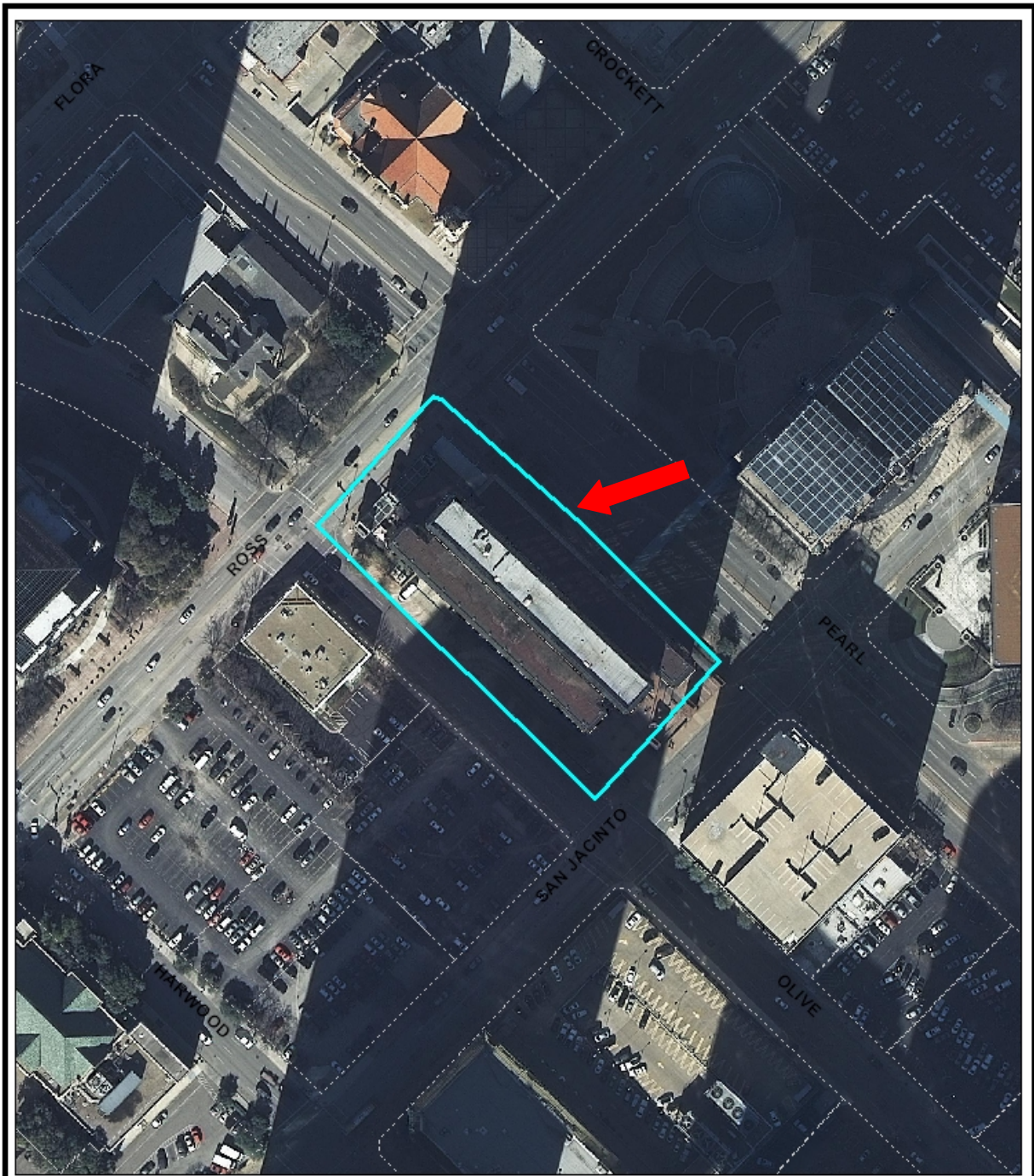
Construction of the attached premise sign must be in accordance with SPSP regulations and meet the requirements of the Dallas City Code per **SEC. 51A-7.911. ATTACHED PREMISE SIGNS.** Attached premise signs are permitted in business areas in accordance with the following provisions:

(2) Middle level flat attached signs.

- (A) Each middle level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches.
- (B) Middle level flat attached signs must be wholly or partially located within the middle level sign area.
- (C) The maximum effective area for a middle level flat attached sign is 500 square feet.
- (D) Middle level flat attached signs may only display the names or symbols or a combination thereof representing tenants occupying one or more full floors or 20,000 square feet or more of leasable building area, whichever is greater.
- (E) Middle level flat attached signs are only permitted on buildings with 10 or more stories.
- (F) One middle level flat attached sign is permitted for every 100 feet of building height or portion thereof, up to a maximum of three signs, per facade.
- (G) Middle level flat attached signs must have a vertical separation of 75 feet from any other flat attached sign on the same facade in the lower, middle, or upper level sign area.



Date: November 1, 2013



1:1,250

AERIAL MAP

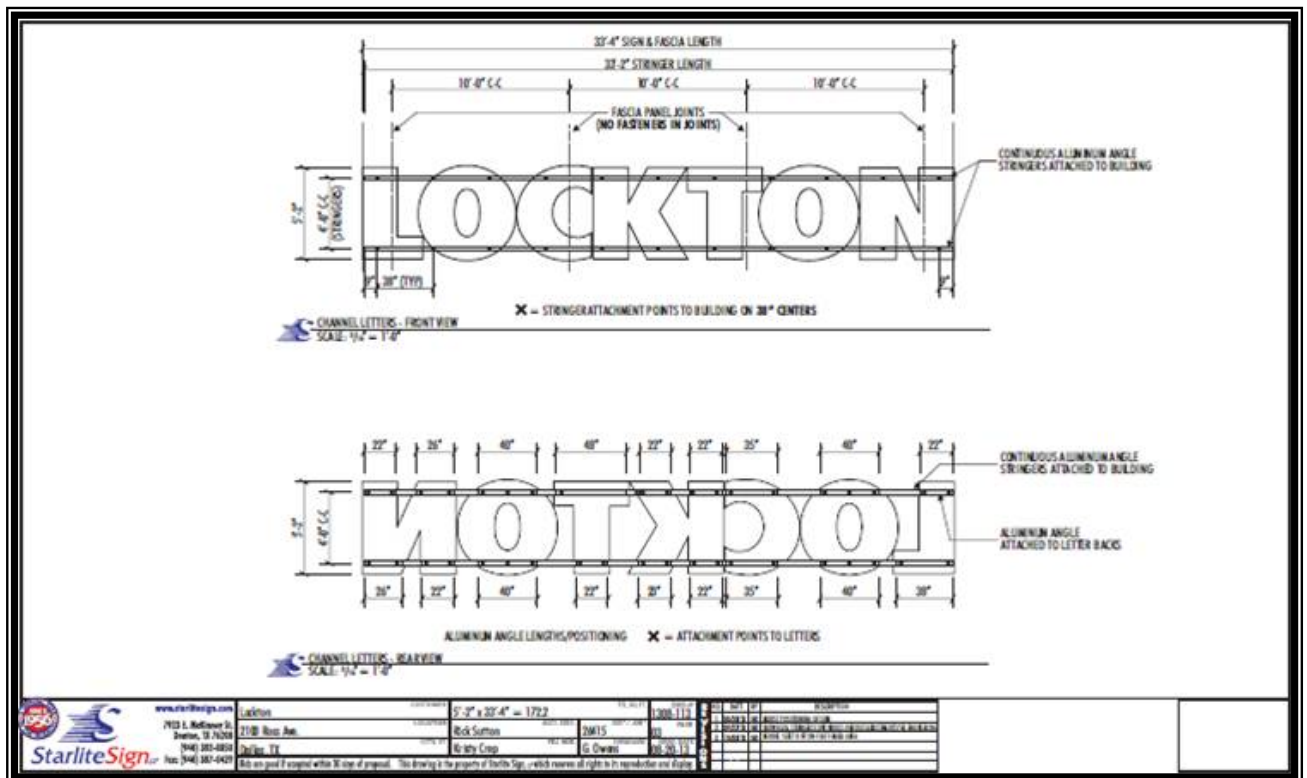
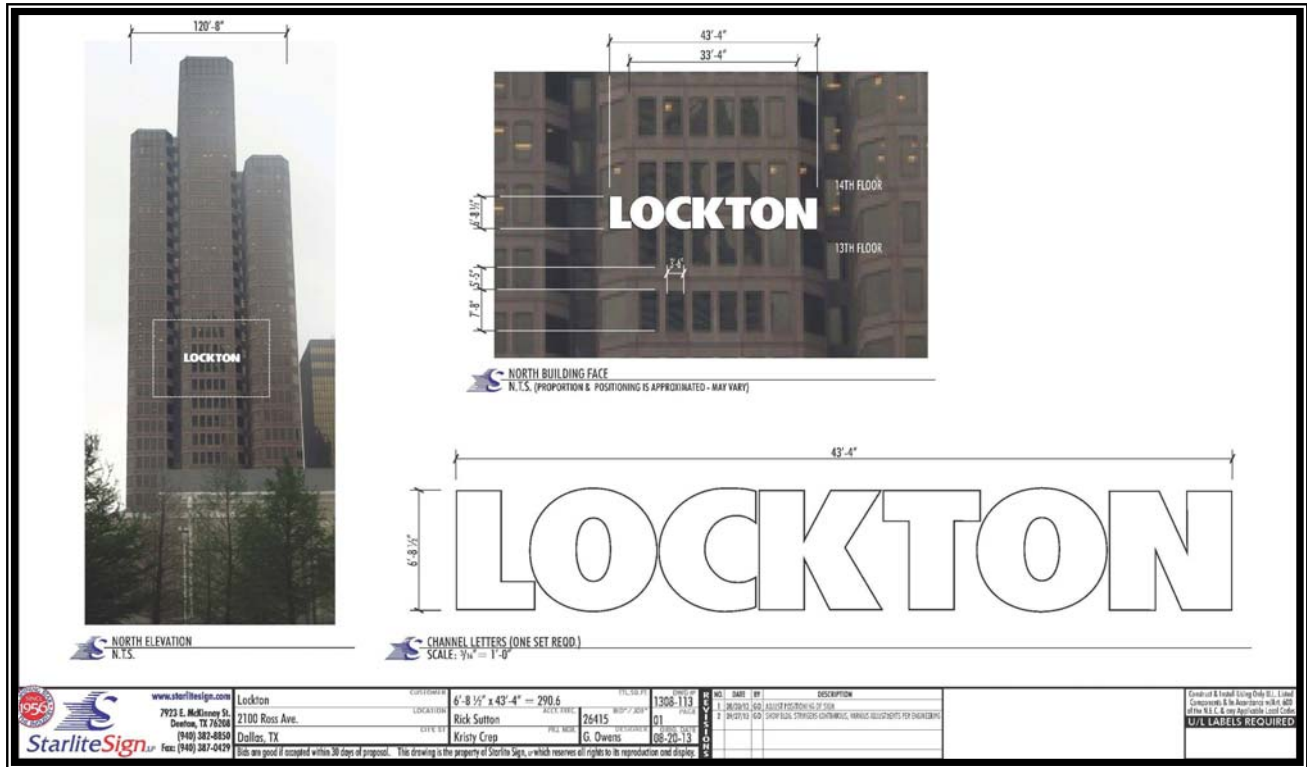
Sign District:

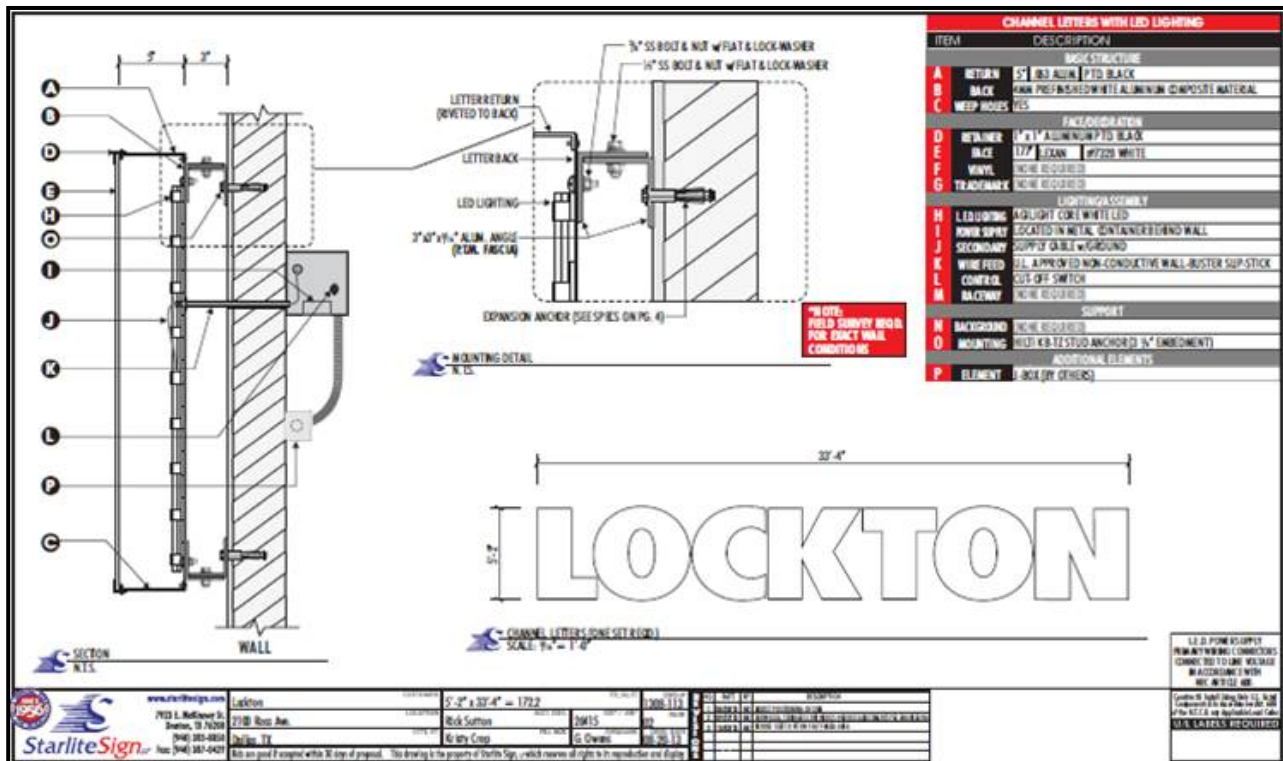
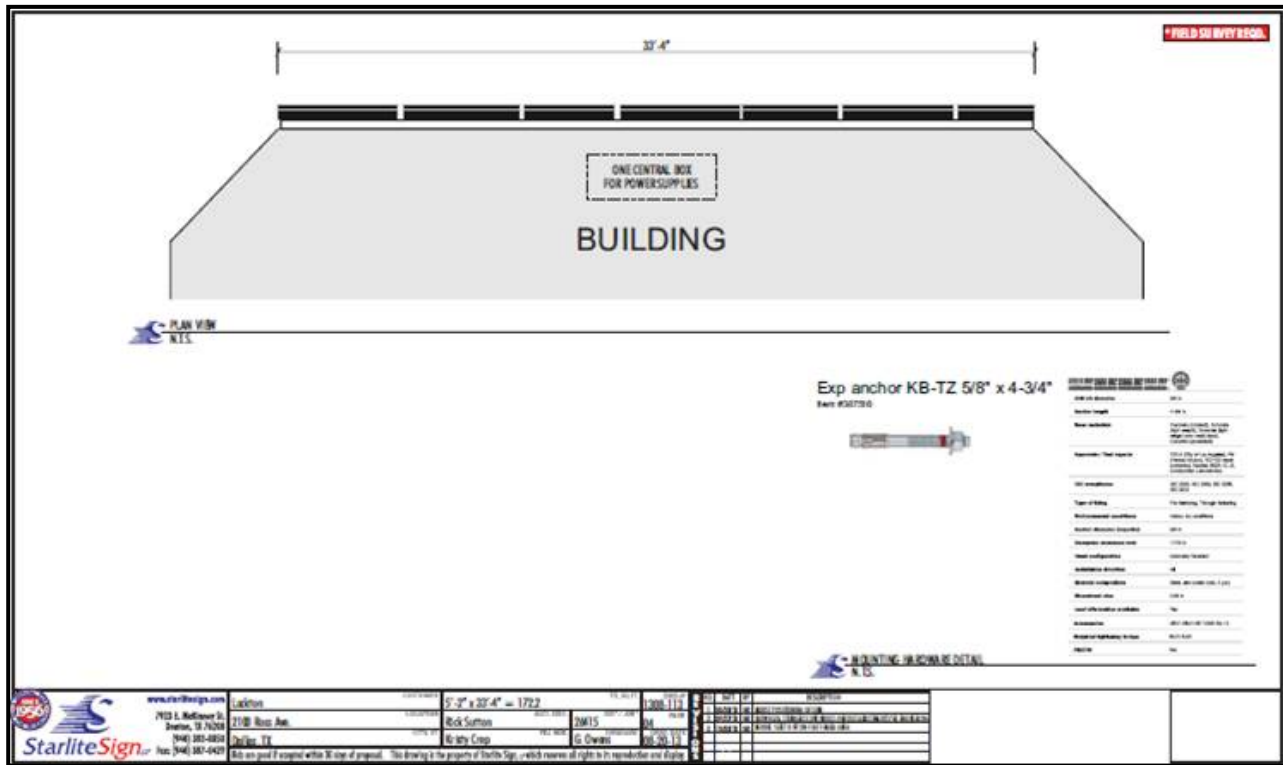
Downtown

Case no.:

CA #1310091002

Date: November 1, 2013





FILE NUMBER: M134-002

DATE FILED: October 2, 2013

LOCATION: Property bounded by Welch Road, Ridgeside Drive, Crestline Avenue, and Rickover Drive

COUNCIL DISTRICT: 13

MAPSCO: 14 U, Y

SIZE OF REQUEST: Approx. 28.8 Acres

CENSUS TRACT: 96.03

APPLICANT/OWNER: Dallas Independent School District

REPRESENTATIVE: Karl Crawley

MISCELLANEOUS DOCKET ITEM

Minor Amendment for Development Plan

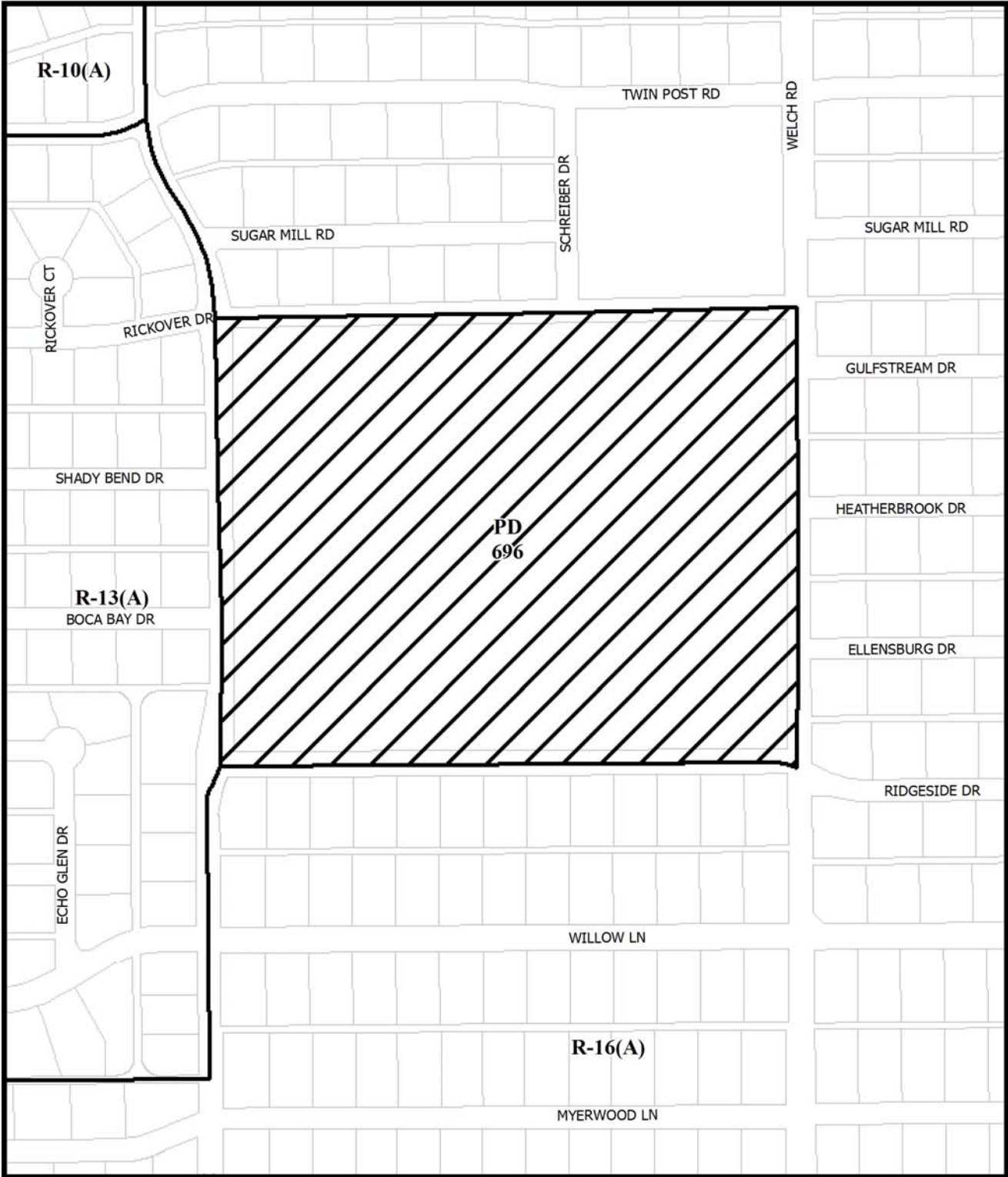
On September 8, 2004, the City Council passed Ordinance No. 25725 which established Planned Development District No. 696 for a Public school other than an open-enrollment charter school and R-16(A) Single Family District Uses on property at the above location.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for additional landscape plantings around a recently approved athletic building located along the Rickover Drive frontage and the outdoor track at the southwest corner of Rickover Drive and Welch Road.

It should be noted these additional plantings were offered by the applicant as a result of discussions with area property owners during consideration of a previously approved minor amendment related to the above referenced athletic building.

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

STAFF RECOMMENDATION: Approval



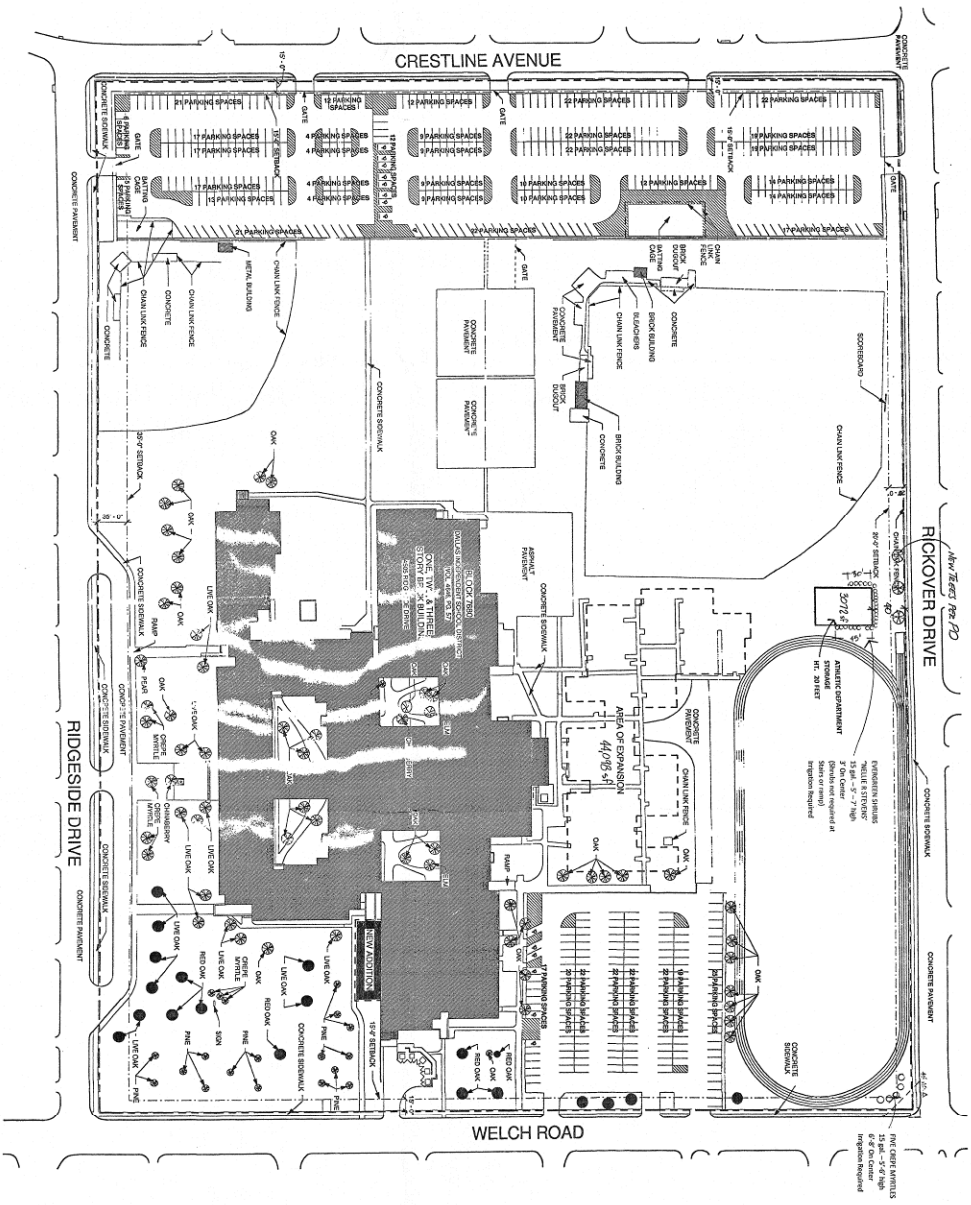
1:3,600

ZONING MAP

Case no: M134-002

Date: 11/21/2013

Proposed Development Plan



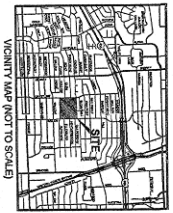
1 DEVELOPMENT/LANDSCAPE PLAN 1'-8"=1'

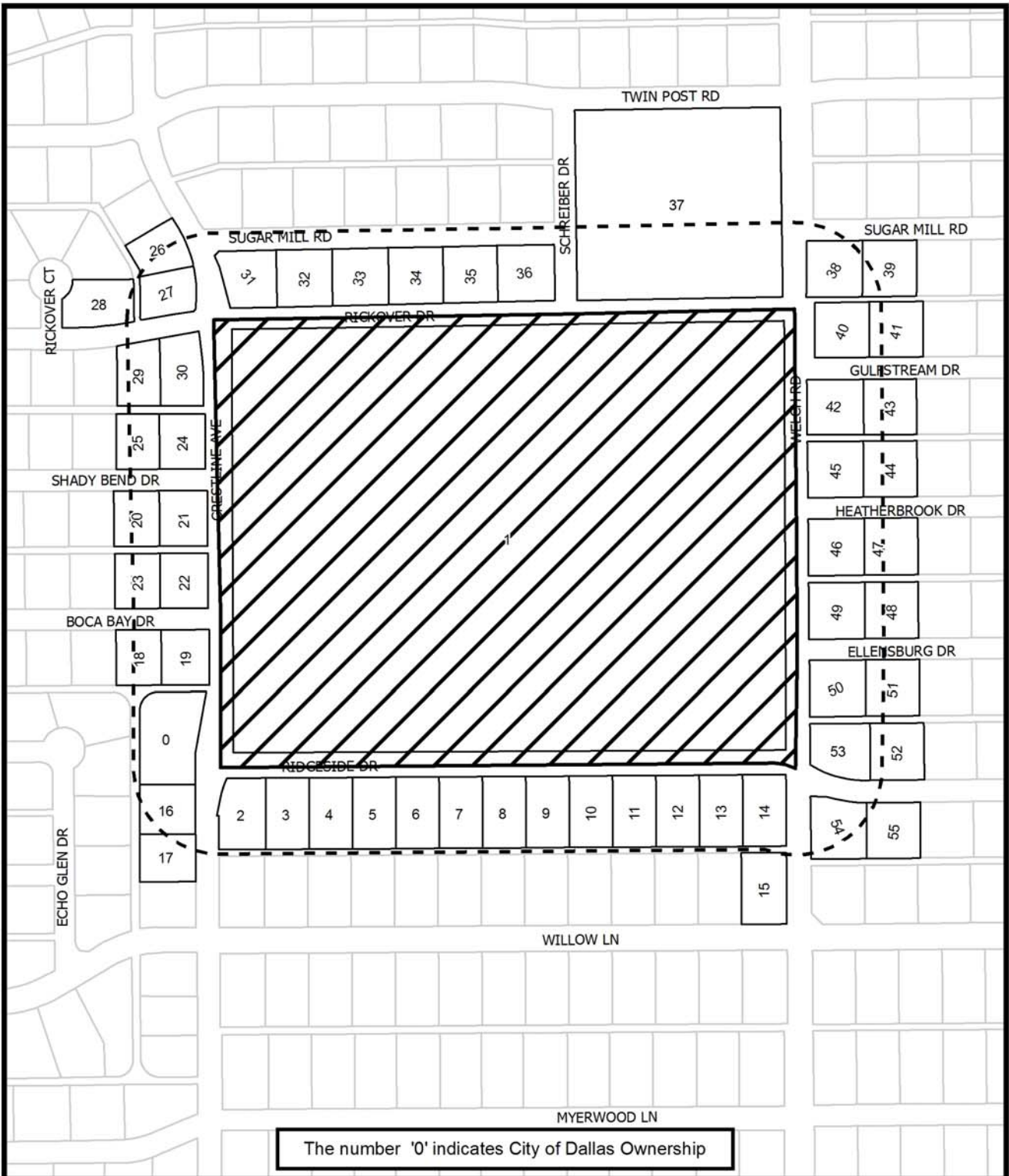
**W.T. WHITE
HIGH SCHOOL**
LOCATED IN THE CITY BLOCK 7880
AND BEING OUT OF THE
A.M. HARWOOD SURVEY ABSTRACT NO. 381
CITY OF DALLAS, DALLAS COUNTY, TEXAS



LEGEND	
	EXISTING BUILDING FOOTPRINT
	EXPANSION
	NEW ADDITION/TREES
	BUILDING SETBACK

SITE SUMMARY	
OWNER	W.T. WHITE
PROJECT NAME	W.T. WHITE HIGH SCHOOL
ADDRESS	3008 CRESTLINE AVENUE, DALLAS, TX 75204
LOT AREA	24,277 SQUARE FEET
LOT COVERAGE	20%
MAXIMUM BUILDING HEIGHT	75 FEET
BUILDING AREA	24,277 SQUARE FEET
NEW ADDITION	2,800 SQUARE FEET
EXPANSION	3,075 SQUARE FEET
EXISTING BUILDING STORAGE	30,300 SQUARE FEET
TOTAL	36,152 SQUARE FEET
CLASSROOMS	84
OFFICES	14
STORAGE	14
RECREATION	30
OTHER	99





The number '0' indicates City of Dallas Ownership



1:3,600

NOTIFICATION

200' AREA OF NOTIFICATION
55 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M134-002**

Date: **11/21/2013**

Notification List of Property Owners

M134-002

55 Property Owners Notified

Label #	Address	Owner
1	4505 RIDGESIDE DR	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
2	4406 RIDGESIDE DR	GIESING ROSE F
3	4414 RIDGESIDE DR	KEY KEENAN
4	4422 RIDGESIDE DR	MITCHELL TIMOTHY T & DONNA RASHTI MITCHE
5	4430 RIDGESIDE DR	MARLEY SUSANNE M
6	4438 RIDGESIDE DR	AROCHA STEVE G
7	4446 RIDGESIDE DR	KRUEGER DIANNA J
8	4454 RIDGESIDE DR	HERZ JOACHIM J & MARIA T HERZ-HAEUPTIE
9	4508 RIDGESIDE DR	VALLALA JOHN
10	4516 RIDGESIDE DR	SINGER PAUL & EDITH
11	4524 RIDGESIDE DR	BLOOM WILLIAM DENNIS GS TRUST
12	4532 RIDGESIDE DR	COX LISA S
13	4540 RIDGESIDE DR	SMITH RUSSELL & PATRICIA
14	4548 RIDGESIDE DR	DISORI FRANK A & KRISTIN M
15	4547 WILLOW LN	MCCALISTER SHAWN D
16	12151 CRESTLINE AVE	SIMMONS BENJAMIN P & CYNTHIA G
17	12143 CRESTLINE AVE	BRYAN WILLIAM R
18	4390 BOCA BAY DR	EARNSHAW ERIK O & JULIE C
19	4398 BOCA BAY DR	CONTRERAS CALIXTO & IRMA R
20	4390 SHADY BEND DR	TYLER RICHARD K & ELIZABETH ANNE
21	4398 SHADY BEND DR	KENNA MICHAEL & JENNIFER MCCLAIN TWICHEL
22	4397 BOCA BAY DR	LAYCOCK ROYCE & NORMA TRUST
23	4389 BOCA BAY DR	NAILE CAROLYN SCOTT
24	4399 SHADY BEND DR	YOSS HARRISON H
25	4391 SHADY BEND DR	HEFFLER KATHRYN
26	12395 CRESTLINE AVE	SMITH RAY A

11/20/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	12387 CRESTLINE AVE	ZWERNER RUTH
28	4355 RICKOVER CT	FEAGINS KENNETH R & LEATHA F
29	4348 RICKOVER DR	SCHIERMANN FAMILY JOINT REVOCABLE TRUST
30	4356 RICKOVER DR	HOENIG JOHN & AVERY
31	4414 SUGAR MILL RD	LOHR YARON
32	4424 SUGAR MILL RD	OHARA DENNIS M & KATHRYN
33	4434 SUGAR MILL RD	BARTEL NICHOLAS W
34	4442 SUGAR MILL RD	SINGH HARI P & JASWANT KAUR
35	4452 SUGAR MILL RD	STERN KAREN S TRUSTEE
36	4462 SUGAR MILL RD	DIAZ FELIPE JR
37	4525 RICKOVER DR	SCHREIBER MEM METH CHURCH 4525 RICKOVER
38	4606 SUGAR MILL RD	STEPHENS L
39	4616 SUGAR MILL RD	AGUILAR SILVESTER & MARIA
40	4605 GULFSTREAM DR	MCGLOTHLIN KLYLE D & JENNIFER H
41	4611 GULFSTREAM DR	HENTON LORIN & BETH
42	4606 GULFSTREAM DR	FENT DAVID J & MARY M
43	4612 GULFSTREAM DR	ZINN ANDREW R & ELIZABETH A
44	4611 HEATHERBROOK DR	JACKSON JANN CLAIRE LAWS
45	4605 HEATHERBROOK DR	JOHNSON ROBERT J & BETTY A
46	4606 HEATHERBROOK DR	LEWIS CHERYL M & CHIP A
47	4612 HEATHERBROOK DR	ST NICHOLAS HOMES LP
48	4611 ELLENSBURG DR	USVOLK SCOTT & MARSHA J
49	4605 ELLENSBURG DR	THOMPSON GARY E JR & JENNIFER P
50	4606 ELLENSBURG DR	DOSS THOM
51	4612 ELLENSBURG DR	DUERNBERGER SALLY SUE
52	4615 RIDGESIDE DR	WINNIFORD KATHERINE ANN
53	4607 RIDGESIDE DR	LIPSKY KATHERINE L
54	4606 RIDGESIDE DR	MEAZELL DUEWANE & PATSY R
55	4614 RIDGESIDE DR	AUSTIN WILLIAM D

FILE NUMBER: M123-054

DATE FILED: September 12, 2013

LOCATION: North Line of Northwest Highway and the East Line of the Dallas Area Rapid Transit Right-of-Way

COUNCIL DISTRICT: 9

MAPSCO: 27 X, 37 B

SIZE OF REQUEST: Approx. 4.569 Acres

CENSUS TRACT: 78.09

APPLICANT: Ascension Apartment Development, LLC

REPRESENTATIVE: Karl Crawley

OWNER: Post Whiterock, LLC

MISCELLANEOUS DOCKET ITEM

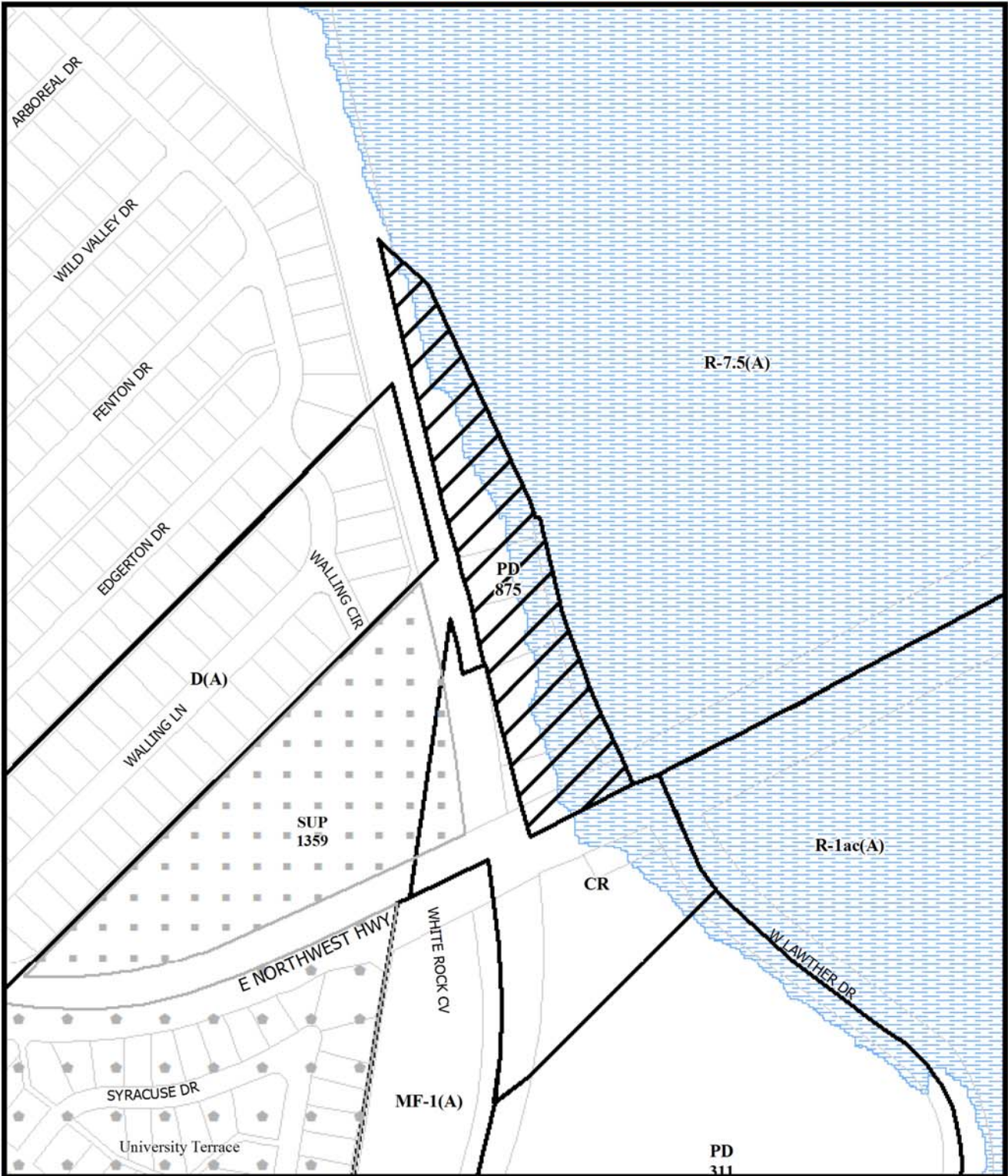
Minor Amendment for Development Plan

On November 14, 2012, the City Council passed Ordinance No. 28842 which established Planned Development District No. 875 for MF-2(A) Multifamily District Uses on property at the above location.

At this time, the applicant has submitted an application for consideration of a minor amendment to the development plan to provide for revised footprints for a multifamily development and supporting parking garage; specifically: 1) the number of dwelling units reduced from 350 to 300; 2) courtyards are removed from the western façade and a central courtyard is located along the eastern façade; 3) the leasing office/parking area is relocated; and, 4) tree conservation area within the northern portion of the site is expanded.

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

STAFF RECOMMENDATION: Approval



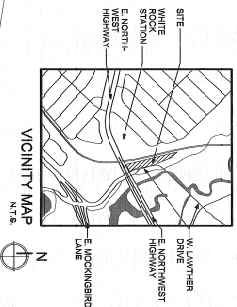
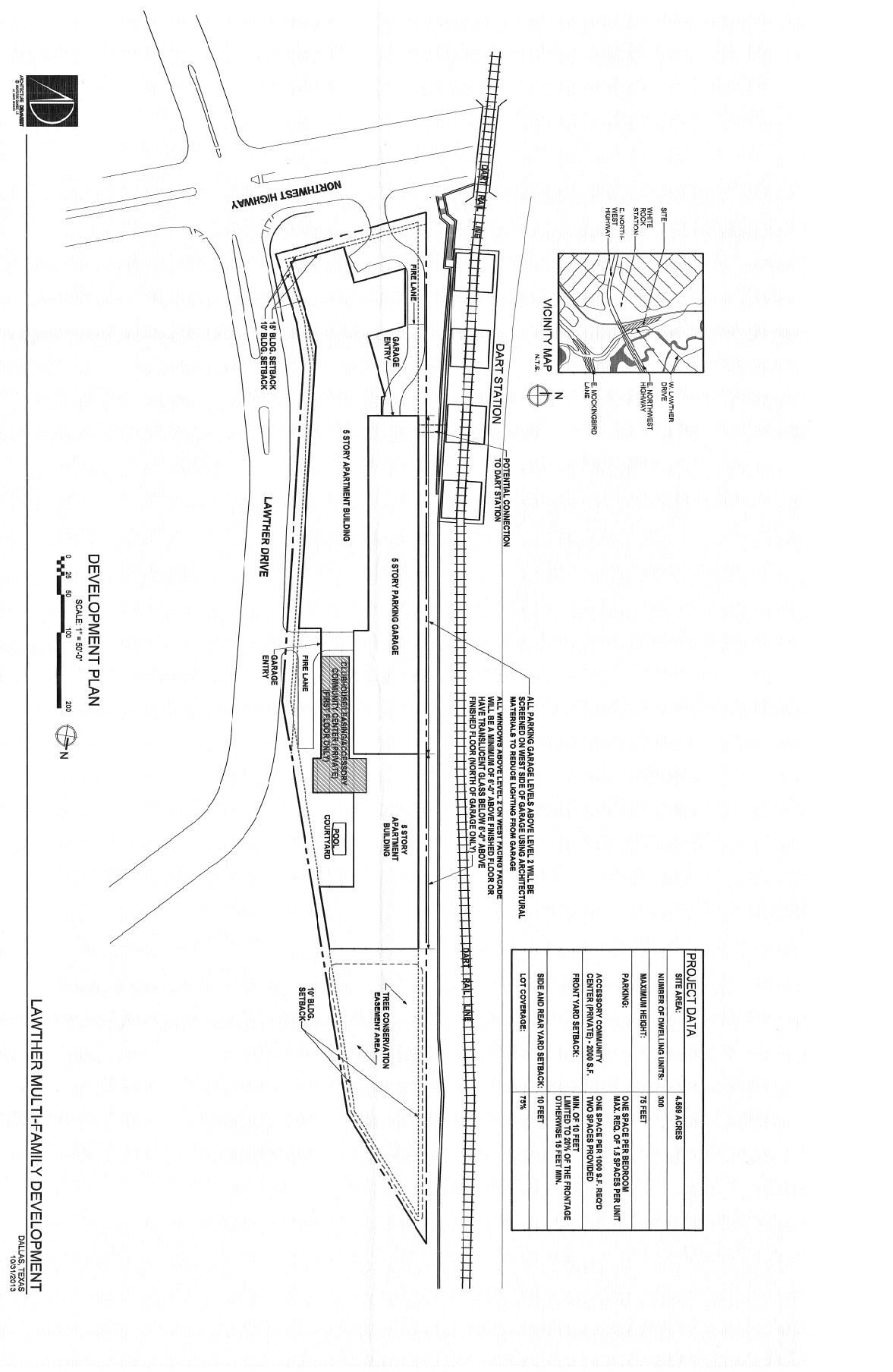
1:3,600

ZONING MAP

Case no: M123-054

Date: 11/4/2013

Proposed Development Plan

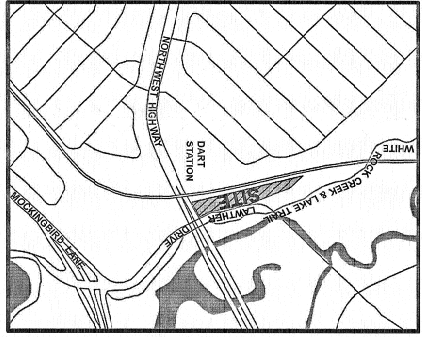


ALL PARKING GARAGE LIGHTS ABOVE LEVEL 1 WILL BE SCREENED ON WEST SIDE OF GARAGE USING ARCHITECTURAL MATERIALS TO REDUCE LIGHTING FROM GARAGE. ALL WINDOWS ABOVE LEVEL 2 ON WEST FRONT FACADE WILL BE A MINIMUM OF 8'-0" ABOVE FINISHED FLOOR OR FINISHED FLOOR (NOTHING TO GARAGE ONLY).

PROJECT DATA	
SITE AREA:	4.693 ACRES
NUMBER OF DWELLING UNITS:	300
MAXIMUM HEIGHT:	7.5 FEET
PARKING:	ONE SPACE PER BEDROOM MAX. RES. OF 1.5 SPACES PER UNIT
ACCESSORY COMMUNITY CENTER (PRIVATE):	ONE SPACE PER 1000 S.F. RECD TWO SPACES PROVIDED
FRONT YARD SETBACK:	MIN. OF 10 FEET MIN. OF 5 FEET FROM THE FRONTAGE OTHERWISE 15 FEET MIN.
SIDE AND REAR YARD SETBACK:	10 FEET
LOT COVERAGE:	75%



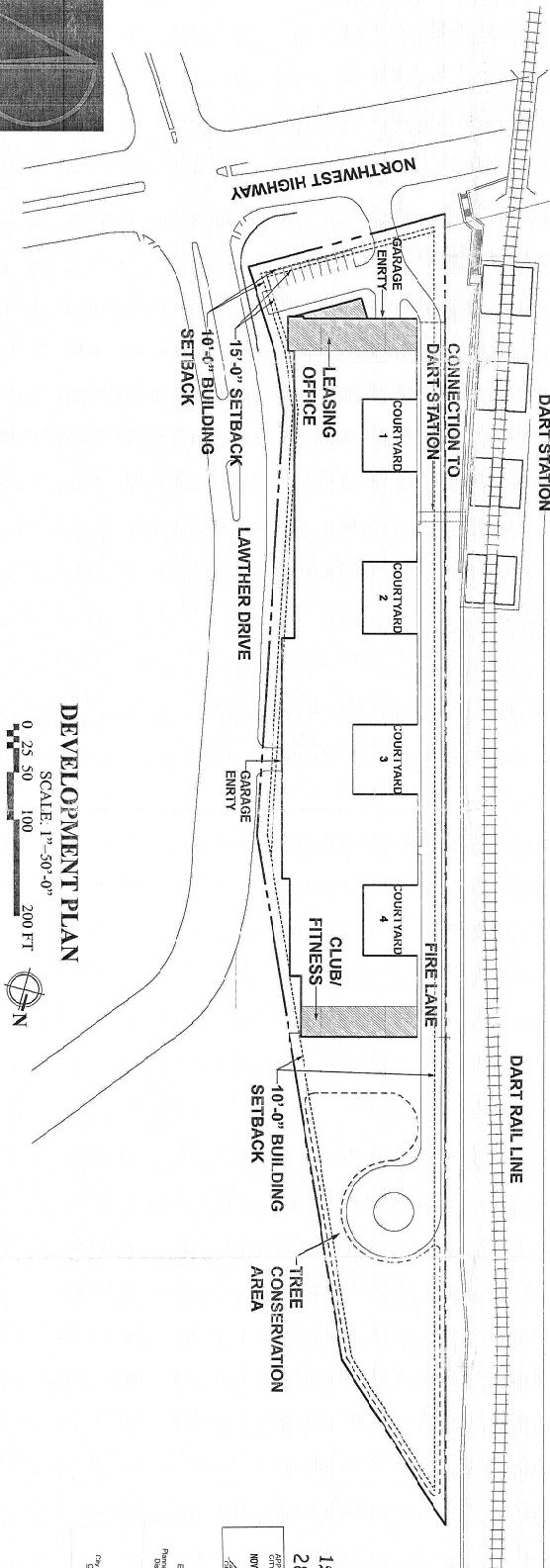
LAWTHER MULTI-FAMILY DEVELOPMENT
DALLAS, TEXAS
10/1/2013



VICINITY MAP

PROJECT DATA:

SITE AREA:	4,569 ACRES
MAXIMUM NUMBER OF UNITS:	350
MAXIMUM HEIGHT:	75 FEET
PARKING:	ONE SPACE PER BEDROOM MAX. REQ. OF 1.5 SPACES PER UNIT
FRONT YARD SETBACK:	MINIMUM OF 10 FEET LIMITED TO 20% OF THE FRONTAGE OTHERWISE 15 FEET MINIMUM
SIDE AND REAR YARD SETBACK:	10 FEET
LOT COVERAGE:	75%



DEVELOPMENT PLAN
SCALE: 1"=50'-0"

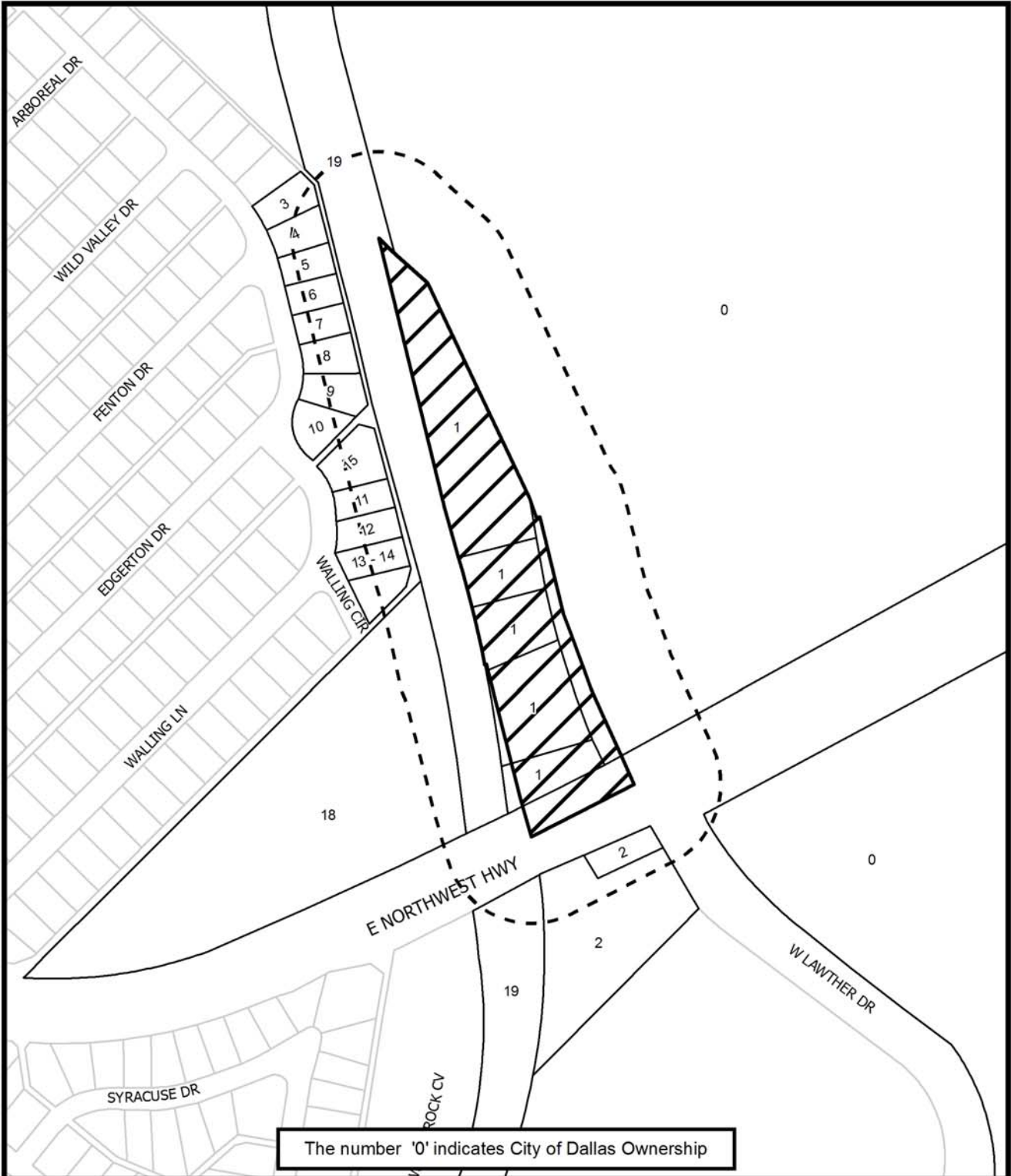


ARCHITECTURE **DEMAREST**
901 POWER BUILDING DRIVE, DALLAS, TEXAS 75207 P: 214.746.6666 F: 214.746.6669

LAWTHER MULTI-FAMILY DEVELOPMENT
DALLAS, TEXAS
09/24/2012
E 112-156

122795
28842
NOV 11 2012
CITY OF DALLAS
COMMISSIONER
JERRY L. WELLS

Grand Plaza
Professional Services
11111 North Central
Expressway, Suite 100
Dallas, Texas 75243
214.343.1111
www.grandplaza.com



1:3,600

NOTIFICATION

200'

AREA OF NOTIFICATION

19

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M123-054**

Date: **11/4/2013**

11/4/2013

Notification List of Property Owners

M123-054

19 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7505 NORTHWEST HWY	POST WHITEROCK LLC BLDG J-102
2	4875 LAWATHER DR	TOWER LAND & INV CO % ROBERT B PAYNE JR
3	7268 WALLING LN	MEADE JEFFREY & PAMELA A
4	7272 WALLING LN	MASON DONNA G & WESLEY P
5	7306 WALLING LN	FRANTZEN CHAD
6	7310 WALLING LN	CERVANTES DANIEL & VANESSA REGALDO
7	7314 WALLING LN	HURT JASON B
8	7320 WALLING LN	DOWLING PATRICK GORDON & ANN MARGARET
9	7324 WALLING LN	WHITTINGTON PAULINE
10	7330 WALLING LN	AHERN TIFFANY M
11	7344 WALLING LN	YRIGOLLEN BENJAMIN & ANGELICA
12	7346 WALLING LN	COWAN JOHN & CAROL M
13	7356 WALLING LN	EDWARDS CHRISTOPHER & MILUSKA A
14	7354 WALLING LN	EDWARDS CHRISTOPHER & MILUSKA A
15	7338 WALLING LN	AYCOCK CHARLES SELLERS III
16	7360 WALLING LN	CUMMINGS ROBERT W JR
17	7362 WALLING LN	CUMMINGS ROBERT JAMES
18	7333 NORTHWEST HWY	DALLAS AREA RAPID TRANSIT
19	401 BUCKNER BLVD	DART

FILE NUMBER: M123-060

DATE FILED: September 25, 2013

LOCATION: West Pembroke Street and Madison Street, Southwest Corner

COUNCIL DISTRICT: 1

MAPSCO: 54 G

SIZE OF REQUEST: Approx. 16.22 Acres

CENSUS TRACT: 50

APPLICANT: Bob Hohman

REPRESENTATIVE: Dan Flinnell

OWNER: Adelaide Bocanegra

MISCELLANEOUS DOCKET ITEM

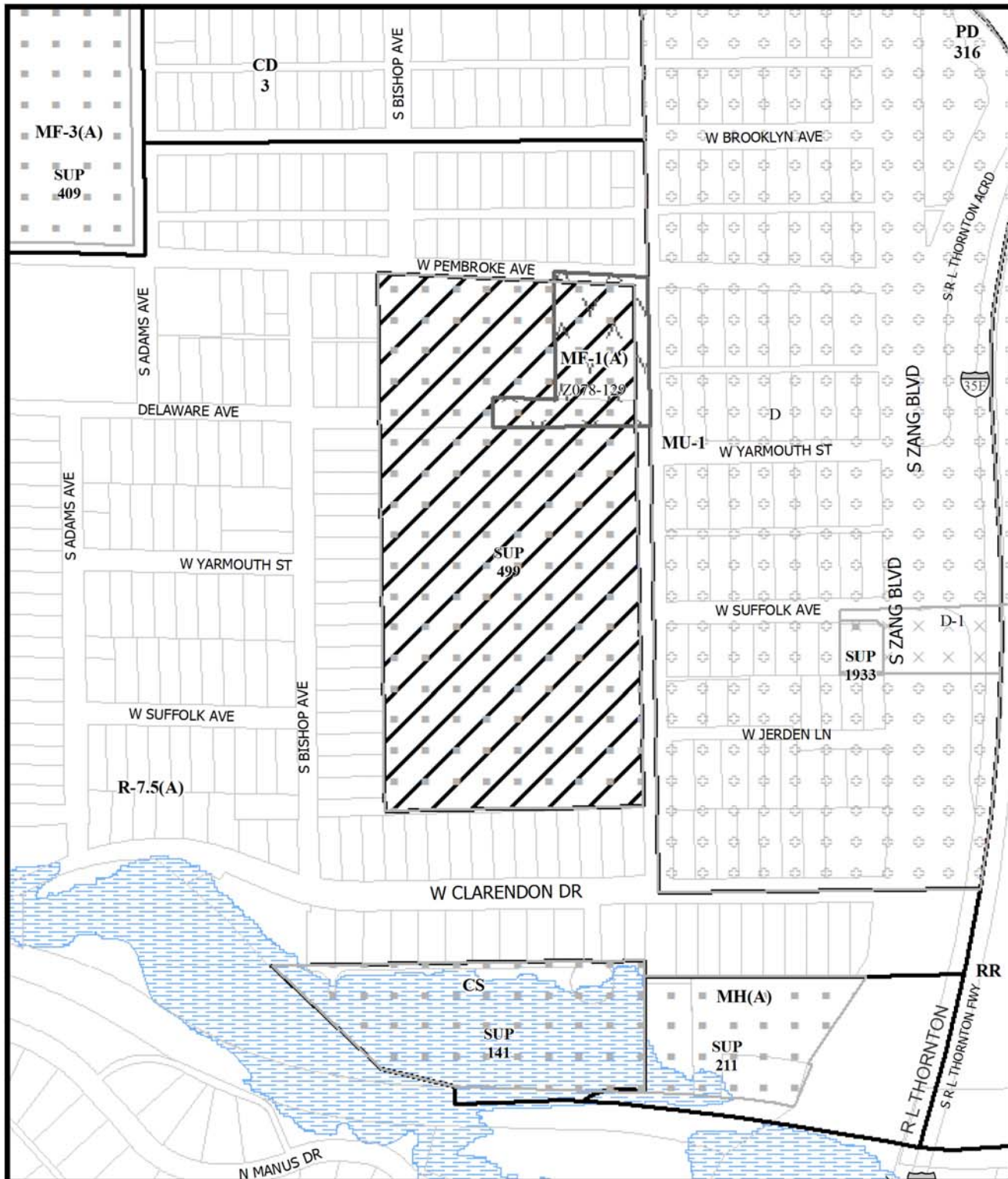
Minor Amendment for Site Plan

On February 9, 1970, the City Council passed Ordinance No. 12863 which established Specific Use Permit No. 499 for a Charitable, Religious and Philanthropic nature on property at the above location. On November 15, 1971, the City Plan Commission recommended approval of a site plan for the use, as required by ordinance. Various minor amendments have been approved, most recently by the City Plan Commission on June 8, 2000, providing for a relocation of approved expansion areas.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for consideration of an internally enclosed courtyard, providing for an approximate 392-square-foot addition.

