



**CITY OF DALLAS**  
**SPECIAL**  
**CITY PLAN COMMISSION**  
Thursday, May 14, 2020  
**AGENDA**

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BRIEFINGS*:	(Videoconference)	10:30 a.m.
PUBLIC HEARING**:	(Videoconference)	1:30 p.m.

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

\*\* The City Plan Commission meeting will be held by videoconference. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure should contact the Sustainable Development and Construction Department at 214-670-4209 by the close of business Tuesday, May 12, 2020. The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 and the WebEx Link below:

<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e0eaa8c758b30e5fa03b2bd4460f71d8b>

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

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**BRIEFINGS:**

Zoning Docket

**PUBLIC TESTIMONY:**

Minutes

**ACTION ITEMS:**

Zoning Cases – Individual:

- 1. Z190-208(CY)**  
Carolina Yumet  
(CC District 13)  
An application for an amendment to and the expansion of Planned Development District No. 706 for R-16(A) Single Family uses and a public school other than an open-enrollment charter school use on property zoned Planned Development District No. 706 and Planned Development District No. 724 for R-16(A) Single Family uses and a public school other than an open-enrollment charter school, an area bounded by Killion Drive to the north, Gooding Drive to the east, Walnut Hill Lane to the south and Hedgeway Drive to the west.  
Staff Recommendation: **Approval**, subject to a revised development plan, revised landscape plan, traffic management plan, and conditions.  
Applicant: Dallas Independent School District  
Representative: Karl Crawley, Masterplan

2. **Z190-178(PD)**  
Pamela Daniel  
(CC District 6)
- An application for a Specific Use Permit for a community service center use on property zoned a TH-2(A) Townhouse District with Specific Use Permit No. 525 for a day nursery, west side of North Winnetka Avenue, southwest of Canada Drive.  
Staff Recommendation: **Approval** for a five-year period with eligibility of automatic renewals for additional five-year periods, subject to a site plan and conditions.  
Representative: Rob Baldwin, Baldwin Planning
3. **Z190-207(PD)**  
Pamela Daniel  
(CC District 7)
- An application for a D(A) Duplex Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast side of Herrling Street, northeast of 2nd Avenue.  
Staff Recommendation: **Approval.**  
Representative: Anish Thakrar
4. **Z189-366(PD)**  
Pamela Daniel  
(CC District 7)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the southwest corner of North Jim Miller Road and Samuell Boulevard.  
Staff Recommendation: **Hold under advisement until June 4, 2020.**  
Applicant: BZ Mart  
Representative: Malik Parvez, Business Zoom LLC
5. **Z189-281(CT)**  
Carlos Talison  
(CC District 11)
- An application for **1)** a D-1 Liquor Control Overlay; and **2)** a Specific Use Permit for the sale of alcoholic beverages in conjunction with a hotel and motel use on property zoned a GO(A)-D General Office District with a D Liquor Control Overlay, on the southwest corner of Meadow Park Drive and North Central Expressway.  
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay; and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions.  
Applicant: Avail Hotels, LLC  
Representative: Wes Hoblit, MASTERPLAN
6. **Z190-174(CT)**  
Carlos Talison  
(CC District 11)
- An application for the renewal of Specific Use Permit No. 2204 for a private school on property zoned an R-7.5(A) Single Family District, on the north line of Lyndon B. Johnson Freeway, between Blossomheath Lane and Meandering Way.  
Staff Recommendation: **Approval** for a one-year period, subject to conditions.  
Applicant: Coram Deo Academy  
Representative: Rob Baldwin, Baldwin Associates



7. **Z190-192(CT)**  
Carlos Talison  
(CC District 7)
- An application for a new Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern, and a commercial amusement (inside) use limited to a dance hall, on property zoned FWMU-3 Form Walkable Mixed Use Subdistrict, within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with an SH Shop Front Overlay, on the northeast corner of South Lamar Street and South Boulevard.  
Staff Recommendation: **Approval** for a two-year period, subject to site plan and conditions.  
Applicant/Representative: Shawanna Sullemon
8. **Z190-165(JM)**  
Jennifer Muñoz  
(CC District 5)
- An application for a Specific Use Permit for a vehicle display, sales, and service use on property zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District, with a D-1 Liquor Control Overlay, on the northwest corner of South Buckner Boulevard and C.F. Hawn Freeway.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan, revised landscape plan, and conditions.  
Applicant: Auto City Credit  
Representative: Rob Baldwin, Baldwin Associates
9. **Z190-123(JM)**  
Jennifer Muñoz  
(CC District 1)
- An application for 1) a new subdistrict for a private event and entertainment venue and Subdistrict 6 uses; and 2) a Specific Use Permit for an alcoholic beverage establishment limited to a private-club bar and a private event and entertainment venue, on property zoned Subdistrict 6 within Planned Development District No. 830, on the east side of North Tyler Street, between West Davis and Fouraker Streets.  
Staff Recommendation: **Denial.**  
Applicant: Good Space X, LLC - David Spence, Sole Owner  
Representative: Santos Martinez, La Sierra Planning Group
10. **Z190-145(JM)**  
Jennifer Muñoz  
(CC District 2)
- An application for an amendment to Planned Development District No. 889, on the southeast corner of North Central Expressway and Carroll Avenue.  
Staff Recommendation: **Approval**, subject to a revised conceptual plan, a mixed-use development (MUD) parking chart, and staff's recommended conditions.  
Applicant: Urban Smart Growth, LP. and JPI Companies  
Representative: Rob Baldwin, Baldwin Associates

Zoning Cases – Under Advisement:

11. **Z189-368(JM)**  
Jennifer Muñoz  
(CC District 8)  
An application for 1) an MU-1 Mixed Use District; and 2) an amendment to existing deed restrictions [Z034-332], on property zoned a CR Community Retail District, on the southeast corner of C.F. Hawn Freeway and South Woody Road.  
Staff Recommendation: **Approval**, subject to amended deed restrictions volunteered by the applicant.  
Applicant: Covenant Funding Group, Inc.  
Representative: Karl A. Crawley, Masterplan Consultants  
UA From: February 6, 2020 and March 26, 2020
12. **Z190-146(JM)**  
Jennifer Muñoz  
(CC District 7)  
An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a D(A) Duplex Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on Southeast line of South Fitzhugh Avenue, northeast of Lagow Street.  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.  
Applicant: Communications Tower Group, LLC  
Representative: Peter Kavanagh, Zone Systems, Inc.  
UA From: March 5, 2020 and March 26, 2020
13. **Z190-154(CT)**  
Carlos Talison  
(CC District 7)  
An application for the renewal of Specific Use Permit No. 1935 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an CR-D-1 Community Retail District with D-1 Liquor Control Overlay, on the southwest corner of Lawnview Avenue and Forney Road.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.  
Applicant: BKPR Corporation, Bharat Rana, Sole Owner  
UA From: March 26, 2020
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Other Matters:

Minutes: April 9, 2020

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

None

### **EXECUTIVE SESSION NOTICE**

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

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

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

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

**FILE NUMBER:** Z190-208(CY)

**DATE FILED:** February 20, 2020

**LOCATION:** Bounded by Killion Drive to the north, Gooding Drive to the east, Walnut Hill Lane to the south and Hedgeway Drive to the west

**COUNCIL DISTRICT:** 13

**MAPSCO:** 24 N

**SIZE OF REQUEST:** Approx. 39.7 acres

**CENSUS TRACT:** 95.00

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**REPRESENTATIVE:** Karl Crawley, Masterplan

**APPLICANT/OWNER:** Dallas ISD

**REQUEST:** An application for an amendment to and the expansion of Planned Development District No. 706 for R-16(A) Single Family uses and a public school other than an open-enrollment charter school use on property zoned Planned Development District No. 706 and Planned Development District No. 724 for R-16(A) Single Family uses and a public school other than an open-enrollment charter school.

**SUMMARY:** The purpose of the request is to allow for the redevelopment of two existing Dallas ISD schools [Edward H Cary Middle School and Thomas Jefferson High School] to include elementary, middle and high school in a unified campus.

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

**PLANNED DEVELOPMENT DISTRICT No. 706:**

<http://www.dallascityattorney.com/51P/Articles%20Supp%2053/ARTICLE%20706.pdf>

**PLANNED DEVELOPMENT DISTRICT No. 724:**

<http://www.dallascityattorney.com/51P/Atricles%20Supp%2013/Article%20724.pdf>

**BACKGROUND INFORMATION:**

- The subject site is composed of two tracts of land developed with two two-story buildings containing a middle school on the western tract and a high school on the eastern tract.
- The existing middle school [Edward H. Cary Middle school] was constructed in 1959, according to the Dallas Central Appraisal District's records, and is currently zoned Planned Development District No. 724.
- The existing high school [Thomas Jefferson High School] was originally constructed in 1956, according to the Dallas Central Appraisal District's records, and is currently zoned Planned Development District No 706.
- On November 10, 2004, Council approved PD No. 706 to allow the high school to become conforming and to accommodate building additions and expansions to the parking lot in the rear. Planned Development District No. 724 was established by City Council on May 11, 2005.
- On August 8, 2018, the City Council approved an amendment to PD No. 706 to allow for the construction of a new wing to the south side of the building, and to construct a storm shelter.
- On October 20, 2019, a tornado severely damaged the schools, particularly the middle school which is planned to be demolished. The high school building suffered damages but much of the building will remain to be restored and expanded
- On November 21, 2019, the City Plan Commission approved a waiver for the two-year waiting period to request a zoning change on the eastern portion of the property.
- The applicant requests to amend and expand PD No. 706 to include PD No. 724. The applicant proposes to unify both school campuses and combine the enrollment of a nearby elementary school [Walnut Hill Elementary School] with the existing middle school for grades pre-k thru eight in addition to the high school.

**Zoning History:** There has been one recent zoning case in the vicinity in the last five years.

1. **Z167-393:** On February 28, 2018, the City Council approved the renewal of Specific Use Permit No. 1684 for a private school on property located on the northwest corner of Walnut Hill Lane and Hedgeway Drive, west of the area of request.

2. **Z167-405:** On February 28, 2018, the City Council denied without prejudice an application for a Specific Use Permit for a tower/antenna for cellular communication on property located on the northeast corner of Walnut Hill Lane and Hedgeway Drive, included in this area of request.
3. **Z178-150:** On August, 8, 2018, the City Council approved an amendment to PD No. 706, on property located on the northwest corner of Walnut Hill Lane and Gooding Drive, included in this area of request.
4. **W190-001** On November 21, 2019, the City Plan Commission approved a waiver for the two-year waiting period to submit a zoning change on property located on the northwest corner of Walnut Hill Lane and Gooding Drive.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Thoroughfare Dimension
Walnut Hill Lane	Principal Arterial	Minimum-6 lanes-divided, 100' ROW
Gooding Drive	Local	60' ROW
Hedwedge Drive	Local	60' ROW.
Killion Drive	Local	60' ROW

**Traffic:**

A school traffic management plan (TMP) is a site-specific plan providing guidelines to coordinate traffic circulation during school peak hours. TMPs should promote strategies to manage all modes of transportation and maintain student safety paramount at all times.

The TMP submitted with this application, indicates that the proposed campus will serve a total enrollment of 2,718 students distributed as it follows:

- Pre-K through 5<sup>th</sup> grade: 384 students
- 6<sup>th</sup> grade through 8<sup>th</sup> grade: 620 students
- 9<sup>th</sup> grade through 12<sup>th</sup> grade: 1,714 students

The different grade groups are projected to have the following start and end times:

- Pre-K through 5<sup>th</sup> grade: 7:45 am – 3:00 pm
- 6<sup>th</sup> grade through 8<sup>th</sup> grade: 8:20 am – 3:40 pm
- 9<sup>th</sup> grade through 12<sup>th</sup> grade: 9:00 am – 4:20 pm

The study also indicates that of the total student enrollment, 45 percent travel by bus and 15 percent walk to school. The percentages for parent pick-up/drop-off for each school are projected at 40 percent for the pre-k through eighth grade students and 25 percent



for the high school students. The percentage of high school student drivers is projected to be 15 percent.

The Engineering Division of Sustainable Development and Construction reviewed several iterations of the traffic management plan for the proposed schools. At staff's request, the traffic management plan combines all recommendations and proposed operations for the entire campus. The report includes two separate exhibits illustrating the proposed management of traffic operations for the Pre-K through eighth grade school (Exhibit 1) and the high school (Exhibit 2).

Engineering staff has determined that, although in general, the proposed plan is not expected to cause a significant impact to adjacent roadways, there is one specific concern regarding the proposed traffic management for the high school.

Staff is not able to support the proposed plan for the high school dismissal period. The proposed plan provides adequate storage to accommodate the needs of queues associated with the high school dismissal period. However, the plan does not account for a mix of delays from pick-up operations with queue spillback resulting from the operations of the traffic signal. Anticipated delays will inherently discourage parents and students from participating in the proposed plan.

An alternative scenario that staff would request consideration of is to allow traffic to access the school campus from both Hedgeway Drive and the easternmost driveway on Walnut Hill Lane. Students would still be dismissed from the west side of the school building. A double queue along the front side of the property and an internal connection to the internal roads, as initially proposed, would provide sufficient queueing space to encourage enforcement of the plan. The recommended plan is a combination of two previous scenarios presented by the applicant's consultant from reports dated February 17 and March 16, 2020. Likewise, parents and student drivers should have the option to exit directly onto Walnut Hill Lane via traffic signal at Lenel Place or head internally toward Hedgeway to exit the school campus.

This concern and staff's recommendation were discussed with the applicant; however, at the time of writing this report, the concern has not been addressed. At this point, staff recommends approval contingent on the above-mentioned revision to the traffic management plan.

#### **Traffic signal at intersection of Walnut Hill Lane and Lenel Place.**

As part of the zoning change request, and as a staff recommendation, an additional provision has been added to the PD conditions to establish that a development agreement or contract for the reconstruction of an existing traffic signal at the cross intersection of the high school driveway, Walnut Hill Lane and Lenel Place must be in place prior to the issuance of any building permit. The traffic light was damaged after the tornado that impacted the area of request on October of 2019.

The proposed school operations can only be facilitated with the full replacement of the traffic signal which is considered essential to an optimal traffic operation for the school. The provision was discussed with the applicant who agreed to the inclusion of this requirement.

### **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.

### **STAFF ANALYSIS**

#### **Surrounding Land Uses:**

<b>Location</b>	<b>Zoning</b>	<b>Land Use</b>
Site	PDD No.706, PDD No. 724	Public School
North	R-16(A)	Single Family
East	R-16(A); PDD No. 416	Single Family
South	R-10(A)	Single Family
West	R-16(A), SUP No. 1684	Single Family, church

**Land Use Compatibility:**

The subject site is zoned PD No. 724 and PD No. 706 and is comprised of two large tracts of land containing an existing middle school on the western tract, and an existing high school on the eastern tract. The area of request covers an entire block which is surrounded by single family uses on all sides with a church use located to the west at the northwest corner of Walnut Hill Lane and Hedgeway Drive.

The existing middle school was constructed in 1959 and the high school in 1956. At that time, the surrounding neighborhood was being developed, according to historical aerial photography and the Dallas Central Appraisal District records.

On November 10, 2004, City Council approved PD No. 706 to allow the high school to become conforming and to accommodate building additions and expansions to the parking lot in the rear. On August 8, 2018, the City Council approved an amendment to PD No. 706 to allow for the construction of a new wing to the south side of the building, and to construct a storm shelter. A waiver for the two-year waiting period to submit a zoning change was approved by the City Plan Commission on November 21, 2019. PD No. 724 was established by City Council on May 11, 2005 and has not been amended since.

With the proposed amendment and expansion of PD No. 706, the applicant proposes to combine both school campuses into a unified campus for both schools to continue to operate. The proposed amendment will also allow for the total reconstruction of the middle school while expanding its enrollment to include grades from pre-kindergarten through eighth, and an extensive renovation and expansion of the existing high school. Both structures were severely damaged by a tornado that occurred on October of 2019.

The proposed new building for the pre-kindergarten through eighth grade school, will be located at the northwest corner of the site where the existing middle school currently exists; however, with the expansion of PD No. 706 to the western portion of the site, the new school will now be allowed a maximum height of 55 feet instead of the 27 feet currently allowed in PD No. 724. While this was initially a concern for staff, the applicant agreed to include in the PD conditions a provision for the residential proximity slope<sup>1</sup> to be applicable to the district. At a 1:3 slope that extends to the infinite, any portion of a structure constructed at the maximum allowable height of 55 feet would have to be 165 feet from the closest property line of any property surrounding the area of request, or site of origination [ $55 \times 3 = 165$ ].

With the expansion of PD No. 706 to the western half of the property currently zoned PD No. 724, the applicant also proposes to maintain an accessory youth and family center use that currently operates in conjunction with the existing middle school. The use is being introduced in the regulations for PD No. 706, maintaining some of its current specific regulations in PD No. 724 and adding provisions to allow the use to operate as accessory

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<sup>1</sup> The residential proximity slope is a plane projected upward and outward from every site of origination. [See Sec. 51A-4.412]

to a public school use as a main use, and requiring to be conducted inside a building containing the main use.

Because a school use has been operating on the site for over 60 years and considering that the proposed amendments include provisions that reduce the impact on the surrounding residential uses, staff considers the use continues to be compatible with the surrounding area.

Additionally, the proposed amended conditions, continue to be applicable for a public school other than an open-enrollment charter school use, but not for other allowable uses, which will continue to be regulated by the base zoning, R-16(A) Single Family District. This protects the neighborhood in the event of a possible replat or change of use in the property.

### **Development Standards:**

<b><u>DISTRICT</u></b>	<b>SETBACKS</b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>PRIMARY Uses</b>
	<b>Front</b>	<b>Side/Rear</b>				
<b>Existing: PDD No. 706*</b>	35'*	10' for SFD, 15' side 20' rear for other Structures*	No maximum*	55' **	20%**	Single Family, public school other than open-enrollment charter school.
<b>Existing (To be terminated): PDD No. 724*</b>	Per dev. Plan**	Per dev. Plan**	No maximum*	27' and 49' for a smoke stack**	40% for res. 25% for non res.+	Single Family, public school other than open-enrollment charter school.
<b>Proposed: PDD No. 706 (Amended)</b>	35'*	10' for SFD, 15' side 20' rear for other Structures*	No Maximum*	55' ** (RPS applies)	25%**	Single Family, public school other than open-enrollment charter school.

\*Same as the R-16(A) Single Family District.

\*\* For a public school, other, per R-16(A) Single Family District

+ Institutional uses allowed a maximum of 60% per the R-16(A) Single Family District regulations.

### **Parking:**

The Dallas Development Code derives the off-street parking requirement for a school using the following criteria: 1) the number of classrooms, and 2) the type of institution that serves the students (e.g., elementary, middle or high school). The Dallas Development Code requirements for off-street parking for each of these education level groups is as it follows:

- Elementary school: 1.5 parking spaces/classroom
- Middle school: 3.5 parking spaces/classroom
- High school: 9.5 parking spaces/classroom

With this zoning change request, the applicant seeks to modify the off-street parking requirement for the high school only. Parking for the new elementary and middle school is proposed to be provided per the code requirement.

PD No. 706 was approved in 2004, with a requirement to only provide 562 parking for a total of 83 school classrooms spaces for the existing high school [depicted on the original development plan], this equated to approximately 6.77 spaces per classroom [a reduction of approximate 2.73 spaces/classroom]. The amendment approved in August of 2018, eliminated the parking reduction granted with the establishment of the PD district, requiring that parking for the high school be provided in accordance with the Dallas Development code. At that time, and as depicted on the existing development plan, the number of classrooms was 64 which would have required a total of 608 spaces  $[64 \times 9.5 = 608]$ . A total of 632 spaces were provided.

The applicant is requesting with this amendment, to reduce once more the off-street parking requirement for the high school and proposes a ratio of 6.25 parking spaces per classroom.

The proposed overall parking calculations are shown below and in the proposed development plan:

Elementary school:	23 classrooms $\times 1.5 = 34.5 \sim$	35 parking spaces required
Middle school:	12 classrooms $\times 3.5 = 42.0 \sim$	42 parking spaces required
High school:	65 classrooms $\times 6.25 = 406.26 \sim$	406 parking spaces required*

\*An overall reduction of 212 spaces  $[65 \times 9.5 = 617.5 \sim 618 \text{ spaces}]$

The applicant proposes to provide 113 parking spaces on site to serve the new pre-k through eighth grade school. This represents a surplus of 36 spaces over the total 77 spaces required  $[35 + 42 = 77]$ . For the renovated and expanded high school, the proposed development plan depicts a total of 477 parking spaces provided on site, 71 more spaces than the total required using the proposed new ratio, but 141 less spaces than if the requirement was per the current code regulations.

To support the request, the applicant provided a comparative table showing the conditions of different high schools throughout the school district that have been granted zoning changes amending the parking requirements. An analysis of the table [shown below for reference only] indicates that in average, high schools have been granted a parking ratio of 6.30 spaces per classroom, which is consistent with the current request.

DISD HS with Planned Development Districts			
	Parking Spaces	Classroom	Spaces/Classroom
Adamson	475	56	8.48
Bryan Adams	343	80	4.29
Conrad	555	70	7.93
Kimball	270 *	77	3.51
Molina	502	88	5.70
Pinkston	209	38	5.50
Samuell	562	80	7.03
Skyline	780	180	4.33
South Oak Cliff	318	57	5.58
Wilmer Hutchins	458 *	48	9.54
W.T. White	560	84	6.67
Hillcrest	430 *	61	7.05
<b>Proposed Thomas Jefferson</b>	406	65	6.25
Average Spaces/Classroom:			6.30

According to the applicant, the information in the table above is based on off-street parking requirements for DISD high schools as shown on their corresponding zoning change ordinances.

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed amendment to the parking regulations and is in support of the request. Additionally, the proposed ratio is similar to the ratio initially approved when the PD district was established and with a lesser number of classrooms than at that time [65 versus 83].

### **Landscaping:**

The existing regulations in Planned Development District No. 724 require that for a public school, landscape complies with the development plan and for an accessory youth and family center with a landscape plan. The provisions in PD No. 706 also require compliance with a landscape plan.

Since both schools were originally constructed long before landscaping regulations were established, the majority of the site does not comply with Article X. With the proposed amendment, the applicant proposes a revised landscape plan that does not fully comply with Article X, due to the following deficiencies:

Street buffer zone [Sec. 51A-10.125(b)(1)(C)(i)]: The plan provides only 94 of the 136 required trees; however, it is worth noting that new trees are being proposed at the southwest corner of the site which were not present in the previous development plan for PD No. 724.

Residential buffer zone [Sec. 51A-10.125(b)(2)(B)(i)]: Due to the site being surrounded by streets that separates it from residential districts, this requirement is the same as the street buffer zone.

Interior zone [Sec. 51A-10.125(b)(3)(B)(iv)]: While some large or medium trees are being proposed in parking areas, the plan does not comply with the code requirement for parking lots over 100 parking spaces that establishes that no parking space may be located more than 70 feet from the trunk of a large or medium tree neither with landscape areas required.

Site trees [Sec. 51A-10.125(b)(4)(B)(i)]: The plan does not meet the site tree provisions in Article X that would require a minimum of 432 trees for this site [1 tree/4,000 square feet of lot area ~  $1,729,332/4,000 = 432.33$ ]. The plan shows existing trees to be preserved which will provide for site tree credits; however the quantities are not shown on the plan so it is not possible to determine the exact credit amount.

Landscape design options [Sec. 51A-10.126]: The landscape design options are not listed on the plan to determine a number of points met of the required 40 points for this 39-acre site.

The Chief Arborist reviewed the proposed landscape plan and determined that the plan is partial in design and does not identify all specifics such as tree count and landscape design options. While the plan can be supported given the site conditions, staff recommended that the applicant provides additional information to assist in determine if the intent of the landscape ordinance is being met and if the plan is reasonably consistent with the standards and purposes of Article X.

This recommendation was made to the applicant; however, at the time of writing this report, staff has not received a revised landscape plan with the requested information.

### **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 in proximity to a "B" MVA Cluster to the northwest, north, east and southeast' and to a "D" MVA Cluster to southwest across Walnut Hill Lane.

**LIST OF OFFICERS**

**DISD BOARD OF TRUSTEES**

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



**PROPOSED AMENDMENTS TO  
ARTICLE 706.**

**PD 706.**

**SEC. 51P-706.101. LEGISLATIVE HISTORY.**

PD 706 was established by Ordinance No. 25803, passed by the Dallas City Council on November 10, 2004. (Ord. 25803)

**SEC. 51P-706.102. PROPERTY LOCATION AND SIZE.**

PD 706 is established on property located at the northwest corner of Walnut Hill Lane and Gooding Drive. The size of PD 706 is approximately ~~23~~ 39.7 acres. (Ord. 25803)

**SEC. 51P-706.103. DEFINITIONS AND INTERPRETATIONS.**

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

(b) In this district, ACCESSORY YOUTH AND FAMILY CENTER means a multi-functional facility accessory to a public school other than an open enrollment charter school use where a combination of social, recreational, welfare, health, rehabilitation, counseling, educational, referral, or out-patient medical, dental, or optical treatment services are provided to students and their family members.

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

(d) This district is considered to be a residential zoning district. (Ord. 25803)

**SEC. 51P-706.103.1. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 706A: development plan.
- (2) Exhibit 706B: landscape plan.
- (3) Exhibit 706C: traffic management plan. (Ord. 30942)

**SEC. 51P-706.104. DEVELOPMENT PLAN.**

(a) For a public school use, development and use of the Property must comply with the development plan (Exhibit 706A). In the event of a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 25803)

**SEC. 51P-706.105. MAIN USES PERMITTED.**

The only main uses permitted in this district are:

- (1) a public school other than open enrollment-charter school (permitted by right); and
- (2) all other main uses permitted in the R-16(A) Single Family District, subject to the same conditions applicable in the R-16(A) Single Family District, as amended. For example, a use permitted in the R-16(A) Single Family 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 R-16(A) Single Family District is subject to DIR in this district; etc. (Ord. 25803)

**SEC. 51P-706.106. 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 in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 25803)

(c) An accessory youth and family center is permitted by right.

(1) An accessory youth and family center must be on the same lot as a public school other than an open enrollment charter school and may only operate between 7:00 a.m. and 8:00 p.m., Monday through Thursday, and between 8:00 a.m. and 4:30 p.m. on Friday.

(2) An accessory youth and family center must be conducted inside a building containing a public school other than an open enrollment charter school. The area restrictions in Section 51-A 4.217(a)(3) apply to this use.

(3) No parking is required for an accessory youth and family center.

**SEC 51P-706.107. 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. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as otherwise provided in this section, the yard, lot, and space regulations for the R-16(A) Single Family District apply in this district.

(b) Front yard.

(1) For a public school use, minimum front yard is 35 feet.

(2) For a public school, fences up to a maximum height of six feet are allowed in the required front yard.

(c) Height.

(1) If any portion of a structure is over 26 feet in height, that portion may not be located above the residential proximity slope. See Section 51A-4.412. 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) Unless further restricted in subparagraph (1), For a public school use, maximum structure height is 55 feet.

(d) Lot coverage. For a public school use, maximum lot coverage is ~~20~~ 25 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. (Ord. 25803)

## **SEC. 51P-706.108.**

## **OFF-STREET PARKING AND LOADING.**

(a) Except as provided in this section, consult the use regulations in Division 51A4.200 for the specific off-street parking and loading requirements for each use.

(b) For a public school use, off-street parking is allowed in the required yards.

(c) For a public school use, used as a high school, the required parking is 6.25 spaces per classroom. ~~if the expansion area is not developed with buildings or portable structures, it may be used to provide off-street parking. (Ord. Nos. 25803; 30942)~~

(d) For a public school use, except for parking spaces located within fifty feet of a right of way, screening in accordance with Section 51A-4.301 is not required.

**SEC. 51P-706.109. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 25803)

**SEC. 51P-706.110. LANDSCAPING.**

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

(b) For a public school use, landscaping must be provided as shown on the landscape plan (Exhibit 706B).

~~(c) For a public school use, a hedge consisting of evergreen plant materials (e.g. holly) capable of reaching three feet in height within three years must be provided to screen parking areas along Walnut Hill Lane as shown on the landscape plan.~~

(d) Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 25803; 30942)

**SEC. 51P-706.111. SIGNS.**

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

(b) For a public school use, signs must be provided as shown on the development plan.

(c) For a public school use, signs are allowed in required yards. (Ord. 25803)

~~**SEC. 51P-706.112. FENCES.**~~

~~For a public school use, fencing is permitted at the maximum heights and in the locations shown on the development plan. (Ord. 25803)~~

**SEC. 51P-706.112.1. TRAFFIC MANAGEMENT PLAN.**

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit 706C).

(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, 2023. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each 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 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. (Ord. 30942)

**SEC. 51P-706.113. ADDITIONAL PROVISIONS.**

(a) For a public school use, the building official shall not issue a building permit for new construction prior to the execution of a development agreement or contract for the reconstruction of the traffic signal at the intersection of Walnut Hill Lane and Lenel Place including but not limited to detection equipment and an accessible pedestrian signal system as determined by the director.

(b) For a public school use, along and adjacent to all internal drives and fire lanes, a minimum six-foot-wide unobstructed sidewalk must be provided

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

(d) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 25803)

**SEC. 51P-706.114. 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 district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 25803)

**EXISTING DEVELOPMENT PLAN PD No.706**

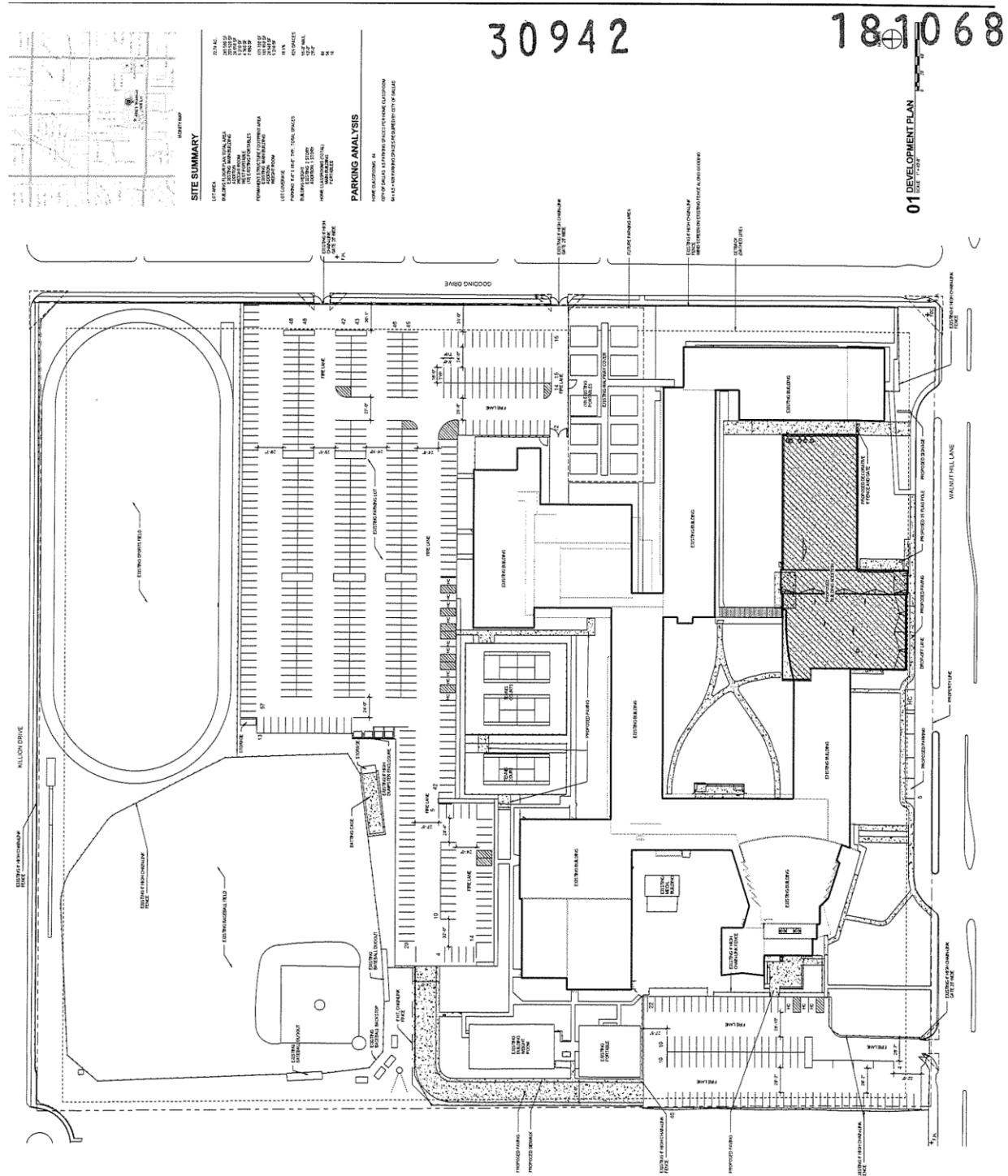


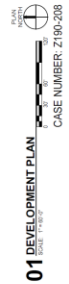
Exhibit 706A

Planned Development  
District No. 706

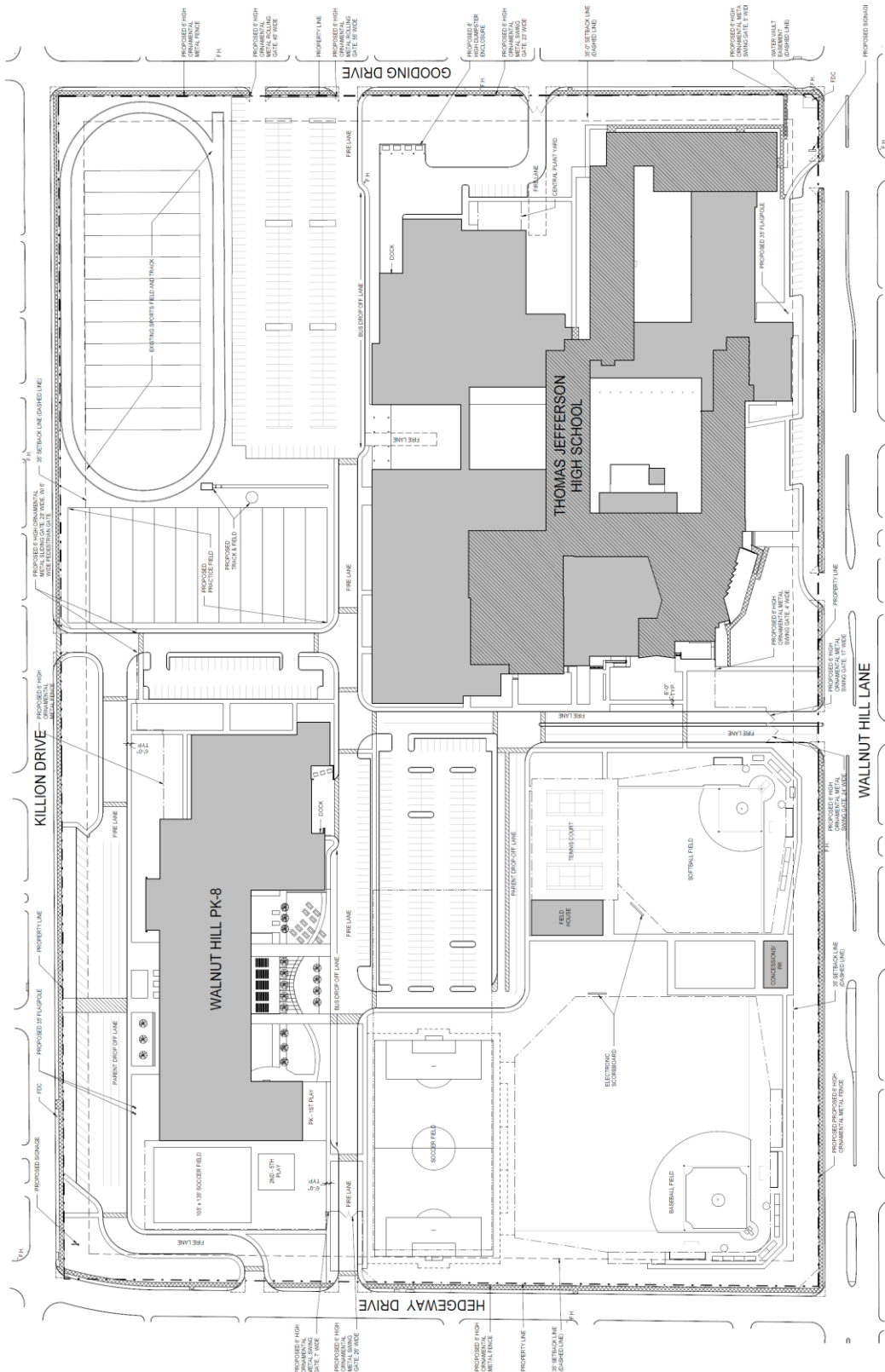
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City Plan Commission  
June 7, 2018



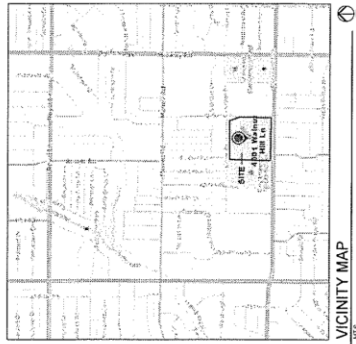




# PROPOSED DEVELOPMENT PLAN (ENLARGED)



EXISTING LANDSCAPE PLAN PD No. 706

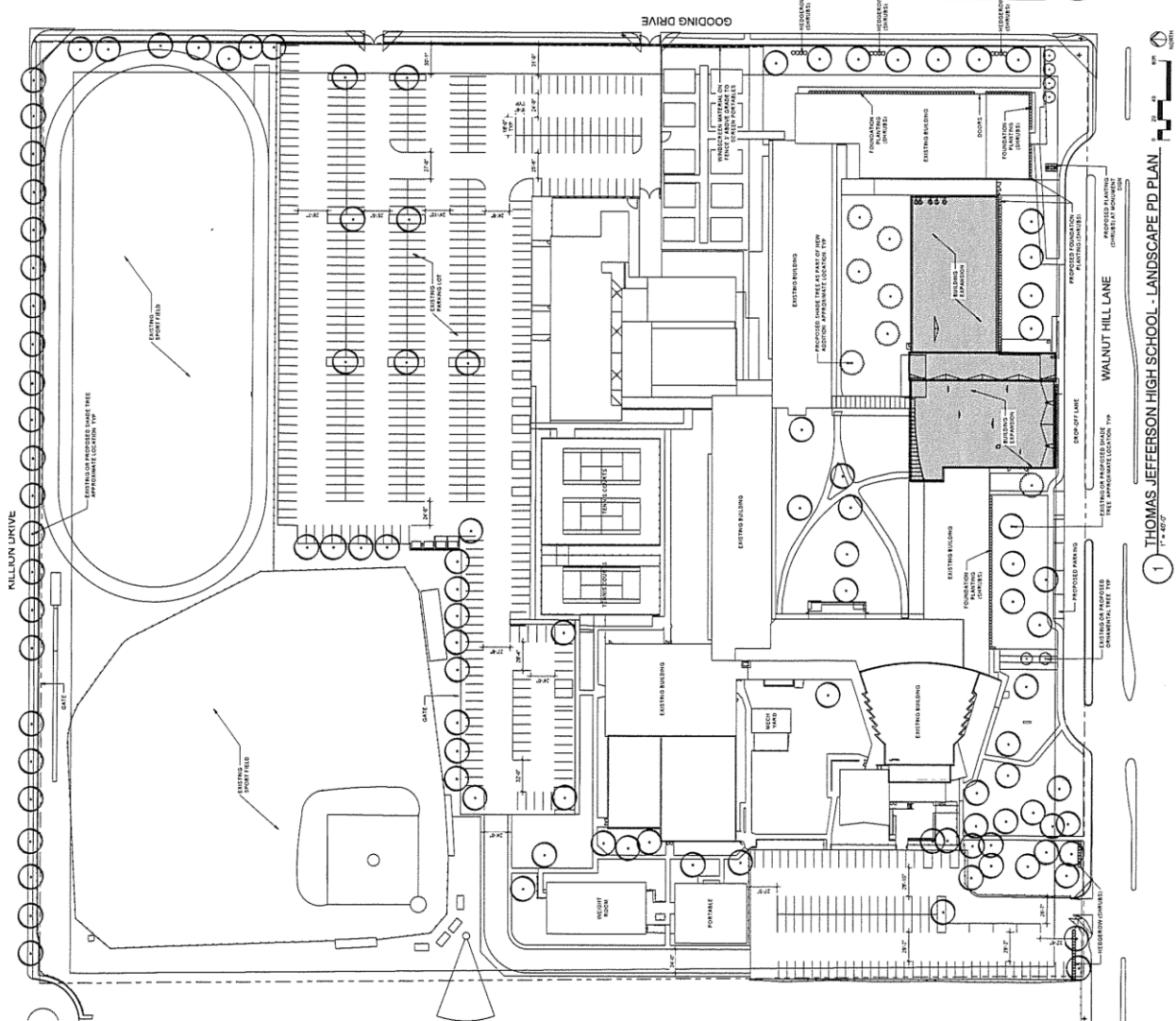


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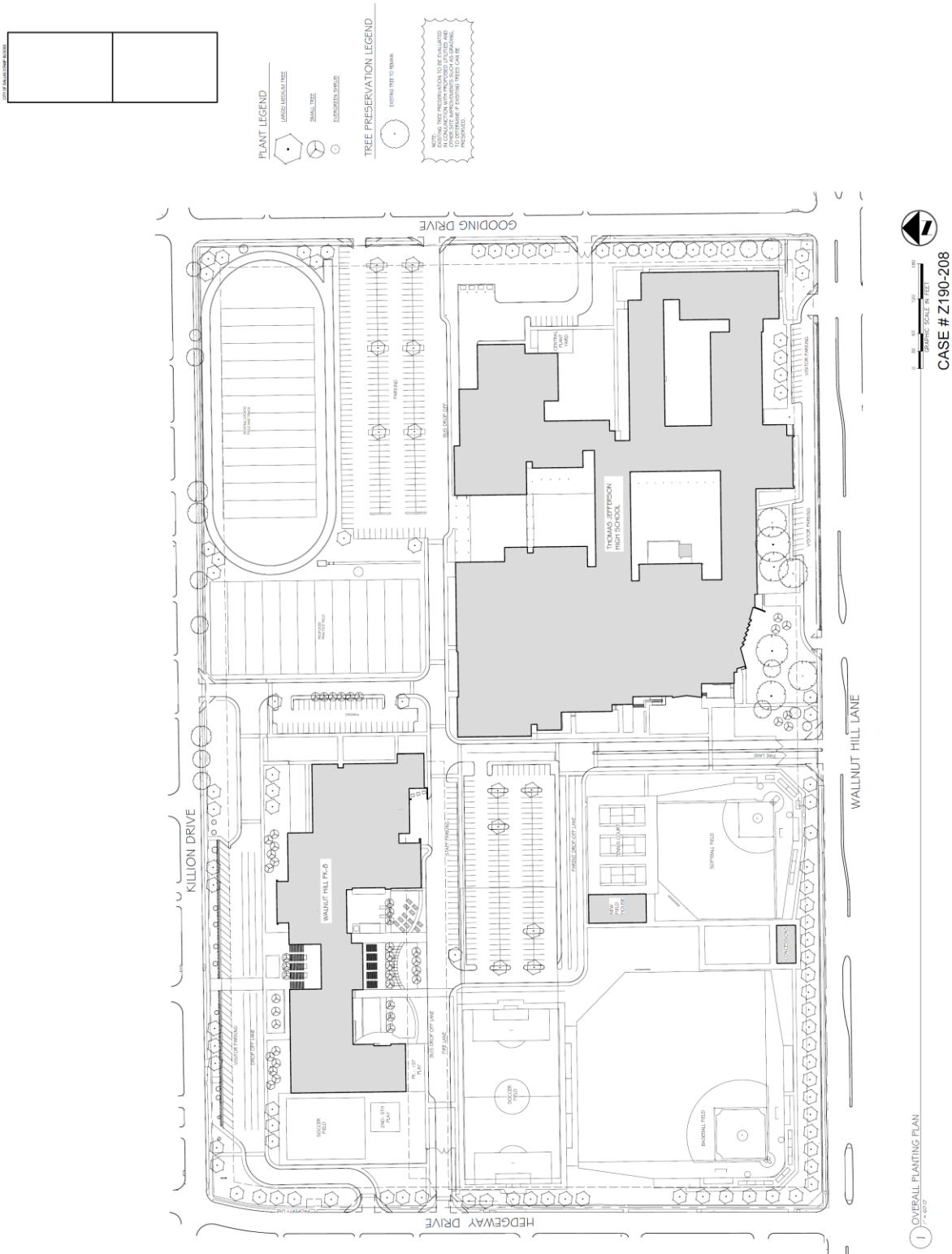
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- LEGEND**
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Exhibit 706B  
Planned Development  
District No. 706  
Approved  
City Plan Commission  
June 7, 2018



PROPOSED LANDSCAPE PLAN



**PROPOSED TRAFFIC MANAGEMENT PLAN**

May 5, 2020

# TRAFFIC MANAGEMENT PLAN

**Z190-208**

DISD K-12 CAMPUS REDEVELOPMENT  
-WALNUT HILL K – 8<sup>TH</sup> ELEMENTARY/MIDDLE SCHOOL  
-THOMAS JEFFERSON HIGH SCHOOL  
CITY OF DALLAS



A handwritten signature in blue ink that reads "Hunter W. Lemley".

## ***Introduction***

The services of **Pacheco Koch (PK)** were retained by Masterplan, on behalf of **Dallas Independent School District (DISD)**, to prepare a Traffic Management Plan (TMP) for zoning approval in the City of Dallas for the redevelopment of the DISD K-12 Campus. The campus consists of the new Walnut Hill K-8<sup>th</sup> Elementary School and the existing Thomas Jefferson High School. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

## ***School Description***

- Type: K-12 DISD Campus
  - Walnut Hill K-8<sup>th</sup> Elementary School
  - Thomas Jefferson High School
- District: Dallas Independent School District
- Address:
  - 3978 Killion Drive, Dallas Texas
  - 4001 Walnut Hill Lane, Dallas, Texas
- Grades:
  - Pre-K-8<sup>th</sup>
  - 9<sup>th</sup>-12<sup>th</sup>
- Start/End Times\*:
  - 7:45 AM – 3:00 PM (Pre-Kindergarten - 5<sup>th</sup>)
  - 8:20 AM – 3:40 PM (6<sup>th</sup> – 8<sup>th</sup>)

- 9:00 AM – 4:20 PM (9<sup>th</sup>-12<sup>th</sup>)
- Existing Zoning/Proposed Zoning: PD 706/New Subdistrict of PD
- Existing Enrollment:
  - 384 (Grades Pre-Kindergarten – 5<sup>th</sup>)
  - 620 (Grades 6<sup>th</sup>-8<sup>th</sup>)
  - 1,714 Students (Grades 9<sup>th</sup>-12<sup>th</sup>)
- Future Enrollment: No change

\*Start/End Time refer to current times and are subject to change at completion of the project

### ***School Access***

- Adjacent Streets:
  - Walnut Hill Lane: Six lanes, two-way operation, median-divided
  - Gooding Drive: Two lanes, two-way operation, no median
  - Hedgeway Drive: Two lanes, two-way operation, no median
  - Killion Drive: Two lanes, two-way operation, no median
- Projected Travel Modes:
  - Bus: 45%
  - Walk: 15%
  - Students Drivers: 0%/15% (ES/HS)
  - Picked Up by Parent: 40%/25% (ES/HS)

\*Enrollment and Travel Mode Data provided by DISD



### ***Traffic Management Operations***

- Grades K-8th:

Parent traffic is to enter the area via Hedgeway Drive and enter the school site from the northern-most driveway along Hedgeway Drive. Ingress traffic from the northern-most driveway shall queue in two separate lines around the northern side of the building in a one-way directional flow and wrap around the western side of the building. Actual unloading/loading shall occur in the area along the northern side of the building. Staff assistance shall be present to allow students to enter the school building in a safe and efficient manner.

Traffic is to exit continuing east and turning right to travel south after the vehicle has sufficiently unloaded/loaded the student(s) out of/in to the vehicle. Traffic is then to exit the site from the driveway at the traffic signal location on Walnut Hill Lane and Lenel Place.

Bus loading/unloading shall be located at the southern side of the school building and separated from the queuing circulation. Buses are to enter the school site from Gooding Drive and exit onto Hedgeway Drive.

- Grades 9<sup>th</sup>-12<sup>th</sup>

Parent traffic is to approach the campus from Walnut Hill Lane to Hedgeway Drive and enter the campus at the southern-most driveway. Ingress traffic from the southern-most driveway shall queue internally as shown on **Exhibit 2** in a one-way directional flow or vehicles may park in vacant spaces inside the student parking lot. Actual unloading/loading shall occur south of the student/visitor parking lot and along the north-south internal road that intersects with Walnut Hill Lane.

The queuing occurring south of the student/visitor parking lot is to have two separate queuing lines with a dedicated center lane for pedestrians. From this location, students are to cross the north-south internal road at designated crosswalks.

Inbound traffic from the intersection of Walnut Hill Lane and Lenel Place is to be prohibited at these peak times to allow for safe and efficient traffic and pedestrian flow to and from the school building.

Parent and student traffic is to exit the campus by continuing south on the north-south internal road and use the traffic signal located at the intersection of Walnut Hill Lane and Lenel Place after the vehicle has sufficiently unloaded/loaded the student(s) out of/in to the vehicle.

Bus loading/unloading shall be located at the northern side of the school building and separated from the queuing circulation. Buses are to enter and exit the school site from Gooding Drive as shown in **Exhibit 2**.

### ***Special Event Traffic and Parking Management***

Due to the occasional event that occurs on the campus that results in a high volume of people to the school, surrounding public roadways (i.e. Killion Drive, Gooding Drive, and Hedgeway Drive) are anticipated to be used for on-street parking to accommodate the higher than usual parking needs for the school.

