



CITY OF DALLAS
CITY PLAN COMMISSION
 Thursday, January 23, 2020
AGENDA
REVISED

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

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

Kris Sweckard, Director
 Neva Dean, Assistant Director of Current Planning

BRIEFINGS:

Briefing on recent legislation affecting plats and subdivisions – CAO
Subdivision Docket
Zoning Docket

PUBLIC TESTIMONY:

Minor Amendments
 Minutes

ACTION ITEMS:

Subdivision Docket Planner: Mohammad Bordbar

Consent Items:

- (1) **S189-093R** An application to revise a previously approved plat (S189-093) to create a 0.1132-acre lot from a tract of land in City Block D/448 on property located on McKee Street at Browder Street, west corner.
 (CC District 2) Applicant/Owner: 1611 Browder, LLC
Surveyor: Award Surveying, Inc.
Application Filed: December 30, 2019
Zoning: PD 317(Sub District 1, Tract 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S190-065**
(CC District 14) An application to create a 0.3274-acre lot from a tract of land in City Block 285 on property located on Good Latimer Expressway, between Floyd Street and Gaston Avenue.
Applicant/Owner: Greenway Investment Company
Surveyor: Survey Consultants, Inc.
Application Filed: December 26, 2019
Zoning: PD 298(Subarea 5)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S190-066**
(CC District 2) An application to replat a 0.190-acre tract of land containing part of Lots 2 and 3 in City Block E/2011 on property located on Kirby Avenue, southeast of Capital Avenue.
Applicant/Owner: EDTD Kirby LLC
Surveyor: A&W Surveyors, Inc.
Application Filed: December 26, 2019
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S190-067**
(CC District 6) An application to replat a 0.808-acre tract of land containing part of Lot 11A in City Block 14/8570 to create one 0.607-acre lot, and one 0.201-acre lot on property located on Iberia Avenue, south of Burgess Boulevard.
Applicant/Owner: NDV, Inc.
Surveyor: Texas Heritage Surveying, LLC
Application Filed: December 26, 2019
Zoning: MU-1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S190-068**
(CC District 8) An application to create a 170 Residential Lots and 4 common areas as a Community Unit Development with lots ranging in size from 6,000 square feet to 14,926 square feet from a 43.082-acre tract of land in City Block 8838 on property located on Lasater Drive, north of Wynngate Drive.
Applicant/Owner: Carl Porter Jr. Caldwell
Surveyor: R.C. Myers Surveying, LLC
Application Filed: December 30, 2019
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items - Under Advisement:

M190-005
Abraham Martinez
(CC District 6)

An application for a minor amendment to a development plan for a local utilities use on property zoned Planned Development District No. 977, on the south line of Walnut Hill Lane, east of Mixon Drive.
Staff Recommendation: **Approval.**
Applicant: Dallas Water Utilities
Representative: Gary Dreighton
UA From: January 9, 2020

Special Provision Signs District – Under Advisement:

Deep Ellum/Near East Side SPSD:

SPSD134-003
Oscar Aguilera
(CC District 2)

A City Council authorized hearing to determine appropriate sign regulations with consideration given to amending the Deep Ellum/Near East Side Sign District, on property zoned Planned Development District No. 269, in an area generally bounded by the DART Rail Line (formerly the T. & P. Railroad) right-of-way on the north, Parry Avenue on the east, R.L. Thornton Freeway on the south, and North Central Expressway on the west.
Staff Recommendation: **Approval** of staff proposed conditions.
Special Sign District Advisory Committee Recommendation:
Approval.
Bus Tour Date: November 7, 2019
UA From: January 9, 2020

Zoning Cases – Consent:

1. **Z190-128(AU)**
Andreea Udrea
(CC District 12)

An application for an amendment to Planned Development District No. 514, on the northeast corner of Arapaho Road and Hillcrest Road, and the northwest corner of Hillcrest Road and the terminus of La Bolsa Drive.
Staff Recommendation: **Approval**, subject to a traffic management plan and conditions.
Applicant: SS Education Foundation (Subham Pandey)
Representative: Jonathan Vinson, Jackson Walker LLP

2. **Z190-125(JM)**
Jennifer Muñoz
(CC District 14)

An application for the renewal of Specific Use Permit No. 2327 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District with Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, on the east side of Greenville Avenue, south of Prospect Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to conditions.
Applicant: Tacos Mariachi, LLC
Representative: Rob Baldwin, Baldwin Associates
3. **Z190-127(JM)**
Jennifer Muñoz
(CC District 8)

An application for a Specific Use Permit for a Handicapped Group Dwelling Unit on property zoned an R-7.5(A) Single Family District, on the east side of South Lancaster Road, north of East Camp Wisdom Road.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.
Applicant: Don Moore and Toni Martin
4. **Z189-283(PD)**
Pamela Daniel
(CC District 8)

An application for an R-7.5(A) Single Family District on property zoned an A(A) Agricultural District on the northwest corner of Tempest Drive, north of Prater Road.
Staff Recommendation: **Approval.**
Applicant: Daniel Galvan
5. **Z189-350(PD)**
Pamela Daniel
(CC District 6)

A City Plan Commission authorized hearing to determine the proper zoning on property zoned an IR Industrial Research District and Planned Development District No. 891 in an area generally bound by Topeka Avenue, and Parvia Avenue on the west, Singleton Boulevard on the north, both sides of Amonette Street on the east, and Union Pacific Railroad on the south and Bedford Avenue with consideration given to incorporating the property in the IR District into and expanding Planned Development District No. 891.
Staff Recommendation: **Approval**, subject to a revised Area Regulating Plan and conditions.
6. **Z190-119(PD)**
Pamela Daniel
(CC District 3)

An application to amend Planned Development District No. 234, on the southeast corner of Corral Drive and Cockrell Hill Road.
Staff Recommendation: **Approval**, subject to revised conditions.
Applicant: Max Alley Investments, LLC & Cockrell Hill Plaza, LLC
Representative: Clint Herrington

Zoning Cases – Under Advisement:

7. **Z189-228(PD)**
Pamela Daniel
(CC District 6)

An application for a Planned Development District for TH-2(A) Townhouse District uses on property zoned an IM Industrial Manufacturing District, north of Hale Street, east of North Dwight Avenue.

Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.

Applicant: John Harrison

Representative: Rob Baldwin, Baldwin Associates

UA From: November 21, 2019 and December 12, 2019.
8. **Z189-256(PD)**
Pamela Daniel
(CC District 5)

An application for a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school use on property zoned an R-7.5(A) Single Family District, on the west side of Prichard Lane, between Umphress Road and Stonehurst Street.

Staff Recommendation: **Approval**, subject to a development plan, traffic management plan, and conditions.

Applicant: Dallas Independent School District

Representative: Karl A. Crawley, Masterplan Consultants

UA From: January 9, 2020
9. **Z189-314(PD)**
Pamela Daniel
(CC District 1)

An application for a Specific Use Permit for a child-care facility and a private school use on property zoned an R-7.5(A) Single Family District on the south line of West 10th Street, between South Brighton Avenue and South Waverly Drive.

Staff Recommendation: **Approval** for a five-year period, subject to a revised site plan and staff's recommended conditions.

Applicant: The Kessler School

Representative: Rob Baldwin, Baldwin Associates

UA From: January 9, 2020
10. **Z189-153(SM)**
Sarah May
(CC District 13)

An application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant with consideration for a Planned Development District for MF-2(A) Multifamily District and additional nonresidential uses on property zoned an MF-2(A) Multifamily District on the west line of Manderville Lane, south of Meadow Road.

Staff Recommendation: **Approval** of an MU-2 Mixed Use District, subject to deed restrictions volunteered by the applicant.

Applicant: Persist Investment Corporation and Pearl Investment Corporation

Representative: Tommy Mann and Brad Williams, Windstead PC

U/A From: March 7, 2019, April 4, 2019, May 16, 2019, June 20, 2019, July 11, 2019, September 19, 2019, November 21, 2019, December 12, 2019 and January 9, 2020.

11. **Z189-360(SM)**
Sarah May
(CC District 2)
- An application for an MF-2(A) Multifamily District on property zoned Planned Development District No. 970 for MF-2(A) Multifamily District uses on the northwest line of Capitol Avenue, southwest of North Henderson Avenue.
Staff Recommendation: **Approval.**
Applicant: Larkspur Capitol Avenue, LP
Representative: Rob Baldwin, Baldwin Associates
UA From: November 21, 2019 and December 12, 2019.
12. **Z189-273(CT)**
Carlos Talison
(CC District 9)
- An application for an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District on the east corner of North Buckner Boulevard and Athlone Drive.
Staff Recommendation: **Approval.**
Applicant: Kevin Ford
UA From: January 9, 2020
13. **Z189-267(CY)**
Carolina Yumet
(CC District 3)
- An application for a Specific Use Permit for an adult day care facility on property zoned an R-7.5(A) Single Family District on the northwest side of Oxbow Lane, north of Foxboro Lane.
Staff Recommendation: **Approval** of a Specific Use Permit for an adult day care facility on a portion of the area of request for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: MHH Properties, LLC
Representative: Linne Shields, MHH Properties, LLC
UA From: August 15, 2019, September 19, 2019, November 7, 2019 and December 12, 2019.

Zoning Cases – Individual:

14. **Z189-325(AU)**
Andreea Udrea
(CC District 7)
- An application for a Planned Development District for MF-1(A) Multifamily District uses, a child-care facility and community service center uses on property zoned a D(A) Duplex District, on the south corner of Harris Court and Schull Street and on both sides of the terminus of Fleetwood Street.
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
Applicant: Jubilee Park and Community Center
Representative: Forrest Branam - T. Howard and Associates Inc.

15. **Z190-114(PD)**
Pamela Daniel
(CC District 14)
- An application for a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area generally bounded by North Akard Street, McKinney Avenue and North St. Paul Street.
Staff Recommendation: **Approval**, subject to a revised development plan, a revised landscape plan and staff's recommended conditions.
Applicant: RPC 1899 McKinney LLC
Representative: Laura Hoffmann, Winstead PC
16. **Z190-116(PD)**
Pamela Daniel
(CC District 6)
- An application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an IM Industrial Manufacturing District and an IR Industrial Research District on the southeast corner of West Commerce Street and Neal Street.
Staff Recommendation: **Denial**.
Applicant: BBCT Holdings, LLC
Representative: Rob Baldwin, Baldwin Associates

Development Code Amendments:

- DCA190-005**
David Cossum
(CC District All)
- Consideration of amending Section 51A-4.702 and 51A-10.125; adding a new Division 51A-9.600, "Street Section Designs for Thoroughfares"; providing factors for the director to consider when making a determination on what street sections, landscaping, and pedestrian and vehicle designs control when there is a conflict between zoning requirements in the right-of-way and street designs for constructing a thoroughfare in conformance with the City of Dallas Thoroughfare Plan.
Staff Recommendation: **Approval**.
Thoroughfare Committee Recommendation: **Approval**.

Other Matters:

Minutes: January 9, 2020

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, January 23, 2020

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, January 23, 2020, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA190-001** - Consideration of amending Chapters 51 and 51A of the Dallas Development Code by deleting certain prohibitions, limitations, or requirements of building materials in accordance with state law and (2) **DCA190-003** - Consideration of amending Section 51A-4.209(b)(5), "Multifamily Use," of Chapter 51A of the Dallas City Code to allow a parking reduction to provide area for the placement of recycling containers.

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

EXECUTIVE SESSION NOTICE

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

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

CITY PLAN COMMISSION**THURSDAY, JANUARY 23, 2020****FILE NUMBER:** S189-093R**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** McKee Street at Browder Street, west corner**DATE FILED:** December 30, 2019**ZONING:** PD 317(Sub District 1, Tract 2)**PD LINK:** <http://dallascityattorney.com/51P/Articles%20Supp%2053/ARTICLE%20317.pdf>**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.1132-acre **MAPSCO:** 45U**APPLICANT/OWNER:** 1611 Browder, LLC

REQUEST: An application to revise a previously approved plat (S189-093) to create a 0.1132-acre lot from a tract of land in City Block D/448 on property located on McKee Street at Browder Street, west corner.

SUBDIVISION HISTORY:

1. S189-069 is a request east of the present request to replat a 0.737-acre tract of land containing part of Lot 14 and all of Lots 15, 16, 17, and 18 in City Block A/913 to create one lot on property located on Beaumont Street at Browder Street, north corner. The request was approved December 13, 2018 but has not been recorded.
2. S189-025 was a request same property of the present request to create 4 lots ranging in size from 0.0275-acre to 0.0294-acre from a 0.1132-acre tract of land in City Block A/448 on property located on McKee Street at Browder Street. The request was withdrawn November 2, 2018.
3. S178-332 was a request northwest of the present request to create a 0.4234-acre lot from a tract of land in City Block 911 on property located on Sullivan Drive, between Gould Street and Akard Street. The request was approved October 18, 2018 and has not been recorded.
4. S178-183 was a request southwest of the present request replat a 0.567-acre tract of land containing all of Lot 1 and two tracts of land in City Block A/907 on property located on Gano Street, between Wall Street and Akard Street. The request was approved June 22, 2018 and has not been recorded.
5. S178-001 was a request southwest of the present request to replat a 2.402-acre tract of land containing all of Lots 1 through 5, Lots 22 through 27, parts of Lots 6, 7, 21, and 28 in City Block 1090 1/2, part of City Block 1094, and part of abandoned Beaumont Street to create a 58-lot shared access area development with one common area and to extend Beaumont Street on property located on McKee Street at Cockrell Avenue, east corner. The request was approved November 9, 2017 but has not been recorded.
6. S167-296 was a request northwest of the present request to create a 15-lot shared access development with 4 common areas from a 0.935-acre tract of land in City Block 488 1/2 on property located at Browder Street and Belleview Street

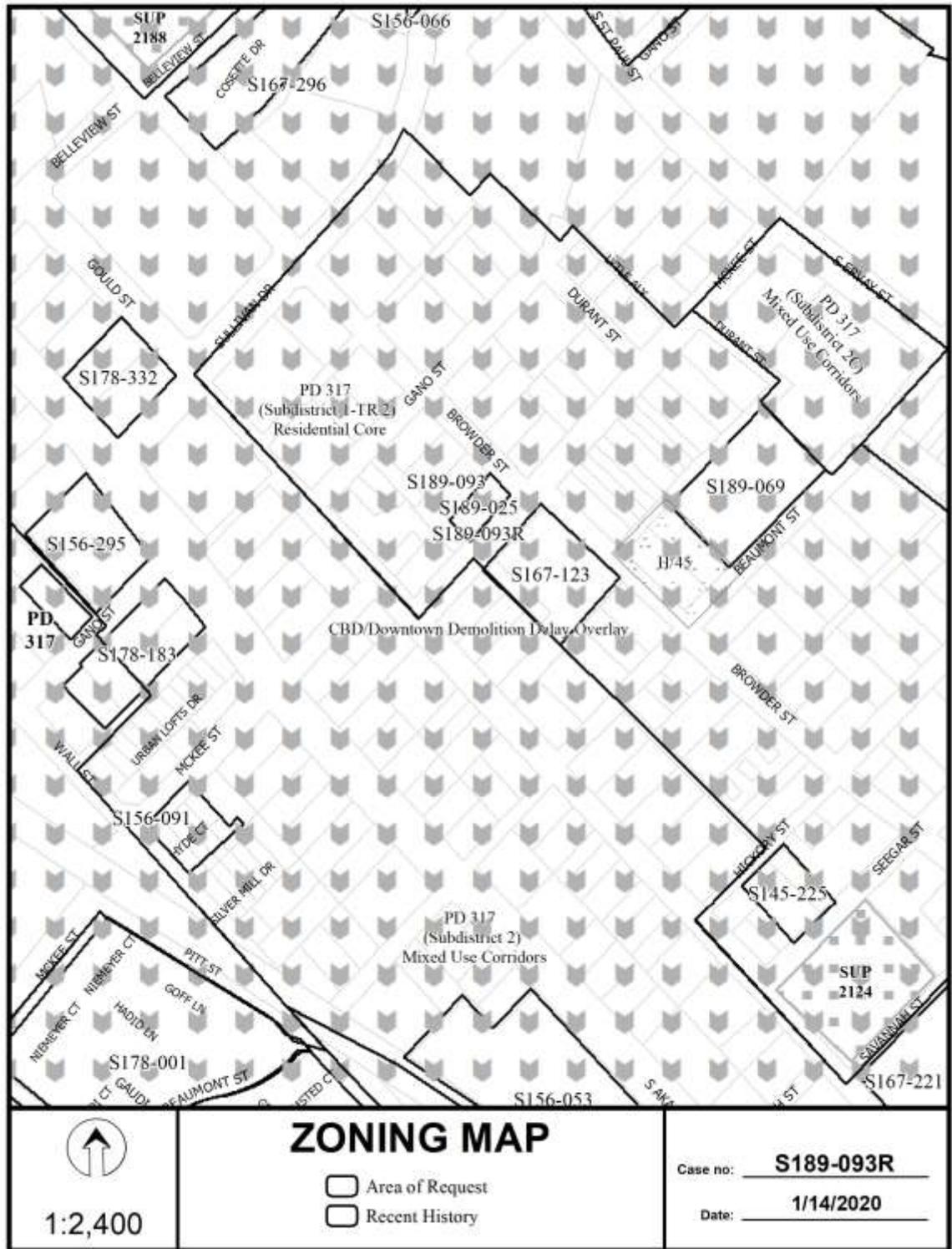
Extension, east corner. The request was approved October 19, 2017 and recorded December 13, 2019.

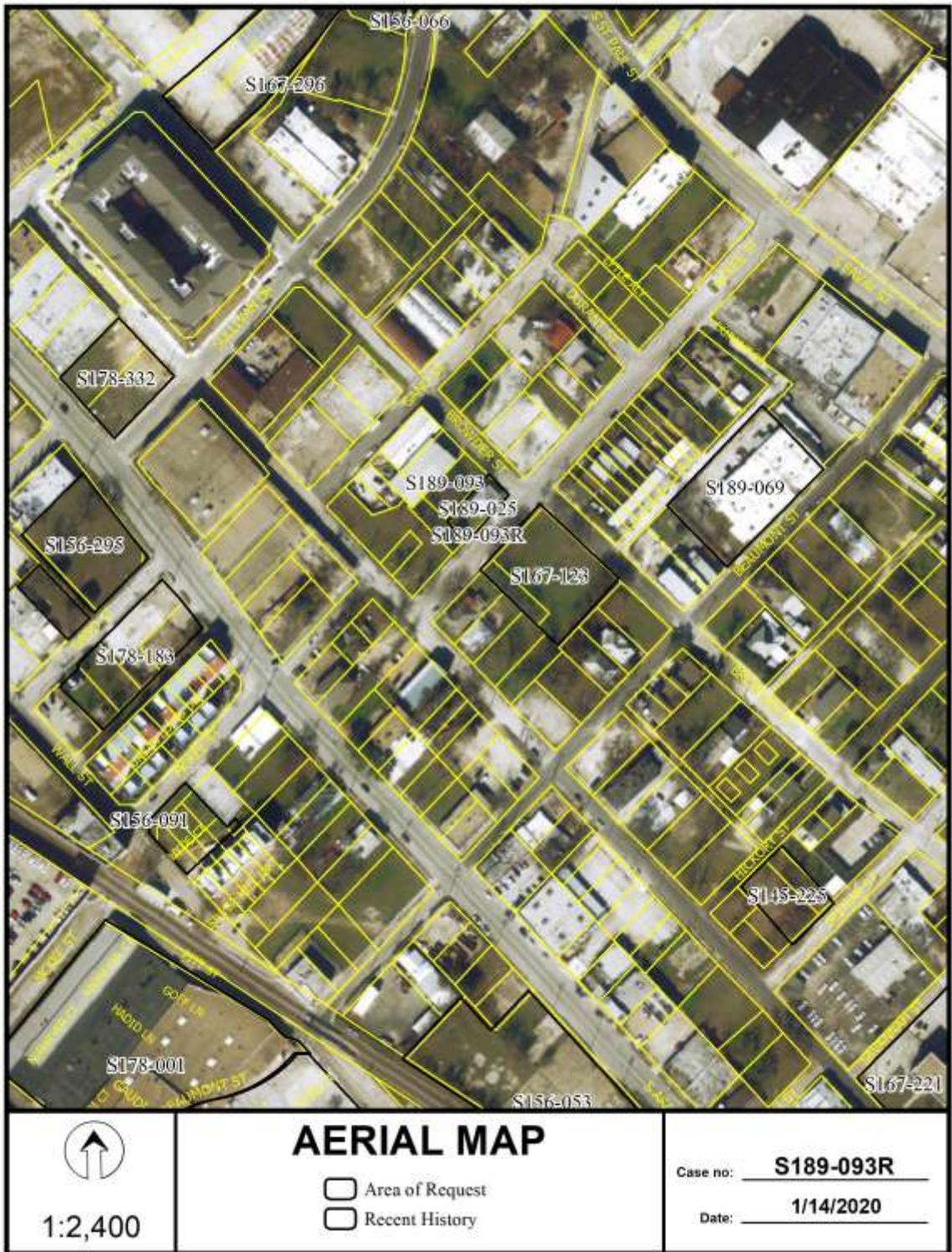
7. S167-221 was a request southeast of the present request to replat 1.373-acre tract of land containing part of Lots 1 through 5 in City Block F/900 to create 3 lots ranging in size from 0.192-acre to 0.948-acre on property bounded by Corinth Street, Gould Street, Savannah Street, and Browder Street. The request was approved July 20, 2017 and was withdrawn April 24, 2018.
8. S167-123 was a request southeast of the present request to replat a 0.597-acre tract of land containing part of Lots 2 and 3 in City Block H/912 to create one lot on property located on McKee Street at Browder Street, southeast corner. The request was approved March 16, 2017 but has not been recorded.
9. S156-295 was a request west of the present request to replat a 0.840-acre lot from containing part of Lots 2, 3, 4, 5, and part of Lot 12 in City Block 909 to create 2 lots on property located on Akard Street between Gano Street and Sullivan Drive. The request was approved October 20, 2016 and was recorded September 26, 2018.
10. S156-091 was a request southwest of the present request to amend a portion of an approved 12-lot Shared Access Development by replatting a 0.252-acre tract of land containing all of Lots 4A-4E and Lot 4G in City Block B/907 into eight lots ranging in size from 1,246 square feet to 1,503 square feet on property located on Wall Street at McKee Street, north corner. The request was approved February 18, 2016 and was recorded January 19, 2017.
11. S156-066 was a request northwest of the present request to create one lot from a 0.606-acre tract of land in City Block 488½ on property located on Ervay Street, between Belleview Street and Sullivan Drive. The request was approved January 21, 2016 but has not been recorded.
12. S156-053 was a request south of the present request to replat a 1.716-acre tract of land containing all of Lots 1, 2, 3, 4, and part of Lot 5 in City Block A/904 into one lot on property fronting on Akard Street between Beaumont Street and Savannah Street. The request was approved January 7, 2016 and was recorded December 15, 2016.
13. S145-225 was a request southeast of the present request to replat a 0.279-acre tract of land containing all of Lot 4 and part of Lot 3 in City Block G/906 into one lot on property located on Seegar Street, between Gould Street and Browder Street. The request was approved July 7, 2015 but has not been recorded.

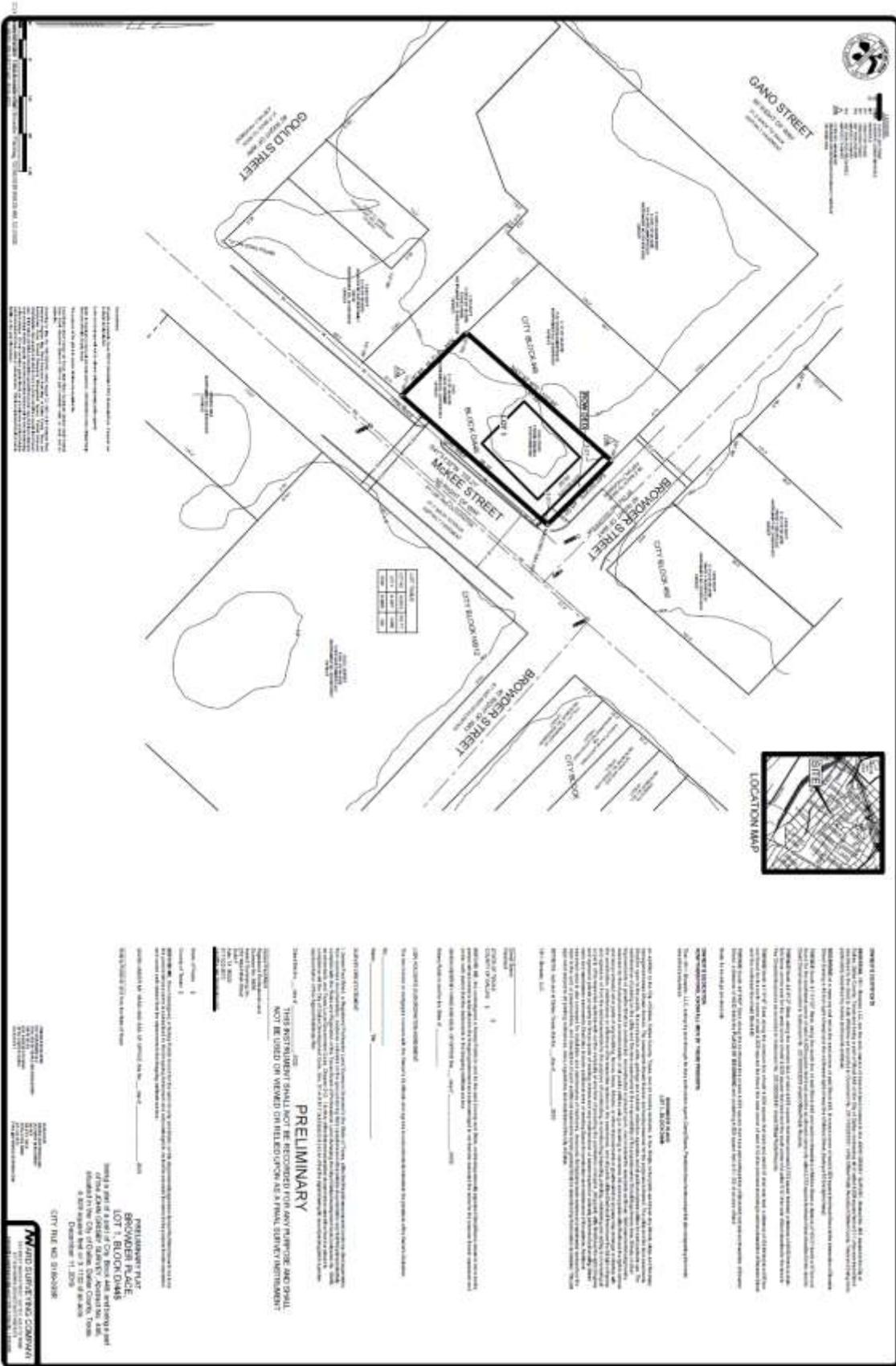
STAFF RECOMMENDATION: The request complies with the requirements of PD 317 (Sub District 1, Tract 2); therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
12. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval". (Note must be on plat) Section 51A-8.611(e).
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to the Permit Center, Oak Cliff Municipal Center (i.e. non 311T). Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
14. On the final plat, dedicate 25 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of McKee Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).

15. On the final plat, dedicate 25 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Browder Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate a 10-foot by 10-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of McKee Street and Browder Street. Section 51A 8.602(d)(1).
17. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
20. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
21. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. On the final plat, change “Gould Street” to “Gould Street (F.K.A. Snodgrass Street”. Section 51A-8.403(a)(1)(A)(xii)
25. On the final plat, identify the property as Lot 1 in City Block D/448. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, JANUARY 23, 2020****FILE NUMBER:** S190-065**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Good Latimer Expressway, between Floyd Street and Gaston Avenue**DATE FILED:** December 26, 2019**ZONING:** PD 298(Subarea 5)**PD LINK:** <http://dallascityattorney.com/51P/Articles%20Supp%2052/ARTICLE%20298.pdf>**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.3274-acre **MAPSCO:** 45M**APPLICANT/OWNER:** Greenway Investment Company

REQUEST: An application to create a 0.3274-acre lot from a tract of land in City Block 285 on property located on Good Latimer Expressway, between Floyd Street and Gaston Avenue.

SUBDIVISION HISTORY:

1. S189-256 is a request southwest of the present request to replat 2.0696-acre tract of land containing all of Lot 1 in City Block A/280, part of City Blocks 270 ½ and 272, and all of an abandoned portion of Hawkins Street to create one lot on property located on Pacific Avenue and Elm Street, west of Jett Way. The request was approved August 15, 2019 but has not been recorded.
2. S189-254 was a request northwest of the present to create one 0.92-acre lot from a tract of land in City Block 323 on property located on Swiss Avenue at Hawkins Street, north corner. The request was approved August 1, 2019 but has not been recorded.
3. S189-252 was a request southeast of the present request to replat a 0.460-acre tract of land containing all of Lot 3 in City Block A/183 and part of City Block 183 to create one lot on property located at 2618 Main Street, east of South Good Latimer Expressway. The request was approved August 1, 2019 and has not been recorded.
4. S189-223 was a request south of the present request to create one 0.998-acre lot from a tract of land in City Blocks 170 and 182 on property located on Main Street at Good Latimer Expressway, northwest corner. The request was approved June 20, 2019 but has not been recorded.
5. S178-058 was a request southeast of the present request to create one 0.230-acre lot from a tract of land containing part of City Block 183 on property located at 2618 Main Street, east of South Good Latimer Expressway. The request was approved January 4, 2018 and recorded October 23, 2018.
6. S178-051 was a request north of the present request to create one 0.852-acre lot from a tract of land containing part of City Block 7/284 on property located on Swiss Avenue at Cantegra Street, south corner. The request was approved January 4, 2018 but has not been recorded.

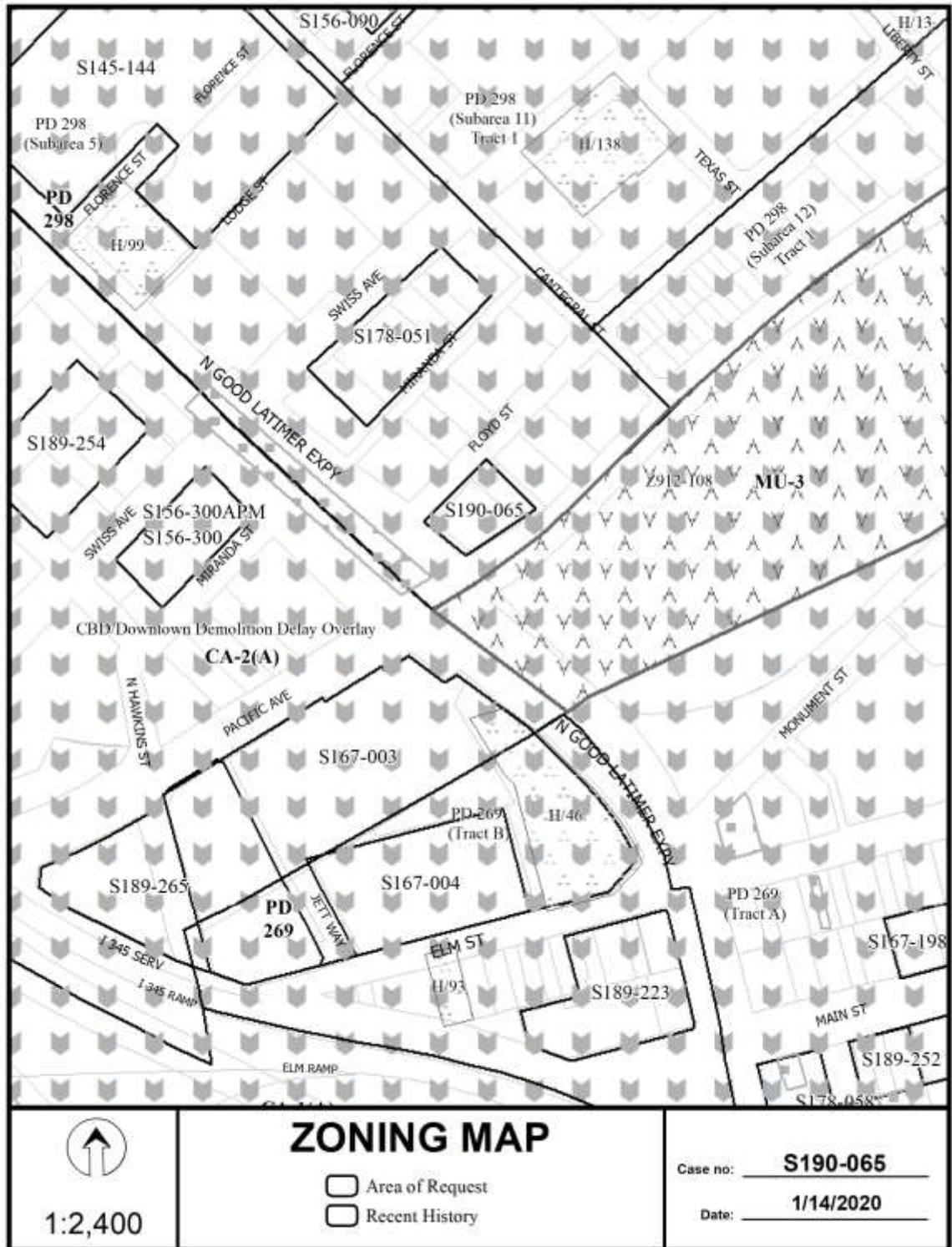
7. S167-198 was a request southeast of the present request to create a 0.689-acre lot from a tract of land in City Block 182 on property located on Main Street, west of Pryor Street. The request was approved June 22, 2017 and recorded January 15, 2019.
8. S167-004 was a request south of the present request to create a 1.260-acre lot from a tract of land containing part of City Block G3/280 and a portion of an abandoned alley on property located on Elm Street between Hawkins Street and Good-Latimer Expressway. The request was approved November 10, 2016 and recorded August 6, 2019.
9. S167-003 was a request south of the present request to create one 1.244-acre lot, and one 3.485-acre lot from a 4.729-acre tract of land containing part of the abandoned portions of Hawkins Street and a variable width alley in City Blocks 270½, 280 and G3/280 on property located at 2505 Elm Street and fronting on Pacific Avenue, Good-Latimer Expressway, Elm Street, and Hawkins Street. The request was approved November 10, 2016 and recorded July 16, 2019.
10. S156-300 was a request west of the present request to replat a 0.538-acre tract of land containing part of Lot 11, and all of Lots 7, 8, 9, and 10 in City Block 279 1/2 to create one lot on property located on Good-Latimer Expressway between Swiss Avenue and Miranda Street. The request was approved August 18, 2016 and recorded August 3, 2018.
11. S156-090 was a request north of the present request to create one lot from a 0.08-acre tract of land containing part of City Block 2/325 on property located at 2707 Florence Street, between Cantegral Street and Texas Street. The request was approved February 18, 2016 but has not been recorded.
12. S145-144 was a request northwest of the present request to replat a 1.0277-acre tract of land containing all of Lots 1, 2, 3, 4A, 5, and part of Lot 6 in City Block 2/650 to create one lot on property located on Ross Avenue at North Peak Street, north corner. The request was approved on July 9, 2015 and recorded November 23, 2016.

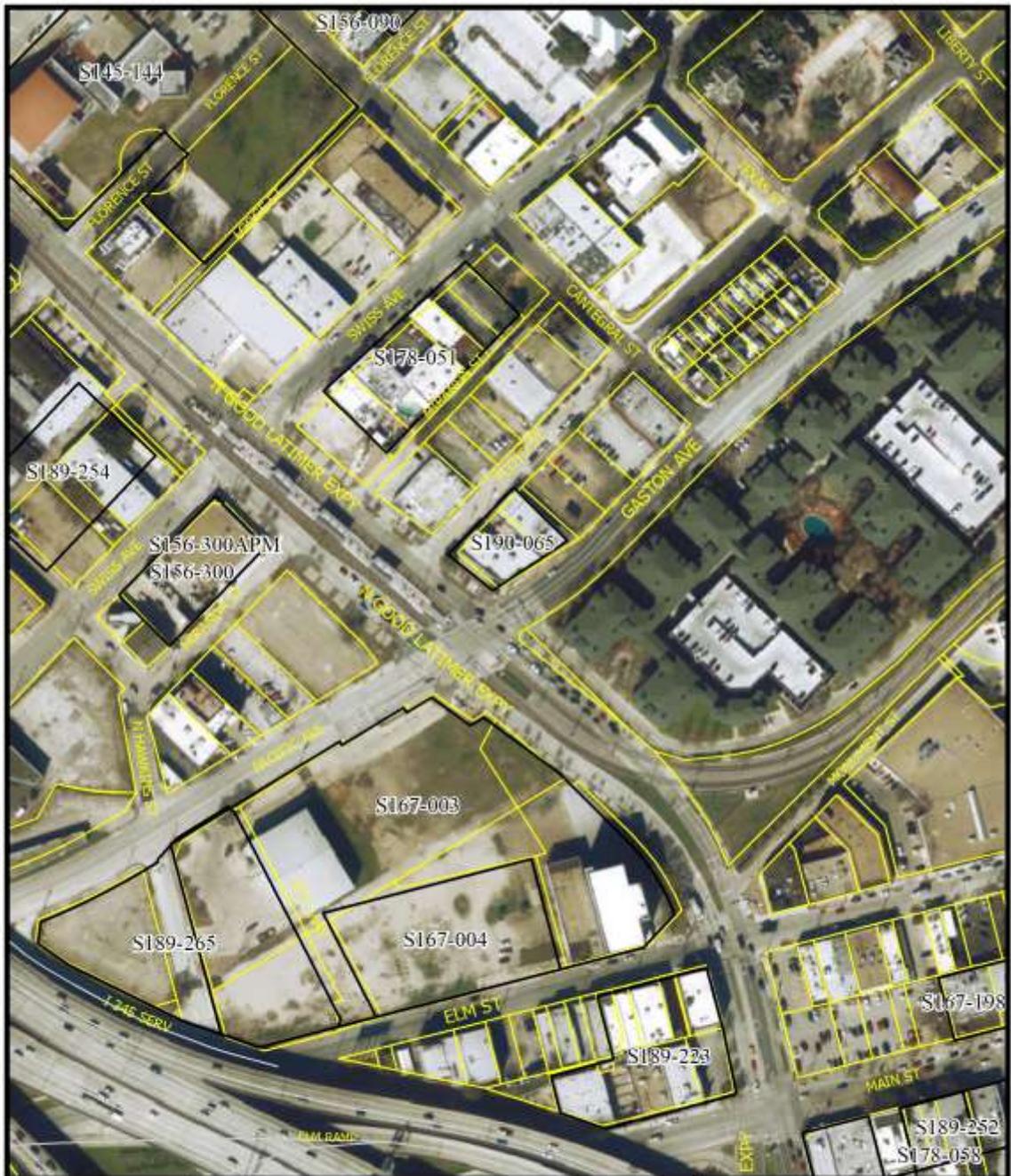
STAFF RECOMMENDATION: The request complies with the requirements of PD 298 (Subarea 5); therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
12. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
13. On the final plat, dedicate 59 feet Right-of-Way (via Fee Simple) from the established center line of Good-Latimer Expressway 51A 8.602(c).
14. On the final plat, dedicate 28 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Floyd Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
15. On the final plat, dedicate a 5-foot by 5-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Good-Latimer Expressway and Gaston Avenue. Section 51A 8.602(d)(1).
16. On the final plat, dedicate a 5-foot by 5-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Good-Latimer Expressway and Floyd Street. Section 51A 8.602(d)(1).
17. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).

18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
20. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines.
21. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment. Sections 49-60(b)(2)(d) and 49-60(d).
25. Prior to final plat, clarify what the two overlapping bold lines on the north of proposer Lot 1A Block 285 represent.
26. Prior to final plat, clarify if there is an encroachment of the building and wall into north side of Gaston Avenue.
27. On the final plat, change “N. Good-Latimer Expressway” to “Good-Latimer Expressway”. Section 51A-8.403(a)(1)(A)(xii)
28. Prior to final plat, provide documentation showing the former names of “Good-Latimer Expressway”. Section 51A-8.403(a)(1)(A)(xii)
29. On the final plat, identify the property as Lot 2A in City Block 285. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 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> S190-065 </u> Date: <u> 1/14/2020 </u>
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CITY PLAN COMMISSION**THURSDAY, JANUARY 23, 2020****FILE NUMBER:** S190-066**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Kirby Avenue, southeast of Capital Avenue.**DATE FILED:** December 26, 2019**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.190-acre**MAPSCO:** 35Z**APPLICANT/OWNER:** EDTD Kirby LLC

REQUEST: An application to replat a 0.190-acre tract of land containing part of Lots 2 and 3 in City Block E/2011 on property located on Kirby Avenue, southeast of Capital Avenue.

SUBDIVISION HISTORY:

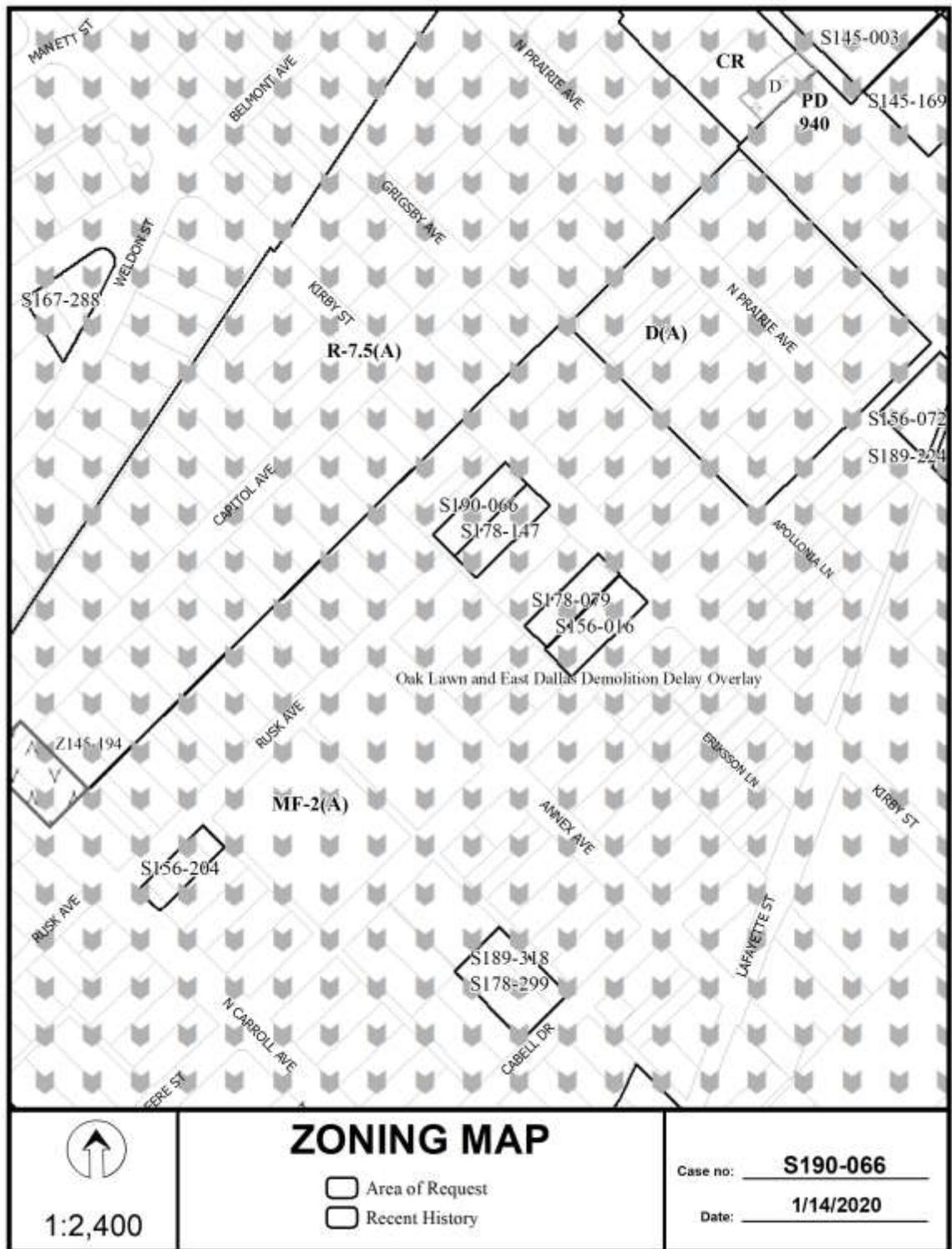
1. S189-318 is a request south of the present request to create a 12-lot shared access development with lots ranging in size from 1,118 square feet to 1,908 square feet from a 0.376-acre tract of land containing all of Lots 7 and 8 in City Block 6/1597 on property located on Cabell Drive, southwest of Annex Avenue. The request was approved October 17, 2019 but has not been recorded.
2. S189-224 was a request northeast of the present request to replat a 0.30-acre tract of land containing part of Lot 22 in City Block A/653 to create a seven lot Shared Access Development with lots ranging in size from 1,486-square feet to 2,603-square feet on property located on Prairie Avenue, west of Deer Street. The request was approved June 20, 2019 but has not been recorded.
3. S178-299 was a request south of the present request to replat a 0.376-acre tract of land containing all of Lots 7 and 8 in City Block 6/1597 to create one lot on property located at 4527 Cabell Drive, south of Annex Avenue. The request was approved December 4, 2018 but has not been recorded.
4. S178-147 was a request contiguous southeast of the present request to replat a 0.197-acre tract of land containing part of Lot 3 and Lot 4 in City Block E/2011 to create one lot on property located at 2319 Kirby Avenue (A.K.A. "Kirby Street"), west of Deere Street. The request was approved April 5, 2018 and recorded August 30, 2018
5. S178-079 was a request southeast of the present request to replat part of Lot 6 in City Block C/7488 to create one 9.194-acre lot on property located at 2307 Kirby Street. The request was approved February 15, 2018, 2016 and recorded April 26, 2019.
6. S167-288 was a request northwest of the present request to replat a 0.293-acre tract of land containing all of Lot 10A in City Block E/2002 to create three lots ranging in size from 0.073-acre to 0.115-acre on property located at the intersection of Belmont Avenue, Kirby Street, and Weldon Street, southwest corner. The request was approved October 5, 2017 but has not been recorded.

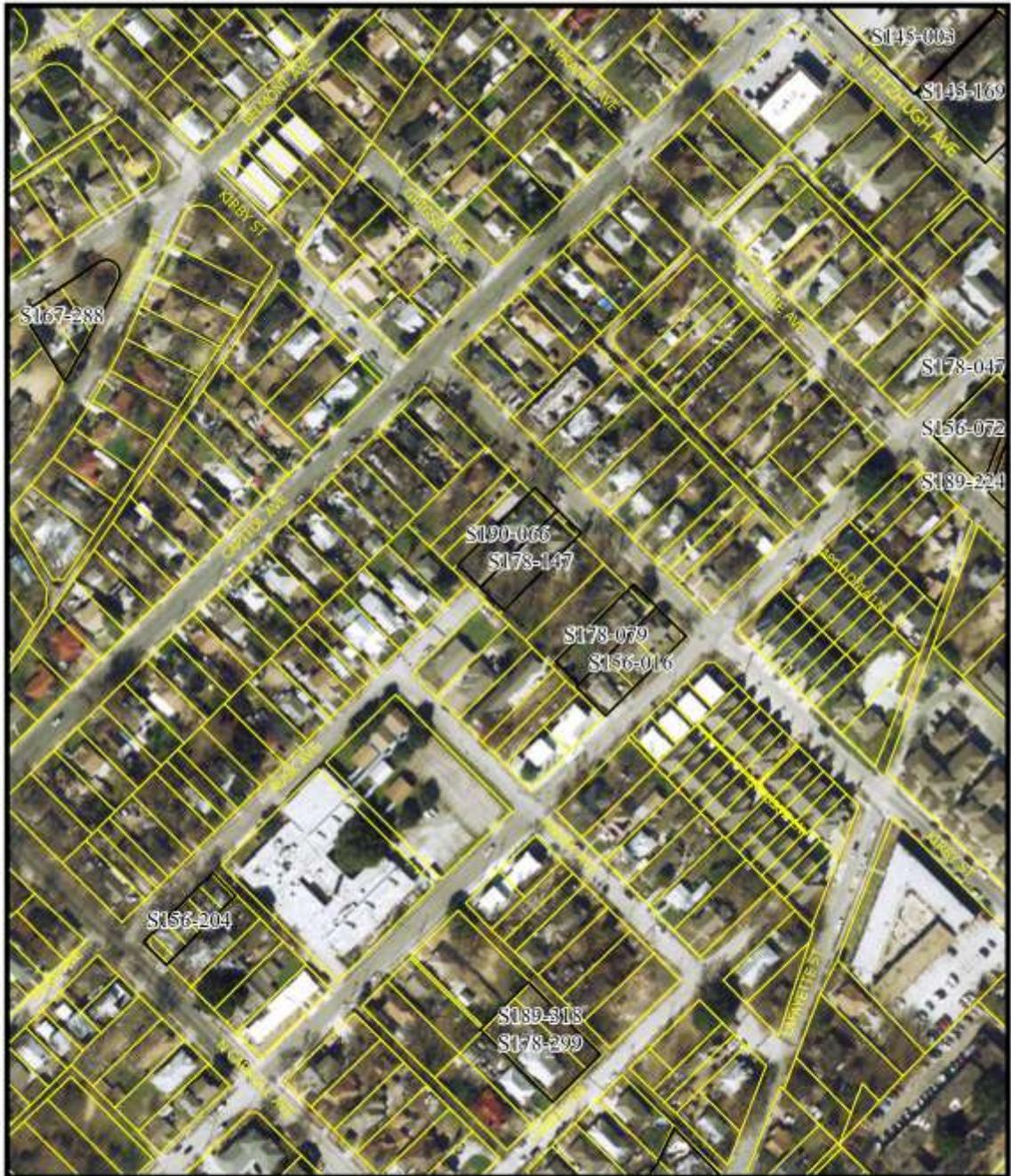
7. S156-204 was a request southwest of the present request to replat 0.172-acre tract of land containing all of Lot 1, City Block 1/1539 to create five, 1,300-square foot lots, and one 753-square foot common area on property located on 2318 Carroll Avenue at Rusk Avenue. The request was approved on January 5, 2016 and recorded March 23, 2018.
8. S156-072 was a request northeast of the present request to replat a 0.249-acre tract of land containing all of Lot 1 in City Block B/2008 into four lots ranging in size between 2,064 square feet and 3,656 square feet on property located on Deere Street, between Prairie Avenue and Fitzhugh Avenue. The request was approved January 21, 2016 but has not been recorded.
9. S156-016 was a request southeast of the present request to replat a 0.254-acre tract of land containing all of Lot 7 in City Block E/2011 into one 0.165-acre lot and one 0.089-acre lot on property located on Kirby Street at Deere Street, west corner. The request was approved November 19, 2015 and recorded August 11, 2016.
10. S145-169 was a request northeast of the present request to replat a 0.620-acre tract of land containing all of Lots 16-18 in City Block D/1990 into one lot on property located at 2216, 2222, and 2302 Fitzhugh Avenue. The request was approved May 21, 2015 and recorded January 6, 2017.
11. S145-003 was a request northeast of the present request to replat a 1.827-acre tract of land containing all of Lots 8-15 in City Block D/1990 into one lot on property located at 4910 Capitol Avenue. The request was approved November 6, 2014 and recorded February 29, 2016.

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

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the

- plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
 8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
 9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
 10. The number of lots permitted by this plat is one.
 11. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
 12. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
 13. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. 51A 8.611(d), C.9 of Mill Creek Master Drainage Plan Study
 14. On the final plat, show recording information on all existing easements within 150 feet of the property.
 15. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
 16. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines.
 17. On the final plat, change "Kirby Avenue" to "Kirby Street A.K.A. Avenue". Section 51A-8.403(a)(1)(A)(xii)
 18. On the final plat, change "Capital Avenue" to "Capital avenue (F.K.A. State Street)". Section 51A-8.403(a)(1)(A)(xii)
 19. On the final plat, identify the property as Lot 2A in City Block E/2011. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





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CITY PLAN COMMISSION

THURSDAY, JANUARY 23, 2020

FILE NUMBER: S190-067

SENIOR PLANNER: Mohammad H. Bordbar

LOCATION: Iberia Avenue, south of Burgess Boulevard

DATE FILED: December 26, 2019

ZONING: MU-1

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 0.808-acre

MAPSCO: 44A

APPLICANT/OWNER: NDV, Inc.

REQUEST: An application to replat a 0.808-acre tract of land containing part of Lot 11A in City Block 14/8570 to create one 0.607-acre lot, and one 0.201-acre lot on property located on Iberia Avenue, south of Burgess Boulevard.

SUBDIVISION HISTORY:

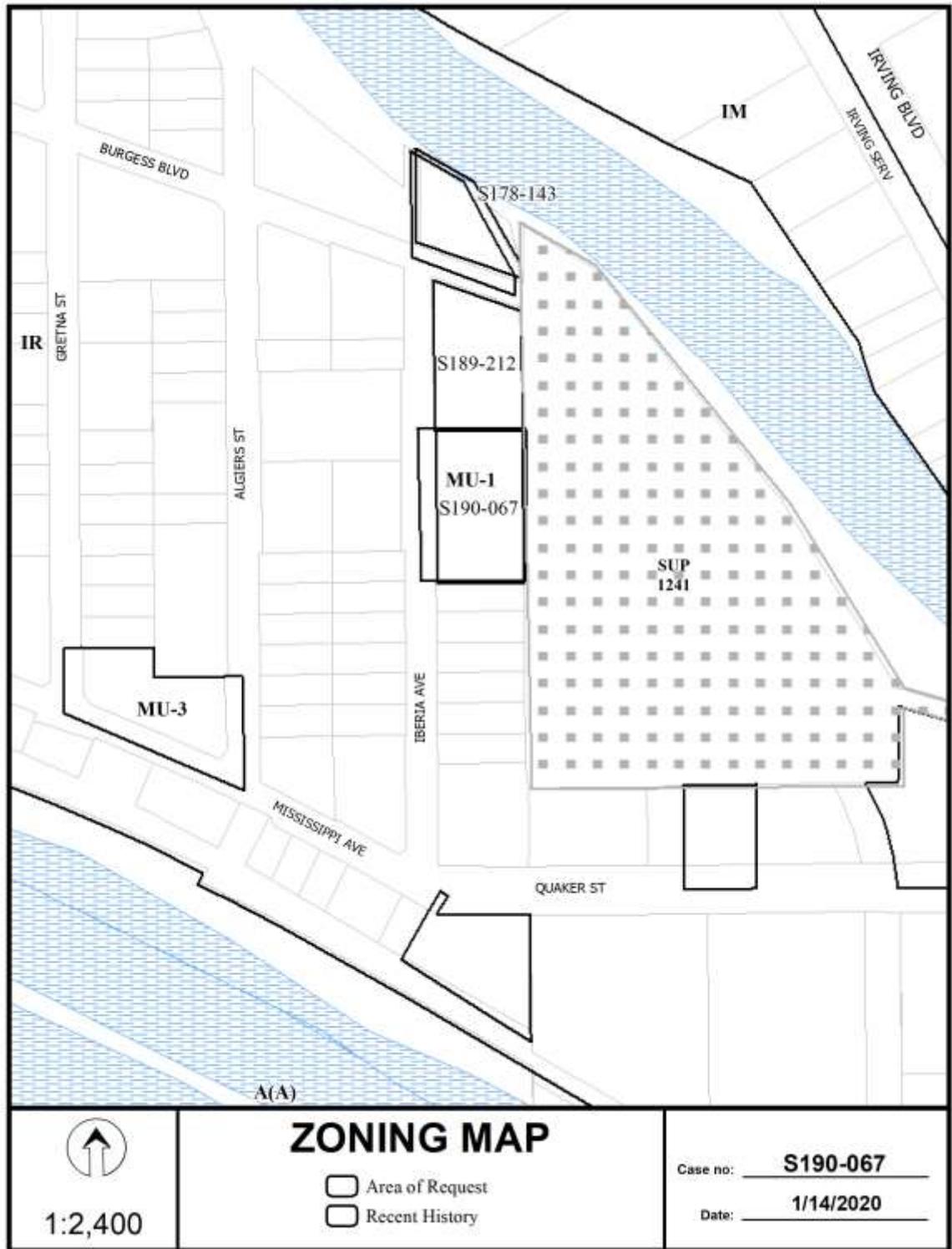
1. S189-212 is a request north of the present request to replat a 0.737-acre tract of land containing all of lots 16 through 19 in City Block 14/8570 to create one lot on property located on Iberia Avenue at Burgess Boulevard, southeast corner. The request was approved June 6, 2019 but has not been recorded.
2. S178-143 was a request north of the present request to replat a 0.446-acre tract of land containing part of Lots 1 and 2, and 25 feet of abandoned street in City Block 15/8570 to create one lot on property located on Burgess Boulevard at Iberia Avenue, northeast corner. The request was approved April 5, 2018 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the MU-1 Mixed Use District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

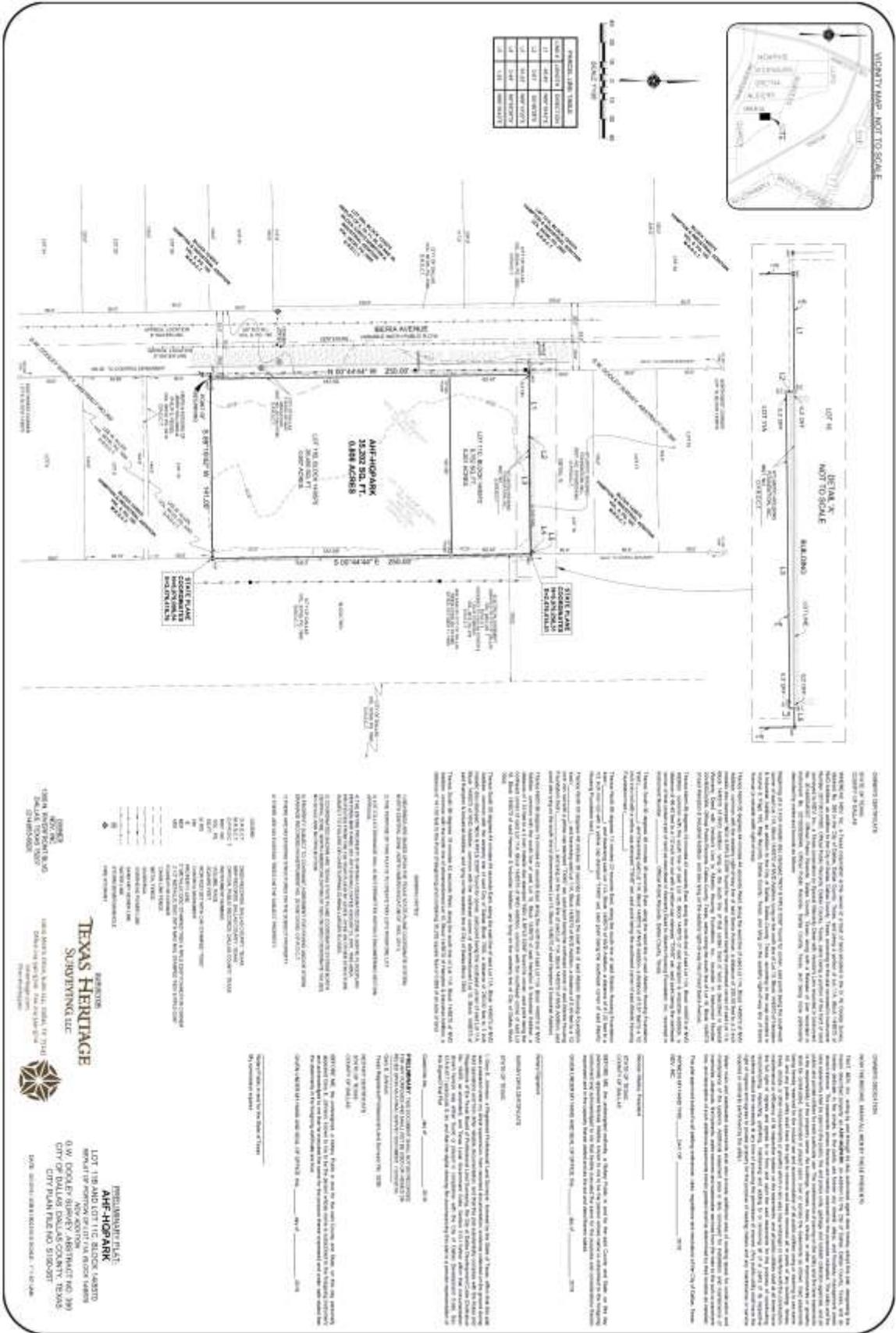
7. On the final plat, include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is two.
11. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
13. Place a note on the final plat stating “Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval”. (Note must be on plat) Section 51A-8.611(e).
14. On the final plat, show recording information on all existing easements within 150 feet of the property.
15. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
16. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
17. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines.
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
19. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

20. Prior to final plat, remove the fence encroachment on Iberia Avenue and send a written conformation and /or pictures to the Real Estate Division.
21. On the final plat, change "Iberia Avenue" to "Iberia Avenue A.K.A. Iberia Street". Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat, identify the property as Lots 11B and 11C in City Block 14/8570. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





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CITY PLAN COMMISSION

THURSDAY JANUARY 23, 2020

FILE NUMBER: S190-068

SENIOR PLANNER: Mohammad H. Bordbar

LOCATION: Lasater Drive, north of Wynngate drive.

DATE FILED: December 30, 2019

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 43.082-acres **MAPSCO:** 70A, E

OWNER: Carl Porter Jr. Caldwell

REQUEST: An application to create a 170 Residential Lots and 4 common areas as a Community Unit Development with lots ranging in size from 6,000 square feet to 14,926 square feet from a 43.082-acre tract of land in City Block 8838 on property located on Lasater Drive, north of Wynngate Drive.

SUBDIVISION HISTORY:

1. S190-049 was a request on the same property as the present request to create 166 residential lots and 3 common area Community Unit Development with lots ranging in size from 6,000 square feet to 14,926 square feet from a 43.082-acre tract of land in City Block 8838 on property located on Lasater Drive, north of Wynngate Drive. The request was withdrawn November 25, 2019.
2. S167-242 was a request south of the present request to create 249 lots and 1 common area from a 62.59-acre tract of land in City Block 8816 on property located on Lasater Road, northwest of Stark Road. The request was approved August 17, 2017 and has not been recorded.

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

- The properties to west and northwest are undeveloped parcels.
- The properties to the north and northeast are in the City of Mesquite.
- The properties to the east and southeast are in the City of Seagoville.
- The properties to the south are a request to create 249 lots and 1 common area from a 62.59-acre tract of land in City Block 8816 on property located on Lasater Road, northwest of Stark Road. The request was approved August 17, 2017 and has not been recorded (S167-242).
- The property to the southeast is developed as a Mobile Home Park and is zoned a MH(A) Manufactured Home District.
- The request is to create a 170 residential lot with 4 common areas as a Community Unit Development with lots ranging in size from 6,000 square feet to

14,926 square feet from a 43.082-acre tract of land. This request will create its own lot pattern.

- This request is residential in nature, the lots are being created from a tract of land that has never been platted before; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

The following chart provides the data for compliance with the Community Unit Development regulations for the proposed subdivision:

Total number of lots:	170
Total area	1,876,652 sq. ft.
Total Lot Area	1,476,336 sq. ft.
Lot Area needed for 20% reduction	375,330 sq. ft.
Lot area reduction allowed [1,500 sq. ft./lot; (20%)]	255,000 sq. ft.
Open space provided (9.19 acres)	400,316 sq. ft.
R-7.5(A) lot area required:	7,500.0 sq. ft.
Allowed lot area reduction (20%) per lot	-1,500 sq. ft.
Minimum lot area allowed	6,000 sq. ft.
Smallest lots	6,000 sq. ft.

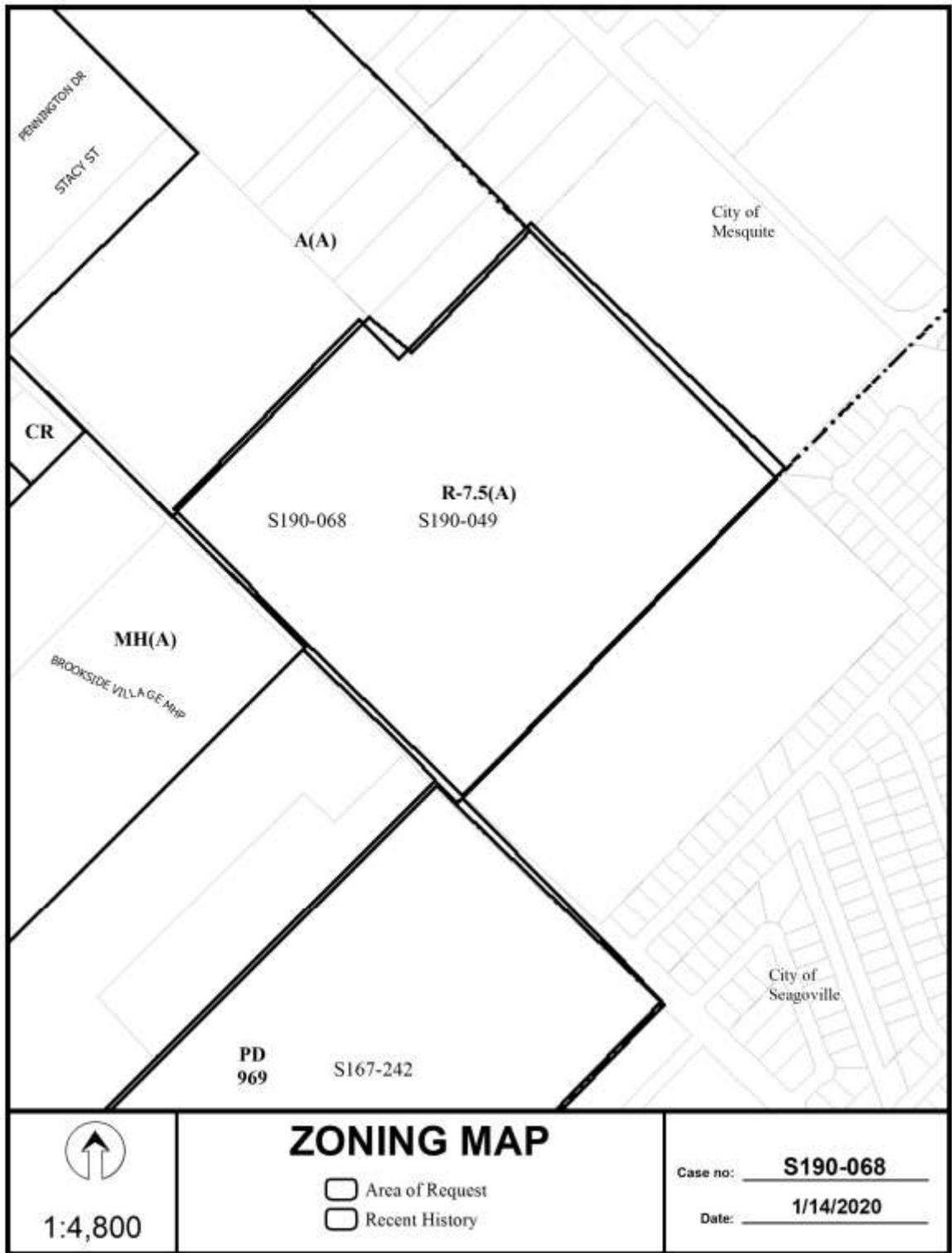
The final plat will show no lot less than 6,000 square feet in size. The proposed subdivision complies with the requirements of the Community Unit Development regulations (51A-8.510) for the 20% lot size reduction, Section 51A-8.503, and the requirements of the R-7.5(A) Single Family District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

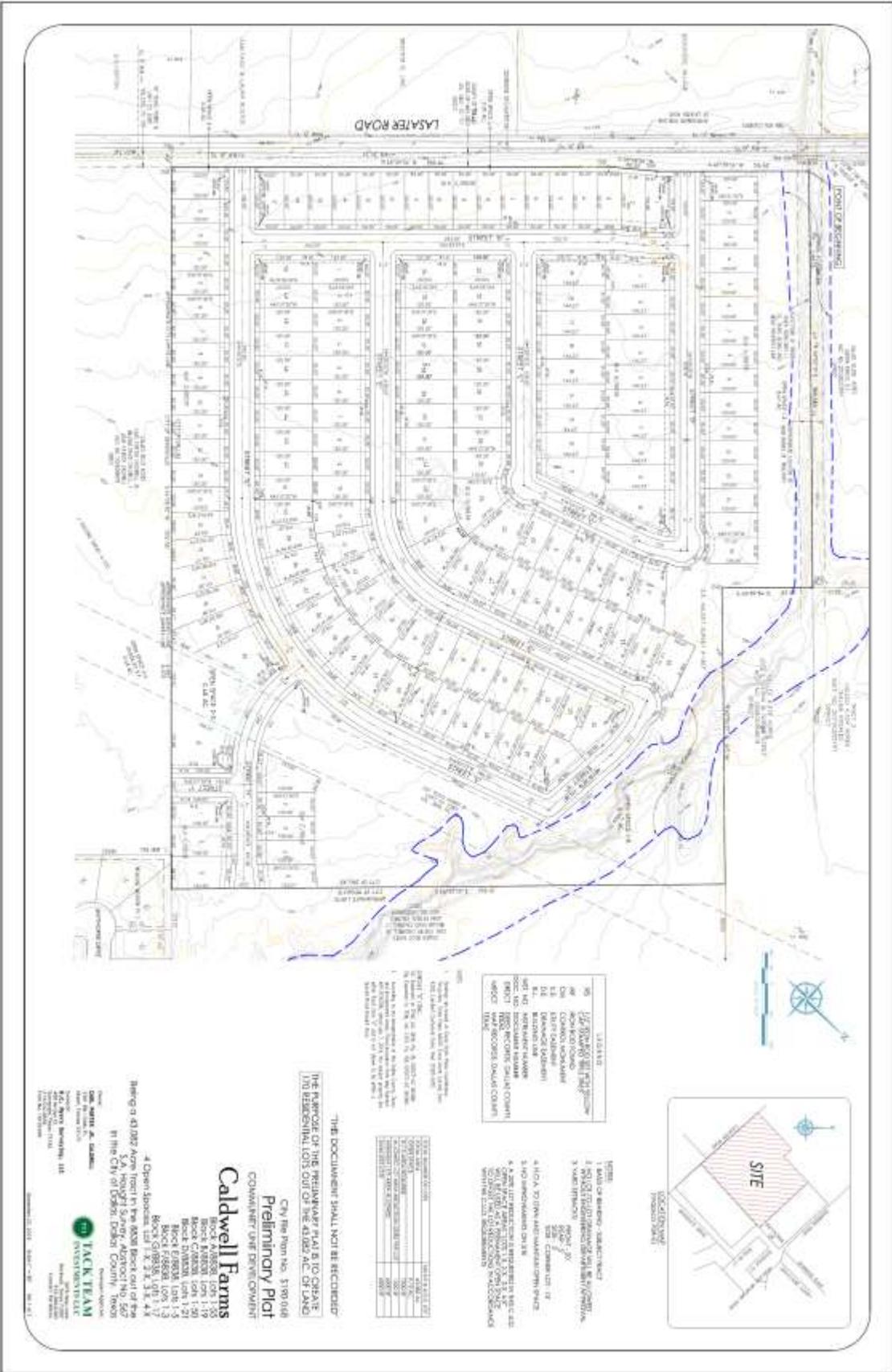
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to the issuance of an early release request or the submittal of the final plat for the Chairman's signature, whichever occurs first.
11. The number of lots permitted by this plat is 170 and 7 common areas.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval". (Note must be on plat) Section 51A-8.611(e).
15. On the final plat, dedicate 50 feet Right-of-Way (via Fee Simple) from the established center line of Lasater Road. 51A 8.602(c).
16. On the final plat, dedicate 53 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Street "I". Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
17. Provide a turn-around per the City of Dallas Standards at the end of Street "H". Section 51A-8.506(b).
18. Provide a turn-around per the City of Dallas Standards at the end of Street "I". Section 51A-8.506(b).
19. Prior to final plat, approval and coordination with Dallas Water Utility Flood Management is required.
20. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.
21. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.

22. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.
23. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permits exists. Section 51A-8.611(d), Trinity Watershed Management.
24. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
25. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d) (1), (2), (3), and (4).
26. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
27. Prior to final plat, design and construct half width of Lasater Road along the entire length of the plat per City of Dallas standard for M-6-0(A). 51A-8.604(b) (3).
28. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
29. On the final plat, show recording information on all existing easements within 150 feet of the property.
30. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
31. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
32. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
33. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
34. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
35. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
36. Contact the Addressing Manager to obtain an approved street name". Sections 51A-8.403(a)(1)(A)(xii)

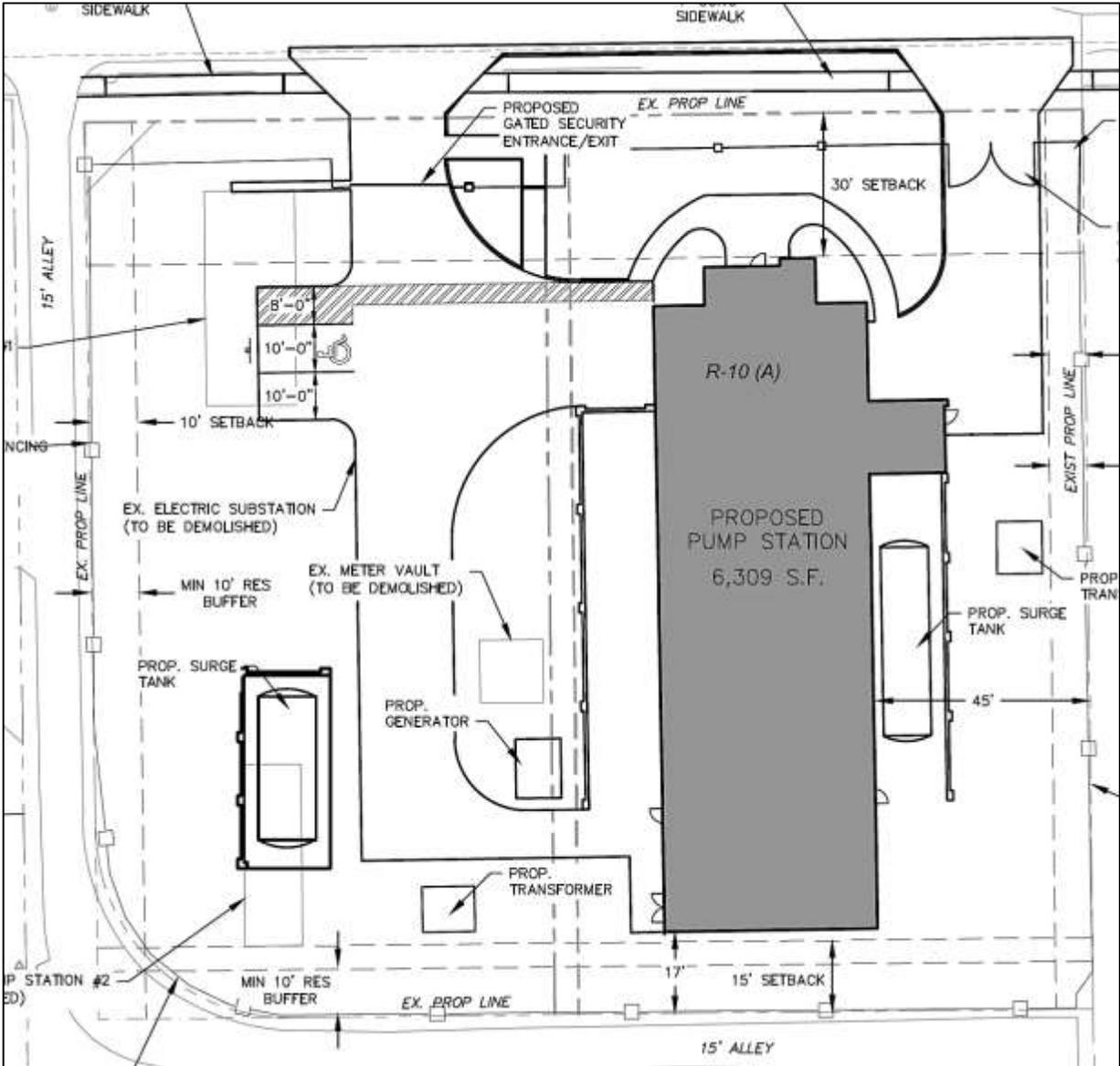
37. On the final plat, identify the property as Lot 4B in City Block A/6213. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



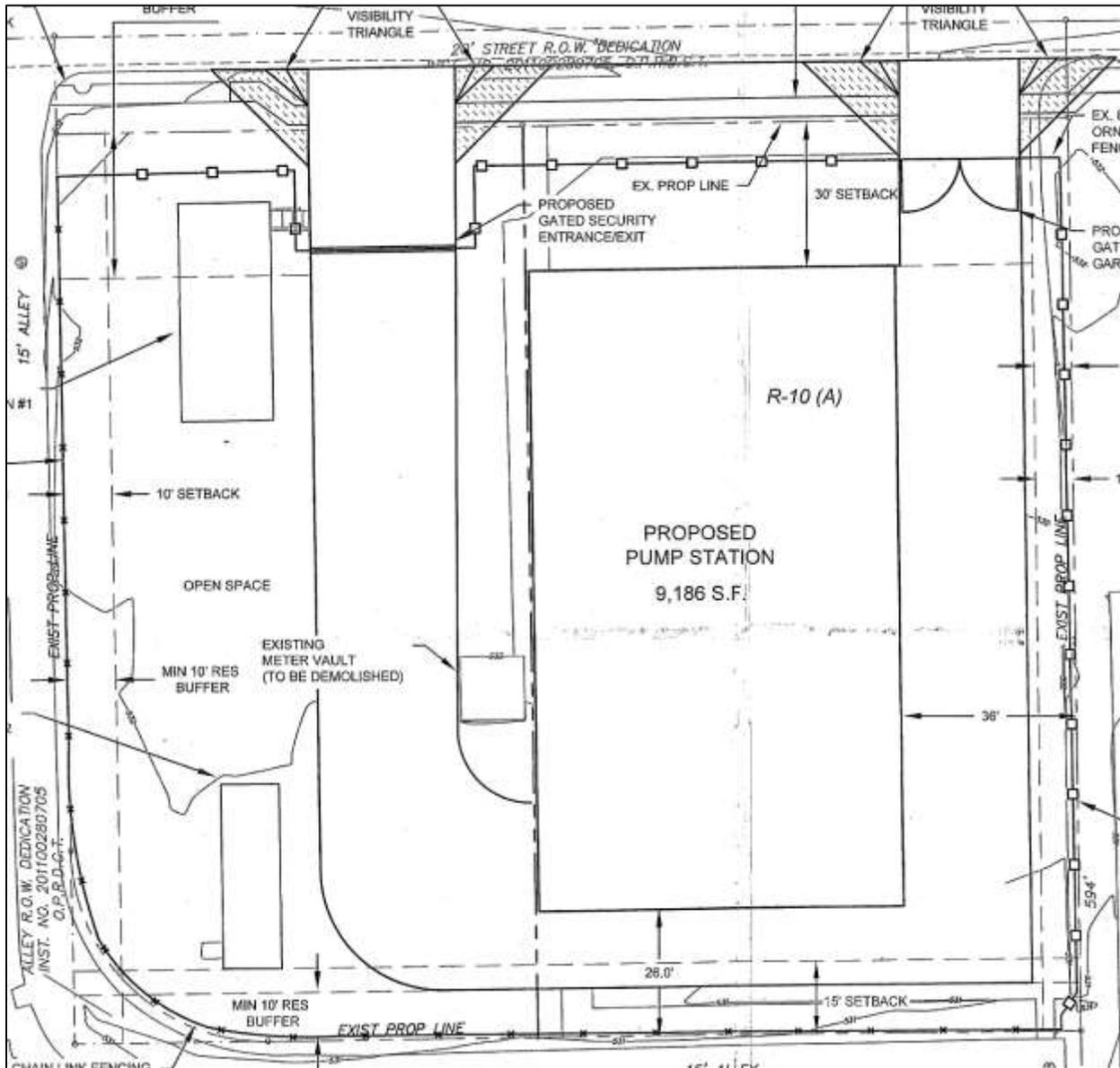




Proposed Development Plan - Enlarged



Previously Approved Development Plan - Enlarged





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Zoning Map

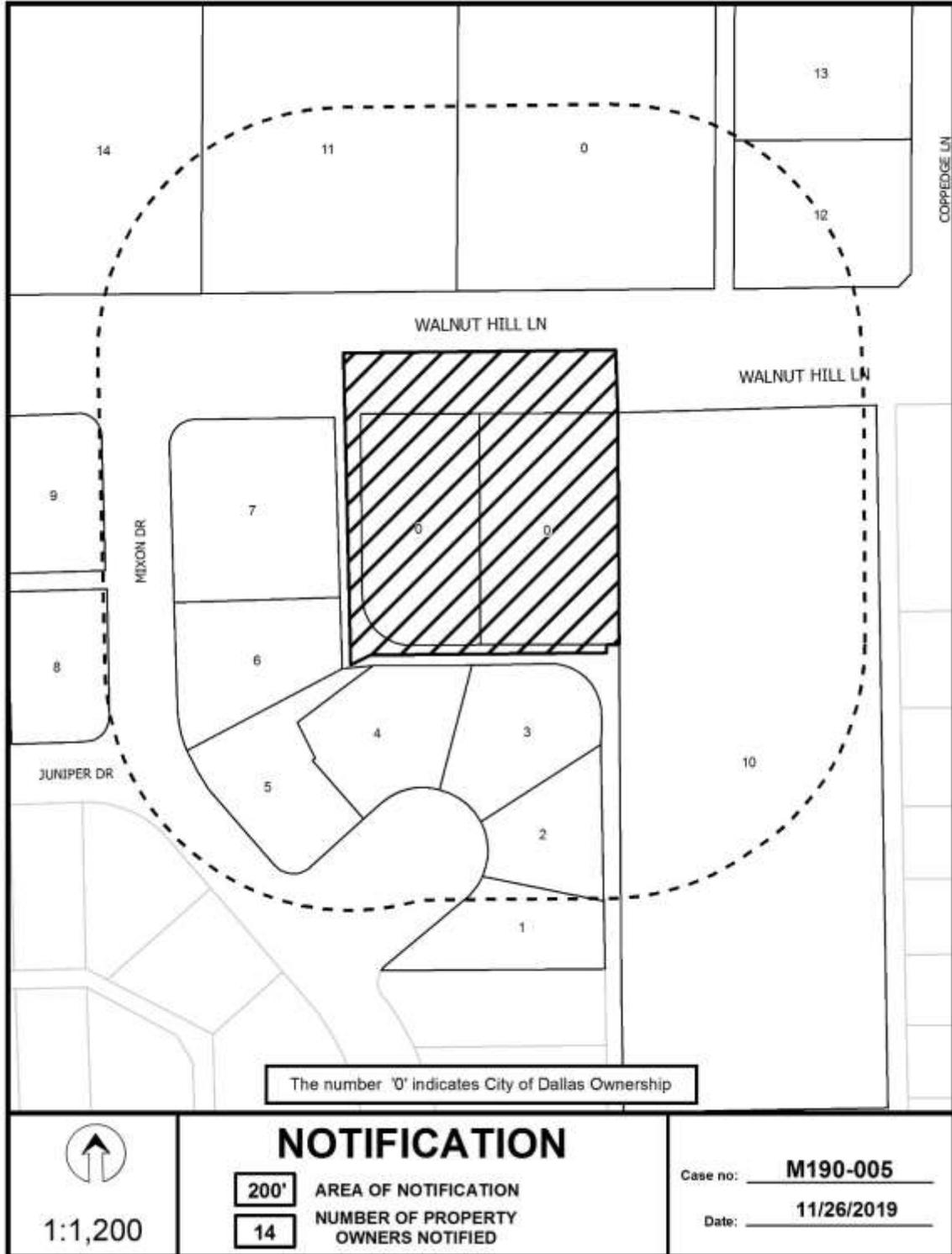
Printed Date: 12/6/2019



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Aerial Map

Printed Date: 12/6/2019



11/26/2019

Notification List of Property Owners

M190-005

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9960 MIXON DR	JAMES BYRON
2	9964 MIXON DR	AMERSON MARVIN E
3	9968 MIXON DR	FOOSE JOHN WILLIAM &
4	9974 MIXON DR	NICHOLS MATTHEW GENE &
5	9980 MIXON DR	PIKAR ASMAT &
6	9990 MIXON DR	HERBERT HEATHER RENEE &
7	3806 WALNUT HILL LN	JOSHI RAKESHI &
8	3765 JUNIPER DR	SANDLIN BUILDERS LLC
9	3766 WALNUT HILL LN	TORRES OLGA DELGADO
10	3838 WALNUT HILL LN	CORPORATION OF EPISCOPAL
11	3807 WALNUT HILL LN	FIRST MEXICAN BAPTIST
12	10009 COPPEDGE LN	ROGERS DOROTHY J REV TRUST EST OF
13	10017 COPPEDGE LN	CARDILLO ANTHONY T &
14	3775 WALNUT HILL LN	FIRST SPANISH ASSEMBLY OF

PLANNER: Oscar Aguilera

FILE NUMBER: SPSD134-003

DATE FILED: March 13, 2013

LOCATION: An area generally bounded by the DART Rail Line (formerly the T. & P. Railroad) right-of-way on the north, Parry Avenue on the east, R.L. Thornton Freeway on the south, and North Central Expressway on the west

COUNCIL DISTRICT: 2

MAPSCO: 45 M

SIZE OF REQUEST: Approximately 273.64 acres **CENSUS TRACT: 204.00**

REQUEST: A City Council authorized hearing to determine appropriate sign regulations with consideration given to amending the Deep Ellum/Near East Side Sign District on property zoned Planned Development District No. 269.

SUMMARY: The purpose of this request is to revise and amend certain sign regulations in the Deep Ellum/Near East Side Sign District.

SSDAC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval of staff proposed conditions.

PRIOR CPC ACTION: On January 9, 2020, the City Plan Commission held this item under advisement.

BACKGROUND INFORMATION:

- Deep Ellum/Near East Side Sign District was established by Ordinance No. 20596 on April 11, 1990 and was amended by Ordinance No. 27284 on August 13, 2008.
- On March 13, 2013, the City Council initiated an authorized hearing to amend the Deep Ellum/Near East Side Sign District.
- The delay from 2013 to now was due to the case being placed on hold several times to allow the Deep Ellum Foundation time to review signage options and recently to allow staff to process the large number of paid SPSP applications.
- On October 3, 2019, a community meeting was held to discuss proposed amendments to the Deep Ellum/Near East Side Sign District.

STAFF ANALYSIS:

The Deep Ellum/Near East Side Sign District amendment’s intent is to provide flexibility and to encourage artistic and innovative signs compatible with Deep Ellum’s history and character. Deep Ellum’s historic architectural charm, artistic street murals, and music venues make this neighborhood a unique and important neighborhood to the City of Dallas. These unique characteristics attract residential housing, retail shops, artists, restaurants, big corporations, and music venues that require signage to promote and locate these venues without negatively impacting these unique characteristics.

Staff worked with the Deep Ellum Foundation to formulate the amendments. The proposal is summarized below; more details on the proposed amendment follow the chart.

EXISTING SIGN TYPES	PROPOSED
<p>ATTACHED:</p> <ul style="list-style-type: none"> ○ Banner ○ Canopy Signs ○ Marquee Signs ○ Wallscape Signs ○ Window Signs ○ Supergraphic ○ Special Purpose Signs ○ Flat Attached Signs ○ Projecting Signs 	<p>ATTACHED:</p> <ul style="list-style-type: none"> ○ Painted Applied Signs ○ Awning Signs (formerly canopy) ○ Marquee Signs ○ Wallscape Signs ○ District Identification Signs. ○ Cultural Event or Activity Signs (formerly banner) ○ Window Signs ○ Special Purpose Signs ○ Flat Attached Signs ○ Projecting Signs
<p>DETACHED:</p> <ul style="list-style-type: none"> ○ A premise that has no attached signs other than banners, and that has frontage along more than one street, may have only one detached sign along each street frontage. ○ Parking Ad 	<p>DETACHED:</p> <ul style="list-style-type: none"> ○ allow premises to display attached signs along with detached signs provided that the maximum allowed area for signs is reduced by a minimum of 25% for each detached sign. ○ A-Frame Signs ○ District Identification Signs

The current language for **banners** refers only to cultural activities. Since applicants were confusing banner permits with temporary business signs or special purpose signs, the proposed language replaces cultural event or activity signs in order to avoid further confusion.

The addition of **painted applied signs** provides the flexibility to maintain the unique character of the neighborhood by allowing a larger painted sign directly onto certain exterior façades of a building and making the sign look like the many artistic murals located in Deep Ellum. Note that a facade may be covered by this type of sign up to 40% if the facades have less than 10% window coverage. Painted signs are currently allowed in this SPSPD. Creating this new category allows additional painted signs on certain facades.

Canopy signs are proposed to change to **awning signs** to clarify the definition and ensured the signs maintain a 10-foot clearance above the sidewalk and the awnings are engineered to support the signs.

Deep Ellum SPSPD does not allow premises with attached signs to have detached signs or vice-versa. The amendment will allow premises to have attached and detached signs. The proposal would allow for attached and detached signs on the same premise if the overall square footage is reduced by 25% for every detached sign.

A-frame signs are part of this amendment to give retail shops and restaurants the flexibility to display temporary sales and daily specials without negatively impacting the unique character of the neighborhood. The proposed maximum size of an A-frame sign is 32 inches wide and 36 inches tall.

Digital displays are proposed to be prohibited to maintain the unique and historic character of the area. The neighborhood association feels that digital displays will drastically change the essence of its aesthetic perception.

The SSDAC's proposed amendment includes a maximum of 10 detached **district identification signs** up to 1,000 square feet. Note that Staff reviewed the Victory Special Purpose Sign District and the Farmers Market Special Purposed District in determining a number to propose. Victory Special SPSPD allows six district identification signs and Farmers Market SPSPD allows five district identification signs. Staff feels that more than seven district identification signs will be excessive and detrimental to the neighborhood because too many signs may cause harm by taking up space, obstructing views, distracting motorists, displacing alternative uses of land, and endangering the safety of persons or property. The Deep Ellum Foundation, however, suggested 10 new district identification signs asserting that the Deep Ellum neighborhood has a unique street configuration and the neighborhood would like to identify these entry points and let visitors know they are entering the Deep Ellum Neighborhood. The SSDAC recommended a maximum of 10 district identification signs be permitted in this SPSPD which four of these district identification signs may have a maximum effective area of 1,000 square feet and the remaining six signs maximum effective area not to exceed 100 square feet. After the

SSDAC meeting, staff realized that one of these proposed district identification signs is located outside of the Deep Ellum/Near East Side SPSP. As such, the proposed identification sign located at Central Expressway and Good Latimer Expressway cannot be included in the amendment and is so noted in the proposed conditions.

The proposal also includes **attached district identification signs**. The attached district identification signs may only identify the district and may only include artwork and/or the name of the district. Staff recommends no limit to the number or size of attached district identification signs. Staff found several of these signs already exist. They include small painted signs, large painted signs, and projecting signs

The current regulations for **wallscape signs** include a supergraphic sign or an attached premise or non-premise sign painted directly onto the face of a building, this amendment refers to wallscape for both types of signs. It should be noted that the grain elevator building is the only site that allowed such a sign. Staff included the wallscape sign regulation section as part of this amendment since the wallscape sign and supergraphic sign regulations sunsetted on July 1, 2018. Since the Highway Beautification Act restricts these signs to 1,200 square feet, the SSDAC recommended that a wallscape sign must not exceed 1,200 square feet instead of a minimum of 3,000 square feet. The proposed sunset is 2030.

Parking ad signs were detached signs that displayed premise or non-premise messages, parking emblems, and district identification signage. The Deep Ellum/Near East Side Sign District allowed a maximum of 20 parking ad signs. The parking ad signs were only allowed to be placed on lots containing a commercial parking lot or garage use or a surface parking use. All permits authorizing parking ad signs expired on September 1, 2015. Therefore, since the parking ad signs section sunsetted, staff recommends removing it from the code.

SPSD134-003

MOTION: It was moved to **approve** the staff’s recommended conditions with the following changes:

1. Amending Section 51A-7.1306 (a) (C) that “a wallscape sign must exceed 1, 200 square feet.
2. Amending “Section 51A-7. 1306(a) (8) & Section 51A-7. 1306(a) (9) from “2028” to “2030”
3. Amending Section 51A-7.1307 (5) (a) to “a maximum of 10 district identification signs is permitted”.
4. Amending Section 51A-7.1307 (5) (e) to “only 4 district identification signs may have a maximum effective area of 1000 square feet and the remaining 6 district identification maximum effective area must not exceed 100 square feet.”. The Special Sign District Advisory Committee recommended the following locations for the district identification signs:
 - (1) Hall Street and Crutcher;
 - (2) Main Street and Deep Ellum Trailhead;
 - (3) Exposition Ave and 1st Ave;
 - (4) Malcolm X Blvd, and S Hall St;
 - (5) Canton and Henry;
 - (6) Main St. and Malcolm X Blvd;
 - (7) Main St and Good Latimer Expy.
 - (8) Central Expy. And Good Latimer Expy (Outside of the SPSP).
 - (9) Elm St and 345 Hwy; and
 - (10) An additional sign within this district.

Note that after the SSDAC meeting, staff realized that one of these proposed district identification signs is located outside of the Deep Ellum/Near East Side SPSP. As such, the proposed identification sign located at Central Expressway and Good Latimer Expressway cannot be included in the amendment and is so noted in the proposed conditions for the CPC Public Hearing.

Maker: Dumas
Second: Hardin
Result: Carried: 4 to 0

For: 4 – Hardin, Dumas, Webster, and Peadon
Against: 0
Absent: 0
Conflict: 0

Speakers – Stephanie Hudiburg, Deep Ellum Foundation
Jon Hetzel, Deep Ellum Foundation
J. Rogers, Deep Ellum Foundation

PROPOSED SPSD AMENDMENT

Division 51A-7.1300. Provisions for Deep Ellum/Near East Side Sign District.

SEC. 51A-7.1301. DESIGNATION OF SIGN DISTRICT.

A special provision sign district is hereby created to be known as the Deep Ellum/Near East Side Sign District. The boundaries of the Deep Ellum/Near East Side Sign District are the same as those of the Deep Ellum/Near East Side District (Planned Development District No. 269).

SEC. 51A-7.1302. PURPOSE.

The purpose of this division is to promote signage that is compatible with the architectural character and design guidelines of the Deep Ellum/Near East Side Planned Development District while encouraging artistic, creative, and innovative signs which are reflective of themes that have grown and developed in the Deep Ellum area.