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

STAFF RECOMMENDATION: Approval

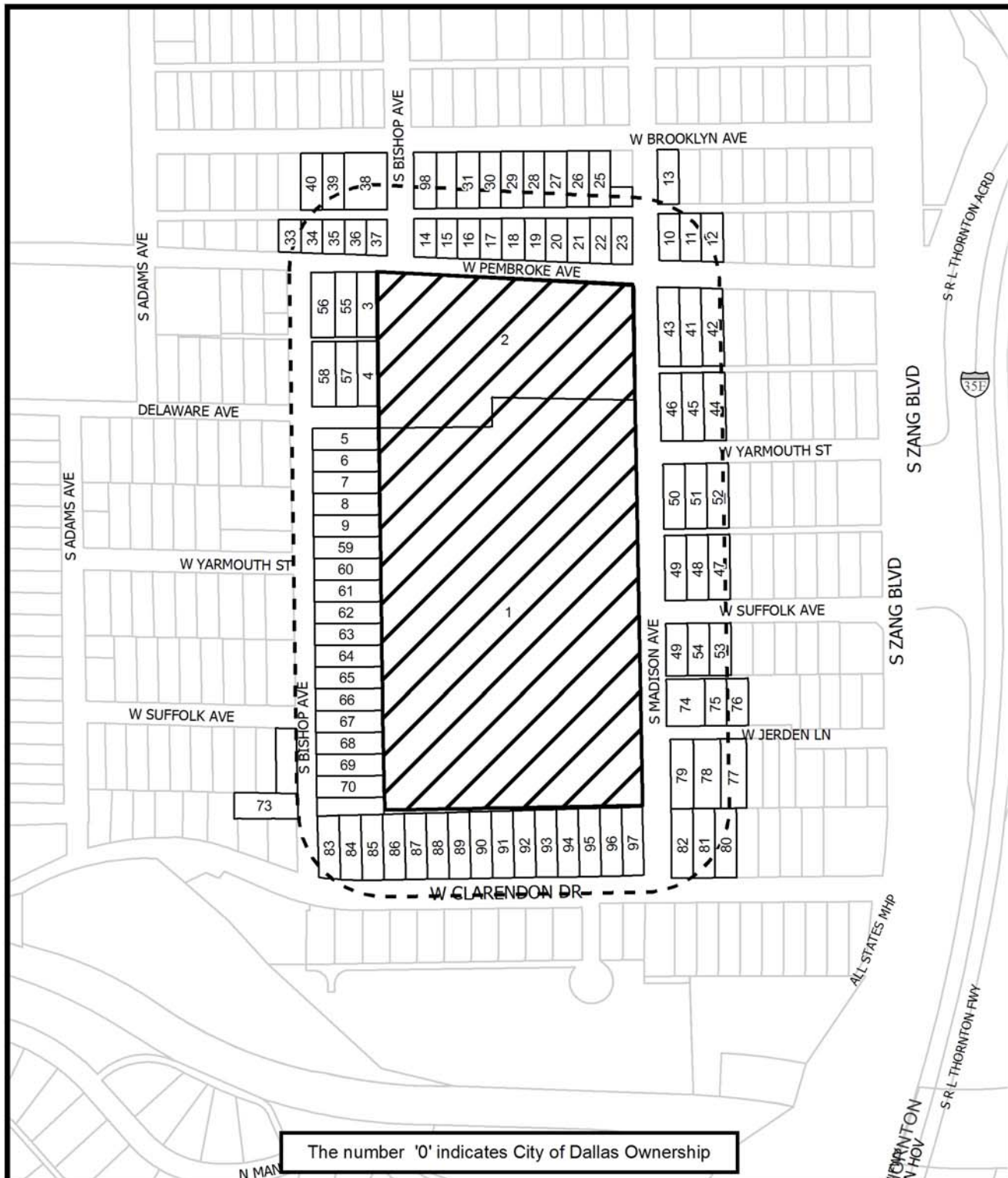


1:3,600

ZONING MAP

Case no: M123-060

Date: 11/4/2013



The number '0' indicates City of Dallas Ownership



1:3,600

NOTIFICATION

200'

AREA OF NOTIFICATION

98

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M123-060**

Date: **11/4/2013**

Notification List of Property Owners

M123-060

98 Property Owners Notified

Label #	Address	Owner
1	901 MADISON AVE	ST JOSEPH CENTER
2	330 PEMBROKE AVE	ST JOSEPHS RESIDENCE INC % SISTER A BOCA
3	336 PEMBROKE AVE	PONCE JUAN A & MARIA L RANGEL
4	403 DELAWARE AVE	VILLARREAL CHRISTINE C
5	902 BISHOP AVE	HERNANDEZ FELIPE
6	906 BISHOP AVE	CORONADO BARTOLO & MAGDALENA
CORONADO		
7	910 BISHOP AVE	COLEMAN MARINA
8	914 BISHOP AVE	STOKES MICKEY D & MONICA S
9	918 BISHOP AVE	STOKES MICKEY D & MONICA
10	235 PEMBROKE AVE	NAVARRO SIRENIA &
11	233 PEMBROKE AVE	MARTINEZ BEATRICE
12	231 PEMBROKE AVE	SPARKSVAZQUEZ BETTY & JOSE ANGEL
VAZQUEZ		
13	238 BROOKLYN AVE	MORALES SANTOS VICTOR & MARIA ISABEL
14	339 PEMBROKE AVE	VALDEZ GABRIEL R
15	335 PEMBROKE AVE	CORONADO TOMASA
16	331 PEMBROKE AVE	FAZ ISMAEL
17	325 PEMBROKE AVE	GARZA MARY
18	321 PEMBROKE AVE	JC LEASING LLP
19	319 PEMBROKE AVE	CARDENAS RENE
20	313 PEMBROKE AVE	BARAJAS HERMILA
21	309 PEMBROKE AVE	NAJERA JUAN
22	307 PEMBROKE AVE	GILILLAND DON
23	301 PEMBROKE AVE	LOPEZ FRANCISCO ANTONIO & MARIA BERTHA
M		
24	709 MADISON AVE	WILKINSON CAROLINE & JOSEPH F CASON JR
25	304 BROOKLYN AVE	NABARETTE MARIA CONCEPCION
26	308 BROOKLYN AVE	MORALES JULIO & DEBORAH

11/4/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	314 BROOKLYN AVE	GONZALEZ JUAN MANUEL & ELIZABETH
28	318 BROOKLYN AVE	MACIAS ALEJO & ANNA C ARMENDARIZ
29	322 BROOKLYN AVE	FRIAS JOSE A
30	326 BROOKLYN AVE	VASQUEZ BERTHA I
31	330 BROOKLYN AVE	NUNEZ JOHN G
32	336 BROOKLYN AVE	LOPEZ VICTOR
33	419 PEMBROKE AVE	HERNANDEZ BENITO
34	413 PEMBROKE AVE	GALAVIZ EVA
35	411 PEMBROKE AVE	CALDERON MARIA LUISA
36	405 PEMBROKE AVE	RIOS ELISA
37	401 PEMBROKE AVE	GARCIA BENEDICTO & LUCAS
38	400 BROOKLYN AVE	LANE MARIE LOUISE
39	408 BROOKLYN AVE	RINCON HERMINIO & MAURILIA
40	414 BROOKLYN AVE	CRUZ CONCEPCION & MA CRISTELA
41	234 PEMBROKE AVE	MORENO PEDRO & LUCIANA
42	232 PEMBROKE AVE	CAZARES ESTHER E
43	810 MADISON AVE	NOTRE DAME PLACE INC
44	231 YARMOUTH ST	WATTS GARY LYNN
45	235 YARMOUTH ST	SMITH MICHAEL
46	239 YARMOUTH ST	TAVARES JORGE & MARIA
47	231 SUFFOLK AVE	KING CHARLES RAY
48	235 SUFFOLK AVE	GABINO MOISES ESTEBEZ
49	239 SUFFOLK AVE	ELWELL STEVEN J
50	238 YARMOUTH ST	TORRES MARIO M & EVANGELINA G
51	234 YARMOUTH ST	LOPEZ JOSE & JUANITA
52	230 YARMOUTH ST	ALVAREZ LIVING TRUST
53	230 SUFFOLK AVE	REYES PABLO
54	234 SUFFOLK AVE	VILLALPANDO MARIA S
55	340 PEMBROKE AVE	NAJERA JOSE FELIX & SUSANA
56	344 PEMBROKE AVE	RODRIGUEZ FRANCISCO & JUANA
57	407 DELAWARE AVE	AMBRIZ JUAN & ROMANA

11/4/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	411 DELAWARE AVE	VALDEZ ROBERTO & MARIA
59	922 BISHOP AVE	MARTINEZ ALFONSO & RUTH TORRES
60	926 BISHOP AVE	VALDEZ ROBERTO
61	1002 BISHOP AVE	GONZALES GUADALUPE
62	1004 BISHOP AVE	CORONADO JOSE
63	1010 BISHOP AVE	LIMONES RAFAEL & DORA FLOR LIMONES
64	1014 BISHOP AVE	PUENTES AMELIA H
65	1018 BISHOP AVE	OPALACH THOMAS ANDREW
66	1022 BISHOP AVE	PEREZ EMILIO SR & LAURA
67	1026 BISHOP AVE	GARZA MARIA ELENA
68	1030 BISHOP AVE	RENTERIA CLAUDIA & EMIGDIO
69	1034 BISHOP AVE	FACUNDO SALVADOR & MARIA
70	1038 BISHOP AVE	C & C RESIDENTIAL PROPERTIES LLC
71	1042 BISHOP AVE	BADILLO RAFAEL &
72	418 SUFFOLK AVE	BELTRAN ELIA VERONICA
73	1043 BISHOP AVE	BELL LINDA K
74	229 JERDEN LN	NIJE WALLS ANGELA
75	233 JERDEN LN	BROWN MICHELLE E &
76	227 JERDEN LN	ALVARADO ROSA
77	228 JERDEN LN	ALANIZ BALVINO
78	230 JERDEN LN	PENA ROGELIO &
79	234 JERDEN LN	DELAROSA SARA & REMIGIO
80	225 CLARENDON DR	BANDA JESUS GUEVARA
81	229 CLARENDON DR	ROSS CHARLES D
82	235 CLARENDON DR	SHEPHERD HENRY A & ALEXANDRA C
83	411 CLARENDON DR	VILLEGAS BERTIN
84	407 CLARENDON DR	HARRIS ANTHONY S
85	403 CLARENDON DR	HERNANDEZ RAFAEL & CONSUELO
86	335 CLARENDON DR	RODRIGUEZ JESUS & NOEMI
87	331 CLARENDON DR	TAYLOR TONI GENE
88	327 CLARENDON DR	RENTERIA CLAUDIA

11/4/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	323 CLARENDON DR	PRESIDIO ALTO LLC SERIES 323C
90	319 CLARENDON DR	PRESIDIO ALTO LLC SERIES 319C
91	315 CLARENDON DR	BANDA ANTONIO ET AL
92	311 CLARENDON DR	VEGA MARCUS
93	307 CLARENDON DR	KELLY CLINTON E JR
94	303 CLARENDON DR	GARCIA RICARDO A
95	253 CLARENDON DR	GARCIA RICARDO A
96	249 CLARENDON DR	ROSAS JUAN & PAULA QUINTERO
97	245 CLARENDON DR	MARTINEZ S P
98	338 BROOKLYN AVE	MONSIVAIS GABRIEL & MARY V MONSIVAIS

FILE NUMBER: W134-002

DATE FILED: November 8, 2013

LOCATION: South corner of Carlisle Street and Routh Street

COUNCIL DISTRICT: 14

MAPSCO: 46-B

SIZE OF REQUEST: 1.135 acres

CENSUS TRACT: 18.00

MISCELLANEOUS DOCKET ITEM:

Representative & Applicant: Karl Crawley, MasterPlan

Owner: Alamo Manhattan Routh

Waiver of Two-Year Waiting Period

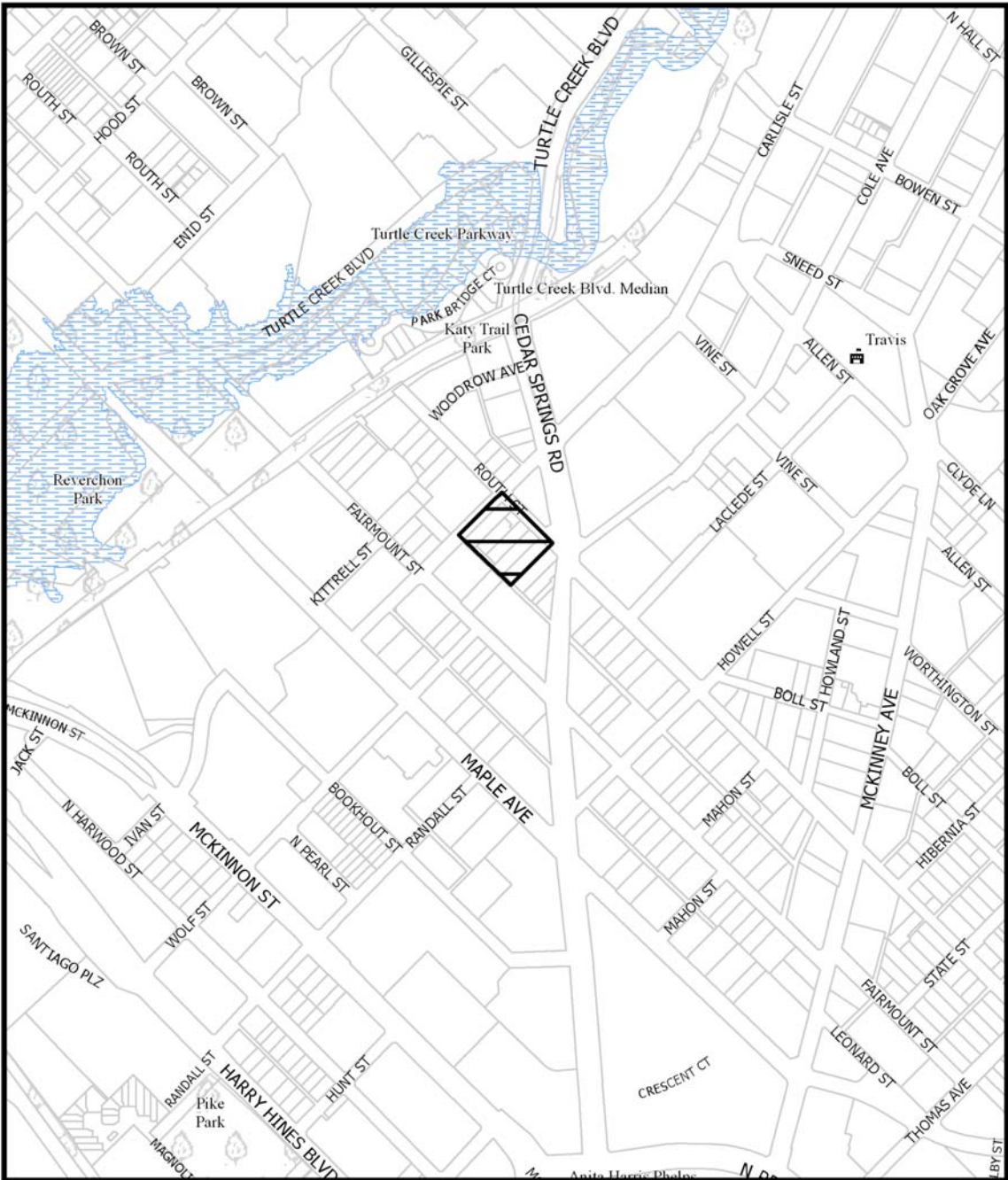
Upon the City Plan Commission's recommendation to approve, City Council approved Planned Development Subdistrict 98 in PD No. 193, Oak Lawn Special Purpose District with a development plan on February 13, 2013. Subsequent to the City Plan Commission's recommendation the following language was added to the PDS:

"For a special residential project, a minimum of five dwelling units along Carlisle Street and a minimum of three dwelling units along Routh Street must have direct access to a sidewalk."

Given this later addition, the applicant indicates the developer did not anticipate that this additional provision would need to accommodate allowances for steps and porches in the setback if they wanted to maintain the same footprint.

According to Section 51A-4.701(d) of the Dallas Development Code, a new zoning application on this property cannot be filed prior to February 13, 2015, without a waiver of the two-year waiting period. Per the code, "The commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing." The circumstances that existed at the time this development plan was approved nine months ago remain unchanged. Therefore, staff cannot support approval based upon the available information.

Staff Recommendation: Denial



1:6,000

VICINITY MAP

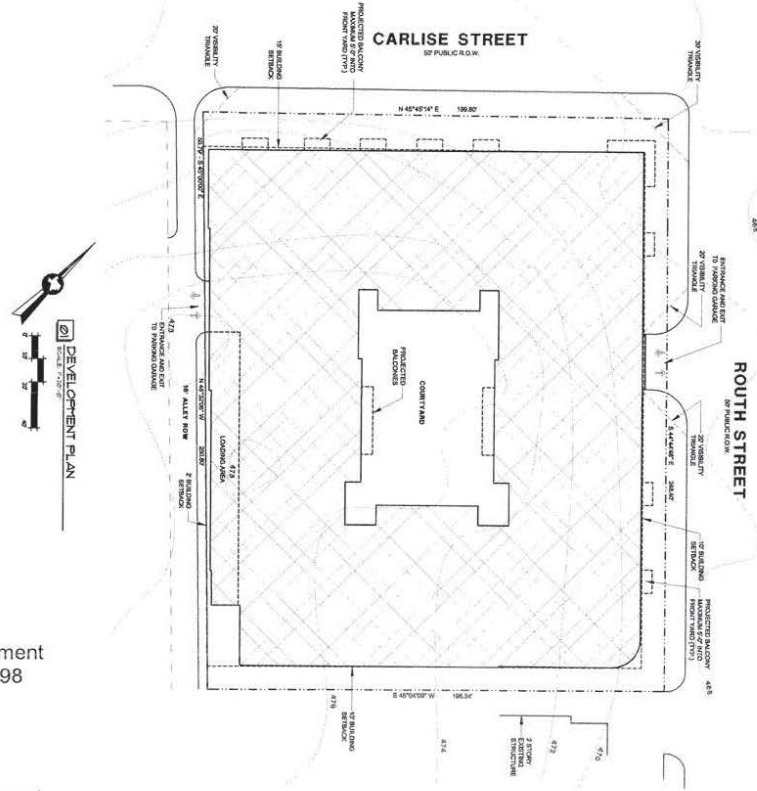
Case no: **Z123-125**

Date: **11/15/2012**

130333

Exhibit S-98A

28916



Planned Development
Subdistrict No. 98

Planned Development
District No. 193

Approved
City Plan Commission
January 10, 2013

LEGEND

- INDEX-SIZE STRUCTURE
- DEVELOPMENT PLAN BOUNDARY LINE
- ELEVATION CONTOURS

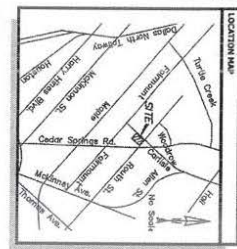


TABLE 1: SITE DATA

SITE LOCATION	3013 & 3021 ROUTH STREET DALLAS, TEXAS
SITE ZONING	PD-293 - (D) SUBDISTRICT (GENERAL RETAIL)
SITE AREA	49,433 S.F. / 1.132 ACRES
SITE PERMITS	210 DMRIS
BUILDING INFORMATION	44,415 S.F. (90%)
LOT COVERAGE (LOT FOOTPRINT)	158,000 S.F.
TOTAL GROSS	158,000 S.F.
PAV - BUILDING SQUARE FOOTAGE / SITE AREA	90%
PAV - BUILDING SQUARE FOOTAGE / SITE AREA	90%
SETBACKS	FRONT - 15 FT SIDE - 15 FT REAR - 15 FT SIDE AT SOUTH ALLEY - 15 FT MAXIMUM HEIGHT PER PD-193-CR
MIN. FINISHING REQUIRED	PAVING PER PD-193-CR

JANUARY 10, 2013

Z123-125

© 2013 Hensley Lamkin Rachel, Inc.

3013 ROUTH STREET, SUITE 500
DALLAS, TEXAS 75244
PHONE: 214-742-4400
FAX: 214-742-4400

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

3013 ROUTH STREET, SUITE 500
DALLAS, TEXAS 75244
PHONE: 214-742-4400
FAX: 214-742-4400

3015 ROUTH
ALAMO MANHATTAN
DALLAS, TEXAS

W134 002

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z123-125(WE)

Location South corner of Carlisle Street and Routh Street

Date of last CPC or CC Action February 13, 2013

Applicant's Name, Address & Phone Number Karl A Crawley, Masterplan

900 Jackson St., Ste 640 Dallas TX 75202 214 761 9197

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

Alamo Manhattan Routh, LLC 2808 Fairmount, Ste 200, Dallas, TX 75201

214 237 2953

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

At the City Council level the requirement for dwelling units that had access to the surrounding streets was added. This additional requirement did not take into account the topographic of the site and can not be accommodated without steps into the setback requiring an amendment to the PDS.



Applicant's Signature

SEE ATTACHED

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

RECEIVED BY

NOV 6 8 2013

Current Planning

Date Received
Fee: \$300.00

FILE NUMBER: Z123-289(RB)

DATE FILED: May 22, 2013

LOCATION: Military Parkway and Delafield Lane, Southeast Quadrant

COUNCIL DISTRICT: 4

MAPSCO: 48 V

SIZE OF REQUEST: Approx. 13.2 Acres

CENSUS TRACT: 90

APPLICANT/OWNER: Pathway of Life Church-Martin D. Wegman, Sole Owner

REPRESENTATIVE: Rosa Rosales

REQUEST: An application for an amendment to Specific Use Permit No. 1939 for an Open-enrollment charter school on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant is proposing to provide for additional classroom areas as well as an increase in projected enrollment.

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

Guiding Criteria for Recommendation:

Staff recommends approval of the request, subject to a revised site plan, revised traffic management plan, and revised conditions, based upon:

1. *Compatibility with surrounding uses and community facilities* – The request represents the continuation of an existing school at this location since January 25, 2012.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – Institutional uses such as the existing school are generally found in close proximity to residential uses.
3. *Not a detriment to the public health, safety, or general welfare* – The traffic management plan will ensure all unloading/loading activities are conducted on-site. Additionally, periodic updates will be required to the Traffic Management Plan so as to monitor vehicular activity associated with the request.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – A valid certificate of occupancy exists for the school based on SUP No. 1939’s current requirements. Subject to City Council approval of this request, an amended certificate of occupancy will be required to capture the content of this application. No exceptions to the zoning regulations are requested.

BACKGROUND INFORMATION:

- The western half of the site is developed with a church; the eastern half is undeveloped but partially used for athletic activities.
- The applicant proposes to expand the scope of the open-enrollment charter school by adding additional classroom areas and increasing enrollment.
- SUP No. 1939 provides for a maximum of 400 students, grades one through seven. The applicant is requesting an increase in enrollment of 250 students – middle school and high school grades.

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

<u>Thoroughfare</u>	<u>Designation; Existing & Proposed ROW</u>
Military Parkway	Principal Arterial 100’ & 100’ ROW
Delafield Lane	Local; 50’ ROW
Darby Drive	Local; 30’ ROW

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant's revised traffic management plan in conjunction with the proposed expansion of this use. The plan is acceptable, along with staff's continued (from the initial TMP attached to SUP No. 1939) recommendation for biennial updates.

STAFF ANALYSIS:

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

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 partially developed (western half) with a church, while the balance is undeveloped, the latter utilized for outside athletic activities.

The site is located within an area developed with established single family uses in all directions; however, the residential subdivision to the north across Military Parkway is partially developed. PDD No. 827 for an Athletic Complex (Forrester Field) occupies the northwest quadrant of Military Parkway and Delafield Lane.

The applicant proposes to provide for additional classroom areas as well as increasing enrollment by 250 students, grades eight through twelve. At this time, a new classroom structure has been located along the southern property line without proper zoning (i.e., amending SUP No. 1939). Additionally, future classroom areas are being requested along with a revised traffic management plan to accommodate the anticipated increase in enrollment for the school.

The site has significant nonpermeable surface area to accommodate adequate queuing for unloading/loading operations as well as providing for reserved off-street parking spaces in close proximity to the main entrance to facilitate parents who walk their children into and out of the facility.

Landscaping: The site possesses landscape materials that are concentrated along the northern and western property line as well as typical foundation planting areas along the northern and western facades. The undeveloped portion of the site is void of landscaping except for a native tree-line along the southern property line. The above referenced classroom addition will trigger landscape requirements, most assuredly to be addressed with the creation of an artificial lot.

Off-Street Parking: As noted above, the site is developed with a church and typical improvements normally associated with the use. A recent development code amendment permits institutional uses to share parking when mutually exclusive hours of operation are demonstrated.

The required parking for the expansion of the open-enrollment charter school (115) is accommodated within the existing 263 spaces provided on the property.

STAFF RECOMMENDED AMENDING CONDITIONS FOR SUP NO. 1939

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (three years) January 25, 2015, but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. CLASSROOMS: The maximum number of classrooms is 26 46.
5. HOURS OF OPERATION: The open-enrollment charter school may only operate between 7:30 a.m. and 4:30 p.m. Monday through Friday.
6. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
7. OFF-STREET PARKING:
 - A. Parking must be provided and located as shown on the attached site plan.
 - B. A minimum of three signs must be posted during the hours of operation indicating that the parking spaces labeled "RSP" on the attached site plan are reserved for the open-enrollment charter school.
8. 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.
 - i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must

be submitted to the director by November 1, 2014. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 of each even-numbered year.

ii. 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:

- a. ingress and egress points:
- b. queue lengths:
- c. number and location of personnel assisting with loading and unloading of students:
- d. drop-off and pick-up locations;
- e. drop-off and pick-up hours for each grade level;
- f. hours for each grade level: and
- g. circulation.

iii. Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

a. If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

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

D. Amendment process.

i. A traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A.105(k)(3) of Chapter 51A of the Dallas City Code.

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

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

Z123-289(RB)

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

Traffic Management Plan and Queuing Analysis
Legacy Preparatory Academy Z123-289
8510 Military Parkway, Dallas, TX
August 26, 2013

Organization and Schedule:

The Legacy Preparatory Academy is a public charter school located at the Pathway of Life Church on the southeast corner of Military Parkway and Delafield Lane. The current school has approximately 400 students in grades K-7. The school proposes an expansion to allow up to 650 students in grades K-12, as follows:

Grade	Existing Classes	Proposed Classes	Existing Students	Proposed Students	Drop-Off Time	Dismissal Time
Kindergarten	2		50		7:30-8:00 AM	3:00 PM
1 st Grade	2		50		7:30-8:00 AM	3:00 PM
2 nd Grade	2		50		7:30-8:00 AM	3:00 PM
3 rd Grade	2		50		7:30-8:00 AM	3:00 PM
4 th Grade	2		50		7:30-8:00 AM	3:30 PM
5 th Grade	2		50		7:30-8:00 AM	3:30 PM
6 th Grade	2		50		7:30-8:00 AM	3:30 PM
7 th Grade	2		50		7:30-8:00 AM	3:30 PM
8 th Grade		2		50	7:30-8:00 AM	3:30 PM
9 th Grade		2		50	7:30-8:00 AM	3:30 PM
10 th Grade		2		50	7:30-8:00 AM	3:30 PM
11 th Grade		2		50	7:30-8:00 AM	3:30 PM
12 th Grade		2		50	7:30-8:00 AM	3:30 PM
Total	16	10	400	250		

Morning drop-off is from 7:30-8:00 AM for all students. Afternoon pick-up is divided into two groups, with grades K-3 being picked up at 3:00 PM and the remaining students at 3:30 PM. The pick-up time periods and grade assignments can be modified as long as pick-ups are divided into at least two groups that are separated by at least 15 minutes.

TMP Operation:

The TMP operates with the same vehicle routes in both morning drop-off and afternoon pick-up time periods. Students for grades K-3 are dropped off and picked up at the main entrance. Vehicles for K-3 enter from the center driveway from Delafield Lane, proceed to the main entrance loading area, and then depart to the north or through the northern driveway to Delafield Lane.

Students for grades 4-12 are dropped off and picked up at the gymnasium entrance. Vehicles for grades 4-12 enter from the southern driveway from Delafield Lane, loop around the parking lot to the gymnasium loading area, and then depart through the southern driveway.

At both locations loading is performed on the passenger side, and no students have to cross vehicle paths. When students are using the temporary buildings on the south edge of the campus, the classes cross the parking lot as a group after the drop-off period has ended, or before the pick-up period begins. During pick-up, the traffic administrator posted in advance of the loading stations matches students to arriving vehicles for efficient loading. When the vehicles have come to a stop at the loading station, the students are loaded into the vehicles with the assistance of the staff member at each loading station.

The queue using the specified path would provide a total of 400' of available queuing length for the K-3 loading area and 1,120' for the grade 4-12 loading area.

Queuing Analysis:

For new schools without a performance record, KHA typically uses a design standard for projecting queue demands at similar sites, which is based on observations of queuing at other public charter schools in the DFW area. In the typical case, expected maximum queue in vehicles is equal to 20% of the largest number of students dismissed at one time. Students using buses or walking/biking are deducted from the student number since they do not attract personal vehicles to the campus. This method accounts for the differences in how schools divide up the pick-up time period, as some dismiss all students in one group and therefore have higher vehicle demands in a short time period, while some spread out the dismissals over two or more groups.

However, observations in August 2013 at the current Legacy Preparatory Academy show that the maximum vehicle queue is less than 10% of the dismissed students. This appears to be due to parents taking advantage of the large number of available parking spaces to park their vehicles, rather than stand in the designated queue prior to the dismissal time. After the dismissal time, the loading operation functions smoothly and the queue and parking areas are quickly cleared. Vehicles arriving for pick-up after the dismissal time are easily accommodated within the queuing path. At no time during the arrival and departure periods did the queues approach the boundary of the campus, although there was some delays entering and exiting due to intersection operations on Delafield Lane.

The Legacy Preparatory Academy will use two pick-up groups, with dismissals at least 15 minutes apart. The largest group, grades 4-12, has 450 students in it (18 classes of 25 each). There is no busing planned for the campus, and for a conservative analysis no students are expected to be pedestrians or bicyclists, so all 450 students are assumed to be picked up by personal automobile. Therefore, using a 10% queuing factor, the projected queue length is:

$$(450 \text{ students dismissed} - 0 \text{ Students using buses}) * 0.10 = 45 \text{ vehicles in queue}$$

The projected queue of 45 vehicles translates to 900' of queuing distance. Even using a 10% queuing factor rather than the usual 20%, this distance is in excess of the recommended values for equivalent Texas schools found in the Texas Transportation Institute (TTI) research report 0-4286 *Operations and Safety Around Schools* published in January 2004. The more conservative (longer queues) KHA method reflects the nature of charter schools which draw from a large area and tend to have fewer students arriving by bus, pedestrian, or bicycle than traditional public schools.

The projected maximum Grades 4-12 queue demand of 900' can easily be accommodated within the 1,120' of distance available in the TMP, with approximately 220' of queuing distance available in excess of the demand.

Projected 4-12 Queue Demand:	900'	45 Vehicles
Available 4-12 Queuing Distance:	1,120'	56 Vehicles
Surplus (Deficiency):	220'	11 Vehicles

The same procedure used for the Grades K-3 loading area with 200 students shows a projected queue of 20 vehicles, or 400' of queuing distance. This queue can be accommodated within the 400' of distance available in the TMP.

Projected K-3 Queue Demand:	400'	20 Vehicles
Available K-3 Queuing Distance:	400'	20 Vehicles
Surplus (Deficiency):	0'	0 Vehicles

Parking:

The site contains a total of 263 parking spaces. The school use, with 14 elementary classrooms at 1.5 spaces each, 8 middle/junior high school classrooms at 3.5 spaces each, and 4 senior high school classrooms at 9.5 spaces each, requires 44 parking spaces per Dallas City Code §51A-4.202(17)(C). A group of 64 spaces adjacent to the loading areas has been designated as parking reserved for school uses and is marked on the TMP. Since the church is not active during the school loading periods, essentially all of the 263 parking spaces are available for use.

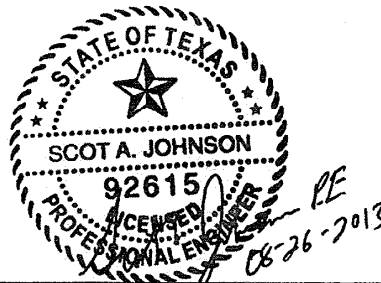
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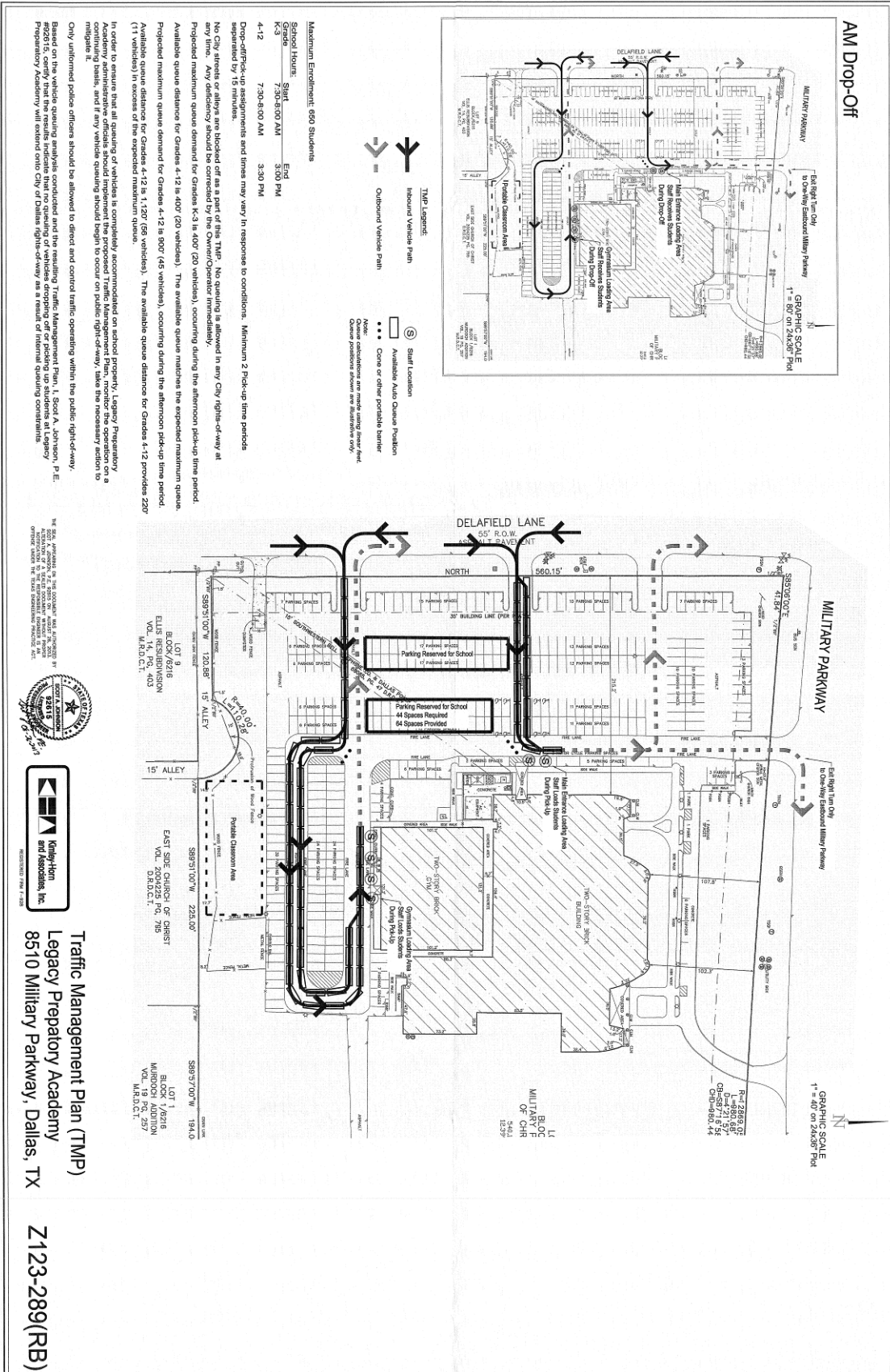
This TMP defines the drop-off and pick-up procedures for the Legacy Preparatory Academy charter school with a maximum of 650 students. The TMP vehicle routes provide an available queue distance within the site that is greater than the projected maximum expected queue for the school's operations. The school traffic will never be allowed to queue vehicles in the ROW of any City street or alley, nor will the traffic on any City street be stopped or diverted. The property owner/school administrator is responsible for the administration of the TMP and ensuring that the vehicle queue does not affect the City streets. Only uniformed police officers are allowed to direct and control traffic operating within the public right-of-way.

Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, Scot A. Johnson, P.E. #92615, certify that the results indicate that no queuing of vehicles dropping off or picking up students at 8510 Military Parkway will extend onto City of Dallas rights-of-way as a result of internal queuing constraints.

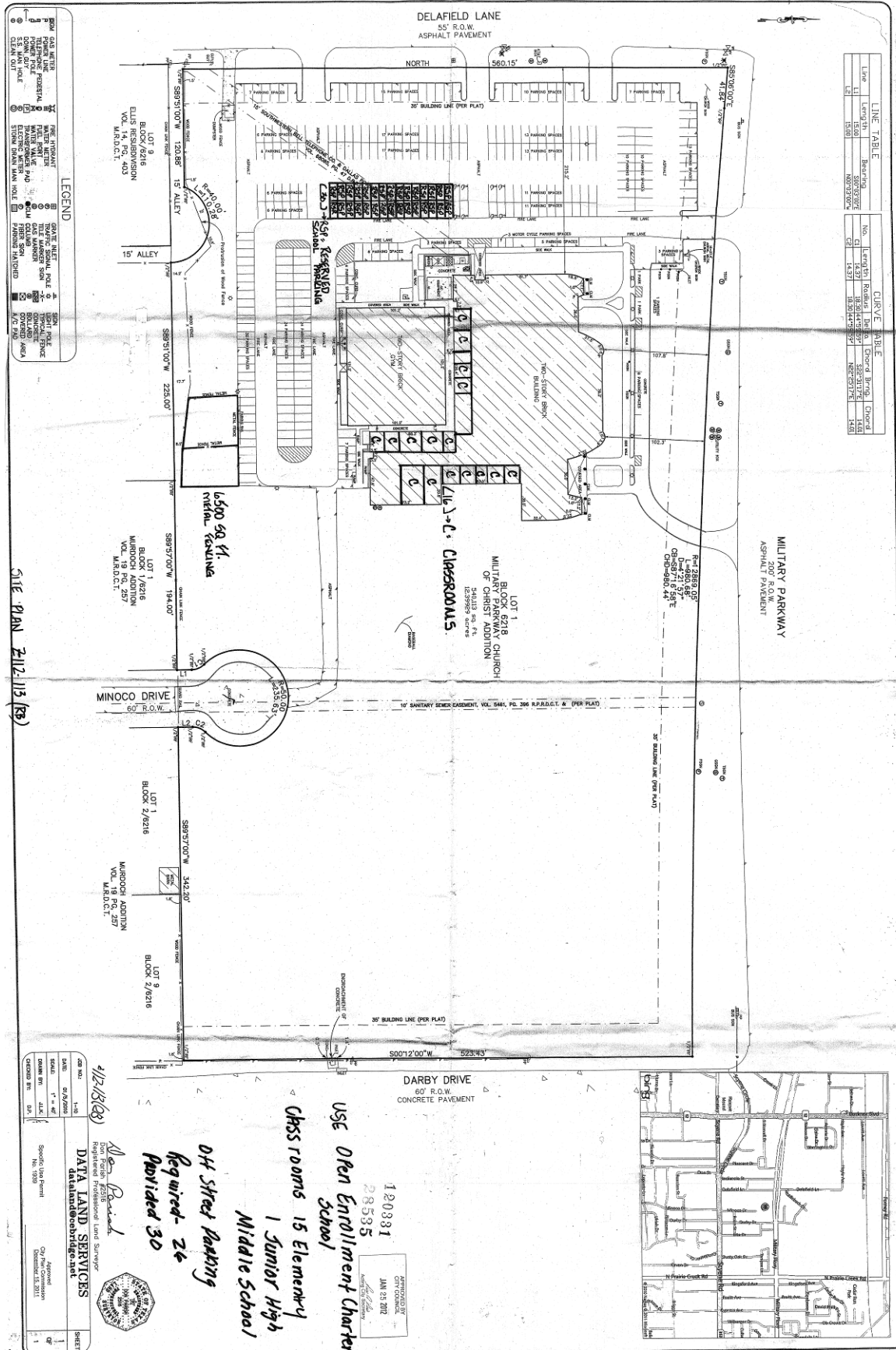
In order to ensure that all queuing of vehicles is completely accommodated on school property, the school administrative officials should implement the proposed Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it.

Prepared by:
Kimley-Horn and Associates, Inc.
 Scot A. Johnson, P.E., PTOE
 12750 Merit Drive, Suite 1000
 Dallas, TX 75251
 (972) 770-1300





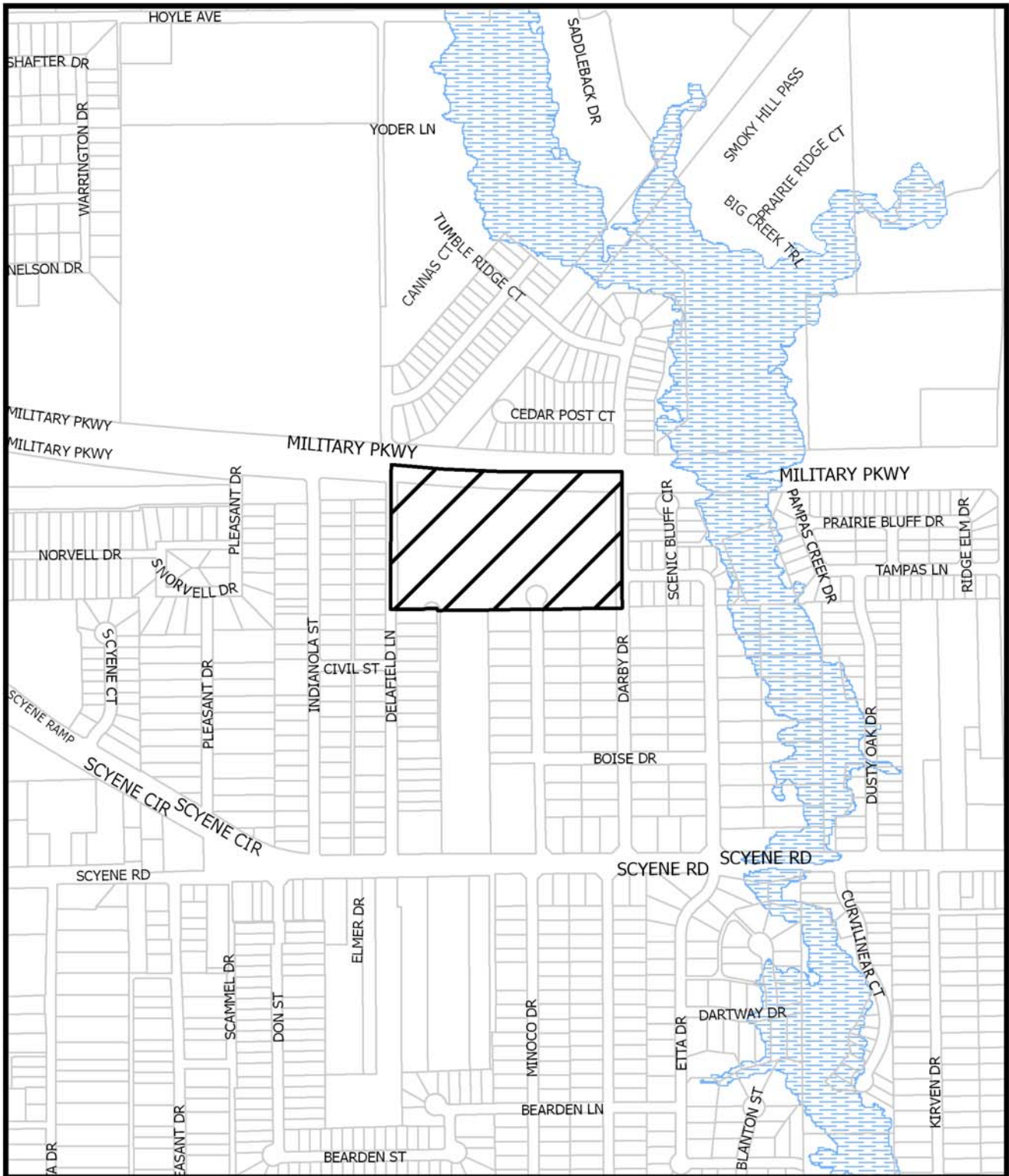
Proposed TMP Circulation Plan



LINE TABLE		CURVE TABLE	
Line	Length	Radius	Chord
L1	15.00	500.0000	4.71
L2	15.00	500.0000	4.71
L3	15.00	500.0000	4.71
L4	15.00	500.0000	4.71
L5	15.00	500.0000	4.71

LEGEND

	1/2\"/>		1/4\"/>
	3/4\"/>		1\"/>
	1 1/2\"/>		2\"/>
	3\"/>		4\"/>
	6\"/>		8\"/>
	12\"/>		18\"/>
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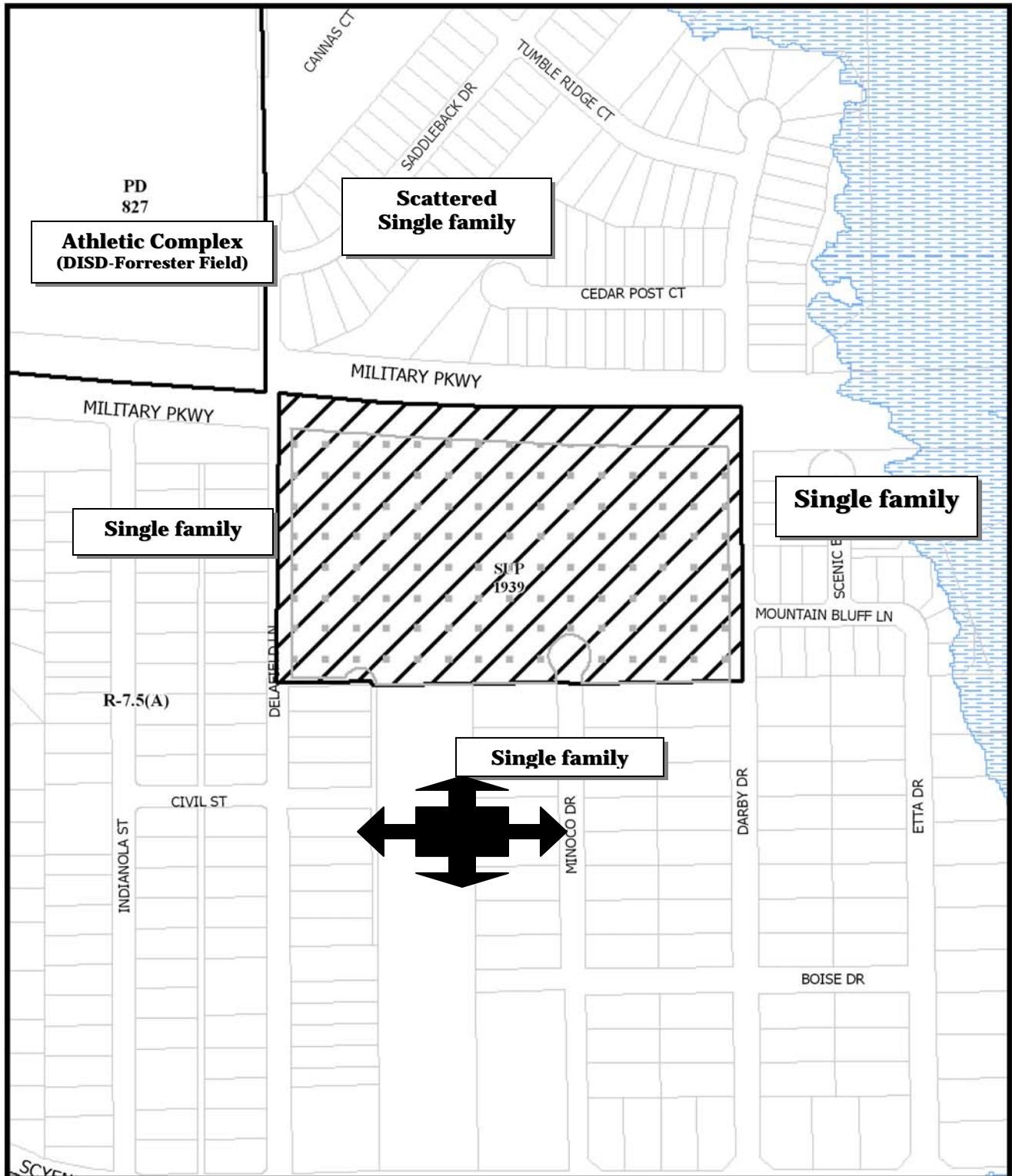


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VICINITY MAP

Case no: **Z123-289**

Date: **6/19/2013**




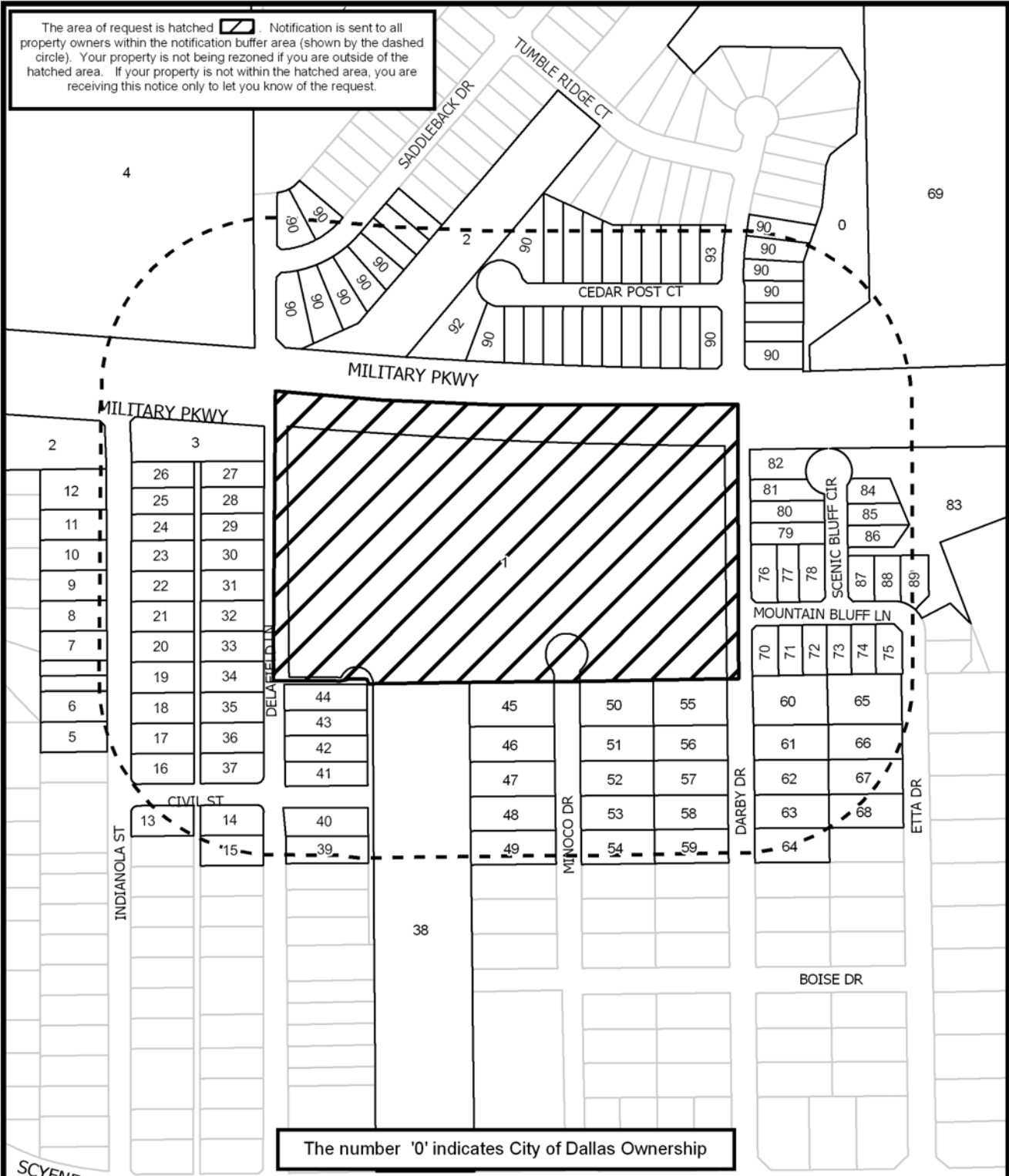
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ZONING AND LAND USE

Case no: Z123-289

Date: 6/19/2013

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


1:3,600

NOTIFICATION

400' AREA OF NOTIFICATION
101 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-289**
Date: **6/19/2013**

6/19/2013

Notification List of Property Owners***Z123-289******101 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8510 MILITARY PKWY	PATHWAY OF LIFE FULL GOSPEL CHURCH
2	8300 MILITARY PKWY	TEXAS UTILITIES ELEC CO % STATE & LOCAL
3	8400 MILITARY PKWY	TEXAS UTILITIES ELEC CO % PROPERTY TAX D
4	8233 MILITARY PKWY	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
5	3411 INDIANOLA ST	MALDONADO MARIA M
6	3415 INDIANOLA ST	RAZO OBDULIA
7	3505 INDIANOLA ST	PADILLA MIGUEL
8	3511 INDIANOLA ST	VILLARREAL REBECCA
9	3515 INDIANOLA ST	BUENO BERNARDO & MARIA
10	3521 INDIANOLA ST	PECINA MARIVEL
11	3527 INDIANOLA ST	COX DEBRA
12	3533 INDIANOLA ST	HERRERA LEONEL & VILLEGAS ANGIE
13	3314 INDIANOLA ST	STONECREST INCOME & OPPORTUNITY FUND I L
14	3315 DELAFIELD LN	LIDDELL CAREY A
15	3311 DELAFIELD LN	PROTON PPTIES LLC
16	3404 INDIANOLA ST	SANCHEZ MELCHOR & MARIA T
17	3410 INDIANOLA ST	SANCHEZ MELCHOR & MARIA T
18	3414 INDIANOLA ST	SANCHEZ MELCHOR
19	3420 INDIANOLA ST	CAIN PATSY ESTATE OF
20	3504 INDIANOLA ST	DELO DAVID
21	3510 INDIANOLA ST	MORRIS MILDRED
22	3514 INDIANOLA ST	GOSELIN PETER &
23	3520 INDIANOLA ST	NORTH BUCKNER PLAZA INC
24	3526 INDIANOLA ST	MARTINEZ SARA
25	3530 INDIANOLA ST	CALVO HILARIO
26	3534 INDIANOLA ST	BUENO BERNARDO & MARIA S BUENO

6/19/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3535 DELAFIELD LN	CAZARES AGUSTIN & MATEA DELORES
28	3531 DELAFIELD LN	CAZARES MIGUEL G & SANTA
29	3527 DELAFIELD LN	MIRELES VICTOR JAVIER & MARIA ISABEL
30	3521 DELAFIELD LN	CAZARES AGUSTIN & MATEA D SALAS
31	3515 DELAFIELD LN	CAZARES MIGUEL G & SANTA
32	3511 DELAFIELD LN	BRIGDON ROBERT ALAN TR
33	3505 DELAFIELD LN	LUCIO JESUS MARTIN & JOSEFA LOPEZ % LORE
34	3421 DELAFIELD LN	BRAVO JORGE M &
35	3415 DELAFIELD LN	CEDILLO PHYLLIS G
36	3411 DELAFIELD LN	PRESTON BUFORD P
37	3405 DELAFIELD LN	REYES JOEL JR & SYLVIA
38	8517 SCYENE RD	EAST SIDE CHURCH OF GOD IN CHRIST INC
39	3308 DELAFIELD LN	VELAZQUEZ JAVIER MENDOZA
40	3312 DELAFIELD LN	RUIZ RAUL
41	3402 DELAFIELD LN	VALDEZ JOSE L
42	3406 DELAFIELD LN	GUZMAN CECILIO
43	3410 DELAFIELD LN	RICHARDSON BRIAN P SR
44	3416 DELAFIELD LN	HERNANDEZ DAVID C
45	3411 MINOCO DR	SHAWVER CHARLES A
46	3405 MINOCO DR	MARTINEZ RICARDO & MARIA
47	3317 MINOCO DR	REED LARRY MARK
48	3311 MINOCO DR	OLIVER MICHAEL TIM & EDWINA NANCY
49	3305 MINOCO DR	MORENO BEAR E &
50	3412 MINOCO DR	ENGLISH LARRY
51	3404 MINOCO DR	GONZALEZ IVAN &
52	3316 MINOCO DR	SANCHEZ RODRIGO
53	3310 MINOCO DR	SANCHEZ BALTAZAR & YOLANDA
54	3304 MINOCO DR	FITE CAROLYN SUE
55	3411 DARBY DR	TELLO TOMMIE
56	3405 DARBY DR	WRIGHT EDWINA
57	3317 DARBY DR	HERRERA ANGEL MARIO

6/19/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3311 DARBY DR	PIEDRA JORGE H &
59	3305 DARBY DR	WHITE ORCHID HOLDING CO
60	3412 DARBY DR	LOONEY MARY MARIE
61	3404 DARBY DR	HUTCHINS AUBREY
62	3316 DARBY DR	MAZE MARGREAT MAY
63	3310 DARBY DR	SERNA SALLY SUE
64	3304 DARBY DR	GIPSON KENNETH
65	3411 ETTA DR	HURTADO JOSE N
66	3405 ETTA DR	BARTON LARRY W
67	3317 ETTA DR	CRUZ RAMONA
68	3311 ETTA DR	NEGRETE HUMBERTO & MARIA DEL CARMEN
69	8901 MILITARY PKWY	RIVERA FAUSTO
70	8602 MOUNTAIN BLUFF LN	RIVERA RAFAEL
71	8606 MOUNTAIN BLUFF LN	BLACKWELL TELESA & ADRAIN
72	8610 MOUNTAIN BLUFF LN	WILLIAMS LAMENSIA
73	8614 MOUNTAIN BLUFF LN	MARTINEZ JUAN & NORMA
74	8618 MOUNTAIN BLUFF LN	MARTINEZ JUAN C
75	8622 MOUNTAIN BLUFF LN	BEASLEY DOROTHY
76	8603 MOUNTAIN BLUFF LN	HENRY RITA R
77	8607 MOUNTAIN BLUFF LN	LATT MAY DA
78	8611 MOUNTAIN BLUFF LN	MENDEZ GEORGE A
79	3511 SCENIC BLUFF CIR	OCHOA MANUELA
80	3515 SCENIC BLUFF CIR	MENDEZ VERONICA & RAUL
81	3519 SCENIC BLUFF CIR	GUTIERREZ CRUZ CARLOS E & MARQUEZ BLANCA
82	3523 SCENIC BLUFF CIR	CRUZ JOSE & NORMA
83	3702 ETTA DR	PRAIRIE CREEK DALLAS HOA % PRINCIPAL MGM
84	3518 SCENIC BLUFF CIR	FRANKLIN COMMANECHÉ L
85	3514 SCENIC BLUFF CIR	MUNOZ MATIAS & MARIA
86	3510 SCENIC BLUFF CIR	CONRICOTE MARIN & DENISE
87	8619 MOUNTAIN BLUFF LN	QUINTANA CARLOS E &
88	8623 MOUNTAIN BLUFF LN	RAMIREZ FRANCISCO & MARIA OCTAVIANA

Z123-289(RB)

6/19/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	8627 MOUNTAIN BLUFF LN	THOMAS SHANNON B & TANEKA S
90	3601 DARBY DR	BUILDERS OF HOPE LLC
91	3606 DARBY DR	SERRANO PROPERTIES
92	3610 DARBY DR	BUILDERS OF HOPE CDC # 120
93	8651 CEDAR POST CT	SYSAVATH KIM
94	8635 CEDAR POST CT	ZELAYA ALEJANDRO A & VALVERDE MARIA C
95	8631 CEDAR POST CT	BUILDER OF HOPE CDC # 120
96	8627 CEDAR POST CT	VALDEZ NICOLAS R
97	8610 CEDAR POST CT	BENNETT BURT
98	8614 CEDAR POST CT	REDMON MARY E
99	8618 CEDAR POST CT	RAMIREZ ISMAEL R & MARIA E
100	8622 CEDAR POST CT	MCCULLEY MELISSA
101	8634 CEDAR POST CT	RAMIREZ ALFONSO R & MARIA C

FILE NUMBER: Z123-373(WE) **DATE FILED:** September 9, 2013

LOCATION: Main Street and North Exposition Avenue, east corner

COUNCIL DISTRICT: 2 **MAPSCO:** 2V-V

SIZE OF REQUEST: Approx. 28.21 acres **CENSUS TRACT:** 78.21

APPLICANT: Gabe Whatley

OWNER: ColdBeer in Deep Ellum, L.P.

REPRESENTATIVE: Audra Buckley
Permitted Development

REQUEST: An application for a Specific Use Permit for an alcoholic beverage establishment for a bar, lounge, or tavern on property within Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District

SUMMARY: The purpose of this request is to permit a bar, lounge or tavern to operate within the Deep Ellum District.

STAFF RECOMMENDATION: Approval, for a two year period, subject to a site plan/landscape plan and conditions

GUIDING CRITERIA FOR RECOMMENDATION:

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

1. *Compatibility with surrounding uses and community facilities* – The proposed bar, lounge or tavern use should not impact the surrounding uses negatively. The Planned Development District permits a mix of uses that promotes a place where people can work, live and be entertained.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – This use is not expected to contribute to or deter from the welfare of adjacent properties. The proposed SUP, if approved by the CPC and City Council, will have conditions that are associated with the use. An SUP could be revoked or have a reduced time period if the applicant is not adhering to the proposed conditions during the time the SUP is being renewed.
3. *Not a detriment to the public health, safety, or general welfare* – The use is not anticipated to be a detriment to the public welfare. The proposed Specific Use Permit conditions are an additional layer of regulatory requirements the owner will have to comply with when operating the business. The City Plan Commission and City Council can revoke or reduce the owner’s ability to operate the business through the SUP process.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards.

BACKGROUND INFORMATION:

- In June 2006, the City Council amended the Deep Ellum Planned Development District to require certain businesses to have Specific Use Permits to operate and to sunset the non-conforming rights for those establishments. The uses requiring a Specific Use Permit are bars and private clubs, dance halls, live music venues and body piercing studios and tattoo studios when the spacing measurement is within less than 300 feet.
- The applicant is proposing to renovate an existing 1,803-square-foot structure. The proposed bar, lounge or tavern use will also have an uncovered patio that will be located on the northern portion of the building.
-

Zoning History: There has not been any recent zoning change requested in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Main Street	Minor Arterial	100 ft.	100 ft.
Exposition Road	Collector	80 ft.	80 ft.

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

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 269	Abandon Structure
North	PDD No. 269	Abandon Auto related use
South	PDD No. 269	Office
East	PDD No. 269	Surface parking lot
West	PDD No. 269	Office, Auto related use

COMPREHENSIVE PLAN: The Comprehensive Plan does not make a specific land use recommendation related to the request; however, the *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 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. The request site is adjacent to retail and personal service uses and conforms to the abovementioned definition of an Urban Mixed-Use Block. Even though the request site is not adjacent to residential uses, there are several residential developments that are developed within PDD No. 269.

The proposed bar, lounge or tavern is an appropriate use within this building block because the use promotes a place where people can enjoy a form of entertainment.