## **TRAFFIC MANAGEMENT PLAN**

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

1. **Utilize Drop-off/Pick-up Area for Buses Only** -- Utilize drop-off/pick-up lane located in the back of the school building for buses only.
2. **Remove Crosswalk** -- Remove crosswalk at shown location to encourage pedestrians to use a dedicated pedestrian route towards the campus.
3. **Crossing Guard to Assist Students at Crosswalk** -- Crossing guard to be provided to assist pedestrians to cross at the shown crosswalk location.

A graphical summary of specific recommendations and proposed conditions is provided below and depicted in **Exhibit 2**:

1. **Enforce Existing, On-street Parking Restrictions Fronting School Property During School Traffic Periods** -- Enforce existing, on-street parking restrictions along westbound Walnut Hill Lane and northbound Gooding Drive adjacent to school during school traffic periods. [Intent: to minimize traffic congestion on thoroughfares.]
2. **Provide Parent Waiting/Loading Area in Student Parking Lot** -- Provide parent waiting/loading area in the student parking lot located west of the school building.
3. **Utilize Drop-off/Pick-up Area for Buses Only** -- Utilize drop-off/pick-up lane located in the back of the school building for buses only.
4. **Driveway for Staff Only** -- Utilize north parking lot for staff access only. Appropriate signage to be installed to reflect conditions.
5. **Outbound only** -- Enforce one-way outbound only traffic operation at west driveway on Walnut Hill Lane.

*NOTE: Per instruction of the City of Dallas Plan Commission, the outbound-only restriction at the site driveway is to apply during school peak hours only -- at all other times, the driveway shall operate as two-way. This measure will require appropriate signage and potentially other traffic control measures and shall conform with the Texas Manual on Uniform Traffic Control Devices. Pursuant to Local, State, and Federal ordinances, traffic control devices within public travelways are under the authority of the public agency or official jurisdiction.*



6. **Remove Crosswalk** – Remove crosswalk at shown location to encourage pedestrians to use a dedicated pedestrian route towards the campus.
7. **Existing Left-turn Storage Bay to be Decommissioned** – Existing left-turn storage bay to be decommission as a result of the closure of the recipient driveway.

### ***Acknowledgement Statement***

#### **REVIEW AND COMMITMENT**

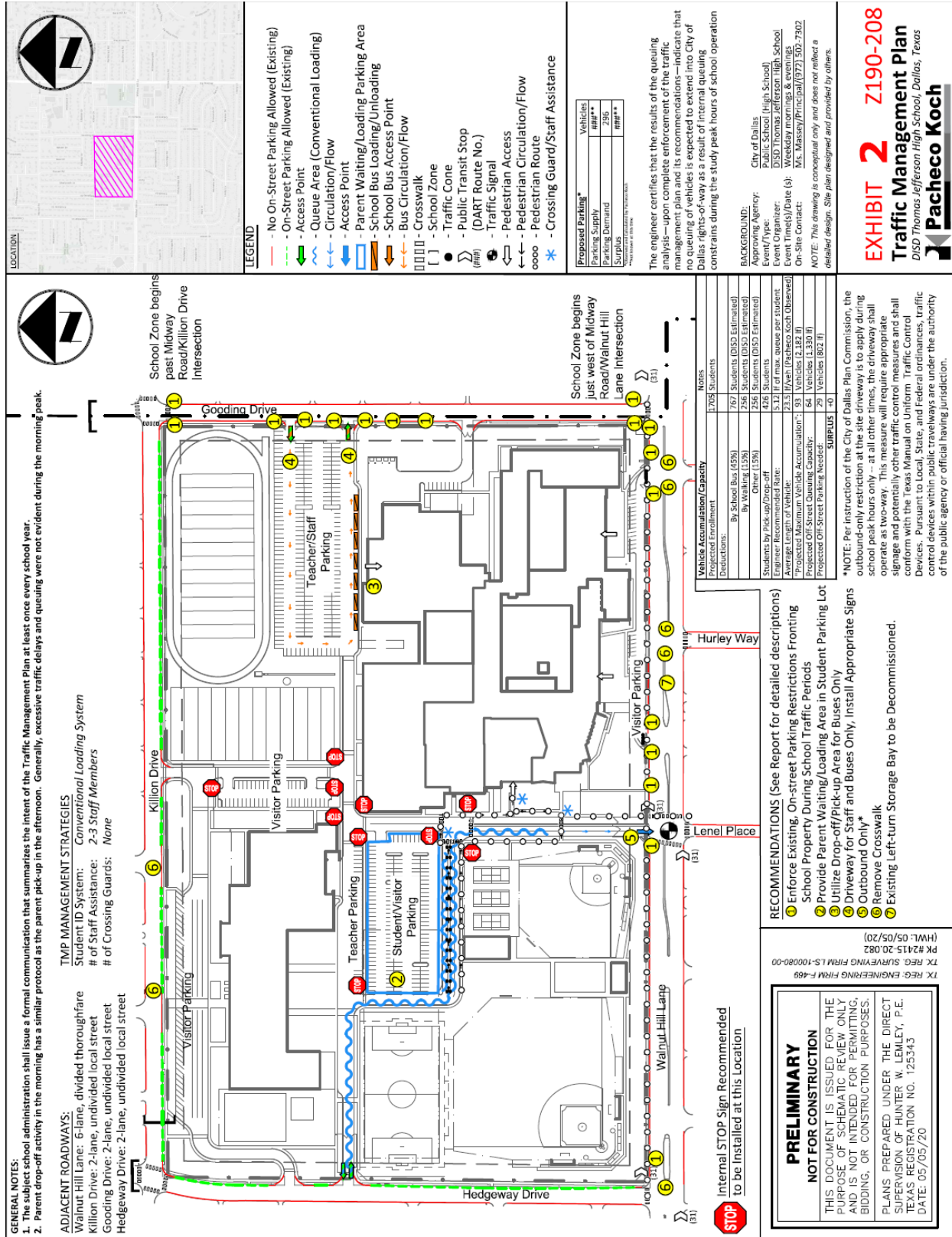
This school traffic management plan (TMP) for Walnut Hill K-8 School and Thomas Jefferson High School was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. This plan was developed with direct input from individuals familiar with the general characteristics of the traffic needs of the school. 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.

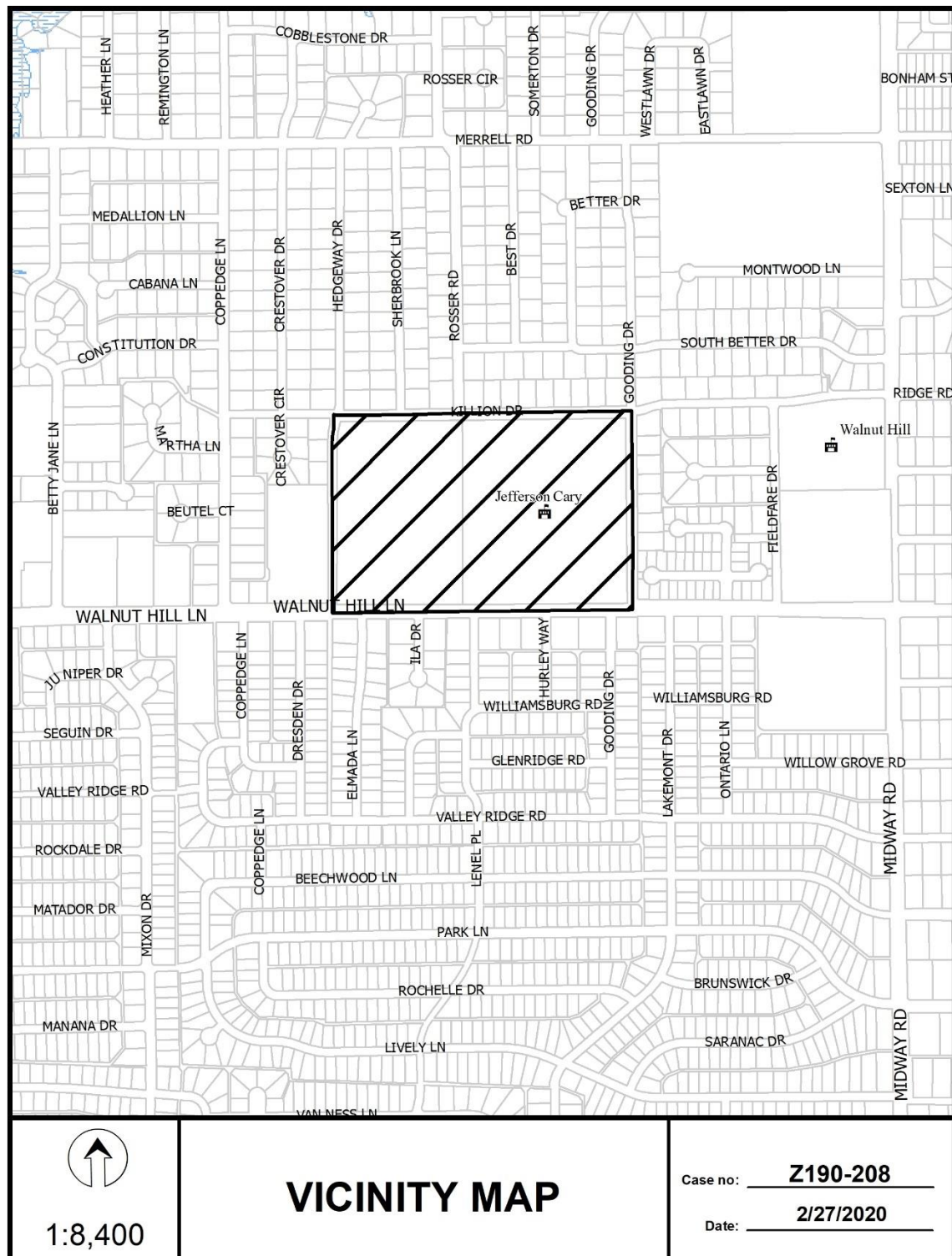
By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more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

Walnut Hill K-8 Principal Signature	Date
Name: _____	
Title: _____	
Thomas Jefferson Principal Signature	Date
Name: _____	
Title: _____	
Police Department Signature	Date
Name: _____	
Title: _____	

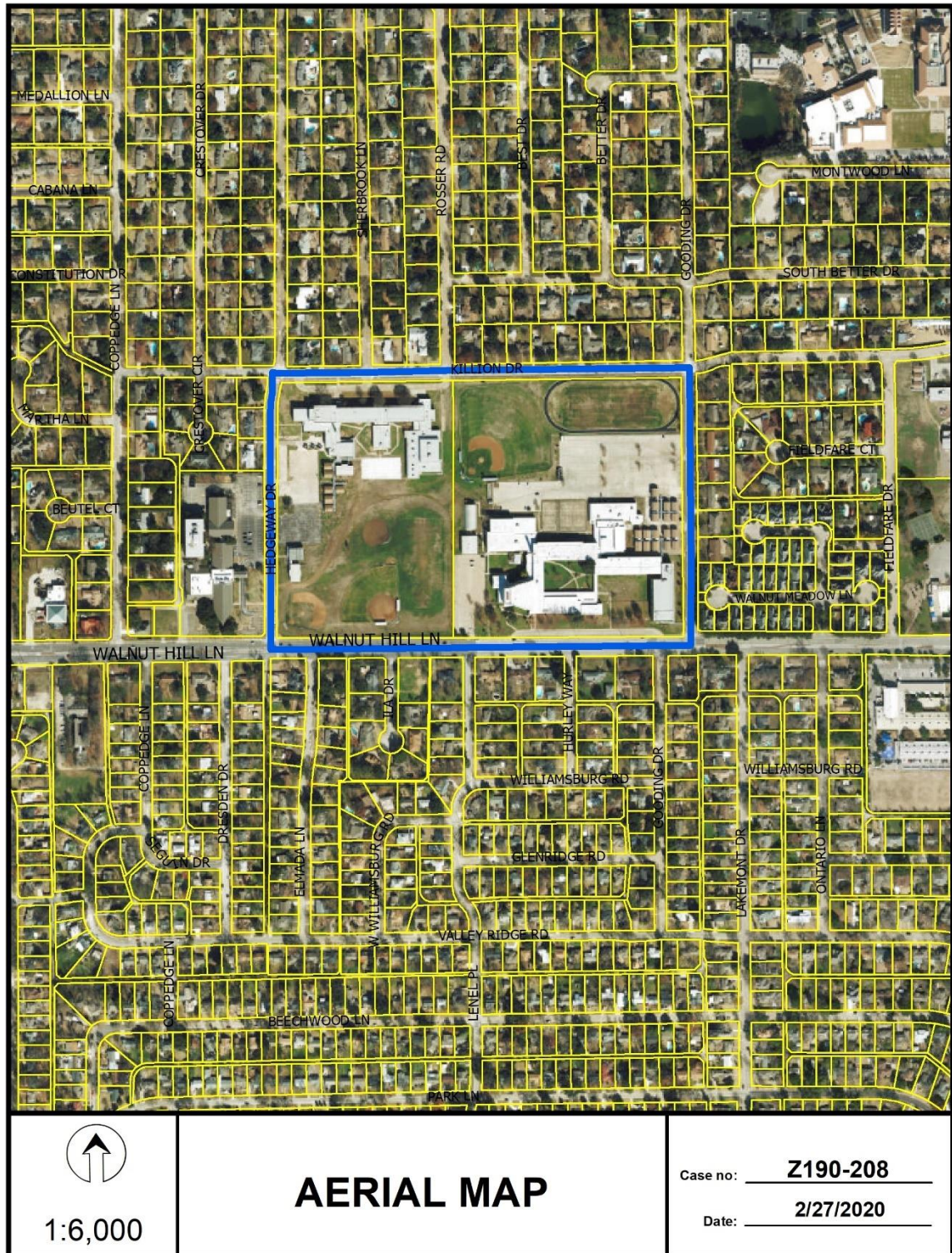
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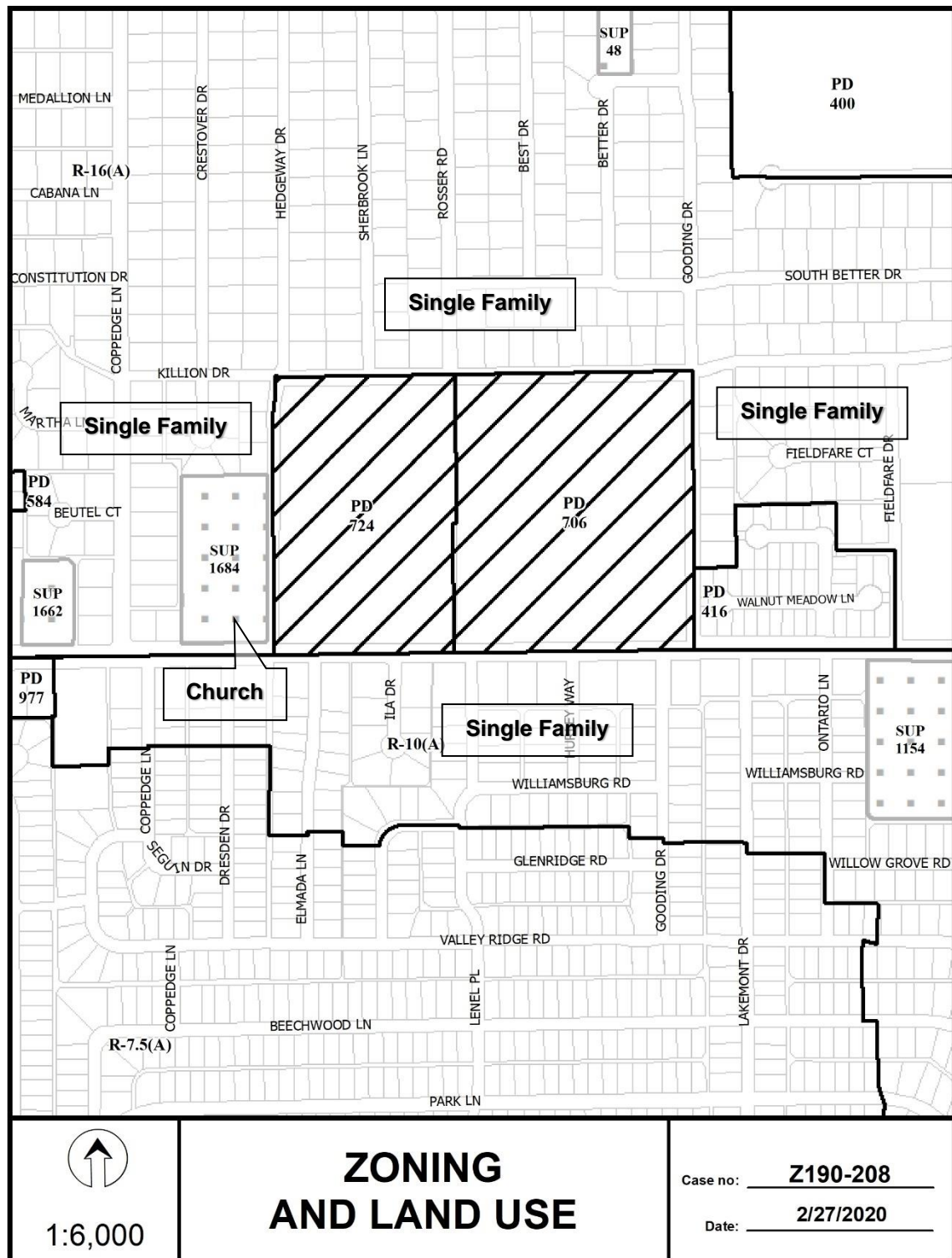




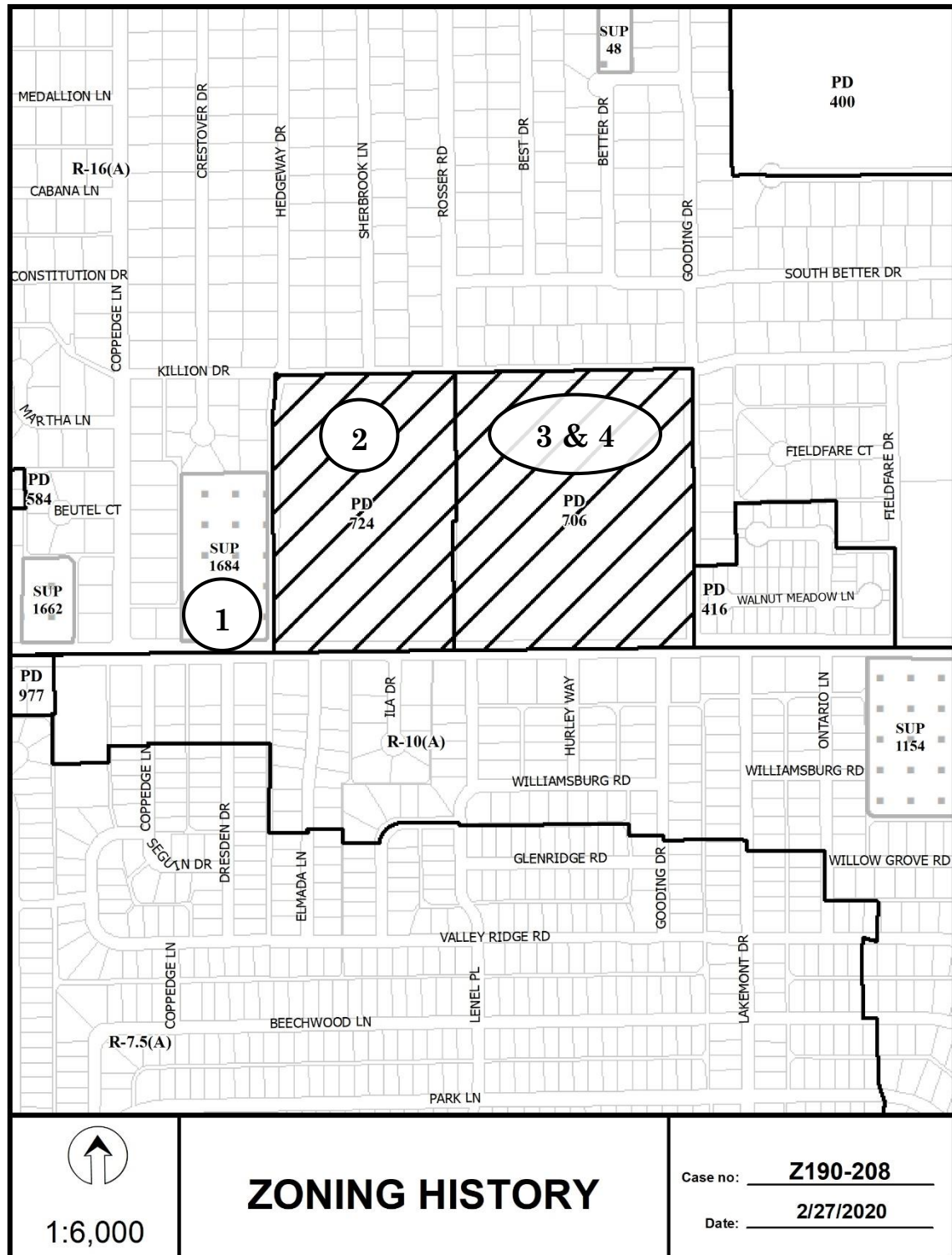


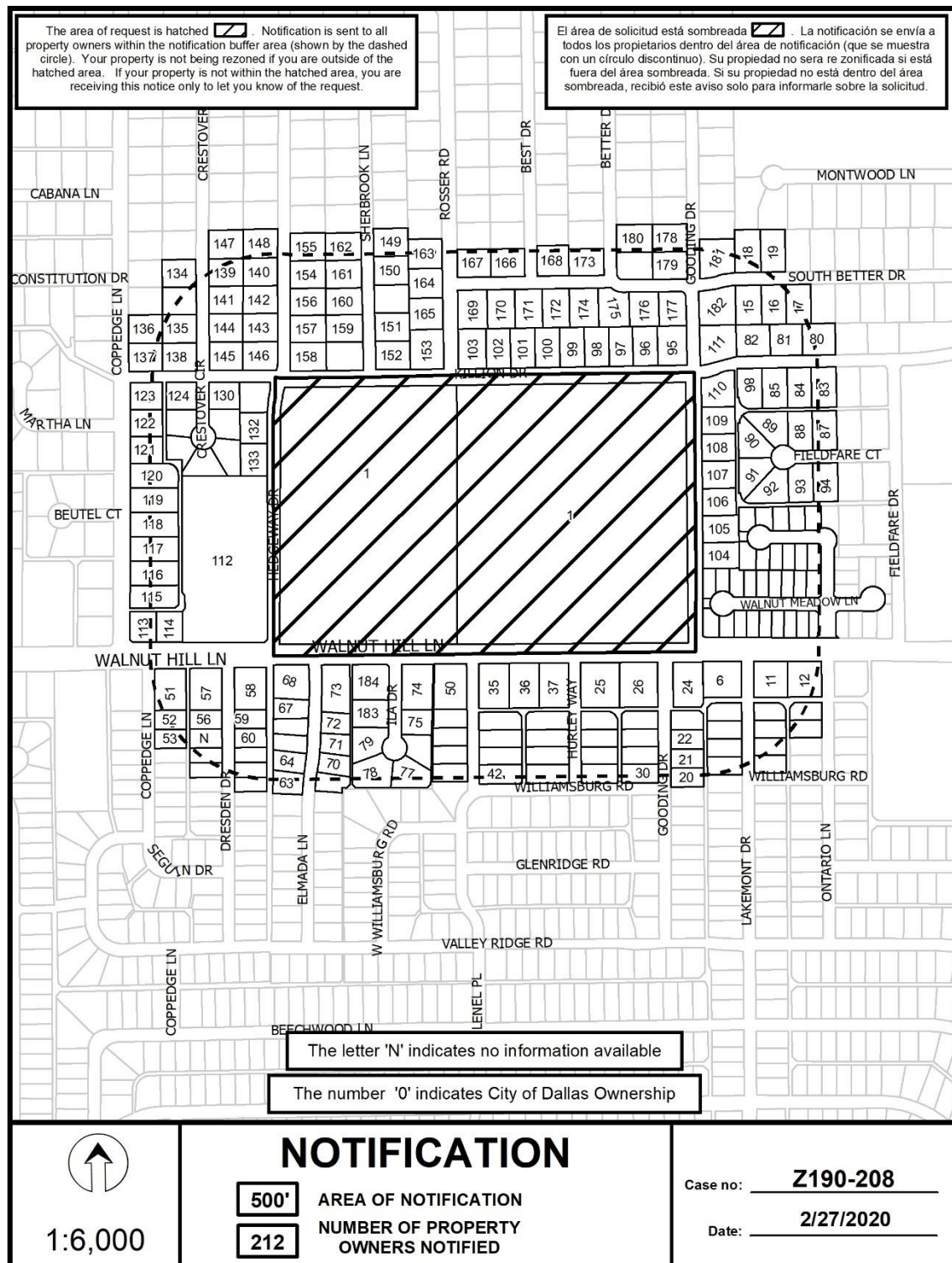














02/27/2020

***Notification List of Property Owners******Z190-208******212 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3978 KILLION DR	Dallas ISD
2	9933 LAKEMONT DR	HUSTON PATRICK
3	9939 LAKEMONT DR	MILLAR SUSAN P
4	9943 LAKEMONT DR	SHORT MURPHY ELLIS
5	9951 LAKEMONT DR	BAILEY DAVID DOUGLAS & IDA JANE
6	4080 WALNUT HILL LN	FLORES JAVIER &
7	9930 LAKEMONT DR	ZOLTEK LAUREN & THOMAS J
8	9936 LAKEMONT DR	AVEDIKIAN BRANDON & EMILY
9	9942 LAKEMONT DR	JONES VIRGINIA L
10	9948 LAKEMONT DR	BEST CURTIS ALLEN &
11	4106 WALNUT HILL LN	JENNINGS CATHERINE
12	4116 WALNUT HILL LN	WALSH KEVIN G
13	9949 ONTARIO LN	BLUMBERG DONNA
14	9945 ONTARIO LN	OHEARN MARGARET ANN
15	4058 S BETTER DR	MUFTI ARJMAND
16	4066 S BETTER DR	EADES TED M &
17	4074 S BETTER DR	KALLASSY CHARLES A &
18	4059 S BETTER DR	SZUCS DORA AMANDA
19	4067 S BETTER DR	BEST RANDOLPH B JR &
20	9926 GOODING DR	PALIT ANINDYA
21	9934 GOODING DR	TROTMAN TERESA & CRAIG
22	9938 GOODING DR	OGDEN CHRISTOPHER ANDREW & JENNIFER SPOHN
23	9946 GOODING DR	BAUER WILSON T
24	4070 WALNUT HILL LN	WEBSTER ROBERT L
25	4042 WALNUT HILL LN	RAVE ROBERT C JR
26	4054 WALNUT HILL LN	FASSIHNIA INVESTMENTS GROUP INC

02/27/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9947 GOODING DR	GALLIAN GREGGORY MICHAEL &
28	9941 GOODING DR	MASSAD MARC P &
29	9935 GOODING DR	TITUS MONTGOMERY &
30	9929 GOODING DR	COOPER GARY &
31	9904 HURLEY WAY	FAIRMONT DEVELOPMENT LLC
32	9910 HURLEY WAY	NEWBERRY RYAN J & DIANA
33	9914 HURLEY WAY	COLLINS CYNTHIA D &
34	9922 HURLEY WAY	GARCIA PEDRO RAMIREZ &
35	4006 WALNUT HILL LN	BOUMAN GUIDO
36	4016 WALNUT HILL LN	GUERRERO ANTONIA
37	4026 WALNUT HILL LN	JOHNSON WILLIAM E
38	9923 HURLEY WAY	DOWD RONALD R
39	9915 HURLEY WAY	SYLVESTER A H EST OF
40	9911 HURLEY WAY	GALLAGHER WILLIAM A
41	9905 HURLEY WAY	KERNODLE ROBERT M
42	9918 LENEL PL	IMPASTATO SALVADOR & LORI
43	9922 LENEL PL	GONDOLF ELINORE C
44	9926 LENEL PL	CARPENTER BLAIR W &
45	9934 LENEL PL	VASQUEZ MARTHA DORA
46	9917 LENEL PL	WEST SHARON VIRGINIA
47	9923 LENEL PL	SALEWSKE RICHARD A &
48	9927 LENEL PL	DAUM BRIAN P & KAYLA D
49	9935 LENEL PL	SMITH MERIT L
50	3950 WALNUT HILL LN	PISKIOULIS LAMBRINI &
51	3860 WALNUT HILL LN	WORTHAM JAY GREGG
52	9972 COPPEDGE LN	JOHNSON STEPHEN A
53	9966 COPPEDGE LN	SOTELO DAVID A
54	9957 DRESDEN DR	BUCCINO MARGUERITE L
55	9961 DRESDEN DR	LUBY JOHN
56	9973 DRESDEN DR	MORRIS SUSAN CARNEY
57	3880 WALNUT HILL LN	GADDIS WILLIAM M &

02/27/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3888 WALNUT HILL LN	DAVISSON LISA
59	9972 DRESDEN DR	MCALISTER MICHAEL W &
60	9966 DRESDEN DR	WILLIAMS DAVID K
61	9960 DRESDEN DR	CROW JERRY C
62	9950 DRESDEN DR	STRAH STEFANY
63	9947 ELMADA LN	DAWKINS ALEXANDER DOUGLAS
64	9955 ELMADA LN	TOMLINSON STEVEN MICHAEL
65	9961 ELMADA LN	MENDENHALL CHRISTOPHER JOHN &
66	9965 ELMADA LN	GANNON CECELIA M
67	9971 ELMADA LN	EVANS DONALD R & BETH L
68	3908 WALNUT HILL LN	FRAIDE OMAR & MAYRA
69	9946 ELMADA LN	CROSSLAND MICHAEL E &
70	9954 ELMADA LN	PEDERSON HANNAH C & TONY W
71	9962 ELMADA LN	CARR JOHN PAUL & ANNA BOYCE
72	9968 ELMADA LN	WIJEWEERA MAUREEN
73	3930 WALNUT HILL LN	SMIRNIS STEFANOS & BEVERLY
74	3948 WALNUT HILL LN	PHAM KHANH &
75	9918 ILA DR	MCQUAIDE JOSEPH J
76	9910 ILA DR	JOHNSON JEFFEREY W
77	9904 ILA DR	BARRONTON ALLEN EDWARD
78	9903 ILA DR	QUINTANILLA MARIO & LISA
79	9911 ILA DR	TURNAGE THOMAS A &
80	4091 KILLION DR	POMATTO CHARLES V LIFE ESTATE
81	4081 KILLION DR	RUBIO AUGUSTIN C &
82	4071 KILLION DR	BUTLER WILLIAM M
83	4094 KILLION DR	JONES CASEY L & TORI LYN
84	4086 KILLION DR	CLARK BRIAN & MICHELLE
85	4078 KILLION DR	ROMINE THOMAS & MARY AGNES ROMINE
86	4070 KILLION DR	EKIRIWANG JAMES & NANCY J
87	10153 FIELDFARE CT	MOUNT FRANK W &
88	10149 FIELDFARE CT	GARCIA RAGAN R &

02/27/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	10147 FIELDFARE CT	GRIFFIN RILEY R JR &
90	10143 FIELDFARE CT	WOLFORD EDNA
91	10141 FIELDFARE CT	GRIFFITH PAUL
92	10137 FIELDFARE CT	ONG THOMAS H
93	10133 FIELDFARE CT	PADIAN JOHN P
94	10129 FIELDFARE CT	BENNETT GEORGE A
95	4059 KILLION DR	TODD PEGGY L
96	4051 KILLION DR	WENNER MARY BETH
97	4045 KILLION DR	NEWMAN MICHAEL L &
98	4039 KILLION DR	CROTHERS COURTNEY KENNEDY & KYLE EDWARD
99	4033 KILLION DR	ICE COLLIN L & RICHARD B CASS
100	4027 KILLION DR	BRYANT DAVID H
101	4021 KILLION DR	ARROYO NELSON W &
102	4015 KILLION DR	BEVILL BRAD W
103	4007 KILLION DR	ALLEN MARK R &
104	10030 GOODING DR	VIVERO GENE E
105	10040 GOODING DR	NORTH POINT HOMES LLC SERIES B
106	10050 GOODING DR	HILL BILLY J JR & LESA J
107	10060 GOODING DR	NGO DZUNG KIM
108	10070 GOODING DR	VACA ELVIRA
109	10112 GOODING DR	LOHR C B JR EST OF
110	10122 GOODING DR	VALENTI SHARON DIANE
111	10142 GOODING DR	INTERRANTE JASPER &
112	3877 WALNUT HILL LN	FIRST BAPTIST CHURCH OF HIGHLAND VLG DBA
113	10010 COPPEDGE LN	NAVARRO JOEL
114	3863 WALNUT HILL LN	RODRIGUEZ GERARDO &
115	10018 COPPEDGE LN	CHANDRAN NEETHU KUMAR &
116	10026 COPPEDGE LN	BAGGETT JEFFREY SHANE & LAURA
117	10034 COPPEDGE LN	GEFT IRVING I
118	10042 COPPEDGE LN	PALACIOS NOE
119	10050 COPPEDGE LN	BESGROVE JAMES E

02/27/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	10058 COPPEDGE LN	METZGER MICHAEL D &
121	10066 COPPEDGE LN	LEPORIS JENNIFER
122	10106 COPPEDGE LN	KEENAN DANIEL
123	10112 COPPEDGE LN	WEAVERSANCHIZ PENNY B &
124	10119 CRESTOVER CIR	SOWANICK SCOTT &
125	10111 CRESTOVER CIR	KOCH ANTHONY B & NATALIE K
126	10107 CRESTOVER CIR	HORN CLAIRE A
127	10103 CRESTOVER CIR	BROPHY MADELINE GENE
128	10106 CRESTOVER CIR	HAMILTON JORDAN & RACHEL
129	10110 CRESTOVER CIR	LANGFORD MOLLY M
130	10118 CRESTOVER CIR	HERNANDEZ JOLANDA
131	10121 HEDGEWAY DR	MANRIQUEZ ILDA TOZZI EST OF
132	10115 HEDGEWAY DR	MUNIZ ELISA M & RICHARD BREEDWELL
133	10105 HEDGEWAY DR	PEARSON LOUANN
134	10155 CRESTOVER DR	MARTINEZ HENRY
135	10135 CRESTOVER DR	KERNODLE JOSEPH M &
136	10128 COPPEDGE LN	INSAUSTEGUI JULIETTE
137	10120 COPPEDGE LN	MCGINN LENA & TIMOTHY
138	10127 CRESTOVER DR	WARD MICHAEL GRANT &
139	10148 CRESTOVER DR	KENNEDY JAMES W
140	10149 HEDGEWAY DR	KREPPER SUZANNE
141	10142 CRESTOVER DR	FOLLOWILL JENNIFER MARIE &
142	10143 HEDGEWAY DR	STIEHLER PAMELA M
143	10135 HEDGEWAY DR	ROGERS PATRICK & LENEE
144	10134 CRESTOVER DR	SALE LEE OLIA RODGERS &
145	10126 CRESTOVER DR	REID KRISTY
146	10127 HEDGEWAY DR	SUTANTO HARTO &
147	10208 CRESTOVER DR	VILALPANDO SAYEH B & JOSE III
148	10209 HEDGEWAY DR	CLEMENS JAMES A
149	10240 SHERBROOK LN	FOSTER MICHAEL G
150	10232 SHERBROOK LN	TERRY TRAVIS D & CLAIRE G

02/27/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	10216 SHERBROOK LN	CAIN JAMES WRIGHT
152	10206 SHERBROOK LN	COOK BRENNAN
153	10141 ROSSER RD	NGHIEM QUANG NGO FAMILY TRUST
154	10148 HEDGEWAY DR	COCKRELL NANCY C
155	10208 HEDGEWAY DR	GERRON BRIAN R
156	10142 HEDGEWAY DR	HUTCHESON JON L
157	10134 HEDGEWAY DR	SHADDAY KYLE N & SHANNON
158	10126 HEDGEWAY DR	DAY STEPHEN C & KATIE
159	10217 SHERBROOK LN	RAVE DENA S EST OF
160	10225 SHERBROOK LN	DAVIS SHANNON L
161	10233 SHERBROOK LN	LI & HERNANDEZ REVOCABLE TRUST
162	10241 SHERBROOK LN	MCC ASSETS LP
163	10219 ROSSER RD	OLENICZAK JASON M &
164	10209 ROSSER RD	EMANUEL BRANDON NICHOLAS
165	10151 ROSSER RD	FELCH ALAN R
166	10207 BEST DR	RABUSE KEITH RICHARD &
167	10212 ROSSER RD	TOMPKINS TOMMY LEE
168	10206 BEST DR	DUGAS JASON & MICHELLE
169	3950 S BETTER DR	FECK DAVID & KIM
170	3958 S BETTER DR	CHAPUIS MATT L &
171	3966 S BETTER DR	BANNA RAMZI N & ERIN MICHELLE
172	3974 S BETTER DR	PECK RICHARD M & GAIL M
173	10223 BETTER DR	BROWN GORDON
174	3982 S BETTER DR	BLAKELEY STACY L
175	4016 S BETTER DR	TAYLOR LISA M
176	4022 S BETTER DR	BEAZLEY KATHLEEN
177	4030 S BETTER DR	ZAMUDIO LILA CATALDO
178	10215 GOODING DR	LEGACY MICHAEL J &
179	10207 GOODING DR	FISHLOCK BRUCE A &
180	10230 BETTER DR	ALBUS DEREK M & SARAH E
181	10210 GOODING DR	GOLDENBAUM MICHAEL &

02/27/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	10152 GOODING DR	COURSEY RAYMOND A
183	9919 ILA DR	ARCUCCI DIDIER
184	9929 ILA DR	SHILLING RALPH F JR &
185	4112 WALNUT GLEN PL	WOODMERE PROPERTIES INC
186	4110 WALNUT MEADOW LN	WALNUT MEADOWS JV I
187	4143 WALNUT GLEN PL	HOFFER TEMPLE P
188	4137 WALNUT GLEN PL	YEN PEDRO R &
189	4131 WALNUT GLEN PL	MERSON ALEX & AMY
190	4125 WALNUT GLEN PL	CACOPARDO ANGELA M
191	4119 WALNUT GLEN PL	CACOPARDO FRANK W
192	4118 WALNUT GLEN PL	BIZZELL JAMES EUSTACE II EST OF
193	4124 WALNUT GLEN PL	ACKERMAN EDWARD W &
194	4130 WALNUT GLEN PL	ANSLEY WILLIAM F
195	4136 WALNUT GLEN PL	MINTON GEORGE V
196	4142 WALNUT GLEN PL	REDDY ANIL K &
197	4148 WALNUT GLEN PL	HTA LIVING TR
198	4153 WALNUT MEADOW LN	JOHNSON DEBRA HUNTER
199	4147 WALNUT MEADOW LN	CACOPARDO KAREN
200	4135 WALNUT MEADOW LN	PITTMAN ROXANNE S FAMILY TRUST
201	4129 WALNUT MEADOW LN	ADAMS CRAIG H & SHERRI A
202	4123 WALNUT MEADOW LN	SMITH RANDALL R & PAULA
203	4117 WALNUT MEADOW LN	ELKINS WILLIAM N JR
204	4111 WALNUT MEADOW LN	TALEGHANI SINA
205	4105 WALNUT MEADOW LN	TEJAN JOSEPH M &
206	4104 WALNUT MEADOW LN	FRAZAR RICHARD D & BARBARA K
207	4116 WALNUT MEADOW LN	GOLEMON JAMES S & GLENDA M
208	4122 WALNUT MEADOW LN	CAITHNESS ANTIONETTE G &
209	4128 WALNUT MEADOW LN	TANNER MAX H JR & SALLY A TRUSTEES
210	4134 WALNUT MEADOW LN	CREEKMORE JOSEPH M & SUSAN F
211	4140 WALNUT MEADOW LN	SHAMOUN JOE & PHYLLIS
212	4146 WALNUT MEADOW LN	RANDALL CHRISTOPHER P & DEBORAH G

**FILE NUMBER:** Z190-178(PD) **DATE FILED:** January 6, 2020

**LOCATION:** West side of North Winnetka Avenue, southwest of Canada Drive

**COUNCIL DISTRICT:** 6 **MAPSCO:** 44 K

**SIZE OF REQUEST:** ±0.32 acres **CENSUS TRACT:** 101.02

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Planning

**OWNER:** Vecinos Unidos, Inc.

**REQUEST:** An application for a Specific Use Permit for a community service center use on property zoned a TH-2(A) Townhouse District with Specific Use Permit No. 525 for a day nursery.

**SUMMARY:** The applicant proposes to operate a community service center use within an existing 3,076-square-foot structure.

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



## BACKGROUND INFORMATION:

- The TH-2(A) District permits a community service center use only by a Specific Use Permit. The property also contains SUP No. 525 for a day nursery. The SUP was approved in 1970 for a permanent time period.
- The 13,939-square-foot site is currently developed with a 3,076-square foot structure constructed in 1960 as a single family dwelling. The proposed use will operate in the existing structure.

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

## **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
N. Winnetka Avenue	Minor Arterial	50 ft.	50 ft.
Vecinos Boulevard	Local Collector	24 ft.	24 ft.

## **Traffic:**

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

## STAFF ANALYSIS:

### **Comprehensive Plan:**

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

The request complies with the following land use goals and policies of the Comprehensive Plan because it is retaining the existing zoning regulations while allowing an additional use that is not only compatible but allowed within the district with an added layer of regulation.

## 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.

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

1.1.5.4 Provide appropriate transitions between non-residential uses and neighborhoods to protect stability and quality of life.

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

### GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

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.

**Policy 4.1** Promote Dallas as a city of neighborhoods and publicize neighborhood assets and programs.

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

## STAFF ANALYSIS

### Surrounding land uses:

	Zoning	Land Use
Site	TH-5-2(A), SUP No. 525	Single Family, day nursery
North	TH-2(A)	Single Family
East	TH-2(A)	Single Family
South	TH-2(A)	Single Family
West	R-5(A)	Utility Flood Control

**Land Use Compatibility:**

The approximately .32-acre request site is currently developed with a one-story, 3,076 structure and a day nursery use. The applicant is proposing to operate a community service center use which will provide social and recreational service for the neighborhood in addition to the day nursery. The request site is zoned a TH-2(A) Townhouse District. The TH-2(A) District allows a community service use by SUP only.

The request site is surrounded by residential uses to the north, west and south with a utility use to the west.

The existing SUP No. 525 for a day nursery was approved in 1970 for a permanent time period. While the Dallas Comprehensive Zoning Ordinance established prior to Chapter 51 references a day nursery use the ordinance does not define it. However, Chapter 51 established prior to March 1, 1987 defines a day nursery or kindergarten use as an establishment for four or more children left for care of and training during the day. However, Chapter 51A renames and redefines a day nursery or kindergarten use as a child care facility and defines the use as a facility that provides care, training, education, custody, treatment, or supervision for person under 14 years of age 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. Since SUP No. 525 has a permanent time period and the operator may utilize the structure for both a day nursery and a proposed community service center, the representative has opted against terminating or amending the SUP. Additionally, Chapter 51A defines a community service center as a multi-functional facility where a combination of social, recreations, welfare, health, habilitation, or rehabilitation services are provided to the public.

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

Staff took into consideration the location of the request site, at the entrance of the subdivision/neighborhood on a minor arterial street with minimal intrusion to the existing neighborhood. Staff also considered the long-time operation of this center without the necessary SUP in this area of the city and the service that the proposed use provides to the needs of the community. Therefore, staff finds the proposed use to be a complementary and compatible use with the surrounding single-family neighborhood and thus supports the request.

**Parking:**

The off-street parking requirements for a community service center is one space for each 200 square feet of floor area and the day nursery requires one space for every ten children, per SUP No. 525. The maximum floor area for the proposed use is approximately 3,076 square feet and will require a minimum of 15 off-street spaces which the applicant and site will provide. Additionally, the representative informed staff that SUP No. 525 for the day nursery is no longer in operation. However, if in the future the use begins to operate, the site will be required to comply with the parking requirements for both uses.

**Landscaping:**

No new construction or pavement is proposed by this application. New construction will require landscaping in accordance with Article X.

**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 within and surrounded by an identifiable "F" MVA category.

**LIST OF OFFICERS**

Vecinos Unidos, Inc.

Ella Vernonica Beltran, Director

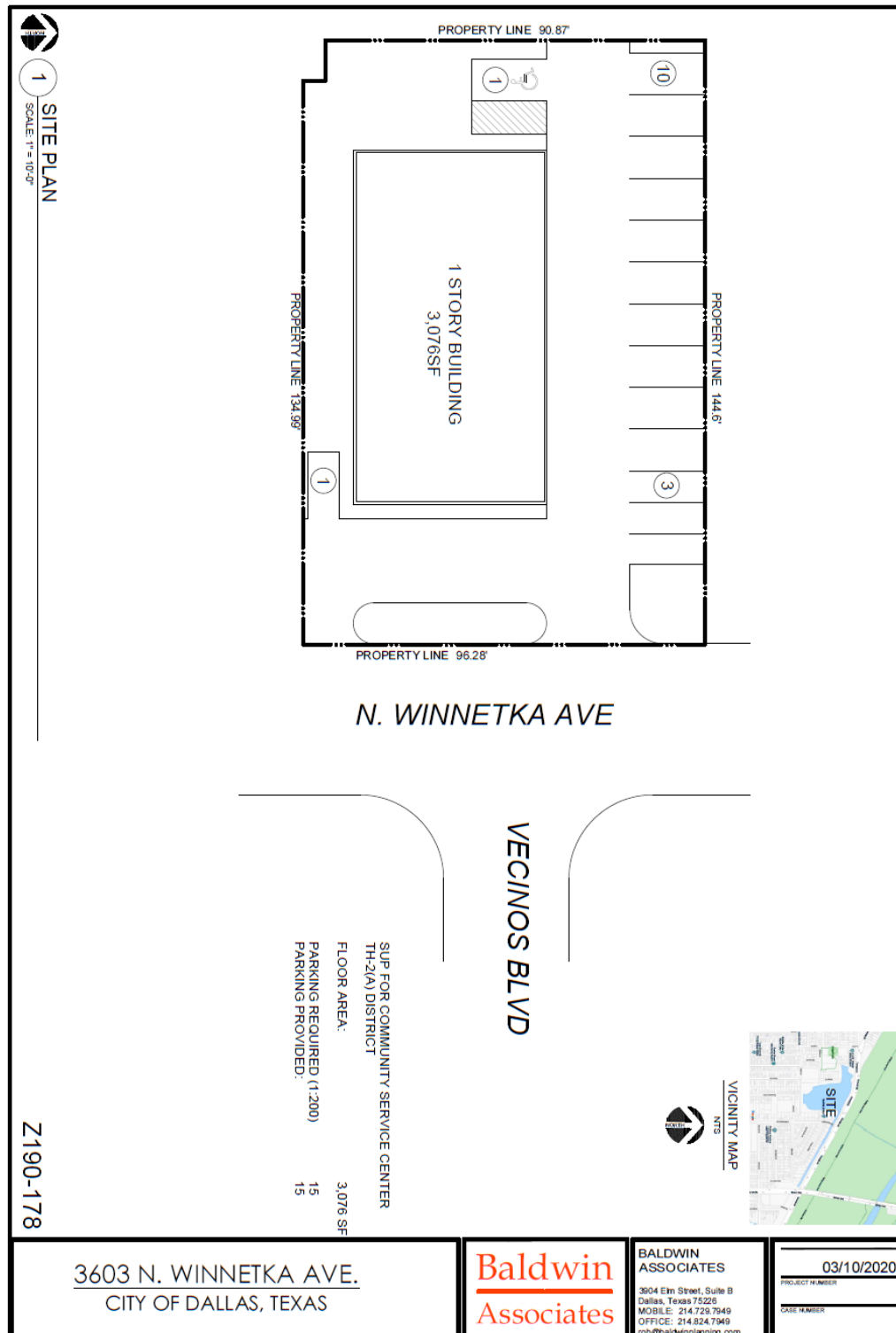
Mark Baker, Director and Secretary

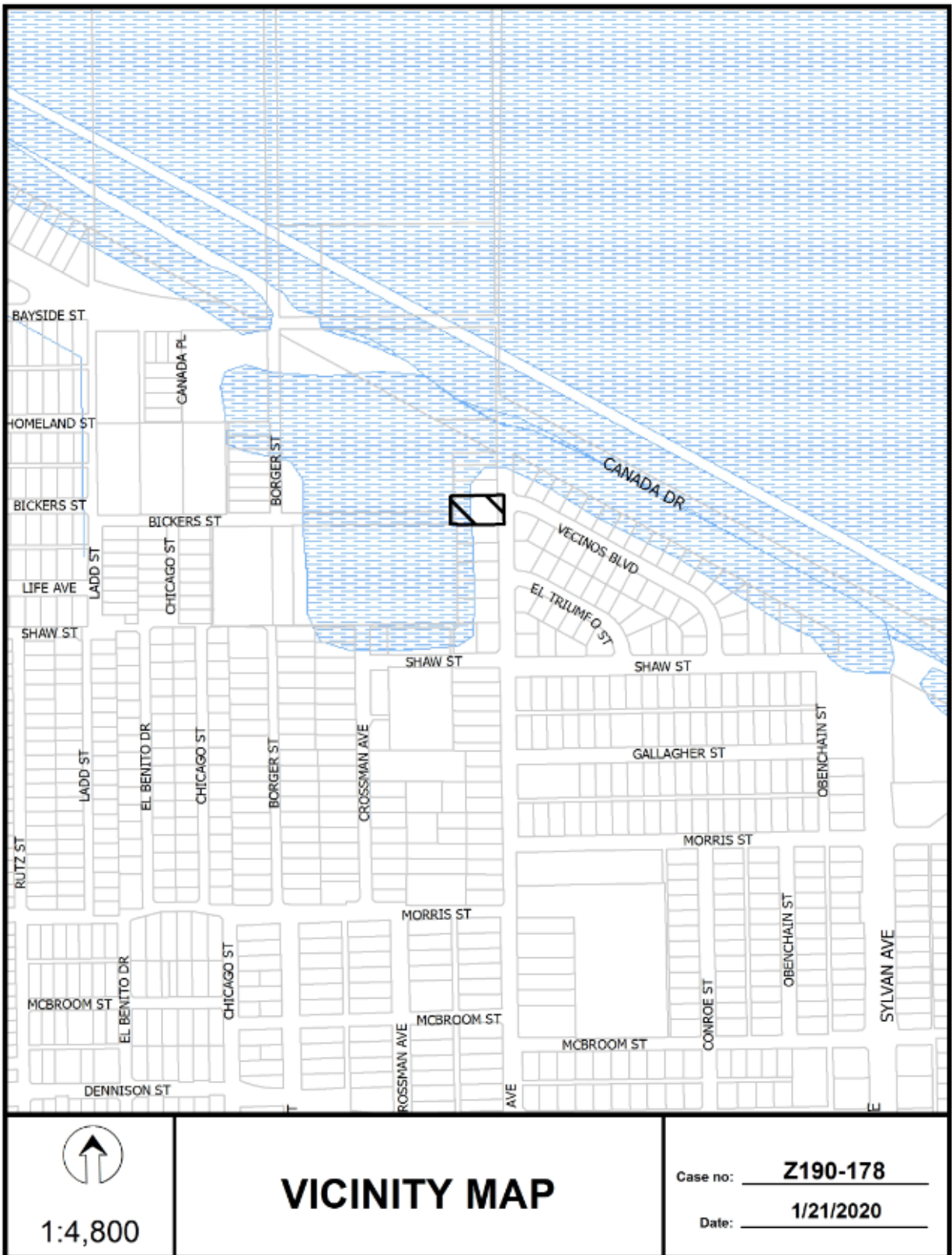
Mary Velez, Director and Chairperson

**PROPOSED SUP CONDITIONS**

1. **USE**: The only use authorized by this specific use permit is a community service center.
2. **SITE PLAN**: Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT**: This specific use permit is approved for a \_\_\_\_\_(five-year period but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. **MAXIMUM FLOOR AREA**: The maximum floor area is 3,076 square feet.
5. **PARKING**: A minimum of 15 off-street parking spaces must be provided in the location as shown on the attached site plan.
6. **MAINTENANCE**: The entire 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.