SEC. 51A-7.1303. DEFINITIONS.

(a) In this division:

(1) A-FRAME means a premise sign that is a portable detached structure that is hinged at the top and is made of durable, rigid materials such as wood, plastic, or metal. The faces of A-frames shall have a maximum width of is 32 inches wide and 36 inches tall.

~~(1) (2) ARTWORK means any pictorial or image presentation or design.~~

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

~~(3) CANOPY SIGN means a sign attached to or applied on a canopy or awning.~~

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

~~(5) BANNER means a sign attached to or applied on a strip of cloth and temporarily attached to a building or structure. Awning signs and political flags are not banners.~~

(4) DISTRICT IDENTIFICATION SIGN means an attached or detached sign identifying only this district.

~~(4) FLAT ATTACHED SIGN means an attached sign projecting 18 inches or less from a building and parallel to the building facade.~~

~~(5) MARQUEE SIGN means a sign attached to, applied on, or supported by a permanent canopy projecting over a pedestrian street entrance of a building, and consisting primarily of changeable panels or words.~~

(5) **PAINTE** **APPLIED SIGN** means a sign that is painted, or that is made to look painted, directly onto the face of the exterior façade of a building not including doors and windows. Signs of this type must naturally conform to the textured surface of the facade.

~~(6) **PROJECTING ATTACHED SIGN** means an attached sign projecting 18 or more inches from a building.~~

(6) THIS DISTRICT means the Deep Ellum/Near East Side Sign District.

(7) **WALLSCAPE SIGN** means a sign meeting the requirements set forth in Section 51A-7.1308 **51A-7.1306(g)**.

~~(8) **WINDOW SIGN** means a sign painted or affixed onto a window.~~

(b) Except as otherwise provided in this section, the definitions contained in Sections [51A-2.102](#) and [51A-7.102](#) apply to this division. In the event of a conflict, this section controls.

SEC. 51A-7.1304. SIGN PERMIT REQUIREMENTS.

(a) No person may alter, place, maintain, expand, or remove a sign in this district without first obtaining a sign permit from the city. This section does not apply to government signs described in Section [51A-7.207](#).

(b) Except as otherwise provided in Section [51A-7.1306\(f\)](#), the procedure for obtaining a sign permit is outlined in Section [51A-7.505](#).

(c) Section [51A-7.602](#) does not apply to signs in this district.

SEC. 51A-7.1305. SPECIAL PROVISIONS FOR ALL SIGNS.

(a) Signs in this district are permitted to overhang the public right-of-way subject to city franchising requirements.

(b) Except for wallscape signs, painted applied signs, and district identification signs, no sign may exceed 150 square feet unless it is located more than 65' above grade, at which point no sign may exceed 300 square feet.

(c) Except as otherwise provided in Subsections ~~(e)~~ **(d)** and ~~(d)~~ **(e)**, the maximum effective area of all signs combined on a premise, **not including a-frame signs, painted applied signs on certain facades, and district identification signs**, is 10 percent of the total area of all building facades facing public right-of-way that is adjacent to the premise, **not to exceed 1200 square feet. Where a premise has only one façade facing an adjacent public right-of-way, the maximum effective area can be increased to 15 percent of that facade, not to exceed 500 square feet.**

(d) **Excluding a-frames, painted applied signs on certain facades, and district identification signs,** ~~W~~ when more than 50 percent of the total effective area of all signs combined on a premise is devoted to artwork, and there is no wallscape sign on the premise, the maximum effective area of all signs combined on a premise is 15 percent of the total area of all building facades facing public right-of-way that is adjacent to the premise, **not to exceed 1400 square feet. Where a premise has only one façade facing an adjacent public right-of-way, the maximum effective area can be increased to 20 percent of that facade, not to exceed 600 square feet.**

(e) When there is a wallscape sign on the premise, the maximum effective area of all signs combined on a premise is 90 percent of the total area of all building facades facing a public right-of-way that is adjacent to the premise.

(f) Except for wallscape signs, all signs must be premise signs or convey a noncommercial message.

(g) Special purpose signs may be erected on a premise no more than **once twice** each calendar year. The maximum number of consecutive days that a special purpose sign may be maintained is **15 45**. **Special purpose signs may not exceed 10% of the façade to which they are attached. Detached special purpose signs are prohibited.**

(h) The use of neon or single incandescent bulbs is permitted.

(i) All digital displays are prohibited in this district.

(j) No portions of a sign other than the words themselves may be illuminated by back-lighting.

(k) No portion of a sign may have a luminance greater than 200 footlamberts.

(l) The following materials are suggested, but not required, for signs in this district:

- (1) Metal.
- (2) Glass.
- (3) Wood.

SEC. 51A-7.1306. SPECIAL PROVISIONS FOR ATTACHED SIGNS.

The regulations relating to the erection of attached signs in this district are hereby expressly modified as follows:

(a) Attached signs in general.

(1) No portion of an attached sign may be located:

- (A) more than 10 feet from the facade to which it is attached; or
- (B) less than two feet from the back of a street curb.

(2) Although not required, the use of three-dimensional projecting attached signs is encouraged.

(b) **Banners Cultural event or activity signs.**

(1) **Banners Cultural event or activity signs** are permitted in this district to promote cultural events or activities.

(2) If the cultural event or activity has a sponsor, no more than 10 percent of the effective area of the banner may be utilized for sponsor identification.

(3) No portion of a **banner cultural event or activity signs** may be used to advertise a specific product or service other than the cultural event or activity.

(c) Canopy Awning signs. Canopy Awning signs must be flat attached, imprinted, painted on the face of an awning or attached to the bottom hanging from the awning. For signs hanging from the awning must meets the following requirements:

1. The bottom of the awning sign shall be a minimum of ten feet above the ground surface when projecting over a private or public walkway.
2. Awning signs shall project no more than five feet into a public right-of-way and shall project no closer than two feet from the face of the curb line but not pass the edge of the awning and all necessary licenses and permits have been obtained.

(d) Marquee signs.

- (1) No premise may have more than one marquee sign.
- (2) The length of a marquee sign must not exceed two-thirds of the length of the facade to which it is attached.
- (3) Marquee signs may incorporate moving patterns or bands of light, except that the use of illumination to produce apparent motion of a visual image, such as expanding or contracting shapes, rotation, or similar effects of animation, is prohibited.

(e) Window sign. No window sign may cover more than 25 percent of the window surface area.

(f) Painted applied signs.

(1) Painted applied signs on certain facades, where less than 10% of the façade is comprised of windows, may cover up to 40% of the façade

(2) No portion of a painted applied sign, on any façade, may cover a significant decorative feature of the façade.

(g) Wallscape signs.

(1) Definitions. In this section:

~~(A) SUPERGRAPHIC SIGN means an attached premise or non-premise sign on a mesh type surface.~~

(A) WALLSCAPE SIGN means a supergraphic sign or an attached premise or non-premise sign on a mesh type surface or painted directly onto the face of a building-

(2) Visual display and coverage.

(A) A wallscape sign must have at least 84 percent of non-textual graphic content (a maximum of 16 percent of the effective area of the sign may contain text).

(B) A wallscape sign must have a single message; it may not have multiple messages or function as multiple signs.

(C) The lower 15 feet of the face may not be covered.

(3) Minimum area. A wallscape sign must not exceed 3,000 1,200 square feet.

(4) Location. The building to which a wallscape sign is attached or applied must be more than 80 feet in height, and only those portions of a building covering at least 1,100 square feet in floor area may be used to determine the height of the building for the purpose of this paragraph. No wallscape sign may be attached to a building or structure erected after June 1, 2005.

(5) Number of signs permitted, and spacing requirement. One wallscape per face is permitted in this district. The signs may be spaced immediately adjacent to each other on different faces of the building.

(6) Removal of wallscape sign. If a wallscape sign is proposed that will be painted onto the face of a building, the applicant must provide a bond in the amount of the cost of removal of the wallscape sign, that provides that the wallscape sign will be removed within 30 days of the expiration of the permitted message duration.

(7) Sign permit application review. All applications for sign permits for wallscape signs shall be reviewed using the director procedure in Division [51A-7.500](#).

(8) Mandatory removal in 2018 2030. All wallscape signs must be removed on or before July 1, 2018 2030. This section does not confer a nonconforming or vested right to maintain a wallscape sign after July 1, 2018 2030, and all permits authorizing wallscape signs shall automatically expire on that date.

(9) Sunset. This section expires on July 1, 2018, 2030 unless reenacted with amendment prior to that date. The city plan commission and city council shall review this section prior to its expiration date.

(h) District identification signs.

(1) There is no limit to the number of attached district identification signs.

SEC. 51A-7.1307. SPECIAL PROVISIONS FOR DETACHED SIGNS.

The regulations relating to the erection of detached signs in this district are hereby expressly modified as follows:

(1) No premise having an attached sign of any type, except for banners and/or district identification signs, may have a detached sign, except for a-frame signs, unless the maximum effective area for all signs on the premise, as established in 51A-7.1305(c), 51A-7.1305(d), or 51A-7.1305(e), is reduced by 25% for each detached sign located on the premise not to exceed a total reduction of 75% of the maximum effective area. Where the premise has only one façade facing an adjacent public right-of-way, the maximum effective area is to be reduced by 75%.

(2) A premise ~~that has no attached signs other than banners, and that has frontage along more than one street,~~ may have no more than one detached sign along each street frontage.

(3) No detached sign support may be located in the public right-of-way.

(4) A-frame signs. The following regulations apply:

(a) Only one A-frame sign is permitted for each business use.

(b) The maximum size of an A-frame sign is 32 inches wide and 36 inches tall.

(c) An A-frame sign may only be displayed when the business it identifies is open.

(d) A-frame signs may be located on the sidewalk if a minimum of four feet of unobstructed sidewalk area is provided, and all necessary licenses and permits have been obtained.

(e) A-frame signs may not be located within 25 feet of an intersection or within a visibility triangle.

(5) District identification signs.

SSDAC recommendation:

(a) A maximum of 10 district identification signs is permitted.

Staff recommendation:

(a) A maximum of 7 district identification signs is permitted.

(b) Except as otherwise provided in this paragraph, district identification signs may only be located in or over and span across the rights-of-way at the following locations:

SSDAC recommendation:

(1) Hall Street and Crutcher;

(2) Main Street and Deep Ellum Trailhead;

(3) Exposition Ave and 1st Ave;

(4) Malcolm X Blvd, and S Hall St;

(5) Canton and Henry;

(6) Main St. and Malcolm X Blvd;

(7) Main St and Good Latimer Expy.

(8) Central Expy. And Good Latimer Expy. (Outside of the SPSD).

(8) Elm St and 345 Hwy; and

(9) An additional sign within this district. (Staff recommends adding the following condition:

Maximum effective area must not exceed 1,000 square feet and must be geographically dispersed from other locations.

Staff recommendation:

(1) Hall Street and Crutcher;

(2) Main Street and Deep Ellum Trailhead;

(3) Exposition Ave and 1st Ave;

(4) Malcolm X Blvd, and Hall St;

(5) Canton and Henry;

(6) Main St. and Malcolm X Blvd; and

(7) Main St and Good Latimer Expy.

(c) Minimum clearance for a district identification sign located in or over and spanning across a right-of-way must be determined by the director before a district identification sign permit may be issued and all necessary licenses and permits have been obtained.

(d) A district identification sign that is located over and spanning across a right-of-way may not resemble or obstruct any traffic control devices.

SSDAC recommendation:

(e) The maximum effective area of a district identification sign is 1,000 square feet which four of the 9 district identification signs allowed and the remaining five of 9 district identification allowed maximum effective area must not exceed 100 square feet.

Staff recommendation:

(e) The maximum effective area of a district identification sign is 1,000 square feet.

(f) A district identification sign may not be located in or visually obstruct a visibility triangle as defined in the visual obstructions regulations in Section 51A-4.602(d).

SEC. 51A-7.1308. PARKING AD SIGNS.

(1) Definition. In this section, PARKING AD SIGN means a standardized detached sign that meets the requirements of this section.

(2) Content.

(A) Parking ad signs may display premise or non premise messages.

(B) Parking ad signs must display a standardized parking emblem.

(C) Parking ad signs must display a standardized district identification.

(D) Parking ad signs must display way finding information at pedestrian level.

(3) Location.

(A) Parking ad signs may only be located on a lot containing a commercial parking lot or garage use or a surface parking use.

(B) Parking ad signs may only be located on a lot with frontage on Main Street, Elm Street, or Commerce Street.

(4) Size and effective area.

(A) Parking ad signs may not exceed 20 feet in height.

(B) Parking ad signs may not exceed 40 square feet in total effective area. Way finding information does not count toward the total effective area.

(C) The premise or non premise message on a parking ad sign may not exceed 25 square feet in effective area.

(5) Lighting. Parking ad signs may not be illuminated by a detached, independent light source.

~~—(6) Landscaping. Lots with parking ad signs must have a landscaped area located within 20 feet of the street right of way of a minimum of 150 square feet or three percent of the lot area, whichever is greater and containing a combination of ground cover, shrubs, or trees.~~

~~—(7) Number.~~

~~—(A) Lots with parking ad signs may only have one detached sign.~~

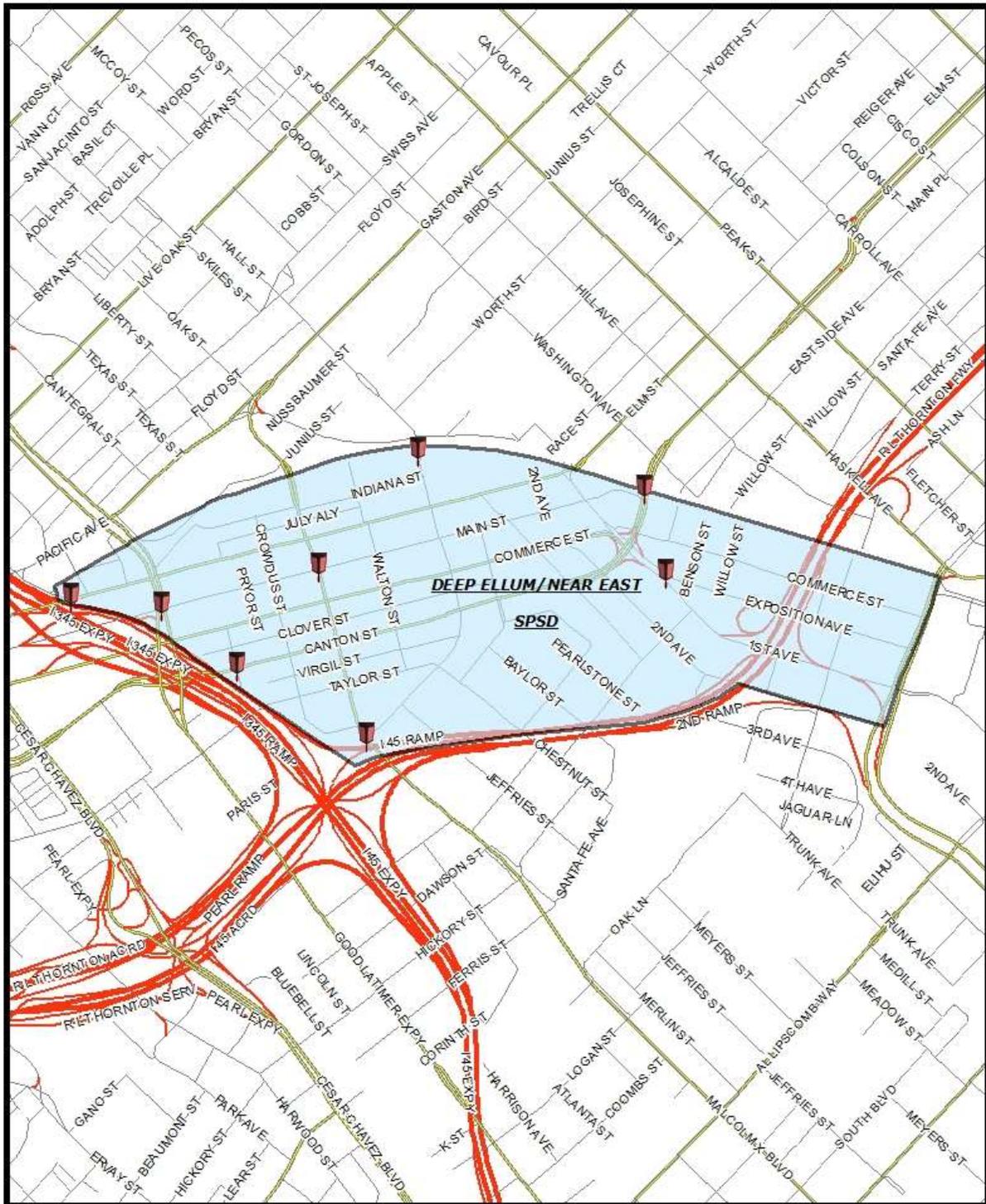
~~—(B) A maximum of 20 parking ad signs are allowed in this district.~~

~~—(8) HBA prohibition. Parking ad signs may not be Highway Beautification Act (HBA) signs.~~

~~—(9) Mandatory removal. All permits authorizing parking ad signs automatically expire on September 1, 2015. All parking ad signs must be removed by September 1, 2015. This section shall not be construed to confer nonconforming or vested rights to maintain parking ad signs after September 1, 2015.~~

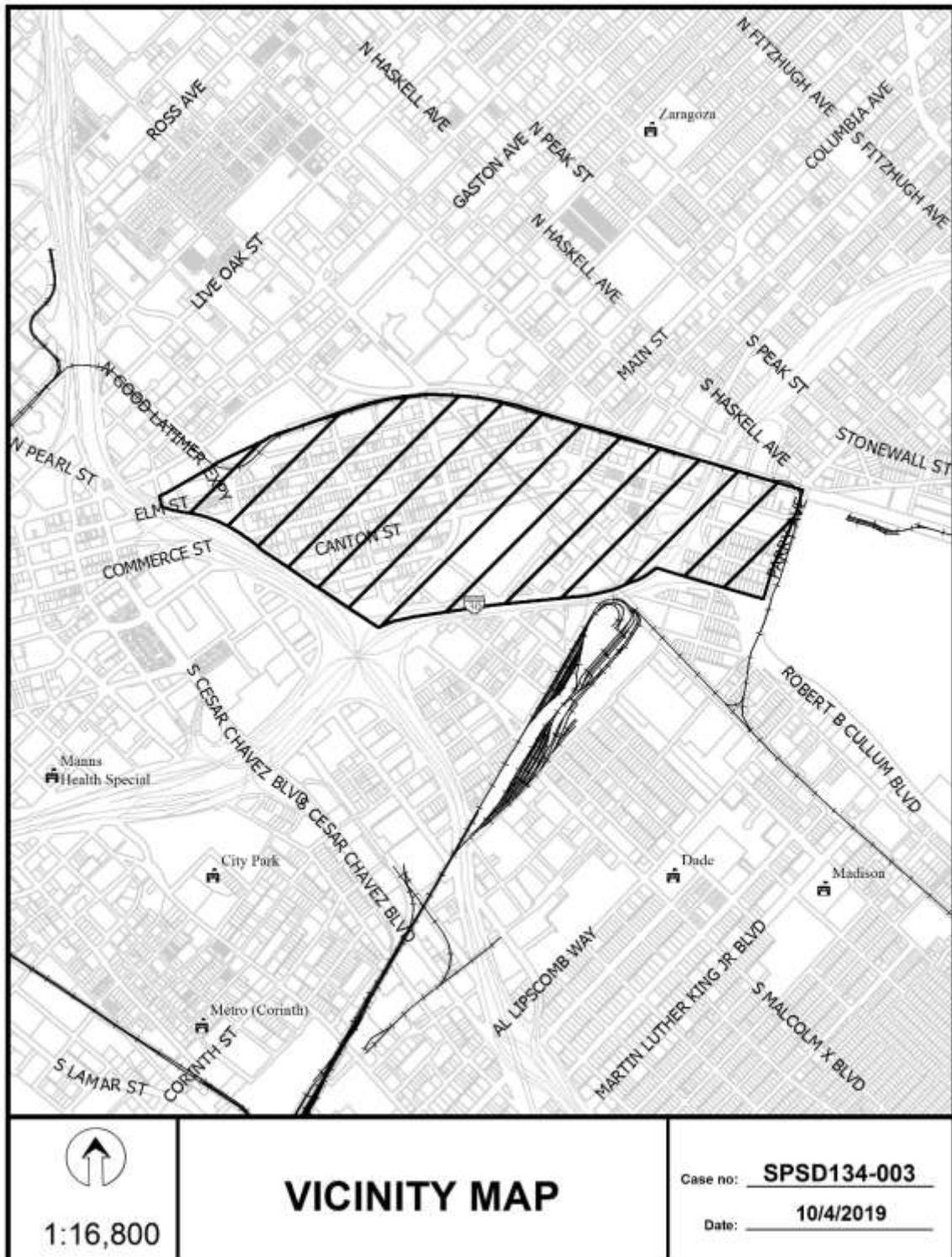
~~—(10) Sunset. This section expires on September 1, 2015, unless reenacted with amendment prior to that date. The city plan commission and city council shall review this section prior to its expiration. (Ord. 26066)~~

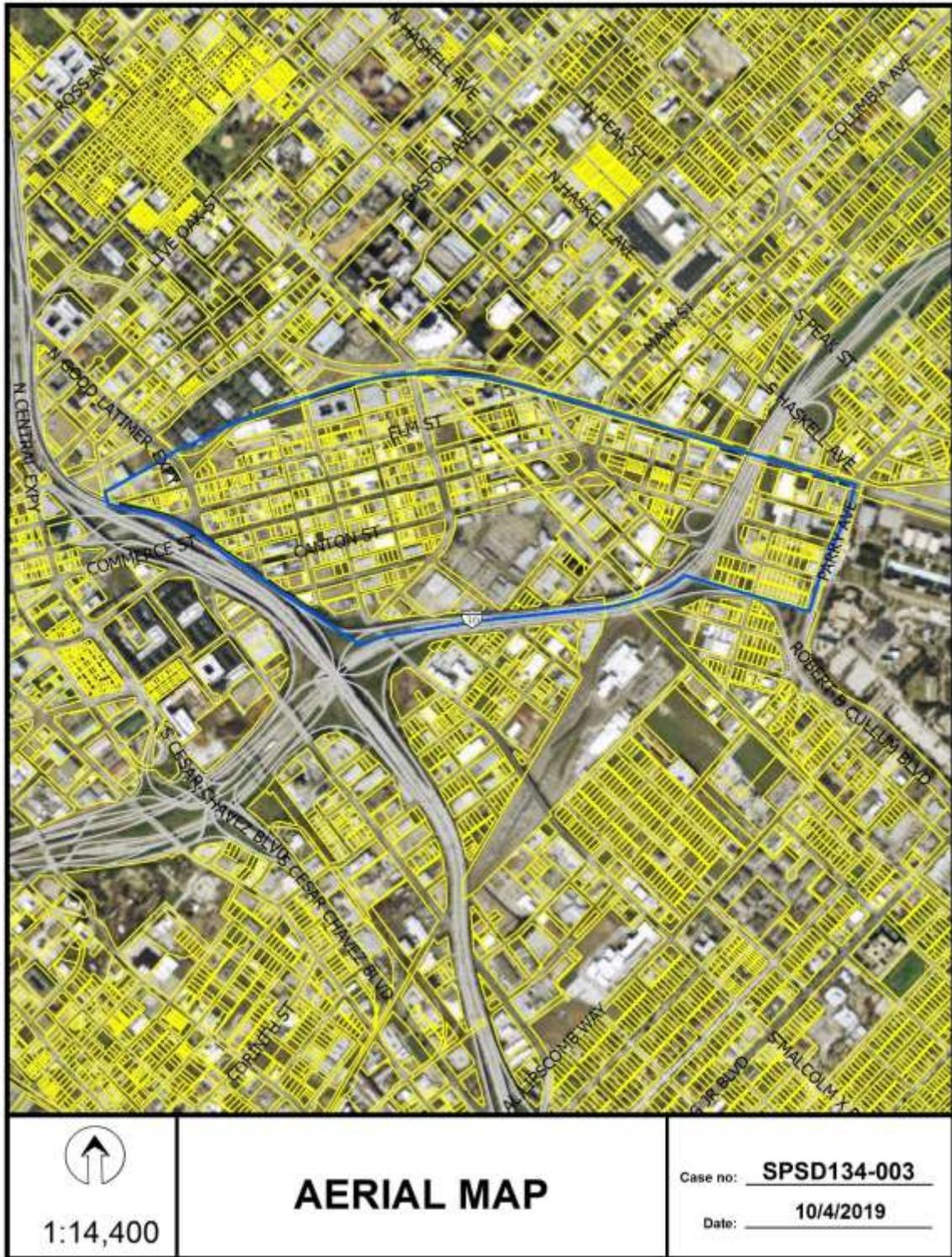
Proposed Deep Ellum District Identification Signs

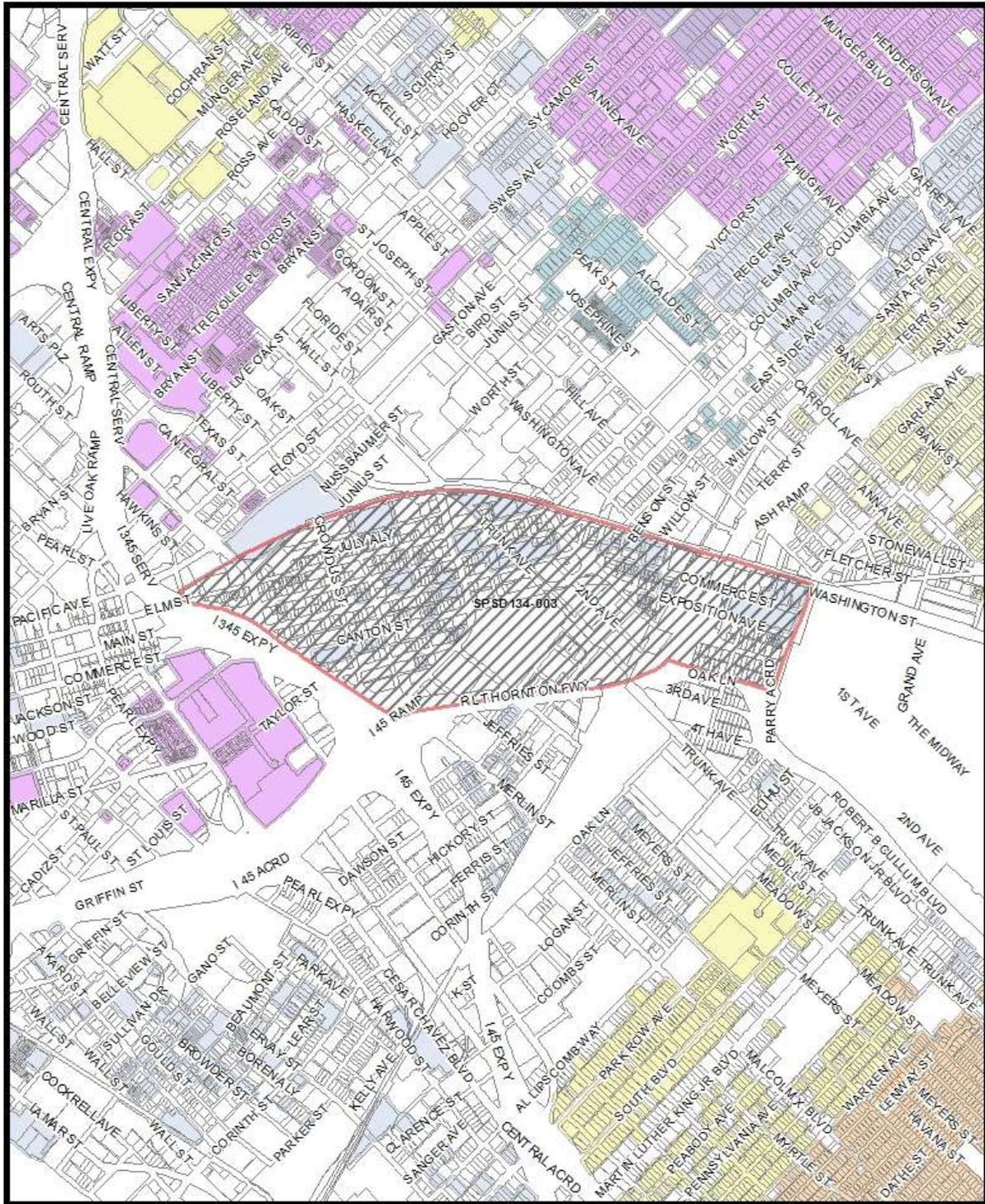


SPSD134-003
Proposed Deep Ellum District Identification Signs.

Printed Date: 1/3/2020





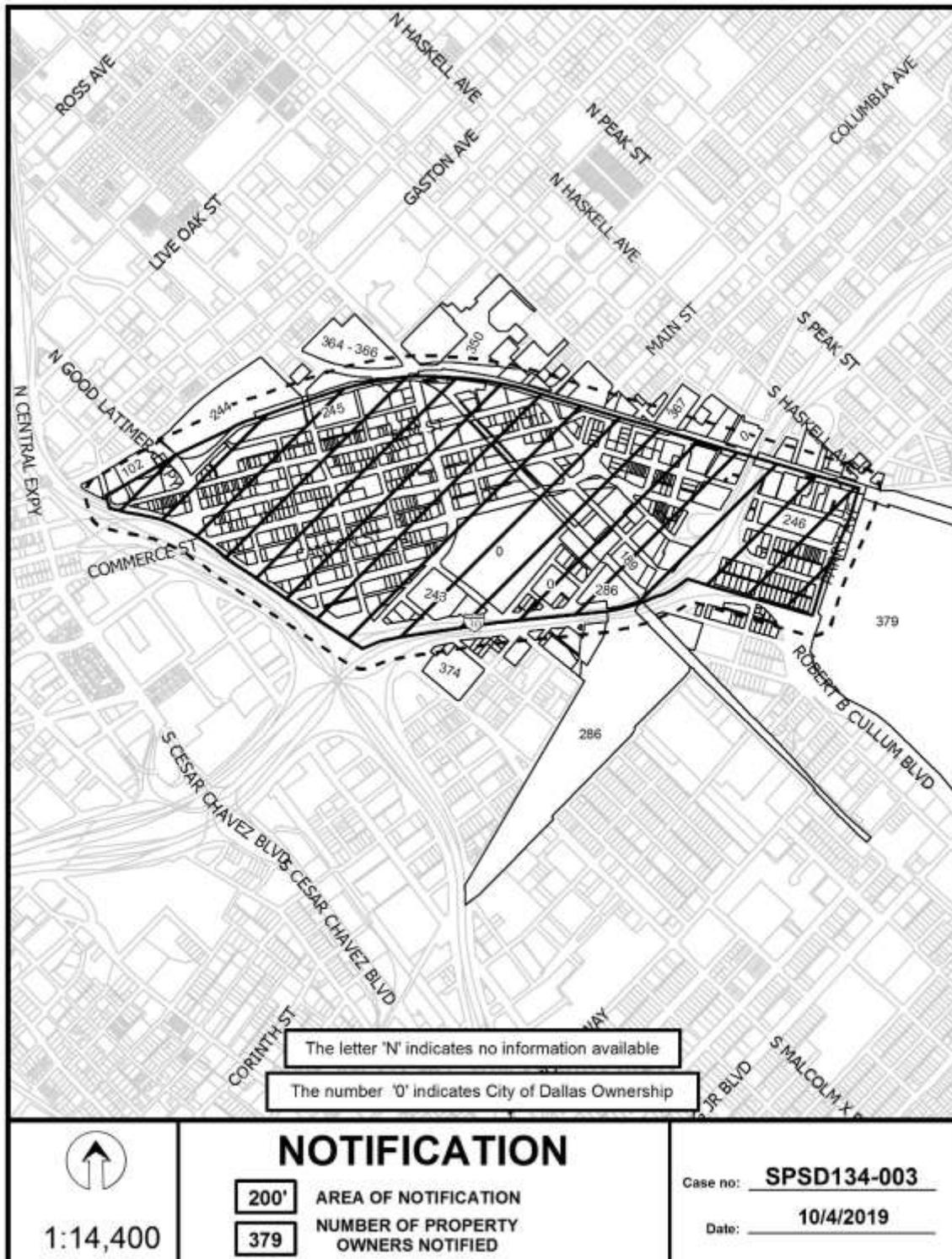


MVA Cluster A B C D E F G H I NA

1:16,800

Market Value Analysis

Printed Date: 10/4/2019



10/04/2019

Notification List of Property Owners***SPSD134-003******379 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2511 MAIN ST	ELM STREET LOFTS LTD
2	2429 MAIN ST	ELLER MEDIA COMPANY
3	2509 MAIN ST	WESTDALE MAIN LTD
4	2512 ELM ST	KUNOFSKY MORRIS &
5	2518 ELM ST	LEVIN MARVIN
6	2528 ELM ST	CITY HOTEL LTD
7	2532 ELM ST	CTC TEXAS ASSOCIATES LLC
8	2536 ELM ST	JEANETTE INV II LTD
9	2542 ELM ST	FRIEDMAN LAWRENCE J TR
10	2540 ELM ST	ABBOTT LLC
11	2544 ELM ST	BEVERLY ANN FONBERG TRUST
12	2612 COMMERCE ST	DEEP ELLUM HOLDINGS LLC
13	2625 MAIN ST	AP DEEP ELLUM LLC
14	2634 ELM ST	ROSE BARSHOP RESIDUARY TR
15	2628 ELM ST	ROSE BARSHOP RESIDUARY TR
16	2604 ELM ST	SEJ ASSET MGMT & INVESTMENT CO
17	2610 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
18	2644 ELM ST	CAMERON PAUL DARREN
19	2638 ELM ST	MGP HOLDINGS LLC
20	2634 ELM ST	BAZZLE S WAYNE &
21	2603 MAIN ST	PARKIN ART JOINT VENTURE
22	2642 ELM ST	LALCO INC
23	2650 ELM ST	ELM ELM LLC
24	2623 COMMERCE ST	KLUCK LINDA LOU
25	2620 MAIN ST	AP DEEP ELLUM LLC
26	2712 MAIN ST	CASS DON E TR

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2656 MAIN ST	MEADOWCREST LLC
28	2713 COMMERCE ST	WESTDALE PPTIES AMERICA I
29	2622 COMMERCE ST	SDL PARTNERS LTD
30	2616 COMMERCE ST	NOLA LTD
31	215 HENRY ST	DEEP ELLUM HOLDINGS LLC
32	2730 COMMERCE ST	MADISON PACIFIC DEV CO
33	2724 COMMERCE ST	SDL PARTNERS INC
34	2700 COMMERCE ST	WESTDALE PROPERTIES
35	2701 CANTON ST	BARNES & ROBERTS REAL ESTATE
36	2700 CANTON ST	WESTDALE ADAM HATS LTD
37	2700 TAYLOR ST	BA PROPERTIES
38	2820 COMMERCE ST	AP BLANTON DEEP ELLUM LLC
39	2800 COMMERCE ST	2800 COMMERCE INVESTORS
40	2805 CANTON ST	GEBHARDT BROADCASTING LLC
41	2809 CANTON ST	2809 CANTON LLC
42	2825 CANTON ST	INDUSTRIAL RESERVICIES LLC
43	2824 CANTON ST	HORTON T L DESIGN INC
44	2814 CANTON ST	FITZGERALD KAREN K & SEAN
45	2810 CANTON ST	WARREN PROPERTY HOLDINGS LLC
46	2803 TAYLOR ST	DEEP ELLUM CHURCH
47	2800 TAYLOR ST	SOUTHWESTERN TYPOGRAPHICS PPTIES II INC
48	2821 ST LOUIS ST	JMFR HOLDINGS LLC
49	2904 MAIN ST	SDL PARTNERS LTD &
50	2900 MAIN ST	WARZONE PROPERTIES LLC
51	2901 COMMERCE ST	SDL PARTNERS LTD
52	2926 COMMERCE ST	STAHLMORR PROPERTIES LTD
53	2910 COMMERCE ST	CITY PARK A LOT LP
54	2909 CANTON ST	MOHLER MMA DALLAS LLC
55	2913 CANTON ST	DUET COMMERCIAL LLC
56	2917 CANTON ST	MORRISON ROBERT C &
57	2919 CANTON ST	GARDNER ROBERT P III

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2921 CANTON ST	CERVIN BENNETT W
59	2930 CANTON ST	CC DEEP ELLUM LLC
60	2909 TAYLOR ST	RADICAL COMPUTING INC
61	2934 TAYLOR ST	TRW REALTY HOLDING LLC
62	2928 TAYLOR ST	TRW REALTY HOLDINGS LLC &
63	2924 TAYLOR ST	RADICAL COMPUTING INC
64	2920 TAYLOR ST	MEGHANI PARTNERSHIP INC
65	2914 TAYLOR ST	SL4 DEEP ELLUM LP
66	2915 ST LOUIS ST	TRAVERTINE LLC
67	3010 MAIN ST	42 DE SILKY LP
68	3017 COMMERCE ST	COBB INTERIORS LLC
69	3004 MAIN ST	FUSSELL GREGG &
70	3000 MAIN ST	3000 MAIN STREET PARTNERS LLC
71	3003 COMMERCE ST	DOMUS AD ASTRA I LLC
72	3005 COMMERCE ST	FUSSELL GREGG &
73	3034 COMMERCE ST	KMA CAPITAL LLC
74	3035 CANTON ST	3035 CANTON STREET PARTNERS LTD
75	3018 COMMERCE ST	DIXIE RESORTS INC
76	3014 COMMERCE ST	BALLAS VICTOR E
77	3012 COMMERCE ST	HUNT DENNY H
78	3008 COMMERCE ST	HOPPER KIRK
79	3004 COMMERCE ST	42 COM LP
80	3000 COMMERCE ST	3000 BLOCK COMMERCE INVESTORS LLC
81	210 S WALTON ST	GRETNA PROPERTIES LLC
82	3007 CANTON ST	RDS HOLDINGS INC
83	3005 CANTON ST	ANDERSON DEAN BELL
84	3011 CANTON ST	30009 CANTON STREET
85	3013 CANTON ST	UPPERCASE COMMERCIAL LLC
86	3021 CANTON ST	3009 CANTON ST PTNR LTD
87	3027 CANTON ST	DEEP CANTON 3030 LLC
88	3020 CANTON ST	LONE STAR CLAIM CARE LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3008 CANTON ST	3008 CANTON STREET VENTURE LLC
90	3002 CANTON ST	HASKINS MICHAEL & VIRGINIA
91	306 S WALTON ST	WORKMAN ROBERT DANGER
92	3004 CANTON ST	BEAUREGARD PAUL DONALD II
93	310 S WALTON ST	GAETA FLP I LTD PS
94	3030 TAYLOR ST	RADICAL COMPUTING, INC.
95	335 S HALL ST	SINNETT IAN C
96	3025 TAYLOR ST	NEWTON JEFFREY PAUL
97	3027 TAYLOR ST	PETERMAN JOHN MOFFATT &
98	514 S HALL ST	DEEP ELLUM HALL LLC
99	528 S HALL ST	PETER NEELY COMPANY LLC
100	530 S HALL ST	PATRICK REALTY CORP
101	2500 PACIFIC AVE	EPIC DALLAS PHASE 2 LP
102	2550 PACIFIC AVE	EPIC DALLAS OFFICE LP
103	2525 ELM ST	GASTON & GOOD LATIMER LP
104	2511 ELM ST	EPIC DALLAS OFFICE LP
105	201 N HAWKINS ST	EPIC DALLAS PHASE 2 LP
106	2598 PACIFIC AVE	EPIC DALLAS HOTEL LP
107	2625 ELM ST	UPLIFT EDUCATION
108	2615 ELM ST	WESTDALE PPTIES AMERICA I LTD
109	2824 MAIN ST	BLADE PROPERTIES LLC
110	2814 MAIN ST	640 LAND LLC
111	2800 MAIN ST	AP 2800 MAIN ST LLC
112	2815 COMMERCE ST	2815-2819 COMMERCE STREET VENTURES LLC
113	2825 COMMERCE ST	AN JADHAVJI INVESTMENTS LLC
114	2704 ELM ST	ELM STREET REALTY LTD
115	2715 MAIN ST	MAIN PROPERTIES LLC
116	2707 MAIN ST	AP 2707 MAIN ST LLC
117	2944 ELM ST	ANDREASON JUSTINE POKLADNIK
118	2934 ELM ST	EISCHINGER FURTULA BUDD
119	2928 ELM ST	ANDREASON JUSTIN MARIE POKLADNIK

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2920 ELM ST	ANDREASON JUSTINE MARIE POKLADNIK
121	2939 MAIN ST	2933 MAIN STREET HOLDINGS LLC
122	2931 MAIN ST	POKLADNIK CYRILL J
123	2913 MAIN ST	POKLADNIK CYRILL J ESTATE
124	2723 ELM ST	2723 ELM STREET JV
125	2717 ELM ST	WESTDALE PPTIES AMERICA LTD
126	2707 ELM ST	BELMOR CORP
127	2703 ELM ST	BELMOR CORP
128	2701 ELM ST	BELMOR CORP
129	2600 MONUMENT ST	DALLAS AREA RAPID TRANSIT
130	2901 INDIANA BLVD	AP DEEP ELLUM 2 LLC
131	2901 ELM ST	R & F INVESTMENTS LTD
132	2935 ELM ST	MANZANARES PORFIRIA &
133	3001 ELM ST	BAYLOR HEALTH CARE SYSTEM
134	3009 ELM ST	MCMURRAY ANN G
135	3004 INDIANA BLVD	BAYLOR HEALTH CARE SYSTEM
136	300 N WALTON ST	BAYLOR HEALTH CARE SYSTEM
137	3021 ELM ST	BAYLOR HEALTH CARE SYSTEM
138	3809 PARRY AVE	BLOCK 809 PROPERTIES LTD
139	4112 PACIFIC AVE	GIBSON DAVID H
140	4100 COMMERCE ST	4100 COMMERCE LP
141	4008 COMMERCE ST	4008 COMMERCE OPERATIONS
142	4018 COMMERCE ST	4008 COMMERCE OPERATIONS LLC
143	4040 COMMERCE ST	BOUCHER DANIEL D &
144	710 EXPOSITION AVE	GONZALES ALEX
145	4003 COMMERCE ST	3900 COMMERCE 1996 LTD
146	601 1ST AVE	BELCLAIRE INV CORP &
147	721 EXPOSITION AVE	BELCLAIRE REALTY LTD
148	729 EXPOSITION AVE	BERT CONCESSIONS INC
149	701 1ST AVE	PATRICK MEDIA GROUP INC
150	3525 ASH LN	ASH LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	728 2ND AVE	PARK A LOT LP
152	833 EXPOSITION AVE	EXPO PARK PARTNERS LTD
153	813 EXPOSITION AVE	ROBERTS JOHN STEVEN
154	821 EXPOSITION AVE	MCNEILL ROBERT K
155	827 EXPOSITION AVE	GREENE PATRICK
156	831 EXPOSITION AVE	EXPO PARK PARTNERS LTD
157	829 EXPOSITION AVE	EXPO TRUST 1
158	820 1ST AVE	EXPO PARK PARTNERS LTD
159	808 1ST AVE	MOXIE INVESTMENTS LTD
160	801 1ST AVE	TEXAS STATE OF
161	507 EXPOSITION AVE	621 CARROLL LLC
162	345 EXPOSITION AVE	JT EXPO LLC
163	401 EXPOSITION AVE	EXPO PROPERTIES LLC
164	417 1ST AVE	621 CARROLL LLC
165	417 1ST AVE	BANK ONE TEXAS NA TRUSTEE
166	418 1ST AVE	621 CARROLL LLC
167	418 1ST AVE	BANK ONE TEXAS NA TRUSTEE
168	400 1ST AVE	621 CARROLL LLC
169	400 1ST AVE	BANK ONE TEXAS NA TRUSTEE
170	500 EXPOSITION AVE	500 EXPOSITION LTD
171	3900 COMMERCE ST	500 EXPOSITION LTD
172	412 EXPOSITION AVE	BOUCHER DANIEL D
173	408 EXPOSITION AVE	MEYER FRED & MICHELLE
174	404 EXPOSITION AVE	16 MCW PURAVIDA INVESTMENTS LLC
175	3712 COMMERCE ST	COMMERCE BENSON LLC
176	3815 EAST SIDE AVE	REEVES GEORGE M ET AL
177	3612 COMMERCE ST	REEVES GROUP LTD
178	3600 COMMERCE ST	CITY POCKET LTD
179	3600 MAIN ST	COLDBEER IN DEEP ELLUM LP
180	110 EXPOSITION AVE	HEYLAND PROPERTIES LLC
181	3500 COMMERCE ST	EAST ELLUM PPTIES LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	3506 COMMERCE ST	FAIR OAKS LLC
183	3713 CANTON ST	3700 CANTON PROPERTIES
184	305 EXPOSITION AVE	MAIN STREET RETAIL LTD
185	333 1ST AVE	TRUNK CLUB INC
186	424 2ND AVE	SECOND HICKORY LTD
187	417 1ST AVE	MCGREGOR AUTOMOTIVE INC
188	502 S 2ND AVE	PETO HOLDINGS LLC
189	501 S 2ND AVE	KAELSON COMPANY
190	3404 MAIN ST	JERNIGAN REALTY PTNR LP
191	3416 MAIN ST	CHOW JUNE C &
192	3418 MAIN ST	WITHERSPOON DAVID
193	3302 ELM ST	ONCOR ELECRC DELIVERY COMPANY
194	3400 ELM ST	WESTDALE PPTIES AMERICA 1
195	3407 MAIN ST	AL JERNIGAN INVESTMENTS INC
196	3409 MAIN ST	AL JERNIGAN INVESTMENTS INC
197	3414 ELM ST	SONS OF HERMANN
198	3417 MAIN ST	JERNIGAN REALTY PTNRS LP
199	232 TRUNK AVE	STAHL PATRICIA L
200	232 TRUNK AVE	STAHL PATRICIA L
201	232 TRUNK AVE	STAHL PATRICIA L
202	232 TRUNK AVE	STAHL PATRICIA L
203	232 TRUNK AVE	STAHL PATRICIA L
204	210 N HALL ST	BAYLOR HEATH CARE SYSTEM
205	334 N HALL ST	BAYLOR HEALTH CARE SYSTEM
206	3713 ELM ST	BAYLOR HEALTH CARE SYSTEM
207	3011 MAIN ST	MADDRAN RONALD W & ROBIN
208	3013 MAIN ST	PRICE HAROLD BRANDON
209	3033 MAIN ST	3033 MAIN INVESTORS LLC
210	3029 MAIN ST	BLACK MARKET INVESTMENTS LLC
211	3036 ELM ST	3036 ELM INVESTORS LLC
212	3026 ELM ST	UNICORP SERVICES INC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	3016 ELM ST	MCMURRAY JOHN DENNISON IV
214	3008 ELM ST	MCMURRAY JOHN DENNISON IV &
215	3000 ELM ST	MCMURRAY JOHN D III
216	3012 ELM ST	MCMURRAY ROBERT BERNARD &
217	111 S HALL ST	42 DEEP ELLUM LP
218	3028 MAIN ST	42 DEEP ELLUM LP
219	3023 COMMERCE ST	RUMSEY & HUNT PTNRS LLC
220	3100 MAIN ST	KELCHER MANAGEMENT INC
221	3104 MAIN ST	LEE LIZA
222	3112 MAIN ST	MAIN MURRAY L L C
223	3101 COMMERCE ST	OAKCLIFF HAMPTON INC
224	3117 COMMERCE ST	SMITH ED W MACHINE WORK
225	3200 MAIN ST	WESTDALE FUTURA LOFTS LTD
226	100 S TRUNK AVE	WESTDALE PPTIES AMERICA I
227	3100 COMMERCE ST	SAN MEDINA LC
228	3106 COMMERCE ST	PROVINCE LANE LC
229	3116 COMMERCE ST	WEINBERG ROBERT
230	3101 CANTON ST	CORNELL D M REVOCABLE TRUST
231	3111 CANTON ST	3111 CANTON HOLDINGS LLC
232	3200 COMMERCE ST	COMMERCECANTON INVESTORS LLC
233	1613 BAYLOR ST	BARTZ ARTHUR G SUPPLEMENTAL
234	1620 BAYLOR ST	WOOD BRITTON M
235	3103 HICKORY ST	WOOD MAURICE JR &
236	1600 PEARLSTONE ST	ROGERS JAMES F
237	1622 PEARLSTONE ST	ROGERS JAMES F
238	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
239	9999 NO NAME ST	UNION PACIFIC RR CO
240	2713 CANTON ST	2713 CANTON LTD
241	3200 HICKORY ST	ROGERS JAMES F &
242	1611 CHESTNUT ST	PS LPT PROPERTIES INVESTORS
243	400 S HALL ST	STILLWATER DEEP ELLUM LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	2752 GASTON AVE	DEEP ELLUM MARQUIS LP
245	2901 INDIANA BLVD	BROADSTONE AMBROSE LP
246	4118 COMMERCE ST	BLOCK 811 LTD
247	501 EXPOSITION AVE	621CARROLL LLC
248	500 1ST AVE	5001 1ST AVE
249	502 1ST AVE	WING MICHAEL JOHN
250	504 1ST AVE	JOHNSON OWEN JOE
251	506 1ST AVE	HUDSON JED
252	411 EXPOSITION AVE	FRENCH JOSEPH H JR
253	431 EXPOSITION AVE	LUBIN MARVIN DAVID III
254	451 EXPOSITION AVE	ORR MICHAEL SHANE
255	471 EXPOSITION AVE	MAHER JOSEPH B
256	405 EXPOSITION AVE	BCL HOLDINGS LLC
257	3808 WILLOW ST	WILLOW STREET HOLDINGS LP
258	821 S HASKELL AVE	DART
259	3831 COMMERCE ST	ROTHWELL TRINA SUE
260	3827 COMMERCE ST	LAYNE PAUL J
261	3823 COMMERCE ST	PATTERSON RICHARD &
262	3819 COMMERCE ST	LONG ROBERT C
263	3815 COMMERCE ST	ANDERSON BRENT
264	3811 COMMERCE ST	MAXWELL KENNETH E
265	3807 COMMERCE ST	GRANT SUSAN K
266	3816 COMMERCE ST	PINNELL ALDEN G
267	3800 COMMERCE ST	MITCHELL INV PTNS LTD
268	3800 COMMERCE ST	MITCHELL INV PTNS LTD
269	3715 COMMERCE ST	SHIMPI KUMAR &
270	3713 COMMERCE ST	ERICSSON LORI A
271	3711 COMMERCE ST	ANDERSON JEREMY C
272	3709 COMMERCE ST	MEYERS WESLEY SUTTON
273	3705 COMMERCE ST	BOA 2006 FAMILY TRUST THE
274	3703 COMMERCE ST	3703 COMMERCE STREET LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	3701 COMMERCE ST	LINE DIANE
276	3720 CANTON ST	METRO PACIFIC EQUITIES IN
277	3300 MAIN ST	WESTDALE DEEP ELLUM LOFTS LTD
278	3400 MAIN ST	WESTDALE DEEP ELLUM LOFTS
279	317 S 2ND AVE	SPANKY BRANCH LLC
280	3309 ELM ST	3309 ELM LLC
281	3301 ELM ST	DICKENSON DANIEL
282	3311 ELM ST	WESTDALE DEEP ELLUM LOFTS
283	3127 MAIN ST	WESTDALE PPTIES AMERICA I
284	3131 MAIN ST	3101 MAIN LP
285	3215 HICKORY ST	DEEP ELLUM SELF STO 1 LLC
286	3101 OAK LN	DALLAS AREA RAPID TRANSIT
287	555 2ND AVE	DART
288	555 2ND AVE	DART
289	555 2ND AVE	DART
290	555 2ND AVE	DART
291	555 2ND AVE	DART
292	555 2ND AVE	DART
293	555 2ND AVE	DART
294	555 2ND AVE	DART
295	555 2ND AVE	DART
296	555 2ND AVE	DART
297	555 2ND AVE	DART
298	3026 COMMERCE ST	GRUNNAH WIILAIM JR
299	3026 COMMERCE ST	FEDERAL HOME LOAN MTG CO
300	3026 COMMERCE ST	ROWAND EDWIN W
301	3026 COMMERCE ST	SCOGIN MELISSA LEE
302	3026 COMMERCE ST	KORMANIK JOSEPH D
303	3026 COMMERCE ST	MCQUILLEN EDWARD R
304	3026 COMMERCE ST	KU LEO
305	3020 COMMERCE ST	LOPEZ JENNIFER LEA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	3022 COMMERCE ST	KLORES JILL D
307	3024 COMMERCE ST	RENKEN JOSHUA PAUL
308	3027 CLOVER ST	KLORES JILL
309	3028 COMMERCE ST	HUSSEINI NADER
310	3029 CLOVER ST	REEVES STEVEN W &
311	3030 COMMERCE ST	MCCLURE JASON S
312	3031 CLOVER ST	MARTINEZ ADELAIDA L
313	3032 COMMERCE ST	SAINJU SAROJ &
314	215 N WALTON ST	SATER IAN G
315	215 N WALTON ST	212 BOWIE BUILDING LLC
316	215 N WALTON ST	DUBOSE BRUCE KEVIN
317	215 N WALTON ST	INGRAM BLAKE WILLIAM JR TRUST
318	215 N WALTON ST	GRIFFITH JUSTIN
319	215 N WALTON ST	ROZAS RICK
320	215 N WALTON ST	LALOLA HOLDING LLC &
321	215 N WALTON ST	WALTON LOFT LLC
322	215 N WALTON ST	ARTIGLIERE ORLANDO JR
323	215 N WALTON ST	BOYD JASON M
324	215 N WALTON ST	HAYS LAREN M & TERRI LEE
325	2400 GASTON AVE	EPIC DALLAS PHASE 2
326	619 S HILL AVE	TOURMALINE PARTNERS PPTIES LLC
327	817 S HASKELL AVE	CITY PARK A LOT LP
328	717 S HASKELL AVE	HILL HASKELL LLC
329	3407 OAK LN	GRTP LTD
330	3301 OAK LN	ASH & THIRD LLC
331	715 2ND AVE	PAYNE OUIDA M
332	704 3RD AVE	THIRD AND ASH LLC
333	700 3RD AVE	GRUBBS DAVID K
334	3410 ASH LN	DARBY ELSON III ET AL
335	3416 ASH LN	FAIR PARK J V
336	801 2ND AVE	SMITH THOMAS M &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	807 2ND AVE	DARBY EVERETT V &
338	809 2ND AVE	DARBY MAYE E THOMPSON REVOCABLE TRUST THE
339	818 3RD AVE	JERNIGAN ARVEL L
340	812 3RD AVE	CAMPBELL BERNARD D
341	808 3RD AVE	DARBY ELSON JR EST OF
342	802 3RD AVE	LYONS DEANNA RUTH &
343	3901 EAST SIDE AVE	CANTON MAIN PROPERTIES LTD
344	3828 EAST SIDE AVE	CANTON MAIN PROP LTD
345	3995 BENSON ST	CANTON/MAIN PROPERTIES LTD
346	3801 MAIN ST	BAYLOR UNIVERSITY MED CTR
347	3812 ELM ST	BAYLOR UNIVERSITY MED CTR
348	3705 ELM ST	BAYLOR HEALTH CARE SYSTEM
349	3712 RACE ST	BAYLOR HEALTH CARE SYSTEM
350	3700 SIMPSON ST	BAYLOR HEALTH CARE SYSTEM
351	1802 CHESTNUT ST	1818 CHESTNUT LLC
352	1714 BAYLOR ST	NATIONAL ADVERTISING CO
353	3001 HICKORY ST	MORALES ANDREW &
354	1601 JEFFRIES ST	HERNANDEZ JOSE G
355	2960 E R L THORNTON FWY	SMITH MARGUERITE M
356	2917 DAWSON ST	JAMAICA 2018 MGMT TRUST
357	2921 DAWSON ST	JAMAICA ROBERT & EVA
358	2913 DAWSON ST	MORENO AUGUSTINE M
359	1616 JEFFRIES ST	HENDERSON WADE
360	1703 CHESTNUT ST	SAFAVIMATIN PARVIN
361	802 S HASKELL AVE	TRIPLETT RICHARD NEAL
362	822 S HASKELL AVE	ZOYS INC
363	900 S HASKELL AVE	PURE ICE & COLD STG CO
364	705 N HALL ST	BAYLOR HEALTH CARE SYSTEM
365	621 N HALL ST	BAYLOR UNIVERSITY MED CTR
366	621 N HALL ST	BAYLOR UNIVERSITY MED CTR
367	3917 WILLOW ST	CA WILLOW LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	3912 WILLOW ST	SIMBOLWOOD LTD
369	3700 ELM ST	BAYLOR HEALTHCARE SYSTEM
370	3800 MAIN ST	CANTON MAIN PROP LTD
371	3410 WORTH ST	BAYLOR HEALTH CARE SYSTEM
372	3410 WORTH ST	DOC 3410 WORTH ST MOB LLC
373	1800 CHESTNUT ST	STANLEY BLANCHE M TRUST
374	1610 S MALCOLM X BLVD	CDM CENTER OF HOPE INC
375	401 S BUCKNER BLVD	DART
376	555 2ND AVE	DART
377	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
378	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
379	3839 S FITZHUGH AVE	MCA PACE AMPHITHEATERS LP

FILE NUMBER: Z190-128(AU)

DATE FILED: November 4, 2019

LOCATION: Northeast corner of Arapaho Road and Hillcrest Road, and the northwest corner of Hillcrest Road and the terminus of La Bolsa Drive

COUNCIL DISTRICT: 12

MAPSCO: 7 B

SIZE OF REQUEST: ± 10.02 Ac

CENSUS TRACT: 136.05

REPRESENTATIVE: Jonathan Vinson, Jackson Walker LLP

APPLICANT: SS Education Foundation (Subham Pandey)

OWNER: The Shelton Landmark Foundation

REQUEST: An application for an amendment to Planned Development District No. 514

SUMMARY: The purpose of the request is to allow the existing school campus of a former private school [June Shelton School and Evaluation Center] to be used as an open-enrollment charter school [Pioneer Technology and Arts Academy].

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

BACKGROUND INFORMATION:

- The 10.02-acre area of request is currently the campus of a private school [June Shelton School and Evaluation Center]. The area of request contains two lots, one located on the northeast corner of Hillcrest Road and Arapaho Road, that is 5.95 acres in area, and another one on the west line of Hillcrest Road, north of the terminus point of La Bolsa Drive, that is 4.07 acres in area. The area of request is located within Planned Development District No. 514.
- The area of request contains a three-story building, 110,236 square feet in area on one lot, and an athletic field with four one-story buildings for the necessary athletic facilities, on the other lot. The school campus currently serves 1,200 students from preschool to 12th grade.
- The purpose of the request is to allow the existing school campus of a former private school [Shelton School] to be used as an open enrollment charter school [Pioneer Technology and Arts Academy - PTAA]. PTAA is a combination of private school Montessori education for early childhood through second grade, charter school for third through tenth grade, and senior high school. PTAA will serve a maximum of 1,200 students from preschool to 12th grade.
- City Council approved PD No. 514 on August 26, 1998, with an associated development plan. PD No. 514 allows private school, church, and mounted antenna uses and standards in addition to uses and standards allowable in D(A) Duplex District. D(A) Duplex District includes private school and open-enrollment charter school uses under the same use category and allows them subject to Specific Use Permit approval. Since PD No. 514 allows the private school by right, the applicant is requesting to add the open-enrollment school use as use by right within PD No. 514.
- Minor amendments to the development plan were approved in 1999 and 2001. No changes to the development plan are proposed with this request.
- The former private school [Shelton School] has been occupying the current campus since 1999, per the applicant.

Zoning History

There have been no zoning change requests in the surrounding area in the past five years.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW
Arapaho Road	Principal Arterial	100 feet
Hillcrest Road	Principal Arterial	100 feet

Traffic

The applicant submitted a Traffic Management Plan (TMP) with this request. The TMP includes recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity and travel by all other modes during peak demand conditions for a planned event.

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request together with the TMP and determined that the request will not have a negative impact on the existing street system.

STAFF ANALYSIS

Comprehensive Plan

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries and schools.

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

Policy 5.3.2 Direct pedestrian routes to home, school or work.

Surrounding Land Uses

	Zoning	Land Use
Site	PD No. 514	Private school
North	TH-3(A) R-7.5(A)	Single family
East	R-7.5(A) R-10(A)	Single family
South	D(A) CR	Single family Church
Southwest	MF-2(A)	Multifamily
West	CR MF-2(A)	Retail, personal services Multifamily

Land Use Compatibility

The 10.02-acre area of request is currently the campus of a private school [June Shelton School and Evaluation Center]. The area of request contains two lots, one located on the northeast corner of Hillcrest Road and Arapaho Road, that is 5.95 acres in area, and another one on the west line of Hillcrest Road, north of the terminus point of La Bolsa Drive, that is 4.07 acres in area. The area of request is located within Planned Development District No. 514.

The area of request contains a three-story building, 110,236 square feet in area on one lot, and an athletic field with four one-story buildings for the necessary athletic facilities, on the other lot. The school campus currently serves 1,200 students from preschool to 12th grade.

Surrounding land uses consist of single family to the north, east and south of the property, multifamily to the southwest and an retail area to the west.

The purpose of the request is to allow the existing school campus of a former private school to be used as an open-enrollment charter school [Pioneer Technology and Arts Academy - PTAA]. PTAA is a combination of private school Montessori education for early

childhood through second grade, charter school for third through tenth grade, and senior high school. PTAA will serve a maximum of 1,200 students from preschool to 12th grade. No changes to the school campus or the development plan are included in this request.

PD No. 514 allows private school, church, and mounted antenna uses and standards in addition to uses and standards allowable in D(A) Duplex District. D(A) Duplex District includes private school and open-enrollment charter school uses under the same use category and allows them subject to Specific Use Permit approval. Since PD No. 514 allows the private school by right, the applicant is requesting to add the open-enrollment school use as a use allowed by right within PD No. 514.

Staff supports the applicant's request to match the use category for private school or open-enrollment charter school to the one included in the Development Code and allow the open-enrollment charter school use by right. Staff took into consideration the operation of the existing private school at this location since 1999 and appreciates that the transition to an open-enrollment charter school will not impact the surroundings or change the existing conditions. Furthermore, staff considers that compliance with the proposed PD conditions, a development plan, and a Traffic Management Plan requiring periodic updates will ensure the operation runs optimally in the future.

Parking

The proposed school will contain a total of 57 classrooms spanning from early childhood education to junior high school and 150 students enrolled in the senior high school. PD No. 514 requires the following parking ratios for schools:

- One and one-half parking spaces for each kindergarten/elementary school classroom;
- three and one-half spaces for each junior high or middle school classroom; and
- nine tenths of one space for each student enrolled as a senior high school student.

In addition, the PD requires one off street parking space for each school employee. PTAA will have a maximum of 80 employees at peak time.

At this ratio, the school is required to provide 300 parking spaces for the classrooms and students, and school employees. There are currently 537 parking spaces on site. No changes to the site are proposed with this request.

Landscaping

PD No. 514 requires landscaping to be provided in accordance with the development/landscape plan included in PD No. 514. No changes to the site are proposed with this request, therefore no changes to the existing approved development / landscape plan are triggered.

Market Value Analysis

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

List of Officers

PTAA School

Shubham Pandey – Executive Director, Superintendent, Director of Application
Brent Parrott – Board Chair
Brian Hogan – Board Member
Harley Finnell – Board Member
Betty Hastings – Private Board Secretary

SSS Education Foundation

Shubham Pandey – Board President
Brent Parrott – Board Member
Deependra Chhabra Board Member

The Shelton Landmark Foundation, Executive Committee

Glen Brown - Chief Financial Officer, Board Treasurer (ex-officio)
Leon Kaplan - Board Secretary, (Initial Appointment: 1992, Present Term: 2018 - 2020)
Benton Markey - Executive Board Member, (Initial Appointment: 1988, Present Term: 2018 - 2020)
David Martineau - Executive Board Member, (Initial Appointment: 1978, Present Term: 2018 - 2020)
Paul Neubach - Board Vice Chairman, (Initial Appointment: 1991, Present Term: 2019 - 2021)
Joyce Pickering - Executive Director Emerita, Board Executive Committee (ex-officio)
James Reeder - Board Chairman Emeritus, (Initial Appointment: 1987, Present Term: 2019 - 2021)
Suzanne Stell - Executive Director, Board Executive Committee
Holly Vitullo - Executive Board Member, (Initial Appointment: 2011, Present Term: 2019 - 2021)
Gary Webb - Board Chairman, (Initial Appointment: 1998, Present Term: 2018 - 2020)

Proposed PD Conditions

ARTICLE 514.

PD 514.

SEC. 51P-514.101. LEGISLATIVE HISTORY.

PD 514 was established by Ordinance No. 23625, passed by the Dallas City Council on August 26, 1998. Ordinance No. 23625 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 23625; 26042; _____)

SEC. 51P-514.102. PROPERTY LOCATION AND SIZE.

PD 514 is established on property generally located on two tracts of land along Hillcrest Road, north of Arapaho Road. The size of PD 514 is approximately 12.6031 acres. (Ord. Nos. 23625; 26042)

SEC. 51P-514.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(c) Except as provided in this section, Tract I is considered to be a residential district and Tract II is considered to be a nonresidential district. For purposes of interpreting Divisions 51A-4.300 through 51A-4.331, Tract I is considered to be a nonresidential zoning district. (Ord. Nos. 23625; 26042)

SEC. 51P-514.104. DEVELOPMENT/LANDSCAPE PLAN.

Development and use of the Property must comply with the development/landscape plan (Exhibit 514A). In the event of a conflict between the provisions of this article and the development/landscape plan, the provisions of this article control. (Ord. Nos. 23625; 26042)

SEC. 51P-514.105. MAIN USES PERMITTED.

(a) **Tract I.**

- (1) Private school, or open-enrollment charter school.
- (2) Church.
- (3) Mounted cellular antenna.

(4) All other uses permitted in the D(A) Duplex District, subject to the same conditions applicable in the D(A) Duplex District, as set out in the Dallas Development Code. For example, a use permitted in the D(A) Duplex District by specific use permit (SUP) only is permitted by SUP only in this district. A use subject to development impact review (DIR) in the D(A) Duplex District is subject to DIR in this district; etc.

(b) **Tract II.**

- (1) Private school, or open-enrollment charter school.
- (2) Church. (Ord. Nos. 23625; 26042)

SEC. 51P-514.106. ACCESSORY USES.

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

(b) The following accessory uses are not permitted in this district:

- Accessory community center (private).
- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.
- Home occupation.
- Private stable.
- Pedestrian skybridges.

(Ord. Nos. 23625; 26042)

SEC. 51P-514.107. YARD, LOT, AND SPACE REGULATIONS.

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

(a) **Front yard.**

(1) For the private school, or open-enrollment charter school, church, and mounted cellular antenna uses, minimum front yard is as shown on the development/landscape plan.

(2) For all other permitted uses, minimum front yard regulations of the D(A) Duplex District apply.

(b) **Side and rear yard.**

(1) For the private school, or open-enrollment charter school, church, and mounted cellular antenna uses, minimum side and rear yard is as shown on the development/landscape plan.

(2) For all other permitted uses, minimum side and rear yard regulations of the D(A) Duplex District apply.

(c) **Density.** No maximum dwelling unit density.

(d) **Height.**

(1) For the private school, or open-enrollment charter school, church, and mounted cellular antenna uses, the following height regulations apply:

(A) Maximum height on Tract I. Maximum structure height for Tract I must comply with the development/landscape plan. In no event may any structure or portion of a structure exceed the heights indicated for that structure or portion of a structure on the development/landscape plan.

(B) Maximum height on Tract II. Unless further restricted under Subparagraph (C), Maximum structure height for Tract II is a variable height, with a maximum of 36 feet. Refer to the development/landscape plan for the specific height of any structure.

(C) Height of bleachers and press box located on Tract II. Maximum permitted height for the soccer and football field bleachers is nine feet three inches. Maximum permitted height for the baseball field bleachers is five feet. Maximum permitted height for the press box is 21 feet.

(2) For all other permitted uses, the height regulations of the D(A) Duplex District apply.

(e) **Lot coverage.**

(1) For the private school, or open-enrollment charter school, church, and mounted cellular antenna uses, maximum lot coverage is 35 percent for Tract I and five percent for Tract II

(2) For all other permitted uses, maximum lot coverage is:

(A) 60 percent for residential structures; and

(B) 25 percent for nonresidential structures.

(3) Surface parking lots and underground parking structures are not included in lot coverage calculations.

(f) **Lot size.**

(1) For the private school, or open-enrollment charter school, church, and mounted cellular antenna uses, no minimum lot size.

(2) For all other permitted uses, the lot size regulations of the D(A) Duplex District apply.

(g) **Stories.**

(1) For the private school, or open-enrollment charter school, church, and mounted cellular antenna uses, maximum number of stories for Tract I is four and maximum number of stories for Tract II is two.

(2) For all other permitted uses, no maximum number of stories.

(h) **Floor area and floor area ratio.**

(1) For the private school, or open-enrollment charter school, church, and mounted cellular antenna uses, maximum combined floor area for Tracts I and II is 253,000 square feet.

(2) For all other permitted uses, no maximum floor area ratio. (Ord. Nos. 23625; 26042)

SEC. 51P-514.108. OFF-STREET PARKING AND LOADING.

(a) For the private school, or open-enrollment charter school uses, off-street parking must be provided at a ratio of one and one-half spaces for each kindergarten or elementary school classroom, three and one-half spaces for each junior high or middle school classroom, and nine-tenths of one space for each student enrolled as a senior high school student. In addition to these

requirements, one off-street parking space must be provided for each school employee. Handicapped parking must be provided pursuant to Section 51A-4.305.

(b) For all other permitted uses, consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use.

(c) Except for special parking provided pursuant to Division 51A-4.320, all required off-street parking must be located on Tract I.

(d) Aboveground parking structures are prohibited on the Property.

(e) Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally. (Ord. Nos. 23625; 26042)

SEC. 51P-514.109. HOURS OF OPERATION OF THE PRIVATE SCHOOL, OR OPEN-ENROLLMENT CHARTER SCHOOL, AND CHURCH USES.

(a) Outdoor athletic facilities. For the outdoor athletic facilities located on Tract II, the hours of operation are restricted to the hours between 8:45 a.m. and 6:00 p.m., Monday through Friday, and 9:00 a.m. and 6:00 p.m. on Saturday, except scheduled games which must conclude by 7:00 p.m.

(b) Outdoor band practice.

(1) On Tract I, no outdoor band practice is permitted.

(2) On Tract II, outdoor band practice for private school, or open-enrollment charter school uses is restricted to the hours between 10:00 a.m. and 5:00 p.m. and a maximum of one hour per day. In addition, outdoor band practice is limited to a maximum of 50 practices per year with a maximum of two practices per week. (Ord. Nos. 23625; 26042)

SEC. 51P-514.110. LIGHTING OF THE PRIVATE SCHOOL, OR OPEN-ENROLLMENT CHARTER SCHOOL, AND CHURCH USES.

(a) Lighting for Tract I must comply with Sections 51A-4.301(e)(2) and 51A-6.104.

(b) Lighting for Tract II must comply with Sections 51A-4.301(e)(2)(B) through (E) and 51A-6.104 and the following:

(1) Lighting may not exceed 30 feet in height.

(2) All light fixtures must be hooded, shielded, and direct light vertically downward.

(3) Lighting must be solely for the purpose of security. Lighting of the athletic fields for the purpose of illuminating athletic events is prohibited.

(4) Except as shown on the development/landscape plan, no light fixture may be located within 20 feet of the northern or western boundary of Tract II.

(c) Spillover light from Tract II onto adjacent property must not exceed 0.1 footcandle measured at a point five feet inside the adjacent lot line and five feet above the ground surface. (Ord. Nos. 23625; 26042)

SEC. 51P-514.111. ROADWAY AND ACCESS PROVISIONS.

Prior to the issuance of a certificate of occupancy for a private school, or open-enrollment charter school use, the following roadway and access improvements must be completed:

(1) Improvements of the driveway pavement width from the Property to Arapaho Road to a minimum of 30 feet.

(2) Installation of warning flashers to be located in advance of the crosswalk along both directions of Hillcrest Road. These warning flashers must be operating during the hours of operation of the private school use. The design and installation of the warning flashers must be approved by the director of public works and transportation. (Ord. Nos. 23625; 26042)

SEC. 51P-514.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23625; 26042)

SEC. 51P-514.113. LANDSCAPING.

(a) Private school, or open-enrollment charter school, church, and mounted cellular antenna uses.

(1) Landscaping must be provided as shown on the development/landscape plan.

(2) Landscaping for Tract I must be provided prior to the issuance of a certificate of occupancy for a private school, or open enrollment charter school, on Tract I or June 1, 1999, whichever occurs last.

(3) Landscaping for Tract II must be provided prior to the issuance of a certificate of occupancy for any use on Tract II.

(b) All other permitted uses. Landscaping must be provided in compliance with the provisions of Article X.

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

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(d) Tree preservation. Tree preservation as outlined in Article X applies to this PD. (Ord. Nos. 23625; 26042)

SEC. 51P-514.114. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 23625; 26042)

SEC. 51P-514.115. ENROLLMENT IN A PRIVATE SCHOOL, OR OPEN-ENROLLMENT CHARTER SCHOOL USE.

The number of students enrolled in a private school, or open-enrollment charter school, may not exceed 1,200. (Ord. Nos. 23625; 26042)

SEC. 51P-514.116. ADDITIONAL PROVISIONS FOR THE PRIVATE SCHOOL, OR OPEN-ENROLLMENT CHARTER SCHOOL, CHURCH, AND MOUNTED CELLULAR ANTENNA USES.

(a) No amplified sound is permitted on Tract II.

(b) Bleacher seating for Tract II must not exceed 278 for the baseball field and 840 for the football or soccer field.

(c) The location of the press box and the baseball, soccer, and football field bleachers, as shown on the development/landscape plan, may not be altered through the minor development plan amendment process contained in Section 51A-4.702(h). (Ord. Nos. 23625; 26042)

SEC. 51P-514.117. ADDITIONAL PROVISIONS.

(a) The entire 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. (Ord. Nos. 23625; 26042)

SEC. 51P-514.118. PAVING.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 23625; 26042)

SEC. 51P-514.119. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a private school, or open-enrollment charter school, must comply with the traffic management plan (Exhibit xxx).

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2021. 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 odd-numbered year.

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

(A) ingress and egress points;

(B) queue lengths;

(C) number and location of personnel assisting with loading and unloading of students;

(D) drop-off and pick-up locations;

(E) drop-off and pick-up hours for each grade level;

(F) hours for each grade level; and

(G) circulation.

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

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

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

(d) **Amendment process.**

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

(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.

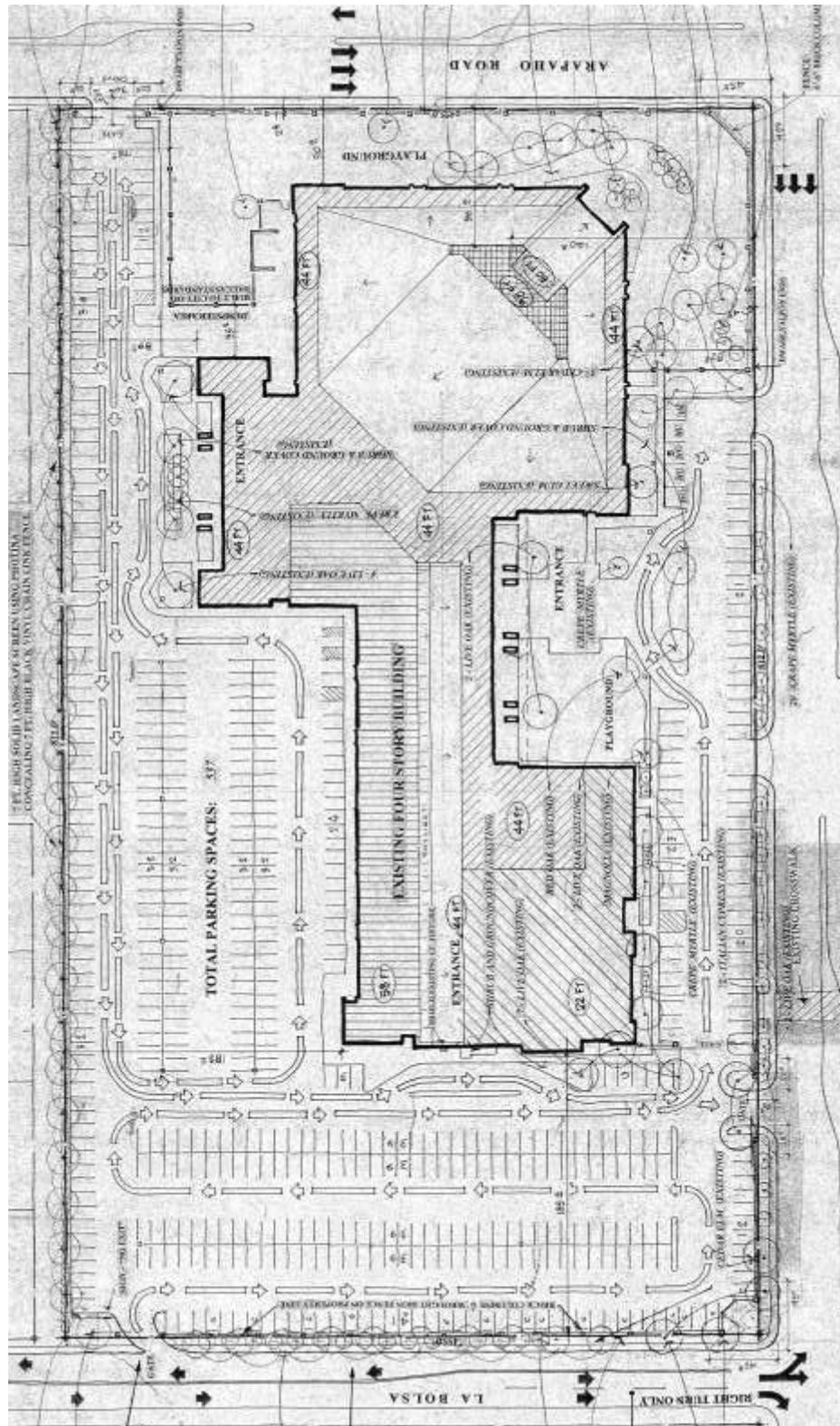
SEC. 51P-514.120. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 23625; 26042)

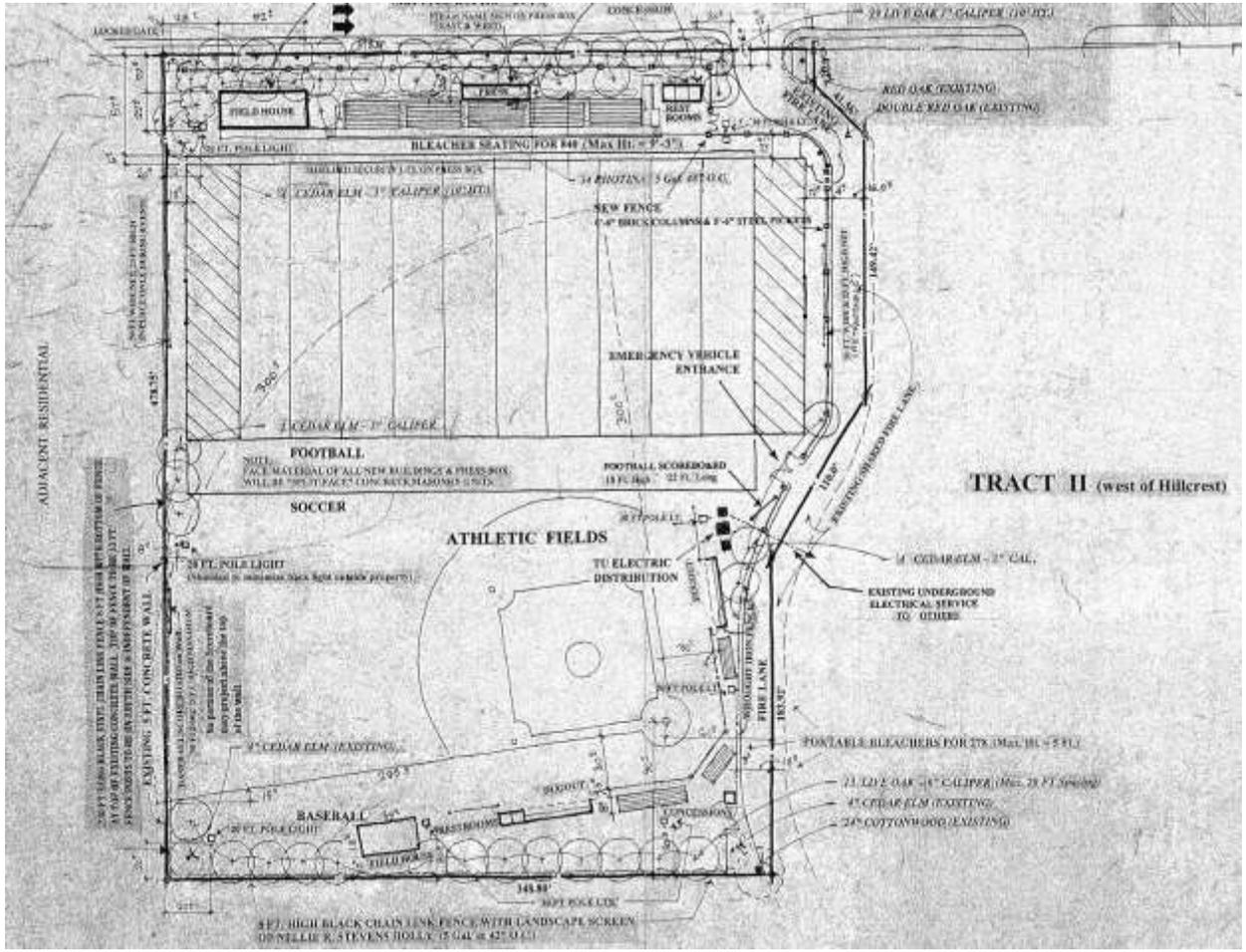
~~**SEC. 51P-514.121. ZONING MAP.**~~

~~PD 514 is located on Zoning Map No. B-7. (Ord. Nos. 23625; 26042)~~

Existing development / landscape plan
(no proposed changes)
Tract I Enlarged



Existing development / landscape plan
(no proposed changes)
Tract II Enlarged



Proposed Traffic Management Plan



Traffic Management Plan and Queueing Analysis

Pioneer Technology & Arts Academy, Shelton School Campus
 15720 Hillcrest Road, Dallas, Texas 75248
 December 27th, 2019

Introduction:

The Pioneer Technology & Arts Academy (PTAA) will move into the existing Shelton School for the upcoming 2020-2021 school year. The Shelton School has been in operation on the site since 1997, the year that the property was purchased from Prestonwood Baptist Church. The Shelton School currently has approximately 1,200 students across its lower, upper elementary, middle, and high schools. PTAA will use the same student population. Observations of the current Shelton School operations were made on Tuesday, November 12th and Wednesday, November 13th, 2019. These were standard school days with no extraordinary events on the school calendar.

Previous Traffic Management Plan (TMP) Operation:

The Shelton School has been using the same TMP for approximately a decade. That TMP was based on 1,200 students. However, the number of students in each grade level has shifted. The previous and current enrollment are compared in **Table 1**.

Table 1 – Shelton School Attendance

	Previous Enrollment	Current Enrollment	Observed Arrival	Observed Dismissal
Lower School	200	150	8:00 AM	2:45 PM
Upper Elementary	500	350	8:30 AM	3:00 PM
Middle School	350	450	8:35 AM	3:25 PM
High School	150	250	8:40 AM	4:00 PM
Total	1,200	1,200		

On weekdays, the 1,200-student school operates from 8:00 AM until 4:00 PM. Parent automobile drop-off and pick-up is organized with one loading area in the northern parking loop (Northern Loop) and one loading area in the southern parking loop (Southern Loop). There are three loading areas: the Northern Loading Area, the Western Loading Area, and the Southern Loading Area. The separate loops, loading areas, and existing pick-up and drop-off operations are illustrated in the **Existing Queueing Observations Exhibit** attached to the end of this report.

Presently, traffic for the Northern Loop enters from La Bolsa Drive and exits to Hillcrest Road on the western edge of the lot. The Northern Loading Area is used by the Upper Elementary school pick-up and drop-off drivers. The Lower school drivers also use the Northern Loop, but instead of using the Northern Loading Area, they by-pass the Upper Elementary school drivers and use the Western Loading Area before exiting to Hillcrest Road.

Proposed Traffic Management Plan



Traffic for the Southern Loop enters from and exits to Arapaho Road on the southern edge of the site. In both areas, entries and exits are limited to right turns to simplify operations. The Southern Loading Area serves the Middle and High schools.

Student pick-up procedure is in the modern style with multiple pick-up points, vehicles displaying student ID, and names being called ahead to match students with vehicles as they arrive. Each division of the Shelton School uses a slightly different method to match the students but achieve the same effect.

The drop-off operations for the Shelton School operate well. The maximum queue observed for either the Northern Loop or the Southern Loop was 17 vehicles, a fraction of the capacity of either queueing area.

A summary of the observations made during the current Shelton School pick-up operation is included below as **Table 2**. As a general observation, the Shelton School staff for all divisions of the school is very efficient at moving vehicles through the queue. The Lower School and Upper Elementary pick-up operations function well. Both maintained all queueing on the Shelton School campus.

The Middle School has the most students dismissed at once and generates the largest queue of any of the schools. The maximum observed queue was 88 vehicles on November 12th and 93 vehicles on November 13th. For the higher day, 41 vehicles were observed queueing on Arapaho Road. Vehicles were observed queueing on-campus before 2:45 PM, more than 40 minutes before dismissal time. Though the queue moved rapidly once the dismissal began, cars were observed queueing on Arapaho Road at 3:14 PM on November 12th and at 3:11 PM on November 13th. Generally, the vehicles queued on Arapaho Road respected the local streets and did not block the intersections. However, the Arapaho Road queueing will be addressed in the proposed TMP operation.

A licensed peace officer controls the queue operations at Arapaho Road. Because of the officer, there are relatively few delays incurred as drivers leave the Middle School Southern Loading area. Furthermore, there is a fair amount of outbound queueing area between the Southern Loading area and Arapaho Road for drivers leaving the school to queue until the officer permits them to leave. While the licensed peace officer is useful for vehicles exiting the Southern Loading area, it was observed that the outbound traffic was able to enter Arapaho Road with few delays on November 12th when no officer was present.

It should be noted that the current Shelton School by design serves students that have special needs. This may mean that PTAA, which does not specifically cater to a special needs student base, will be able to operate more quickly than the existing Shelton School. This consideration will not affect this analysis, but it should be noted nonetheless.

The High School has a high percentage of students who park on campus and drive themselves. Therefore, only a 27-vehicle queue developed, which was easily contained in the Southern Loop. The high school drivers who park on-campus park in the Northern and Southern Loops. Some of the High Schoolers are released early due to off-campus class periods. These coincide with the Upper Elementary and Middle School pick-up operations, but the High School drivers do not significantly affect the pick-up queues. Any delays incurred are temporary and minor, and the queues recover quickly.

Proposed Traffic Management Plan



Table 2 – Shelton School Observed TMP Operation Summary

Pick-Up Queuing Summary						
Group Grades Dismissed	Observed Dismissal Time	Students Dismissed	Observed Maximum Queue	Observed Available Stacking	Observed Surplus (Deficiency)	Vehicles Queued per Student Dismissed
Western Loading Area Lower School	2:45 PM	150	18 Vehicles	70 Vehicles	52 Vehicles	1 Vehicle per 8.3 students
Northern Loading Area Upper Elementary	3:00 PM	350	40 Vehicles	50 Vehicles	10 Vehicles	1 Vehicle per 8.8 students
Southern Loading Area Middle School	3:25 PM	450	93 Vehicles	52 Vehicles	-41 Vehicles	1 Vehicle per 4.8 students
Southern Loading Area High School	4:00 PM	250	27 Vehicles	52 Vehicles	25 Vehicles	1 Vehicle per 9.3 students

Proposed TMP Operation and Queue Analysis:

The proposed TMP assumes that the PTAA will have the same enrollment as the current Shelton School. The enrollment will likely start below these maximums and approach them over time. Furthermore, a significant portion of the PTAA high school will be taking classes off-campus at Richland Community College, further reducing the on-campus pick-up volumes.

For the Lower School, Upper Elementary, and High School, the same arrival times, dismissal times, and TMP operations are recommended. The current operations for these grades are very effective and should be continued. Since the maximum number of students per group will remain the same after PTAA moves into the Shelton Campus, the maximum queues are expected to remain the same and continue to be contained within the campus. The arrival operations are recommended to remain the same for each arrival group.

In order to contain the large Middle School pick-up queue, additional queueing length is proposed for the Southern Loop. The existing Southern Loop queue is one single-stacked queue stretching 1,230' for a capacity of 52 vehicles. As shown in the **Proposed TMP Exhibit**, four additional queueing areas are proposed to allow for more vehicles to be stored on-campus. The five queueing areas total 2,405' of queueing area, which is enough for 102 vehicles.

To properly implement the four extra queueing lanes for the Southern Loop, two parking spaces must be periodically blocked off (as noted on the **Proposed TMP Exhibit**) and additional coordination is required from campus staff to operate the queueing lanes. Currently, two traffic administrators are used to run the Southern Loop of the Shelton School pick-up. In the proposed plan, five staff members will be needed. The extra three staff will open queue lanes when the previous queue lane is full.

When Queue 1 fills up back to Traffic Administrator T2, he/she will remove the cones and allow Queue 2 to fill. Once Queue 2 fills up to T3, he/she will open Queue 3. In this manner, all five queues should be able to contain the Middle School queue.

Proposed Traffic Management Plan



When dismissal begins, T4 will direct those in Queue 1 to move forward to the Southern Loading area. Once Queue 1 has emptied, Queue 2 will be directed to follow suit. Queues 3-5 will be directed in due time. If needed, an emptied queue lane can be refilled as more vehicles arrive. Early arriving High School pick-up drivers can be directed into Queue 1, which should be empty by the time they arrive. The traffic administrators should have walkie-talkies or some other form of communication device so that each administrator can know what is happening and when to allow each queue lane to fill. **Table 3** shows the proposed dismissal times, maximum projected queue lengths, and projected surplus of each dismissal group. Each queuing area can handle its projected queue.

A licensed peace officer is not necessary to allow vehicles to enter Arapaho Road from the Southern Loading area. However, it is recommended to continue utilizing the peace officer for traffic control during the peak times. Presence of the peace officer may be periodically reviewed by the Dallas Police Department and may be discontinued with their approval.

Table 3 – PTAA Projected TMP Operation Summary

Pick-Up Queuing Summary						
Group Grades Dismissed	Dismissal Time	Students Dismissed	Maximum Queue	Available Stacking	Surplus (Deficiency)	Vehicles Queued per Student Dismissed
Western Loading Area Lower School	2:45 PM	150	18 Vehicles 423'	70 Vehicles 1,650'	52 Vehicles 1,227'	1 Vehicle per 8.3 students
Northern Loading Area Upper Elementary	3:00 PM	350	40 Vehicles 940'	50 Vehicles 1,170'	10 Vehicles 230'	1 Vehicle per 8.8 students
Southern Loading Area Middle School	3:25 PM	450	93 Vehicles 2,186'	102 Vehicles 2,405'	9 Vehicles 218'	1 Vehicle per 4.8 students
Southern Loading Area High School	4:00 PM	250	27 Vehicles 635'	52 Vehicles 1,230'	25 Vehicles 595'	1 Vehicle per 9.3 students

Proposed Traffic Management Plan



Summary:

This TMP defines the drop-off and pick-up procedures for the Pioneer Technology & Arts Academy Shelton Campus. The proposed TMP provides a significant improvement in on-site queue storage over the existing operations, which will translate to a reduction in the number of vehicles stopping temporarily on the adjacent roadways. 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. With the TMP operating as shown and the dismissed students balanced between the loading areas, the school traffic will not need to queue vehicles in the right-of-way of any City street. Inbound vehicles should always have an open receiving space on the campus. There may be reasonable delays from opposing traffic or traffic officer control of the intersections when making the entering maneuver, but this will not form constant queues of static vehicles. The property owner/school administrator is responsible for the administration of the TMP and minimizing the impact of the vehicle queue on the City streets. The TMP should be reevaluated at intervals as directed by the City in the SUP language.

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 the PTAA School will extend onto City of Dallas rights-of-way.

In order to ensure that all queuing of vehicles is completely accommodated on school property, Pioneer Technology & Arts Academy 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.

Only uniformed, licensed peace officers should be allowed to direct and control traffic operating within the public right-of-way.

Proposed Traffic Management Plan



Prepared by:

Kimley-Horn and Associates, Inc.

Scot A. Johnson, P.E., PTOE
Jake Halter, EIT
Iman Rahim, EIT
13455 Noel Road, Suite 700
Dallas, TX 75240
(972) 770-1300
December 27th, 2019



Pioneer Technology & Arts Academy has reviewed and will comply with the approved traffic management plan. The school will monitor the operation on a continuing basis to ensure that school traffic does not form queues in the public right-of-way. If any queuing should begin to occur in the public right-of-way the school agrees to take the necessary action to mitigate it as soon as possible. The school also agrees that any expansion of the total enrollment of the school or any changes in the grades enrolled will require the school to update this study and have a new traffic management plan approved before applying such changes.