STAFF ANALYSIS:

Land Use Compatibility: The 10,628.64 square-foot site is developed within a one-story structure and is adjacent to a variety of uses, such as auto related use, offices, and a single family dwelling. The request for Specific Use Permit will allow the applicant to operate a bar, lounge or tavern within the one-story structure. The applicant proposes to renovate the existing building and increase the total floor area by 783 square feet. The additional square footage will be constructed on the eastern façade. The maximum

floor area of the proposed bar, lounge or tavern use is 1,803 square feet. In addition, the facility will have an uncovered patio on the northern façade.

A bar, lounge, or tavern means an establishment principally for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of its gross revenue from the service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, for on-premise consumption.

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

Landscaping: Any landscaping will be in accordance to the landscaping requirements in PDD No. 269, as shown on the site/landscape plan.

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

Parking: PDD No. 269 specifies that “no off-street parking spaces are required for the first 2,500 square feet of floor area in a ground level use that has a separate certificate of occupancy if the use is located in an original building. Otherwise, one space for each 100 square feet of floor area. No parking is required for outside seating. Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet the off-street parking requirement.”

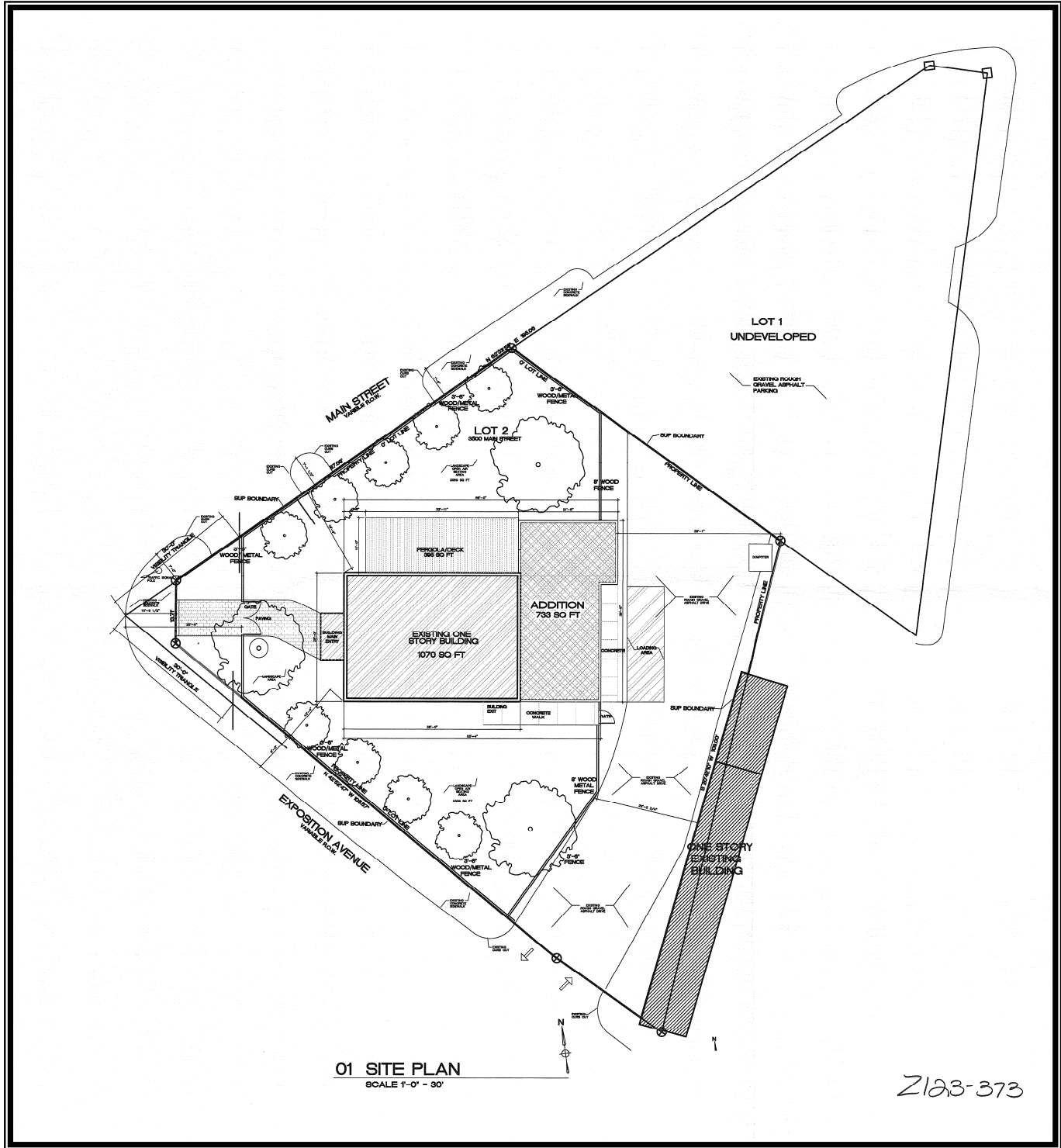
LIST OF PARTNERS
Coldbeer in Deep Ellum, L.P.

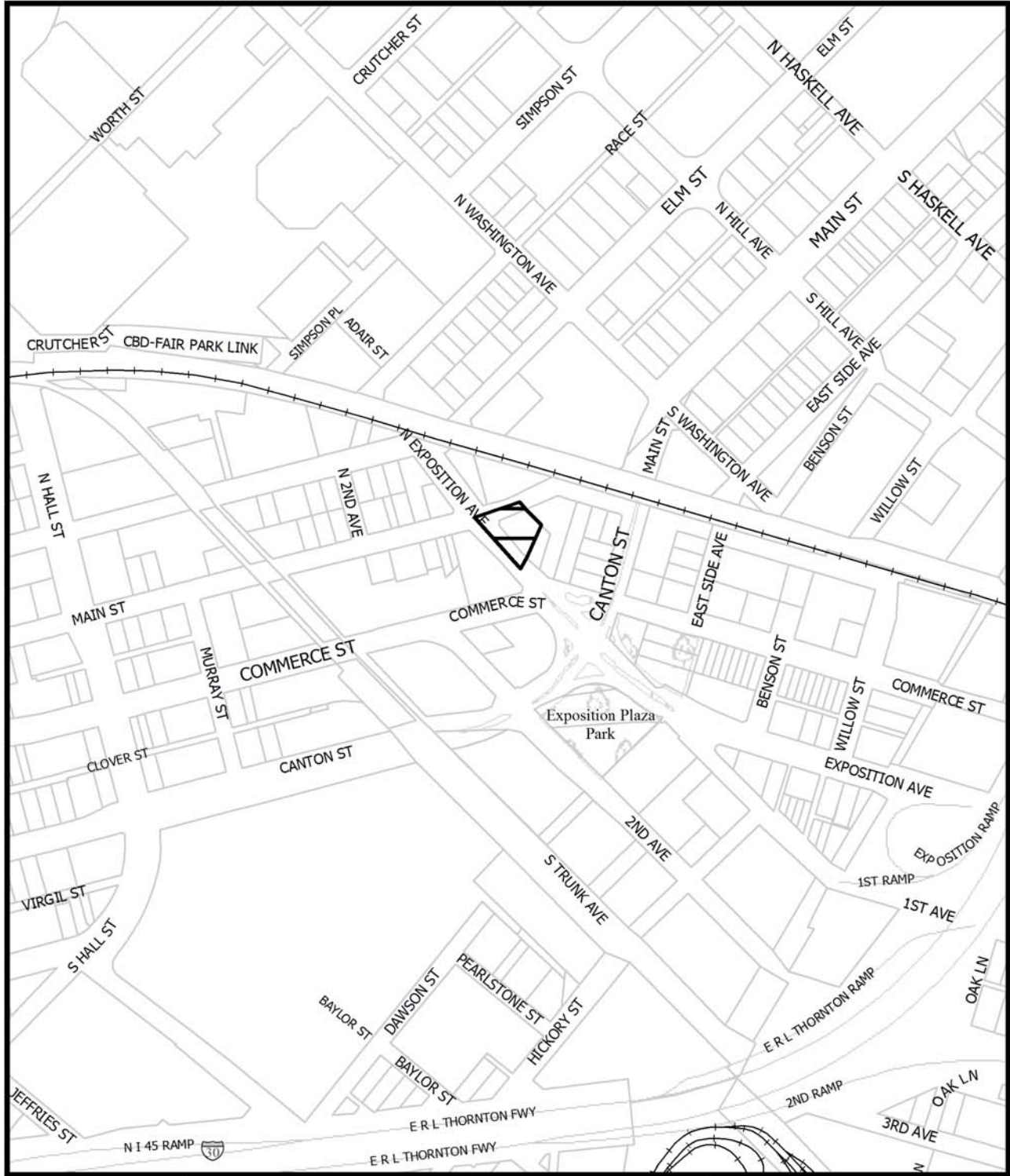
- 42A, LLC – Scott Rohrmann, Managing Member
- 42 Deep Ellum, L.P. - Scott Rohrmann, Managing Member

PROPOSED SUP CONDITIONS

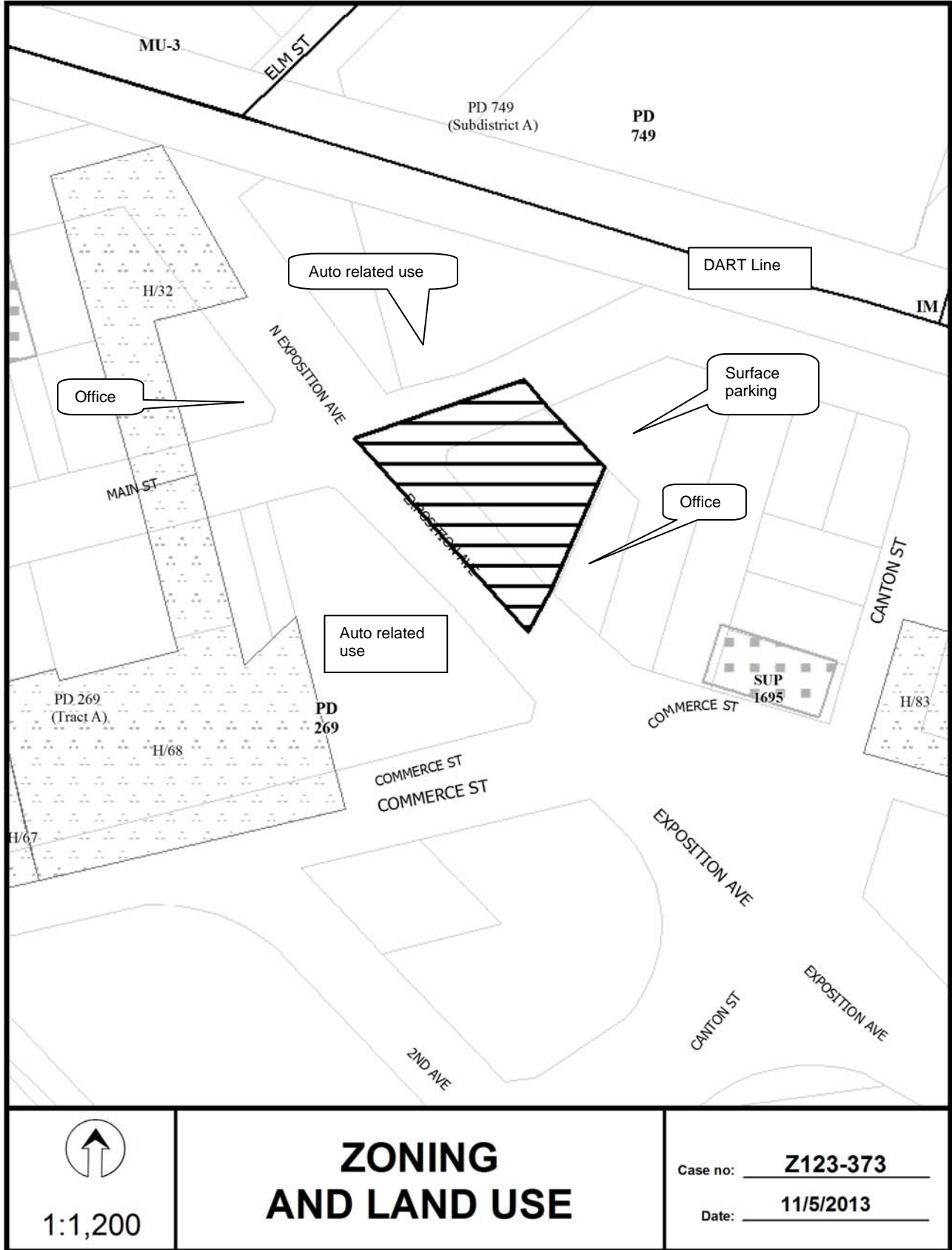
1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a bar, lounge or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan/ landscape plan.
3. TIME LIMIT: This specific use permit expires on_____, (two-year period from the passage of this ordinance).
4. MAXIMUM FLOOR AREA: The maximum floor area for a bar, lounge or tavern is 1,803 square feet in the location shown on the site plan. The maximum floor area for the uncovered patio is 395 square feet in the location shown on the site plan /landscape plan.
5. HOURS OF OPERATION: The hours of operation for the alcoholic beverage establishment limited to a bar, lounge or tavern is from 3:00 p.m. to 2:00 a.m. (the next day), Monday through Friday and 11:00 p.m. to 2:00 a.m., Saturday and Sunday.
6. OUTSIDE SPEAKERS: Outside speakers are prohibited.
7. FENCE: A fence must be provided in the location as shown on the site plan / landscape plan.
8. OFF-STREET PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269, the Deep Ellum/Near East Side District. Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet the off-street parking requirement.
9. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas

PROPOSED SITE PLAN





 1:4,800	<h1>VICINITY MAP</h1>	Case no: <u> Z123-373 </u> Date: <u> 11/5/2013 </u>
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ZONING AND LAND USE

Case no: Z123-373

Date: 11/5/2013

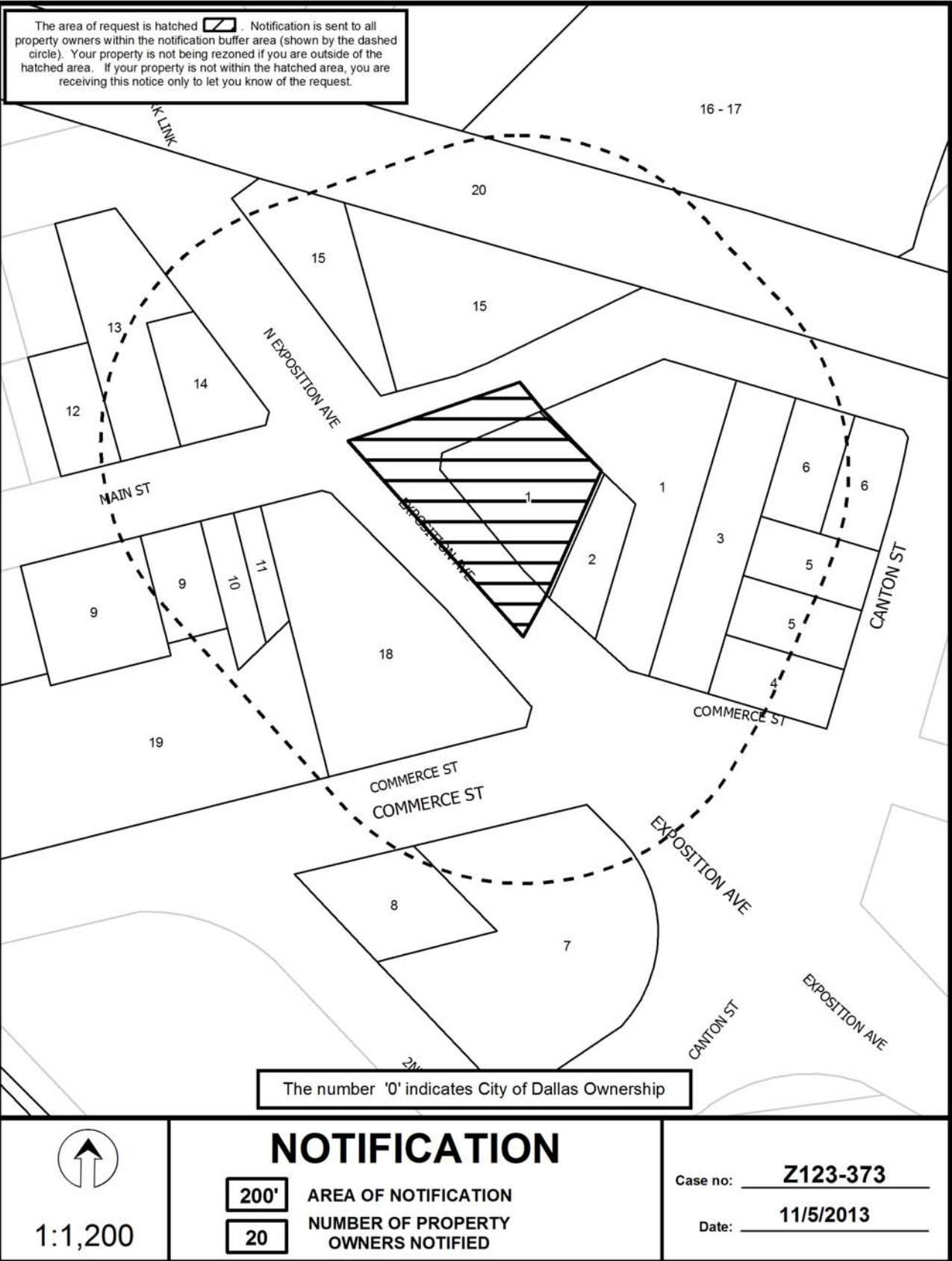


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AERIAL MAP

Case no: Z123-373

Date: 11/5/2013



Notification List of Property Owners

Z123-373

20 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3600 MAIN ST	ALDRIDGE DOUGLAS E & SCOTT E MAGERS
2	110 EXPOSITION AVE	HEYLAND EDWARD
3	3500 COMMERCE ST	PANORAMIC DEV LLC
4	3506 COMMERCE ST	SCHWARTZ HYMIE TRUST & JEANNETTE SCHWART
5	3713 CANTON ST	MOTT W E JR SPOUSAL TRUST %RICHARD MITCH
6	3511 PACIFIC AVE	PANORAMIC DEVELOPMENT LLC
7	305 EXPOSITION AVE	TALL COTTON PPTIES LTD % ELM DEVELOPMENT
8	3400 COMMERCE ST	RIEGEL MAYNARD W & NANCY J
9	3404 MAIN ST	JERNIGAN REALTY PTNR LP
10	3416 MAIN ST	CHOW JUNE C & THOMAS G GILLETTE
11	3418 MAIN ST	WITHERSPOON DAVID
12	3409 MAIN ST	JERNIGAN & MITCHELL INV INC
13	3414 ELM ST	SONS OF HERMANN
14	3417 MAIN ST	JERNIGAN REALTY PTNRS LP
15	3502 PACIFIC AVE	ADVANCE BRAKE & CLUTCH SERVICE CO
16	3812 ELM ST	BAYLOR UNIVERSITY MED CTR
17	3801 MAIN ST	BAYLOR UNIVERSITY MED CTR SUITE 2200
18	3435 COMMERCE ST	BOATWRIGHT JOYCE CAMPBELL
19	3300 MAIN ST	WESTDALE DEEP ELLUM LOFTS LTD
20	555 2ND AVE	DART

Planner: Warren F. Ellis

FILE NUMBER: Z123-370(WE) **DATE FILED:** September 9, 2013
LOCATION: Northeast line of Park Lane, northwest of Abrams Road
COUNCIL DISTRICT: 13 **MAPSCO:** 2V-V
SIZE OF REQUEST: Approx. 28.21 acres **CENSUS TRACT:** 78.21

APPLICANT: Earle Clark Caruth Trust
c/o Bank of America

OWNER: Golf Entertainment International

REPRESENTATIVE: Robert Reeves
Robert Reeves & Associates, Inc.

REQUEST: An application for an amendment to Planned Development District No. 344.

SUMMARY: The purpose of this request is to increase the fence height (netting) by 40 feet along Abrams Road and the total floor area of several buildings. The increased fence height will help prevent the golf balls from projecting over the net onto surrounding properties. Also proposed is a 651-square-foot restroom expansion, a 604-square-foot covered patio and a 3,088-square-foot breezeway.

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

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval of an amendment to Planned Development District No. 344 based upon:

1. *Performance impacts upon surrounding property* – The request for an amendment to Planned Development District No. 344 should not have a negative impact on the surrounding areas. The proposed building expansions are internal to overall development and will not impact the adjacent properties. The applicant is proposing to increase the fence height in the northern, southern and eastern portion of the golf driving range to reduce the chance of golf balls being hit over the fence and affecting adjacent properties. The additional height should not obstruct the pedestrian's line of sight from the adjacent property. The fence is a see-through netting material.
2. *Traffic impact* – The increased fence height and site additions will not increase the number of vehicle trips nor have a negative impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in an Urban Mixed Use Building Block where a combination of residential and retail uses are envisioned for the area. The proposed request is in compliance with the *forwardDallas! Comprehensive Plan*

BACKGROUND INFORMATION:

- The request site is currently developed with a commercial amusement (inside and outside) use, specifically a golf driving range, inside amusement center, and equestrian center.
- The applicant is proposing to increase the fence height in the southern and eastern portion of the golf driving range to reduce the chance of golf balls being hit over the fence and affecting other properties. The proposed amendment will also permit the expansion of the various facilities.
- In April 2013, the City Plan Commission approved a waiver of the two-year waiting period. The waiver approval allowed the applicant to submit an application for the amendment to Planned Development District No. 344.
- In October 2013, The City Plan Commission approved a minor amendment to the development and landscape plan for Planned Development District No. 344. The amendment was approved for a 1,545-square-foot kitchen addition within the golf pavilion area.

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

1. **Z123-107** On January 23, 2013, the City Council approved an amendment to PDD No. 344 on the northeast line of Park Lane, northwest of the northwest line of Abrams Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Park Lane	Collector	60 ft.	60 ft.

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

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 344	Commercial amusement side, Commercial amusement (outside), equestrian center, golf range
North	R-7.5(A)	Undeveloped
South	MF-2(A),CR	Multifamily, Retail
East	CR	Undeveloped
West	R.75(A)	Undeveloped

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 Building Block.

Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian

friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

The Comprehensive Plan does not address minute details of a development such as the applicant's request to increase fence height. However, the existing development provides recreational opportunities in a mostly open-air environment. The site abuts public park property and has minimal impact on the surrounding residential uses, except for golf balls flying over the current fence. The proposed amendments comply with the following goals and policies of *forwardDallas!*

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT

Policy 1.4.3 Embrace environmental sustainability.

ENVIRONMENT ELEMENT

GOAL 6.5 PROVIDE ACCESS TO PARKS, OPEN SPACES AND RECREATIONAL OPPORTUNITIES

STAFF ANALYSIS:

Land Use Compatibility: The 28.21-acre site is developed with a various commercial amusement (inside) and commercial amusement (outside) uses, which include golf, a driving range and par three golf course, a miniature golf course, petting zoo, a clubhouse with an indoor game room, meeting rooms, retail, banquet facility, softball field, and maintenance facilities.

The amendment to Planned Development District No. 344 is twofold: 1) permit an increase in the fence height from 120 feet to 160 feet along a part of the southern, eastern and northern property, and 2) increase the floor area of several facilities within the development.

The increase in fence height from 120 feet to 160 feet will reduce the chance of golf balls being hit over the fence and affecting adjacent properties. The applicant currently owns several golf ranges. As a result of the events that occurred at the other facilities,

the applicant wants to take a proactive approach in providing a safe environment for the pedestrians and business owners. In addition, the applicant is proposing the additional floor areas within the development: 1) 651 square foot restroom expansion, 2) 604 square feet of covered patio, and 3) 3,088-square-foot breezeway. The additional floor area proposed on site in conjunction with the existing building floor area totals 50,012 square feet and is within the allowable maximum square footage the Planned Development District permits. PDD No. 344 permits a total of 52,500 square feet of floor area in the area identified as a “Golf Facility.”

The request site is wrapped to the north/northeast by Fair Oaks Park. An undeveloped parcel zoned CR District uses abuts the eastern property line. Various retail uses are developed to the east and southeast near the intersection of Park Lane and Abrams Road. The balance of the land uses to the south/southwest consists of low- and medium-density multifamily uses. A DART right-of-way abuts the western property line with additional multifamily uses west of the DART property.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
PDD no. 344	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

Landscaping: Landscaping will be in accordance with Article X, as amended.

Miscellaneous – Conditions: Staff has reviewed and supports the changes to the conditions. The applicant is proposing to consolidate the floor areas in the Golf Facility under the designation of “golf pavilion and golf tee-line structure.

LIST OF OFFICERS
Earle Clark Caruth Trust
c/o Bank of America

List of Partners/Principals/Officers

Owner: Earle Clark Caruth Trust Bank of America – sole Trustee
Bank of America

Lead Director

O. Temple Sloan, Jr.
William Bamet, III, (64)
Chairman, President and Chief Executive Officer, The Bamet Company

Frank P. Bramble, Sr. (58)
Former Executive Officer, MBNA Corporation

John T. Collins, (60)
Chief Executive Officer, The Collins Group, Inc.

Gary L. Countryman, (67)
Chairman Emeritus, Liberty Mutual Group

Tommy R. Franks, (61)
Retired General, United States Army

Charles K. Gifford, (64)
Former Chairman, Bank of America Corporation

W. Steven Jones, (55)
Dean, Kenan-Flagler Business School University of North Carolina at Chapel Hill

Kenneth D. Lewis, (59)
Chairman, Chief Executive Officer and President, Bank of America Corporation

Monica C Lozano, (50)
Publisher and Chief Executive Officer of La Opinion

Walter E. Massey, (68)
President Emeritus, Morehouse College

Thomas J. May, (59)
Chairman, President and Chief Executive Officer, NSTAR

Patricia E. Mitchell, (64)
President and Chief Executive Officer, The Paley Center for Media

Thomas M. Ryan, (54)
President and Chief Executive Officer of CVS/Caremark Corporation

O. Temple Sloan, Jr., (68)
Chairman, General Parts International, Inc.

Meredith R. Spangler, (69)
Trustee and Board Member

Robert L. Tillman, (63)
Chairman and CEO Emeritus, Lowe's Companies, Inc.,

Jackie M. Ward, (68)
Retired Chairman/CEO, Computer Generation, Inc.

LIST OF OFFICERS
Golf Entertainment International

Golf Entertainment International

Directors/Officers:

Erik Anderson – Chairman

Tom Leverton - CEO

Neil Allen – COO & CFO

Randy Starr – Chief Development Officer

Tom LaPlante – Chief Information Officer

Mark Boyton – Director of Food & Beverage

Mark Caster – Director of Brand Management

Susan Walmesley – Director of Marketing

Brian Billiet – Director of Information Technology

Deslyn Douglas – Director of Talent Management

PROPOSED PDD CONDITIONS

ARTICLE 344.

PD 344.

SEC. 51P-344.101. LEGISLATIVE HISTORY.

PD 344 was established by Ordinance No. 20841, passed by the Dallas City Council on December 12, 1990. Ordinance No. 20841 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 20841 was amended by Ordinance No. 20925, passed by the Dallas City Council on April 10, 1991; Ordinance No. 22044, passed by the Dallas City Council on May 11, 1994; and Ordinance No. 24810, passed by the Dallas City Council on January 9, 2002.

SEC. 51P-344.102. PROPERTY LOCATION AND SIZE.

PD 344 is established on property generally fronting on the northeast line of Park Lane, northwest of the northwest line of Abrams Road. The size of PD 344 is approximately 28.2138 acres.

SEC. 51P-344.103. DEFINITIONS AND INTERPRETATIONS.

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

(b) Unless otherwise stated, all references to articles, divisions, and sections in this article are to articles, divisions, and sections in Chapter 51A. (Ord. 25850)

SEC. 51P-344.104. LANDSCAPE AND DEVELOPMENT PLAN.

Development and use of the Property must comply with the landscape and development plan (Exhibit 344A.)

SEC. 51P-344.105. LANDSCAPING.

(a) Landscaping must be provided as shown on the landscape and development plan.

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

SEC. 51P-344.106. USES.

(a) Commercial amusement (inside) and commercial amusement (outside), including golf, driving range and par three golf course, a miniature golf course, petting zoo, a clubhouse with an indoor gameroom, meeting rooms, retail, banquet facility, softball field, and maintenance facilities.

(b) Equestrian center for boarding of horses.

(c) Single family.

(d) Handicapped group dwelling unit.

SEC. 51P-344.107. FLOOR AREA.

Maximum floor area is as follows:

<u>Use</u>	<u>Maximum Floor Area (in square feet)</u>
<u>Commercial amusement (inside) and related uses.</u>	
Gameroom	1,000
Banquet facility	14,800
Retail	1,500
Restaurant	1,500
Miniature golf	500
Covered areas	12,358
<u>Golf uses.</u>	
Golf pavilion <u>and Golf tee-line structure</u>	[14,200] <u>52,500</u>
[Golf pavilion patio]	6,000
[Golf tee-line structure]	32,300
Service area	700
<u>Other uses.</u>	
Maintenance building	2,400
Petting zoo	1,600
Horse stables	43,200
Open air pavilion	47,450
Superintendent's residence	2,025
Covered area	1,000
Accessory storage pavilion	3,600

SEC. 51P-344.108. FLOOR AREA RATIO.

Maximum floor area ratio is 0.15.

SEC. 51P-344.109. OFF-STREET PARKING.

Parking must be provided as shown on the landscape and development plan. The minimum number of parking spaces required is 350.

SEC. 51P-344.110. FENCES.

Fences must be provided as shown on the landscape and development plan.

SEC. 51P-344.111. HEIGHT.

Except for fences and light poles, no structures may exceed 36 feet in height.

SEC. 51P-344.112. GENERAL REQUIREMENTS.

(a) Use of the Property must comply with all applicable federal and state laws, regulations, and with all applicable ordinances, rules, and regulations of the city.

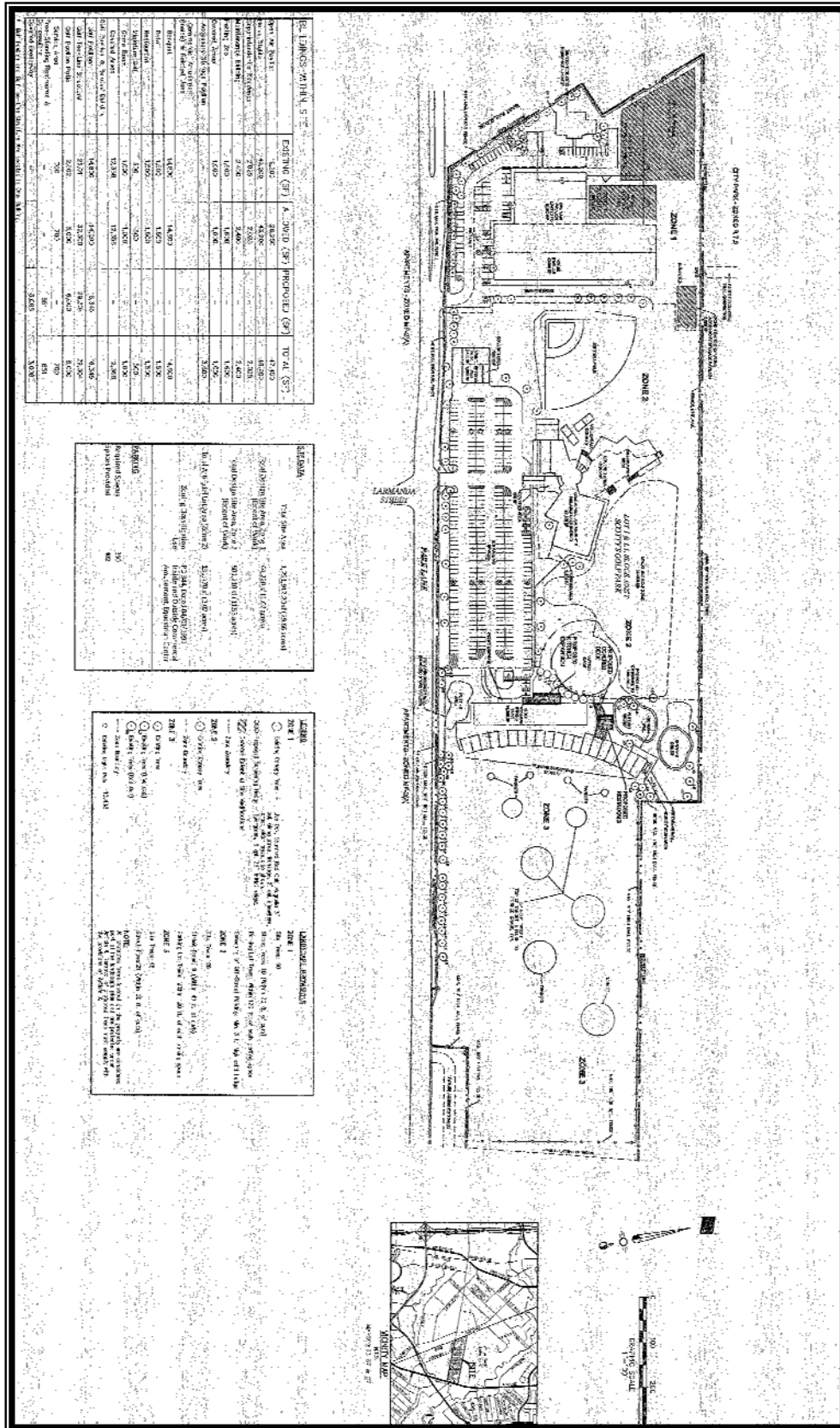
(b) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

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

~~[SEC. 51P-344.113. ZONING MAP.]~~

~~[PD 344 is located on Zoning Map Nos. F-8 and F-9.]~~

PROPOSED DEVELOPMENT PLAN/ LANDSCAPE PLAN



EXISTING (SQ FT)	PROPOSED (SQ FT)	TOTAL (SQ FT)
1,500	2,000	3,500
2,000	2,500	4,500
2,500	3,000	5,500
3,000	3,500	6,500
3,500	4,000	7,500
4,000	4,500	8,500
4,500	5,000	9,500
5,000	5,500	10,500
5,500	6,000	11,500
6,000	6,500	12,500
6,500	7,000	13,500
7,000	7,500	14,500
7,500	8,000	15,500
8,000	8,500	16,500
8,500	9,000	17,500
9,000	9,500	18,500
9,500	10,000	19,500
10,000	10,500	20,500
10,500	11,000	21,500
11,000	11,500	22,500
11,500	12,000	23,500
12,000	12,500	24,500
12,500	13,000	25,500
13,000	13,500	26,500
13,500	14,000	27,500
14,000	14,500	28,500
14,500	15,000	29,500
15,000	15,500	30,500
15,500	16,000	31,500
16,000	16,500	32,500
16,500	17,000	33,500
17,000	17,500	34,500
17,500	18,000	35,500
18,000	18,500	36,500
18,500	19,000	37,500
19,000	19,500	38,500
19,500	20,000	39,500
20,000	20,500	40,500
20,500	21,000	41,500
21,000	21,500	42,500
21,500	22,000	43,500
22,000	22,500	44,500
22,500	23,000	45,500
23,000	23,500	46,500
23,500	24,000	47,500
24,000	24,500	48,500
24,500	25,000	49,500
25,000	25,500	50,500
25,500	26,000	51,500
26,000	26,500	52,500
26,500	27,000	53,500
27,000	27,500	54,500
27,500	28,000	55,500
28,000	28,500	56,500
28,500	29,000	57,500
29,000	29,500	58,500
29,500	30,000	59,500
30,000	30,500	60,500
30,500	31,000	61,500
31,000	31,500	62,500
31,500	32,000	63,500
32,000	32,500	64,500
32,500	33,000	65,500
33,000	33,500	66,500
33,500	34,000	67,500
34,000	34,500	68,500
34,500	35,000	69,500
35,000	35,500	70,500
35,500	36,000	71,500
36,000	36,500	72,500
36,500	37,000	73,500
37,000	37,500	74,500
37,500	38,000	75,500
38,000	38,500	76,500
38,500	39,000	77,500
39,000	39,500	78,500
39,500	40,000	79,500
40,000	40,500	80,500
40,500	41,000	81,500
41,000	41,500	82,500
41,500	42,000	83,500
42,000	42,500	84,500
42,500	43,000	85,500
43,000	43,500	86,500
43,500	44,000	87,500
44,000	44,500	88,500
44,500	45,000	89,500
45,000	45,500	90,500
45,500	46,000	91,500
46,000	46,500	92,500
46,500	47,000	93,500
47,000	47,500	94,500
47,500	48,000	95,500
48,000	48,500	96,500
48,500	49,000	97,500
49,000	49,500	98,500
49,500	50,000	99,500
50,000	50,500	100,500

LEGEND

Zone 1: 10' x 10' grid

Zone 2: 15' x 15' grid

Zone 3: 20' x 20' grid

Zone 4: 25' x 25' grid

Zone 5: 30' x 30' grid

Zone 6: 35' x 35' grid

Zone 7: 40' x 40' grid

Zone 8: 45' x 45' grid

Zone 9: 50' x 50' grid

Zone 10: 55' x 55' grid

Zone 11: 60' x 60' grid

Zone 12: 65' x 65' grid

Zone 13: 70' x 70' grid

Zone 14: 75' x 75' grid

Zone 15: 80' x 80' grid

Zone 16: 85' x 85' grid

Zone 17: 90' x 90' grid

Zone 18: 95' x 95' grid

Zone 19: 100' x 100' grid

Zone 20: 105' x 105' grid

Zone 21: 110' x 110' grid

Zone 22: 115' x 115' grid

Zone 23: 120' x 120' grid

Zone 24: 125' x 125' grid

Zone 25: 130' x 130' grid

Zone 26: 135' x 135' grid

Zone 27: 140' x 140' grid

Zone 28: 145' x 145' grid

Zone 29: 150' x 150' grid

Zone 30: 155' x 155' grid

Zone 31: 160' x 160' grid

Zone 32: 165' x 165' grid

Zone 33: 170' x 170' grid

Zone 34: 175' x 175' grid

Zone 35: 180' x 180' grid

Zone 36: 185' x 185' grid

Zone 37: 190' x 190' grid

Zone 38: 195' x 195' grid

Zone 39: 200' x 200' grid

Zone 40: 205' x 205' grid

Zone 41: 210' x 210' grid

Zone 42: 215' x 215' grid

Zone 43: 220' x 220' grid

Zone 44: 225' x 225' grid

Zone 45: 230' x 230' grid

Zone 46: 235' x 235' grid

Zone 47: 240' x 240' grid

Zone 48: 245' x 245' grid

Zone 49: 250' x 250' grid

Zone 50: 255' x 255' grid

Zone 51: 260' x 260' grid

Zone 52: 265' x 265' grid

Zone 53: 270' x 270' grid

Zone 54: 275' x 275' grid

Zone 55: 280' x 280' grid

Zone 56: 285' x 285' grid

Zone 57: 290' x 290' grid

Zone 58: 295' x 295' grid

Zone 59: 300' x 300' grid

Zone 60: 305' x 305' grid

Zone 61: 310' x 310' grid

Zone 62: 315' x 315' grid

Zone 63: 320' x 320' grid

Zone 64: 325' x 325' grid

Zone 65: 330' x 330' grid

Zone 66: 335' x 335' grid

Zone 67: 340' x 340' grid

Zone 68: 345' x 345' grid

Zone 69: 350' x 350' grid

Zone 70: 355' x 355' grid

Zone 71: 360' x 360' grid

Zone 72: 365' x 365' grid

Zone 73: 370' x 370' grid

Zone 74: 375' x 375' grid

Zone 75: 380' x 380' grid

Zone 76: 385' x 385' grid

Zone 77: 390' x 390' grid

Zone 78: 395' x 395' grid

Zone 79: 400' x 400' grid

Zone 80: 405' x 405' grid

Zone 81: 410' x 410' grid

Zone 82: 415' x 415' grid

Zone 83: 420' x 420' grid

Zone 84: 425' x 425' grid

Zone 85: 430' x 430' grid

Zone 86: 435' x 435' grid

Zone 87: 440' x 440' grid

Zone 88: 445' x 445' grid

Zone 89: 450' x 450' grid

Zone 90: 455' x 455' grid

Zone 91: 460' x 460' grid

Zone 92: 465' x 465' grid

Zone 93: 470' x 470' grid

Zone 94: 475' x 475' grid

Zone 95: 480' x 480' grid

Zone 96: 485' x 485' grid

Zone 97: 490' x 490' grid

Zone 98: 495' x 495' grid

Zone 99: 500' x 500' grid

Zone 100: 505' x 505' grid

Zone 101: 510' x 510' grid

Zone 102: 515' x 515' grid

Zone 103: 520' x 520' grid

Zone 104: 525' x 525' grid

Zone 105: 530' x 530' grid

Zone 106: 535' x 535' grid

Zone 107: 540' x 540' grid

Zone 108: 545' x 545' grid

Zone 109: 550' x 550' grid

Zone 110: 555' x 555' grid

Zone 111: 560' x 560' grid

Zone 112: 565' x 565' grid

Zone 113: 570' x 570' grid

Zone 114: 575' x 575' grid

Zone 115: 580' x 580' grid

Zone 116: 585' x 585' grid

Zone 117: 590' x 590' grid

Zone 118: 595' x 595' grid

Zone 119: 600' x 600' grid

Zone 120: 605' x 605' grid

Zone 121: 610' x 610' grid

Zone 122: 615' x 615' grid

Zone 123: 620' x 620' grid

Zone 124: 625' x 625' grid

Zone 125: 630' x 630' grid

Zone 126: 635' x 635' grid

Zone 127: 640' x 640' grid

Zone 128: 645' x 645' grid

Zone 129: 650' x 650' grid

Zone 130: 655' x 655' grid

Zone 131: 660' x 660' grid

Zone 132: 665' x 665' grid

Zone 133: 670' x 670' grid

Zone 134: 675' x 675' grid

Zone 135: 680' x 680' grid

Zone 136: 685' x 685' grid

Zone 137: 690' x 690' grid

Zone 138: 695' x 695' grid

Zone 139: 700' x 700' grid

Zone 140: 705' x 705' grid

Zone 141: 710' x 710' grid

Zone 142: 715' x 715' grid

Zone 143: 720' x 720' grid

Zone 144: 725' x 725' grid

Zone 145: 730' x 730' grid

Zone 146: 735' x 735' grid

Zone 147: 740' x 740' grid

Zone 148: 745' x 745' grid

Zone 149: 750' x 750' grid

Zone 150: 755' x 755' grid

Zone 151: 760' x 760' grid

Zone 152: 765' x 765' grid

Zone 153: 770' x 770' grid

Zone 154: 775' x 775' grid

Zone 155: 780' x 780' grid

Zone 156: 785' x 785' grid

Zone 157: 790' x 790' grid

Zone 158: 795' x 795' grid

Zone 159: 800' x 800' grid

Zone 160: 805' x 805' grid

Zone 161: 810' x 810' grid

Zone 162: 815' x 815' grid

Zone 163: 820' x 820' grid

Zone 164: 825' x 825' grid

Zone 165: 830' x 830' grid

Zone 166: 835' x 835' grid

Zone 167: 840' x 840' grid

Zone 168: 845' x 845' grid

Zone 169: 850' x 850' grid

Zone 170: 855' x 855' grid

Zone 171: 860' x 860' grid

Zone 172: 865' x 865' grid

Zone 173: 870' x 870' grid

Zone 174: 875' x 875' grid

Zone 175: 880' x 880' grid

Zone 176: 885' x 885' grid

Zone 177: 890' x 890' grid

Zone 178: 895' x 895' grid

Zone 179: 900' x 900' grid

Zone 180: 905' x 905' grid

Zone 181: 910' x 910' grid

Zone 182: 915' x 915' grid

Zone 183: 920' x 920' grid

Zone 184: 925' x 925' grid

Zone 185: 930' x 930' grid

Zone 186: 935' x 935' grid

Zone 187: 940' x 940' grid

Zone 188: 945' x 945' grid

Zone 189: 950' x 950' grid

Zone 190: 955' x 955' grid

Zone 191: 960' x 960' grid

Zone 192: 965' x 965' grid

Zone 193: 970' x 970' grid

Zone 194: 975' x 975' grid

Zone 195: 980' x 980' grid

Zone 196: 985' x 985' grid

Zone 197: 990' x 990' grid

Zone 198: 995' x 995' grid

Zone 199: 1000' x 1000' grid

Zone 200: 1005' x 1005' grid

Zone 201: 1010' x 1010' grid

Zone 202: 1015' x 1015' grid

Zone 203: 1020' x 1020' grid

Zone 204: 1025' x 1025' grid

Zone 205: 1030' x 1030' grid

Zone 206: 1035' x 1035' grid

Zone 207: 1040' x 1040' grid

Zone 208: 1045' x 1045' grid

Zone 209: 1050' x 1050' grid

Zone 210: 1055' x 1055' grid

Zone 211: 1060' x 1060' grid

Zone 212: 1065' x 1065' grid

Zone 213: 1070' x 1070' grid

Zone 214: 1075' x 1075' grid

Zone 215: 1080' x 1080' grid

Zone 216: 1085' x 1085' grid

Zone 217: 1090' x 1090' grid

Zone 218: 1095' x 1095' grid

Zone 219: 1100' x 1100' grid

Zone 220: 1105' x 1105' grid

Zone 221: 1110' x 1110' grid

Zone 222: 1115' x 1115' grid

Zone 223: 1120' x 1120' grid

Zone 224: 1125' x 1125' grid

Zone 225: 1130' x 1130' grid

Zone 226: 1135' x 1135' grid

Zone 227: 1140' x 1140' grid

Zone 228: 1145' x 1145' grid

Zone 229: 1150' x 1150' grid

Zone 230: 1155' x 1155' grid

Zone 231: 1160' x 1160' grid

Zone 232: 1165' x 1165' grid

Zone 233: 1170' x 1170' grid

Zone 234: 1175' x 1175' grid

Zone 235: 1180' x 1180' grid

Zone 236: 1185' x 1185' grid

Zone 237: 1190' x 1190' grid

Zone 238: 1195' x 1195' grid

Zone 239: 1200' x 1200' grid

Zone 240: 1205' x 1205' grid

Zone 241: 1210' x 1210' grid

Zone 242: 1215' x 1215' grid

Zone 243: 1220' x 1220' grid

Zone 244: 1225' x 1225' grid

Zone 245: 1230' x 1230' grid

Zone 246: 1235' x 1235' grid

Zone 247: 1240' x 1240' grid

Zone 248: 1245' x 1245' grid

Zone 249: 1250' x 1250' grid

Zone 250: 1255' x 1255' grid

Zone 251: 1260' x 1260' grid

Zone 252: 1265' x 1265' grid

Zone 253: 1270' x 1270' grid

Zone 254: 1275' x 1275' grid

Zone 255: 1280' x 1280' grid

Zone 256: 1285' x 1285' grid

Zone 257: 1290' x 1290' grid

Zone 258: 1295' x 1295' grid

Zone 259: 1300' x 1300' grid

Zone 260: 1305' x 1305' grid

Zone 261: 1310' x 1310' grid

Zone 262: 1315' x 1315' grid

Zone 263: 1320' x 1320' grid

Zone 264: 1325' x 1325' grid

Zone 265: 1330' x 1330' grid

Zone 266: 1335' x 1335' grid

Zone 267: 1340' x 1340' grid

Zone 268: 1345' x 1345' grid

Zone 269: 1350' x 1350' grid

Zone 270: 1355' x 1355' grid

Zone 271: 1360' x 1360' grid

Zone 272: 1365' x 1365' grid

Zone 273: 1370' x 1370' grid

Zone 274: 1375' x 1375' grid

Zone 275: 1380' x 1380' grid

Zone 276: 1385' x 1385' grid

Zone 277: 1390' x 1390' grid

Zone 278: 1395' x 1395' grid

Zone 279: 1400' x 1400' grid

Zone 280: 1405' x 1405' grid

Zone 281: 1410' x 1410' grid

Zone 282: 1415' x 1415' grid

Zone 283: 1420' x 1420' grid

Zone 284: 1425' x 1425' grid

Zone 285: 1430' x 1430' grid

Zone 286: 1435' x 1435' grid

Zone 287: 1440' x 1440' grid

Zone 288: 1445' x 1445' grid

Zone 289: 1450' x 1450' grid

Zone 290: 1455' x 1455' grid

Zone 291: 1460' x 1460' grid

Zone 292: 1465' x 1465' grid

Zone 293: 1470' x 1470' grid

Zone 294: 1475' x 1475' grid

Zone 295: 1480' x 1480' grid

Zone 296: 1485' x 1485' grid

Zone 297: 1490' x 1490' grid

Zone 298: 1495' x 1495' grid

Zone 299: 1500' x 1500' grid

Zone 300: 1505' x 1505' grid

Zone 301: 1510' x 1510' grid

Zone 302: 1515' x 1515' grid

Zone 303: 1520' x 1520' grid

Zone 304: 1525' x 1525' grid

Zone 305: 1530' x 1530' grid

Zone 306: 1535' x 1535' grid

Zone 307: 1540' x 1540' grid

Zone 308: 1545' x 1545' grid

Zone 309: 1550' x 1550' grid

Zone 310: 1555' x 1555' grid

Zone 311: 1560' x 1560' grid

Zone 312: 1565' x 1565' grid

Zone 313: 1570' x 1570' grid

Zone 314: 1575' x 1575' grid

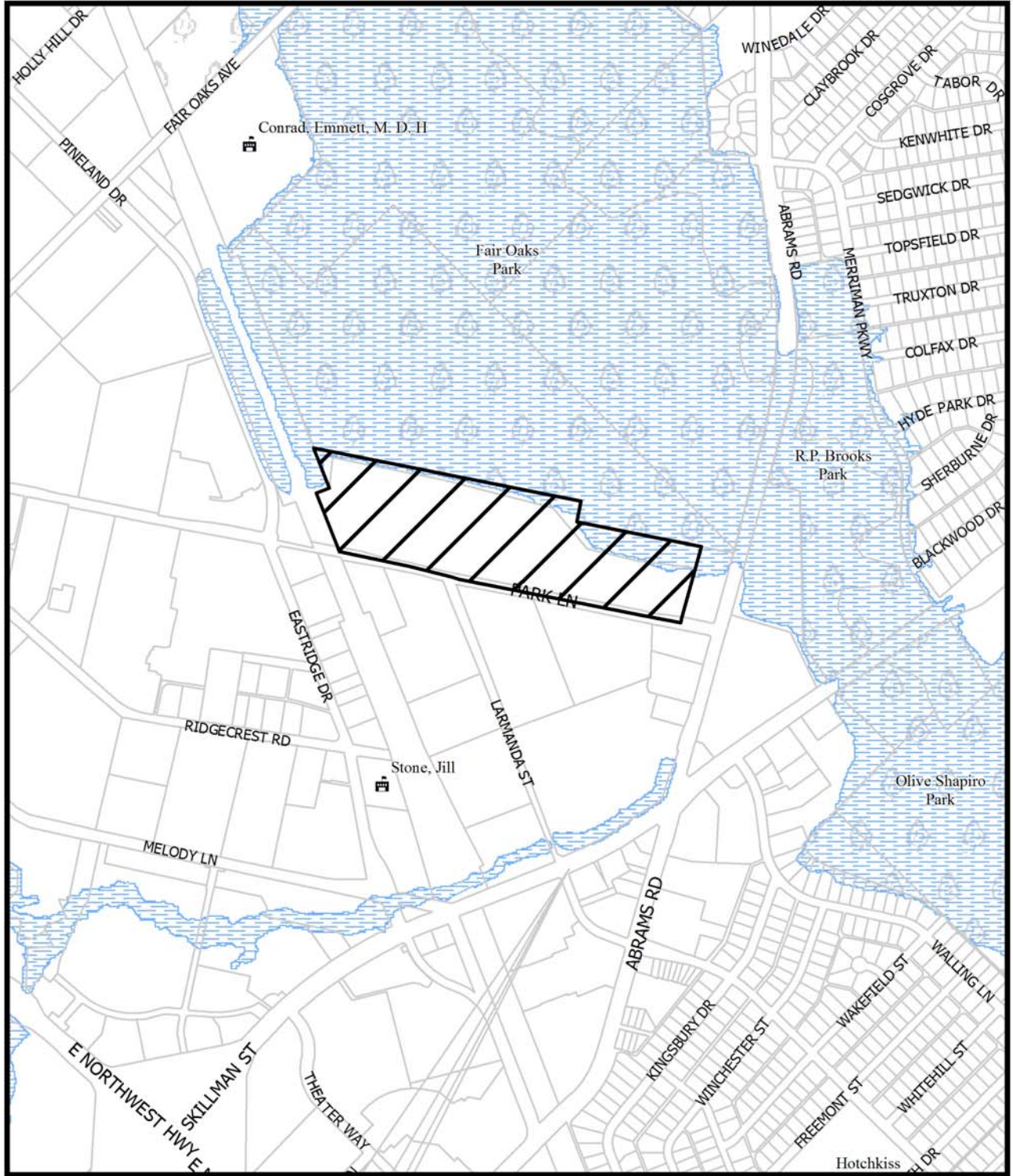
Zone 315: 1580' x 1580' grid

Zone 316: 1585' x 1585' grid

Zone 317: 1590' x 1590' grid

Zone 318: 1595' x 1595' grid

Zone 319: 1600' x 1600' grid

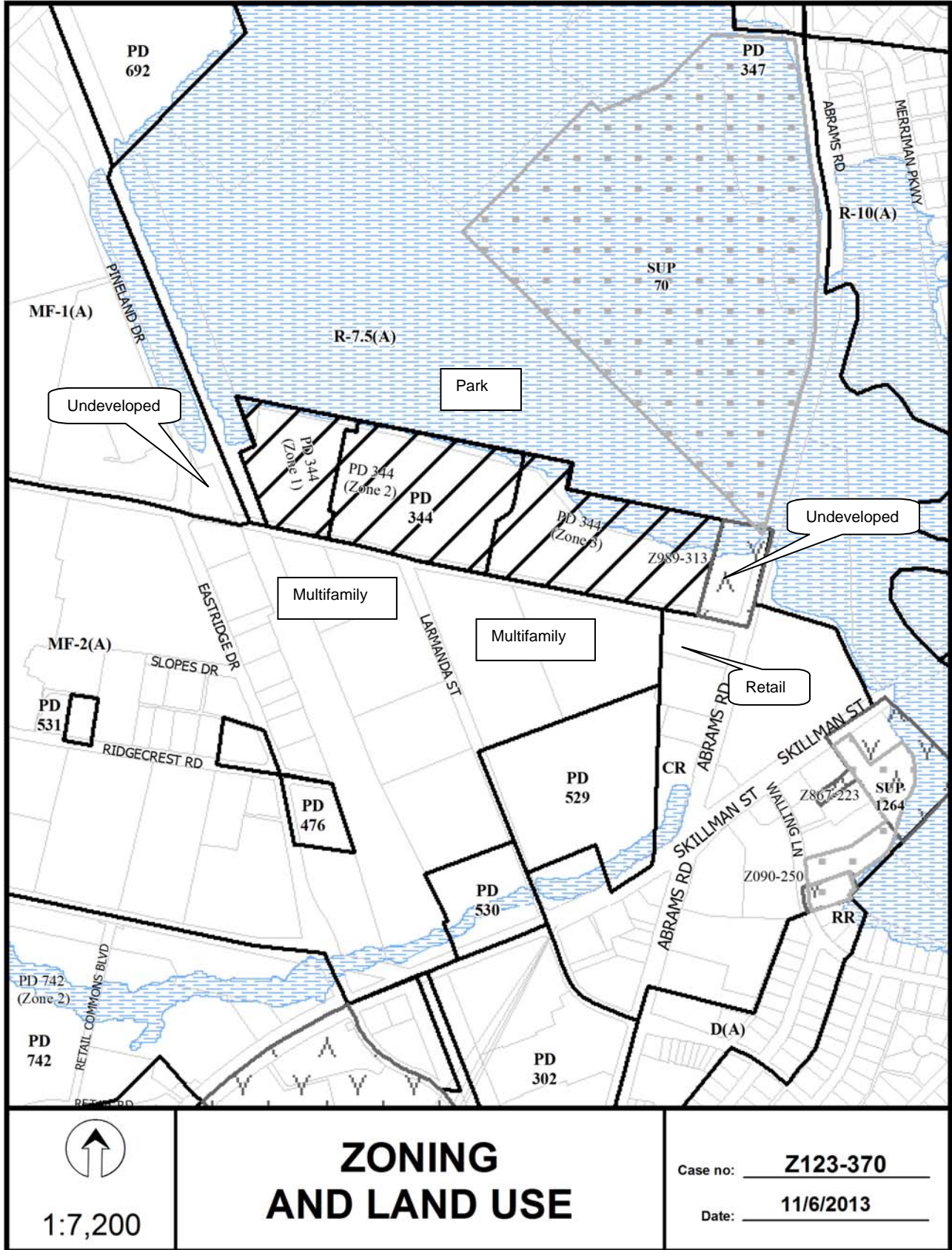


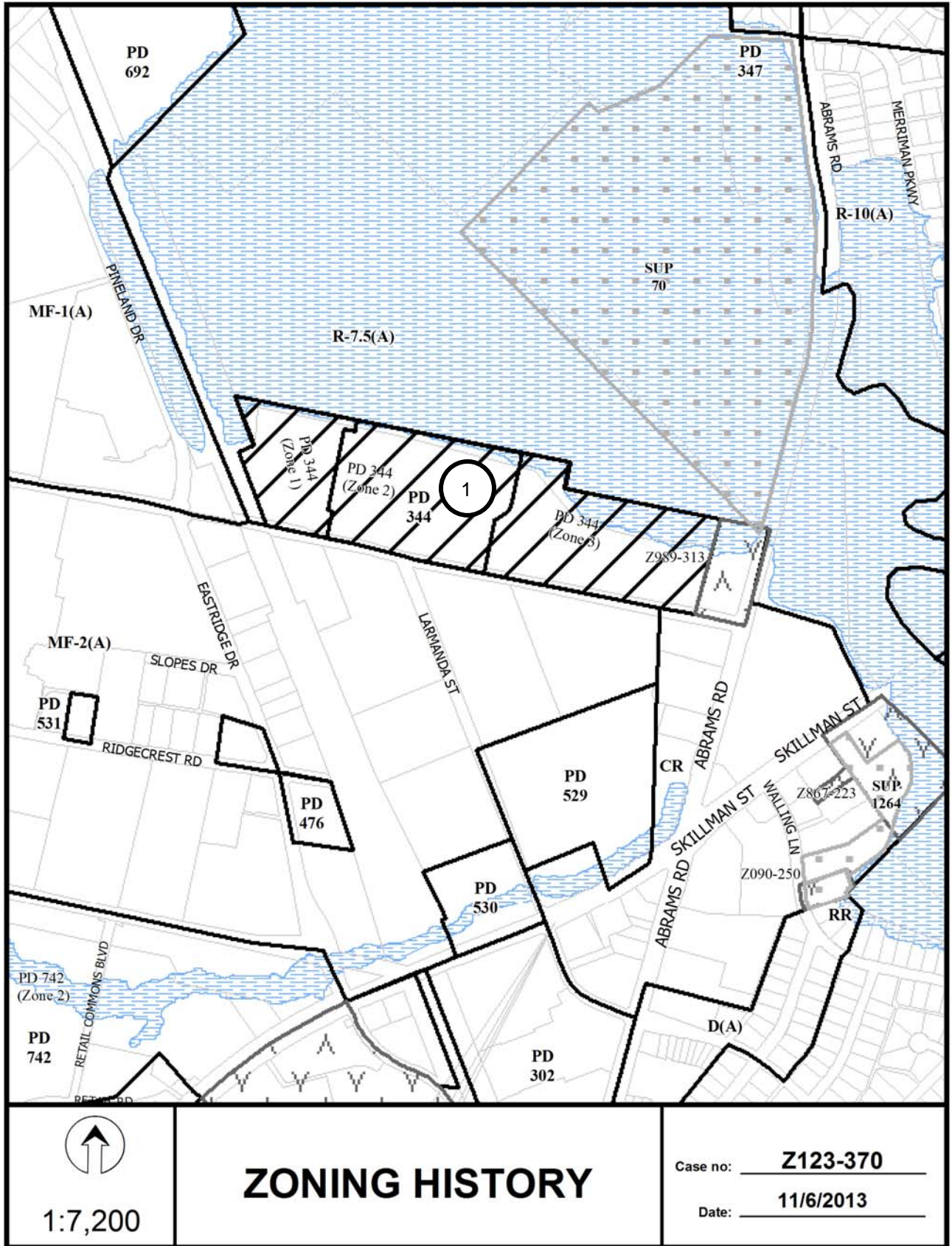
1:9,600

VICINITY MAP

Case no: Z123-370

Date: 11/6/2013





ZONING HISTORY

Case no: Z123-370
Date: 11/6/2013

1:7,200

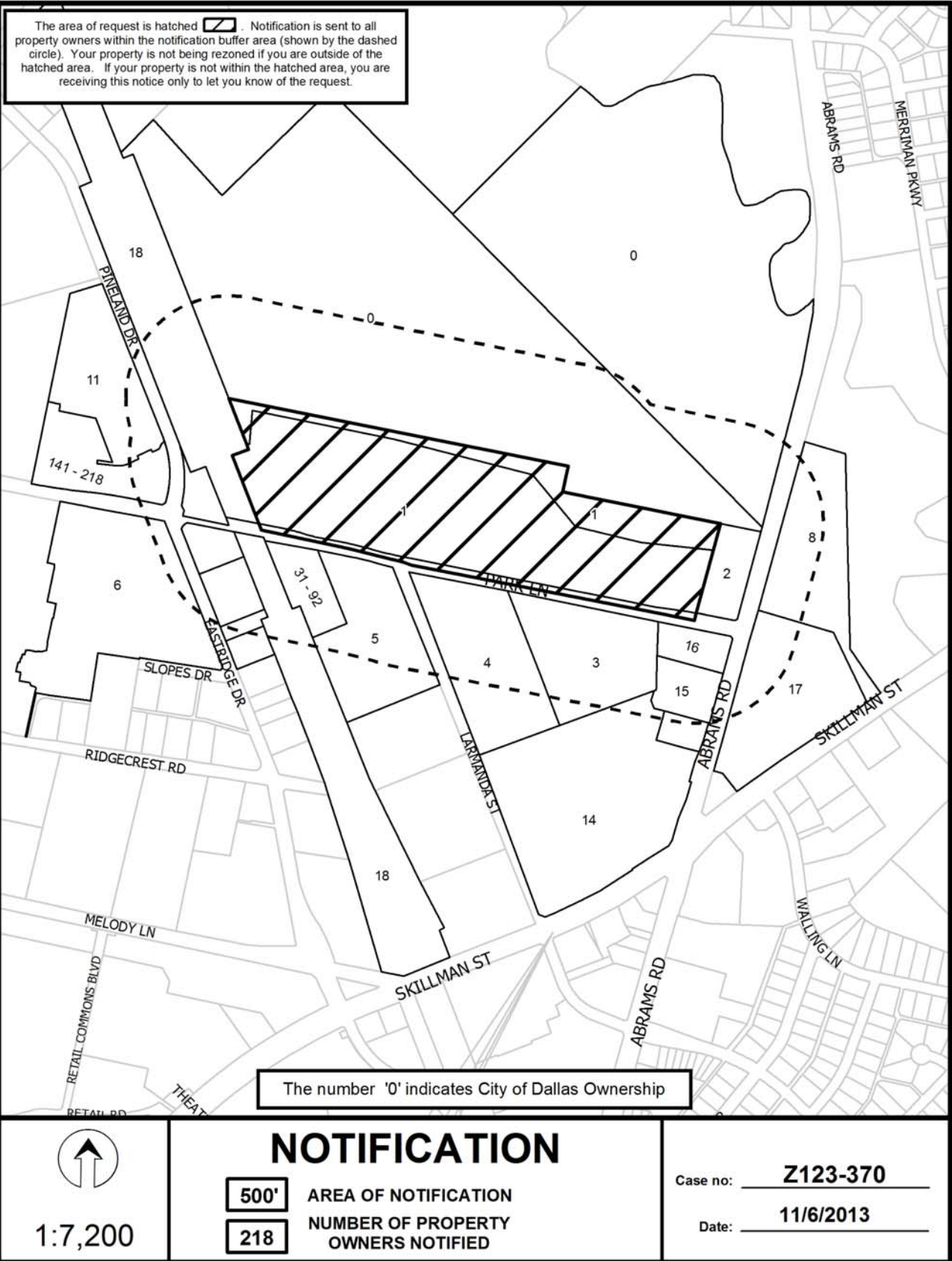


1:7,200

AERIAL MAP

Case no: Z123-370

Date: 11/6/2013



Notification List of Property Owners

Z123-370

218 Property Owners Notified

Label #	Address	Owner
1	8787 PARK LN	CARUTH EARLE CLARK TRUST % SCOTT ERWIN
2	6801 ABRAMS RD	CARUTH EARLE CLARK TRUST
3	8876 PARK LN	HENDRIX PHILLIPS I LP
4	6808 LARMANDA ST	PARK LANE TERRACE APTS LTD % LEISURE CEN
5	8780 PARK LN	LSF SERENDIPITY LP SUITE 200
6	8650 PARK LN	CCC&R PARK LANE LLC
7	6760 EASTRIDGE DR	LOMJ APARTMENTS LLC
8	6800 ABRAMS RD	MCGRAW W HAL FAMILY TR % MARGARET PETERS
9	6000 PINELAND DR	BECKER LEWIS E & BETTIE L
10	6640 EASTRIDGE DR	SANCHEZ PEDRO & HENELY TAVAREZ
11	6161 PINELAND DR	GLORIOUS SUNSHINE INC
12	6749 ABRAMS RD	MEISELS WOLF &
13	6749 ABRAMS RD	BURGER KING
14	6419 SKILLMAN ST	DAYTON HUDSON CORP ATTN PPTY ADMIN
15	6751 ABRAMS RD	CIG SKILLMAN INC
16	6769 ABRAMS RD	PARK ABRAMS ENTERPRISES LLC
17	6770 SKILLMAN ST	HERITAGE INTERCONTINENTAL LP
18	401 BUCKNER BLVD	DART
19	6754 EASTRIDGE DR	MYERS ERICA BLDG D UNIT 101
20	6754 EASTRIDGE DR	ALEMU TEKLU
21	6754 EASTRIDGE DR	EAST MIDTOWN CORPORATION
22	6754 EASTRIDGE DR	MILLS CHRISTINE
23	6754 EASTRIDGE DR	MCCORVEY KIMI L
24	6754 EASTRIDGE DR	ALEMU TEKLU
25	6754 EASTRIDGE DR	LOZAW BUFFY & ANITA LOZAW
26	6754 EASTRIDGE DR	BISHOP WILLARD J JR