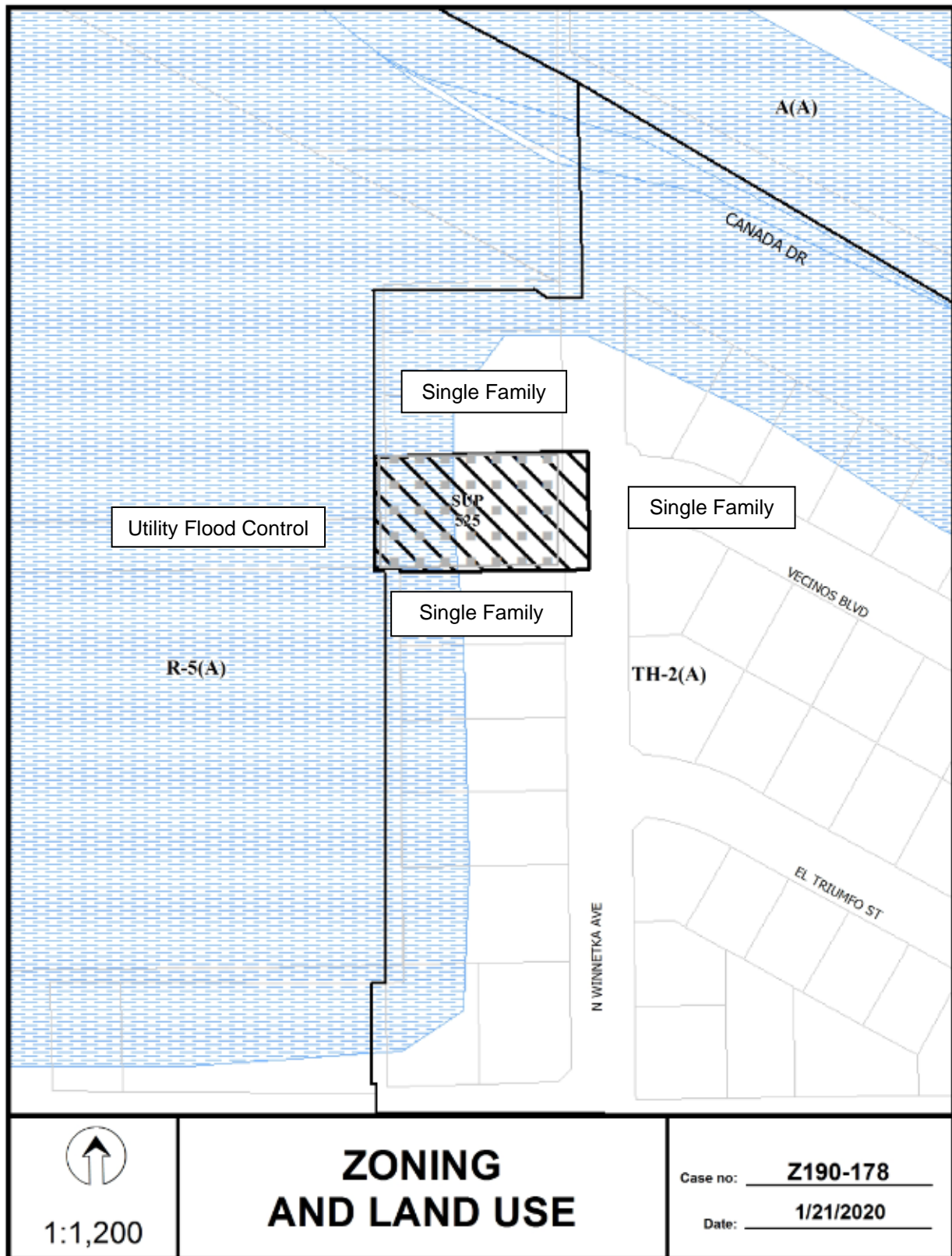
# PROPOSED DEVELOPMENT PLAN



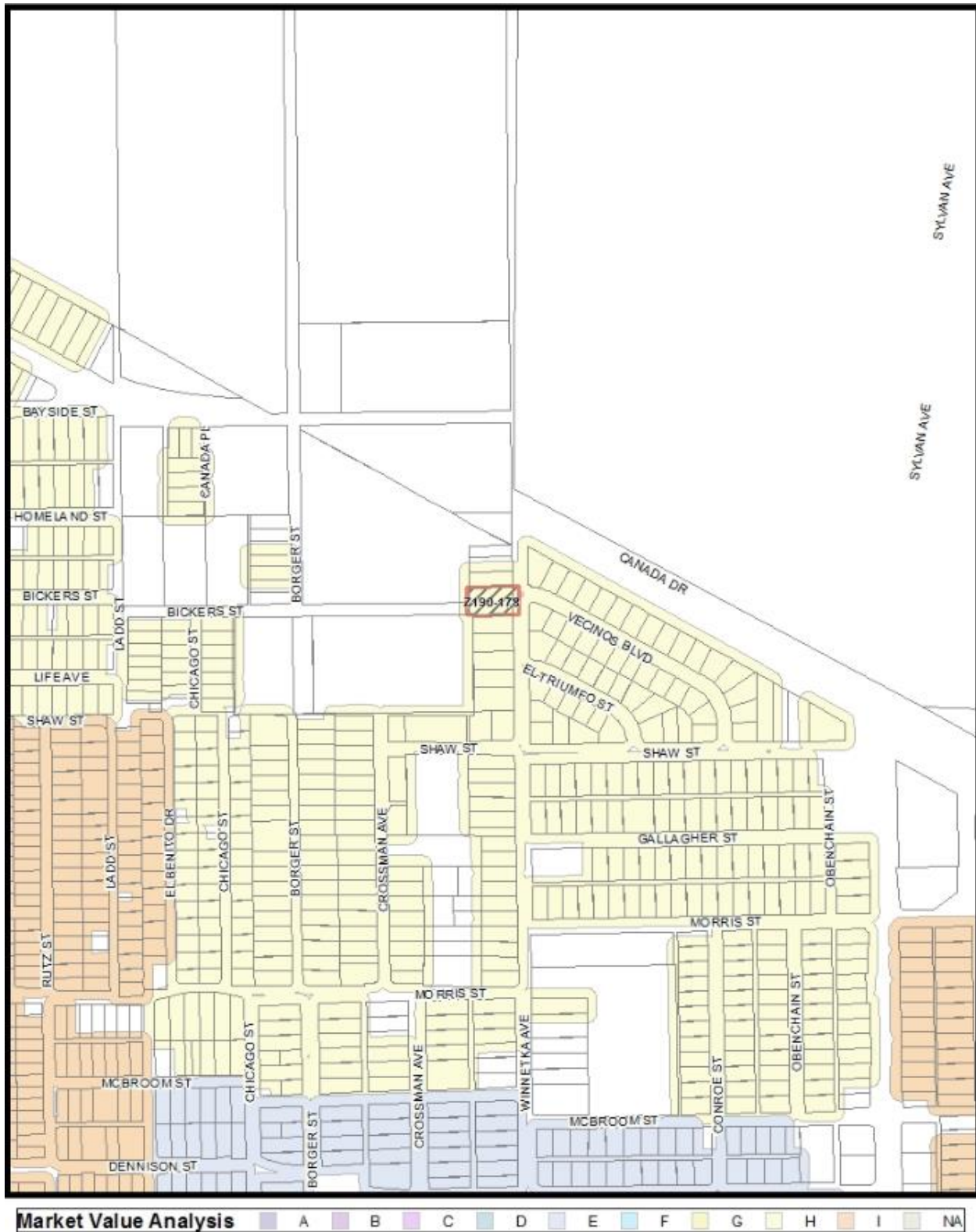






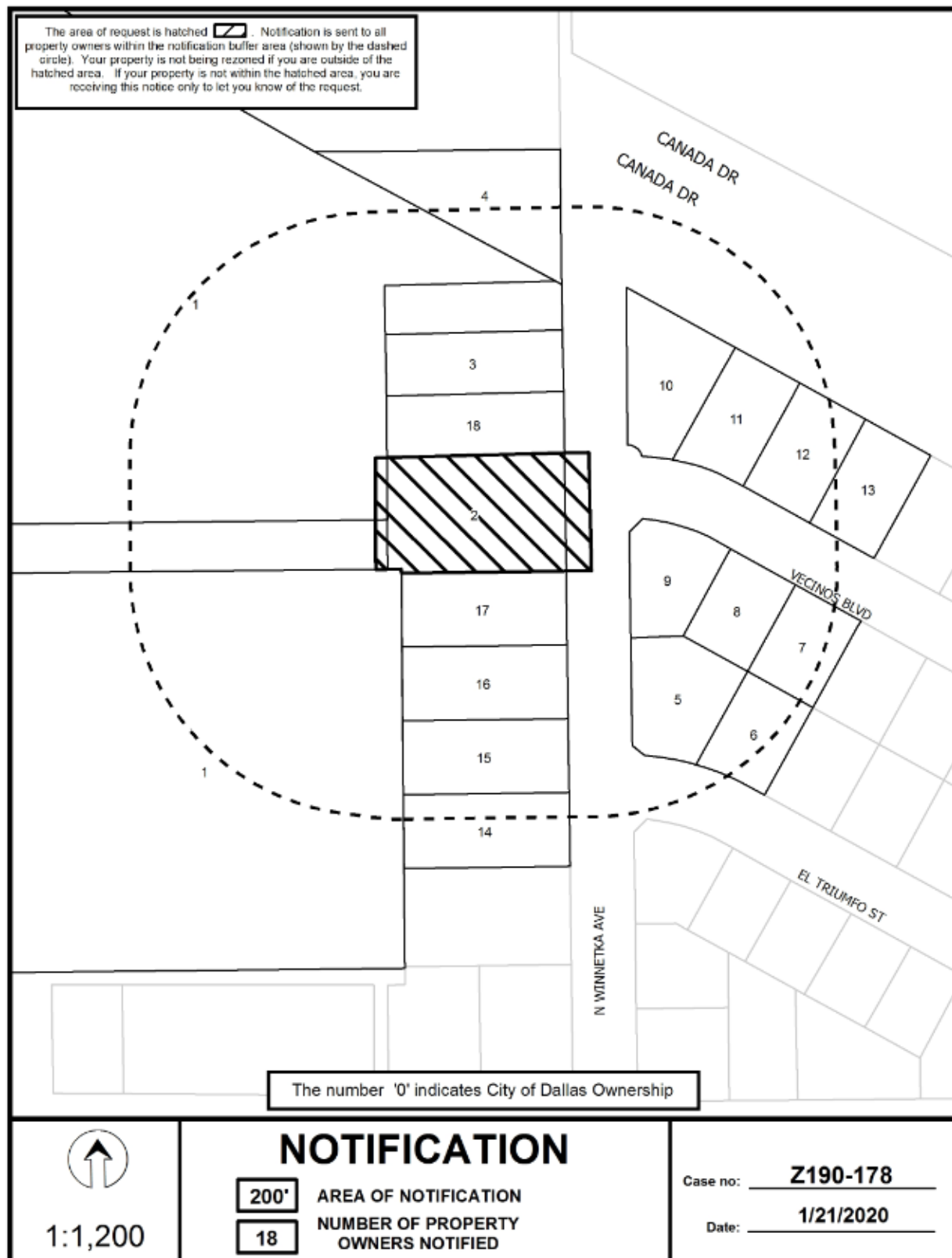






## Market Value Analysis

Printed Date: 1/22/2020



01/21/2020

## ***Notification List of Property Owners***

### ***Z190-178***

#### ***18 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1200 BICKERS ST	DALLAS COUNTY FLOOD
2	3603 N WINNETKA AVE	VECINOS UNIDOS INC
3	3609 N WINNETKA AVE	BARRAZA RODOLFO & JUANA
4	4 CANADA DR	DALLAS CITY & COUNTY
5	1053 EL TRIUMFO ST	CASTILLO VICTOR &
6	1047 EL TRIUMFO ST	CASTILLO FRANCISCO
7	944 VECINOS BLVD	RAZO PALOMA
8	948 VECINOS BLVD	OROZCO NICOLAS & RAMONA
9	952 VECINOS BLVD	CAMACHO GUILLERMINA P &
10	963 VECINOS BLVD	GAITAN BERNARDINO &
11	959 VECINOS BLVD	SHETH HEMANG A
12	955 VECINOS BLVD	RAZO PASCUAL & MANUELA
13	951 VECINOS BLVD	GARCIA MARIA DE LOS ANGELES
14	3509 N WINNETKA AVE	GUERRERO SANTIAGO &
15	3513 N WINNETKA AVE	RAZO LAZARO
16	3517 N WINNETKA AVE	VILLATORO PASTORA
17	3521 N WINNETKA AVE	CRUZ RAYMUNDO &
18	3605 N WINNETKA AVE	ALEMAN ESTEBAN

**Planner: Pamela Daniel****FILE NUMBER:** Z190-207(PD) **DATE FILED:** February 19, 2020**LOCATION:** Southeast side of Herrling Street, northeast of 2<sup>nd</sup> Avenue**COUNCIL DISTRICT:** 7 **MAPSCO:** 46 V**SIZE OF REQUEST:** ± 17,850 sq. ft. **CENSUS TRACT:** 27.02

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**REPRESENTATIVE:** Anish Thakrar**OWNER:** Anilkumar & Rama Thakrar Family Trust**REQUEST:** An application for a D(A) Duplex Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.**SUMMARY:** The purpose of this request is to allow for the development of three duplex structures.**STAFF RECOMMENDATION:** Approval.**PLANNED DEVELOPMENT No. 595**<http://dallascityattorney.com/51P/Articles%20Supp%2039/ARTICLE%20595.pdf>

## BACKGROUND INFORMATION:

- On September 26, 2001, the City Council approved the creation of PD No. 595 comprised of nine residential and nonresidential subdistricts.
- The site contains 17,850 square foot site of undeveloped land zoned for R-5(A) Single Family Subdistrict uses.
- The request site consists of three platted lots that have never been developed upon.
- The applicant seeks to rezone the site to a D(A) Duplex Subdistrict to allow for the construction of three one-story duplex structures (two units on one lot), however staff has advised that only two duplex structures will be permitted since the minimum lot area is 6,000 square feet per lot.

**Zoning History:** There been no recent zoning request within the area in the last five years.

## **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Herrling Street	Local	24 feet	24 feet

## **Traffic:**

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request 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 applicant's request generally complies 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 1.1.5      Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

### **GOAL 1.3      PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS**

Policy 1.3.1      Create housing opportunities throughout Dallas.

## **ECONOMIC ELEMENT**

### **GOAL 2.1      PROMOTE BALANCED GROWTH**

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

### **GOAL 2.5      FOSTER A CITY OF GREAT NEIGHBORHOODS**

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

## **NEIGHBORHOOD PLUS STRATEGIC**

### **GOAL 5.0 EXPAND HOME-OWNERSHIP**

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

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

## **NEIGHBORHOOD ELEMENT**

### **GOAL 7.1 PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS**

Policy 7.1.2 Promote neighborhood-development compatibility.



**Surrounding Land Uses:**

	<b>Subdistricts in PD No. 595</b>	<b>Land Use</b>
Site	R-5(A)	Undeveloped
Northwest	R-5(A)	Undeveloped
Northeast	R-5(A)	Single Family
Southwest	CC	Church
Southeast	CC	Church

**Land Use Compatibility:**

The overall site is comprised of three parcels, which combined, total approximately 17,850 square feet of land. The purpose of this request is to change the zoning of the entire subject site to a D(A) Duplex District, which allows duplex uses.

Surrounding uses include undeveloped land to the northwest across Herrling Street, single family immediately adjacent to the northeast, and a church use to the southwest along Second Avenue and southeast. The zoning districts surrounding the request site to the southwest and southeast support uses that predominantly serve neighborhood and community needs and are consistent with the development of a residential duplex development immediately adjacent.

While the applicant proposes three duplex structures after platting the site, only two duplex structures will be permitted due to the Development Code requiring a minimum lot size of 6,000 square feet. Additionally, ensuring that the proposed development will maintain consistency with the adjacent R-5(A) Districts to the northwest and northeast, the proposed development will be required to maintain a front yard setback of 20 rather than the 25 feet required by the D(A) District to maintain block continuity, thereby making the increased setback ineligible for application.

Staff supports the applicant's request (1) since the effect of rezoning would then be infill of a single-family use that is entirely suitable for the neighborhood, and (2) a D(A) Duplex District is considered as a compatible transitional use between retail and single family zoning with similar transitional zoning existing just southeast of the request site at the terminus of Spring Avenue and 1<sup>st</sup> Avenue.

**Development Standards:**

<b><u>DISTRICT</u></b>	<b><u>SETBACKS</u></b>		<b><u>Density</u></b>	<b><u>Height</u></b>	<b><u>Lot Coverage</u></b>	<b><u>Special Standards</u></b>	<b><u>PRIMARY Uses</u></b>
	<b><u>Front</u></b>	<b><u>Side/Rear</u></b>					
PD 595 R-5(A) - Existing Single Family	**20'	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%	Min. Lot: 5,000 sq. ft.	Single family
PD 595 D(A) - Proposed Duplex	25'	5'	1 Dwelling Unit/ 3,000 sq. ft.	36'	60%	Min. Lot: 6,000 sq. ft.	Duplex & single family

\*\*Sec.4.401(a)(6) requires block continuity, thereby making the minimum front yard in this case, 20 feet due to adjacency and remainder of the block maintaining the R-5 District requirements.

**Off-Street Parking:**

Parking regulations will require compliance with Chapter 51A-4.209(2) of the Dallas Development Code requiring two spaces per dwelling.

**Landscaping:**

Landscaping of any development will be in accordance with the landscape regulations of PDD No. 595.

**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 area of request is not located within an MVA cluster, surrounding properties to the northeast are categorized as being within a "I" MVA cluster.

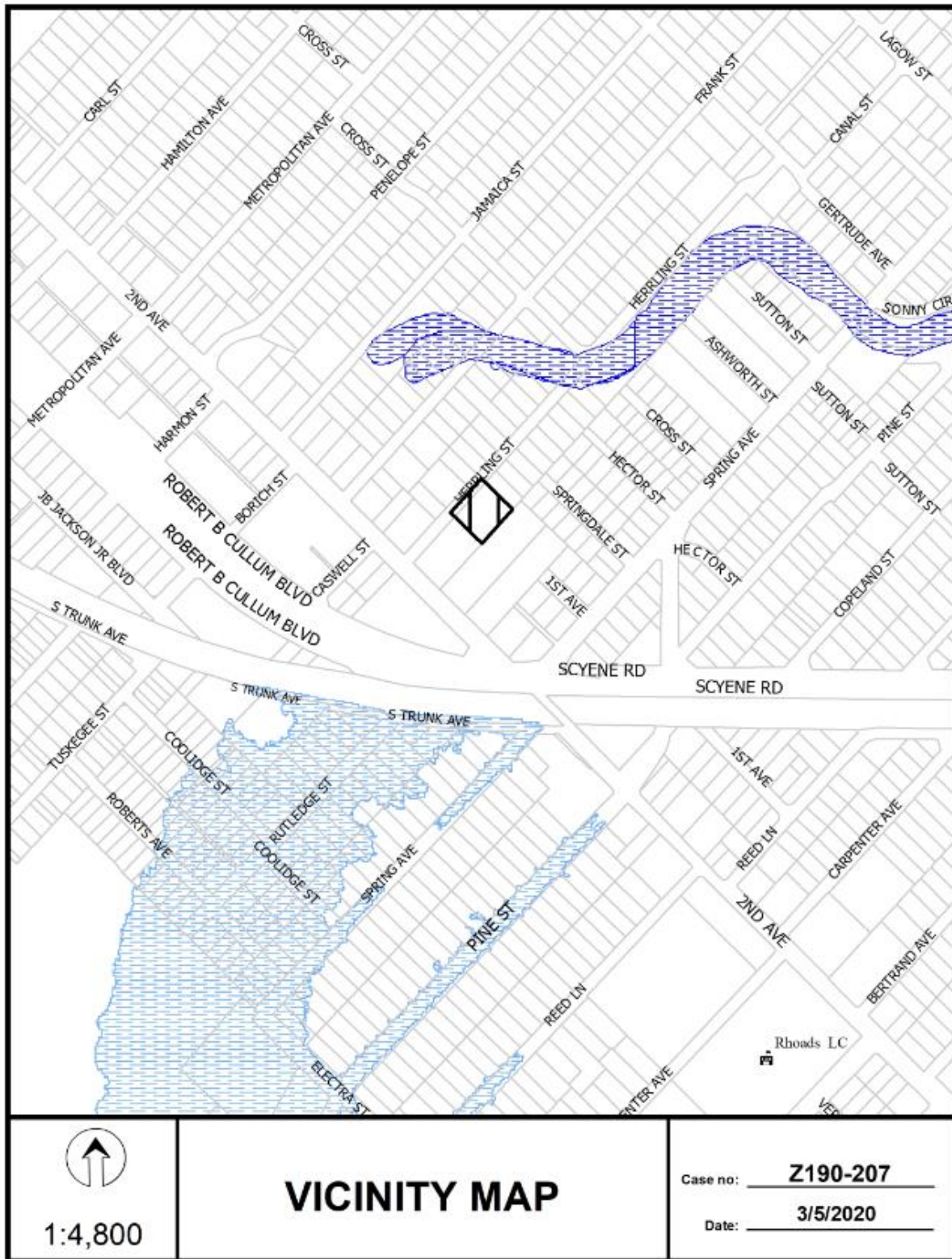
<b>List of Partners/Principals/Officers</b>
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**Anilkumar and Rama Thakrar Family Trust**

Anilkumar Thakrar	Trust member
Rama Thakrar	Trust member
Anish Thakrar	Trust member

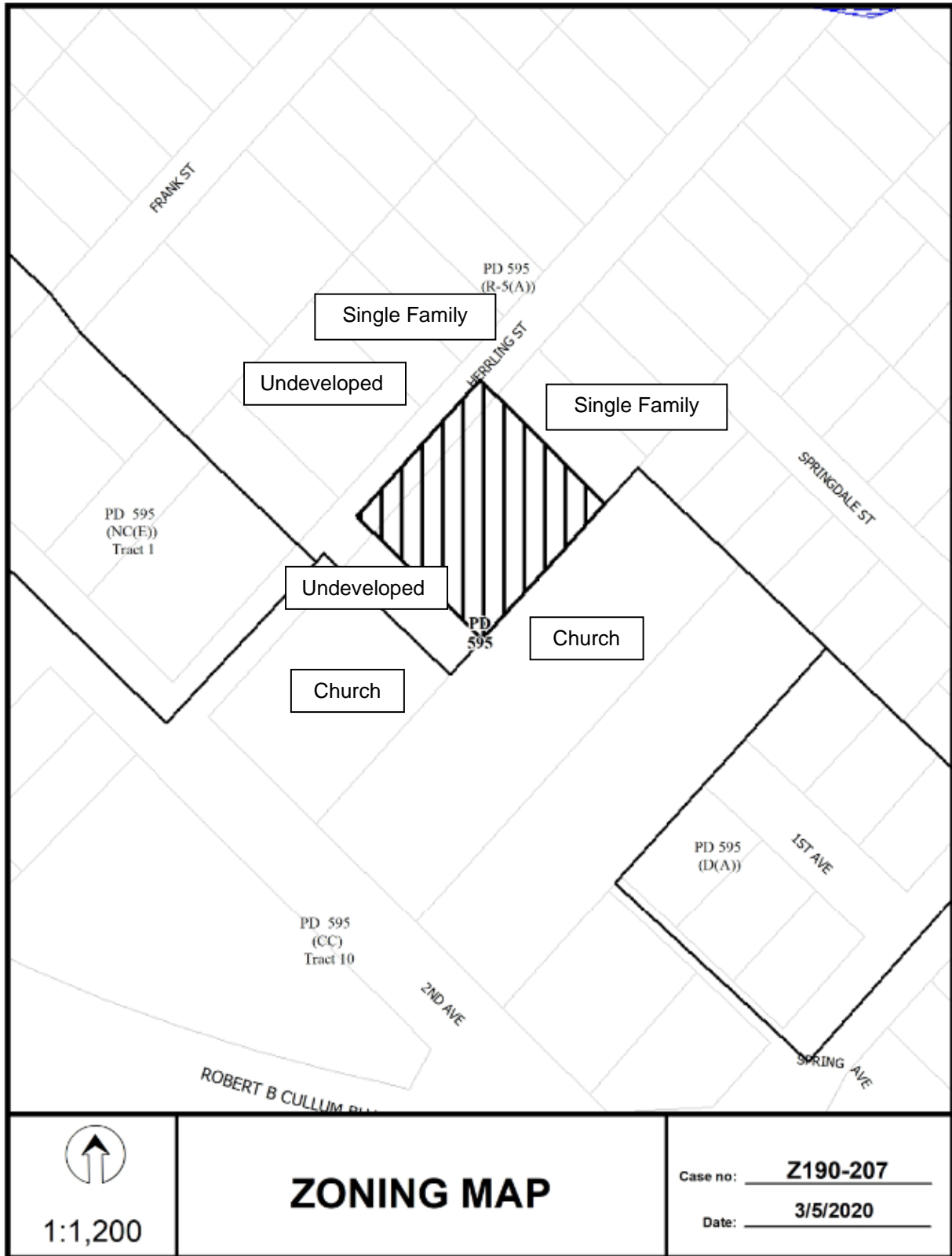
**Proposed Site Plan/Floor Plan**  
(for illustrative purposes only)



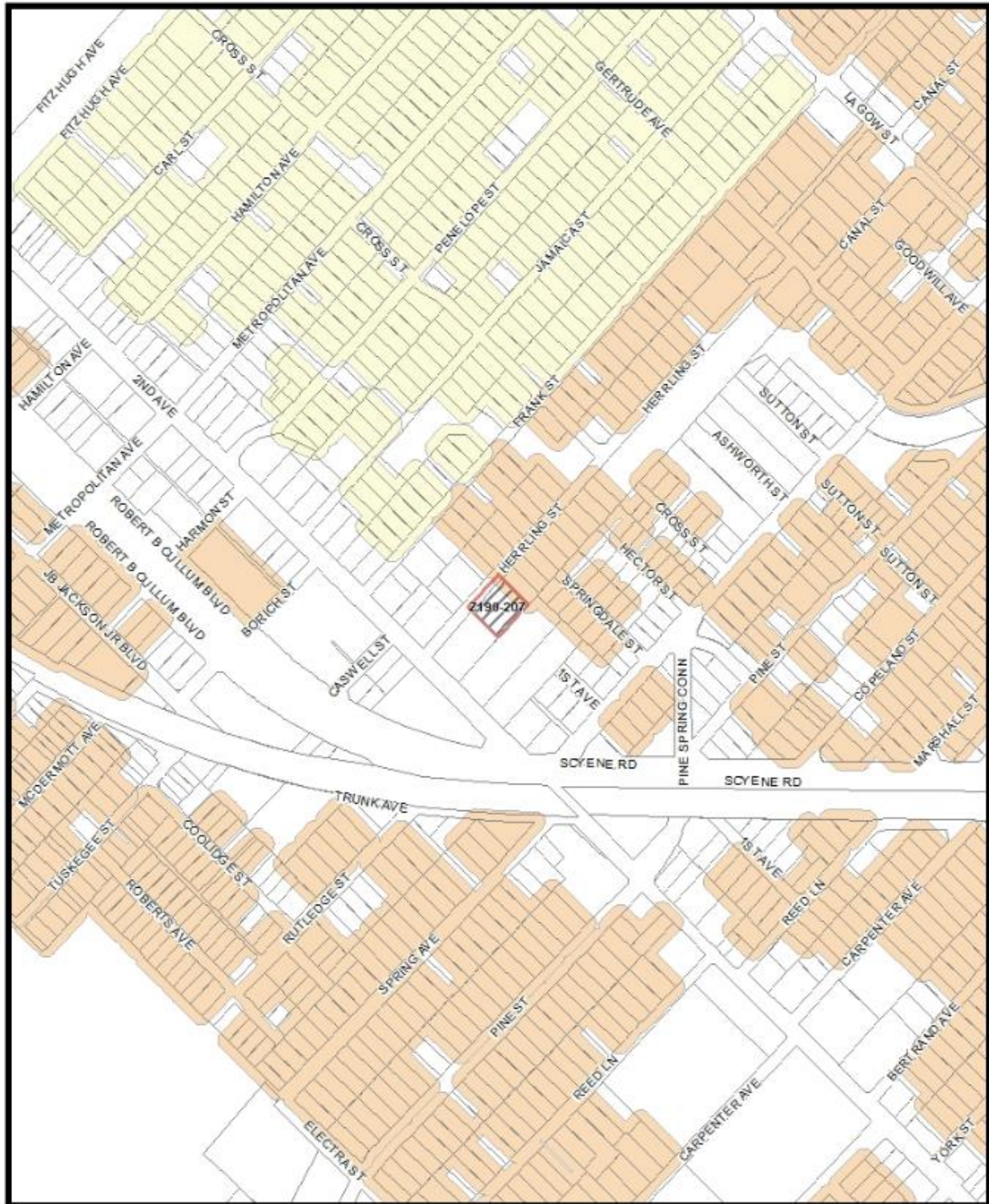












Market Value Analysis A B C D E F G H I NA

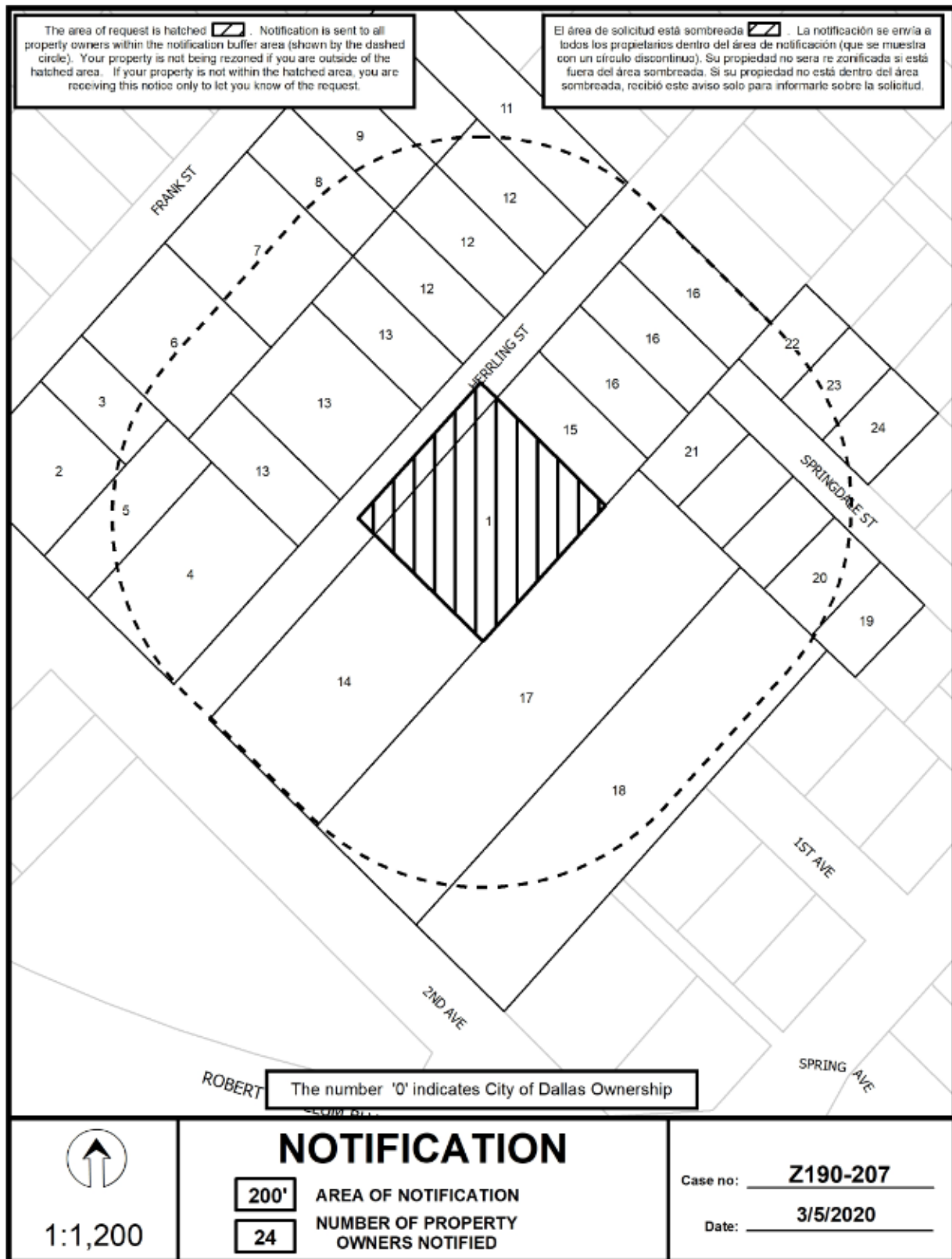


1:4,800

## Market Value Analysis

Printed Date: 3/5/2020





03/05/2020

***Notification List of Property Owners******Z190-207******24 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3522 HERRLING ST	THAKRAR ANIKUMA & RAMA
2	2524 2ND AVE	HENDLEY JAMES G &
3	3510 FRANK ST	MORELAND ESTHER MAE &
4	2542 2ND AVE	DAVIS ROBERT E JR & D'ANN
5	2536 S 2ND AVE	DAVIS ROBERT E JR & D'ANN
6	3514 FRANK ST	EC CONSTRUCTION LLC
7	3522 FRANK ST	ROSS MARY LF ESTAT
8	3530 FRANK ST	AMS GENERAL CONTRACTORS LLC
9	3602 FRANK ST	DAWSON DOROTHY LIFE EST
10	3604 FRANK ST	CLARKSON AARON
11	3610 FRANK ST	SMITH ELOISE JACKSON EST OF & ETAL
12	3605 HERRLING ST	KIMBROUGH INVESTMENTS LLC
13	3527 HERRLING ST	MOSES REALTY LTD
14	2616 2ND AVE	HOLY GROVE MISSIONARY BAPTIST CH
15	3530 HERRLING ST	KIMBROUGH ZACKARY J JR
16	3602 HERRLING ST	WILLIAMS SHANTAE
17	2702 S 2ND AVE	2702 SECOND AVE LLC
18	2706 S 2ND AVE	CITY PARK A LOT LP
19	2719 SPRINGDALE ST	THOMPSON SHERRY
20	2715 SPRINGDALE ST	WASHINGTON KENNETH D
21	2703 SPRINGDALE ST	GOOD URBAN DEVELOPMENT LLC
22	2702 SPRINGDALE ST	CENTENO MIGUEL RODRIGUEZ
23	2706 SPRINGDALE ST	SUNTRUP-SENSEMAN JEAN M TR
24	2710 SPRINGDALE ST	RATCLIFF JOSEPHINE EST OF

**FILE NUMBER:** Z189-366(PD)

**DATE FILED:** September 26, 2019

**LOCATION:** Southwest corner of North Jim Miller Road and Samuell Boulevard

**COUNCIL DISTRICT:** 7

**MAPSCO:** 48 E

**SIZE OF REQUEST:** ± .157 acres

**CENSUS TRACT:** 122.06

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**REPRESENTATIVE:** Malik Parvez, Business Zoom LLC

**APPLICANT:** BZ Mart

**OWNER:** Jim Miller Ctr, LP

**REQUEST:** An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

**SUMMARY:** The applicant proposes the sale of alcoholic beverages for off-premise consumption in conjunction with the existing ±2,300-square-foot food store [BZ Mart].

**STAFF RECOMMENDATION:** **Hold under advisement until June 4, 2020.**

**PRIOR CITY ACTION:** The City Plan Commission meeting was cancelled from the April 9, 2020 meeting.

**BACKGROUND:**

- The request site is developed within a multi-tenant, one-story, retail building with approximately 44,849 square feet overall and is in a D-1 Liquor Control Overlay.
- On January 13, 2016, City Council approved 1) a D-1 Liquor Control Overlay and 2) Specific Use Permit No. 2169 for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less for a one-year period, subject to a site plan and conditions. Per the representative, the sale of alcohol ceased after SUP No. 2169 expired on January 13, 2017.
- The applicant proposes to use the 2,300-square-foot suite for a general merchandise use. The use is permitted by right within the existing zoning district however the D-1 Liquor Control Overlay requires a Specific Use Permit to serve alcoholic beverages.

**Surrounding Zoning History:** There have been two zoning requests in the vicinity within the last two years.

1. **Z134-181** On January 13, 2016, the City Council approved a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a RR-D Regional Retail District with a D Liquor Control Overlay on the southeast corner of Samuell Boulevard and N. Jim Miller Road.
2. **Z156-314** On November 9, 2016, the n City Council approved a renewal of SUP No. 1907 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the southeast corner of Samuell Boulevard and North Jim Miller Road

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
North Jim Miller Road	Principal Arterial	100 feet
Samuell Boulevard	Principal Arterial	100 feet

**Traffic:**

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

**Surrounding Land Uses:**

	Zoning	Land Use
Site	RR-D-1	General merchandise/Cstore
North	RR-D	Retail uses, auto related use
East	RR-D,	Retail uses, shopping center
South	RR-D	Retail uses, shopping center
West	RR-D	Retail uses, shopping center

**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 because it is retaining the existing zoning regulations while allowing an additional use that is compatible and allowed within the zoning district with an added layer of regulation.

**ECONOMIC ELEMENT**

**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 with the region.

**URBAN DESIGN**

**GOAL 5.3** ESTABLISH WALK-TO CONVENIENCE

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

The existing general merchandise or food store does not have residential adjacency and is consistent with the above goals and policies of the Comprehensive Plan.

Additionally, the sale of alcoholic beverages in conjunction with the main does not directly impact the compatibility.

**Land Use Compatibility:**

The .157 acre request site is developed with four separate buildings that approximately 44,849 square-feet of floor area that house several retail uses, office uses, a general merchandise store use, a medical clinic or ambulatory service use, a day child-care facility, and church office uses.

There is a child-care facility within the same shopping center. The Development Code permits retailers that will hold or intends to hold a Chapter 26 license that permits the sale of beer and wine for off-premise consumption to operate within proximity of this protected use.

The surrounding land uses consist of an auto-related use immediately to the north, retail uses to the north across Samuell Boulevard, and to the east along North Jim Miller Road. Single family uses exist further west with a multifamily use to the southeast across N. Jim Miller Road.

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

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

- Surveillance camera systems,
- Video recording and storage systems,

- Alarm systems,
- Drop safes,
- Security signs,
- Height markers,
- Store visibility,
- Safety training programs, and
- Trespass affidavits.

The request conforms to the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code. The proposed sale of alcoholic beverages in conjunction with the existing general merchandise or food store and is not anticipated to negatively impact the adjacent properties. Based on site evaluation, presence of gaming machines without obtaining the necessary permits, and expiration of the Chapter 12B license on April 23, 2019, staff recommends holding the request under advisement to allow the operator an opportunity to obtain the license, staff recommends holding the request under advisement until June 4, 2020.

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one (1) space per 200 square feet of floor area. Therefore, the ±2,300-square-foot convenience store requires 12 parking spaces. As depicted on the site plan, 251 spaces are provided to serve the retail uses located on-site.

**Landscaping:**

No new development is proposed. Therefore, no additional landscaping is required. Any new development on the property will require landscaping per Article X, as amended 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 (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 is adjacent to an “F” MVA cluster to the west and south and an “E” MVA cluster to the east across Jim Miller Road.

Z189-366(PD)

### **Crime Statistics:**

Crime statistics covering the period from January 13, 2017 to April 30, 2020 follows. The crime statistics reflect 5 incidences, 4 calls, and 5 arrests within a three-year period.

### **Incidences:**

093703-2017	17-017112	4/27/2017	11:15	5455 N JIM MILLER RD	75227	WARRANT HOLD (OUTSIDE AGENCY)
093703-2017	17-017114	4/27/2017	11:10	5455 N JIM MILLER RD	75227	DRUG/ NARCOTIC VIOLATIONS
093703-2017	17-017114	4/27/2017	11:10	5455 N JIM MILLER RD	75227	WARRANT HOLD (OUTSIDE AGENCY)
093703-2017	17-017114	4/27/2017	11:10	5455 N JIM MILLER RD	75227	WARRANT HOLD (OUTSIDE AGENCY)
077039-2018	18-012174	4/13/2018	4:55	5455 N JIM MILLER RD	75227	WARRANT HOLD (OUTSIDE AGENCY)

### **Calls:**

RMS/NIBRS	131332-2019	2019	131332-2019-01	3	20 - ROBBERY	ROBBERY OF BUSINESS (AGG)
RMS/NIBRS	154919-2018	2018	154919-2018-01	3	41/20 - ROBBERY - IN PROGRESS	ROBBERY OF INDIVIDUAL
RMS	219244-2017	2017	219244-2017-01	3	09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE
RMS/NIBRS	261447-2019	2019	261447-2019-01	3	41/20 - ROBBERY - IN PROGRESS	ROBBERY OF BUSINESS

### **Arrests:**

DRUG/ NARCOTIC VIOLATIONS	1
WARRANT HOLD (OUTSIDE AGENCY)	4



Z189-366(PD)

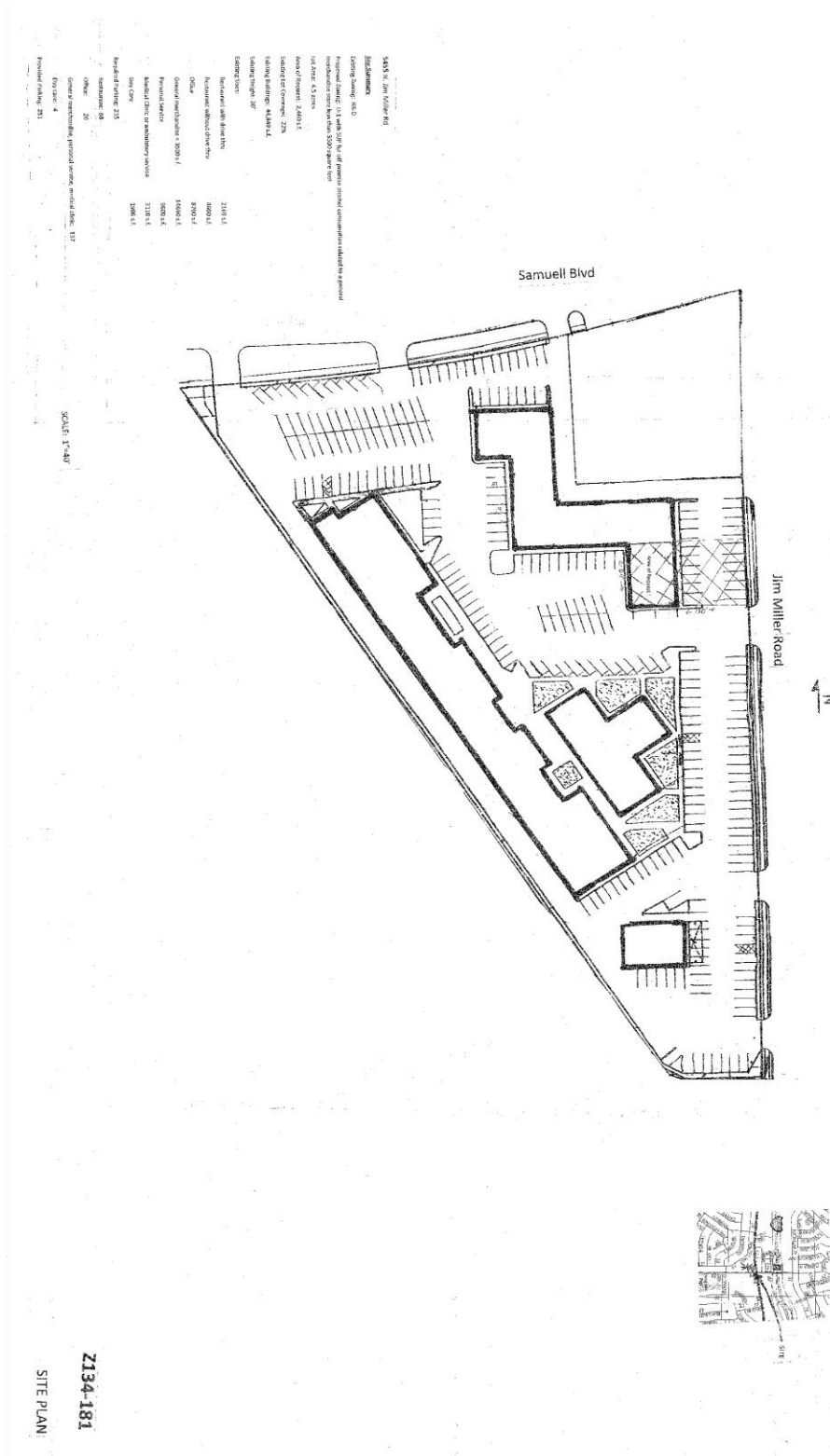
**LIST OF OFFICERS**  
Jim Miller Ctr, LP