Signature

Shabana Budey

Name

Date

12/27/19

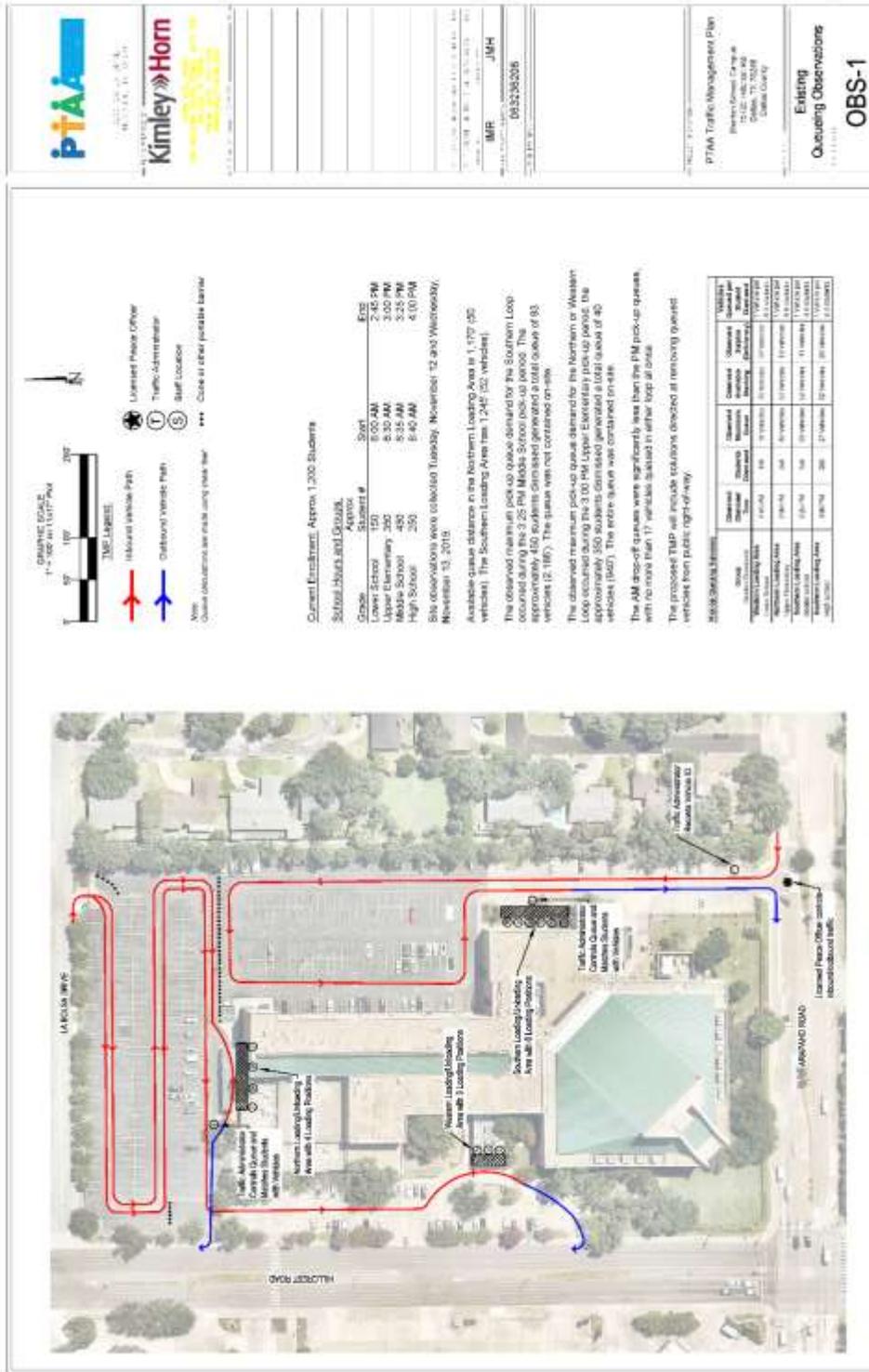
Executive Director

Title

Attachments

1. Existing Queueing Observations Exhibit
2. Proposed Traffic Management Plan Exhibit

Proposed Traffic Management Plan



Map Scale: 1" = 100' in North Arrow

Map Legend:

- One-way Vehicle Path
- Outbound Vehicle Path
- Staff Location
- One-way Street
- Licensee/Peace Officer
- Traffic Administrator
- Staff Location
- One at other parallel barrier

Note: Queue observations were made during peak hour.

Current Enrollment: Approx. 1,200 Students

School Hours and Logistics:

Grade	Approx. Student #	Start	End
Lower School	500	8:00 AM	2:00 PM
Middle School	400	8:30 AM	3:25 PM
High School	250	8:40 AM	4:00 PM

Site observations were collected Tuesday, November 12 and Wednesday, November 13, 2013.

Available queue distance in the Northern Loading Area is 1,177 (50 vehicles). The Southern Loading Area has 1,245 (50 vehicles).

The observed mainline pick-up queue demand for the Southern Loop occurred during the 3:00 PM Upper Elementary pick-up period. The observed queue length was approximately 100 vehicles (40 vehicles in the queue and 60 vehicles in the loop). The queue was not contained on-site.

The observed mainline pick-up queue demand for the Northern or Western Loop occurred during the 3:00 PM Upper Elementary pick-up period. The observed queue length was approximately 100 vehicles (40 vehicles in the queue and 60 vehicles in the loop). The queue was not contained on-site.

The AM drop-off queues were significantly less than the PM pick-up queues, with no more than 17 vehicles stacked in either loop at once.

The proposed TMP will include solutions directed at removing queued vehicles from public right-of-way.

2013 Queue Data Summary

Area	Observed Queue Length	Observed Queue Demand	Observed Queue Length	Observed Queue Demand
Northern Loading Area	100	100	100	100
Southern Loading Area	100	100	100	100
Public Administration	100	100	100	100
Hillcrest Elementary	100	100	100	100
Hillcrest Middle School	100	100	100	100
Hillcrest High School	100	100	100	100

Kimley-Horn

TRANSPORTATION & INFRASTRUCTURE

DATE: 11/13/13

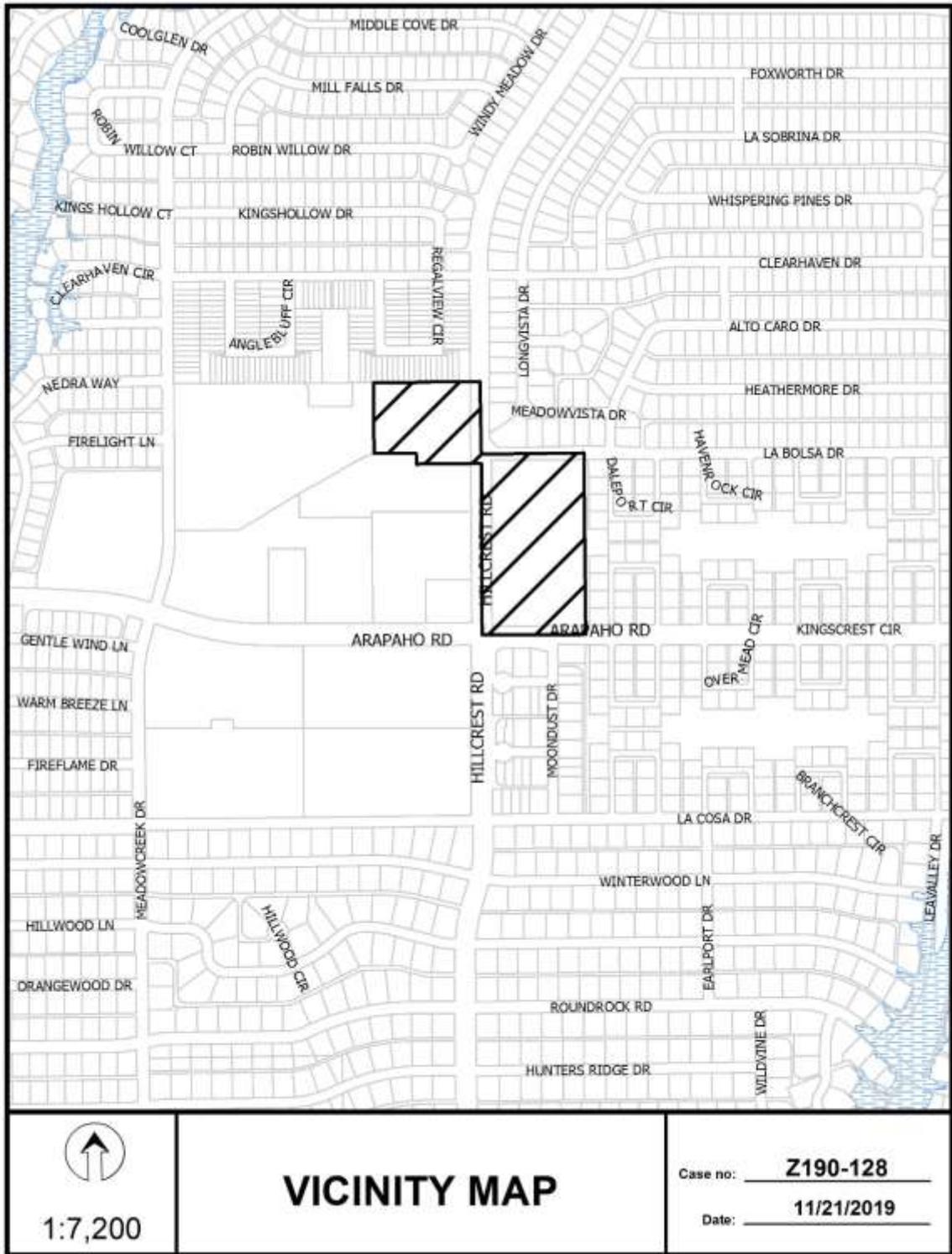
PROJECT: HILLCREST ELEMENTARY MIDDLE SCHOOL HIGH SCHOOL

PREPARED BY: JMH

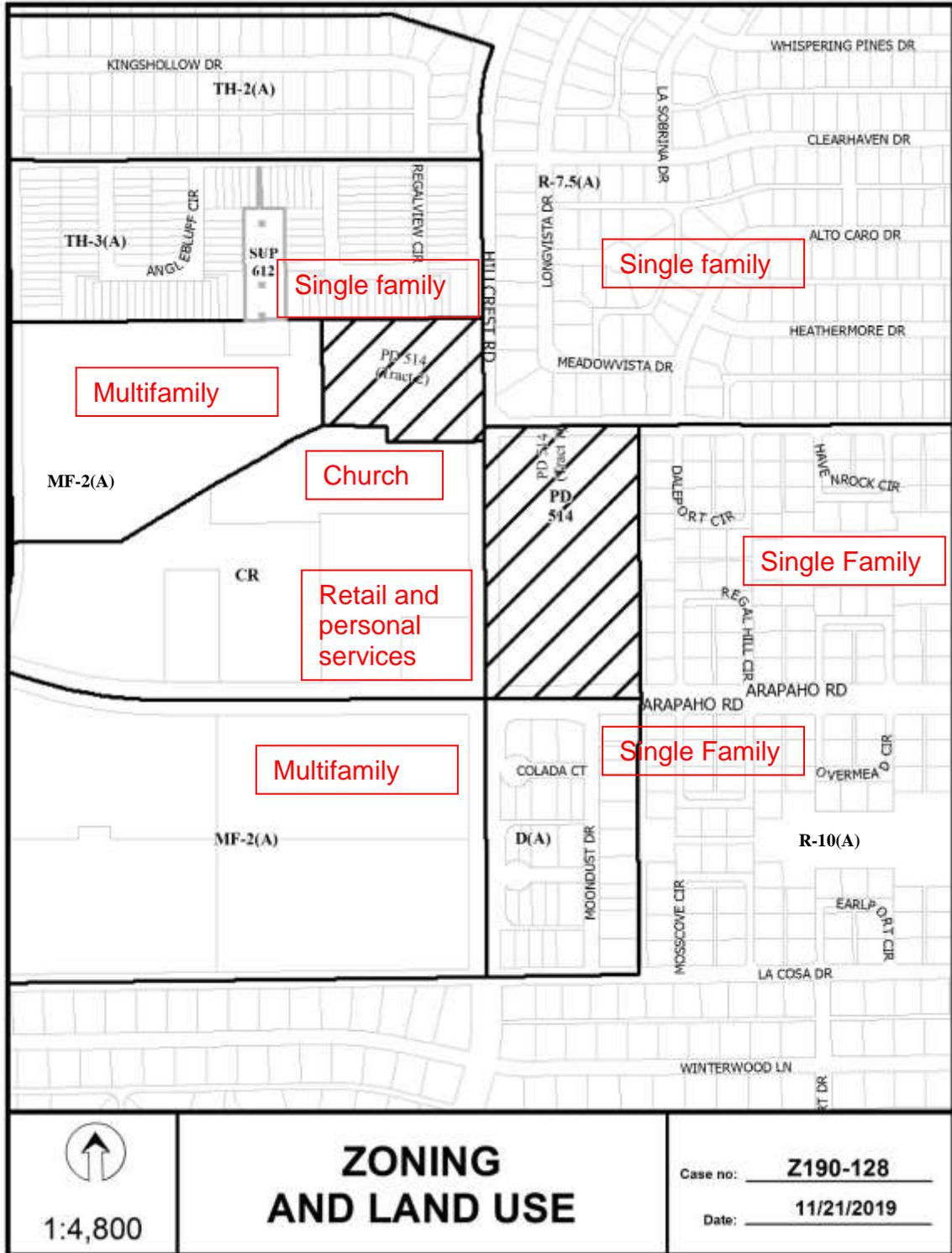
PROJECT NO: 093235205

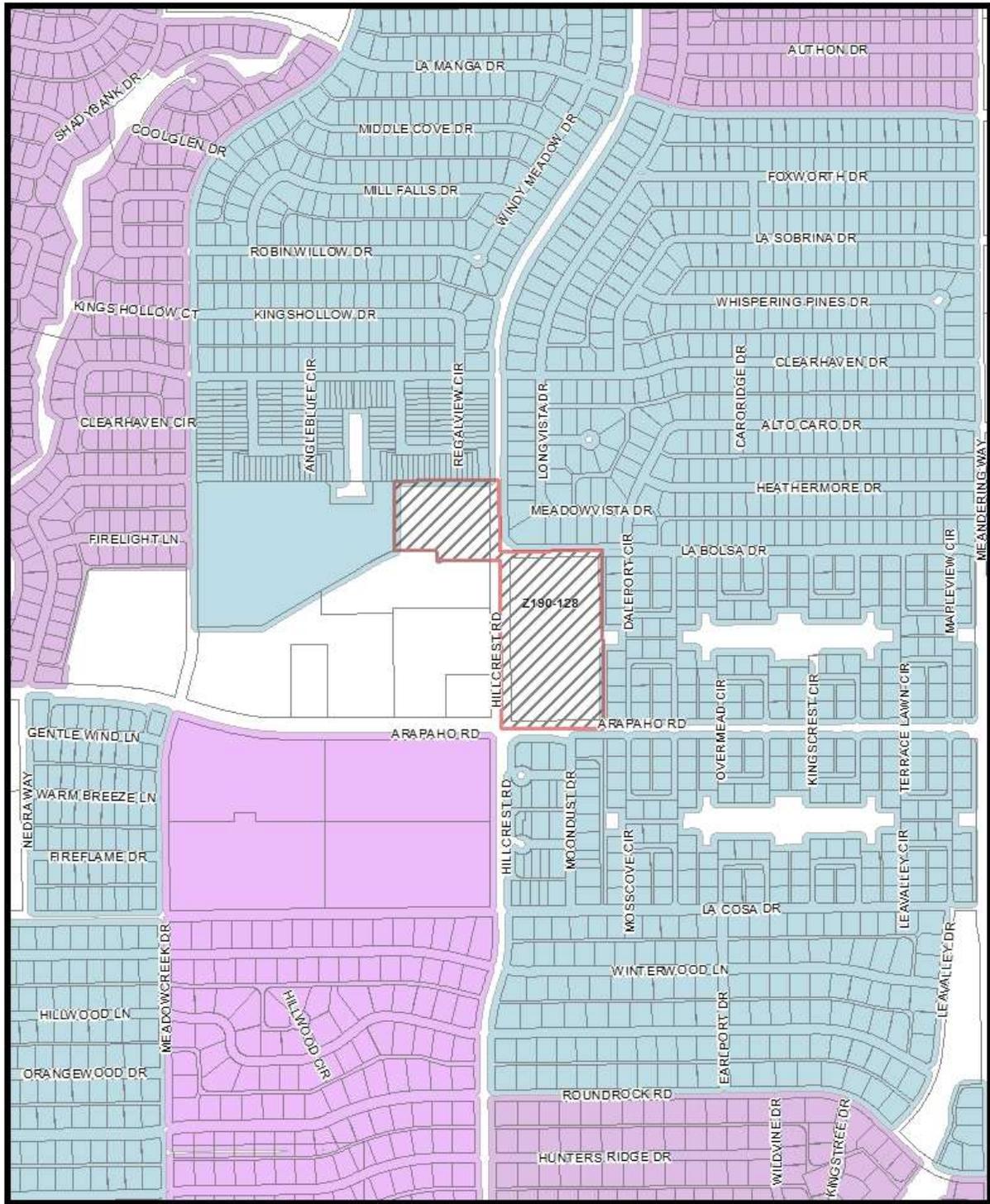
Existing Queuing Observations

OBS-1







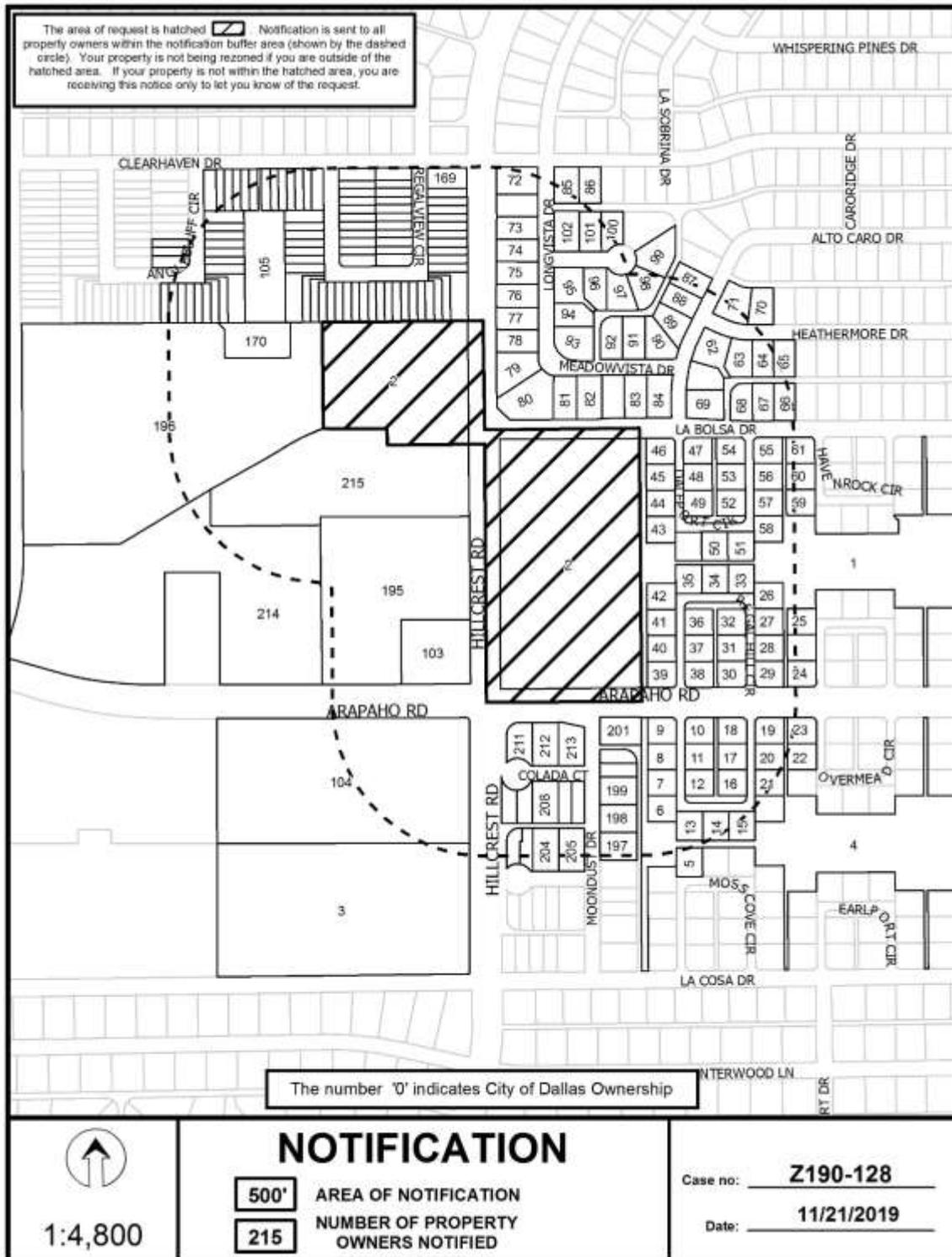


Market Value Analysis A B C D E F G H I NA

1:7,200

Market Value Analysis

Printed Date: 11/21/2019



11/20/2019

Notification List of Property Owners***Z190-128******215 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7300 LA BOLSA DR	HOLIDAY PARK HM OWNRS
2	15720 HILLCREST RD	SHELTON LANDMARK FOUNDATION THE
3	15505 HILLCREST RD	PHA ASSOCIATES LLC
4	15527 LA COSA DR	PRESTONWOOD 1 A HOME
5	15525 MOSSCOVE CIR	MCGILL JERRY A &
6	15621 REGAL HILL CIR	BUI DINH THI & MAUD ALICE
7	15615 REGAL HILL CIR	HARRISON ABBY J & THOMAS G
8	15611 REGAL HILL CIR	BENDER ANNETTE & JONATHAN
9	15605 REGAL HILL CIR	KRENIK JORDAN &
10	15606 REGAL HILL CIR	POWELL JIMMY & MARSELLA
11	15612 REGAL HILL CIR	ONEAL FRANK D
12	15616 REGAL HILL CIR	ROMER NAIRIOSANGH &
13	15625 REGAL HILL CIR	NICHOLSON JOHN & VICKY
14	15631 REGAL HILL CIR	HIGBY SCOTT & KATHY
15	15635 REGAL HILL CIR	BLOOM JOHN &
16	15644 REGAL HILL CIR	CERA JOAN H
17	15650 REGAL HILL CIR	RISOLIO TERESA MARIE
18	15656 REGAL HILL CIR	MILLER PAMELA LOUISE &
19	15655 REGAL HILL CIR	WALLACE GAYLE S
20	15651 REGAL HILL CIR	RANKIN GREGORY
21	15645 REGAL HILL CIR	DAVIS SPOTSWOOD E
22	15611 OVERMEAD CIR	CASNER DEANA JAN
23	15605 OVERMEAD CIR	ABBS GARRY LEE II & JOY I
24	15705 OVERMEAD CIR	CARRILLO LEOPOLD & EDNA
25	15715 OVERMEAD CIR	COHEN JUDITH M
26	15741 REGAL HILL CIR	TOMLINSON MARC & ERICA

11/20/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	15745 REGAL HILL CIR	VAZQUEZ ISAAC D & KAYLEE M
28	15751 REGAL HILL CIR	JAVED BABAR
29	15755 REGAL HILL CIR	DOBBS JERED R & MICHELLE L
30	15756 REGAL HILL CIR	WILLIAMS SANFORD B &
31	15750 REGAL HILL CIR	MENARD RYAN
32	15744 REGAL HILL CIR	MITZI TANAMACHI REVOCABLE TR
33	15735 REGAL HILL CIR	GRIERSON EMILY L & DAVID S MARTIN
34	15731 REGAL HILL CIR	SIMPSON GREGORY &
35	15725 REGAL HILL CIR	PAZ CESAR A PERALTA & DIANA L
36	15716 REGAL HILL CIR	COMPEAN MARTHA M
37	15712 REGAL HILL CIR	LATMAN MICHAEL &
38	15706 REGAL HILL CIR	AGUIRRE DELFINA
39	15705 REGAL HILL CIR	FROMM ADELE
40	15711 REGAL HILL CIR	DAVIS LEO W
41	15715 REGAL HILL CIR	ADLER WARREN
42	15721 REGAL HILL CIR	SAVAGE KENNETH D & SANDRA
43	15721 DALEPORT CIR	HERNANDEZ CARLOS
44	15715 DALEPORT CIR	KELLEY CARYN E
45	15711 DALEPORT CIR	SIRINOGLU CELINE &
46	15705 DALEPORT CIR	CUNNINGHAM KIM
47	15706 DALEPORT CIR	REINA ANGELA
48	15712 DALEPORT CIR	URICK JONATHAN
49	15716 DALEPORT CIR	XIE SHANG KUI
50	15731 DALEPORT CIR	ANDREWS JAMES ANTHONY &
51	15735 DALEPORT CIR	ATON THOMAS J & BEATRICE
52	15744 DALEPORT CIR	FEDERICO DEANNA L
53	15750 DALEPORT CIR	TREADAWAY COURTNEY M &
54	15756 DALEPORT CIR	ALDRICH RYAN & KATHARINE
55	15755 DALEPORT CIR	HASELL SHARON F
56	15751 DALEPORT CIR	MAULDING ROBERT
57	15745 DALEPORT CIR	MARTIN MARILYN K

11/20/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	15741 DALEPORT CIR	RAMOS JULIO
59	15715 HAVENROCK CIR	EMMETT BARRY & MIREILLE
60	15711 HAVENROCK CIR	EMMETT MIREILLE P
61	15705 HAVENROCK CIR	VOGES ROBERT
62	7208 HEATHERMORE DR	WELLS PHILIP J & SHERI L
63	7214 HEATHERMORE DR	JONES JENNIFER DIANE
64	7220 HEATHERMORE DR	DOCZI ROBERT F TR &
65	7226 HEATHERMORE DR	GRACE JULIA &
66	7229 LA BOLSA DR	FRANKS FAMILY TRUST
67	7223 LA BOLSA DR	SUTTON GREG S & JILL LYNN
68	7217 LA BOLSA DR	BRUNDER ROBERT A & ERICA N
69	7208 ALTO CARO DR	MORRISON KARA
70	7219 HEATHERMORE DR	WALL DAVID E ET AL
71	7211 HEATHERMORE DR	MALEY MARIAN
72	15941 LONGVISTA DR	HESS JAMES B
73	15931 LONGVISTA DR	COHEN GADI & AMY
74	15925 LONGVISTA DR	REY JORGE &
75	15921 LONGVISTA DR	MORENO JASON RANDOLPH &
76	15915 LONGVISTA DR	BURFORD DAVID EDUARD &
77	15911 LONGVISTA DR	RICH CARLO T & EMILY P
78	15905 LONGVISTA DR	HONG DAVID & JANET
79	15901 LONGVISTA DR	DUNCAN BRADLEY L
80	15839 MEADOW VISTA DR	JOHNSTON DARLA
81	15833 MEADOW VISTA DR	WHITE SUSAN A
82	15827 MEADOW VISTA DR	DOWNS MELINDA &
83	15815 MEADOW VISTA DR	CARLYLE FAMILY TRUST
84	15807 MEADOW VISTA DR	TUTTLE RANDALL S
85	7124 CLEARHAVEN DR	THIGPEN MICHAEL & JANICE
86	7130 CLEARHAVEN DR	RUTH JUSTIN & SUMA
87	7237 ALTO CARO DR	MULKEY MATHEW & EMILY
88	7231 ALTO CARO DR	STACY JAMES D

11/20/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	7225 ALTO CARO DR	SNYMAN MARK P &
90	15808 MEADOW VISTA DR	PARSONS STEVE C & CHERYL E
91	15814 MEADOW VISTA DR	PALANT JONATHAN & MARK MULLANEY
92	15820 MEADOW VISTA DR	MCCADDEN FAMILY TRUST
93	15906 LONGVISTA DR	MCGEE KRISTEN ANN &
94	15910 LONGVISTA DR	WIGLE PATRICK J & LESLEY N
95	15916 MEADOW VISTA PL	HALL KATHRYN C
96	15920 MEADOW VISTA PL	WARREN WILLIAM WARD &
97	15924 MEADOW VISTA PL	LEVITT LIV REV TR THE
98	15928 MEADOW VISTA PL	VICE JAMES R LIVING TRUST THE
99	15932 MEADOW VISTA PL	LEE JEREMY M & ASHLI R
100	15940 MEADOW VISTA PL	BUDMAN SHELDON & BEVERLY
101	15944 MEADOW VISTA PL	MEYER STUART
102	15948 MEADOW VISTA PL	LOYD WILLIAM AARON &
103	15707 HILLCREST RD	7-ELEVEN INC
104	7050 ARAPAHO RD	BW SONOMA LLC
105	6926 CLEARHAVEN DR	PRESTONWOOD HILLCREST
106	6849 ANGLEBLUFF CIR	JOHNSON ALAN
107	6851 ANGLEBLUFF CIR	WASSERMAN KOMSAMORN Y & JAMES
108	6853 ANGLEBLUFF CIR	DUARTE JOE &
109	6855 ANGLEBLUFF CIR	BLEVINS LAWRENCE C
110	6857 ANGLEBLUFF CIR	HERSH DEBRA J S LIFE EST&
111	6859 ANGLEBLUFF CIR	POOLE CAROLYN C
112	6861 ANGLEBLUFF CIR	MASTOR JEANNE L
113	6863 ANGLEBLUFF CIR	MAYNARD KEN
114	6865 ANGLEBLUFF CIR	KEAHEYBLASIOUS BARBARA &
115	6867 ANGLEBLUFF CIR	MIERTSCHIN WILLIAM R
116	6869 ANGLEBLUFF CIR	COOPER GRAFTON M
117	6871 ANGLEBLUFF CIR	BARRETT MICHAEL & LYN S
118	6873 ANGLEBLUFF CIR	PANELLI PERDRO F &
119	6875 ANGLEBLUFF CIR	CONNAUGHTON THERESA A

11/20/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	6877 ANGLEBLUFF CIR	MCKEEVER MARY H
121	6879 ANGLEBLUFF CIR	AUSTIN JESSIE L
122	6904 CLEARHAVEN DR	ROSENFELD WENDY
123	6908 CLEARHAVEN DR	CLEAR CREEK ASSETS LP
124	6912 CLEARHAVEN DR	MCAFEE RANDY J & BARBARA M
125	6916 CLEARHAVEN DR	CRAWFORD CORNELIA A
126	6920 CLEARHAVEN DR	QUINN JAMES Y III & JANE
127	6924 CLEARHAVEN DR	SCHMA PETER
128	6928 CLEARHAVEN DR	COLDWELL MARY CARLA
129	6932 CLEARHAVEN DR	CHACON KURT B
130	6936 CLEARHAVEN DR	FIELDER PATRICIA MILLER
131	6940 CLEARHAVEN DR	FERNANDEZ ANA SOFIA
132	6944 CLEARHAVEN DR	DWYER STEPHEN J
133	6948 CLEARHAVEN DR	MAXVILL WILLIAM S
134	6952 CLEARHAVEN DR	LEVY DANIEL & TORI MURPHY
135	7011 REGALVIEW CIR	THOMAS STEVEN E & JOAN W
136	7015 REGALVIEW CIR	FERNANDEZ JORGE &
137	7017 REGALVIEW CIR	HOWARD KATHLEEN K
138	7019 REGALVIEW CIR	PEARCE JAMES CALLAHAN JR &
139	7021 REGALVIEW CIR	KELLAGHER MARY
140	7023 REGALVIEW CIR	CRAWLEY JOSEPH D &
141	7025 REGALVIEW CIR	CASEY ELEANOR
142	7027 REGALVIEW CIR	PHILLIPS ROBERT E LIVING TRUST
143	7029 REGALVIEW CIR	MCELVANY MARY
144	7033 REGALVIEW CIR	RIDLEY JACK K JR
145	7035 REGALVIEW CIR	KELLAGHER SHEILA & WILLIAM
146	7037 REGALVIEW CIR	MEHLMAN FLORENCE
147	7039 REGALVIEW CIR	COOLEY RANDALL D &
148	7041 REGALVIEW CIR	C&C RESIDENTIAL PROPERTIES INC
149	7043 REGALVIEW CIR	FERNANDEZ DANIELA
150	7045 REGALVIEW CIR	BRUNNER VONDA M

11/20/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	7047 REGALVIEW CIR	IMERY EDUARDO &
152	7049 REGALVIEW CIR	BYRNE KATHLEEN B
153	7051 REGALVIEW CIR	MCCULLOUGH PAMELA
154	7053 REGALVIEW CIR	RUMBLE ROBERT W
155	7055 REGALVIEW CIR	HEALY REVOCABLE TRUST UAD 092794
156	7057 REGALVIEW CIR	HERBST JOSEPH &
157	7059 REGALVIEW CIR	TOBIANSKI ANTHONY W & RITA BETH
158	7061 REGALVIEW CIR	BLAIR MARTHA J
159	7065 REGALVIEW CIR	RODRIGUEZ ROCIO
160	7067 REGALVIEW CIR	WOLFF LESLEY C
161	7069 REGALVIEW CIR	NEVANT THEODORE & LISA A
162	7071 REGALVIEW CIR	HINKLE ADA &
163	7073 REGALVIEW CIR	BECK BONNIE
164	7075 REGALVIEW CIR	BRICKERT JEFFREY & JESSICA
165	7077 REGALVIEW CIR	ALCANTARA RUSELOCRIS
166	7079 REGALVIEW CIR	REHKEMPER LIVING TRUST THE
167	7081 REGALVIEW CIR	KONGABEL HAROLD F & PATRICIA A
168	7085 REGALVIEW CIR	AYLMER JUDITH A
169	7087 REGALVIEW CIR	HARRISON MARY BETH
170	7000 REGALVIEW CIR	ONCOR ELECRTCIC DELIVERY COMPANY
171	6872 ANGLEBLUFF CIR	ABNER PHILIP & ISLA MARGARET
172	6870 ANGLEBLUFF CIR	MCQUADE KENNETH J
173	6868 ANGLEBLUFF CIR	STARR SUSAN R
174	7022 REGALVIEW CIR	PRATHER BRIAN L & KRISTIN CAMPBELL
175	7020 REGALVIEW CIR	HITCH ROBERT & JUDITH S
176	7018 REGALVIEW CIR	BLACK VIVIAN
177	7016 REGALVIEW CIR	HALPERN VALERIE &
178	7014 REGALVIEW CIR	CALLAHAN DAVID N REV LIVING TRUST SR &
179	7012 REGALVIEW CIR	LADYMON NANCY M
180	7010 REGALVIEW CIR	GER ADRIA L &
181	7008 REGALVIEW CIR	ANDREWS JOHN C &

11/20/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	7006 REGALVIEW CIR	TOM AARON & SMITHERS ANDREA F
183	7004 REGALVIEW CIR	DAVIS JOAN M
184	7002 REGALVIEW CIR	BEZPROZVANNAYA SVETLANA
185	7088 REGALVIEW CIR	DABBS GORDON & DABBS ILA
186	7086 REGALVIEW CIR	SAUNDERS SONDRRA M TR
187	7084 REGALVIEW CIR	BRANDT RANDALL & KATHRYN
188	7082 REGALVIEW CIR	JONES ASHLEIGH
189	7080 REGALVIEW CIR	SHAAF HESAM
190	7078 REGALVIEW CIR	SAUNDERS PAULA S TRUST
191	7076 REGALVIEW CIR	HARDY RANCH INC
192	7072 REGALVIEW CIR	WESTMORELAND ROSWELL H III & NANCY
193	7070 REGALVIEW CIR	SAAGE WANDA NAN
194	7068 REGALVIEW CIR	KENNY MARCUS JOHN &
195	7007 ARAPAHO RD	PACIFIC BEACH CO INC
196	5200 MEADOWCREEK DR	MEADOWCREST PROPERTIES LP
197	15618 MOONDUST DR	WILLMS MICHAEL T & AMY A
198	15624 MOONDUST DR	THREADGILL JIM TR
199	15626 MOONDUST DR	HAIGLER JASON P & MAGGIE L
200	15630 MOONDUST DR	DUQUE ISIDRO ROBLES &
201	15634 MOONDUST DR	MEDALI INVESTMENTS INC
202	7101 CASABLANCA CT	SAARTY GENEVA F
203	7103 CASABLANCA CT	HAYNES-OLIVER LYNETTA
204	7107 CASABLANCA CT	LONG ELIZABETH BETSIE
205	7109 CASABLANCA CT	PRESTON HAVEN VENTURES LTD &
206	7112 COLADA CT	EPSTEIN DONALD M & JOANNE B
207	7110 COLADA CT	DALLAS SIOSH LLC
208	7108 COLADA CT	LOUIS RISOLIO PROPERTIES LLC
209	7102 COLADA CT	PERRELLA GAVIN
210	7104 COLADA CT	HASTIE SANDRA LEE &
211	7101 COLADA CT	ESFANDIARI MEHDI &
212	7105 COLADA CT	JOHNSON JOHN B

Z190-128(AU)

11/20/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	7109 COLADA CT	WALK JAMES
214	6959 ARAPAHO RD	HV DEVELOPMENT PARTNERS LP
215	15775 HILLCREST RD	DALLAS BIBLE CHURCH

FILE NUMBER: Z190-125(JM) **DATE FILED:** October 31, 2019
LOCATION: East side of Greenville Avenue, south of Prospect Avenue
COUNCIL DISTRICT: 14 **MAPSCO:** 18
SIZE OF REQUEST: ±22,204 square feet **CENSUS TRACT:** 10.02

APPLICANT: Tacos Mariachi, LLC

OWNER: Lavo Properties, LLC

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for the renewal of Specific Use Permit No. 2327 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District and Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service.

SUMMARY: The purpose of the request is to allow the existing restaurant use [Tacos Mariachi] to continue to operate as a late-hours establishment per PD No. 842 and remain open past 12:00 a.m. (midnight).

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

BACKGROUND INFORMATION:

- On January 26, 2011, the City Council approved Planned Development District No. 842 for Community Retail District uses. The restaurant without drive-in or drive-through service use is allowed by right; however, pursuant to the provisions of PD No. 842, a Specific Use Permit for late hours is required for the establishment to operate after midnight.
- On April 10, 2019, City Council granted Specific Use Permit No. 2327 for a late-hours establishment limited to a restaurant without drive-in or drive-through service [Tacos Mariachi], for a one-year time period.
- The site contains five suites. The purpose of this request is to continue to operate a restaurant without drive-in or drive-through service [Tacos Mariachi] past midnight. The SUP suite is located at the northern end of the building and contains 2,035 square feet of floor area and a 650-square-foot uncovered patio on the street level.
- On December 13, 2017, City Council granted Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service [Gung Ho], for a one-year time period. This is a different restaurant within the multi-tenant building. On November 14, 2018, the SUP was renewed for a one-year time period. On January 9, 2020, the SUP was renewed for a two-year time period.

Zoning History: There have been approximately 18 zoning cases at 12 locations in the area over the past five years.

1. **Z189-261 & Z156-294:** On October 26, 2016, the City Council approved a renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay. This case was auto-renewed on May 20, 2019.
2. **Z167-263 & Z156-300:** On October 26, 2016, the City Council approved a renewal of Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay. This case was auto-renewed on April 7, 2017.
3. **Z167-227:** On June 28, 2017, Specific Use Permit No. 1879 for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge, or tavern was automatically renewed on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay.
4. **Z189-333, Z178-304 & Z167-367:** On December 13, 2017, the City Council approved Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1

Modified Delta Overlay. This request was renewed on November 14, 2018 and January 9, 2020. *This is a different suite at the subject site.*

5. **Z178-186:** On April 25, 2018, the City Council approved the Oak Lawn/East Dallas Demolition Delay Overlay District in an area generally bound by Live Oak Street, Bryan Parkway, Matilda Street, Martel Avenue, municipal boundary of Dallas and Highland Park, Lemmon Avenue, Dallas North Tollway, Turtle Creek Boulevard, Carlisle Street, Blackburn Street, and Haskell Avenue to Main Street, both sides of Main Street from Haskell Avenue to Carroll Avenue, Main Place, Prairie Avenue, Columbia Avenue, and Fitzhugh Avenue; and containing approximately 3,277.30 acres.
6. **Z156-217:** On June 22, 2016, the City Council approved the renewal of Specific Use Permit No. 1889 for a late-hours establishment limited to an alcoholic beverage establishment for a bar, lounge, or tavern use on property within Planned Development District No. 842 for CR Community Retail District Uses with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, north of Prospect Avenue.
7. **Z178-387 & Z167-342:** On January 23, 2019 and October 11, 2017, the City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the north line of Alta Avenue, west of Greenville Avenue.
8. **Z189-206:** On August 14, 2019, the City Council approved the creation of Subdistrict 2 within PD No. 842 with a MD-1 Modified Delta Overlay located on the northeast corner of Greenville Avenue and Oram Street.
9. **Z189-124 & Z189-126:** On February 7, 2019, the City Plan Commission recommended denial without prejudice of two applications for Specific Use Permits for late-hours establishments limited to restaurants without drive-in or drive-through service, located on the east line of Greenville Avenue, between Oram Avenue and La Vista Drive.
10. **Z189-131:** On April 10, 2019, the City Council denied without prejudice, an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with a MD-1 Modified Delta Overlay, located on the east line of Greenville Avenue, between Oram Street and La Vista Drive.
11. **Z189-251:** On August 14, 2019, the City Council approved the renewal of Specific Use Permit No. 2346 for a for a late-hours establishment limited to a restaurant with drive-in or drive-through service for a four-year period subject to a site plan and conditions, on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay, located on southwest corner of Greenville Avenue and Alta Avenue.

12. **Z190-139:** An application for a new subdistrict within Planned Development District No. 842 with a MD-1 Modified Delta Overlay located on the east line of Greenville Avenue, north of La Vista Drive. *Pending CPC.*

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Greenville Avenue	Collector	60 feet

Traffic:

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

Land Use:

Area	Zone	Use
Site	PD No. 842, MD Modified Delta Overlay, DDO Demolition Delay Overlay, SUP Nos. 2272 & 2327	Late Hours Establishment Limited to a Restaurant without drive through, Restaurant, General merchandise or food store
North	PD No. 842, MD Modified Delta Overlay, DDO Demolition Delay Overlay	Restaurant without drive through and General merchandise or food store
East	PD No. 167 and CR District with SUP No. 285, MD Modified Delta Overlay, DDO Demolition Delay Overlay	Surface Parking and Electrical Substation
South	PD No. 842, MD Modified Delta Overlay, DDO Demolition Delay Overlay	General merchandise or food store and Restaurant without drive through
West	PD No. 842 with SUP No. 1905, MD Modified Delta Overlay, DDO Demolition Delay Overlay	Late Hours Establishment Limited to a Restaurant without drive through, and Office

STAFF ANALYSIS:

Comprehensive Plan:

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

The applicant's request is consistent with the following goals and policies of the comprehensive plan.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Area Plans:

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

Land Use Compatibility:

The property contains 22,204 square feet developed with a multi-tenant structure with approximately 15,680 square feet of floor area erected in 1922 per DCAD records and divided into five suites. The purpose of this request is to allow the existing restaurant use [Tacos Mariachi] to continue to operate as a late-hours establishment per PD No. 842 and remain open past 12:00 a.m. (midnight). The restaurant without drive-in or drive-through service use is allowed by right; however, pursuant to the provisions of PD No. 842, a Specific Use Permit for late hours is required for the establishment to operate after midnight. The SUP suite is located at the northern end of the building and contains 2,035 square feet of floor area and a 650-square-foot uncovered patio on the street level. According to City records, a Certificate of Occupancy was issued for the existing restaurant on November 15, 2018.

Surrounding land uses include: general merchandise or food store 3,500 square feet or greater and restaurant to the north; surface parking and an electrical substation to the east; general merchandise or food store 3,500 square feet or less and restaurant without drive-in or drive through service to the south; and, a late hours establishment limited to a restaurant without a drive-in or drive through service and office uses to the west.

The main uses permitted in PD No. 842 are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. PD No. 842 is intended to help mitigate the possible negative impacts of late hour uses on adjacent residential neighborhoods. In order to operate certain uses between midnight and 6:00 a.m., the land use becomes a late-hours establishment and a Specific Use Permit is required. The owner or operator must obtain a certificate of occupancy for a late-hours establishment, in order to operate after 12:00 a.m. (midnight).

The PD gives additional criteria for evaluating a request for a specific use permit:

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

- (1) the number of citations issued by police to patrons of the establishment;
- (2) the number of citations issued by police for noise ordinance violations by the establishment;
- (3) the number of arrests for public intoxication or disorderly conduct associated with the establishment;
- (4) the number of Texas Alcoholic Beverage Code violations of the establishment; and
- (5) the number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment.

The Dallas Police Department has provided a report since the operation of Tacos Mariachi as a late hour's establishment commenced in April of 2019, to present day. No offenses were reported; however, there was an arrest for family violence and four calls made. There have not been any reported citations issued to patrons of the establishment or for violations of the noise ordinance. There have not been any arrests for public intoxication or disorderly conduct nor have there been any violent crimes associated with the establishment.

Additionally, a search on the TABC database shows that Tacos Mariachi has operated under license #RM1044054 since February 4, 2019. There had not been any violations at the time of this report.

License #:	RM1044054		
Trade Name:	TACOS MARIACHI		
Owner:	MICO 21 CLUB INC		
Location Address:	2018 GREENVILLE AVENUE DALLAS, TX 75206	Mailing Address:	350 E ROYAL LANE BLDG 4 STE 126 IRVING, TX 75039
County:	Dallas	Orig. Issue Date:	2/4/2019
Status:	Current	Exp. Date:	2/3/2021
Location Phone No.:	214-217-3002	Wine Percent:	
Subordinates:	FB, LB, PE		
Related To:		Gun Sign:	BLUE

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.

Additional provisions within the SUP conditions will limit the floor area, uncovered patio area, hours of operation, and outdoor live music and speaker usage. The restaurant must cease operation by 2:00 a.m., Monday through Sunday. Furthermore, the patio area must close by 12:00 a.m. (midnight). Use of outdoor speakers and outdoor live music on the property is prohibited. While the site does not have immediate residential adjacency, there is an R-7.5(A) Single Family District with residential uses located a block further to the east along Matilda Street and Prospect Avenue. By restricting the business to earlier times and prohibiting outdoor noise, as well as having a short time period of two-years, staff believes the late hours restaurant will remain compatible with the neighborhood.

Landscaping:

The request will not trigger any Article X requirements, as no new construction is proposed on the site.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the subject site is not located within a designated market type, Category C can be found surrounding the site in every direction, including immediately south on Greenville Avenue.

Parking:

Pursuant to §51A-4.210, a restaurant requires one space per 100 square feet of floor area. Therefore, the ±2,035-square foot restaurant requires 20 spaces. According to City records, parking agreements have been made to satisfy the required parking for the entire 22,204 square-foot structure, and a total of 169 parking spaces are provided accordingly. The building does not have any delta credits.

LIST OF OFFICERS

Lavo Properites, LLC

Wonderful Seven GP

Marc Andres, President
Roger Andres, Director

Tacos Mariachi, LLC

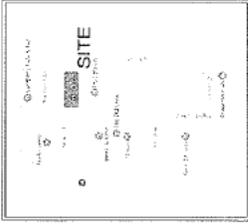
M CROWD RESTAURANT GROUP, LLC

Bill Stroud, Member
Todd Blankenship, Controller
Clay McAfee, Member
Ray W. Washburne, Member

AMENDING SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is late hours establishment limited to a restaurant without drive-in or drive-through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~April 10, 2020~~ **[two-years from the passage of this ordinance]**.
4. FLOOR AREA: The maximum floor area is 2,035 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The late hours establishment limited to a restaurant without drive-in or drive-through service must cease operation by 2:00 a.m., Monday through Sunday with the exception that the outdoor patio area must close at midnight. All customers must be removed from the Property by 2:15 a.m.
6. OUTDOOR LIVE MUSIC AND SPEAKERS: Outdoor live music and the use of outdoor speakers and amplification on the Property are prohibited.
7. PARKING: Parking must be provided in accordance with Planned Development District No. 842 and MD-1 Modified Delta Overlay No. 1.
8. PATIO:
 - A. An outdoor patio is permitted only in the location shown on the attached site plan.
 - B. The maximum floor area of the patio is 650 square feet.
 - C. The patio must be uncovered.
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.

Existing SUP Site Plan



VICINITY MAP
NTS



Site Plan



SUP FOR LATE HOURS ESTABLISHMENT
 SUP BOUNDARY: LOTS 2-4
 SUP LIMITED TO PORTIONS OF LOT 2 AS SHOWN

OVERALL LAND AREA	24,000 SF	0.551 AC
SUP LAND USE	LATE HOURS ESTABLISHMENT FOR RESTAURANT	
SUP FLOOR AREA	2,035 SF	
SUP UNCOVERED PATIO	650 SF	

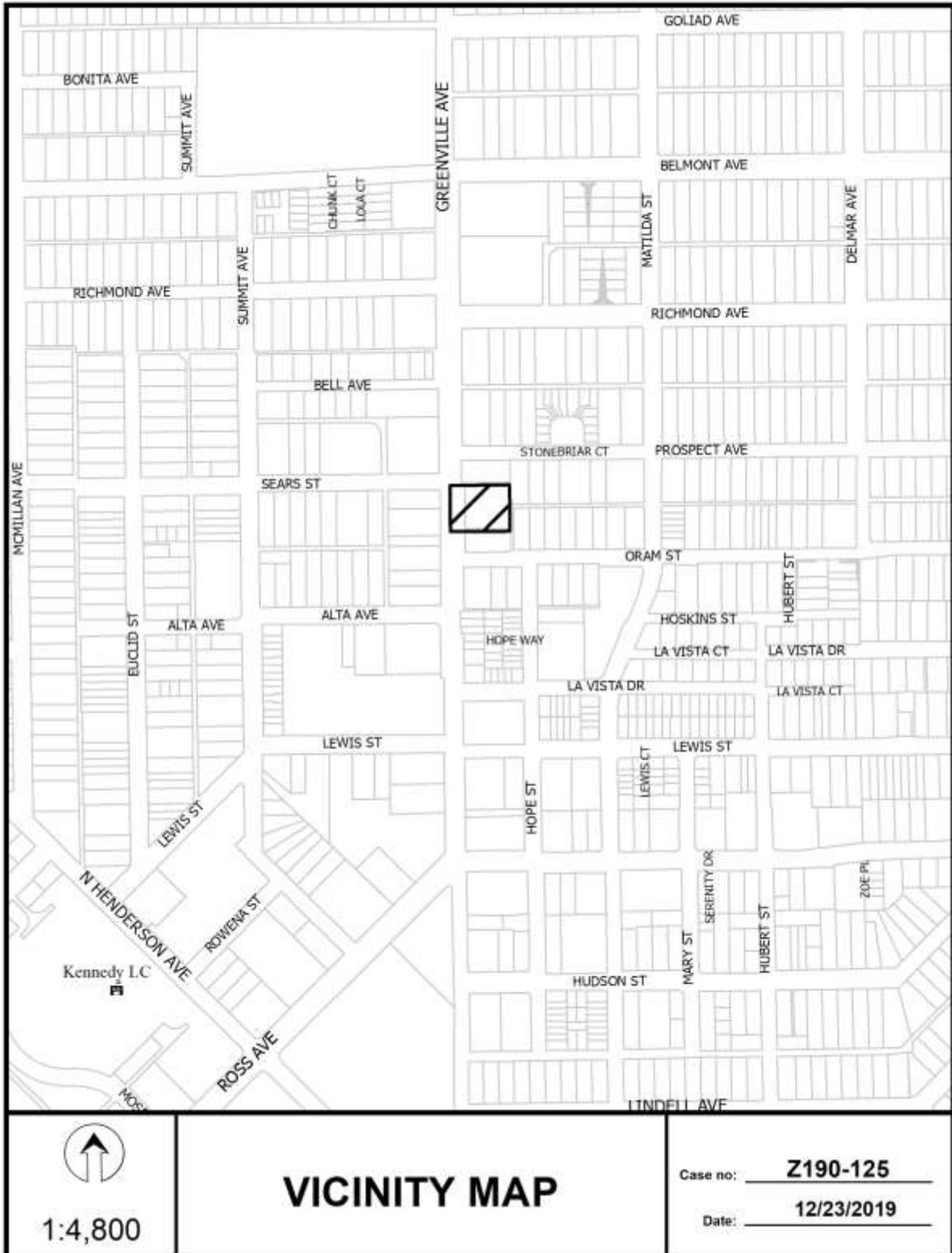
REQUIRED PARKING FOR SUITE AND LICENSE AREA PER MD-1: 23
 REQUIRED PARKING FOR BUILDING SITE AND TOTAL LICENSE AREA PER MD-1: 163
 PARKING PROVIDED VIA REMOTE PARKING AGREEMENTS ON FILE

Specific Use Permit
 No. 2327

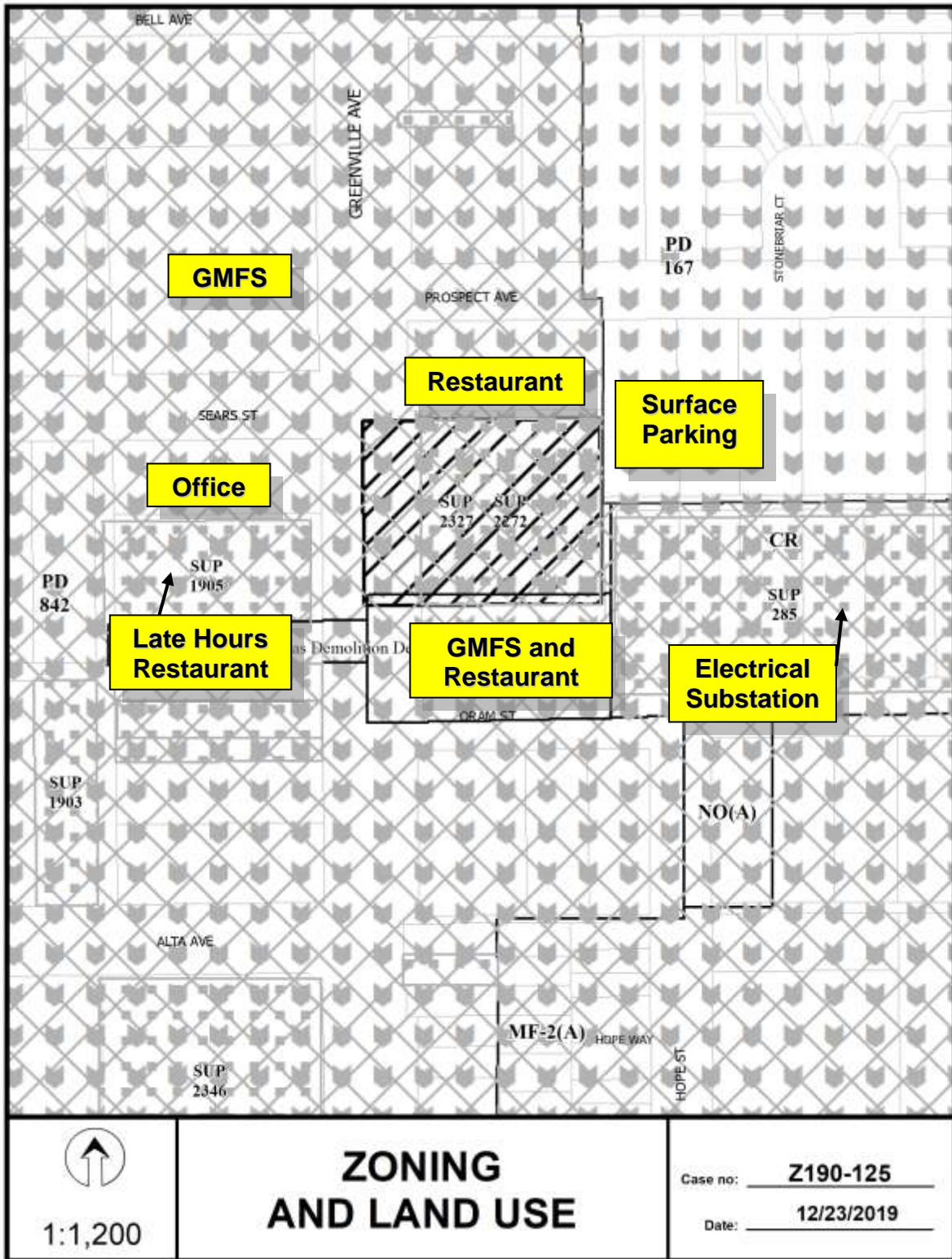


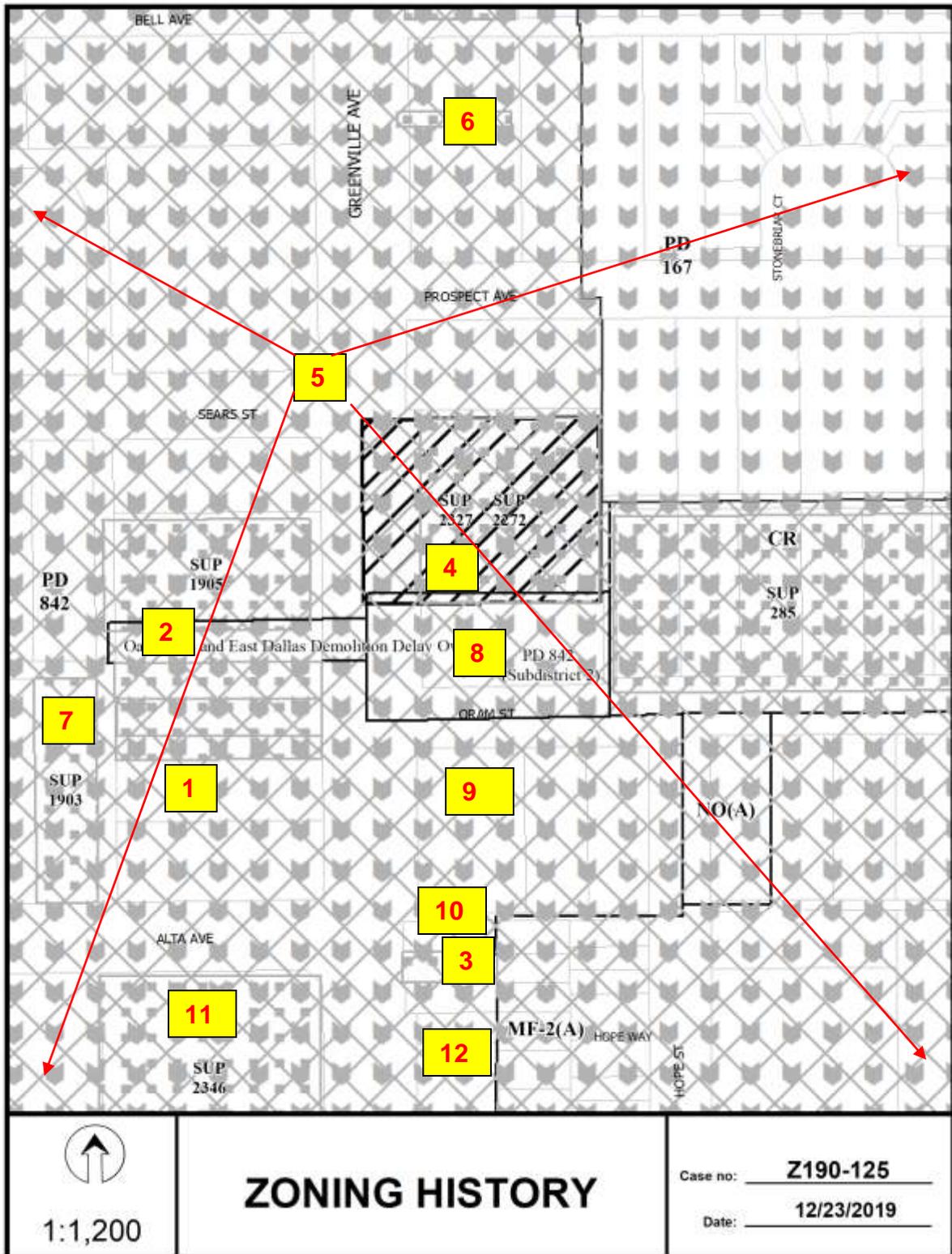
Approved
 City Plan Commission
 February 21, 2019

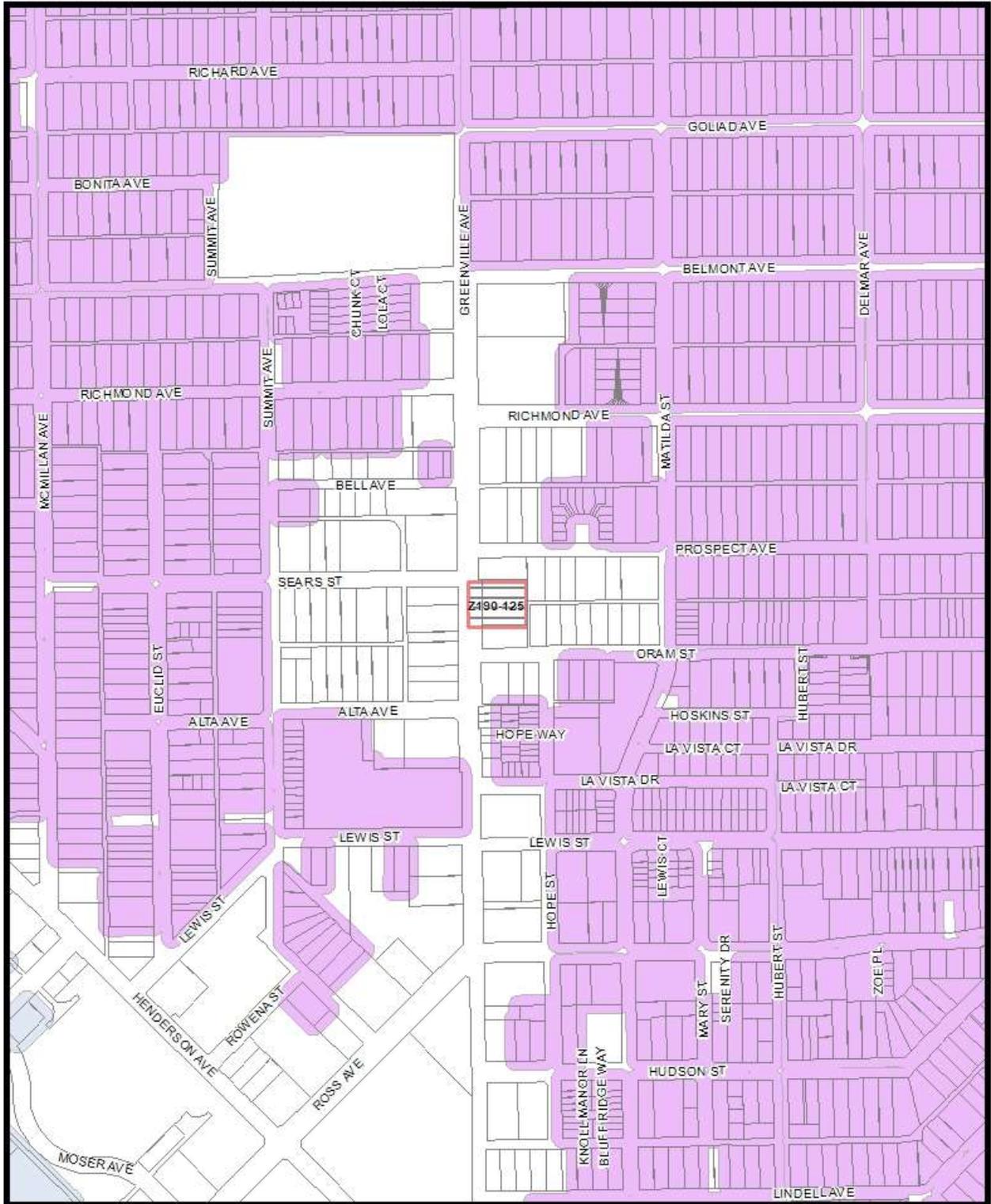
SITE PLAN
 = 20'-0"









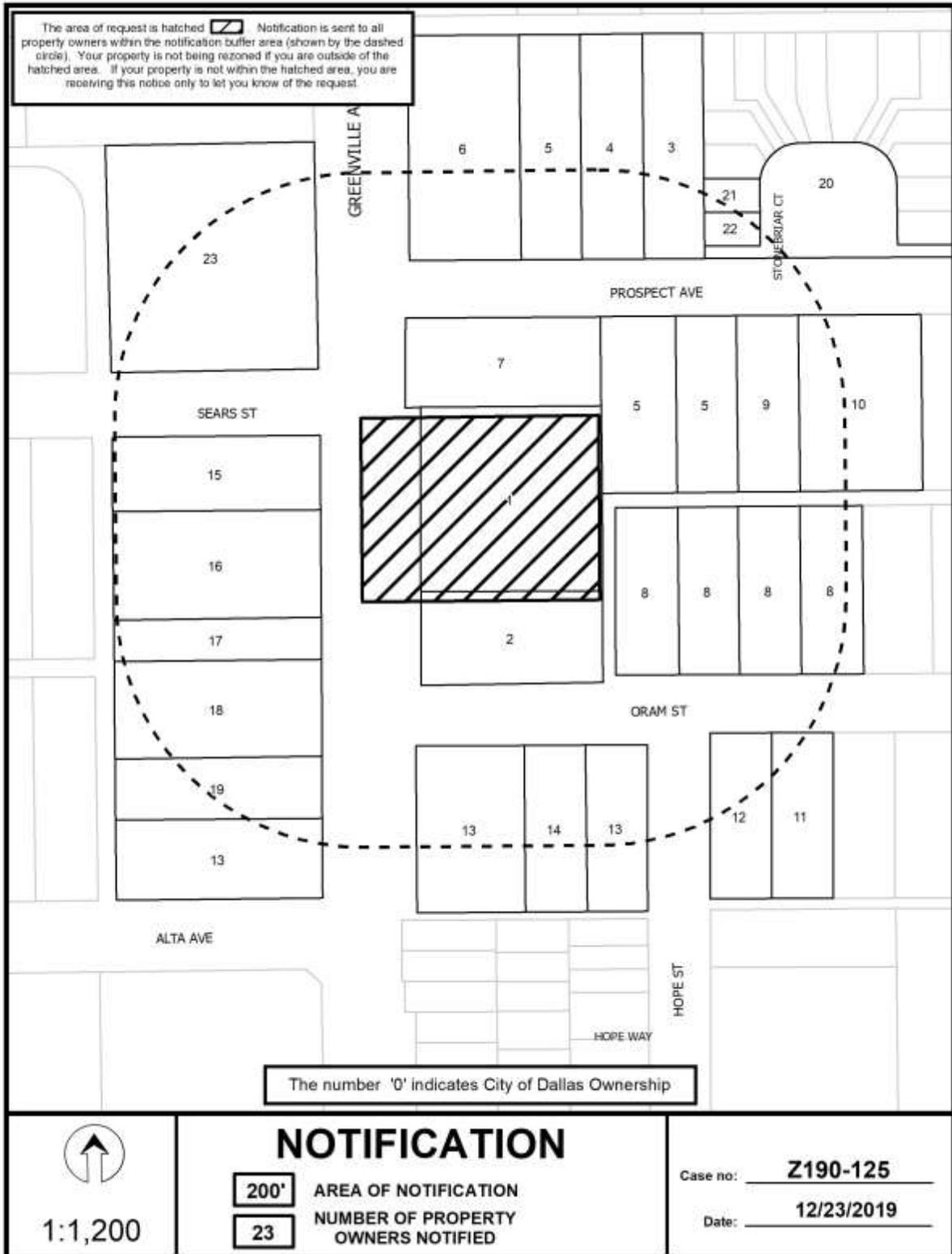


MVA Cluster A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 12/23/2019



12/23/2019

Notification List of Property Owners***Z190-125******23 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2008 GREENVILLE AVE	LAVO PROPERTIES LLC
2	2000 GREENVILLE AVE	LANDE PAUL &
3	5719 PROSPECT AVE	MADISON PACIFIC DEV COM
4	5715 PROSPECT AVE	REESE GRANDCHILDRENS
5	5711 PROSPECT AVE	ANDRES FAMILY TRUST
6	2100 GREENVILLE AVE	GREENVILLE 2100 LTD
7	2026 GREENVILLE AVE	ANDRES FAMILY TRUSTS THE
8	5715 ORAM ST	ONCOR ELECRCIC DELIVERY COMPANY
9	5724 PROSPECT AVE	ANDRES FAMILY TRUST
10	5728 PROSPECT AVE	WALL JOHN E JR
11	5726 ORAM ST	TARL CABOT LLC &
12	5722 ORAM ST	MCKINNEY FEARGAL &
13	5712 ORAM ST	LOWGREEN PS
14	5710 ORAM ST	SOURIS GEORGIA REVOCABLE TRUST
15	1931 GREENVILLE AVE	GREENWAY SEARS LP
16	1919 GREENVILLE AVE	1919 27 GREENVILLE LTD
17	1917 GREENVILLE AVE	SEB GROUP LLC
18	1911 GREENVILLE AVE	INTERCITY INVESTMENT PROP
19	1909 GREENVILLE AVE	WORLDWIDE FOOD INC
20	2100 STONEBRIAR CT	STONEBRIAR CT H O A
21	2 STONEBRIAR CT	GERDES ANDREW KIRK
22	1 STONEBRIAR CT	HOOPER NICOLE E
23	2001 GREENVILLE AVE	2001 GREENVILLE VENTURE LTD

FILE NUMBER: Z190-127(JM) **DATE FILED:** November 4, 2019
LOCATION: East side of South Lancaster Road, north of East Camp Wisdom Road
COUNCIL DISTRICT: 8 **MAPSCO:** 65 V
SIZE OF REQUEST: ±6,000 square feet **CENSUS TRACT:** 114.01

**APPLICANT/
OWNER:** Don Moore and Toni Martin

REQUEST: An application for a Specific Use Permit for a Handicapped Group Dwelling Unit on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant seeks to operate a handicapped group dwelling unit to house up to eight residents [Destiny Rose Residential Care].

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

BACKGROUND INFORMATION:

- The request site is zoned an R-7.5(A) Single Family District, contains 6,000 square feet of lot area, and is developed with a 1,903-square-foot single family dwelling.
- Section 51A-4.209 of the Dallas Development Code defines a handicapped group dwelling unit as a single dwelling unit that is the domicile of not more than eight handicapped persons who are not a “family” as that term is defined in Chapter 51A, and who are living together as a single housekeeping unit. Up to two supervisory personnel may reside on the premises, provided that the total number of residents, including the supervisory personnel, does not exceed eight.
- A handicapped group dwelling unit is allowed by right when located at least 1,000 feet from group residential facilities and all other licensed handicapped group dwelling units; otherwise, a SUP is required. The Department of Code Compliance issued a letter to the applicant indicating that the proposed facility is less than 1,000 feet from another facility which prompted this application. According to measurements made by staff using the City zoning map, the other facility is approximately 900 feet northeast, located at 2539 Kirkley Street.
- The applicant proposes to occupy the residential dwelling with a maximum of eight residents.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
South Lancaster Road	Principal Arterial	107 feet	--

Traffic:

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

Land Use:

Area	Zone	Use
Site	R-7.5(A) Single Family	Single family residential
North	R-7.5(A) Single Family	Undeveloped
East	R-7.5(A) Single Family	Undeveloped and church
South	R-7.5(A) Single Family	Single family residential
West	PD No. 625 for Residential	Undeveloped

STAFF ANALYSIS:

Comprehensive Plan:

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

The applicant’s request is consistent with the following goals and policies of the comprehensive plan.

LAND USE ELEMENT

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

Land Use Compatibility:

The ±6,000-square foot request site is located within an established single-family neighborhood and is developed with a ±1,903-square foot dwelling unit. While the lot does not meet the minimum lot size requirement of 7,500 square feet for the R-7.5(A) Single Family District, it is a legal build site because the property was platted in 1949. This follows the requirements established for the creation of a legal building site per the Dallas Development Code, Section 51A-4.601. Surrounding land uses include undeveloped to the west, north, and east; and, single family to the south.

Section 51A-4.209 of the Dallas Development Code defines a handicapped group dwelling unit as a single dwelling unit that is the domicile of not more than eight handicapped persons who are not a “family” as that term is defined in Chapter 51A, and who are living together as a single housekeeping unit. Up to two supervisory personnel may reside on the premises, provided that the total number of residents, including the supervisory personnel, does not exceed eight.

A handicapped group dwelling unit is allowed by right in the R-7.5(A) Single Family District when located at least 1,000 feet from group residential facilities and all other licensed handicapped group dwelling units; otherwise, a SUP is required. The request site is within 1,000 feet of an existing handicapped group dwelling unit. According to measurements made by staff using the City zoning map, the other facility is approximately 900 feet northeast, located at 2539 Kirkley Street.

The applicant seeks to operate a handicapped group dwelling unit to house up to eight residents [Destiny Rose Residential Care].

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

The applicant’s request is consistent with the area and compatible with the residential uses. Additionally, the proposed use complies with the general provisions for consideration of a SUP; however, at the time of this report the proposed site plan is pending revisions. If the case is recommended for approval, the site plan should be amended.

Development Standards:

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

Parking:

A handicapped group dwelling unit requires one off-street parking space in the R-7.5(A) Single Family District. However, if an SUP is required, the off-street parking requirement may be established in the ordinance granting the SUP.

The existing site plan depicts parking within the required front yard, which is not allowed in residential district. A pending amendment to the site plan will provide the parking space as required by the Dallas Development Code.

Landscaping:

Landscaping is required per Article X of the Dallas Development Code.

Additional Provisions:

No Certificate of Occupancy is required for this use.

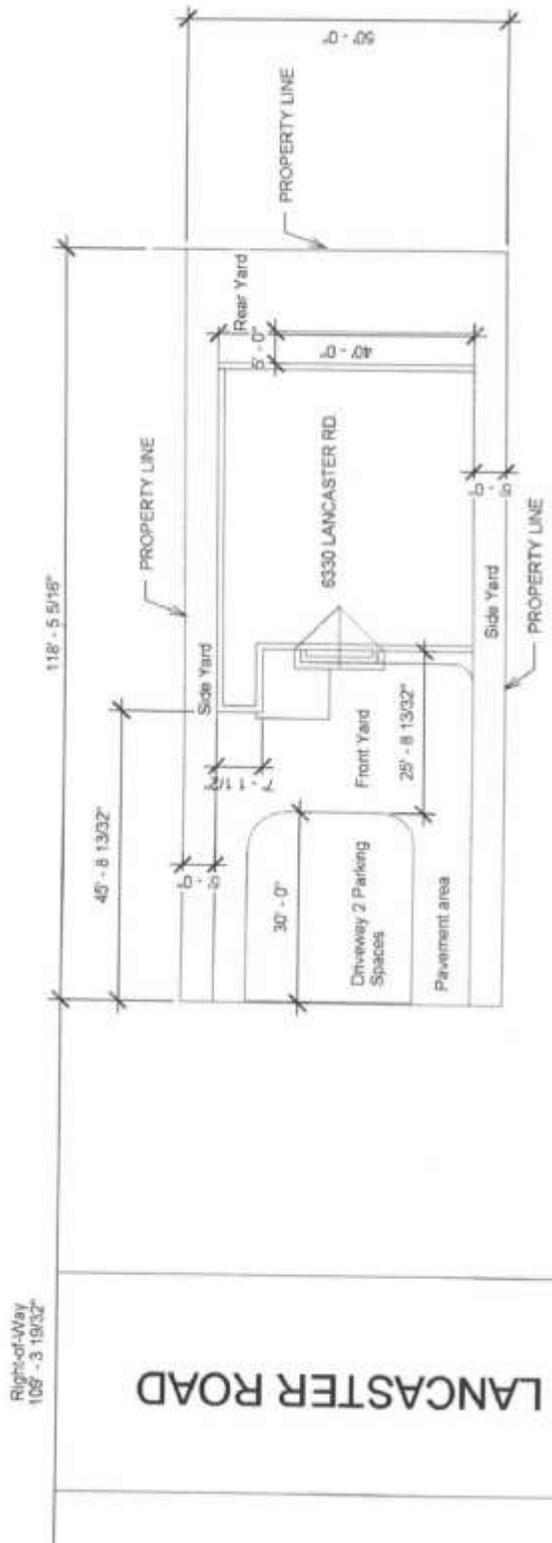
Market Value Analysis

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

PROPOSED SUP CONDITIONS

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

Proposed SUP Site Plan

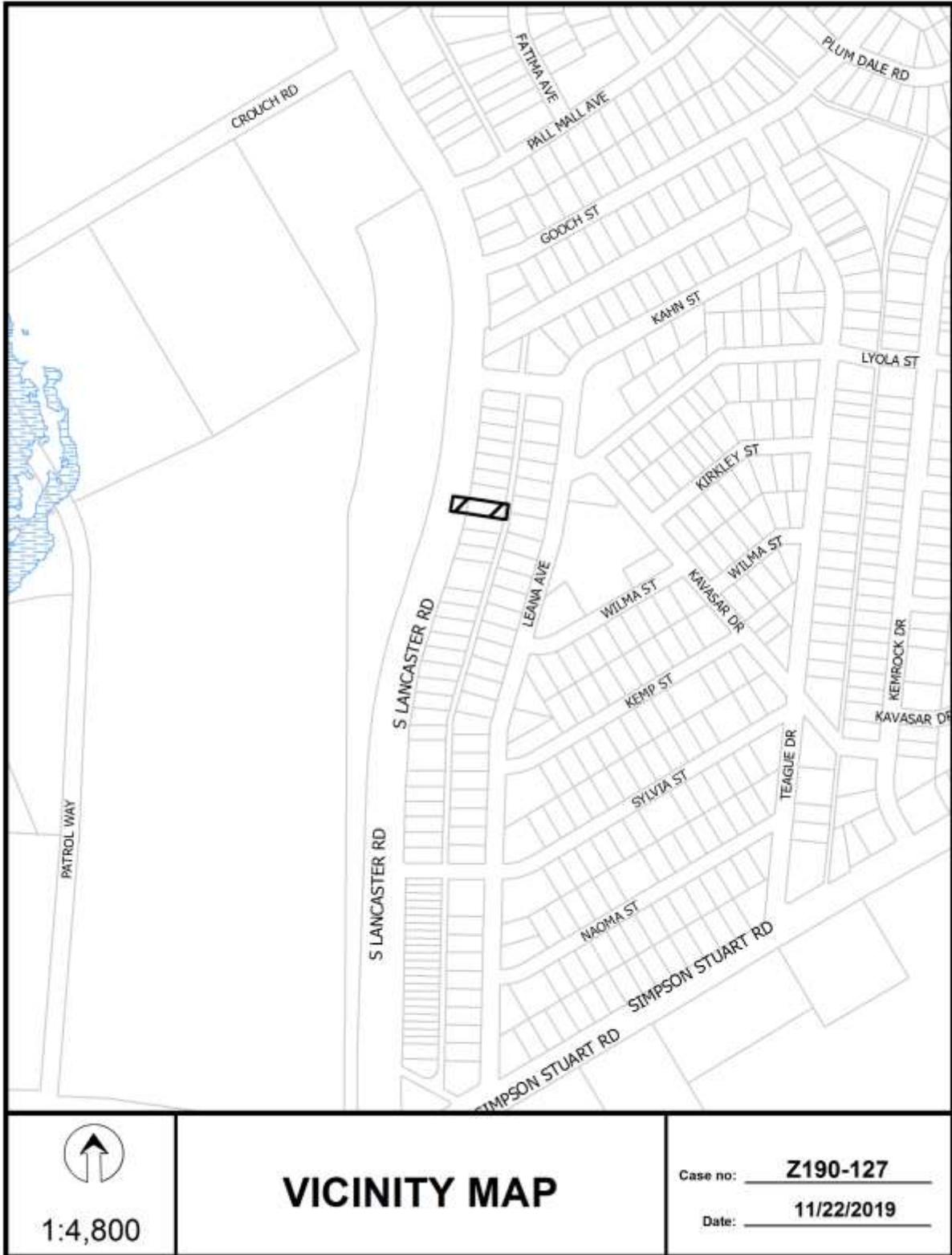


SITE INFORMATION: Z190-127 (JM)

ZONING DISTRICT: R-7.5 (A) SINGLE FAMILY DISTRICT
 LOT AREA: 50 X 120
 LAND USE: HANDICAPPED GROUP DWELLING UNIT

PROPOSED FLOOR AREA: 1633 SQUARE FEET
 PROPOSED BUILDING HEIGHT: 30 FEET
 LOT COVERAGE: 45%
 LOT SIZE: 7,500 SQUARE FEET

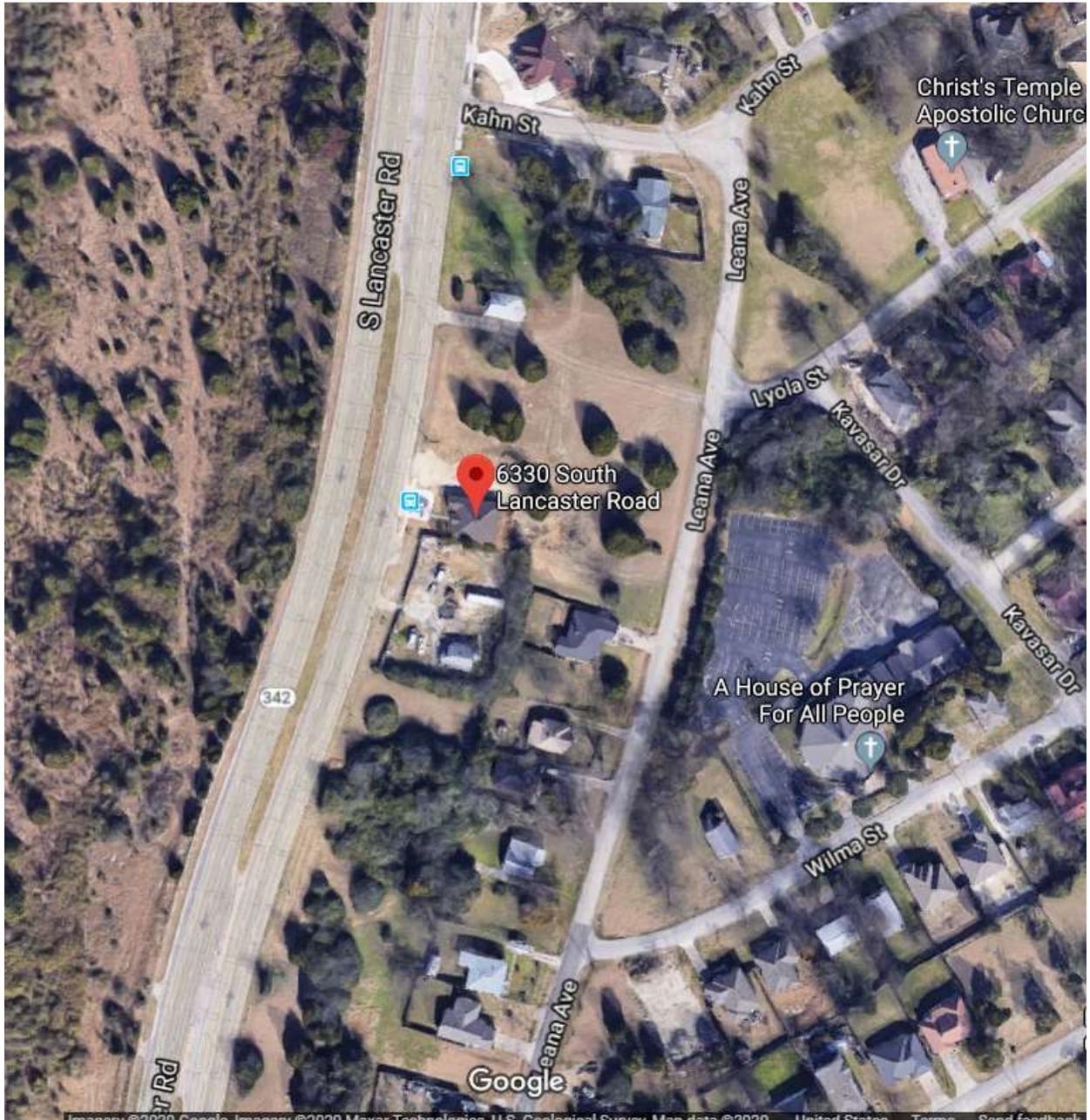
MINIMUM SETBACKS:
 FRONT YARD: 25 FEET
 SIDE YARD: 5 FEET
 REAR YARD: 5 FEET
 PARKING SPACES: 2 SPACES

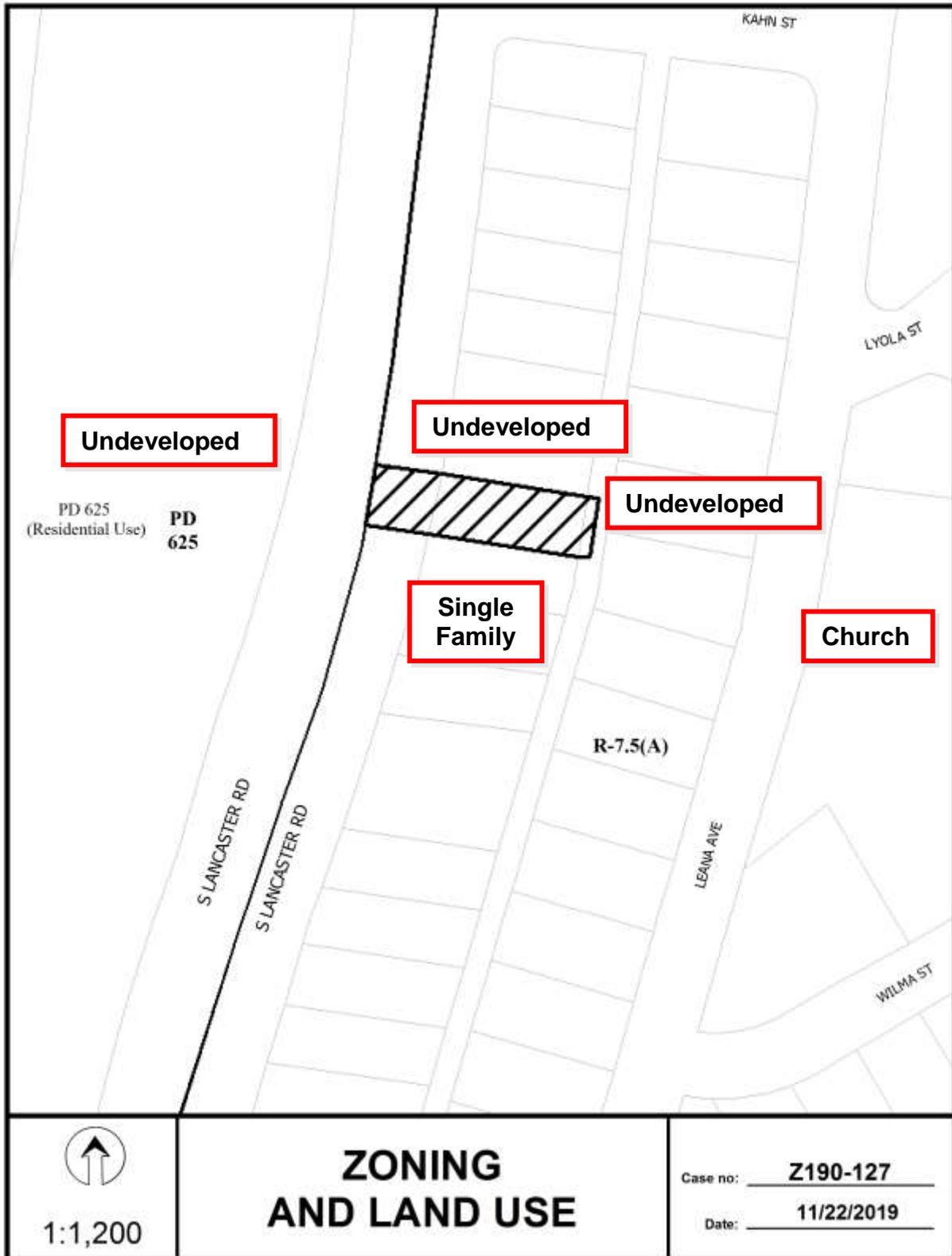


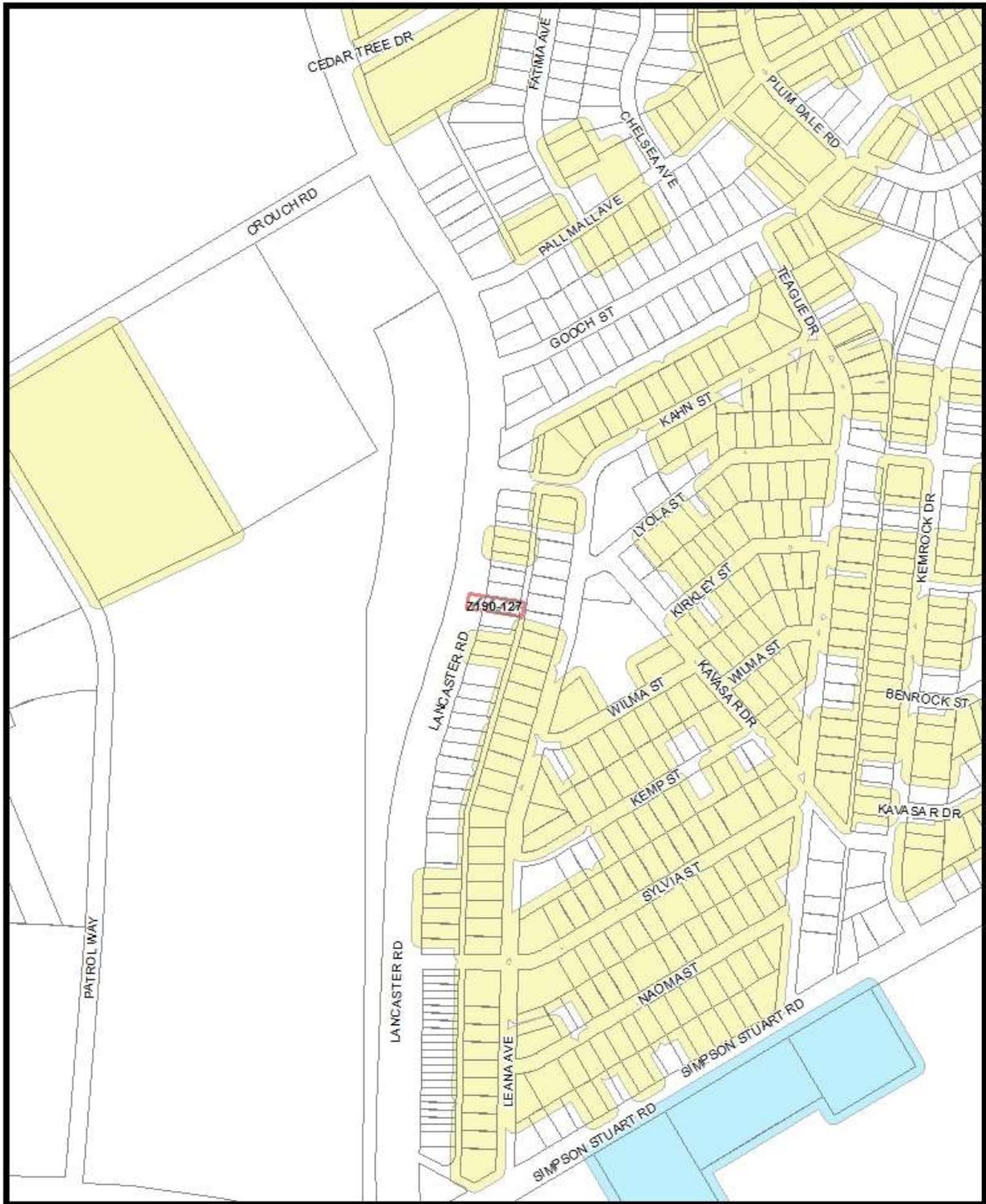


 1:1,200	AERIAL MAP	Case no: <u> Z190-127 </u> Date: <u> 11/22/2019 </u>
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GOOGLE AERIAL
from 2020





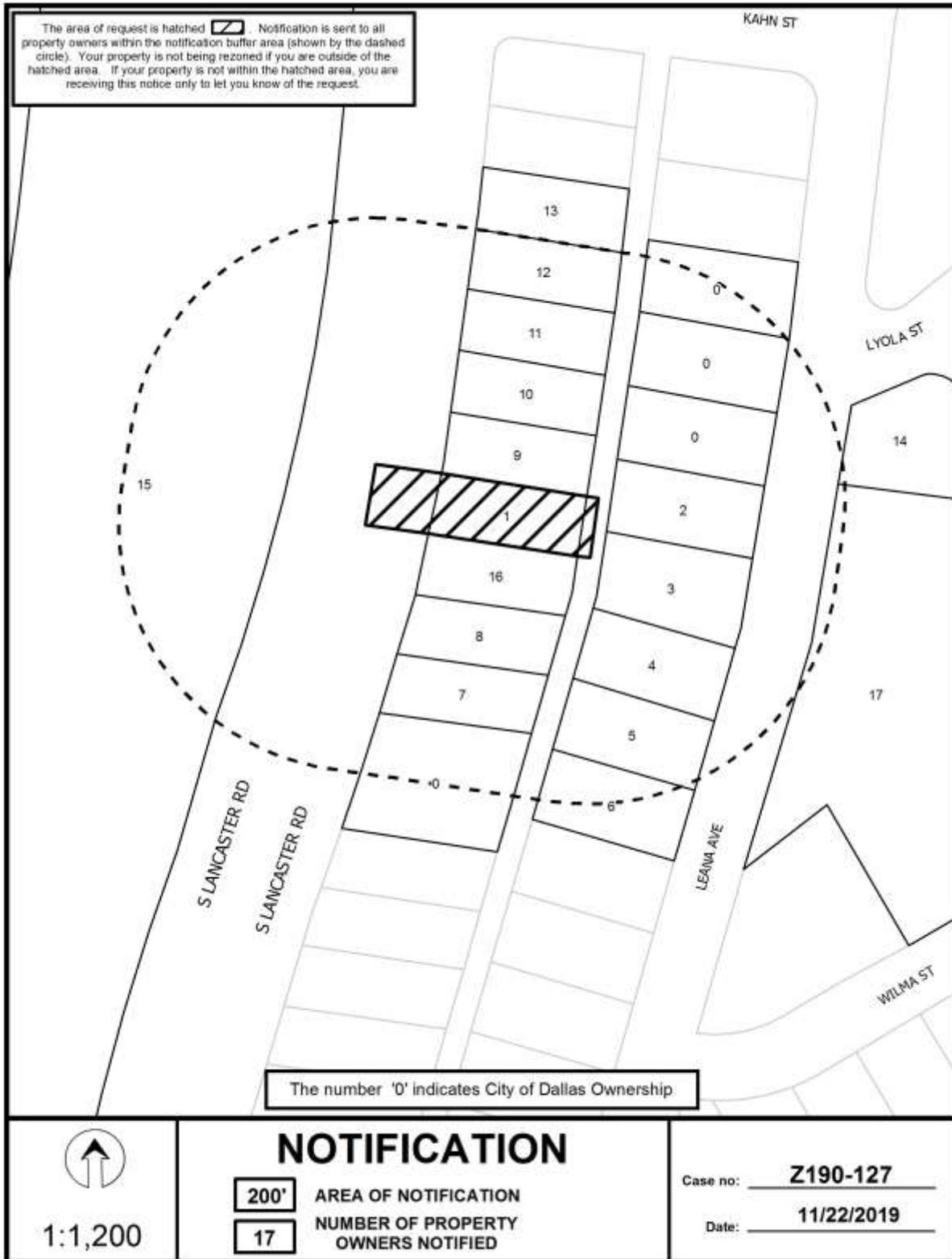


Market Value Analysis A B C D E F G H I NA



Market Value Analysis

Printed Date: 11/22/2019



11/22/2019

Notification List of Property Owners

Z190-127

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6330 S LANCASTER RD	MOORE DON A &
2	6407 LEANA AVE	COOPER ALICE LOUISE
3	6413 LEANA AVE	HIGGINS PHILLIP &
4	6419 LEANA AVE	KIKS PPTY DEV LLC
5	6423 LEANA AVE	WHITINGTON FRANK
6	6429 LEANA AVE	SPURLOCK WANDA LEE
7	6402 S LANCASTER RD	SKINNER BOBBY
8	6402 S LANCASTER RD	SKINNER BOBBY
9	6326 S LANCASTER RD	TONY BRANCH E
10	6322 S LANCASTER RD	J & R CONSTRUCTION SVC LP
11	6318 S LANCASTER RD	HEMPHILL JOE W
12	6314 S LANCASTER RD	DAVID CONNELL
13	6310 S LANCASTER RD	CHAVEZ ALBERTO RODRIGUEZ
14	6402 LEANA AVE	HERNANDEZ CRUZ J &
15	6601 S LANCASTER RD	261 CW SPRINGS LTD
16	6402 S LANCASTER RD	MARTIN TONI
17	2423 WILMA ST	HOUSE OF PRAYER FOR ALL

FILE NUMBER: Z189-283(PD)

DATE FILED: May 30, 2018

LOCATION: Northwest corner of Tempest Drive, north of Prater Road

COUNCIL DISTRICT: 8

MAPSCO: 69 L

SIZE OF REQUEST: ±.19 acres

CENSUS TRACT: 116.02

APPLICANT/OWNER: Daniel Galvan

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

SUMMARY: The proposed request will allow for the construction of one single-family dwelling commensurate with the R-7.5(A) Single Family District regulations.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The .19-acre request site is zoned an A(A) Agricultural District and has never been developed.
- The proposed use is to develop the property in conformity with the R-7.5(A) Single Family District to allow the construction of one single family dwelling unit.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Tempest Drive	Residential Collector	24 feet
Prater Road	Residential Collector	24 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas. The City must ensure affordable, quality rental housing and investments in multifamily housing. Using creative financing options will help create higher standards of living for all Dallas residents.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

NEIGHBORHOOD PLUS

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

Surrounding Land Uses:

	Zoning	Land Use
Site	A(A)	Undeveloped
North	A(A)	Single Family
East	R-7.5(A)	Single Family
South	R-7.5(A)	Single Family
West	R-7.5(A), DR Z067-177	Undeveloped

Land Use Compatibility:

The request site is approximately .19 acres or approximately 8,276-square-feet of land, has never been developed and is proposed to be an R-7.5(A) Single Family District.