11/6/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6754 EASTRIDGE DR	MARTIN TONI
28	6754 EASTRIDGE DR	CRAIG ANTHONY S
29	6754 EASTRIDGE DR	DEUTSCHE BANK NATIONAL TRUST COMPANY
30	6754 EASTRIDGE DR	HOLLANDSWORTH LEVI U
31	8750 PARK LN	SLEEPER EARL BLDG A UNIT 1
32	8750 PARK LN	KEDZIERSKI ARTHUR A
33	8750 PARK LN	CHALACH ISRAA AL
34	8750 PARK LN	EDERAMILY IVON AWAD
35	8750 PARK LN	LAMPKIN MARK E
36	8750 PARK LN	VO KHOA
37	8750 PARK LN	LE PHONG K
38	8750 PARK LN	LEACH WILLIAM A & CAROL R
39	8750 PARK LN	BOJILOVA ELENA & NIKOLAI KARENEV
40	8750 PARK LN	SLOPPY TROY
41	8750 PARK LN	MERRITT JEANETTE M UNIT B-11
42	8750 PARK LN	NAVARRO ALLAN & MARTINA NAVARRO
43	8750 PARK LN	WILLIAMS LAWRENCE
44	8750 PARK LN	WILLIAMS KAREN
45	8750 PARK LN	ALBERTSON JEFF & SHERRI STE 811-101
46	8750 PARK LN	HILL ON PARK LANE OWNERS ASSN INC % ROSS
47	8750 PARK LN	GIPSON MICHAEL
48	8750 PARK LN	HARRIS W DAVID
49	8750 PARK LN	MENDOZA NORMA I
50	8750 PARK LN	VAN ECK PROPERTIES LLC
51	8750 PARK LN	RODRIGUEZ JUAN & LUZ E
52	8750 PARK LN	HILL ON PARK LANE OWNERS ASSOCIATION INC
53	8750 PARK LN	DHAUD IBRAHIM
54	8750 PARK LN	LEACH WILLIAM A & CAROL
55	8750 PARK LN	DALLAS AREA HABITAT FOR HUMANITY INC
56	8750 PARK LN	BURDETTE DAVID BAILEY
57	8750 PARK LN	FIGUEROA VIVIANA BLDG C UNIT 27

11/6/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8750 PARK LN	GARCIA DAVID & GABRIEL
59	8750 PARK LN	913 NEVADA TRUST
60	8750 PARK LN	MUNOZ JOSE L
61	8750 PARK LN	ADESANWO ANTHONY & SHARON NJOROGE
62	8750 PARK LN	LONAC SNJEZANA
63	8750 PARK LN	MUNOZ JOSE L APT 209
64	8750 PARK LN	MEKURIA ESKINDER E BLDG C UNIT 134
65	8750 PARK LN	LEE LI K
66	8750 PARK LN	CHAMNESS LEON
67	8750 PARK LN	ARAI ERI
68	8750 PARK LN	SUMMERS CHONG CHA & CRAIG RICHARD
69	8750 PARK LN	FREENY JERRY
70	8750 PARK LN	UNDERWOOD EDWARD W
71	8750 PARK LN	KELLY JERRICKA UNIT 41 BLDG D
72	8750 PARK LN	LAFVING DIANE
73	8750 PARK LN	JOHN JASMINE
74	8750 PARK LN	ARNOLD CHANDA
75	8750 PARK LN	DIAL LYSANDRA
76	8750 PARK LN	GAUTHIER FELECIA A
77	8750 PARK LN	GANIBI HELEN C
78	8750 PARK LN	GARCIA AGAPITA B & PETER DANIEL MORENO
79	8750 PARK LN	DICKINSON DUDLEY
80	8750 PARK LN	SCAIFE ANTHONY & LINDA L
81	8750 PARK LN	CHARLTON ANGELA W
82	8750 PARK LN	DANIEL JOHNNIE MAE LF EST UNIT 152 BLDG
83	8750 PARK LN	EQUITY TRUST CO CUSTODIAN FBO JENNIFER L
84	8750 PARK LN	EQUITY TRUST COMPANY CUSTODIAN FOR BENEF
85	8750 PARK LN	MCNEELY WADE P BLDG E UNIT #55
86	8750 PARK LN	BENITEZ CARMEN
87	8750 PARK LN	LEE HAHN WOOK
88	8750 PARK LN	LOTZER BENJAMIN M

11/6/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	8750 PARK LN	FITZGERALD BRIAN
90	8750 PARK LN	POOLE ALYSON L UNIT 160
91	8750 PARK LN	GAMEZ ROLAND
92	8750 PARK LN	MILLER PEGGY & ERIC
93	8710 PARK LN	TBR A SERIES OF OLIVER AVENUE REALTY LLC
94	8710 PARK LN	LYONS DARRIN S
95	8710 PARK LN	TBR C SERIES OLIVER AVENUE REALTY LLC
96	8710 PARK LN	LOZANO FRIDA N & DAVID
97	8710 PARK LN	DOGLIO ROBIN ANN
98	8710 PARK LN	TBR F SERIES OF TRAVIS ROAD REALTY LLC
99	8710 PARK LN	GADLIN FOREST EDWARD III BLDG B UNIT B2
100	8710 PARK LN	8710 H SERIES LLC
101	8710 PARK LN	NAVALTA DOMINADOR GABRIEL II
102	8710 PARK LN	HUGHES ALVIN D
103	8710 PARK LN	PARR JOSHUA C
104	8710 PARK LN	SEVEN FLAGS INVESTMENTS LLC SERIES C
105	8710 PARK LN	SOLEMENE WILLIAM A
106	8710 PARK LN	NARK SHANNON M
107	8710 PARK LN	FISERV ISS & CO TRUSTEE
108	8710 PARK LN	HAYWARD THOMAS T & DEBORAH L
109	8710 PARK LN	TBR Q SERIES OF OLIVER AVENUE REALTY LLC
110	8710 PARK LN	BREHM STEVEN &
111	8710 PARK LN	MARU YOSEF H BLDG C SUITE C-7
112	8710 PARK LN	TBR T SERIES OF OLIVER AVENUE REALTY LLC
113	6808 EASTRIDGE DR	DUNN JOSEPH G
114	6808 EASTRIDGE DR	MEDINA ERICK A BLDG 102 UNIT A2
115	6808 EASTRIDGE DR	MOSSIM-HUTCHENS SANDRA
116	6808 EASTRIDGE DR	WOODRIDGE 4 SERIES OF OLIVER AVE REALTY
117	6808 EASTRIDGE DR	RIOS RUBY
118	6808 EASTRIDGE DR	WOODRIDGE A6 SERIES
119	6808 EASTRIDGE DR	VAUGHAN JOHN H

11/6/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	6808 EASTRIDGE DR	BARRY SCOT D
121	6808 EASTRIDGE DR	KAUFMANN JENNIFER BLDG A UNIT A9
122	6808 EASTRIDGE DR	GARVIS SALLY JO BLDG B UNIT B1
123	6808 EASTRIDGE DR	WERTHEIMER JACK JR & WERITHIMER SADIE
124	6808 EASTRIDGE DR	POLLABAUER RUDOLF UNIT B3
125	6808 EASTRIDGE DR	QUENTIN STEVEN M APT 13
126	6808 EASTRIDGE DR	HUGHES DANIEL J UNIT # 14
127	6808 EASTRIDGE DR	WORM METRICK J
128	6808 EASTRIDGE DR	SEVEN FLAGS INVESTMENTS LLC
129	6808 EASTRIDGE DR	ABURAS JILL M
130	6808 EASTRIDGE DR	HUGHES TREVOR W
131	6808 EASTRIDGE DR	MCCAIN KATHY RENEE APT 19
132	6808 EASTRIDGE DR	VEGA CYNTHIA
133	6808 EASTRIDGE DR	LAHRMAN KAREN
134	6808 EASTRIDGE DR	LINCOLN TRUST CO FBO SABRINA BUNKS IRA
135	6808 EASTRIDGE DR	YUKHIN RICHARD BLDG D UNIT D4
136	6808 EASTRIDGE DR	WILLIAMS PHYLLIS A
137	6808 EASTRIDGE DR	BROWN ROBERT J TRLR 3
138	6808 EASTRIDGE DR	HARVEY JOSHUA &
139	6808 EASTRIDGE DR	DOBSON WILLIAM TERRELL JR
140	6808 EASTRIDGE DR	ABRAMS DENNIS I APT #28
141	8601 PARK LN	JOHN PHILIP JORDAN
142	8601 PARK LN	KUNKEL SHERILYN
143	8601 PARK LN	WOODS 113 SERIES OLIVER AVE REALTY LLC
144	8601 PARK LN	FERNANDEZ SENORINA & MIGUEL BLDG A 114
145	8601 PARK LN	BAJRAMOVIC ZLATA BLDG A UNIT 121
146	8601 PARK LN	FOX JAY W UNIT 122
147	8601 PARK LN	WOODS 123 SERIES OF TRAVIS ROAD REALTY L
148	8601 PARK LN	GUIDRY TOD BONNER
149	8601 PARK LN	LAMAS MARIA TERESA BLDG B UNIT 211
150	8601 PARK LN	GREENFIELD BETTY UNIT 212

11/6/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	8601 PARK LN	HARRIS STEVEN
152	8601 PARK LN	8601 214 SERIES LLC
153	8601 PARK LN	WOODS 221 SERIES OLIVER AVE REALTY LLC
154	8601 PARK LN	HOLL DAVID COVELL
155	8601 PARK LN	BRAMMER ELIZABETH M BLDG B UNIT 223
156	8601 PARK LN	WOODS 224 SERIES OLIVER AVE REALTY LLC
157	8601 PARK LN	ALLEY DONNA JEAN TR BLDG C UNIT 311
158	8601 PARK LN	LOCKHART ALLAN MICHAEL E
159	8601 PARK LN	COOK ROY UNIT 313
160	8601 PARK LN	NTC AND CO LLP FBO AL TAYLOR IRA
161	8601 PARK LN	GLASGOW WAYMOND I
162	8601 PARK LN	WOODS 322 SERIES % J&SW REALTY LLC
163	8601 PARK LN	WOODS 323 SERIES OF OLIVER AVENUE REALTY
164	8601 PARK LN	SMALL LEE REVOCABLE TRUST
165	8601 PARK LN	ARREBONDA DAVID
166	8601 PARK LN	RUEDEMANN NANCY SUE
167	8601 PARK LN	8601 413 SERIES LLC
168	8601 PARK LN	CORNWELL GREGORY S & KATHY C
169	8601 PARK LN	PAPP JON WILLIAM
170	8601 PARK LN	AMANT ENTERPRISES
171	8601 PARK LN	WALKER JAMES S
172	8601 PARK LN	CERDA DAVID
173	8601 PARK LN	CHAN ALFRED T
174	8601 PARK LN	ROTRUCK CYNTHIA D
175	8601 PARK LN	BIRNBAUM MARC A INC PENSION & PRFIT SHAR
176	8601 PARK LN	HERRERA WLADIMIR
177	8601 PARK LN	WILLIAMS EDWARD L
178	8601 PARK LN	WOODS 427 SERIES % J&SW REALTY LLC
179	8601 PARK LN	WOODS 428 SERIES
180	8601 PARK LN	HOSSAIN MOSHARRAF & RHONDA
181	8601 PARK LN	WOODS 512 SERIES % J&SW REALTY LLC

11/6/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	8601 PARK LN	KULPON MARY
183	8601 PARK LN	LYLE DESIREE L BLDG E UNIT 514
184	8601 PARK LN	WOODS 521 SERIES
185	8601 PARK LN	MORNINGSTAR JASON R
186	8601 PARK LN	HALLIBURTON JOHN R & JULIA E
187	8601 PARK LN	WOODS 611 SERIES % J&SW REALTY LLC
188	8601 PARK LN	GOODRICH KENNETH L BLDG F UNIT 612
189	8601 PARK LN	HALL GARRY D
190	8601 PARK LN	VEGA DENNIS R & LILIAN C BLDG F UNIT 614
191	8601 PARK LN	RODRIGUEZ JULIO
192	8601 PARK LN	SPIKES DAN E UNIT 622
193	8601 PARK LN	VEGA LILIAN C &
194	8601 PARK LN	VEGA DENNIS & LILIAN
195	8601 PARK LN	8611 PARK LANE 711 PROPERTY TRUST
196	8601 PARK LN	PALMER PATRICIA
197	8601 PARK LN	8601 PARK LANE 713 728 LLC
198	8601 PARK LN	ALVARADO CARLOS & FLOR
199	8601 PARK LN	WOODS 715 SERIES
200	8601 PARK LN	GROMKO MARY S
201	8601 PARK LN	WOODS 717 SERIES
202	8601 PARK LN	WALKER LYLE B
203	8601 PARK LN	WOODS 721 SERIES OLIVER AVE REALTY LLC
204	8601 PARK LN	WOODS 722 SERIES OF TRAVIS ROAD REALTY L
205	8601 PARK LN	LEE NIEN JEN
206	8601 PARK LN	GIBSON LARRY
207	8601 PARK LN	WOODS 725 SERIES OLIVER AVENIE REALTY LL
208	8601 PARK LN	WOODS 726 SERIES
209	8601 PARK LN	WOODS 727 SERIES OLIVER AVE REALTY LLC
210	8601 PARK LN	C & K RESIDENTIAL PROPERTIES
211	8601 PARK LN	WOODS 731 SERIES
212	8601 PARK LN	WOODS 732 SERIES % J&SW REALTY LLC

Z123-370 (WE)

11/6/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	8601 PARK LN	LINCOLN TRUST CO FBO AL TAYLOR IRA
214	8601 PARK LN	WOODS 734 SERIES
215	8601 PARK LN	WOODS 735 SERIES
216	8601 PARK LN	WOODS 736 SERIES
217	8601 PARK LN	WOODS 737 SERIES
218	8601 PARK LN	WOODS 738 SERIES OLIVER AVENUE REALTY L

FILE NUMBER: Z123-280(RB)

DATE FILED: May 18, 2013

LOCATION: Property bounded by Palo Alto Drive, South El Centro Way, Texoma Way, Morgan Drive, and San Jose Avenue

COUNCIL DISTRICT: 8

MAPSCO: 66 W

SIZE OF REQUEST: Approx. 4.64 Acres

CENSUS TRACT: 167.01

APPLICANT/OWNER: American Can dba Texans Can

REPRESENTATIVE: Ralph Martinez

REQUEST: An application for a Specific Use Permit for an Open-enrollment charter school and a Child-care facility on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant is proposing to operate an open-enrollment charter school for high school students as well as a child-care facility utilizing the existing improvements on the property.

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

PRIOR CPC ACTION: On October 24, 2013, the City Plan Commission held this request under advisement until December 5, 2013 to get more information regarding criminal activity in areas where similar establishments are located.

Guiding Criteria for Recommendation:

Staff recommends approval of the request, subject to a site plan, traffic management plan, and conditions, based upon:

1. *Compatibility with surrounding uses and community facilities* – The request will utilize existing improvements once occupied by a similar use (public school) which co-existed with an adjacent church and accessory child-care facility and low density residential uses. The site is bounded by public rights-of-way, thus creating additional setbacks from the existing housing stock in the immediate area.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – Institutional uses such as the two requested are generally found in close proximity to residential uses.
3. *Not a detriment to the public health, safety, or general welfare* – The attached conditions ensure all unloading/loading activities are conducted on-site. Additionally, periodic updates will be required to the Traffic Management Plan so as to monitor vehicular activity associated with the request.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – A valid certificate of occupancy will be required as well as compliance with the approved (pending a future City Council public hearing) site plan and conditions. No variances or exceptions to the base zoning district are part of this Special Use Permit request.

BACKGROUND INFORMATION:

- The request site is developed with multiple buildings/areas previously utilized for a public elementary school (Alta Mesa Elementary School-Wilmer Hutchins School District).
- The applicant is proposing to operate an open-enrollment charter school for high school students as well as a child-care facility utilizing the existing improvements on the property.
- The proposed school will accommodate an anticipated maximum enrollment of 350 students and a maximum of 60 children for the child-care facility.
- The child-care facility will serve both the high school students who maintain a family as well as being available for parents' child-care needs outside of any affiliation with the school.

Zoning History: There have been no zoning requests in the area within the past five years.

<u>Streets</u>	<u>Designation; Existing & Proposed ROW</u>
Palo Alto Drive	Local; 50' ROW
South El Centro Way	Local; 60' ROW
Texoma Way	Local; 50' ROW
Morgan Drive	Local; 50' ROW
San Jose Avenue	Local; 50' ROW

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant's traffic management plan and supports as an acceptable analysis. No additional drive approaches or additions to the public street system will be required to accommodate the requested uses. Scheduled updates are recommended by staff as noted in the attached conditions.

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

The site is located in an area that most closely resembles the Campus Building Block, which focuses on areas around large master-planned educational, institutional or business facilities outside the Downtown. This 26-acre parcel is located in close proximity to Molina High School/ Mary McLeod Bethune Elementary School, a 77 acre (aggregate) institutional campus to the east/northeast, with Pinnacle Park partially developed to the southwest.

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 developed with multiple buildings/areas previously utilized for a public elementary school (Alta Mesa Elementary School-Wilmer Hutchins School District).

The site possesses five street frontages and is surrounded by low density single family uses. A church is located at the east corner of Palo Alto Drive and South El Centro Way.

Staff has worked with the applicant to ensure the above referenced residential areas are not impacted by a school at this location. Certain site design (location of outdoor play areas, on-site circulation as required by the traffic management plan) has been incorporated into the applicant's request.

Off-Street Parking: A recent code amendment provides for certain institutional uses to establish specific off-street parking requirements when demonstrated (via a parking study or other documentation) and analyzed by staff.

With regard to the proposed open-enrollment charter school, a parking study was provided to staff that assumes the child-care facility parks per code (one space/500 square feet of floor area). The proposed 17 classroom open-enrollment charter school requires 9.5 spaces for each classroom. The study presented a basis of 20 percent (provided by the applicant) of the students (350 maximum students) will drive and park on the campus property. Two similar schools are operated by the applicant and were considered for parking demands by the applicant's traffic engineer.

Based on staff's review, support is given to an off-street parking ratio of 6.17 spaces/classroom for the school (limited to this applicant or a future school operator that can replicate the parking demands of the parking study) with code requirements for the child-care facility. Lastly, annual updates will be required for the first three years (coinciding with staff's recommended time period) as well as continued updates every third year thereafter. Should parking demands increase, the site possesses significant unimproved areas that could be improved for surface parking.

Landscaping: The site possesses some landscape materials provided during the initial construction of the improvements associated with the previous public school. The increase in nonpermeable surface areas (off-street parking) will trigger additional landscaping. The attached landscape plan captures existing landscaping as well as additional plantings, which has been approved by the chief arborist.

MISCELLANEOUS – Reported Offenses at applicant's other school locations: During the October 24, 2013 public hearing, CPC instructed staff to provide any reported offenses for comparable school campuses similar in scope to the applicant's request in this application. Of the other three campuses, only one has similar adjacency

(residential) characteristics. Provided in this section is a summary of reported offenses since the issuance of a certificate of occupancy for this school (1227 Masters Road):

**Dallas Police Department Reports
Public Offense Search Results**

SERVICE #	OFFENSE DATE	TYPE	COMPLAINANT	ADDRESS	BEAT	REPORTING AREA
1	0252759-A	09/27/2013	THEFT	+TEXANS CAN ACADEMY	01227 N MASTERSDR	334 2205
2	0260440-A	10/10/2013	THEFT	SIFUENTES,PEDRO,	01227 N MASTERSDR	334 2205
3	0277964-A	10/30/2013	THEFT	VASQUEZ, SAUL	01227 N MASTERSDR	334 2205
4	0085622-Y	04/05/2011	THEFT	BARNES,RASHANE	01227 N MASTERSDR	334 2205
5	0296858-Y	11/09/2011	THEFT	ARNICK,RONDA	01227 N MASTERSDR	334 2205
6	0318184-Y	12/05/2011	THEFT	TAYLOR, KENDRICK	01227 N MASTERSDR	334 2205
7	0025181-Z	01/30/2012	ASSAULT	GUZMAN, ADRIANNA	01227 N MASTERSDR	334 2205
8	0081264-Z	04/05/2012	CRIMINAL MISCHIEF/VANDALISM	GAY, JOHNATHON	01227 N MASTERSDR	334 2205
9	0008849-A	01/11/2013	MISSING PERSON	TERRY, ISHEANNA	01227 N MASTERSDR	334 2205
10	0314508-Z	12/20/2012	MISSING PERSON	TERRY, ISHEANNA	01227 N MASTERSDR	334 2205
11	0013883-A	01/18/2013	AUTO THEFT-UUMV	TRAVERAS,CRYSTALES	01227 N MASTERSDR	334 2205



BOARD OF TRUSTEES

Q List of Partners

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Providing Training Solutions
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Vice Chairman of the Board

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**STAFF RECOMMENDED CONDITIONS FOR A SPECIFIC USE PERMIT
FOR AN OPEN ENROLLMENT CHARTER SCHOOL AND A CHILD-CARE FACILITY**

1. **USE:** The only use authorized by this specific use permit is an open-enrollment charter school and 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 expires on (three 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. **CLASSROOMS:** The maximum number of classrooms for the open-enrollment charter school is 17.
5. **CHILD-CARE FACILITY.** The maximum floor area for the child-care facility is 6,400 square feet.
6. **HOURS OF OPERATION:**
 - A. The child-care facility may only operate between 6:30 a.m. and 6:30 p.m., Monday through Friday.
 - B. Use of the outdoor play area is prohibited before 9:00 a.m., Monday through Friday.
7. **OFF-STREET PARKING:** Except as provided in this section, off-street parking must be provided as required by the Dallas Development Code.
 - A. For a high school, 6.1 spaces for each classroom with not less than 105 spaces.
 - B. For any open-enrollment charter school that does not comply with the attached Technical Memorandum dated September 20, 2013, parking must be provided as required by the Dallas Development Code.

8. 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.

i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2014. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each year for the first three years, and by November 1st of each third year, thereafter.

ii. 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:

- a. ingress and egress points;
- b. queue lengths;
- c. number and location of personnel assisting with loading and unloading of students;
- d. drop-off and pick-up locations;
- e. drop-off and pick-up hours for each grade level;
- f. hours for each grade level; and
- g. circulation.

iii. Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

a. If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

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

D. Amendment process.

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

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

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

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

TRAFFIC MANAGEMENT PLAN

Texas Can! Academy - Grant East Campus
Dallas, Texas

August 27, 2013

Prepared for
RGM Architects



S. P. Booth 8/27/2013
T.B.P.E. Firm #F-32
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I. INTRODUCTION

Halff Associates, Inc. (Halff) was retained by RGM Architects (Client) to prepare a Traffic Management Plan (TMP) for the proposed Texas Can! Academy - Grant East Campus Charter High School (charter school) and Early Childhood Development Center (daycare) located in Dallas, Texas. Figure 1 below is a map detailing the site location. A copy of the site plan has been included in the Appendix on Exhibit 1.



Figure 1 – Site Location Map

The site for the proposed school is the now vacant Alta Mesa Elementary school (2901 Morgan Drive), which is located in a residential neighborhood in the northeast quadrant of IH-20 and Lancaster Road. The proposed school will have a maximum of 350 students and 24 staff members. The child care center will have a maximum of 84 children with 9 staff members.

1.1 Existing and Future Roadway Conditions

The proposed school is surrounded by residential streets on all sides. To the north is Palo Alto Drive, which is an asphalt roadway (with no curb) 24 feet in width and El Centro Way, which is concrete roadway (with curb and gutter) 36 feet in width. East of the site is Texoma Way, which is a 20 foot wide asphalt roadway. Along the southern edge of the site is Morgan Drive, which is a 27' wide asphalt roadway. To the west of the site is San Jose Avenue, which is a concrete road 36 feet in width. There are no known proposed/planned improvements to existing roadways surrounding the site.

II. TRAFFIC MANAGEMENT PLAN

The purpose of the Traffic Management Plan (TMP) is to have established procedures for traffic flow and circulation around the charter school and daycare facility related to student drop-off and pick-up operations. Use of a TMP helps improve traffic/student safety and helps maximize the efficiency of drop-off and pick-up operations. The analysis summarized in this report identifies critical elements of the TMP such as available queuing space that is both on and off site, circulation patterns for the charter school and day care facilities, and the projected trip generation (and estimated queuing) during the morning and afternoon peaks.

2.1 Operational Characteristics

Based on information from the client, the charter school and day care facility will have:

- maximum of 350 students,
- maximum of 84 children at ECDC (day care),
- 24 staff members for high school, and
- 9 staff members for ECDC.

The daycare center will be open from 6:30 a.m. until 6:30 p.m. and the high school will be open from 7:00 a.m. until 5:00 p.m. Classes are scheduled to start at 8:00 a.m. and end at 4:45 p.m. Typical operations for a daycare facility result in traffic flows that are spread out over the peak hours of operation. For schools, the peak times of traffic flow are concentrated around the start and end of classes and are shorter than an hour (typically 30 minutes).

With the daycare facility being combined on site with the charter school, the dynamics of traffic flow during the peak times for both uses changes. Students and staff arriving at the school that are dropping children off at the daycare will arrive earlier than students without children and will leave later after picking up children. This applies to both students/staff that drive to school and those students that are dropped off/picked up by relatives.

The result is a spread of peak traffic volumes related to the school, but a consolidation of traffic volumes for the daycare facility. It is anticipated that peak traffic flows for the site will occur in the morning between 7:15 and 8:15 a.m. and in the afternoon between 4:45 and 5:45 p.m. It is anticipated that the peak fifteen minutes of flow will occur between 7:30 and 7:45 a.m. and again at 5:00 to 5:15 p.m. Furthermore, the afternoon/evening peak will be the critical time period for queuing and a TMP given that pick-up operations tend to take longer than drop-off and drivers picking up students tend to queue prior to the dismissal of class. The following analysis and discussion covers both the AM and PM operations, but focuses on the TMP for the PM peak time period.

2.1.1 Trip Generation

Development of trip generation projections for the charter school and daycare was based on a combination of data from the ITE Trip Generation Manual – Ninth Edition and data from other charter schools operated by Texas Can! Academy.

As stated above, the charter high school will have a maximum of 350 students. Data provided by Texas Can! Academy shows the anticipated modal split of students, which is:

- 70 percent of students will walk or use transit (there is a DART route on Morgan Drive),
- 10 percent of students will be dropped off (picked up) by relatives/parents, and
- 20 percent will drive own vehicle.

Therefore, 245 students will walk or ride the bus (DART), 35 students will be dropped off/picked up by relatives/parents, and 70 students will drive. It is assumed that all 24 staff members will drive. Combining staff and students that result in vehicular trips, it is anticipated that there will be 129 trips inbound to the school in the morning. The outbound or exiting trip total would be 35 trips, which are the vehicles leaving the site after dropping of students. In the afternoon, the trip generation would be opposite of the morning totals, with 129 trips exiting the site and 35 trips entering.

For the daycare facility, 50 percent of the children (42) will be from a student attending the charter high school, 10 percent will be children (8) of staff members, and the remaining 40 percent will be from the surrounding community. It is not anticipated that students who walk or use transit will have a child in the daycare facility. Thus 60 percent of the trips related to the daycare are already captured in the trip generation totals for the high school. For the remaining 40 percent (34 children), the trip generation totals were based on the ITE trip generation data (ITE Land Use Code 565). In the AM peak, there are 32 trips (17 in and 15 out) associated with the 34 children from the community. In the PM peak there are also 32 trips (15 in and 17 out).

The daycare is open from 6:30 a.m. until 6:30 p.m., which results in not all of the nine staff members arriving during the morning peak or leaving with the evening peak. It is anticipated that half of the daycare staff will arrive and/or depart during the peak hours. The combined trip generation estimates for the daycare are 37 trips in the morning peak hour and 37 trips in afternoon/evening peak hour. Trip generation for the school and daycare are summarized in Table 1 below.

Table 1 – Trip Generation Summary for Vehicle Trips

Land Use	Independent Variable	Units	AM-Peak Hour			PM-Peak Hour		
			In	Out	Total	In	Out	Total
High School	Students	350	129	35	164	35	129	164
Daycare*	Children	34**	22	15	37	15	22	37
Total Trips			151	50	201	50	151	201

* Trips related to children of students/staff are included in high school trip totals.

** The 34 children indicated are from the community.

2.2 Circulation

Since the site is currently vacant, there were no operations to observe. The following discussion is based on anticipated site operations as shown in Exhibit 1 of the Appendix.

2.2.1 Student and Staff Parking

As part of the redevelopment of this site, two new driveways will be constructed to serve the additional parking areas that are being built north of the campus buildings. One new driveway will be located on El Centro Way and the other on Morgan Drive. The existing driveway on Palo Alto Drive will remain to serve the student/staff parking lots and parking stalls closest to the school will be designated for staff only (See Exhibit 1). Signage at the entrances to the parking lots will indicate student and/or staff parking with students using the driveways connecting to El Centro Way and Palo Alto Drive and staff being allowed to use all three driveways.

2.2.2 Early Childhood Development Center (Daycare)

With the new daycare center, a one-way loop drive will be constructed adjacent to the daycare facilities that front Morgan Drive. The loop drive will have angled parking that is designated only for daycare drop-off/pick-up operations. It is anticipated that community members with children at the daycare and students with children at the daycare, who are being dropped off by relatives/parents, will be those using the daycare loop driveway. Students and staff who have their own vehicle will park in the student/staff lot and will walk over to the daycare to drop off their child.

After school, students with children in daycare and that are being picked up by a parent or relative will walk over to the daycare facility to pick up their child and then be picked up at the loop drive. Students with children at daycare and their own vehicle will also walk over to the daycare center to retrieve their child and then will walk to their vehicle in the staff/student parking lot.

2.2.3 Student Drop-off and Pick-up

Based on the modal split discussed previously, it is anticipated that approximately 35 students would be dropped off and picked up by relatives. Of those 35, twelve are anticipated to have a child at the daycare facility (and are accounted for in daycare related vehicle circulation); leaving 23 students associated with the high school drop-off and pick-up operations.

In the afternoon, parents will form queues upwards of 20 minutes prior to class dismissal. These queues quickly dissipate (typically within 15 minutes) following dismissal. To minimize impact to the residential streets, it is desirable to contain queues on the site where feasible. To that end, Half is recommending an onsite drop-off/pick-up area that will serve the projected needs of the facility.

Exhibit 1 in the Appendix shows the proposed pick-up loop with vehicles entering the site from the El Centro Way driveway, looping through the student/staff parking lot and queuing/pick-up/drop-off operations adjacent to the staff only parking areas. The anticipated queue capacity for this loop is 620 feet or approximately 25 vehicles (assuming 25 feet per vehicle).

It is recommended that parking/standing be restricted on Morgan Drive from the intersection at San Jose Avenue east to the exit of the daycare loop driveway. This would eliminate conflicts with the DART busses, which stop just east of San Jose Avenue.

2.2.4 On-Street Circulation

All the streets surrounding the site are residential roadways of varying widths. A site visit of the area on a weekday in the late afternoon indicated very low vehicle volumes on the adjacent streets. It is anticipated that the school related traffic will have minimal impact on the traffic flow surrounding the site. It is recommended that the existing signage for one-way restrictions on Morgan Drive during school hours (that where in place for Alta Mesa Elementary) be removed and two-way traffic be allowed at all times.

2.3 Queue Lengths

For typical school operations, maximum queuing occurs in the afternoon when students are being picked up. The queues will build in the 20 minutes prior to dismissal and then begin to dissipate as students are picked up. Vehicle queues are nearly eliminated within the 15 minutes after dismissal. This same pattern is anticipated for the proposed charter high school and the daycare facility.

2.3.1 High School Queuing

As was discussed above, 10 percent of the students are anticipated to be picked up after school. Of the approximately 35 students, twelve of those will walk to the daycare to pick up a child and then be picked up at the daycare center. The remaining 23 students will be picked up at one of the pick-up areas discussed in the previous section. Therefore, it was assumed that the maximum queue would be 23 vehicles or 575 feet in length (assuming 25 feet per vehicle) and would occur near the dismissal time of 4:45 p.m. Based on the proposed circulation/queuing plan, all of the anticipated queue will be contained on site. This assumes a worst case scenario where all 23 vehicles are queued up prior to dismissal.

2.3.2 Daycare Center Queuing

The peak times for the daycare will occur between 5:00 and 5:15 since students will walk to the daycare facility following the dismissal of class. It is expected that all 14 students that are picked up by parents/relatives and that have a child in daycare will be picked up within the 15 minute peak period. In addition, it is anticipated that approximately four children from the surrounding community will also be picked up in the 5:00 to 5:15 p.m. time period. That is a total of 18 vehicles cycling through the daycare loop driveway in the peak 15 minutes to pick up children.

Pick-up operations for the daycare will consist of parents/relatives parking in one of the available spaces, retrieving their child (and student if applicable), and then departing. This can take an average of four minutes per child. With seven available parking spaces (plus two handicap parking) a total of 26 children (15 min/4 min/space X 7 spaces) can be picked up from daycare in

a fifteen minute period. Therefore, it is anticipated that the proposed loop drive will be able to contain all pick-up activity associated with the daycare facility during the afternoon peak.

2.4 Staff Assistance

For elementary and middle schools, assistance from staff is necessary to optimize traffic flow, especially during the afternoon pick-up. For high schools, students are more self-sufficient, so staff assistance is not required during student pick up, but high school staff will monitor traffic operations to ensure a safe and efficient flow of traffic. Staff from the daycare facility will monitor the circulation of students and parents to optimize traffic flow, minimize vehicular congestion, and maintain a safe environment for pedestrians.

III. RECOMMENDATIONS

Based upon information provided by the client regarding the proposed high school and daycare center, the proposed improvements planned for the site and the existing conditions of the streets adjacent to the site, Halff provides the following recommendations for the Traffic Management Plan:

- Specify student parking spaces in the lot on the north side of the site.
- Encourage students to access the parking spaces off Palo Alto Drive.
- Specify staff parking in spaces located on the north side of the site nearest Classroom Buildings G & H and adjacent to the child care play area along the east side of the site.
- Staff can use any access drive to the parking, but encourage staff to use the access drives off El Centro Way and Morgan Drive.
- Daycare operations will take place in the proposed loop drive off Morgan Drive with a total of 9 parking spaces to be used, if needed, while dropping off or picking up children and students with children.
- Daycare staff will assist in the drop-off/pick-up operations, as needed, to keep vehicles moving in the loop drive.
- On-site queue space for the pick up of students will take place in the drive aisle adjacent to Classroom Buildings G & H and the drive aisle east of the child care play area. This area provides approximately 310 feet of queue space or 12 vehicles with an additional 310 feet back in the student parking areas for a total of 620 feet.
- Restrict parking/standing on the north side of Morgan Drive between San Jose Avenue and the daycare loop drive exit to keep the DART bus stop clear as well as the loop drive exit.
- Remove the existing "One-Way" with school hour signs located at the Morgan Drive/San Jose Avenue and Morgan Drive/ Texoma Way intersections.
- High School staff to monitor traffic operations primarily during the pick-up period.

IV. SUMMARY

The proposed high school/daycare facility will be located on an existing elementary school site within a residential area and on a DART service line. A site visit of the area on a weekday in the late afternoon indicated very low vehicle volumes on the adjacent streets. The previous elementary school had minimal on-site parking and no loop drives to serve student drop off and pick up operations. (It was assumed all drop-off/pick-up operations occurred on the street.) The new site will have expanded parking to adequately serve the anticipated parking for both students and staff. In addition, a loop drive with parking is being provided off Morgan Drive to serve the daycare operations.

Based upon experience with existing high schools of this type, the large majority of students attending the school rely upon public transportation which greatly helps to reduce the number of parking spaces needed to serve the school and the number of vehicle trips to and from the site. In addition, approximately 12 percent of the students that attend the school also have a young child and the need for daycare services while in school. By having both uses on the site, this helps in reducing the number of vehicle trips generated by the site by combining one trip to serve both the school and the daycare.

The proposed plan should provide sufficient on-site parking to serve both uses based upon proposed enrollments/staff and the projected break down of how students get to and from the school. The proposed loop drive with angled parking in front of the daycare facility on Morgan Drive should accommodate the drop-off/pick-up operations without relying on the street. The projected maximum queue for the high school pick-up operation (23 vehicles) should be contained on site in the queuing space provided in the pick-up/drop-off loop that circles around the north and east sides of the school as shown in Exhibit 1.

The Traffic Management Plan will be used by the high school/daycare campus staff to provide a safe and efficient operation for the afternoon peak operations. The afternoon peak operations will be monitored by staffs at the high school and daycare to insure the intent of the Traffic Management Plan is carried out. Adjustments to the plan will be made, if needed, to maintain a safe and efficient operation.



1201 North Bowser Road
Richardson, Texas 75081-2275

Technical Memorandum



TO: Ralph Martinez – RGM Architects
FROM: Scott Booth, PE, PTOE
DATE: September 20, 2013
RE: Parking Demand for Texas Can! Academy – Grant East Campus

S. P. Booth 9/20/2013
 TBPE Firm # F-312

Introduction

Halff Associates, Inc. (Halff) was retained by RGM Architects (Client) to prepare a Parking Justification Study supporting the parking reduction request for the Texas Can! Academy - Grant East Campus Charter High School (charter school) and Early Childhood Development Center (daycare) located in Dallas, Texas. The site for the proposed charter school is the now vacant Alta Mesa Elementary school (2901 Morgan Drive), which is located in a residential neighborhood in the northeast quadrant of IH-20 and Lancaster Road. The proposed school will have a maximum of 350 students and 24 staff members. The child care center will have a maximum of 84 children with 9 staff members.

City of Dallas Parking Requirements

City of Dallas parking requirements for the charter school and the daycare facility are based on the number of classrooms. For the high school, the required parking ratio is 9.5 parking spaces per classroom. For the daycare facility, the parking ratio is 1.0 parking space per 500 square feet of building space.

The charter high school is proposed to have 17 classrooms. Based on the ratio from the City of Dallas, the required parking is 162 spaces (17 x 9.5) for the high school. The daycare center is proposed to be 6,384 square feet, which translates to a required 13 spaces (6,384/500). Adding the two uses together yields a total of 175 required spaces. Assuming a maximum enrollment of 350 students, the overall parking ratio for the entire facility are (per City of Dallas requirements) 0.5 parking spaces per student (175 spaces/350 students). See summary of parking requirements in Table 1 below.

Parking Demand/Requirements Based on Other Sources

From the *ITE Parking Generation Manual – 4th Edition*, the average peak parking demand for a suburban high school is 0.23 vehicles per student. For an urban high school, the average parking demand is 0.09 vehicles per student. Although the Grant East Campus will likely function somewhere between the suburban and urban cases, as a worst case scenario, the average parking demand for a suburban site (0.23 vehicles per student) was used. For the Grant East Campus

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Charter High School, the parking demand (based on ITE) for the high school facility would be 81 spaces.

For the daycare facility, the average parking demand (based on ITE) is 0.24 vehicles per student. At a projected maximum capacity of 84 students, the parking demand for the daycare would be 20 vehicles. Combining the daycare with the high school yields a total parking demand for the Grant East Campus (based on ITE parking generation rates) of 101 vehicles, or 0.29 vehicles per student (101 vehicles/350 students).

For comparison, the City of Houston parking requirements for a high school are 9.5 spaces per classroom assuming 30 students per classroom. With the charter school size being limited to 350 students, the class size will be approximately 20 students per class room (350 students/17 classrooms). Thus the parking requirement for a 20 student classroom is 6.5 spaces, which is a total 110 for the high school (6.5 spaces/classroom X 17 classrooms). Adding the 13 spaces for the daycare facility (per City of Dallas), the total parking demand is 123 spaces, which is 0.35 required spaces per student (123 spaces/350 students).

One final comparison is with the City of Plano parking requirements. For grades 9-10, the parking requirement is one (1) space per 6 students. For grades 11-12, the requirement is one (1) space per 1.5 students. With the Grant East Campus serving grades 9-12, the parking requirement rates were averaged to one (1) space per 3.75 students. This translates to 93 required spaces for the high school. Coupled with the parking spaces required for the daycare (13 spaces per City of Dallas) the total requirement would be 106 spaces, or 0.30 spaces per student (106 spaces/350 students). A summary of these three parking demand/requirement comparisons can be found in Table 1 below.

Parking Demand

Based on information supplied by the client, approximately 20 percent of the students at the Grant East Campus charter school will drive their own vehicle and park at the school. With a maximum of 350 students, the projected parking demand related to students is 70 vehicles. The proposed number of staff members for the high school is 24. Assuming one vehicle per staff member yields an additional 24 vehicles for the high school and a projected parking demand total of 94 spaces for the high school facility. For the daycare facility, parking is needed for the nine (9) vehicles related to staff members. Adding the charter high school and daycare facilities together, parking demand for the Grant East Campus is projected to be 103 vehicles, or 0.29 vehicles per student (103 vehicles/350 students). Exhibit 1 shows the proposed site parking.

To verify that the parking demand numbers for the Grant East Campus as discussed above are adequate, a comparison to parking provided at the existing Ross Avenue Campus and the parking demand at the Pleasant Grove Campus was prepared.

The Ross Avenue Campus is located at 4601 Ross Avenue, Dallas, Texas. It is located on a DART bus route similarly to the Grant East Campus (DART route 553). The Ross Avenue Campus has 350 students and 25 staff members at the high school and 90 children with 14 staff at the onsite daycare facility. Field observations of the provided parking show a total number of

*Texas Can! Academy – Grant East Campus
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113 available parking spaces, which includes 66 spaces for students, 34 spaces for staff, 8 spaces for the daycare facility, and 5 handicap spaces. The ratio of parking spaces to students is 0.32 spaces per student (113 spaces/350 students). Staff at the Ross Avenue Campus has indicated there is sufficient parking for the current operations of that site.

At the Pleasant Grove Campus there are 309 students enrolled with 40 total staff (high school and daycare) and a daycare facility similar to the proposed Grant East Campus. Based on an observation completed on Monday, August 26, 2013, the peak parking demand for the complete Pleasant Grove Campus at 10:30 a.m. was 87 parked vehicles or 0.28 vehicles per student (87 vehicles/309 students). This is very similar to the parking demand ratio for the Grant East Campus (0.29 vehicles per student), the ITE parking demand ratio (0.29 vehicles per student) and the City of Plano parking demand ratio (0.30 vehicles per student).

Scaling the parking demand ratio from the 309 students at the Pleasant Grove Campus up to the 350 students projected for the Grant East Campus, the parking demand at the proposed facility (Grant East) would be 98 vehicles, which is within five (5) vehicles of the projected parking demand (103 vehicles) as discussed above.

Based on the comparison to the Ross Avenue and the Pleasant Grove campuses, the projected parking demand of 103 vehicles for the proposed Grant East Campus is within the expected parameters. The projected parking demand rates are comparable to the parking demand rates from the *ITE Parking Generation Manual* and the City of Plano and, therefore, represent an accurate depiction of parking demand for the proposed facility.

Table 1 below summarizes the parking demand based on the different sources discussed above and also includes the observations from the Ross Avenue and Pleasant Grove campuses.

Table 1 – Parking Demand/Requirements and Observations Summary

Standard Source	Use	Variable	Parking Ratio per Variable	Spaces Required	Total Spaces Required	Surplus/Deficiency To	
						Provided Parking (120)	City of Dallas Standard (175)
City of Dallas	High School	Classrooms (17)	9.5	162	175	-55	n/a
	Daycare	per 500 sqft (12.8)	1.0	13			
ITE	High School	Students (350)	0.23	81	101	+19	-67
	Daycare	Students (84)	0.24	20			
City of Houston	High School	Classrooms (17)	6.5	110	123	-3	-52
	Daycare	per 500 sqft (12.8)	1.0*	13			
City of Plano	High School	Students (350)	0.267	93	106	+14	-69
	Daycare	per 500 sqft (12.8)	1.0*	13			
Observations							
Pleasant Grove	309 students (40 staff)		0.28	87	98**	+22	-70
Ross Avenue	350 students (39 staff)		0.32	113	113	+7	-55
Grant East (Projected)	350 students (33 staff)		0.29	103	103	+17	-65

* No City standard given, used City of Dallas standard

** Projected for 350 students

*Texas Can! Academy – Grant East Campus
Parking Reduction Request*

Parking Reduction Request

The proposed plans for the Grant East Campus show a total parking supply of 120 spaces (0.34 spaces per student), which includes 5 handicap spaces, 7 dedicated spaces in front of the daycare facility, and 108 remaining spaces to the north and east of the buildings. The provided parking of 120 spaces is 55 spaces less than the City of Dallas requirements (175 spaces), but is 17 more than the projected parking demand (103), which is based on operational information and observations from the other similar Texas Can Academy facilities. The provided number of parking spaces also exceeds the parking demand projections based on ITE Parking Generation data (101 total vehicles) and City of Plano requirements (106 spaces), and is on par with the City of Houston parking requirements (123 spaces). Table 2 below summarizes the provided parking in relation to the City of Dallas requirements and the attached Exhibit 1 shows the proposed parking for the campus.

Table 2 – Summary of Parking Supply versus Requirements

School Site	Use	Variable	Parking Ratio per Variable	Spaces Required Per COD	Total Spaces Provided	Surplus/Deficiency to COD Standard
Grant East Campus	High School	Classrooms (17)	9.5	162	105	-57
	Daycare	per 500 sqft (12.8)	1.0	13	15	+2

Summary

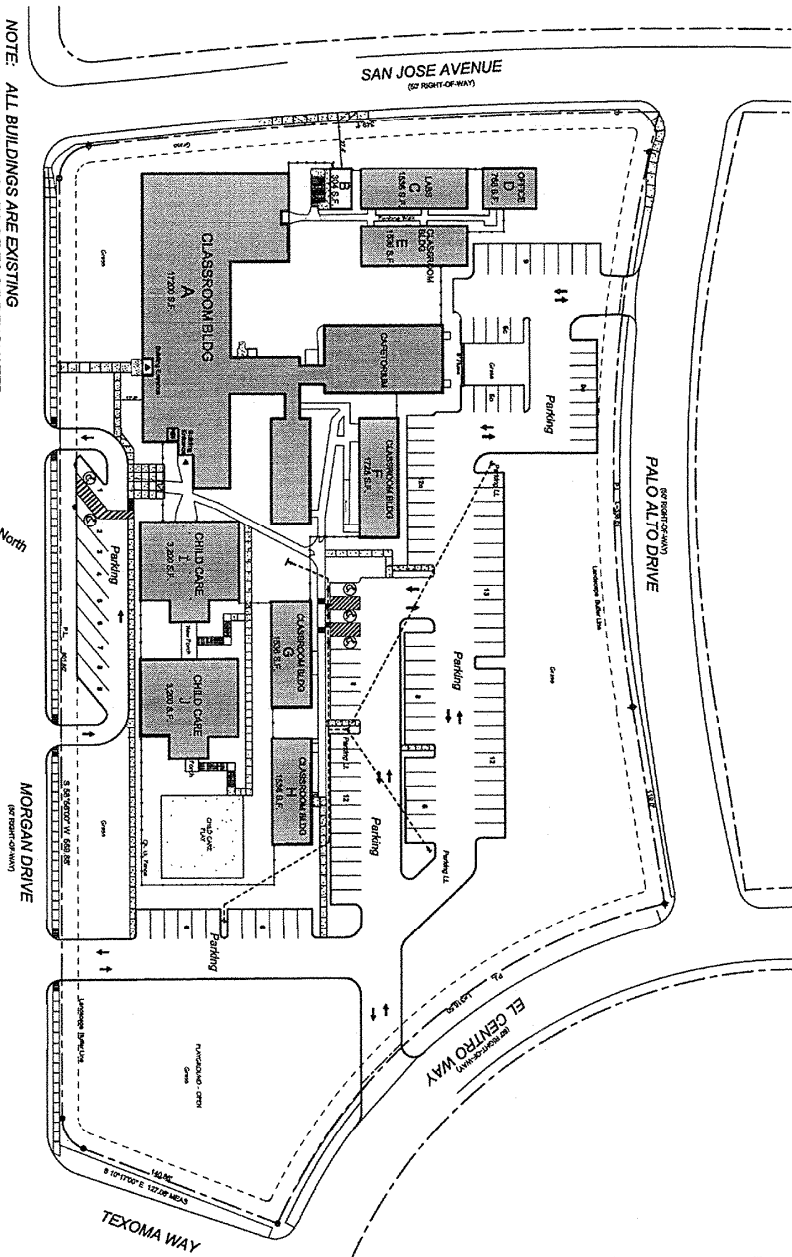
Based on the discussion presented above, Halff Associates, Inc. believes that the provided parking total of 120 spaces will meet the projected parking demands of the Grant East Campus. A very large percentage of students that attend Texas Can high schools rely heavily upon public transportation to get to and from school. As with the Ross Avenue site (350 students), the Grant East Campus site is on a DART route, which makes it very convenient for students to access the school.

If it is determined at a later date that additional parking is necessary, there is sufficient space on the site for additional parking. Halff does not anticipate additional parking being required unless the campus is expanded from that currently proposed.

NOTE: ALL BUILDINGS ARE EXISTING
ALL BUILDINGS TO BE TO BE RENOVATED

Site Plan with Parking Reduction

Scale: 1" = 30'-0"



Building Areas

Open Enrollment Charter School (High School)	17,200 S.F.	24,144 S.F.
Classroom Bldg A	1,120 S.F.	
Classroom Bldg B	1,050 S.F.	
Classroom Bldg C	1,050 S.F.	
Classroom Bldg D	1,050 S.F.	
Classroom Bldg E	1,050 S.F.	
Classroom Bldg F	1,050 S.F.	
Classroom Bldg G	1,050 S.F.	
Classroom Bldg H	1,050 S.F.	
Classroom Bldg I	1,050 S.F.	
Classroom Bldg J	1,050 S.F.	
Classroom Bldg K	1,050 S.F.	
Classroom Bldg L	1,050 S.F.	
Classroom Bldg M	1,050 S.F.	
Classroom Bldg N	1,050 S.F.	
Classroom Bldg O	1,050 S.F.	
Classroom Bldg P	1,050 S.F.	
Classroom Bldg Q	1,050 S.F.	
Classroom Bldg R	1,050 S.F.	
Classroom Bldg S	1,050 S.F.	
Classroom Bldg T	1,050 S.F.	
Classroom Bldg U	1,050 S.F.	
Classroom Bldg V	1,050 S.F.	
Classroom Bldg W	1,050 S.F.	
Classroom Bldg X	1,050 S.F.	
Classroom Bldg Y	1,050 S.F.	
Classroom Bldg Z	1,050 S.F.	
TOTAL PROJECT AREA	32,444 S.F.	32,444 S.F.

PROJECT DATA

Project Name: Open Enrollment Charter School (High School)

Project Address: 3244 S. Morgan Drive, Dallas, Texas 75208

Property Zoning: R-7.5 A

Property Description: Great East Campus Charter High School Renovation

Land Area: 202,118 S.F. (4.64 Ac)

Building Area (9 Buildings): 32,444 S.F.

OPEN ENROLLMENT CHARTER SCHOOL (High School)

PROJECT DATA

Project Name: Open Enrollment Charter School (High School)

Project Address: 3244 S. Morgan Drive, Dallas, Texas 75208

Property Zoning: R-7.5 A

Property Description: Lot 1, Block 11/7814, All Block Palo Alto and Morgan and San Jose.

Site Data:

Land Area (Total Site)	202,118 S.F. (4.64 Ac)
Building Area (9 Buildings)	32,444 S.F.
Land Coverage	17.5 %
Structure Height	16.0 Ft.
Number of Stories	1

Parking:

Required Parking (Open Enrollment Charter School): 617 cars/seatroom with not less than 105 cars

Required Parking Child Care Facility: 13 cars

Floor Area 6000 S.F.

Ratio @ 1 car/200 S.F.

Parking Spaces Size: 8'-6" x 16'-0" long.

Handicap Parking Spaces Size: 8'-0" x 16'-0" long.

Compact Parking Spaces Size: 7'-6" x 16'-0" long.