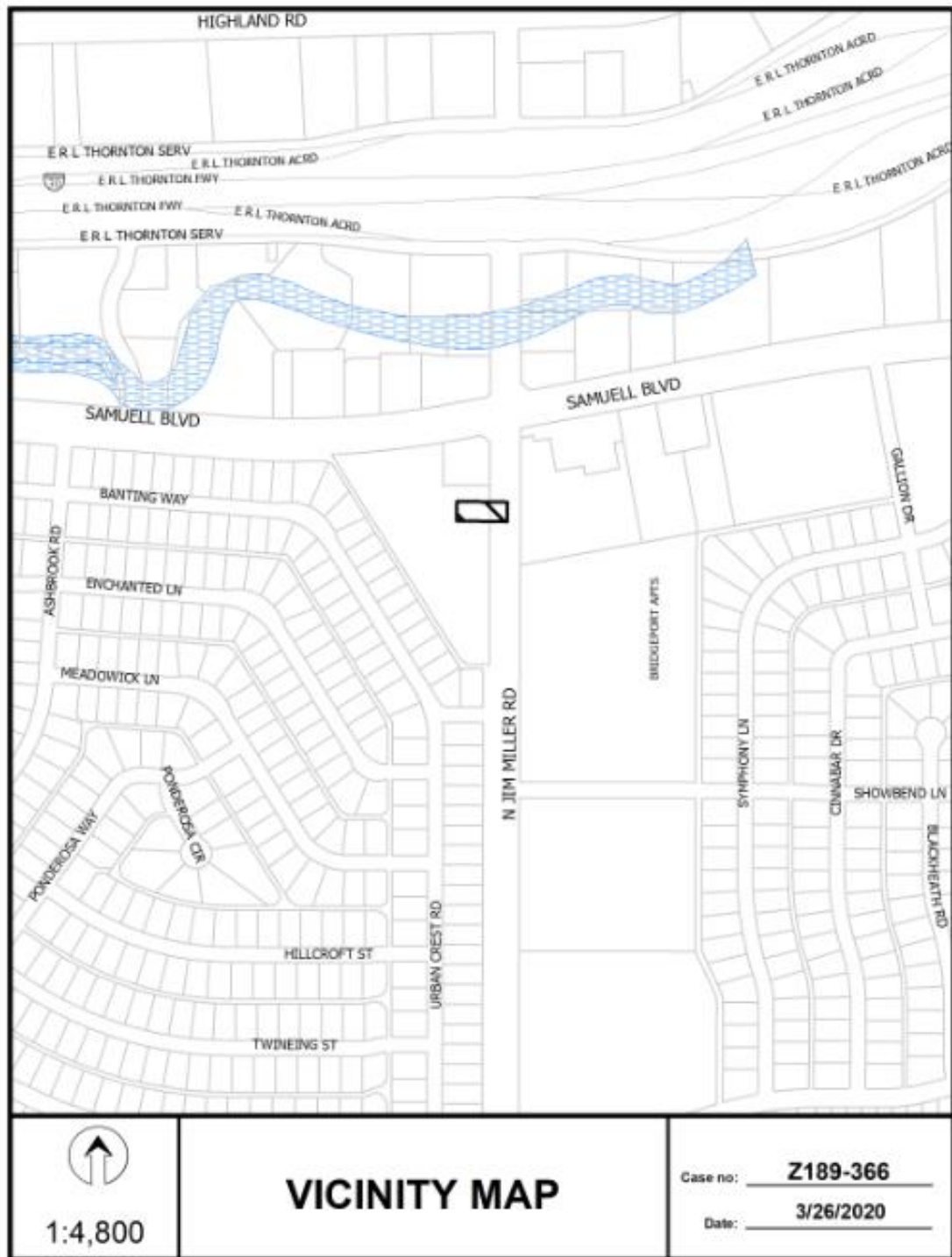
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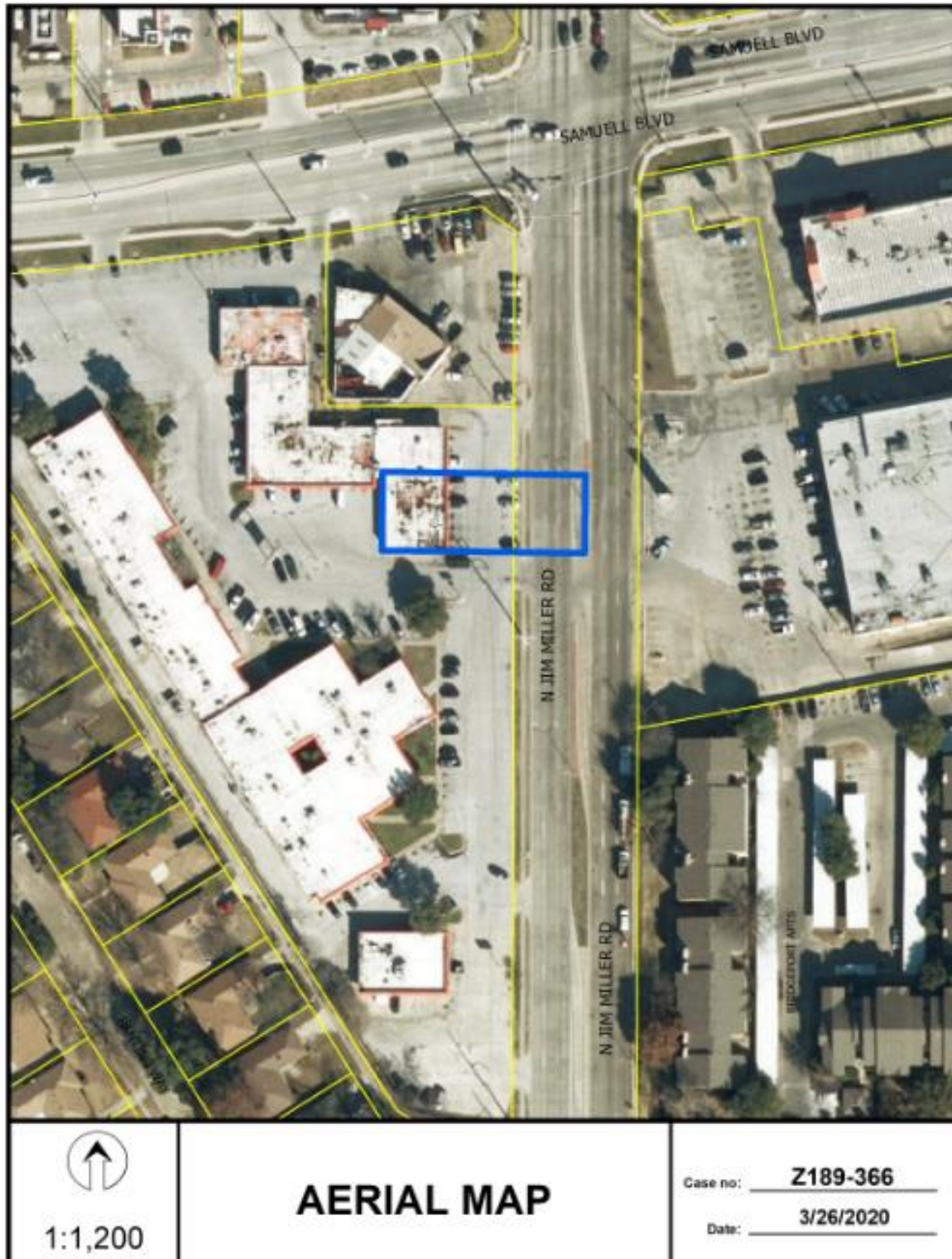
### **Proposed SUP Conditions**

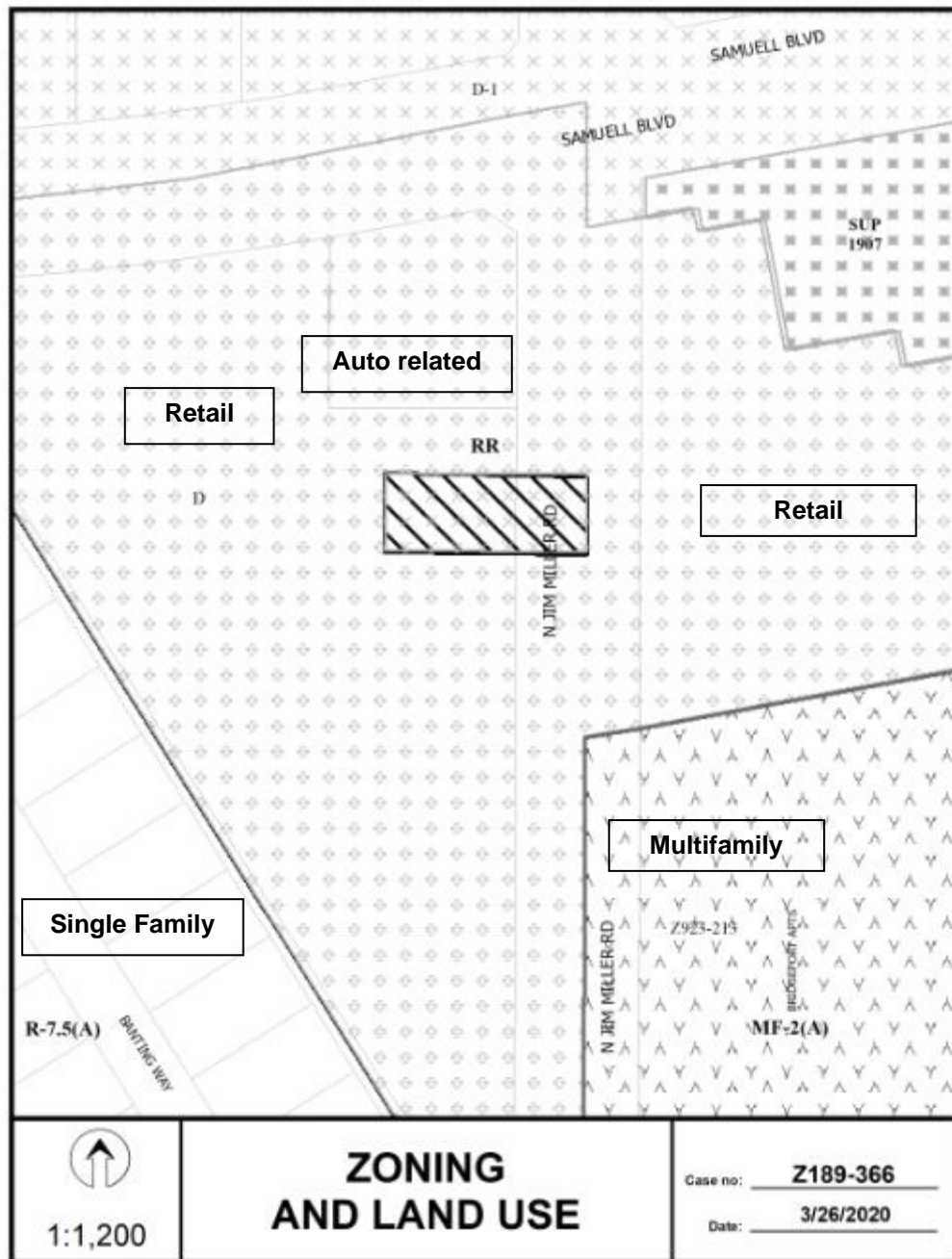
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on \_\_\_\_\_ (**three year**).
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 Site Plan

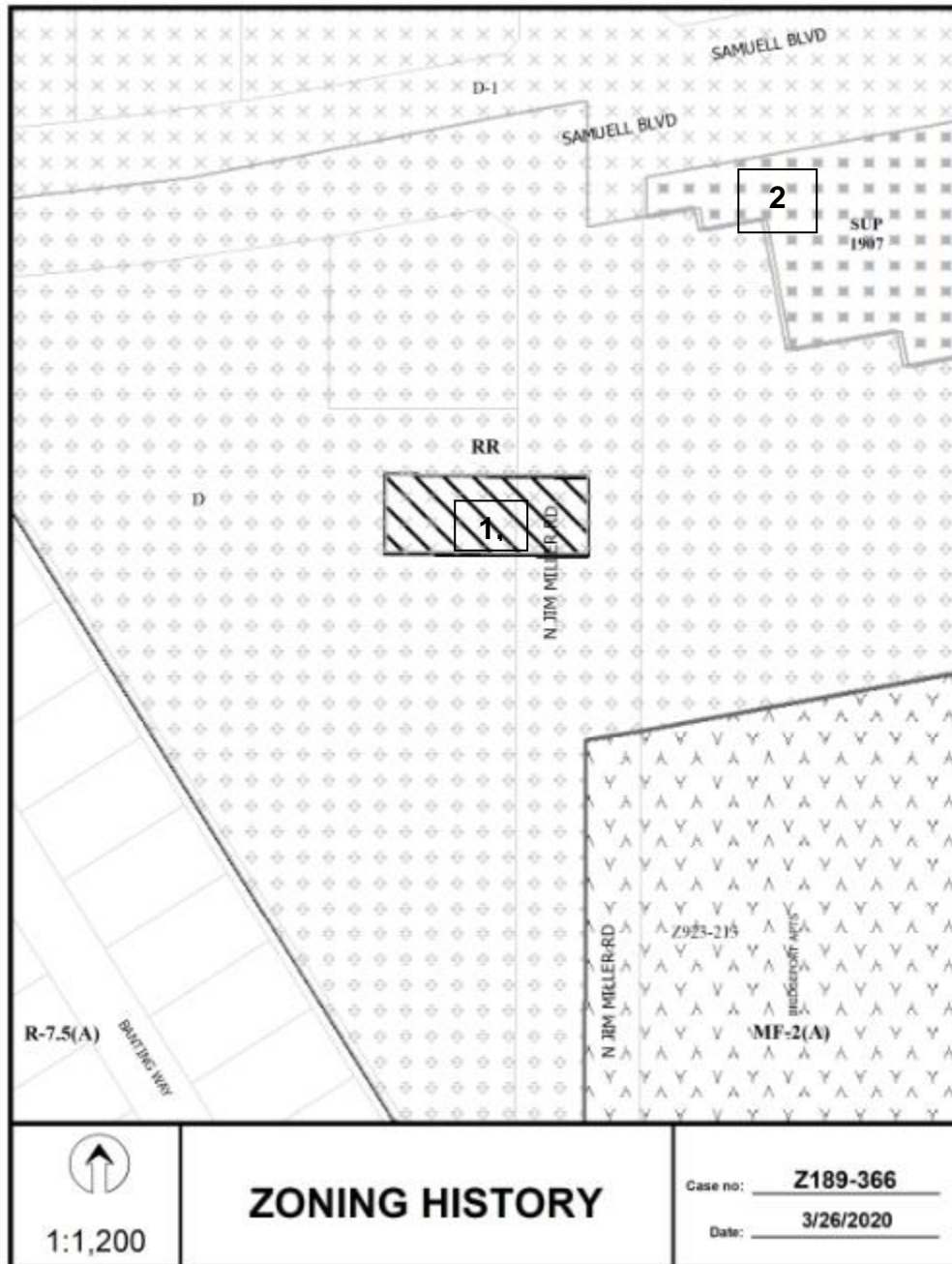






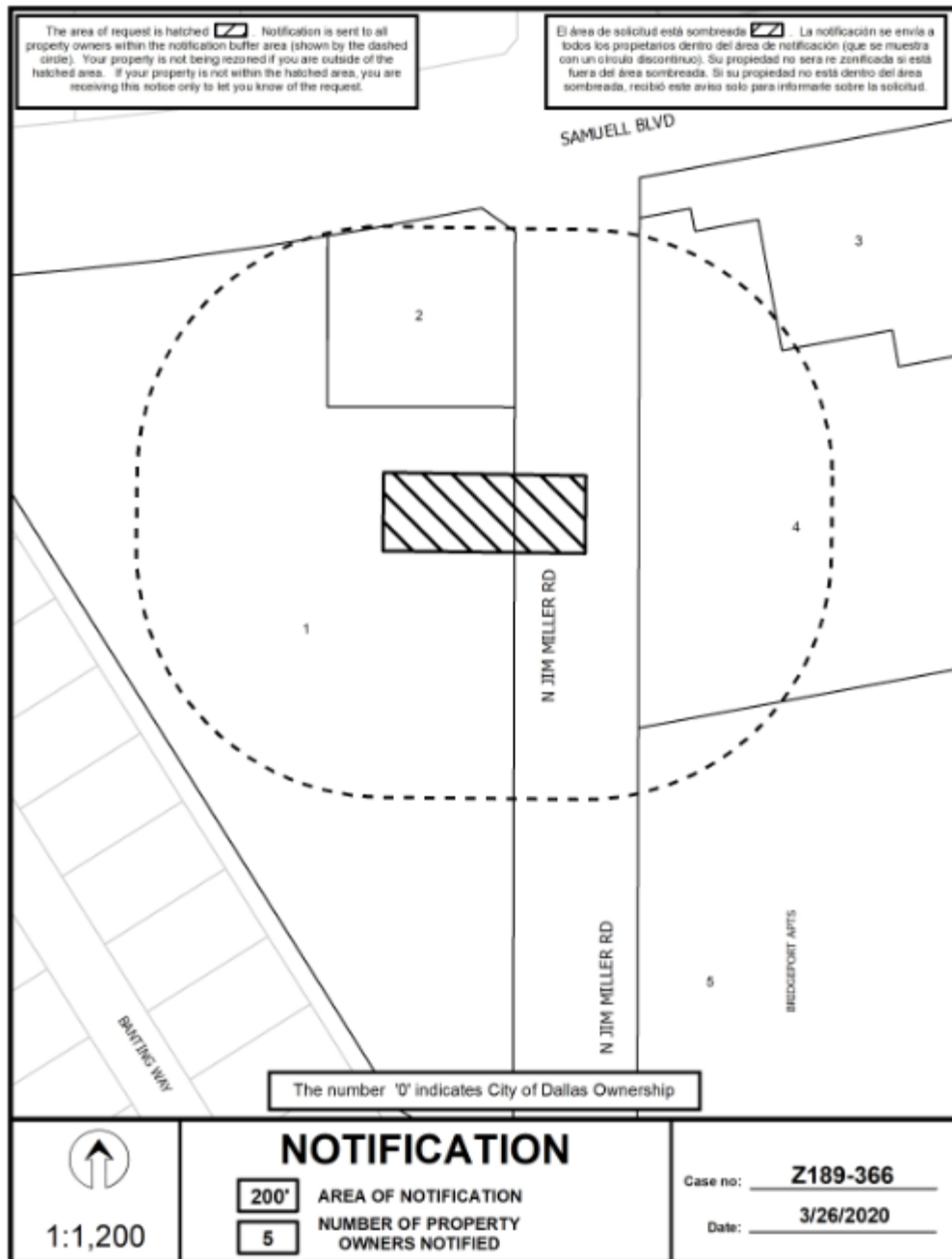












Z189-366(PD)

03/26/2020

***Notification List of Property Owners***

***Z189-366***

***5 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	5409N JIM MILLER RD	JIM MILLER SHOPPING CENTER LP
2	5475N JIM MILLER RD	ISSA DAVID
3	6004SAMUELL BLVD	JM CHOU INVESTMENTS LLC &
4	5470N JIM MILLER RD	CFIC LLC
5	5440N JIM MILLER RD	MCAF07 BRIDGEPORT LLC

**Planner: Carlos A. Talison Sr., J.D.**

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<b>FILE NUMBER:</b>	Z189-281(CT)	<b>DATE FILED:</b>	May 28, 2019
<b>LOCATION:</b>	Southwest corner of Meadow Park Drive and North Central Expressway		
<b>COUNCIL DISTRICT:</b>	11	<b>MAPSCO:</b>	26 K
<b>SIZE OF REQUEST:</b>	±2.025 acres	<b>CENSUS TRACT:</b>	131.04

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**REPRESENTATIVE:** Wes Hoblit, MASTERPLAN

**OWNER/APPLICANT:** Avail Hotels, LLC

**REQUEST:** An application for 1) a D-1 Liquor Control Overlay; and 2) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a hotel and motel use on property zoned a GO(A)-D General Office District with a D Liquor Control Overlay.

**SUMMARY:** The purpose of the request is to allow for the sale of alcoholic beverages for off-premise consumption within a shop inside the existing hotel. [Springhill Suites]

**STAFF RECOMMENDATION:** Approval of a D-1 Liquor Control Overlay; and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions.

**BACKGROUND INFORMATION:**

- On March 22, 2019, a permit to construct a four-story hotel with approximately 128 guest rooms was completed.
- The request site is currently developed with a hotel [Springhill Suites].
- The request is to sell alcohol in conjunction with the hotel or motel use for off-premise consumption inside of a market.
- Currently, the property is within a D Liquor Control Overlay. A general zoning change to a D-1 Liquor Control Overlay is required to allow for the sale of alcohol by Specific Use Permit.
- The hotel or motel use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit in the D-1 Liquor Control Overlay.

**Zoning History:** There has been no zoning change requested in the area within the past five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Meadow Park Drive	Local	60 ft.	60 ft.
North Central Expressway Frontage Road	Expressway	Variable lane widths	Variable lane widths

**Traffic:**

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

**STAFF ANALYSIS:**

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

**ECONOMIC ELEMENT**

**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.

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	GO(A) – D Liquor Control Overlay	Hotel
<b>North</b>	MU-2	Retail Personal Service
<b>South</b>	GO(A)	Hotel Multifamily
<b>East</b>	GO(A)	Office
<b>West</b>	MF-2 MU3	Multifamily

**Land Use Compatibility:**

The approximately 2.025-acre request site is developed with a hotel [Springhill Suites]. The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which requires a specific use permit in the D-1 Liquor Control Overlay. The property is currently in a D Liquor Control Overlay which does not allow the sale of alcohol. The applicant is seeking an off-premise license.

The surrounding land uses primarily consist of multifamily and retail/personal service uses. The properties to the west of the subject site are multifamily. South of the property stands another hotel and multifamily development. The property to the north is comprised of retail and personal service uses.

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

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

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

Staff supports the request because the conditions and time periods recommended for the use provide an opportunity for continued evaluation of the site. Therefore, the sale of alcoholic beverages in conjunction with the hotel or motel use should not be a detriment to the adjacent properties because the Specific Use Permit provides periodic review to ensure the site continues to comply with approved plans and other regulations.

**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 (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 is adjacent to an "F" and "C" MVA clusters to the west.

**Landscaping:**

Landscaping of any development will be in accordance with Article X, as amended. Landscaping requirements were met when hotel was constructed. However, no new construction, additions or paving are requested. Therefore, landscape requirements will not be triggered.

**Parking:**

The Dallas Development Code requires off-street parking to be provided for a hotel or motel store use at one space for each unit for units 1 to 250; 3/4 space for each unit for units 251 to 500; 1/2 space for all units over 500; plus one space per 200 square feet of meeting room. The hotel is comprised of 128 rooms and a 35-square-foot conference room requiring 130 parking spaces. Also, two loading parking spaces are required bringing the total parking spaces required to 132, the site has met the requirement by providing 135 parking spaces. The existing market is an accessory use to the hotel use and does not need to be calculated into the parking tabulation.

Z189-281(CT)

<b>LIST OF OFFICERS</b>
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**Chetna Hira, Member**

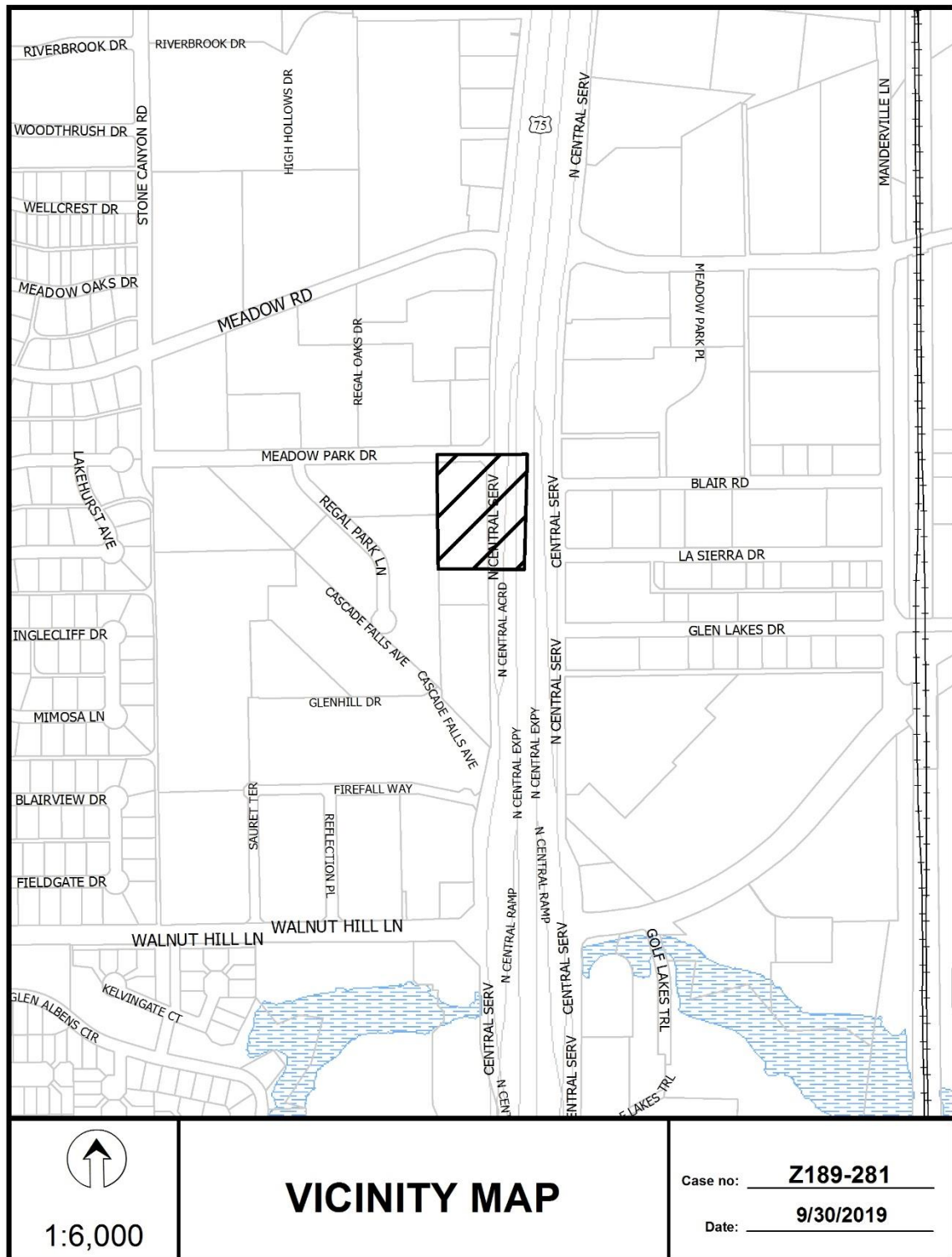
<b>PROPOSED SUP CONDITIONS</b>
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1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a hotel and motel use.
2. SITE PLAN: Use and development of the Property must comply with the attached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



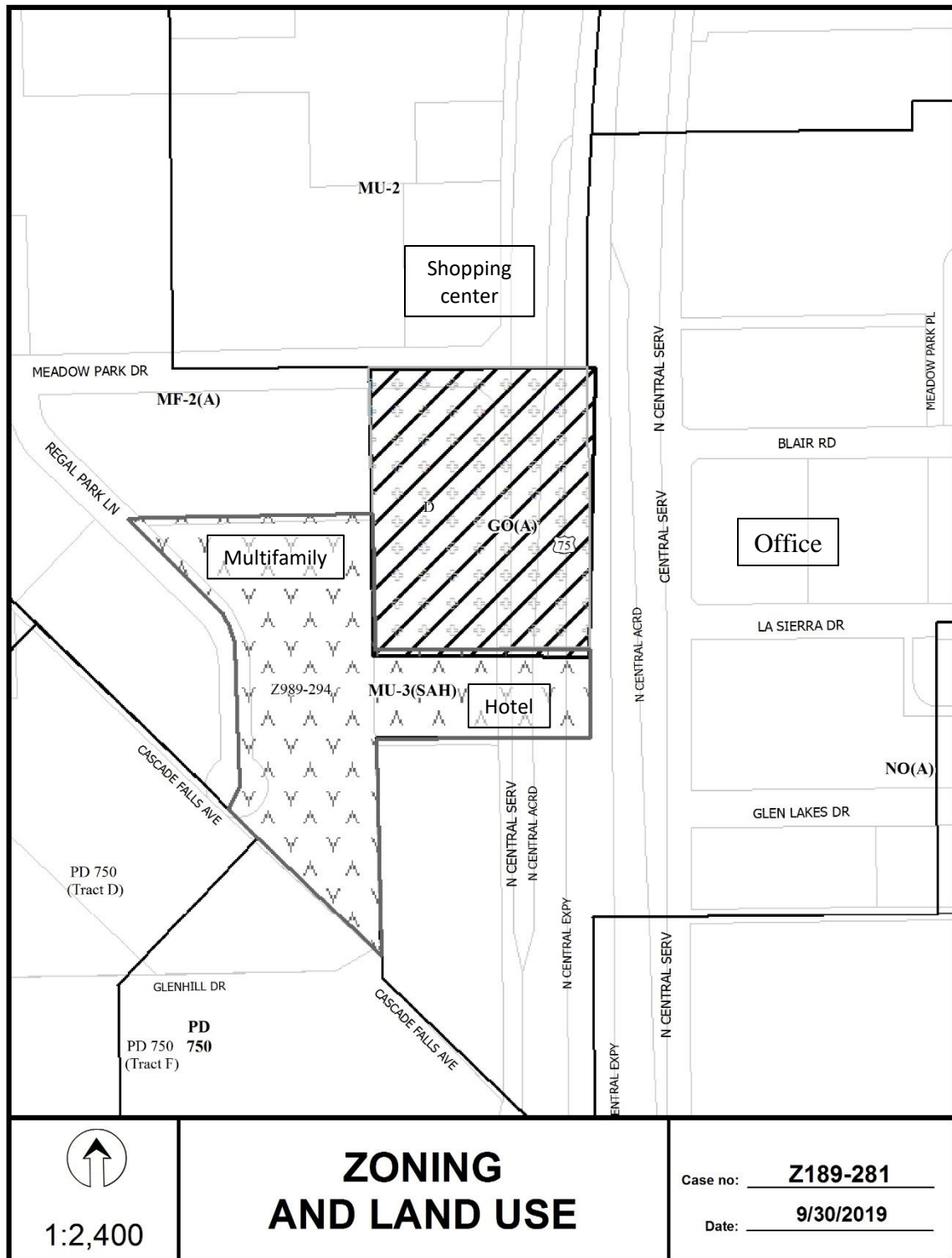


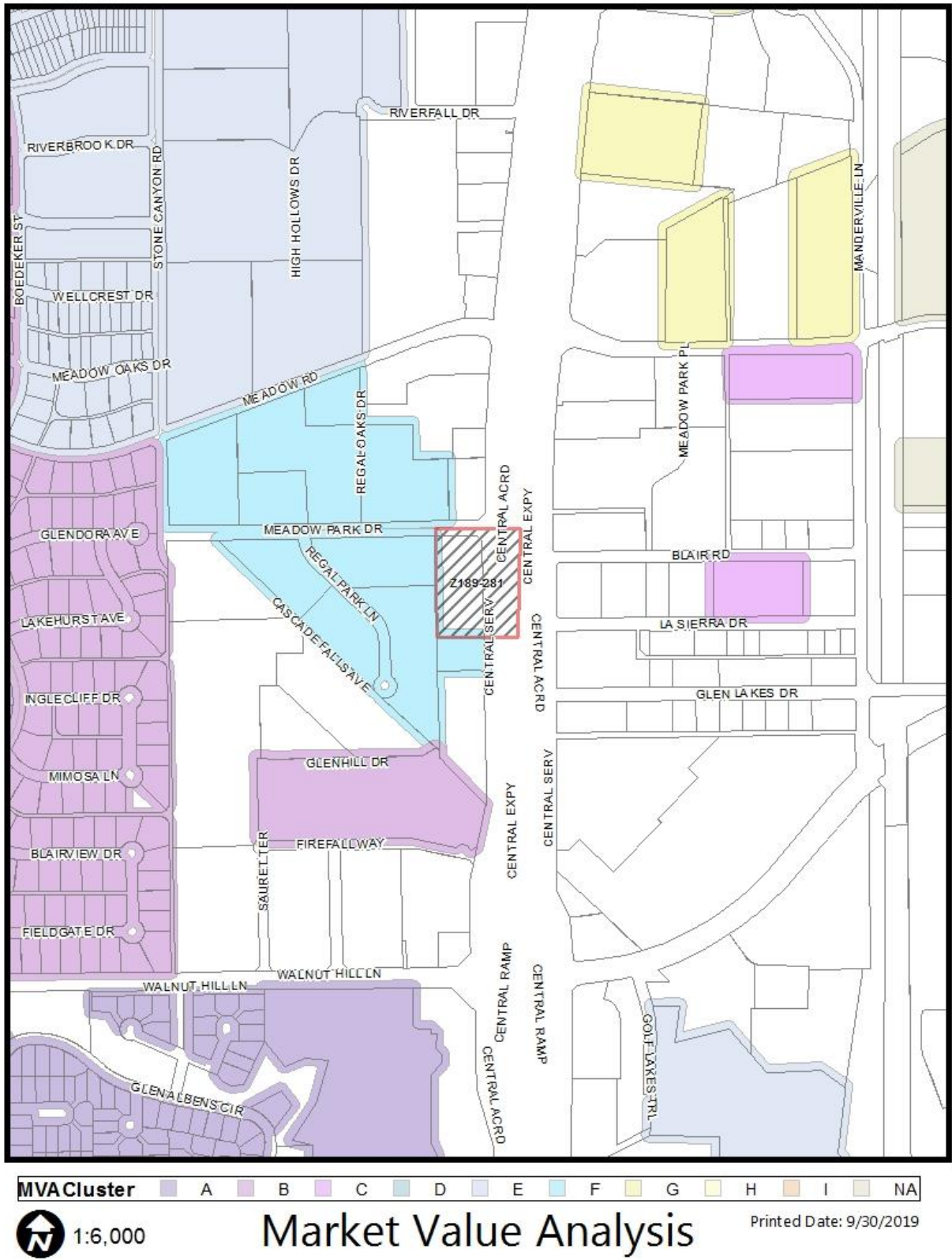




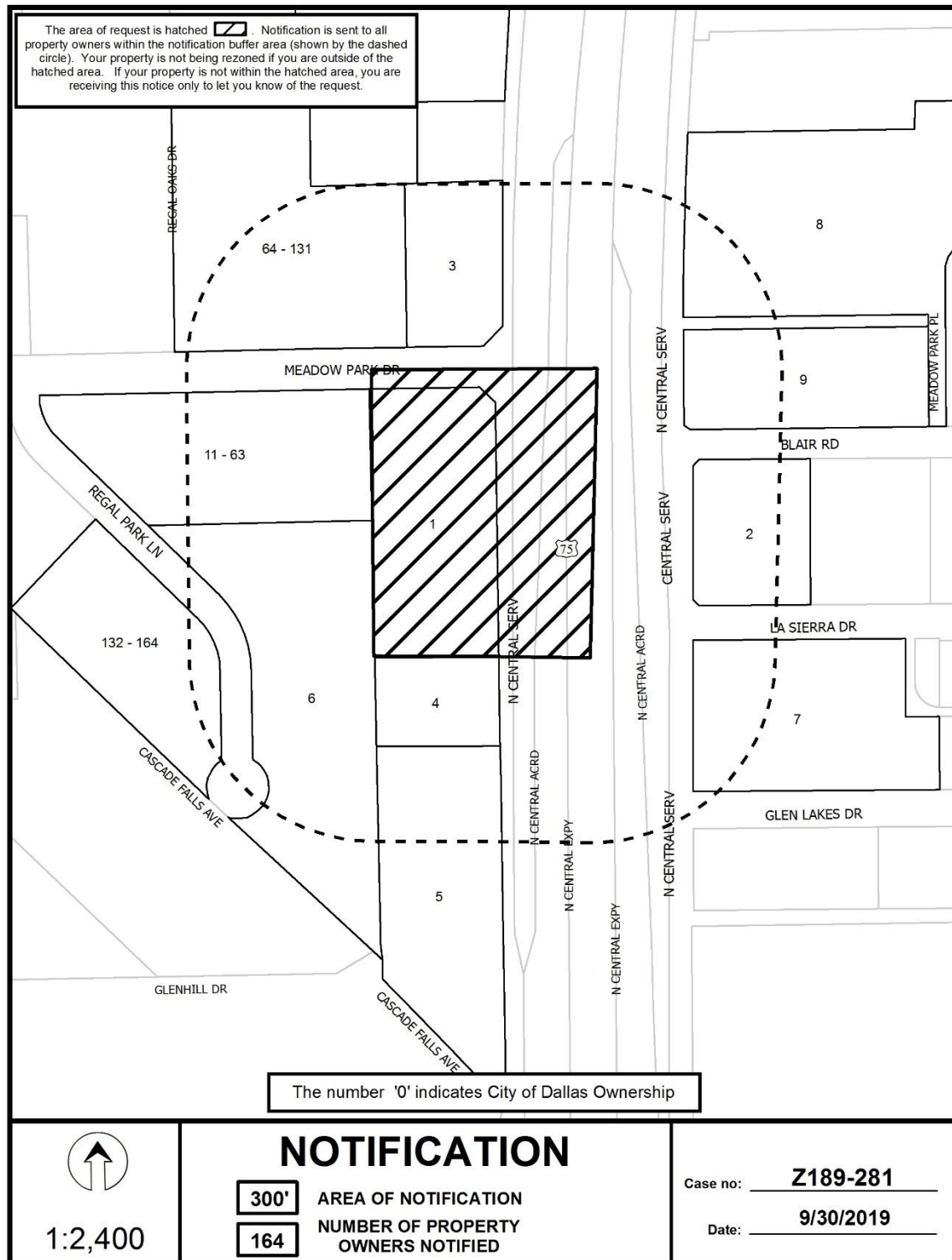












09/30/2019

***Notification List of Property Owners******Z189-281******164 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	10111 N CENTRAL EXPY	AVAIL HOTELS LLC
2	10100 N CENTRAL EXPY	10100 NC PROPERTY LLC
3	10207 N CENTRAL EXPY	K & B COMM TX LTD ET AL
4	10011 N CENTRAL EXPY	PARK FOUNTAINS LP
5	10001 N CENTRAL EXPY	BRE LQ TX PPTIES LP
6	10006 REGAL PARK LN	REGAL PARK FOUNTAINS
7	10000 N CENTRAL EXPY	WESTDALE 10000 NCX LP
8	10300 N CENTRAL EXPY	AREA EY MEADOW CENTRAL LLC
9	10210 N CENTRAL EXPY	NCX 10210 OFFICE LP
10	10325 N CENTRAL EXPY	HOSPITALITY PROPERTIES
11	7824 MEADOW PARK DR	MEYERS MEGAN
12	7824 MEADOW PARK DR	GREENBERG ABRAHAM &
13	7826 MEADOW PARK DR	CRIJNS ELS
14	7826 MEADOW PARK DR	WITTY MICHAEL & KELLY
15	7830 MEADOW PARK DR	MOOSE MICHEAL E
16	7824 MEADOW PARK DR	MCNEELY LINDA
17	7824 MEADOW PARK DR	GREENBERG ABRAHAM RAMI
18	7826 MEADOW PARK DR	REED MICHAEL JR &
19	7826 MEADOW PARK DR	FAIRBROOK MARCIA L
20	7830 MEADOW PARK DR	GUSS JODI L
21	7828 MEADOW PARK DR	STEFFENS TAMARA &
22	7828 MEADOW PARK DR	KOENIG KIRK
23	7828 MEADOW PARK DR	TEDDLIE MERRITT B LIVING TRUST
24	7830 MEADOW PARK DR	POTASZNIK FAMILY TRUST
25	7830 MEADOW PARK DR	SOTO LOURDES
26	7828 MEADOW PARK DR	RISNER THOMAS L



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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7828 MEADOW PARK DR	LASATER JO ELLEN
28	7830 MEADOW PARK DR	HARRIS GEOFFREY
29	7830 MEADOW PARK DR	BRYAN JANE M
30	7830 MEADOW PARK DR	LISZT SPENSER L
31	7822 MEADOW PARK DR	PALM DANIELLE
32	7822 MEADOW PARK DR	HOWES WENDY E
33	7820 MEADOW PARK DR	BENNETT GARY S JR
34	7820 MEADOW PARK DR	MORGAN DONNA
35	7818 MEADOW PARK DR	PAZOS CYNTHIA L
36	7822 MEADOW PARK DR	MURPHY MICHAEL M
37	7822 MEADOW PARK DR	RODRIGUEZ JUAN M
38	7820 MEADOW PARK DR	RENNICK CHAD A &
39	7818 MEADOW PARK DR	DOERINGSFELD MICHAEL
40	7816 MEADOW PARK DR	GRUNNAH ROBERT
41	7816 MEADOW PARK DR	ACEVEDO KRISTEN L
42	7814 MEADOW PARK DR	HIGH HELEN ANN
43	7814 MEADOW PARK DR	KIELY CLAIRE A
44	10100 REGAL PARK LN	PORTER BARBARA A
45	10100 REGAL PARK LN	RDFN VENTURES INC
46	7816 MEADOW PARK DR	LOWE DEBORAH & JOHN
47	7816 MEADOW PARK DR	TUBBS ANDREW J
48	7814 MEADOW PARK DR	NLNET LLC
49	7814 MEADOW PARK DR	WOEST LAUREL
50	10100 REGAL PARK LN	BERNAR MARTIN &
51	10100 REGAL PARK LN	WRIGHT KATHERINE
52	7808 MEADOW PARK DR	LADD LINDA D
53	7808 MEADOW PARK DR	MAHARRAMOV LATOYA JENA
54	7810 MEADOW PARK DR	KIMBELL CHRISTOPHER H &
55	7810 MEADOW PARK DR	SMITH STEVEN L
56	7812 MEADOW PARK DR	PETERS STACY A
57	7830 MEADOW PARK DR	BAUMKOHN MIRIAM GABRIELA &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	7808 MEADOW PARK DR	BAILEY DENISE GLASS
59	7808 MEADOW PARK DR	MCGOWEN ABIGAIL REID
60	7810 MEADOW PARK DR	BURNETT ANGELA
61	7830 MEADOW PARK DR	DANIEL SONDR
62	7830 MEADOW PARK DR	ZIPPER JOAN MARIE
63	7812 MEADOW PARK DR	HANSON PAMELA P
64	7855 MEADOW PARK DR	MEAD KATHY
65	7855 MEADOW PARK DR	THOMAS CAROLYN
66	7855 MEADOW PARK DR	HALL FRANK JAY &
67	7855 MEADOW PARK DR	LUKOWSKI MIKE
68	7861 MEADOW PARK DR	SCHOENICK KATHLEEN
69	7867 MEADOW PARK DR	TOPLETZ IRIS S
70	7867 MEADOW PARK DR	MUSGROVE DEBRA
71	7867 MEADOW PARK DR	PARCHEM ANN
72	7867 MEADOW PARK DR	NANNINGA CARROLL
73	10212 REGAL OAKS DR	LUKOWSKI MICHAEL
74	10212 REGAL OAKS DR	LUNA OSCAR M
75	10212 REGAL OAKS DR	LUNA OSCAR MAURICIO
76	10212 REGAL OAKS DR	SOLOMON YOSEPH
77	10216 REGAL OAKS DR	MATA BRITTANY
78	10216 REGAL OAKS DR	GRIFFIN GINA ANN
79	10216 REGAL OAKS DR	LODI EDNAN &
80	10216 REGAL OAKS DR	MCALEB DEBORAH
81	10220 REGAL OAKS DR	SOWARD MARY LOU
82	10220 REGAL OAKS DR	LUKOWSKI MICHAEL
83	10220 REGAL OAKS DR	ALVAREZ FRANKLIN A
84	10236 REGAL OAKS DR	CARTER KACIE HUNTER
85	10236 REGAL OAKS DR	SCHROLLER JACQUELINE
86	10236 REGAL OAKS DR	MORALES JANICE DENISE EUBANKS
87	10236 REGAL OAKS DR	BARBER HENRY J
88	10238 REGAL OAKS DR	BIRD SUZY

09/30/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	10240 REGAL OAKS DR	BARNARD DOROTHY
90	10240 REGAL OAKS DR	JONES HOWELL R
91	10240 REGAL OAKS DR	CROCKETT TIMMIE LEPINCE
92	10240 REGAL OAKS DR	KATHREE NADIM
93	10224 REGAL OAKS DR	LUKOWSKI MICHAEL
94	10224 REGAL OAKS DR	TOPLETZ PROPERTIES PARTNERSHIP
95	10224 REGAL OAKS DR	KEBEDE MULUGETA ANTENEH
96	10224 REGAL OAKS DR	MEHANI AVIRAM
97	10228 REGAL OAKS DR	NAVARRO JOHN
98	10228 REGAL OAKS DR	LUKOWSKI MICHAEL
99	10232 REGAL OAKS DR	DEANS REX D
100	10232 REGAL OAKS DR	LIN FRANK
101	10232 REGAL OAKS DR	HARUSH ITAY BEN
102	10244 REGAL OAKS DR	GRIGGS EDWARD C
103	10244 REGAL OAKS DR	TARBUTTON JAMES D & EVA
104	10244 REGAL OAKS DR	HERNANDEZ ROSENID
105	10244 REGAL OAKS DR	ABRAMSON ELSA
106	10248 REGAL OAKS DR	KAPLAN BEATRICE
107	10248 REGAL OAKS DR	MACALIK CAINEN ANTHONY
108	10248 REGAL OAKS DR	BERMAN MARK J &
109	10248 REGAL OAKS DR	HUFFMAN SCOTT
110	10252 REGAL OAKS DR	REED BRANDI
111	10252 REGAL OAKS DR	AMERICAN REALTY SERVICES INC
112	10252 REGAL OAKS DR	ALI BERTUKEN A
113	10252 REGAL OAKS DR	FREEMAN DANIEL H &
114	7903 MEADOW PARK DR	CHAVEZ BLANCA AMELIA AGUILAR
115	7907 MEADOW PARK DR	HATAMI MANOUCHEHR
116	7907 MEADOW PARK DR	LOREDO PEDRO JUAN
117	7911 MEADOW PARK DR	J STEWART PROPERTIES 1 LLC
118	7911 MEADOW PARK DR	MORELLI LUCRETIA
119	7915 MEADOW PARK DR	MEADOW PARK 791 110 LAND TR

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	7903 MEADOW PARK DR	KAWINSKA MARIA KRISTINA
121	7907 MEADOW PARK DR	WILLIAMS MICHAEL DEE
122	7911 MEADOW PARK DR	TORRES KARINA
123	7915 MEADOW PARK DR	FOSTER CHIMEKA S
124	7915 MEADOW PARK DR	JUSZCZYK HIERONIM
125	7929 MEADOW PARK DR	CANADA BENNIE LOU
126	7919 MEADOW PARK DR	LEGORRETA PABLO A
127	7929 MEADOW PARK DR	EQUITY TRUST COMPANY FBO
128	7919 MEADOW PARK DR	MONTE DHEENA
129	7919 MEADOW PARK DR	GONZALESTREES LEANN R & FRANK IV
130	7919 MEADOW PARK DR	HERRERA ABNER ARON
131	7919 MEADOW PARK DR	JOSEPH ROHAN MARK
132	10011 REGAL PARK LN	SIMS KATHRYN R
133	10015 REGAL PARK LN	BREWSTER DAVID
134	10033 REGAL PARK LN	ROSE MARY L
135	10017 REGAL PARK LN	ESSEX PAUL
136	10017 REGAL PARK LN	CORN MARILYN
137	10019 REGAL PARK LN	GARDNER PENNY
138	10019 REGAL PARK LN	SCHULTZ ANDREW
139	10021 REGAL PARK LN	THURSTON BETTY SUE
140	10021 REGAL PARK LN	ESSEX ELIZABETH CLINTON
141	10023 REGAL PARK LN	CLINTON DAVID MICHAEL
142	10023 REGAL PARK LN	ALLEN BERNIECE E
143	10029 REGAL PARK LN	WILTON CATHY J
144	10029 REGAL PARK LN	NOYA SUSANA TRUSTEE &
145	10031 REGAL PARK LN	WEIR MATTHEW BLAKE
146	10031 REGAL PARK LN	REYNOLDS CHARLES
147	10033 REGAL PARK LN	DESALOMS LETICIA
148	10033 REGAL PARK LN	TARLO DAVID A
149	10009 REGAL PARK LN	BROTHERS RONALD A
150	10015 REGAL PARK LN	ORWIG MATTHEW D & MELISSA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	10015 REGAL PARK LN	HERNANDEZ CARLOS
152	10017 REGAL PARK LN	MURRAY MARSHA ANN RUBIN
153	10017 REGAL PARK LN	STJOHN ANNEMARIE
154	10019 REGAL PARK LN	ALAIMO KEVIN
155	10019 REGAL PARK LN	FIGUEORA MARTHA
156	10021 REGAL PARK LN	FAGERSTROM RUTH E
157	10021 REGAL PARK LN	CALVI JENNIFER
158	10023 REGAL PARK LN	CLINTON DAVID
159	10029 REGAL PARK LN	SCHLEGAL ROGER
160	10029 REGAL PARK LN	ORWIG MATTHEW & MELISSA
161	10031 REGAL PARK LN	SWAIN JULIANE N
162	10031 REGAL PARK LN	BROOKS AMY MARIE
163	10033 REGAL PARK LN	SRERE MARGOT A
164	10033 REGAL PARK LN	MOORE WADE EMMETT

**CITY PLAN COMMISSION**

**THURSDAY, MAY 14, 2020**

**Planner: Carlos A. Talison Sr., J.D.**

**FILE NUMBER:** Z190-174(CT)

**DATE FILED:** December 31, 2019

**LOCATION:** North line of Lyndon B. Johnson Freeway, between Blossomheath Lane and Meandering Way

**COUNCIL DISTRICT:** 11

**MAPSCO:** 16 N

**SIZE OF REQUEST:** 6.734 acres

**CENSUS TRACT:** 136.10

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**APPLICANT:** Coram Deo Academy

**OWNER:** Park Central Baptist Church

**REQUEST:** An application for the renewal of Specific Use Permit No. 2204 for a private school on property zoned a R-7.5(A) Single Family District.

**SUMMARY:** The purpose of the request is to continue the private school use on the property [Coram Deo Academy].

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

**BACKGROUND INFORMATION:**

- The 6.734-acre area of request is zoned R-7.5(A) and is currently developed with a church and private school.
- On August 10, 2016, City Council approved Specific Use Permit No. 2204 for a four-year period, expiring August 10, 2020.
- The purpose of the request is to continue the private school use on the property.
- The applicant is seeking a one-year renewal of the Specific Use Permit because the private school is having plans to relocate the private school after the upcoming school year.

**Zoning History:** There have been no zoning changes in the vicinity during the last five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
LBJ Freeway	Highway	Varies
Blossomheath Lane	Local	50'

**Traffic.**

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

**STAFF ANALYSIS:**

**Comprehensive Plan:**

**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.

#### Land Use:

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-7.5(A), SUP No. 2204	Church Private School
<b>North</b>	R-7.5(A)	Single Family
<b>East</b>	MU-1	Hotels
<b>South</b>	MU-3	LBJ Freeway, Hotel, Retirement Housing
<b>West</b>	D(A), MU-1(SAH), SUP No. 1454, Deed restrictions	Duplexes; Undeveloped SUP for Detached Non-premise Sign

#### Land Use Compatibility:

Surrounding land uses include single family to the north, hotels to the east, an expansive interstate highway to the south with mixed uses further south, and a large undeveloped tract and duplexes to the west. The site's existing vehicular access points are on LBJ Freeway and Blossomheath Lane. However, the traffic management plan restricts ingress to the eastern drive approach on the LBJ Freeway access road and egress to the western drive approach on the LBJ Freeway access road. It also notes that traffic cones are to be placed at each driveway that connects to Blossomheath to prohibit access during student drop off and pick up times. Therefore, the traffic management plan discourages cross-traffic to nearby residential streets.



The private school occupies existing church facilities and operate at mutually exclusive times with the church with no additions proposed to the site. The private school is comprised of grades Pre-K through 12 and houses 17 classrooms. The school remains current on Traffic Management Plane responsibilities. There are no changes to the current site plan. The applicant is seeking a one-year renewal of Specific Use Permit No. 2204 as they school has plans to relocate to another site within the City of Dallas.

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.

**Parking:** Pursuant to §51A-4.204 of the Dallas Development Code, schools require one and one-half parking spaces for each kindergarten/elementary school classroom, three and one-half parking spaces for each middle school classroom, and nine and one-half parking spaces for each high school classroom. The school has a total of 17 classrooms that include 10 elementary school, 3 middle school, and 4 high school classrooms, which would require a total of 63.5 parking spaces for the school. The Dallas City Code required off-street parking regulations calculates the sum of all the uses on site, and the church will operate concurrently, although at different times, the total parking requirement for the site is 185 parking spaces. The applicant is providing 202 parking spaces.

**Landscaping:** Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request will not trigger any Article X requirements as no new construction is proposed on the site. The site currently complies with Article X.

### **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

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strongest markets to orange, representing the weakest markets. The site is not located within a MVA Cluster but are surrounded by “C”, “D”, and “F” MVA clusters to the west and north.