The applicant is proposing to build one single family dwelling unit on the subject site. The request site is currently zoned an A(A) Agricultural District with the Dallas Development Code describing the purpose of this district as being largely transitional. As areas develop with utilities and urban services become available, these areas are anticipated to transition to other urban zoning categories based on development needs.

The surrounding properties to the north are zoned an A(A) Agricultural District with all other properties to the east, south, and west being zoned an R-7.5(A) Single Family District.

While the A(A) Agricultural District allows single family residential uses; the most notable difference between the proposed zoning district and the existing zoning district is the required lot size. The A(A) District requires a minimum lot size of three acres compared to a minimum of 7,500 square feet for the proposed R-7.5(A) Single Family District. While the front yard setback is greater for the existing A(A) district, any new

construction fronting Tempest Drive will require continuity of the blockface. Therefore, the greater front yard setback required for the A(A) district will apply for all construction fronting Tempest Drive.

Although the yard, lot, and space requirements for the side yard, rear yard, height, and lot coverage will be regulated by the R-7.5(A) district requirements rather than the A(A) district requirements, as indicated in the table below; staff does not have concern. Staff supports the request and believes that a rational zoning pattern should be encouraged by preventing inappropriate uses from intruding into residential areas, as proposed by this request. The proposed development will be compatible with the character of the existing built environment and consistent with the existing neighborhood. Additionally, R-7.5(A) Single family District uses is the predominate land use along Tempest Drive to the east and north across to the east as well as to the north across Hwy 20.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
A(A) Agricultural	50'	20'/50'	1 Dwelling Unit/3 Acres	24'	10%	N/A	Agricultural & single family
Proposed							
R-7.5(A) Single Family	25'	5'/5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%	N/A	Single family, churches, public and private schools, and public parks

Parking:

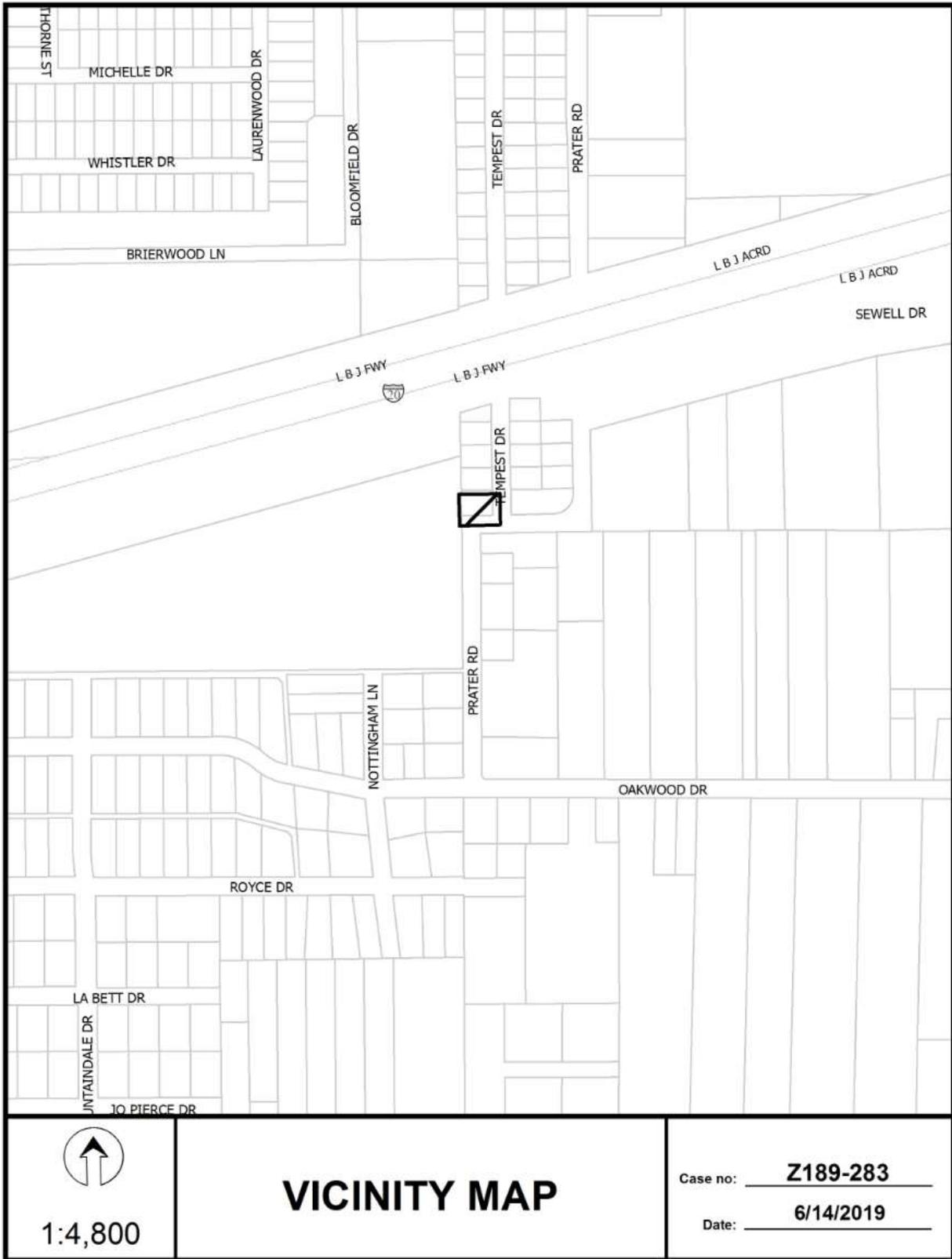
Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200 which has a requirement of two off-street parking spaces per dwelling.

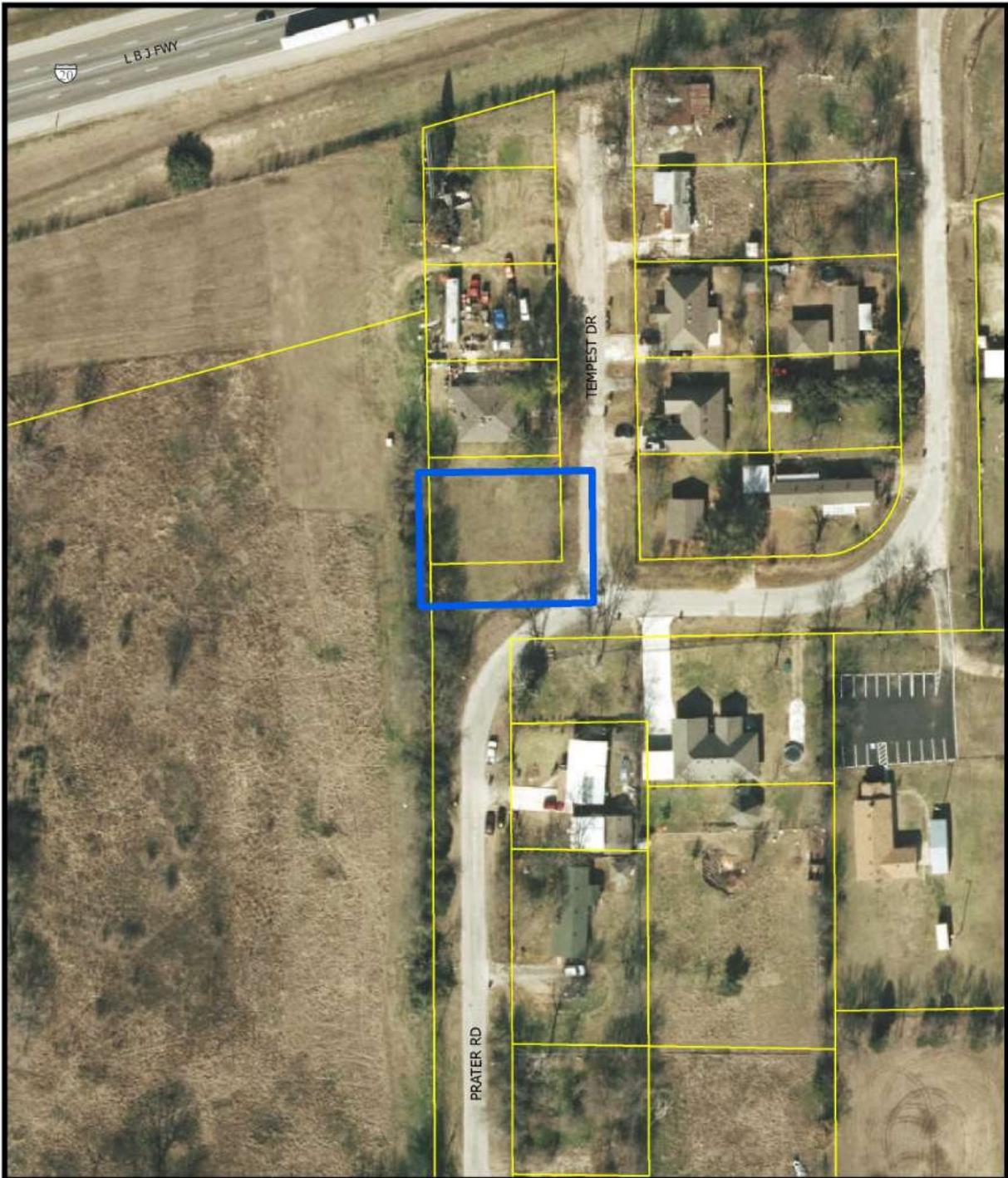
Landscaping:

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

Market Value Analysis

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



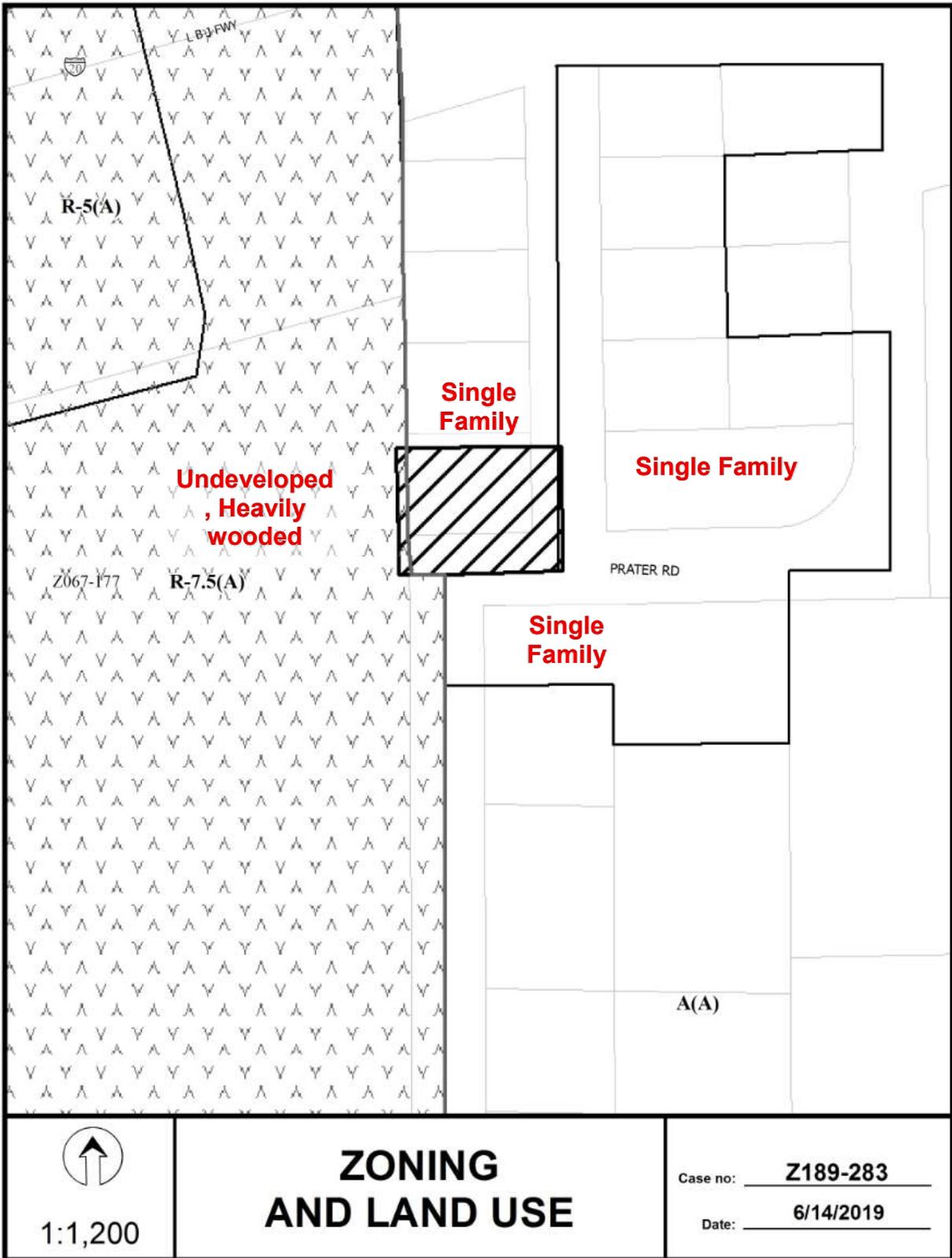


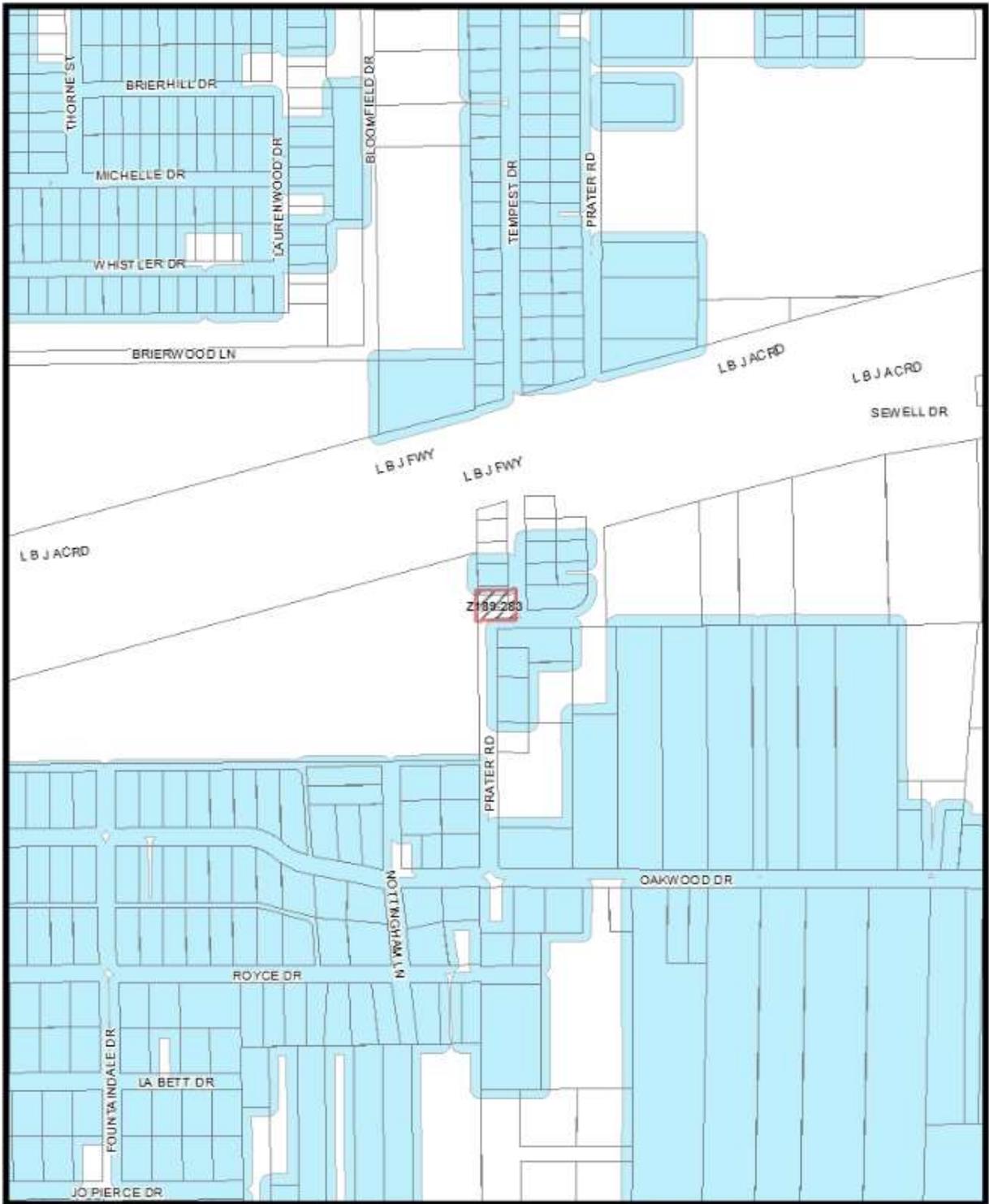
1:1,200

AERIAL MAP

Case no: Z189-283

Date: 6/14/2019



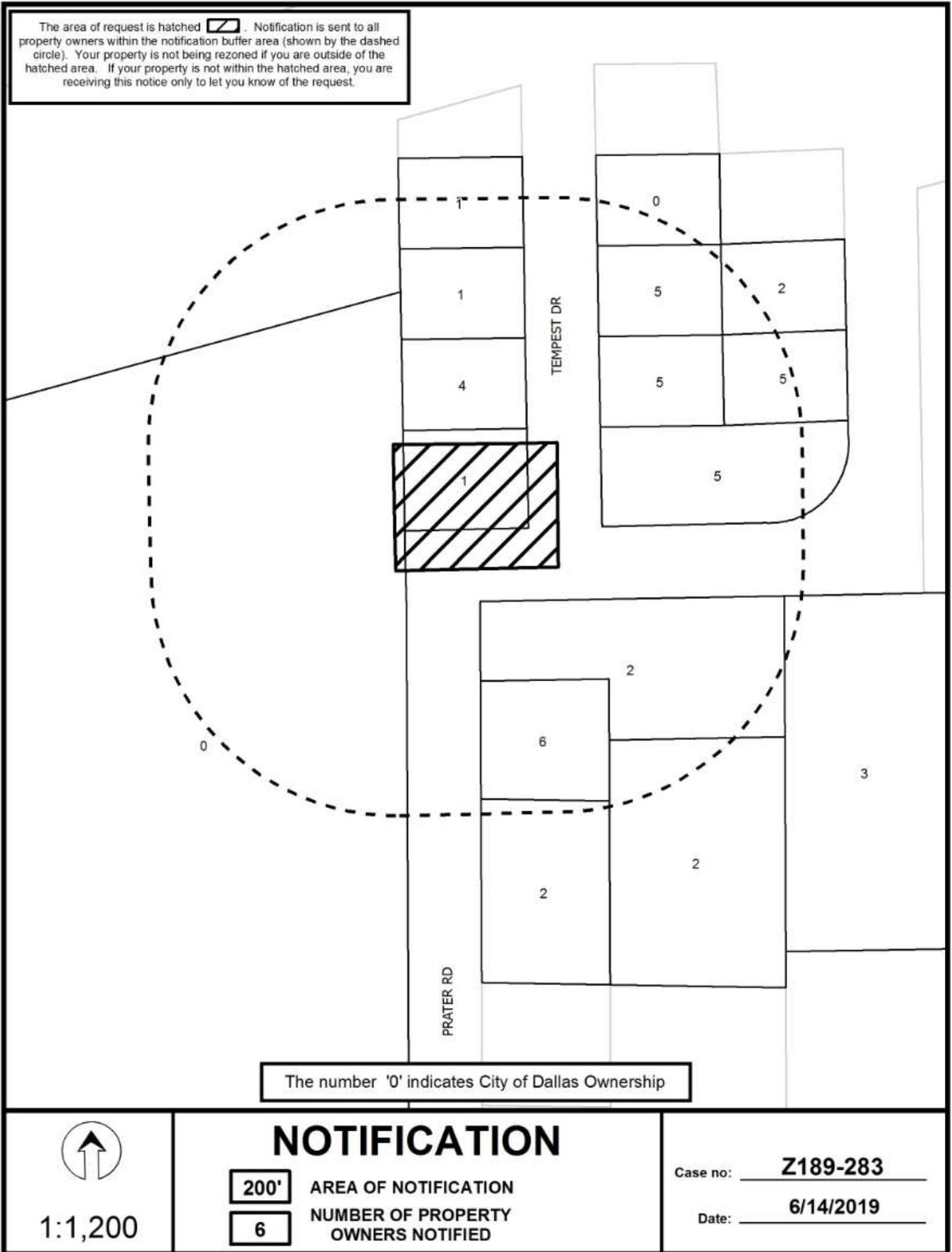


MVA Cluster A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 6/14/2019



Z189-283(PD)

06/14/2019

Notification List of Property Owners

Z189-283

6 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1541 TEMPEST DR	GARCIA AMADOR
2	1642 PRATER RD	GALVAN SAMUEL
3	1600 PRATER RD	FIRST EVANGELIST FMLY CH
4	1537 TEMPEST DR	GALVAN DANIEL
5	1508 TEMPEST DR	GALVAN SAMUEL S
6	1638 PRATER RD	GALLEGOS J REFUGIO &

FILE NUMBER: Z189-350(PD)

DATE FILED: September 20, 2019

LOCATION: Generally bound by Topeka Avenue, and Parvia Avenue on the west, Singleton Boulevard on the north, both sides of Amonette Street on the east, and Union Pacific Railroad on the south and Bedford Avenue

COUNCIL DISTRICT: 6

MAPSCO: 44 Q

SIZE OF REQUEST: ± 3.737 acres

CENSUS TRACT: 0043.00

REQUEST:

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

SUMMARY:

The purpose of the request will allow for the development of Phase 3 of a mixed use project consisting of multifamily and retail uses, located on the east side of Topeka Avenue between Singleton Boulevard and Bedford Street and the east side of Parvia Avenue between Bedford Street and Akron Street. Inability to obtain authorization from all but one property owner within PDD No. 891, led to an authorized hearing. No changes to the conditions of PD No. 891 are requested at this time.

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

Planned Development District No. 891

<http://www.dallascityattorney.com/51P/Articles%20Supp%2045/ARTICLE%20298.pdf>

BACKGROUND INFORMATION:

- On June 19, 2013, City Council approved PDD No. 891 by Ordinance No. 29043, providing the beginning of incremental zoning changes in general compliance with the West Dallas Urban Structure and Guidelines area plan. Additionally, on June 19, 2013, City Council approved Ordinance No. 29045 for a Thoroughfare Plan amendment to: 1) change Singleton Boulevard from Sylvan Avenue to Canada Drive from a six-lane divided to a special four lane divided roadway with bicycle lanes; 2) add Bataan Street from Singleton Boulevard to Commerce Street; 3) add Herbert Street from Singleton Boulevard to Commerce Street; and 4) add Amonette Street from Singleton Boulevard to Commerce Street.
- Planned Development District No. 891 is comprised of approximately 39.9 acres of land. Of the 39.9 acres of land existing, West Dallas Investment, L.P., owns 37.61 acres. The remaining 2.29 acres of land is owned by five individual property owners. The request before you is a hybrid zoning request because after exhausting all options one of the five property owners could not provide authorization.
- The request proposes the incorporation of 16 parcels consisting of 3.737-acres of land and zoned an IR Industrial Research District with portions of the property developed with industrial, warehouse, single family, restaurant, and vacant uses. In an IR Industrial Research district, only non-residential uses are allowed, such as warehouses, machine shops, auto service, stores, and light manufacturing. PD No. 891 allows uses that are generally similar to current IR uses, but it also allows residential uses, a wider variety of retail, restaurants, and live/work units.
- The request seeks to include the proposed 3.737 acres of land into PDD No. 891, creating a contiguous area that allows the envisioned development to occur. This development will be postured to benefit from significant public infrastructure improvements that will serve the immediate area. The only proposed changes to PDD No. 891 are the change in total acreage in Section 102 and the updated boundary in Exhibit A. No changes to the maximum buildable area are proposed.

Zoning History: There have been three recent zoning change in the vicinity during the last five years.

1. **Z156-302:** On September 28, 2016, City Council approved the expansion of Planned Development District No. 891 for certain Mixed Uses on property zoned an IR Industrial Research District.
2. **Z112-319:** On June 13, 2016, City Council approved Planned Development District No. 891 for certain Mixed Uses on property zoned an IR Industrial Research District.

Z189-350(PD)

3. **Z145-115:** On June 10, 2015, Council approved Ordinance No. 29765, which changed the zoning from IR Industrial Research to IM Industrial Manufacturing on the north side of West Commerce Street east of North Westmoreland Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Singleton Boulevard	Principal Arterial	80 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.1 Implement the Trinity River Corridor Plan.

Policy 1.1.2 Focus on Southern Sector development opportunities.

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

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

The request area is within an Urban Neighborhood Building Block. The *forwardDallas! Comprehensive Plan* designates the area as an urban neighborhood. Per the vision, these areas are predominately residential but are distinguished from other

neighborhoods by the wide variety of housing options they provide and easy access to public transit. Additionally, these neighborhoods should include single-family detached dwellings, townhouses and low-to mid-rise condominiums or apartments with concentrations of shops and offices along key corridors or a key intersections, providing important services and job opportunities within walking distance of residences on pedestrian friendly streets providing connectivity to shopping, schools and other community services.

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

Policy 1.4.1 Coordinate development and planning activities.

Policy 1.4.2 Develop a multi-modal transportation network.

The site is situated just east of the western boundary (Sylvan Avenue) of the West Dallas Urban Structure and Guidelines [the Structure], adopted by City Council in March 2011. The three primary objectives of the Structure are to: enhance and protect La Bajada (northeast of the site, north of the nonresidential uses fronting the north line of Singleton Boulevard), encourage incremental development, and foster new development that complies with the vision. The key to achieving these objectives successfully lies in the concept of reorienting development pressure away from adjacent residential areas.

While not directly serving this site, certain infrastructure improvements will benefit the proposed development as connectivity to planned and future developments come to this part of the community. A focus of these improvements will be a newly-established Herbert Street spine that runs from Singleton Boulevard to West Commerce Street. As an investment in this key move to reformat the built environment in the immediate area, the City of Dallas included \$34 million in the 2012 Bond Program to design and construct three underpasses under the existing Union Pacific Railroad.

Area Plan:

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

The Structure was developed using a collaborative community-based process under the guidance of the Dallas CityDesign Studio. Public input was a cornerstone of the Structure's development, with over 40 community meetings as well as detailed

discussion and interaction with the applicant in order to reach a consensus around the vision for the area.

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

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

Land Use:

	Zoning	Land Use
Site	PDD No.891, IR	Industrial outside (concrete plant), multifamily, office showroom/warehouse, vacant, single family, undeveloped
North	IR, CR	Restaurant, retail, auto service center
East	IR	Utility installation (electric power station)
South	PDD No. 714	Railroad, Single family homes; machinery, heavy equipment, or truck sales and service; office showroom/warehouse, multifamily, personal service use; vehicle display, sales and service
West	IR	Office showroom/warehouse, industrial (inside), vehicle or engine repair, recycling collection center, Vacant

Land Use Compatibility:

The site consists of new multifamily uses in compliance with the PD, a mix of industrial

uses, single family, vacant uses, and undeveloped parcels. West Dallas L.P. was the applicant for the original creation of the PD and was an active participant in crafting the adopted plan for the area, the West Dallas Urban Structure and Guidelines. While the application was an authorized hearing, the West Dallas LP paid to have the request treated as a regular zoning request due to the inability to receive authorization from all property owners. Of the 16 property owners, one property owner could not provide authorization after exhausting all options.

The predominant land use surrounding the request site consists of a mix of commercial, industrial, single family uses, vacant structures, and undeveloped parcels. The majority of the development north of the site, across Singleton Boulevard, consists of a mix of retail and commercial uses, with the La Bajada neighborhood farther north. Beckley Avenue, the Margaret Hill Hunt Bridge, and an electrical substation define the eastern adjacency, with the Union Pacific Railroad right-of-way (much of it elevated through its linear adjacency) framing the site to the south.

The proposed revised Area Regulating Plan provides for the expansion and development of Phase 3 of a mixed-use project including multifamily and retail uses.

Staff has determined that a mixed use development expanding into the existing IR District areas is appropriate at this location because the area is largely transition from an industrial district to more urban mixed use district as envisioned. Further, the request does not seek an amendment to the text and is in compliance with the West Dallas Urban Structure and Guidelines.

Comparison between IR and PD 891

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

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

Parking:

Off-street parking requirements will comply with the off-street parking and loading regulation in Sec. 51P-891.113.

Landscaping:

Landscape requirements will comply with Sec. 51P-891.115.

Market Value Analysis

Z189-350(PD)

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request has scattered parcels within an “E” MVA cluster within other parcels not within an MVA cluster. Additionally, the area of request is adjacent to an “H” MVA cluster to the north across Singleton Avenue and an “E” MVA cluster to the south across the Union Pacific Railroad.

Z189-350(PD)

West Dallas Investments, LP – Managing Partners

J. Stuart Fitts, Managing Partner

Philip Romano, Managing Partner

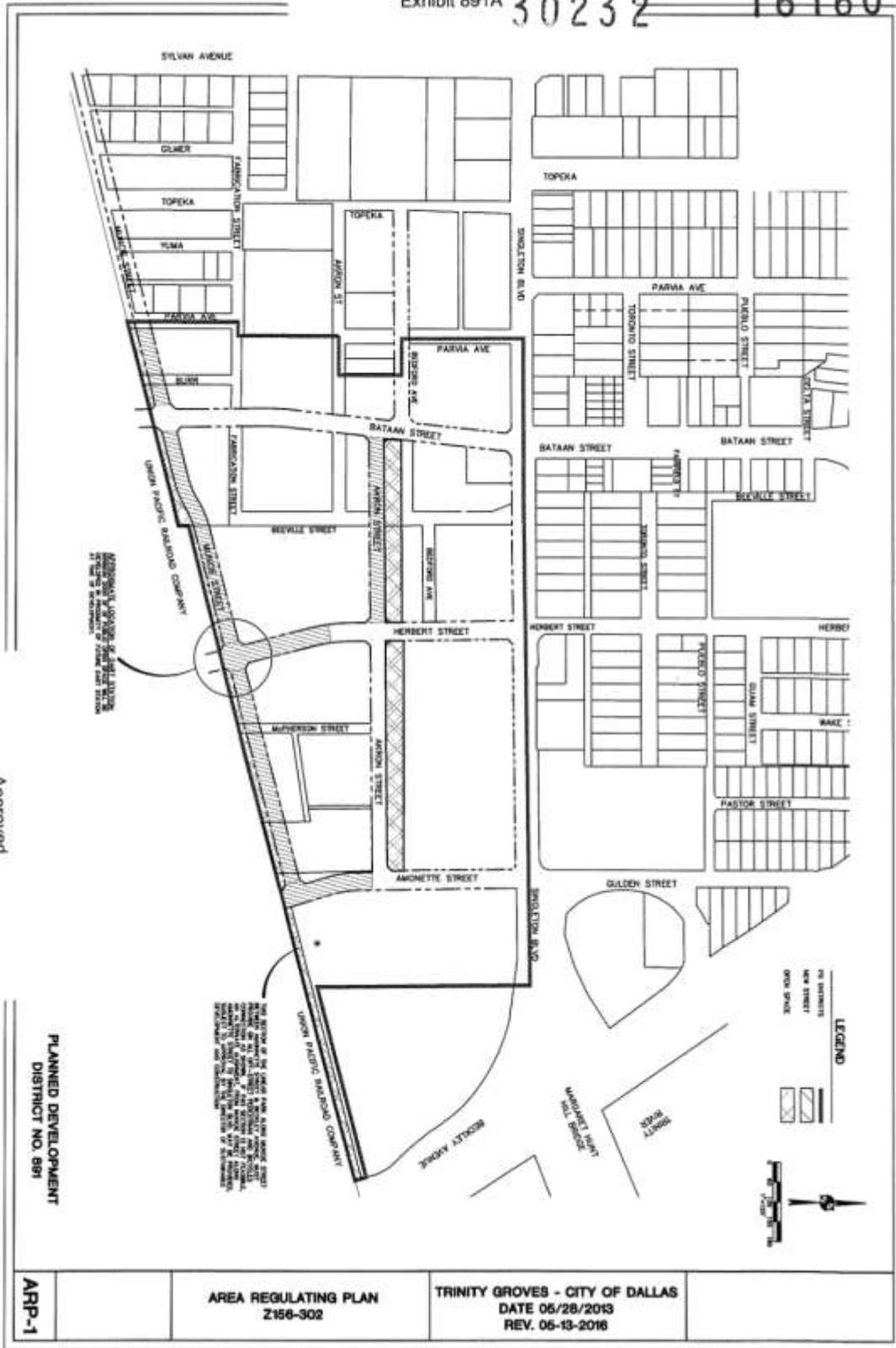
Larry McGregor, Managing Partner

EXISTING AREA REGULATING PLAN

Exhibit 891A 30232 161608

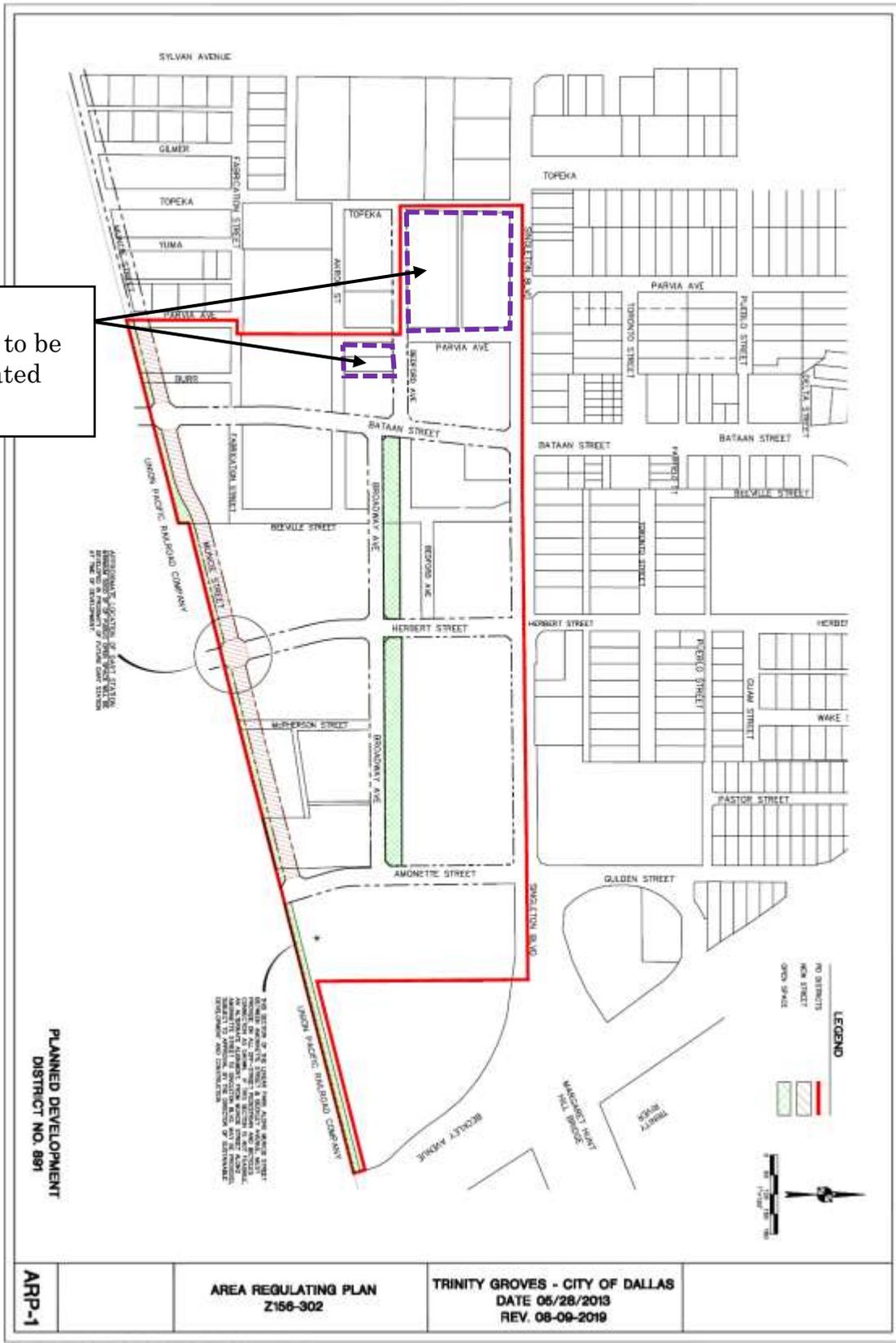
Planned Development
District No. 891

Approved
City Plan Commission
September 1, 2016



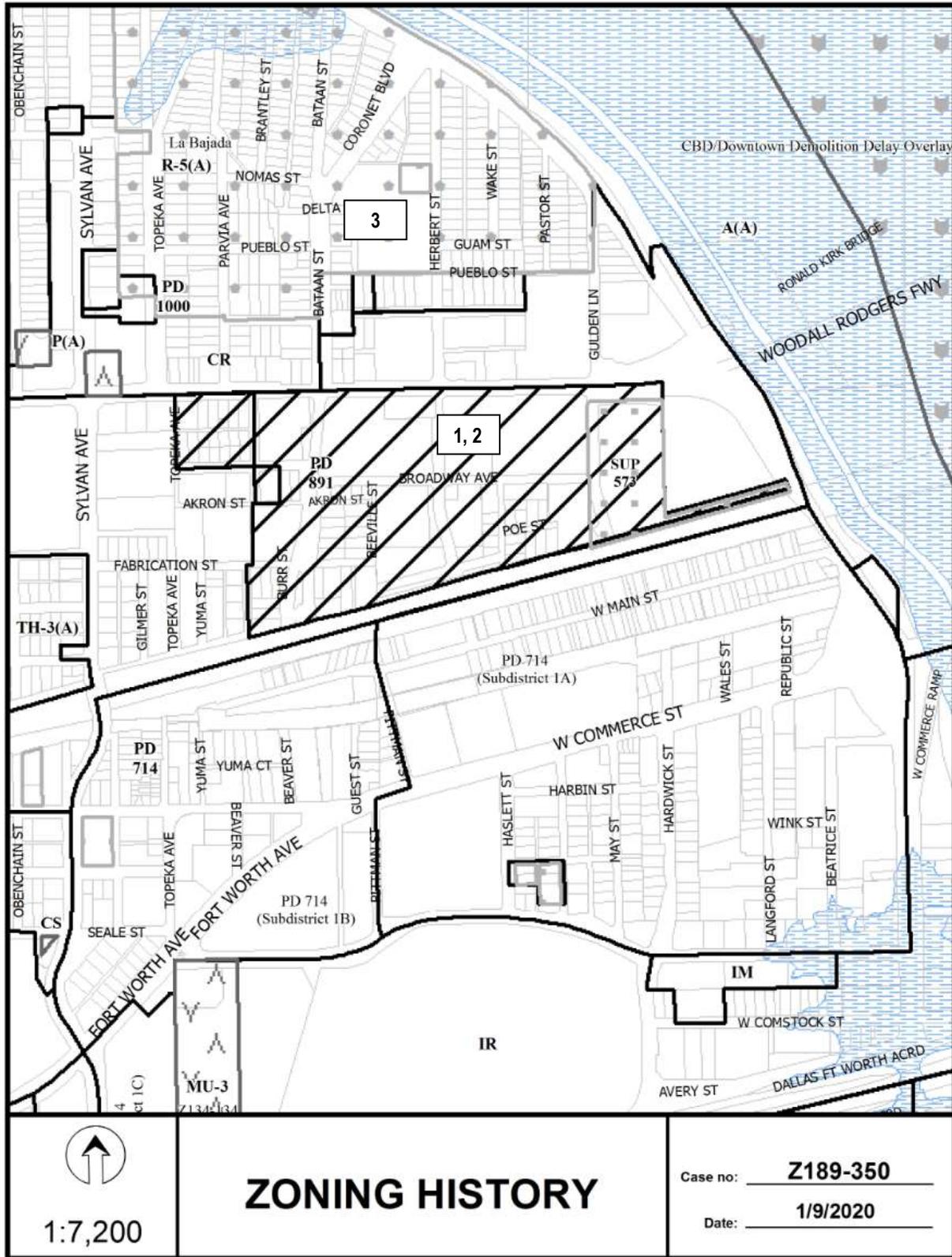
PROPOSED AREA REGULATING PLAN

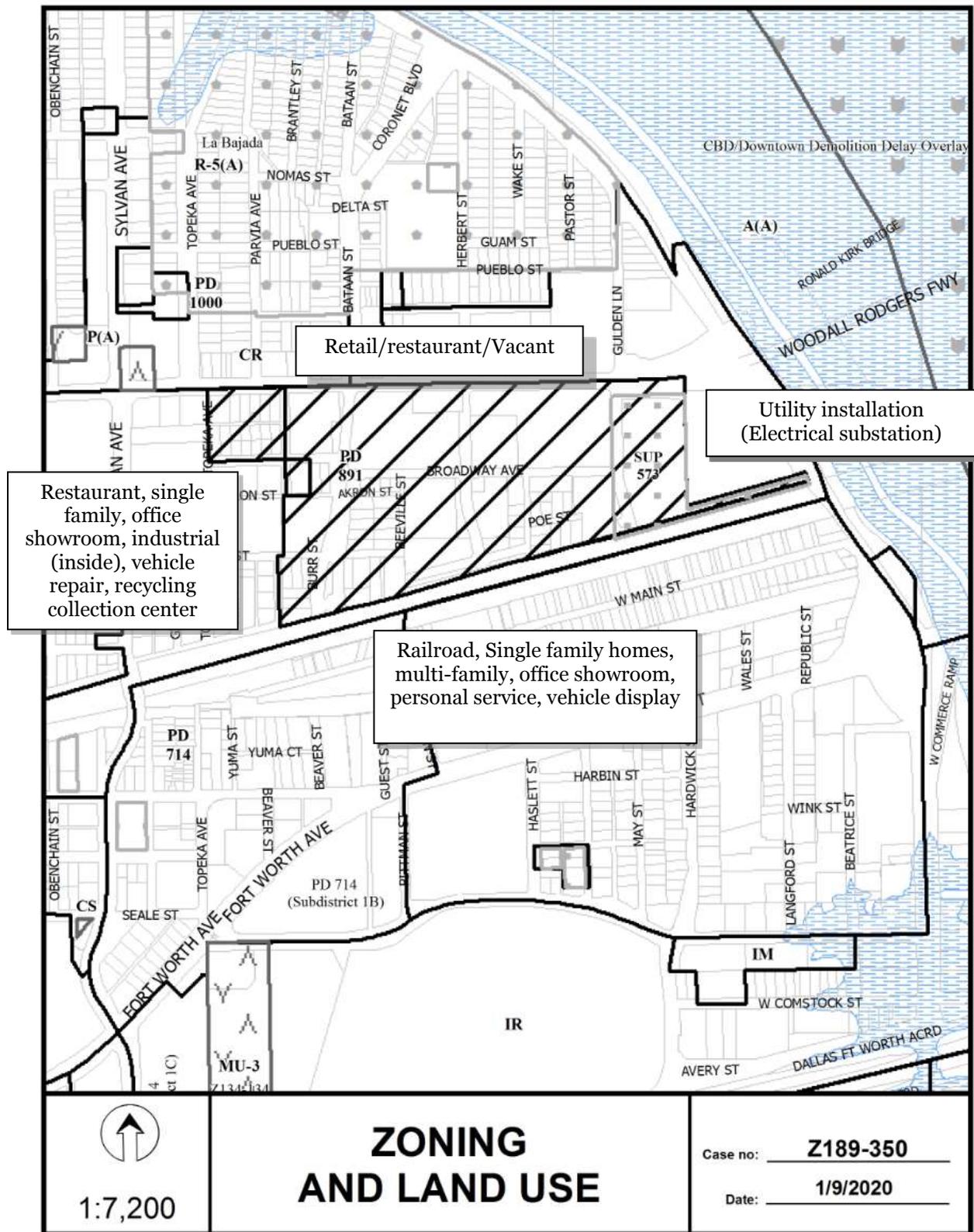
Parcels
proposed to be
incorporated

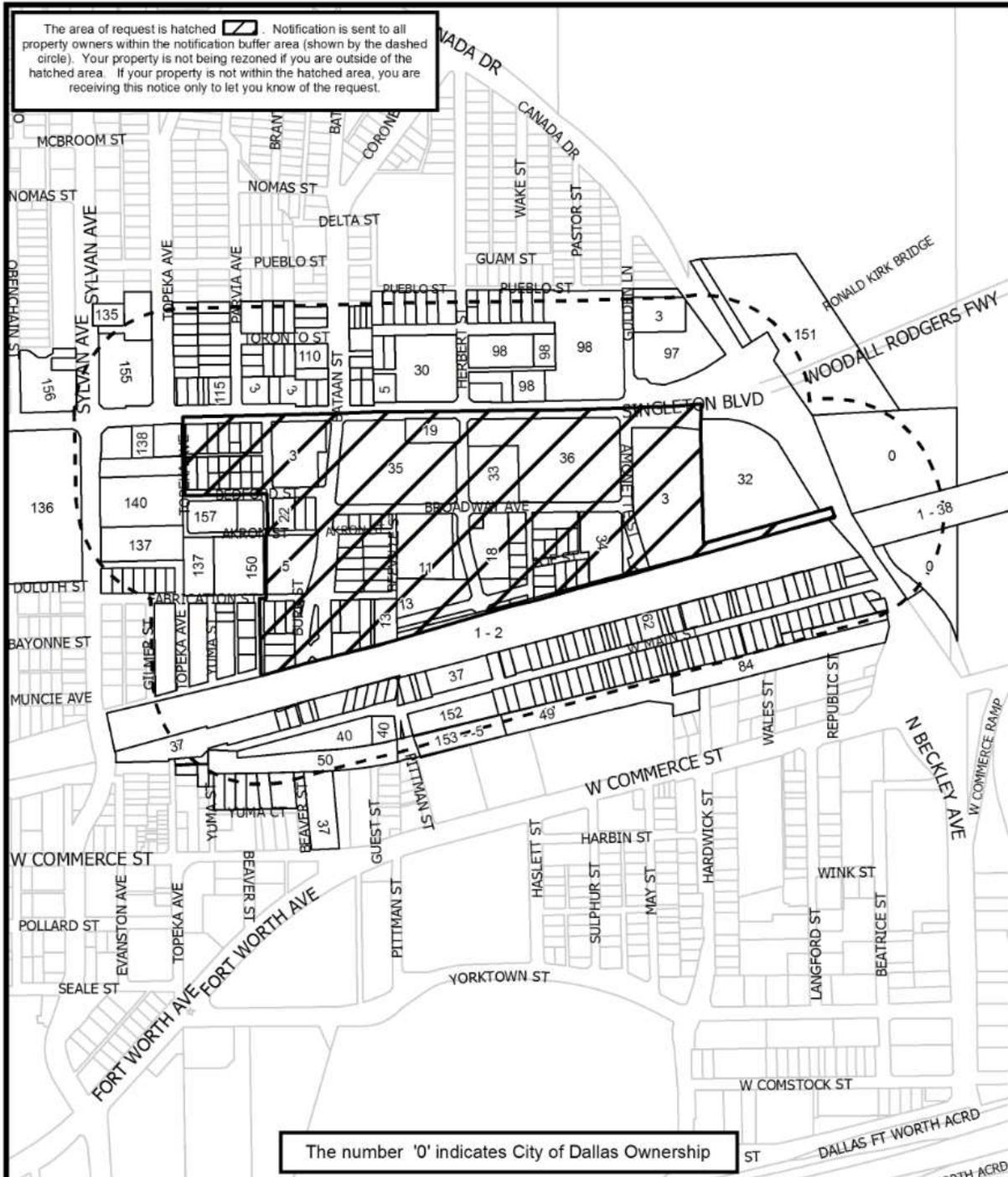




 1:10,800	<h2>VICINITY MAP</h2>	Case no: Z189-350 Date: 1/9/2020
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 1:7,200	<h2>NOTIFICATION</h2>	Case no: Z189-350
	500' AREA OF NOTIFICATION 158 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 1/9/2020

Notification List of Property Owners***Z189-350******158 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
2	9999 NO NAME ST	UNION PACIFIC RR CO
3	129 W MAIN ST	WEST DALLAS INVESTMENTS LP
4	327 POE ST	WEST DALLAS INVESTMENTS L P
5	2710 MCPHERSON ST	WEST DALLAS INVESTMENTS
6	2702 MCPHERSON ST	DELEON JOE D
7	324 POE ST	ROGERS MARIA B
8	320 POE ST	LOZANO SAMUEL
9	316 POE ST	CASTRO ANDRES
10	2731 MCPHERSON ST	WEST DALLAS INVESTMENTS LP
11	2739 MCPHERSON ST	WEST DALLAS INV LP
12	2741 MCPHERSON ST	WEST DALLAS NV
13	2704 BEEVILLE ST	EZS TRUCKING INC
14	2704 BEEVILLE ST	EZS TRUCKING INC
15	2704 BEEVILLE ST	EZS TRUCKING INC
16	2704 BEEVILLE ST	EZS TRUCKING INC
17	2729 HERBERT ST	WEST DALLAS INV
18	350 BROADWAY BLVD	WEST DALLAS INV
19	408 SINGLETON BLVD	IZZAA FUND LLC
20	618 SINGLETON BLVD	WEST DALLAS
21	623 BEDFORD ST	WEST DALLAS INVESTMENTS LP
22	516 BEDFORD ST	WEST DALLAS INVESTMENTS LP
23	432 BROADWAY BLVD	WEST DALLAS INV L P
24	707 FABRICATION ST	WEST DALLAS INVESTMENTS LP
25	2714 BATAAN ST	CHOVANEC ROBERT H JR &
26	501 W MAIN ST	COMMERCE PPTIES WEST LC

01/09/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	406 FABRICATION ST	UNKNOWN
28	422 FABRICATION ST	HERNANDEZ FELIPE & MARY LEE C
29	502 FABRICATION ST	WEST DALLAS INVESTMENTS LP
30	423 SINGLETON BLVD	WEST DALLAS INVESTMENTS L
31	2604 PARVIA AVE	EZ TRUCKING LP
32	2901 N BECKLEY AVE	ONCOR ELECRTCIC DELIVERY COMPANY
33	360 SINGLETON BLVD	WEST DALLAS INVESTMENTS LP
34	302 BROADWAY BLVD	WEST DALLAS INVESTMENTS LP
35	440 SINGLETON BLVD	TRINITY GROVES RESIDENTIAL II LP
36	320 SINGLETON BLVD	TRINITY GROVES RESIDENTIAL I LP
37	2340 SYLVAN AVE	PSW WEST DALLAS URBAN
38	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
39	2330 TOPEKA AVE	MOSTAFAVI LEYLA
40	506 W MAIN ST	COMMERCE PROPERTIES
41	515 W MAIN ST	COMMERCE PROPERTIES WEST LC
42	507 W MAIN ST	HUTCHISON MAUREEN &
43	521 W MAIN ST	COMMERCE PROP WEST LC
44	539 W MAIN ST	DALLAS INVESTMENTS WEST LC
45	629 YUMA CT	CHAPMAN TRACI SHAWN
46	625 YUMA CT	CHAPMAN TRACY SHAWN
47	611 YUMA CT	SEMOS CHARLES TOM
48	605 YUMA CT	LODOR ENTERPRISES INC
49	2500 HARDWICK ST	TEXAS OAKS HOLDINGS GROUP
50	2500 HARDWICK ST	SELF STORAGE SOLUTIONS
51	115 W MAIN ST	BURLESON ARLENE
52	131 W MAIN ST	RIOS DORA L
53	133 W MAIN ST	TOPLETZ INVESTMENTS
54	207 W MAIN ST	JOHNSON WILLIAM L &
55	211 W MAIN ST	JOHNSON WILLIAM L &
56	215 W MAIN ST	JOHNSON WILLIAM &
57	219 W MAIN ST	REYNA PABLO & ELVIRA

01/09/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	225 W MAIN ST	WEST DALLAS INVESTMENTS LP
59	231 W MAIN ST	COMMERCE PROPERTIES WEST LC
60	235 W MAIN ST	ROGERS TONY GARCIA
61	247 W MAIN ST	SHERMAN KENNETH E &
62	253 W MAIN ST	RAMBO CYNTHIA ANN
63	263 W MAIN ST	RAND MARTHA N &
64	271 W MAIN ST	COMMERCE PPTIES WEST LLC
65	273 W MAIN ST	BENITEZ CRISTAL
66	303 W MAIN ST	BARR JOHN H TR
67	319 W MAIN ST	LEWIS WILLIE CHARLES &
68	323 W MAIN ST	LONE STAR MISSIONARY BAPTIST
69	337 W MAIN ST	PSW WEST DALLAS URBAN VILLAGE
70	425 W MAIN ST	PLUMMER EMMERSON L JR
71	428 W MAIN ST	BEVERS JOE II
72	338 W MAIN ST	CUNNINGHAM J W
73	336 W MAIN ST	LYNWOOD SOPORIA
74	324 W MAIN ST	SCOTT GEORGE ESTATE
75	322 W MAIN ST	SCOTT JOE
76	314 W MAIN ST	BARR JOHN H TRUSTEE
77	312 W MAIN ST	JOHNSON JOE AND GRACE
78	302 W MAIN ST	HAWS SCOTT R J ET AL
79	268 W MAIN ST	CHAMBERS HASKELL J &
80	262 W MAIN ST	JEFFERSON MARVA E
81	258 W MAIN ST	TERELL MARTIN LUTHER &
82	256 W MAIN ST	LEAVELL S R & DON A
83	252 W MAIN ST	LEAVELL S R &
84	250 W MAIN ST	CONTRACTORS IRON
85	238 W MAIN ST	CONTRACTORS IRON & STEEL
86	234 W MAIN ST	CONTRACTORS IRON &
87	228 W MAIN ST	CONTRACTORS IRON & STEEL
88	224 W MAIN ST	CONTRACTORS IRON STEEL

01/09/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	216 W MAIN ST	LEAVELL S R &
90	208 W MAIN ST	HUNT JESSIE
91	204 W MAIN ST	LEAVELL S R & D A
92	202 W MAIN ST	ONEAL ASHLEI R
93	132 W MAIN ST	CONTRACTORS IRON
94	124 W MAIN ST	DAVIS ARTHUR R
95	2701 N BECKLEY AVE	COMMERCE PROPERTIES WEST
96	2634 N BECKLEY AVE	COMMERCE PROPERTIES WEST LLC
97	3016 GULDEN LN	WEST DALLAS INVESTMENT LP
98	3011 GULDEN LN	WEST DALLAS INVMTS LP
99	353 SINGLETON BLVD	J R S B PETRO INC
100	453 TORONTO ST	WEST DALLAS INVESTMENTS
101	424 TORONTO ST	WORKFORE MULTIFAMILY LLC
102	407 TORONTO ST	RAMIREZ THOMAS &
103	417 TORONTO ST	ZUNIGA GILBERT
104	421 TORONTO ST	WORKFORCE MULTIFAMILY LLC
105	331 TORONTO ST	NUNCIO MARGARET
106	339 TORONTO ST	WEST DALLAS INVESTMENTS
107	351 TORONTO ST	NUNCIO EDWARD
108	437 SINGLETON BLVD	EJK USA ENTERPRISE LLC
109	3001 BATAAN ST	HUERTA YSIDRO
110	3015 BATAAN ST	IGLESIA DE DIOS MANANTIA
111	3012 BATAAN ST	CASTILLO NATIVIDAD M &
112	3115 BATAAN ST	CURZ ARMANDO
113	3111 BATAAN ST	MARY PADILLA
114	3006 TOPEKA AVE	GARCIA EDUARDO F
115	603 SINGLETON BLVD	EMEM III LLC
116	3022 TOPEKA AVE	MEDINA TOMASA
117	3102 TOPEKA AVE	NARVAEZ ERNESTINA A
118	3110 TOPEKA AVE	CRAIG PENFOLD PPTIES INC
119	3106 TOPEKA AVE	HERNANDEZ DOMINGO &

01/09/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	3014 TOPEKA AVE	BOZQUEZ JUAN ARNULFO ROMAN
121	3010 TOPEKA AVE	ROMAN JUAN ARNULFO
122	3018 TOPEKA AVE	BILLINGSLEY GUADALUPE GARZA &
123	3109 PARVIA AVE	CARRILLO TONY &
124	3107 PARVIA AVE	SALAZAR CATHERINE EST OF
125	3101 PARVIA AVE	CAZARES FORTUNATA EST OF
126	3023 PARVIA AVE	OROZCO AMELIA
127	3019 PARVIA AVE	HUERTA WALTER A
128	3015 PARVIA AVE	LUNA PAULA &
129	531 TORONTO ST	NEW MOUNT CORINTH BAPTIST
130	523 TORONTO ST	HERRERA ZULEMA
131	519 TORONTO ST	GARCIA ELVIRA MORALES
132	515 TORONTO ST	GARCIA ISIDRA
133	3020 PARVIA AVE	MOON MARGARET P LUNA EST OF
134	518 TORONTO ST	GALVAN PASCUAL & LORENZA
135	3108 SYLVAN AVE	WESTER CAROYLN DURBIN
136	818 SINGLETON BLVD	ATLAS METAL WORKS
137	2720 SYLVAN AVE	WEST DALLAS INVESTS LP
138	730 SINGLETON BLVD	DURBIN PAMELA LYNN TR OF
139	720 SINGLETON BLVD	DURBIN PAMELA LYNN
140	2816 SYLVAN AVE	2920 SYLVAN LLC
141	2920 SYLVAN AVE	2920 SYLVAN LLC
142	2700 SYLVAN AVE	BONNILLA JOSE S &
143	727 FABRICATION ST	BONNILLA JOSE S &
144	719 FABRICATION ST	SYLVANFAB LLC
145	717 FABRICATION ST	717 FABRICATION LLC
146	711 FABRICATION ST	CARDENAS ROSALIO & MARIA
147	2626 YUMA ST	DAVIS HELEN & RALEIGH FAMILY TR B
148	2603 PARVIA AVE	BOND BRENDA
149	2623 PARVIA AVE	PLEXSTAR INC
150	611 FABRICATION ST	SQUIRIC BROTHERS PPTY LLC

Z189-350(PD)

01/09/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1001	CONTINENTAL ST VIADUCT DALLAS CITY & COUNTY
152	400	W MAIN ST PSW WEST DALLAS URBAN
153	400	W MAIN ST PSW WEST DALLAS URBAN
154	3115	TOPEKA AVE DALLAS CITY HOME INC
155	3030	SYLVAN AVE CVS PHARMACY INC
156	809	SINGLETON BLVD LOS BARRIOS UNIDOS
157	2805	PARVIA AVE 620 BEDFORD LLC
158	2300	AL LIPSCOMB WAY BNSF RAILWAY

Planner: Pamela F.R. Daniel

FILE NUMBER: Z190-119(PD) **DATE FILED:** October 21, 2019

LOCATION: Southeast corner of Corral Drive and Cockrell Hill Road

COUNCIL DISTRICT: 3 **MAPSCO:** 62 R; V

SIZE OF REQUEST: ± 1.648 acres **CENSUS TRACT:** 109.03

REPRESENTATIVE: Clint Herrington

APPLICANT/OWNER: Max Alley Investments, LLC & Cockrell Hill Plaza, LLC

REQUEST: An application to amend Planned Development District No. 234.

SUMMARY: The purpose of the request is to allow an attached sign to exceed the minimum effective area.

STAFF RECOMMENDATION: Approval, subject to revised conditions.

BACKGROUND INFORMATION:

- On May 14, 1986, City Council approved PDD No. 234 which encompasses two tracts (Tracts I and II).
- The proposed development is within Tract I of the PDD. Tract I provides for retail uses as well as a day care center permitted by right.
- On June 28, 2017, the City Council approved an amendment to PDD No. 234 to allow 1) a one-story retail food store [Family Dollar]; 2) off-street parking as shown on the development plan; 3) landscaping to comply with Article X instead of the development/conceptual plan; 4) increase of the floor area ratio to a maximum 0.220 from a maximum 0.215; 5) a reduction of the minimum front yard setback along Corral Drive from 25 feet to 10 feet; and 6) limit the hours of operation from 6:30am to 9:00pm., at the subject site.
- The request site is currently being developed with an 8,320 square foot building [Family Dollar].

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

1. **Z167-241:** On June 2017, the City Council approved an amendment to PDD No. 234 on property zoned Tract I and Tract II within PDD No. 234 located on the southeast corner of Corral Drive and Cockrell Hill Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Cockrell Hill	Principal Arterial	100

Traffic:

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

Surrounding Land Uses:

	Zoning	Land Use
Site	PD 234	Undeveloped
North	R-10 (A)	Undeveloped
South	MF-1(A) w/deed restrictions	Multifamily
East	MF-1(A) w/deed restrictions	Undeveloped
West	City of Duncanville	Church

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

The request complies with the following land use goals and policies of the Comprehensive Plan because the proposed changes increase the opportunities for the request site to be developed and be a vibrant retail shopping area.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.6 Restore Dallas as the foremost retail location in the region.

STAFF ANALYSIS:

Land Use Compatibility:

The request site is zoned Tract I within Planned Development District No. 234. The request site is currently under construction with an 8,320-square-foot general merchandise or food store greater than 3,500 square feet use [Family Dollar].

For general non-business zoning, Chapter VII allows one premise sign per façade not to exceed 40 square feet. Detached signs are allowed in conjunction with attached signs as long as the attached signs do not project more than 18 inches from the building. One sign is allowed per non-residential premise that projects up to 4 feet from the building. If a non-residential premise sign is proposed, then no detached signs are allowed.

The applicant is requesting to exceed the 40 square feet maximum effective area by 45 square feet for a premise sign not to exceed 85 square feet. Staff supports the request

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because the applicant is restricting the number of signs to one attached sign and one pylon sign on the site.

The surrounding land uses are single family residential to the northwest and multifamily residential to the south. The site is immediately adjoined by undeveloped land to the north and east. To the west is a church with a surface parking lot that lies within the limits of the City of Duncanville.

Landscaping:

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

Market Value Analysis

[Market Value Analysis \(MVA\)](#), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the area of request is not categorized as being within an MVA cluster, surrounding properties to the northeast is located within an “F” Category. Properties located immediately south is designated within an “E” Category.

Parking:

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200 which has a requirement of one spaces per 200 square feet of floor area. Therefore, the 8,320 square foot use will require a total of 42 off-street spaces as shown on the development/conceptual plan.

List of Partners/Principals/Officers

Max Alley Investment, LLC:

Curt Green – Managing Partner
James Herrington - Managing Partner

Cockrell Hill Plaza, LLC:

Zahra Makhani – Managing member

Proposed Amendments

ARTICLE 234.

PD 234.

SEC. 51P-234.101. LEGISLATIVE HISTORY.

PD 234 was established by Ordinance No. 19156, passed by the Dallas City Council on May 14, 1986. Ordinance No. 19156 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 19156 was amended by Ordinance No. 22553, passed by the Dallas City Council on September 13, 1995. (Ord. Nos. 10962; 19156; 22553; 25711)

SEC. 51P-234.102. PROPERTY LOCATION AND SIZE.

PD 234 is established on property generally located at the southeast corner of Corral Drive and Cockrell Hill Road. The size of PD 234 is approximately 1.648 acres. (Ord. Nos. 19156; 25711)

SEC. 51P-234.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions contained in Chapter 51 apply to this article.
- (b) Unless otherwise stated, all code references are to Chapter 51.
- (c) The Property is divided into two tracts, Tract I and Tract II, as shown on the development/conceptual plan (Exhibit 234A).
- (d) This district is considered to be a nonresidential zoning district. (Ord. Nos. 22553; 25711)

SEC. 51P-234.103.1. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 234A: development/conceptual plan. (Ord. 30536)

SEC. 51P-234.104. DEVELOPMENT/CONCEPTUAL PLAN.

Development and use of Tract I of the Property must comply with the development/conceptual plan. This plan serves as the development plan for Tract I and the conceptual plan for Tract II. In the event of a conflict between the provisions of this article and the development/conceptual plan, the provisions of this article control. (Ord. Nos. 22553; 25711)

SEC. 51P-234.105. DEVELOPMENT PLAN FOR TRACT II.

A development plan must be approved by the city plan commission before issuance of any building permit for Tract II. Development and use of Tract II of the Property must comply with the approved development plan. The development plan and any amendments must comply with the conceptual plan and this article. (Ord. Nos. 22553; 25711)

SEC. 51P-234.106. MAIN USES PERMITTED.

- (a) Except as stated below, the only uses permitted on the Property are those retail uses permitted in an NS Neighborhood Service District.
- (b) A day care center is permitted by right on Tract I of this district.
- (c) A retail food store is permitted by right on Tract I of this district.
- (d) A service station is permitted subject to a specific use permit. (Ord. Nos. 22553; 25711; 30536)

SEC. 51P-234.107. ACCESSORY USES.

- (a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51-4.217. For more information regarding accessory uses, consult Section 51-4.217.
- (b) The following accessory uses are not permitted in this district:
 - (1) Private stable.
 - (2) Community center (private).
 - (3) Amateur communication tower.
 - (4) Open storage. (Ord. Nos. 22553; 25711)

SEC. 51P-234.108. YARD, LOT, AND SPACE REGULATIONS.

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

- (a) Front yard.
 - 1. Except as provided in the subsection, minimum front yard is 25 feet
- (b) Side and rear yard. Minimum side and rear yard is 10 feet.
- (c) Dwelling unit density. No maximum dwelling unit density.
- (d) Floor area ratio. Maximum floor area ratio is 0.220.
- (e) Height. Maximum structure height is 24 feet.
- (f) Lot coverage. Maximum lot coverage is 40 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

Z190-119(PD)

(g) Lot size. No minimum lot size.

(h) Stories. Maximum number of stories above-grade is two. Parking garages are exempt from this requirement, but must comply with the height regulations of Subsection (e). (Ord. Nos. 22553; 25711; 30536)

SEC. 51P-234.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations (Division 51-4.300) for the specific off-street parking and loading requirements for each use. Off-street parking for Tract I must be located as shown on the development/conceptual plan. (Ord. Nos. 22553; 25711)

SEC. 51P-234.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 22553; 25711)

SEC. 51P-234.111. ACCESS.

Ingress and egress for Tract I must be provided as shown on the development/conceptual plan. (Ord. Nos. 22553; 25711)

SEC. 51P-234.112. LANDSCAPING.

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

(b) Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 22553; 25711; 35036)

SEC. 51P-234.113. SCREENING.

A minimum six-foot-high solid fence must be installed on Tract I as shown on the development/conceptual plan. (Ord. Nos. 22553; 25711)

SEC. 51P-234.114. SIGNS.

(a) Signs

1. Except as provided in this subsection, signs must comply with the provisions for non-business zoning districts contained in Article VII.

2. **One premise sign with a maximum area of 85 square feet is allowed along Cockrell Hill Road.**(Ord. Nos. 22553; 25711)

SEC. 51P-234.115. ADDITIONAL PROVISIONS.

(a) The following provisions apply to the day care center permitted in Tract I:

(1) The outdoor play area must be enclosed by a minimum four-foot-high fence.

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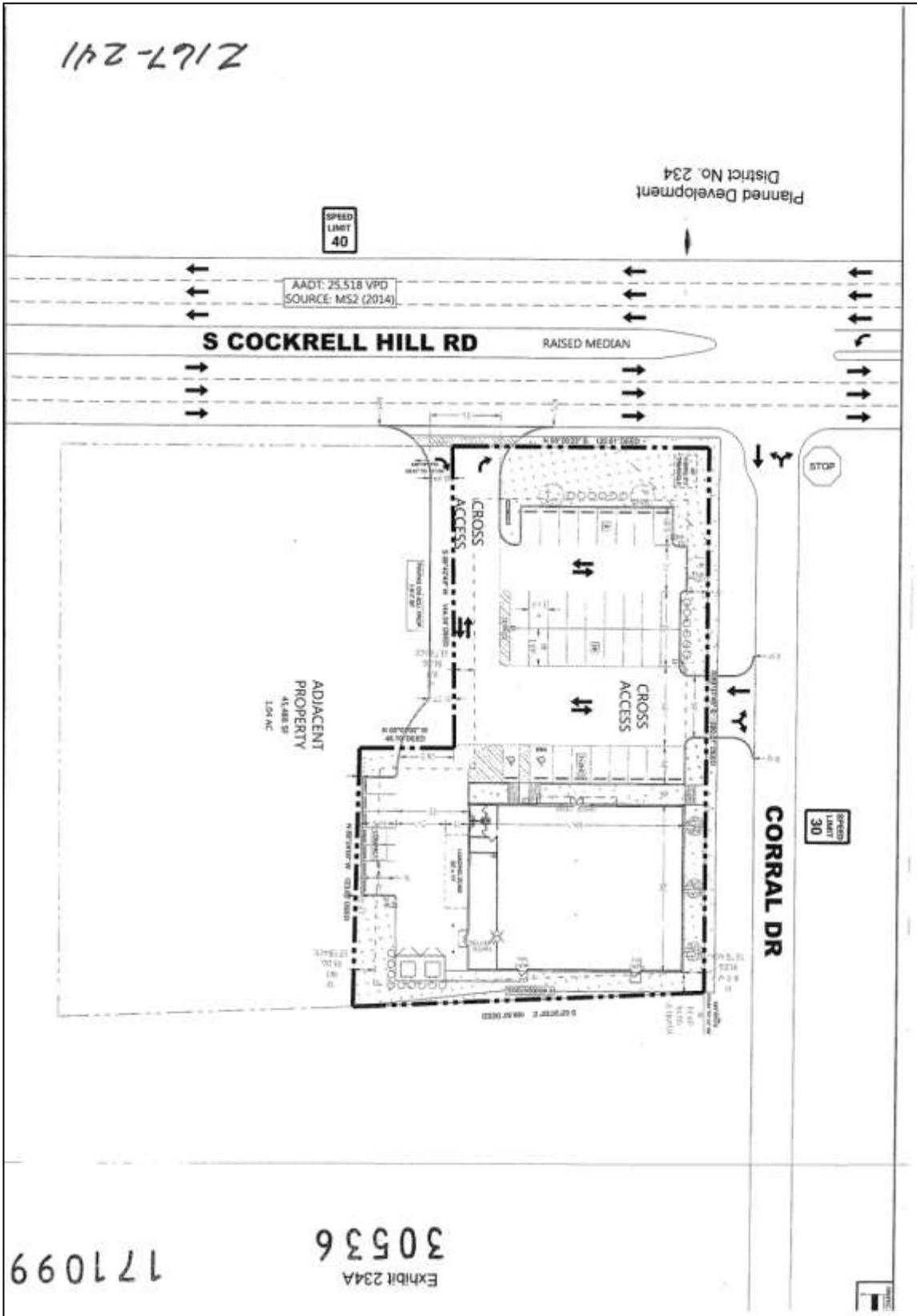
- (2) The hours of operation are limited to the hours between 6:30 a.m. and 6:30 p.m.
 - (3) A minimum of 50 square feet of indoor floor area must be provided for each child in attendance.
 - (4) A minimum of 100 square feet must be provided for each child in the play area. The outdoor play area must be located as shown on the development/conceptual plan.
- (b) The retail food store permitted in Tract I may only operate between 6:30 a.m. and 9:00 p.m.
 - (c) The entire premises 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.

SEC. 51P-234.116.

GENERAL REQUIREMENTS.

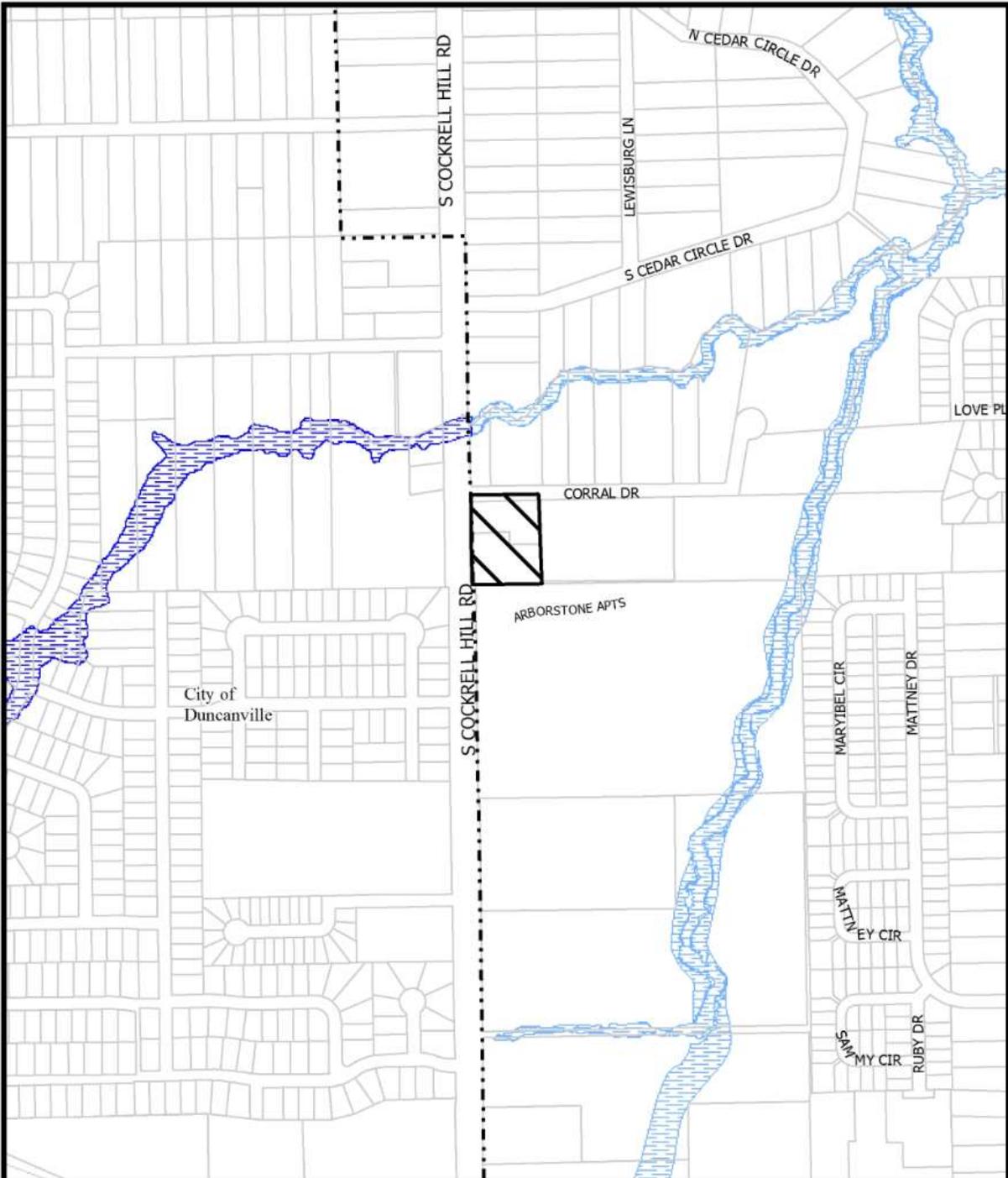
- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit or 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 applicable ordinances, rules, and regulations of the city.

EXISTING DEVELOPMENT PLAN



Proposed Rendering
(For Illustrative purposes only)






1:6,000

VICINITY MAP

Case no: Z190-119
Date: 12/6/2019



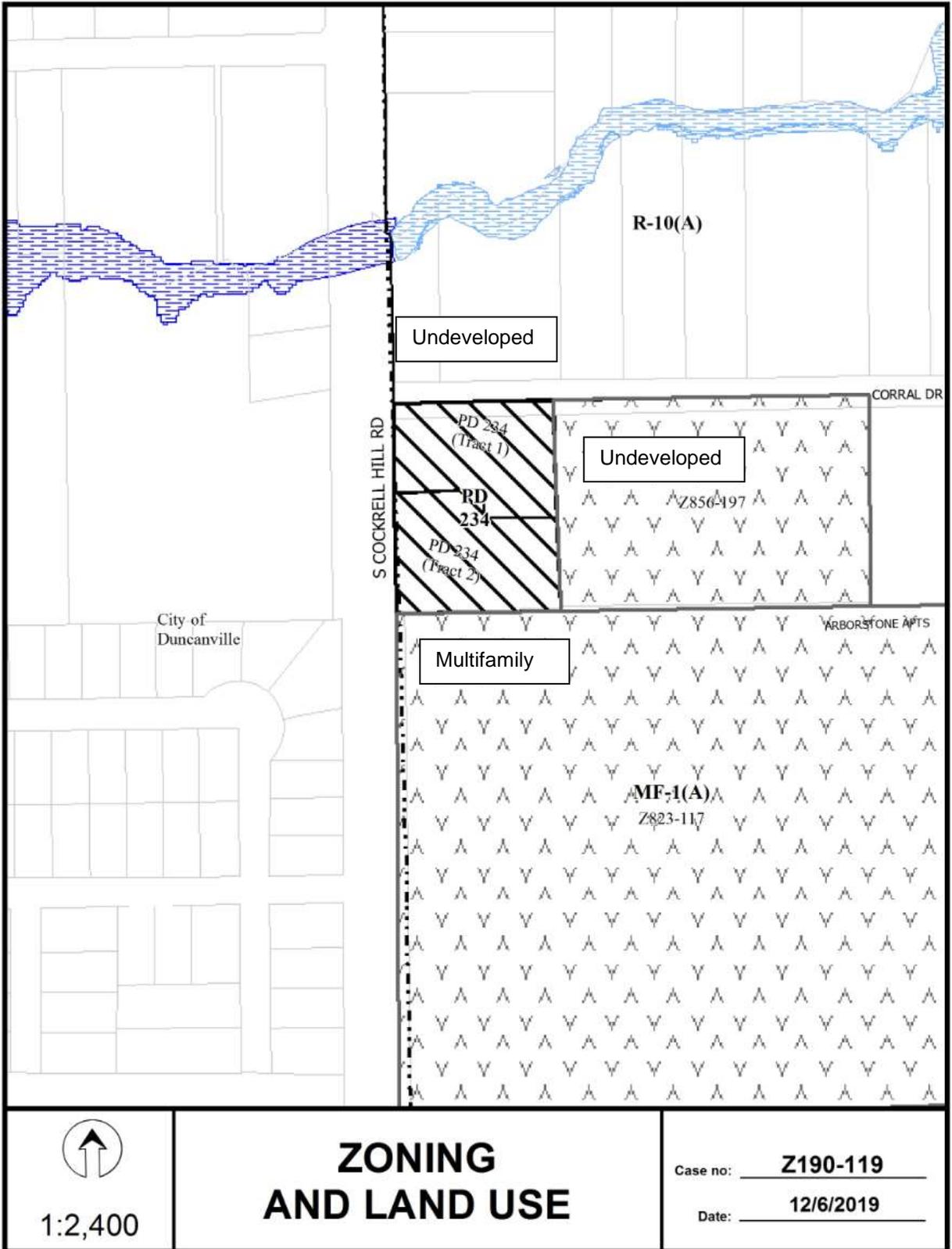
1:2,400

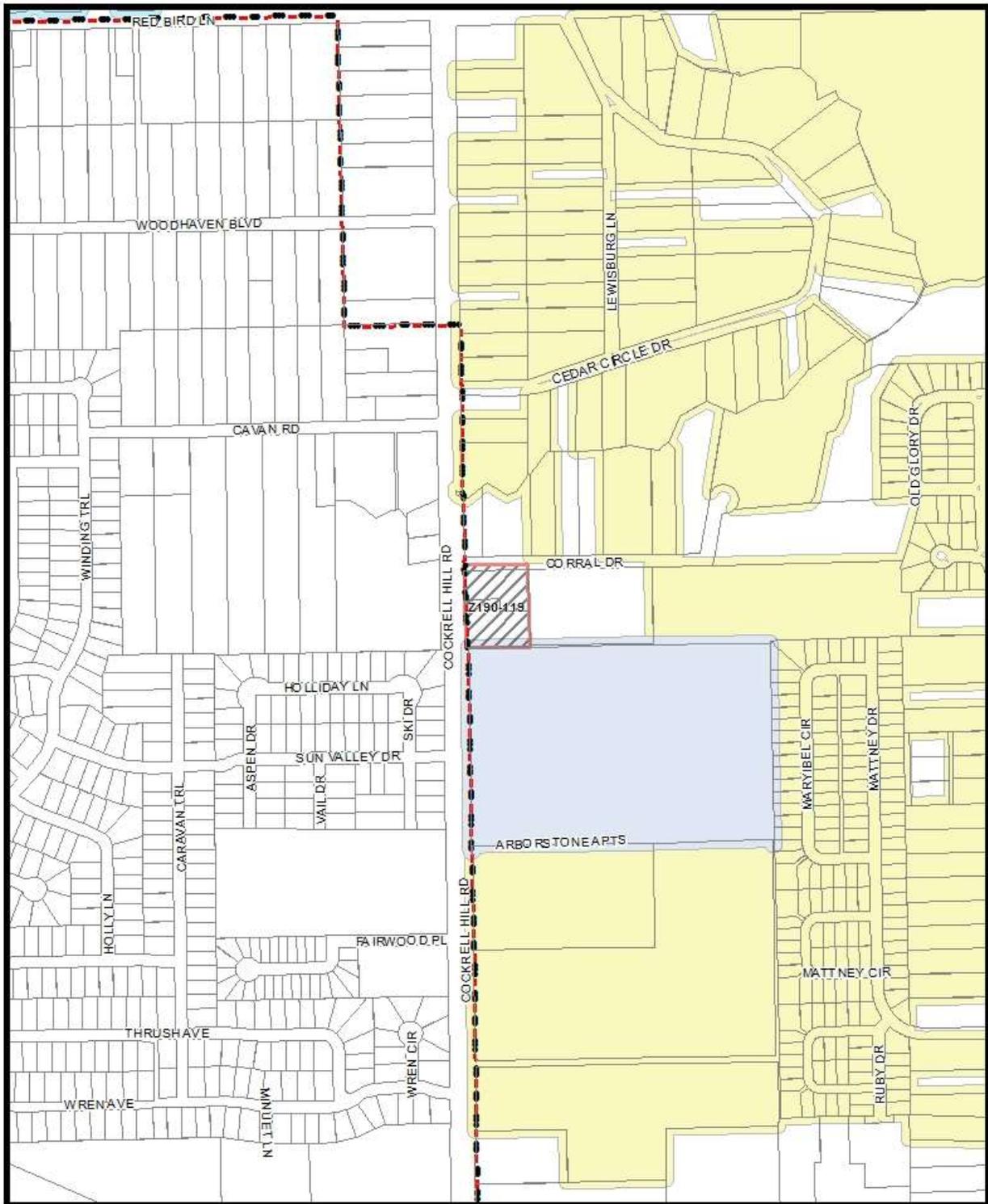
AERIAL MAP

Case no: Z190-119

Date: 12/6/2019





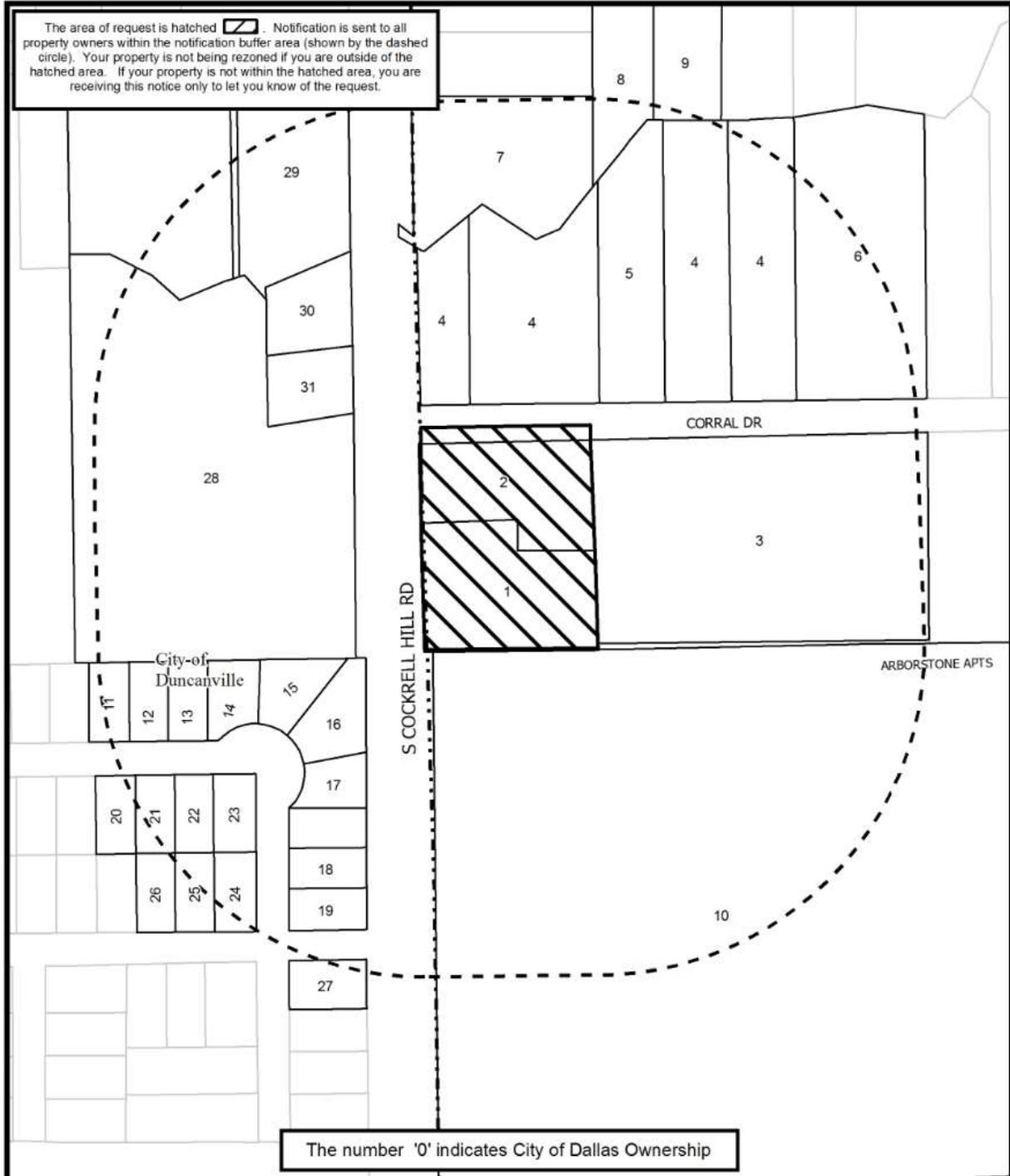


Market Value Analysis A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 12/6/2019



 1:2,400	<h2>NOTIFICATION</h2>	Case no: <u> Z190-119 </u>
	500' AREA OF NOTIFICATION 31 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <u> 12/6/2019 </u>

12/06/2019

Notification List of Property Owners***Z190-119******31 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6430 S COCKRELL HILL RD	HEATLEY PROPERTIES INC
2	6404 S COCKRELL HILL RD	MAX ALLEY INVESTMENTS LLC
3	4324 CORRAL DR	CARTER TIMOTHY
4	4339 CORRAL DR	HERNANDEZ HUGO & JUANA
5	4323 CORRAL DR	HERNANDEZ HUGO & JUANA
6	4247 CORRAL DR	RAMIREZ LUZ M
7	6210 S COCKRELL HILL RD	ENOBAXHARE PETER &
8	4324 S CEDAR CIRCLE DR	SHOOK MAURICE O
9	4316 S CEDAR CIRCLE DR	SHOOK MAURICE O & G ELKE
10	6500 S COCKRELL HILL RD	ICAP CS ARBORSTONE HLDGS LLC
11	731 HOLLIDAY LN	VEASLEY GABRIEL
12	735 HOLLIDAY LN	SANDATE CIPRIANO LOPEZ
13	739 HOLLIDAY LN	PEQUENO SANTIAGO
14	743 HOLLIDAY LN	GORDON JAMES
15	747 HOLLIDAY LN	REYNA RAMIRO
16	1218 SKI DR	JACKSON MARY ELIZABETH
17	1214 SKI DR	MACDONALD ARTHUR H III
18	1206 SKI DR	CEBRIAN CESAR &
19	1202 SKI DR	CARDOZA JUVENTINO
20	726 HOLLIDAY LN	SANCHEZ RAMON &
21	730 HOLLIDAY LN	FLORIDO RAMIREZ JUAN A &
22	734 HOLLIDAY LN	ESPOSITO ADAM
23	738 HOLLIDAY LN	EANES SHUANDRA
24	739 SUN VALLEY DR	YORK DANFORD NATALIE F
25	735 SUN VALLEY DR	MARTINEZ RICARDO
26	731 SUN VALLEY DR	BRISENO NORA H & ALEJANDRO

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12/06/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1146 SKI DR	TAH HOLDING LP
28	1203 N COCKRELL HILL RD	HEAVENS EMBASSY CHURCH
29	734 CAVAN RD	TRINITY CHURCH OF THE ASSEMBLIES OF GOD
30	1219 N COCKRELL HILL RD	JOHNSON LOUIS E JR &
31	1215 N COCKRELL HILL RD	MELLENDEZ MARIA ENCARNACION RAMOS

FILE NUMBER: Z189-228(PD)

DATE FILED: March 22, 2019

LOCATION: North of Hale Street, east of North Dwight Avenue

COUNCIL DISTRICT: 6

MAPSCO: 52 C

SIZE OF REQUEST: ± 4.85 acres

CENSUS TRACT: 107.01

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT: John Harrison

OWNER: Whiteley Brothers Construction, LLC

REQUEST: An application for a Planned Development District for TH-2(A) Townhouse District uses on property zoned an IM Industrial Manufacturing District.

SUMMARY: The purpose of the request is to allow for the construction of a maximum of 39 single family dwelling units. The applicant proposes to deviate from the maximum lot coverage allowed in the TH-2(A) Townhouse district by increasing it from 60 percent to 75 percent.

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

PRIOR CPC ACTION: The Commission held the request under advisement on November 21, 2019 December 12, 2019 to allow the representative to host a community meeting. On January 9, 2020, the City Plan Commission held this item under advisement until January 23, 2020. No changes have been made to the request.

BACKGROUND INFORMATION:

- The 4.85-acre request site is currently undeveloped but it was previously improved with manufactured homes.
- The applicant proposes to create a Planned Development District for TH-2 Townhouse District uses to allow the construction of 39 single family dwelling units. The proposed standards will facilitate the following deviations:
 - 1) Increase the maximum lot coverage from 60 percent to 75 percent,
 - 2) Increase the number of platted lots in a shared access development from the maximum 36 lots to 39 lots, and
 - 3) Allow an accessory community center by right rather than by SUP.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Hale Street	Community Collector	24 ft.

Traffic:

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

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

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

Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

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

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

NEIGHBORHOOD PLUS

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

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	IM	Undeveloped
North	IM	Office showroom/warehouse
East	IM	Office, showroom/warehouse
South	R-7.5(A)	Single Family
West	R-7.5(A)	Single Family

Land Use Compatibility:

The approximately 4.85-acre request site is undeveloped and uniquely situated at the terminus of Hale Street. The subject site was developed with manufactured homes but lost the nonconforming rights in 2005 when the nonconformity was enlarged without Board of Adjustment approval. In 2017, the manufactured homes were removed from the

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site as an intentional ac, this terminates the right to operate the nonconforming use. Since the removal of the manufactured houses, the subject site has remained undeveloped.

The proposed residential development will be compatible with surrounding uses as there are established single family communities located to the south of the subject site, across Hale Street, as well as to the west.

The applicant is proposing to construct no more than 39 single family dwelling units on individual lots. The expected minimum lot area will be 2,220 square feet; however, to provide flexibility from potential constraints with the existing floodplain and culvert to the west, the conditions reflect minimum lot sizes of lot sizes of 2,000 square feet which is consistent with TH-2(A) standards. As depicted on the conceptual plan, a minimum of 29 percent of gross open space (Mews) will be provided within the development, with sidewalks provided on both sides of the internal street and a new public street that will resolve issues with emergency access and the dead end condition of Hale Street. Additionally, the site will be served by three shared access points from the proposed public street continuing Hale Street.

The purpose for requesting a PDD as opposed to straight zoning is to increase the maximum lot coverage from 60 percent to 75 percent, increase the number of platted lots from the maximum 36 lots regulated by shared access developments, to 39 lots, and allow an accessory community center by right rather than by SUP. The applicant has indicated that these deviations will allow them to work within the parameters of the site's topography. All other TH-2(A) development standards will be met, as indicated in the proposed PDD conditions.