Parking Lot Lighting: 3 - 30 ft. High

Site Plan	Open Enrollment Charter School
Specific Use Permit (SUMP) for:	Child Care Facility
Zoning Case No.	Z-123-280
Project:	Great East Campus Charter School
Owner/Applicant:	Texas East Campus Charter School
Date:	5-2-13
Scale:	1" = 30'-0"
North Arrow:	
Architect:	RGH Architects
Site Plan	S1

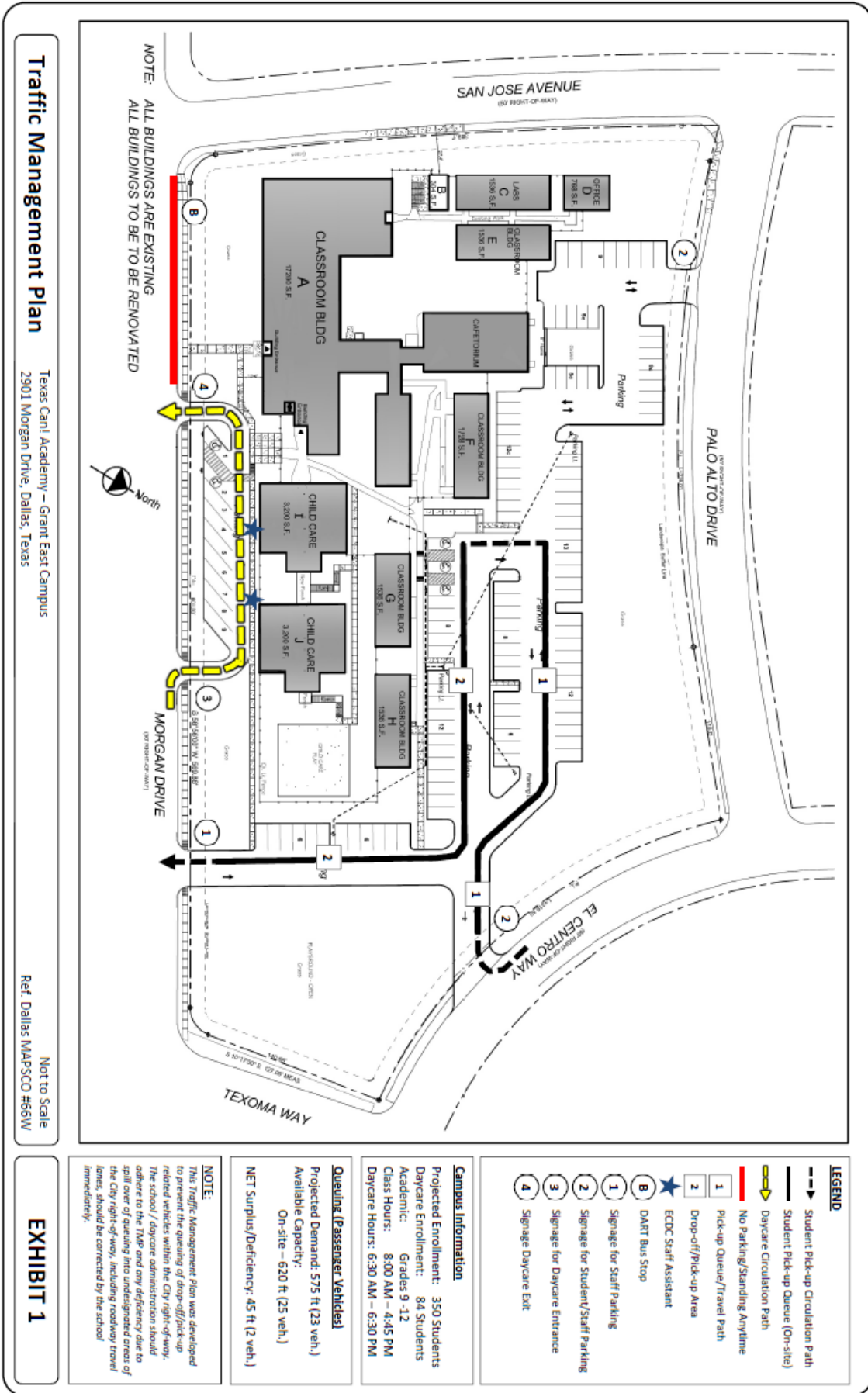
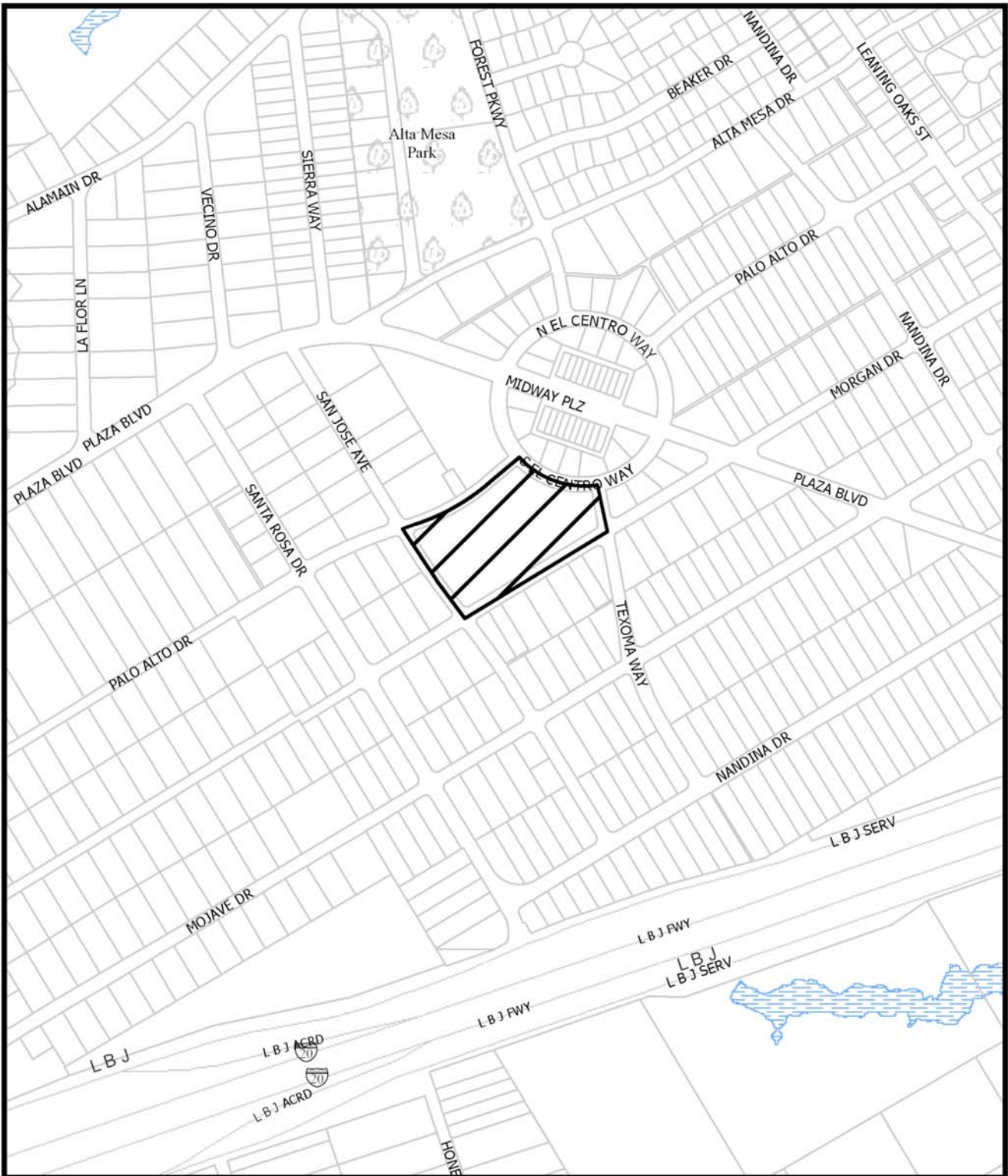


EXHIBIT 1

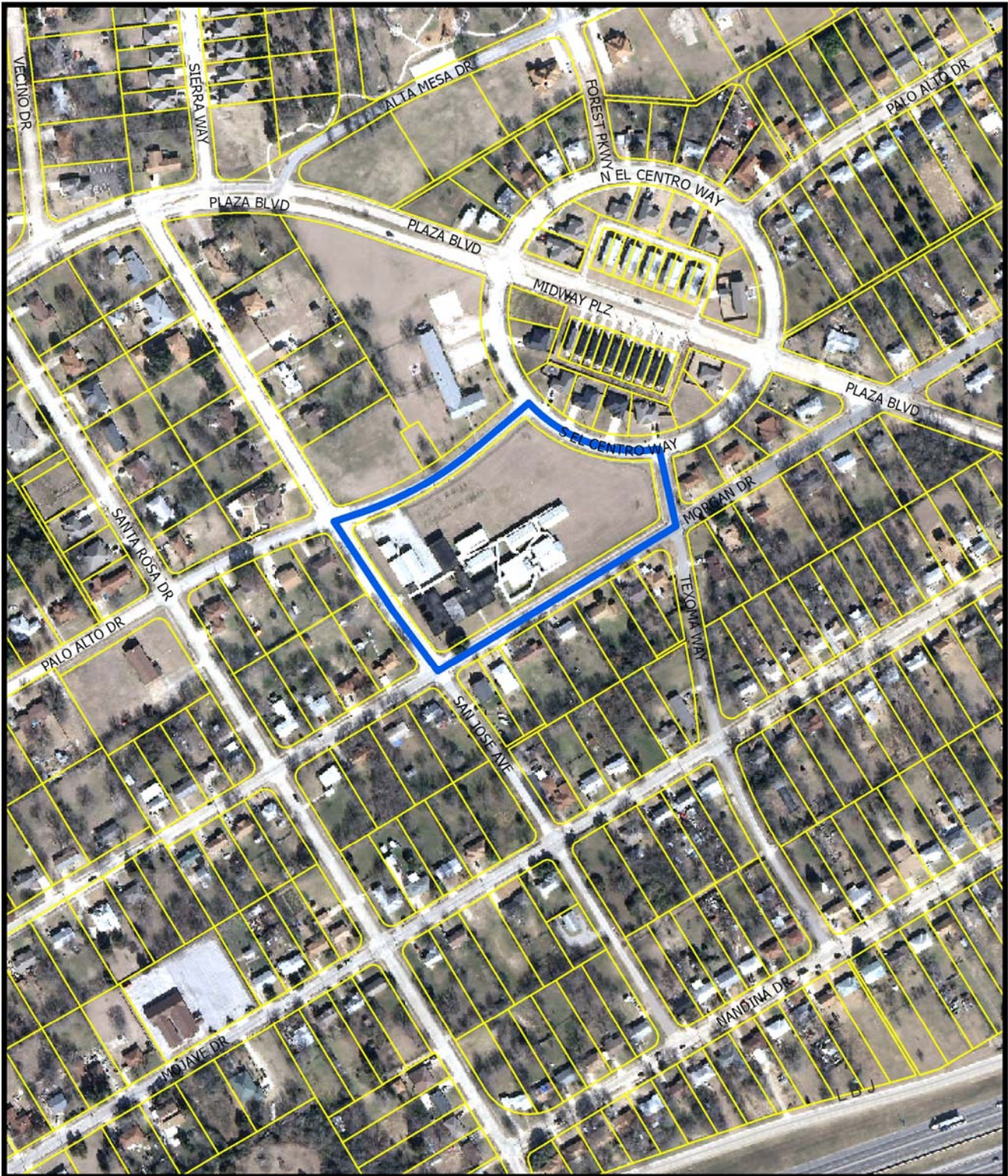


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VICINITY MAP

Case no: Z123-280

Date: 10/8/2013

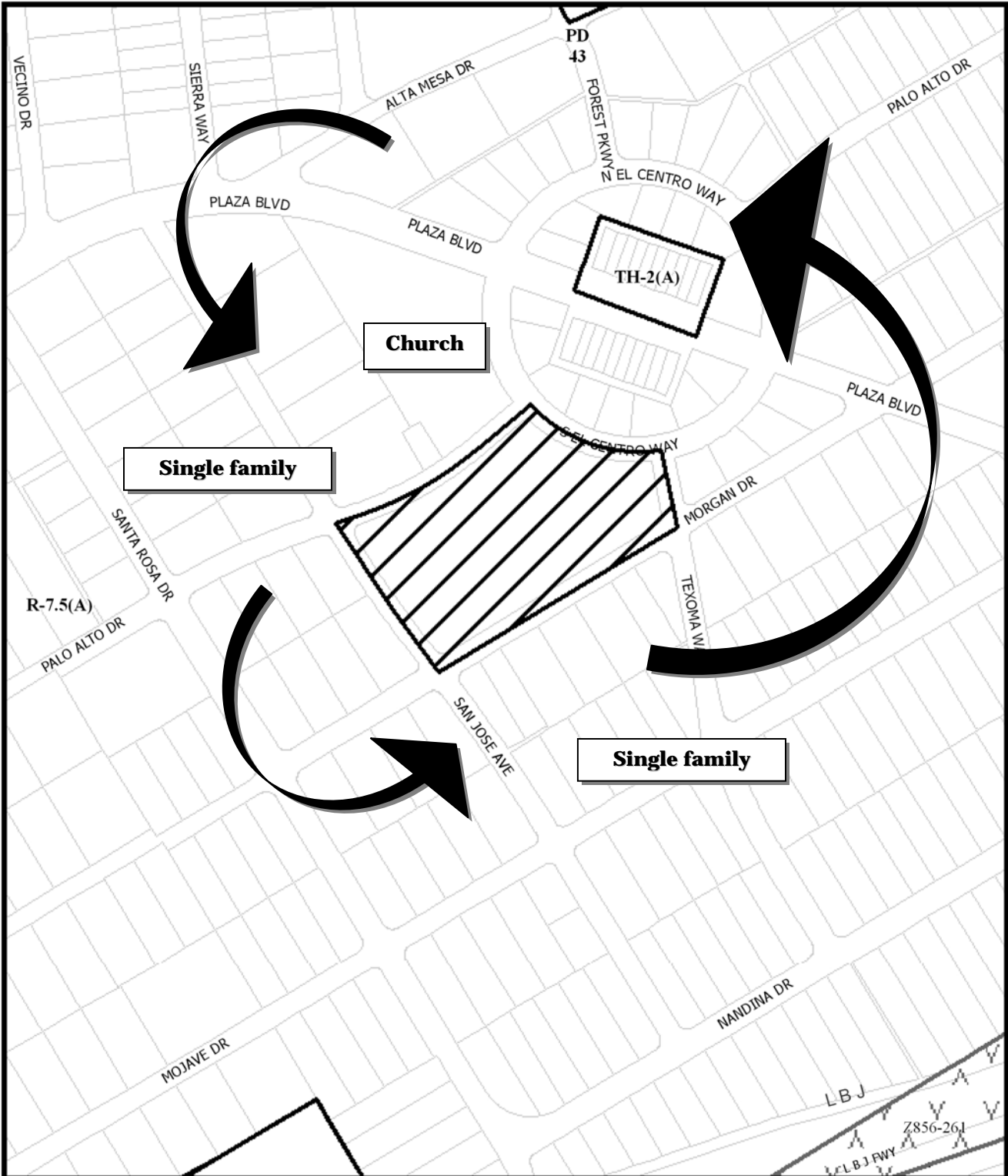


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AERIAL MAP

Case no: Z123-280

Date: 10/8/2013




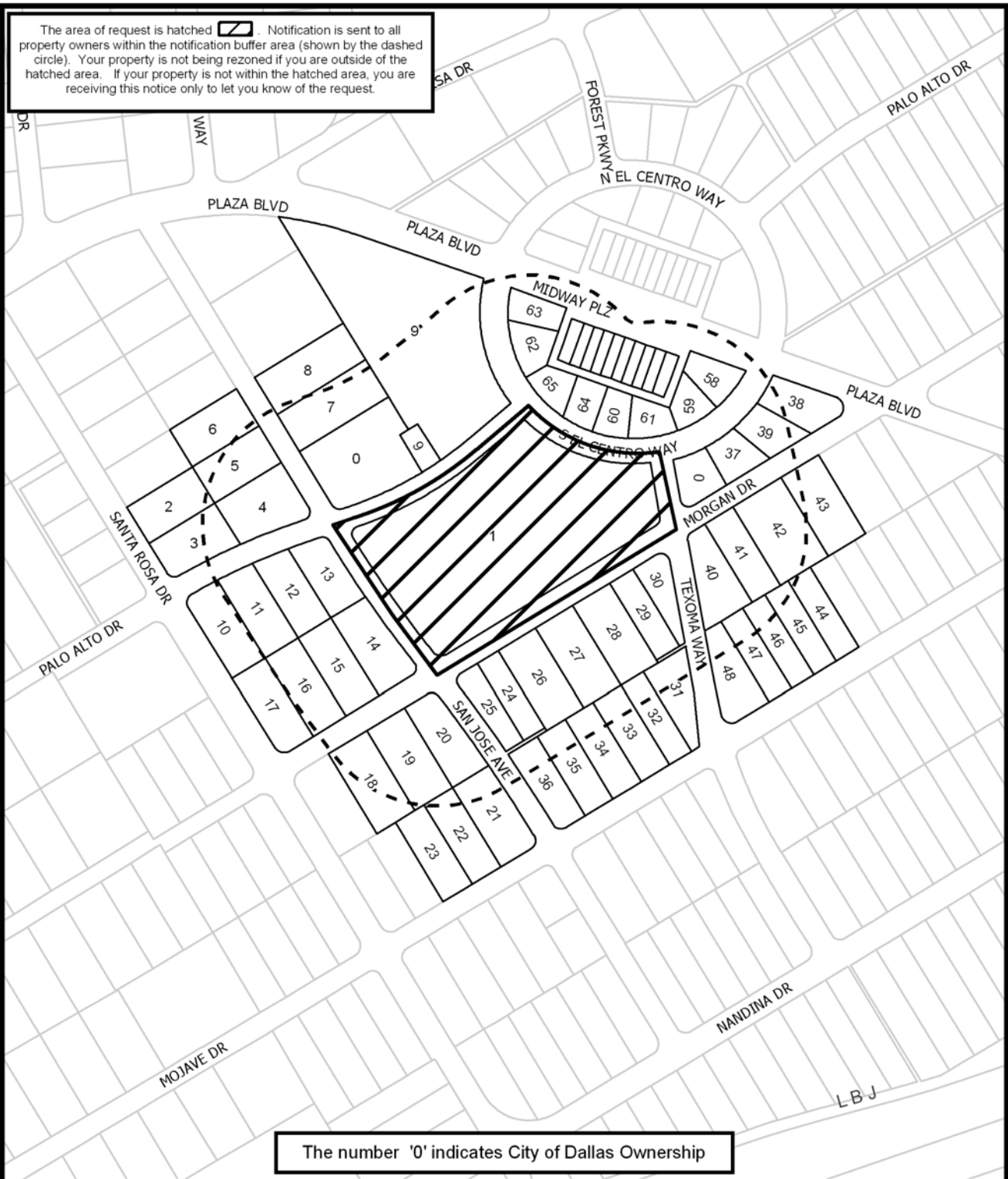
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ZONING AND LAND USE

Case no: Z123-280

Date: 10/8/2013

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



1:3,600

NOTIFICATION

300'

AREA OF NOTIFICATION

65

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-280**

Date: **10/8/2013**

10/8/2013

Notification List of Property Owners***Z123-280******65 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2901 MORGAN DR	AMERICA CAN/DBA TEXANS CAN
2	7624 SANTA ROSA WAY	CARY CEPHUS EST OF
3	7632 SANTA ROSA WAY	KIRK KELLY REAL ESTATE LP
4	7527 SAN JOSE AVE	MORRIS LLOYD D & KIMBERLY
5	7515 SAN JOSE AVE	GILMORE ROSCOE CONKLIN &
6	7507 SAN JOSE AVE	RAY LAWRENCE
7	7516 SAN JOSE AVE	WASHINGTON DAVID WAYNE
8	7508 SAN JOSE AVE	RED MOON PPTIES LP
9	2919 PALO ALTO DR	ALTA MESA BAPTIST CH
10	2808 PALO ALTO DR	ALLEN MARY A
11	2814 PALO ALTO DR	DANE JUDY &
12	2822 PALO ALTO DR	COOK DELOIS
13	2830 PALO ALTO DR	SHAW WANDA JEAN
14	2831 MORGAN DR	SHELTON WALLACE
15	2821 MORGAN DR	WILLIS CHAVOUS & GOLDEAN
16	2813 MORGAN DR	WASHINGTON RACHEL
17	2807 MORGAN DR	POSADA NOE
18	2816 MORGAN DR	ROBENSON WILLIE JAMES
19	2824 MORGAN DR	JOHNSON ALLEN RAY
20	2830 MORGAN DR	HISLAND CORP
21	2839 MOJAVE DR	BROOKS THERESA
22	2825 MOJAVE DR	AUGUSTIN RODERICK L
23	2819 MOJAVE DR	THOMAS BARBARA MARILYN
24	2912 MORGAN DR	MCNEAL DOUGLAS
25	2910 MORGAN DR	DURHAM JAVAN JR
26	2918 MORGAN DR	NOLEN SHANIQUA

10/8/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2926 MORGAN DR	ROSE EVELYN
28	2934 MORGAN DR	WILSON HERMAN
29	2938 MORGAN DR	COX VALARIE A
30	2946 MORGAN DR	ROCK NATALIE DBA ROCK ENTERPRISE 2
31	2931 MOJAVE DR	THOMAS ANNA L WILLIAMS
32	2927 MOJAVE DR	JACKSON LEE PERVIS EST OF
33	2921 MOJAVE DR	TRINITY MORTGAGE COMPANY
34	2915 MOJAVE DR	TATUM JOHNNIE LEE
35	2911 MOJAVE DR	YOUNG MINNIE P FOWLER
36	2905 MOJAVE DR	HARRISON JAMES O
37	3019 MORGAN DR	WALTONTERRY SONYA C ET AL
38	3035 MORGAN DR	MECCA APRIL INC
39	3027 MORGAN DR	JONES DOROTHY
40	7718 TEXOMA WAY	ESPINOZA ALFREDO G & YOLANDA REYES
41	3010 MORGAN DR	LANKFORD OLIVER WAYNE
42	3020 MORGAN DR	KENNEDY MARTHA LEE
43	3028 MORGAN DR	HADNOT MYRIA LYNETTE
44	3037 MOJAVE DR	SMITH THEODORE EST OF & ALETHA M
45	3035 MOJAVE DR	BABERS JAMES H
46	3029 MOJAVE DR	BABERS CELESTINE
47	3025 MOJAVE DR	JOHNSON BESSIE
48	3013 MOJAVE DR	BIGGER BILLY & CAROL
49	2904 MIDWAY PLZ RD	POSANKA WILLIAM & AIMEE C/O SULTHAR PROP
50	2910 MIDWAY PLZ RD	SAN MIGUEL AND ASSOCIATES INC
51	2918 MIDWAY PLZ RD	REEDER REAL ESTATE LP
52	2922 MIDWAY PLZ RD	DAL TEX GROUP LLC
53	2926 MIDWAY PLZ RD	PARCHER M WILLIAM & ADRIENNE LISA FAM 19
54	2930 MIDWAY PLZ RD	CUENCA ADRIAN & ARIENE
55	2934 MIDWAY PLZ RD	WILLIAMS BYRON
56	2938 MIDWAY PLZ RD	D DYNASTY INV
57	2942 MIDWAY PLZ RD	CHRISTOPHER ELLEN

Z123-280(RB)

10/8/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2946 EL CENTRO WAY	MORENO KIMBAR E &
59	2944 EL CENTRO WAY	ADAMS SYLVESTA
60	2947 EL CENTRO WAY	PRECISION GARDENS INC
61	2951 EL CENTRO WAY	WEST FORK PPTIES LLC
62	2919 EL CENTRO WAY	A&E ASSOCIATION CORP
63	1 EL CENTRO WAY	BGB TOTAL INC
64	2939 EL CENTRO WAY	PROCTOR ANTWAN
65	2931 EL CENTRO WAY	ADAMS SYLVESTA

Planner: Warren F. Ellis

FILE NUMBER: Z123-135(WE) **DATE FILED:** November 13, 2012

LOCATION: Northwest line of Hawthorne Avenue between Production Dr. and Afton Street

COUNCIL DISTRICT: 2 **MAPSCO:** 34-Y

SIZE OF REQUEST: Approx. 5.509 acres **CENSUS TRACT:** 4.01

APPLICANT / OWNER: Texas Intownhomes, LLC.

REPRESENTATIVE: Robert Baldwin

REQUEST: An application for a Planned Development Subdistrict for single detached dwellings 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 this request is to allow for the construction of a single family development and a community service center. The maximum number of single family dwellings proposed is 118.

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

PREVIOUS ACTION: On August 8, 2013, September 26, 2013, October 24, 2013, and November 7, 2013, the City Plan Commission held this case under advisement to allow the applicant time to work with staff on the proposed conditions and make any revisions to the conceptual plan based on the Peer Design Panel review.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The request site is currently zoned for MF-2 Multiple Family Subdistrict uses and could be developed with multiple family uses, however, due to certain limitations to the MF-2 development standards, the applicant requested a Planned Development Subdistrict to develop the site. The proposed 118 single family development is compatible with the surrounding development.
2. *Traffic impact* – The Engineering Section of the Department Sustainable development and Construction has reviewed the request and determined that it will not impact the surrounding street system for the proposed development.
3. *Comprehensive Plan or Area Plan Conformance* The proposed request is in compliance with the forwardDallas! Comprehensive Plan.
4. Justification for PD Planned Development District Zoning as opposed to a straight zoning district – The proposed Planned Development Subdistrict is justified because the existing MF-2 Multiple Family Subdistrict prohibits certain development rights and standards the applicant is proposing in the single family development.

BACKGROUND INFORMATION:

- The request for a Planned Development Subdistrict is to construct a 118-single family detached development is twofold: 1) increase the structure height from 36 feet to 58 feet and 2) modify the yard, space and yard regulations in an MF-2(A) Subdistrict. The MF-2 Subdistrict development standards are more restrictive than what is proposed by the applicant to construct the single family development.
- The Medical District Tax Increment Finance District has reached an agreement with the applicant to receive funds for the site's redevelopment. As part of the agreement, the developer has agreed to allocate approximately 20 percent of the units as affordable units.
- On October 25, 2013, the Peer Review Panel will review and comment on the applicant's proposed plan. The Peer Review Panel consists of a Panel from the Design Team. The Review Panel is the first of two review committees that will consider the applicant's request to receive TIF funding. The applicant will have to receive final approval from TIF Board and City Council to receive the funds for the proposed development.
- The surrounding land uses consist of single family uses to the northeast and an elementary school (PDS No. 28) to the southeast, which is across Hawthorne Avenue. A flood plain borders the request site's northwestern and southwestern

boundaries that separate the industrial and commercial type uses that are on Macatee Drive and Production Drive, respectively.

Zoning History: There have been two recent Board of Adjustment cases requested in the area.

1. BDA101-011 On May 17, 2011, the Board of Adjustment Panel A granted a variance of 15 feet to the front yard setback regulations at 2201 Kings Road.
2. BDA101-040 On May 17, 2011, the Board of Adjustment Panel A granted a variance of 15 feet to the front yard setback regulations at 4701 Bengal Street.

Thoroughfares/Streets:

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

Land Use:

	Zoning	Land Use
Site	MF-2 w/in PDD No. 193	Undeveloped
Northeast	MF-2 w/in PDD No. 193	Single Family
Southeast	PDS No. 28 w/in PDD No. 193	Elementary School
Northwest	IR	Industrial
Southwest	IR	Industrial, Warehouses

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 being within the Urban Mixed Use Building Block.

The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options

and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

LAND USE:

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

GOAL 3.1 ENSURE A SUSTAINABLE AND EFFICIENT LONG-RANGE HOUSING SUPPLY

Policy 3.1.2 Encourage alternatives to single-family housing developments for homeownership.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

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 applicant's request for a PDS for a single family development meets objectives 1, 4, 6 and 7. The request does not meet the remaining objectives, 2, 3, and 5 because the proposed development will not have a retail component nor is located in a commercial area. The proposed single family development will only provide the appropriate off-street parking requirements necessary to service the development.

STAFF ANALYSIS:

Land Use Compatibility: The 5.509 acre site is undeveloped and is adjacent to a floodplain which flows along the request site's northwestern and southwestern property lines. The surrounding land uses consist of primarily residential uses, however there is an elementary school that is southeast of the site, across Hawthorne Avenue and industrial type uses (e.g., warehouse uses) to the southwest, across Production Drive.

The applicant's request for a Planned Development Subdistrict for single detached dwellings will permit the construction of a 110-single family shared access development. The applicant has requested several modifications to the MF-2 Subdistrict's development standards and regulations to allow for the proposed single family development to be developed. These modifications refer primarily to the yard, lot and space regulations, and parking regulations. The MF-2 Subdistrict development standards are more restrictive than is proposed by the applicant to construct the single family development. The MF-2 Subdistrict permits a front yard setback of 20 feet, a side yard setback of 10 feet and a rear yard setback of 15 feet. The proposed development will allow for zero yard setbacks. In addition, the City Council approved a similar development in the Farmer's Market area that is being proposed on the request site.

In addition, the applicant and the Medical District Tax Increment Finance District have reached an agreement to allocate approximately 20 percent of the units as affordable units. Also, the Medical District Tax Increment Finance will provide some financial funding for the site's redevelopment. On October 25, 2013, the Peer Review Panel, which consists of the Design Team, will review and comment on the applicant's proposed plan. The Review Panel is the first of two review committees that will consider the applicant's request to receive TIF funding. The applicant will have to receive final approval from TIF Board and City Council to receive the funds for the proposed development.

Staff's recommendation is for approval, subject to a conceptual plan and staff's recommended conditions.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
MF-2 – existing Multiple Family	15'	10/15'	Min lot 2,000 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%		Multifamily, duplex, single family
PDS for single family - proposed	0'	0/0'	Min lot 2,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	58'	90%		Multifamily, duplex, single family

Landscaping: Landscaping of any development will be in accordance with Part I landscaping requirements in PDD No. 193.

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

Miscellaneous – Conditions: Staff has reviewed supports the applicant Planned Development conditions. However, there are some provisions in the conditions that are not supported by staff and will be reflected in the appropriate sections.

As of November 21, 2013, staff has not received any revisions to the PDS conditions or conceptual plan that may reflect the Peer Review Team’s comments. The Peer Review Team reviewed the applicant’s project on October 25, 2013.

**LIST OF OFFICERS
Texas in Townhomes, LLC**

- Frank M. K. Liu, President
- Ming Liu, Vice-President
- Helen Ghozali, Vice-President

PROPOSED PDS CONDITIONS

SEC. S-___.101. LEGISLATIVE HISTORY.

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

SEC. S-___.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ____ is established on property generally located on the northeast corner of the intersection of Hawthorne Street and Production Drive. The size of PD Subdistrict ____ is approximately 5.509 acres.

SEC. S-___.103. PURPOSE.

The general objectives of these standards are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and, in part, to achieve the following:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment by encouraging the development of residential structures in an urban context.
- (3) To encourage a mix in the design of residential structures.
- (4) To promote landscape/streetscape quality and appearance.
- (5) To provide visual buffering and enhance the beautification of the city.
- (6) To safeguard and enhance property values and to protect public and private investment.
- (7) To conserve energy.

SEC. S-___.104. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part 1 of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part 1 of this article, Part 1 of this article controls. In this division,

- (1) **COLORED CONCRETE** means concrete with one or more pigments added to it.
 - (2) **SUBDISTRICT** means a subdistrict of PD 193.
- (b) Unless otherwise state, all references to articles, divisions, or sections in this

division are articles, divisions or sections in Chapter 51.

(c) TYPE A UNITS means a unit that has a minimum of xxxx square feet of floor area. [Note: The applicant's representative has not provided staff with the square footage of the unit at the time this case was prepared for mail-out.]

(d) TYPE B UNITS means a unit that has less than xxxx square feet of floor area. [Note: The applicant's representative has not provided staff with the square footage of the unit at the time this case was prepared for mail-out.]

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

SEC. S-___.105. EXHIBIT.

The following exhibit is incorporated into this division: Exhibit S-__A: conceptual plan.

SEC. S-___..106. CONCEPTUAL PLAN

Development and use of the Property must comply with the conceptual plan (Exhibit S-___). If there is a conflict between the text of this division and the conceptual plan, the text of this division controls.

SEC. S-___..107. DEVELOPMENT PLAN

(a) Except as provided in this section, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this subdistrict. If there is a conflict between the text of this division and the development plan, the text of this division controls.

(b) For a single family residential development, a final plat may serve as a development plan.

SEC. S-___..108. HOMEOWNERS ASSOCIATION.

Prior to final plat approval, the owner of the Property must execute an instrument creating a homeowner's association for the maintenance of common areas, screening walls, landscape areas (including right-of-way landscaping areas), and for other functions. This instrument must be approved as to form by the city attorney and filed in the Dallas County deed records.

Staff's Recommendation

SEC. S-___..109. GENERAL DEVELOPMENT STANDARDS.

The provisions of Section 51A-4.702, "Planned Development (PD) District Regulations," relating to the PD pre-application conference, site plan procedure, site analysis, conceptual plan, development plan, development schedule, and amendments to the development plan do not apply to this district.

Applicant's Proposal

SEC. S-____.109. GENERAL DEVELOPMENT STANDARDS.

The provisions of Section 51A-4.702, "Planned Development (PD) District Regulations," relating to the PD pre-application conference, site plan procedure, site analysis, conceptual plan, development plan, development schedule, and amendments to the development plan do not apply to this district.

SEC. S-____.110. MAIN USES PERMITTED.

- (a) The following uses are the only uses permitted in the PD Subdistrict:
- Accessory community center (private).
 - Handicapped group dwelling unit.
 - Local utilities
 - Single-family.
 - Temporary construction or sales office.

SEC. S-____.111. 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.

SEC. S-____.112. 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 1 of this article. In the event of a conflict between this section and Part 1 of this article, this section controls.)

- (a) Single-family uses.
- (1) Front yard. No minimum front yard.
 - (2) Side and rear yard. No minimum side or rear yard.
 - (3) Density. The maximum dwelling unit density is 118 units.
 - (4) Height. Maximum structure height is 58 feet to the highest point of the roof. Rooftop projections, trellis projections and other architectural features may exceed the height by 12 feet.
 - (5) Projections. Windows, sills, belt courses, cornices, or other architectural features may project no more than 12 inches into the right-of-way with a City of Dallas license for use of the public right-of-way. Cantilevered roof eaves, steps, stoops and balconies may project no more than three feet in the right-of-way with a City of Dallas license for use of the public right-of-way.

(6) Lot coverage. Maximum lot coverage is 90 percent. For purposes of lot coverage, the entire property subject to these regulations will be treated as a single lot.

(7) Lot size: No minimum lot size.

(8) Stories. No maximum stories.

(9) Plat requirements. In this subdistrict, a minimum of 10 feet must be provided by plat between each group of no more than eight single family structures.

Staff's Recommendation

(10) Platted lots. Each dwelling unit must be located on a separate lot. Platted lots may have frontage on two opposite sides.

Applicant's Proposal

(10) Platted lots. Platted lots may have frontage on two opposite sides.

SEC. S-____.113. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult Part 1 of this article for the specific off-street parking and loading requirements for each use.

(b) Parking for Single-family Residential Uses.

(1) Type A Units: Two off-street parking spaces are required per unit.

(2) Type B Units: One off-street parking per unit.

(c) Guest Parking. A total of .25 parking spaces are required and these spaces may cross lot lines and may be located in the public right-of-way.

(d) Parking Space Dimensions. Except for on-street parallel parking spaces along Bengal Drive, off-street parking spaces must be a minimum of 18 feet long by eight feet wide.

Staff's recommendation

(e) There is no parking requirement for accessory uses, such as an ~~sales office~~, accessory community center (private) or fitness center, provided that the accessory use is principally for the residents.

Applicant's Proposal

(e) There is no parking requirement for accessory uses, such as a sales office, accessory community center (private) or fitness center, provided the accessory use is principally for the residents.

(f) Accessory community center (private). Off-street parking is not required for an accessory community center (private) use.

SEC. S-____.114. SIDEWALKS.

(a) A minimum sidewalk width of 12 feet, with 7.5 feet unobstructed by any structure or planting, must be provided along Hawthorne Street.

(b) A minimum sidewalk width of 10 feet, with 7.5 feet unobstructed by any structure or planting, must be provided along Bengal Street.

(c) Sidewalks elsewhere in the interior of the subdistrict are allowed but not required. Interior sidewalks must be a minimum of three feet wide.

(d) Sidewalks can be constructed with concrete, colored concrete or pavers.

SEC. S-____.115. RESIDENTIAL DEVELOPMENT TRACT PAVEMENT WIDTHS.

(a) The access drives must be provided as shown on the conceptual plan.

(b) Single-family lots may front on access drives.

Staff's recommendation

(c) The residential development access area must have a minimum width of 20 feet, and a minimum pavement width of 20 feet. Pavement widths are measured perpendicularly from the edge of the pavement to the opposite edge of the pavement.

Applicant's Proposal

(c) The access drives must have a minimum width of 20 feet and a minimum pavement width of 20 feet. Pavement widths are measured perpendicularly from the edge of the pavement to the opposite edge of the pavement.

Staff's recommendation

(d) Minimum visibility triangles are required at all driveways and intersections with public streets. At all driveways and intersections, visibility triangles must be 10 feet by 10-feet for driveways and 20 feet by 20-feet at street intersections.

Applicant's Proposal

(d) In this Subdistrict, sight visibility triangles are 10 feet by 10 feet for driveways and 15 feet by 15 feet at street intersections.

SEC. S-____.116. PARAPET WALL.

All residential units facing the eastern property line must have a minimum four-foot parapet wall. The parapet wall must be of similar materials of the single family dwellings.

SEC. S-____.117. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-____.118. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping and screening must be provided in accordance with Part 1 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) Street trees.

(1) Except as provided in this subsection, street 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 street 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) Maintenance. Plant material must be maintained in a healthy, growing condition.

SEC. S-____.119. URBAN DESIGN CONSIDERATIONS.

(a) Building materials. A minimum of 40 percent of total building facade area, excluding openings, must incorporate stone, brick or a combination of those materials. Hardi-board may be used on all facades.

(b) Drive-through porte-cocheres. Drive-through porte-cocheres must have a minimum height of 18 feet and may be located across shared drives.

(c) Outdoor lighting.

(1) Along Bengal Street, light poles must be located a minimum of 50 feet and a maximum of 100 feet on center with a minimum of one footcandle at the mid-point between fixtures.

(2) Outdoor light sources must be indirect, diffused, or shielded-type fixtures, installed to reduce glare and the consequent interference with boundary streets. Bare bulbs or strings of lamps are prohibited.

(3) Fixtures must be attached to buildings or mounted on permanent poles at a maximum height of 20 feet.

(4) Fixtures may be located within the public right-of-way with a City of Dallas license or on adjoining property.

(5) Pedestrian areas must be lighted beginning one-half hour after sunset and continuing until one-half hour before sunrise.

Staff's recommendation

(d) Tree grates. Tree grates conforming to state and federal standards and specifications adopted to eliminate, insofar- as possible, architectural barriers encountered by aged, handicapped, or disabled persons, and of a size adequate to permit healthy tree growth may be provided for all trees planted within a public sidewalk, ~~but are not required~~.

Applicant's Proposal

(d) Tree grates. Tree grates conforming to state and federal standards and specifications adopted to eliminate, insofar- as possible, architectural barriers encountered by aged, handicapped, or disabled persons, and of a size adequate to permit healthy tree growth may be provided for all trees planted within a public sidewalk, but are not required.

(e) Fencing.

(1) Solid fencing is not required, but is allowed.

(2) Wrought iron fencing with or without gates is permitted between buildings along the perimeter of the subdistrict.

(3) Maximum fence height is eight feet.

(f) Pavement markings. Pedestrian crosswalks across ingress and egress driveways and interior drives or streets must be clearly marked by colored concrete or patterned or stamped concrete and must be consistent.

(g) Common areas. Mailboxes, water features and community service (private) use, pools, pool houses and accessory structures are allowed in common areas.

(h) Translucent windows. Along the eastern side of this district, if a side or rear façade is facing the existing single family homes along Afton Street, translucent glass must be used in that part of a window from the finished floor to six feet above the finished floor. If any portion of the window that is 10 feet or more above grade, except that transparent glass may be used in any window that is perpendicular to the side yard line.

SEC. S-____.120. SIGNS.

Signs must comply with the provisions for residential zoning districts in Article VII.

SEC. S-____.121. ADDITIONAL PROVISIONS.

Staff's Recommendation

~~(a) The property that is subject to these regulations can be developed as a residential development tract.~~

Applicant's Proposal

(a) The property that is subject to these regulations can be developed as a residential development tract.

Staff's Recommendation

~~(b) In this Subdistrict, there are not a maximum number of lots that can be platted in a single residential development tract.~~

Applicant's Proposal

(b) In this Subdistrict, there are not a maximum number of lots that can be platted in a single residential development tract.

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

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

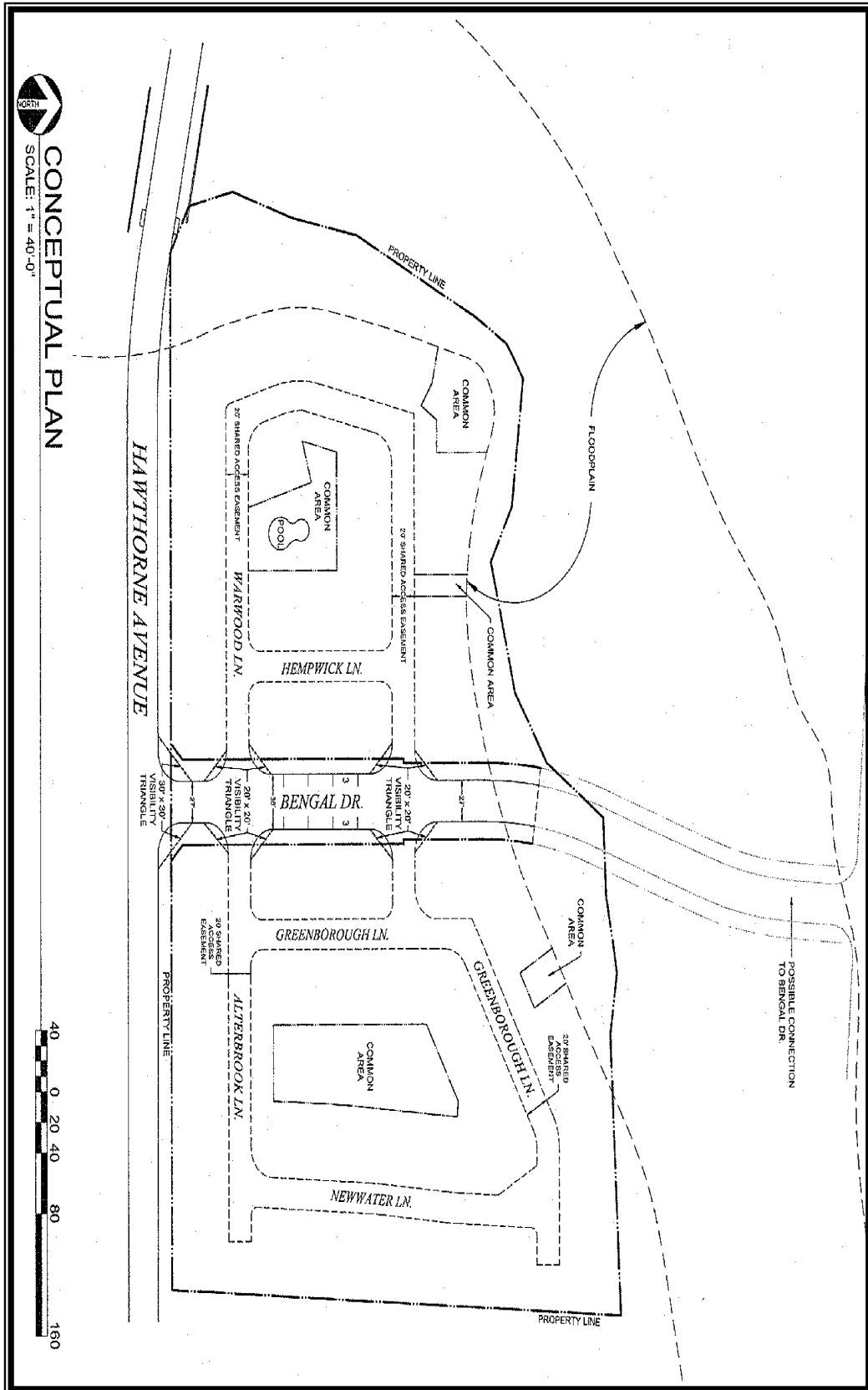
(e) Development and use of the Property must comply with Part 1 of this Article.

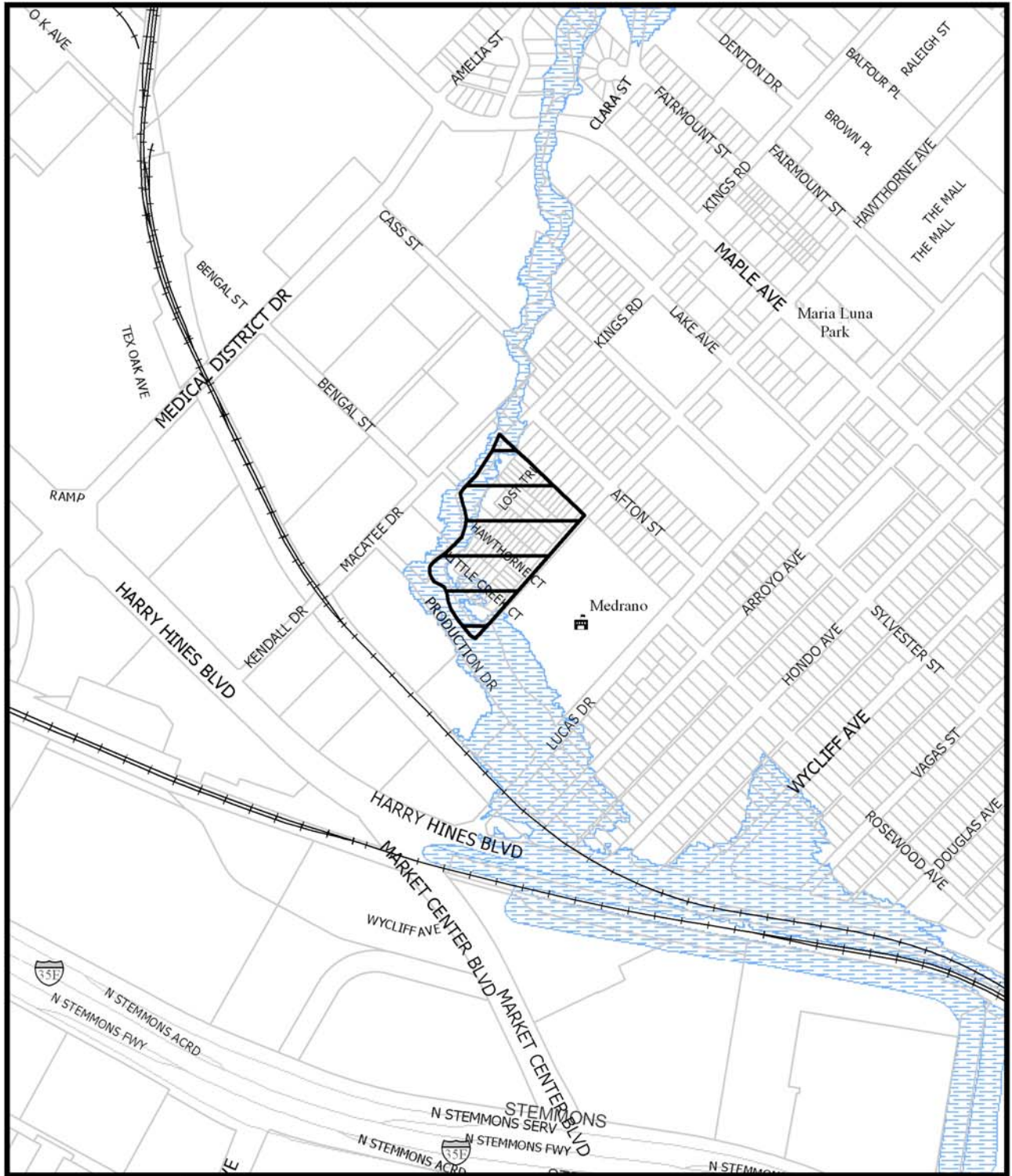
SEC. S-____.122. COMPLIANCE WITH CONDITIONS.

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

PROPOSED CONCEPTUAL PLAN



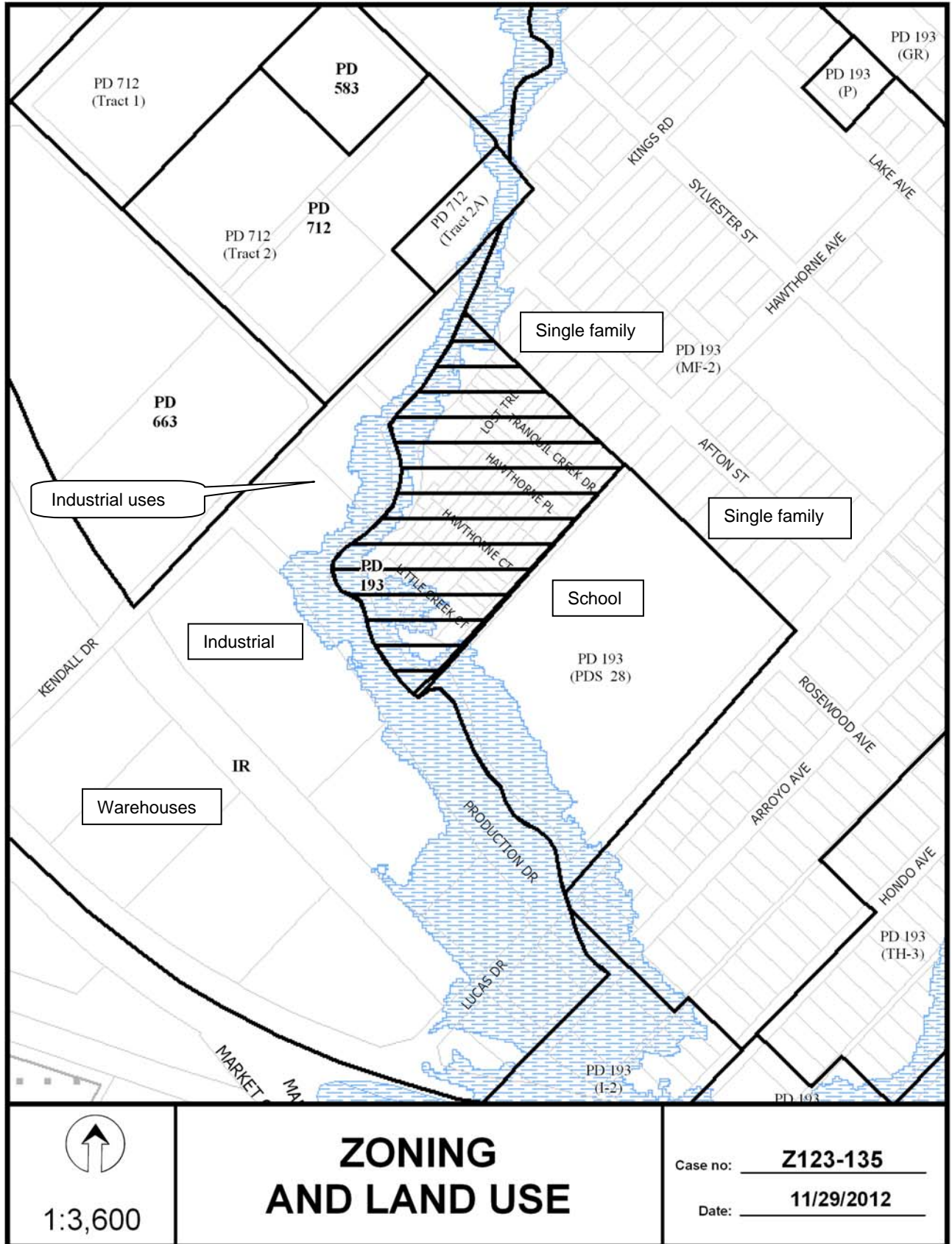


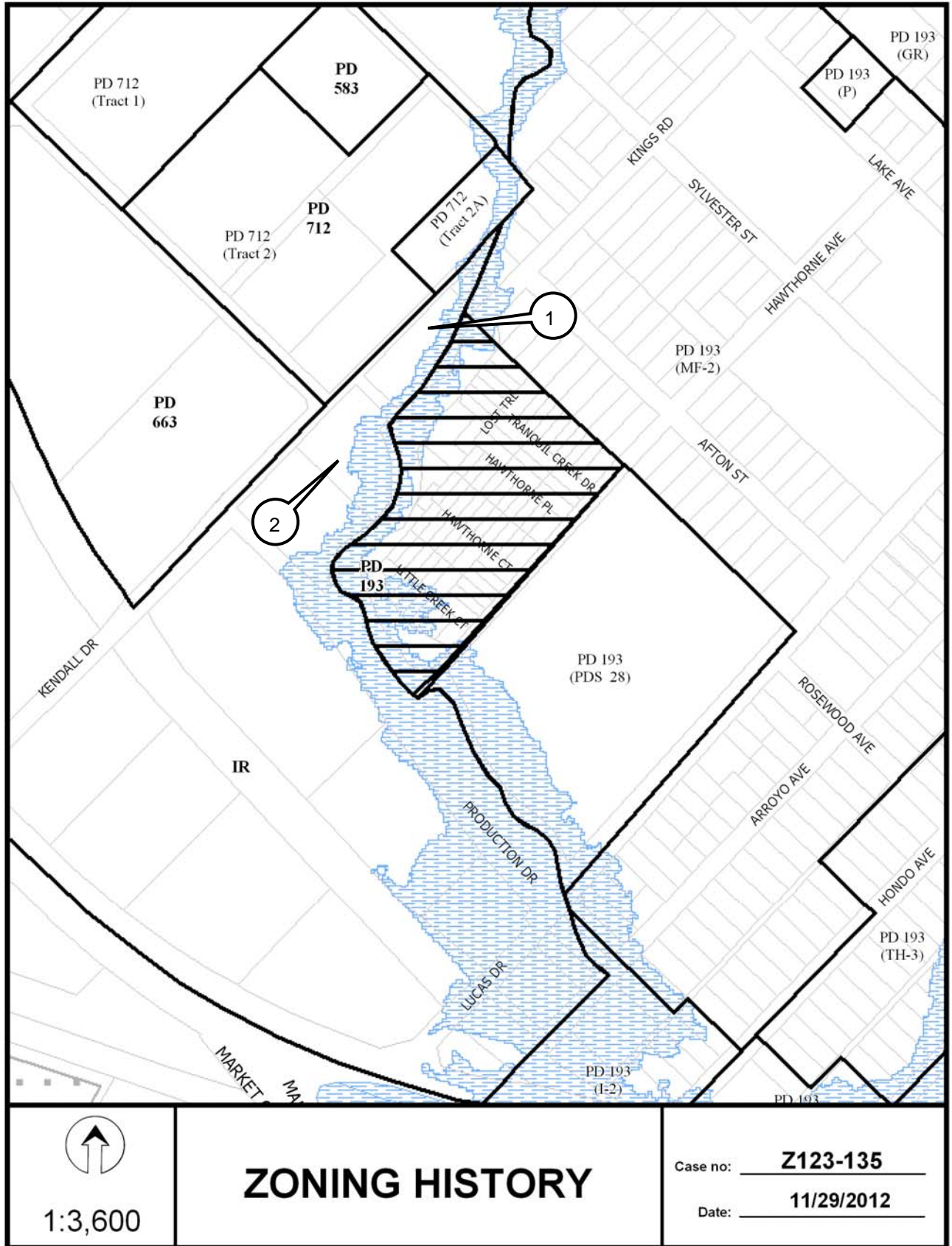
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VICINITY MAP

Case no: Z123-135

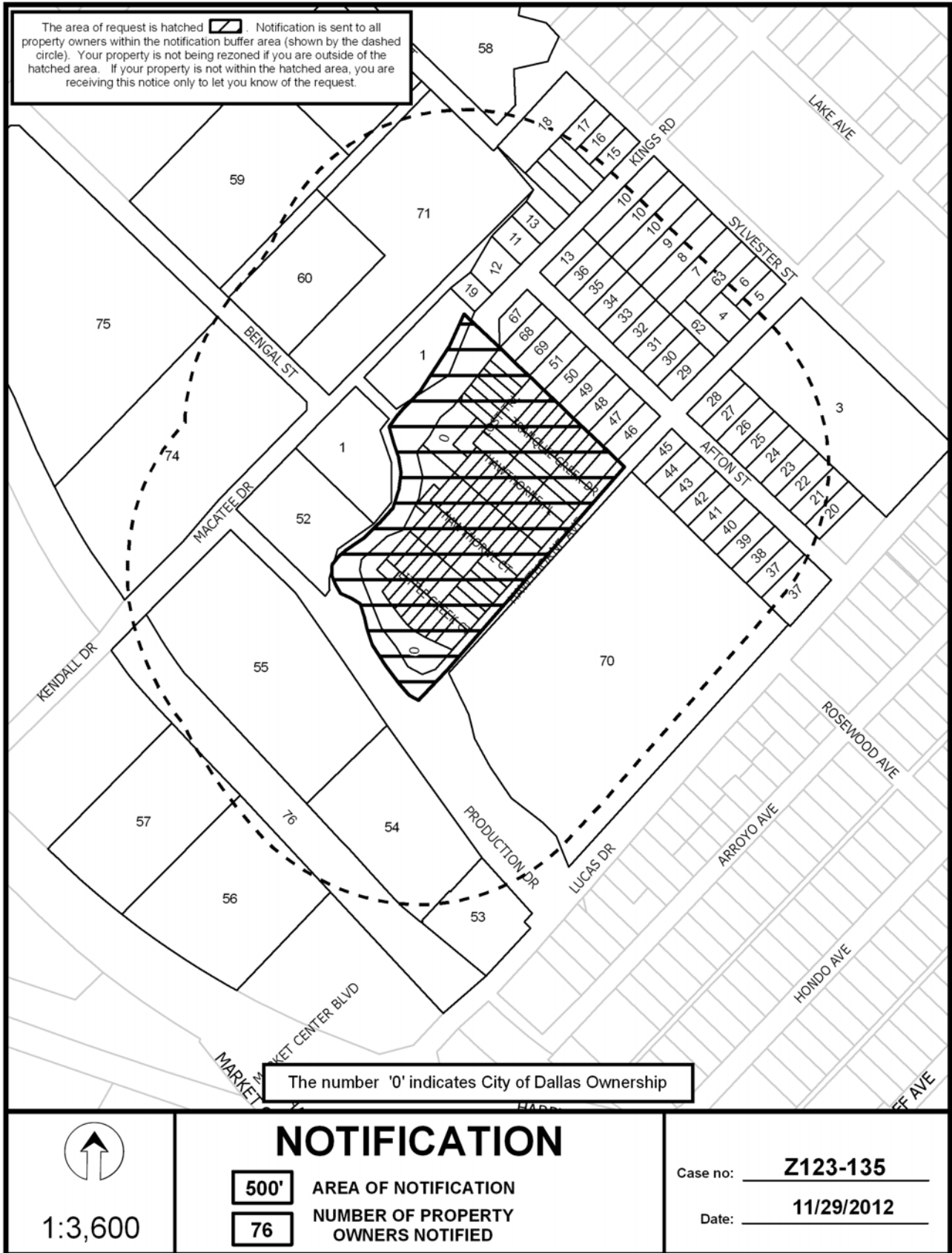
Date: 11/29/2012





Ariel Map





Notification List of Property Owners

Z123-135

76 *Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2201 KINGS RD	CRASH INC
2	2201 LOST TRL	TEXAS INTOWNHOMES LLC
3	4525 SYLVESTER ST	TUNG CHYUAN INV INC
4	2319 HAWTHORNE AVE	DELGADO SALVADOR & DINA
5	4601 SYLVESTER ST	MALAGON MARTIN & GADRIELA
6	4607 SYLVESTER ST	LOEZA CRISTINA
7	4615 SYLVESTER ST	GARCIA BRENDA N
8	4619 SYLVESTER ST	GANDARA AURELIANO & RAFAELA M
9	4623 SYLVESTER ST	HOLGUIN FERNANDO & MARIA D C
10	4625 SYLVESTER ST	KEMP JACK R
11	2330 KINGS RD	HYDE HEATH
12	2251 KINGS RD	SINGER ARTURO
13	2326 KINGS RD	CHANDLER NANCY ANN S TR STE 207
14	2324 KINGS RD	SANCHEZ MARIA
15	4703 SYLVESTER ST	CARRILLO CIRILO ESTATE OF
16	4707 SYLVESTER ST	SEPULVEDA JAMES L & GLORIA MRS
17	4711 SYLVESTER ST	BARRIOS JOSE LUIS & ESPERANZA BARRIOS
18	4719 SYLVESTER ST	HOLGUIN DANIEL & CHRISTINE
19	2200 KINGS RD	ODONNELL AUDREY L % MICHAEL ODONELL
20	4508 AFTON ST	AGUINAGA JOSE A & ALICIA
21	4514 AFTON ST	DAO CUONG P & QUYEN T VO
22	4518 AFTON ST	MARTINEZ MARIA CARMEN
23	4522 AFTON ST	HERNANDEZ EPIFANIO
24	4526 AFTON ST	CORTEZ ANGEL & MARIA AMAYA
25	4530 AFTON ST	NGUYEN HOANG
26	4534 AFTON ST	LE HOA THI XUAN

11/29/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4538 AFTON ST	OSORIO ISRAEL ANTUNEZ & NICOLASA PINEDA
28	4542 AFTON ST	MEDRANO PROPERTIES LLC
29	4600 AFTON ST	GALINDO XOCHILT
30	4606 AFTON ST	RAMIREZ JOSE & MARIA G ZUNIGA
31	4610 AFTON ST	MEDINA ADAN V & MAGDALENA C
32	4614 AFTON ST	VO HUONG THANH
33	4618 AFTON ST	DINH MY HOANG
34	4622 AFTON ST	LE MINH HOANG
35	4624 AFTON ST	LE KY VAN & MANH NGOC NGUYEN
36	4630 AFTON ST	NGUYEN THANH PHONG
37	4501 AFTON ST	LIVE MODERN HOMES LLC
38	4515 AFTON ST	URBINA CELIA
39	4519 AFTON ST	PEREZ JENNIFER
40	4523 AFTON ST	YOHANNES KIDUS UNIT 1001
41	4527 AFTON ST	RODRIGUEZ JUAN P
42	4531 AFTON ST	ZUNIGA ANTONIO JUAN
43	4533 AFTON ST	DEITELHOFF KATRINA
44	4535 AFTON ST	QUINONES DANIEL G
45	4543 AFTON ST	MANUEL CLEMENTE
46	4601 AFTON ST	DICKERSON DOROTHY
47	4607 AFTON ST	GALINDO JOSE H & ROSA
48	4611 AFTON ST	PEREZ DENISE
49	4615 AFTON ST	FRANCISCO TOMAS
50	4619 AFTON ST	CAO TRANG THI
51	4623 AFTON ST	NGUYEN VAN NGOC
52	4699 PRODUCTION DR	RUPLEY HELEN GAIL
53	2023 LUCAS DR	WALRAVEN A T III & ANNE WALRAVEN R RUPE
54	4525 PRODUCTION DR	PRODUCTION PPTY PTNR LLC ATTN: CHARLES M
55	4641 PRODUCTION DR	GREENWAY 4641 PRODUCTION SUITE 100
56	4600 HARRY HINES BLVD	UNIVERSITY OF TEXAS BOARD OF REGENTS
57	4640 HARRY HINES BLVD	SOVRAN ACQUISITION LTD PS

11/29/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4714 CASS ST	KALOGRIDIS REAL EST LTD
59	4814 BENGAL ST	TCF INTERESTS PARTNERSHIP LTD
60	4722 BENGAL ST	FOSTER M POOLE JR
61	4815 CASS ST	UNION GOSPEL MISSION
62	2313 HAWTHORNE AVE	JORY ROBERT
63	4611 SYLVESTER ST	GUZMAN JOSE GUADALUPE
64	2359 KINGS RD	BOUNNHING SAY
65	2355 KINGS RD	GOMEZ ELPIDIA
66	2351 KINGS RD	LARA OLGA L
67	4637 AFTON ST	NGUYEN DIEM TRANG HOANG
68	4633 AFTON ST	NGO HUNG VI & KIM YEN NGO
69	4629 AFTON ST	NGUYEN MINH
70	2221 LUCAS DR	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
71	4700 BENGAL ST	TCF INTERESTS PARTNERSHIP LTD ATTN: LEGA
72	4816 BENGAL ST	TCF INTERESTS PS LTD LTD
73	4816 BENGAL ST	POOLE FOSTER M JR
74	4707 BENGAL ST	RONALD MCDONALD HOUSE OF DALLAS FAMILY A
75	2140 MEDICAL DISTRICT DR	MOTOR STREET APTS LP
76	555 2ND AVE	DART

FILE NUMBER: Z123-355(WE) **DATE FILED:** August 9, 2013

LOCATION: Scyene Road and Lewiston Avenue, southwest corner

COUNCIL DISTRICT: 7 **MAPSCO:** 49-X, Y

SIZE OF REQUEST: Approx. 21,172 sq. ft. **CENSUS TRACT:** 120

APPLICANT / OWNER: Mehdi & Shurat Enterprise, Inc.

REPRESENTATIVE: Hisham Awadelkariem

REQUEST: An application for a CR Community Retail District on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is to allow for a retail strip center to be developed on site.

STAFF RECOMMENDATION: Denial

PREVIOUS ACTION: On November 7, 2013, the City Plan Commission held this case under advisement until December 5, 2013, to allow the representative to schedule a neighborhood meeting to discuss the proposed zoning case.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends denial based upon:

1. *Performance impacts upon surrounding property* –The request site is surrounded by single family uses and the adjacency of a CR Community Retail District could impact the area. Even though the site is on a principal arterial, it also is bounded by a residential street that provides access to the residential neighborhood.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the applicant’s request will not have a negative impact on the street system. However, the additional traffic that inevitably comes with more intensive, regional serving uses will impact the neighborhood.
3. *Comprehensive Plan or Area Plan Conformance* – The type of uses the CR Community Retail District permits are not compatible in an area that is developed with residential uses. The *forwardDallas! Comprehensive Plan* shows that the request site is located within a Residential Building Block.

BACKGROUND INFORMATION:

- The request site is currently undeveloped.
- The proposed request is to develop a retail strip center on the 21,172-square-foot site.

Zoning History: There have not been any recent zoning changes in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Scyene Road	Principal Arterial	100 ft.	100 ft.
Lewiston Avenue	Local	50 ft.	50 ft.

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
North	MF-2(A)	Multifamily
South	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
West	R-7.5(A)	Single Family

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

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

The Comprehensive Plan recognizes that this building block is suitable for some shops, restaurants, and institutional land uses that serve neighborhoods at the edges or at key intersections. NS(A) Neighborhood Service District and some office districts may be appropriate as they limit the lot coverage, drive-through services, and building footprint.

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 applicant's request for a CR Community Retail District will allow for the development of a retail center on a 21,172 square foot site. The proposed retail development is located in a predominately residential area.