**List of Officers**

**Park Central Baptist Church**

William Gohmert, Pastor  
Steve Maxwell, Minister

**Coram Deo Academy**

Dr. Alan Marshall, President  
Glenn Campbell, Director  
Doug Hix, Director  
Tara Mosby, Assistant Director  
Rev, Jon Jordan, Dallas Campus Administrator

<b>PROPOSED SUP CONDITIONS</b>
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1. USE: The only use authorized by this specific use permit is a private school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [one year from the passage of this ordinance [~~August 10, 2020~~].
4. CLASSROOMS: The maximum number of classrooms is 17.
5. ENROLLMENT: The maximum number of students allowed on the school campus at any one time is 250
6. FLOOR AREA: The maximum floor area is 46,256 square feet.
7. HEIGHT: No structure may exceed 30 feet in height.
8. HOURS OF OPERATION: Except for special events, the private school may only operate between 8:00 a.m. and 4:00 p.m., Monday through Friday. SPECIAL EVENT means school-related or school-sponsored functions other than normal classroom operations.
9. INGRESS AND EGRESS: Vehicular curb cuts that do not reflect ingress and egress points used in the Traffic Management Plan must be closed to school traffic during drop-off and pick-up times as well as special events.
10. NEIGHBORHOOD NOTIFICATIONS: The Property owner or operator shall send a copy of any of the following applications, at least 30 days prior to filing the applications with the city, to the Valley View Homeowners Association at the address P.O. Box 800214, Dallas TX 75380:
  - A. a zoning change with respect to the private school.
  - B. an application for a minor amendment to an approved site plan.
  - C. an application to the board of adjustment for a variance or special exception.
  - D. an amendment to the traffic management plan.

11. OUTDOOR LIGHTING:
  - A. Lighting is permitted throughout the Property solely for the purpose of security and not for the purpose of illuminating athletic events, practices, or other special events.
  - B. Light poles may not exceed 30 feet in height.
  - C. Light fixtures must be hooded, shielded, and directed downward
12. OUTDOOR AMPLIFICATION: Loudspeakers, public address systems, school bells, and buzzers (other than fire warning systems) may only be sounded internally within the structures on the Property.
13. SECURITY: A peace officer must be on duty at the school exit along LBJ Freeway during student drop-off times.
14. STADIUMS AND OUTDOOR BLEACHERS: Stadiums and outdoor bleachers are prohibited.
15. 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.
    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 and to the Valley View Homeowners Association by November 1, 2020 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 and to the Valley View Homeowners by November 1, 2020 [~~November 1 of each year~~]. The Property owner or operator shall send submissions

to the Valley View Homeowners Association to the address P.O. Box 800214, Dallas, Texas 75380.

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.

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

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

D. Amendment process.

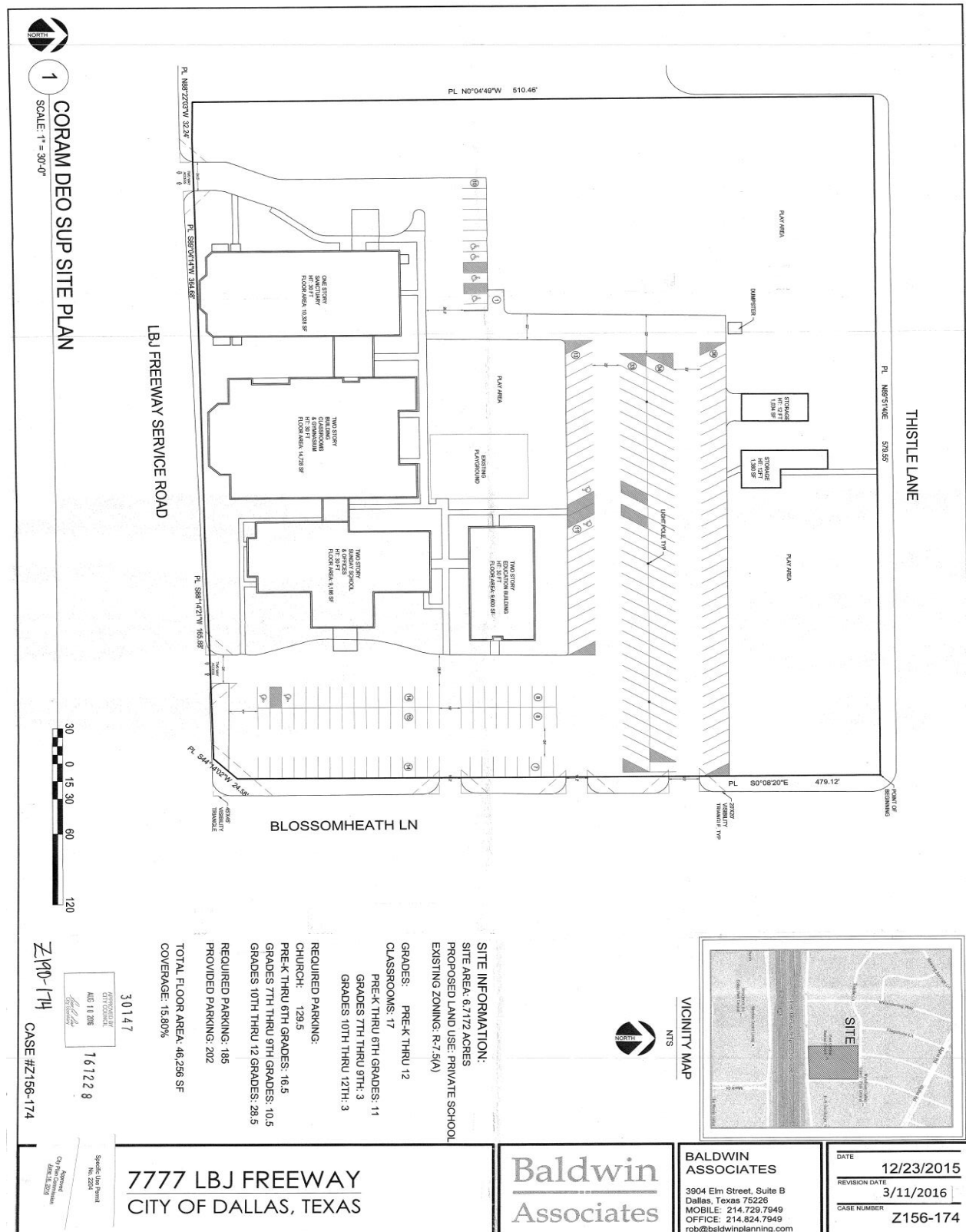
1. A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A- 1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

2. The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic

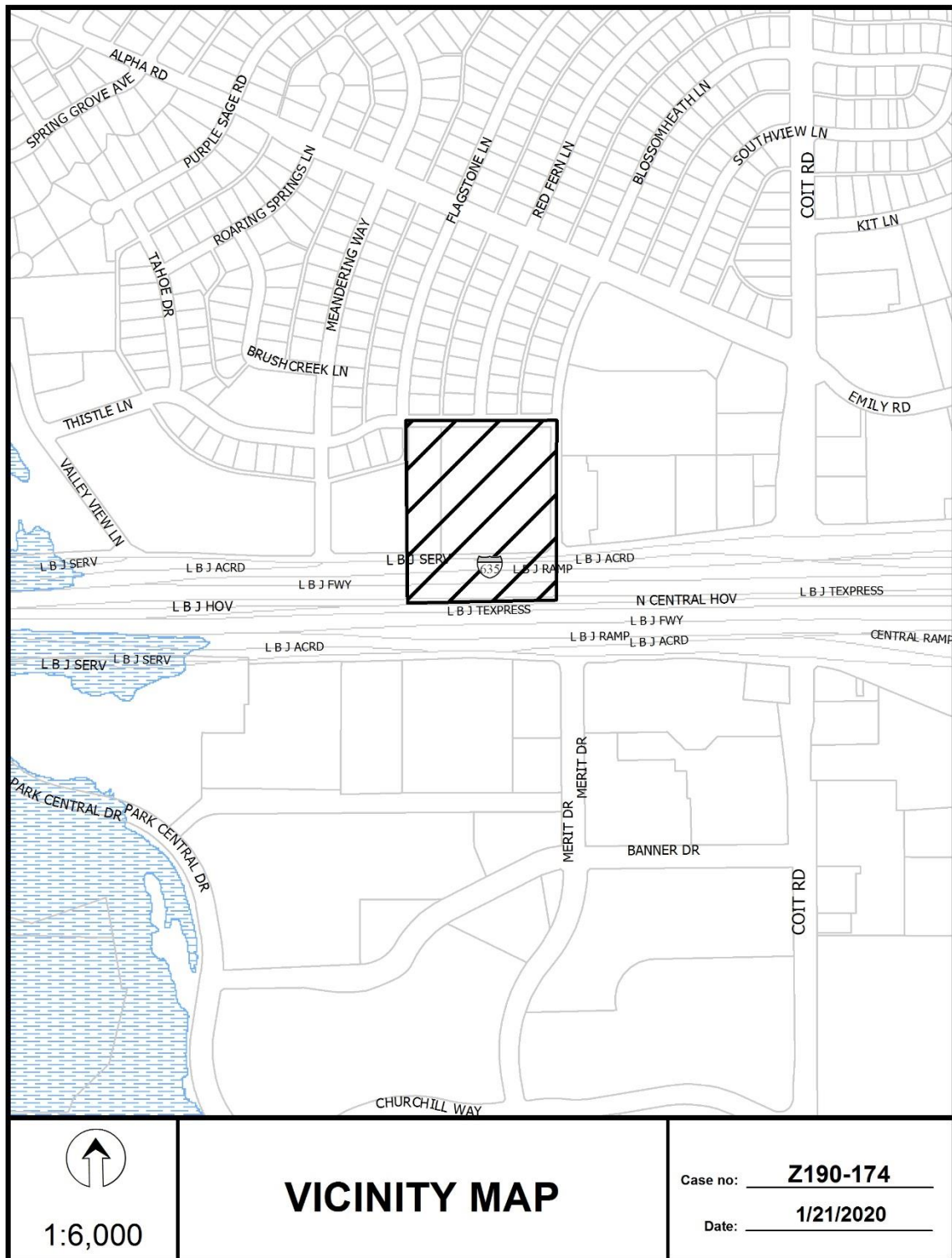
circulation; eliminate traffic hazards; or decrease traffic congestion.

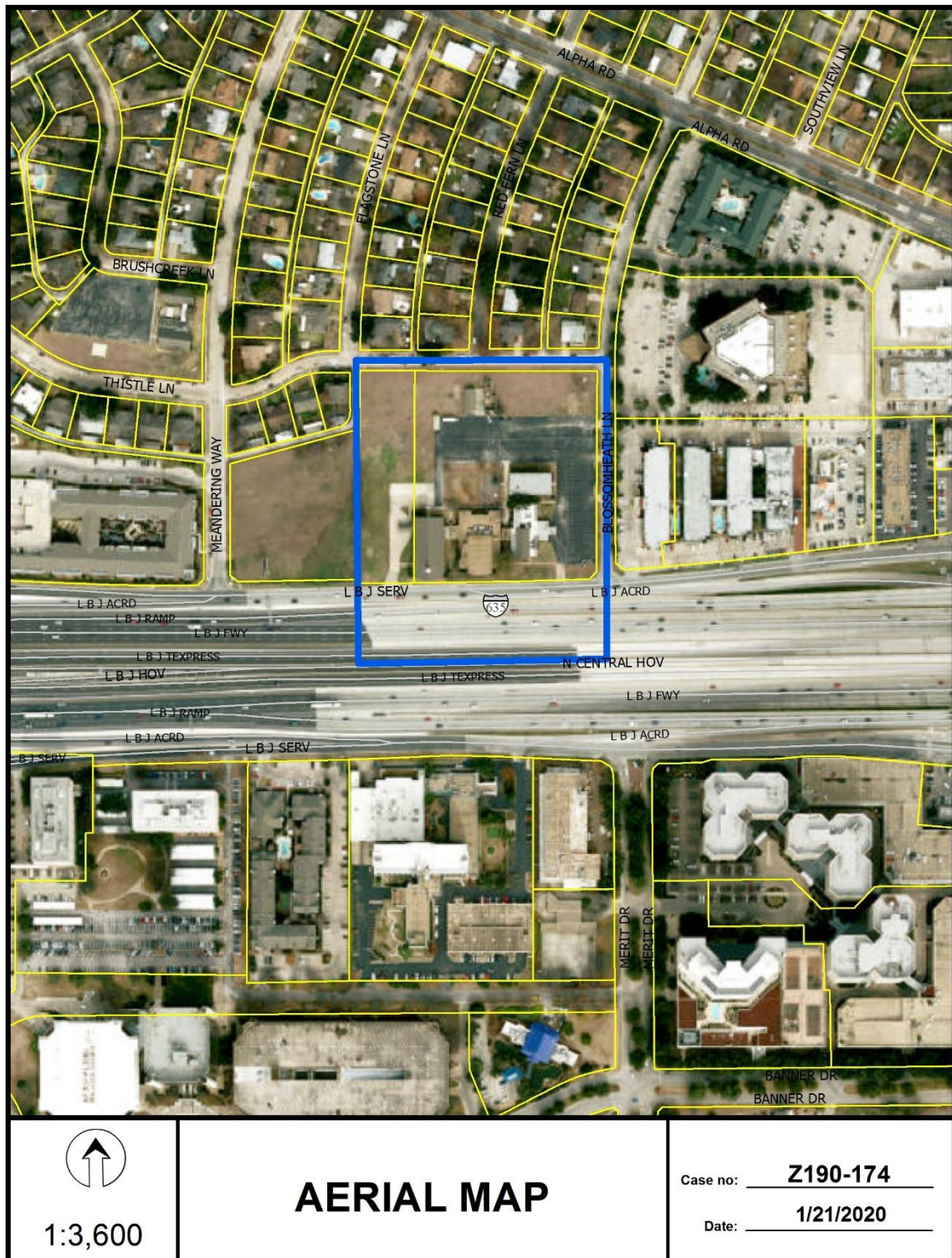
16. TRASH PICK-UP: Trash pick-up is limited to the hours between 8:00 a.m. and 5:00 p.m., Monday through Sunday.
17. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
18. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

## EXISTING SUP SITE PLAN

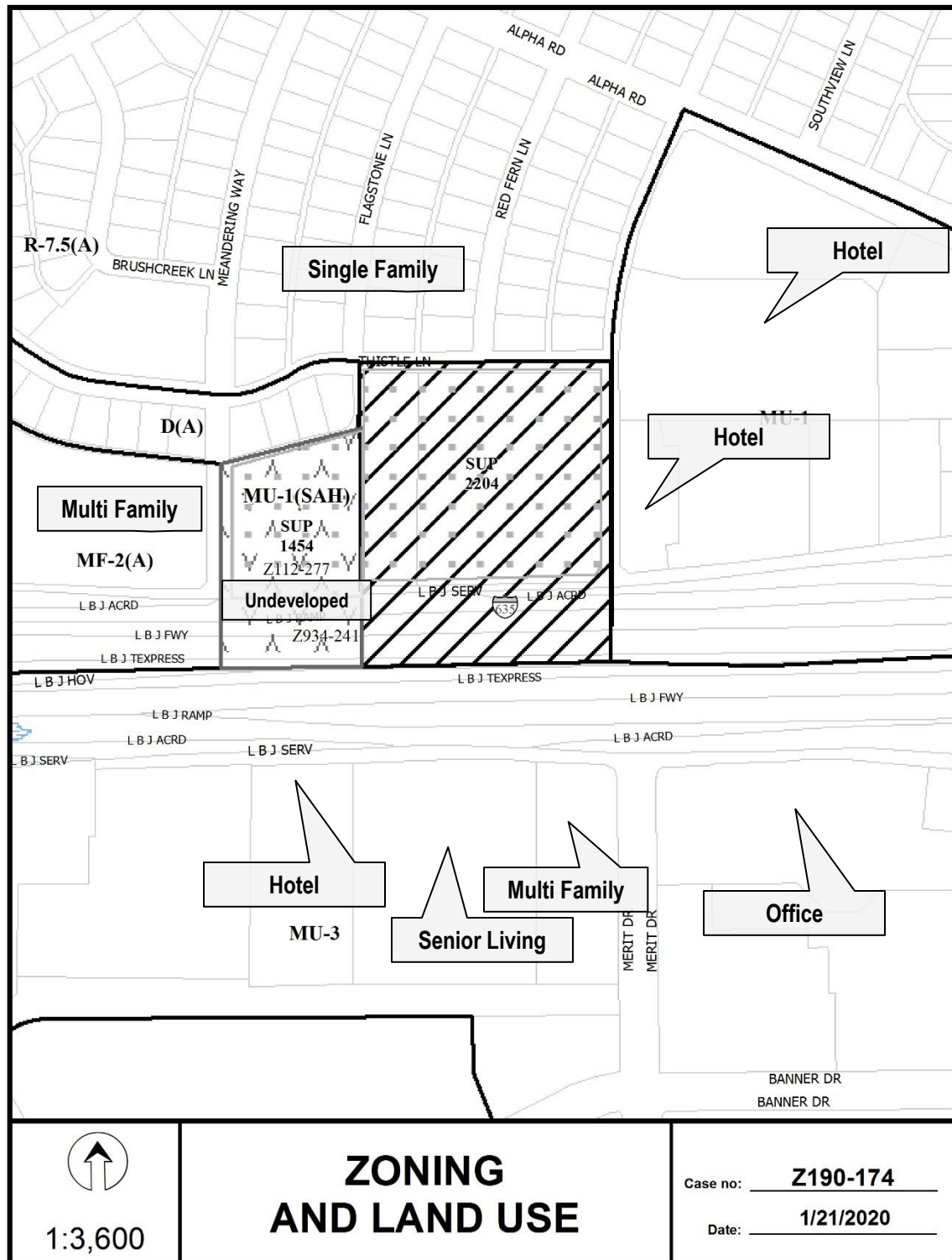




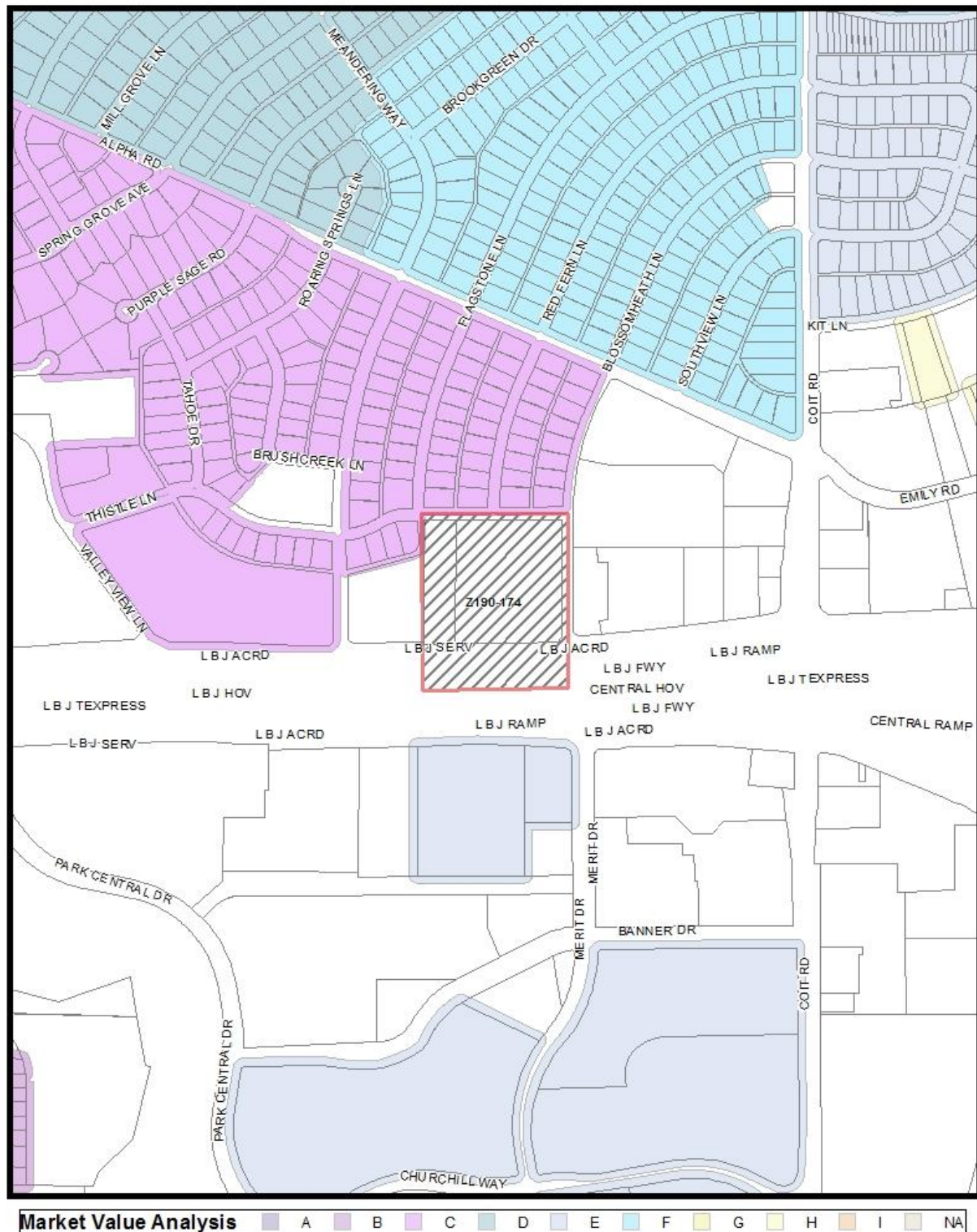








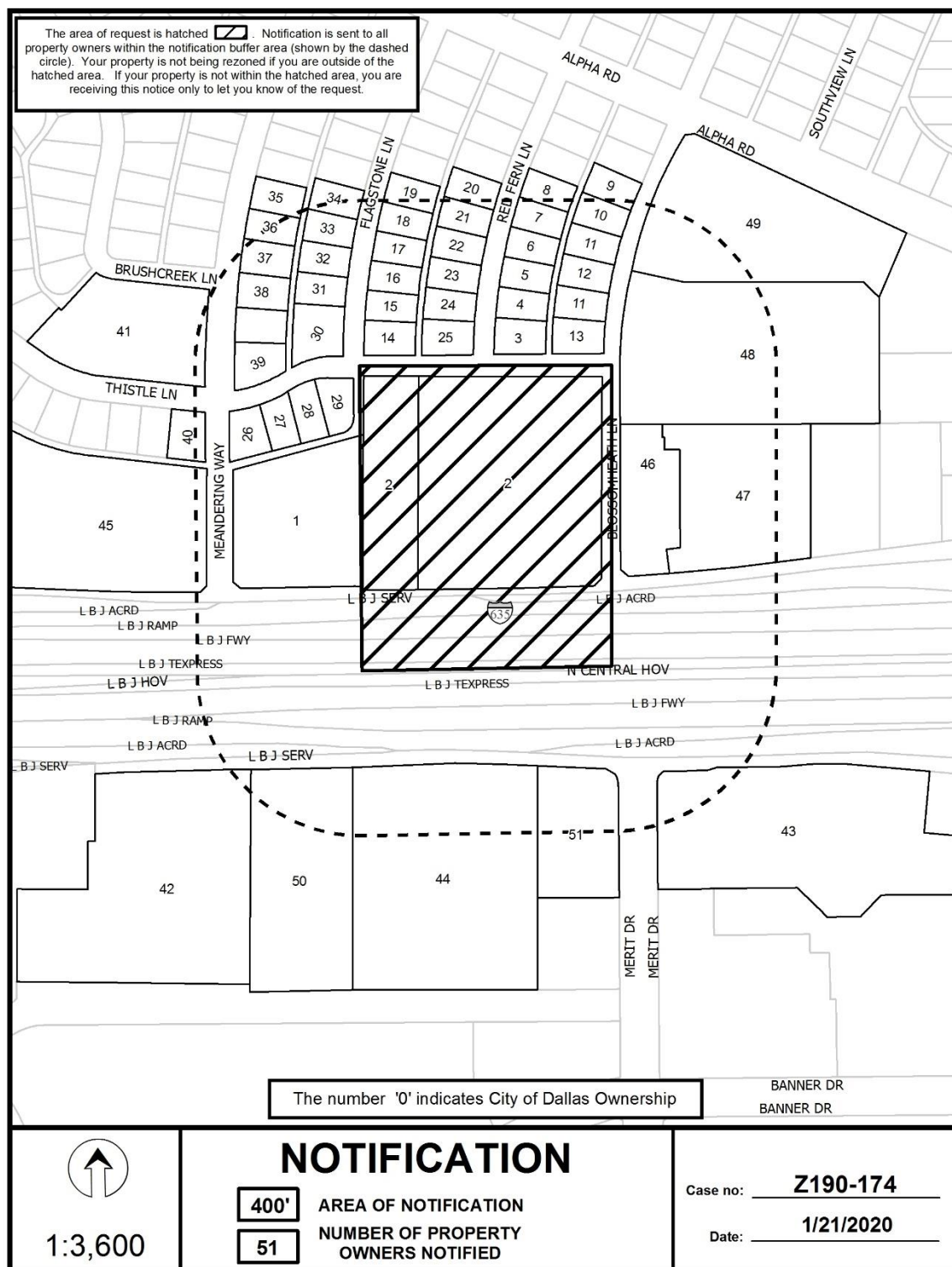
Z190-174(CT)



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## Market Value Analysis

Printed Date: 1/22/2020



01/21/2020

***Notification List of Property Owners******Z190-174******51 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	7701 LBJ FWY	LAWLER RL TRUST
2	7775 LBJ FWY	PARK CENTRAL BAPTIST CHURCH
3	13106 RED FERN LN	AYALA SALVADOR CONSTANZA
4	13112 RED FERN LN	SHATLEY BETSY B
5	13116 RED FERN LN	SHATLEY BETSY
6	13122 RED FERN LN	MANZANARES VICENTE &
7	13126 RED FERN LN	DIAZ JUAN P &
8	13134 RED FERN LN	DELASANCHA ROMAN
9	13129 BLOSSOMHEATH LN	RODRIGUEZ PATRICIA
10	13125 BLOSSOMHEATH LN	FERNANDEZ FRANCISCO N &
11	13119 BLOSSOMHEATH LN	FRAZIN LORRIE
12	13115 BLOSSOMHEATH LN	RAMIREA PAULO E
13	13105 BLOSSOMHEATH LN	HERNANDEZ PEDRO A &
14	13106 FLAGSTONE LN	ARIZ JOAQUIN P
15	13112 FLAGSTONE LN	AGUILERA MAURICIO
16	13118 FLAGSTONE LN	MAMMO MULETA &
17	13122 FLAGSTONE LN	TORRES MIGUEL A
18	13130 FLAGSTONE LN	RECINEBOOG REGINA &
19	13204 FLAGSTONE LN	HARVEY JAMES L III
20	13131 RED FERN LN	RAMIREZ AMADE A &
21	13125 RED FERN LN	CLENDENEN HILDA M
22	13121 RED FERN LN	MORGULOFF BARRY R &
23	13115 RED FERN LN	HAMM ROBERT H JR & CATHERINE F
24	13111 RED FERN LN	BURRIS JENNIFER L
25	13105 RED FERN LN	MORGULOFF KAREN &
26	7606 THISTLE LN	FRAZIN LORRAINE

01/21/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7612 THISTLE LN	ZAFAR SHADMAN
28	7616 THISTLE LN	HAQUE NAYEEM & KELCEY
29	7622 THISTLE LN	CARTER JEFFREY A &
30	13111 FLAGSTONE LN	TESSEMMA TADESSE &
31	13117 FLAGSTONE LN	GALLEGOS JOSEFINA
32	13121 FLAGSTONE LN	STRULL ADRIENNE
33	13127 FLAGSTONE LN	BAILEY MEGHAN
34	13133 FLAGSTONE LN	NICHOLAS RHONDA L
35	13118 MEANDERING WAY	TORRE ROBERT DE LA &
36	13112 MEANDERING WAY	KILLGO CLIFFORD D
37	13106 MEANDERING WAY	MACIEL RICARDO & MARIA
38	13094 MEANDERING WAY	CHAILLET SHIRLEE M & BRIAN S
39	13084 MEANDERING WAY	MURY MOHAMMAD R
40	7580 THISTLE LN	GONSKY SHARON
41	13093 MEANDERING WAY	CHURCH IN DALLAS THE
42	7616 LBJ FWY	WATERMARK COMMUNITY CHURCH
43	12790 MERIT DR	PARK CENTRAL PROPERTY LP
44	7750 LBJ FWY	NIC 17 WINDSOR OWNER LLC
45	7373 VALLEY VIEW LN	CITY NORTH LLC
46	7815 LBJ FWY	SHRIRAJ INVESTMENT CORPORATION
47	7815 LBJ FWY	GRAND HOTEL HOSPITALITY LLC
48	7800 ALPHA RD	HPT IHG 3 PPTIES TR
49	7880 ALPHA RD	HPT IHG-3 PROP TRUST
50	7642 LBJ FWY	IHP DALLAS TX OWNER LLC
51	12777 MERIT DR	SUMMIT PARQUE LLC

**CITY PLAN COMMISSION****THURSDAY, MAY 14, 2020****Planner: Carlos A. Talison Sr., J.D.****FILE NUMBER:** Z190-192(CT) **DATE FILED:** February 5, 2020**LOCATION:** South Lamar Street and South Boulevard, northeast corner**COUNCIL DISTRICT:** 7 **MAPSCO:** 45 Z**SIZE OF REQUEST:** Approx. 0.23 acres **CENSUS TRACT:** 34.00**APPLICANT/  
REPRESENTATIVE:** Shawanna Sullemon**OWNER:** Melissa Properties, LLC

**REQUEST:** An application for a new Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern, and a commercial amusement (inside) use limited to a dance hall, on property zoned FWMU-3 Form Walkable Mixed Use Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with an SH Shopfront Overlay.

**SUMMARY:** The purpose of the request is to use an existing one-story, 3,200 square foot building for as a bar, lounge or tavern use with a dance floor [Cowboys Lounge].

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



**BACKGROUND INFORMATION:**

- The subject site is currently developed with an existing one-story, 3,200 square foot building commercial building.
- On November 10, 2015, the City Council approved a Specific Use Permit No. 2162 for an alcoholic beverage establishment use limited to a bar, lounge, or tavern and a commercial amusement (inside) use limited to a dance hall for a two-year period.
- On January 18, 2018, the City Plan Commission denied an application for the renewal of Specific Use Permit No. 2162 for an alcoholic beverage establishment use limited to a bar, lounge, or tavern and a commercial amusement (inside) use limited to a dance hall for a two-year period. The applicant did not appeal to City Council.

**Zoning History:** There has been no zoning change requested in the area during the past five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
South Lamar Street	Minor Arterial	80 ft.	80 ft.
South Boulevard	Minor Arterial	65 ft.	65ft.

**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:**

	<b>Zoning within PDD No. 595, Tract 1</b>	<b>Land Use</b>
<b>Site</b>	PDD No. 595, Tract 1 FWMU-3 with SH shopfront	Vacant Commercial Building
<b>Northeast</b>	PDD No. 595, Tract 1 FWMU-3 PD No. 354	Undeveloped, Park
<b>Southeast</b>	PDD No. 595, Tract 1 FWMU-3 with SH shopfront	Retail, Auto related uses, Undeveloped
<b>Northwest</b>	PDD No. 595, Tract 1 FWMU-3 with SH shopfront	Undeveloped
<b>Southwest</b>	IM	Industrial

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

**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 2.4 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.

**STAFF ANALYSIS:**

**Land Use Compatibility:** The 0.23-acres site is developed with a vacant 3,200 square foot structure and is surrounded by an undeveloped tract of land and a park to the northeast; retail and auto related uses to the southeast; industrial type uses to the southwest; and an undeveloped tract of land to the northwest, across South Boulevard.

In November 2015, the City Council approved a Specific Use Permit No. 2162 for an alcoholic beverage establishment use limited to a bar, lounge, or tavern and a commercial amusement (inside) use limited to a dance hall for a two-year period.

The SUP will allow the applicant to use an existing one-story, 3,200 square foot building as a bar, lounge or tavern inclusive of a dance floor limited to a maximum of 150 square feet operate [Cowboys Lounge].

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.

Allowing the Specific Use Permit to return to the City Plan Commission and the City Council after a two-year period allows staff to reevaluate the use's compatibility with development/potential redevelopment in this area. Therefore, staff recommends that the Specific Use Permit be approved for a two-year period.

**Landscaping:** Landscaping of any development will be in accordance with the landscaping requirements in DD No. 595. The applicant's request will not trigger any landscaping requirements because there is no increase to the existing floor area or the site's impervious surface.

**Parking:** The request will require one space for each 25 square feet of floor area for the dance floor (150 square feet) plus one space for each 100 square feet of floor area for the alcoholic beverage establishment (3,050 square feet). A total of 37 off-street parking spaces is required. The applicant will meet required parking by providing 17 on-site parking spaces and 20 spaces via remote parking agreement. Staff has recommended a condition that additional required parking may be provided via remote parking agreement with one of the following stipulations: 1) Within a walking distance of 300 feet of the site; or 2) Within a walking distance up to 600 feet of the site along the northeast line of S. Lamar Street. This condition is recommended to limit the potential for any negative impact to the surrounding area.

### **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. The area of request Site is not within an identifiable MVA Category; however, it is in proximity to a “H” MVA Cluster to the east and an “D” MVA Cluster to the north.

<b>LIST OF OFFICERS</b>
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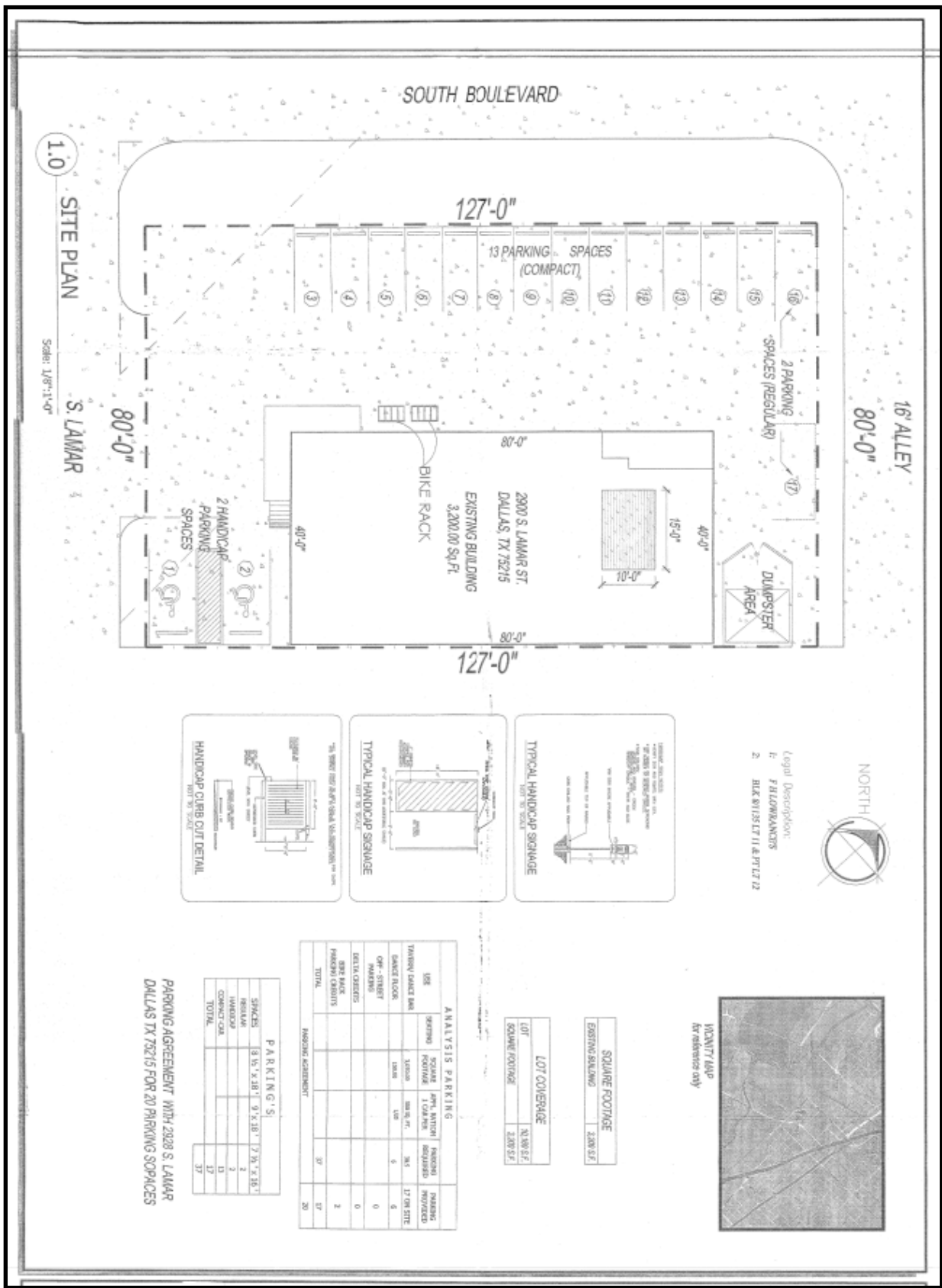
Melissa Properties, LLC

- Andy French    President
- George Henry    Director

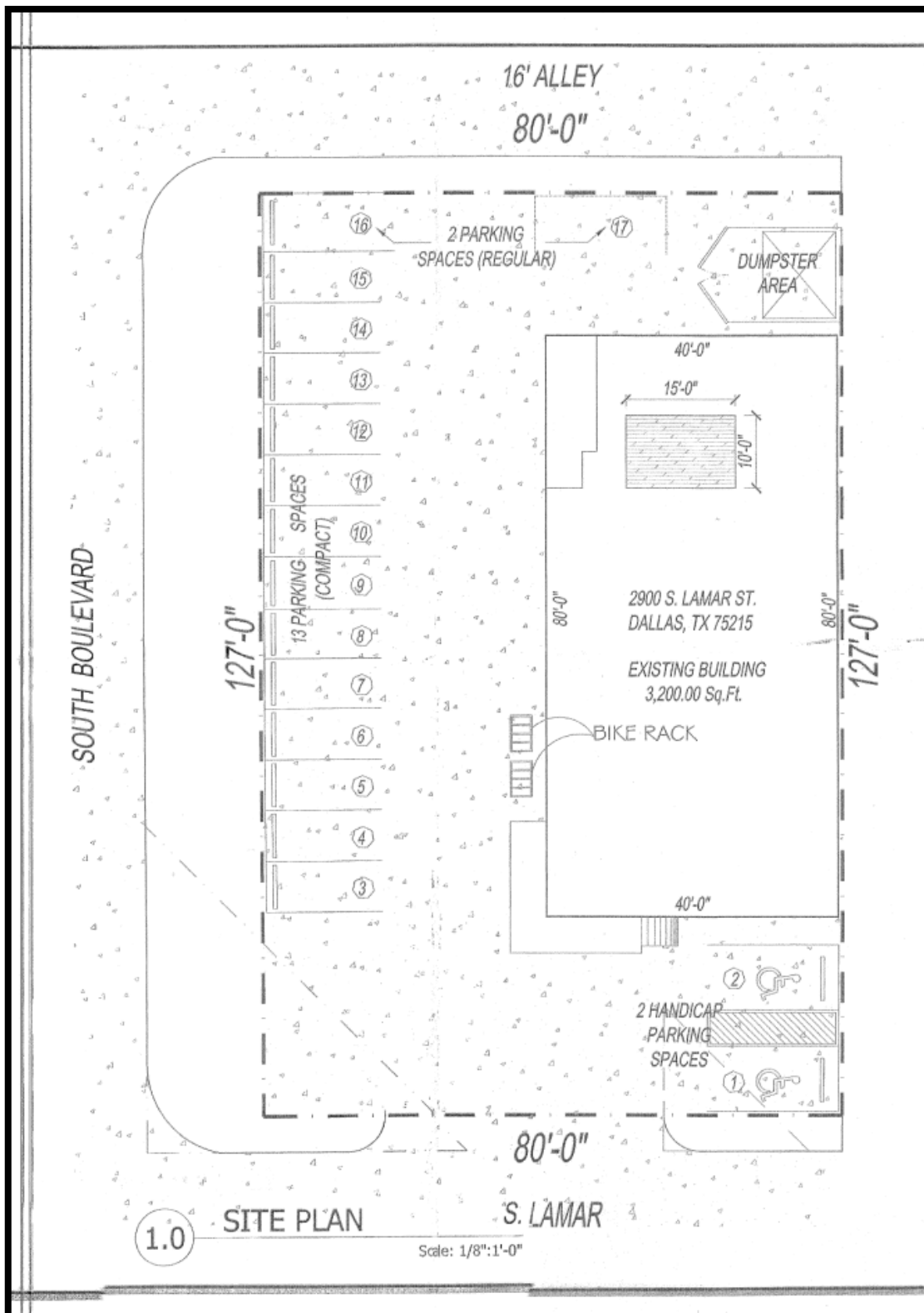
**PROPOSED SUP CONDITIONS**

1. USE: The only uses authorized by this specific use permit are an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall.
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 this ordinance).
4. DANCE FLOOR: The dance floor may not exceed 150 square feet in area, as shown on the attached site plan.
5. FLOOR AREA: The maximum floor area is 3,200 square feet in the location shown on the attached site plan.
6. HOURS OF OPERATION: The alcoholic beverage establishment limited to a bar, lounge, or tavern and commercial amusement (inside) limited to a dance hall may only operate between 5:00 p.m. and 2:00 a.m. (the next day), Monday through Saturday, and between 12:00 p.m. (noon) and 2:00 a.m. (the next day) on Sunday.
7. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
8. OFF-STREET PARKING:
  - A. Parking must be located as shown on the attached site plan.
  - B. Additional required parking may be provided through a remote parking agreement.
  - C. The building official may extend the walking distance for remote parking up to 600 feet only if the remote parking site is located along the northeast line of S. Lamar Street.
10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