Development Standards:

District	Setbacks		Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: IM	15 adj to expy and thoroughf ares 0' in all others	30' res.	110'	80%	RPS	Heavy Industrial Manufacturing
		0' nonres.				
Standard: TH-2(A)	0'	0' res. 5' duplex/10' dulex	36'	60% res. 25% nonres.	None	Residential
		10' for all others				
Proposed: PDD for TH-2(A)	*15'	0' res.	*30'	*75% res.	None	Residential
		0' res.				

*requested PDD deviations

Z189-228(PD)

Staff supports the proposed request for a Planned Development District with TH-2(A) standard because the request will not only provide uniformity and consistency with the existing single family zoning to the west and south but also protect the existing single family district from a 97-acre undeveloped tract of IM zoning immediately to the east by acting as a transition or buffer between the two.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site is not within an identifiable MVA Category; however, it is in proximity to a "G" MVA Cluster to the west and south across Dwight Avenue and Hale Street.

Parking:

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. The required off-street parking ratio for a townhouse district is 1 space per dwelling unit. In addition, Sec. 51A-4.411 require a of the shared access development to provide 0.25 unassigned spaces available for guest. While the request is proposing to allow assigned parking to be provided by tandem spaces, a minimum of two off-street parking spaces are provided with 12 guest spaces for a total of 90 spaces.

Landscaping:

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

Z189-228(PD)

Partners, Principles & Officers

Whiteley Brothers Construction, LLC

Mark Hulme,	President, CEO & Managing member
John Harrison,	Chief Financial Officer

Proposed Conditions

“ARTICLE ____.

PD ____.

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

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

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

PD ____ is established on property located at on the north side of the terminus of Hale Street. The size of PD ____ is approximately 4.517 acres.

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

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district.

SEC. 51P- ____ .104. EXHIBIT.

The following exhibit is incorporated into this article:

Exhibit ____A: conceptual plan.

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

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

SEC. 51P- ____ .106. DEVELOPMENT PLAN.

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

(b) For single family and accessory community center (private) uses, development and use of the Property must comply with a subdivision plat. If there is a conflict between the text of this article and a subdivision plat, the text of this article controls.

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

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

SEC. 51P- ____ .108. ACCESSORY USES.

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

(b) Accessory community center (private) is permitted by right.

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

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the TH-2(A) Townhouse District apply.

(b) Setbacks. Except as provided, no front, side or rear setbacks are required.

(1) Hale Street. Minimum setback of 15 feet is required along the Hale Street. Balconies, stoops, awnings, cantilevered roof eaves, stairs, steps and other architectural features may encroach up to five feet into the required front yard.

(c) Height. For single family uses, maximum structure height is 30 feet.

Z189-228(PD)

(d) Lot area. Minimum lot area for single family structures is 2,000 square feet per dwelling unit.

(e) Density. For single family uses, maximum number of dwelling units is 39.

(f) Lot coverage. Maximum lot coverage is 75 percent. Unenclosed structures are not included in lot coverage calculations. For a shared access development, the shared access area may be used to determine lot coverage.

SEC. 51P- ____ .110. OFF-STREET PARKING AND LOADING.

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

(b) Single family uses. For single family uses, a minimum of two off-street parking spaces are required per lot. Assigned parking may be provided by tandem spaces. A minimum of 0.25 guest parking spaces per dwelling unit must be provided with the Property. Guest parking may be provided on-street.

SEC. 51P- ____ .111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- ____ .112. LANDSCAPING.

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

(b) For a shared access development with more than 36 lots, a minimum of 20 percent open space is required, including any area containing a floodplain overlay.

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

SEC. 51P- ____ .113. SHARED ACCESS DEVELOPMENT.

(a) A shared access development may have a maximum of 39 individual lots on a single plat.

(b) A shared access area may serve no more than 39 dwellings units on a single access point.

(c) A shared access development may be completed by a phased final plat.

(d) Guest parking may be provided on a public street.

SEC. 51P- ____ .114. SIGNS.

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

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

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

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

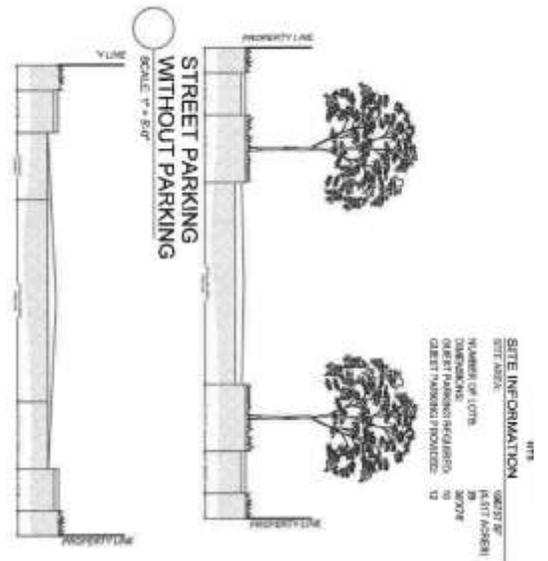
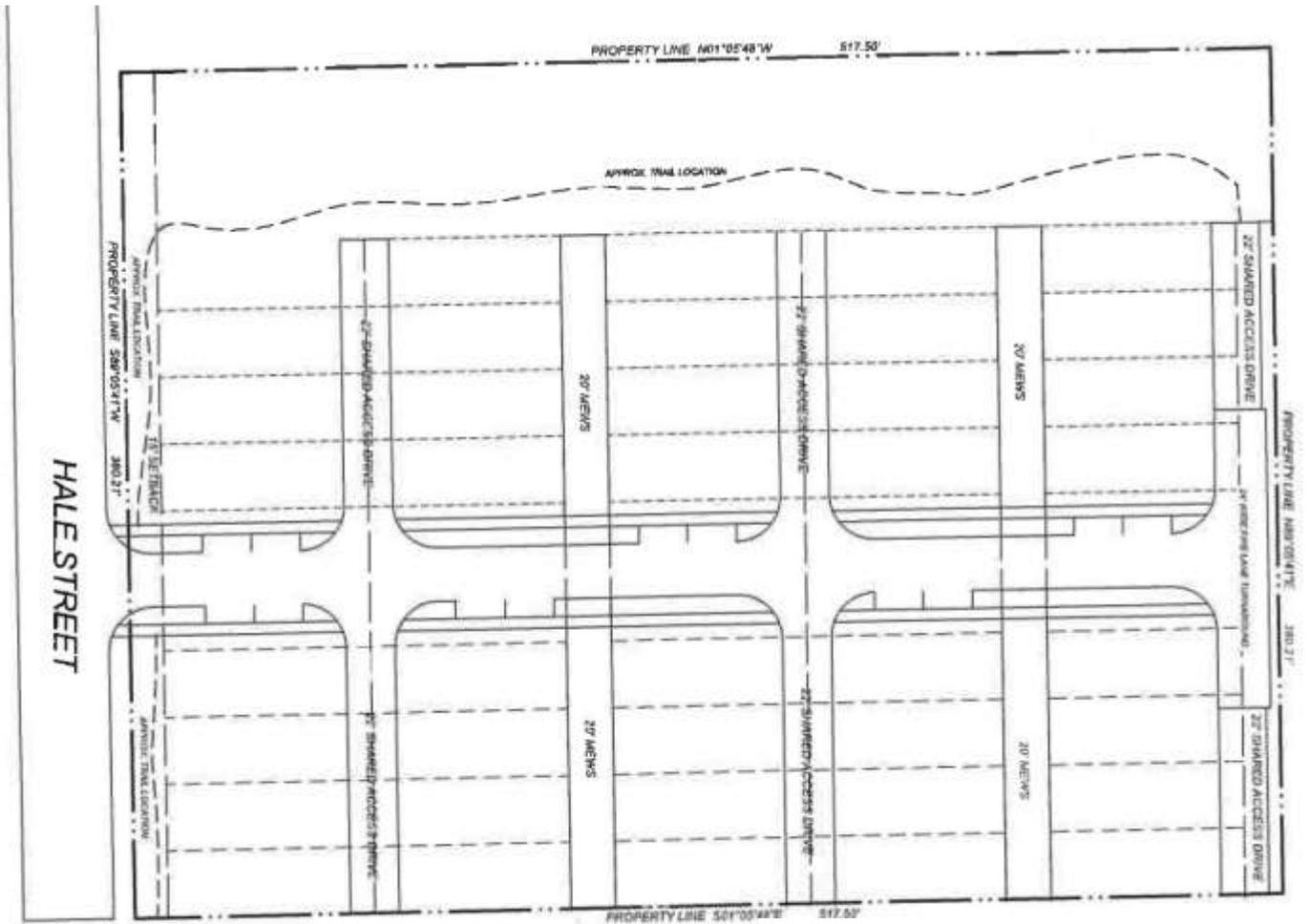
(c) Translucent glass must be used in that part of a window from the finished floor to six feet above the finished floor on the façade of a structures that abuts a property with a different residential zoning classification.

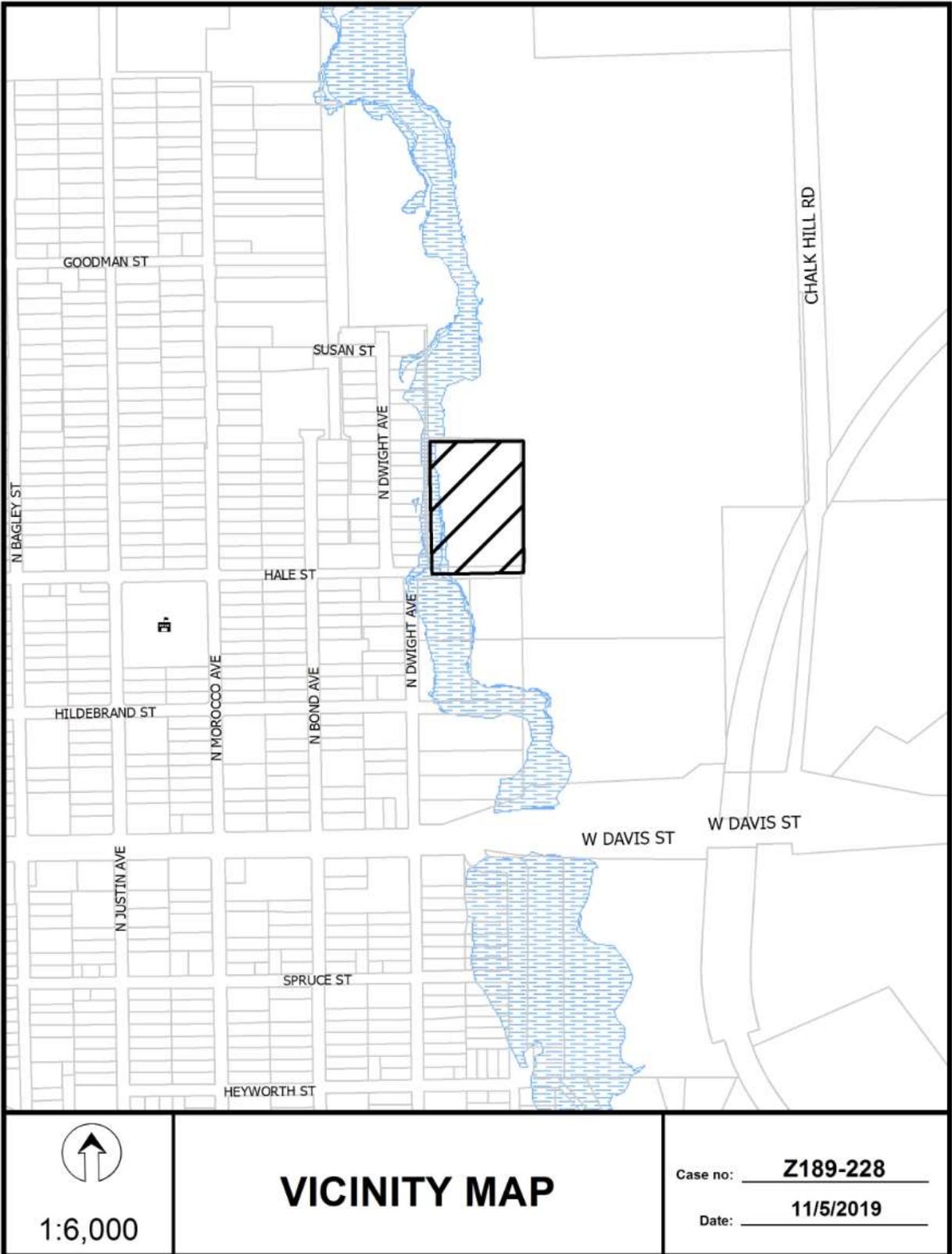
SEC. 51P- ____ .116. COMPLIANCE WITH CONDITIONS.

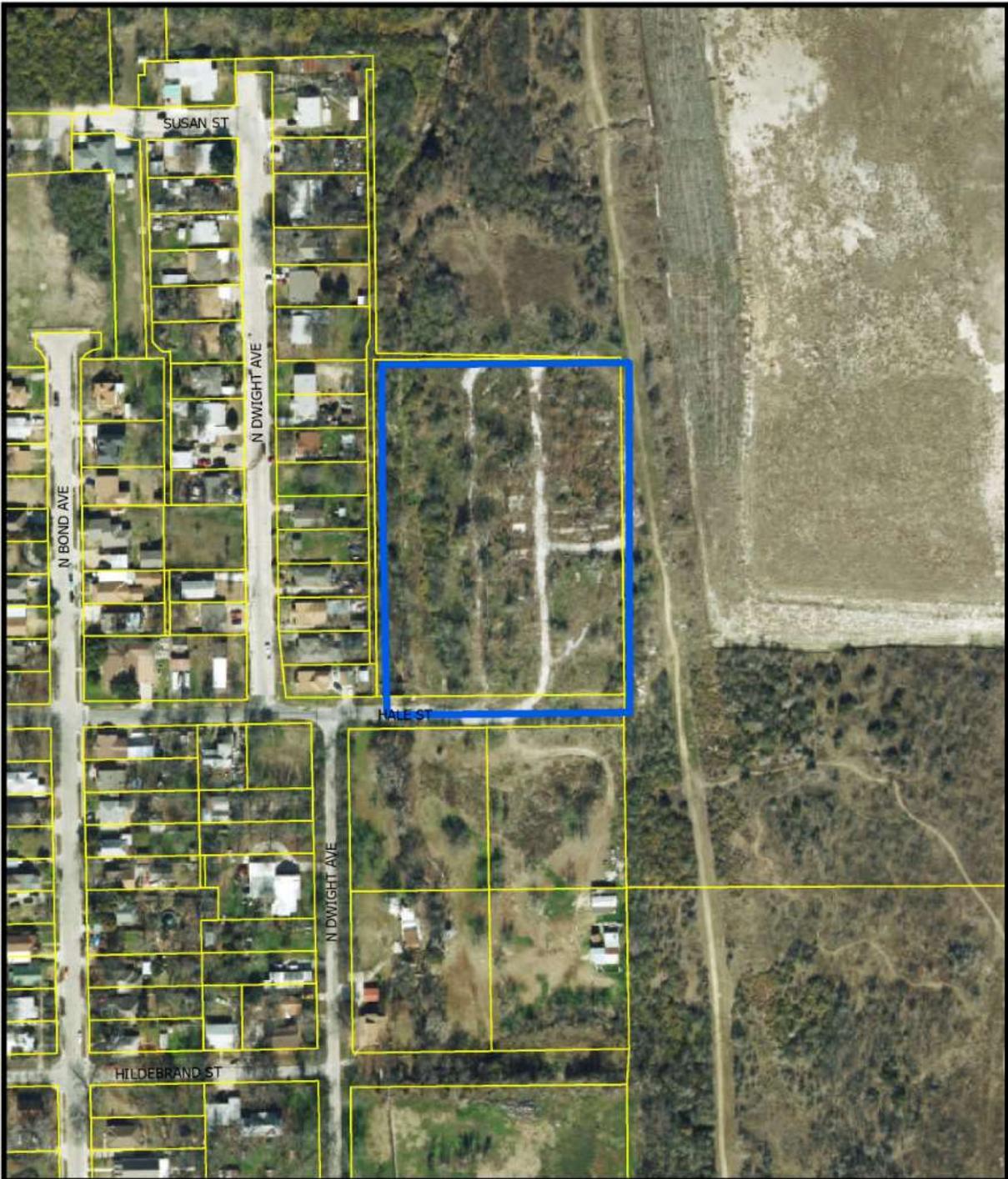
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

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

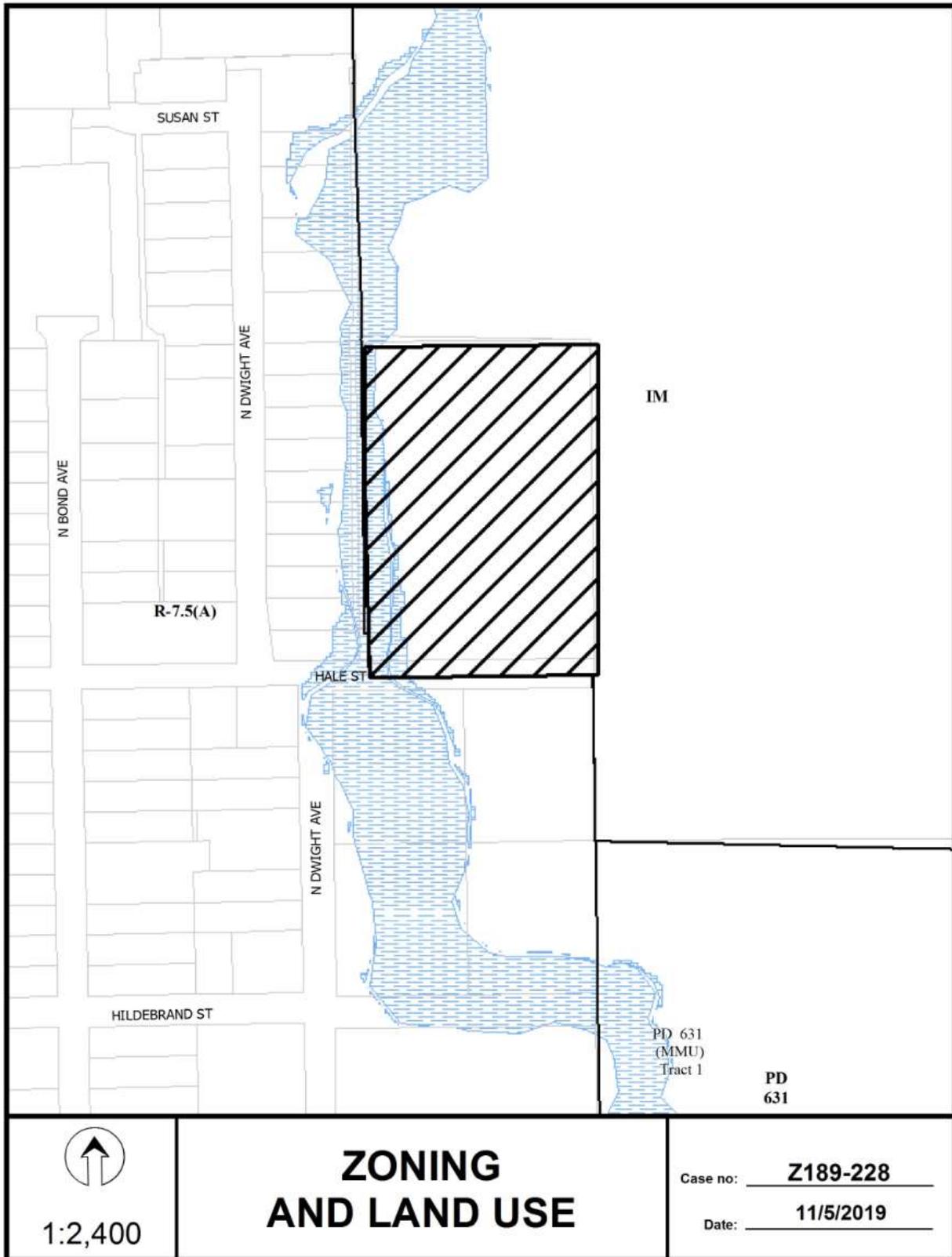
Enlarged Proposed Conceptual Plan

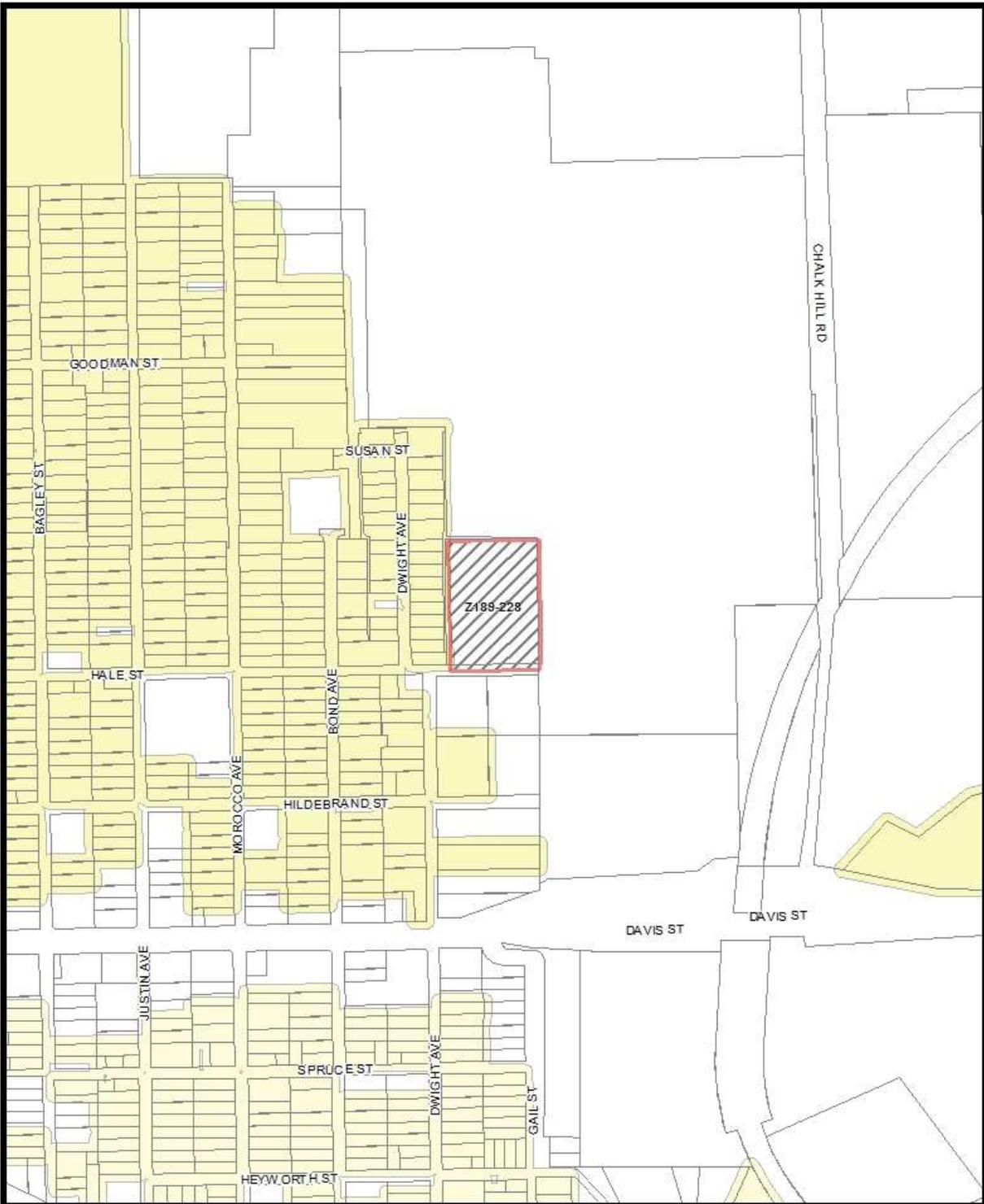






 1:2,400	<h1>AERIAL MAP</h1>	Case no: <u> Z189-228 </u> Date: <u> 11/5/2019 </u>
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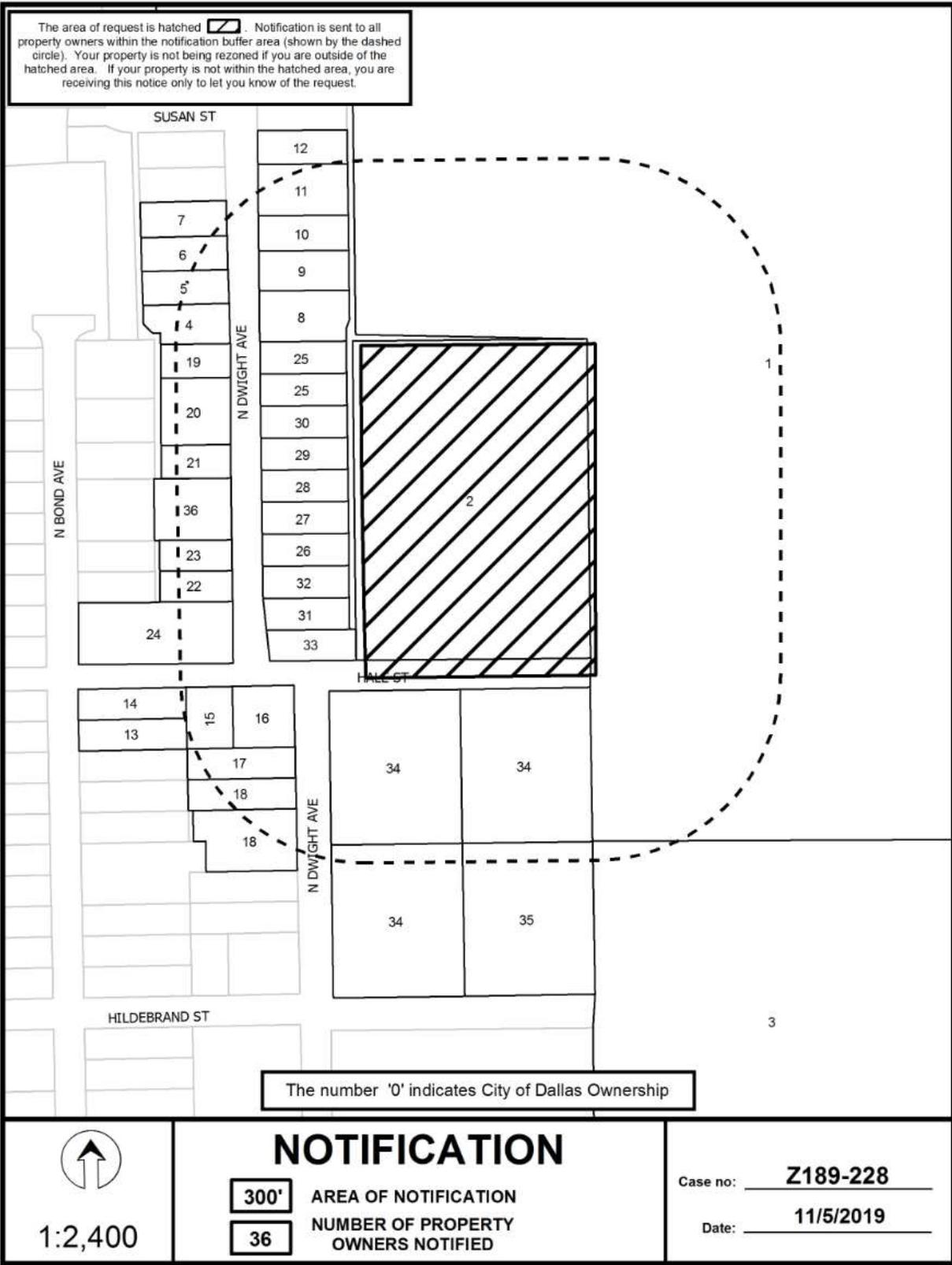


Market Value Analysis A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 11/5/2019



04/04/2019

Notification List of Property Owners***Z189-228******35 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1200 CHALK HILL RD	TXI OPERATIONS LP
2	4811 HALE ST	WHITELEY BROTHERS CONSTRUCTION LLC
3	1107 N DWIGHT AVE	OWENS LELA M EST OF
4	1111 N DWIGHT AVE	ROBLES RAMIRO SR & CONSUELO
5	1115 N DWIGHT AVE	ROBLES RAMIRO
6	1119 N DWIGHT AVE	TIDWELL DAVID W
7	1106 N DWIGHT AVE	HASSMANN GUILLERMINA
8	1110 N DWIGHT AVE	ROBLES SIMON & EUTIQUIA
9	1114 N DWIGHT AVE	J C LEASING LLP
10	1120 N DWIGHT AVE	GRIFFIN FRED W
11	1126 N DWIGHT AVE	MENDOZA AIDA
12	914 N BOND AVE	MARTINEZ BERTHA A
13	918 N BOND AVE	ALVAREZMENDOZA OLGA E
14	4912 HALE ST	SOTO HIPOLITO TAPIA &
15	919 N DWIGHT AVE	RAYMUNDO HUMBERTO
16	915 N DWIGHT AVE	CASANOVA JANIS B
17	907 N DWIGHT AVE	CASANOVA JOSE H
18	1037 N DWIGHT AVE	TIDWELL JAMES MICHAEL &
19	1033 N DWIGHT AVE	SUTTON MICHAEL D &
20	1023 N DWIGHT AVE	JC LEASING LLP
21	1009 N DWIGHT AVE	RODRIGUEZ JOSE &
22	1013 N DWIGHT AVE	BRIONES RAMON A &
23	1006 N BOND AVE	MARTINEZ BERNARDINO &
24	1038 N DWIGHT AVE	RAYMUNDO BRENDA
25	1014 N DWIGHT AVE	POLK BARBARA &
26	1016 N DWIGHT AVE	POLK BARBARA & DARRELL

Z189-228(PD)

04/04/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1022 N DWIGHT AVE	HERNANDEZ STEPHANIE &
28	1024 N DWIGHT AVE	HERNANDEZ STEPHANIE
29	1030 N DWIGHT AVE	GALEANA EULALIA
30	1006 N DWIGHT AVE	MENDOZA JULIO &
31	1010 N DWIGHT AVE	VALDEZ JUAN F
32	1002 N DWIGHT AVE	VASQUEZ NARCISO &
33	930 N DWIGHT AVE	ALAMO AUTO SALES LLC
34	4811 HILDEBRAND ST	ALAMO AUTO SALES LLC
35	1017 N DWIGHT AVE	MORALES HECTOR V &

FILE NUMBER: Z189-256(PD)

DATE FILED: April 26, 2019

LOCATION: West side of Prichard Lane, between Umphress Road and Stonehurst Street

COUNCIL DISTRICT: 5

MAPSCO: 58-F

SIZE OF REQUEST: ± 8.9 acres

CENSUS TRACT: 91.05

REPRESENTATIVE: Karl A. Crawley, Masterplan Consultants

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application for a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school use on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant [Dallas ISD] proposes to construct a new elementary school [Nathaniel Hawthorne Elementary] to replace the existing school. The proposed request will allow the existing school to remain open while the new school is under construction.

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

PRIOR CPC ACTION: On January 9, 2020, the Commission held the request under advisement until January 23rd to allow the representative to host a community meeting.

BACKGROUND INFORMATION:

- The subject site contains approximately 8.9 acres of land currently developed with a one-story 81,680-square-foot public middle school use [Nathaniel Hawthorne Elementary] that was originally built in 1956, according to the Dallas Central Appraisal District (DCAD).
- The R-7.5(A) Single Family District allows a public school other than an open-enrollment charter school use to operate by Specific Use Permit. The existing school operates as a nonconforming use in the R-7.5(A) district.
- The Dallas Development Code allows nonconforming schools to expand up to ten percent or by 2,000 square feet without obtaining an SUP per Sec. 51A-4.204(17)(E)(iv).
- The current request is for a Planned Development District to:
 - (1) Allow a public school use by right;
 - (2) Expand the footprint by 88,320-square-feet from 81,680 square feet to 170,000 square feet with a maximum height of 36 feet for the school use and 30-feet for light poles;
 - (3) Allow steps, handrails, light poles, and parking to encroach into setbacks;
 - (4) Allow fencing at a maximum height of 6 feet in the front yard;
 - (5) Allow playground equipment, athletic backdrops and similar structures not to be shown on the development plan; and,
 - (6) Deviate from the landscape requirements for street trees and delay the completion of landscaping until the existing school is removed.

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

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Prichard Lane	Local	50 feet
Umpress Road	Local	50 feet
Stonehurst Street	Minor Arterial	80 feet

Traffic:

The applicant submitted a Traffic Management Plan with this request that includes recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity and travel by all other modes during peak demand conditions for the school use. The Engineering Division of the Sustainable Development and Construction Department reviewed the request and determined that the proposed request will not have a negative impact on the surrounding street system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 Align land use strategies with economic development priorities

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

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

NEIGHBORHOOD PLUS

Policy 4.2 SUPPORT AND LEVERAGE EMERGING SCHOOL QUALITY AND SCHOOL CHOICE PROGRAMS.

Action 4.2.2 Engage DISD and charter school organizations in the super-neighborhood structure to support neighborhood based education improvement efforts through school choice programs.

Surrounding Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Public School
Northwest	R-7.5(A)	Public Park
Northeast	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
South	R-7.5(A)	Single Family
West	R-7.5(A)	Single Family, Parks & Rec Center

Land Use Compatibility:

The area of request is approximately 8.9 acres of land and includes an existing street easement located on the west boundary of the site. The street easement is proposed to be abandoned and a note is included on the development plan conditioning the issuance

of the Certificate of Occupancy on completion of the street easement abandonment. Should completion of the abandonment fall through, the PDD will require an amendment to the development plan.

Surrounding land uses consist of single family and a public park to the northeast and northwest; single family to the east and south; and a recreation center to the west. The school has been serving the community for over 60 years. The use continues to be compatible with the surrounding residential uses in the area.

The site contains 81,680 square feet of floor area. The proposed maximum floor area for the school is 170,000 square feet with 50,000 square feet proposed for future expansion. The school has a current enrollment of 479 students in grades pre-k through 5th grade. There are 27 total classrooms proposed with the request.

Proposed provisions amend conditions for a public school other than an open-enrollment charter school use, but not for other allowable uses. This protects the neighborhood in the event of a possible replat or change of use in the property.

Staff supports the applicant’s request to allow a public school other than an open-enrollment charter school use by right because the school has operated within the community for over 60 years. Further, staff considers the use to be compatible with the surrounding single-family neighborhood because compliance with the proposed PD conditions, a development plan, and a Traffic Management Plan requiring periodic updates will ensure the operation runs optimally in the future.

Staff supports the applicant’s request to allow the school to have a maximum height of 36 feet because the Development Code allows institutional use to be erected to any height consistent with the Federal Aviation Administration air space limitations, residential proximity slope height restrictions, and the building code. Further, staff supports the request to allow lighting standards up to 30 feet-in-height and encroachments within setback areas because these encroachments are typical for institutional uses such as schools and pose no harm to the surrounding properties or neighborhood.

Development Standards:

DISTRICT_	SETBACKS		Density	Lot Size	FAR/ Max Floor Area	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear						
Existing: R-7.5(A) Single Family	25'	5' SF 10' Others	One dwelling unit per lot.	7,500 SF	--	30'	45% SF 25% Others	Single family
Proposed: PD for R-7.5(A) and public school	*25'	5' SF 10' Others	One dwelling unit per lot.	7,500 SF	170,000 SF for public school	30' 36' for public school 30' for light poles	*40% for a public school 25% Others	Single family and public school by right.

*Modifications allowed

Parking:

Parking will be provided pursuant to the Dallas Development Code, as amended. For the proposed public school other than an open-enrollment charter school with 27 elementary school classrooms, a total of 41 off-street parking spaces are required and will be provided, as depicted on the proposed site plan with 107 off-street parking spaces will be provided with the future expansion area.

Landscaping:

Landscaping will be provided in accordance with Article X, as amended with the following exceptions: 1) to plant streets trees along Stonehurst Street within 45 feet of the back of curb rather than the 30 feet for an arterial street, and 2) requiring that any landscape required within the area designated phase line be planted within 180 days of the removal of the existing school but no later than January 1, 2022.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site is not within an identifiable MVA Category; however, it is in proximity to an “F” MVA Cluster to the northeast across Umphress Road and an “I” MVA Cluster to the east across Prichard Lane and south across Stonehurst Street.

LIST OF OFFICERS

**Dallas Independent School District
Board of Trustees**

Edwin Flores, District 1
Dustin Marshall, District 2
Dan Micciche, District 3
Karla Garcia, District 4
Maxie Johnson, District 5
Joyce Foreman, District 6
Ben Mackey, District 7
Miguel Solis, District 8
Justin Henry, District 9

PROPOSED PDD CONDITIONS

“ARTICLE _____.

PD _____.

SEC. 51P-xxx.101.

LEGISLATIVE HISTORY.

PD XXX was established by Ordinance No. XXXX, passed by the Dallas City Council on XXXX

SEC. 51P-XXX.102.

PROPERTY LOCATION AND SIZE.

PD XXX is established on property generally located on Umphress Road. The size of PD XXX is approximately 8.9 acres.

SEC. 51P-xxx.103.

DEFINITIONS AND INTERPRETATIONS.

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

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

(c) This district is considered to be a residential zoning district. (Ord. 27296)

SEC. 51P-xxx.104.

EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit xxxA: development plan.
- (2) Exhibit xxxB: traffic management plan

SEC. 51P-xxx.105.

DEVELOPMENT PLAN.

(a) For a public school other than an open enrollment charter school development and use of the Property must comply with the development plan (Exhibits xxxA). If there is a conflict between the text of this article and the development plans, the text of this article controls.

(b) For all other permitted uses, Paragraph 51A.4.702(c)2 through Subsection 51A-4.702(j), governing the requirements for a site plan, a development plan, and amendments to a development plan, do not apply.

SEC. 51P-xxx.106.

MAIN USES PERMITTED.

(a) Except as provided in below, all uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the R-7.5(A)

Z189-256(PD)

Single Family District by specific use permit (SUP) only is permitted in this planned development district by SUP. A use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this planned development district, etc.

- (b) Public school, other than an open enrollment charter school, is allowed by right.

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

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

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

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

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A4.400, this section controls.)

- (a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

- (b) Floor area: Maximum floor area for a public school other than an open enrollment charter school use is 170,000 square feet. The existing school located on the Property at the time of adoption of this ordinance is not counted towards the maximum floor area allowed. The existing school must be removed within 180 days of the completion of the construction of the new school, but no later than January 1, 2022.

- (c) Height: Maximum height for a public school other than an open enrollment charter school is 36 feet. Light poles are allowed a maximum height of 30 feet.

- (d) Setbacks: Steps, handrails and light poles are allowed in the required setbacks. Parking for a public school other than an open enrollment charter school is allowed in the required yard.

- (e) Lot coverage: Maximum lot coverage for a public school other than an open enrollment charter school is 40%.

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

- (a) Off-street parking must be provided in accordance with Division 51A-4.300 et seq.

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

See Article VI.

SEC. 51P-xxx.111. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X with the following exceptions:
 - (i) street trees required along Stonehurst Street may be planted within 45 feet of the back of curb.
 - (ii) any landscaping required within the area designated phase line must be planted within 180 days of the removal of the existing school, but no later than January 1, 2022.
- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-xxx.112. SIGNS.

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

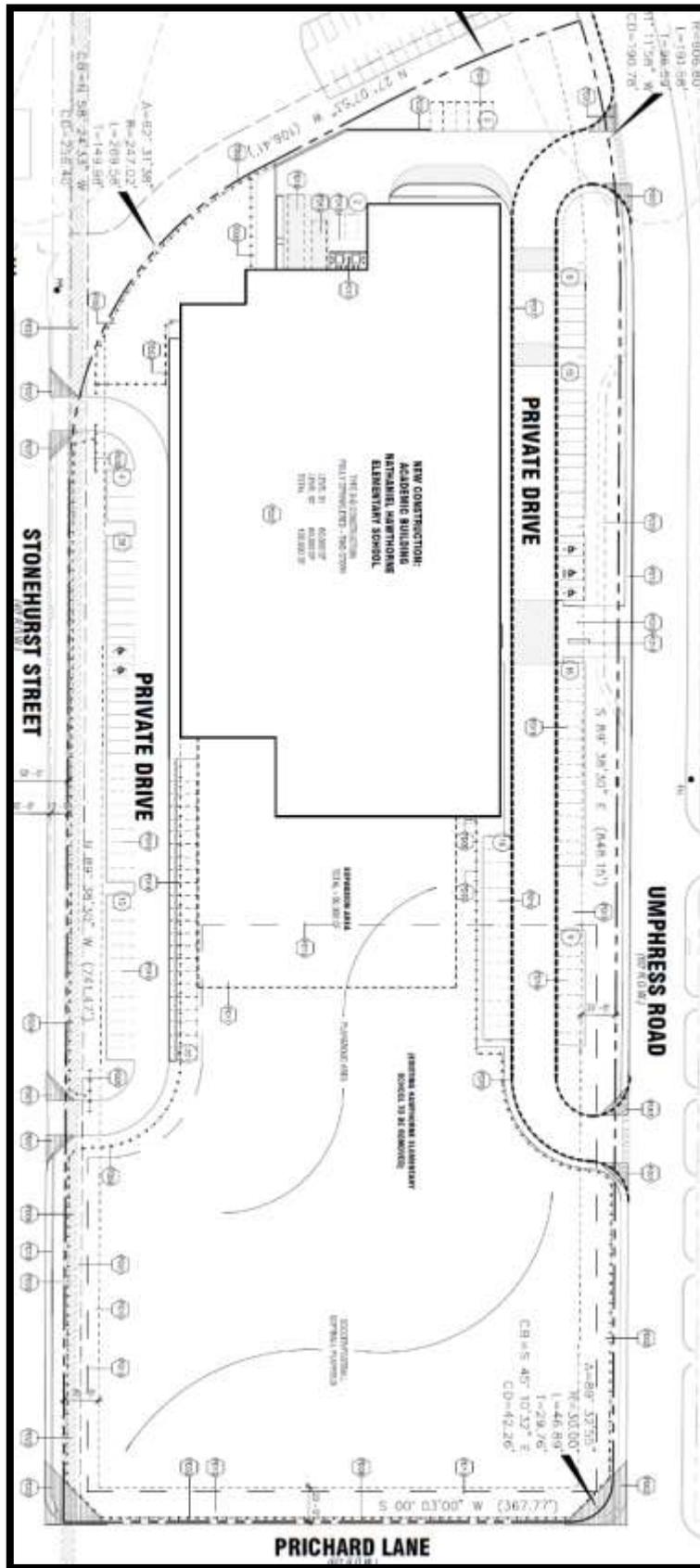
SEC. 51P-xxx.113. ADDITIONAL PROVISIONS.

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) Fencing and playground equipment. For a public school other than an open enrollment charter school use, fencing may be provided in the required yards with a maximum height of six feet. Playground equipment and athletic backstops and similar structures need not be shown on an approved development plan.

SEC. 51P-xxx.114 COMPLIANCE WITH CONDITIONS.

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy for a use until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

ENLARGED DEVELOPMENT PLAN



October 18, 2019

PK# 2999-19.164

Z189-256

TRAFFIC MANAGEMENT PLAN

Project:

DISD Nathaniel Hawthorne Elementary School
in Dallas, Texas

Prepared for:

City of Dallas

On behalf of:

Dallas Independent School District

Prepared by:



Hunter W. Lemley, P.E.



7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031 www.pkce.com
TX.REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00

October 18, 2019



TRAFFIC MANAGEMENT PLAN
DISD Nathaniel Hawthorne Elementary School
Dallas, Texas

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 School Description 1
Traffic Management Plan 2
 Acknowledgement Statement 4

Exhibit 1. Recommendations/Proposed Conditions

INTRODUCTION

School Description

The site currently consists of an existing public elementary school. Current enrollment is summarized below in **Table 1**. The School is not anticipating an increase enrollment as a result of the Project. School starts at 7:45 AM and ends at 3:00 PM. Calculations for vehicle accumulation and parking numbers are based upon previously traffic engineer ratios based on studies prepared for the City of Dallas and validated by on-site dismissal observations conducted on Tuesday, April 16th and Tuesday, April 25th, 2019. Pacheco Koch performed two on-site observations each for the morning and afternoon periods.

Table 1. Current Enrollment

LEVEL	STUDENTS ENROLLED
EC	13
Pre-K	98
Kindergarten	62
1st Grade	47
2nd Grade	65
3rd Grade	73
4th Grade	60
5th Grade	61
TOTAL	479

*Enrollment Data provided by DISD

Access to the campus is via Umphress Road, a two-lane, undivided collector. Umphress Road intersects with two major thoroughfares, N Jim Miller Road and S Buckner Boulevard. The school is located in a predominately residential area.

NOTE: It is generally recommended that all applicable crosswalks and barrier free ramps comply with current ADA Accessibility requirements. All city approved pavement markings, traffic signs, and school zones are recommended to provide hardware that meets city's current standards.

October 18, 2019



TRAFFIC MANAGEMENT PLAN

NOTE: Recommended TMP Strategies contained herein are based upon the best data, site-specific information, and analytical processes readily available at the time of the study. However, specific quantities related to traffic congestion at peak periods (e.g., duration, length of queue, etc.) are estimated values. Actual quantities may vary due to unknown or unquantifiable variables and other operational factors that may occur. In the event that actual, future conditions generate undue burden on Users and/or the travelling public, modifications to the TMP should be considered. (See preceding NOTE for guidance on implementing changes to the TMP.) However, in extreme conditions, TMP actions may not be capable of mitigating all traffic conditions, and it may be incumbent on the School to consider operational, institutional, or other long-term changes to address issues on a more permanent basis.

A summary of general guidance for additional practices is provided below:

- Parent drop-off/pick-up activity within public right-of-way should always be avoided to maximize personal safety.
- Within the school property, school employees may implement all measures identified in the Traffic Management Plan but shall not interact with motorists or manipulate traffic within the public right-of-way. Only deputized officers of the law may engage or attempt to influence traffic operations in public right-of-way.

A summary of existing conditions is provided below:

- The school operates with a conventional loading protocol (no staff assistance). Parent pick-off activity in the afternoon occurs adjacent to the site along Umphress Road in front of the school building and Prichard Lane to the east of the school building.
- Parent drop-off activity in the morning peak has a similar protocol as the parent pick-up in the afternoon. Parent drop-off in the morning peak also occurs behind the school building along Stonehurst Street. Generally, excessive traffic delays and queuing were not evident during school morning peak.
- One school bus was observed to be on site and loaded students along Umphress Road.
- Along with marked crosswalks, crossing guards are stationed at the intersections of Umphress Road at Ormond Drive and Umphress Road at Prichard Lane. It was observed that the two crossing guards were sufficient for the pedestrian demand.
- Pedestrian traffic and students loaded by bus was observed to be not more than 10% (not more than 48 students) of the student population.

October 18, 2019



A graphical summary of specific recommendations and proposed conditions is provided below and depicted in **Exhibit 1**:

- **Convert from “No Parking” Area to Queuing/Standing Allowing Area by Installing City Approved Passenger Loading Signs** – Convert the “No Parking” Areas shown on **Exhibit 1** to an area for parents to queue/stand/wait for students to be picked up.
- Traffic is to enter the area via Umphress Road. Ingress traffic is to enter the western-most driveway on Umphress Road to enter the site and exit the site via the eastern-most driveway onto Umphress Road. Parent queue is to operate as a double one-way queue, as shown in **Exhibit 1**. Parent queue is to begin at the edge of pavement as shown in **Exhibit 1**, thus requiring students to walk in front of the driveways. This is to maximize on-site queuing.
- Traffic also is to enter the school site via the eastern-most driveway on Stonehurst Street to enter the site and exit the western-most driveway onto Stonehurst Street.
- Bus loading/unloading is to be located at the northern side of the school building on Umphress Road and separated from the queuing circulation.

October 18, 2019



Acknowledgement Statement

REVIEW AND COMMITMENT

This school traffic management plan (TMP) for Nathaniel Hawthorne Elementary School was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals.

By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more appropriate.

Signature

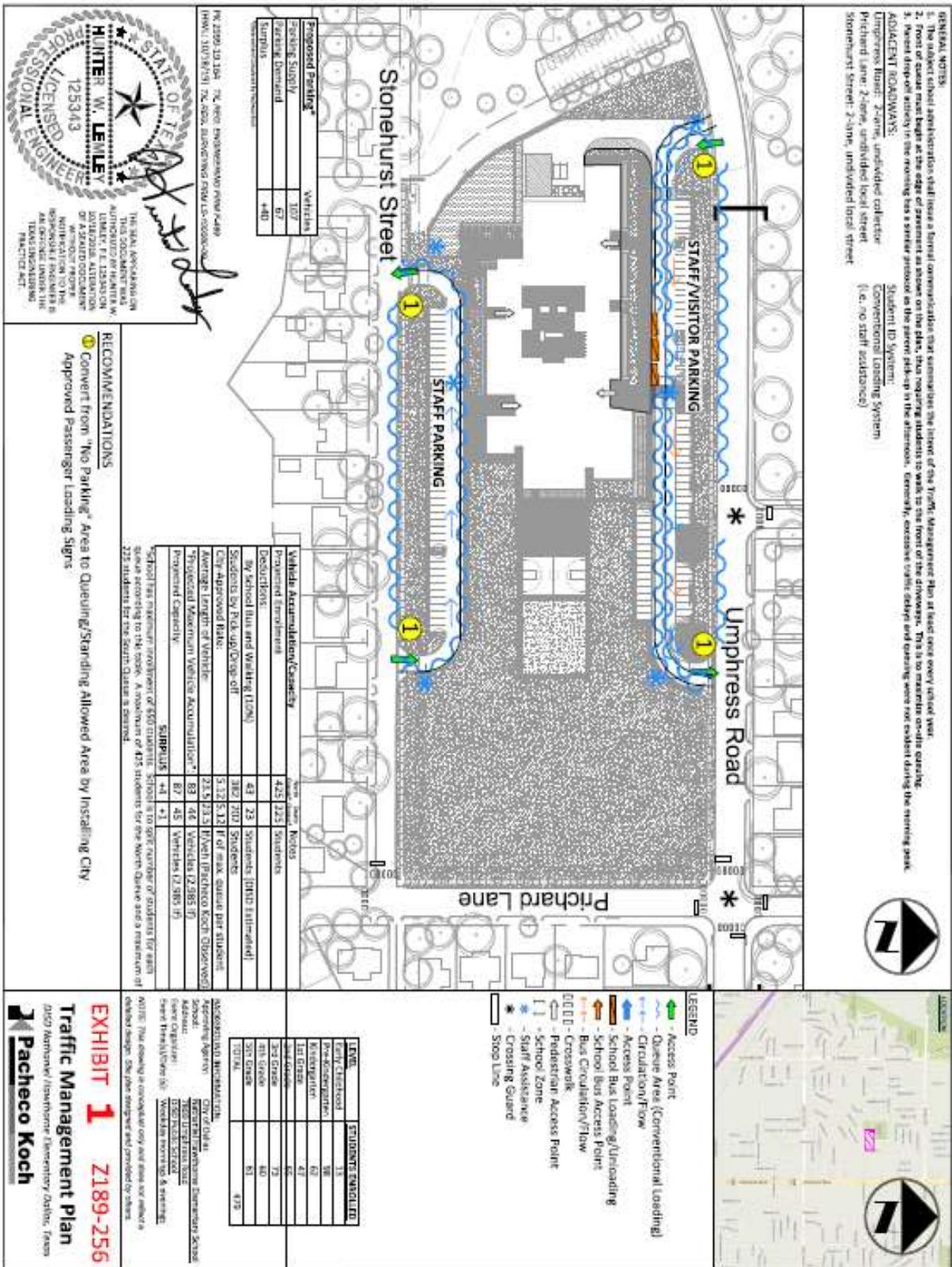
Date

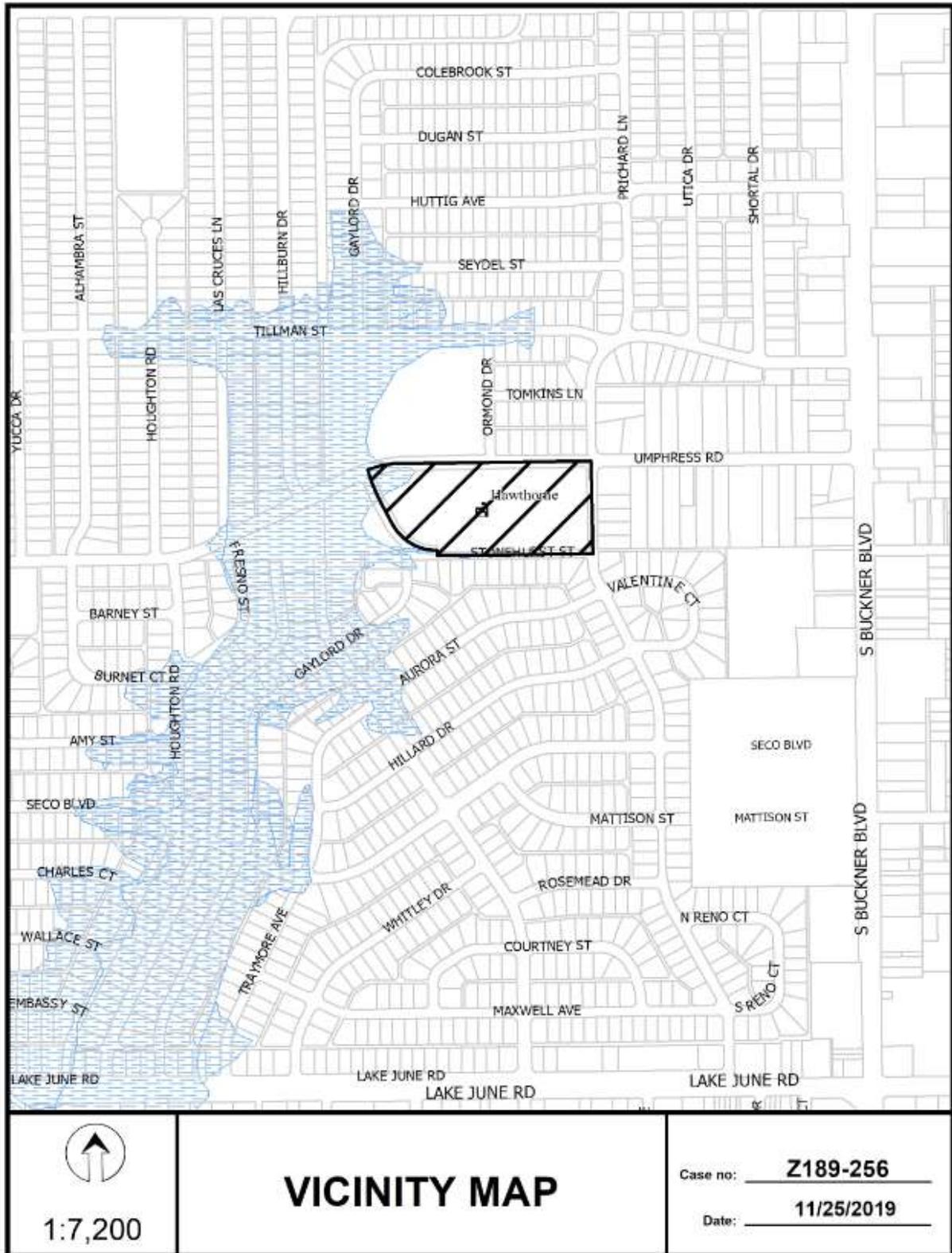
Name: _____

Title: _____

END OF MEMO

PROPOSED TRAFFIC MANAGEMENT PLAN

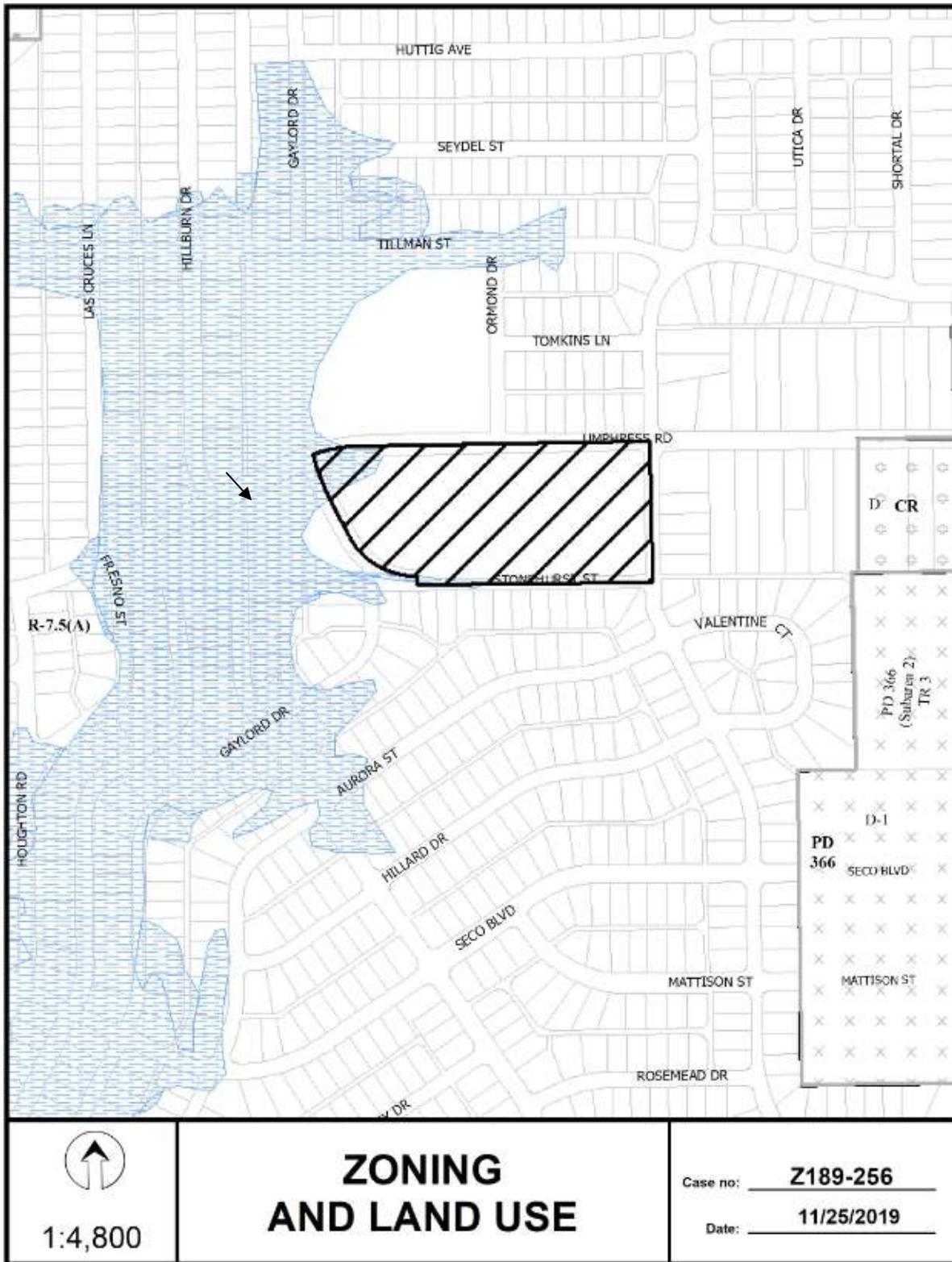


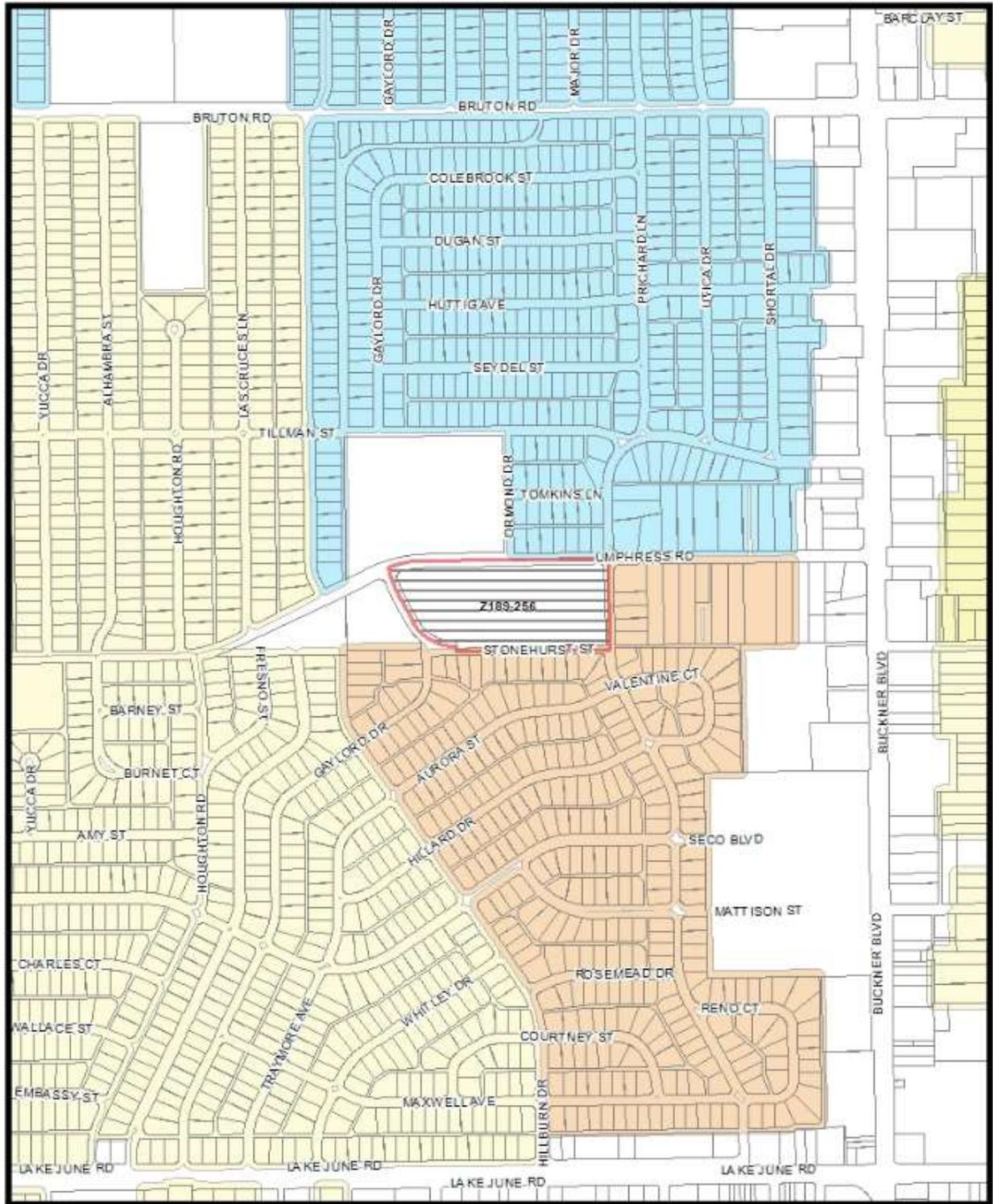


1:7,200

VICINITY MAP

Case no: Z189-256
Date: 11/25/2019





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

1:7,200

Market Value Analysis

Printed Date: 11/25/2019



11/25/2019

Notification List of Property Owners
Z189-256
151 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7800 UMPHRESS RD	Dallas ISD
2	7802 TILLMAN ST	DELGADO VICENTE
3	7806 TILLMAN ST	CHAMBERS JOHNNY DALE &
4	7810 TILLMAN ST	NIXON ALTON L
5	7816 TILLMAN ST	BOTEO ELIAS M
6	7820 TILLMAN ST	FACUNDO HECTOR R &
7	7826 TILLMAN ST	MEZA JESUS GERARDO
8	7805 TOMKINS LN	MANKIN RUTH A
9	7811 TOMKINS LN	CARRERA NAZARIO &
10	7815 TOMKINS LN	ORTIZ OSCAR
11	7819 TOMKINS LN	MARTINEZ GRACE &
12	7823 TOMKINS LN	RODRIGUEZ ISABEL &
13	7829 TOMKINS LN	LOPEZ MARCELINA
14	7802 TOMKINS LN	WOODY BILLY C JR &
15	7808 TOMKINS LN	MEDINA JOSE CARMEN C &
16	7812 TOMKINS LN	GULLEY ZINIA K
17	7820 TOMKINS LN	TORRES ATILANO
18	7824 TOMKINS LN	MACEDO OMAR
19	7828 TOMKINS LN	VILLALBA SALVADOR &
20	7832 TOMKINS LN	CHAVEZ JULIA
21	7803 UMPHRESS RD	MORALES SIMON
22	7809 UMPHRESS RD	TREVINO MARIO ANJEL
23	7815 UMPHRESS RD	STEWART C SUE
24	7819 UMPHRESS RD	JOHNSON LON L
25	7823 UMPHRESS RD	CHAVEZ VICTOR & JOSEFINA
26	7829 UMPHRESS RD	PONCIANO CECILIO

Z189-256(PD)

11/25/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7835 UMPHRESS RD	SANCHEZ IGNACIO SOTO
28	7940 UMPHRESS RD	ALANIS MAURO
29	7936 UMPHRESS RD	ALANIS MAURO &
30	7924 UMPHRESS RD	HOPE FANNIE L LIFE ESTATE
31	7900 UMPHRESS RD	ARREOLA ATILANO
32	1718 PRICHARD LN	ESPINOZA ENRIQUE D
33	1702 PRICHARD LN	NOVOA MANUEL &
34	1712 PRICHARD LN	TELLO ELIAS D &
35	1708 PRICHARD LN	GARCIA PEDRO & FELICITAS
36	7931 UMPHRESS RD	MARTINEZ JAIME
37	7925 UMPHRESS RD	GARCIA JOSE F &
38	7919 UMPHRESS RD	SANCHEZ VICENTE R
39	7905 UMPHRESS RD	JASSO MAYOLO & MELANIA
40	1818 PRICHARD LN	FLORES CONSTANTINO &
41	1824 PRICHARD LN	HOPE ROBERT H LIFE ESTATE
42	1835 PRICHARD LN	WEBB SARAH
43	1839 PRICHARD LN	TRONCOSO JOSE MARIA
44	1834 PRICHARD LN	DUGGER SYLVIA A
45	7906 TILLMAN ST	VASQUEZ SAMUEL M
46	7922 TILLMAN ST	PEREZ MARIO MOTA &
47	7926 TILLMAN ST	MCGARY JUANITA B EST OF
48	1835 HILLBURN DR	RICHARDSON GREGORY D &
49	1829 HILLBURN DR	VACA JUAN
50	1825 HILLBURN DR	GRAY PINK FAM LAND TR THE
51	1819 HILLBURN DR	ROJAS MARICRUZ &
52	1815 HILLBURN DR	ECHEVERRIA MANUEL &
53	1811 HILLBURN DR	ASHLEY LILA M LIFE ESTATE
54	1807 HILLBURN DR	MACEDO FILEMON
55	1803 HILLBURN DR	GONZALEZ MARTIN C
56	1842 HILLBURN DR	LEDEZMA FRANCISCO J
57	1838 HILLBURN DR	GARCIA ALFONSO & VICTORIA

11/25/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1834 HILLBURN DR	HENDERSON WILLIE MAE
59	1828 HILLBURN DR	AVILA JUAN A
60	1824 HILLBURN DR	TERRONES RUBEN & JOYCE
61	1818 HILLBURN DR	PEREZ ARTEMIO L & GRACIELA RIOS DE PEREZ
62	1814 HILLBURN DR	SMITH WILLIE R & VENITA G
63	1806 HILLBURN DR	ALTAMIRANO GUADALUPE &
64	7944 VALENTINE CT	SMITH PATSYE R
65	7948 VALENTINE CT	SATURNINO ROMUALDO G
66	7952 VALENTINE CT	COUNTY LAND & WAT LLC VAL7952 &
67	7956 VALENTINE CT	VALADEZ PABLO
68	7960 VALENTINE CT	RODRIGUEZ PLACIDA RUIZ
69	7964 VALENTINE CT	ADRIAN BLAS & RAQUEL V
70	1630 PRICHARD LN	PALACIOS JESUS P &
71	1634 PRICHARD LN	BARRON BERENICE M
72	1618 PRICHARD LN	MENDOZA EDUARDO
73	1610 PRICHARD LN	GONZALEZ JOSE L & HEATHER
74	1602 PRICHARD LN	VILLAREAL RAMIRO JR
75	7911 VALENTINE CT	EGUIA JOSE R & OLGA
76	7923 VALENTINE CT	GONZALEZ JESUS &
77	7929 VALENTINE CT	HERNANDEZ NAYDA
78	7941 VALENTINE CT	VALENZUELA ARLINDA
79	7947 VALENTINE CT	IG CAPITAL LLC
80	7715 AURORA ST	RODRIGUEZ TORRES LORENA D &
81	7719 AURORA ST	NEAVE CARLOS
82	7723 AURORA ST	PALOMO MARIO E
83	7727 AURORA ST	GARCIA OSVALDO
84	7731 AURORA ST	SANCHEZ GERARDO
85	7735 AURORA ST	RIOS ESTEBAN S
86	7803 AURORA ST	PITONES FRANCISCO
87	7809 AURORA ST	LEAL ALBERTO PEREZ &
88	7815 AURORA ST	RODRIGUEZ VICTOR P

11/25/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	7819 AURORA ST	ORTUNO EUSTACIO
90	7827 AURORA ST	VELEZ FRANCISCO & SANDRA GUEVARA
91	7831 AURORA ST	CALOP JANET L
92	7835 AURORA ST	ESTRADA DANIEL ANTONIO
93	1627 PRICHARD LN	GUERRERO PEDRO ESTRADA &
94	1635 PRICHARD LN	LOPEZ MIGUEL
95	7764 STONEHURST ST	FIELDS LORETTA
96	7756 STONEHURST ST	HUNDLEY RONALD LEE &
97	7752 STONEHURST ST	GUTHRIE MOLLIE
98	7746 STONEHURST ST	CUELLAR JESUS & GUADALUPE
99	7742 STONEHURST ST	RIOS LETICIA
100	7738 STONEHURST ST	MECCA APRIL INC
101	7732 STONEHURST ST	GIL MISAEL
102	7728 STONEHURST ST	HERNANDEZ CRESENCIO GARCIA &
103	7722 STONEHURST ST	ROMAN JESUS C &
104	7718 STONEHURST ST	BERUMEN MIGUEL A &
105	7712 STONEHURST ST	FLORES ADOLFO Z
106	1678 GAYLORD DR	CASTILLO ELEENTERIO MORENO
107	1674 GAYLORD DR	FIGUEROA JUANA MARTINEZ &
108	1668 GAYLORD DR	GARAY ALFREDO &
109	1662 GAYLORD DR	CALDERILLA DARLENE
110	1658 GAYLORD DR	REYNA AMANDA C
111	1654 GAYLORD DR	SANCHEZ RUDY O &
112	1648 GAYLORD DR	HORTON KONETTE D
113	7708 STONEHURST ST	ROMAN ARMANDO &
114	7704 STONEHURST ST	AGUILAR ESMERALDA
115	7747 HILLARD DR	LOPEZ JESUS MARIA
116	7751 HILLARD DR	DICKINSON CYNTHIA SUSAN EST OF
117	7803 HILLARD DR	FLORES GUADALUPE &
118	7807 HILLARD DR	GONZALEZ CAROLINA M
119	7815 HILLARD DR	ALEXIA BELLE PROPERTIES LLC

11/25/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	7819 HILLARD DR	NINO ARTHURO & MARIA R
121	7825 HILLARD DR	HERNANDES ALEJO MORALES &
122	1603 PRICHARD LN	GUEVARA RICARDO
123	1609 PRICHARD LN	CONTRERAS MA SANJUANA AYALA
124	1615 PRICHARD LN	ZEPEDA CESAR R &
125	1619 PRICHARD LN	CONTRERAS ALFONSO
126	7838 AURORA ST	SANCHEZ FRANCISCO
127	7834 AURORA ST	OLVERA EUNICE DIAZ
128	7830 AURORA ST	GALINDO JESUS P
129	7826 AURORA ST	MURILLO J SOCORRO & MARIA
130	7820 AURORA ST	MIRANDA ANGELA C
131	7814 AURORA ST	ROBLEDO HUMBERTO &
132	7810 AURORA ST	RODRIGUEZ JOSE R
133	7802 AURORA ST	PITONES FRANCISCO
134	7734 AURORA ST	PAGE DARLA MARIE
135	7730 AURORA ST	SOTO JOSE A MEDINA &
136	7726 AURORA ST	RAMON MARCO A
137	1627 HILLBURN DR	VILLA FRANCISCO T
138	1631 HILLBURN DR	MEDRANO EFRAIN
139	1635 HILLBURN DR	GARAY LISA GAYLE
140	1614 HILLBURN DR	SAUCEDO RAUL
141	1647 GAYLORD DR	CERVANTES ADAN
142	1653 GAYLORD DR	NUNEZ KEVIN
143	1659 GAYLORD DR	DELARA MARTIN &
144	1663 GAYLORD DR	HERRERA JUAN & IDA ELIAS
145	1669 GAYLORD DR	NAVARRO OLIVA CAMPUZANO &
146	1675 GAYLORD DR	FLORES ALFREDO L & OLGA O
147	1681 GAYLORD DR	GONZALEZ PORFIRIO &
148	1632 HILLBURN DR	CHACON LETICIA A
149	1626 HILLBURN DR	RODRIGUEZ ALICIA
150	1622 HILLBURN DR	RAYAS PEDRO
151	1618 HILLBURN DR	LASHLEY ARLENE A

FILE NUMBER: Z189-314(PD)

DATE FILED: July 22, 2019

LOCATION: South line of West 10th Street, between South Brighton Avenue and South Waverly Drive

COUNCIL DISTRICT: 1

MAPSCO: 54 E

SIZE OF REQUEST: ± 2.18 acres

CENSUS TRACT: 52.00

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER: Calvary Baptist of Oak Cliff

APPLICANT: The Kessler School

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

SUMMARY: The applicant [The Kessler School] proposes to occupy an existing two-story building with a child-care facility use and a private school consisting of a maximum of 23 elementary, middle school and high school classrooms.

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

PRIOR CPC ACTION: On January 9, 2020, the City Plan Commission held the request under advisement and instructed staff to re-advertise the request to include a child-care facility use and a private school use.

BACKGROUND INFORMATION:

- The area of request is zoned an R-7.5(A) Single Family District and is developed with a vacant two-story structure, consisting of approximately 54,400-square-foot and previously utilized as a church use.
- The proposed request will provide 23 classrooms with 16 elementary classrooms, three middle school classrooms, and four high school classrooms with 4,000-square-foot for a child-care facility use. Proposed hours of operation for the school are between 8:00 am to 3:30 pm Monday through Friday with after-care operating until 5:45 pm.
- The proposed request will serve 118 students with a projected or future enrollment of 328 students with a buildout that will support 23 classrooms.

Zoning History: There have been five recent zoning cases requested in the vicinity within the past five years.

1. **Z178-185:** On April 25, 2018 the City Council authorized a hearing to determine the proper zoning on property zoned a CH Clustered Housing District, CR Community Retail District, CS Commercial Service District, a D(A) Duplex District, an LO-1 Limited Office District, an MF-1(A) Multifamily District, an MF-2(A) Multifamily District, an MU-1 Mixed Use District, an NS(A) Neighborhood Service District, a P(A) Parking District, an R-5(A) Single Family District, an R-7.5(A) Single Family District, and an RR Regional Retail District; Planned Development District No. 87, Planned Development District No. 282, Planned Development District No. 221, Planned Development District No. 316, Planned Development District No. 160, Planned Development District No. 340, Planned Development District No. 468, Planned Development District No. 487, Planned Development District No. 567, Planned Development District No. 682, and Planned Development District No. 830; and, Conservation District No. 1 and No. 7, with consideration given to an historic demolition delay overlay..
2. **Z167-120:** On October 11, 2017, the City Council approved a Planned Development District for an R-7.5(A) Single Family District and multifamily uses on property zoned an R-7.5(A) Single Family District.
3. **Z145-197:** On June 10, 2015, the City Council approved an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District.
4. **Z156-240:** On September 14, 2016, the City Council renewed Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period

Z189-314(PD)

with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

5. **Z123-343:** On May 28, 2014, the City Council approved an Historic Overlay for Sunset High School on property zoned Planned Development District No. 409.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
W 10 th Street	Local	110 feet
S. Brighton Avenue	Local	60 feet
S. Waverly Drive	Local	60 feet

Traffic:

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

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

URBAN DESIGN

GOAL 5.2 Strengthen Community and Neighborhood Identity

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Policy 5.3.2 Direct pedestrian routes to home, school or work.

NEIGHBORHOOD PLUS

Policy 4.2 SUPPORT AND LEVERAGE EMERGING SCHOOL QUALITY AND SCHOOL CHOICE PROGRAMS.

Action 4.2.2 Engage DISD and charter school organizations in the super-neighborhood structure to support neighborhood based education improvement efforts through school choice programs.

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Church
North	R-7.5(A), NS(A)-D, NS(A)	Single family, Office
East	R-7.5(A)	Single Family
South	R-7.5(A)	Single Family
West	PDD No. 996	Multifamily

Land Use Compatibility:

The 2.18-acre request site is zoned an R-7.5(A) Single Family District and currently developed with a vacant two-story building previously the location of a church.

The subject site was developed in its current configuration in 1925 and contains approximately 55,000-square-feet of floor area. The proposed request will serve 118 students with a projected or future enrollment of 328 students with a buildout that will support 23 classrooms and the gradual addition of middle school and high school classrooms within the next five years.

Surrounding land uses consist of single family to the south and east across S. Waverly Drive, multifamily to the west, and office and single family uses to the north across W. 10th Street.

While no construction is proposed for the request site, the applicant proposes to utilize the existing surface parking spaces along the eastern portion of the site as a game court. Additionally, the request seeks to provide a playground area at the rear of the existing two story structure.

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 is consistent with the provisions for the Specific Use Permit and is not foreseen to have a negative impact in the surrounding areas. Furthermore, staff finds the request will provide the residents of the area within proximity to the school and child care use alternative educational options.

While the representative is requesting a five-year time period with eligibility of automatic renewals for additional five-year periods, staff recommends approval of the request for a five-year approval period without automatic renewal because 1) the school is a new use to the location which will take a few years to reach capacity and 2) the five-year period without automatic renewal will allow the City Plan Commission and City Council to reevaluate and reconsider the use, with the opportunity to improve land use compatibility if additional or modified conditions are needed. Additionally, staff is recommending that only the child-care facility and private school use for elementary and middle school use be permitted. The school is adjacent to PDD No. 409 for a high school use [Sunset High School] to the northwest. Because of the proximity of the school to the request site and traffic management concerns by the Engineering Division, staff would like to evaluate how this request will work without adding to the existing concerns before permitting an

additional high school use.

Parking:

Per the Code, the off-street parking requirement for a child care facility use and private school use may be established by the SUP. If the request was complying with off-street parking requirement, the 4,000-square-foot child care facility use would require one space per 500 square feet of floor area for a required 8 off-street spaces. The 16 elementary classrooms would require 1.5 spaces per classroom requiring 24 off-street spaces, at a ratio of 3.5 spaces per classroom the three middle school classrooms would require 11 off-street spaces and at a ratio of 9.5 per classrooms the high school use would require 38 off-street spaces for a total of 81 spaces required. However, the request proposes to provide only 72 off-street spaces. The parking study address the deviation in the parking ratio for a high school use by discussing the use of proposed on-street parking to account for approximately 98 spaces. If approved as recommended by staff the request will only require only 43 spaces and have an excess of 29 spaces.

If the Commission approves the request with staff’s recommendation, it is important to note that if the applicant seeks to include the high school classrooms, an amendment of the SUP will be required, and additional off-street parking will have to be required.

Landscaping:

Landscaping will be provided in accordance with Article X of the Dallas Development Code, as amended.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site is not within an identifiable MVA Category; however, it is in proximity to an “D” MVA Cluster to the north across W. 10th Street, east across S. Waverly Drive and, south and west.

List of Partners/Principals/Officers

Calvary Oak Cliff Inc.

Rocky G. Vasquez, Pastor

The Kessler School

Board of Trustees

Cooper Koch,	President
Cynthia Jaggi,	Vice President
Megan Griffin,	Secretary
Mike Casey,	Member
Kevin Doeksen,	Member
David Griffin,	Member
Vanessa Ullmann,	Head of School

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a child care facility and a private school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

Staff Recommendation:

- | |
|--|
| 3. <u>TIME LIMIT</u> : This specific use permit expires on <u>five years</u> (from the passage of this Ordinance). |
|--|

Applicant's Recommendation:

- | |
|---|
| 3. <u>TIME LIMIT</u> : This specific use permit expires on (five years from the passage of this Ordinance) but is eligible for automatic renewals for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: the Code currently provides that applications for automatic renewal must be filed after the 10 th but before the 120 th 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.) |
|---|

Staff's Recommendation:

- | |
|--|
| 4. <u>CLASSROOMS</u> : The maximum number of classrooms is 23 for grades pre-kindergarten to eighth grade. |
|--|

Applicant's Recommendation:

- | |
|---|
| 4. <u>CLASSROOMS</u> : The maximum number of classrooms is 23 for grades pre-kindergarten to twelfth grade. |
|---|

Staff's Recommendation:

- | |
|---|
| 5. <u>FLOOR AREA</u> : The maximum floor area for the child care facility use may not exceed 4,000 square feet. |
|---|

6. PARKING: Off-street parking must be provided as shown on the attached site plan.
7. TRAFFIC MANAGEMENT PLAN:
 - A. In general. Operation of the private 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 **March 1, 2021** or within three months after students first begin attending classes, whichever is later. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by November 1 of each 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 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.

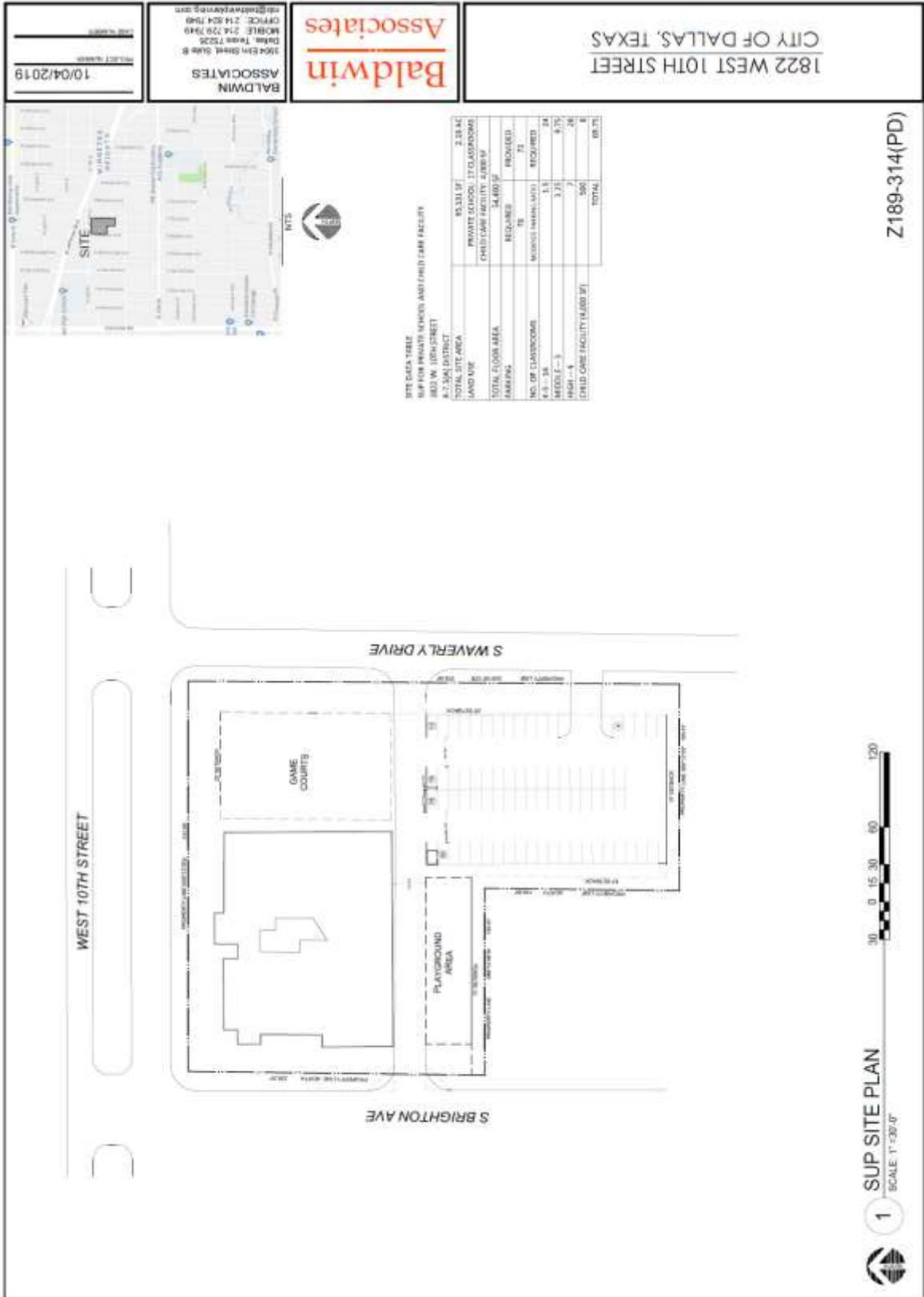
i. A traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

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

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

17. 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 SUP SITE PLAN



SITE DATA TABLE
 SUP FOR PRIVATE SCHOOLS AND THIRD PARTY FACILITIES
 1822 W. 10TH STREET
 A-7.501 DISTRICT

TOTAL SITE AREA (LAND USE)	85,331 SF	2.33 AC
TOTAL FLOOR AREA	17,000 SF	
PARKING	34,400 SF	
NO. OF CLASSROOMS	78	PROPOSED
LEVEL 1	1	REQUIRED
LEVEL 2	1	REQUIRED
LEVEL 3	3	REQUIRED
LEVEL 4	73	REQUIRED
CHILD CARE FACILITY (LAND USE)	500	8
TOTAL	86,000	88.71

DATE: 10/04/2019
 PROJECT NUMBER: 1822 WEST 10TH STREET

BALDWIN ASSOCIATES
 5004 Elm Street, Suite B
 Dallas, Texas 75226
 PHONE: 214.204.7949
 OFFICE: 214.204.7949
 FAX: 214.204.7949
 info@baldwinassoc.com



CITY OF DALLAS, TEXAS
 1822 WEST 10TH STREET

Z189-314(PD)



1 SUP SITE PLAN
 SCALE: 1"=30'-0"





Traffic Management Plan for The Kessler School

October 2, 2019

Introduction

The services of Lambeth Engineering Associates, PLLC (herein Lambeth Engineering) were retained to conduct a traffic management plan (TMP) for The Kessler School (Kessler). The purpose of this TMP is to ensure safe vehicular and pedestrian circulation during peak morning drop-off and afternoon pick-up periods. Below is general information about The Kessler School.

School:

- Current School Location: 1215 Turner Avenue, Dallas, TX 75208
- Proposed School Location: 1822 W. 10th Street, Dallas, TX 75208
 - Prior Use at Proposed Location: Calvary Baptist Church
- Type of School: Private School
- School Times: PreK – 8:00 AM - 3:15; K-5th – 8:00 AM - 3:20 PM; 6th – 8:00 AM - 3:30 PM. After-care program for children until 5:45 PM.
- Child Development Center: Approximately 4,000 SF of space serving children ages six months through PreK with hours from 8:00 AM – 6:00 PM.

Zoning:

- Existing Zoning: Single-family, R-7.5 (A)
- Proposed Zoning: New SUP
- Project: Kessler is moving from its current location on Turner Avenue to the new location on W. 10th Street. The School plans to gradually increase enrollment and add 7th - 8th grades in the next five years at the new location. While there are currently no set plans to include all grades through 12th grade, this TMP takes into account potential further growth in order to be conservative.

Students:

- Existing Enrollment: 118 students in PreK – 6th grades.
- Student Capacity: Approximately 230 students in five (5) years; 328 students at full buildout.
- Travel Modes: 100% via parents until school grows and includes high school students that drive.



School Access:

- Surrounding Roadways:
 - W. 10th Street: Two-lane, divided with a wide median
 - S. Waverly Drive: Two-lane, undivided roadway
 - S. Brighton Avenue: Two-lane, undivided roadway
- Sidewalks are provided on all streets adjacent to the school.

Traffic Management Plan

Queue

Traffic observations were conducted on the following dates and times. Lambeth Engineering met with Ms. Vanessa Ullman, Head of School, and Mr. Cooper Koch, President, Board of Trustees, during the process of developing the TMP.

- Thursday, August 29, 2019 – AM Arrival and PM Dismissal
- Thursday, September 6, 2019 – PM Dismissal
- Monday, September 9, 2019 – PM Dismissal

Ten vehicles were observed in queue during the peak time for picking up students. Most of the traffic cleared the campus in about ten (10) minutes following dismissal.

As expected, the peak period of parent vehicles accumulating at the school occurred during the afternoon dismissal period. This situation is summarized in **Table 1** below. As shown, there was always a surplus of space.

Table 1. Queue Summary

Current		Buildout Projected		Provided		Surplus	
Vehicles	Feet	Vehicles	Feet	Vehicles	Feet	Vehicles	Feet
10	235	19	447	20	480	1	34

The Early Childhood Center parents will park to drop-off and pick up their children. Most of these parents are expected to pick up their children after they get off work, well after school is dismissed.

School TMP Recommendations

The TMP recommendations are described below and shown in **Exhibit 1**.

Students

1. Students should wait in the breezeway at the designated loading area for their parent’s arrival.

Parents

2. Parents who want to park and pick up their students should enter the northern driveway on S. Waverly Drive and proceed to the designated parking area.
3. Parents should park on the site, not on the street.



4. Parents who want to proceed through the queue line to pick up their students should enter the southern driveway on S. Waverly Drive and proceed to the queue line. Parents should remain in their vehicles and continue to pull forward in the queue line.

Staff

5. At least two staff members should be situated in the loading area at dismissal – one to assist in loading students into the vehicle and another to make sure that the students are at the loading area upon their parent's arrival.
6. If the loading process needs to be expedited, a "walkie talkie" system could be implemented. The staff member standing at the entrance of the driveway should announce to the staff member at the loading area the parents who have arrived, who would then use a megaphone to announce that information to the students so that they are in the same order as their parents in the queue line. While this situation is not anticipated to occur in the near future, when queuing lengthens on the site, the walkie-talkie/megaphone system should be used *before* the queue ever begins to reach the entrance of the driveway.

Buses

7. Kessler does not offer bus service.

Licensed Peace Officers

8. Kessler traffic flows smoothly at the current location and is expected to continue to flow smoothly at the new location; a licensed peace officer is not recommended.

Parking Restrictions

9. The school has enough on-site parking and queue space. No parking restrictions are recommended.

School Zones

10. Students are not anticipated to walk home. If students do walk home, the City should be contacted to evaluate the need to provide a school zone.

Off-Site Improvements

11. Since students are not anticipated to walk home, no crosswalks are recommended at this time. If students do walk home, the City should be contacted to evaluate the need to install crosswalks.

On-Site Improvements

12. None are recommended at this time.

Summary

The Kessler School Traffic Management Plan is designed to provide safe vehicular and pedestrian movements to and from school and can accommodate the projected vehicular queues within the streets around the school without blocking through traffic. A summary of the school data and queues are provided in **Table 2** and **Table 3**.

If traffic congestion or unsafe movements are noticed, the plan should be reviewed and updated promptly.