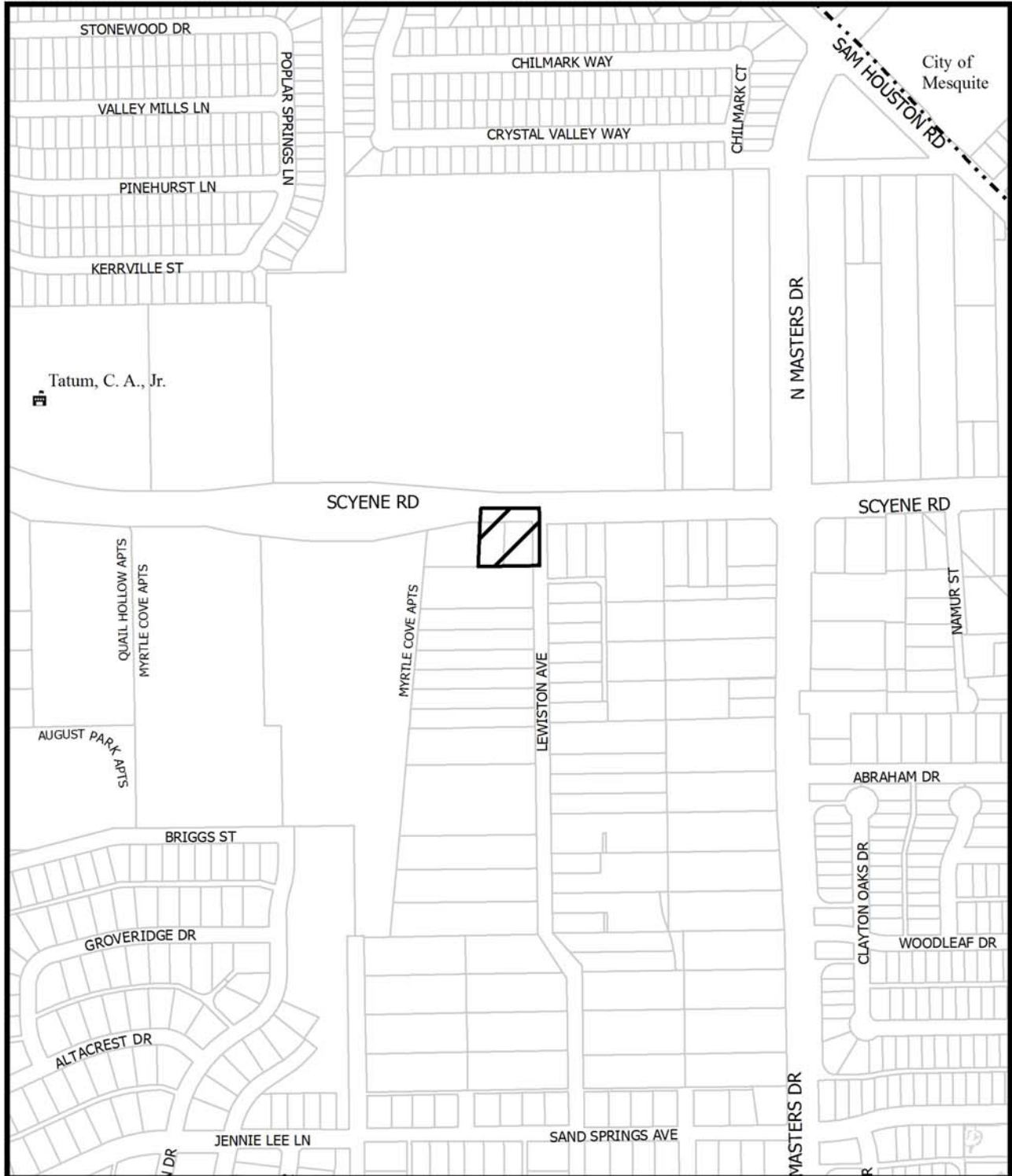
Staff is concerned that the location of the proposed uses could impact the adjacent residential uses. Even though the request site is adjacent to a principal arterial and local street, the type of uses a CR Community Retail District permits and development pattern that will be created as a result of the proposed development is not consistent with the surrounding area. The type of uses that could be developed in a CR Community Retail District are, but not limited to, a building repair and maintenance shop, tool or equipment rental, church, community service center, auto service center, and general merchandise or food store permit. The nearest retail development is at the southwest corner of Masters Road and Scyene Road, which is approximately 584 feet east from the request site and is located within an NS Neighborhood Service District. .

Staff's recommendation is for denial of a CR Community Retail District.

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
CR - proposed Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Landscaping: Landscaping of any development will be in accordance with Article X, as amended.

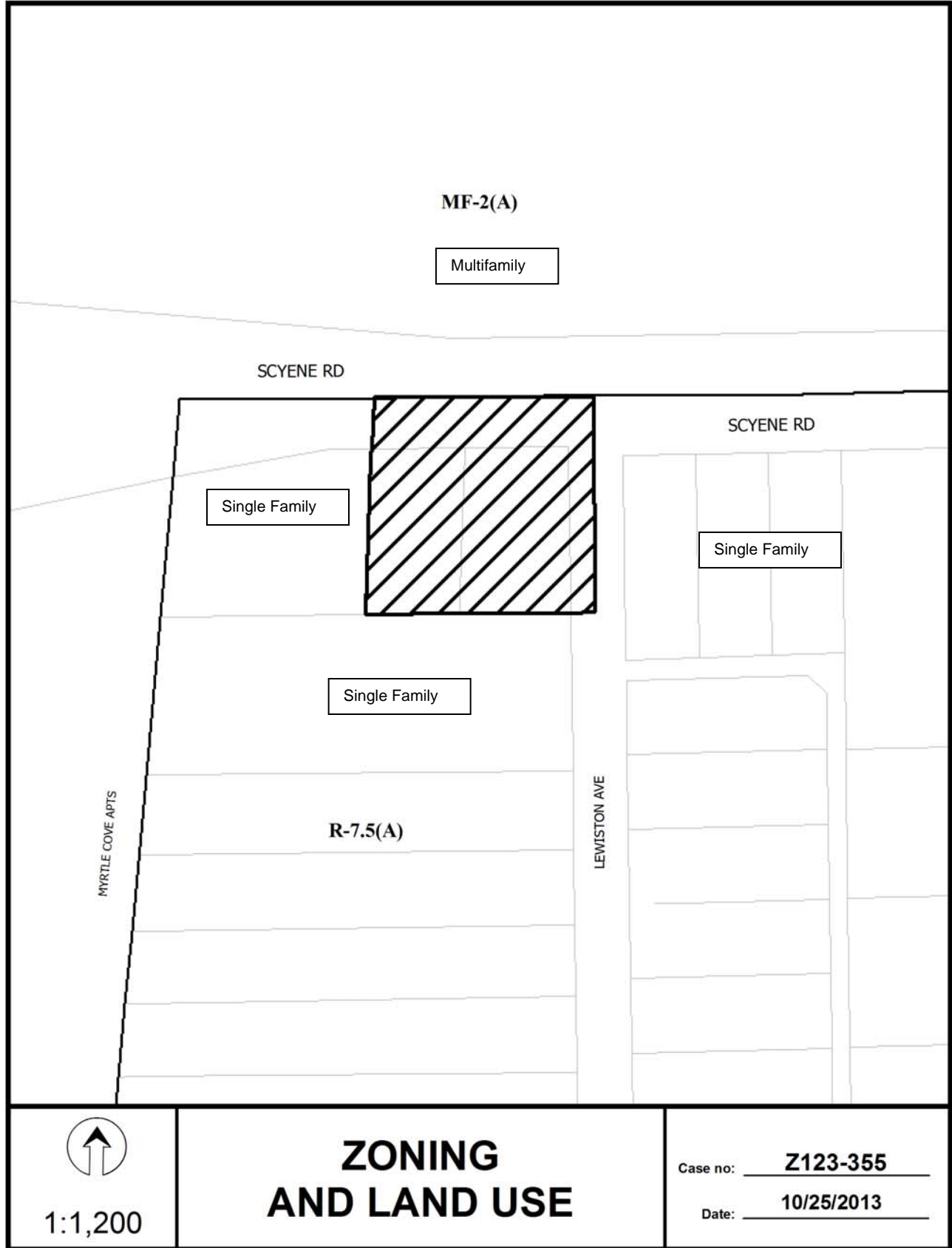


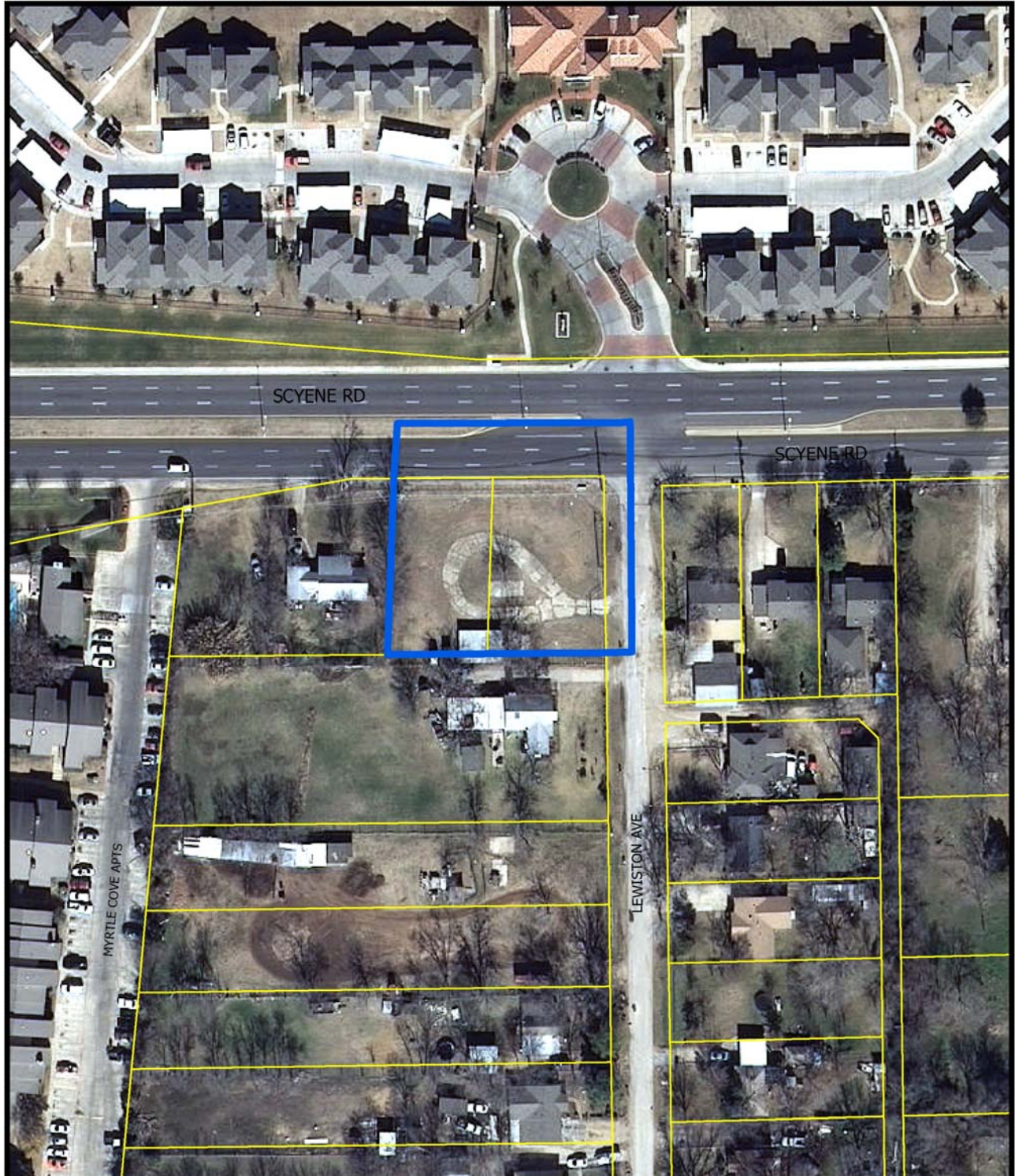
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VICINITY MAP

Case no: Z123-355

Date: 10/25/2013



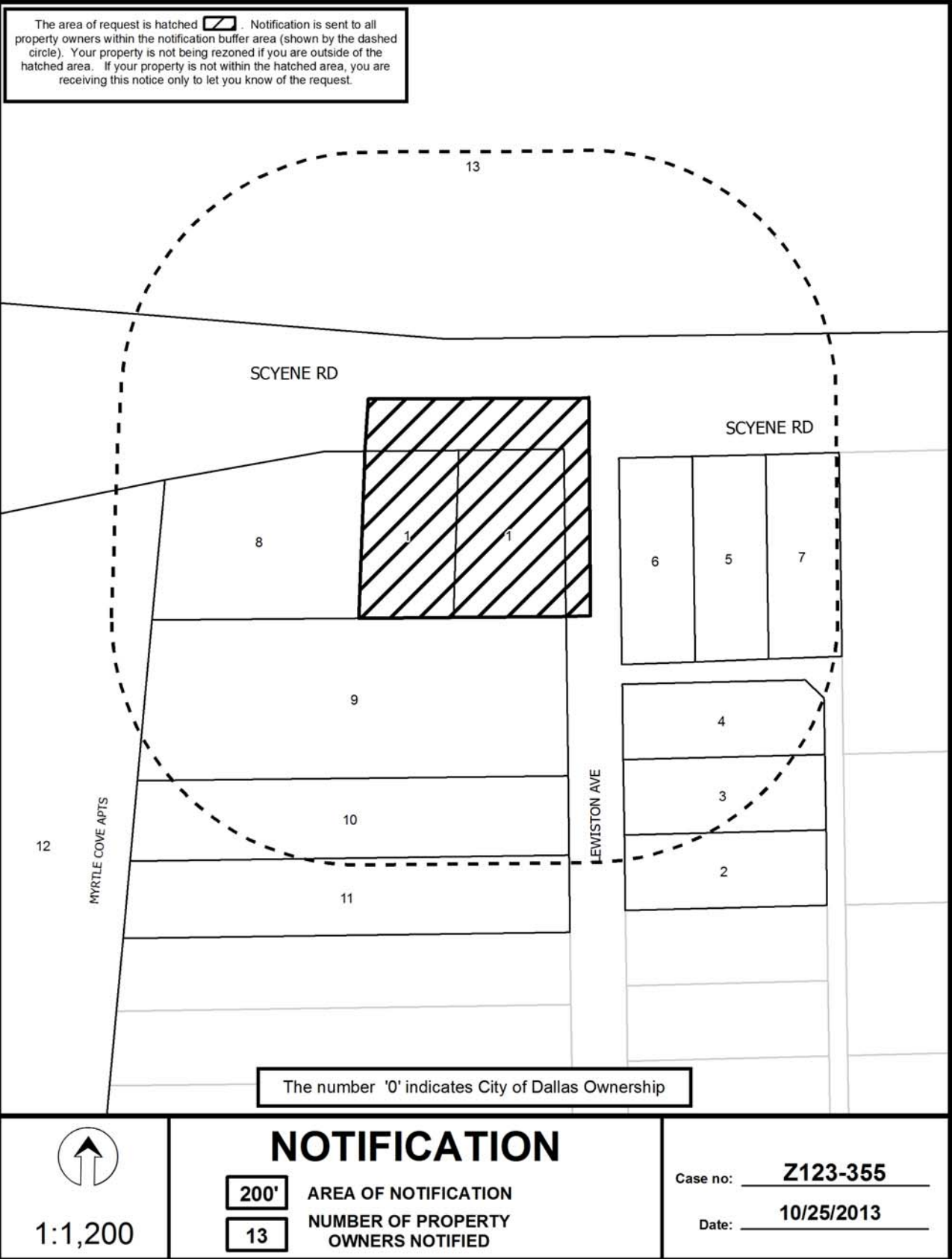


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AERIAL MAP

Case no: Z123-355

Date: 10/25/2013



Notification List of Property Owners

Z123-355

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9928 SCYENE RD	HERNANDEZ OMAR &
2	2908 LEWISTON AVE	DIAZ ROSALBA
3	2912 LEWISTON AVE	VEGA CLAUDIA
4	2918 LEWISTON AVE	ROBLES JORGE & ELIZABETH ARENAS
5	10006 SCYENE RD	FLORES JOEL J
6	10002 SCYENE RD	MATA MARIA C
7	10012 SCYENE RD	RODRIGUEZ LIIZ
8	9922 SCYENE RD	STUART MICHAEL E
9	2921 LEWISTON AVE	SANDATE LEODEGARIO & FELIPA
10	2911 LEWISTON AVE	MARTINEZ ZENIDO TRLR 133
11	2909 LEWISTON AVE	MARTINEZ ZENAIDO TRLR 133
12	9860 SCYENE RD	CRP TBG MYRTLE COVE LP STE 200
13	9901 SCYENE RD	HOUSING AUTHORITY OF THE CITY OF DALLAS

FILE NUMBER: Z123-360(MW)

DATE FILED: August 20, 2013

LOCATION: Southeast line of Belt Line Road, east of Kleberg Road

COUNCIL DISTRICT: 8

MAPSCO: 69-A

SIZE OF REQUEST: ±1 acre

CENSUS TRACT: 170.0

REPRESENTATIVE: Pamela Craig

APPLICANT/OWNER: Elvira Almaraz

REQUEST: An application for the renewal of Specific Use Permit No. 1909 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to continue the sale of alcoholic beverages in conjunction with the existing restaurant [Los Portillos].

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

PREVIOUS ACTION: On November 21, 2013, the City Plan Commission held this case under advisement with the public hearing left open until December 5, 2013 because the applicant did not attend the meeting.

STAFF RECOMMENDATION:

Staff recommends approval of this request subject to conditions based upon the following:

1. *Compatibility with surrounding uses and community facilities* – The existing restaurant appears to be compatible with the surrounding land uses. The sale of alcoholic beverages in conjunction with the main use does not affect compatibility.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The existing restaurant provides a service to this area of the City and does not appear to negatively impact the adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The existing restaurant, which sells and serves alcoholic beverages, does not appear to compromise the health, safety, and welfare of the citizens of the City of Dallas. The most recent offense incident listed on the Dallas Police Department's online reports was a theft, which occurred in 2009.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the request complies with all applicable zoning regulations and standards.

BACKGROUND INFORMATION:

- The ±1-acre request site is developed with a ±2,057-sqaure-foot restaurant, which was issued a Certificate of Occupancy on May 12, 2011.
- Specific Use Permit No. 1909 was approved on October 10, 2011 for a two-year period.
- The applicant does not propose changes to the existing building or site.

Surrounding Zoning History:

There has been no zoning activity in the vicinity of the request site within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
South Belt Line Road	Principal Arterial	Variable

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.

Surrounding Land Uses:

	Zoning	Land Use
Northeast	CR	Single family
Southeast	R-7.5(A)	Single family
Southwest	CS	Single family
Northwest	CS	Single family

STAFF ANALYSIS:

Comprehensive Plan:

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

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

well as quality access and visibility are important components of successful auto-oriented development.

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

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

The applicant's request conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code. The proposed sale of alcoholic beverages in conjunction with the existing restaurant does not appear to negatively impact the adjacent properties. Therefore, staff recommends approval for a five-year period with eligibility for automatic renewal for additional five-year periods subject to a site plan and conditions.

Development Standards:

While the applicant does not propose any new construction or changes to the site, the development standards for the CS Commercial Service District are provided below.

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
CS Commercial Service	15' 0' on minor	20' adjacent to residential Other: No Min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial and business service; supporting retail and personal service; office

Parking:

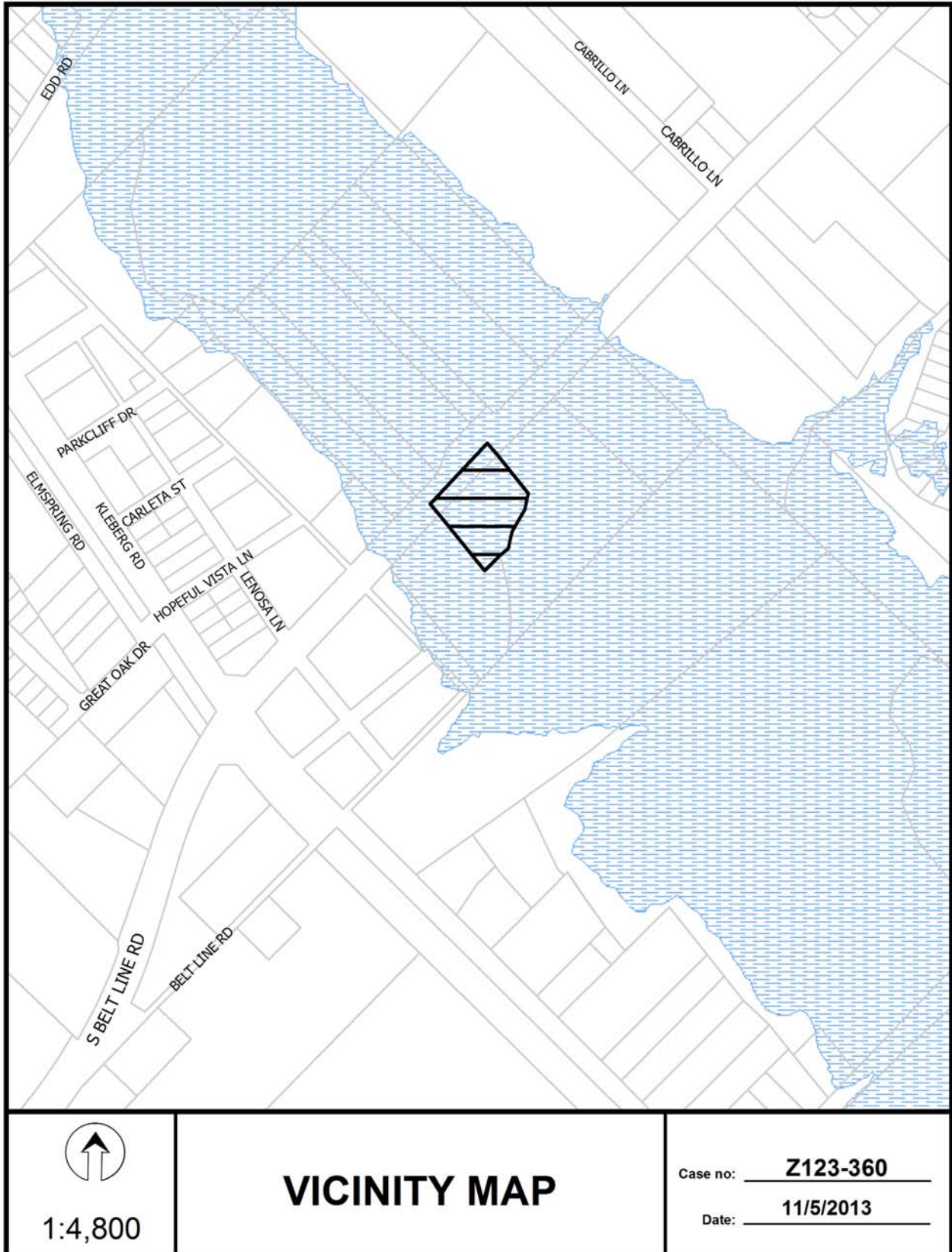
Pursuant to the Dallas Development Code, a restaurant without drive-in or drive-through service requires one space per 100 square feet of floor area. Therefore, the ±2,057-square foot restaurant requires 21 spaces; 23 spaces are provided, as depicted on the site plan.

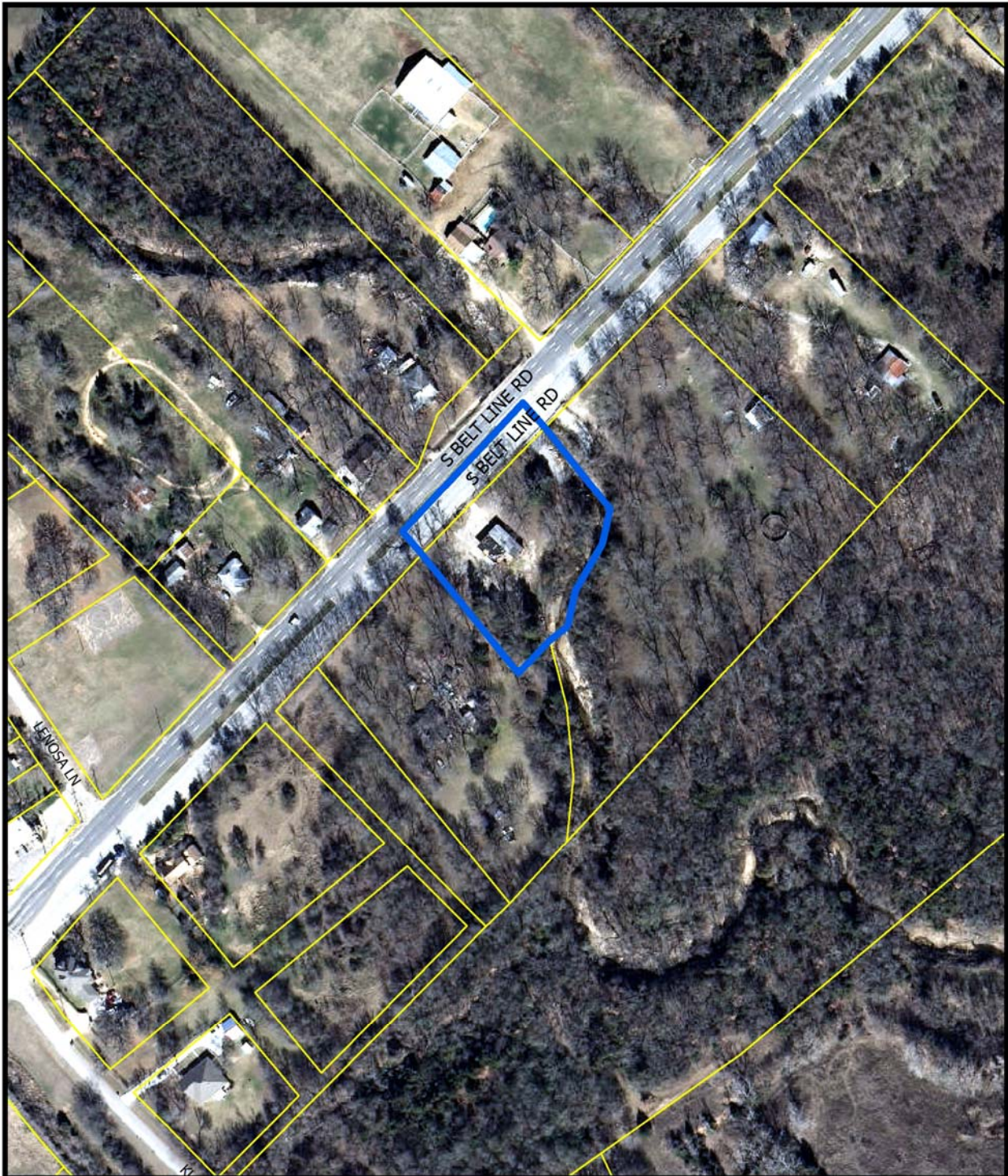
Landscaping:

Any new construction will require landscaping per Article X of the Dallas Development Code. No new construction is proposed by this application; additional landscaping is not required at this time.

Z123-360
Existing/Proposed SUP Conditions

1. USE: T The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service.
2. SITE PLAN. Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~October 10, 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. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



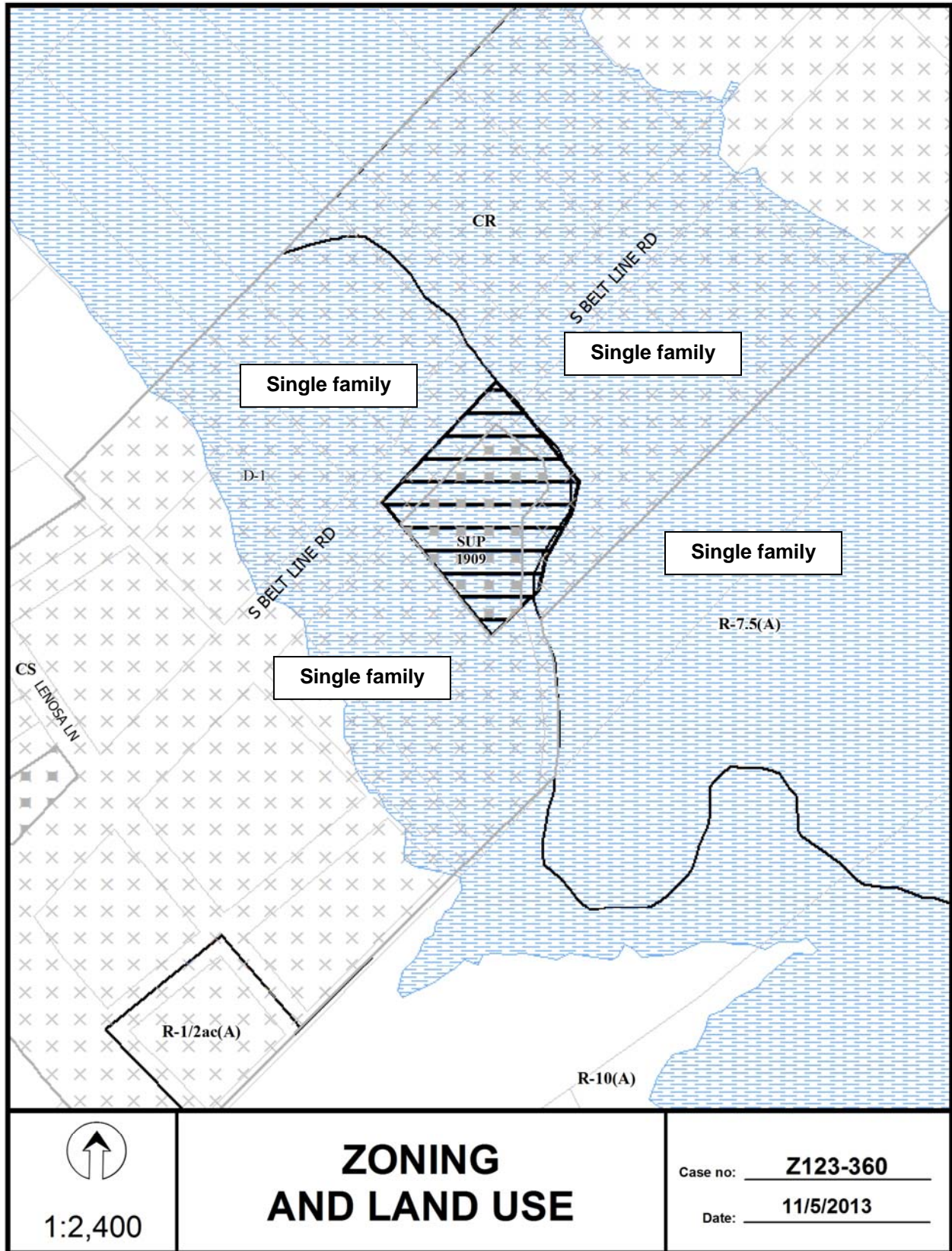


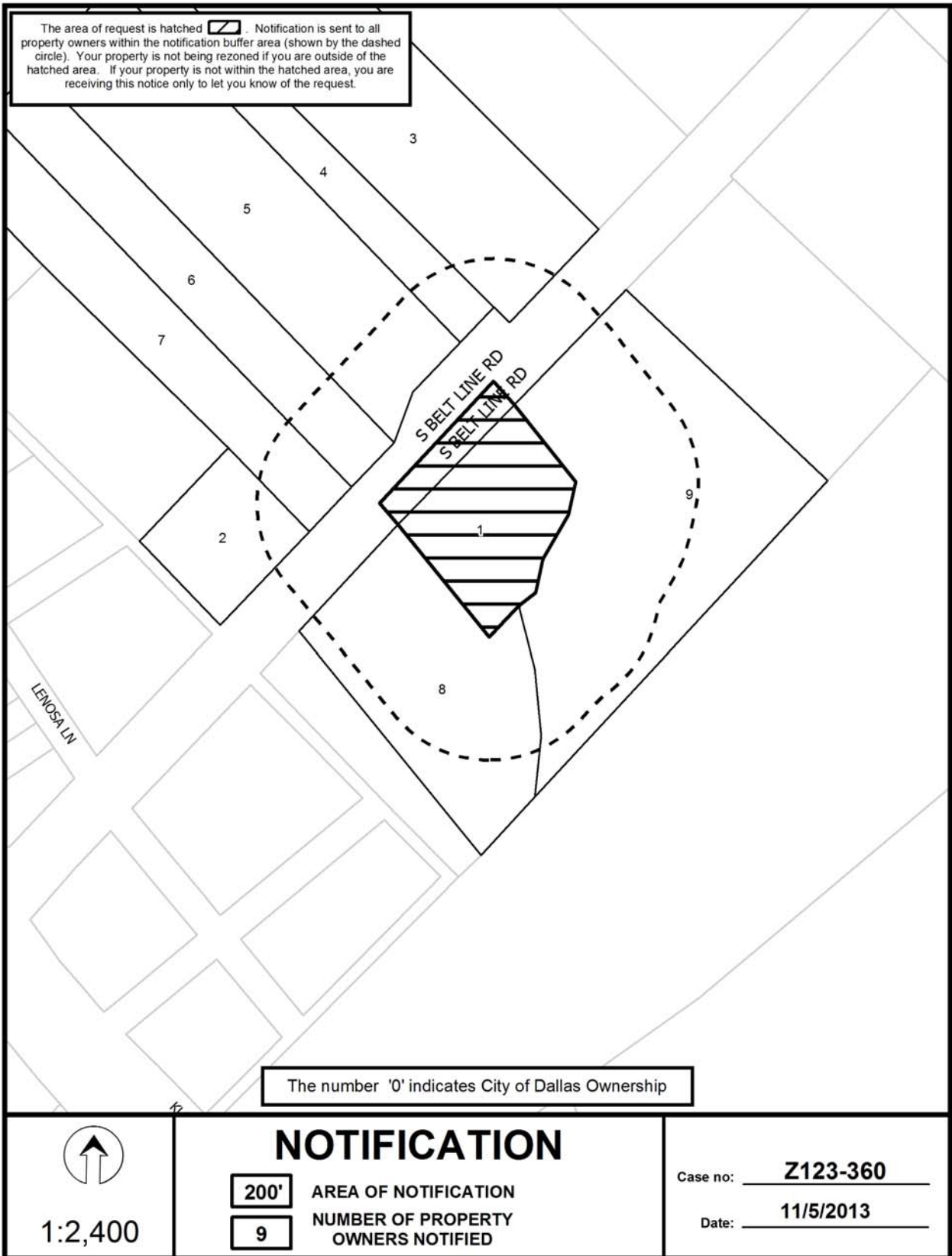
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AERIAL MAP

Case no: Z123-360

Date: 11/5/2013





Z123-360(MW)

11/4/2013

Notification List of Property Owners

Z123-360

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2348 BELTLINE RD	ALMARAZ ELVIRA G &
2	2369 BELTLINE RD	HETMER AGNES ANN
3	2327 BELTLINE RD	STOVALL ILONA A
4	2333 BELTLINE RD	STOVALL ILONA
5	2347 BELTLINE RD	FREEMAN WILLIAM D JR & DAWN MICHELLE
6	2355 BELTLINE RD	HERNANDEZ JAVIER & MARIA
7	2363 BELTLINE RD	LUTTRELL LEONA ROSE
8	2368 BELTLINE RD	GAONA JULIO C
9	2300 BELTLINE RD	QUON CARMENCITA W TR CARMENCITA W QUON R

FILE NUMBER: Z123-283(MW)

DATE FILED: May 14, 2013

LOCATION: Northwest corner of Routh Street and McKinney Avenue

COUNCIL DISTRICT: 14

MAPSCO: 45-F

SIZE OF REQUEST: ±0.85 acre

CENSUS TRACT: 18.00

REPRESENTATIVE: Karl Crawley, Masterplan

APPLICANT/OWNER SC One Dallas, LLC, a Florida Limited Partnership
Paul S. Cheng, Managing Member

REQUEST: An application for a new Planned Development Subdistrict for mixed uses on property zoned an LC Light Commercial Subdistrict District in Planned Development District No. 193, the Oak Lawn Special Purpose District

SUMMARY: The applicant proposes a mixed use project comprised of a maximum of 36,000 square feet of nonresidential uses on the ground story and second story with a maximum of 200 multifamily residential units on the stories above. The proposed maximum height is 240 feet, consistent with the existing zoning.

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

PREVIOUS ACTION: On November 21, 2013, the City Plan Commission held this case under advisement with the public hearing left open until December 5, 2013 to give the surrounding property owners an opportunity to continue discussions with the applicant on the proposed development.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval of the proposed Planned Development Subdistrict based upon the following:

1. *Performance impacts upon surrounding property* –Development of the site with a building more urban in form is consistent with the existing character of the area and is not anticipated to negatively impact the performance of surrounding properties.
2. *Traffic impact* – Staff has reviewed the request and has determined that it will not significantly impact the surrounding roadway system. As demonstrated in the traffic impact analysis prepared by DeShazo Group, Inc., the traffic generated by the proposed development can be accommodated by the existing roadway network with no need for mitigation measures.
3. *Comprehensive Plan or Area Plan Conformance* – The request complies with the Comprehensive Plan and the Oak Lawn Plan.
4. While the proposed uses are permitted in the LC Light Commercial Subdistrict, the applicant proposes a new Planned Development Subdistrict to accommodate an increase in floor area for a mixed use project. However, to encourage pedestrian activity, the applicant proposes design standards such as ground story transparency on McKinney Avenue and Routh Street, tower setbacks, and concealment of loading areas.

However, Staff does not support the following aspects of the request:

1. The applicant proposes that, on the McKinney Avenue frontage, a maximum of 60 percent (60%) of the area at ground level between the property line and the setback may be occupied by outside seating area and on the Routh Street frontage a maximum of 25 percent (25%) on the Routh Street frontage of the area at ground level between the property line and the setback may be occupied by outside seating area. Staff does not believe this allowance for setback encroachments is necessary, as the request site is undeveloped and not subject to existing constraints.
2. The applicant proposes an eight-foot sidewalk on McKinney Avenue. To further encourage pedestrian activity, staff recommends a minimum unobstructed sidewalk width of 10 feet on McKinney Avenue.

BACKGROUND INFORMATION:

- With the exception of surface parking, the ±0.85-acre request site is unimproved.
- The applicant proposes an increase in the maximum floor area ratio permitted under the current zoning. To accomplish this, the applicant proposes to define a “special residential project” as a development having multifamily uses occupying

Z123-283 (MW)

at least 80 percent of the building floor area and a floor area ratio greater than 4.5:1.

Surrounding Zoning History:

- Z123-129:** On Wednesday, February 27, 2012, the City Council approved a Planned Development District for mixed uses subject to a development plan, landscape plan and conditions
- Z123-130:** On Wednesday, February 27, 2012, the City Council approved the termination of deed restrictions and a new subdistrict with deed restrictions volunteered by the applicant.
- Z112-135:** On Wednesday, February 22, 2012, the City Council approved a Specific Use Permit for a Hotel or Motel use for a fifteen-year time period; subject to a site plan and conditions.

Traffic:

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

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
McKinney Avenue	Minor arterial	58 feet
Howland Street	Local	45 feet
Routh Street	Local	50 feet

Surrounding Land Use:

	Zoning	Land Use
Site	LC Subdistrict in PDD No. 193	Surface parking
North	LC Subdistrict in PDD No. 193	Restaurant
East	LC Subdistrict in PDD No. 193	Office
South	LC Subdistrict in PDD No. 193	Retail and restaurant
West	PDD No. 9	Office

STAFF ANALYSIS:

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.

In general, the applicant's proposal is consistent with these objectives.

Comprehensive Plan:

The Vision Illustration depicts the request site as within an *Urban Neighborhood Building Block* on the ***forwardDallas! Vision Illustration***, adopted June 2006. This building block should be predominantly residential, but are distinguished from other neighborhoods by a wide variety of housing options available. These neighborhoods will have concentrations of shops or offices along key corridors or at key intersections, which provide important services and job opportunities. These areas may have mixed-use buildings with ground floor shops.

In general, the applicant's request is consistent 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 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Land Use Compatibility:

The applicant proposes to develop the site with a mixed use project comprised of a maximum of 36,000 square feet of nonresidential uses on the ground story and second story with a maximum of 200 multifamily residential units on the stories above.

While the proposed uses are permitted in the LC Light Commercial Subdistrict, the applicant seeks an increase in the floor area ratio of 4.5:1 permitted for a mixed use project. Specifically, the applicant proposes a maximum floor area of 240,000 square feet (with the maximum floor area for non-residential uses limited to 36,000 square feet), which equates to a floor area ratio of approximately 6.5:1.

To accomplish this, the applicant proposes to define a “Special Residential Project” as a project having multifamily uses occupying at least 80 percent of the building floor area, a floor area ratio greater than 4.5:1 and no dwelling units are permitted on the ground story.

For a Special Residential Project, the applicant proposes to permit outside seating areas, retaining walls, landscaping or planters within a required front yard. While the locations of such encroachments are not depicted on the development plan, the applicant proposes that, on the McKinney Avenue frontage, a maximum of 60 percent (60%) of the area at ground level between the property line and the setback may be occupied by outside seating area and on the Routh Street frontage a maximum of 25 percent (25%) on the Routh Street frontage of the area at ground level between the property line and the setback may be occupied by outside seating area. Staff does not believe this allowance for setback encroachments is necessary, as the request site is undeveloped and not subject to existing constraints.

The applicant proposes design standards for a Special Residential Project which include, but are not limited to ground story transparency on McKinney Avenue and Routh Street, tower setbacks, and concealment of loading areas.

The applicant proposes a ten-foot sidewalk on McKinney Avenue, consistent with the adjacent Planned Development District No. 877, and a minimum unobstructed sidewalk

width of six feet on Howland Street and Routh Street. Currently, in the LC Light Commercial Subdistrict, six-foot sidewalks are required on all street frontages.

Development Standards:

The yard, lot, and space regulations and uses for the LC Light Commercial Subdistrict apply to the proposed Planned Development District, with exceptions for a Special Residential Project (SRP).

District	Setbacks		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
LC Subdistrict	10'	10' side MF 5' side duplex 0' side other 15'/25' rear MF 10' rear duplex 0' side other	4:1 4.5:1 with res	36' SF 240' other	80%	N/A	Commercial
Proposed							
New Subdistrict	LC SRP:10'*	LC 10' McKinney 10' Routh 10' side 8'6" Howland	LC SRP: 240,000 sf retail/200 du	LC	80%	SRP: design standards	LC District SRP Multifamily; retail

*Outside seating areas, retaining walls, landscaping or planters are permitted within a required front yard.

Parking:

The applicant proposes parking in accordance with the provisions of Planned Development District No. 193 with the following exception for a Special Residential Project:

- Parking for an accessory community center (private) use in conjunction with a multiple-family use must provide parking at a ratio of one space per 1,000 square feet of floor area.

For a Special Residential Project, the applicant proposes the following additional requirements to address the location of parking, which is not currently addressed in the existing Subdistrict regulations:

- All required parking must be located either underground or within a structure.
- If valet parking is provided, no queuing is permitted within the public right-of-way. Drop-off and pick-up and of valet parked vehicles for residential uses must occur either underground or within a structure. Drop-off and pick-up of valet parked vehicles for non-residential uses may occur at street level outside of the public right-of-way.

Z123-283 (MW)

Landscaping:

The applicant proposes landscaping in accordance with the provisions of Planned Development District No. 193.

Proposed PDS Conditions

Z123-283

SEC. S-___.101. LEGISLATIVE HISTORY.

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

SEC. S-___.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict __ is established on property generally located at the northwest and southwest corner of McKinney Avenue and Routh Street. The size of PD Subdistrict __ is approximately 0.85 acre.

SEC. S-___.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:

- (1) SPECIAL RESIDENTIAL PROJECT means a development having:
 - (A) multifamily uses occupying at least 80 percent of the building floor area; and
 - (B) a floor area ratio greater than 4.5.
 - (C) no dwelling units are permitted on the ground story.
- (2) SUBDISTRICT means a subdistrict of PD No. 193.
- (3) TRANSPARENCY means the total area of window and door opening filled with glass, expressed as a percentage of the total facade area by story.
- (4) GROUND STORY means the story closest to and above grade along the street.

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

(d) This Subdistrict is considered to be a non-residential zoning district.

SEC. S- ____ .104. EXHIBIT.

The following exhibit is incorporated into this division: Exhibit ____A: development plan.

SEC. S- ____ .105. DEVELOPMENT PLAN.

(a) For a Special Residential Project, development and use of the Property must comply with the development plan (Exhibit S- A). The development and use of the Property must comply with the floor area ratios and percentages for each use shown on the development plan that allows the development to qualify as a Special Residential Project. If there is a conflict between the text of this division and the development plan, the text of this division controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. S- ____ .106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted in this Subdistrict are those main uses permitted in the LC Light Commercial Subdistrict, subject to the same conditions applicable in the LC Subdistrict, as set out in Part I of this article. For example, a use permitted in the LC Subdistrict only by specific use permit (SUP) is permitted in this Subdistrict only by SUP; a use subject to development impact review (DIR) in the LC Subdistrict is subject to DIR in this Subdistrict; etc.

(b)The following additional use is permitted in this Subdistrict:

- A Special Residential Project.

SEC. S- ____ .107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Part I of this article. For more information regarding accessory uses, consult PD 193.

(b) In this subdistrict, the following accessory uses are not permitted:

- Private stable.
- Amateur communication tower.
- Open storage.

SEC. S-__ .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 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 LC Light Commercial Subdistrict apply.

(b) Special Residential Project.

(1) Front yard.

(A) As shown on the development plan (Exhibit S- A).

Applicant proposed (staff does not support):

(B) On the ground story, outside seating areas, retaining walls, landscaping, and planters are permitted within the required front yard. The minimum height of an outside seating area within a required front yard is 18 inches above the adjacent sidewalk with a maximum height no greater than the threshold of the entry door of the use to which it is accessory. Railings in conjunction with an outside seating area within a required front yard are limited to a maximum height of 42 inches measured from the floor of outside seating area. For the McKinney Avenue frontage a maximum of 60 percent (60%) of the area at ground level (raised a minimum of 18 inches) between the property line and the setback maybe occupied by outside seating area; for the Routh Street frontage the maximum is 25 percent (25%)

(C) On the second story, outside seating areas are permitted within the required front yard.

(c) Density. The maximum number of dwelling units is 200.

(e) Floor area: The maximum floor area is 240,000 square feet for all uses combined. The maximum floor area for non-residential uses is 36,000 square feet. Uses that are accessory to a multifamily use are not included in the measurement of non-residential floor area.

(f) Lot coverage: The maximum lot coverage is 80 percent.

SEC. S-___.109. OFF-STREET PARKING AND LOADING.

Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

Special Residential Project.

(a) Accessory community center (private). One space per 1,000 square feet of floor area.

(b) Additional requirements.

(1) All required parking must be located either underground or within a structure.

(2) If valet parking is provided, no queuing is permitted within the public right-of-way. Drop-off and pick-up and of valet parked vehicles for residential uses must occur either underground or within a structure. Drop-off and pick-up of valet parked vehicles for non-residential uses may occur at street level outside of the public right-of-way. Packed parking for required parking is allowed by right.

SEC S-___.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI

SEC. S-___.111. LANDSCAPING.

(a) Landscaping and screening must be provided in accordance with Part I of this article.

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

SEC. S-___.112. SIGNS

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

SEC. S- . 113. DESIGN STANDARDS FOR A SPECIAL RESIDENTIAL PROJECT.

(a) Facade length along McKinney Avenue is a maximum of 110 feet.

(b) A minimum of 50 percent of the multifamily units must have direct access to an outdoor balcony.

(c) Tower setback (above 36 feet in height) from McKinney Avenue is 25 feet.

(d) Tower setback (above 36 feet in height) from Routh Street is 36 feet.

(e) The maximum lot coverage above 36 feet in height is 40 percent.

(g) The minimum transparency for the ground story on McKinney Avenue is fifty percent; the minimum transparency for the ground story on Routh Street is twenty five percent.

(h) The loading area must be located underground, within a structure, or gated with the gate remaining closed except for deliveries. An intercom and remote opening system must be installed and must be operated so that delivery drivers must contact building security for admittance through the gate.

(i) Sidewalks on McKinney Avenue must have a minimum unobstructed width of 10 feet. Sidewalks on Routh Street and Howland Street must have a minimum unobstructed width of six feet. If the sidewalk is located within the front yard a sidewalk easement must be dedicated to the City. Tree grates must comply with Section 193.126(b)(5)(F).

SEC. S-___.114. PAVING.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

SEC. S-___.115. ADDITIONAL PROVISIONS.

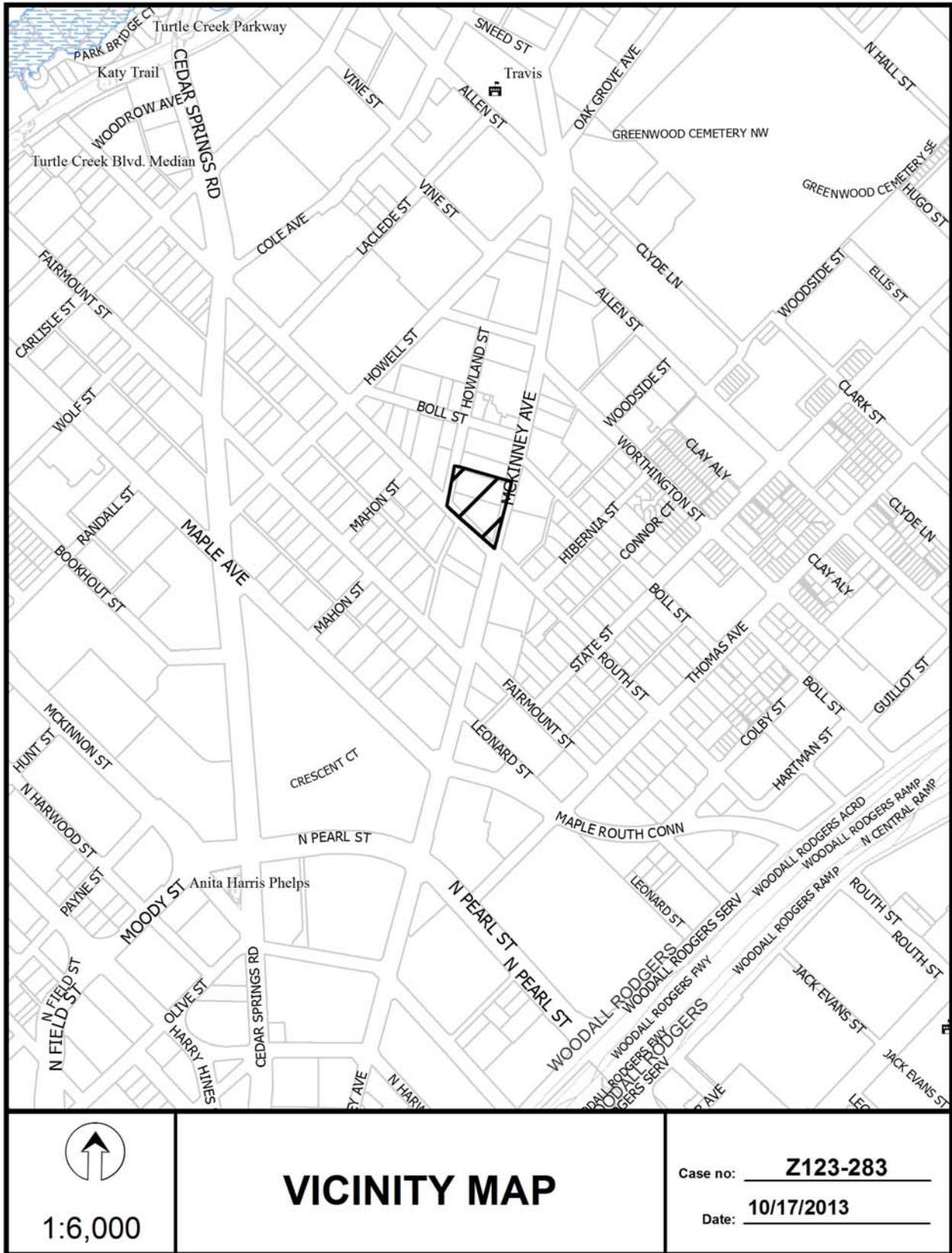
(a) The Property must be properly maintained in a state of good repair and neat appearance.

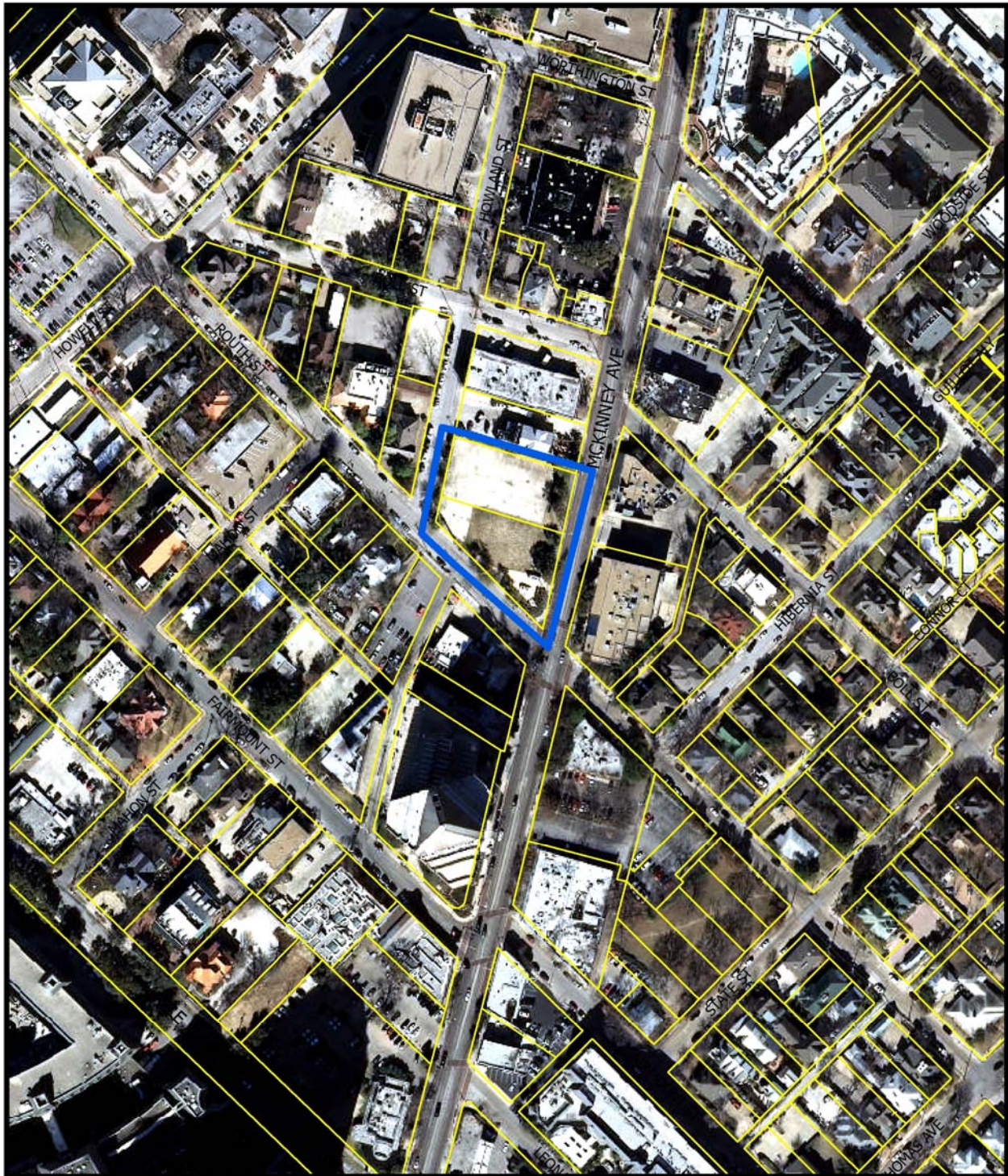
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Except as otherwise provided in this division, development and use of the Property must comply with Part I of this article.

SEC. S-___.116. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or a certificate of occupancy for 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.