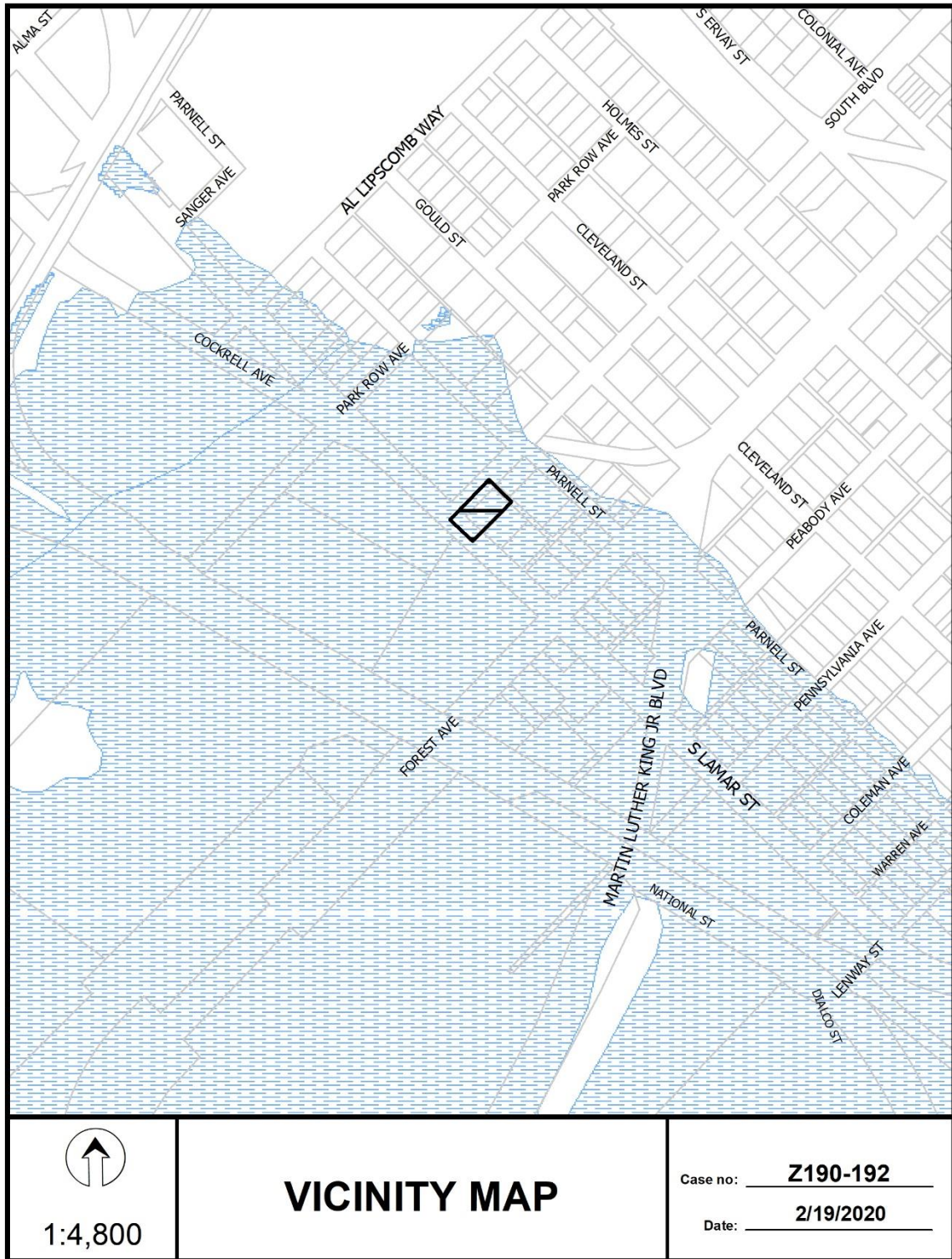
PROPOSED SITE PLAN



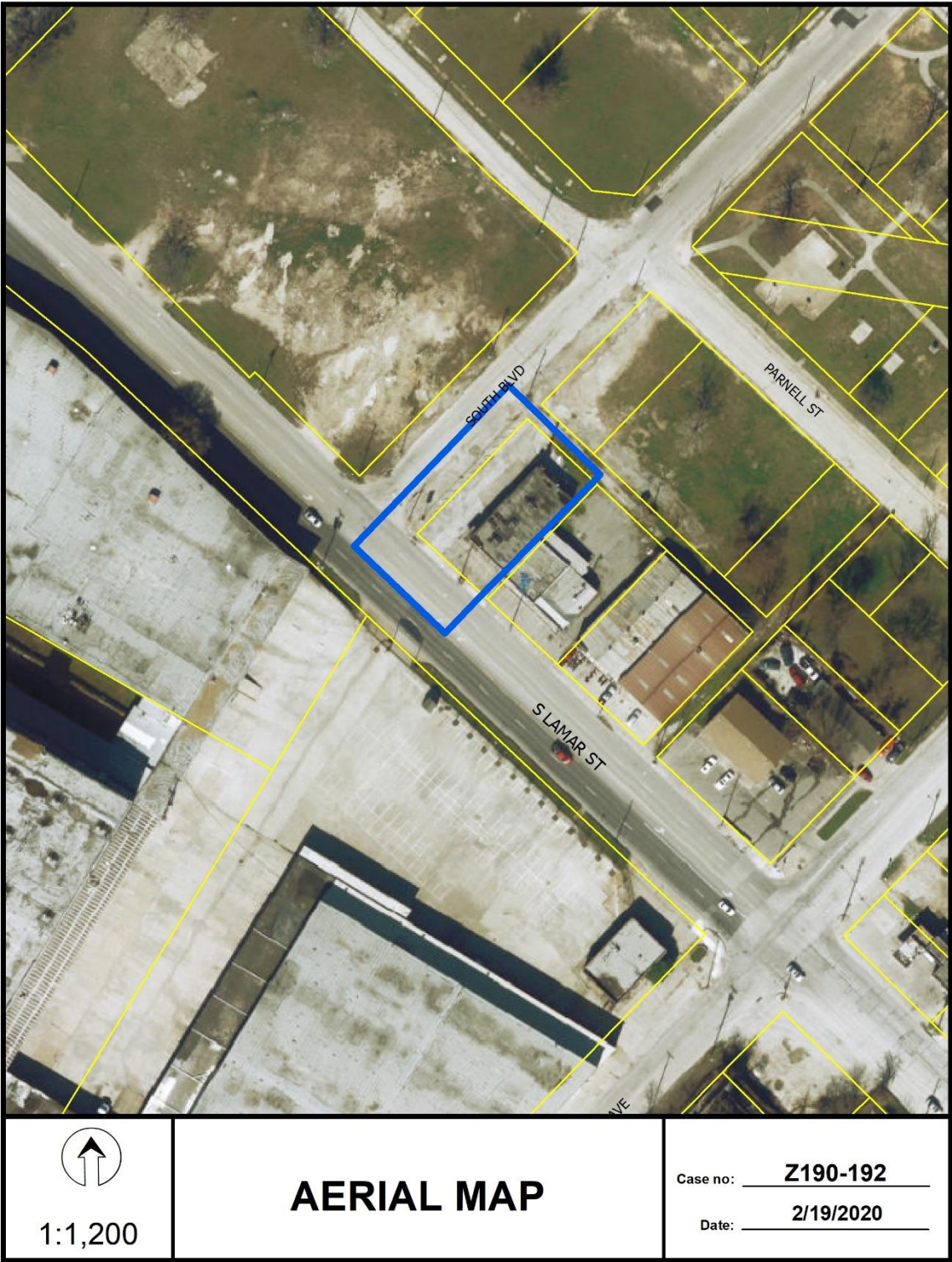
**ENLARGED SITE PLAN**



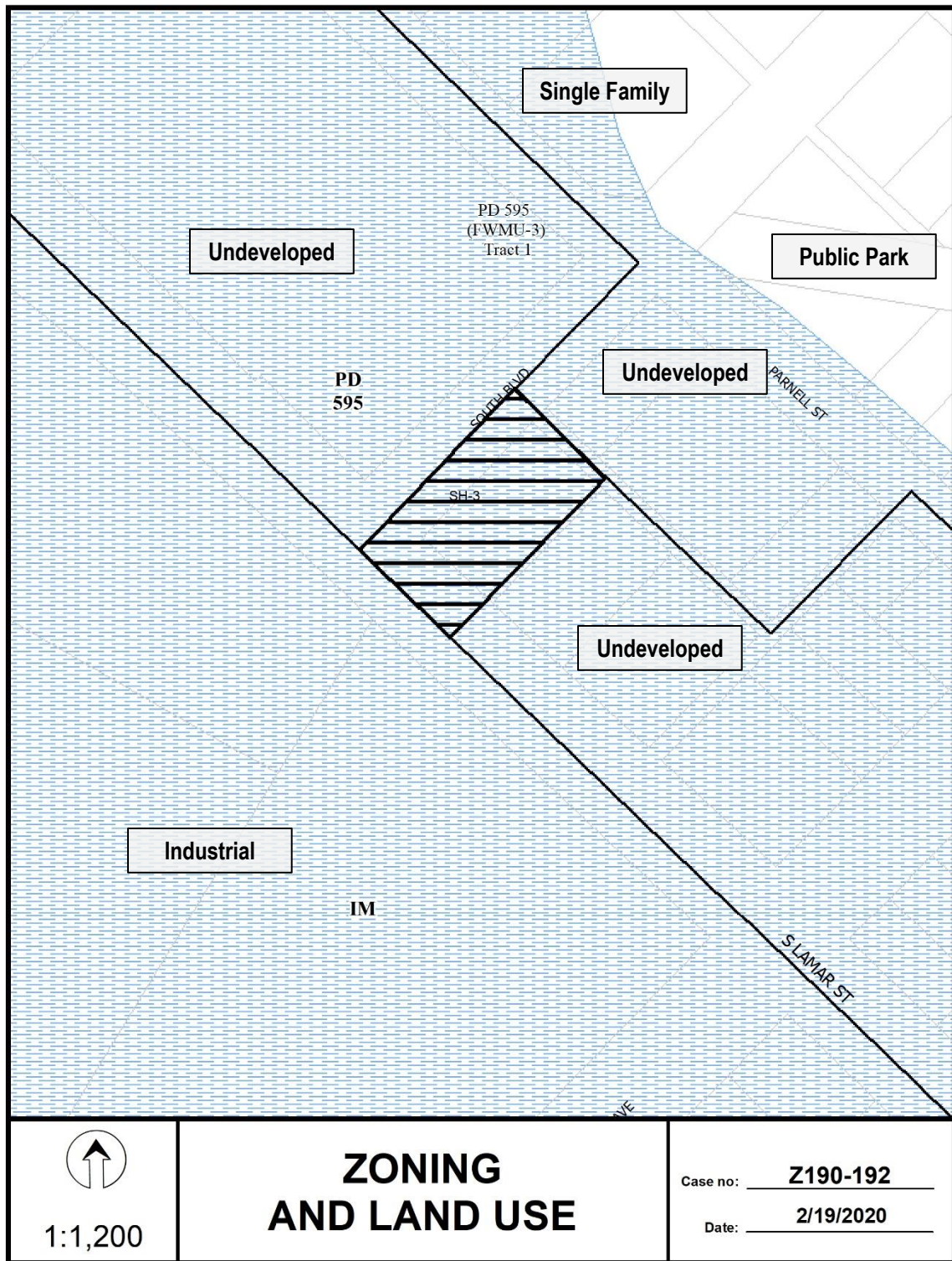


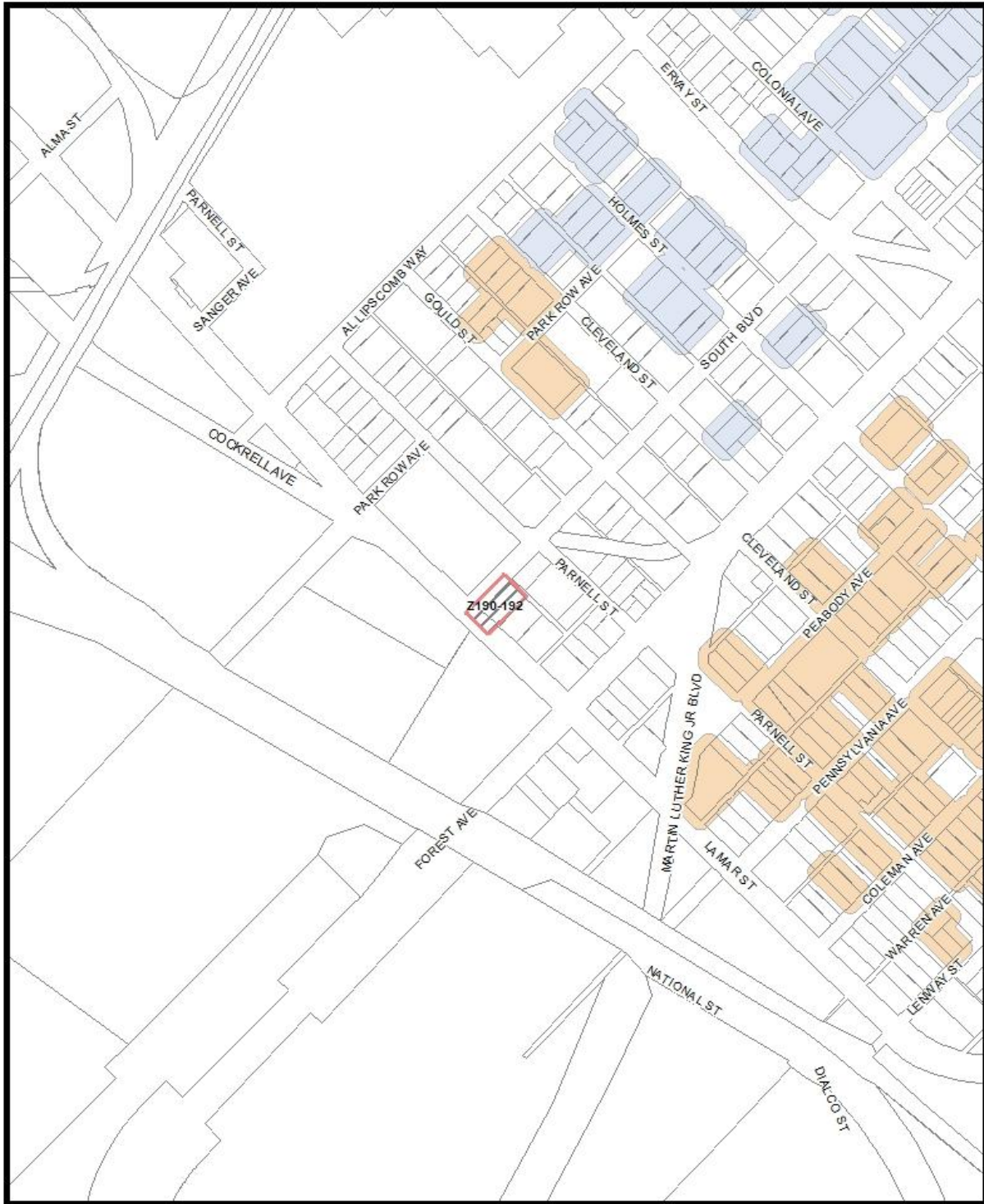












Market Value Analysis A B C D E F G H I NA

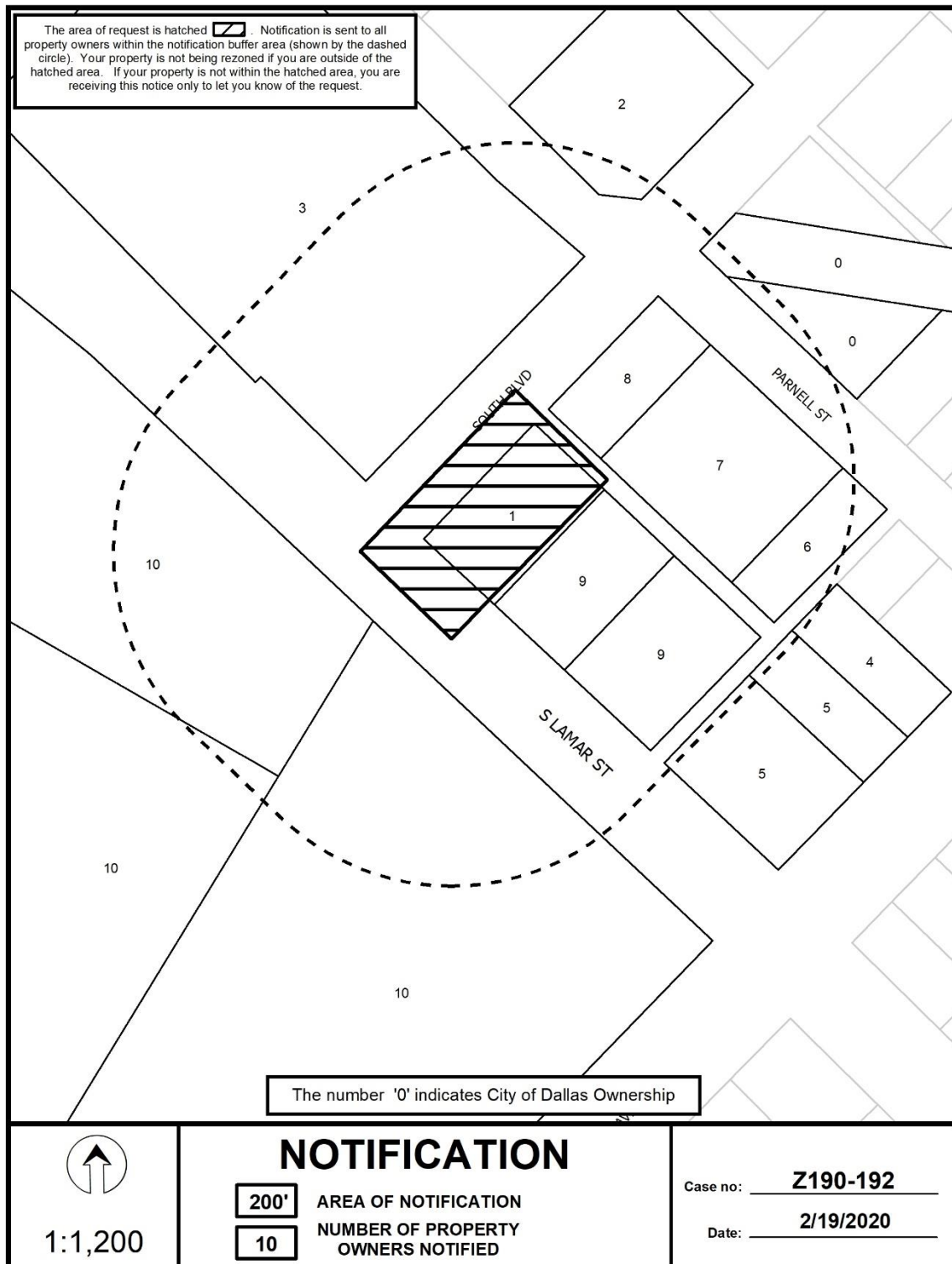


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## Market Value Analysis

Printed Date: 2/19/2020





02/19/2020

## ***Notification List of Property Owners***

***Z190-192***

***10 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2900 S LAMAR ST	MELISSA INVESTMENTS LLC
2	2828 PARNELL ST	MANCHESTER REALTY LLC
3	1200 PARK ROW AVE	CCH LAMAR PARTNERS I LP
4	1213 FOREST AVE	GEOFFREY SECURITY SVCS
5	1209 FOREST AVE	JOHNSON RODNEY E
6	2915 PARNELL ST	HARRIS & HARRIS PROPERTIES LLC
7	2909 PARNELL ST	HARRIS AND HARRIS PROPERTIES LLC
8	2901 PARNELL ST	W2E INVESTMENTS LLC
9	2910 S LAMAR ST	LOVEJOY BROOKS S
10	2927 S LAMAR ST	CCH LAMAR PARTNEERS I LP

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<b>FILE NUMBER:</b>	Z190-165(JM)	<b>DATE FILED:</b>	December 23, 2019
<b>LOCATION:</b>	Northwest corner of South Buckner Boulevard and C.F. Hawn Freeway		
<b>COUNCIL DISTRICT:</b>	5	<b>MAPSCO:</b>	58 U
<b>SIZE OF REQUEST:</b>	±0.46 acres	<b>CENSUS TRACT:</b>	93.04

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**REPRESENTATIVE:** Rob Baldwin, Baldwin and Associates

**APPLICANT:** Auto City Credit

**OWNER:** Bwingram Investments, LTD.

**REQUEST:** An application for a Specific Use Permit for a vehicle display, sales, and service use on property zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District, with a D-1 Liquor Control Overlay.

**SUMMARY:** The purpose of this request is to allow for the operation of a vehicle display, sales, and service use. The property is currently vacant, but previously maintained a SUP for the proposed use, which expired June 13, 2011.

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

## **BACKGROUND INFORMATION:**

- Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, was established by City Council on February 10, 1999. The PD contains seven subdistricts with over 239 acres of land. The subject site is located within Subdistrict 5—a commercial and retail subdistrict, which requires a Specific Use Permit for the proposed vehicle display, sales, and service use.
- A vehicle display, sales, and service use is defined as a facility for the display, service, and retail sale of new or used automobiles, boats, trucks, motorcycles, motor scooters, recreational vehicles, or trailers.
- The existing 2,196-square-foot structure was constructed in 2001, according to City permit records and Dallas Central Appraisal District. According to the proposed site plan the property contains approximately 3,960 square feet of outdoor vehicle display area for up to 22 cars.
- The site last operated as a vehicle display, sales, and service use under SUP No. 1442, which expired on June 13, 2011. The property has three past Certificates of Occupancy for the sale of motor vehicles from 1979, 2000, and 2001. No other COs are on record.

**Zoning History:** There have been five zoning changes requested in the area in the past five years.

1. **Z190-138:** An automatic renewal of Specific Use Permit No. 2286 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500-square-feet or less, located at the southwest intersection of CF Hawn Freeway and Great Trinity Forest Way.
2. **Z189-193:** On June 12, 2019, City Council approved Specific Use Permit No. 2337 for the sale of alcoholic beverages in conjunction with a general merchandise store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, located on the southwest corner of Great Trinity Forest Way (Loop 12) and Murdock Road.
3. **Z189-203:** On June 12, 2019, City Council approved Specific Use Permit No. 2340 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay located on the northeast corner of Murdock Road and Elkton Circle, southwest of C.F. Hawn Freeway.



4. **Z189-211:** On June 12, 2019, City Council approved Specific Use Permit No. 2339 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay located on the northeast corner of Murdock Road and Elkton Circle, southwest of C.F. Hawn Freeway.
5. **Z167-268:** On August 9, 2017, City Council approved the renewal of SUP No. 2118 for vehicle display, sales and services on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District on the southwest side of C.F. Hawn Freeway, east of Murdock Road.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
C.F. Hawn Expressway	Freeway	Variable ROW	Variable ROW
South Buckner Boulevard	Principal Arterial	107 feet	107 feet

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and has no objection to the proposed SUP if certain conditions are met: 1) Revise site plan to comply with city standards removing southern driveway adjacent to channelized right lane at CF Hawn; and, 2) reconfigure northern driveway to intersect at 90 degrees, aligned with median opening and meeting maximum width for commercial driveways (measured at property line).

The current configuration would be in conflict with City standards. While the driveways are an existing condition, Engineering would not be able to approve the existing substandard conditions at permitting.

At the time of this report, the applicant did not choose to comply with the new driveway standards. Staff does support the request subject to the recommended driveway reconfiguration, which will require revising the site and landscape plans.

**Comprehensive Plan:**

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

**LAND USE**

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

The proposed vehicle display, sales, and service use would provide new jobs and expand upon the existing land use pattern and industry located along C.F. Hawn Service Road and South Buckner Boulevard.

#### **STAFF ANALYSIS:**

##### **Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD No. 533, Subdistrict 5 w/D-1 Overlay	Vacant Building
<b>North</b>	PD No. 533, Subdistrict 5 w/D-1 Overlay	Auto-related
<b>East</b>	IM-D-1 Industrial Manufacturing District w/D-1 Overlay	Pawn shop, restaurant, truck rental, and vehicle display, sales, and service
<b>South</b>	RR-D-1 Regional Retail District w/D-1 Overlay and SUP Nos. 2286, 2337, 2340, and 2339	General merchandise or food store with the sale of alcohol
<b>West</b>	PD No. 533, Subdistrict 5 w/D-1 Overlay	Hotel

##### **Land Use Compatibility:**

The request site is surrounded by auto-related uses to the north; a pawn shop, restaurant, truck rental, and vehicle display, sales, and service uses to the east; general merchandise or food store with the sale of alcohol uses to the south; and, a hotel use to the west.

The proposed development is consistent with the mix of uses that are developed along the C.F. Hawn corridor. Uses such as vehicle display, sales, and services, auto service uses and motel uses are permitted within PD No. 533, which encourages retail and personal service uses along the C.F. Hawn corridor. The proposed vehicle display, sales and service use should not negatively impact the surrounding uses. Furthermore, the site

has historically operated as a vehicle display, sales, and service use, with the first CO for the site being issued in 1978 for this use.

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

The proposed establishment would provide a service that is related to the surrounding uses and does not negatively impact adjacent properties. The SUP process of continuous review, up-keep, and public input would allow for the periodic review of the land use to ensure it continues to compliment the surrounding neighborhood over time.

### **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. The area of request is not within an identifiable MVA category; however, it is in proximity to the three low-range MVA markets (G, H, and I).

### **Landscaping:**

The new SUP will utilize existing structures and pavement on the property, which will require continued adherence to landscaping per Section 51P-333.112 Landscaping for Planned Development District No. 533, the CF Hawn Special Purpose District No. 1. A landscape plan has been submitted with this request and is conditioned by the SUP requirements. The City Arborist has recommended approval of the proposed landscape

plan to maintain existing conditions due to inadequate water and wastewater access for the addition of new landscaping.

**Parking:**

PD No. 533 refers to the Dallas Development Code for parking regulations. Pursuant to the Dallas Development Code, the off-street parking requirement for the vehicle sales, display, and service use is one space per 500 square feet of floor area, inclusive of the display area. The proposed site plan indicates the existing floor area of 2,196 square feet of building area and a combined total of 3,960 square feet of display area will be maintained. The total of 6,156 square feet for the vehicles display, sales, and service use requires 12 off-street parking spaces. According to the site plan, 12 parking spaces are provided.

<b>LIST OF OFFICERS</b>
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**Auto City Credit**

Blake Ingram, President

**BWINGRAM INVESTMENTS Ltd**

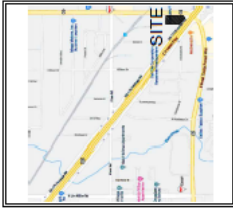
BWINGRAM INVESTMENTS GP, LLC

Blake Ingram, Director  
Jacquelon F. Ingram, Member

<b>PROPOSED SUP CONDITIONS</b>
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1. USE: The only use authorized by this specific use permit is a vehicle display, sales, and service use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [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 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. HOURS OF OPERATION: The vehicle display, sales, and service use may only operate between 8:00 a.m. and 8:00 p.m., Monday through Saturday.
5. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
6. LANDSCAPING.
  - a. Landscaping must be provided in accordance with the attached landscape plan.
  - b. Plant materials must be maintained in a healthy, growing condition.
7. OFF-STREET PARKING: Off-street parking must be provided in the locations shown on the attached site plan. Areas for parking, vehicle display, and maneuvering of vehicles must be paved with a nonpermeable surface.
8. SIGNS: Flags and pennants are not permitted.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

# PROPOSED SITE PLAN

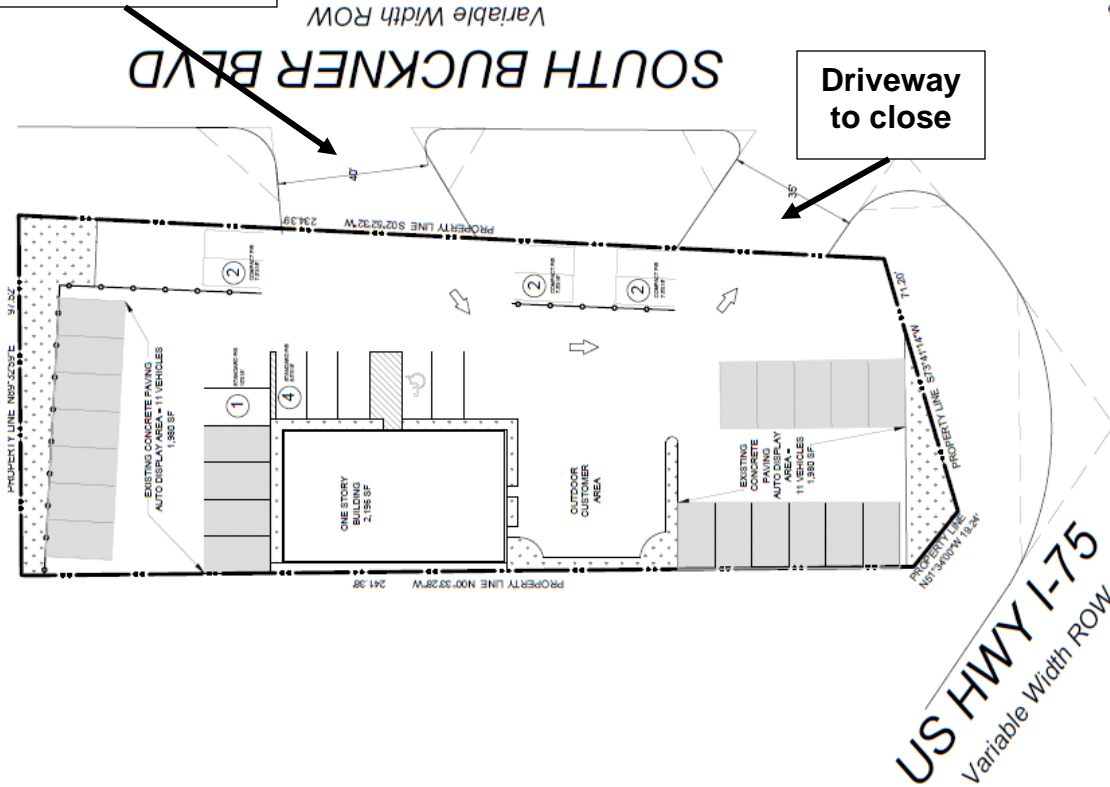


VICINITY MAP  
NTS



Driveway to align  
at 90 degrees

Driveway  
to close



SUP FOR VEHICLE DISPLAY, SALES, & SERVICE

ZONING: PD533 SUB-DISTRICT 5  
LAND AREA: 0.46 ACRES  
FLOOR AREA: 2,196 SF  
SITE AREA: 3,960 SF (EXCLUDES PARKING AREA)  
HEIGHT: 21'-6"/ONE STORY  
PARKING: 1:500 FLOOR AREA & SITE AREA  
REQUIRED: 12  
PROVIDED: 12



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

Z190-165



## PROPOSED LANDSCAPE PLAN



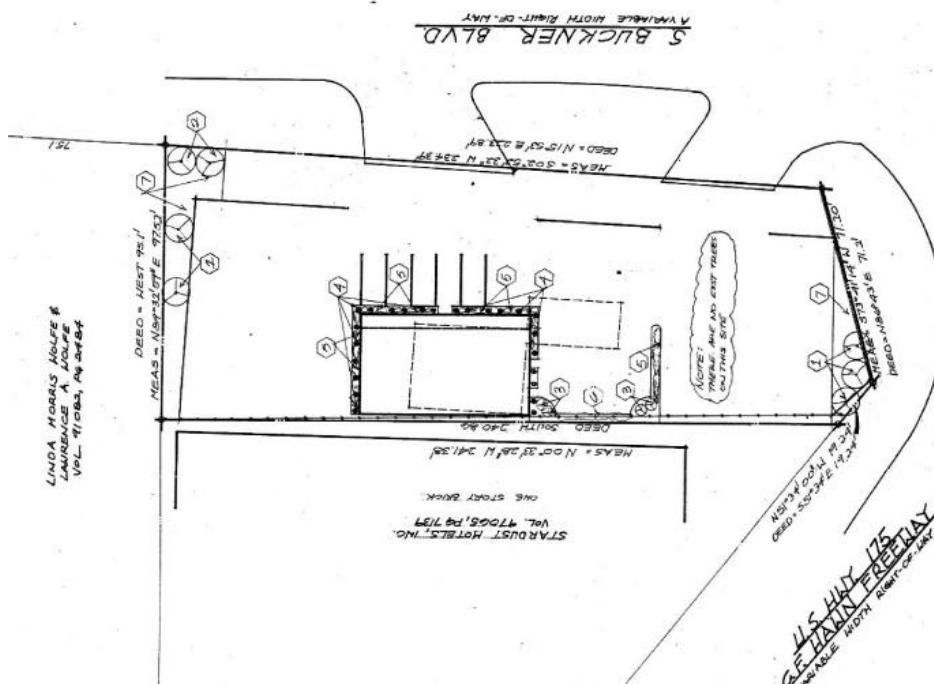
### VICINITY MAP



MARK	SCIENTIFIC NAME	ENVIRONMENTAL NAME	SOBE IDENTIFICATION	SPACING	NOTES
1	BALD STERNA	PREVALENT BOTTLENECK SPECIES	3/FALL	AS ABOVE	SEE BIRD FOR COMMENTS. STRONGER THAN THE 1ST PARTNER THAN 2ND PARTNER.
2	LIVE OAK	QUERCUS VIRENDA	0	0	0
3	WILLOW HALEY	SEE CATTAIL	1	0	NOTES TO MEAN FOR LIGHTNING
4	WILLOW HALEY	1/FALL	1/FALL	3/FALL	NOTES TO MEAN FOR LIGHTNING
5	WILLOW HALEY	1/FALL	1/FALL	3/FALL	NOTES TO MEAN FOR LIGHTNING
6	WILLOW HALEY	1/FALL	1/FALL	3/FALL	NOTES TO MEAN FOR LIGHTNING
7	WILLOW HALEY	1/FALL	1/FALL	3/FALL	NOTES TO MEAN FOR LIGHTNING

NOTES:

- 1.) REFER TO CITY OF DALLAS INSTALLATION SPECIFICATIONS BEFORE DRAWING
- 2.) AREAS FURTHER THAN 10'-0" FROM HOSE END TO BE SERVICED BY AUTOMATIC SAMPLER SYSTEM



Age Group	Category 1 (Black)	Category 2 (White)	Category 3 (Black)	Category 4 (White)
40	40	40	40	40
0	40	40	40	40
20	40	40	40	40
40	40	40	40	40
80	40	40	40	40
160	40	40	40	40

LANDSCAPE PLAN

SCALE: 1" = 40'-0"

**AUTO CITY SALES STORE**

LANDSCAPE PLAN

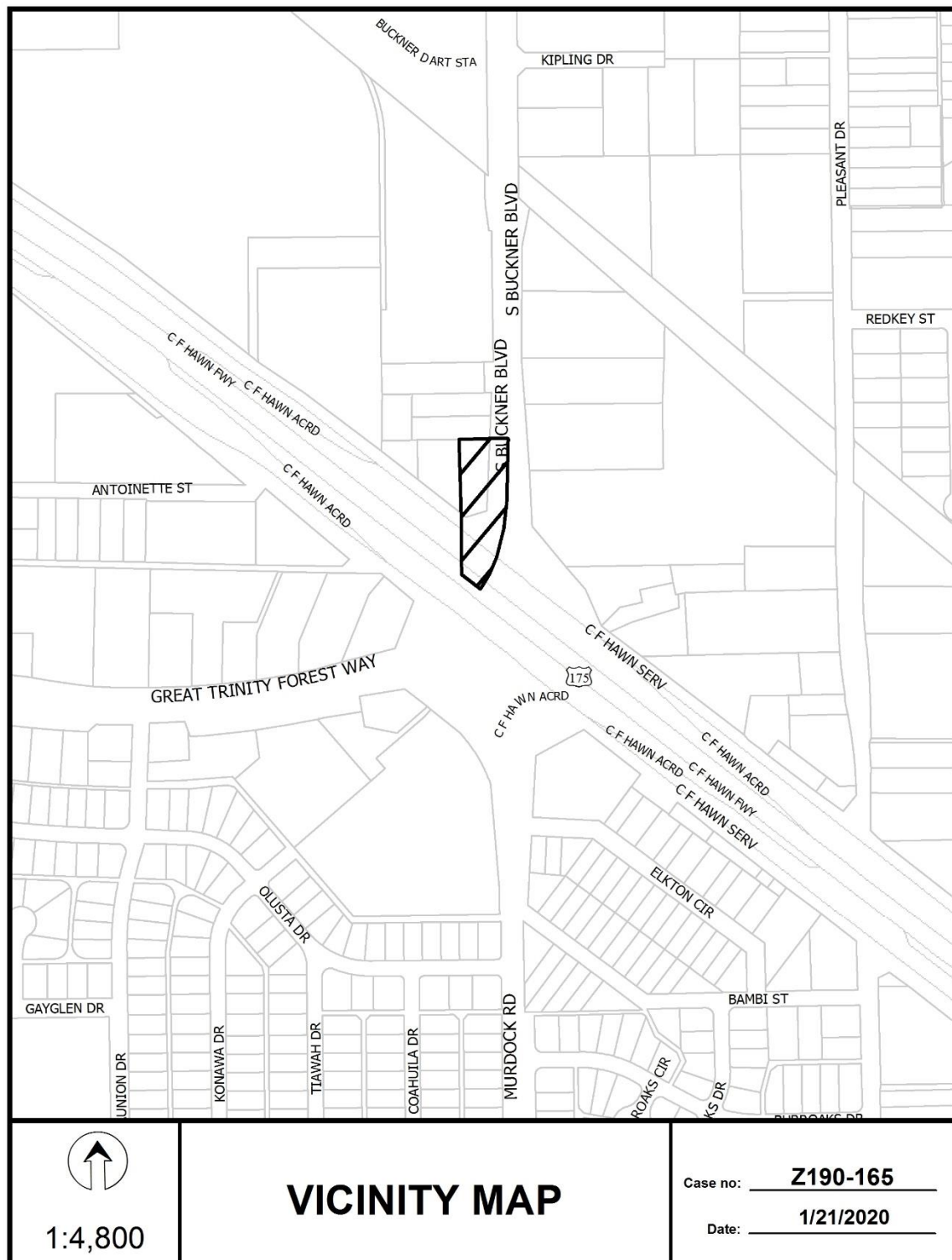
DESIGNER: \_\_\_\_\_

ELITE DESIGN  
CITY, INC

1000

DATE 8/10 REVISIONS 5

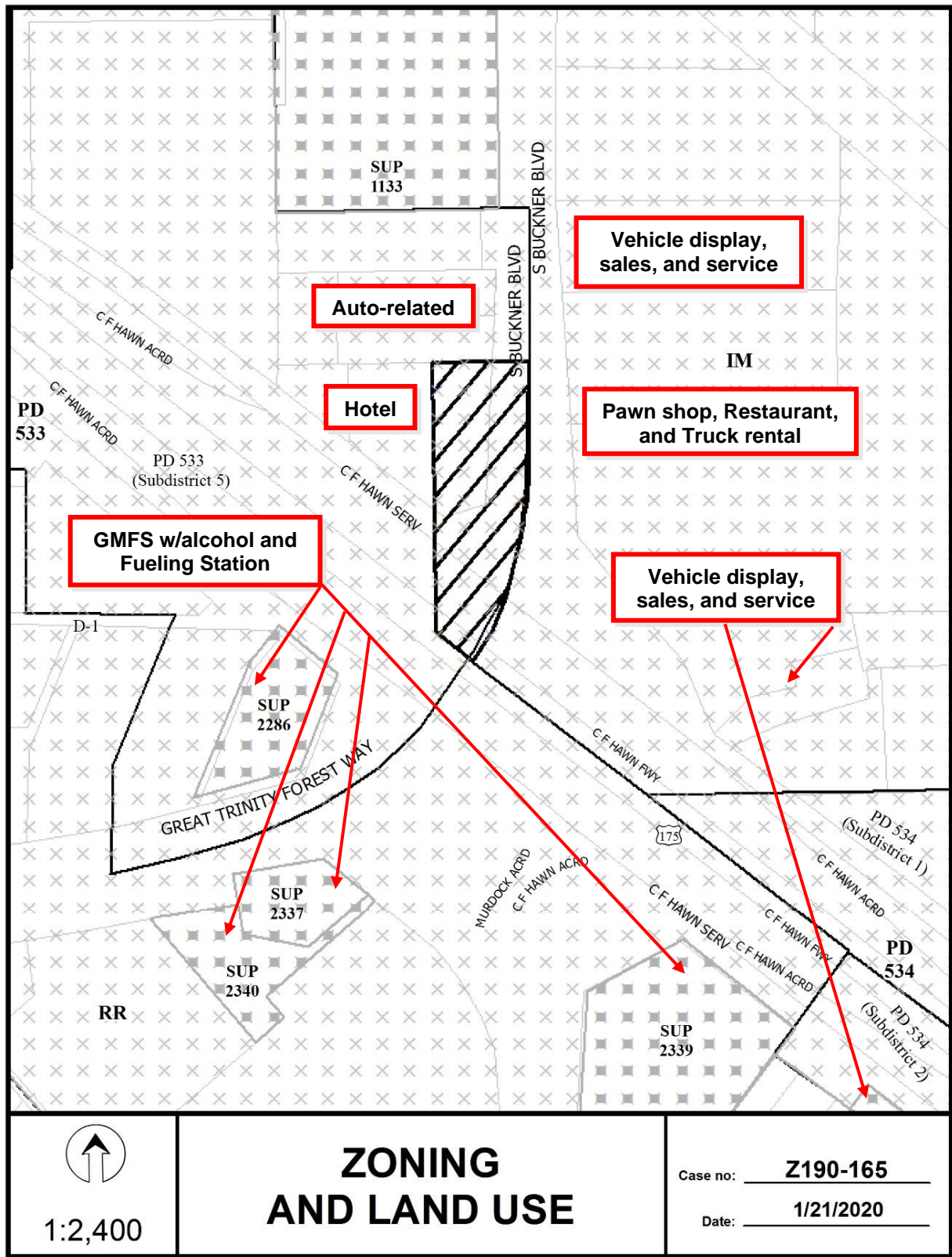
100

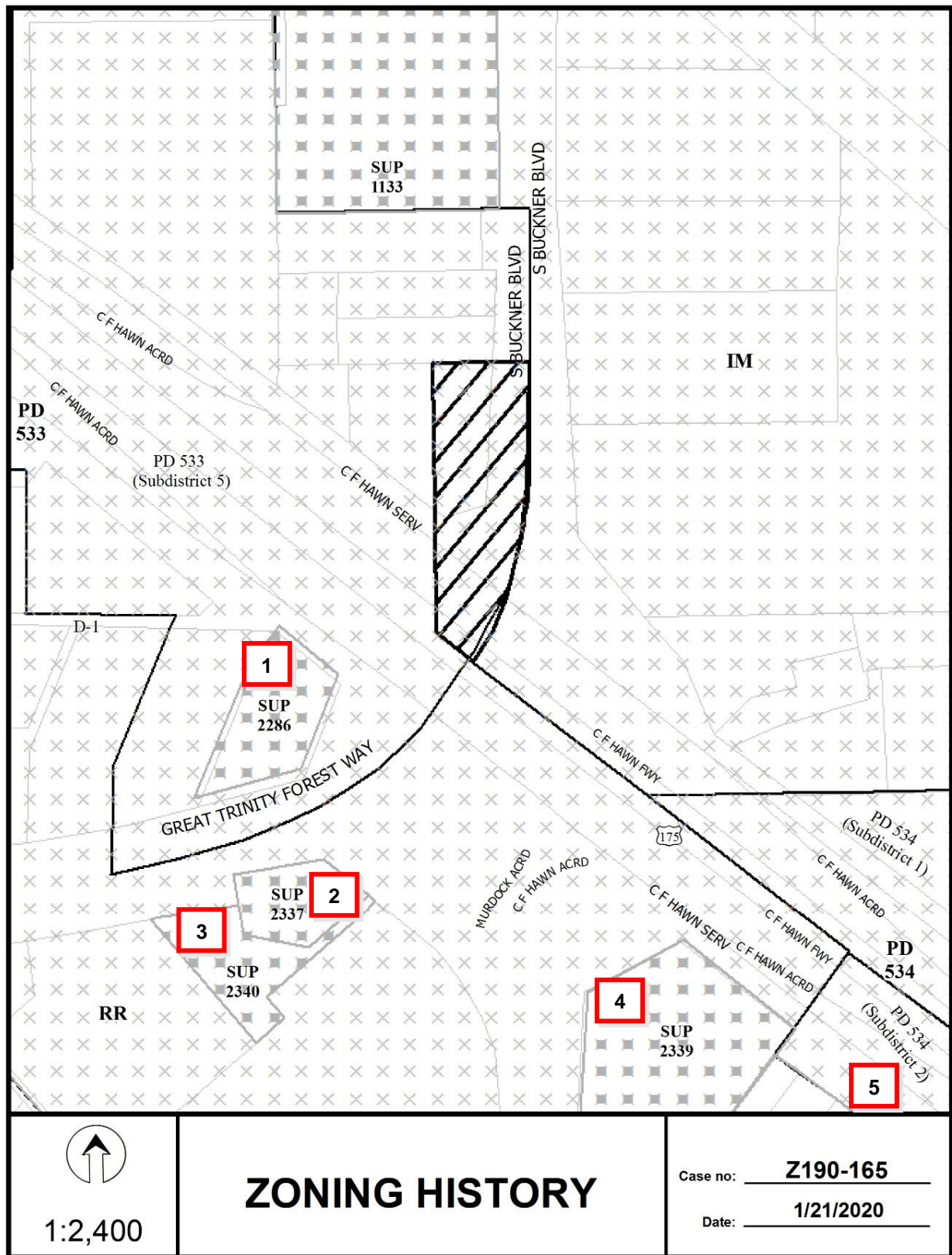




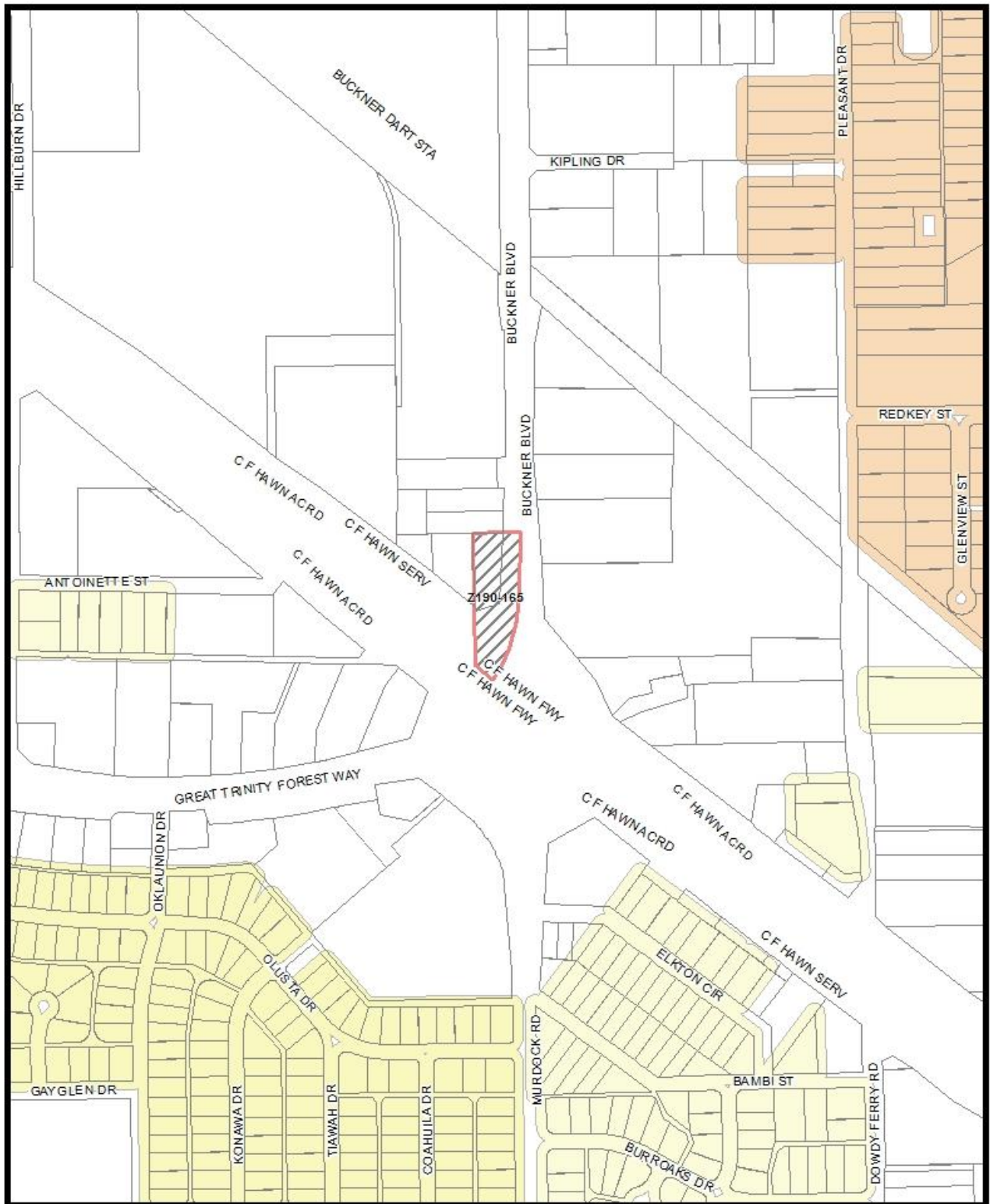












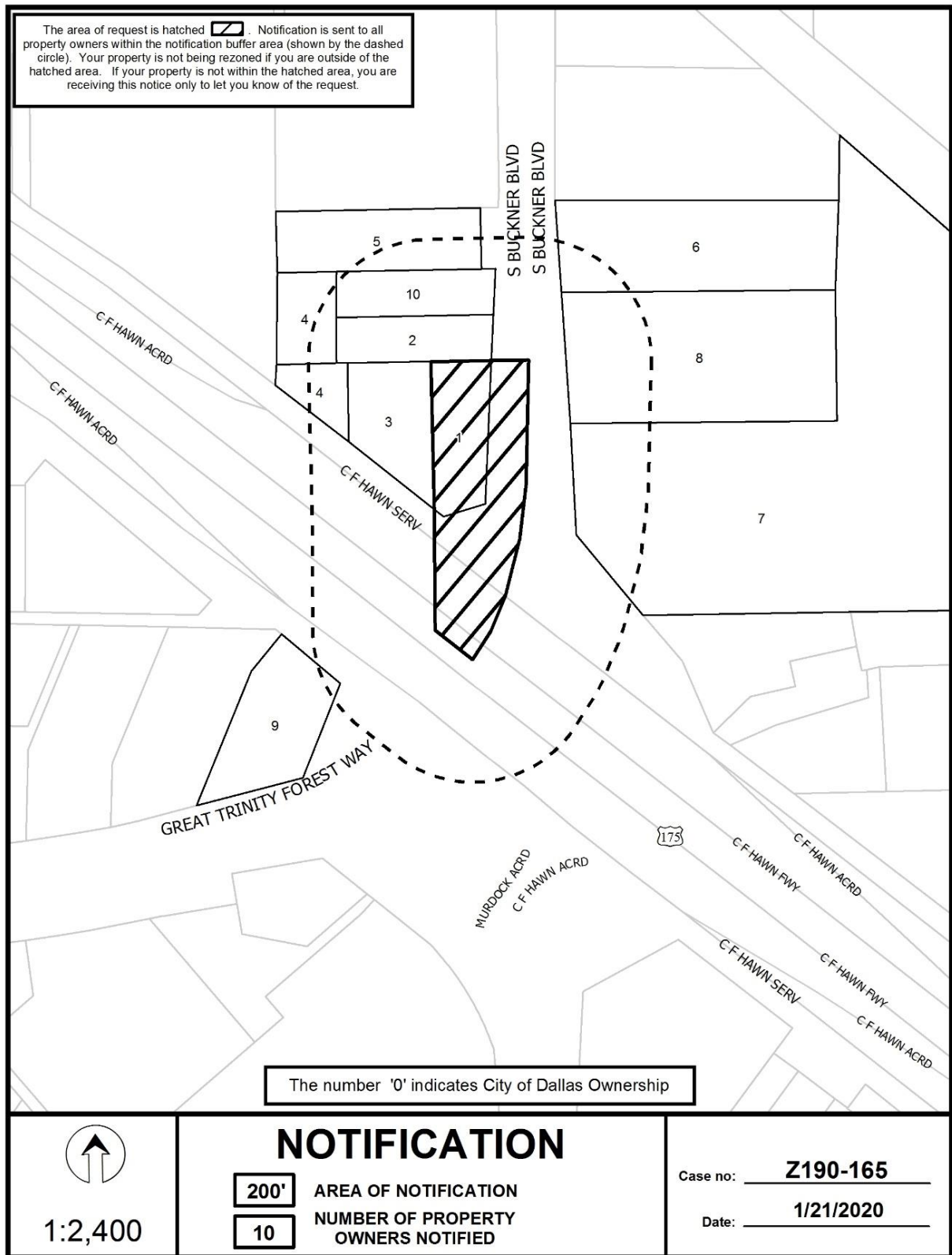
Market Value Analysis



1:4,800

Market Value Analysis

Printed Date: 1/21/2020



01/21/2020

***Notification List of Property Owners***

***Z190-165***

***10 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	129 S BUCKNER BLVD	BWINGRAM INVESTMENTS LTD
2	139 S BUCKNER BLVD	SALINAS RAQUEL
3	8020 C F HAWN FWY	STARDUST MOTELS INC
4	8010 C F HAWN FWY	DAL TILE CORPORATION
5	205 S BUCKNER BLVD	MUELLER PROPERTIES LTD
6	212 S BUCKNER BLVD	ROBERT OLDER ENTERPRISES LLC
7	120 S BUCKNER BLVD	BWINGRAM LTD
8	140 S BUCKNER BLVD	VAQUERO BUCKNER PTNR LP
9	8015 C F HAWN FWY	DFW DISTRIBUTOR PETROLEUM INC
10	143 S BUCKNER BLVD	PRESLEY TERRY



**Planner: Jennifer Muñoz**

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<b>FILE NUMBER:</b>	Z190-123(JM)	<b>DATE FILED:</b>	October 30, 2019
<b>LOCATION:</b>	East side of North Tyler Street, between West Davis and Fouraker Streets		
<b>COUNCIL DISTRICT:</b>	1	<b>MAPSCO:</b>	54 B
<b>SIZE OF REQUEST:</b>	± 0.88 acres	<b>CENSUS TRACT:</b>	42.01

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**REPRESENTATIVE:** Santos Martinez  
La Sierra Planning Group

**APPLICANT/OWNER:** Good Space X, LLC  
David Spence, Sole Owner

**REQUEST:** An application for 1) a new subdistrict for a private event and entertainment venue and Subdistrict 6 uses; and 2) a Specific Use Permit for an alcoholic beverage establishment limited to a private-club bar and a private event and entertainment venue, on property zoned Subdistrict 6 within Planned Development District No. 830.

**SUMMARY:** The purpose of this request is to **1)** create a new subdistrict with a new use: private event and entertainment venue, allowed by SUP; **2)** to permit new roof-top signage; and, **3)** to allow a private-club bar and private event and entertainment venue to operate from an existing suite.

**STAFF RECOMMENDATION:** Denial.

**PLANNED DEVELOPMENT DISTRICT No. 830:**

<http://www.dallascityattorney.com/51P/Supp%2056/Articles/ARTICLE%20830.pdf>

**PLANNED DEVELOPMENT DISTRICT No. 830 EXHIBITS:**

[http://www.dallascityattorney.com/51P/exhibits\\_cont.html#a830](http://www.dallascityattorney.com/51P/exhibits_cont.html#a830)

## **BACKGROUND INFORMATION:**

- Planned Development District No. 830 was established by City Council on August 11, 2010 and comprises approximately 290.5 acres divided into 13 subdistricts.
- The request site contains 0.88 acres of land. The overall building site is developed with two structures defined as “legacy buildings” in PD No. 830 Exhibit B: 1) a 12,000-square-foot multi-tenant which was built in 1935 and is located on the northeast corner North Tyler Street and West Davis Street and 2) a church building that was constructed in 1949, is on the northwest corner of North Tyler Street and Fouraker Street, and was converted into a restaurant use on May 9, 2018.
- The current request is to create a new subdistrict to allow a new land use, a private event and entertainment venue; reduce required parking for three land uses, the newly proposed private event and entertainment venue, restaurant without drive-in or drive-through service, and alcoholic beverage establishment; and, allow two 60 square-foot roof-top signs for a legacy building.

**Zoning History:** There have been five recent zoning and Board of Adjustment requests in the area within the last five years.

1. **Z167-164:** On April 12, 2017, the City Council granted Specific Use Permit No. 2238 for an alcoholic beverage establishment limited to a bar, lounge or tavern and a private-club bar on property zoned Subdistrict 6 (Davis Corridor) within Planned Development District No. 830, located on the east side of North Tyler Street, between Fouraker Street and West Davis Street (the subject site).
2. **BDA189-044** On April 16, 2019, the Board of Adjustment granted a special exception to the visual obstruction regulations on property on the northeast corner of North Tyler Street and West Davis Street (the subject site).
3. **Z134-308 & Z178-234:** On August 15, 2015, the City Council approved a renewal of Specific Use Permit No. 2016 for an alcoholic beverage establishment limited to a bar, lounge or tavern and a microbrewery, microdistillery or winery on property zoned Subdistrict 6 within Planned Development District No. 830, located on the northeast corner of West 7th Street and North Tyler Street. *The SUP expired on August 12, 2018 and the autorenewal is still pending.*
4. **Z189-224:** On June 20, 2019, the City Plan Commission recommended denial of an application for the termination of existing deed restrictions [Z778-181] on property zoned Subdistrict 6 within Planned Development District No. 830, on the south side of Fouraker Street, between North Vernon Avenue and North Van Buren Avenue.