Table 2. TMP Summary – 5 Year Projections

Grade	School Times	Current Students	5-Year Projected Students
Pre - K	8:00 AM - 3:15 PM	42	48
K - 5th	8:00 AM - 3:20 PM	69	136
6th - 9th	8:00 AM - 3:30 PM	7	46
Total:		118	230
TRAVEL MODES			
Parents		100%	100%
Student Drivers		0%	0%
Walkers		<1%	<1%
After School Activities		~25%	~25%
QUEUE SPACE (PreK)			
		Veh	Feet
Projected Queue		4	94
Provided Queue		20	480
Surplus Queue Space		16	386
QUEUE SPACE (K - 5th)			
		Veh	Feet
Projected Queue		10	235
Provided Queue		20	480
Surplus Queue Space		10	245
QUEUE SPACE (6th - 12th)			
		Veh	Feet
Projected Queue		2	47
Provided Queue		20	480
Surplus Queue Space		18	433

Table 3. TMP Summary – Buildout Projections

Grade	School Times	Current Students	Full Buildout Projected Students
Pre-K - K	8:00 AM - 3:10 PM	42	80
1st - 4th	8:00 AM - 3:20 PM	69	128
6th - 12th	8:00 AM - 3:30 PM	7	120
Total:		118	328
TRAVEL MODES			
Parents		100%	97%
Student Drivers		0%	3%
Walkers		<1%	<1%
After School Activities		~25%	~25%
QUEUE SPACE (PreK-K)			
		Veh	Feet
Projected Queue		4	94
Provided Queue		20	480
Surplus Queue Space		16	386
QUEUE SPACE (1st - 4th)			
		Veh	Feet
Projected Queue		10	235
Provided Queue		20	480
Surplus Queue Space		10	245
QUEUE SPACE (5th - 12th)			
		Veh	Feet
Projected Queue		2	47
Provided Queue		20	480
Surplus Queue Space		18	433

END of MEMO

PROPOSED TRAFFIC MANAGEMENT PLAN

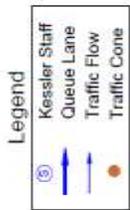
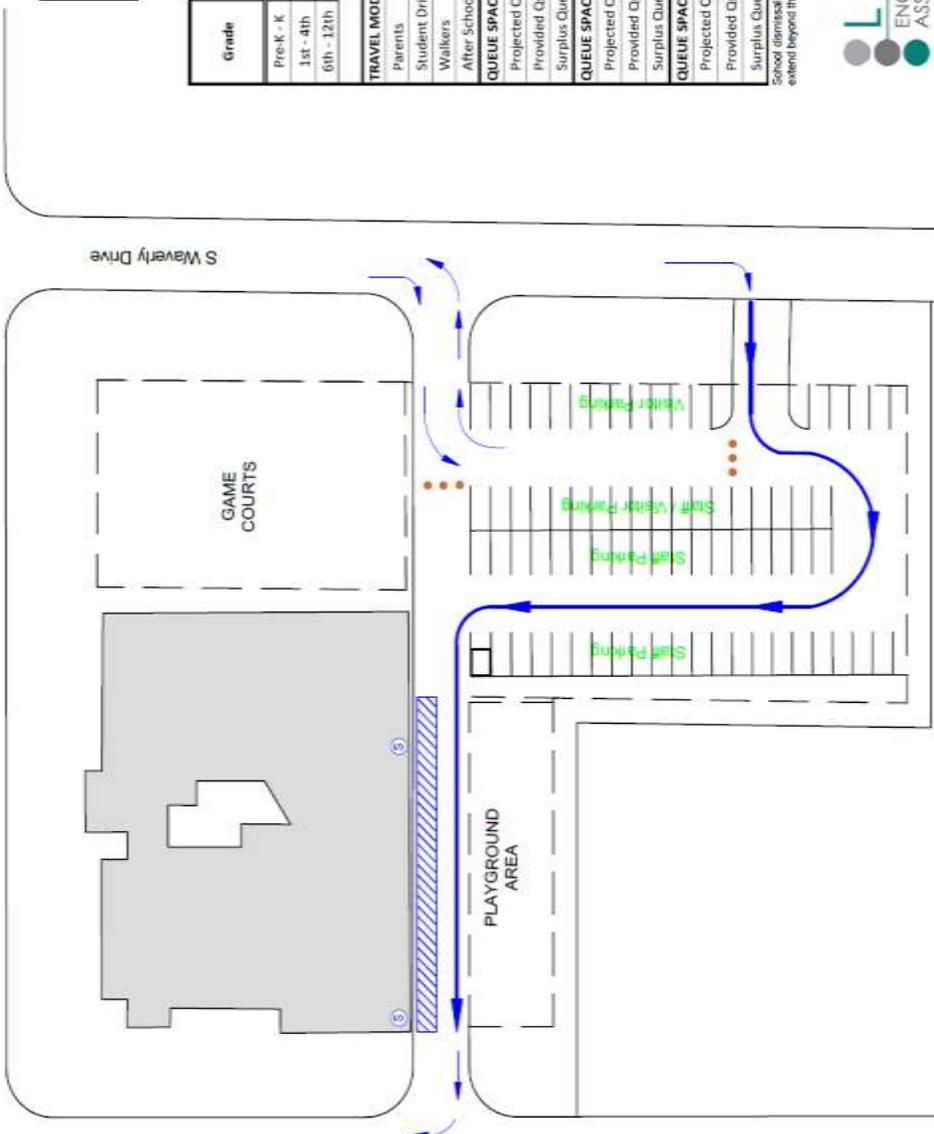
**Traffic Management Plan
The Kessler School**



West 10th Street

S Brighton Avenue

S Waverly Drive



TMP Summary

Grade	School Times	Current Students	Full Buildout Projected Students
Pre-K - K	8:00 AM - 3:10 PM	42	50
1st - 4th	8:00 AM - 3:20 PM	69	128
6th - 12th	8:00 AM - 3:30 PM	7	120
Total:		118	328

TRAVEL MODES:	Parents	Student Drivers	Walkers	After School Activities
	100%	0%	<1%	<25%
	97%	3%	<1%	<25%

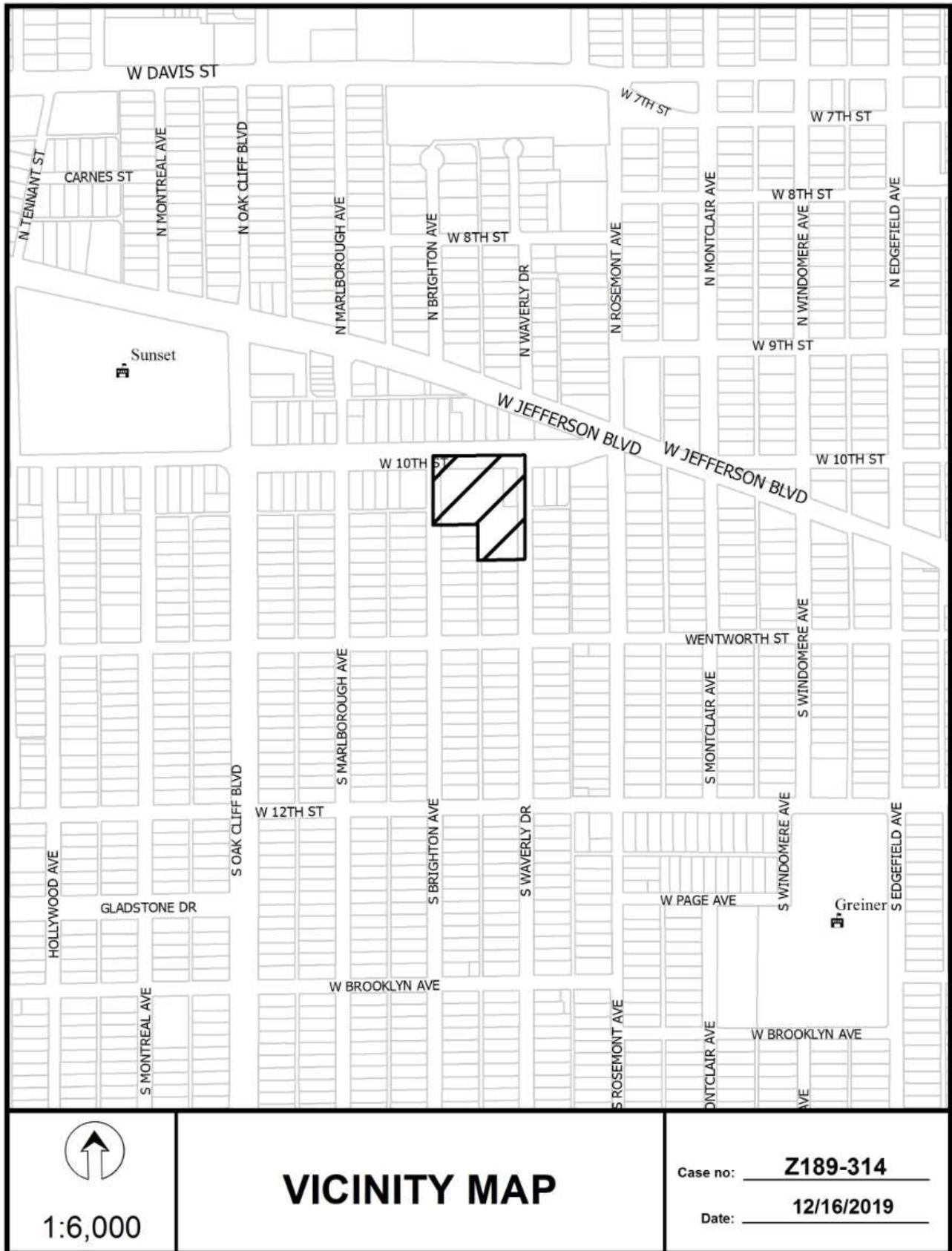
QUEUE SPACE (PreK-K):	Veh	Feet	Veh	Feet
Projected Queue:	4	94	9	216
Provided Queue:	20	480	20	480
Surplus Queue Space:	16	386	11	264

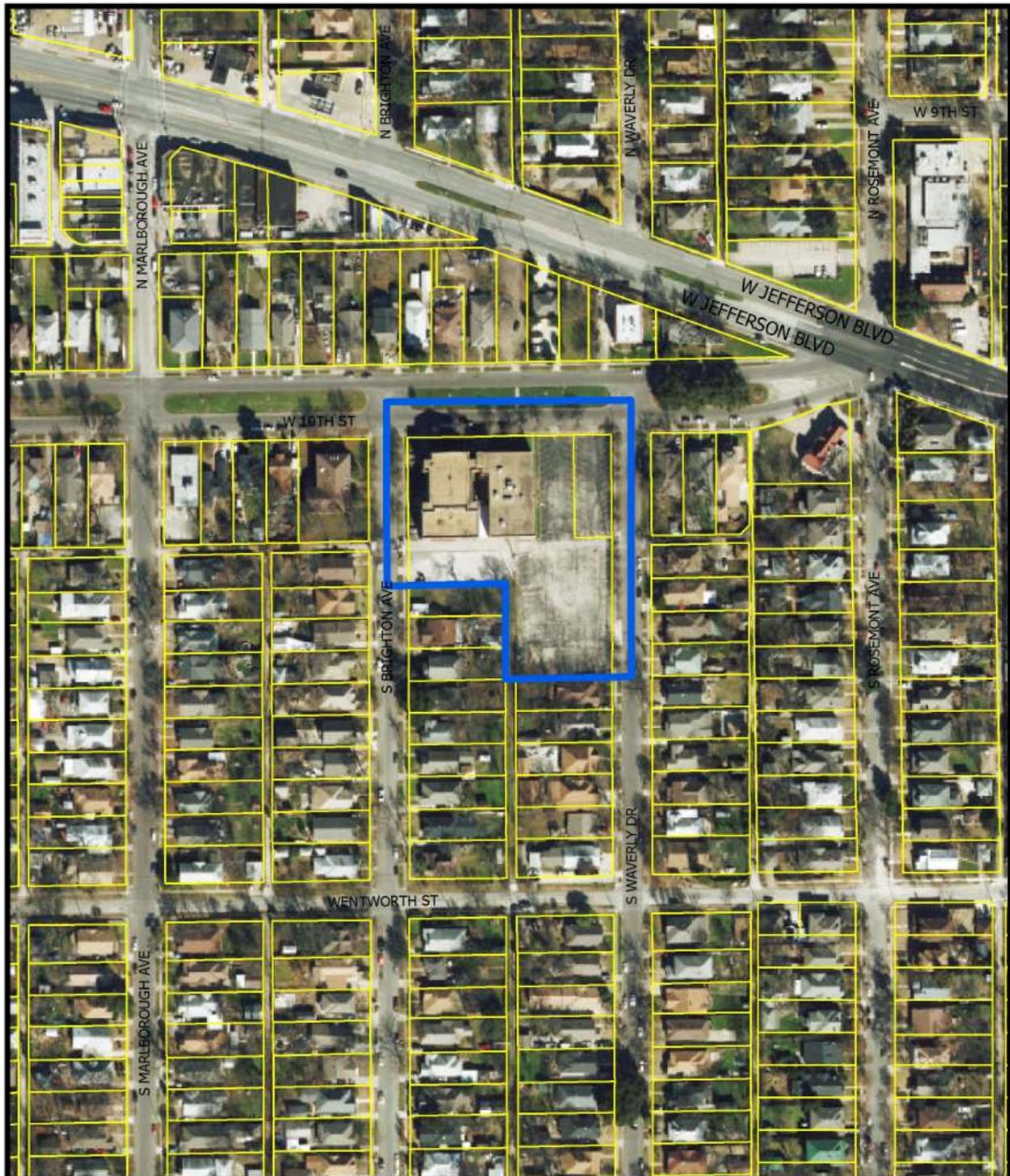
QUEUE SPACE (1st - 4th):	Veh	Feet	Veh	Feet
Projected Queue:	10	235	19	447
Provided Queue:	20	480	20	480
Surplus Queue Space:	10	245	1	34

QUEUE SPACE (5th - 12th):	Veh	Feet	Veh	Feet
Projected Queue:	2	47	17	403
Provided Queue:	20	480	20	480
Surplus Queue Space:	18	433	3	77

School dismissal and stagger times may vary as long as the queue does not extend beyond the school's driveway onto S. Waverly Drive.





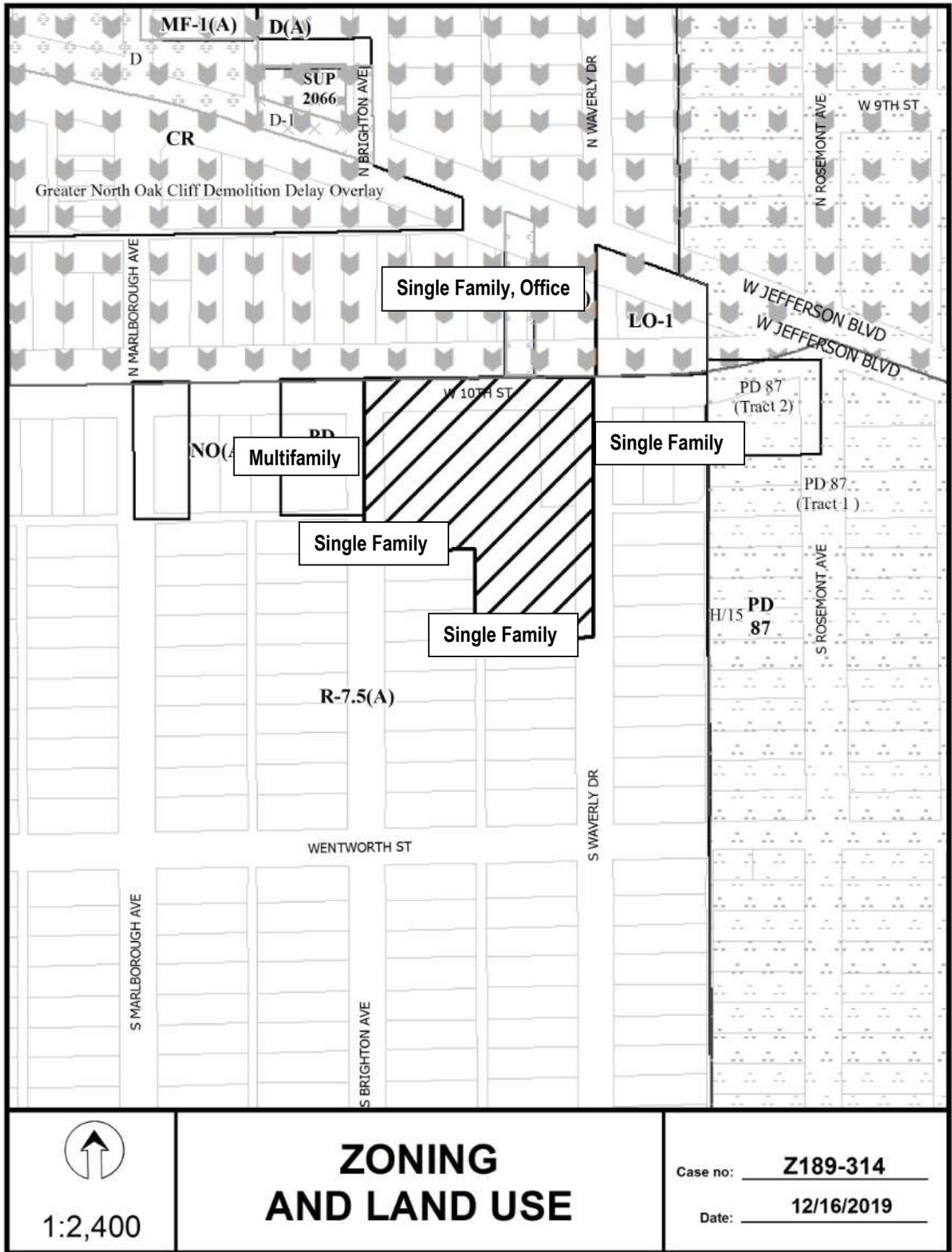


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AERIAL MAP

Case no: Z189-314

Date: 12/16/2019

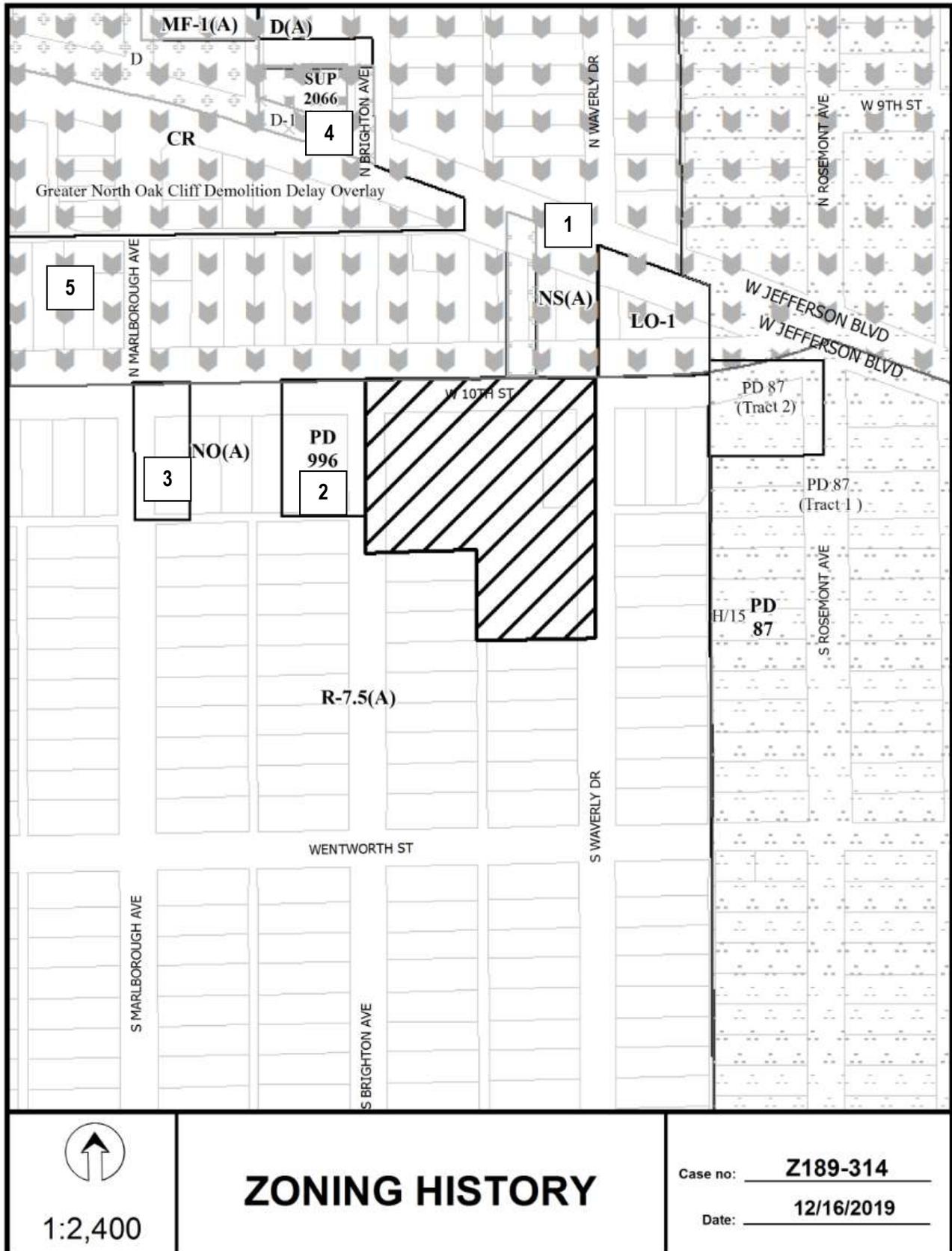


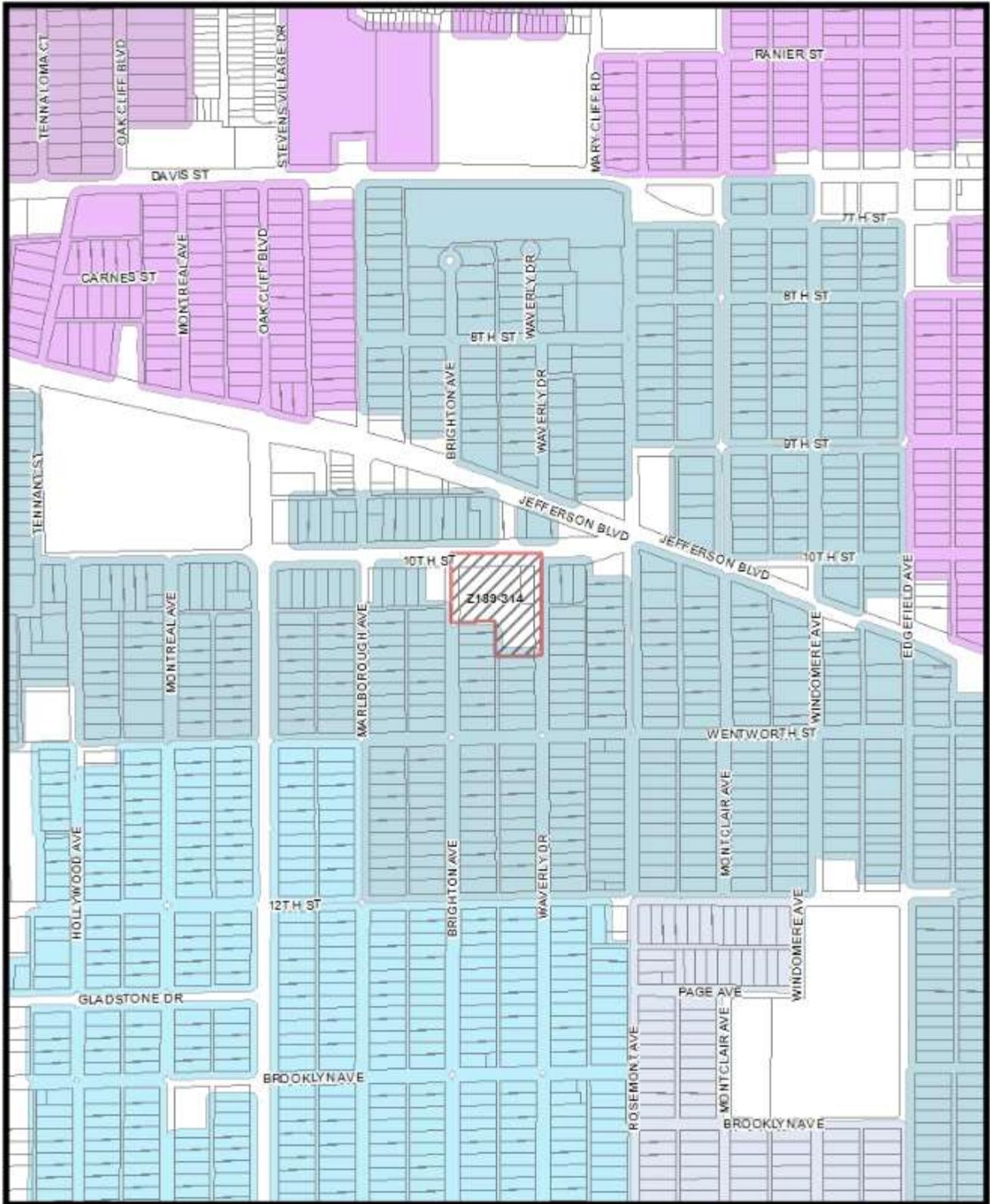
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ZONING AND LAND USE

Case no: Z189-314

Date: 12/16/2019





Market Value Analysis

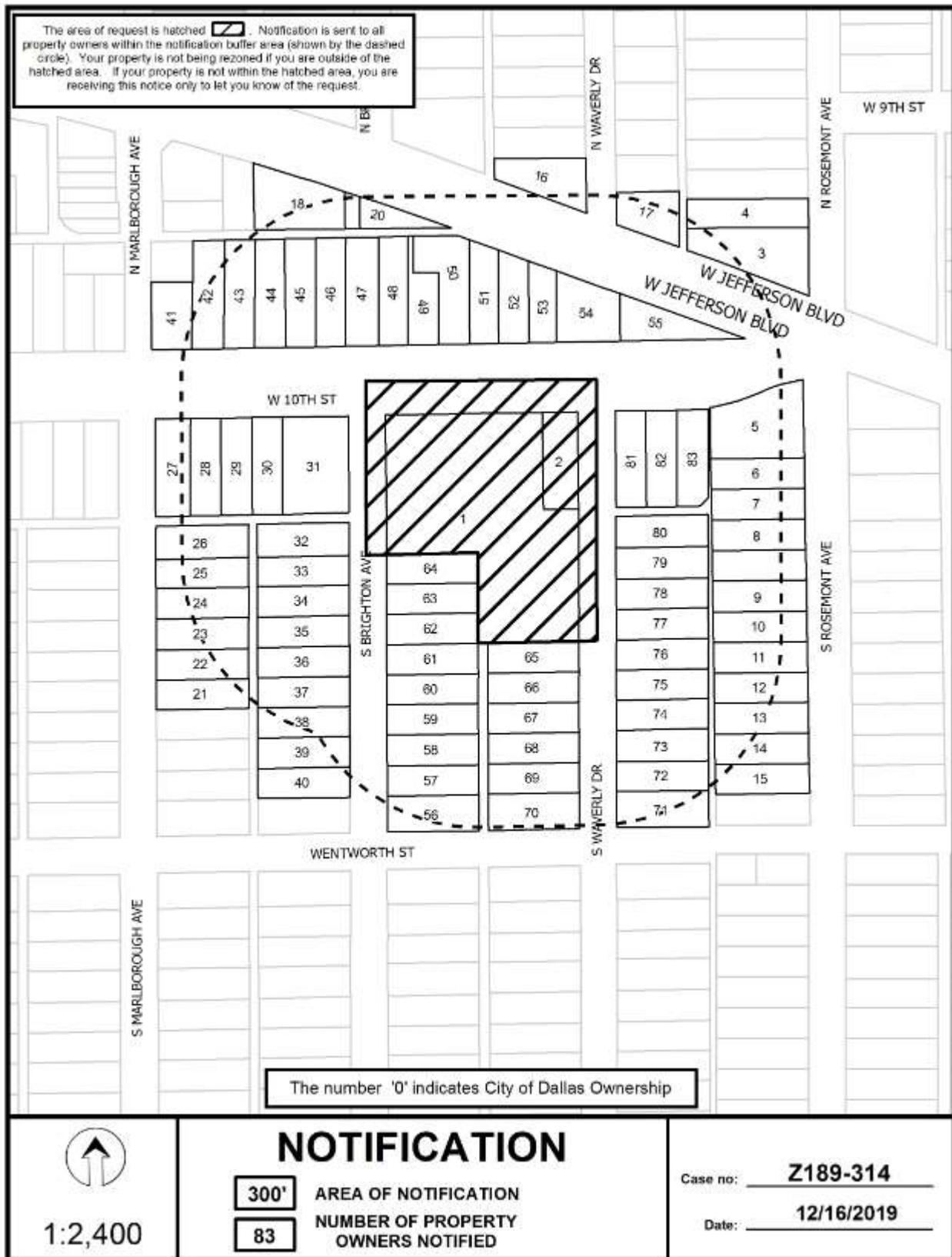
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Market Value Analysis

Printed Date: 12/16/2019



12/16/2019

Notification List of Property Owners***Z189-314******83 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1822 W 10TH ST	CALVARY BAPTIST CHURCH OF OAK CLIFF INC
2	1822 W 10TH ST	CALVARY BAPTIST CHURCH OF CHRIST
3	101 N ROSEMONT AVE	SALVATION ARMY
4	107 N ROSEMONT AVE	STOHLMANN SCOTT & CYNTHIA F
5	1700 W 10TH ST	LOPEZ FRANCISCO J &
6	107 S ROSEMONT AVE	ROMAN VERONICA J
7	111 S ROSEMONT AVE	EAGER CHRISTIAN THOMAS H &
8	115 S ROSEMONT AVE	WILSON STEVEN G
9	123 S ROSEMONT AVE	PAGE LAURA G
10	127 S ROSEMONT AVE	TELLES MARIO ALBERT
11	201 S ROSEMONT AVE	THRASHER KAREN & BARTON
12	205 S ROSEMONT AVE	ZAREFF STEVE TRUST
13	209 S ROSEMONT AVE	JOHNSON ARON
14	211 S ROSEMONT AVE	GACONNIER FRANCES M
15	219 S ROSEMONT AVE	WEST KATHLEEN
16	207 N WAVERLY DR	DEARING NANCY C WONDERS
17	202 N WAVERLY DR	CRUZ JOSE & EDITH R
18	1910 W JEFFERSON BLVD	BALLAS VICTOR &
19	1900 W JEFFERSON BLVD	NOLAN PATRICK & ROSE ANNA
20	1836 W JEFFERSON BLVD	VA CAPITAL LLC &
21	206 S MARLBOROUGH AVE	GLOBAL CAPITAL HOMEBUYERS INC
22	200 S MARLBOROUGH AVE	TAYLOR KRISTAN LEIGH & ARCADI PALERM
23	126 S MARLBOROUGH AVE	BAUMAN MAYA &
24	120 S MARLBOROUGH AVE	GONZALEZ NOEMI
25	118 S MARLBOROUGH AVE	BLAYLOCK JOHN L &
26	116 S MARLBOROUGH AVE	ANGUIANO JOSE

12/16/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1922 W 10TH ST	VALADEZ JAVIER A
28	1918 W 10TH ST	VELA ELISA S
29	1912 W 10TH ST	SOTO JESUS
30	1910 W 10TH ST	CEDILLO APOLONIO &
31	1900 W 10TH ST	1900 W 10TH STREET LLC
32	115 S BRIGHTON AVE	FRANCIS MICHAEL & THERESA
33	119 S BRIGHTON AVE	GUILLEN MARIA B
34	121 S BRIGHTON AVE	VASQUEZ MARGARITA GAMEZ
35	125 S BRIGHTON AVE	LEIJA DELORES G
36	201 S BRIGHTON AVE	CARMONA JUAN C
37	205 S BRIGHTON AVE	COOK LATANYA
38	209 S BRIGHTON AVE	BANNISTER CHARLES L &
39	213 S BRIGHTON AVE	SANCHEZ GRIMALDO &
40	217 S BRIGHTON AVE	RODRIGUEZ ROBERTO &
41	1921 W 10TH ST	MADIGAN MARIA ROSARIO SAI & ROBERT FRANK II
42	1917 W 10TH ST	GALLEGOS JESUS C ET AL
43	1915 W 10TH ST	CURTIS BEVERLY A
44	1913 W 10TH ST	MACIAS JOSE A JR &
45	1909 W 10TH ST	JIMENEZ ARNULFO JR &
46	1903 W 10TH ST	RODRIGUEZ JOSE M & KARA S
47	1827 W 10TH ST	BETANCOURT EVA L
48	1825 W 10TH ST	PALOMO MANUEL LIFE ESTATE
49	1821 W 10TH ST	SARMIENTO NEIMD Z
50	1817 W 10TH ST	MELGOZA JOSE JJ &
51	1815 W 10TH ST	MELGOZA JOSE J JIMENEZ
52	1808 W JEFFERSON BLVD	MELTON JANIE
53	1805 W 10TH ST	VILLARREAL HECTOR D
54	1801 W 10TH ST	SUNSET MANOR LLC
55	1719 W 10TH ST	BACSIK MICHAEL JOSEPH &
56	222 S BRIGHTON AVE	DANIELS LAURA PAGE
57	216 S BRIGHTON AVE	SANCHEZ GRIMALDO & ROSA M

12/16/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	212 S BRIGHTON AVE	SANTOS MARIA JESUS C &
59	208 S BRIGHTON AVE	QUINONEZ RAMON &DORA
60	206 S BRIGHTON AVE	ORNELAS MIGUEL &
61	200 S BRIGHTON AVE	DIAZ MANUEL &
62	128 S BRIGHTON AVE	JCB NORTEX PROPERTIES LLC
63	120 S BRIGHTON AVE	SIMMONS MARK ALAN &
64	118 S BRIGHTON AVE	SIMMONS MARK A
65	207 S WAVERLY DR	PRUETT JOHN
66	211 S WAVERLY DR	MACIAS FERMIN JR
67	215 S WAVERLY DR	MENDEZ FIDENCIO &
68	219 S WAVERLY DR	LORETTO ARNOLD
69	223 S WAVERLY DR	BRACKINS KELLEN L
70	227 S WAVERLY DR	OLIVA CARLOS E & MYRNA
71	226 S WAVERLY DR	WOODRUFF HOLLY & WILLIAM JR
72	222 S WAVERLY DR	GONZALEZ ARMANDO
73	218 S WAVERLY DR	JACK OLLIE C JR &
74	212 S WAVERLY DR	SNIDOW BARRY G
75	210 S WAVERLY DR	ROMERO MARIA
76	206 S WAVERLY DR	VALLEJOS JOSHUA BRYAN &
77	126 S WAVERLY DR	MARIADELACERDA MONICA
78	122 S WAVERLY DR	OVERTON JANET L
79	118 S WAVERLY DR	WAGERS ROBERT WAYNE &
80	114 S WAVERLY DR	CONRAD JENNIFER A
81	1720 W 10TH ST	HORTON BARBARA SIEMENS
82	1716 W 10TH ST	TREJO GABRIEL &
83	1712 W 10TH ST	DENOVA ERIKA

Planner: Sarah May

FILE NUMBER: Z189-153(SM) **DATE FILED:** December 12, 2018
LOCATION: West line of Manderville Lane, south of Meadow Road
COUNCIL DISTRICT: 13 **MAPSCO:** 26 K
SIZE OF REQUEST: Approx. 6.4 acres **CENSUS TRACT:** 78.22

REPRESENTATIVE: Tommy Mann and Brad Williams, Winstead PC

OWNER/APPLICANT: Persist Investment Corporation and Pearl Investment Corporation

REQUEST: An application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant with consideration for a Planned Development District for MF-2(A) Multifamily District and additional nonresidential uses on property zoned an MF-2(A) Multifamily District.

SUMMARY: The applicant proposes to construct a mixed use development on the subject site, which is currently undeveloped. The applicant expects to construct a four-story mixed use building with a parking structure and anticipates density to be approximately 73 units per acre consisting of a mix of one and two-bedroom units. The proposed deed restrictions of the original request limit certain uses and require multifamily new construction to adhere to urban design standards.

STAFF RECOMMENDATION: Approval of an MU-2 Mixed Use District, subject to deed restrictions volunteered by the applicant.

PRIOR CPC ACTION: On March 7, April 4, May 16, June 20, and July 11, 2019, the City Plan Commission held this item under advisement to allow the applicant additional time to meet with surrounding property owners. On September 19, 2019 the City Plan Commission held this item under advisement and instructed staff to re-advertise the case for a Planned Development District. On November 21 and December 12, 2019 and January 9, 2020, the City Plan Commission held this item under advisement to allow the applicant to enhance the proposed Planned Development District conditions and plans; however, no changes were received prior to the writing of this report.

BACKGROUND INFORMATION:

- The request site was previously developed with apartments. A demolition permit was completed on November 12, 2002.
- On September 19, 2019 the City Plan Commission held this item under advisement and instructed staff to re-advertise the case for a planned development district.
- On October 9, 2019, the applicant provided revised application materials for a planned development district.

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

1. **Z167-103:** On February 8, 2017, the City Council approved an MU-3 Mixed Use District with deed restriction volunteered by applicant on property zoned a GO(A) General Office District, on the east line of North Central Expressway, north of Meadow Road
2. **Z145-153:** On June 17, 2015, the City Council approved an amendment to the Subarea B portion of Planned Development District No. 745, located on the northeast corner of Meadow Road and Manderville Lane.
3. **Z167-237:** On June 28, 2017, the City Council approved an amendment to Subarea B within Planned Development District No. 745 for mixed uses, located on the north side of Meadow Road, east of Manderville Lane
4. **Z156-169:** On June 15, 2016, the City Council approved a P(A) Parking District on property zoned an MF-1(A) Multifamily District, located on the south line of Glen Lakes Drive, west of Manderville Lane.

Thoroughfares/Streets:

Street	Type	ROW
Manderville Lane	Local	50 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and determined it will not have a negative impact on the existing street system.

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 applicant’s request complies with the following goals and policies:

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

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	MF-2(A)	Undeveloped
North	PDD No. 927 (Subarea B)	Retirement housing
East	R-7.5(A) and PD 745 (Subarea A)	DART Light Rail and Undeveloped
South	GO(A) and PDD No. 588	Office
West	GO(A)	Office

Land Use Compatibility:

The site is undeveloped and is surrounded by retirement housing to the north, a light rail line to the east, office developments to the south and west, and retirement housing is located farther to the south. Staff supports the applicant’s request for an MU-2 Mixed Use District because 1) the applicant’s proposal to limit uses would decrease the likelihood of nuisances to surrounding properties, 2) the surrounding zoning districts have similar uses and development standards as the applicant’s request, and 3) the site is located within a quarter-mile of the Walnut Hill Light Rail Station, which makes this site an optimal location for mixed use development. Additionally, the PDD proposal does not enrich the request above the MU-2 Mixed Use District standards because deed restrictions have the ability to prohibit uses that are seen as objectionable, which have been offered in the deed restrictions volunteered by the applicant.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
MF-2(A) Multifamily– Existing	15'	10'	Min lot 1,000 sq. ft. 800 sq. ft. – E 1,000 sq. ft. – 1 BR 1,200 sq. ft. – 2 BR +150 sq. ft. each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
MU-2 Mixed Use- 2 - Proposed	15'	20' adjacent to residential OTHER: No Min.	50-100 units/acre 1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
PDD– Proposed	15'	15' on south; otherwise, 10'	75 units/acre* 1.6 FAR for nonresidential uses*	36' 85**	60% 80%*	Proximity Slope	Office, retail & personal service, lodging, residential

*When design standards are met.

Although both proposals for an MU-2 Mixed Use District and the proposed PDD conditions increase the existing development standards for height, lot coverage, and therefore the future development’s ability to build more density on the site, staff notes that the site’s current zoning of MF-2(A) is substantially lower in height as compared to the surrounding zoning districts and therefore staff supports a change in zoning that allows the subject site to develop with increased height¹.

Further, the site is located within a quarter-mile of the Walnut Hill Light Rail Station, which makes this site an optimal location for a more dense, taller, mixed use development than the garden-style apartment developments that the existing zoning of MF-2(A) Multifamily District prescribes. Finally, the applicant’s volunteered deed restrictions require urban design standards for multifamily development that would encourage pedestrian-friendly urban design standards.

Regarding which of the proposals staff supports most, staff prefers the original request of an MU-2 Mixed Use District with deed restrictions to a Planned Development District as proposed because the PDD proposal does not enrich the request beyond the MU-2 Mixed Use District standards. The proposed PDD 1) does not propose development plan but instead proposes a basic conceptual plan with no specificity as to how the site

¹ Maximum heights vary for sites that surround the subject site from 55 to 90 feet to the north and 270 feet in all other directions.

would develop and therefore is no better than a general zoning district, 2) it does not offer enhanced design standards than the proposed deed restrictions would require, and 3) the PDD conditions prohibit mixed income housing bonuses. However, staff does recognize the proposed PDD development standards do not exceed those granted under the MU-2 Mixed Use District but for this location, being within a quarter-mile of a DART light transit station and within a major employment center, the site is an optimal location for the higher height and density that the MU-2 Mixed Use District affords.

Landscaping:

With the exception of the additional landscape requirements for multifamily developments listed in the volunteered proposed conditions, landscaping will be in accordance with Article X, as amended. The proposed PDD does not include the additional street tree provisions prescribed in the volunteered deed restrictions.

Parking:

Parking will be provided in accordance with the Dallas Development Code, as amended.

Market Value Analysis:

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

Z189-153(SM)

Partners & Principals

Pearl Investment Corporation and Persist Investment Corporation

Carol Corporation

Henry Koo

PROPOSED DEED RESTRICTIONS

1. The following uses are prohibited on the Property:

- Alternative financial establishment.
- Attached non-premise sign.
- Auto service center.
- Car wash.
- Carnival or circus.
- Cemetery or mausoleum.
- Commercial amusement (inside).
- Commercial amusement (outside).
- Commercial radio or television transmitting station.
- Country club with private membership.
- Electrical substation.
- Gas drilling and production.
- Halfway house.
- Helistop.
- Labor hall.
- Liquor store.
- Local utilities.
- Paraphernalia shop.
- Radio, television, or microwave tower.
- Residential hotel.
- Swap or buy shop.
- Tool or equipment rental.

2. Any multifamily development on the Property shall adhere to the following, urban design standards:

A. Sidewalks. Sidewalks within and adjacent to Mandeville Drive shall provide a minimum 7-foot wide sidewalk with an additional minimum 5-foot landscape buffer utilizing tree grates, open planters, or a parkway area, between the back of curb and the sidewalk (“Landscape Buffer Zone”). Sidewalks shall be continuous and generally level across all driveways and curb cuts and should be designed to be at the same grade as the existing sidewalk. If a sidewalk is located on private property, the Owner will dedicate a sidewalk easement to the City.

B. Pedestrian Amenities. A minimum of one bicycle rack parking space shall be provided for each street-level accessible unit provided. Bicycle racks can be collocated in one central facility and location.

C. Street Trees. Street trees shall be provided within the Landscape Buffer Zone and should be spaced 30 feet on center, except where conflicts with utilities and driveways exist or subsurface conditions discourage the installation of street trees.

D. Mechanical Equipment. Except for transformers or electrical meters, all utility boxes, generators, and other large mechanical equipment shall be located out of view from the public right-of-way. When conditions do not permit equipment to be out-of-view from the public right-of-way, same shall be screened from view by a solid wood or masonry fence, wall, or building element at least six feet in height and buffered by landscaping such as shrubs, bushes, or trees. No aboveground utilities may be placed within the required sidewalk planting zone or clear zone.

E. Lighting. Pedestrian lighting shall be provided at regular intervals along all street facing facades in order to provide suitable lighting on sidewalks, streets, walkways, and plazas to enhance pedestrian safety. Lighting must be directed downward and away from adjacent properties. Lighting shall be spaced between 75 and 100 feet apart.

F. Ground Floor Entries. A minimum of 60 percent of the street-facing, lowest level dwelling units must have: (i) individual entries directly from the outside; (ii) street access; and (iii) improved paths connecting the dwelling unit to the sidewalk. Each of these units must have individual entries, stoops, or porches that are elevated between a minimum of six inches above the finished sidewalk grade, measured to the top of the entry, stoop, or porch. Any fencing of private front yards shall be permitted to a maximum of 36 inches in height.

G. Architectural Elements. Architectural elements, such as the following, must be provided at all building corners and at public entry points: architecturally prominent public entrances, canopies, awnings, variations in building massing, increased transparency, and variations in fenestration. The ground-level of buildings shall provide a minimum of 10% transparency for all street-facing facades. For every 125 feet of building facade length, a minimum two-foot variation within the vertical plane must be provided.

H. Service and Loading. Service entries and back-of-house functions shall not be located along Manderville Lane, and should be visually screened from all other right-of-way with a solid wood or masonry fence or wall at least 6 feet in height and buffered by landscaping such as shrubs, bushes, or trees.

I. Surface Parking. All surface parking must be screened from the street and residentially zoned property. A minimum screening height of 3.5 feet above the parking surface is required and may incorporate building elements, a plaza or landscape zone that serves to visually screen parking while introducing occupiable amenitized pedestrian space.

J. Parking structures. All above ground parking structures must be wrapped by occupiable building area or have a facade that is similar in materials and appearance to the facade of the main structure the parking serves. Aboveground parking structures must be constructed so as to screen vehicle headlights from shining on adjacent properties and airspace above neighboring property by a minimum four-foot high wall. All non-entry openings in the aboveground parking structure facade must be screened except for vehicle access. Screening may include architectural grill work or other materials that provide ventilation. Structural and building elements, including ramps and interior lighting should be concealed through facade screening.

APPLICANT'S PROPOSED PD CONDITIONS

ARTICLE _____.

PD _____.

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

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

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

PD ____ is established on property located on the west line of Manderville Lane, south of Meadow Road. The size of PD _____ is approximately 6.4 acres.

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

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, BUFFER ZONE means the area between the back of curb and the sidewalk.

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

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

SEC. 51P-____.104. EXHIBIT.

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

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

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

SEC. 51P- ____ .106. DEVELOPMENT PLAN.

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

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

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

(b) When the provisions of Section 51P-____.114 are met, the following main use is permitted by right:

- Adult day care facility.
- Child-care facility.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions.
- Financial institution without drive-in window.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Hotel or motel.
- Library, art gallery, or museum.
- Office.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Transit passenger shelter.

SEC. 51P- ____ .108. ACCESSORY USES.

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

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

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply.

(b) Side yard setback. Minimum side yard setback along the southern district boundary is 15 feet.

(c) Urban design development bonuses. When the provisions of Section 51P-____.114 are met, the following development bonuses apply:

(1) Dwelling unit density. Maximum dwelling unit density is 75 units per acre.

(2) Height. Maximum height is 85 feet.

(3) Lot Coverage. Maximum lot coverage is 80 percent.

(4) Lot Size. No minimum lot area per dwelling unit is required in this district.

(5) Floor area ratio. For nonresidential uses, maximum floor area ratio is 1.6.

SEC. 51P-____.110. OFF-STREET PARKING AND LOADING.

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

SEC. 51P-____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.112. LANDSCAPING.

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

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

SEC. 51P- ____ .113. SIGNS.

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

SEC. 51P- ____ .114. URBAN DESIGN STANDARDS

(a) Applicability. Compliance with this section is required to obtain development bonuses in Sec. 51P- ____ .109.

(b) Sidewalks.

(1) Width. A minimum seven-foot wide unobstructed sidewalk is required within or adjacent to Manderville Lane. An additional minimum five-foot area must be provided between the street curb and sidewalk that may utilize tree grates, open planters, general planting or impervious paving.

(2) Continuity. Sidewalks must be continuous and generally level across all driveways and curb cuts and must be constructed to be at the same grade as the existing sidewalk.

(3) Easement required. If a sidewalk is located on private property, sidewalk easements must be dedicated to the City.

(c) Pedestrian Amenities.

(1) Bicycle racks. In addition to the bicycle parking requirements of Section 51A-4.333, a minimum of one bicycle rack parking space for each street-level accessible unit is required. Bicycle racks may be collocated in one central facility and location.

(2) Benches. A minimum of one bench for every 100 feet of street frontage is required adjacent to the public sidewalk. In determining the required number of benches, fractional numbers are counted to the nearest whole number, with one-half counted as an additional space.

(d) Ground level mechanical equipment.

(1) Except for transformers or electrical meters, all utility boxes, generators, and other large mechanical equipment must be screened with a solid wood or masonry fence, wall, or building element at least six feet in height and buffered by landscaping such as shrubs, bushes, or trees.

(2) No aboveground utilities may be placed within the required sidewalk planting zone or clear zone.

(e) Pedestrian Lighting. Pedestrian lighting shall be provided at regular intervals along all street facing facades in order to provide suitable lighting on sidewalks, streets, walkways, and plazas to enhance pedestrian safety. Pedestrian lighting shall be:

- (1) spaced between 75 and 100 feet apart,
- (2) directed downward and away from adjacent properties, and
- (3) a maximum height of 20 feet.

(f) Ground-level entries.

(1) For multifamily uses, a minimum of 60 percent of the street-facing, lowest level dwelling units must have:

- (A) individual entries directly from the outside;
- (B) street access; and
- (C) improved paths connecting the dwelling unit to the sidewalk.

(2) Any multifamily unit counted toward this requirement must have individual entries, stoops, or porches that are elevated a minimum of six inches above the finished sidewalk grade, measured to the top of the entry, stoop, or porch.

(g) Fencing. Fencing of private multifamily front yards are limited to a maximum height of 36 inches.

(h) Architectural elements.

(1) Corners and entries. At least one of the following architectural elements shall be provided at all building corners and at public entry points:

- (i) canopies;
- (ii) awnings;
- (iii) variations in building massing;
- (iv) increased transparency; or
- (v) variations in fenestration.

(2) Building articulation. For every 125 feet of horizontal building facade length, a minimum two-foot variation within the vertical plane must be provided.

(i) Service and loading. Service entries and back-of-house functions are prohibited along Manderville Lane, and must be visually screened from all other right-of-way with a solid wood or masonry fence or wall at least 6 feet in height and buffered by landscaping such as shrubs, bushes, or trees.

(j) Parking structures.

(1) Ground level activation. Except for points of vehicle ingress/egress, street-facing facades for above ground parking structures must be wrapped by occupiable building area.

(2) Screening. All other aboveground parking structure facades must be constructed so as to screen vehicle headlights from shining on adjacent properties and airspace above neighboring property by a minimum four-foot high wall. All non-entry openings in the aboveground parking structure facade must be screened except for vehicle access. Screening may include architectural grill work or other materials that provide ventilation. Structural and building elements, including ramps and interior lighting should be concealed through facade screening. (Ord. ____)

SEC. 51P- ____ .114. ADDITIONAL PROVISIONS.

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

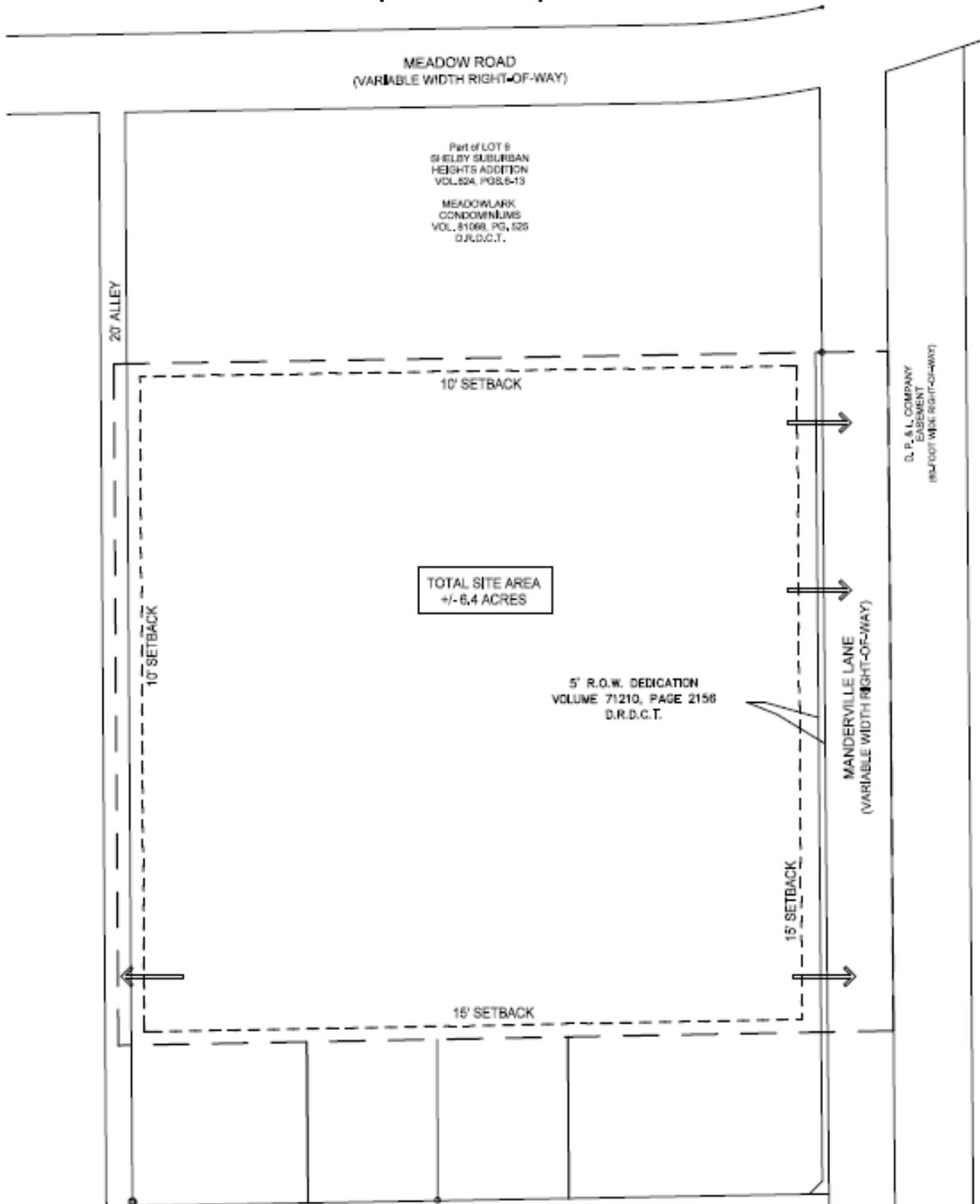
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P- ____ .115. COMPLIANCE WITH CONDITIONS.

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

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

Proposed Conceptual Plan

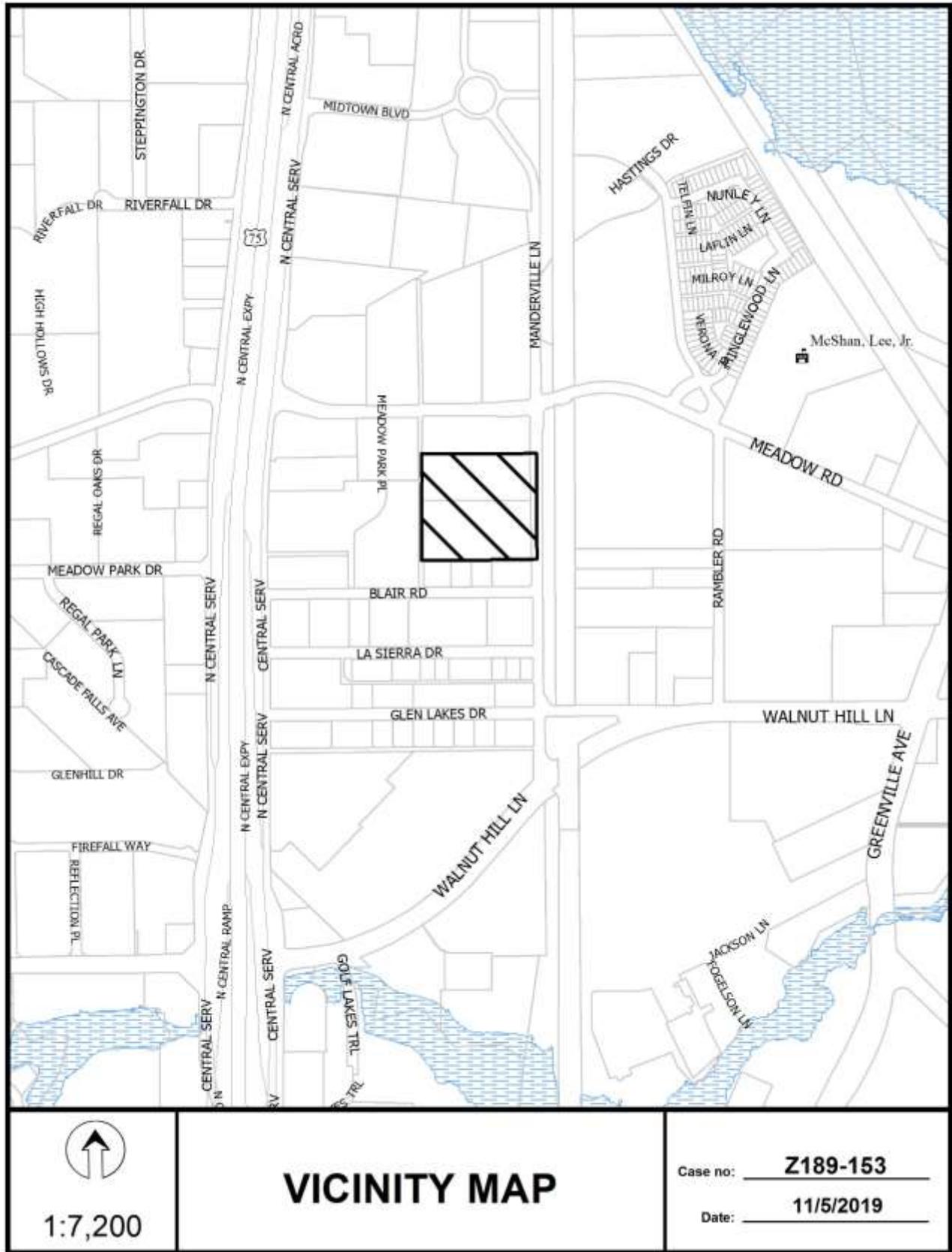


SITE DATA TABLE

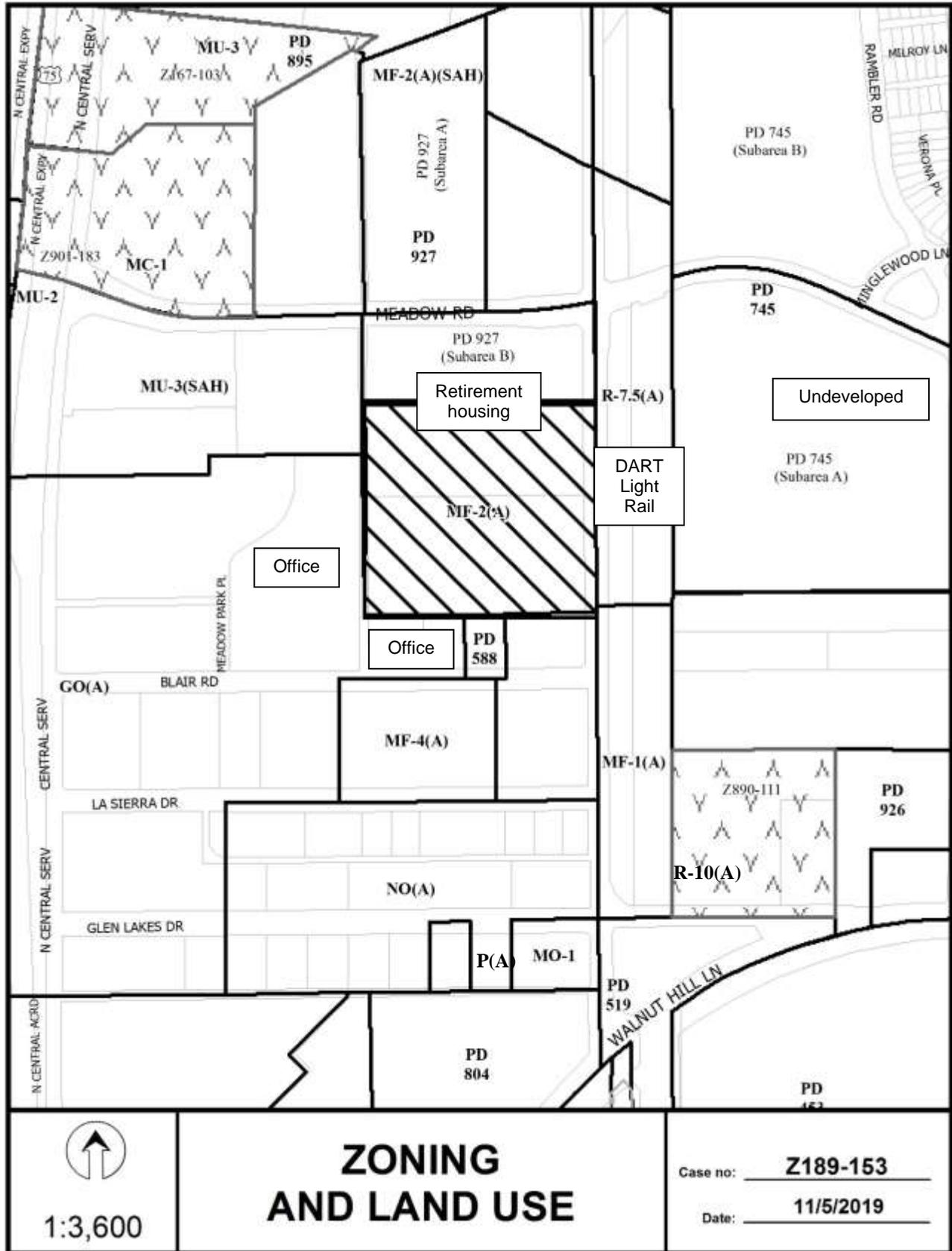
USE	ACERAGE	LOT COVERAGE	MAX. DENSITY	MAX. BLDG. HT.
SEC. 51P __, 107	+/- 6.4	MAX. 80%	RESIDENTIAL, 20 DENSITY COMMERCIAL, 12 DENSITY	85' and 5 STORIES

LEGEND

- BUILDING AREA
- APPROX. POINT OF ACCESS





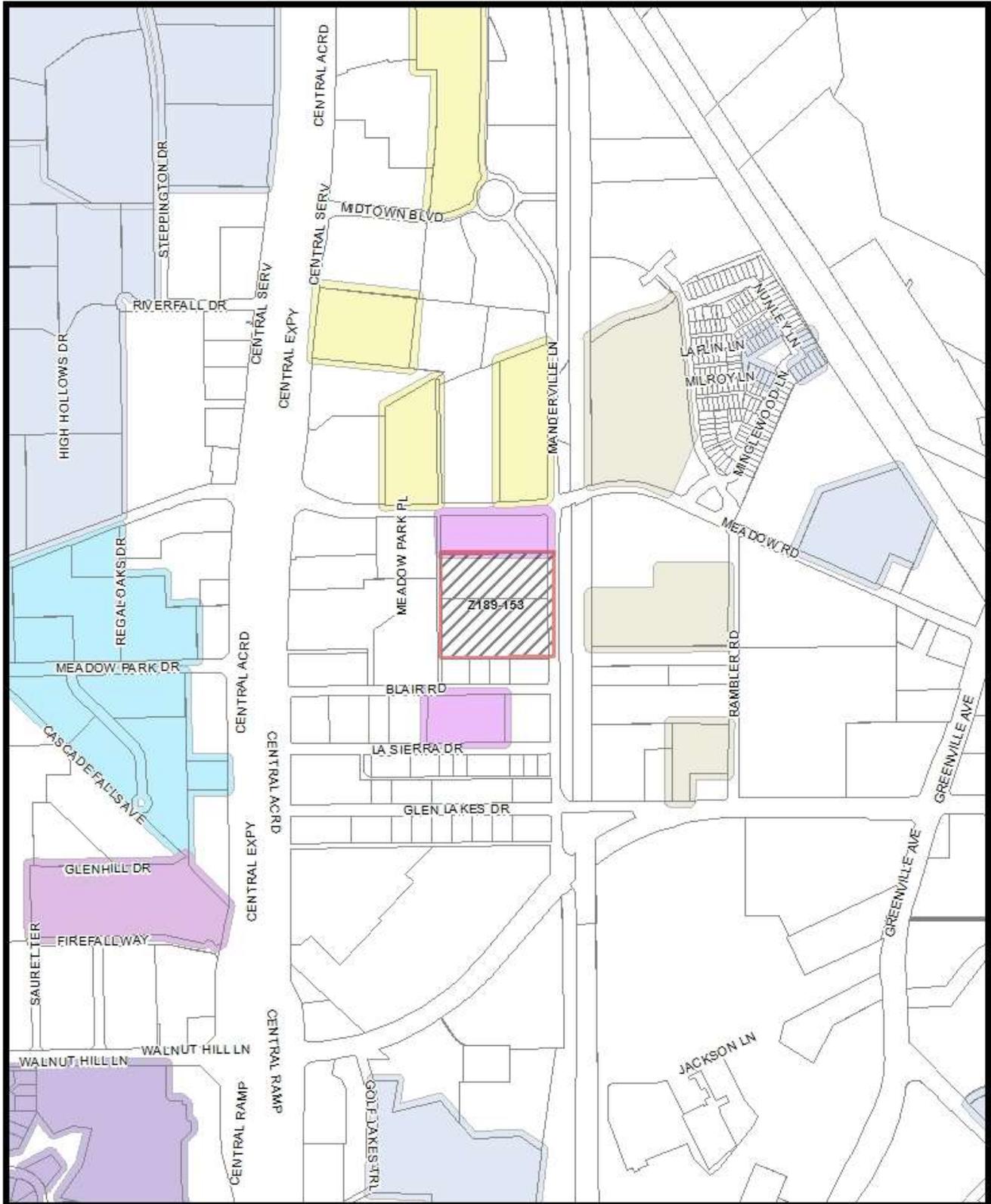


1:3,600

ZONING AND LAND USE

Case no: Z189-153

Date: 11/5/2019

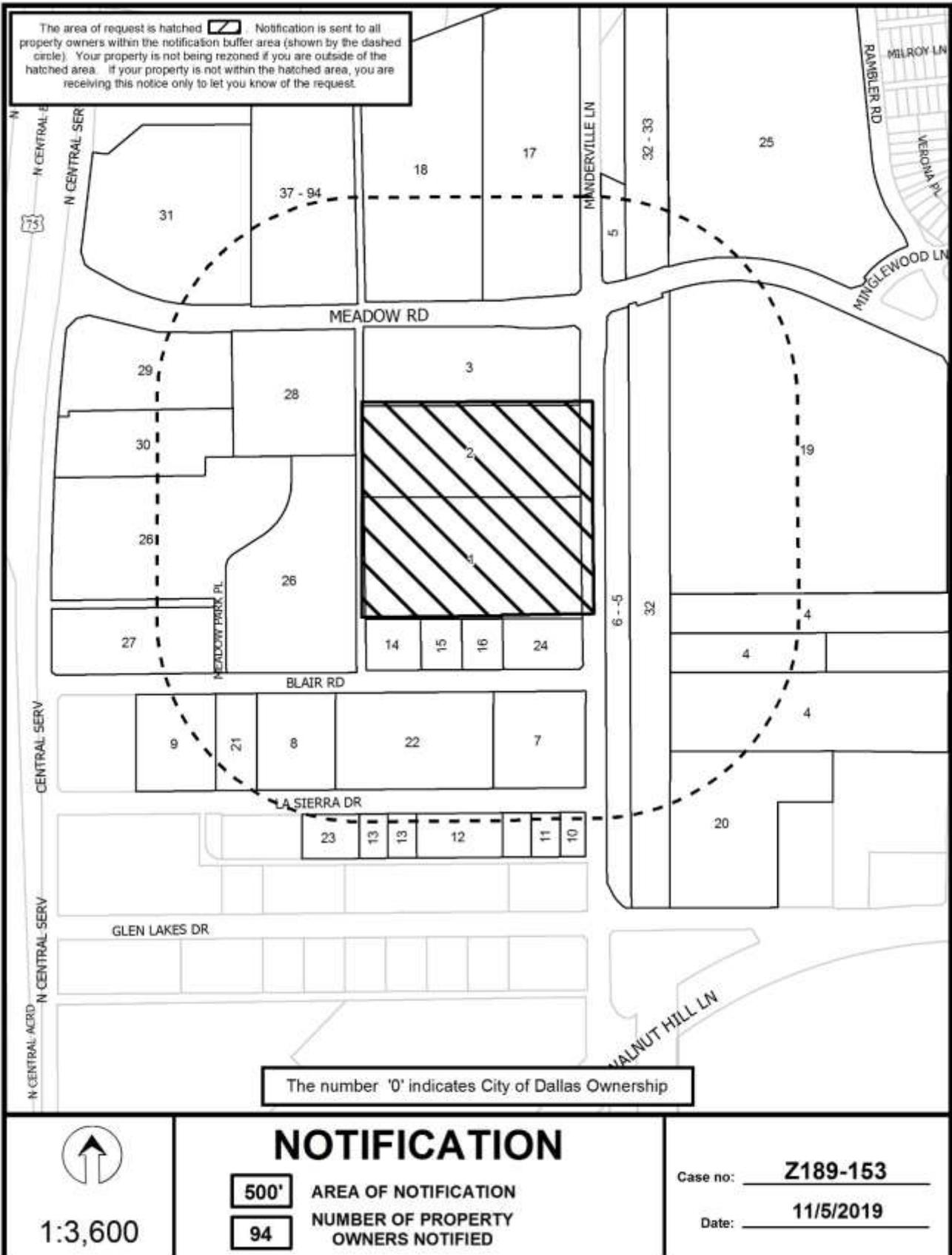


Market Value Analysis A B C D E F G H I NA



Market Value Analysis

Printed Date: 11/5/2019



11/05/2019

Notification List of Property Owners***Z189-153******94 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7735 MANDERVILLE LN	TENIR LLC
2	7777 MANDERVILLE LN	TENIR LLC
3	8130 MEADOW RD	ADORA 9 REALTY
4	7537 RAMBLER RD	IPXI RAMBLER INVESTORS LLC
5	7700 GLEN LAKES DR	ONCOR ELECRC DELIVERY COMPANY
6	7700 GLEN LAKES DR	ONCOR ELECRC DELIVERY COMPANY
7	5459 LA SIERRA DR	MANDERVILLE LANE
8	5445 LA SIERRA DR	DALLAS LA SIERRA GROUP LLC
9	5421 LA SIERRA DR	EYECARE REAL PPTIES LLC
10	5496 LA SIERRA DR	MAIN ST ROSS PARTNERS LTD
11	5494 LA SIERRA DR	MISTER PRESTON LLC
12	5480 LA SIERRA DR	5480 LA SIERRA LLC
13	5468 LA SIERRA DR	5468 LA SIERRA PARTNERS LLC
14	5465 BLAIR RD	WILSON THOMAS G JR
15	5473 BLAIR RD	FN BLAIR ROAD LLC
16	5481 BLAIR RD	LOPO PROPERTIES LLC
17	8175 MEADOW RD	MEADOWS REDEVELOPMENT LTD
18	8111 MEADOW RD	FIRST BAPTIST REALTY LLC
19	8240 MEADOW RD	MP DALLAS PROJECT OWNER LLC
20	5515 GLEN LAKES DR	ASPECT LCS LEASING WP LLC
21	5433 LA SIERRA DR	LASIERRA 5433 LLC
22	5455 LA SIERRA DR	SNH IL PROPERTIES TRUST
23	5454 LA SIERRA DR	SERIES A OF 5454 CAPITAL LLC
24	5489 BLAIR RD	SOUTHWEST TRANSPLANT ALLIANCE INC
25	8213 MEADOW RD	TKG VALENCIA MIDTOWN LLC
26	10300 N CENTRAL EXPY	AREA EY MEADOW CENTRAL LLC

11/05/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10210 N CENTRAL EXPY	NCX 10210 OFFICE LP
28	8050 MEADOW RD	HTA DALLAS LTAC LLC
29	10370 N CENTRAL EXPY	MEADOW HOSPITALITY LP
30	10350 N CENTRAL EXPY	MEADOW TWO HOSPITALITY LP
31	10400 N CENTRAL EXPY	MISI REALTY CC DALLAS LP
32	401 S BUCKNER BLVD	DART
33	401 S BUCKNER BLVD	DART
34	5477 GLEN LAKES DR	FIRST 5477 LTD
35	5477 GLEN LAKES DR	DALLAS FORT WORTH IVF REALTY LP
36	5477 GLEN LAKES DR	NT PSYCHIATRIC ALLIANCE
37	8059 MEADOW RD	MESSEYE ABEIR
38	8059 MEADOW RD	TODORA TONY
39	8057 MEADOW RD	MEADOWS NORTH INVESTMENTS LLC
40	8057 MEADOW RD	8057 MEADOW ROAD #201 LAND TRUST
41	8057 MEADOW RD	NEWAY ZEKARIAS
42	8057 MEADOW RD	ABEBE ZUFAN
43	8055 MEADOW RD	COOMER JEFFREY
44	8055 MEADOW RD	CUNNINGHAM SHEREICE
45	8057 MEADOW RD	CUNNINGHAM SHEREICE
46	8055 MEADOW RD	MEADOWS NORTH REALTY LLC
47	8055 MEADOW RD	RUDOLPH JAMAAL
48	8065 MEADOW RD	MALLARD WARREN L
49	8065 MEADOW RD	HUEY JOSEPH D & LORI A
50	8067 MEADOW RD	CHILDRESS CAROLYN H
51	8065 MEADOW RD	JORDAN JAMES C &
52	8067 MEADOW RD	SHARP ABRAHAM E & SUSAN A
53	8069 MEADOW RD	EXCESS SPORTS & ENTERTAINMENT
54	8069 MEADOW RD	HARTGROVE GRACE T
55	8069 MEADOW RD	ASKY MAZYAR
56	8069 MEADOW RD	PEREYDA MIRANDA
57	8071 MEADOW RD	GARCIA CYNTHIA

11/05/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8071 MEADOW RD	WOLTER DIANE
59	8071 MEADOW RD	GENAYE WOYINSHET T
60	8071 MEADOW RD	YANACEK CANDACE L
61	8075 MEADOW RD	PINNEBOG INVESTMENTS LLC
62	8075 MEADOW RD	WOODHEAVEN LIVING LLC
63	8075 MEADOW RD	SINGLETON PAULA K
64	8075 MEADOW RD	MEDINA JUANA
65	8081 MEADOW RD	MISGINA HAIMANOT BERAK
66	8081 MEADOW RD	SALCEDO DANNIEL E
67	8081 MEADOW RD	SOLOMON YEMANE KIFLU
68	8081 MEADOW RD	VILLAFUERTE ARMANDO
69	8083 MEADOW RD	MAYO HEDWIG J
70	8083 MEADOW RD	VALDEZ FEDERICO C &
71	8083 MEADOW RD	ARMSTRONG YENY A
72	8083 MEADOW RD	DAN YARON MOSHE MOSSES
73	8085 MEADOW RD	KELSO JOSHUA & TERRY D
74	8085 MEADOW RD	EXCESS MEDIA LLC
75	8085 MEADOW RD	MEADOW 8085#226 LAND TRUST
76	8085 MEADOW RD	MITCHELL LAURENCE
77	8087 MEADOW RD	SULLIVAN DEIRDRE
78	8087 MEADOW RD	KIRK CHARLES GLEN
79	8087 MEADOW RD	HOLAN ANTHONY N &
80	8089 MEADOW RD	GLO NITE INC
81	8089 MEADOW RD	JOHNSTON HILLARY
82	8089 MEADOW RD	HAILE TESHOME S
83	8091 MEADOW RD	BENAVIDES OSCAR R JR
84	8091 MEADOW RD	ALEMU HULUMSEW ABEBE
85	8093 MEADOW RD	KENNEDY MATTHEW
86	8093 MEADOW RD	BENEVIDES OSCAR
87	8093 MEADOW RD	SELAMAWIT ABRAHA
88	8095 MEADOW RD	MIZU KASSAHUN

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11/05/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	8095 MEADOW RD	TAN JINI L
90	8095 MEADOW RD	SHEPHERD MARGARET
91	8095 MEADOW RD	SEUBERT SALLY A
92	8095 MEADOW RD	STOKES CATRIONA
93	8095 MEADOW RD	FOSTER CORRIE LEE
94	8079 MEADOW RD	MEADOWS NORTH REALTY LLC

Planner: Sarah May

FILE NUMBER: Z189-360(SM) **DATE FILED:** September 20, 2019

LOCATION: Northwest line of Capitol Avenue, southwest of North Henderson Avenue

COUNCIL DISTRICT: 2 **MAPSCO:** 36 W

SIZE OF REQUEST: Approx. 0.685 acres **CENSUS TRACT:** 9.00

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: Larkspur Capitol Avenue, LP

REQUEST: An application for an MF-2(A) Multifamily District on property zoned Planned Development District No. 970 for MF-2(A) Multifamily District uses.

SUMMARY: The purpose of the request is to construct a multifamily development. The proposed zoning change would return the site's development rights to its previous zoning district which also surrounds the site.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On November 21 and December 12, 2019, the City Plan Commission held this item under advisement to allow the applicant additional time to meet with surrounding property owners.

BACKGROUND INFORMATION:

- The request site contains two parcels and the current improvements on those two parcels include a two-story multifamily building with 17 units constructed in 1950 and a single family structure constructed in 1930 according to Dallas Central Appraisal District.
- On August 24, 2016, Council approved Planned Development No. 970. At the time, the applicant intended to demolish the existing improvements to construct a 31-unit, three-story multifamily building with reduced setbacks, increased lot coverage, and parking below grade with a maximum height of 36 feet.

Zoning History: There has been one recent zoning case in the vicinity in the last five years.

1. **Z145-300:** On April 11, 2018, Council approved Subdistrict 4A for retail, office and restaurant uses within Planned Development District No. 462 on the northeast side of North Henderson Avenue, between McMillan Avenue and Glencoe Street, and the southwest side of North Henderson Avenue, east of Glencoe Street.

Thoroughfares/Streets:

Thoroughfares/Street	Function	Description, ROW
Capitol Avenue	Local	50 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and determined it will not have a negative impact on the existing street system.

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

Acknowledge the importance of neighborhoods to the city's long-term health and vitality. Dallas is a city of great neighborhoods. To attract new families and maintain existing stable neighborhoods, residents must take pride in and feel confident in investing in their neighborhoods over the long term. Existing neighborhoods require public and private investment and attention to maintain their desirability as places to live. New neighborhoods must be pedestrian-friendly, have a sense of community, and exhibit long-term viability.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

Building Blocks have been created to arrange housing and employment opportunities in ways that can decrease the use of cars, increase the use of public transit, improve air quality and increase land use efficiency. These Building Blocks are described in detail in the Introduction to the Policy Plan. In addition to general guidelines provided by the Building Blocks, new regulatory tools are necessary to achieve desired development types, quality and patterns. General locations for building blocks are identified on the Vision Illustration and may be designated in Area Plans.

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

The request site is located in the 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"

STAFF ANALYSIS

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 970	Single family and Multifamily
Northeast	MF-2(A) and PDD No. 462 (Subdistrict 3)	Parking and restaurants
Southeast	MF-2(A) and PDD No. 462 (Subdistrict 3)	Restaurants and salons
Southwest	MF-2(A)	Multifamily
Northwest	MF-2(A)	Multifamily

Land Use Compatibility:

The request site contains two parcels and the current improvements on those two parcels include a two-story multifamily building with 17 units constructed in 1950 and a single family structure constructed in 1930 according to Dallas Central Appraisal District. Surrounding uses consist of a multifamily building to the northwest, across the alley; a surface parking lot fronting on Capitol Avenue and a possibly nonconforming residential structure near the alley to the northeast; multifamily structures and a restaurant complex exist to the southeast; and a multifamily development that has condo ownership is located to the southwest. Because the site is surrounded by a MF-2(A) Multifamily District, staff considers the request compatible with surrounding uses.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage
	Front	Side/Rear			
Existing: PDD No. 970 with MF-2(A) Multifamily base	15 ft*	10 ft* / 5 ft	Maximum 31 units	36'	80%
Proposed: MF-2(A) Multifamily	15 ft	0 ft for single family; 5 ft/10 ft for duplex; 10/10 ft for others	Min lot 1,000 sq. ft. 800 sq. ft. – E 1,000 sq. ft. – 1 BR 1,200 sq. ft. – 2 BR +150 sq. ft. each add BR	36'	60%

*Encroachments allowed.

Landscaping:

The MF-2(A) Multifamily District requires full compliance with Article X landscaping regulations whereas the existing PDD specifies landscaping standards for a multifamily use to the approved landscape plan which reduced the number of site trees Article X requires. Staff supports the applicant’s request of a MF-2(A) Multifamily District because it would comply with Article X.

Parking:

The existing PDD requires minimum off-street parking spaces be provided in accordance with the Dallas Development Code for all uses allowed in the MF-2(A) Multifamily District. For a multifamily use one parking space per bedroom is required. The existing PDD also requires that a minimum of 90 percent of the required parking be provided underground for a multifamily use. Although underground parking is preferred, it is a stricter requirement than the surrounding properties.

Market Value Analysis:

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

Z189-360(SM)

strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). Although the area of request is not within an identifiable MVA cluster, the nearest MVA cluster is located to the northeast and is identified as an "E" MVA cluster.

Z189-360(SM)

LIST OF OFFICERS

Larkspur Capitol Avenue LP

General Partner: Larkspur Capitol Avenue GP LLC

Carl B. Anderson IV, Co-President

Christopher E. Anderson, Co-President

Existing PDD No. 970 Conditions (to be annulled)

ARTICLE

970.

PD 970.

SEC. 51P-970.101. LEGISLATIVE HISTORY.

PD 970 was established by Ordinance No. 30166, passed by the Dallas City Council on August 24, 2016. (Ord. 30166)

SEC. 51P-970.102. PROPERTY LOCATION AND SIZE.

PD 970 is established on property located on the northwest line of Capitol Avenue, southwest of Henderson Avenue. The size of PD 970 is approximately 0.69 acres. (Ord. 30166)

SEC. 51P-970.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(1) **BLANK WALL AREA** means any portion of the exterior of a building that does not include a material change, windows or doors, or columns, pilasters, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally on each story.

(2) **PUBLIC ART COURT** means an area shown on the development plan that must contain at least one sculpture a minimum of four-feet-tall and two-feet-wide.

(3) **STOOP** means a small porch leading to the entrance of a residence.

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

(5) **VISIBLE REFLECTANCE** means the percentage of available visible light energy reflected away from the exterior surface of glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

(c) This district is considered to be a residential zoning district. (Ord. 30166)

SEC. 51P-970.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 970A: development/landscape plan. (Ord. 30166)

SEC. 51P-970.105. DEVELOPMENT/LANDSCAPE PLAN.

(a) For a multifamily use, development and use of the Property must comply with the development/landscape plan (Exhibit 970A). If there is a conflict between the text of this article and the development/landscape plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 30166)

SEC. 51P-970.106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-2(A) Multifamily District is subject to DIR in this district; etc. (Ord. 30166)

SEC. 51P-970.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 30166)

SEC. 51P-970.108. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply.

(b) Multifamily.

(1) Front yard. ADA ramps, railings, stairs, and stoops may encroach a maximum of five feet into the front yard setback. Stairs and stoops that encroach into the front yard are limited to a maximum 10 feet in width and a maximum five feet in height.

(2) Side and rear yard. ADA ramps, railings, stairs, and stoops may encroach a maximum of five feet into the side yard setback. Stairs and stoops that encroach into the side and rear yards are limited to a maximum 10 feet in width and a maximum five feet in height.

(A) Minimum side yard is 10 feet.

(B) Ordinary projections of window sills, belt courses, balconies, and other architectural features may encroach up to five feet into the northeastern side yard.

(C) Minimum rear yard is five feet.

(3) Density. Maximum number of dwelling units is 31.

(4) Height. Clerestory and ornamental copulas may not project above the maximum height.

(5) 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.

(6) Lot size. No minimum lot size. (Ord. 30166)

SEC. 51P-970.109. OFF-STREET PARKING AND LOADING.

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

(b) Multifamily. A minimum of 90 percent of the required parking must be located underground. For purposes of this subsection, underground means at least 50 percent of the parking space surface is below the adjacent grade. (Ord. 30166)

SEC. 51P-970.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 30166)

SEC. 51P-970.111. LANDSCAPING.

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

(b) For a multifamily use, landscaping must be provided as shown on the development/landscape plan (Exhibit 970A).

(c) Plant materials must be maintained in a healthy, growing condition. (Ord. 30166)

SEC. 51P-970.112. DESIGN STANDARDS FOR SINGLE STRUCTURE MULTIFAMILY.

(a) Number of structures. Only one structure is permitted to be constructed on the Property.

(b) Facade transparency. The ground story must have a minimum transparency of 30 percent. All other stories must have a minimum transparency of 20 percent.

(c) Blank wall area. Maximum linear blank wall area is 30 feet.

(d) Colors. Florescent colors are prohibited on the exterior of any structure.

(e) Reflective glass. The visible reflectance of glass used on the exterior of the building may not exceed 15 percent.

(f) Facade materials. Excluding openings, all building facades must be constructed of wood, stone, brick, glass, tile, metal, concrete, stucco, or materials giving the appearance of any of the foregoing. Any facade visible from the street utilizing concrete, stucco, or materials giving the appearance of concrete or stucco as a primary facade material must incorporate accent materials such as stone, brick, glass, tile, or metal on a minimum of 10 percent of that facade area, excluding windows and doors.

(g) Lighting. Exterior lighting must be oriented onto the Property and directed away from adjacent properties.

(h) Public pedestrian entrance. A minimum of one visible and usable building entrance is required facing Capitol Avenue. The entrance must be clearly identified using an awning, paving treatments, a change in roofline, arcades, front porch, or similar means.

(i) Pedestrian amenities. The following pedestrian amenities must be provided between the front facade of the building and Capitol Avenue.

(1) One bench.

(2) Bicycle parking for a minimum of eight bicycles. This bicycle rack may

count towards the overall bicycle parking requirement.

(3) **Public art court** in the location shown on development/landscape plan.

(j) **Ground floor street-facing dwelling units.** A minimum of 50 percent of the total ground floor street-facing dwelling units must have individual entries that access the street with an improved path connecting to the sidewalk. The improved path may be constructed of concrete, decomposed granite, or other similar material. Individual entries may be gated and private yards fenced if the fencing is at least 25 percent open.

(k) **Sidewalks.** A sidewalk with a minimum unobstructed width of five feet must be provided along Capitol Avenue.

(l) **Roof form.** All roofs must be flat provided that a minimum slope is allowed to accommodate for drainage

(m) **Outside common areas.** Outside roof decks, rooftop gardens, pool areas, or similar types of outside common areas are prohibited above the second floor roof. (Ord. 30166)

SEC. 51P-970.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 30166)

SEC. 51P-970.114. ADDITIONAL PROVISIONS.