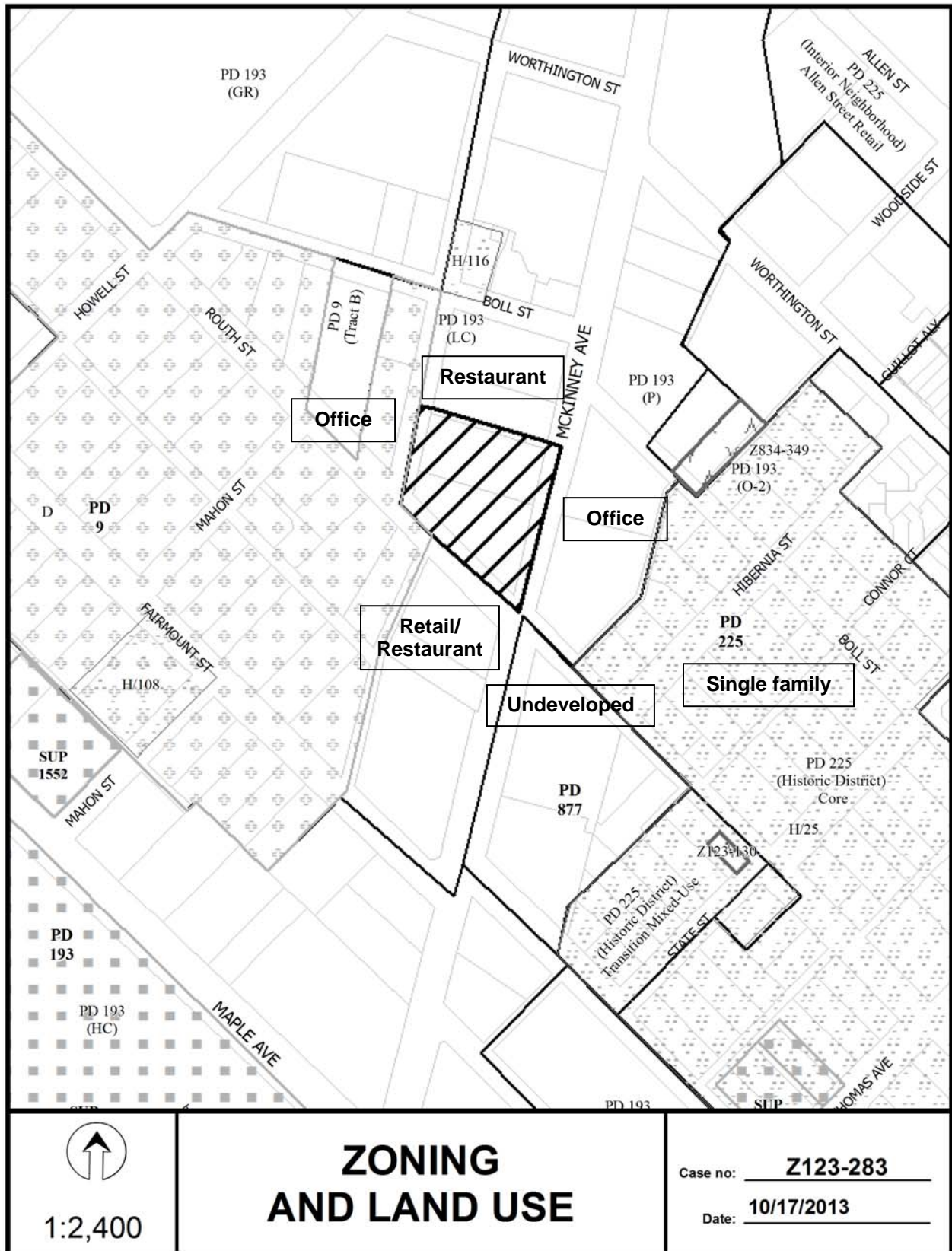


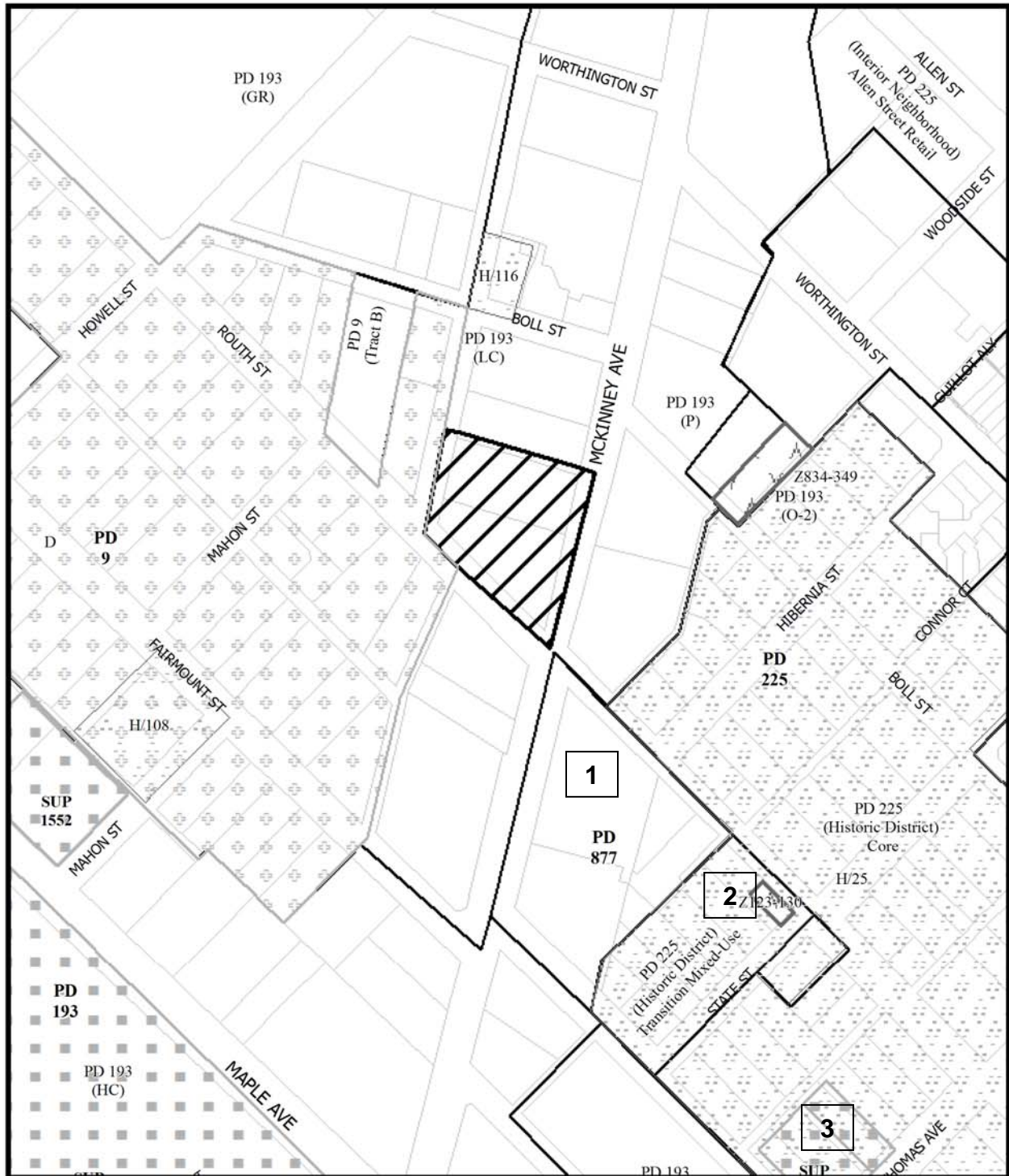
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AERIAL MAP

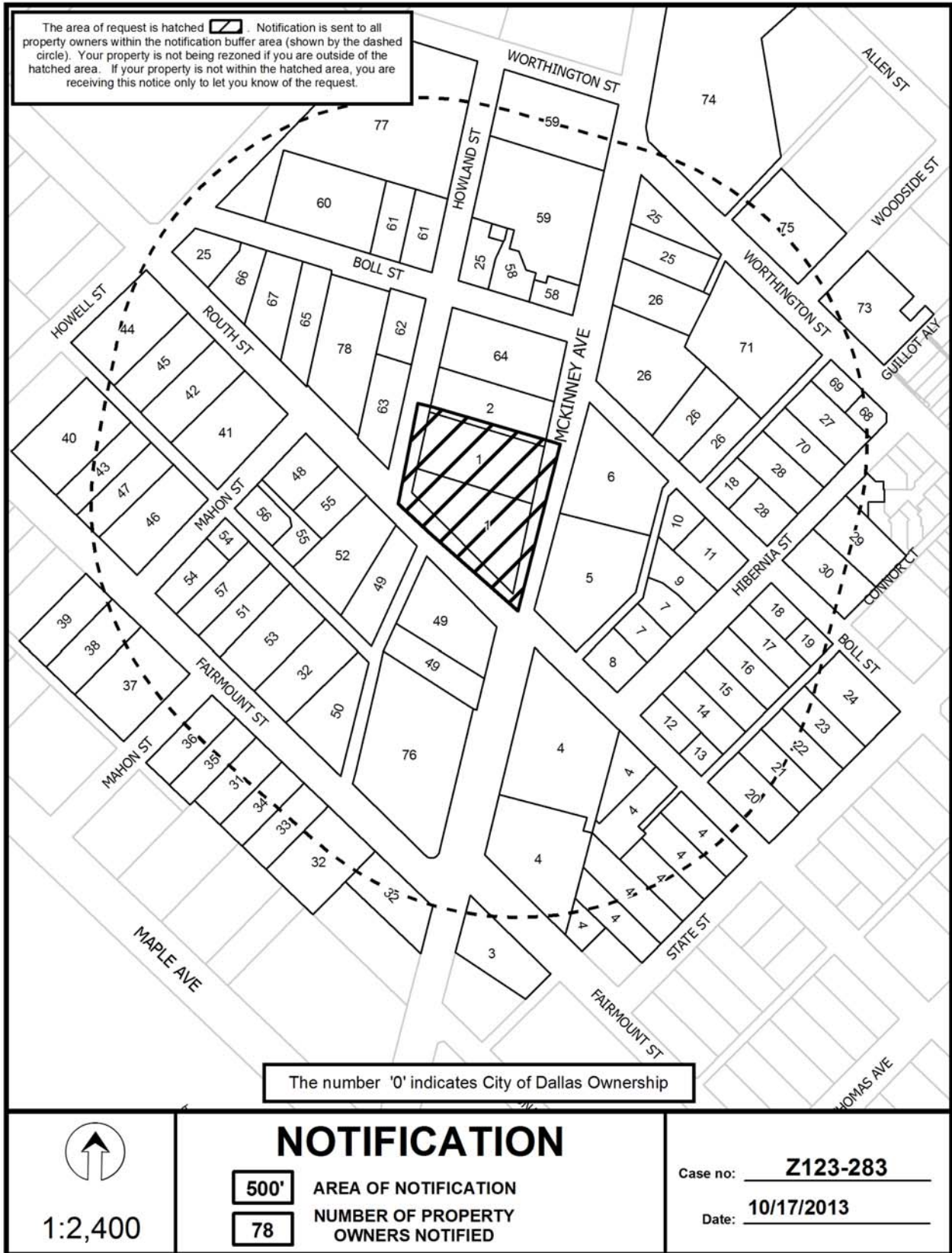
Case no: Z123-283

Date: 10/17/2013





 1:2,400	<h1>ZONING HISTORY</h1>	Case no: <u> Z123-283 </u> Date: <u> 10/17/2013 </u>
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10/17/2013

Notification List of Property Owners***Z123-283******78 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2619 MCKINNEY AVE	XL CAPITAL LLC
2	2621 MCKINNEY AVE	BLACKFRIAR PROPERTY LLC
3	2408 MCKINNEY AVE	PEASE RALPH W & DOROTHY M
4	2500 MCKINNEY AVE	LG ROUTH LP SUITE 600
5	2602 MCKINNEY AVE	UPTOWN ENERGY PARTNERS LP
6	2614 MCKINNEY AVE	J&K REAL ESTATE INV LTD
7	2605 HIBERNIA ST	HUMPHRIES JOHN JR
8	2500 ROUTH ST	GARZA PPTIES L L C #200
9	2615 HIBERNIA ST	SWIFT DALE MATTHEW
10	2511 BOLL ST	FEFERMAN R JOSH
11	2619 HIBERNIA ST	EHM PROPERTIES HIBERNIA LLC
12	2600 HIBERNIA ST	DOWNTOWN PREGNANCY CENTER DBA THE UPTOWN
13	2414 ROUTH ST	ROUTH COFFEE HOUSE LLC
14	2604 HIBERNIA ST	NICHOLS DOUGLAS R & KARRISON S NICHOLS
15	2608 HIBERNIA ST	HARTMAN PRINCELLA
16	2614 HIBERNIA ST	SMITH STEPHEN S & MARLA F
17	2616 HIBERNIA ST	STAR B PROPERTIES LLC
18	2620 HIBERNIA ST	HUMPHRIES JOHN F JR
19	2415 BOLL ST	SIMS LEON
20	2601 STATE ST	KIRVEN JOE & GLORIA E LIVING TRUST
21	2607 STATE ST	ARMSTRONG BERGER PARTNERS
22	2611 STATE ST	ARMSTRONG BERGER PARTNERS
23	2615 STATE ST	PETERS PAULINE & JOHN H ARMSTRONG
24	2621 STATE ST	PASCAL ENTERPRISES INC
25	2714 MCKINNEY AVE	PASHA & SINA INC
26	2516 BOLL ST	AJP PROPERTIES

Z123-283 (MW)

10/17/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2715 HIBERNIA ST	HUMPHRIES JOHN F JR TR
28	2707 HIBERNIA ST	FINCH MARK M
29	2706 HIBERNIA ST	MYSLIWY ALLIE RAYMOND & DEBORAH ANN
30	2700 HIBERNIA ST	HUMPHRIES JOHN F
31	2521 FAIRMOUNT ST	BLL LP % LANDES INVESTMENTS
32	2507 FAIRMOUNT ST	MURPHY PLAZA LLC ATTN: MARTIN ADLER
33	2515 FAIRMOUNT ST	MURPHY PLAZA LLC ATTN:MARTIN ADLER
34	2517 FAIRMOUNT ST	COLLIE GRIFFIN W & SUZANNE C COLLIE
35	2525 FAIRMOUNT ST	BLL LP % LANDES INVESTMENT
36	2527 FAIRMOUNT ST	UNDERWOOD PPTIES LLC
37	2603 FAIRMOUNT ST	2603 FAIRMOUNT INVESTORS
38	2611 FAIRMOUNT ST	DIKE DAVID DBA DAVID DIKE FINE ART
39	2701 FAIRMOUNT ST	MAPLE MARKETING CORP
40	2718 FAIRMOUNT ST	2718 FAIRMOUNT LP
41	2711 ROUTH ST	PEGASUS FOUNDATION THE DBA DALLAS INST O
42	2719 ROUTH ST	PEGASUS FDN
43	2708 FAIRMOUNT ST	2708 FAIRMOUNT PROPERTIES
44	2727 ROUTH ST	2727 PARTNERSHIP LP % JOSH LADD
45	2723 ROUTH ST	FRAME HOUSE INC
46	2700 FAIRMOUNT ST	CHARTER 2700 FAIRMOUNT LP
47	2706 FAIRMOUNT ST	2706 FAIRMOUNT LTD MELINDA R RENNA TRUST
48	2707 ROUTH ST	TURTLE CREEK MANOR INC
49	2609 ROUTH ST	OR ASSET HOLDINGS LP
50	2520 FAIRMOUNT ST	TCJ REALTY HOLDINGS LLC
51	2600 FAIRMOUNT ST	STARK JERRY COMPANIES INC
52	2615 ROUTH ST	VILLANUEVA MARIA & MARCELINO
53	2530 FAIRMOUNT ST	KORNYE GEORGE W & MARY ANN
54	2512 MAHON ST	GINSBURG BROOKE MINORS TRUST ET AL
55	2703 ROUTH ST	BABY ROUTH INC
56	2518 MAHON ST	CHARTER 2700 FAIRMOUNT LP
57	2604 FAIRMOUNT ST	SMITH SHARON HAYSLIP & COLE SMITH SR

Z123-283 (MW)

10/17/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2701 MCKINNEY AVE	STORY HERBERT B JR
59	2705 MCKINNEY AVE	MCKINNEY AVENUE PARTNERS LTD
60	2718 BOLL ST	PUBS LAND PARTNERSHIP
61	2706 BOLL ST	STORY HERBERT B JR & MARY KAY STORY
62	2703 BOLL ST	OGLE LINDA K ET AL
63	2704 ROUTH ST	MARTIN INV LP % JAMES B MARTIN
64	2633 MCKINNEY AVE	2633 MCKINNEY AVE LLC
65	2714 ROUTH ST	2714 ROUTH STREET LTD
66	2728 ROUTH ST	FRENCH REAL EST INTS LLC
67	2724 ROUTH ST	FREESTONE HOLDINGS LLC % JOSEPHINE JENKI
68	2501 WORTHINGTON ST	WOFFORD ANGELA
69	2505 WORTHINGTON ST	AFH REALTY LLC
70	2711 HIBERNIA ST	DUNAWAY DIANE
71	2521 WORTHINGTON ST	POST APARTMENT HOMES LP POST PPTYS INC
72	2712 HIBERNIA ST	RODEN SHANNON
73	2828 WOODSIDE ST	LAGRANGE ACQUISITION LP
74	2808 MCKINNEY AVE	POST APARTMENT HOMES LP
75	2801 WOODSIDE ST	EARJDR LLC
76	2515 MCKINNEY AVE	CHATEAU PLAZA HOLDINGS LP
77	2626 HOWELL ST	KODIAK UPTOWN CENTER H LP STE 100
78	2708 ROUTH ST	JTS ROUTH ST PARTNERS LLC ATTN: JOHN T S

FILE NUMBER: Z123-372(MW)

DATE FILED: September 16, 2013

LOCATION: Northeast corner of Comal Street and East Jefferson Boulevard and

COUNCIL DISTRICT: 1

MAPSCO: 45-W

SIZE OF REQUEST: ±0.485 acre

CENSUS TRACT: 20.00

REPRESENTATIVE: Peter Kavanagh, Zone Systems, Inc.

APPLICANT/OWNER: First Glendora Partners, Ltd.

REQUEST: An application to create a new subdistrict in Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District.

SUMMARY: The applicant [Noble Rey Brewing Company] intends to create a new Subdistrict to permit “alcohol beverage manufacturing” and “microbrewery, microdistillery or winery” uses so that a portion of the existing building can be utilized for this purpose with opportunity for expansion.

STAFF RECOMMENDATION: Approval; subject to conditions

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – Based on the industrial nature of the neighborhood and the intent of Planned Development District No. 468 to accommodate a mix of uses, the request is not anticipated to negatively impact surrounding property.
2. *Traffic impact* – The request will not significantly impact the surrounding roadway system.
3. *Comprehensive Plan or Area Plan Conformance* – The request complies with the Comprehensive Plan.
4. Planned Development District No. 468 was approved in 1997, prior to the creation of the “alcohol beverage manufacturing” and “microbrewery, microdistillery or winery” uses. Before the Dallas Development Code was amended on June 22, 2012, alcohol beverage manufacturing was classified as a potentially incompatible industrial use.

BACKGROUND INFORMATION:

- The ±0.485 acre request site is developed with a ±25,000-square-foot building which was previously occupied with an office use and a detached non-premise sign (billboard). Both will remain on the site.
- The request site on located within Subdistrict A, the Beckley Industrial Area.
- No new construction is proposed by this application.

Zoning History:

There has been no zoning activity in the vicinity of the request site within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Jefferson Boulevard	Minor arterial	100 feet
Comal Street	Local	60 feet

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.

Adjacent Zoning and Land Use:

	Zoning	Land Use
North	PDD No. 468 (Subdistrict A)	Undeveloped
East	PDD No. 571 (Subdistrict 1)	RL Thornton right-of-way
South	CS	DART vehicle maintenance and storage
West	PDD No. 468 (Subdistrict A)	Multifamily

STAFF ANALYSIS:

Comprehensive Plan:

The request site is identified as being within an Urban Neighborhood Building Block on the *forwardDallas! Vision* Illustration, adopted June 2006. 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 applicant's proposal is consistent 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.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Land Use Compatibility:

The applicant intends to utilize a portion of the existing building as a microbrewery with opportunity for expansion. Pursuant to the Dallas Development Code, the two uses that provide for the manufacture of beer or wine are *alcohol beverage manufacturing* and *microbrewery, microdistillery or winery*. Neither use is permitted in Subdistrict A of Planned Development District No. 468. Pursuant to the Dallas Development Code, the uses are defined as follows:

- *Alcohol beverage manufacturing* means an establishment for the manufacture, blending, fermentation, processing, and packaging of alcoholic beverages with a floor area exceeding 10,000 square feet that takes place wholly inside a building. A facility that only provides tasting or retail sale of alcoholic beverages is not a alcohol manufacturing use.
- *Microbrewery, microdistillery or winery* means an establishment for the manufacture, blending, fermentation, processing and packaging of alcoholic beverages with a floor area of 10,000 square feet or less that takes place wholly inside a building. A facility that only provides tasting, or retail sale of alcoholic beverages is not a microbrewery, microdistillery or winery use.

Both uses are subject to the following provisions and are compatible with the surrounding development.

- Retail sales of alcoholic beverages and related tastings or sampling are allowed in accordance with Texas Alcoholic Beverage Commission regulations.

- Except for loading, all activities must occur within a building.
- Silos and containers of spent grain are allowed as outdoor storage in accordance with Chapter 51A. Containers of spent grain must be screened. All other outdoor storage or repair is prohibited.

Parking:

The parking requirements for the *alcohol beverage manufacturing* and the *microbrewery, microdistillery or winery* uses are as follows:

- (i) Except as provided, one space per 600 square feet of floor area.
- (ii) One space per 1,000 square feet of floor area used for storage.
- (iii) One space per 100 square feet of floor area used for retail sales and seating.

The applicant has not yet committed to a floor plan. However, it is anticipated that approximately 7,500 square feet of the building be will utilized as a microbrewery; it is not anticipated that any floor area will be dedicated to retail sales or seating. Therefore, a ±7,500-square-foot microbrewery will require 13 off-street parking spaces. Currently, there are approximately 24 spaces on the site, which are located within the building.

Landscaping:

No new development is proposed by this application. Therefore, no additional landscaping is required. However, any new development on the property will require landscaping in accordance with Article X of the Dallas Development Code. In addition to any landscaping required by Article X, Planned Development District No. 468 requires trees to be planted within 10 feet of the front property line at a density of one tree for each 30 linear feet of frontage, excluding visibility triangles, driveways, and points of ingress and egress to and from the property. The PDD also requires surface parking to be screened from the street.

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Subdistrict A	15' min. 30' max	No min.	No max. FAR 3:1	270'/ 20 stories	80%	Urban design guidelines	Industrial

The applicant proposes to retain all the provisions of Subdistrict A of PDD No. 468 with the addition of the *alcohol beverage manufacturing* and *microbrewery, microdistillery or winery* uses.

Proposed Conditions
ARTICLE 468.

PD 468.

Oak Cliff Gateway Special Purpose District

SEC. 51P-468.101. LEGISLATIVE HISTORY.

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

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

PD 468 is established on property generally bounded by Interstate 30, the Levee on the east side of the Trinity River, Interstate 35E (South R.L. Thornton Freeway), Jefferson Boulevard, Eighth Street, a line midway between Beckley Avenue and Crawford Street, Neches Street, Bishop Avenue, Colorado Boulevard, and Beckley Avenue. The size of PD 468 is approximately 608.86 acres. (Ord. Nos. 23057; 26042; 26606)

SEC. 51P-468.103. PURPOSE.

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

- (1) Accommodate the existing mix of uses in the area.
- (2) Protect the internal and adjacent stable residential neighborhoods.
- (3) Preserve and enhance the historical, cultural, and architectural significance of the area.
- (4) Strengthen the neighborhood identity.
- (5) Create a more desirable pedestrian environment. (Ord. Nos. 23057; 26042)

SEC. 51P-468.104. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions in Chapter 51A apply to this article.
- (b) Unless the context clearly indicates otherwise, in this article:
 - (1) 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.

(2) ARTISAN AND SPECIALTY GOODS SHOP means a small scale business that manufactures artisan goods or specialty goods for sale on- or off-premise. This use does not include other uses that are specifically listed in Section 51A-4.200.

(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.

(4) BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bonds, whether as an accessory use or a main use.

(5) LIVE/WORK UNIT means an interior space that combines a residential and nonresidential use. A live/work unit is considered a nonresidential use.

(6) LUMINOUS REFLECTANCE means the ratio of the amount of total light that is reflected outward by a material to the amount of total light falling on the material.

(7) 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.

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

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

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

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

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

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

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

(1) Subdistrict A - Beckley Industrial Area: nonresidential.

(2) Subdistrict A-1 - Beckley Residential Area: residential.

(3) Subdistrict A-2 – Greenbriar Residential Area: residential.

(4) Subdistrict A-3 – Beckley Industrial Area: nonresidential.

(5) Subdistrict B - Oak Farms Commercial Area: nonresidential.

(6) Subdistrict C - Lake Cliff Residential Area: residential.

(7) Subdistrict C-1 - Lake Cliff Neighborhood Service Area: nonresidential.

(8) Subdistrict D - Founders Park Mixed Area: nonresidential.

(9) Subdistrict D-1, Tracts 1 and 3 - Founders Park Retail: nonresidential;
Tract 2 - Founders Park Residential: residential.

(10) Subdistrict D-2 - Founders Park Mixed Area 2: nonresidential.

(11) Subdistrict E - Hospital Area: nonresidential.

SEC. 51P-468.104.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 468A: Subdistrict map.

(2) Exhibit 468B: Tract 1 and 3 conceptual plan/tract 2 development plan.

(3) Exhibit 468C: Subdistrict A-1 development plan.

(4) Exhibit 468D: Subdistrict A-2 conceptual plan.

SEC. 51P-468.105. CREATION OF SUBDISTRICTS.

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

(1) Subdistrict A - Beckley Industrial Area.

(2) Subdistrict A-1 - Beckley Residential Area.

(3) Subdistrict A-2 – Greenbriar Residential Area.

(4) Subdistrict A-3 – Beckley Industrial Area.

(5) Subdistrict B - Oak Farms Commercial Area.

(6) Subdistrict C - Lake Cliff Residential Area.

(7) Subdistrict C-1 - Lake Cliff Neighborhood Service Area.

(8) Subdistrict D - Founders Park Mixed Area.

(9) Subdistrict D-1 - Founders Park Retail (Tracts 1 and 3) and Founders Park Residential (Tract 2).

(10) Subdistrict D-2 - Founders Park Mixed Area 2.

(11) Subdistrict E - Hospital Area.

(b) In the event of a conflict between Exhibit A of Ordinance No. 23057, as amended, and Exhibit 468A, Exhibit A, as amended, controls.

(c) Use regulations and development standards for each subdistrict are set out below.

SEC. 51P-468.106. GENERAL DEVELOPMENT STANDARDS.

(a) Except as provided in this section, the provisions of Section 51A-4.702, "Planned Development (PD) District Regulations," relating to the PD pre-application conference, site plan procedure, site analysis, conceptual plan, development plan, development schedule, and amendments to the development plan do not apply to this district.

(b) In Subdistrict A-1, development and use of the Property must comply with the Subdistrict A-1 development plan (Exhibit 468C). If there is a conflict between the text of this article and the Subdistrict A-1 development plan, the text of this article controls.

(c) In Subdistrict A-1, for development and use of the Property as shown in the Subdistrict A-1 development plan, a preliminary plat is not required to be submitted at the same time that the development plan is submitted. For any other development or use of the Property that deviates from the Subdistrict A-1 development plan, a preliminary plat must be submitted with the development plan.

(d) In Subdistrict A-2, development and use of the Property must comply with the Subdistrict A-2 conceptual plan (Exhibit 468D). If there is a conflict between the text of this article and the Subdistrict A-2 conceptual plan, the text of this article controls. A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this subdistrict.

(e) For Tract 1 in Subdistrict D-1, a development plan that complies with the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan and this article must be approved by the city plan commission prior to the issuance of a building permit to authorize work in Tract 1. If there is a conflict between the text of this article and the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan, the text of this article controls.

(f) For Tract 2 in Subdistrict D-1, development and use of the Property must comply with the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan (Exhibit 468B). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(g) For Tract 3 in Subdistrict D-1, a development plan that complies with the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan and this article must be approved by the city plan commission prior to the issuance of a building permit to authorize work in Tract 3. If there is a conflict between the text of this article and the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan, the text of this article controls.

(h) The provisions of Section 51A-4.702(h) and (i) apply to Subdistrict D-1.

SEC. 51P-468.107. SUBDISTRICTS A and A-3- BECKLEY INDUSTRIAL AREA.

(a) Main uses permitted.

(1) Commercial and business service uses.

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

(2) Industrial uses.

A-3 only

- alcohol beverage manufacturing **[RAR][permitted in Subdistrict**
- Industrial (inside) not potentially incompatible.
- Industrial (inside) light manufacturing.
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(3) Institutional and community service uses.

- Child-care facility.
- Church.
- Public or private school.

(4) Lodging uses.

- Hotel or motel. *[SUP required if less than 80 rooms.]*

(5) Miscellaneous uses.

- Temporary construction or sales office.

(6) Office uses.

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

(7) Recreation uses.

- Public park, playground, or golf course.

(8) Residential uses. The following residential uses are permitted only as a use category within a mixed use project:

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

To qualify as a mixed use project, a development must contain residential uses and one or more of the other use categories, and the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:

<u>Use Category</u>	<u>Percentage of Total Floor Area</u>
Lodging	10 percent
Office	15 percent
Residential	10 percent
Retail and personal service	5 percent

(9) Retail and personal service uses.

- Ambulance service.
- Auto service center.
- Car wash. *[Tunnel unit type only.]*
- Commercial amusement (outside). *[SUP]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard.
- Household equipment and appliance repair. *[No outside storage permitted.]*
- **microbrewery, microdistillery or winery[RAR][permitted in Subdistrict A-3 only]**
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service.
- Theater.

(10) Transportation uses.

- Transit passenger shelter.

(11) Utility and public service uses.

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

(12) Wholesale, distribution, and storage uses.

- Contractor's maintenance yard.
- Mini-warehouse.
- Office showroom/warehouse.
- Warehouse.

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

(c) Yard, lot, and space regulations.

(1) Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistrict A except as provided in the urban design guidelines for properties fronting on specific streets.

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

(3) Front yard. Minimum front yard is 15 feet.

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

(5) Density. No maximum density.

(6) Floor area ratio. Maximum floor area ratio is 3:1.

(7) Height. Maximum structure height to the east of Plowman Avenue is 270 feet. Maximum structure height to the west of Plowman Avenue is 110 feet.

(8) Lot coverage. Maximum lot coverage is 80 percent.

(9) Lot size. No minimum lot size.

(10) Stories. Maximum number of stories to the east of Plowman Avenue is 20. Maximum number of stories to the west of Plowman Avenue is eight.

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

(e) Environmental performance standards. See Article VI.

(f) Landscaping.

(1) All landscaping must be provided in accordance with Article X.

(2) Plant material must be maintained in a healthy, growing condition.

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

(h) Additional provisions.

(1) Properties must be maintained in a state of good repair and neat appearance.

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

(i) Urban design guidelines for properties fronting on Beckley Avenue, East Colorado Boulevard, Jefferson Boulevard, and Greenbriar Lane.

(1) Purpose. The purpose of these urban design guidelines is to enhance the pedestrian environment by increasing safety measures and providing amenities; preserve the historic character of Old Oak Cliff; and enhance the safety factors for heavily traveled major thoroughfares.

(2) CPTED review. Compliance with Crime Prevention Through Environmental Design (CPTED) review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.

(3) Front yard. Minimum front yard is 15 feet. Maximum front yard is 30 feet.

(4) Lighting. Exterior lighting of the front yard and parking areas must be directed away from adjoining properties.

(5) Parking lots.

(A) Screening methods. All off-street surface parking lots, excluding driveways used for ingress or egress must be screened from the street by using one or more of the following three methods to separately or collectively attain a minimum height of three feet above the parking surface:

(i) Brick, stone, or concrete masonry; stucco; concrete; or wood wall or fence.

(ii) Earthen berm planted with turf grass or ground cover 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 for each two feet of width.

(iii) Evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.

(B) Measuring the height of screening. The height of screening is measured from the horizontal plane passing through the nearest point of the surface of the parking lot. Screening may be placed in a visibility triangle as defined in the visual obstruction regulations in Section 51A-4.602(c). Any screening placed in a visibility triangle must be two and one-half feet in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle.

(6) Reflective glass. Maximum permitted luminous reflectance of glass used as an exterior building material varies depending on where the reflective glass is used on the building. The luminous reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The luminous reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.

(7) Screening of outside storage. Outside storage must be screened as provided by Section 51A-4.602(b).

(8) Street trees. In addition to any landscaping required by Article X, trees must be planted within 10 feet of the front property line at a density of one tree for each 30 linear feet of frontage, excluding visibility triangles, driveways, and points of ingress and egress to and from the property.

(j) Urban design guidelines for properties fronting on Julian Street, Spann Street, Oregon Street, Dealey Street, and Morgan Street.

(1) Purpose. The purpose of these urban design guidelines is to enhance the pedestrian environment by increasing safety measures and providing amenities, and to preserve the historic character of Old Oak Cliff.

(2) CPTED review. Compliance with CPTED review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.

(3) Lighting. Exterior lighting of the front yard and parking areas must be directed away from adjoining properties.

(4) Reflective glass. Maximum permitted luminous reflectance of glass used as an exterior building material varies depending on where the reflective glass is used on the building. The luminous reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The luminous reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.

(5) Screening of outdoor storage. Outside storage must be screened as provided by Section 51A-4.602(b).

(6) Sidewalks. Buildings must be set back at least six feet from the required sidewalk.

(7) Street trees. In addition to any landscaping required by Article X, trees must be planted within 10 feet of the front property line at a density of one tree for each 30 linear feet of frontage, excluding visibility triangles, driveways, and points of ingress and egress to and from the property.

SEC. 51P-468.107.1 SUBDISTRICT A-1 - BECKLEY RESIDENTIAL AREA.

(a) Main uses permitted.

(1) Residential uses.

- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Multifamily.
- Residential hotel.
- Single family.

(2) Transportation uses.

- Transit passenger shelter.

(3) Utility and public service uses.

- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed. *[SUP]*

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

(c) Yard, lot, and space regulations.

(1) Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistrict A-1.

(2) In general. 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 subsection controls.)

(3) Front yard. Minimum front yard is 15 feet.

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

(5) Density. Maximum number of dwelling units is 23.

(6) Floor area ratio. Maximum floor area ratio is 3:1.

(7) Height. Maximum structure height is 50 feet.

(8) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(9) Lot size. No minimum lot size.

(10) Stories. No maximum number of stories.

(d) Off-street parking and loading. Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

(e) Environmental performance standards. See Article VI.

(f) Landscaping.

(1) For a shared access development, landscaping must be provided in accordance with all provisions set forth in this paragraph.

(A) Treatment as a single lot. For purposes of landscape regulations, a shared access development is treated as a single lot.

(B) Landscape site area designation. A minimum of 20 percent of the shared access development must be designated as landscape site area. Permeable pavement for motor vehicles does not count as a part of the landscape site area.

(C) Trees.

(i) Site trees. One tree must be provided for every 4,000 square feet within the shared access development. A minimum of 50 percent of these site trees must be planted within the rear 50 percent of the shared access development. Every site tree must have a planting area of at least 25 square feet. The trunk of any site tree must be located more than two-and-one-half feet from any pavement.

(ii) Street trees. All street trees must be large canopy trees. One large canopy tree must be provided for every 25 feet of frontage, with a minimum of two trees required. These trees must be located within the public right-of-way.

(2) For all other uses, landscaping must be provided in accordance with Article X.

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

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

(h) Additional provisions.

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

(2) Development and use of property in this subdistrict must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-468.107.2. SUBDISTRICT A-2 – GREENBRIAR RESIDENTIAL AREA.

(a) Main uses permitted.

(1) In general. Except for transit passenger shelter and local utilities, nonresidential uses must be part of a live/work unit and located in buildable area 2 as shown on the Subdistrict A-2 conceptual plan.

(2) Commercial and business service uses.

- Artisan and specialty goods shop.
- Art or craft production facility.
- Catering service.
- Live/work unit.

(3) Industrial uses.

- Industrial (inside) for light manufacturing. *[Limited to 1,000 square feet. Street level only.]*

(4) Office uses.

- Office.

(5) Residential uses.

- Multifamily.

(6) Retail and personal service uses.

- Art gallery.
- General merchandise or food store 3,500 square feet or less.
- Personal service uses.
- Restaurant without drive-in or drive-through service.

(7) Transportation uses.

- Transit passenger shelter.

(8) Utility and public service uses.

- Local utilities.

(b) 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.

(c) Yard, lot, and space regulations.

(1) In general. 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.

(2) Front yard.

(A) Minimum front yard. Minimum front yard is five feet.

(B) Buildable area 1.

(i) A minimum of 65 percent of the easement frontage must have a building facade located within 0 and 15 feet of the wastewater easement.

(ii) The required setback from the wastewater easement is measured from the northernmost line of the easement shown on the Subdistrict A-2 conceptual plan.

(iii) A permit must be issued for a building in buildable area 2 that meets the minimum frontage requirement in Subparagraph (C) before the issuance of a permit to construct a building in buildable area 1.

(C) Buildable area 2.

(i) Maximum front yard is 15 feet.

(ii) A minimum of 65 percent of the lot frontage must have a building facade located between the minimum and maximum front yard.

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

(4) Density. Minimum density is 55 dwelling units per acre. No maximum dwelling unit density.

(5) Floor area ratio. No maximum floor area ratio.

(6) Height. Maximum structure height is 78 feet.

(7) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Lot size. No minimum lot size.

(9) Stories. Minimum number of stories above grade is two. Maximum number of stories above grade is five.

(d) Off-street parking and loading.

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

(2) Multifamily.

(A) On-street parking reduction. Any on-street parking spaces may be counted as a reduction of the parking requirement of the use adjacent to the on-street parking space.

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

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

(B) Bicycle parking. One bicycle parking space per 10 dwelling units is required. A minimum of 25 percent of the required bicycle parking spaces must be unassigned and available for guest parking. The remaining required bicycle parking spaces must be secure and located within an enclosed structure.

(C) Street car parking reduction. If a street car stop is located within a walking distance of 1,500 feet, the off-street parking requirement is 1.1 spaces per dwelling unit.

(3) Live/work units. Live/work units must comply with the parking requirements for multifamily uses. The nonresidential portion of a live/work unit does not require additional parking or loading above the minimum requirement for a multifamily use; however, the minimum parking requirement in Division 51A-4.200 or this section must be available and unassigned and must be located on site or within the adjacent public right-of-way.

(4) Artisan and specialty goods shop or art or craft production facility. One space per 500 square feet of floor area is required.

(5) Art gallery. One space per 200 square feet of floor area is required.

(e) Environmental performance standards. See Article VI.

(f) Landscaping.

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

(2) Plant material must be maintained in a healthy, growing condition.

(g) Landscaping in the parkway.

(1) Private license granted.

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

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

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

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

(2) Parkway landscape permit.

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

by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

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

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

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

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

(h) Signs.

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

(2) For the purpose of projecting signs, a live/work unit is considered a nonresidential premise. Projecting signs are limited to a maximum of 10 square feet of effective area.

(i) Urban design guidelines.

(1) Purpose. The purpose of these urban design guidelines is to enhance the pedestrian environment by increasing safety measures and providing amenities; preserve the historic character of Old Oak Cliff; and enhance the safety factors for heavily traveled major thoroughfares. For the purpose of these urban design guidelines, a live/work unit is considered a dwelling unit.

(2) Street-facing ground-floor dwelling units.

(A) A minimum of 80 percent of the street-facing, ground-floor dwelling units must have individual entries that access the street and must have an improved path connecting to the sidewalk.

(B) Individual entries may be gated and private yards or patios may be fenced if the fencing is a minimum 70 percent open, such as wrought iron.

(C) A minimum of 60 percent of the street-facing, ground-floor dwelling units must have an individual entrance or patio within six to 30 inches above the finished sidewalk grade.

(D) Construction of stoops or porches at each street-facing, ground-floor dwelling unit is encouraged.

(E) For a live/work unit, the second floor shall be the maximum height allowed above the finished floor without the requirement of a mid-stair landing.

(F) The street-facing facade of a live/work unit must provide the following fenestration for the portions of the ground floor that has floor area. If an enclosed parking area within a live/work unit is converted to floor area, the entire street-facing facade of the ground level must comply with the following fenestration requirements.

(i) Windows and doors must contain clear and unpainted or similarly treated glass that provides a transparent surface (spandrel glass or back-painted glass is prohibited).

(ii) Windows and doors are required at a minimum of 50 percent of the street-fronting, street-level facade.

(iii) Windows must be located a maximum of three feet above the base of the structure.

(iv) Windows must be at least 10 feet in height.

(3) Architectural elements.

(A) Maximum permitted luminous reflectance of glass used as an exterior building material above the first two stories of the building may not exceed 27 percent.

(B) To break up long walls, building articulation of a minimum depth of one foot is required for every 50 feet of length of a street-facing facade.

(C) A minimum of two different facade materials or colors is required on each street-facing facade.

(D) Special architectural elements, such as architecturally prominent public entrances, a canopy or awning, or an attached tower or turret, are required at building public entry points. A minimum of two elements are required for buildable area 1 and a minimum of one element is required for buildable area 2.

(4) Parking structures. Parking structure facades must be concealed with a facade 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 60 percent of the total parking structure facade area. Solid screening that is a minimum of 42 inches in height from the floor level within the parking structure is required to screen vehicles and vehicle headlights. Other openings must be screened with architectural grill work or other visual screening materials that provide ventilation. Cable guard strands must not be visible from the exterior of the parking structure.

(5) Pedestrian amenities.

(A) A minimum of two benches and two trash receptacles are required along each street frontage.

(B) Pedestrian scale lighting must be provided at an average of one lighting fixture per 75 feet of street frontage. Lighting fixtures may be attached or detached.

(C) A minimum sidewalk width of eight feet must be provided with a minimum unobstructed width of five feet. Trees and tree grates are sidewalk obstructions.

(D) Pedestrian crossings at driveways must be distinguished by a change in surface materials such as pavers or patterned concrete. Pedestrian crossings may not be distinguished by paint alone.

(6) Open space. A minimum of eight percent of the lot area must be provided as open space. Open space may be provided at or below grade or above ground through the use of an outside roof deck, rooftop garden, pool area, or similar type of outside common area. Open space cannot be parked on or driven upon.

(7) CPTED review. Compliance with Crime Prevention Through Environmental Design (CPTED) review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.

(8) Street trees.

(A) In addition to any landscaping required by Article X, trees must be planted within 10 feet of the front property line or within the parkway at a density of one tree for each 30 linear feet of frontage, excluding visibility triangles, driveways, and points of ingress and egress to and from the Property.

(B) The following small trees may be provided to comply with this requirement in areas where a conflict exists due to above or below ground utilities:

(i) Crepe Myrtle (*Lagerstroemia indica*)

(ii) Redbud (*Cercis canadensis*)

(iii) Desert Willow (*Chilopsis linearis*)

(iv) Yaupon Holly (*Ilex vomitoria*)

(v) Mexican Plum (*Prunus mexicana*)

(9) Paving. Architecturally enhanced paving is encouraged adjacent to Greenbriar Lane and for parking areas visible from an improved public street.

(j) Additional provisions.

(1) A live/work unit may:

(A) only have customers on the premises between 7:00 a.m. and 9:00 p.m., Monday through Sunday;

(B) only have material deliveries and pick-ups twice per week or less;

(C) not allow work-related activities to occur outside;

(D) not have outdoor displays; and

(E) not generate loud and raucous noise that renders enjoyment of life or property uncomfortable or interferes with public peace and comfort.

(2) A stucco system used as a facade material must have a minimum thickness of a half inch.

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

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

SEC. 51P-468.108.

SUBDISTRICT B - OAK FARMS COMMERCIAL AREA.

(a) Main uses permitted.

(1) Commercial and business service uses.

- Building repair and maintenance shop.
- Catering service.
- Commercial cleaning or laundry plant.
- Custom business services.
- Custom woodworking, furniture construction or repair.
- Electronics service center.
- Job or lithographic printing.
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental. *[No outside display or storage.]*

(2) Industrial uses.

- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(3) Institutional and community service uses.

- Child-care facility.
- Church.
- Convalescent and nursing homes, hospice care, and related institutions. *[SUP]*
- Public or private school.
- Library, art gallery, or museum.

(4) Lodging uses.

- Hotel or motel. *[SUP required if less than 80 rooms.]*

(5) Miscellaneous uses.

- Temporary construction or sales office.

(6) Office uses.

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

(7) Recreation uses.

- Private recreation center, club, or area.
- Public park, playground, or golf course.

(8) Residential uses.

- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Multifamily.
- Single family.
- Retirement housing.
- The residential uses listed above are also permitted as a use category within a mixed use project. To qualify as a mixed use project, a development must contain residential uses and one or more of the other use categories, and the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:

<u>Use Category</u>	<u>Percentage of Total Floor Area</u>
Lodging	10 percent
Office	15 percent
Residential	10 percent
Retail and personal service	5 percent

(9) Retail and personal service uses.

- Ambulance service.
- Animal shelter or clinic without outside run.
- Auto service center.
- Car wash. *[Tunnel unit type only.]*
- Commercial amusement (outside). *[SUP]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.

- feet.
- 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.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Motor vehicle fueling station.
 - Nursery, garden shop, or plant sales.
 - Personal service uses.
 - Restaurant without drive-in or drive-through service.
 - Restaurant with drive-in or drive-through service.
 - Temporary retail store.
 - Theater.
 - Vehicle display, sales, and service.

(10) Transportation uses.

- Transit passenger shelter.

(11) Utility and public service uses.

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

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

(c) Yard, lot, and space regulations.

(1) Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistrict B except as provided in the urban design guidelines for properties fronting on specific streets.

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

(3) Front yard. Minimum front yard is 15 feet.

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

(5) Density. No maximum density.

(6) Floor area. Maximum floor area ratio is 1.5:1.

(7) Height. Maximum structure height to the south of Colorado Boulevard is 54 feet. Maximum structure height to the north of Colorado Boulevard is 95 feet.

(8) Lot coverage. Maximum lot coverage is 80 percent.

(9) Lot size. No minimum lot size.

(10) Stories. Maximum number of stories above grade to the south of Colorado Boulevard is four. Maximum number of stories above grade to the north of Colorado Boulevard is seven.

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

(e) Environmental performance standards. See Article VI.

(f) Landscaping.

(1) All landscaping must be provided in accordance with Article X.

(2) Plant material must be maintained in a healthy, growing condition.

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

(h) Additional provisions.

(1) Properties must be maintained in a state of good repair and neat appearance.

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

(i) Urban design guidelines for properties fronting on Jefferson Boulevard from the Trinity River to Eighth Street; Lancaster Boulevard north of Colorado Boulevard; and Marsalis Street north of Colorado Boulevard.

(1) Purpose. The purpose of these urban design guidelines is to enhance the pedestrian environment by increasing safety measures and providing amenities; preserve the historic character of Old Oak Cliff; and enhance the safety factors for heavily traveled major thoroughfares.

(2) CPTED review. Compliance with CPTED review is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.

(3) Front yard. Minimum front yard is 15 feet. Maximum front yard is 30 feet.

(4) Lighting. Exterior lighting of the front yard and parking areas must be directed away from adjoining properties.

(5) Parking lots.

(A) Screening methods. All off-street surface parking lots, excluding driveways used for ingress or egress, must be screened from the street by using one or more of the following three methods to separately or collectively attain a minimum height of three feet above the parking surface:

(i) Brick, stone, or concrete masonry; stucco; concrete; or wood wall or fence.

(ii) Earthen berm planted with turf grass or ground cover 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 for each two feet of width.

(iii) Evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.

(B) Measuring the height of screening. The height of screening is measured from the horizontal plane passing through the nearest point of the surface of the parking lot. Screening may be placed in a visibility triangle as defined in the visual obstruction regulations in Section 51A-4.602(c). Any screening placed in a visibility triangle must be two and one-half feet in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle.

(6) Reflective glass. Maximum permitted luminous reflectance of glass used as an exterior building material varies depending on where the reflective glass is used on the building. The luminous reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The luminous reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.

(7) Street trees. In addition to any landscaping required by Article X, trees must be planted within 10 feet of the front property line at a density of one tree for each 30 linear feet of frontage, excluding visibility triangles, driveways, and points of ingress and egress to and from the property. (Ord. Nos. 23057; 26042)

SEC. 51P-468.109. SUBDISTRICT C - LAKE CLIFF RESIDENTIAL AREA.

(a) Main uses permitted.

(1) Institutional and community service uses.

-- Child-care facility.
-- Church.
-- Convalescent and nursing homes, hospice care, and related institutions.

-- Public or private school.

(2) Recreation uses.

-- Public park, playground, or golf course.

(3) Residential uses.

-- Duplex.

-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*

-- Multifamily.

-- Single family.

-- West of Marsalis Avenue, single family is the only permitted residential use on the following lots:

(i) Lots that were vacant on March 12, 1997.

(ii) Lots on which structures are removed, demolished, or destroyed by the intentional act of the owner or his agent.

-- West of Marsalis Avenue, the number of dwelling units on a lot may not be increased. If the number of dwelling units on a lot is reduced, the lot is thereafter limited to the lesser number of dwelling units.

(4) Transportation uses.

-- Transit passenger shelter.

(5) Utility and public service uses.

-- Local utilities.

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

(c) Yard, lot, and space regulations.

(1) Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistrict C.

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

(3) Front yard. Minimum front yard is 15 feet, except that west of Marsalis Avenue minimum front yard for the R-7.5(A) Single Family District applies.

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

(5) Density. Maximum dwelling unit density is 30 units per acre.

(6) Floor area ratio. No maximum floor area ratio.

- (7) Height. Maximum structure height is 36 feet.
- (8) Lot coverage. Maximum lot coverage is 45 percent.
- (9) Lot size. No minimum lot size.
- (10) Stories. No maximum number of stories.

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

(e) Environmental performance standards. See Article VI.

(f) Landscaping.

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

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

(h) CPTED review. Compliance with CPTED review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.

(i) Additional provisions.

(1) Properties must be maintained in a state of good repair and neat appearance.

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

SEC. 51P-468.110. SUBDISTRICT C-1 - LAKE CLIFF NEIGHBORHOOD SERVICE AREA.

(a) Main uses permitted. The uses permitted in this district are those uses permitted in the NS(A) Neighborhood Service District, subject to the same conditions applicable in the NS(A) Neighborhood Service District, as set out in the Dallas Development Code. For example, a use permitted in the NS(A) Neighborhood Service District only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the NS(A) Neighborhood Service District is subject to DIR in this subdistrict; etc.

(b) Yard, lot, and space regulations.

(1) Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistrict C-1.

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

(3) Front yard. Minimum front yard is 15 feet.

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

(5) Density. Maximum dwelling unit density is 30 units per acre.

(6) Floor area ratio. No maximum floor area ratio.

(7) Height. Maximum structure height is 36 feet.

(8) Lot coverage. Maximum lot coverage is 45 percent.

(9) Lot size. No minimum lot size.

(10) Stories. No maximum number of stories.

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

(d) Environmental performance standards. See Article VI.

(e) Landscaping.

(1) All landscaping must be provided in accordance with Article X.

(2) Plant material must be maintained in a healthy, growing condition.

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

(g) CPTED review. Compliance with CPTED review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.

(h) Additional provisions.

(1) Properties must be maintained in a state of good repair and neat appearance.

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

SEC. 51P-468.111. SUBDISTRICTS D AND D-2 - FOUNDERS PARK MIXED AREA AND FOUNDERS PARK MIXED AREA 2.

(a) Main uses permitted.

(1) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.
- Medical or scientific laboratory. *[SUP]*
- Tool or equipment rental. *[No outside display or storage.]*

(2) Industrial uses.

- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(3) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.
- College, university, or seminary.
- Convalescent and nursing homes, hospice care, and related institutions. *[SUP]*
- Hospital. *[SUP]*
- Library, art gallery, or museum.
- Public or private school.

(4) Lodging uses.

- Hotel or motel. *[SUP required if less than 80 rooms.]*

(5) Miscellaneous uses.

- Temporary construction or sales office.

(6) Office uses.

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

(7) Recreation uses.

- Private recreation center, club, or area.
- Public park, playground, or golf course.

(8) Residential uses.

- College dormitory, fraternity or sorority house.
- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Multifamily.
- Single family.
- Retirement housing.
- Single family and duplex uses are also permitted as a use

category within a mixed use project. To qualify as a mixed use project, a development must contain single family or duplex residential uses and one or more of the other use categories, and the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:

<u>Use Category</u>	<u>Percentage of Total Floor Area</u>
Lodging	10 percent
Office	15 percent
Residential	10 percent
Retail and personal service	5 percent

(9) Retail and personal service uses.

- Auto service center.
- 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.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales. *[SUP]*
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. *[SUP]*
- Temporary retail use.
- Theater.

(10) Transportation uses.

- Helistop. *[SUP]*
- Transit passenger shelter.

(11) Utility and public service uses.

- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.

- Tower/antenna for cellular communication.
- Utility or government installation other than listed. [SUP]

(b) Yard, lot, and space regulations.

(1) Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistricts D and D-2 except as provided in the urban design guidelines for all nonresidential uses.

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

(3) Front yard. For Subdistrict D and for nonresidential uses in Subdistrict D-2, minimum front yard is 25 feet, and maximum front yard is 30 feet. For residential uses in Subdistrict D-2, minimum front yard is 15 feet.

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

(5) Density. Maximum dwelling unit density is 50 units per acre provided, however, that if the dwelling unit density is 35 units per acre or more, development impact review pursuant to Section 51A-4.800, with review and approval by the director pursuant to Section 51A-4.803(e), is required. Appeals from decisions on development impact review will be made pursuant to Section 51A- 4.803(i).

(6) Floor area ratio. Maximum floor area ratio is 1.6:1, except that maximum floor area ratio for office uses is 3.0:1.

(7) Height. Maximum structure height to the east of Plowman Avenue is 270 feet. Maximum structure height to the west of Plowman Avenue is 135 feet.

(8) Lot coverage. Maximum lot coverage is 80 percent.

(9) Lot size. No minimum lot size.

(10) Stories. Maximum number of stories to the east of Plowman Avenue is 20. Maximum number of stories to the west of Plowman Avenue is 10.

(c) Off-street parking and loading.

(1) In general. Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(2) Screening. All off-street surface parking lots, excluding driveways used for ingress or egress, must be screened from the street by using one or more of the following three methods to separately or collectively attain a minimum height of three feet above the parking surface.

(A) Brick, stone, or concrete masonry; stucco; concrete; or wood wall or fence.

(B) Earthen berm planted with turf grass or ground cover 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 for each two feet of width.

(C) Evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.

(3) Measuring the height of screening. The height of screening is measured from the horizontal plane passing through the nearest point of the surface of the parking lot. Screening may be placed in a visibility triangle as defined in the visual obstruction regulations in Section 51A-4.602(c). Any screening placed in a visibility triangle must be two and one-half feet in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle.

(d) Environmental performance standards. See Article VI.

(e) Landscaping.

(1) All landscaping must be provided in accordance with Article X.

(2) Plant material must be maintained in a healthy, growing condition.

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

(g) Urban design guidelines for all nonresidential uses.

(1) Purpose. The purpose of these urban design guidelines is to enhance the pedestrian environment by increasing safety measures and providing amenities and to preserve the historic character of Old Oak Cliff.

(2) Lighting. Exterior lighting of the front yard and parking areas must be directed away from adjoining properties.

(3) Street trees. In addition to any landscaping required by Article X, trees must be planted within 10 feet of the front property line at a density of one tree for each 30 linear feet of frontage, excluding visibility triangles, driveways, and points of ingress and egress to and from the property.

(4) CPTED review. Compliance with CPTED review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.

(5) Reflective glass. Maximum permitted luminous reflectance of glass used as an exterior building material varies depending on where the reflective glass is used on the building. The luminous reflectance of glass used on the exterior of the first two stories of a

building may not exceed 15 percent. The luminous reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.

(h) Additional provisions.

(1) Properties must be maintained in a state of good repair and neat appearance.

(2) Development and use of the properties must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 23057; 26042; 26190)

SEC. 51P-468.112. SUBDISTRICT D-1 - FOUNDERS PARK RETAIL (TRACTS 1 AND 3) AND FOUNDERS PARK RESIDENTIAL (TRACT 2).

(a) Main uses permitted.

(1) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.
- Medical or scientific laboratory. *[SUP]*

(2) Institutional and community service uses.

- Adult day care facility. *[SUP]*
- Child-care facility. *[SUP]*
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions. *[By right in Tract 1; otherwise, by SUP.]*
- Hospital. *[SUP]*
- Library, art gallery, or museum.
- Public or private school.

(3) Lodging uses.

- Hotel or motel. *[SUP]*

(4) Miscellaneous uses.

- Temporary construction or sales office.

(5) Office uses.

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

(6) Recreation uses.

- Private and public recreation center, club, or area.
- Public park, playground, or golf course.

(7) Residential uses.

- College dormitory, fraternity or sorority house.
- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Multifamily.
- Retirement housing.
- Single family.
- Single family and duplex residential uses are also permitted as a

use category within a mixed use project. To qualify as a mixed use project, a development must contain single family or duplex residential uses and one or more of the other use categories, and the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:

<u>Use Category</u>	<u>Percentage of Total Floor Area</u>
Lodging	10 percent
Office	15 percent
Residential	10 percent
Retail and personal service	5 percent

(8) Retail and personal service uses.

- 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.
- Mortuary, funeral home, or commercial wedding chapel.
 - Motor vehicle fueling station. *[Maximum of eight pumps.]*
 - Nursery, garden shop, or plant sales. *[SUP]*
 - Personal service uses. *[Bail bond office, and tattoo or body piercing studio uses are prohibited.]*
 - Restaurant without drive-in or drive-through service.
 - Restaurant with drive-in or drive-through service. *[By right in Tract 1; otherwise, by SUP.]*
 - Temporary retail use.
 - Theater.

(9) Transportation uses.

- Helistop. *[SUP]*
- Transit passenger shelter.

(10) Utility and public service uses.

- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[By right as an accessory use when located on a tract serving a main use; otherwise, by SUP.]*
- Tower/antenna for cellular communication. *[SUP]*
- Utility or government installation other than listed. *[SUP]*

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

(c) Yard, lot, and space regulations. The following yard, lot, and space regulations apply to all properties within Subdistrict D-1, except as provided in the urban design guidelines for all nonresidential uses. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.

(1) Front yard.

(A) Minimum front yard is as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(B) For Tract 2, fences, carports, and security gates may be located in a required front yard.

(2) Side and rear yard. Minimum side and rear yard is as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(3) Density.

(A) Except as provided below, maximum dwelling unit density is 50 units per acre, provided, however that if the dwelling unit density is 35 units per acre or more, development impact review pursuant to Section 51A-4.803(e) is required. Appeals from decisions on development impact review will be made pursuant to Section 51A-4.803(i).

(B) For Tract 1, maximum number of dwelling units is 400. A development impact review under Section 51A-4.803(e) is not required.

(C) For Tract 2, maximum number of dwelling units is 57 and dwelling units must be located as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(4) Floor area.

(A) Except as provided below, maximum floor area ratio is 1.6, except that maximum floor area ratio for office uses is 3.0.

(B) For Tract 1, maximum floor area is 30,000 square feet for nonresidential uses and 400,000 square feet for residential uses. The floor area must be located within the building setbacks as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(C) For Tract 3, maximum floor area is 10,500 square feet and the floor area must be located within the building setbacks as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(5) Height.

(A) For Tract 1, maximum structure height is 156 feet as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(B) For Tract 2, maximum structure is 153 feet as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(C) For Tract 3, maximum structure height is 35 feet as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(6) Lot coverage.

(A) For Tract 1, except as provided in this subparagraph, maximum lot coverage is 80 percent. Aboveground parking structures do not count toward lot coverage if at least 50 percent of their off-street parking spaces are dedicated to residential uses and at least 60 percent the roof surface is a landscape area as defined in Article X. Any portion of a building that is above 75 feet in height, measured along the west boundary of Tract 1 (Plowman right-of-way) may not have a floor plate greater than 60 percent of the lot.

(B) For Tract 2, maximum lot coverage is 32 percent.

(C) For Tract 3, maximum lot coverage is 80 percent.

(7) Lot size. No minimum lot size.

(8) Stories.

(A) For Tract 1, maximum number of stories is 15.

(B) For Tract 2, maximum number of stories is 12.

(C) For Tract 3, maximum number of stories is two.

(d) Off-street parking and loading.

(1) Except as provided below, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

(A) For any permitted nonresidential use developed on Tract 1, no more than one head-in parking space may be credited for each nine feet of frontage along Plowman Avenue, with no more than 21 head-in parking spaces being provided as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan. The head-in or parallel parking on

Plowman Avenue or Oakenwald Street as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan is not required.

(B) The property owner must stripe the head-in parking spaces in accordance with city striping standards up to a distance of eight feet from the curb.

(C) The following off-street parking requirements apply for an accessory community center (private) use on Tract 1: A minimum of one space per 500 square feet of floor area.

(D) The following off-street parking requirements apply for a multifamily use on Tract 1: A minimum of one-and-one half spaces are required for each dwelling unit.

(E) The following off-street parking requirements apply for a multifamily use on Tract 2:

(i) A minimum of one-and-one-half spaces are required for each dwelling unit in the building.

(ii) In addition, a minimum of three visitor spaces must be provided in the location shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(F) Aboveground parking structures located on Tract 1 must be constructed of materials similar to the materials used for any main structure located on Tract 1.

(2) All off-street surface parking lots, excluding driveways used for ingress or egress, must be screened from the street by using one or more of the following three methods to separately or collectively attain a minimum height of three feet above the parking surface:

(A) Brick, stone, or concrete masonry; stucco; concrete; or wood wall or fence.

(B) Earthen berm planted with turf grass or ground cover 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 for each two feet of width.

(C) Evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.

(D) The height of screening is measured from the horizontal plane passing through the nearest point of the surface of the parking lot. Screening may be placed in a visibility triangle as defined in the visual obstruction regulations in Section 51A-4.602(c). Any screening placed in a visibility triangle must be two and one-half feet in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle.

(e) Environmental performance standards. See Article VI.

(f) Landscaping.

(1) For Tracts 1 and 2, landscaping must be provided and located as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan prior to the issuance of a certificate of occupancy.

(2) For Tract 3, in addition to the street trees located as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan, landscaping must be provided in accordance with Article X.

(3) Plant material must be maintained in a healthy, growing condition.

(g) Landscaping in the parkway. In this section, parkway means the portion of a street right-of-way between the projected street curb and the lot line of the Property.

(1) Private license granted.

(A) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants ("property owner") of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with the Dallas Building Code, or Paragraph (2) of this section. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of public works and transportation.

(B) A property owner is not required to comply with any landscaping requirement if compliance is made impossible due to the director's revocation of a landscape permit or the revocation of the license granted herein affecting landscaping.

(C) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the property owner 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 license granted herein, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, \$2,000,000 annual aggregate. Coverage under this liability policy shall be on an "occurrence" basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall 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 same are covered by this liability insurance policy.

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

(2) Parkway landscape permit.

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

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

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

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

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

(h) Signs.

(1) Except as provided below, signs must comply with the provisions for business zoning districts contained in Article VII.

(2) A maximum of three monument signs are permitted at the locations shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(i) Urban design guidelines for all nonresidential uses.

(1) Purpose. The purpose of these urban design guidelines is to enhance the pedestrian environment by increasing safety measures and providing amenities; and to preserve the historic character of Old Oak Cliff.

(2) Lighting. Exterior lighting of the front yard and parking areas must be directed away from adjoining properties.

(3) Street trees. In addition to any landscaping required by Article X, trees must be planted within 10 feet of the front property line at a density of one tree for each 30 linear feet of frontage, excluding visibility triangles, driveways, and points of ingress and egress to and from the property.

(4) CPTED review. Compliance with CPTED review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.

(5) Reflective glass. Maximum permitted luminous reflectance of glass used as an exterior building material varies depending on where the reflective glass is used on the building. The luminous reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The luminous reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.

(j) Additional provisions.

(1) Properties must be maintained in a state of good repair and neat appearance.

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

SEC. 51P-468.113. SUBDISTRICT E - HOSPITAL AREA.

(a) Main uses permitted.

(1) Commercial and business service uses.

- Catering service.
- Custom business services.
- Medical or scientific laboratory.
- Technical school.

(2) Institutional and community service uses.

- Child-care facility.
- Church.
- Convalescent and nursing homes, hospice care, and related institutions.
- Public or private school.

- (3) Lodging uses.
 - Hotel or motel. *[SUP required if less than 80 rooms.]*
- (4) Miscellaneous uses.
 - Temporary construction or sales office.
- (5) Office uses.
 - Medical clinic or ambulatory surgical center.
 - Office.
- (6) Recreation uses.
 - Public park, playground, or golf course.
- (7) Residential uses.
 - Duplex.
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
 - Multifamily. *[SUP required if the density is greater than 30 dwelling units per acre.]*
 - Single family.
- (8) Retail and personal service uses.
 - Ambulance service.
 - Dry cleaning or laundry store.
 - General merchandise or food store 3,500 square feet or less.
 - Motor vehicle fueling station.
 - Personal service uses.
 - Restaurant without drive-in or drive-through service.
 - Restaurant with drive-in or drive-through service.
 - Surface parking.
- (9) Transportation uses.
 - Helistop. *[SUP]*
 - Transit passenger shelter.
- (10) Utility and public service uses.
 - Electrical substation.
 - Local utilities.
 - Police or fire station.
 - Post office.
 - Tower/antenna for cellular communication.
 - Utility or government installation other than listed. *[SUP]*

(b) Yard, lot, and space regulations.

(1) Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistrict E except as provided in the urban design guidelines for properties fronting on specific streets.

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

(3) Front yard. Minimum front yard is 15 feet.

(4) Side and rear yard. Minimum side yard is 20 feet.

(5) Density. Maximum dwelling unit density is 30 units per acre.

(6) Floor area ratio. Maximum floor area ratio is 1.5:1.

(7) Height. Maximum structure height is 115 feet.

(8) Lot coverage. Maximum lot coverage is 80 percent.

(9) Lot size. No maximum lot size.

(10) Stories. Maximum number of stories is nine.

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

(d) Environmental performance standards. See Article VI.

(e) Landscaping.

(1) All landscaping must be provided in accordance with Article X.

(2) Plant material must be maintained in a healthy, growing condition.

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

(g) Additional provisions.

(1) Properties must be maintained in a state of good repair and neat appearance.

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

(h) Urban design guidelines for properties fronting on Colorado Boulevard across from Methodist Medical Center Complex.

(1) Canopy trees. Front yards and side yards must contain canopy trees.

(2) CPTED review. Compliance with CPTED review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.

(3) Parking lots.

(A) Screening methods. All off-street surface parking lots, excluding driveways used for ingress or egress, must be screened from the street by using one or more of the following three methods to separately or collectively attain a minimum height of three feet above the parking surface:

(i) Brick, stone, or concrete masonry; stucco; concrete; or wood wall or fence.

(ii) Earthen berm planted with turf grass or ground cover 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 for each two feet of width.

(iii) Evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.