5. **Z178-185:** On April 25, 2018, City Council approved a Demolition Delay Overlay for nearby properties to the south of the area of request. A demolition delay overlay district is intended to encourage the preservation of historically significant buildings that are not located in a historic overlay district by helping the property owner identify alternatives to demolition.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
North Tyler Street	Major Arterial	100 feet	100 feet
West Davis Street	Minor Arterial	100 feet	Study
Fouraker Street	Local	50 feet	60 feet

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request and parking analysis provided by the applicant and recommends denial of the existing request. The following comments were provided to the applicant on March 11, 2020 with no further changes or information provided by the applicant:

***1. Request of one space per 220 SF for a proposed use “Private Event and Entertainment Venue”***

The parking study does not support a reduced parking rate. Observations from data collected quantify a difference greater than 100 parked vehicles during and after the special event on February 1, 2020.

***2. Available Parking Capacity***

The report incorrectly quantifies parking capacity. On-street parking restrictions are typically based on sight distances—a different parameter than *visibility triangles* defined in the report. Sight distances are evaluated based on roadway conditions independent from visibility triangles. Stipulations from the Texas Transportation Code include prohibiting parking within 15 feet from a fire hydrant, 20 feet from a crosswalk, and 30 feet from a stop sign. The inventory of on-street parking in the study area is effectively less than the tabulated capacity.

Off-street parking lots referenced in the report are private and would only be available through parking agreements.

Right-of-way width of local roads in the vicinity of the site do not meet minimum standards, restricting adequate maneuvering and access for emergency vehicles.

The planned conversion of N. Tyler Street to two-way operations will remove existing on-street parking to accommodate bike lanes, as approved by City Council.

### ***3. Parking challenges create needs for alternative modes of transportation.***

Alternative modes of transportation must be coupled with adequate infrastructure and management. While reducing parking demand, ride-sharing services also create traffic congestion, increase vehicle miles traveled, and therefore vehicle-pedestrian conflicts. Ride-sharing services also do not necessarily interface with pedestrians in areas without adequate roadway infrastructure (e.g., ADA-compliant sidewalks, setbacks, barrier free ramps at corners, crosswalks, passenger loading zones).

No further information was provided on the request to reduce parking for a restaurant without drive-in or drive-through service or an alcoholic beverage establishment. Overall, the parking study was not performed by a licensed traffic engineer and the data provided was insufficient to garner staff support.

## **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 *does not comply* with the following goals and policies of the Comprehensive Plan.

## **LAND USE**

### **GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

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

1.1.5.1 Recognize adopted area/neighborhood plans in guiding development and zoning decisions.

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

1.1.5.4 Provide appropriate transitions between non-residential uses and neighborhoods to protect stability and quality of life.

## **URBAN DESIGN**

### **GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

Policy 5.2.1 Maintain neighborhood scale and character.

#### **BISHOP-DAVIS LAND USE STUDY (2010)**

The Bishop-Davis Land Use Study<sup>1</sup> was created in 2009 and revised in 2010 and provided recommendations that were later taken into consideration to create Planned Development District No. 830, the Davis Street Special Purpose District. Section 51P-830.107 indicates that this study should be consulted for goals and recommendations for development of this district.

The goals of this land use study<sup>2</sup> focused on the desired results envisioned for the area, which among other aspects included: stimulating reinvestment in the area, encouraging density (in the right places), creating incentives to increase open space and provide public art, and to create a set of land uses for each subarea.

The Bishop/Davis Land Use Study identified the area of request within Subarea 6 and established characteristics and objectives that included the beautification and rehabilitation of Davis Street streetscape, creating a desirable pedestrian experience and a pleasant walkable environment, street trees, sidewalks and other amenities. The study also proposed for this subarea uses that included a mix of residential and light to medium density commercial uses which are consistent with the uses allowed in the existing Subdistrict 6 within PD No. 830.

A few of the goals of the study included:

- To protect the stability of neighborhoods in the corridor and avoid unwanted encroachment of parking;
- Look carefully at transitions to stabilize residential uses; and,
- Include signage standards.

While the proposed private-club bar and private event and entertainment venue would support the goal to stimulate reinvestment in the area, overall the proposed subdistrict would not support the goals of the study. Proposed reductions in parking for three intensive uses would push more cars to park within the surrounding residential

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<sup>1</sup> See the [Bishop/Davis Land Use Study](#).

<sup>2</sup> Goals and Strategies, p. 12.

neighborhoods. The project includes a request to allow unlit rooftop signage, which was not a part of the original sign regulations developed in consideration of the land use study. Ultimately, as the area continues to take-on more intensive uses and provide elements to support the transition to these uses, the residential areas could destabilize.

### **Land Use:**

<b>Area</b>	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	Subdistrict 6 within PD No.830 with SUP No. 2238	Private-club bar; restaurant; and, general merchandise or food store 3,500 square feet or less
<b>North</b>	Tract 1A within PD No. 160 and Subarea 2 within CD No. 1	Single family and multifamily
<b>East</b>	Subdistrict 6 within PD No.830	Restaurant, general merchandise or food store 3,500 square feet or less, surface parking, and undeveloped
<b>South</b>	Subdistrict 6 within PD No.830 with SUP No. 2016	Personal service, restaurant, alcoholic beverage establishment, and general merchandise or food store 3,500 square feet or less
<b>West</b>	Subdistrict 6 within PD No.830 and Subarea 2 within CD No. 1	Single family, auto service center, and restaurant

### **Land Use Compatibility:**

The request site contains 0.88 acres of land. The overall building site is developed with two structures: 1) a 12,000-square-foot multi-tenant which was built in 1935 and is located on the northeast corner North Tyler Street and West Davis Street, and 2) a church building with 4,250 square feet of floor area originally constructed in 1949, on the northwest corner of North Tyler Street and Fouraker Street, which was converted to a restaurant use on May 9, 2018. These structures meet the criteria to be classified as legacy buildings<sup>3</sup> in accordance PD No. 830 because the structures were built before 1957 and front along Davis Street and Tyler Street.

The current request is to create a new subdistrict to allow a new land use, a private event and entertainment venue; reduce required parking for three land uses, the newly proposed private event and entertainment venue, restaurant without drive-in or drive-

<sup>3</sup> See SEC. 51P-830.118. p. 49 of [PD No. 830](#)

through service, and alcoholic beverage establishment; and, allow two 60 square-foot roof-top signs for a legacy building. Other parking reductions are also requested and further elaborated in the parking section of this report.

Surrounding land uses consist of single family and multifamily uses to the north; restaurant, general merchandise or food store 3,500 square feet or less, surface parking, and undeveloped uses to the east; personal service, restaurant, alcoholic beverage establishment, and general merchandise or food store 3,500 square feet or less uses to the south; and, single family, auto service center, and restaurant uses to the west.

The SUP request site is a 4,000 square-foot suite located within the one-story, 12,000 square-foot, multi-tenant retail development. The purpose of this SUP request is to operate an alcoholic beverage establishment limited to a private-club bar and a new use, a private event and entertainment venue. The applicant has proposed the new use as a tailored version of a commercial amusement (inside) use to allow a video arcade that has free games and serves alcohol. In addition, the venue will be available for rent to host parties. A private event and entertainment venue is defined as a use that includes receptions, live music or private events, games of chance, and ceremonies. Originally, this use seemed to fit into the city's existing commercial amusement (inside) land use classification. However, the applicant requested an official land use determination for the arcade, which classified the use as a private-club bar. Certain elements of the proposed land use, as described to the building official, did not match the commercial amusement (inside) use exactly. Furthermore, the building official determination letter states that, "the arcade-style games, which are free to patrons, and rental for the space for private parties are considered ancillary to the private-club bar and are not considered a private main use." However, the applicant still elected to create the new land use for a private event and entertainment venue.

A private-club bar is "an establishment holding a private-club permit under Chapter 32 and 33 of the Texas Alcoholic Beverage Code that derives 35 percent or more of its gross revenue from the sale or service of alcoholic beverages for on-premise consumption and that is located within a dry area as defined in Title 6 (Local Option Elections) of the Texas Alcoholic Beverage Code. Private-Club Bar does not include a fraternal or veterans' organization, as defined in the Texas Alcoholic Beverage Code, holding a private club permit under Chapter 32 or 33 of the Texas Alcoholic Beverage Code. Private-Club bar does not include the holder of a food and beverage certificate, as defined in the Texas Alcoholic Beverage Code."

The private-club bar use is allowed by SUP to operate within Subdistrict 6 of PD No. 830. The proposed private event and entertainment venue is requested without a SUP,



but the applicant stated they were open to allowing the use with a SUP. Staff believes if the use is to operate, a SUP should be required to allow continuous public input to ensure compatibility with the neighborhood over time. Proposed SUP conditions indicate the two uses would share the same standards, including have operation hours Monday through Wednesday from 5:00 pm to 12:00 am the next day, Thursday and Friday from 5:00 pm to 2:00 am the next day, and Saturday and Sunday from 8:00 am to 12:00 am the next day. The only other condition provided by the applicant is a time period of three years with eligibility for automatic renewal for additional five-year periods.

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

Staff recommends denial of the SUP request(s). While the area is diverse and maintains a variety of uses, consideration for the existing residential neighborhood should take precedence as new uses are proposed in the area. The addition of uses by ratifying significant parking reductions for typically more intensive uses and for a set of structures which are already afforded significant parking reductions could ultimately negatively affect the residential aspect of the neighborhood. The charm and sustainability of the area is maintained through the mix of uses. The retail and entertainment uses will not be better patronized with less parking and less residential uses in the vicinity. Staff believes a continued reduction in parking and introduction of more intensive uses will aid in the degradation of existing residential neighborhoods in the area.

If the uses were to be considered for approval, staff suggests limiting the hours of operation to Monday through Wednesday from 5:00 pm to 10:00 pm, Thursday and Friday from 5:00 pm to 11:00 pm, and Saturday 8:00 am to 12:00 am the next day, and Sunday from 8:00 am to 10:00 pm. Additionally, the initial time period should be for a maximum of two years with no automatic renewals. Finally, the site plan should be updated to show the most accurate parking and add a north arrow.

**Development Standards:**

<b><u>DISTRICT</u></b>	<b>SETBACKS</b>		<b>Density</b>	<b>Height</b>	<b>Lot Cover- age</b>	<b>Special Standards</b>	<b>PRIMARY Uses</b>
	Front	Side/Rear					
PD No. 830 Subdistrict 6	0'	0'/0'	none	75'	100%	Proximity Slope Visual Intrusion	Retail & personal service, office
PD No. 830 New Subdistrict	0'	0'/0'	none	75'	100%	Proximity Slope Visual Intrusion	Retail & personal service, office, and private event and entertainment venue

The development standards are not being changed with this request. The changes are related to land uses, required parking, and allotted signage.

**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 area of request is not located within an MVA cluster, surrounding properties are categorized as being within a "C" MVA cluster to the northwest and a "D" MVA cluster to the northeast.

**Parking:**

PD No. 830 identifies the retail development and church building as legacy buildings. Legacy buildings have no required parking for retail-related and office uses. The existing 12,000 square-foot retail center accommodates mostly general merchandise or food store, or office uses, which do not require parking. However, there are a few suites that require parking. The existing church building with 4,250 square feet of floor area was converted to a restaurant use on May 9, 2018. A restaurant is not a retail-related use and requires one off-street parking space per 125 square feet of floor area. This restaurant use requires 34 parking spaces, which are currently provided on-site.

The off-street parking regulations also apply to alcoholic beverage establishment uses. An alcoholic beverage establishment requires one off-street parking space per 100

square feet of floor area. There is one existing alcoholic beverage establishment with 1,357 square feet of floor area operating under SUP No. 2238. The proposed 4,000 square-foot alcoholic beverage establishment combined with the floor area for the alcoholic beverage establishment under SUP No. 2238, will create a total of 5,357 square feet of alcoholic beverage establishment floor area requiring 54 parking spaces.

Just counting these three venues, the site requires 87 parking spaces. The property still has an additional 6,700 square feet of floor area, largely used under the retail-related and office uses which do not require parking for the legacy buildings. If the 6,700 square feet of additional floor area were leased as regular general merchandise or food store 3,500 square feet or less and not considered an exempt legacy building, one off-street parking space would be required per 200 square feet of floor area for a total requirement of about 33 parking spaces. This is an incentive to maintain existing structures. Add this scenario to the 88 required for a total of 121 required off-street parking spaces. These scenarios are intended to help consider the existing parking reductions with those being proposed through this amendment.

The applicant has requested parking reductions for three uses: the new private event and entertainment venue, an alcoholic beverage establishment, and restaurant without drive-in or drive-through service would all be reduced to requiring one off-street parking space per 220 square feet of floor area. For those same three establishments, parking would reduce from 87 spaces to 44 required off-street parking spaces. If the proposed reduction in parking requirements were approved and more of these three uses with reduced parking occupied the suites within these two legacy buildings, the reduction in parking would continue to rise.

Additional reductions in parking are proposed. These changes are subtle from what exists for the current Subdistrict No. 6 including:

- 1) If an outdoor dining area, whether covered or not, is within 20 feet of and had direct access to, a street, sidewalk, or publicly accessible ***pedestrian way*** (*instead of open space*), the outdoor dining area is not included in the parking requirement calculations for up to 25 percent of the size of the indoor floor area. Any portion of the outdoor dining area in excess of 25 percent of the size of the indoor floor area must be parked in accordance to ***a restaurant use without drive thru service*** (*instead of per the code*).
- 2) Off-street parking spaces required for a use may be reduced by one space for each four bicycle parking stations provided for that use, up to a maximum of ***twelve*** (*instead of three*) off street parking spaces within the district.

At minimum, these additional changes produce an additional eight space reduction in parking.

The applicant is showing 41 spaces for the building site according to the proposed site plan. The parking study provided to support these reductions in parking did not produce the proper data to garner approval from the Engineering Division. No revisions were made to the parking study; therefore, staff cannot support these parking reductions.

**Signs:**

PD No. 830 allows for business signage for lots fronting on Davis Street. Lots fronting Tyler Street are non-business. The subject site has multiple addresses on both Tyler and Davis Streets; however, it would be counted as an establishment fronting on Davis Street, subject to business rules. The applicant has requested two 60-square-foot, roof-top signs. Roof-top signs are prohibited<sup>4</sup>. The applicant would like for the signs to serve as district identifiers; however, this is something which has been done in other places in the city through the creation of a special provision sign district. Otherwise, staff cannot require district identification. Additionally, staff cannot provide a permit for a “Typo” business to receive a sign permit since it is not an existing business on-site.

The largest concerns over the proposed roof signs are:

- 1) The adjacency to residential/non-business districts including CD No. 1 and PD No. 160.
- 2) The excessiveness to have two roof-top signs on a one-story building.
- 3) The safety of installing a roof-top sign on a legacy building originally constructed in 1935. Engineering would be required, and the fire marshal would have to approve of the signs.

Staff does not support the requested roof-top signs.

**Landscaping:**

The renovation of a portion of the existing structure will not increase the impervious coverage and, as a result, will not trigger any landscaping requirements.

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<sup>4</sup> See [Section 51A-7.203\(a\)](#).

<b>Proposed Subdistrict Conditions</b>
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**ARTICLE 830.**

**PD 830.**

**SEC. 51P-830.101. LEGISLATIVE HISTORY.**

PD 830 was established by Ordinance No. 27944, passed by the Dallas City Council on August 11, 2010. (Ord. 27944)

**SEC. 51P-830.102. PROPERTY LOCATION AND SIZE.**

PD 830 is established on property located along the Bishop Avenue Corridor between Colorado Boulevard and Davis Street; property located along the Davis Street Corridor, bounded by Plymouth Road on the west and Zang Boulevard on the east; and excluding property zoned Planned Development District No. 160, Planned Development No. 340, Planned Development No. 87/Historic District 15, Conservation District No. 1, and Conservation District No. 7. The size of PD 830 is approximately 290.623 acres. (Ord. Nos. 27944; 31161)

**SEC. 51P-830.103. CREATION OF SUBDISTRICTS.**

This district is divided into the following subdistricts:

- (1) Subdistricts 1 and 1A: Bishop Avenue.
- (2) Subdistrict 2: **Subdistrict 2 is not created as part of this PD. See Conservation District No. 7 (Bishop/Eighth Street Conservation District) for the use regulations and development standards in that area.**
- (3) Subdistrict 3: East Garden District [and], Subdistrict 3A: Bishop Arts Branch Library, and Subdistrict 3B: Bishop Arts Mixed Use District.
- (4) Subdistrict 4: Kidd Springs Park.
- (5) Subdistrict 5: Kings Highway Gateway.
- (6) Subdistricts 6, 6A, ~~and 6B~~ **and XX**: Davis Corridor.
- (7) Subdistrict 7: Winnetka Heights Village.
- (8) Subdistricts 8 and 8A: West Garden District. (Ord. Nos. 27944; 28733; 28745; 29126; 29678; 30374; 31161)

**SEC. 51P-830.104. DEFINITIONS.**

Unless otherwise stated, the definitions in Chapter 51A apply to this article. In this district:

(a) Omitted for brevity.

*Staff's Suggestion (Recommended for denial)*

(a) None.
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*Applicant's Request*

(21) PRIVATE EVENT AND ENTERTAINMENT VENUE means a use that includes receptions, live music or private events, games of chance, and ceremonies.
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(a) Omitted for brevity.

**SEC. 51P-830.105. INTERPRETATIONS.**

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

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

(d) Section 51A-2.101, "Interpretations," applies to this article.

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

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

(2) The symbol **[SUP]** appearing after a listed use means that the use is permitted by specific use permit only. ["SUP" means "specific use permit." For more information regarding specific use permits, see Section 51A-4.219, "Specific Use Permit (SUP)."]

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

(4) The symbol **[RAR]** appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, "Site Plan Review," a site plan must be

submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review, see Division 51A-4.800, “Development Impact Review.”)

(e) If there is a conflict, the text of this article controls over any charts, exhibits, graphic displays, or maps.

(f) Subdistricts 1, 1A, 3, 4, 8, and 8A of this district are considered to be residential zoning districts. Subdistricts 3A, 3B, 5, 6, 6A, 6B, and 7 are considered to be nonresidential zoning districts. (Ord. Nos. 27944; 28733; 28745; 29126; 29678; 30374; 31161)

#### **SEC. 51P-830.106. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 830A: Subdistrict maps.
- (2) Exhibit 830B: Legacy buildings list.
- (3) Exhibit 830C: Mixed use development parking chart.
- (4) Exhibit 830D: Subdistrict 3A building corner marker elevation.
- (5) Exhibit 830E: Subdistrict 6B conceptual plan. (Ord. Nos. 27944; 28745; 31161)

#### **SEC. 51P-830.107. CONCEPTUAL PLAN.**

- (a) Except as provided in this section, there is no conceptual plan for this district.
- (b) The Bishop/Davis Land Use and Zoning Study should be consulted for goals, objectives, policy statements, and recommendations for development of this district.
- (c) In Subdistrict 6B, for single family uses, development and use of the property must comply with the Subdistrict 6B conceptual plan (Exhibit 830E). If there is a conflict between the text of this article and the Subdistrict 6B conceptual plan, the text of this article controls. (Ord. Nos. 27944; 31161)

#### **SEC. 51P-830.108. 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) In Subdistrict 6B, for single family uses, a final plat may serve as the Subdistrict 6B development plan. If there is a conflict between the text of this article and the Subdistrict 6B development plan, the text of this article controls. (Ord. Nos. 27944; 31161)

**SEC. 51P-830.109. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICTS 1, 1A, AND 1B: BISHOP AVENUE.**

(a) Omitted for brevity.

**SEC. 51P-830.110. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 2: THE BISHOP ARTS-EIGHTH STREET CONSERVATION DISTRICT.**

Subdistrict No. 2 is not part of this PD. See Conservation District No. 7 (Bishop/Eighth Street Conservation District) for the use regulations and development standards in that area. (Ord. 27944)

**SEC. 51P-830.111. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 3: EAST GARDEN DISTRICT.**

(a) Omitted for brevity.

**SEC. 51P-830.111.1. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 3A: BISHOP ARTS BRANCH LIBRARY.**

(a) Omitted for brevity.

**SEC. 51P-830.111.2. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 3B: BISHOP ARTS MIXED USE DISTRICT.**

(a) Omitted for brevity.

**SEC. 51P-830.112. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 4: KIDD SPRINGS PARK.**

(a) Omitted for brevity.

**SEC. 51P-830.113. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 5: KINGS HIGHWAY GATEWAY.**

(a) Omitted for brevity.

**SEC. 51P-830.114. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 6 and XX: DAVIS CORRIDOR.**

(a) Uses. The following uses are the only main uses permitted:

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

- Catering service.
- Custom business services.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

- Child-care facility.
- Church.
- Community service center. [SUP]

(5) Lodging uses.

- Bed and breakfast.

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) Office uses.

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

(8) Recreation uses.

- Private recreation center, club, or area. [SUP]
- Public park, playground, or golf course.

(9) Residential uses.

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

(10) Retail and personal service uses.

- Alcoholic beverage establishments. [SUP]

- Antique shop.
- Art gallery.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store. *[By right if 50,000 square feet of floor area or less; otherwise by SUP.]*
- Nursery, garden shop, or plant sales.
- Personal service uses. *[Body piercing studios, massage establishments, and tattoo studios are prohibited.]*
- Private event and entertainment venue (6XX)
- Restaurant without drive-in or drive-through service. *[RAR]*
- Remote surface parking lot.
- Theater. *[SUP]*

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Local utilities.

(13) Wholesale, distribution, and storage uses.

- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*

(b) Drive-in and drive-through uses. Drive-in and drive-through lanes, windows, or services are not permitted.

(c) Accessory uses.

(1) 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 51A-4.217, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory use is permitted by SUP only:

- Accessory community center (private).

(3) The following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.

-- Accessory pathological waste incinerator.

(d) Yard, lot, and space regulations.

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

(1) Front yard.

(A) Except as provided in this paragraph, minimum front yard is 10 feet.

(B) For lots fronting on Davis Street, minimum front yard is 0 feet and maximum front yard is 10 feet. A minimum of 75 percent of the street-facing facade must be located within the area between the minimum and maximum front yard setback. The remaining street-facing facade (25 percent) is not required to comply with the maximum front yard setback.

(2) Side yard. No minimum side yard.

(3) Rear yard.

(A) Except as provided in this paragraph, no minimum rear yard.

(B) If abutting or across the alley from a single-family district, minimum rear yard is 10 feet.

(4) Density. No maximum number of dwelling units.

(5) Floor area ratio. No maximum floor area ratio.

(6) Height.

(A) Except as provided in this paragraph and Section 51P-830.122(g)(2), maximum structure height is 75 feet.

(B) South of Davis Street between Hampton Road and the east side of Rosemont Avenue, maximum structure height is 50 feet.

(C) Any portion of a structure over 30 feet in height may not be located above a residential proximity slope.

(i) The residential proximity slope is a plane projected upward and outward at a one-to-one rise over run from private property that is outside the district, abutting Subdistrict 6 with no intervening street, and zoned for residential uses with a density of less than 12 dwelling units per acre. An institutional use on a lot of two acres or more does not trigger the residential proximity slope.

(ii) Structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less, provided that the total projections on a building are no more than 20 percent of the building foot print.

(7) Lot coverage. Except as provided in this paragraph, maximum lot coverage is 100 percent. South of Davis Street between Hampton Road and the east side of Rosemont Avenue, maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Lot size. No minimum lot size.

(9) Lot width. No minimum or maximum lot width.

(10) Stories.

(A) Except as provided in this paragraph, maximum number of stories above grade is five.

(B) South of Davis Street between Hampton Road and the east side of Rosemont Avenue, maximum number of stories above grade is four. (Ord. 27944)

**SEC. 51P-830.114.1                      USE REGULATIONS AND DEVELOPMENT  
STANDARDS IN SUBDISTRICT 6A: DAVIS CORRIDOR.**

(a) Omitted for brevity.

**SEC. 51P-830.114.2.                      USE REGULATIONS AND DEVELOPMENT  
STANDARDS IN SUBDISTRICT 6B: DAVIS CORRIDOR.**

(a) Omitted for brevity.

**SEC. 51P-830.115.                      USE                      REGULATIONS                      AND                      DEVELOPMENT  
STANDARDS IN SUBDISTRICT 7: WINNETKA HEIGHTS VILLAGE.**

(a) Omitted for brevity.

**SEC. 51P-830.116. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICTS 8 AND 8A: WEST GARDEN DISTRICT.**

(a) Omitted for brevity.

**SEC. 51P-830.117. OFF-STREET PARKING AND LOADING.**

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. For the purpose of this section, Subdistrict 6A shall be considered one lot.

(1) Multifamily use. A minimum of one off-street parking space per bedroom is required with a maximum of two off-street parking spaces per dwelling unit.

(2) Restaurant use.

(A) A minimum of one off-street parking space per 125 square feet of floor area is required.

(B) If an outdoor dining area, whether covered or not, is within 20 feet of, and has direct access to, a street, sidewalk, or publicly accessible open space, the outdoor dining area is not included in the parking requirement calculations for up to 25 percent of the size of the indoor floor area. Any portion of the outdoor dining area in excess of 25 percent of the size of the indoor floor area must be parked in accordance with Section 51P-830.117(a)(2)(A).

*Staff's Suggestion (Recommended for denial)*

(a) None.

*Applicant's Request*

(3) Subarea XX. The following uses shall provide one parking space per 220 square feet of floor area if located within a legacy building: alcoholic beverage establishment or private club, private event or entertainment venue, or restaurant without drive thru service. If an outdoor dining area, whether covered or not, is within 20 feet of and had direct access to, a street, sidewalk, or publicly accessible pedestrian way, the outdoor dining area is not included in the parking requirement calculations for up to 25 percent of the size of the indoor floor area. Any portion of the outdoor dining area in excess of 25 percent of the size of the indoor floor area must be parked in accordance to a restaurant use without drive thru service.

(b) Parking reductions.

(1) Bicycle parking. Off-street parking spaces required for a use may be reduced by one space for each four bicycle parking stations provided for that use, up to a maximum of three off-street parking spaces per lot.

*Staff's Suggestion (Recommended for denial)*

(a) None.

*Applicant's Request*

(a) Subarea XX. Off-street parking spaces required for a use may be reduced by one space for each four bicycle parking stations provided for that use, up to a maximum of twelve off street parking spaces within the district.

(2) Legacy building.

(A) For residential uses within a legacy building, off-street parking requirements may be reduced an additional 25 percent.

(B) For retail-related uses and office uses within a legacy building, off-street parking is not required.

(3) Mixed use development parking.

(A) In general. The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed use development parking chart (Exhibit 830C).

(B) Calculation of adjusted standard off-street parking requirement. The adjusted off-street parking requirement for a mixed use development is calculated as follows:

(i) The standard parking requirements for each of the uses in the mixed use development must be ascertained.

(ii) The parking demand for each use is determined for each of the five times of day shown in the mixed use development parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the mixed use development parking chart, the percentage assigned to that use is 100 percent for all five times of day.

(iii) The "time of day" columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted off-street parking requirement for the development.

(C) Minimum parking requirement. If one or more of the main uses in a mixed use development is a nonresidential use, the minimum parking requirement for the mixed use development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the nonresidential uses in the mixed use development.



(4) On-street parking. 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.

(5) Tree preservation. Off-street parking spaces required for a use may be reduced by one space for each protected tree (as defined in Article X) retained on site that would otherwise have to be removed to provide the required off-street parking for that use.

(c) Remote parking.

(1) For nonresidential uses and mixed use developments, remote parking is permitted if the requirements of Division 51A-4.320, "Special Parking Regulations," are met, including the landscape requirements, except that the remote parking may be within a walking distance of 1,000 feet from the use served.

(2) An agreement authorizing a nonresidential use or a mixed use development to use remote parking for nonresidential uses may be based on a lease of the remote parking spaces only if the lease:

(A) is in writing;

(B) contains legal descriptions of the properties affected;

(C) specifies the special parking being provided and the hours of operation of any use involved;

(D) is governed by the laws of the state of Texas;

(E) is signed by all owners of the properties affected;

(F) signed by all lienholders, other than taxing entities, that have an interest in or an improvement on the properties;

(G) is for a minimum term of three years; and

(H) provides both the owner of the lot occupied by the nonresidential use or mixed use development use and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.

(3) The remote parking provisions of this subsection and Division 51A-4.320 shall not affect or cause the reduction of delta credits.

(4) In Subdistrict 3A, remote parking may account for one-hundred percent of the off-street parking requirement during a phased construction period.

(d) Subdistrict 3B.

(a) Omitted for brevity.

**SEC. 51P-830.118.**

**LEGACY BUILDING AMENDMENTS.**

If the director finds that the following standards apply to a building within this district, the director is authorized to add the building to the legacy building list (Exhibit 830B):

(1) the building was constructed before 1957 if fronting on Davis Street, Tyler Street, Polk Street, or 7<sup>th</sup> Street east of Madison Avenue and before 1945 if fronting on Bishop Avenue;

(2) for buildings with frontage on Davis Street or Bishop Avenue, the primary street-facing facade of the building is within 10 feet of the right-of-way line of Davis Street or within five feet of the 25-foot front yard setback line on Bishop Avenue;

(3) the building's main entrance faces Davis Street, Tyler Street, Polk Street, 7<sup>th</sup> Street, or Bishop Avenue;

(4) the building facade with the main entrance must have window and door openings that total at least 20 percent of the facade area; and

(5) off-street parking is not located in the required front yard. (Ord. Nos. 27944; 29210)

**SEC. 51P-830.119.**

**ENVIRONMENTAL**

**PERFORMANCE**

**STANDARDS.** See Article VI. (Ord. 27944)

**SEC. 51P-830.120.**

**LANDSCAPING.**

(a) Omitted for brevity.

**SEC. 51P-830.121. SIGNS.**

(a) In general.

(1) Except as provided in this subsection, for lots fronting on Bishop Avenue in Subdistricts 3 and 3B, Davis Street, Zang Boulevard, Hampton Road, Jefferson Boulevard, or 7th Street east of Madison Avenue, signs must comply with the provisions for business zoning districts in Article VII.

(2) For all other lots, signs must comply with the provisions for the non-business zoning districts in Article VII.

(3) Except for A-frame signs, movement control signs used for parking, and monument signs in Subdistricts 1, 1A, and 1B detached signs are prohibited.

(b) Signs in the right-of-way. All signs located in or intruding into the public right-of-way must have approval by the director of public works and transportation to prevent conflict with government signs. If the director of public works and transportation determines that a previously approved sign must be removed or relocated because of safety requirements or changing traffic conditions, the relocation or removal must be done at the owner's expense within 30 days.

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

- (1) A-frame signs may identify a business use.
- (2) The maximum size of an A-frame sign is 32 inches wide and 36 inches tall.
- (3) An A-frame sign may only be displayed when the business it identifies is open.
- (4) 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.
- (5) Only one A-frame sign is permitted for each business use.
- (6) A-frame signs must be separated by a minimum of 50 feet.
- (7) A-frame signs may not be located within 25 feet of an intersection or within a visibility triangle.

(d) Blade signs. The following regulations apply:

- (1) Blade signs must be attached premise signs.
- (2) Blade signs may not be internally illuminated.
- (3) There is no limit on the number of blade signs.
- (4) The maximum effective area for blade signs is 30 square feet.
- (5) The lowest part of a blade sign may be located no lower than 12 feet and no higher than 25 feet above street level.
- (6) A blade sign may not project more than three feet into the right-of-way.
- (7) A blade sign may not be located closer than 15 feet to another projecting sign.

(e) Monument signs. The following regulations apply:

- (1) Monument signs are only permitted in Subdistricts 1, 1A, 1B, and 6A. In Subdistrict 6A, the entire property is considered one lot.
- (2) Monument signs must be premise signs.
- (3) Monument signs may not be internally illuminated.
- (4) Except as provided in this paragraph, one monument sign is permitted per premise. In Subdistrict 3A, one monument sign is permitted per street frontage; applied signage on exterior planters is permitted and not considered a monument sign. In Subdistrict 6A, two monument sign are permitted per premise.
- (5) Except as provided in this paragraph, monument signs must be setback five feet from the right-of-way. In Subdistrict 3A, there is no setback requirement for monument signs.
- (6) The maximum height for a monument signs is four feet.
- (7) The maximum effective area for a monument sign is 40 square feet.

(f) Building corner markers with graphic identification in Subdistrict 3A.

- (1) “Building corner marker with graphic identification” means “a vertical architectural element on the corner of a project site for graphic identification of a civic project.”
- (2) The maximum height for building corner markers with graphic identification is equal to the maximum building height set by the subdistrict regulations.

(3) Building corner markers with graphic identification may be internally illuminated.

(4) Design of the building corner marker with graphic identification must comply with Exhibit 380D. (Ord. Nos. 27944; 28733; 28745; 29126; 29678; 30374)

*Staff's Suggestion (Recommended for denial)*

(a) None.
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*Applicant's Request*

(g) District identification signs and roof top signs in Subarea XX.
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(1) District identification sign means a roof sign bearing the name, logo, or other marker of the subdistrict.
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(a) Shall not exceed 12 feet in width
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(b) Shall not exceed 5 feet in height.
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(c) Shall have a minimum 5 feet elevation off of the roof deck.
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(d) Shall have a maximum effective area of 60 square feet.
--

(e) Shall be attached to or supported by the roof of the building.
--

(f) Shall not be internally illuminated.
--

(g) Shall only be mounted on Legacy Buildings
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(h) No more than two (2) signs are allowed within this subdistrict.
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(2) Roof sign: means a sign that is attached to or supported by the roof of a building.
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**SEC. 51P-830.122.**

**ARCHITECTURAL DESIGN STANDARDS.**

(a) Omitted for brevity.

**SEC. 51P-830.123.**

**STREET AND SIDEWALK STANDARDS.**

(a) Davis Street and Bishop Avenue (South of Davis).

(1) A minimum 10-foot-wide sidewalk, with a minimum seven-foot-wide unobstructed sidewalk must be provided.

(2) Where the existing right-of-way width does not allow for the required sidewalk width, an additional sidewalk easement must be provided at the time of platting to achieve a 10-foot-wide sidewalk, unless a building exists as of August 11, 2010 does not allow for the required sidewalk width.

(3) On-street parallel parking with curbed neck-downs is required in accordance with Article XIII, "Form Districts."

(b) All other streets. A minimum six-foot-wide unobstructed sidewalk must be provided.

(c) Pedestrian amenities.

(1) In general.

(A) Pedestrian amenities must be accessible to the public.

(B) Pedestrian amenities must be located at least seven feet away from a transit stop.

(C) Canopies, awning, and streetlamps must have a minimum clearance above a sidewalk of eight feet.

(D) Light fixtures may not exceed 14 feet in height. Light fixtures must be cut-off type luminaires that direct lighting downward.

(E) Except as provided in this subsection, pedestrian amenities must be provided on each building site with a minimum street frontage of 100 feet and must be located within the curb-to-building area but may not be located within the unobstructed sidewalk width.

(2) Davis Street and Bishop Avenue.

(A) The following pedestrian amenities must be provided:

(i) At least one bench per 100 feet of street frontage.

(ii) At least one trash receptacle per 100 feet of street frontage.

(iii) Free-standing or wall-mounted streetlamps as specified in Article XIII, "Form Districts."

(B) At least one of the following pedestrian amenities must be provided on each building site:

(i) Awnings or canopies with a minimum overhang of four feet and a minimum length of 25 feet per 100 feet of building facade along the street frontage.

(ii) At least one five-bicycle parking unit per 100 feet of street frontage.

(iii) Public art, approved in writing by the director of the office of cultural affairs or the cultural affairs commission.

(3) All other streets. The following pedestrian amenities must be provided:

(A) At least one free-standing streetlamp, streetlight suspended between structures, or wall mounted streetlamp per 60 feet of street frontage.

(B) At least one trash receptacle per 100 feet of street frontage.

(4) Maintenance. Pedestrian amenities must be maintained in a state of good repair and neat appearance.

(5) Driveway design.

(A) Pedestrian crosswalks across ingress and egress driveways must be clearly marked by colored concrete or patterned or stamped concrete and approved by the director of public works and transportation. Pedestrian crosswalk markings on the same block frontage must be consistent.

(B) Curb cuts for driveways must be at least 12 feet but not more than 24 feet in length measured parallel to the frontage.

(C) In Subdistrict 3A, ingress/egress is prohibited on Bishop Avenue. Primary ingress/egress is permitted on Madison Avenue. Secondary ingress/egress is permitted on the alley south of the subdistrict running between Bishop Avenue and Madison Avenue. (Ord. Nos. 27944; 28745)

## **SEC. 51P-830.124.**

## **ADDITIONAL PROVISIONS.**

(a) For purposes of platting, structures that exist as of August 11, 2010 that are nonconforming as to the zoning setback regulations or that encroach upon a setback line are not subject to the setback provisions in Sections 51A-8.501(a) or 51A-8.503(e)(1).

(b) If Ninth Street is abandoned, an access easement must be dedicated in the approximate location of the former street to provide pedestrian and vehicular access. Except for maintenance, the access easement may only be closed to public access a maximum of 15 days per month.

(c) In Subdistrict 6B:

(1) Street cross section dimensions for the proposed public road shown on the Subdistrict 6B conceptual plan along the eastern boundary of the subdistrict are to be determined based on standard roadway sections with traffic control operations determined at engineering plans review.



(2) All sidewalks and pedestrian pathways must remain clear of obstruction during construction.

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

(e) 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. 27944; 30374; 31161)

**SEC. 51P-830.125.**

**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. (Ord. 27944)

**PROPOSED SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is and alcoholic beverage establishment limited to a private-club bar and/or a private event and entertainment venue.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

**Staff's Suggestion** (*Recommendation is for Denial*)

3. TIME LIMIT: This specific use permit expires on\_\_\_\_\_, (two-year period from the passage of this ordinance.

**Applicant's Proposal**

3. TIME LIMIT: This specific use permit expires on\_\_\_\_\_, (three-year period 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 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: Maximum floor area is 4,000 square feet.

**Staff's Suggestion** (*Recommendation is for Denial*)

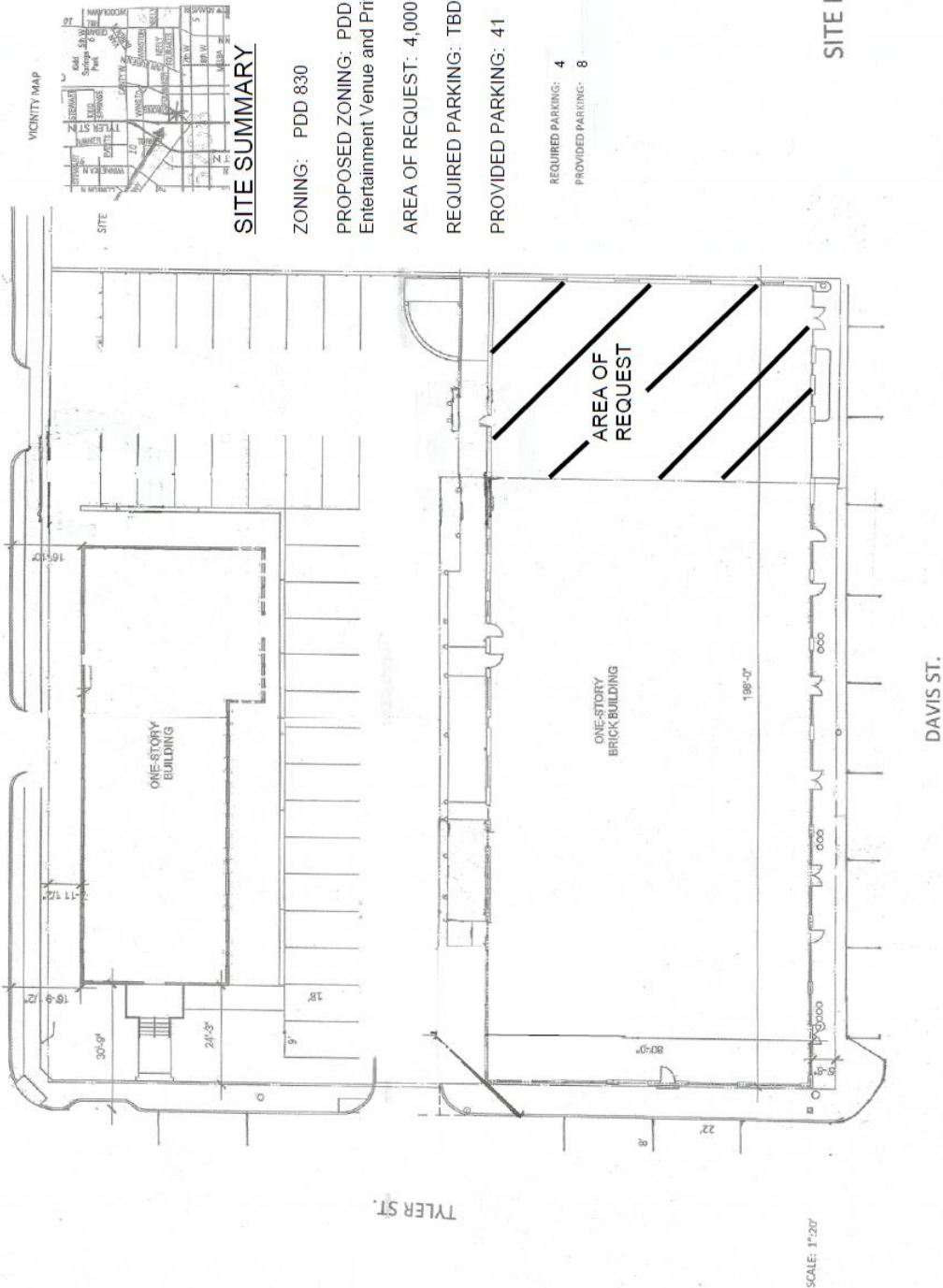
5. HOURS OF OPERATION: The private-club bar and/or private event and entertainment venue may only operate Monday through Wednesday from 5:00 pm to 10:00 pm, Thursday and Friday from 5:00 pm to 11:00 pm, and Saturday 8:00 am to 12:00 am the next day, and Sunday from 8:00 am to 10:00 pm.

**Applicant's Proposal**

5. HOURS OF OPERATION: The private-club bar and/or private event and entertainment venue may only operate Monday through Wednesday from 5:00 pm to 10:00 pm, Thursday and Friday from 5:00 pm to 11:00 pm, and Saturday 8:00 am to 12:00 am the next day, and Sunday from 8:00 am to 10:00 pm.

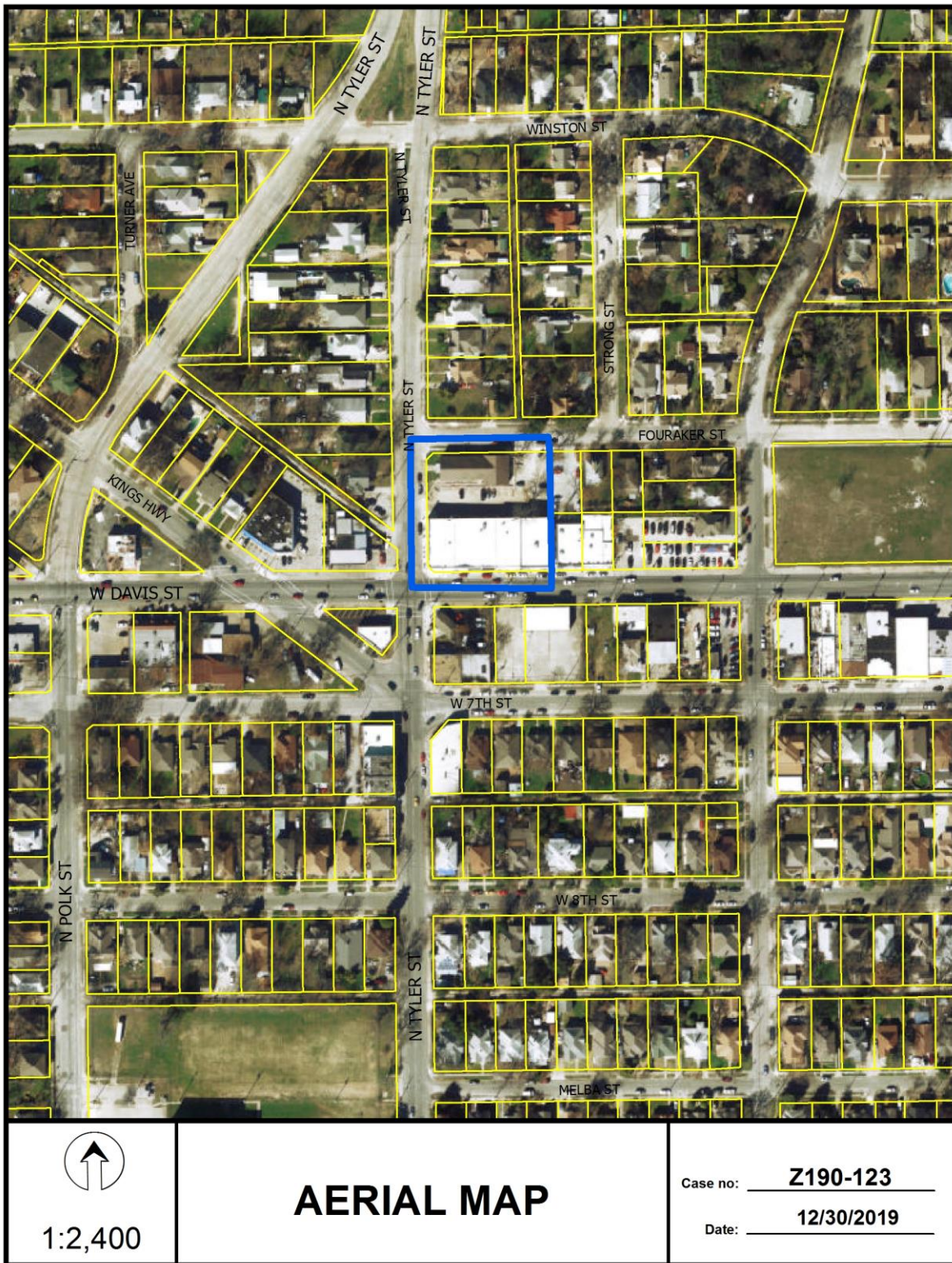
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