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

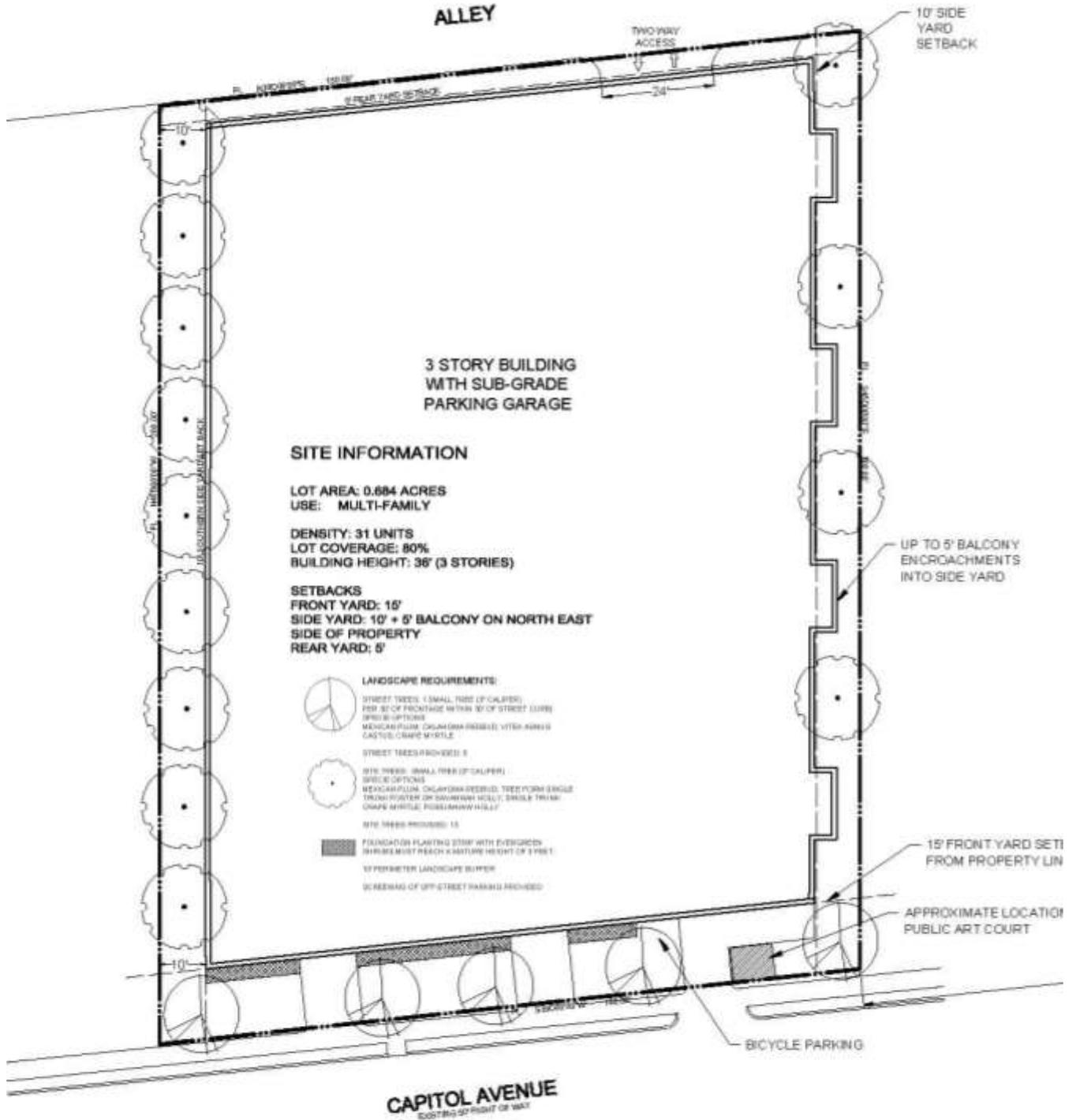
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 30166)

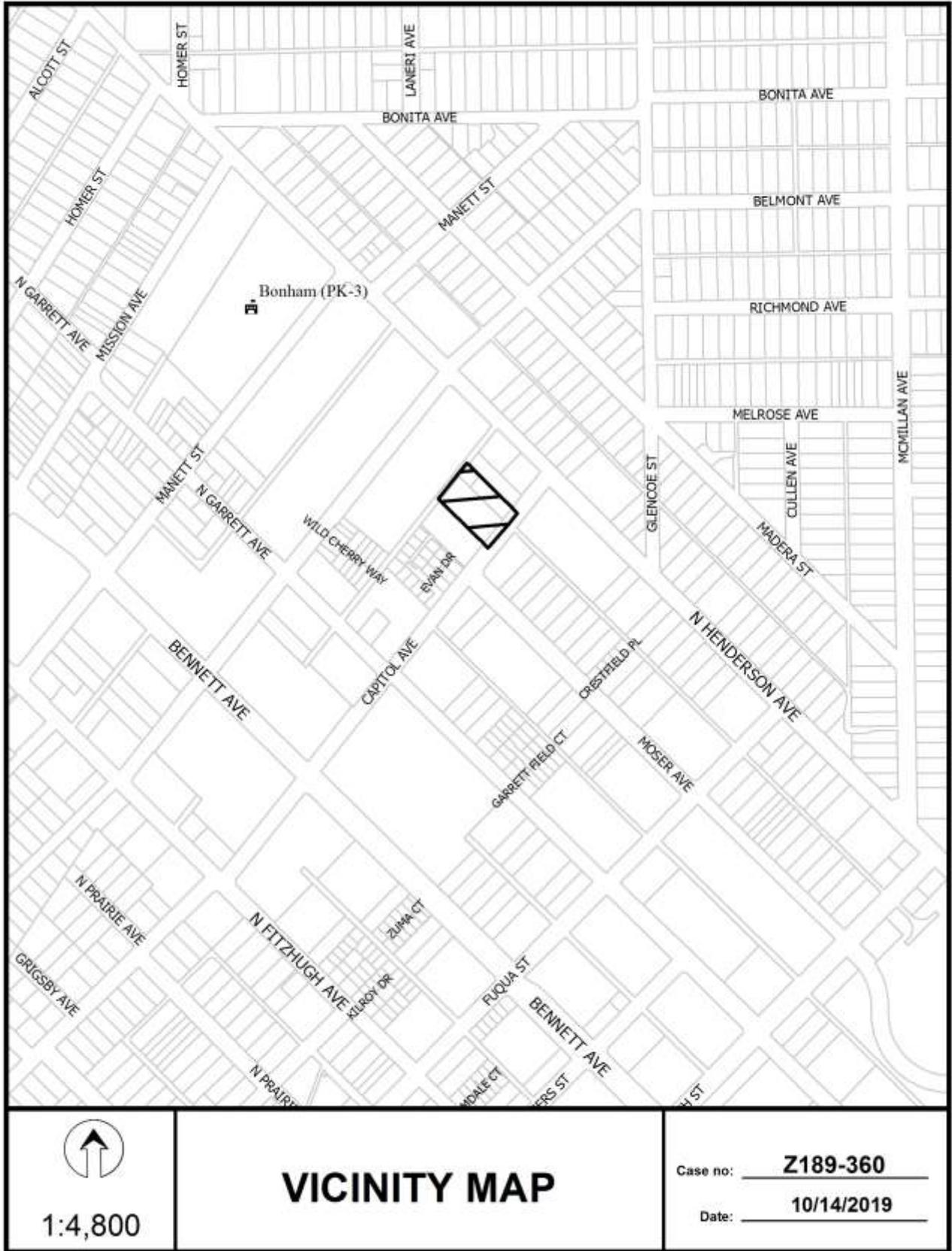
SEC. 51P-970.115. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 30166)

Existing PDD No. 970 Development/Landscape Plan (to be annulled)





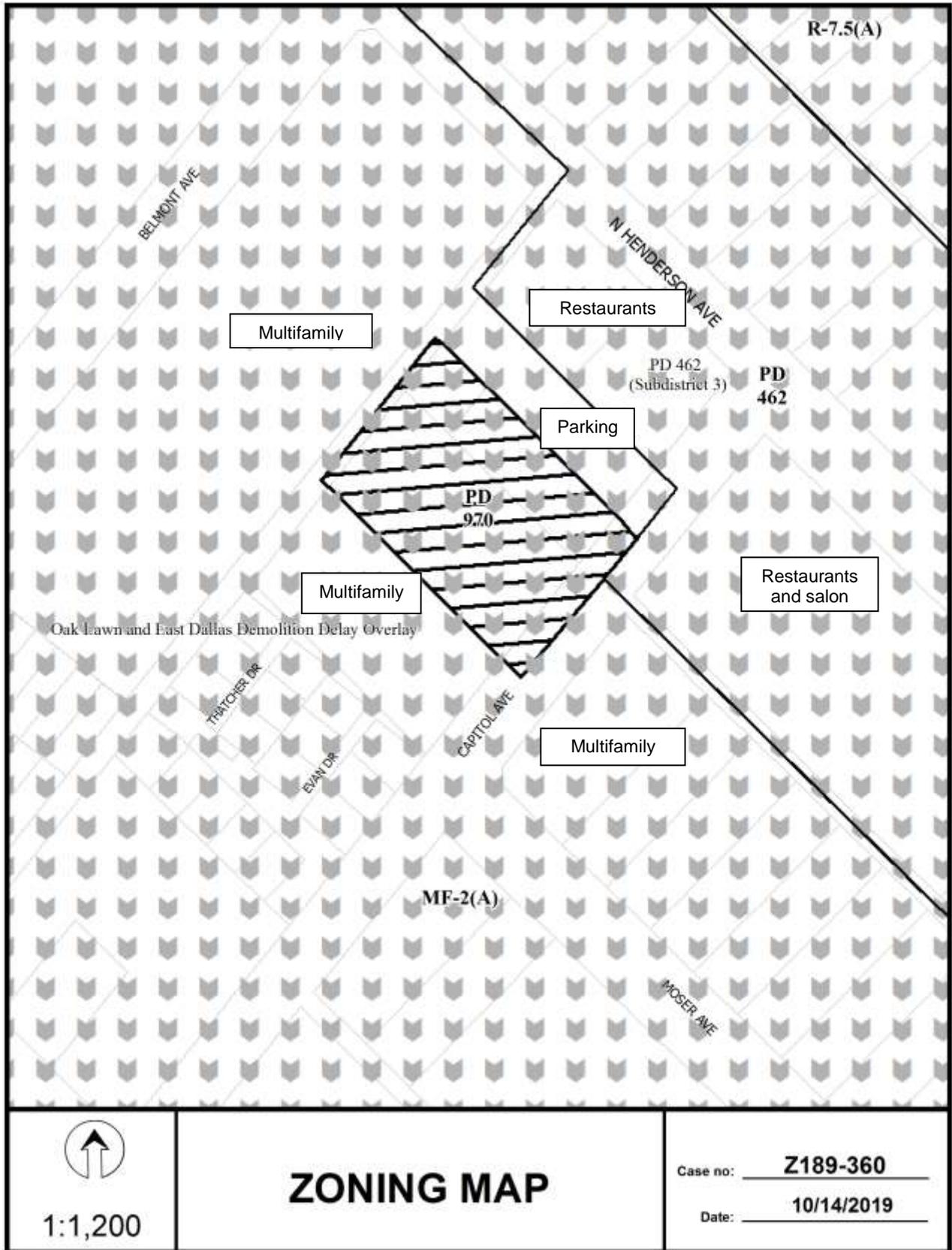


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AERIAL MAP

Case no: Z189-360

Date: 10/14/2019

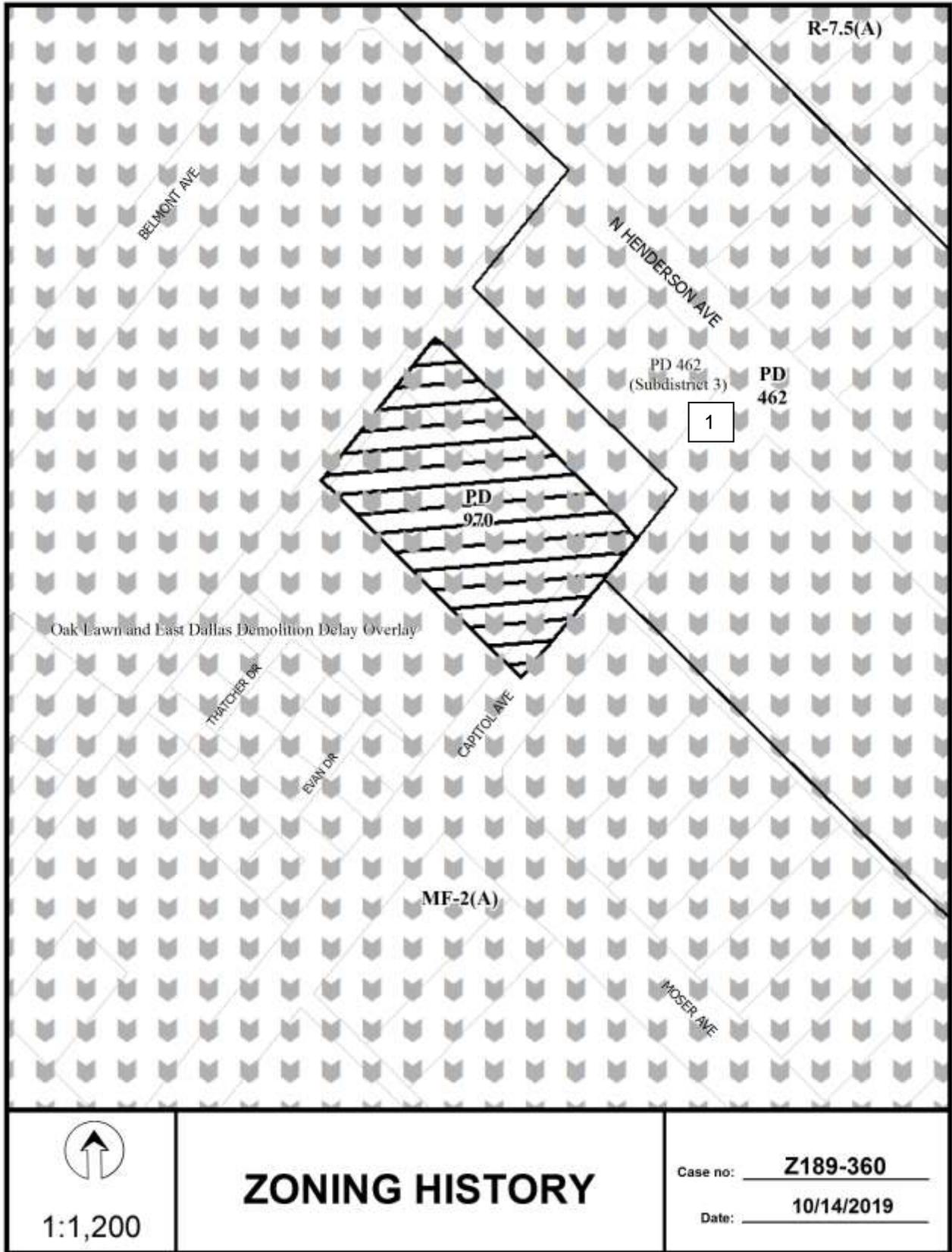


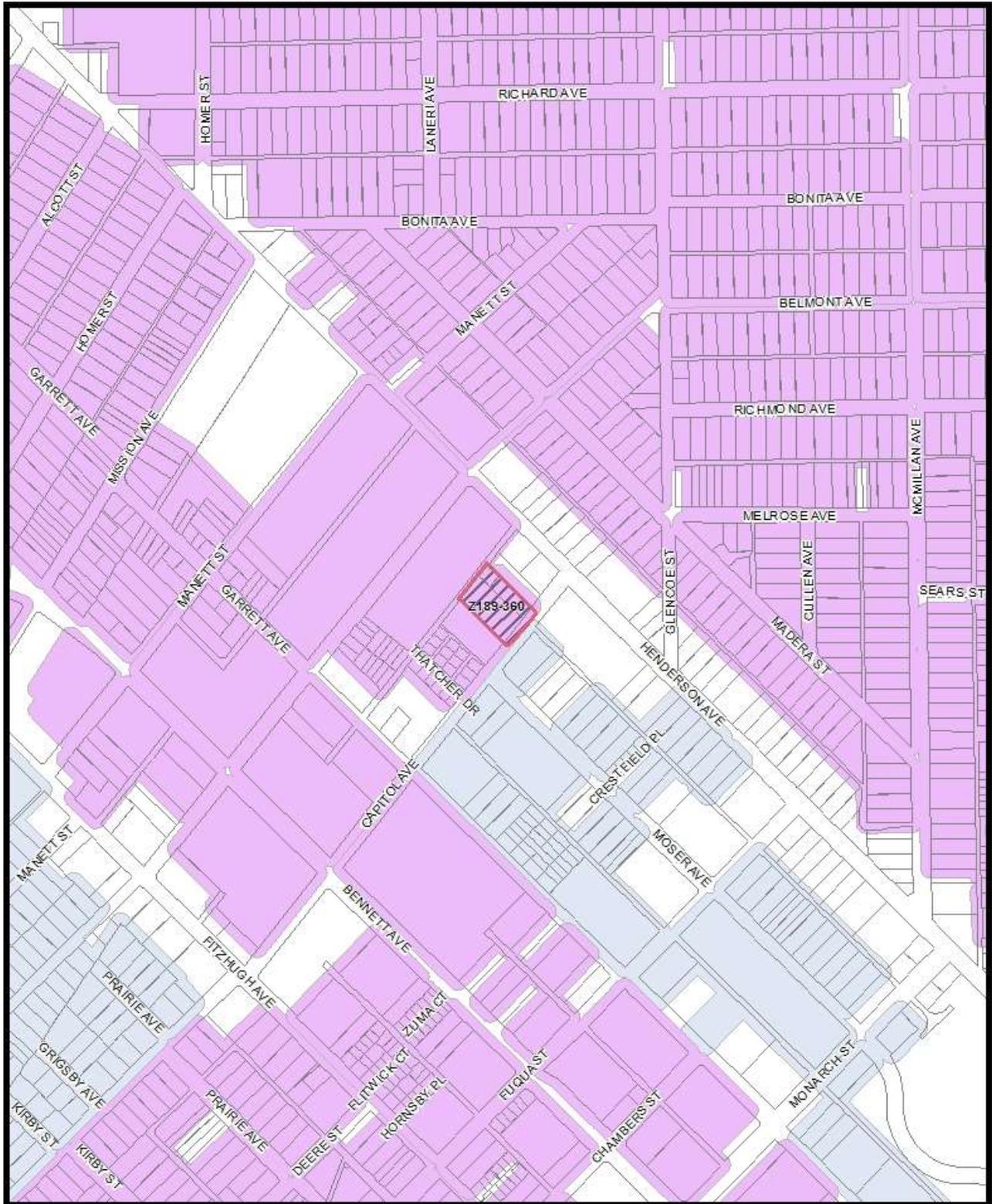
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ZONING MAP

Case no: Z189-360

Date: 10/14/2019



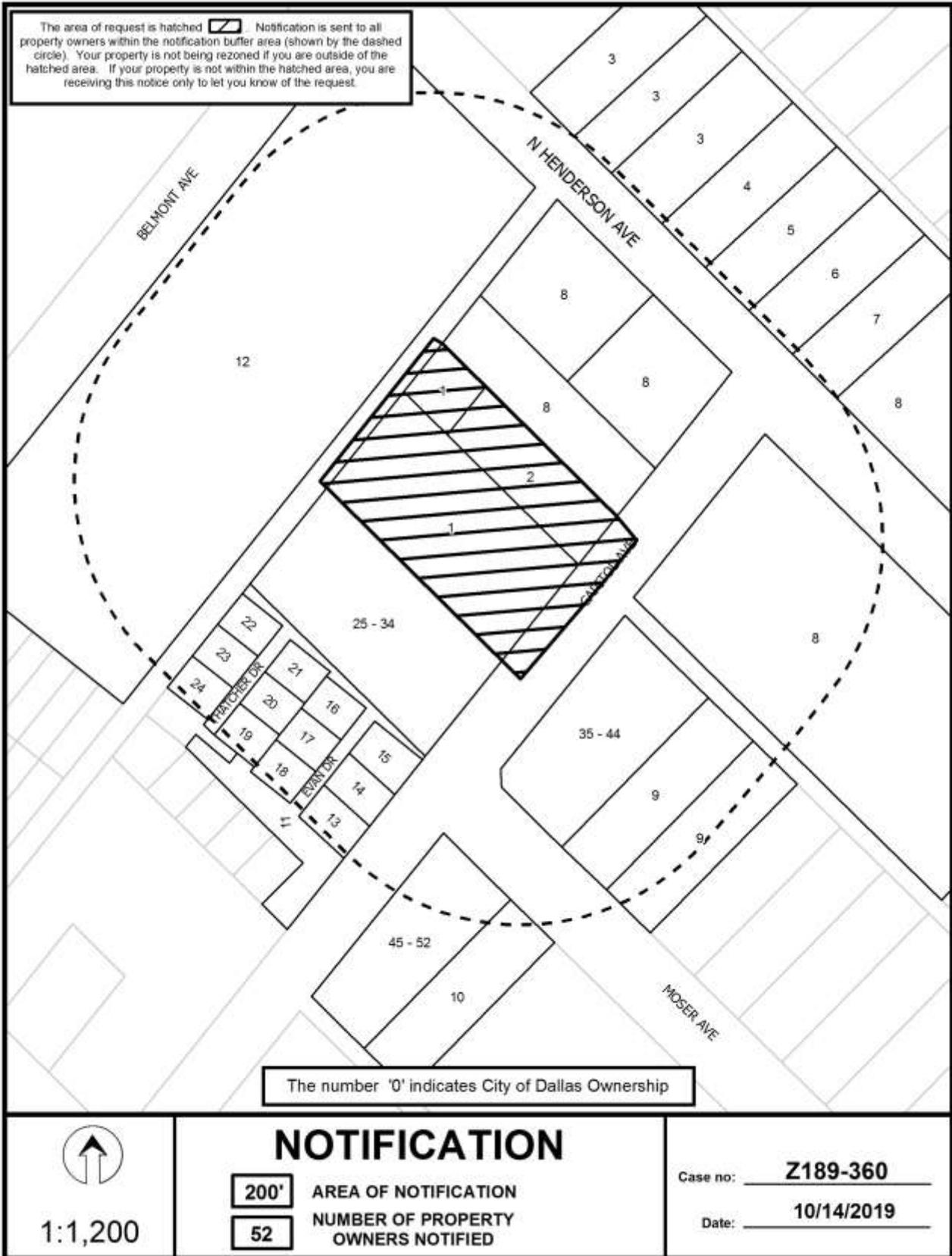


MVA Cluster A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 10/14/2019



10/14/2019

Notification List of Property Owners***Z189-360******52 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5209 CAPITOL AVE	LARKSPUR CAPITOL AVENUE LP
2	5219 CAPITOL AVE	LARKSPUR CAP AVE II LLC
3	2420 N HENDERSON AVE	NHA HOLDINGS LLC
4	2406 N HENDERSON AVE	COHEN CLARA JO
5	2400 N HENDERSON AVE	MOORE MARGARITA O
6	2336 N HENDERSON AVE	CANDLER WILLIAM RUSSELL
7	2332 N HENDERSON AVE	BUSTAMANTE VINCENT & ANGELES
8	2323 N HENDERSON AVE	HENDERSON SHOPS DALLAS LLC
9	2318 MOSER AVE	MOSER HOMES LLC
10	2317 MOSER AVE	2317 MOSER LLC
11	5119 CAPITOL AVE	CAPITOL AVENUE TOWNHOMES I LLC
12	5222 BELMONT AVE	CAMDEN PPTY TRUST
13	5153 CAPITOL AVE	WEINBLATT MATTHEW S &
14	5163 CAPITOL AVE	DYER JACKLYN
15	5173 CAPITOL AVE	HENDERSON ZACKARY
16	5171 EVAN DR	BARLETT JEFFREY & STACY
17	5161 EVAN DR	MEHTA SHIVAN VALENTINE &
18	5151 EVAN DR	SIMPSON CONNOR P & MARCIA REEVES
19	2452 THATCHER DR	MASSA CHRISTOPHER &
20	2462 THATCHER DR	OUYANG DA
21	2472 THATCHER DR	SHAW TIMOTHY
22	2475 THATCHER DR	FISHER BRYAN
23	2467 THATCHER DR	REKIETA DAVID &
24	2459 THATCHER DR	MCCAMEY ROBERT MASON TRUST
25	5205 CAPITOL AVE	VOGEN MICHAEL D
26	5205 CAPITOL AVE	PHAM DEACON Q

10/14/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5205 CAPITOL AVE	SHANADI ARVIND
28	5205 CAPITOL AVE	MARCUCCI JOHN F
29	5205 CAPITOL AVE	MARCHICA LAUREN M
30	5205 CAPITOL AVE	GUNNISON KYLE G
31	5205 CAPITOL AVE	NIAMATALI OMAR & DANIELLE C
32	5205 CAPITOL AVE	ENGELMEYER MARK
33	5205 CAPITOL AVE	MAHAFFEY MARTHA P LIVING TRUST
34	5205 CAPITOL AVE	REINSCHMIEDT SHARON
35	5202 CAPITOL AVE	SHAH SUMMIT JAY
36	5202 CAPITOL AVE	WATSON KELLY
37	5202 CAPITOL AVE	LEFEBVRE MICHAEL L
38	5202 CAPITOL AVE	A&E BS LLC
39	5202 CAPITOL AVE	RUBIN NATALIE MICHELLE &
40	5202 CAPITOL AVE	RITTER ALEXANDRA E
41	5202 CAPITOL AVE	BOYD BLAKE RYAN
42	5202 CAPITOL AVE	NAJEEB NIDAH
43	5202 CAPITOL AVE	BROWN KIMBERLY M
44	5202 CAPITOL AVE	MORRISON MICHAEL S
45	5122 CAPITOL AVE	JEHLIK NICHOLAS
46	5122 CAPITOL AVE	BOYCE JOLYNN & BRIAN BOYCE
47	5122 CAPITOL AVE	PARK SATCHEL
48	5122 CAPITOL AVE	WOOTEN DEREK WAYNE
49	5122 CAPITOL AVE	PATEL SUNNY KISHOR
50	5122 CAPITOL AVE	CRAMER DEREK PHILLIP &
51	5122 CAPITOL AVE	YAKUNIN VICTORIA
52	5122 CAPITOL AVE	TAR FAMILY TRUST

FILE NUMBER: Z189-273(CT)

DATE FILED: May 17, 2019

LOCATION: East corner of North Buckner Boulevard and Athlone Drive

COUNCIL DISTRICT: 9

MAPSCO: 38 J

SIZE OF REQUEST: ± 24,297 sq. ft.

CENSUS TRACT: 82.00

APPLICANT: Kevin Ford

OWNER: Kevin Ford and David Prince

REQUEST: An application for an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow for an office use on the property. The applicant seeks to demolish the existing single family dwelling and construct an office building for potential tenants.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On January 9, 2020, the City Plan Commission held this item under advisement until January 23, 2020.

BACKGROUND INFORMATION:

- The approximately 24,297-square-foot site is zoned R-7.5(A) Single Family District and is currently developed with a single family dwelling.
- The purpose of requesting a zoning change is to allow for an office use on the property. The applicant proposes to demolish the existing single family dwelling and construct an office building for potential tenants.
- The Dallas Development Code defines the NO(A) Neighborhood Office District as a district that represents a group of uses that is restricted to office uses which predominantly serve neighborhood or community needs. The allowed uses in this district are considered compatible with and are intended for location adjacent to single family, duplex and townhouse neighborhoods.

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

Thoroughfares/Streets:

Thoroughfares/Street	Type	ROW
North Buckner Boulevard	Principal Arterial	107 ft.
Athlone Drive	Local	50 ft.

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

The request complies with the following goals and polices of the Comprehensive Plan:

Z189-273(CT)

LAND USE ELEMENT

GOAL 1.1 Align land use strategies with economic development priorities

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

ECONOMIC ELEMENT

GOAL 2.4 Create and maintain an environment friendly to businesses and entrepreneurs.

URBAN DESIGN ELEMENT

GOAL 5.2 Strengthen community and neighborhood identity

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.4 Enhance retail, industrial and business operations.

Surrounding land uses:

	Zoning	Land Use
Site	R-7.5(A)	Single Family
North	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
South	NO(A) CR PD 348	Office Retail/Personal Service Hospital
West	PD 348 R-1ac(A)	Hospital White Rock Lake

Land Use Compatibility:

The request site zoned R-7-5(A) Single Family District and is currently developed with a single family structure. The applicant is requesting to change the R-7.5(A) Single Family District to an NO(A) Neighborhood Service District to allow for an office use to operate on the subject site. The applicant is proposing to demolish the existing single family dwelling and construct an office building for a potential medical or architect's office.

The NO(A) District is compatible to adjacent single family uses, as the Neighborhood office district represents a group of uses that is limited to office uses which predominantly serve neighborhood and community needs. They are, therefore, compatible with and are intended for location adjacent to single family, duplex, and townhouse neighborhoods.

The subject site is a corner lot at the end of a block and along a major thoroughfare [North Buckner Boulevard]. Moreover, the property is currently the only residential lot along that

block face. A large tract of land, located at the intersection of North Buckner Road and Garland Road [southeast of the subject site], is zoned CR Community Retail District and is developed with a retail center containing restaurant, retail, personal service and office uses. The property directly adjacent to the site to the south and along the northeast line of North Buckner Boulevard, is zoned NO(A) and developed with an office use. Extending the NO(A) district to Athlone Drive would complete the commercial block to service the abutting residential community.

The chart below includes a comparison between the uses allowed in the existing residential zoning and those allowed in the proposed NO(A) District.

Staff supports the request because the proposed zoning is not foreseen to have a negative impact in the surrounding uses.

Land Use Comparison:

USE	R-7.5(A) Single Family	NO(A) Neighborhood Office
AGRICULTURAL USES	CROP PRODUCTION	CROP PRODUCTION
COMMERCIAL AND BUSINESS SERV.	NONE PERMITTED	NONE PERMITTED
INDUSTRIAL USES	GAS DRILLING AND PRODUCTION (SUP)	GAS DRILLING AND PRODUCTION (SUP)
	TEMPORARY CONCRETE OR ASPHALT BATCHING PLANT (By Special authorization of the BO)	TEMPORARY CONCRETE OR ASPHALT BATCHING PLANT (By Special authorization of the BO)
INSTITUTIONAL AND COMMUNITY SERVICE USES	ADULT DAY CARE FACILITY (SUP)	ADULT DAY CARE FACILITY [L]
	CEMETERY OR MAUSOLEUM (SUP)	CEMETERY OR MAUSOLEUM (SUP)
	CHILD-CARE FACILITY (SUP)	CHILD-CARE FACILITY
	CHURCH	CHURCH
	COLLEGE, UNIVERSITY OR SEMINARY (SUP)	
	COMMUNITY SERVICE CENTER (SUP)	COMMUNITY SERVICE CENTER (SUP)
	CONVENT OR MONASTERY (SUP)	CONVENT OR MONASTERY
	LIBRARY, ART GALLERY OR MUSEUM (SUP)	LIBRARY, ART GALLERY OR MUSEUM
		OPEN-ENROLLMENT CHARTER SCHOOL OR PRIVATE SCHOOL (SUP)
PUBLIC OR PRIVATE SCHOOL (SUP)	PUBLIC SCHOOL OTHER THAN AN OPEN-ENROLLMENT CHARTER SCHOOL (RAR)	
LODGING USES	NONE PERMITTED	NONE PERMITTED

USE	R-7.5(A) Single Family	NO(A) Neighborhood Office
MISCELLANEOUS USES		ATTACHED NON-PREMISE SIGN (SUP)
	CARNIVAL OR CIRCUS (TEMPORARY) (By special authorization of the BO)	CARNIVAL OR CIRCUS (TEMPORARY) (By special authorization of the BO)
	TEMPORARY CONSTRUCTION OR SALES OFFICE	TEMPORARY CONSTRUCTION OR SALES OFFICE
OFFICE USES	NONE PERMITTED	FINANCIAL INSTITUTION WITHOUT DRIVE-IN WINDOW
		MEDICAL OR AMBULATORY SURGICAL CENTER
		OFFICE
RECREATION USES	COUNTRY CLUB WITH PRIVATE MEMBERSHIP (SUP)	COUNTRY CLUB WITH PRIVATE MEMBERSHIP
	PRIVATE RECREATION CENTER, CLUB OR AREA (SUP)	PRIVATE RECREATION CENTER, CLUB OR AREA (SUP)
	PUBLIC PARK, PLAYGROUND OR GOLF COURSE	PUBLIC PARK, PLAYGROUND OR GOLF COURSE
RESIDENTIAL USES		COLLEGE DORMITORY, FRATERNITY OR SORORITY USE (SUP)
	HANDICAPPED GROUP DWELLING	
	SINGLE FAMILY DWELLING	
RETAIL AND PERSONAL SERVICE USES	NONE PERMITTED	BUSINESS SCHOOL (SUP)
		PERSONAL SERVICE USE UP TO 1,000 SQUARE FEET IN FLOOR AREA
		RESTAURANT WITHOUT DRIVE-IN OR DRIVE-THRU SERVICE (SUP)
TRANSPORTATION USES	PRIVATE STREET OR ALLEY (SUP)	
	TRANSIT PASSENGER SHELTER	TRANSIT PASSENGER SHELTER
	TRANSIT PASSENGER STATION OR TRANSFER CENTER (SUP)	TRANSIT PASSENGER STATION OR TRANSFER CENTER (By SUP or City Council Resolution)
UTILITY AND PUBLIC SERVICE USES	ELECTRICAL SUBSTATION	ELECTRICAL SUBSTATION
	LOCAL UTILITIES (SUP or RAR may be required)	LOCAL UTILITIES (SUP or RAR may be required)
	POLICE OR FIRE STATION (SUP)	POLICE OR FIRE STATION (SUP)
		POST OFFICE(SUP)
	RADIO, TELEVISION, OR MICROWAVE TOWER (SUP)	RADIO, TELEVISION, OR MICROWAVE TOWER (SUP)
	TOWER/ANTENNA FOR CELLULAR COMMUNICATION	TOWER/ANTENNA FOR CELLULAR COMMUNICATION

	UTILITY OR GOVERNMENT INSTALLATION OTHER THAN LISTED (SUP)	UTILITY OR GOVERNMENT INSTALLATION OTHER THAN LISTED (SUP)
WHOLESALE, DISTRIBUTION AND STORAGE USES	RECYCLING DROP-OFF CONTAINER	RECYCLING DROP-OFF CONTAINER
	RECYCLING DROP-OFF FOR SPECIAL OCCASION COLLECTION	RECYCLING DROP-OFF FOR SPECIAL OCCASION COLLECTION

Development Standards:

<u>DISTRICT</u>	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
NO(A) - proposed Neighborhood Office	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	50%	Proximity Slope Visual Intrusion	Office

The NO(A) development standards seek to protect the adjacent residential uses by including an additional fifteen feet to the side and rear yard when abutting residential districts. Also, the height of the of the proposed NO(A) District conforms with the height standards of the R-7.5(A) District. The NO(A) District also includes Residential Proximity Slope which helps to protect the single family district by regulating the height in relation to the single family district.

Parking:

Parking will be provided pursuant to Section 51A-4.200 which requires that office uses are parked at a ratio of one parking space per 333 square feet. The number of parking spaces required on site will be determined by the total square footage of the proposed development.

Landscaping:

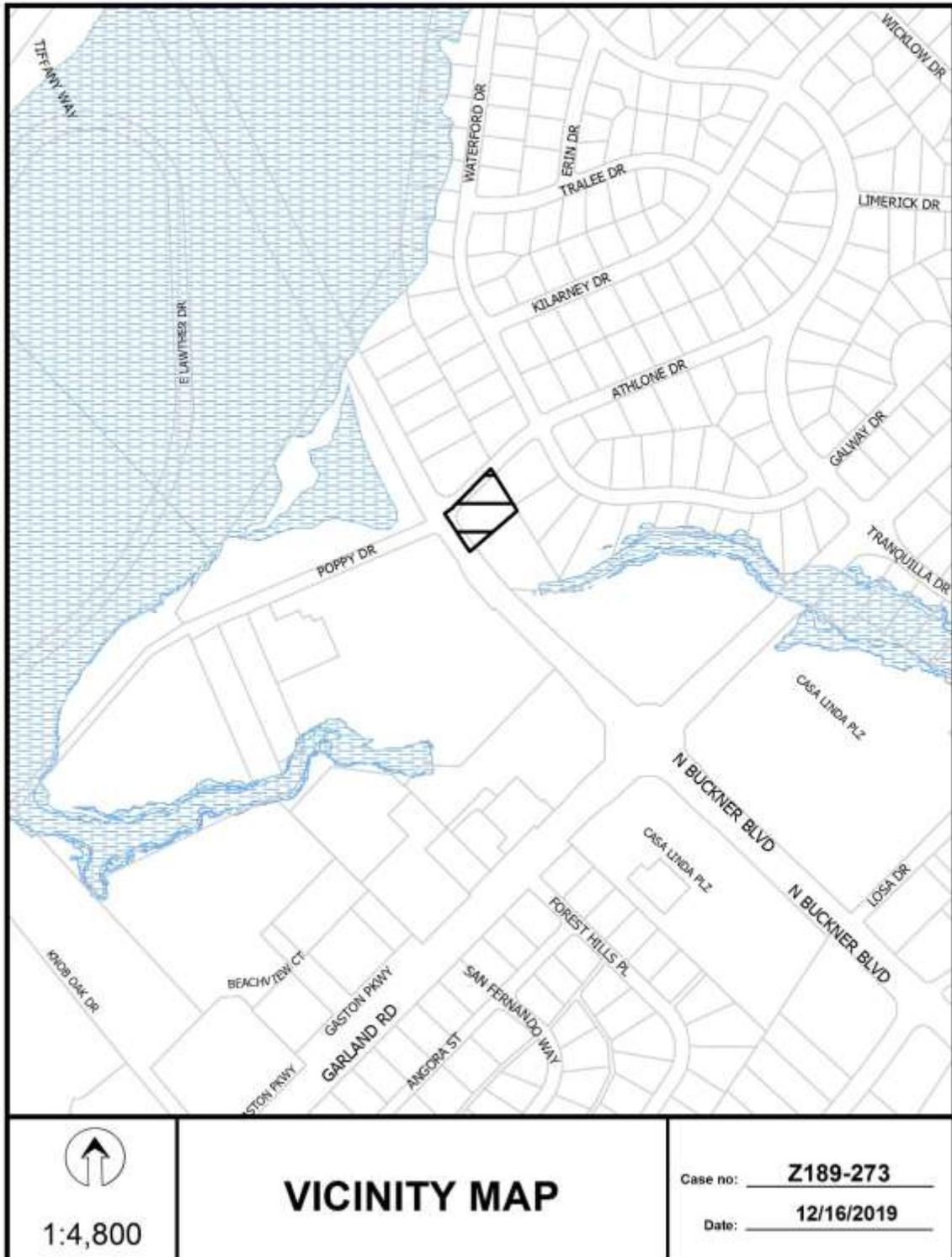
Landscaping for the proposed office will be required in accordance with Article X of the Dallas Development Code, as amended.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in

Z189-273(CT)

weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site and surrounding properties to the north and east are within an “B” MVA Cluster.



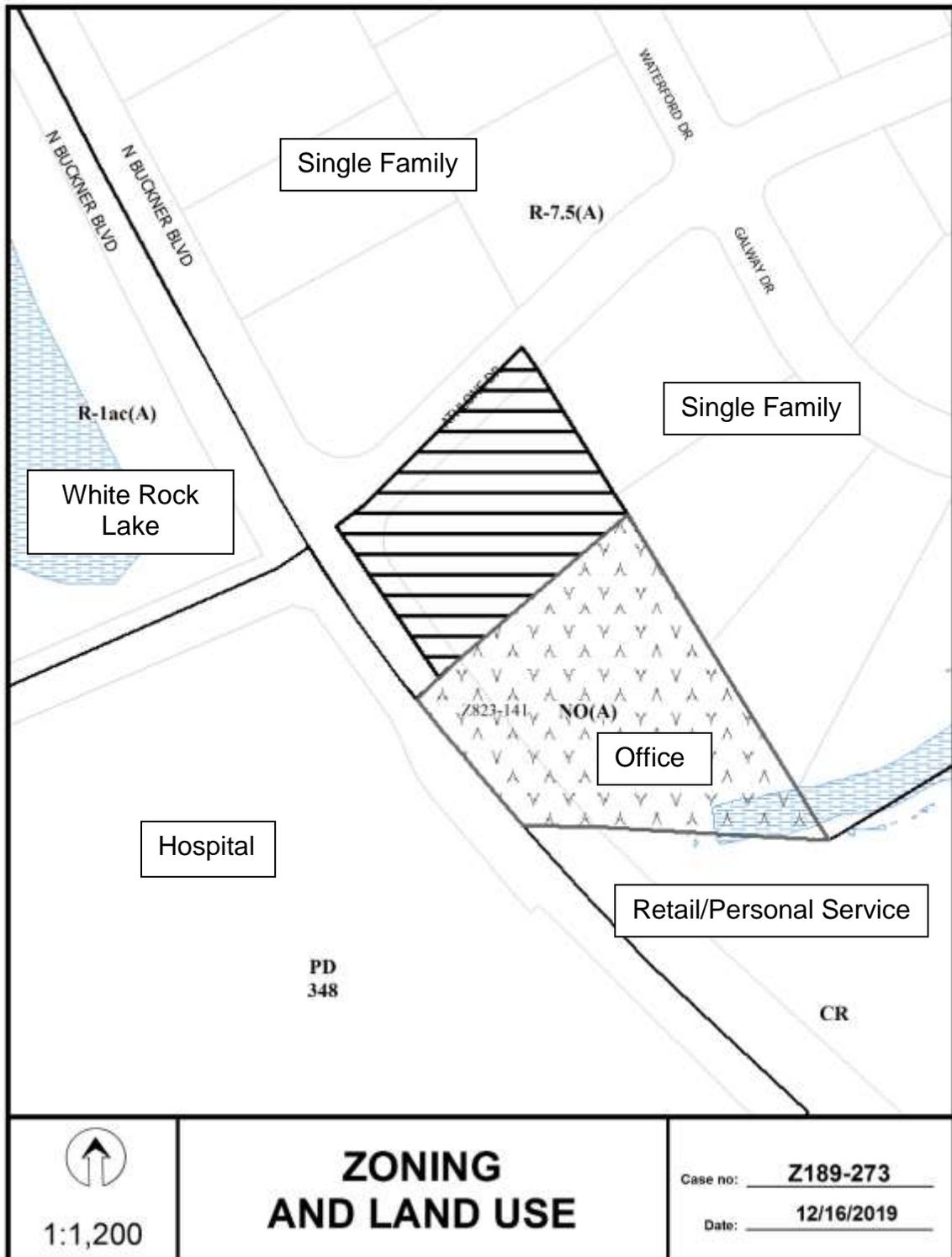


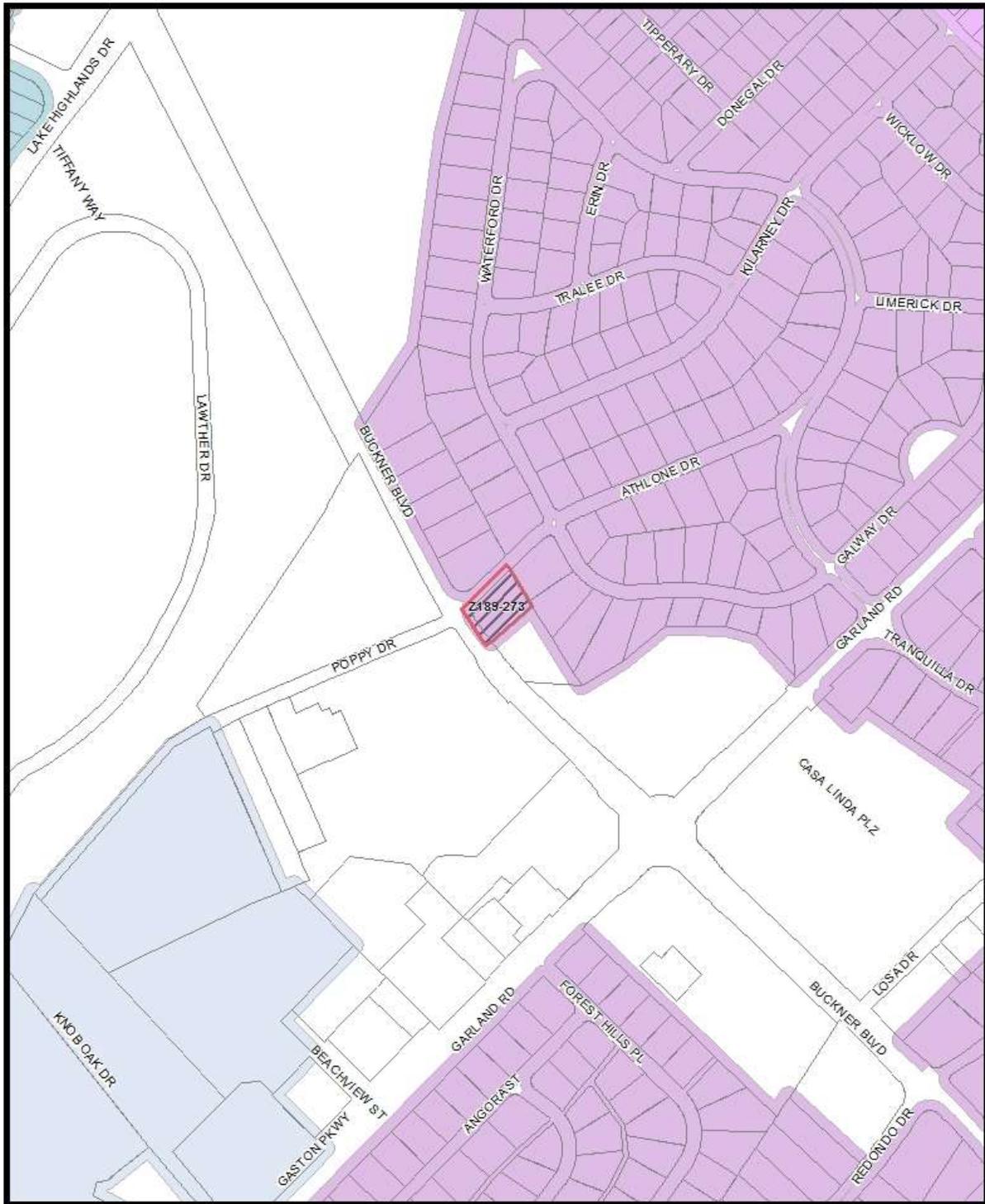
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AERIAL MAP

Case no: Z189-273

Date: 12/16/2019



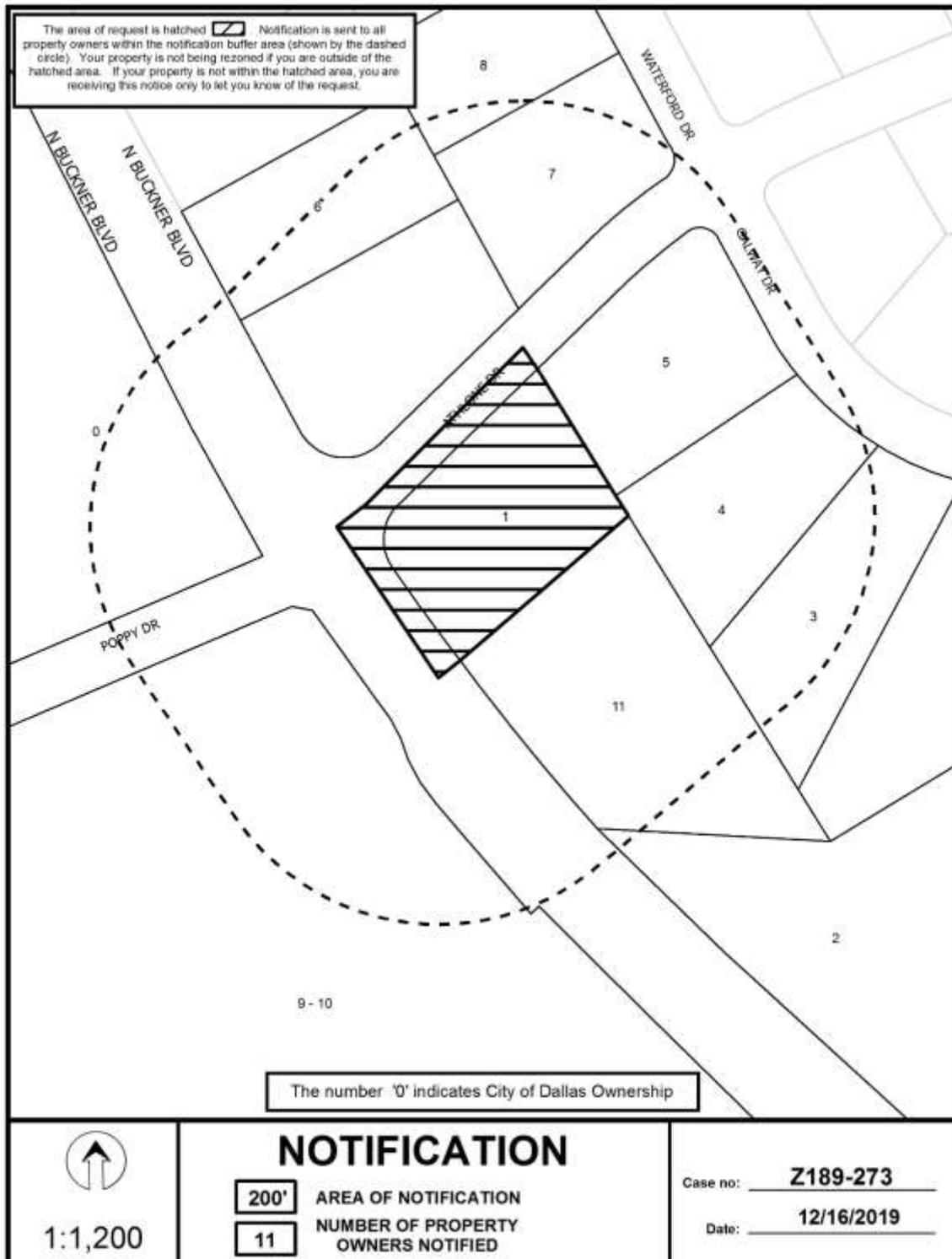


Market Value Analysis A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 12/16/2019



Z189-273(CT)

12/16/2019

Notification List of Property Owners

Z189-273

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1108 N BUCKNER BLVD	FORD BARRY KEVIN &
2	1152 N BUCKNER BLVD	CASA LINDA (EDENS) LLC
3	9522 GALWAY DR	RUSSELL MARTIN R &
4	9518 GALWAY DR	GALLOWAY KATHY WINDROW &
5	9510 GALWAY DR	FARMER AARON L & CAROLYN
6	1066 N BUCKNER BLVD	WHITEHEAD DAVID W & JENA D
7	1123 WATERFORD DR	SHARP LAWRENCE D & MAYRA O
8	1115 WATERFORD DR	OLOUGHLIN TERRENCE E &
9	1151 N BUCKNER BLVD	GMR EAST DALLAS LAND LLC
10	1151 N BUCKNER BLVD	DALLAS MEDICAL OFFICE BUILDING, LLC
11	1110 N BUCKNER BLVD	CASA LINDA PROF BLDG INC

FILE NUMBER: Z189-267(CY)

DATE FILED: May 7, 2019

LOCATION: Northwest side of Oxbow Lane, north of Foxboro Lane

COUNCIL DISTRICT: 3

MAPSCO: 65 N

SIZE OF REQUEST: Approximately 3.63 acres

CENSUS TRACT: 112.00

REPRESENTATIVE: Linne Shields, MHH Properties, LLC

APPLICANT/OWNER: MHH Properties, LLC

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

SUMMARY: The applicant proposes to develop the site with a one-story, approximately 4,500-square-foot building. The purpose of the request is to allow for the proposed building to be occupied with an adult day care facility.

STAFF RECOMMENDATION: Approval of a Specific Use Permit for an adult day care facility on a portion of the area of request for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

PRIOR CPC ACTION: On August 15, September 19, November 7, and December 12, 2019, the City Plan Commission held this item under advisement to allow for the applicant to meet with neighbors.

BACKGROUND INFORMATION:

- The area of request is zoned an R-7.5(A) Single Family District and is currently undeveloped.
- Building Inspections' records indicate the site contained a single family structure that was demolished in 1980 after a demolition permit was issued and completed.
- The initial request was to develop the 3.63-acre site with a one-story, approximately 8,125-square-foot building to be occupied with an adult day care facility. After an initial meeting with the neighboring property owners, the applicant revised the proposal to reduce the size of the facility to 4,500 square feet to be developed on a portion of the site and relocate the building further northwest on the subject property. The remainder of the site is now being proposed to be developed with single family uses.
- The Dallas Development Code defines an adult day care facility as a facility that provides care or supervision for five or more persons 18 years of age or older who are not related by blood, marriage, or adoption to the owner or operator of the facility, whether or not the facility is operated for profit or charges for the services it offers. This use is allowed in the R-7.5(A) District by Specific Use Permit only.
- The proposed 4,500-square-foot adult day care will have capacity for up to 30 persons. In addition to the building, the facility will have other amenities such as gardens and walking paths.
- On January 7, 2020, at a neighborhood meeting, the applicant presented to the surrounding property owners, the revised request for a reduced building and land area to be occupied with the adult day care facility. No other changes have been proposed to the request.

Zoning History:

There has not been any recent zoning change request in the vicinity of the area of request in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Oxbow Lane	Minor arterial	50 feet

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Land use:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped land.
North	R-7.5(A)	Undeveloped land
East	R-7.5(A)	Single family
South	R-7.5(A)	Single family
West	R-7.5(A), PD No. 861	Single family, public school

Land Use Compatibility:

The 3.63-acre request site is currently undeveloped. Building Inspections' records indicate it previously contained a single-family structure that was demolished in 1980 after a demolition permit was issued and completed.

The applicant proposes to develop the site with a one-story, approximately 4,500-square-foot building to be occupied with an adult day care facility. The R-7.5(A) Single Family District allows for the adult day care use by Specific Use Permit only.

According to the applicant, the adult day care facility will serve up to 30 adults¹, age 65 and over. The hours of operation will be Monday through Friday from 7:00 a.m. to 7:00 p.m.

The request site is surrounded by single family uses to the east, south and west. A large undeveloped tract of land is directly adjacent to the north, and a public school is located further west. Several church uses and retail and personal service uses are found further west along East Red Bird Lane.

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 complies with the general provisions for consideration of an SUP. It is staff's opinion that the proposed use will not have a negative impact in the surrounding areas; furthermore, the proposed development is foreseen as to provide a much-needed service to allow seniors to receive care during the day. The maneuvering and parking for the use are located on the site and if compliance with the conditions and site plan are maintained should have no adverse effect on the neighborhood. Staff recommends approval of the request for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

Parking:

Pursuant to §51A-4.204 of the Dallas Development Code, the off-street parking requirement for an adult daycare facility is one space per 500 square feet of floor area. Therefore, the overall proposed 4,500-square-foot adult day care facility will require 9 parking spaces. The site plan proposes 11 parking spaces within the area of request.

¹ The Dallas Development Code does not regulate the maximum number of participants an adult day care facility can serve. This use must comply with statutory licensing requirements.

Landscaping:

Landscaping must be provided in accordance with Article X of the Dallas Development Code.

Market Value Analysis

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

LIST OF PARTNERS / PRINCIPALS/ OFFICERS

Owner/Applicant:

MMH Properties, LLC

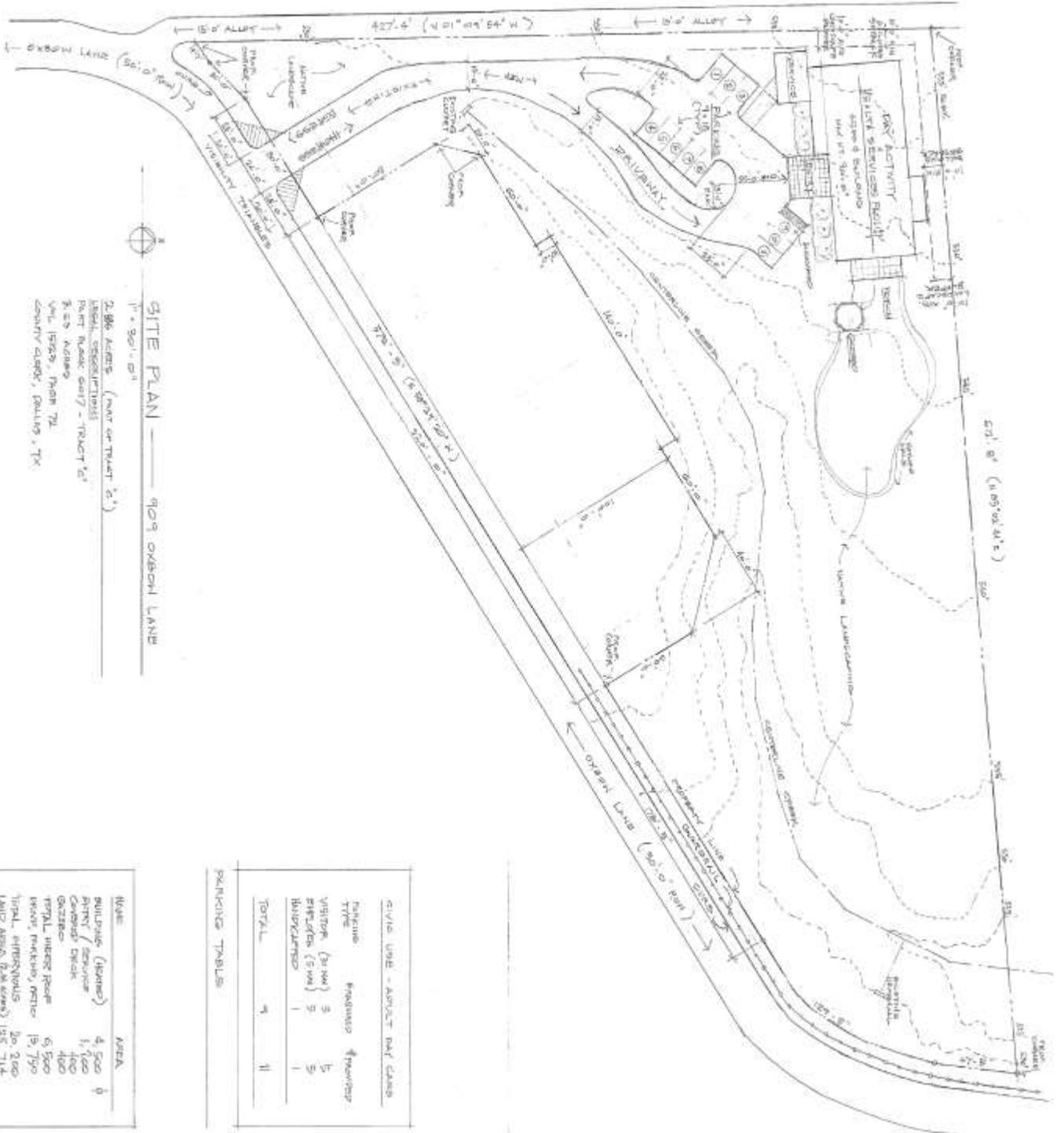
Linne Shields

Managing Member

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an adult day 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 (five years from the passage of this ordinance) but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. FLOOR AREA: The maximum floor area for an adult day care facility is 4,500 square feet.
5. HOURS OF OPERATION: The adult day care facility may only operate Monday through Friday from 7:00 am to 7:00 pm.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SUP SITE PLAN



SITE PLAN — 909 OXBOW LANE
 1" = 30' @ 1" = 1"

2.866 ACRES (PART OF TRACT 5, 1)
 LABEL SPECIFICATIONS
 PART NAME: 507 - TRACT 5, 1
 3.25 ACRES
 VOL. 1525, PAGE 72
 COUNTY: CLAY, DALLAS, TX

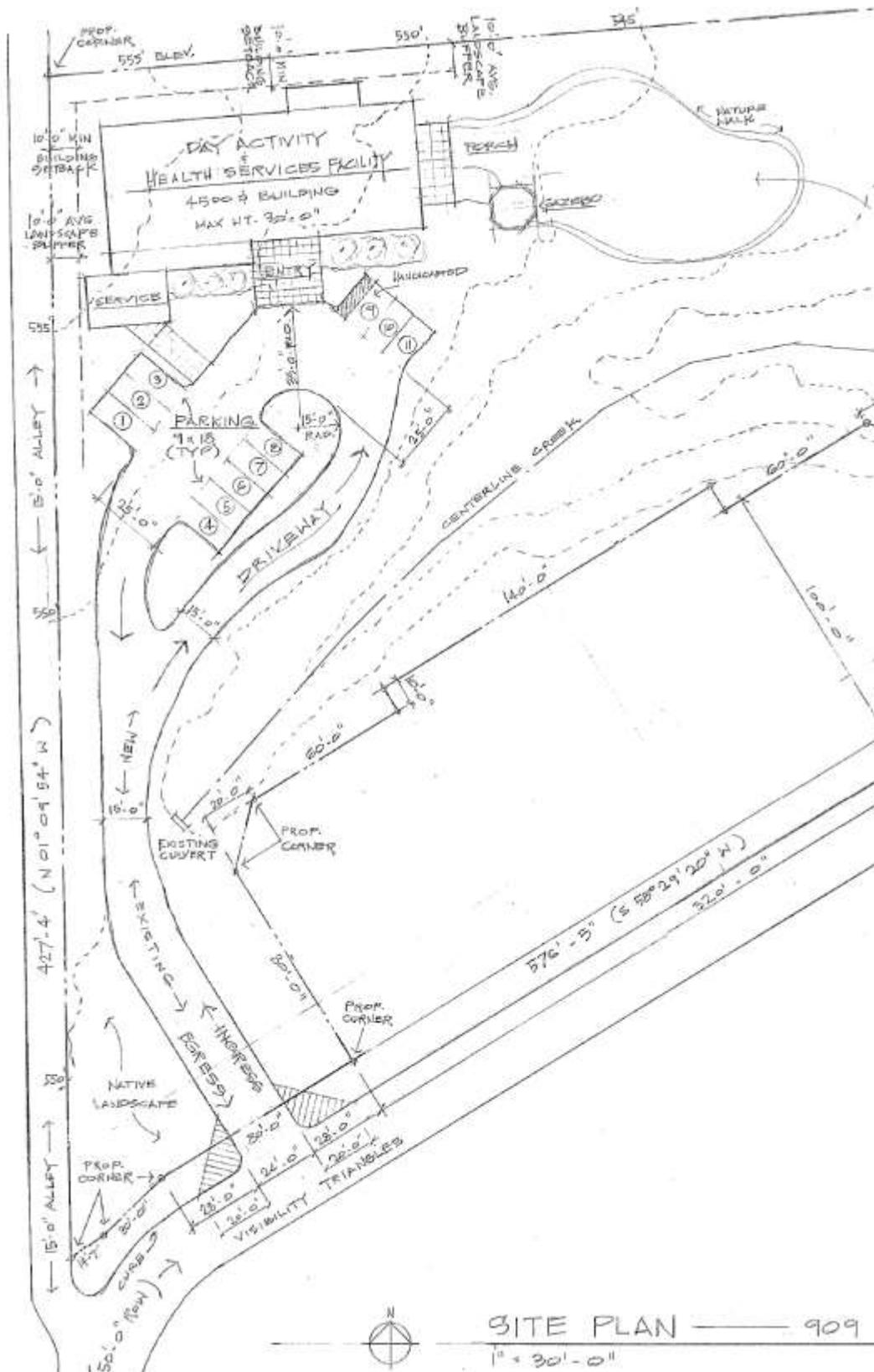
LANDSCAPE CONFORMANCE

NOTE	AREA
SHRUBS (HONEY)	4,500
PERENNIALS	1,100
GRASS	400
GRASS	5,500
TOTAL WATER PLANT	19,700
TOTAL PERENNIALS	20,200
TOTAL SHRUBS (HONEY)	145,714
CONFORMANCE	15%

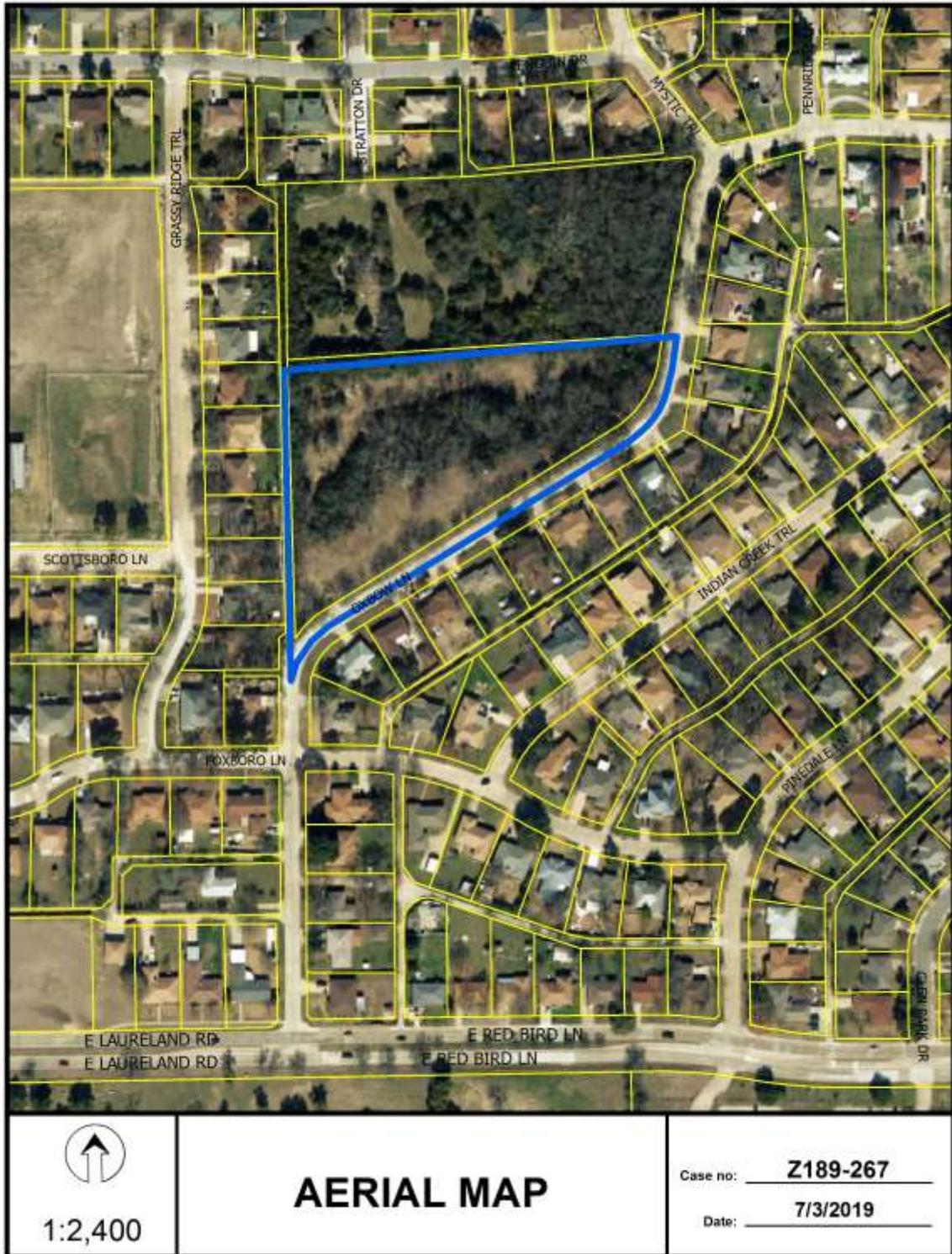
PARKING TABLE

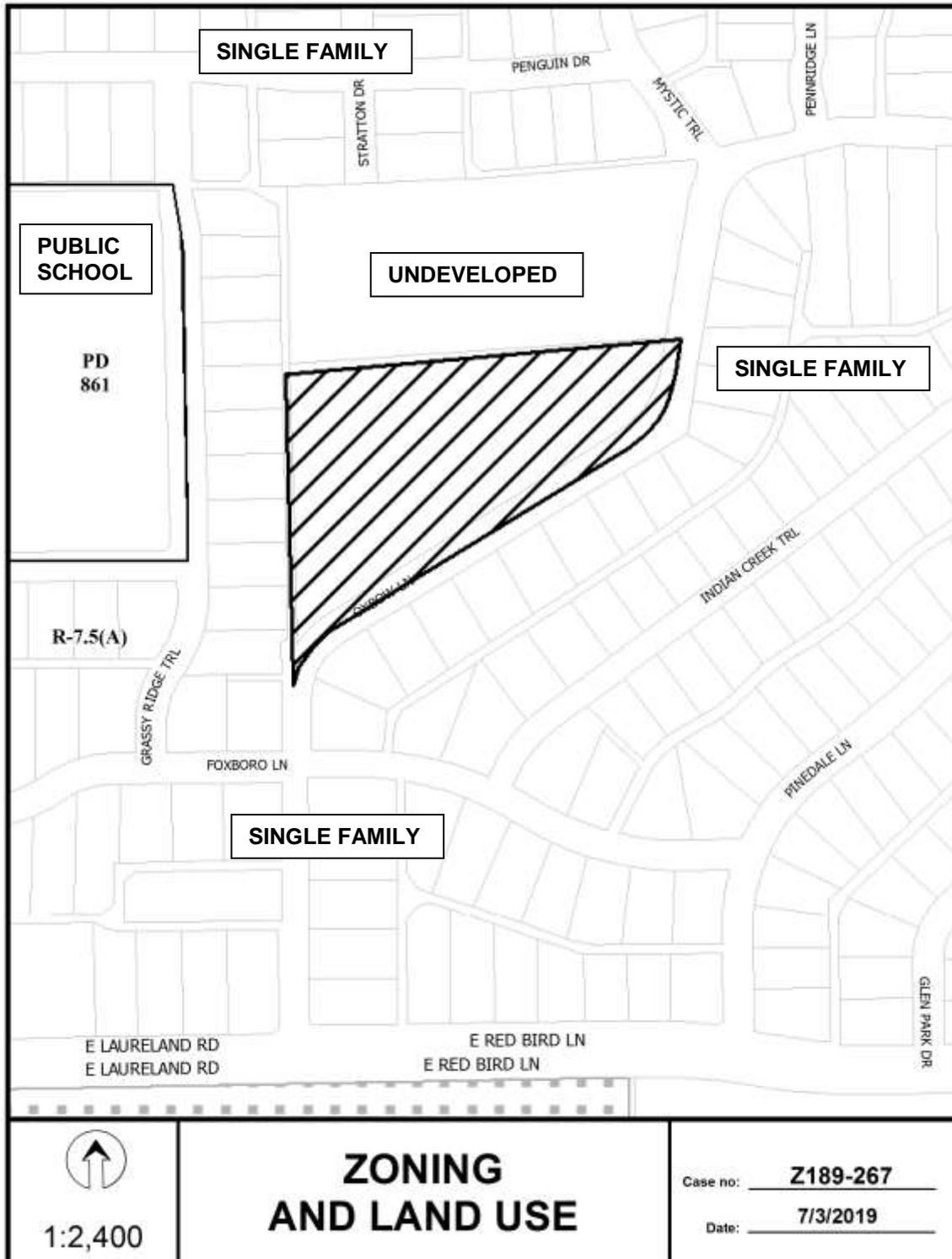
CIVIL USE - ADULT PAY CARS	NUMBER	ENDUSES	FEET/STALL
VISITOR (30 MIN)	3	5	
EMPLOYEE (5 MIN)	5	5	
IMP/CAMP	1	1	
TOTAL	9	11	

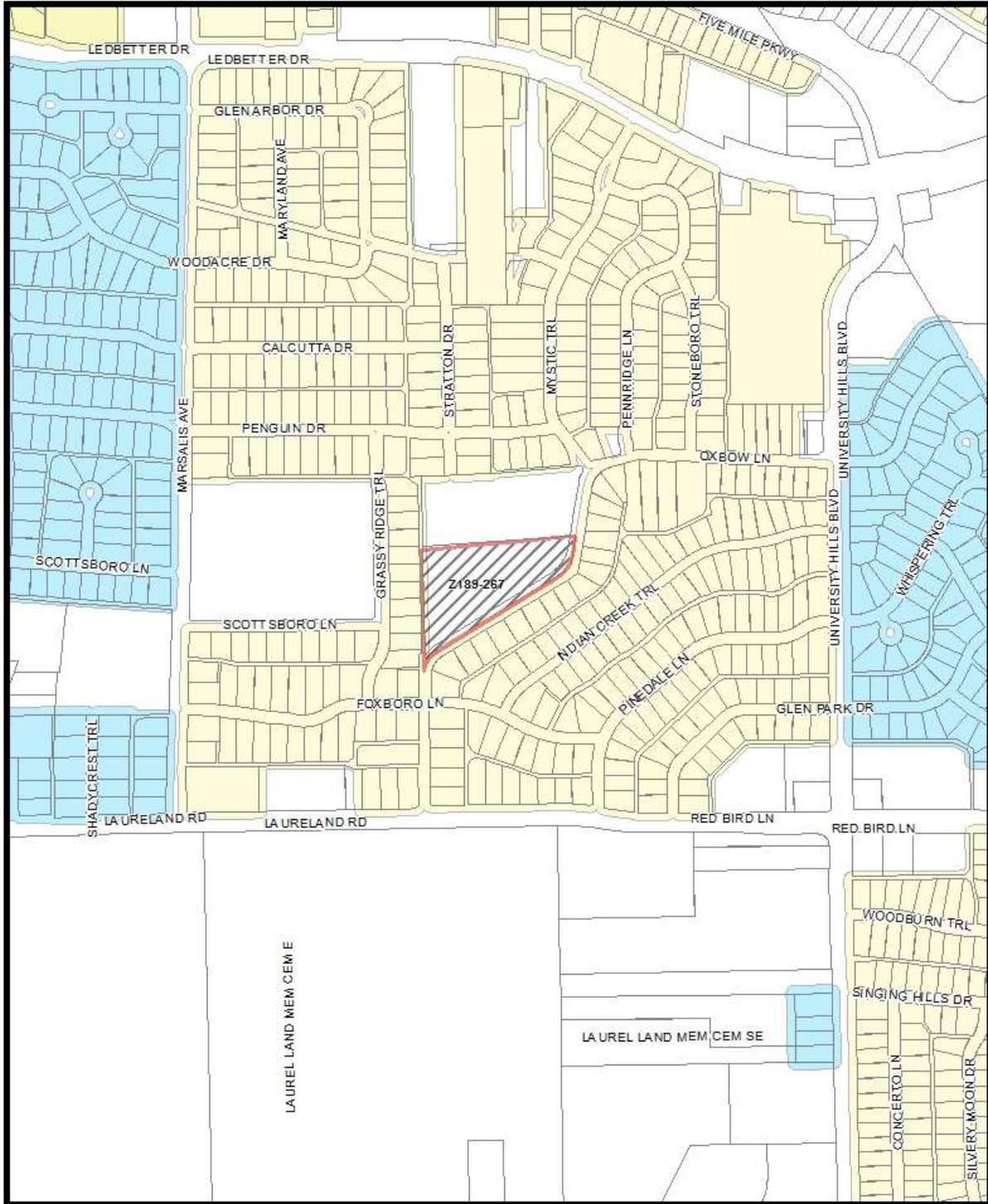
PROPOSED SITE PLAN (ENLARGED)









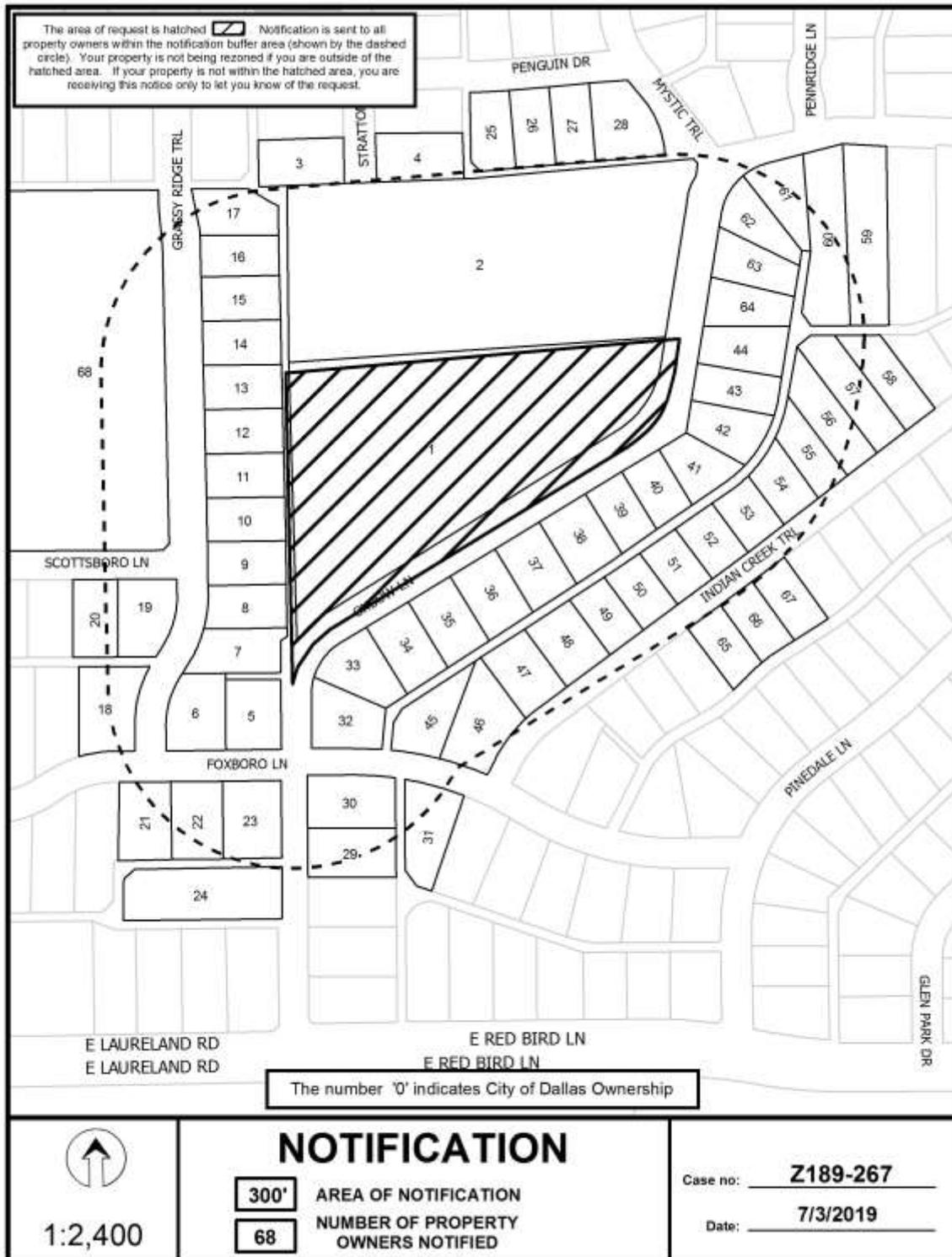


MVA Cluster A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 7/3/2019



07/03/2019

Notification List of Property Owners***Z189-267******68 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	909 OXBOW LN	KING GOSBY JR
2	1 LAURELAND RD	GREEN SAMUEL III &
3	5611 STRATTON DR	WILLIAMS BILLY GENE &
4	5612 STRATTON DR	MURPHY LAURESE
5	837 FOXBORO LN	WALKER L C
6	831 FOXBORO LN	WALLACE JOYCE
7	5710 GRASSY RIDGE TRL	BYRD INVESTMENT PROPERTIES LLC
8	5704 GRASSY RIDGE TRL	NASH GLORIA & HUEY P
9	5656 GRASSY RIDGE TRL	MCNEELY RODNEY D
10	5652 GRASSY RIDGE TRL	RYLES VERONICA R
11	5646 GRASSY RIDGE TRL	WILKES ROSEMARIE
12	5642 GRASSY RIDGE TRL	LACY OLGA A M EST OF
13	5636 GRASSY RIDGE TRL	DELONEY LENORA
14	5632 GRASSY RIDGE TRL	EASLEY KRISTAL
15	5626 GRASSY RIDGE TRL	YEAP SUSAN S
16	5622 GRASSY RIDGE TRL	CAKLEY CAROLYN TR
17	5616 GRASSY RIDGE TRL	AC2 LLC
18	821 FOXBORO LN	PARRISH MARK
19	826 SCOTTSBORO LN	SHELBY DONNYE R
20	818 SCOTTSBORO LN	TAYLOR ARTHUR L
21	826 FOXBORO LN	ALAMAN LESLIE W & PATRICIA L
22	832 FOXBORO LN	FINLEY RUBY
23	838 FOXBORO LN	MEZA SILVIO A
24	823 OXBOW LN	SANCHEZ JESUS G
25	910 PENGUIN DR	CHAPA RAMIRO
26	916 PENGUIN DR	LEWIS CATHERINE P ESTATE

07/03/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	920 PENGUIN DR	TAYLOR PAUL A
28	5401 MYSTIC TRL	MCNEIL LARKE L
29	824 OXBOW LN	JONES JANICE MARIE &
30	830 OXBOW LN	DAVIS STANLEY I
31	920 FOXBORO LN	IVORY WILLIE L JR &
32	907 FOXBORO LN	CHOICE D D
33	916 OXBOW LN	FINNELL SHIRLEY CONYERS
34	922 OXBOW LN	JONES SHIRELY
35	928 OXBOW LN	HUNT PATRICIA BELL &
36	934 OXBOW LN	COHEN GLORIA
37	940 OXBOW LN	BOSH ELMARIE
38	946 OXBOW LN	REGUERO PEDRO LUIS
39	952 OXBOW LN	TAYLORBROWN CATHY
40	958 OXBOW LN	MILLS MATTHEW JR & IDA
41	964 OXBOW LN	GRAY FLORENCE L
42	1006 OXBOW LN	CERBERUS SFR HOLDINGS LP
43	1012 OXBOW LN	BROADNAX NED
44	1018 OXBOW LN	GRACE JACQUELINE
45	917 FOXBORO LN	HENDERSON BILLY RAY & BESSIE FAYE
46	923 FOXBORO LN	BROWN CAROLE H
47	915 INDIAN CREEK TRL	LEON JESUS &
48	921 INDIAN CREEK TRL	MORGAN TAWANNA SHEPHERD
49	927 INDIAN CREEK TRL	NEALY DORIS A
50	933 INDIAN CREEK TRL	NOBLES DOCK C
51	939 INDIAN CREEK TRL	WILLIS GEORGE O
52	945 INDIAN CREEK TRL	HAWTHORNE YOLANDA S
53	1005 INDIAN CREEK TRL	MAYBERRY TONYA
54	1011 INDIAN CREEK TRL	JONES EDGAR D &
55	1017 INDIAN CREEK TRL	JACKSON ANDREW
56	1023 INDIAN CREEK TRL	JACKSON WILLIE L &
57	1029 INDIAN CREEK TRL	GILMORE GEORGE E

Z189-267(CY)

07/03/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1035 INDIAN CREEK TRL	MCGILBRA ADENA
59	1126 OXBOW LN	HENDRICKS IDA MAE
60	1116 OXBOW LN	STANSELL LARVENE S
61	1106 OXBOW LN	LEWIS ROMEO DR H JR
62	1036 OXBOW LN	WOLF BEE HOLDINGS LLC
63	1030 OXBOW LN	SEARCY CYNTHIA
64	1024 OXBOW LN	COKES ROBERT EARL
65	938 INDIAN CREEK TRL	ABISON LLC
66	944 INDIAN CREEK TRL	MCCRARY DAVID &
67	1004 INDIAN CREEK TRL	WILSON AMARI
68	5640 S MARSALIS AVE	Dallas ISD

FILE NUMBER: Z189-325(AU)

DATE FILED: August 2, 2019

LOCATION: South corner of Harris Court and Schull Street and on both sides of the terminus of Fleetwood Street

COUNCIL DISTRICT: 7

MAPSCO: 46 M; R

SIZE OF REQUEST: +/- 1.73 Acres

CENSUS TRACT: 25.00

OWNER/APPLICANT: Jubilee Park and Community Center

REPRESENTATIVE: Forrest Branam – T. Howard and Associates Inc.

REQUEST: An application for a Planned Development District for MF-1(A) Multifamily District uses, a child-care facility and community service center uses on property zoned an D(A) Duplex District.

SUMMARY: The purpose of the request is to develop the site with a retirement housing use with 27 single-bedroom units and a community service center, with modified development standards for setbacks, parking and landscaping.

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

BACKGROUND INFORMATION:

- The approximately 1.73-acre request site consists of three parcels, currently undeveloped. The request site has access from Fleetwood Street and Harris Court, and contains the easement of the abandoned portion of Schull Street, between Fleetwood Street and Harris Court.
- The request site is located within a D(A) Duplex District.
- The applicant proposes a new Planned Development District for MF-1(A) Multifamily uses and standards, with modified development standards for setbacks, parking and landscaping. The applicant is intending to develop the site with retirement housing, multifamily and community service center uses. The development will include 27 affordable housing units and a community support center for workforce and seniors in Phase 1, on a 1.08-acre portion. Phase 2, on a 0.51-acre portion will be developed at a later date with multifamily uses.

Zoning History:

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

Z156-307: On October 26, 2016, City Council approved Specific Use Permit No. 2218 for local utilities use limited to utility services, on property zoned an MF-2(A) Multifamily District, located at the south corner of Bank Street and Herndon Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Fleetwood Street	Local Street	35 feet
Harris Court	Local Street	25 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the request and the Traffic Impact Analysis submitted with the application and determined that the proposed development is not foreseen to cause a significant impact to the adjacent roadways.

Comprehensive Plan:

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

Land Use Element

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas

Urban Design Element

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY.

Policy 5.2.1 Maintain neighborhood scale and character.

The Neighborhood Plus Plan was adopted by the City Council in October 2015 to set a new direction and shape new policy for housing and neighborhood revitalization in Dallas. The final chapter, Strategic Goals, delineates six strategic goals to shift our approach, policies and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods.

GOAL 5 EXPAND HOMEOWNERSHIP

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

GOAL 6 ENHANCE RENTAL HOUSING OPTIONS

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

STAFF ANALYSIS

Surrounding:

	Zoning	Land Use
Site	D(A)	Undeveloped
North	D(A)	Single family
East	D(A)	Single family
South	IM	Fair Park parking lot
West	MF-2(A)	Undeveloped

Land Use Compatibility

The approximately 1.73-acre request site consists of three parcels, currently undeveloped. The request site has access from Fleetwood Street and Harris Court, and contains the easement of the abandoned portion of Schull Street, between Fleetwood Street and Harris Court. The request site is located within a D(A) Duplex District.

The applicant proposes a new Planned Development District for MF-1(A) Multifamily uses and standards, with modified development standards for setbacks, parking and landscaping. The applicant is intending to develop the site with retirement housing, multifamily and community service center uses. The development will include 27 retirement housing units and a community support center for workforce and seniors in Phase 1, on a 1.08-acre portion. Phase 2, on a 0.51-acre portion will be developed at a later date with multifamily uses.

In addition to the uses allowable within MF-1(A) District, the proposed PD conditions include child-care facility, community service center, and accessory live unit uses allowed by right.

Considering the compatibility between the existing single family residential and the proposed low density multifamily or retirement housing, and the other institutional uses that are generally compatible and supporting the residential uses, staff is supporting the proposed uses combination for the request site.

Development Standards

District	Setbacks			Height (max)	Lot Coverage (max)	Lot area for residential use (sq.f.)
	Front (min)	Side (min)	Rear (min)			
Existing: D(A)	25'	5' Other str: 10'	SF: 5' D, other str: 10'	36'	60% 25% non r	SF: 6,000 D: 3,000
Proposed PD (deviations from MF-1)	5' <i>(staff does not support)</i>	No min <i>(staff does not support)</i>		MF-1(A)	MF-1(A)	MF-1(A)
MF-1(A) (for comparison)	15'	SF: 0' D, MF: 5' Other: 10'	SF: 0' D: 10' MF: 15' Other: 15'	36' Subject to RPS	60% 25% for non-residential	SF, D: 3,000 No separate bedroom: 1,000 One bedroom/DU: 1,400 2 bedrooms/DU: 1,800 For each additional bedroom: 200

Overall, the most significant changes in development rights would include the reduction of the front yard to five feet and elimination of setback requirements for side and rear yards. The applicant proposed the setbacks based on the triangular shape of the property, the terrain configuration along the rear property line and the rear yard adjacency with the Fair Park parking lot.

Staff does not support the proposed setbacks because of the adjacency with existing single family homes and blockface continuity with a residential district. The Development Code includes special requirements for front yards to ensure the blockface continuity and distinguished between types of uses for side and rear yard.

Staff recommends the minimum setback requirements per MF-1(A) district to ensure a limited intrusion in the existing built character of the neighborhood and allow all the complimentary setback mechanisms included in the Development Code.

Staff has also taken into consideration the landscape regulations of Dallas Development Code, Article X, that require a residential buffer zone of a minimum 10 feet along property lines where residential adjacency exists. Therefore, complying with minimum side and rear setbacks requirements within MF-1(A), could enable compliance with landscape requirements.

The Residential Proximity Slope (RPS) is a slope that emanates at a one foot in height for every foot in distance of separation, at a 45 angle, and terminates at a horizontal distance of 50 feet from the site of origination for a multifamily district. In this case, the request area will change the RPS-generating angle from a single-family district to a multifamily district.

Considering the existing character of the single-family neighborhood adjacent to the request site, staff is not supporting the proposed deviations for setbacks and is recommending a full compliance with development standards for yard, lot, and space regulations per the MF-1(A) district.

Parking:

The applicant's proposed conditions include a reduction of the required minimum off-street parking for the retirement housing use from one parking space per unit to one parking space for every two units or suites. The applicant provided information gathered from another identical development they are operating in Dallas that houses 24 seniors in retirement housing. The applicant stated that an average of eight to ten cars parked in the facility at any time and that a maximum of 12 automobiles for this development were observed a few years ago. Engineering has no objections to the request of 0.5 spaces per unit based on information provided by the applicant and an evaluation of the proposed development.

The applicant's proposed conditions also include a reduction of the required minimum off-street parking for the community service center uses from one space to 200 square feet of floor area to one parking space for each 450 square feet of floor area. The applicant provided information gathered from another identical development they are operating in Dallas that contains a 4,500 square feet community service center with ten parking spaces. The applicant stated that the existing parking spaces are sufficient and have not impacted the surrounding neighborhood, nor has limited the proper functioning and utilization of the community service center. The 1,300-square-foot proposed community service center will be identical in operation. Per the proposed reduced parking ratio, the community service center would require three parking spaces. Per the Development Code parking ratio, the community service center would require seven parking spaces. Staff requested a parking study to validate the request to include a brief summary of the proposed conditions and data to support the request. The applicant has not provided sufficient information; therefore, staff is unable to approve this request.

Approximately 24 head-in on-street parking spaces currently exist along the southwest line of Harris Court. The applicant's proposed conditions include provisions to allow these parking spaces to be counted as a reduction of the off-street parking requirement and to also be counted toward the required off-street parking. Staff does not support this request in addition to the requested reduced parking ratio for both retirement housing and community service center uses. Staff took into consideration the existing on-street parking when making the recommendation of support for the parking reduction for the retirement housing use.

Landscaping:

At the time of development, landscape will be provided per the requirements of Article X of the Development Code, as amended.

Market Value Analysis

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

LIST OF PARTNERS

Jubilee Park and Community Center

David Martin – Chairman of the Board
Stewart Thomas – Vice President and Secretary
Grady Schleier – Vice President and Treasurer
Kay Whelan – Assistant Treasurer
Ben Leal – President and CEO

PROPOSED CONDITIONS

“ARTICLE ____.

PD ____.

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

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

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

PD ____ is established on property generally bounded by Dallas Area Rapid Transit (DART) right of way on the south, Fleetwood St. on the northwest, Harris Court on the northeast. The size of PD ____ is approximately 1.73 acres.

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

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

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

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

SEC. 51P- ____ .104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ____A: Conceptual Plan.

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

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

SEC. 51P- ____ .106. DEVELOPMENT PLAN.

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

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

(a) Except as provided, the only main uses permitted are those main uses permitted in the MF-1(A) Multifamily District, subject to the same conditions applicable in the MF-1(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-1(A) Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-1(A) Multifamily District is subject to DIR in this district; etc.

(b) The following uses are also permitted main uses:

- Child-care facility.
- Community service center. *[May include a caretaker unit to house on-site managers/counselors employed by the community service center, limited to ... square feet.]*

SEC. 51P- _____.106. ACCESSORY USES.

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

(b) The following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

SEC. 51P- _____.107. YARD, LOT, AND SPACE REGULATIONS.

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

Applicant's request:

- (a) Except as provided in this section, the yard, lot, and space regulations for the MF-1(A) Multifamily District apply.
- (b) Front yard. Minimum front yard is five feet.
- (c) Side and rear yard. No side or rear yard is required.

Staff's recommendation:

- (a) ~~Except as provided in this section, the yard, lot, and space regulations for the MF-1(A) Multifamily District apply.~~
- (b) ~~Front yard. Minimum front yard is five feet.~~
- (c) ~~Side and rear yard. No side or rear yard is required.~~

SEC. 51P- ____ .108. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided, consult the off-street parking and loading regulations (Divisions 51A-4.3300 et seq.) for information regarding off-street loading generally.

Applicant's request:

(b) Community service center. For a community service center use, off-street parking must be provided at a ratio of one parking space for each 450 square feet of floor area. Parking may be provided in the required yard setback, along the street, or at remote locations within the district.

Staff's recommendation:

~~(b) Community service center. For a community service center use, off-street parking must be provided at a ratio of one parking space for each 450 square feet of floor area. Parking may be provided in the required yard setback, along the street, and/or at remote locations within the district.~~

Applicant's request:

(c) Retirement housing. For a retirement housing use, off-street parking shall be provided at a ratio of one parking space for every two units or suites. Parking may be provided in the required yard setback, on-street, or at remote locations within the district.

Staff's recommendation:

(c) Retirement housing. For a retirement housing use, off-street parking shall be provided at a ratio of one parking space for every two units or suites. ~~Parking may be provided in the required yard setback, on-street, or at remote locations within the district.~~

Applicant's request:

(d) On-street parking.

(1) Except as provided in this subparagraph, any on-street parking spaces that abut the building site may be counted as a reduction in the off-street parking requirement of the use adjacent to the on-street parking space. On-street parking must be striped in accordance with standard city specifications.

(A) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement for a mixed-use development.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that 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 the parking space ($8 / 24 = 1/3$). The total number of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

Staff's recommendation:

(d) ~~On-street parking.~~

~~(1) Except as provided in this subparagraph, any on street parking spaces that abut the building site may be counted as a reduction in the off street parking requirement of the use adjacent to the on street parking space. On street parking must be striped in accordance with standard city specifications.~~

~~(A) An on street parking space may not be used to reduce the required parking for more than one use, except that an on street parking space may be used to reduce the combined total parking requirement for a mixed use development.~~

~~(B) An on street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that 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 the parking space ($8 / 24 = 1/3$). The total number of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.~~

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

See Article VI.

SEC. 51P-____.111. LANDSCAPING.

- (a) Landscaping and tree preservation must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-____.112. SIGNS.

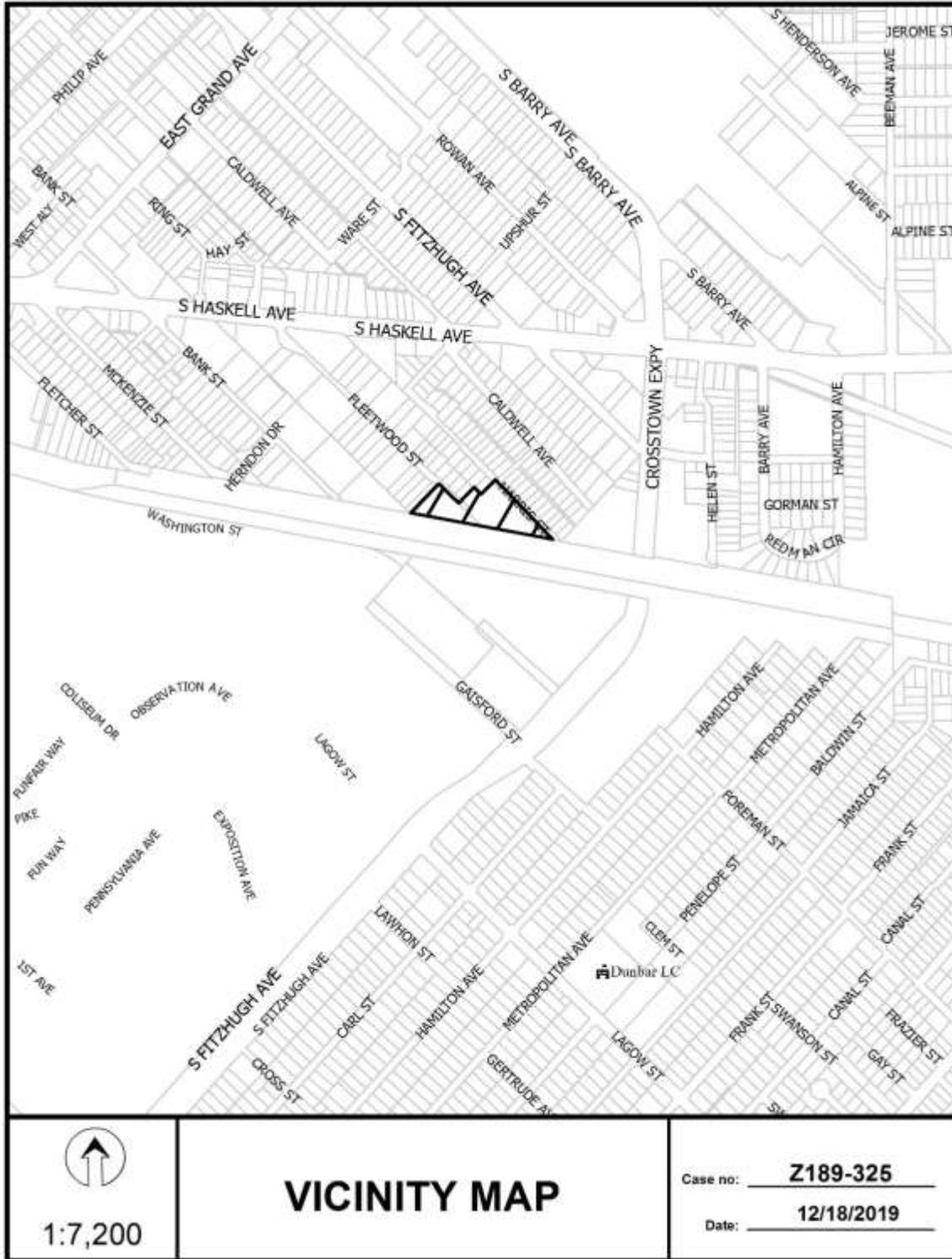
Signs must comply with the provisions for non-business zoning districts in Article VII.

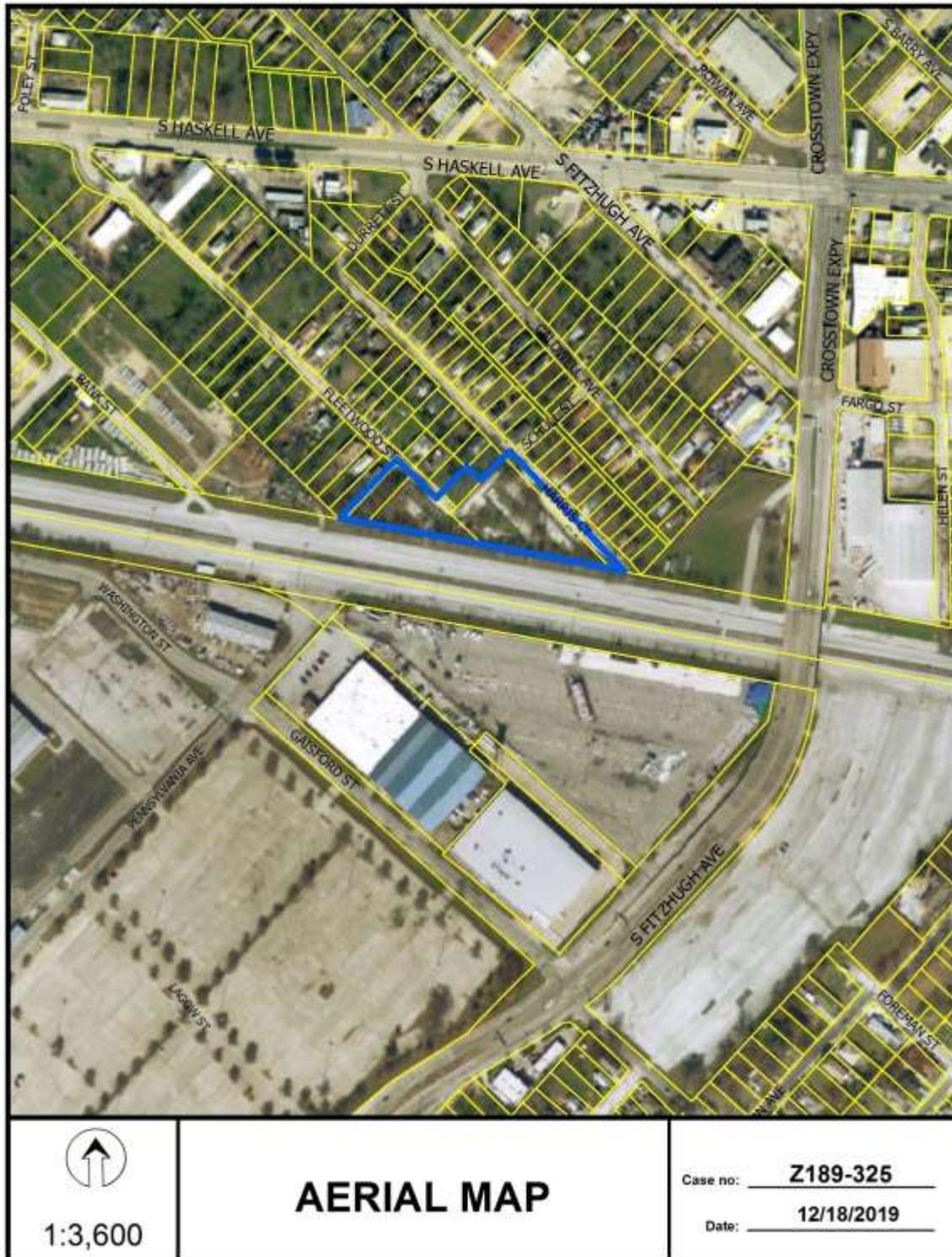
SEC. 51P-____.113. ADDITIONAL PROVISIONS.

- (a) The property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) Pavement markings must be provided at all pedestrian crossings.
- (d) Permeable surface materials such as porous asphalt, porous concrete, and block or grass pavers may be used in lieu of traditional paving materials in pedestrian areas and in low-volume, low-speed vehicular areas such as parking areas, driveways, alleys, and parking stalls.

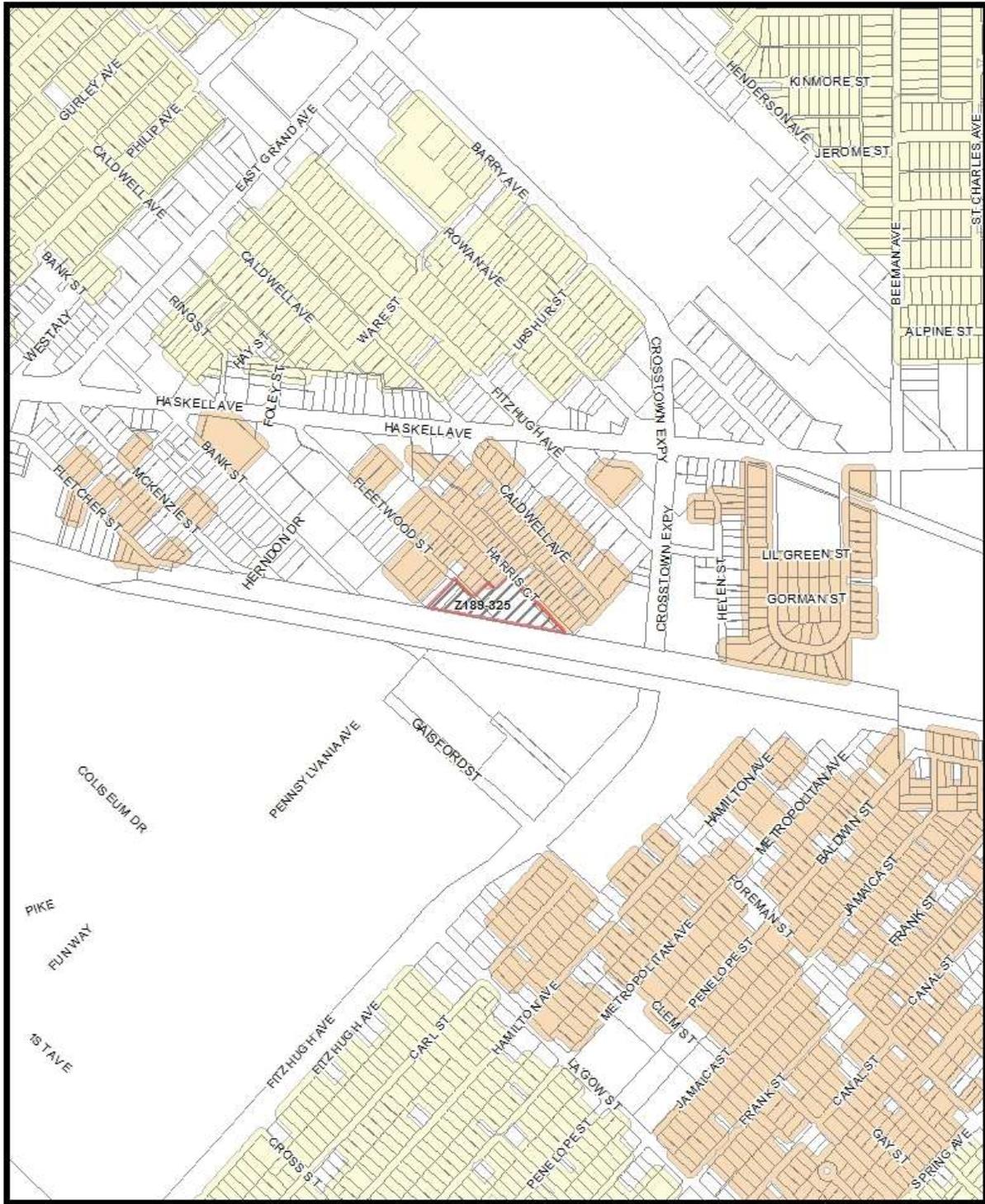
SEC. 51P-____.114. COMPLIANCE WITH CONDITIONS.