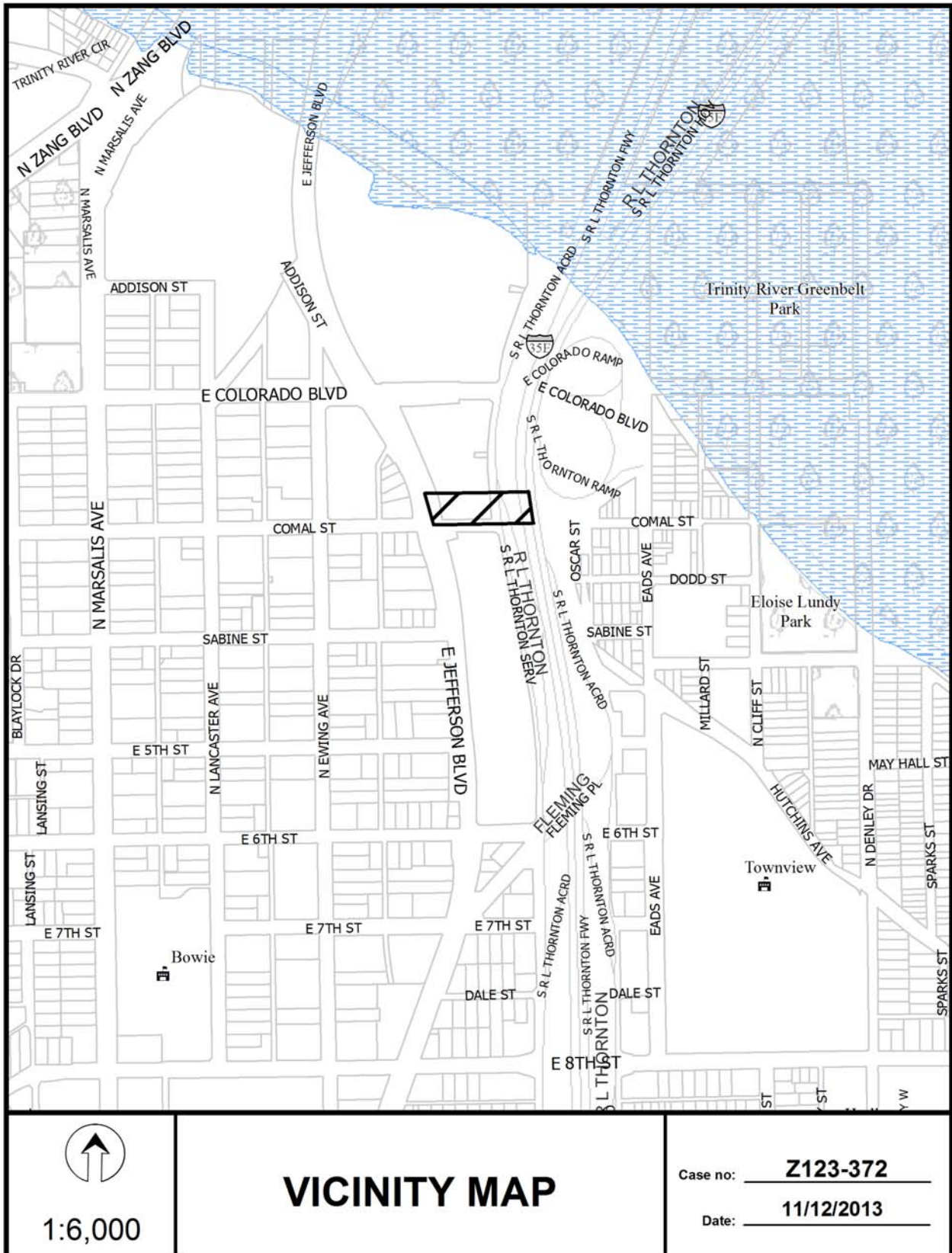
(B) Measuring the height of screening. The height of screening is measured from the horizontal plane passing through the nearest point of the surface of the parking lot. Screening may be placed in a visibility triangle as defined in the visual obstruction regulations in Section 51A-4.602(c). Any screening placed in a visibility triangle must be two and one-half feet in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle.

SEC. 51P-468.114. PAVING.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

SEC. 51P-468.115. COMPLIANCE WITH CONDITIONS.

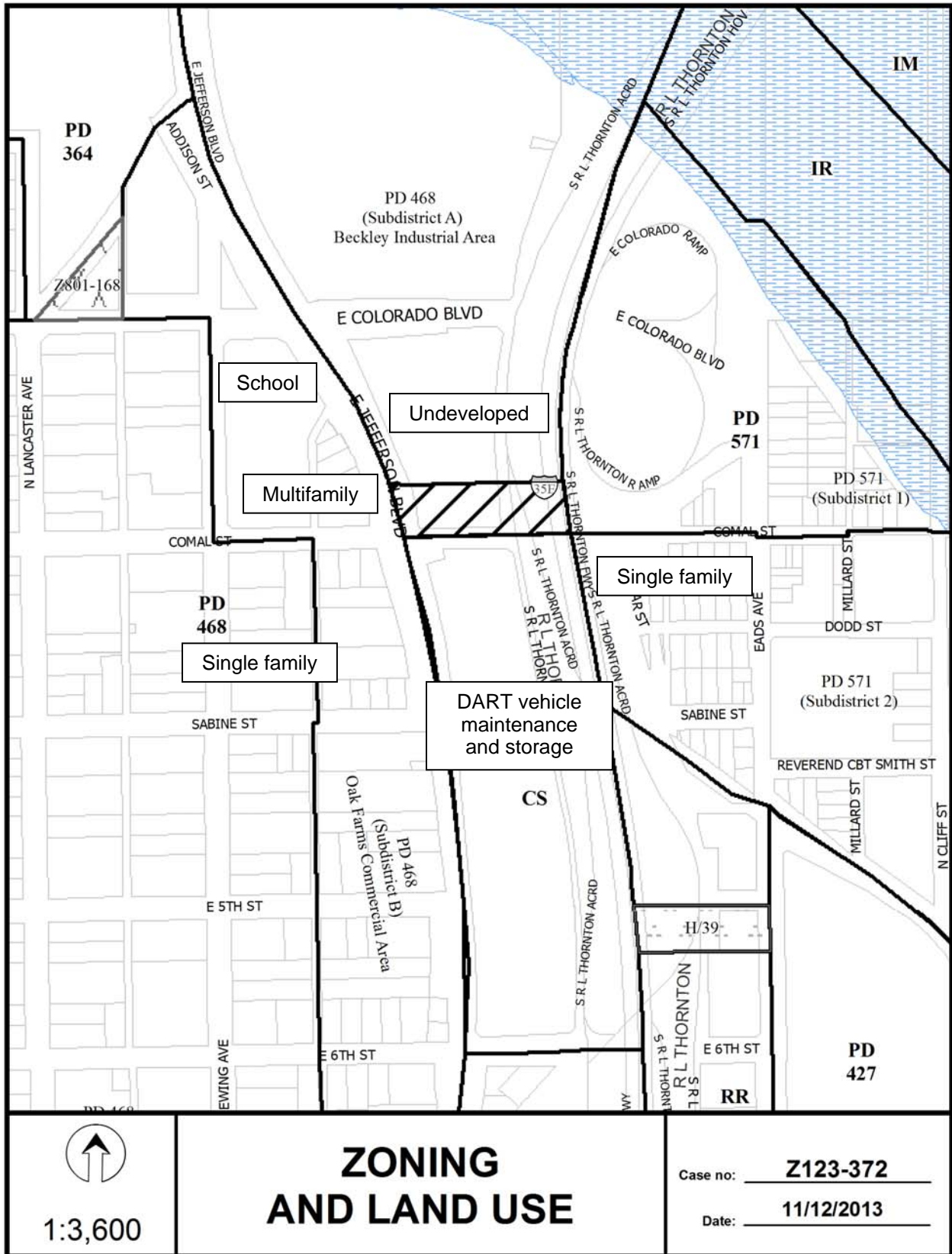
The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

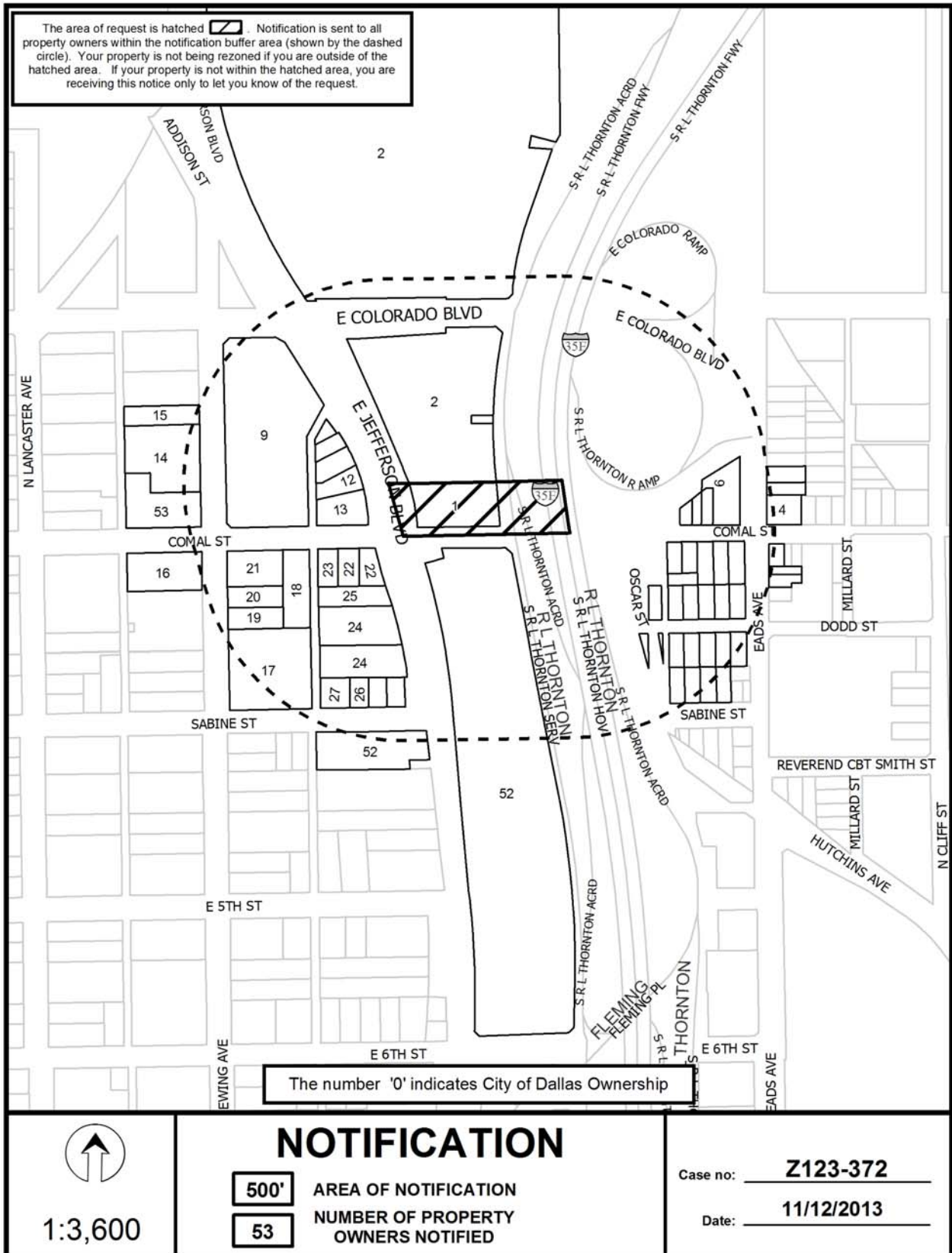


VICINITY MAP

Case no: Z123-372
Date: 11/12/2013







11/12/2013

Notification List of Property Owners***Z123-372******53 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1400 JEFFERSON BLVD	FIRST GLENDORA PARTNERS LTD
2	909 COLORADO BLVD	BELTLINE TRINITY GATEWAY
3	810 EADS AVE	JONES MARY ALICE
4	1101 COMAL ST	HUBBARD T N
5	812 EADS AVE	MORELAND BERTHA ESTATE OF
6	1025 COMAL ST	TEXAS HEAVENLY HOMES LTD ATTN RICHARD E
7	1021 COMAL ST	MARQUEZ JAVIER
8	200 R L THORNTON FWY	GRTP LTD SUITE 606
9	1421 JEFFERSON BLVD	TRINITY BASIN PREPARATORY
10	1413 JEFFERSON BLVD	HOOD WARREN W
11	1417 JEFFERSON BLVD	TRINITY BASIN PREPARATORY
12	1411 JEFFERSON BLVD	ALLEGHENY DALLAS INV % B MOSTELLER
13	1401 JEFFERSON BLVD	GARCIA CATALINA E SOLE & SEPARATE
14	815 EWING AVE	AMG/TPRF II GENEVA SUBSIDIARY 3
15	819 EWING AVE	MUSIYKO KONSTANTIN
16	731 EWING AVE	SUPPORTIVE HOUSING INC
17	706 EWING AVE	AMG TPRF II GENEVA SUBSID 4 LP
18	812 COMAL ST	TEAMES JUDY KAY
19	716 EWING AVE	CARSON JANICE P
20	720 EWING AVE	SALA LARRY J % SALA INVESTMENTS
21	724 EWING AVE	LEE YUNG JA
22	824 COMAL ST	MCCORMICK BONNIE C
23	820 COMAL ST	OLIVER JOHN M
24	1305 JEFFERSON BLVD	ADIA PARTNERSHIP LLC
25	1323 JEFFERSON BLVD	SRSR INC
26	823 SABINE ST	AVERY CHARLES E

11/12/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	817 SABINE ST	VARGAS FEDERICO & MARIA R CASTILLO
28	825 SABINE ST	COX PPTIES % ALSTON R COX
29	829 SABINE ST	MONTOYA JOSE GUADALUPE & MARIA DE LA
LUZ		
30	1024 COMAL ST	BARTH KEN
31	1028 COMAL ST	SALVADOR JOSE
32	1026 COMAL ST	JONES JAMES EARL
33	1020 COMAL ST	GIBSON HENRY LEE ET AL % ADA L WILLIAMS
34	1022 COMAL ST	TEXAS HEAVENLY HOMES LTD
35	1019 DODD ST	HOLMAN ETHEL % MINNIE LOWE
36	1027 SABINE ST	MARQUEZ EFRAIN
37	1019 SABINE ST	HAYES DIANNA
38	1015 SABINE ST	GOLDEN GATE ADULT REHABILITATION
MINISTR		
39	1021 DODD ST	GOLDEN GATE ADULT REHABILITATION
MINISTR		
40	1023 SABINE ST	GOLDEN GATE ADULT REHABILITATION
MINISTR		
41	1023 DODD ST	GOLDEN GATE MISSIONARY BAPTIST CHURCH
IN		
42	1027 DODD ST	TRUSTEES GOLDEN GATE MISSIONARY BAPTIST
43	1031 DODD ST	GOLDEN GATE BAPT CHURCH EXEMPT 1979
44	1030 DODD ST	GOLDEN GATE ADULT REHABILITATION
MINISTR		
45	1026 DODD ST	PETTIE ADOLPHUS
46	1022 DODD ST	KEMP FREDDIE JR
47	1020 DODD ST	GOLDEN GATE BAPTIST CHURCH
48	1016 DODD ST	MARTINEZ MARIO
49	1012 DODD ST	PROCTOR JOHN & PROCTOR CHRISTINE DBA 2ND
50	1100 COMAL ST	BOULDIN STANLEY EARL ETAL % WILLIAM C OD
51	734 EADS AVE	MARQUEZ ENRIQUE & MARTHA MARQUEZ
52	816 SABINE ST	DALLAS AREA RAPID TRANSIT
53	717 COMAL ST	SUPPORTIVE HOUSING INC

FILE NUMBER: Z123-348(RB)

DATE FILED: August 5, 2013

LOCATION: Southeast Line of Cedardale Road, East of Lancaster Road

COUNCIL DISTRICT: 8

MAPSCO: 76 E

SIZE OF REQUEST: Approx. 18.7 Acres

CENSUS TRACT: 167.03

APPLICANT/OWNER: Sowell Lancaster Partners, L.P.

REPRESENTATIVE: Gladys Bowens

REQUEST: An application for an LI Light Industrial District on property zoned an A(A) Agricultural District.

SUMMARY: The applicant is proposing to improve the property with a warehouse/distribution facility.

STAFF RECOMMENDATION: Denial.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends denial of the request based upon:

1. *Performance impacts upon surrounding property (lighting, noise, odor, etc.)* – The proposed zoning district will permit certain commercial and retail uses, as well as the proposed use (warehouse/distribution) that can possess operational characteristics that negatively impact adjacent residential uses.
2. *Traffic impact* – The projected increase in trip generations for a 520,000-square-foot distribution facility could impact adjacent uses along Cedardale Road. Additional ingress/egress points anticipated through the abutting parcel to the west located in the Lancaster city limits have been proposed by the applicant, but cannot be considered in this analysis by city staff.
3. *Comprehensive Plan or Area Plan Conformance* – The subject site is in a transitional area on the forwardDallas! Vision Illustration that falls into three building blocks – “Commercial Center or Corridor”, “Residential Neighborhood”, and “Industrial Area”. When commercial areas meet residential neighborhoods, the Comprehensive Plan envisions enhanced protections to buffer the residential neighborhood.
4. Staff provided the applicant various items of concern that could impact the residential uses within the immediate area, consisting of legally nonconforming residential uses. At this time, no consideration has been given to these land use issues. It should be noted that staff’s concerns are relevant, regardless of the requested LI District or any other zoning district that provides for the applicant’s projected development.

BACKGROUND INFORMATION:

- The request site is undeveloped, while possessing a significant inventory of native trees. The applicant’s development includes an approximate 10.2 acre parcel fronting on Lancaster Road.
- The applicant proposes to develop the entire site (Dallas and Lancaster parcels) with warehouse/distribution uses.
- Flood plain traverses the extreme southwest quadrant of the site.

Zoning History:

File No. **Request, Disposition, and Date**

1. Z101-261 On June 27, 2007, the City Council approved an LI District on property zoned as Planned Development District No. 673.

Thoroughfare **Designation; Existing & Proposed ROW**

Cedardale Road Collector; 60' & 60' ROW

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant's request and determined that it will not negatively impact the surrounding street system.

STAFF ANALYSIS:

Comprehensive Plan: The subject site is in a transitional area on the *forwardDallas!* Vision Illustration that falls into three building blocks – “Commercial Center or Corridor”, “Industrial Area”, and “Residential Neighborhood”.

The Commercial Center or Corridor primarily functions 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.

Industrial Areas, which offer important employment opportunities, occupy large areas of land and usually are near major roads and heavy rail lines. Evolving technology and the need for freight movement through Dallas to the rest of the country and internationally means this sector can offer good opportunities for jobs. Logistics and warehousing, a growing industry with strong potential for upward mobility of skilled workers, would thrive in such areas. Examples include Southport and the Agile Port, parts of West Dallas along I-30, and the Stemmons industrial area. These areas include a mix of low- and medium-density industrial buildings and industrial yards and have large surface parking for cars and trucks. Industrial Areas rely on quality road access and may be linked to

rail for freight purposes. Street lanes are wide and intersections are large. Transit, sidewalks and other pedestrian improvements are limited.

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

The request complies with the following land use goals and policies of forwardDallas!

GOAL 1.1 Align land use strategies with economic development priorities.

Policy 1.1.2 Focus on Southern Sector development opportunities.

The request is in conflict with the following land use goals and policies of forwardDallas!

GOAL 5.2 Strengthen community and neighborhood identity.

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 7.1 Promote vibrant and viable neighborhoods.

Policy 7.1.2 Promote neighborhood-development compatibility.

Land Use Compatibility: The request site is undeveloped. Designated flood plain traverses the area to the south, encroaching into the site at its southwest corner. The applicant is proposing to develop the site with a warehouse/distribution facility. It should be noted that an abutting 10.2 acre parcel to the west, located in the city of Lancaster, will be part of the overall development.

The site is located in an area generally providing for nonresidential zoning. It should be noted that a presence of legally non-conforming single family uses are developed on properties along both sides of Cedardale Road, some of which abut the site's northwestern quadrant. Recently approved rezoning of 327 acres to the south (see Zoning History) is making way for some industrial (warehouse/distribution) uses. Lastly, an institutional use (church) is situated across Cedardale Road from the site's northeastern quadrant, with scattered residential uses further northeast and east of the site.

Z123-348(RB)

Prior to the City's Zoning Transition in the late 1980's, the area south of Cedardale Road and east of Lancaster Road was zoned for A Agricultural District Uses. As a result, these residential uses continue to enjoy legally non-conforming status.

With a sensitivity towards ensuring these residential uses are recognized and protected as the area begins to develop/redevelop, staff presented items of concern related to the applicant's intent of developing a 520,000 square foot warehouse/distribution campus:

- 1) truck traffic across Cedardale Road;
- 2) days/hours of operation;
- 3) mechanical service (inside or outside, proximity to residential) on trucks and equipment associated with the development;
- 4) yard, lot, and space regulations (setbacks, height, massing of floor area); and,
- 5) orientation of open dock and service areas.

Regardless of the applicant's intended development (warehouse/distribution) or other permitted uses afforded by the requested LI District, the following development standards would permit an encroachment of improvements on these residential uses:

- 1) minimum 15-foot front yard setback and no minimum side and rear yard setback;
- 2) residential proximity slope regulations (structure height greater than 26 feet) not applicable;
- 3) maximum structure height of 70 feet;
- 4) lack of solid screening for certain outside components of permitted uses; and,
- 5) certain uses not compatible with residential.

For orientation purposes, the recently rezoned 327 acres to the south providing for unencumbered LI District use and development standards is situated anywhere between 575-884 feet from the closest residential uses. The applicant has been unwilling to discuss mitigating measures related to any of the above items, thus part of the basis of staff's denial. Aside from the one warehouse/distribution use to the south, the balance of the 327 acres could be a possibility for a development site for the applicant to assemble for its anticipated facility.

In summary, staff has concluded that the requested LI District could ultimately permit development of incompatible uses/development standards and/or possess negative operational characteristics that would not be appropriate in close proximity to these single family uses, thus negatively affecting residential quality of life.

Landscaping: The site possesses significant stands of trees. A tree survey will need to be submitted to the city and mitigation of protected trees slated for removal will be required. Landscaping for any permitted use will need to comply with Article X.

OFFICERS

James E. Sowell

Chief Executive Officer

Stephen L. Brown

President

James S. Cornelius

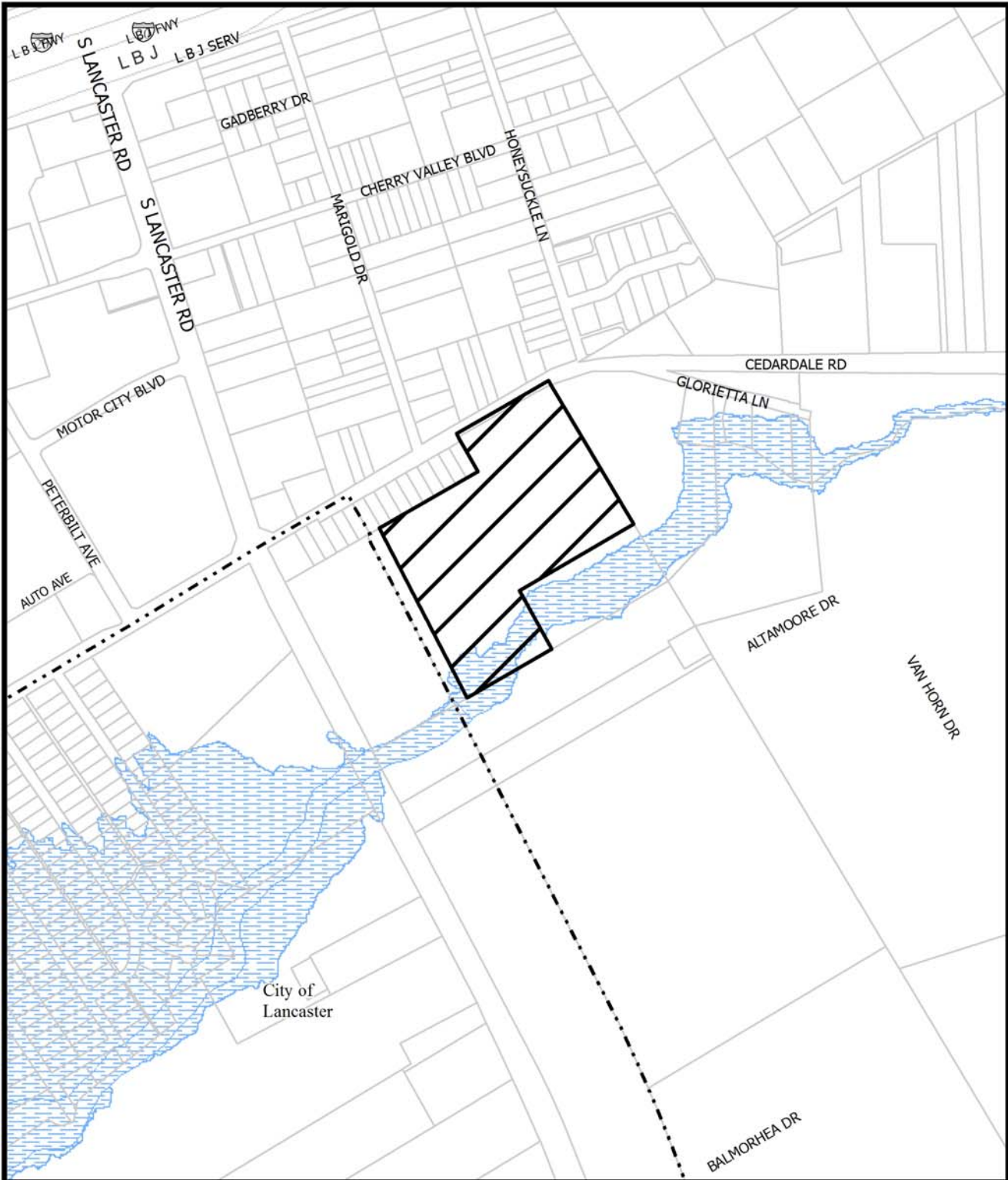
Vice President

Kathy Fox Powell

Vice President and Secretary

Keith D. Martin

Chief Financial Officer



1:7,200

VICINITY MAP

Case no: Z123-348

Date: 11/6/2013

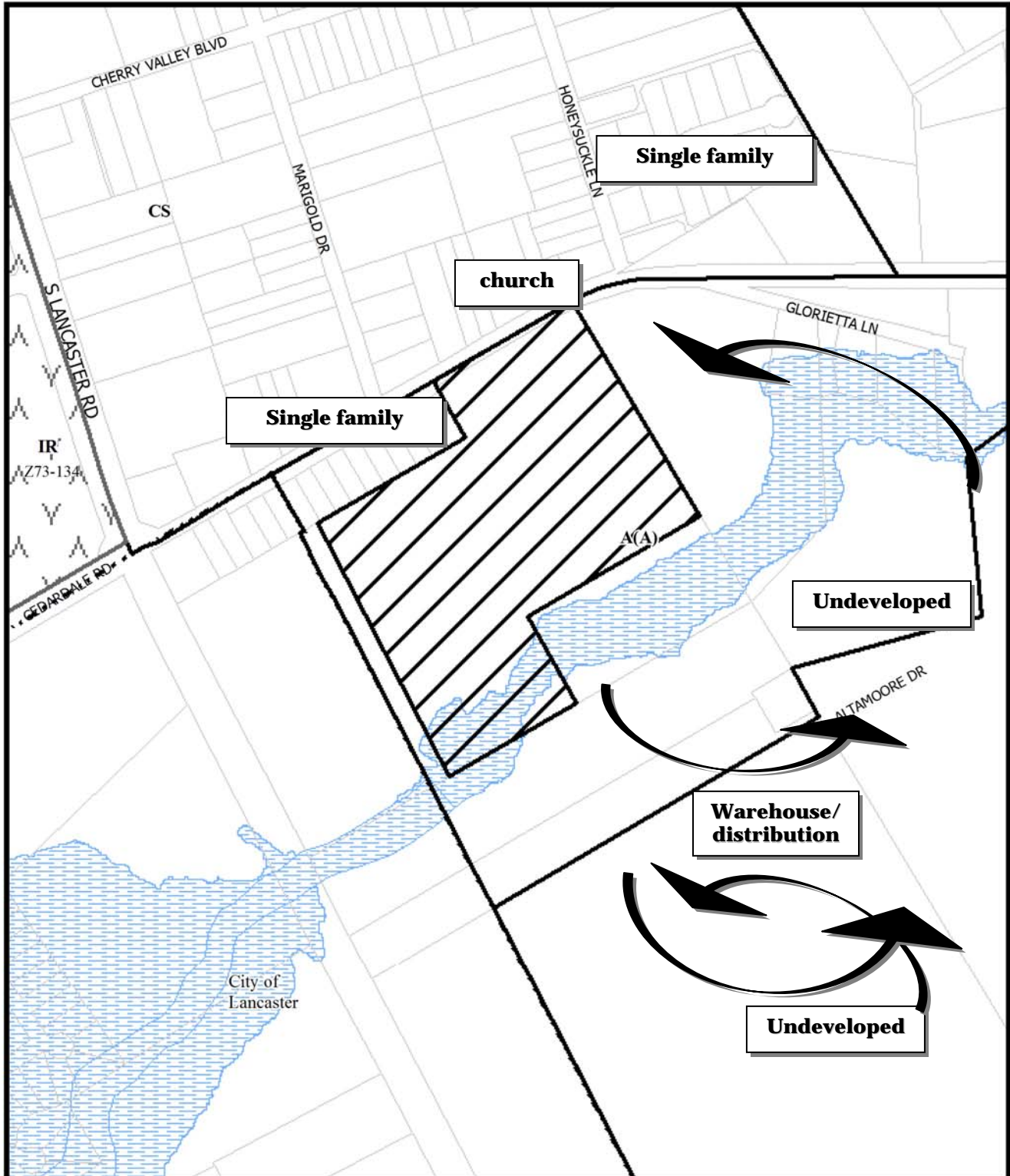


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AERIAL MAP

Case no: Z123-348

Date: 11/6/2013

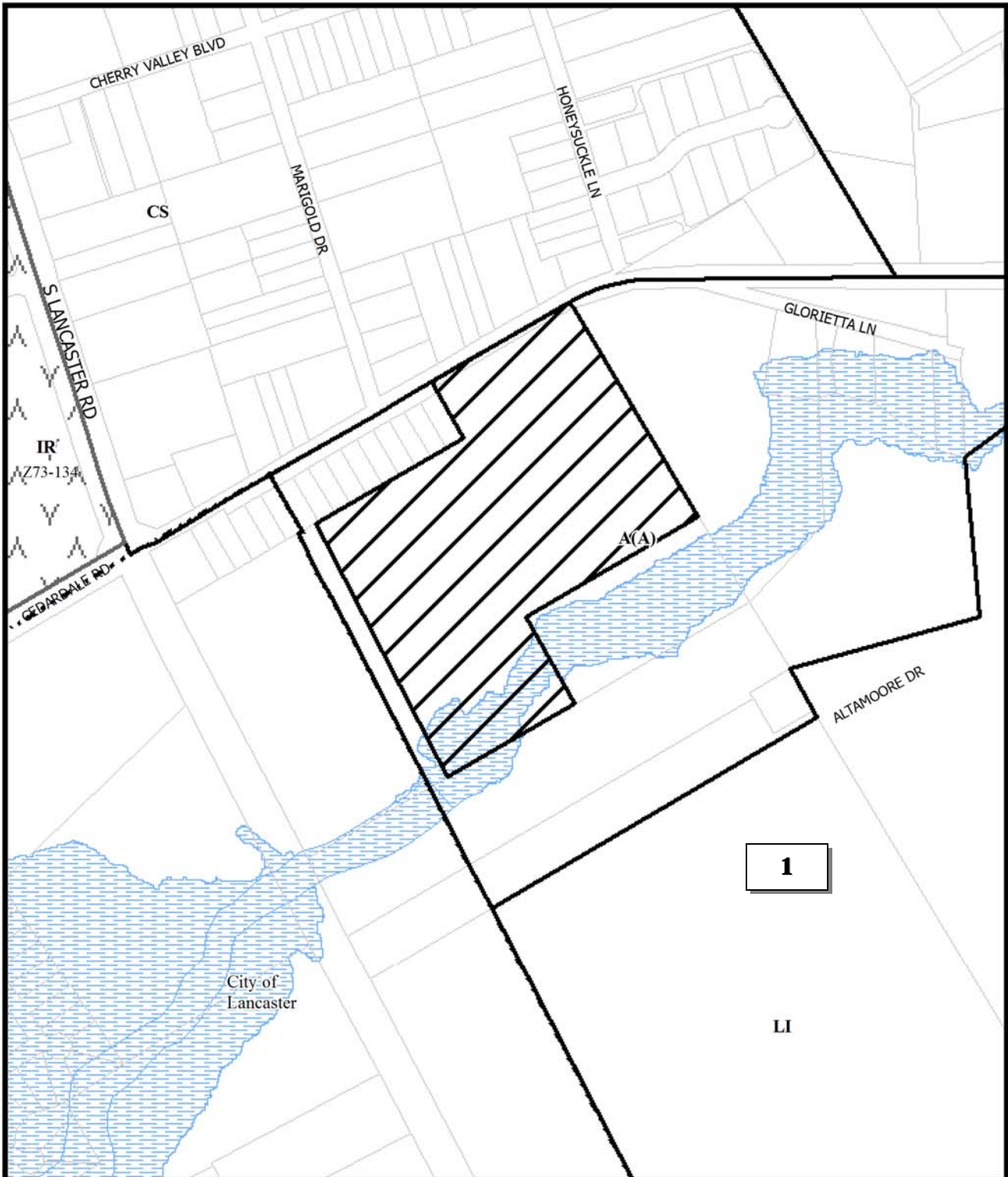


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ZONING AND LAND USE

Case no: Z123-348

Date: 11/6/2013




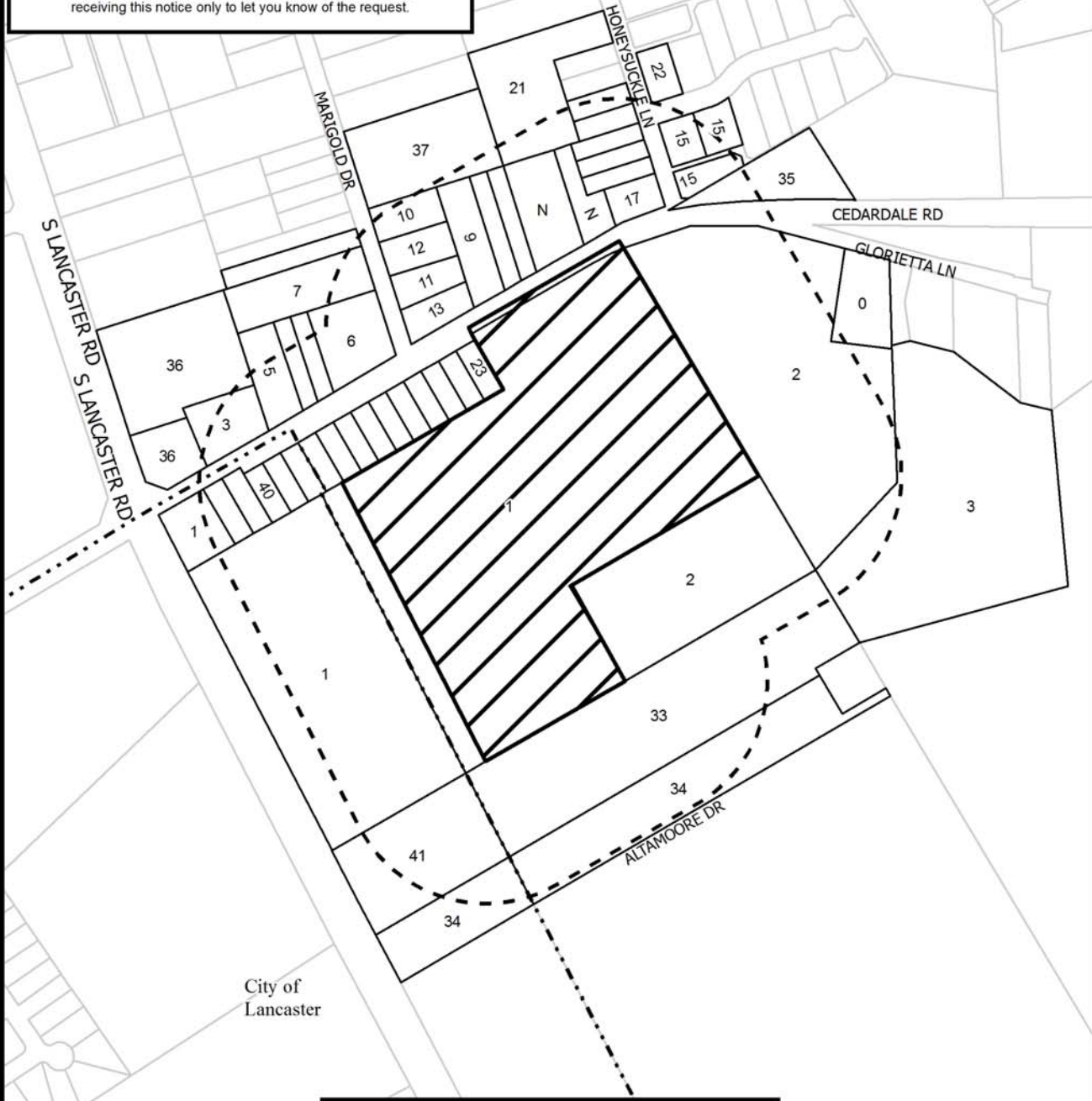
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ZONING HISTORY

Case no: Z123-348

Date: 11/6/2013

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



1:4,800

NOTIFICATION

400' AREA OF NOTIFICATION
42 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-348**

Date: **11/6/2013**

Notification List of Property Owners

Z123-348

42 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2800 CEDARDALE RD	MANN EDWIN S
2	2800 CEDARDALE RD	FUNK J LEON
3	2723 CEDARDALE RD	KEETON PAUL L
4	2747 CEDARDALE RD	HARDY FREDDY C & CAROL L HARDY
5	2743 CEDARDALE RD	HARDY FREDDY & CAROL
6	2749 CEDARDALE RD	HARDY FREDDY C
7	8711 MARIGOLD DR	MONTOYA REBECCA
8	8707 MARIGOLD DR	HICKS FANNIE
9	2833 CEDARDALE RD	SANCHEZ CONCRETE FORMS INC
10	8704 MARIGOLD DR	COY JASPER
11	8720 MARIGOLD DR	FULTON RICHARD & ESTELLA FULTON
12	8712 MARIGOLD DR	MEDLEY CHARLOTTE A
13	2815 CEDARDALE RD	THOMAS WALTER
14	2837 CEDARDALE RD	QUINTERO RUBICEL
15	8607 HONEYSUCKLE LN	MARTINEZ FERNANDO
16	8611 HONEYSUCKLE LN	CARSON WILLIE % THOMAS R CARSON
17	8623 HONEYSUCKLE LN	CASTILLO VERONICA
18	8617 HONEYSUCKLE LN	FARRY NELSON A CO
19	8559 HONEYSUCKLE LN	BRANCH CLEMME
20	8603 HONEYSUCKLE LN	GALLEGOS ANTONIO & ORLANDA GALLEGOS
21	8541 HONEYSUCKLE LN	MONTGOMERY WILLIE L
22	3006 COLUMBINE AVE	POUGES ROY D & B J
23	2820 CEDARDALE RD	ARMSTRONG T J
24	2814 CEDARDALE RD	PIPER ROY E
25	2810 CEDARDALE RD	SAINZ MARIA IRMA
26	2804 CEDARDALE RD	MATHIS JIMMIE LEE

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2762 CEDARDALE RD	KNIGHT BOBBY K
28	2758 CEDARDALE RD	BROWN LLOYD D
29	2752 CEDARDALE RD	SMALLWOOD DEBRA JONES
30	2748 CEDARDALE RD	MAJORS BILLY JOE
31	2744 CEDARDALE RD	WU YIWEI
32	2740 CEDARDALE RD	DANIELS CLAVON & BRENDA
33	4040 DALLAS AVE	ANGTON RICHARD T
34	2750 CEDARDALE RD	ENSERCH CORP % ATMOS ENERGY / PPTY TAX
35	3001 CEDARDALE RD	ARMBRUSTER FRANZ OWEN J % CHARLES F ARMB
36	8828 LANCASTER RD	NEW GENERATION BAPTIST CHURCH THE
37	8624 MARIGOLD DR	LOGAN ANDREW
38	2736 CEDARDALE RD	CAB CONSTRUCTION
39	2730 CEDARDALE RD	ROGERS JOHN L & LORETTA ROGERS
40	2726 CEDARDALE RD	LANCASTER CITY OF
41	4040 DALLAS AVE	ANGTON RICHARD T
42	2704 CEDARDALE RD	HIGH FIVE VENTURE STE 300

Planner: Warren F. Ellis

FILE NUMBER: Z123-274 (WE) **DATE FILED:** April 29, 2013

LOCATION: East line of North Walton Walker Freeway, south of West Jefferson Boulevard

COUNCIL DISTRICT: 6 **MAPSCO:** 52- B & F

SIZE OF REQUEST: Approx. 0.76 acres **CENSUS TRACT:** 107.04

APPLICANT/ OWNER: David & Hector Varela

REPRESENTATIVE: MASTERPLAN
Santos Martinez

REQUEST: An application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is to allow for the development of retail type uses on the site.

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

Staff recommends denial based upon:

1. *Performance impacts upon surrounding property* – The proposed RR Regional Retail District may have a negative impact on the residential uses due to the type of uses that are permitted within the RR District such as machinery, heavy equipment or truck sales and services, outside sales, and vehicle display, sales and services. These uses are not compatible or conducive to a low-density residential development but are more suitable to serve a regional area.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the applicant’s request will not have a negative impact on the street system. The request site fronts on the Walton Walker frontage Road and North Ira Avenue. However, any utilization of the internal streets to access this site (North Ira Avenue) could have a negative impact upon the residential neighborhood dependent upon the type of RR Regional Retail District uses.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed request is not in compliance with the forwardDallas! Comprehensive Plan. The plan shows the request site located in a Residential Building Block. NS(A) Neighborhood Service District or low-intensity office districts could be more compatible because the Comprehensive Plan envisions some of these low-intensity uses at certain locations along major roadways adjoining residential neighborhoods.

BACKGROUND INFORMATION:

- The applicant’s request for an RR Retail Regional District will allow for a variety of retail and personal services uses on the site. A specific type development has not expressed by the applicant at this time.
- The request site is adjacent to an R-7.5(A) Single Family District where the development is primarily single family uses. The property north of the site is undeveloped.

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

1. **Z123-275** The applicant has submitted an application for an RR-D regional Retail District with retention of a D Overlay on property zoned a CR-D Community Retail District. A City Plan Commission hearing date has not been scheduled at this time.

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped, Single Family
North	R-7.5(A)	Undeveloped
South	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
West	R-7.5(A)	Walton Walker Freeway

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 a Residential Building Block.

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

The request site is located within an area that limits office uses and is in close proximity to residential uses. The RR District is a more intensive district than the surrounding LO-3 District. The proposed RR Regional Retail District could have a negative impact on the adjacent uses even though the request site is adjacent to a frontage road.

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: A portion of the 0.76-acre site is undeveloped with the remainder of the site being developed with single family uses. The site is located in a residential area where a portion of the street frontage is on North Walton Walker Service Road and several residential streets.

The applicant’s request for an RR regional Retail District will allow for the development of various retail and personal service uses. Certain uses that are permitted within the RR District are not compatible when adjacent to low residential uses.

Staff is concerned that any encroachment of the RR Regional Retail District into a residential area could have a negative impact on the surrounding uses. Even though the site has street frontage on a service road and residential street and will be limited in the structure height due to the residential adjacency, an RR Regional Retail District is intended to “provide for the development of regional-serving retail, personal service, and office uses. This district is not intended to be located in areas of low-density residential development.” There is an undeveloped tract of land that is zoned for CR-D Community Retail District uses that is located north of the request site at the southeast corner of North Walton Walker Freeway and West Jefferson Boulevard that could be developed to serve the adjacent neighborhood.

Staff’s recommendation is for denial of the applicant’s request for an RR Regional District.

Development Standards:

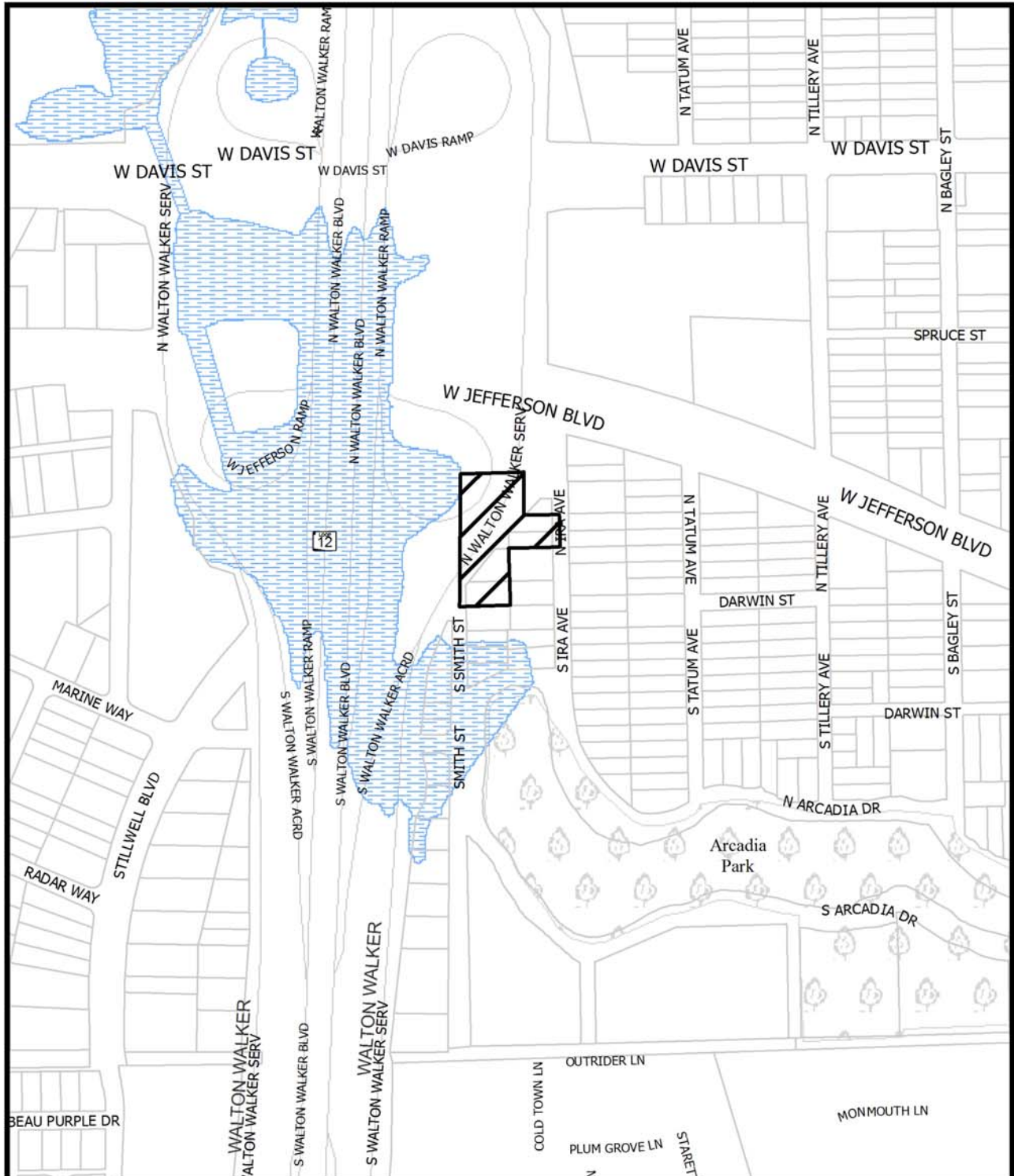
DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
RR - proposed Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, office

Landscaping: Landscaping of any development will be in accordance with Article X requirements, as amended.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
N. Walton Walker	Variable lane widths		
North Ira Avenue	Local	50 ft.	50 ft.

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

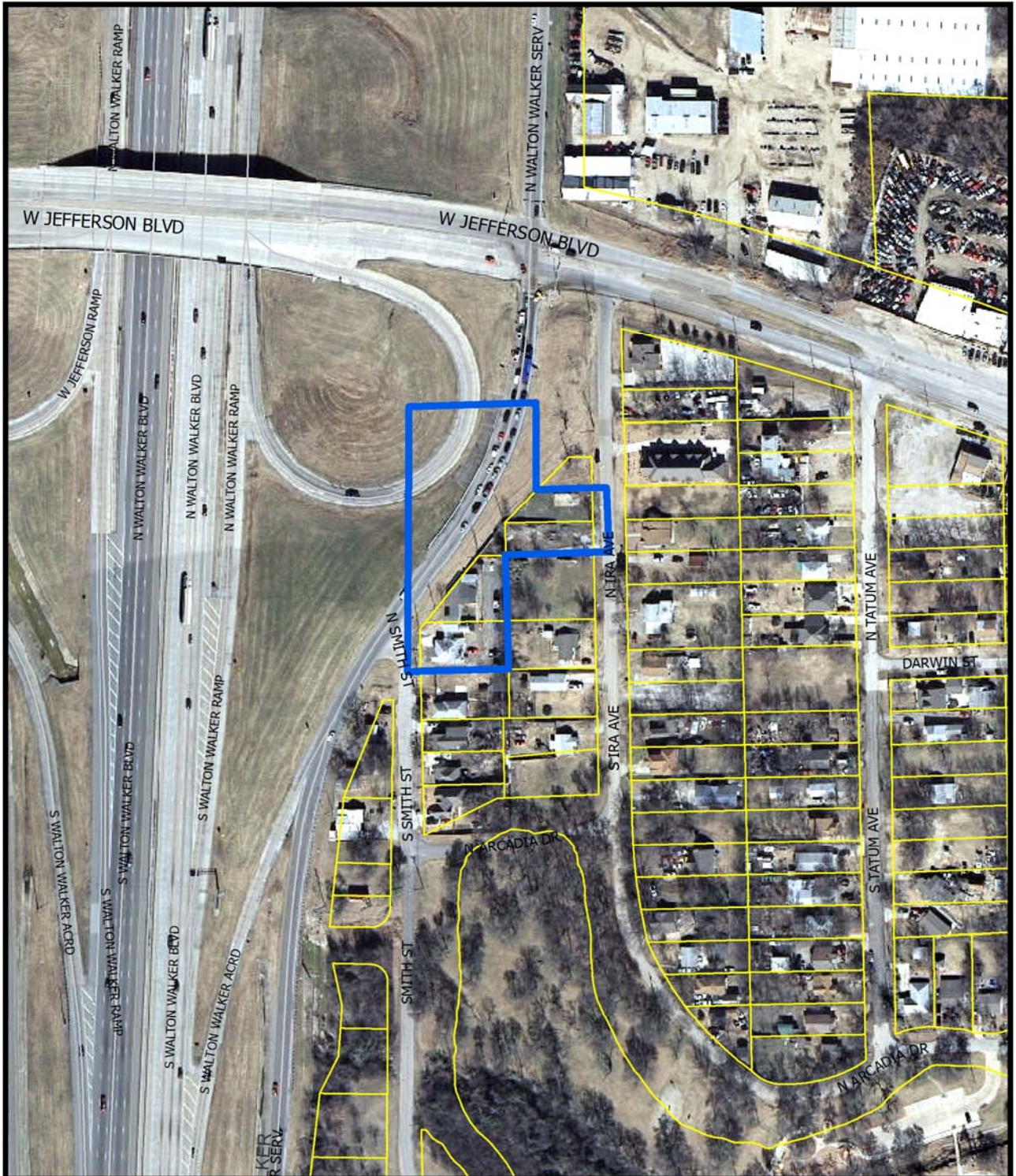


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VICINITY MAP

Case no: Z123-274

Date: 11/12/2013

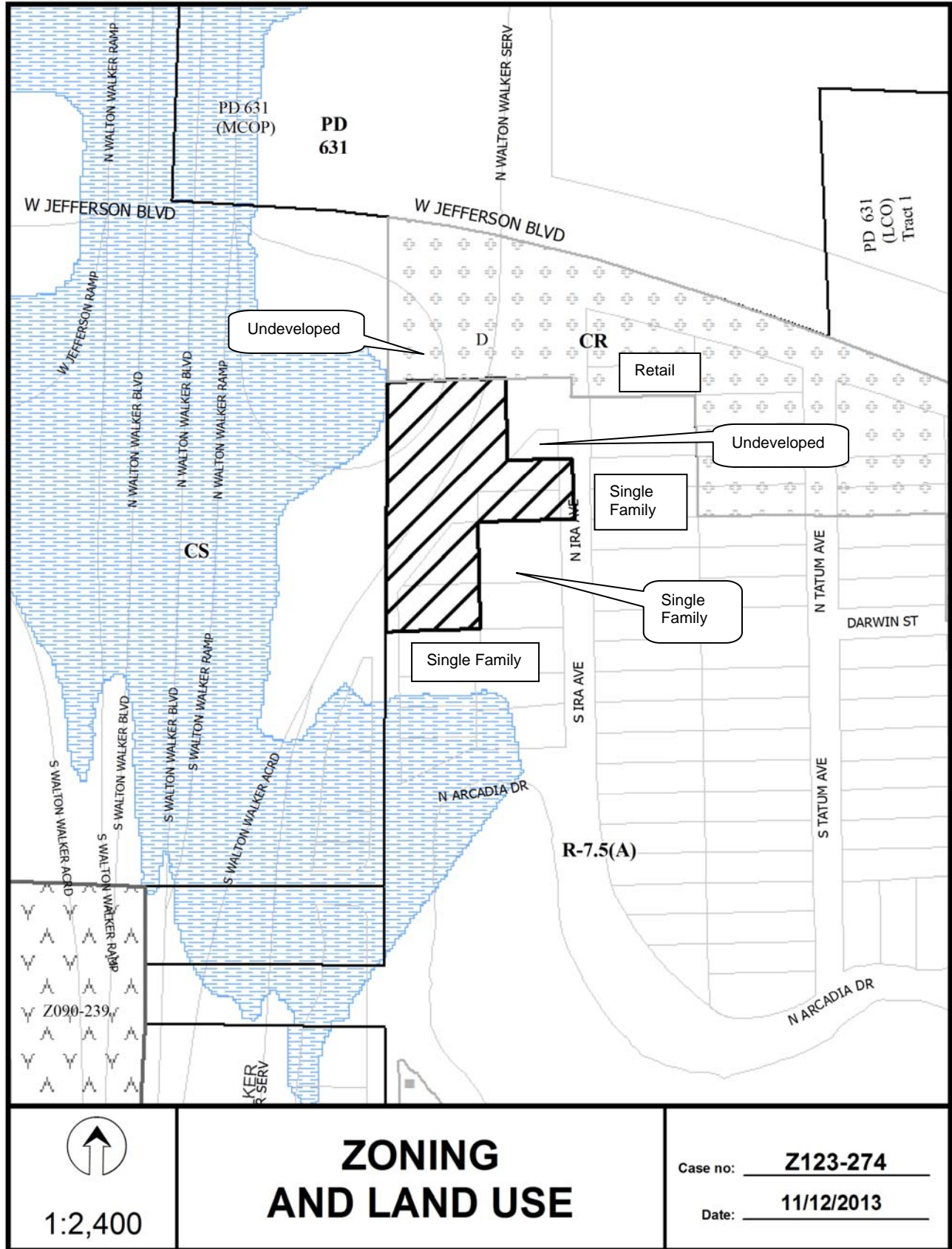


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AERIAL MAP

Case no: Z123-274

Date: 11/12/2013

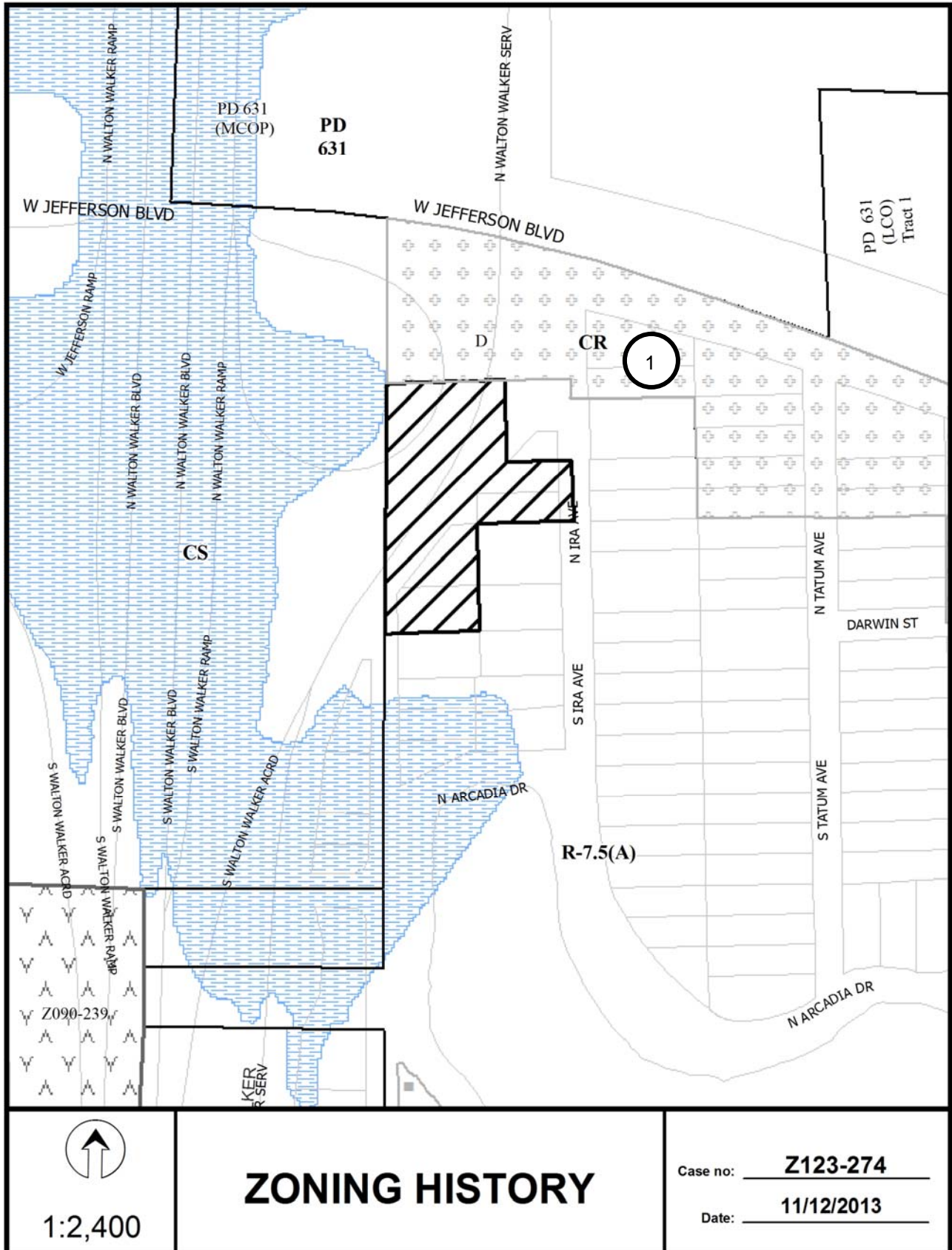


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ZONING AND LAND USE

Case no: **Z123-274**

Date: **11/12/2013**



1:2,400

ZONING HISTORY

Case no: Z123-274
Date: 11/12/2013



Notification List of Property Owners

Z123-274

21 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	119 IRA AVE	VARELA DAVID
2	206 IRA AVE	VARELA DAVID
3	108 SMITH ST	VARELA HECTOR & SANDRA
4	110 IRA AVE	COUCH TAWANA
5	106 IRA AVE	CENTRO DE ADORACION
6	106 IRA AVE	MENDEZ PATRICIA LOT 18
7	110 IRA AVE	ALEMAN LINDA
8	118 IRA AVE	JONES LEROY A %EMMA JEAN JONES
9	111 IRA AVE	FOSTER CLEOPLE & WM ODENEAL
10	103 IRA AVE	LERMA DIONISIO ARROYO
11	104 SMITH ST	ESPARZA RAUL TORRES & MARIA DELORES
12	101 IRA AVE	ALVAREZ JOSE DE JESUS & LILIA MARIBEL
13	106 SMITH ST	MORALES MARIA GUILLERMINA
14	107 IRA AVE	COOK JOHN H
15	115 IRA AVE	VILLANEDA MARIA GUADALUPE
16	110 SMITH ST	ANDRADE HILARIO LEIVA & RAMOS CIRILA LEI
17	114 SMITH ST	GONZALEZ MARIA LUISA
18	103 SMITH ST	TARRANT JOAN SMITH
19	103 SMITH ST	WEBSTER LOLA B
20	107 SMITH ST	STARNES ALTON L
21	202 IRA AVE	GONZALES BERNARDINO O

Planner: Carrie F. Gordon

FILE NUMBER: SPSD 134-001(CG)

DATE FILED: October 22, 2013

LOCATION: Generally bounded by Marilla Street, South Cesar Chavez Boulevard, East R.L. Thornton Freeway and South Harwood Street

COUNCIL DISTRICT: 2

MAPSCO: 45-Q, R

SIZE OF REQUEST: Approx. 15.03 acres

CENSUS TRACT: 204

APPLICANT: DFM Developer, LTD

OWNER: City of Dallas

REPRESENTATIVE: Kirk Williams & Tommy Mann
Winstead PC

REQUEST: An application for a new subdistrict within the Farmers Market Special Provision Sign District Section 51A-7.1600, of the Dallas City Code, to increase signage and allow detached premise signs.

SUMMARY: The purpose of this request is to create a new subdistrict within the Farmers Market SPSD, to brand and market proposed redevelopment of the area. The new subdistrict would regulate attached, detached, non-premise detached, roof, supergraphic, videoboard, district identification signs; kiosks; and special regulations for permits and commercial messages.

SSDAC RECOMMENDATION: **Approval**, subject to amended ordinance language for non-premise detached and rooftop signage.

STAFF RECOMMENDATION: **Approval**, subject to amended ordinance language for icon and rooftop signage.

THE REPORT WILL BE EMAILED TO CITY PLAN COMMISSION BY 11/27/13.