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.









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

1:7,200

Market Value Analysis

Printed Date: 12/18/2019



12/18/2019

Notification List of Property Owners***Z189-325******110 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1623 FLEETWOOD ST	BROWN BEULAH EST OF
2	1579 HARRIS CT	RIVERS JAMES
3	4519 CROSSTOWN EXPY	STATE FAIR OF TEXAS INC
4	4527 CROSSTOWN EXPY	INFINITI AUTOMOTIVE BODY WORK
5	4531 CROSSTOWN EXPY	INFINITI AUTOMOTIVE BODY WORK
6	1800 GAISFORD ST	DALLAS OPERA THE
7	1527 FLEETWOOD ST	DICKERSON WILLIE M EST
8	1521 FLEETWOOD ST	REIGER ASSOCIATES 90I LTD
9	1529 FLEETWOOD ST	OLVERA MIRNA ELVIA
10	1601 FLEETWOOD ST	WORKS G W & CO
11	1611 FLEETWOOD ST	MCDANIEL HANNAH ESTATE OF
12	1613 FLEETWOOD ST	REIGER ASSN 90-I LTD
13	1617 FLEETWOOD ST	MUNIZ JOAQUINA
14	1621 FLEETWOOD ST	WALKER DEBRA C
15	1524 FLEETWOOD ST	CASH JESSE III
16	1522 FLEETWOOD ST	BAKER UNDRAY B TR &
17	1534 FLEETWOOD ST	MENDOZA JUAN MANUEL &
18	1606 FLEETWOOD ST	SEPULVEDA ANDREW
19	1549 HARRIS CT	ORTEGA AMY
20	1555 HARRIS CT	WILLIAMS SANDRA B
21	1553 HARRIS CT	BUNN JOSIE
22	1608 FLEETWOOD ST	MARTINEZ DAVID ALEJANDRO
23	1610 FLEETWOOD ST	HERNANDEZ GUADALUPE LUCIA
24	1557 HARRIS CT	COMMON GROUND CORP
25	1612 FLEETWOOD ST	DEMUNIZ JOAQUINA ARIAS
26	1559 HARRIS CT	AREVALO VILMA NOEMI

12/18/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1616 FLEETWOOD ST	MURPHY HOMEER
28	1620 FLEETWOOD ST	MURPHY JEFFIE
29	1622 FLEETWOOD ST	MOLICE EMMA EST OF
30	1626 FLEETWOOD ST	GONZALEZ ELVIRA
31	1575 HARRIS CT	ABOVO CORP
32	1573 HARRIS CT	LEVIN A
33	1569 HARRIS CT	HERNANDEZ PEDRO ARIAS
34	1565 HARRIS CT	ARIAS ESTEBAN M MUNIZ
35	1620 DURRETT ST	RIZOS LAND GROUP NW HWY LLC
36	1515 CALDWELL AVE	GEORGE RAYMOND
37	1542 HARRIS CT	CAMARA LOURDES JESUS
38	1546 HARRIS CT	CHERRY WILLIE CASSANDRA
39	1521 CALDWELL AVE	FERNANDEZ CESAR VALENZUELA
40	1550 HARRIS CT	DANIELS JEWELL
41	1527 CALDWELL AVE	REYES MIGUEL A
42	1627 DURRETT ST	REYES BARBOSA ALMA MIREYA
43	1635 DURRETT ST	DSILVA JOHN
44	1531 CALDWELL AVE	DIAZ GERMA A HERNANDEZ
45	1535 CALDWELL AVE	FLAKE JOHN M &
46	1537 CALDWELL AVE	EDWARDS D EST
47	1541 CALDWELL AVE	JACKSON JOHNNY L
48	1545 CALDWELL AVE	HAYES ANITA
49	1547 CALDWELL AVE	DANFORTH BETTY L
50	1551 CALDWELL AVE	WILLIAMS CHERE
51	1553 CALDWELL AVE	TAH HOLDING LP
52	1555 CALDWELL AVE	TOPLETZ DENNIS
53	1570 HARRIS CT	YOUNG SAM G
54	1568 HARRIS CT	IMPERIUM GLOBAL MANAGEMENT LLC
55	1566 HARRIS CT	WIN RE GROUP LLC &
56	1564 HARRIS CT	CHERRY WILLIE CASSANDRA &
57	1562 HARRIS CT	COMMON GROUND

12/18/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1560 HARRIS CT	ROSALES ROLANDO &
59	1558 HARRIS CT	COMMON GROUND CORP
60	1556 HARRIS CT	AREVALO VILMA NOEMI
61	1554 HARRIS CT	HINTON DALVERTIS
62	1601 CALDWELL AVE	BURNS DEMARCUS
63	1603 CALDWELL AVE	RENU PROPERTY INVESTMENTS LLC
64	1607 CALDWELL AVE	HERNANDEZ DOROTEO
65	1609 CALDWELL AVE	ALNA PROPERTIES III LLC
66	1611 CALDWELL AVE	RANDALL ETHEL
67	1613 CALDWELL AVE	NEXTLOTS NOW LLC
68	1615 CALDWELL AVE	GUARDADO KARLA
69	1617 CALDWELL AVE	TEFERRA BINIAM &
70	1619 CALDWELL AVE	MARTINEZ MARICELA
71	1620 HARRIS CT	JUBLIEE PARK & COMMUNITY CENTER
72	1618 HARRIS CT	FLORES BLANCA S
73	1616 HARRIS CT	LEWIS ETHEL LEE
74	1614 HARRIS CT	LOLOVIC DAUT
75	1612 HARRIS CT	ALVARADO NELSON AYALA
76	1610 HARRIS CT	FERNANDEZ CARMINA
77	1608 HARRIS CT	DAVIS CLAUDE JR ESTATE
78	1606 HARRIS CT	LEIJA MARIA RENULFA
79	1604 HARRIS CT	LEIJA MARIA L
80	1602 HARRIS CT	BLACK LEWIS
81	1600 HARRIS CT	ZAMBRANO ROLANDO
82	1628 CALDWELL AVE	GUERRERO MARTHA A
83	1620 CALDWELL AVE	STEWARDSHIP PROPERTIES LLC
84	1618 CALDWELL AVE	RENU PROPERTY
85	1612 CALDWELL AVE	JOE MOLLIE
86	1608 CALDWELL AVE	SALVADOR LUIS A
87	1606 CALDWELL AVE	JONES ELDORA
88	1600 CALDWELL AVE	FLORES MORIS &

12/18/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1550 CALDWELL AVE	HUERTA LEONARDO
90	1544 CALDWELL AVE	WELLS JOHN
91	1536 CALDWELL AVE	HELTON MRS VERNILLA
92	1522 CALDWELL AVE	RELIABLE HOMES LLC
93	1526 CALDWELL AVE	HAMPTON JAMES C & LOURDES F
94	1534 CALDWELL AVE	COMMON GROUND COMMUNITY
95	1657 S FITZHUGH AVE	GONZALEZCRUZ GERARDO
96	1651 S FITZHUGH AVE	JOHNSON HENRY L
97	1651 S FITZHUGH AVE	SPRINGER SEAN
98	1641 S FITZHUGH AVE	EXA MGMT LLC
99	1641 S FITZHUGH AVE	EXA MGMT LLC
100	1629 S FITZHUGH AVE	PULLMAN JOHN H &
101	1625 S FITZHUGH AVE	AUGUSTUS DANNY &
102	1623 S FITZHUGH AVE	PAPAK THOMAS A
103	1619 S FITZHUGH AVE	WANG LIEN I &
104	1609 S FITZHUGH AVE	NEGUSSE INVESTMENTS INC
105	1603 S FITZHUGH AVE	NEGUSSE INV INC
106	4329 S FITZHUGH AVE	DALLAS OPERA
107	4522 S FITZHUGH AVE	4522 S FITZHUGH LTD
108	1538 HARRIS CT	RE NU CONTRACTORS INC
109	401 S BUCKNER BLVD	DART
110	3839 S FITZHUGH AVE	MCA PACE AMPHITHEATERS LP

Planner: Pamela Daniel

FILE NUMBER: Z190-114(PD) **DATE FILED:** October 18, 2019

LOCATION: Generally bounded by North Akard Street, McKinney Avenue and North St. Paul Street

COUNCIL DISTRICT: 14 **MAPSCO:** 45 K

SIZE OF REQUEST: ± .446 acres **CENSUS TRACT:** 0019.00

REPRESENTATIVE: Laura Hoffmann, Winstead PC

APPLICANT/OWNER: RPC 1899 McKinney, LLC

REQUEST: An application for a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The applicant proposes to develop the site with an urban mixed-use development, including an approximately 2,300 square foot ground floor retail and personal service use, a hotel use, approximately 3,000 square feet of publicly accessible open space, and off-street parking proposed below grade. The applicant requests to create a new Planned Development Subdistrict to allow for modifications to the maximum allowable height, the maximum floor area ratio, and the off-street parking requirement.

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

PLANNED DEVELOPMENT NO. 193:
<http://www.dallascityattorney.com/51P/Articles%20Supp%2021/Article%20193%20Part%20I.pdf>

BACKGROUND INFORMATION:

- On February 8, 1985, Planned Development District No. 193, the Oak Lawn Special Purpose District, was approved by the City Council. The PD is comprised of approximately 2,593 acres, and provides standards to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the objectives outlined in the PD.
- The request site is approximately .445 acres or 19,427 square feet of land, developed with a vacant one-story restaurant use consisting of approximately 7,953-square-feet, and located within an HC Heavy Commercial Subdistrict.
- The applicant proposes to raze the existing improvements and redevelop the site with a high-rise hotel development including retail on the ground floor.
- The applicant requests to create a new subdistrict within PD No. 193. The proposed standards will deviate from the district regulations for HC Subdistricts as follows:
 - 1) increase the floor area ratio (FAR) from 4.0:1 to 16.5:1;
 - 2) increase the maximum allowable height from 240 feet to 316 feet;
 - 3) reduce the off-street parking requirement for the hotel use from 264 spaces (per PD No. 193) to the 135 proposed, a restaurant use from 15 spaces to zero proposed. Additionally, reduce parking for multiple family from one space per bedroom to one per dwelling.

Zoning History:

There have been no recent zoning requests within the vicinity in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Thoroughfare Plan Dimension; ROW
North Akard Street	Principal Arterial	Variable Width
McKinney Avenue	Principal Arterial	50 feet
North Saint Paul Street	Collector	50 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system. Additionally, pedestrian improvements will be made at the intersection of North Akard, Cedar Springs and North St. Paul Street. Engineering will also evaluate the proposed indented curb on N. Akard Street. Submitted plans should show approval is still pending engineering review. Approval will be based on evaluation of civil plans and identification/payment of loss of parking meters revenue.

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.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.4 Capitalize on transit-oriented development opportunities.

The request site is approximately 0.6 miles from the Ross and St Paul transit stop and 0.3 miles from the McKinney and Pearl transit stop.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Policy 2.2.2 Maximize development opportunities around DART stations.

Policy 2.2.6 Restore Dallas as the foremost retail location in the region.

GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.2 Define urban character in Downtown and urban cores.

Policy 5.1.3 Encourage complementary building height, scale, design and character. (with staff's recommended conditions)

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character. (with staff's recommended conditions)

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Policy 5.3.3 Encourage transit-oriented developments and transit centers.

This project has the potential to meet several goals of the comprehensive plan. The site is located along the McKinney trolley line and 1.8 miles from the CityPlace/Uptown transit station which is outside of the one-quarter mile radius to be considered a TOD. However, the request site is located along the McKinney trolley line where public transportation service can be provided, and the request is approximately 0.6 miles from the Ross and St Paul transit stop situated to the northeast and 0.3 miles from the McKinney and Pearl transit stop situated to the southeast. This distinctive neighborhood offers a variety of eating, shopping, working, and living opportunities. The proposed development will extend those options by adding a unique hotel use with retail on the ground floor, a 3,000-square-foot publicly accessible open space, and a landscaped vertical wall along the south facing facade of a building.

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.

Currently, the HC Heavy Commercial Subdistrict within PD No. 193 allows a maximum height of 240 feet and a maximum FAR of 4.0:1. The proposed request seeks to increase the maximum allowable height by 76 feet for a maximum of 316 feet and increase the maximum FAR to 16.5:1. The requested height and density are not indicative of what is currently existing within proximity of the area of request and therefore not appropriate to the character of nearby neighborhood uses nor does the request impose standards that are sensitive to scale and adjacency, as proposed.

While the applicant request for a PDS meets objective numbers 1, 2, 3, and 7, the request falls short of meeting the objectives in numbers 4, 5, and 6. These objectives request sets a base that primarily conforms to the existing HC development standards, however the unmet objectives seeks to drastically increase height and FAR that is not within context of the surrounding areas.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 193 (HC Subdistrict)	Vacant restaurant
Northwest	PDD No. 193 (HC Subdistrict)	Multiple family
North	PDD No. 193 (HC Subdistrict)	Office, surface parking lot
Northeast	PDS No. 66	Multiple family
Southeast	PDD No. 193 (HC Subdistrict)	Office
South	PDD No. 193 (HC Subdistrict)	Office, surface parking lot
Southwest	PDS No. 24	Multiple family
West	PDS No. 110	Multiple family, office, retail, restaurant

Land Use Compatibility:

The subject site is located on a triangular tract bordered by three rights-of-way: North Akard Street, McKinney Avenue, and North Saint Paul Street. The request proposes a 2,300-square-foot restaurant use, a hotel with a maximum of 270 units which may be converted to a multiple family use at a later date. The request is unique because the proposed hotel use will provide full kitchens to assist with the intended conversions but will not house reception staff, room service, or meeting spaces. Services such as bulk laundry will be provided off-site.

The request site is zoned a HC Heavy Commercial Subdistrict within PD No. 193, the Oak Lawn Special Purpose District, and is currently developed with a vacant one-story restaurant use. The applicant proposes to raze the existing improvements at the request site and redevelop the site with a development consisting of retail and personal service and a hotel uses with six levels of below grade parking.

Surrounding land uses consist of multiple family uses to the northeast, northwest, and southwest; with office uses to the north, southeast, and south; and mixed-use development consisting of multiple family, office, retail and a restaurant use the east.

To promote a more walkable, urban, pedestrian-friendly environment, the applicant is proposing:

- 1) a minimum eight-foot sidewalk along North Saint Paul Street with a minimum of six foot unobstructed, a minimum eight foot along North Akard Street and a minimum six-foot unobstructed sidewalk along McKinney Avenue;
- 2) along North Akard Street and McKinney Avenue frontage the following amenities will be provided; one bench, two trash receptacles and three bicycle racks;
- 3) architectural elements at all public entry points;
- 4) 70 percent transparency for McKinney Avenue façade for the portion of the building at grade and 15 feet in height;
- 5) a street activating use at grade;
- 6) a minimum of 3,000-square-feet of publicly accessible open space with 25 percent (750-square-feet) of the open space requiring improvements to provide shade on all street-facing facades; and,
- 7) providing all off-street parking below grade.

Staff believes that this development with the above modifications could be an opportunity to activate an area of the city that is transitioning into a more urban and walkable pedestrian friendly environment with complementary streetscapes. Considering the totality of the request, the current development rights within an HC Heavy Commercial Subdistrict, the requested height and density, and the rejection to consider providing affordable housing if and when the proposed development is converted into a multiple family development is supported by staff.

Height and Density:

The applicant is requesting a maximum building height of 300 feet, with an additional 16 feet for projections, allowing an overall maximum structure height of 316 feet. While staff believes a reasonable increased height is consistent with the objective of achieving buildings that are more urban in form. It is equally important for developments to ensure not only compatibility, but consistency, with the immediately adjacent structures with respect to building scale, intensity and density.

As such, staff does not support the requested height but could support a height that is more consistent with the underlining zoning subdistrict and the existing built environment with bonuses. Staff believes that redevelopment of the site with an active hotel and restaurant use rather than the current vacant use is the highest and best use for the site. Staff also considered the adjacent developments and their permitted development standards when proposing a base and bonus(es) for increased development rights. All surrounding zoning, with the exception to PDS No. 66 to the northeast, allow maximum heights of 240 feet, consistent with the HC Heavy Commercial Subdistrict zoning with a maximum FAR in Tract B of 4.0:1. PDS No. 66 allows a maximum height of 285 feet and a maximum FAR of 7.0:1.

For consideration of the requested bonuses seeking a maximum height of 316 feet, a maximum dwelling unit and hotel room density of 270 units, and a floor area ratio of 16.5:1, staff considered incorporation of enhanced landscape requirements and the proposed development providing all off-street parking below ground. Staff has considered the enhanced landscape requirements and enhanced pedestrian amenities as adequate to substantiate some additional development rights. However, staff has recommended alternate development standards that are more suitable to the existing built environment. Overall, staff supports the request to redevelop the site with a hotel and restaurant use, subject to staff's recommendations on the proposed development standards.

In consideration of additional bonuses, staff also considered whether the proposed request is considered a Transit Oriented Development (TOD). Transit-Oriented Development, or TOD for short, is at the heart of the City of Dallas' long-range land use plan, *forwardDallas! Comprehensive Plan*. The request site is not considered a TOD due to the lack of proximity to a transit station. Specifically, CityPlace/Uptown Station is situated approximately 1.8 miles or 9,504 feet to the northeast. Generally, consideration of increased development rights and the associated building massing for TOD's are situated within one-quarter mile walking distance (1,320 feet) from a transit station with reduced headways during peak hours. While the site is not considered transit-oriented, the site is located along the McKinney trolley line where public transportation service can be provided, and the request is approximately 0.6 miles from the Ross and St Paul transit stop situated to the northeast and 0.3 miles from the McKinney and Pearl transit stop situated to the southeast.

Development Standards:

The table below shows a comparison between the existing zoning and the proposed Planned Development Subdistrict.

SUBDISTRICT	SETBACKS		FAR	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
HC - Existing Heavy Commercial	0 feet for other permitted structures	0 feet for other permitted structures	4.0:1	240'	100%	Retail, restaurant, office, multiple family
PDS for HC - Proposed	0 feet for other permitted structures	0 feet for other permitted structures	16.5:1	300' Up to 316 feet plus 16' for projections	75%	Retail, restaurant, office, multiple family
PDS Staff recommendation	0 feet for other permitted structures	0 feet for other permitted structures	10.0:1	285' Plus 16' for projections	75%	Retail, restaurant, office, multiple family

Parking:

Off-street parking will not be provided for each use in accordance with Part I of PD No. 193. The applicant proposes a mixed-use development consisting of a hotel use, a multiple family use; if converted, and, restaurant use. Hotel uses require one space for each unit from 1 to 250 and three-quarters of a space for each until 251 to 500. For the 270 units proposed, a total of 264 off-street spaces would be required. The applicant is proposing only 135 spaces at a ratio of 0.5 per guest room. A restaurant use requires one space per 200 square feet of floor area. At a proposed 2,300 square feet 12 off-street spaces would be required. The applicant is proposing none for the use. A multiple family use requires one space per bedroom. The applicant is requesting for the one space per dwelling unit. While staff cannot determine the exact number of spaces that will be required, the converted use could require less off-street spaces than the hotel use if hotel units are combined to make larger multifamily units.

Additionally, it is important to note that the applicant proposes to provide the off-street parking and loading spaces below grade.

Landscaping:

The new development on the property will require landscaping per the proposed landscape plan. The proposed landscape plan provides a reduction in the overall landscape site area required in Section 51P-193.126.(h)(1) in an HC Subdistrict, at least

10 percent of a lot, including at least 60 percent of the required front yard, must be designated by the property owner as landscape site area. The lot contains 19,427 square feet of site area and, according to the landscape plan provided, offers 3,000 square feet of landscape site area of which 642 square feet are in a front yard. Additionally, the request seeks to provide a landscaped vertical wall on the south facing facade. The City Arborist has reviewed the proposed landscape plan and found it acceptable because Commerce Street frontage is a place of transition and further review of the proposed development with built environment and new construction is required to determine if landscaping can be coordinated all on the property. Additionally, the Arborist believe the existing trees may count toward site trees and landscape design options.

Market Value Analysis:

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

LISTS OF OFFICERS

Rastegar Property Company – RPS 1899 McKinney LLC

Ariah Rastegar – Managing Member

Applicant's Proposed PDS Conditions

**"DIVISION S- _____.
PD 193 SUBDISTRICT."**

SEC. S-____.101. LEGISLATIVE HISTORY.

PD Subdistrict ____ was established by Ordinance No. _____ passed by the Dallas City Council on _____, 2020.

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

PD 193 Subdistrict ____ is established on property bounded by N. Saint Paul Street on the north, McKinney Avenue on the east, and N. Akard Street on the west. The size of PD 193 Subdistrict ____ is approximately 0.447 acres.

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. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) SPECIAL PROJECT means a development containing multiple-family or hotel uses that satisfy the urban design requirements of this article in order to allow floor area ratio greater than 4.5:1. The development may contain other uses in addition to multiple-family or hotel uses.

Staff's Recommendation:

(c) LANDSCAPE BALCONY means a balcony that includes plants of species and location that will provide year-round vegetation displays that are oriented for public view.

(d) SUBDISTRICT means a subdistrict of PD 193.

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

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

SEC. S-____.104 EXHIBITS.

(a) The following exhibits are incorporated into this division:

(1) Exhibit S-__A: development plan.

(2) Exhibit S-__B: landscape plan.

SEC. S-____.105. DEVELOPMENT PLAN.

(a) For a special project, development and use of the Property must comply with development plan (Exhibit S-__A). In the event of 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) The only main uses permitted in this subdistrict are those main uses permitted in the HC Subdistrict, subject to the same conditions applicable in the HC Subdistrict, as set out in Part I of this article. For example, a use permitted in the HC Subdistrict only by specific use permit (SUP) is permitted in this Subdistrict only by SUP, and a use subject to development impact review (DIR) in the HC Subdistrict is subject to DIR in this subdistrict, etc.

(b) Hotel Use.

(1) Guest rooms within a hotel may include kitchens and may contain a sleeping area that is separated from a sitting area or kitchen area by a wall or partition.

(2) Customary hotel services such as linen and maid service may be provided from an off-site location.

SEC. S-____.107. ACCESSORY USES.

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-____.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. If there is 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 HC Subdistrict apply.

(b) Special project. The yard, lot, and space regulations for a special project are as follows:

(1) Front Yard. Except as otherwise provided on the development plan, no minimum front yard is required.

Applicant's Request:

(2) Height. Except as otherwise provided, the maximum structure height is 240 feet. When the provisions, of S-____.109 and S-____.112 are met, the maximum height is 300.

Staff's Recommendation:

(2) Height. Except as otherwise provided, the maximum structure height is 240 feet. When the provisions, of S-____.109 and S-____.112 are met, the maximum height is 285.

The following may project a maximum of 16 feet above the maximum structure height:

- (A) Elevator penthouse or bulkhead.
- (B) Mechanical equipment.
- (C) Cooling tower.
- (D) Tank designed to hold liquids.
- (E) Ornamental cupola or dome.
- (F) Skylights.
- (G) Observation deck.
- (H) Clerestory.
- (I) Visual screens which surround roof mounted mechanical equipment.
- (J) Chimney and vent stacks.
- (K) Parapet wall; and
- (L) Other architectural features.

Staff's Recommendation:

(3) Maximum Dwelling Unit and Hotel Room Density. Maximum number of dwelling units and hotel rooms combined is 230.

Applicant's Request:

(3) Maximum Dwelling Unit and Hotel Room Density. Maximum number of dwelling units and hotel rooms combined is 270.

Staff's Recommendation:

(4) Floor Area Ratio. Maximum FAR is 10.0:1.

Applicant's Request:

(4) Floor Area Ratio. Maximum FAR is 16.5:1.

(5) Lot Coverage. Maximum lot coverage is 75 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not included in lot coverage calculations.

(6) Minimum Lot Area Per Dwelling Unit. None.

SEC. S-____.109. Urban Design Requirements.

For a special project, the following urban design requirements apply.

(a) A minimum eight-foot sidewalk along St. Paul, with a minimum of six feet unobstructed as shown on the landscape development plan is required. Minimum eight-foot sidewalk along Akard Street. Tree wells or grates are allowed within the sidewalk at a maximum spacing of 30' on-center with the exception of visibility triangles and vehicular drives. Minimum eight-foot sidewalk along McKinney Avenue with minimum unobstructed widths as shown on the landscape development plan is required. Pedestrian Street lamps are allowed within the sidewalk spaced at 45' to 60' with the exception of visibility triangles and vehicular drives.

(b) The minimum following pedestrian amenities must be provided along the North Akard Street and McKinney Avenue street frontages:

- (1) 10 linear feet of benches per street frontage,
- (2) one trash receptacle per street frontage, and
- (3) two bicycle racks per street frontage.

(d) Facades. A minimum of two different facade materials must be provided on each street facing facade.

(e) Architectural Elements. Architectural elements, such as the following, must be provided at all public entry points:

- (1) Architecturally prominent public entrances,
- (2) Canopies,
- (3) Awnings,
- (4) Attached towers, or
- (5) Turrets.

(f) Ground level transparency. Any façade facing McKinney Avenue must have a minimum transparency of 70 percent for the portion of the building on the ground level between grade and 15 feet in height. This provision does not apply to loading areas.

(g) Street level activating uses.

(1) A minimum of 2,300 square feet of floor area on the ground level of any building must contain one or a combination of the following uses:

- (A) Restaurant.
- (B) Retail.
- (C) Professional, personal service and custom craft uses.

(h) Minimum open space.

(1) A minimum of 3,000 square feet of publicly accessible open space must be provided at the intersection of McKinney Avenue and Akard Street in the location shown on the development plan and landscape plan. At a minimum the open space must contain the following design elements:

- (A) Decorative pavement, which may include: colored concrete pavers; brick; stone; stamped, textured, or colored concrete; or exterior grade tile.
- (B) Benches or exterior seating area.
- (C) A minimum of 25 percent of the land area must be improved to provide shade, using trees, awnings, shade structures, or similar improvements.

(i) Screening of rooftop equipment. All mechanical and related equipment located on the rooftop of any building must be screened so as not to be visible from any adjacent public right-of-way.

SEC. S-____.110. OFF-STREET PARKING AND LOADING.

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

(b) Special project.

(1) Required off-street parking for a multiple-family use is one space per dwelling unit.

(2) Required off-street parking for a hotel is 0.5 spaces per guest room.

(3) No off-street parking is required for the first 2,300 square feet of restaurant, retail, or personal service use located on the same building site as a special project.

(4) Off-street parking must be located below grade.

(5) A mechanized parking license for a multiple family use may be obtained in accordance with the requirements of Sec. 51A-4.344, and any such license shall not expire.

(6) Two medium loading spaces are required and must be located within the building or parking structure.

SEC. S-____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-____.112. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Part I of this article.

(b) Special project.

(1) For a special project, landscaping must be provided as shown on the landscape plan (Exhibit S- __B).

Staff's Recommendation:

(2) Landscape balcony. At least one balcony on the south façade of each floor between the third story and the top story before the projection story must incorporate plantings or other landscaping materials that are visible from an adjacent public right-of-way or sidewalk. A landscape plan must be provided that presents the typical balcony design that includes the following elements:

- (1) Plant type and location to provide year-round vegetation for display to be placed and oriented for public view.
- (2) State maximum height for plant materials at 6' above floor.
- (3) List plant materials (including both general plant vegetables).
- (4) Allow for use of planters, hanging baskets, flower boxes, and trellises.

Applicant's Request:

(2) On or in front of the south facing facade of a building containing a special residential project, one or more balconies on each floor from the third story and above must incorporate plantings or other landscaping materials that are visible from an adjacent public right-of-way or sidewalk.

- (c) For all other uses, no landscape plan is required.
- (d) Plant materials must be maintained in a healthy, growing condition.

SEC. S-____.113. ADDITIONAL PROVISIONS.

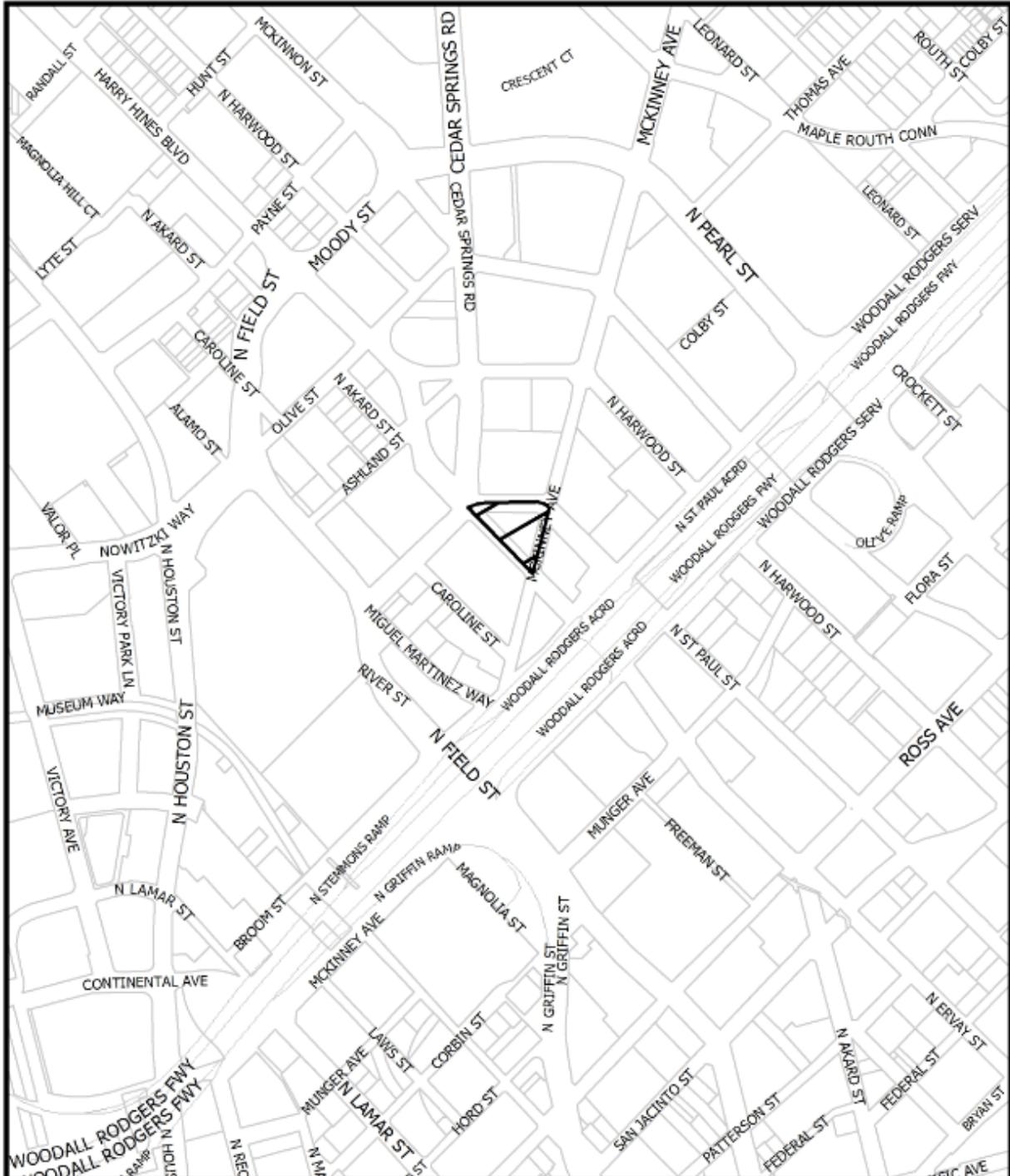
(a) The Property must be properly maintained in a state of good repair and neat appearance.

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

SEC. S-____.114. COMPLIANCE WITH CONDITIONS

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

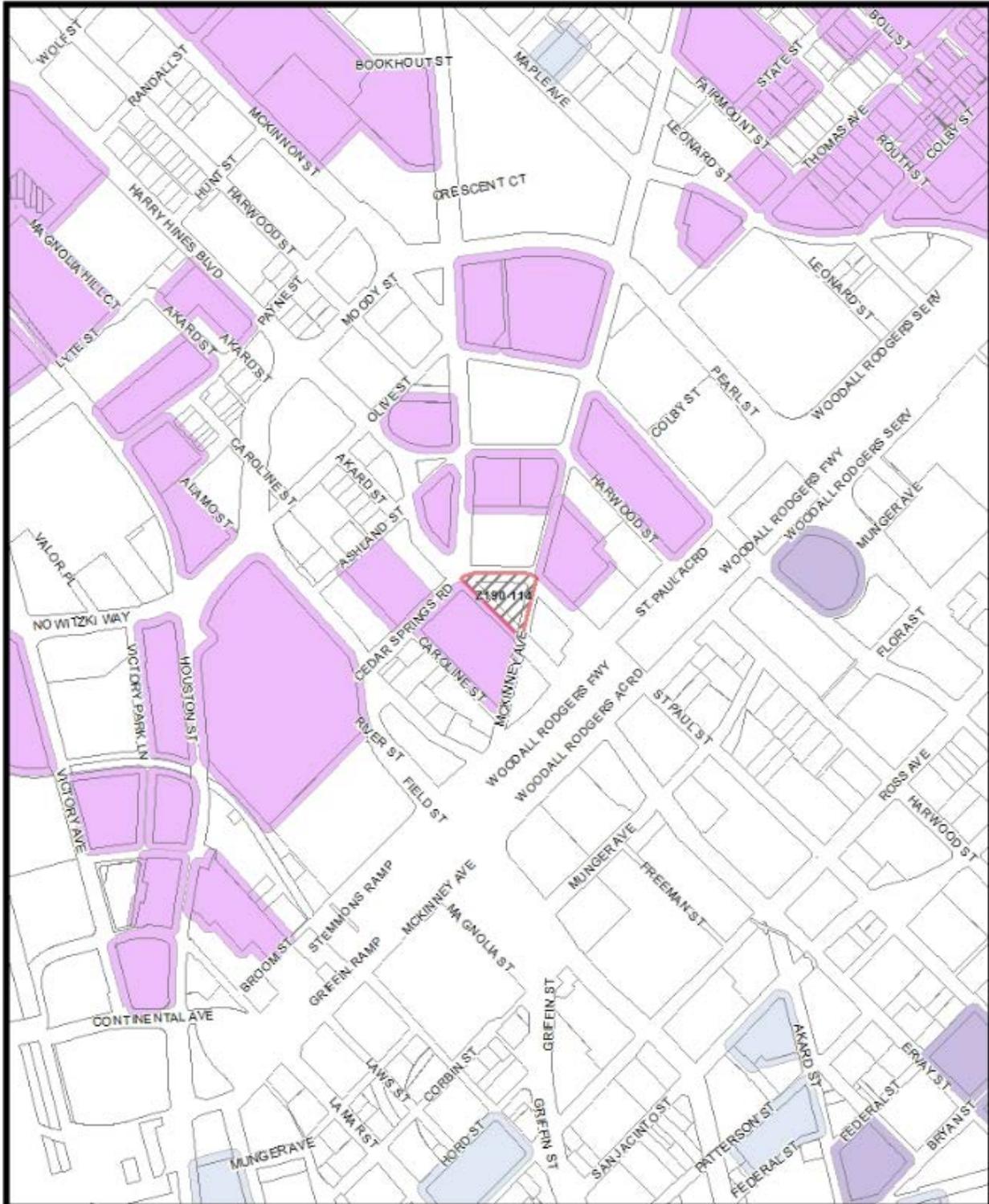
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this Subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances,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



 1:6,000	<h2>VICINITY MAP</h2>	Case no: <u> Z190-114 </u> Date: <u> 11/20/2019 </u>
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 1:2,400	<h2>AERIAL MAP</h2>	Case no: <u> Z190-114 </u> Date: <u> 11/20/2019 </u>
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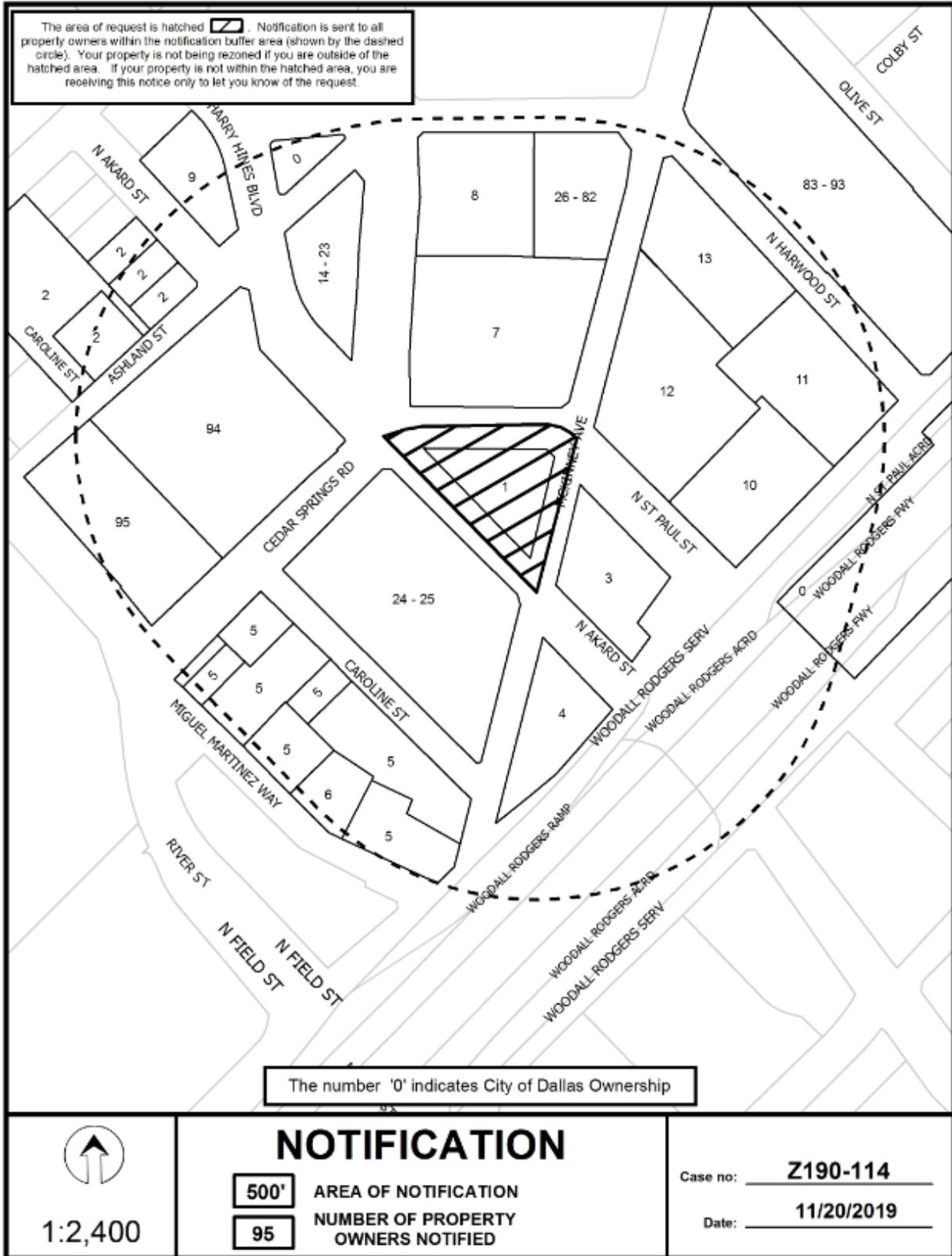


Market Value Analysis A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 11/20/2019



11/20/2019

Notification List of Property Owners***Z190-114******95 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1899 MCKINNEY AVE	RPC 1899 MCKINNEY LLC
2	2411 N AKARD ST	FSR LP
3	1845 WOODALL RODGERS FWY	WDC FUB OFFICE OWNER LLC
4	2121 N AKARD ST	2121 AKARD PS LP
5	2200 ALAMO ST	TRITON DOWNTOWN LLC
6	2118 ALAMO ST	TRITON DOWNTOWN LLC
7	1919 MCKINNEY AVE	HKS BUILDINGS LP
8	1900 CEDAR SPRINGS RD	MIRO GCP LLC
9	2414 N AKARD ST	KDP AKARD DEVELOPMENT PARTNERS LP
10	1909 WOODALL RODGERS FWY	L & W REAL ESTATE LLC
11	2121 N HARWOOD ST	L & W REAL ESTATE LLC
12	1900 MCKINNEY AVE	MCP 1900 MCKINNEY LLC
13	1920 MCKINNEY AVE	1900 MCKINNEY HARWOOD LLC
14	1925 CEDAR SPRINGS RD	ROLLIN PROPERTIES LP
15	1925 CEDAR SPRINGS RD	TNMDI INVESTMENTS LLC
16	1925 CEDAR SPRINGS RD	E C COPPOLA FAMILY LTD PS
17	1925 CEDAR SPRINGS RD	ROMANO PHILIP J
18	1925 CEDAR SPRINGS RD	THREE BRIDS PROPERTY LP
19	1925 CEDAR SPRINGS RD	ADLER PROPERTY COMPANIES LLP
20	1925 CEDAR SPRINGS RD	DAWSON WILLIAM B &
21	1925 CEDAR SPRINGS RD	SMITH THOMAS L
22	1925 CEDAR SPRINGS RD	REEDER JAMES B
23	1925 CEDAR SPRINGS RD	BALDRIDGE JERALD TR ETAL
24	1717 MCKINNEY AVE	GAEDEKE HOLDINGS XIV LTD
25	1700 CEDAR SPRINGS RD	LG CEDAR SPRINGS LP
26	1999 MCKINNEY AVE	SIROIS RICHARD N & MARY

11/20/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1999 MCKINNEY AVE	MOORE F DAVID
28	1999 MCKINNEY AVE	ARROYO DEANNE ALYSSA
29	1999 MCKINNEY AVE	1999 MCKINNEY 405 HOLDINGS &
30	1999 MCKINNEY AVE	KALIL STEPHEN A &
31	1999 MCKINNEY AVE	GARRETT MICHAEL L &
32	1999 MCKINNEY AVE	FOX JAMES P & KATHLEEN K
33	1999 MCKINNEY AVE	JAIN ANISH K &
34	1999 MCKINNEY AVE	PALMER RICHARD W & BETH G
35	1999 MCKINNEY AVE	ALLEN THOMAS PATRICK
36	1999 MCKINNEY AVE	CURTIS AUDREY A THE LIVING TRUST
37	1999 MCKINNEY AVE	STONE JANE
38	1999 MCKINNEY AVE	HUTCHINSON WILLIAM L & SUZANNE S
39	1999 MCKINNEY AVE	SHARP THOMAS L
40	1999 MCKINNEY AVE	DE LA ROSA MAURICIO &
41	1999 MCKINNEY AVE	ABLON BARON P & MARLA K
42	1999 MCKINNEY AVE	MCELWAIN CLARK W & CAROL A
43	1999 MCKINNEY AVE	MEDINA MICHAEL A
44	1999 MCKINNEY AVE	STEHNEY JEFFREY ALLEN & JOYCE KAY
45	1999 MCKINNEY AVE	CHIP BRIGITTE A
46	1999 MCKINNEY AVE	STUVE OLAF &
47	1999 MCKINNEY AVE	LASSITER ANNA
48	1999 MCKINNEY AVE	GOTTBERG TERRY D &
49	1999 MCKINNEY AVE	HALBERT LINDSEY &
50	1999 MCKINNEY AVE	BARTLETT CHARLES M & MELISSA S
51	1999 MCKINNEY AVE	VANGORDEN JULIA K &
52	1999 MCKINNEY AVE	MOORE LARRY H & DORRINE B
53	1999 MCKINNEY AVE	SCHUBERT FRANK B &
54	1999 MCKINNEY AVE	DOWLING MAUREEN F
55	1999 MCKINNEY AVE	PRAGADA JESSICA E & ROBERT V
56	1999 MCKINNEY AVE	BENDER MICHAEL JEROME &
57	1999 MCKINNEY AVE	1999 LISA K HAINES TRUST

11/20/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1999 MCKINNEY AVE	HODGE CHARLES
59	1999 MCKINNEY AVE	FLANDERS ROBERT
60	1999 MCKINNEY AVE	BRINK GAYLE & RICHARD LIVING
61	1999 MCKINNEY AVE	OBERING MIHOKO K
62	1999 MCKINNEY AVE	BRADFORD TED R
63	1999 MCKINNEY AVE	ARNOLD THOMAS D
64	1999 MCKINNEY AVE	WOMACK STEVEN W
65	1999 MCKINNEY AVE	FULLERTON CLIFFORD T &
66	1999 MCKINNEY AVE	MALONE MICHAEL W
67	1999 MCKINNEY AVE	SAWYER MARK WILLIAM
68	1999 MCKINNEY AVE	CRAMM HOPE & GENE
69	1999 MCKINNEY AVE	ABINGTON TOM E & GLYNDA C
70	1999 MCKINNEY AVE	MILLER JAMES H & ROSANNE T
71	1999 MCKINNEY AVE	NAIK SURAJ
72	1999 MCKINNEY AVE	WINTER F DAVID JR & RENEE
73	1999 MCKINNEY AVE	WILKINS SARA
74	1999 MCKINNEY AVE	BALDOR JORGE L
75	1999 MCKINNEY AVE	FRENCH ROBERT P & MARSHA B
76	1999 MCKINNEY AVE	WUNDERLICK JOHN ROBERT
77	1999 MCKINNEY AVE	MCLAREN JEFFREY
78	1999 MCKINNEY AVE	GRINDSTAFF CHARLES C EST OF &
79	1999 MCKINNEY AVE	HOPKIN DANIEL J
80	1999 MCKINNEY AVE	EISENSTEIN ABRAM &
81	1999 MCKINNEY AVE	ACKERMAN JOHN & SUNNY
82	1999 MCKINNEY AVE	LEDBETTER FINLEY & JONI
83	2000 MCKINNEY AVE	UNION INVESTMENT REAL EST GMBH
84	2025 WOODALL RODGERS FWY	BENNETT MARK E & DEBORAH C
85	2025 WOODALL RODGERS FWY	STEWART DANIEL C & JO MARIE
86	2025 WOODALL RODGERS FWY	SMITH BRITT WILLIAM &
87	2025 WOODALL RODGERS FWY	MACIULA THOMAS JAMES
88	2025 WOODALL RODGERS FWY	NASH GEORGE CAMERON

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11/20/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2025 WOODALL RODGERS FWY	LEVY WALTER M
90	2025 WOODALL RODGERS FWY	HERMES DWAYNE JOSEPH &
91	2025 WOODALL RODGERS FWY	LEE LEIGHTON HOMES LLC
92	2025 WOODALL RODGERS FWY	KOZEL DAVID F
93	2025 WOODALL RODGERS FWY	SYDEPARK LTD
94	2380 N FIELD ST	UNION UPTOWN DALLAS LLC THE
95	2380 N FIELD ST	UNION UPTOWN DALLAS LLC

Planner: Pamela Daniel

FILE NUMBER: Z190-116(PD) **DATE FILED:** October 21, 2019
LOCATION: Southeast corner of West Commerce Street and Neal Street
COUNCIL DISTRICT: 6 **MAPSCO:** 44 N
SIZE OF REQUEST: ±8.716 acres **CENSUS TRACT:** 43.00

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT: BBCT Holdings, LLC

OWNER: 1400 Triple B Holdings LP

REQUEST: An application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an IM Industrial Manufacturing District and an IR Industrial Research District.

SUMMARY: The applicant proposes to construct a mixed-use development consisting of residential, retail and personal service and office uses.

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- The request site is currently developed with an approximately 273,862 square foot office showroom warehouse use.
- The request seeks to reuse a portion of the existing building for the nonresidential uses and a leasing office for multifamily use and raze and redevelop the remainder of the site to construct two five-story multifamily buildings and a parking structure.

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

1. Z145-185: On June 17, 2015, the City Council approved Planned Development District No. 944 for R-5(A) Single Family District uses on property zoned an IM Industrial Manufacturing District and an IR Industrial Research District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
West Commerce Street	Principal Arterial	100 feet
Neal Street	Local	24 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request and determined that the request will have a negative impact on the existing street system. Further, the Division is not able to support the request for a proposed mixed-use development consisting of a multifamily development. The general area is primarily industrial generating heavy truck traffic. The majority of service requests created in the proximity of the subject site request attention to destroyed signs and damaged roads with no pedestrian amenities. Staff cannot support increased residential density in the area without proper infrastructure for pedestrians—considered paramount for residential welfare and pedestrian safety.

STAFF ANALYSIS

Comprehensive Plan:

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

The *forwardDallas! Comprehensive Plan* designates the area as an urban neighborhood. Per the vision, these areas are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Additionally, these neighborhoods should

Z190-116(PD)

include single-family detached dwellings, townhouses and low-to mid-rise condominiums or apartments with concentrations of shops and offices along key corridors or a key intersection, providing important services and job opportunities within walking distance of residences on pedestrian friendly streets providing connectivity to shopping, schools and other community services.

The proposed request, conditions and conceptual plan do not embody the above vision or principles as the applicant is requesting a high-density multi-family development consisting of nearly 600 dwelling units in a heavy industrial area that can potentially compromise pedestrian safety. Additionally, while the conceptual plan, reflect a designated open space area, the conditions do not contain language that provides for open space.

The applicant's request does not comply with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

ECONOMIC ELEMENT

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

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

While staff does give credence to allowing latitude with requests that are appropriate in scale and intensity to surrounding zoning districts, staff cannot support a request that deviates from the existing built environment.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Implementation Measure 5.1.1.3 Apply urban design tools in pedestrian or transit-oriented districts when approving zoning cases and when developing Area Plans.

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

Land Uses:

	Zoning	Land Use
Site	IM, IR	Office showroom/warehouse
North	IM	Warehouse
East	IR	Office showroom/warehouse, undeveloped
South	R-7.5(A)	Single Family
West	IM, IR	Office, showroom/warehouse, undeveloped

Land Use Compatibility:

The purpose of this request is to allow for the development of a mixed-use project for residential, retail and personal service uses and office uses on the approximately 8.716 acres of land. The request site is developed with an industrial use consisting of an approximately 273,862 square-foot office showroom warehouse use. The request site is currently developed with industrial uses and two undeveloped tracts along the southeast corner of the site.

The applicant proposes to develop approximately 566 multifamily units or 827 multifamily units, if mixed-income housing is offered. Additionally, the request will house 25,000 square feet of non-residential floor area and 58,142 square feet or 1.334-acres of open space.

The request site is surrounded primarily by a mix of commercial/industrial structures with undeveloped parcels and low-density single family uses to the south across Seale Street.

The request is inconsistent with the surrounding area because the present existing environment consists primarily of heavy industrial manufacturing uses. The IM District

provides for the development of heavy industrial manufacturing uses with accompanying open storage and supporting commercial uses. Additionally, IM Districts are not intended to be in or near areas of residential development. While a residential neighborhood borders the request site to the south, the applicant seeks further encroach into an existing heavy industrial district by proposing a high-density multifamily development in the center of this IM District with IM District uses surrounding the proposed development. Additionally, the existing request site provides a natural buffer of an undeveloped wooded area and a public street between the existing IM District and the residential district to the south. Lastly, the request proposes to leave the designated open space area wooded with no useable amenity provided for the proposed development. Based on this analysis, staff is recommending denial of the request.

Should the Commission choose to support the request, staff has made recommendations to the maximum number of dwelling units, proposed language for the mixed income housing percentage and incorporated standards for the designated open space amenity. The following applicant proposed conditions reflect staff's recommendation for consideration, if approved.

Development Standards:

District	Setbacks		Height	Lot Coverage	FAR	DUs	Special Standards	Primary Uses
	Front	Side/Rear						
Existing: IM, IR	15' adj to expwy or thoroughfare/0' in all others	30' adj to SF/0' in all others	110'/200'	80%	0.5 retail 0.5 for retail & pers serv 0.75 for combo 2.0 FAR overall 0.75 office/retail	Prohibited	RPS	Heavy/Light Industrial Commercial
Applicant Proposed: PD	15'	10'	85'	80%.	.8 for retail & pers servc	65 per acre/ *95 per acre	RPS	Mixed use

*allowed with the incorporation of MIH

Parking:

The Dallas Development Code requires one spaces per bedroom for a multifamily use. The proposed 25,000 square feet of retail space parking ratio will be determined by the use. Because staff does not know the requested uses, staff cannot provide the parking ratio required. However, for the ratios can range from one per 200 for a retail or

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personal service use or one per 366 for an office use. No reductions in the parking requirement is proposed with the request.

Market Value Analysis:

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

Landscaping:

The new development on the property will require landscaping per Article X, as amended.

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LIST OF OFFICERS

BBCT Holdings, LLC

Clay Thomas, Manager
Ryan Griffin, Manager
Brett Brantley, Manager

1400 Triple B Holdings LP

Triple B Holdings GP, LLC
Brent Burns, Member

Applicant's Proposed Conditions

ARTICLE _____.

PD _____.

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

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

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

PD _____ is established on property located at the southeast corner of West Commerce Street and Neal Street. The size of PD _____ is approximately 8.716 acres.

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

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

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

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

SEC. 51P-_____.104. EXHIBIT.

The following exhibit is incorporated into this article:

(1) Exhibit ___A: conceptual plan.

SEC. 51P-_____.105. CONCEPTUAL PLAN.

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

SEC. 51P- ____ .106. DEVELOPMENT PLAN.

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

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

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

SEC. 51P- ____ .108. ACCESSORY USES.

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

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

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

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

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

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

Staff's Suggestion:

(d) <u>Density</u> . Except as otherwise provided, the maximum dwelling unit density is 35 units per acre. When the provisions, of Section S-____.110 are met, the maximum dwelling unit density is 46.

Applicant's Request:

d) <u>Density</u> . Except as otherwise provided, the maximum dwelling unit density is 65 units per acre. When the provisions, of Section S-____.110 are met, the maximum dwelling unit density is 95.
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(e) Floor area ratio. Maximum non-residential floor area ratio is 0.8.

(f) Height.

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

(2) Maximum height. Unless further restricted under Subparagraph (1), maximum structure height is 85 feet.

(h) Lot size. No minimum lot size.

SEC. 51P-____.110. MIXED INCOME HOUSING.

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the increased density in Section S-____.108(d).

(b) Compliance with Section 20A-27(g) is not required.

Staff's Suggestion:

(c) During the rental affordability period, for any multifamily use that depends on the increased dwelling units in Section S-____.108(d), five percent of the total residential rental units must be made available for lease at an affordable rent (as defined in Section 20A-24) with an income band of 51 percent to 60 percent of adjusted median family income and five percent of the total residential rental units must be made available for lease at an affordable rent (as defined in Section 20A-24) with an income band of 60 percent to 80 percent of adjusted median family income. The mixed-income restrictive covenant in Section 20A-26 and the rental affordability period are for a term of 15 years.

Applicant's Request:

(d) During the rental affordability period, for any multifamily use that depends on the increased dwelling units in Section S-____.108(d), five percent of the total residential rental units must be made available for lease at an affordable rent (as defined in Section 20A-24) with an income band of 51 percent to 60 percent of adjusted median family income. The mixed-income restrictive covenant in Section 20A-26 and the rental affordability period are for a term of 15 years.

SEC. 51P- _____.111. OFF-STREET PARKING AND LOADING.

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

SEC. 51P- _____.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.112. LANDSCAPING.

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

SEC. 51P- _____.113. SIGNS.

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

SEC. 51P- _____.114. DESIGN STANDARDS.

(a) In general. The following design standards apply to new development. A design standard for new development may be counted towards the requirements in (c). In the event of a conflict between paragraph (b) and (c), paragraph (b) controls. For the purposes of this section, new development means providing for new floor area or the conversion of the existing office, showroom, warehouse use to another land use.

(b) New development.

(1) Above grade parking structures. Except for a maximum of 30 feet for vehicular entrances and exits per street-facing facade of an above grade parking structure, that portion of the ground-level floor facing the street of any multi-floor parking facility must have an active use other than parking, with a minimum depth of 15 feet, or must have an exterior facade that is similar in materials, architecture, and appearance to the facade of the main structure. Exterior parking structure facade openings must provide solid screening a minimum 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

(2) Surface parking. A maximum of two rows of surface parking may be located between the West Commerce Street or Neal Street property lines and the street-facing facade of a building. Surface parking must provide for enhanced pedestrian walkways that connect the sidewalk to the public entrances. Surface parking is prohibited between the street-facing facade and Seale Street.

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(c) Mixed-Income Housing. The following modifications apply to design standards required as part of the development incentives in 51A-4.1107.

(1) Individual entries are not required to access the open space area shown on the Conceptual Plan. Individual entries are not required to access Seale Street.

(2) Minimum sidewalk width along Seale Street is four feet.

(3) Maximum fence height in the Seale Street front yard is six feet.

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

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

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

Staff's Suggestion:

(c) Community Open Space must contain a minimum of 1.334 acres of land. The location of the Community Open Space is shown on the Conceptual Plan provided as Exhibit A. The Community Open Space shall be interconnected to the lot areas by walkways, within the adjacent Common areas. The Community Open Space shall contain walkways constructed of a combination of reinforced concrete, brick pavers, decomposed granite or other suitable materials. The Community Open Space shall be cleared of underbrush and debris, with healthy trees preserved. Construction activities within the Community Open Space shall be limited to walkway construction. The Community Open Space walkway shall loop through the Open Space. The Community Open Space shall be supplied with the following amenities:

(1) A minimum of two benches;

(2) A minimum of two trash receptacles;

(3) A minimum of two bike racks, for three bicycles each;

(4) A minimum of one pedestrian street lighting spaced from 45 feet to 60 feet on center.

(d) The Community Open Space shall contain a fenced Dog-run to serve as an off-leash area for dog activities. A minimum of ten percent of the community open space must be designated for the fenced off-leash dog area with a maximum not to exceed twelve percent. The off-leash area shall be supplied with the following amenities:

(1) A minimum of one bench;

(2) A minimum of one trash receptacle.

(e)The Community Open Space shall be enclosed with a perimeter fence and shall be served with landscape irrigation for dedicated planting areas.

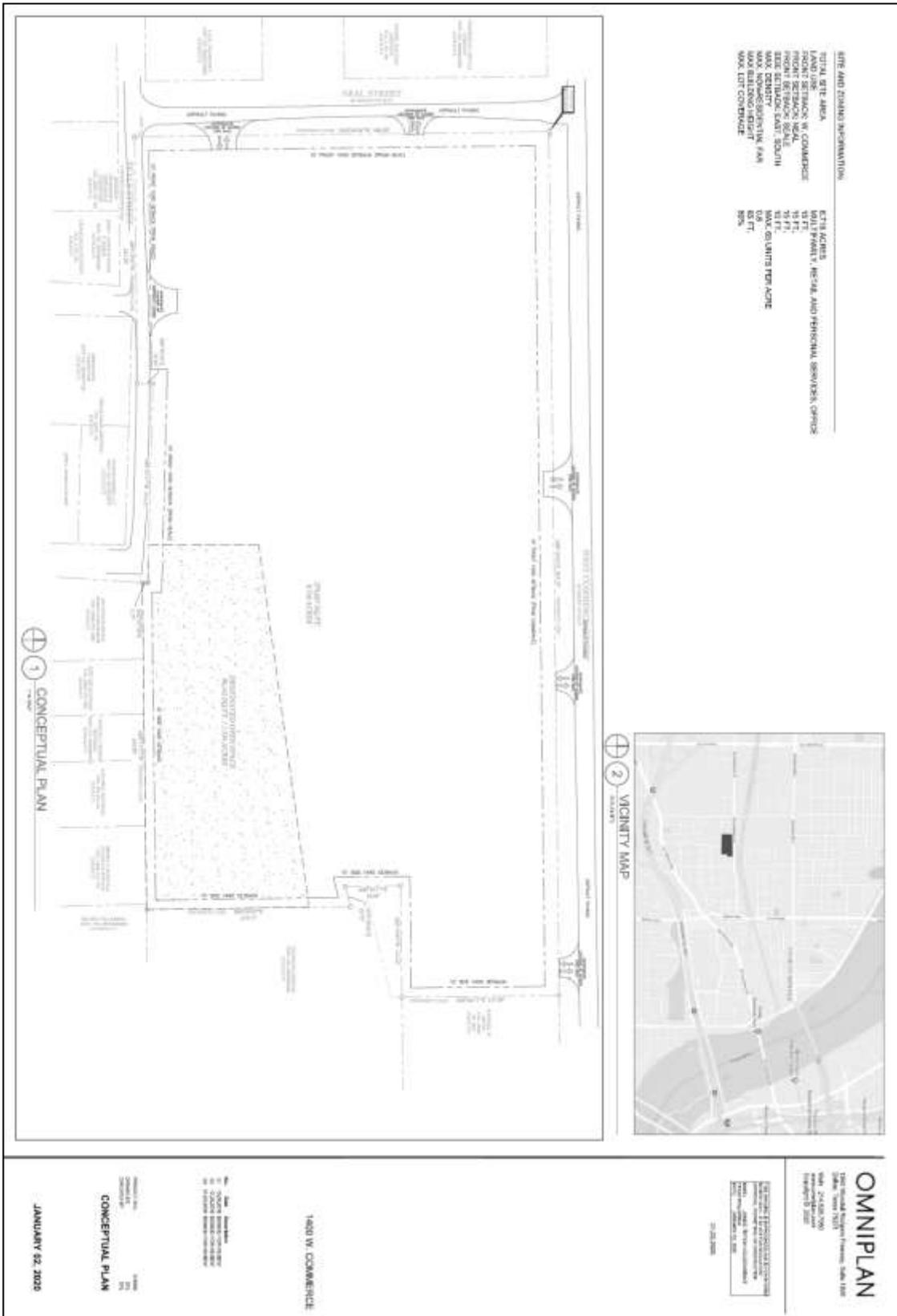
SEC. 51P-____.116.

COMPLIANCE WITH CONDITIONS.

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

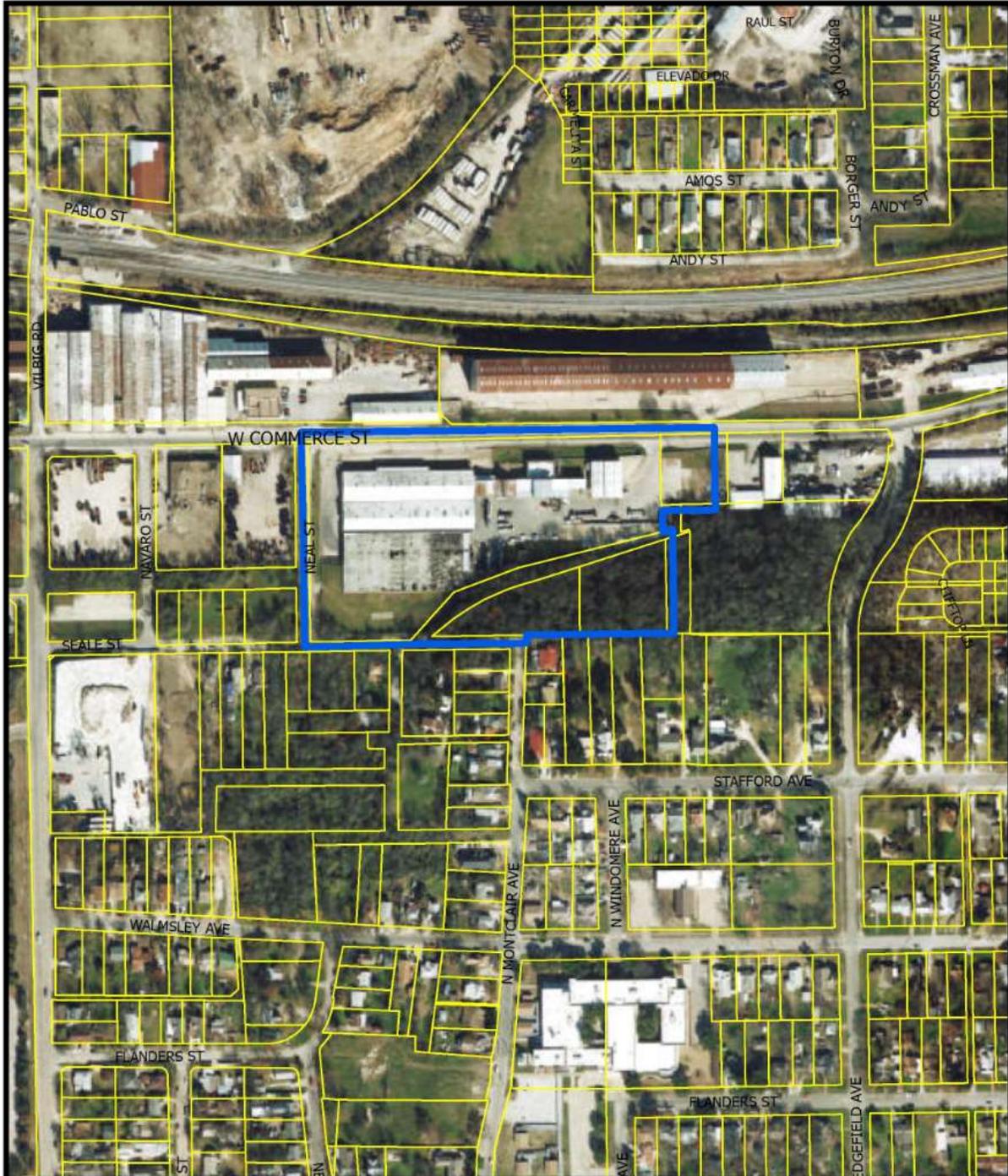
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

Proposed Conceptual Plan

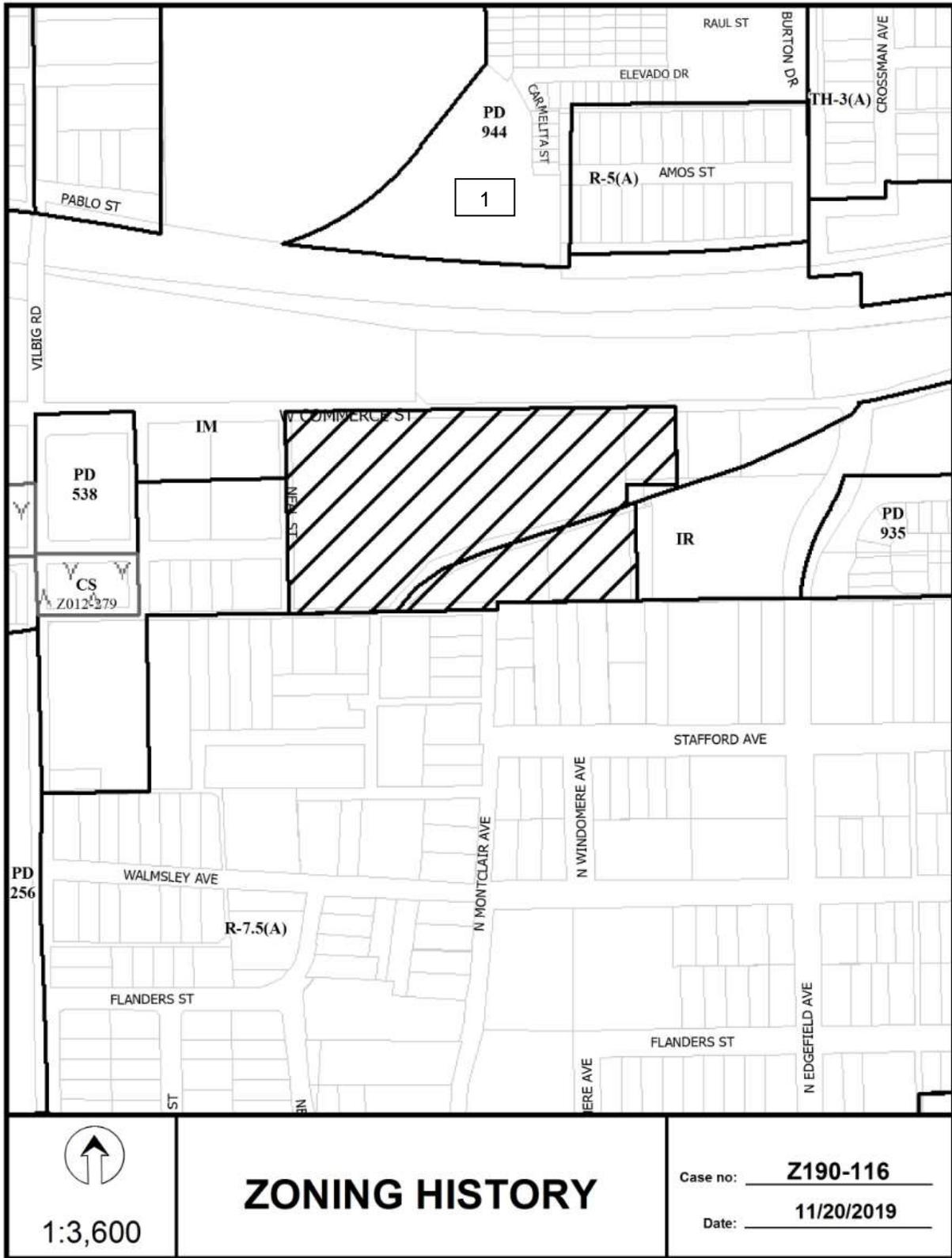


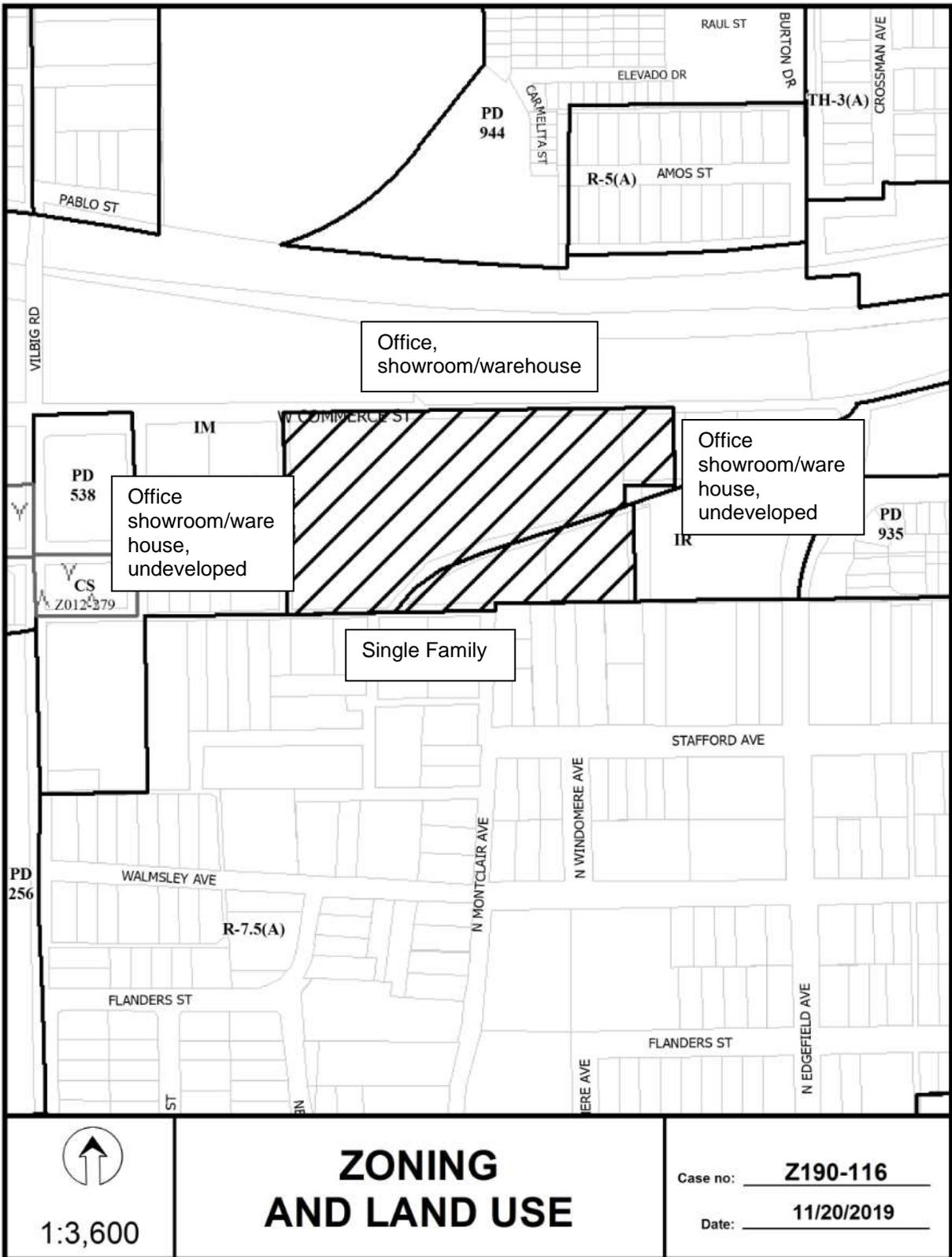
Enlarged Conceptual Plan

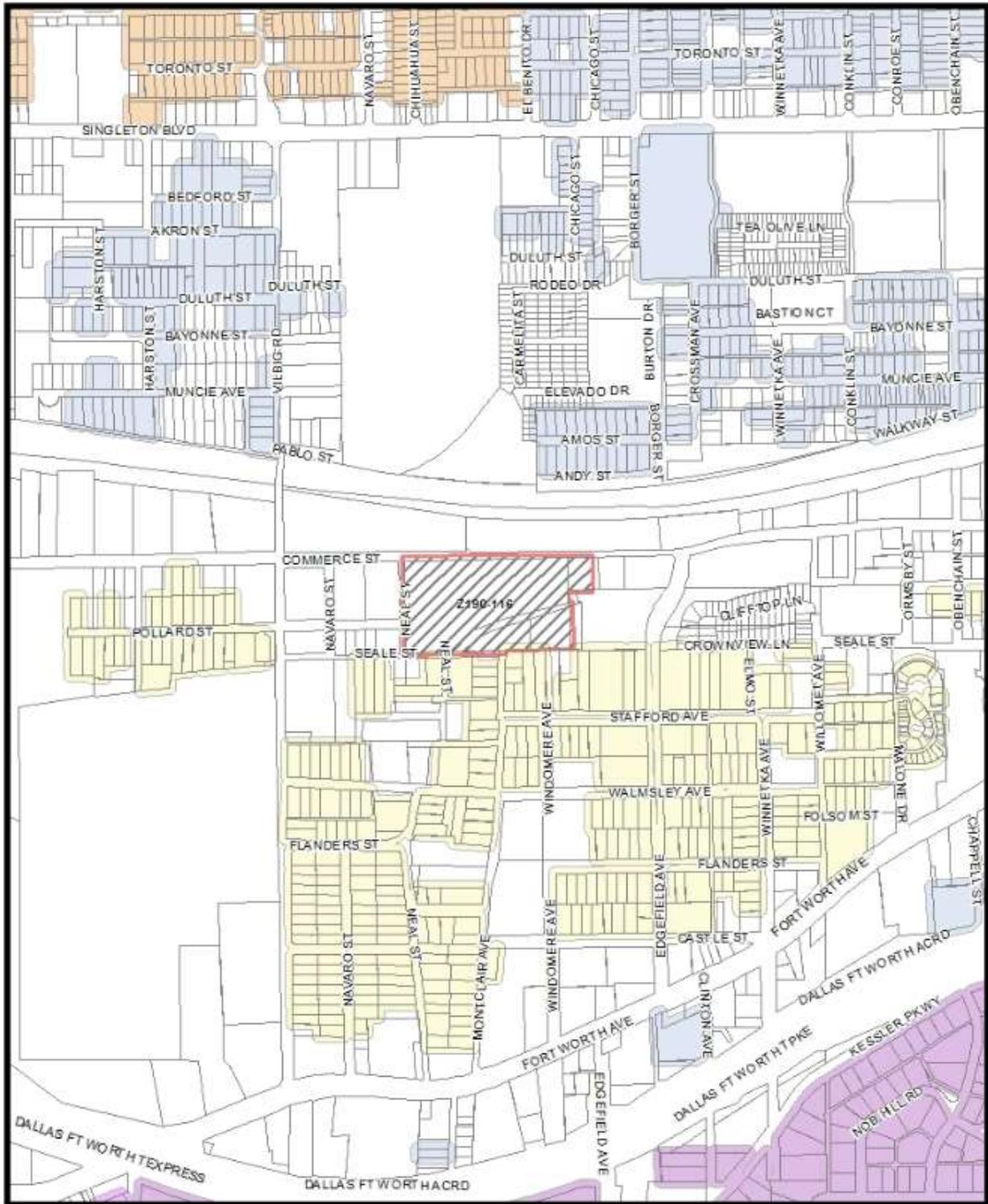




 1:3,600	<h1>AERIAL MAP</h1>	Case no: <u> Z190-116 </u> Date: <u> 11/20/2019 </u>
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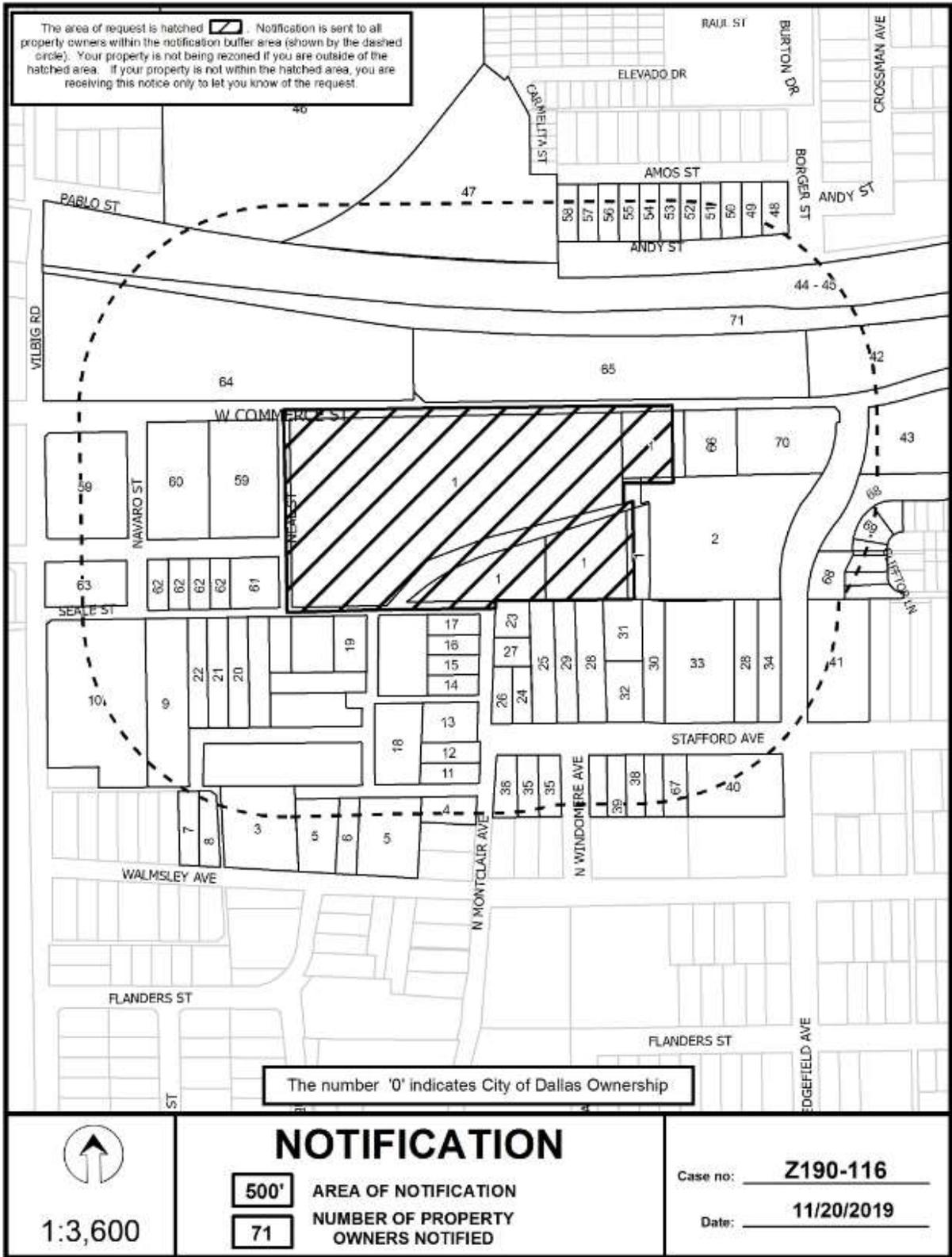


Market Value Analysis A B C D E F G H I NA



Market Value Analysis

Printed Date: 11/20/2019



11/20/2019

Notification List of Property Owners***Z190-116******71 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1338 W COMMERCE ST	1400 TRIPLE B HOLDINGS LP
2	2107 N EDGEFIELD AVE	RIOS MARTIN E
3	1625 WALMSLEY AVE	WILLIEJAXON V LLC
4	1915 N MONTCLAIR AVE	DELEON MARYLOU DELGADO
5	1515 WALMSLEY AVE	WILLIEJAXON V LLC
6	1527 WALMSLEY AVE	WILLIEJAXON V LLC
7	1625 WALMSLEY AVE	HERRERA BENITO F &
8	1621 WALMSLEY AVE	HERRERA ZULEMA
9	1702 SEALE ST	MORIN JOSE L & MARIE C
10	2016 VILBIG RD	DAVILA JUAN Z
11	1923 N MONTCLAIR AVE	NIETO JESSE B
12	2007 N MONTCLAIR AVE	MARTINEZ SILVERIO
13	2011 N MONTCLAIR AVE	BARRIGA JAMES P
14	2013 N MONTCLAIR AVE	AGUILAR ISMAEL
15	2017 N MONTCLAIR AVE	CADY BOB
16	2019 N MONTCLAIR AVE	MORIN JOSE L &
17	2021 N MONTCLAIR AVE	CONFIA HOMES LLC
18	2006 NEAL ST	LYONS J A
19	1602 SEALE ST	MORIN JOSE L & MARIE C
20	1620 SEALE ST	ESCALANTE GRACIELA C &
21	1628 SEALE ST	ROGERS TONY GARCIA
22	1632 SEALE ST	J C LEASING LLP
23	2022 N MONTCLAIR AVE	RAMOS SILVINOS &
24	1407 STAFFORD AVE	CARDENAS MARIA LUZ
25	1401 STAFFORD AVE	MCCOMAS ROY LEE ET AL
26	1409 STAFFORD AVE	MORALES AMELIA

11/20/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2018 N MONTCLAIR AVE	GONZALES SAMMY R
28	1335 STAFFORD AVE	MCCOMAS BRAU ADA NELL
29	1343 STAFFORD AVE	MCCOMAS MARTIN J THOMAS
30	1323 STAFFORD AVE	VILLAREAL MATEO
31	3 STAFFORD AVE	STRUCK HENRY C &
32	1331 STAFFORD AVE	STRUCK HENRY C JR &
33	1319 STAFFORD AVE	ORDAZ JOSE LUIS & LYDIA
34	1303 STAFFORD AVE	MCCOMAS ADA NELL B
35	1402 STAFFORD AVE	MARTINEZ SILVERO
36	1410 STAFFORD AVE	DELGADO PEDRO LAZCANO &
37	1336 STAFFORD AVE	PONCE JOE
38	1328 STAFFORD AVE	MENA DAVID TREIJO
39	1332 STAFFORD AVE	MARTINEZ SILVERIO JR
40	1923 N EDGEFIELD AVE	SUNSET MANOR LLC
41	1227 STAFFORD AVE	WILLIEJAXON V LLC
42	1211 W COMMERCE ST	WILLIEJAXON IV LLC
43	1220 W COMMERCE ST	WILLIEJAXON LLC
44	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
45	9999 NO NAME ST	UNION PACIFIC RR CO
46	1600 SINGLETON BLVD	LRG L L C
47	1300 DULUTH ST	MEGATEL TRINITY MEADOWS LLC
48	1300 AMOS ST	GRIMALDO ALBERTO & ROSA
49	1304 AMOS ST	SAMARRIPA MARCELINO &
50	1308 AMOS ST	BURROUGHS BILLY JOE &
51	1312 AMOS ST	DE LEON JUAN
52	1316 AMOS ST	SOTO PHILLIP DANIEL
53	1320 AMOS ST	IPINA FELIPE
54	1324 AMOS ST	YBARA REYNALDO &
55	1328 AMOS ST	TORRES ALEJANDRINO
56	1332 AMOS ST	TORRES PEDRO &
57	1336 AMOS ST	VELASQUEZ ABIGAIL &

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11/20/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1340 AMOS ST	SRSR INC
59	1706 W COMMERCE ST	COMMERCIAL METALS COMPANY
60	1618 W COMMERCE ST	JUNG BUCK L & HELEN W
61	1619 SEALE ST	C S M TRANSPORT
62	1625 SEALE ST	COMMERCIAL SCRAP MGMT CO
63	2011 NAVARO ST	RALPH THADOG LLC
64	1607 W COMMERCE ST	RINGER LLC
65	1401 W COMMERCE ST	LO 1401 WEST COMMERCE LLC
66	1318 W COMMERCE ST	SMITH RAPHAEL W
67	1320 STAFFORD AVE	MEDRANO ALVARO
68	2102 N EDGEFIELD AVE	SEALE WILLOMET LAND LP
69	1253 CLIFFTOP LN	PSW URBAN HOMES LP
70	1316 W COMMERCE ST	FIRST CLASS AUTO INC
71	2300 AL LIPSCOMB WAY	BNSF RAILWAY

FILE NUMBER: DCA190-005

DATE INITIATED: October 1, 2019

TOPIC: Development Code Amendment to Resolve Conflicts between Zoning and Thoroughfare Plan

CITY COUNCIL DISTRICTS: All

CENSUS TRACTS: All

PROPOSAL: Consideration of amending Section 51A-4.702 and 51A-10.125; adding a new Division 51A-9.600, "Street Section Designs for Thoroughfares"; providing factors for the director to consider when making a determination on what street sections, landscaping, and pedestrian and vehicle designs control when there is a conflict between zoning requirements in the right-of-way and street designs for constructing a thoroughfare in conformance with the City of Dallas Thoroughfare Plan.

SUMMARY: The proposed code amendments will update relevant sections of the City of Dallas Development Code to establish a procedure to resolve conflicts between designs for thoroughfares and zoning requirements for improvements in public right-of-way.

THOROUGHFARE COMMITTEE RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND:

- The Thoroughfare Committee was briefed on this proposal on October 3, 2019, November 21, 2019 and recommended approval of the proposed code amendment on December 12, 2019.
- On October 17, 2019 the City Plan Commission authorized the Thoroughfare Committee to consider amendments and make recommendation on proposed amendments to Article IV and Article X related to the amendment to Article IX.
- As thoroughfare plan amendments have been adopted to implement complete street proposals there have been some conflicts between design details to implement the complete street and certain zoning requirements, particularly in Planned Development districts that include requirements for the public right-of-way such as trees in the parkway and placement of sidewalks.

GENERAL INFORMATION/STAFF ANALYSIS:

With the implementation of more complete street proposals for thoroughfares and other special street sections for some thoroughfares there have been instances where conflicts have been created between the design to implement the adopted thoroughfare and existing zoning. One prime example of zoning which dictates certain design elements within the right-of-way that might conflict with a complete street design is Planned Development 193. The Oak Lawn PD requires that there be a five feet landscape area with street trees between the back of curb and the sidewalk. A complete street proposal in a dense urban environment may favor wider sidewalks and indented on-street parking over strict application of the parkway requirement.

The proposed amendment recognizes these conflicts may exist and provides a mechanism for the director of sustainable development and construction, in consultation with the city engineer, the city traffic engineer and the thoroughfare plan administrator, to make determination of what street design is implemented when there is a conflict within the public right-of-way between zoning and a street design to implement a thoroughfare. This only impacts improvements within the right-of-way. All development on private property must comply with all zoning requirements.

PROPOSAL SUMMARY:

Add a new section to Article IX, "Thoroughfares," that establishes a process to resolve conflicts between thoroughfare designs and zoning requirements. The new sections will:

- State the provision only applies to improvements within public right-of-way (all zoning requirements must be met on private property).
- State that if there is a conflict between designs for thoroughfares and zoning requirements, the director, in consultation with the city engineer, city traffic

engineer and thoroughfare plan administrator, the director will determine what street sections control within the public right-of-way,

Amend the development plan and landscape plan amendment section of Article IV “Zoning Regulations” to reference that plans may be amended consistent with any determination made under the new section in Article IX.

Amend the section in Article X, “Landscape and Tree Conservation,” that address the use of right-of-way to satisfy street buffer zone requirements to recognize that determinations made under the new section in Article IX may impact the ability to utilize the parkway to meet landscape requirements.

PROPOSED ORDINANCE

An ordinance amending Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Section 51A-4.702 and 51A-10.125; adding a new Division 51A-9.600, “Street Section Designs for Thoroughfares”; providing factors for the director to consider when making a determination on what street sections, landscaping, and pedestrian and vehicle designs control when there is a conflict between zoning requirements in the right-of-way and street designs for constructing a thoroughfare; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Subsection (a), “General Provisions,” of Section 51A-4.702, “Planned Development (PD) District Regulations,” of Division 51A-4.700, “Zoning Procedures,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding a new Paragraph (9), “Compliance with Thoroughfare Plan,” to read as follows:

“(9) Compliance with thoroughfare plan. An ordinance establishing or amending a PD may not authorize improvements in rights-of-way or dimensional requirements that conflict with the thoroughfare plan.”

SECTION 2. That Paragraph (1), “Purpose and Scope,” of Subsection (i), “Amendments to the Landscape Plan,” of Section 51A-4.702, “Planned Development (PD) District Regulations,” of Division 51A-4.700, “Zoning Procedures,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(1) Purpose and scope. The minor amendment process allows flexibility as necessary to meet the contingencies of development. Amendments that do not qualify as minor amendments must be processed as a zoning amendment. Minor amendments are limited to minor changes in the landscape plan that otherwise comply with the PD ordinance and do not:

(A) reduce the perimeter landscape buffer strip shown on the original landscape plan;

(B) detrimentally affect the original landscape plan’s aesthetic function relative to adjacent right-of-way or surrounding property, unless the director has made a determination under Section 51A-9.602 for landscaping within the right-of-way; or

(C) detrimentally affect the original landscape plan’s screening or buffering function.”

SECTION 3. That Subparagraph (A), “Director Procedure,” of Paragraph (2), “Determination of Procedure,” of Subsection (i), “Amendments to the Landscape Plan,” of Section 51A-4.702, “Planned Development (PD) District Regulations,” of Division 51A-4.700, “Zoning Procedures,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(A) Director procedure. The director may forward any application to the city plan commission for review. The director may, however, approve minor amendments to a landscape plan without the notification described in Section 51A-1.105(k) if:

(i) the proposed minor amendments are necessary to keep landscaping from interfering with service provided by a public utility or state regulated entity for the transmission of power, fuel, water, or communication services; [∅]

(ii) the director has made a determination under Section 51A9.602 affecting landscaping within the right-of-way; or

(iii) the proposed landscape plan:

(aa) does not change the landscape plan within 25 feet of a property line with residential adjacency;

(bb) does not reduce the number of trees or amount of plan materials in a landscape buffer area (locations and types of trees or plant materials may be altered if the screening and aesthetic function of the buffer area is not affected);

(cc) does not reduce the number of trees or amount of plant materials within 25 feet of a street right-of-way; and

(dd) does not reduce the number of trees, plant materials, or landscape points on the site.

The director shall notify the city plan commission of all applications for minor amendments eligible for approval under the director procedure.”

SECTION 4. That Article IX, “Thoroughfares,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding a new Division 51A-9.600, “Street Section Designs for Thoroughfares,” to read as follows:

“Division 51A-9.600. Street Section Designs for Thoroughfares.

SEC. 51A-9.601. APPLICATION OF DIVISION.

(a) This division applies to all thoroughfares in the city.

(b) In this division, STREET SECTION means designed street cross-sections intended to guide the construction of a thoroughfare in accordance with the thoroughfare plan.

(c) Street sections include all features specified for the right-of-way in a proposed street design including, but not limited to:

- (1) right-of-way width;
- (2) number and width of vehicle travel lanes;
- (3) pavement width;

- (4) median width;
- (5) landscape standards and elements for parkway and medians;
- (6) location of on-street parking;
- (7) width and location of sidewalks; and
- (8) width and location of bike lanes.

SEC. 51A-9.602. PROCEDURES FOR ESTABLISHING APPLICABILITY OF STREET SECTIONS.

In cases where there is a conflict between zoning requirements in the right-of-way and street designs for constructing a thoroughfare, the director, in consultation with the city engineer, city traffic engineer and thoroughfare plan administrator, shall determine what street sections, landscaping, and pedestrian and vehicle design considerations control within the public right-of-way. In making the determination, the director shall consider the following:

- (a) that zoning requirements may not override thoroughfare plan requirements;
- (b) the street section and standards for right-of-way improvements;
- (c) the consistency of the established block face; and
- (d) the projected schedule for public street improvements.”

SECTION 5. That Subparagraph (B), “Right-Of-Way,” of Paragraph (1), “Street Buffer Zone,” of Subsection (b), “Other Uses,” of Section 51A-10.125, “Mandatory Landscaping Requirements,” of Division 51A-10.120, “Landscaping,” of Article X, “Landscaping and Tree Conservation Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(B) Right-of-way. The right-of-way adjacent to the property line may be used to satisfy the required street buffer zone subject to:

- (i) a minimum depth of five foot maintained along the property as a street buffer

(ii) local utility location;

(iii) appropriate planting conditions; ~~and~~

(iv) any determination made under Section 51A-9.602 that affects the ability to provide landscaping within the right-of-way; and

(v) city licensing and permit requirements.”

SECTION 6. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 7. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 8. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 9. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 10. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

DCA190-005

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By: _____
Assistant City Attorney