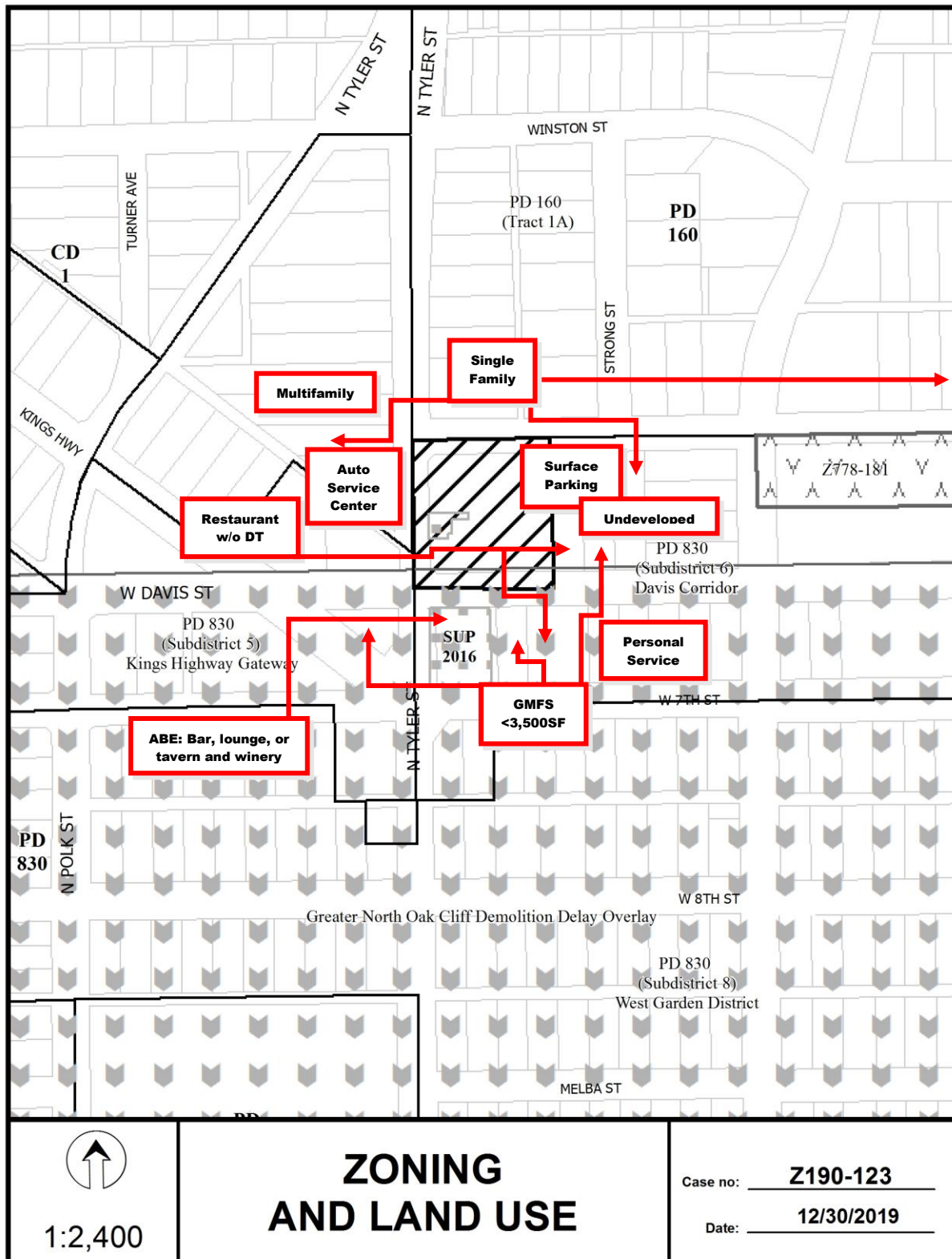
# PROPOSED SITE PLAN



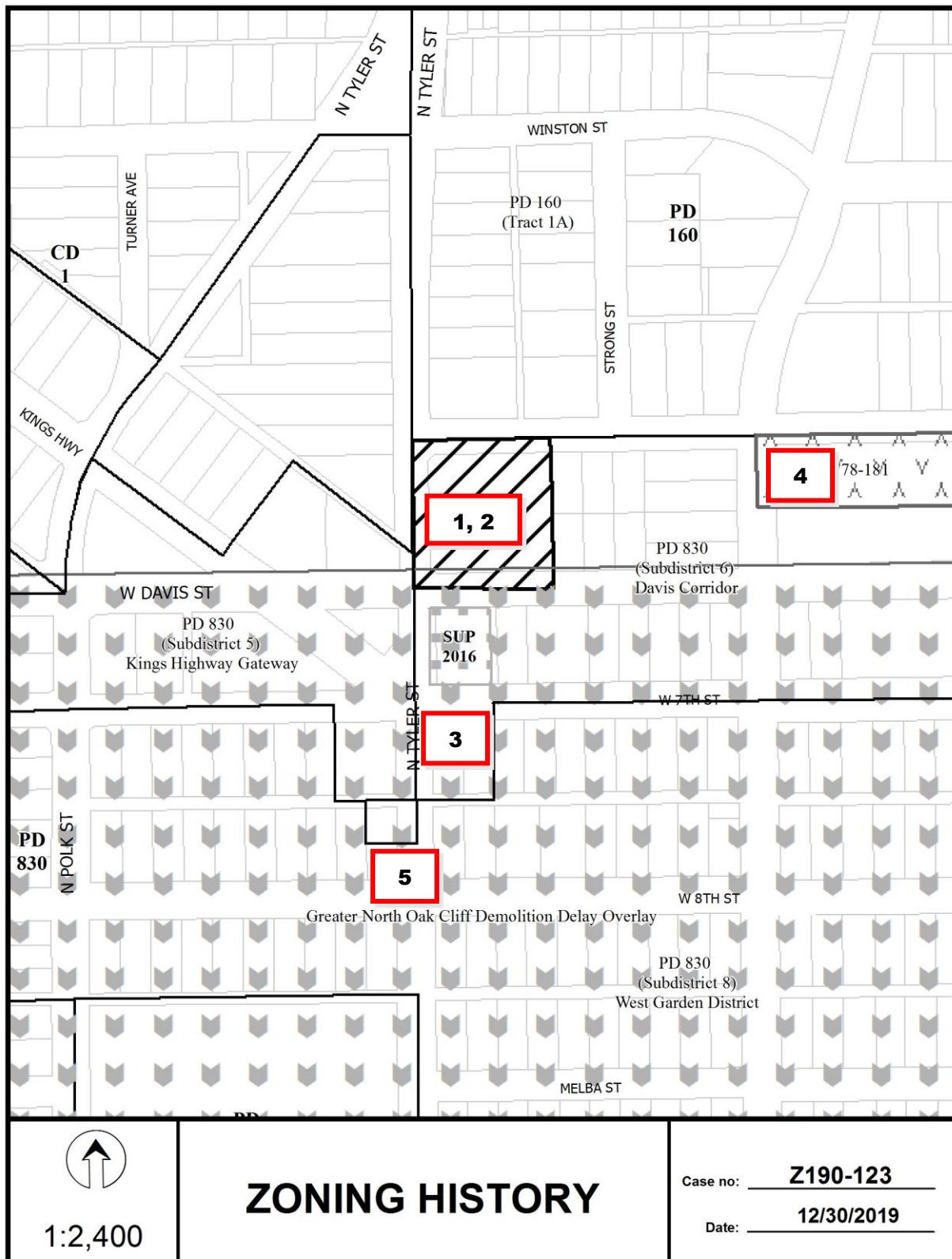


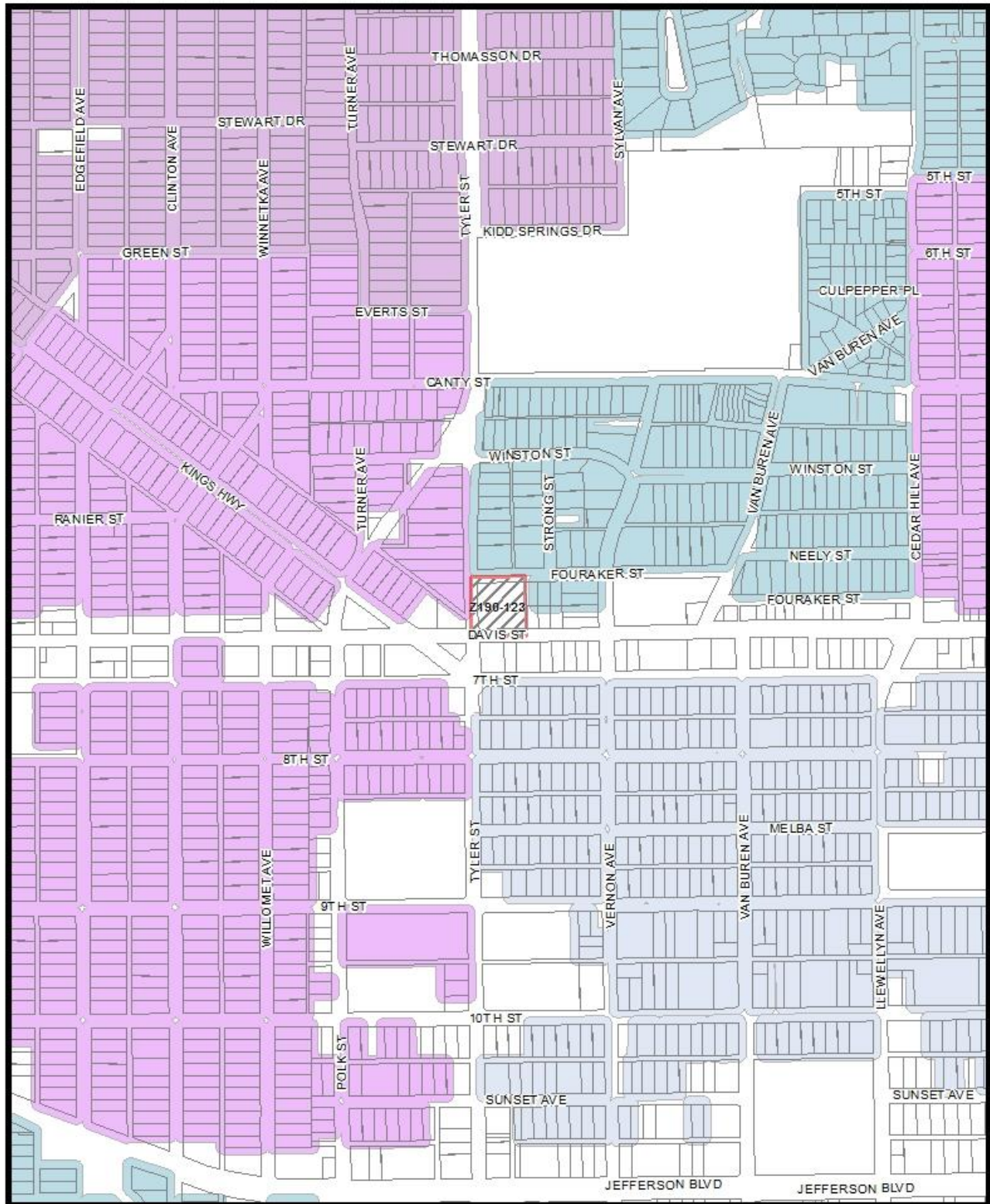












Market Value Analysis

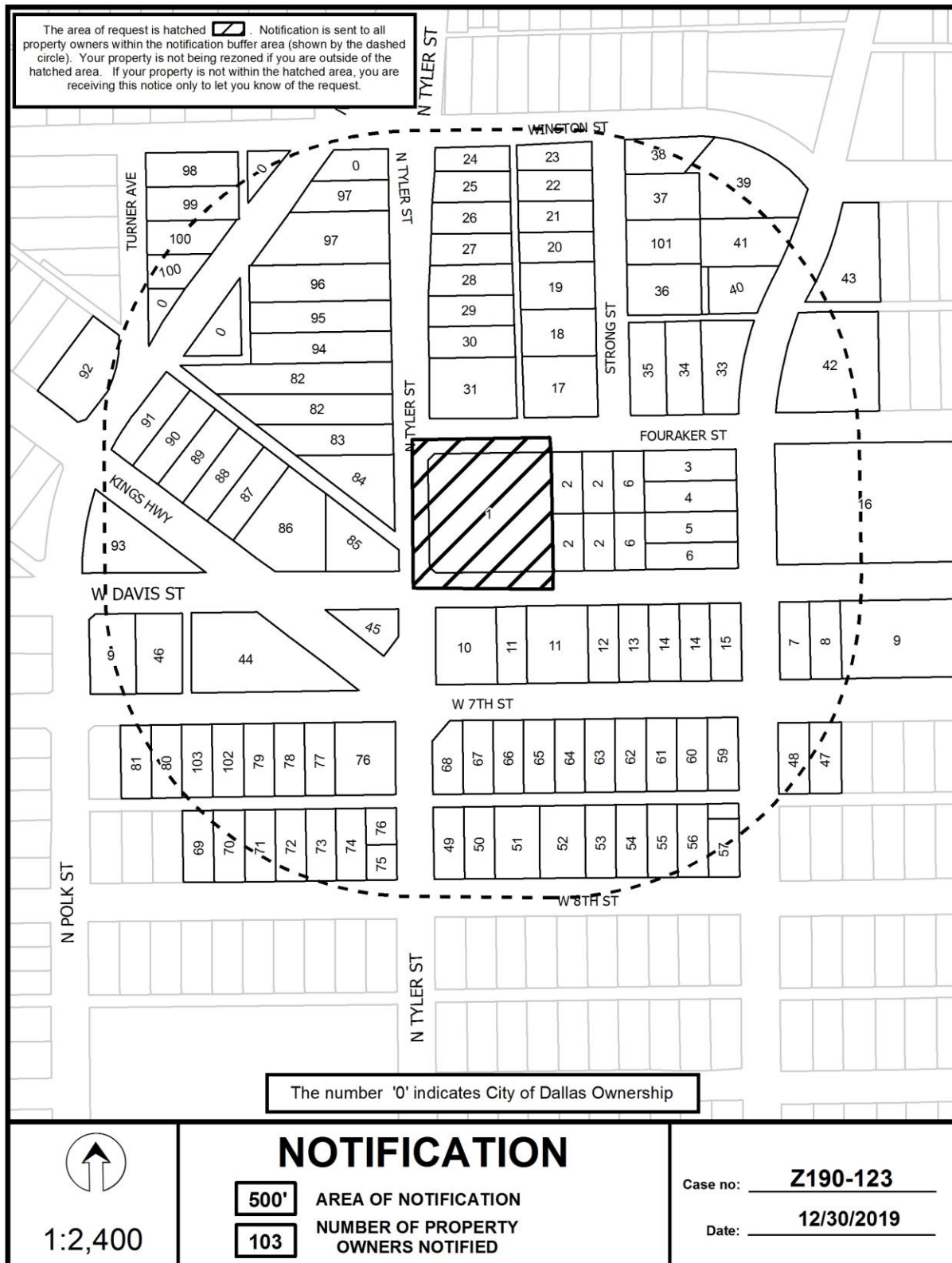


1:6,000

# Market Value Analysis

Printed Date: 12/30/2019





12/27/2019

***Notification List of Property Owners******Z190-123******103 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	600 N TYLER ST	GOOD SPACE X LLC
2	817 W DAVIS ST	VALPARAISO HOLDINGS LLC
3	613 N VERNON AVE	ROSAS CONNIE
4	609 N VERNON AVE	ANGEL 11 11 LLC
5	605 N VERNON AVE	ANGEL 11 11 LLC
6	803 W DAVIS ST	ANGEL 11 11 LLC
7	738 W DAVIS ST	SWEET 200 LLC
8	732 W DAVIS ST	COOPER L DEWAYNE
9	722 W DAVIS ST	D MC LEASING INC
10	833 W 7TH ST	GIURA PETER
11	828 W DAVIS ST	828 DAVIS LLC
12	830 W DAVIS ST	PATTERSON RONALD M &
13	813 W 7TH ST	PATTERSON RONALD M &
14	810 W DAVIS ST	J & PD LLC
15	800 W DAVIS ST	SOLIS JOSE & MARIA
16	715 W DAVIS ST	BISHOP/DAVIS URBAN LLC
17	623 STRONG ST	TEJADA JESUS S &
18	633 STRONG ST	SHUGART ASHLEY DON &
19	639 STRONG ST	GARZA ROSA MARIA & JESUS
20	643 STRONG ST	LLANO OSCAR DEL
21	647 STRONG ST	DELLANO OSCAR &
22	651 STRONG ST	TRAVIS C L
23	655 STRONG ST	MACIAS JOSE
24	652 N TYLER ST	ALCALA JOE R
25	648 N TYLER ST	AFLALO 2014 GS TRUST
26	644 N TYLER ST	MONTIEL ALEJANDRO H & MARCELINA

12/27/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	642 N TYLER ST	CAMERON MAX FORDYCE &
28	634 N TYLER ST	PHU TIM &
29	632 N TYLER ST	RAMIREZ JESUS EST OF
30	628 N TYLER ST	RAMIREZ RICARDO
31	624 N TYLER ST	ANDREW GONZALES
32	904 WINSTON ST	SMITH DONALD PAUL
33	621 N VERNON AVE	ROSAS JOSE & MARCELINA
34	807 FOURAKER ST	GUZMAN JUAN M
35	813 FOURAKER ST	GUZMAN GUADALUPE
36	4 STRONG ST	MARTINEZ JUAN JR &
37	646 STRONG ST	QUINTERO JULISSA
38	650 STRONG ST	DELLANO LEONEL & SANJUANA
39	647 N VERNON AVE	DESALVO DAVID J &
40	633 N VERNON AVE	COLEMAN GUILLERMO &
41	641 N VERNON AVE	JARED KIEL S
42	624 N VERNON AVE	DIAZ FERNANDO &
43	734 WINSTON ST	DOHERTY DANIEL & ANGELA
44	924 W DAVIS ST	CVH 918 LLC
45	900 W DAVIS ST	TYLER ARTS DISTRICT INVESTMENTS LLC
46	936 W DAVIS ST	JONES DONALD W
47	732 W 7TH ST	DEVONSHIRE VENTURES LLC
48	736 W 7TH ST	OLIVARES RAFAEL & JULIA
49	835 W 8TH ST	BOSS E & CARLA S
50	833 W 8TH ST	BURGESS GEORGE
51	827 W 8TH ST	MEDRANO JUAN & DORA E
52	823 W 8TH ST	PORTUGAL JUAN Y &
53	817 W 8TH ST	PORTUGAL JUAN YANEZ &
54	813 W 8TH ST	F&S PROPERTIES LLC
55	809 W 8TH ST	RUBIO REYNA
56	805 W 8TH ST	RANGEL FRANCISCO J
57	801 W 8TH ST	IZAGIIRRE JUBENTINO &

12/27/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	411 N VERNON AVE	LEMLEY SHAUN
59	800 W 7TH ST	CORTEZ RICARDO & ROSIE
60	804 W 7TH ST	ZUNIGA ELDA ZAVALA & LUIS
61	808 W 7TH ST	CHANDLER JEFREY KIDD
62	812 W 7TH ST	SPARKS MITCHELL J
63	816 W 7TH ST	GULATI KUNAL
64	820 W 7TH ST	CARRION JUAN SR & MARIA
65	824 W 7TH ST	PARRAMORE DAVID W
66	828 W 7TH ST	ROMERO ENMANUEL R
67	832 W 7TH ST	832 W 7TH STREET LLC
68	410 N TYLER ST	CASARIN MINERVA &
69	927 W 8TH ST	DELGADILLO MANUEL J
70	923 W 8TH ST	S & B LAKE HOLDING LLC
71	919 W 8TH ST	MORENO ANTONIO & ANTELMA
72	915 W 8TH ST	LEFTWICH WILLIAM S
73	909 W 8TH ST	TEMPLETON JAMIE LYNN
74	905 W 8TH ST	TEMPLETON JAMIE
75	901 W 8TH ST	ARGANBRIGHT ROBERT HARVEY
76	407 N TYLER ST	WISTERIA HILLS 12 LLC
77	908 W 7TH ST	TORRES ANTONIO ARMADOR
78	912 W 7TH ST	MALDONADO JUANA
79	918 W 7TH ST	RAMIREZ HECTOR
80	928 W 7TH ST	GONZALEZ JOSE D
81	936 W 7TH ST	HENLEY HAROLD HUDSON
82	625 N TYLER ST	CENTRE LIVING CONDOS II LLC
83	617 N TYLER ST	617 N TYLER ST LLC
84	611 N TYLER ST	SALINAS SALVADOR &
85	901 W DAVIS ST	WILSON VERNON E
86	1001 KINGS HWY	RAHIM TAISER
87	1009 KINGS HWY	ESQUIVEL ANGELA D
88	1015 KINGS HWY	DAVIS RICHARD

Z190-123(JM)

12/27/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1019 KINGS HWY	WILSON ED
90	1021 KINGS HWY	ESQUIVEL MARIA
91	1025 KINGS HWY	JUREK BILL
92	1103 KINGS HWY	MILLER JEFFREY B
93	937 W DAVIS ST	AUSBROOKE LLC
94	629 N TYLER ST	TYLER STREET HOLDINGS II LP
95	631 N TYLER ST	MARTINEZ MARGARET D
96	639 N TYLER ST	MONROY JOSE C
97	645 N TYLER ST	TYLER STREET HOLDINGS LP
98	638 TURNER AVE	METHENY RICHARD
99	634 TURNER AVE	PEREZ ELIZABETH
100	630 TURNER AVE	YANEZ JOSE GUADALUPE
101	642 STRONG ST	TORRE DE LA ANTONIO &
102	922 W 7TH ST	DELLANO JAIME & MICAELA
103	926 W 7TH ST	MOLINA YECICA A &

**FILE NUMBER:** Z190-145(JM)

**DATE FILED:** November 22, 2019

**LOCATION:** Southeast corner of North Central Expressway and Carroll Avenue

**COUNCIL DISTRICT:** 2

**MAPSCO:** 35 Y

**SIZE OF REQUEST:** Approx. 16.158 acres

**CENSUS TRACT:** 8.00

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**APPLICANTS/OWNERS:** Urban Smart Growth, LP and JPI Companies

**REQUEST:** An application for an amendment to Planned Development District No. 889.

**SUMMARY:** The purpose of the request is to amend the regulations within Planned Development District No. 889 to allow for the redevelopment of the subject site into a high-density mixed use project. The applicant proposes to amend the setbacks, height, stories, and land uses while specifically prohibiting the general merchandise or food store 100,000 square feet or more use.

**STAFF RECOMMENDATION:** Approval, subject to a revised conceptual plan, a mixed-use development (MUD) parking chart, and staff's recommended conditions.

**PD No. 889:**

<http://www.dallascityattorney.com/51P/Articles%20Supp%2032/ARTICLE%20889.pdf>

**PD No. 889 Exhibits:**

[http://www.dallascityattorney.com/51P/exhibits\\_cont.html#a889](http://www.dallascityattorney.com/51P/exhibits_cont.html#a889)

## **BACKGROUND INFORMATION:**

- Planned Development District No. 889 was approved by City Council on May 22, 2013, and includes the entire area of request, 16.158 acres.
- The area of request is currently undeveloped. The applicant proposes to amend the setbacks, height, stories, and land uses while specifically prohibiting the general merchandise or food store 100,000 square feet or more use.
- On October 23, 2019, the City Council approved an amendment to Subdistrict E2 within PD No. 305, Cityplace, south of the subject site, to allow the development of a mix-use development including office, multifamily, hotel and retail uses.

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

- 1. Z178-186** On April 25, 2018, City Council approved a Demolition Delay Overlay for the subject site and surrounding areas. A demolition delay overlay district is intended to encourage the preservation of historically significant buildings that are not located in a historic overlay district by helping the property owner identify alternatives to demolition.
- 2. Z178-223** On August 14, 2019, City Council approved an amendment to the subdistricts and subareas within the East and West Mixed Use Subzones within PD No. 305, including the area of request.
- 3. Z178-270** On October 24, 2018, City Council approved an amendment to Subdistrict B, Tract I within Planned Development District No. 375 on property generally bounded by Lemmon Avenue East, Oak Grove Avenue, Cityplace West Boulevard and Howell Street, southwest of the area of request.
- 4. Z189-311** On October 23, 2019, City Council approved an amendment to Planned Development Subdistrict No. 102 within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the southwest corner of North Central Expressway and Cambrick Street.
- 5. Z189-354** On February 12, 2020, City Council approved Planned Development Subdistrict No. 153 for MF-2 Multifamily Subdistrict uses and a public school use and to repeal Specific Use Permit No. 893 for a public school use on property zoned MF-2 Multifamily Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with Historic Overlay No. 111 North Dallas High School, located on the north corner of McKinney Avenue and North Haskell Avenue.



**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>	<b>Proposed ROW</b>
North Central Expressway	U.S. Highway	Varies	--
Carroll Avenue	Local	60 feet	--
Atoka Street	Local	50 feet	--

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department reviewed two traffic impact analyses (TIA) (2009 and 2018) submitted with this application and determined that an updated TIA is required. Due to the current reduction in typical traffic and in an effort to obtain more accurate data, an analysis will be completed as proposed in the following PD condition:

Before the issuance of a building permit for construction that will cause the total floor area to exceed 1,000,000 square feet, a traffic impact study must be submitted using the development impact review (DIR) process in Division 51A-4.800 to determine if additional traffic improvements are necessary to the extent which they are attributable to the proposed development. A copy of the traffic impact study and any required contracts must be provided to the director. Any additional traffic improvements, the contracts for those improvements, or a payment to the city in an amount equal to rough proportional share of the estimated cost of constructing the required traffic improvements, must be completed or provided prior to the issuance of the final certificate of occupancy on the Property.

While this approach is not ideal, the Engineering Division recommends approval with this condition.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD No. 889	Undeveloped land
<b>North / Northeast</b>	WMU-8, PD No. 424, and MF-2A	Multifamily, duplex, and single family
<b>East</b>	MF-2A, CS, CR, and PD No. 698	Single family, retail, personal service, and public school
<b>Southeast / South</b>	PD No. 305, Subdistricts E1, E2, and D-2	Mixed-use project (retail, personal service, multifamily), office, and multifamily

<b>West</b>	PD No. 305, Subdistrict D-1, and PDS. Nos 65 and 102, O-2 and MF-2 within PD No. 193	Multifamily, public school, and park
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## 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 1.1.4 Capitalize on transit-oriented development opportunities.

The area of request is located less than a half-of-a-mile north of the DART Cityplace rail station. The Comprehensive Plan indicates that high density mixed-use development near transit centers improves DART ridership, reduces auto trips, improves air quality and efficiently uses land resources.

The *ForwardDallas! Comprehensive Plan*, also recommends that development near stations and along multi-modal corridors should respect the character of surrounding neighborhoods, when appropriate, and should always be of the highest quality.

## ECONOMIC ELEMENT

### GOAL 2.1 PROMOTE BALANCED GROWTH

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

Since the creation of PD District No. 305 adjacent to the south of the subject site, development in the area has increased as a result of changes in the market conditions and also as a result of the initiative of developers and City efforts to promote growth in the area. Because of these efforts and incentives to promote development, the Cityplace area has transitioned from a largely undeveloped area in the 1990's, to a vibrant mixed-use walkable neighborhood that includes a mix of residential and nonresidential uses in close proximity, this is more evident on the west side of North Central Expressway [West

Zone in PD No.305]. The applicant's request complies with this goal as the proposed development could further serve, in conjunction with the recent rezoning of property adjacent to the south in PD No. 305, as a catalyst to promote similar growth on the east side of the district.

## **TRANSPORTATION ELEMENT**

### **GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS**

Policy 4.2.1 Support expansion of Dallas' public transit system.

*forwardDallas!* encourages to proactively apply zoning tools around transit centers and multi-modal corridors to encourage transit oriented development at a variety of densities in a manner that is sensitive to the character of adjoining neighborhoods. The plan also recommends using economic incentives to encourage transit-oriented development catalyst projects. The applicant's request is consistent with this goal and policy as it is foreseen as a development that will promote redevelopment on the east side of North Central Expressway.

#### **Land Use Area Plan.**

##### **THE 360 PLAN.**

*The 360 Plan* is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. The Downtown area has seen significant and rapid growth and has achieved many of the action items identified in the 2011 plan. Adopted by City Council in 2017, this area plan is an update to the 2011's *Downtown Dallas 360*.

*The 360 Plan* provides a framework for a complete and connected City Center that provides enhanced opportunities for living, employment, education and open space. The plan defines *The Urban Fabric* in which identifies a series of diverse and vibrant neighborhoods within the City Center.

Although Downtown Dallas is commonly referred to as the area within the freeway loop, this broader perspective of the entire City Center is necessary to focus on the complementary role each neighborhood has in the overall success and vibrancy of our center city.

The area of request is located within the northernmost boundary of the East Dallas neighborhood; however, the area plan does not address any specific policies or strategies for this particular area [Cityplace]. *The 360 Plan* indicates that while new development, creates an eclectic environment, it must also respect the historic significance found throughout East Dallas.

**Land Use Compatibility:**

The approximate 16.158-acre area of request is zoned Planned Development District No. 889 and currently undeveloped; however, a permit and revised development plan are on record for a proposed five-story, approximately 427,728-square-foot multifamily complex comprised of 430 dwelling units and a seven-story parking garage at the northeast five-acre portion of the site. According to Historic Aerials, the site previously contained an office building and low-density residential structures in the 1950s. By the 1970s, the residential structures were cleared from the subject site. Permit records indicate the office building with approximately 292,172 square feet of floor area was demolished in 2014. The property has since remained vacant.

Located to the north and northeast of the site are residential uses including multifamily, duplex, and single family. Single family, retail, personal service, and a public school are found to the east; a medium-density mixed-use project containing retail, personal service and a multifamily use is to the southeast; and, a proposed high-density mixed-use project containing office, multifamily, hotel and retail uses was recently approved for zoning to the south. Uses across North Central Expressway include multifamily, public school, and a park.

The applicant proposes amendments to the land use regulations including to restrict the general merchandise or food store 100,000 square feet or more; and to no longer prohibit tattoo or body piercing studio or heliport. Additionally, a convenience store with drive-through would now be allowed as a part of a mixed-use development. Staff agrees with these changes, but would also recommend restricting the home improvement center, lumber, brick or building materials sales yard use, which would allow a big-box format retail store along with outside storage limited to a maximum of 10,000 square feet.

Staff supports the amendments to the use regulations overall and with staff's recommendation to restrict the home improvement center, lumber, brick or building materials sales yard use, as they are not foreseen to have a negative impact on the surrounding areas

**Development Standards:**

PD No. 889 currently refers to the MU-3 Mixed Use District standards for yard, lot, and space regulations. The applicant's request includes modifications to the front yard regulations and maximum height. The applicant proposes to provide pedestrian connectivity to the south towards City Place Station and open space.

Considering that the recently adopted state law [HB No. 2439] prohibits a governmental entity to enforce an ordinance that regulates the use of building materials, some existing PD conditions requiring design elements are no longer enforceable and will be stricken from the PD language. Staff is awaiting final confirmation on which items to remove, but those currently highlighted in grey with red font are under consideration.

Additionally, while mixed-income housing is an effective public benefit used to justify increased development rights, the site and proposed development will not have multifamily uses added. A permit for the multifamily element of the mixed-use project was obtained prior to applying for zoning. No mixed-income housing is proposed at this site.

Instead, the applicant opted to offer fifteen percent open space and pedestrian connectivity. The pedestrian connectivity is represented as being the sidewalks located along the private drive or “circulation corridor” as labeled on the conceptual plan, which runs through the property from the north property boundary along Carroll Avenue to the proposed high-density mixed-use project proposed at City Place to the south and ultimately connecting properties north of the subject site, to the City Place Station. The sidewalks are proposed at a minimum width of eight feet with a cumulative average width of 18 feet.

This area is also intended to satisfy the open space proposed. The property is 16.158 acres or 703,842 square feet of land area. The eight percent open space proposed (or 56,307 square feet) must be a contiguous open area of not less than 10 feet in width or length. This could include the sidewalks proposed for connectivity or private amenity areas for the separately proposed multifamily project. There is no definition proposed for open space, which is not defined in Chapter 51A either. On-site open space may be provided at or below grade, or above ground through the use of an outside roof deck, rooftop garden, pool area, or similar type of outside common area. No more than 25 percent of the required on-site open space may be provided as door yards, colonnades, or landscaped medians.

Staff prefers to see the open space accessible to the public and in larger tracts to constitute a public benefit in support of the additional development rights requested. Staff suggests requiring a minimum of 15 percent (105,576 square feet) publicly accessible open space with a minimum contiguous open area of not less than 10,000 square feet located at grade, maintaining the proposed minimum width of eight feet with a cumulative average width of 18 feet, and with 50 percent landscaping. This is similar to the parkland dedication requirements to have a minimum of one acre provided for public use. Considering the number and type of units proposed in the multifamily development, about three acres of land would be required for parkland dedication. The park land dedication is without added development rights. However, the applicant has elected to provide the open space on the westward portion of the site since the eastward portion is already under development with a five-acre multifamily structure. The open space should be identified on the revised conceptual plan, if recommended for approval. Staff is concerned that with no definition of open space in the PD or Chapter 51A, the term will include all open areas free of structures or be left to interpretation. Ultimately, the open space needs to be well-defined, planned for public use, and engaging for pedestrians. This public benefit would justify the additional height requested.

The tallest building, up to 535 feet-in-height would only be allowed subject to providing an additional five percent open space. The difference in the applicant's request and staff's recommendation lies in the total open space provided, 15 versus 20 percent, and how the open space is accessible by the public. The applicant would prefer to count private recreation areas as open space, but staff believes that the public benefit would be lost if

not accessible to the general public. Additionally, staff proposes that 50 percent of the open space be landscaped (52, 788 square feet with 15 percent and 70,384 square feet with 20 percent for bonus height). However, 25 percent of the required on-site open space is still allowed as door yards, colonnades, or landscaped medians. This provides a relief from the tall structures and inevitable paving within and surrounding the site. The applicant proposes 50 percent landscaping for the 10,000 square-foot publicly accessible open space, or 5,000 square feet.

With regard to the maximum allowable height, the applicant proposes to maintain 270 feet as the maximum base height, but to allow for a single building of 535 feet, limiting its lot coverage for the portion over 270 feet to eight percent of the lot area; and allowing other buildings to reach 385 feet limiting the cumulative maximum lot coverage for all buildings above 270 feet to 25 percent of the lot area. The applicant does not propose providing any mixed-income housing in exchange for maximum height bonuses, instead the open space would increase by five percent.

Staff agrees with the height requested subject to keeping the tallest structure closest to North Central Expressway and providing additional publicly accessible open space. The westward positioning should limit the potential impact on the lower-density residential development in the MF-2(A) Multifamily District zoned areas to the east. This increased height area may be added to the conceptual plan to better identify the intended location. For this reason, a revised conceptual plan is needed.

The table below shows a comparison between the existing development standards regulating PD No. 889, the applicant's request and staff's recommendation.

DISTRICT	SETBACKS		Density (Res. FAR)	Height	Non-res. FAR	Lot Cover- age	PRIMARY Uses
	Front	Side/Rear					
<b>Existing:</b> PD No. 889	15' Urban Form additional 20' above 45' in height	20' when adjacent to res. Other, no min. Tower spacing above 45' in height	3.2-3.8 Dep. on mix in MUP	270' and 20 stories RPS	2.0-3.75 Ret. p/s 3.2-4.5 Overall w/MUP	80%	Office, retail & pers. serv.; lodging residential, general merchandise or food store 100,000 or greater and home improvement center, lumber, brick or building materials sales yard w/up to 10,000 SF of outside storage.
<b>Proposed:</b> Amended PD No. 889	15' along Carroll Ave., 5' along N. Central Expy	0' or 10' perpendicular to the terminus of Atoka Street	3.2-3.8 Dep. on mix in MUP	Base = 270' 535' for a max of 1 bldg. & 385'  Custom projections up to 30'  RPS  40 stories	2.0-3.75 Ret. p/s 3.2-4.5 Overall w/MUP	80%.	Office, retail & pers. serv.; lodging, residential, tattoo or body piercing studio, heliport, conv. Store w/drive thru with MUP—prohibit general merchandise or food store 100,000 or greater

<b>Staff's Rec:</b> Amended PD No. 889	15' along Carroll Ave., 5' along N. Central Expy  Urban form Setback from Atoka St.	0' or 10' perpendicular to the terminus of Atoka Street	3.2-3.8 Dep. on mix in MUP	Base = 270' 535' for a max of 1 bldg. if 20% open space provided & 385'  Ordinary projections up to 12'  RPS  40 stories	2.0-3.75 Ret. p/s 3.2-4.5 Overall w/MUP	80%	Office, retail & pers. serv.; lodging, residential, tattoo or body piercing studio, heliport, conv. Store w/drive thru with MUP—prohibit general merchandise or food store 100,000 or greater and home improvement center, lumber, brick or building materials sales yard w/up to 10,000 SF of outside storage.
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### **Parking:**

The applicant's request includes amending the parking regulations to provide for reduced parking ratios for office, retail and personal service and hotel uses; and to provide for a Mixed-Use Development (MUD) parking chart applicable to the PD. The parking ratios in the MUD parking chart match those of the adjoining development to the south in City Place.

In general, the purpose of mixed-use development parking charts is to allow parking to be shared amongst uses that have peak demands at different time periods. The purpose of providing a separate MUD parking chart for the PD, is to allow for the adjustments by time of day to be applied to the proposed parking ratios for multifamily units, office uses, retail and personal service uses, and bar and restaurant uses which are different from the ratios established for other PDs.

The Engineering Division requested a parking analysis to support this part of the request. While the information provided by the applicant did not provide verifiable data necessary to justify the proposed ratios, and while predicting the parking needs for such large development can be challenging, staff is in support of the proposed parking ratios because of the proximity of the site to the DART rail station and because of the nature of the proposed development that will include a mix of uses with complimentary parking demands.

### **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 “E” MVA Cluster to the north, east, and southeast. Properties to the west, across North Central Expressway are within a “D” MVA Cluster.

**Landscaping:**

Landscaping will be provided in accordance with the current regulations in PD No. 889.

**List of Officers**

**Central Carroll Interests, LLC**

Artimio De La Vega, Sole Manager

**Jefferson at the Central, LLC**

**TDI REAL ESTATE HOLDINGS II, LLC**

Mark Bryan, President and Chief Executive Officer  
Kirk Motsenbocker, Senior Executive Vice President

## PROPOSED AMENDMENTS

### ARTICLE 889.

#### PD 889.

#### SEC. 51P-889.101. LEGISLATIVE HISTORY.

PD 889 was established by Ordinance No. 29019, passed by the Dallas City Council on May 22, 2013.

#### SEC. 51P-889.102. PROPERTY LOCATION AND SIZE.

PD 889 is established on property located on the southeast corner of Carroll Avenue and North Central Expressway. The size of PD 889 is approximately 16.158 acres.

#### SEC. 51P-889.103. DEFINITIONS AND INTERPRETATIONS.

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

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

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

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

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

#### SEC. 51P-889.104. EXHIBITS.

The following exhibits ~~is~~ are incorporated into this article:

- (1) Exhibit 889A: conceptual plan.
- (2) Exhibit 889B: mixed use parking chart.

**SEC. 51P-889.105.**

**CONCEPTUAL PLAN.**

(a) Development and use of the Property must comply with the conceptual plan (Exhibit 889A), except that the director may approve alternate locations for ingress/egress if the Texas Department of Transportation does not approve the locations indicated on the conceptual plan. The conceptual plan shows the approximate location of main driveways to be located within the Property and the proposed ingress/egress points; the final location of the ingress/egress points and main driveways to be constructed within the Property must be shown on the development plan.

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

**SEC. 51P-889.106.**

**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, except that a development plan is not required before the issuance of a building permit for grading, drainage, demolition, tree removal, or utility work. Each subsequent detailed development plan must identify the pedestrian connection and provide the amount of the portion of open space. Before approval of the last phase of detailed development plan, the complete pedestrian connection and all of the required open space must be provided.

**SEC. 51P-889.107.**

**MAIN USES PERMITTED.**

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

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

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

**Staff's Recommendation:**

<del>————</del>	<del>Home improvement center, lumber, brick or building materials sales yard. [Outside storage is limited to a maximum of 10,000 square feet.]</del>
<i>*Add this use to the prohibited uses section coming up and remove it from here altogether.</i>	

**Applicant's Request:**

--	Home improvement center, lumber, brick or building materials sales yard. [Outside storage is limited to a maximum of 10,000 square feet.]
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(c) The following uses are prohibited on the Property:

(1) Agricultural uses.

- Crop production.
- (2) Commercial and business service uses.
  - Labor hall.
- (3) Industrial uses.
  - Temporary concrete or asphalt batching plant.
- (4) Institutional and community service uses.
  - Cemetery or mausoleum.
  - College, university, or seminary
  - Community service center.
  - Convent or monastery.
  - Halfway house.
  - Open enrollment charter school.
  - Private school.
- (5) Lodging uses.
  - Overnight general purpose shelter.
- (6) Miscellaneous uses.
  - Attached non-premise sign.
  - Carnival or circus (temporary).
- (7) Office uses.
  - Alternative financial establishment.
  - Bail bond office.
- (8) Recreation uses.
  - Country club with private membership.
- (9) Residential uses.
  - College dormitory, fraternity, or sorority house.
- (10) Retail and personal service uses.
  - Car wash.
  - Commercial parking lot or garage.
  - Convenience store with drive-through, except as part of mixed use

development.

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

**Staff's Recommendation:**

--	Home improvement center, lumber, brick or building materials sales yard. <i>[Outside storage is limited to a maximum of 10,000 square feet.]</i>
----	--

**Applicant's Request:**

Not to add this use to the prohibited uses section.
---

-- Mortuary, funeral home, or commercial wedding chapel.

-- Swap or buy shop.

~~----- Tattoo or body piercing studio.~~

(11) Transportation uses

~~----- Heliport.~~

-- Railroad passenger station.

-- Transit passenger station or transfer center.

(12) Wholesale, distribution, and storage uses.

-- Mini-warehouse.

-- Recycling buy-back center.

**SEC. 51P-889.108.**

**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) The following accessory uses are not permitted:

~~----- Accessory helistop.~~

-- Accessory medical/infectious waste incinerator.

**SEC. 51P-889.109.**

**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 District apply.

(b) Carroll Avenue and North Central Expressway landscape buffer. The minimum landscape buffer along Carroll Avenue and North Central Expressway is 20 feet. Except for signs, and as provided in this subsection, no structures or parking are allowed in this landscape buffer. The buffer may be provided in accordance with Section 51P-889.114(c) and must contain large and small trees, a minimum six-foot-wide pedestrian trail, and the following pedestrian amenities:

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

~~(c) Buildings existing on May 22, 2013, the date of creation of this district, shall be considered to be conforming with respect to building setbacks. Any expansion of an existing building must comply with the yard, lot, and space regulations of this district.~~

**Staff Recommendation:**

<p><u>(c) Front yard.</u> Minimum front yard is 15 feet, except minimum front yard setback is five feet on North Central Expressway Service Road. On Atoka Street frontage, urban form setback per Section 51A-4.125(f)(4)(A)(ii) applies for all structures receiving a building permit after the passing of this ordinance.</p>
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**Applicant's Request:**

<p><u>(c) Front yard.</u> Minimum front yard is 15 feet, except minimum front yard setback is five feet on North Central Expressway Service Road.</p>
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(d) Side and rear yard. No side or rear yard is required, except a minimum 10 foot setback is required perpendicular to the terminus of Atoka Street.

(e) Height. Except as provided, maximum building height is 270 feet.

(i) 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.

**Staff's Recommendation:**

<p><u>(ii) A single building of 535 feet in height is permitted in the area of property west of the interior circulation corridor, closest to North Central Expressway, and limited to a maximum lot coverage of eight percent of the area of the Property, calculated by the portion of the building's lot coverage above 385 feet. A minimum of 20 percent open space provided in accordance with Sec.51P-898.XXX [Open Space] is required for a single building to exceed 385 feet in height.</u></p>
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**Applicant's Request:**

(ii) A single building of 535 feet in height is permitted in the area of property west of the interior circulation corridor, closest to North Central Expressway, and limited to a maximum lot coverage of eight percent of the area of the Property, calculated by the portion of the building's lot coverage above 385 feet. A minimum of 15 percent open space provided in accordance with Sec.51P-898.XXX [Open Space] is required for a single building to exceed 385 feet in height.

(iii) Maximum building height is 385 feet, limited to a cumulative maximum lot coverage of 25 percent of the area of the Property for all buildings above 270 feet, calculated by the portion of the building's lot coverage above 270 feet. If a building is erected to a building height above 385 feet per subparagraph (i), that lot coverage is not counted towards this paragraph.

(iv) For portions of a structure above 270 feet in height, maximum floor plate for each individual structure is 45,000 square feet.

(v) For portions of a structure below 270 feet in height, maximum floor plat for each individual structure is 79,000 square feet.

**Staff's Recommendation:**

(vi) The Property is considered one lot for calculations in this section. Parking structures are not counted towards any floor plate restriction.

**Applicant's Request:**

(vi) The Property is considered one lot for calculations in this section. Parking structures are not counted towards any floor plate restriction or lot coverage restriction in this section.

**Staff's Recommendation:**

(vii) 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.

**Applicant's Request:**

(vii) Mechanical equipment and ordinary height projections listed in Sec. 51A-4.408(a)(2)(A) may extend up to 30 feet above the maximum structure height.

(f) Stories. Maximum number of stories is 40.

**SEC. 51P-889.110.**

**MULTIFAMILY DESIGN STANDARD**

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

negative impact of continuous facades, while allowing creativity, flexibility, and variety in design.

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

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

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

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

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

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

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

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

(E) Awnings or lintels.

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

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

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

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

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

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

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

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

(e) Garage facades.

**Staff Recommendation:**

(1) When adjacent to or visible from a public right-of-way exterior parking structure facades must be similar in materials, architecture, and appearance to the facade of the main structure or the adjacent structure, except that breaks in the exterior parking structure facade not exceeding 40 feet in width are permitted at driveway and entryway locations.

**Applicant's Request:**

(1) When adjacent to or visible from a public right-of-way except facing North Central Expressway, exterior parking structure facades must be similar in materials, architecture, and appearance to the facade of the main structure or the adjacent structure, except that breaks in the exterior parking structure facade not exceeding 40 feet in width are permitted at driveway and entryway locations.

(2) Except as provided in this paragraph, openings in the exterior parking structure facade may not exceed 50 percent of the total parking structure facade area. Openings in parking structure facades that are visible from an adjacent public right-of-way may not exceed 45 percent of the total parking structure, excluding garage entrances and exits.

(3) The facade of an aboveground parking structure that faces the street must have solid screening at least 42 inches in height from each floor level within the parking structure to screen vehicles and vehicle headlights.

(f) Roofs.

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

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

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

~~(B) — Sloping roofs with the following design elements:~~

~~(i) — Slope of at least 5:12.~~

~~(ii) — Two or more slope planes.~~

~~(iii) — Asphalt composition shingles, metal standing seam, clay tiles, concrete tiles, or similar materials.~~

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

**SEC. 51P-889.111.**

**NON-RESIDENTIAL DESIGN STANDARDS.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(g) Materials and colors.

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

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

(h) Roofs.

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

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

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

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

(i) Slope of at least 5:12.

(ii) Two or more slope planes.

(iii) Overhanging eaves extending at least three feet beyond the supporting wall.

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

(i) Parking lots and landscaping.

**Staff's Recommendation:**

<p>(1) For a home improvement center, lumber, brick or building materials sales yard, <del>at</del> landscaped islands of a minimum of 160 square feet per row of cars must be placed at both ends of each grouping of parking rows. Additional landscape islands of a minimum of 160 square feet are required for every 30 parking spaces located in a parking row. Landscaped islands must have ground cover and trees or shrubs. This provision does not apply to structured or below grade parking.</p>
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**Applicant's Request:**

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

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

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

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

**Staff's Recommendation:**

(5) For a home improvement center, lumber, brick or building materials sales yard, a landscaped buffer strip with a minimum width of 20 feet must be located between any parking area and any public right-of-way other than alleys. The landscape buffer may be interrupted by vehicular and pedestrian access areas. The landscape buffer strip may be located in whole or in part in the public right-of-way if the requirements of Chapter 43 of the Dallas City Code are met. The landscape buffer strip must have trees and a berm with a minimum height of three feet. If the topography prevents installation of a berm, an evergreen hedge with a minimum height of three feet may be substituted. If the evergreen hedge is substituted, the hedge must reach three feet in height within 36 months of planting. The number of trees required for the landscape buffer shall be determined by dividing the length of street frontage by 30. The trees in the landscape buffer may be grouped to create "natural" stands. These trees may be spaced at a maximum of 50 feet on center and a minimum of 25 feet on center. A landscape buffer tree shall also count as a street tree. Parking lots that must be screened from Carroll Avenue and North Central Expressway may be screened with a solid hedge capable of reaching a height of three feet within three years of planting, a three-foot-high solid wall, or berm.

**Applicant's Request:**

~~(5) — A landscaped buffer strip with a minimum width of 20 feet must be located between any parking area and any public right of way other than alleys. The landscape buffer may be interrupted by vehicular and pedestrian access areas. The landscape buffer strip may be located in whole or in part in the public right of way if the requirements of Chapter 43 of the Dallas City Code are met. The landscape buffer strip must have trees and a berm with a minimum height of three feet. If the topography prevents installation of a berm, an evergreen hedge with a minimum height of three feet may be substituted. If the evergreen hedge is substituted, the hedge must reach three feet in height within 36 months of planting. The number of trees required for the landscape buffer shall be determined by dividing the length of street frontage by 30. The trees in the landscape buffer may be grouped to create "natural" stands. These trees may be spaced at a maximum of 50 feet on center and a minimum of 25 feet on center. A landscape buffer tree shall also count as a street tree. Parking lots that must be screened from Carroll Avenue and North Central Expressway may be screened with a solid hedge capable of reaching a height of three feet within three years of planting, a three foot high solid wall, or berm.~~

**Staff's Recommendation:**

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

**Applicant's Request:**

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

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

(j) Additional design standards.

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

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



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

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

(5) Outdoor display, sales, and storage areas, such as nursery departments, must be enclosed by screening with a solid base with a minimum height of three feet surmounted by a wrought iron or tubular steel fence with a minimum height of five feet. The screening must be surmounted with a minimum of two feet of fascia with materials and colors matching the main building. No merchandise other than trees may be visible above the screening.

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

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

(A) External speakers are prohibited.

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

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

(8) The following driveway enhancements must be provided:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **SEC. 51P-889.112.**

## **OFF-STREET PARKING AND LOADING.**

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for

the specific off-street parking and loading requirements for each use. Consult Division 51A-4.300 for information regarding off-street parking and loading generally. For parking purposes the entire district is considered as one lot.

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

(c) Off-street parking may utilize a mixed use shared parking reduction in accordance with the mixed use parking chart (Exhibit 889B).

#### **SEC. 51P-889.XXX. TRAFFIC IMPROVEMENTS.**

(a) Before the issuance of a building permit for construction that will cause the total floor area to exceed 1,000,000 square feet, a traffic impact study must be submitted using the development impact review (DIR) process in Division 51A-4.800 to determine if additional traffic improvements are necessary to the extent which they are attributable to the proposed development. A copy the traffic impact study and any required contracts must be provided to the director. Any additional traffic improvements, the contracts for those improvements, or a payment to the city in an amount equal to rough proportional share of the estimated cost of constructing the required traffic improvements, must be completed or provided prior to the issuance of the final certificate of occupancy on the Property.

#### **SEC. 51P-889.113. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

#### **SEC. 51P-889.114. LANDSCAPING.**

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

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

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

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

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

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

(g) The parking lot and landscaping requirements in Section 51P-889.111(i) do not apply to parking structures.

**SEC. 51P-889.115. TREE MITIGATION.**

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

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

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

**SEC. 51P-889.XXX OPEN SPACE AND CONNECTIVITY.**

(a) Connectivity. A pedestrian connection is required in the approximate location shown on the Conceptual Plan (Exhibit 889A). Final location must be provided on the detailed development plan and may be provided in phases. The pedestrian connection must be a minimum width of eight feet with a cumulative average width of 18 feet.

**Staff's Recommendation:**

(b) Open space. A minimum of 15 percent of the land area of the Property must be provided as on-site open space excluding Lot 1D of Block 18/2006 and must be provided with 50 percent landscaping. ON-SITE OPEN SPACE means the portion of a building site that is accessible to all occupants of that building site including the general public and principally open to the sky but allows for architectural elements such as colonnades, pergolas, and gazebos. The space must be a contiguous open area of not less than 10 feet in width or length. A minimum of 10,000 square feet of required open space must be located at grade. On-site open space may be provided at or below grade, or above ground through the use of an outside roof deck, rooftop garden, pool area, or similar type of outside common area. No more than 25 percent of the required on-site open space may be provided as door yards, colonnades, or landscaped medians.

**Applicant's Request:**

(b) Open space. A minimum of ten percent of the land area of the Property excluding Lot 1D of Block 18/2006 must be provided as on-site open space. ON-SITE OPEN SPACE means the portion of a building site that is accessible to all occupants of that building site (or to the general public if dedicated as public open space) and principally open to the sky but allows for architectural elements such as colonnades, pergolas, and gazebos. The space must be a contiguous open area of not less than 10 feet in width or length. A minimum of 10,000 square feet of required open space must be publicly accessible open space, located at grade, and provide a minimum of 50 percent landscape area. On-site open space may be provided at or below grade, or above ground through the use of an outside roof deck, rooftop garden, pool area, or similar type of outside common area. No more than 25 percent of the required on-site open space may be provided as door yards, colonnades, or landscaped medians.

**SEC. 51P-889.116.**

**SIGNS.**

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

**SEC. 51P-889.117.**

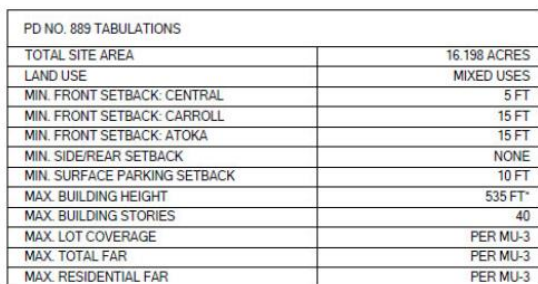
**ADDITIONAL PROVISIONS.**

- (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-889.118.**

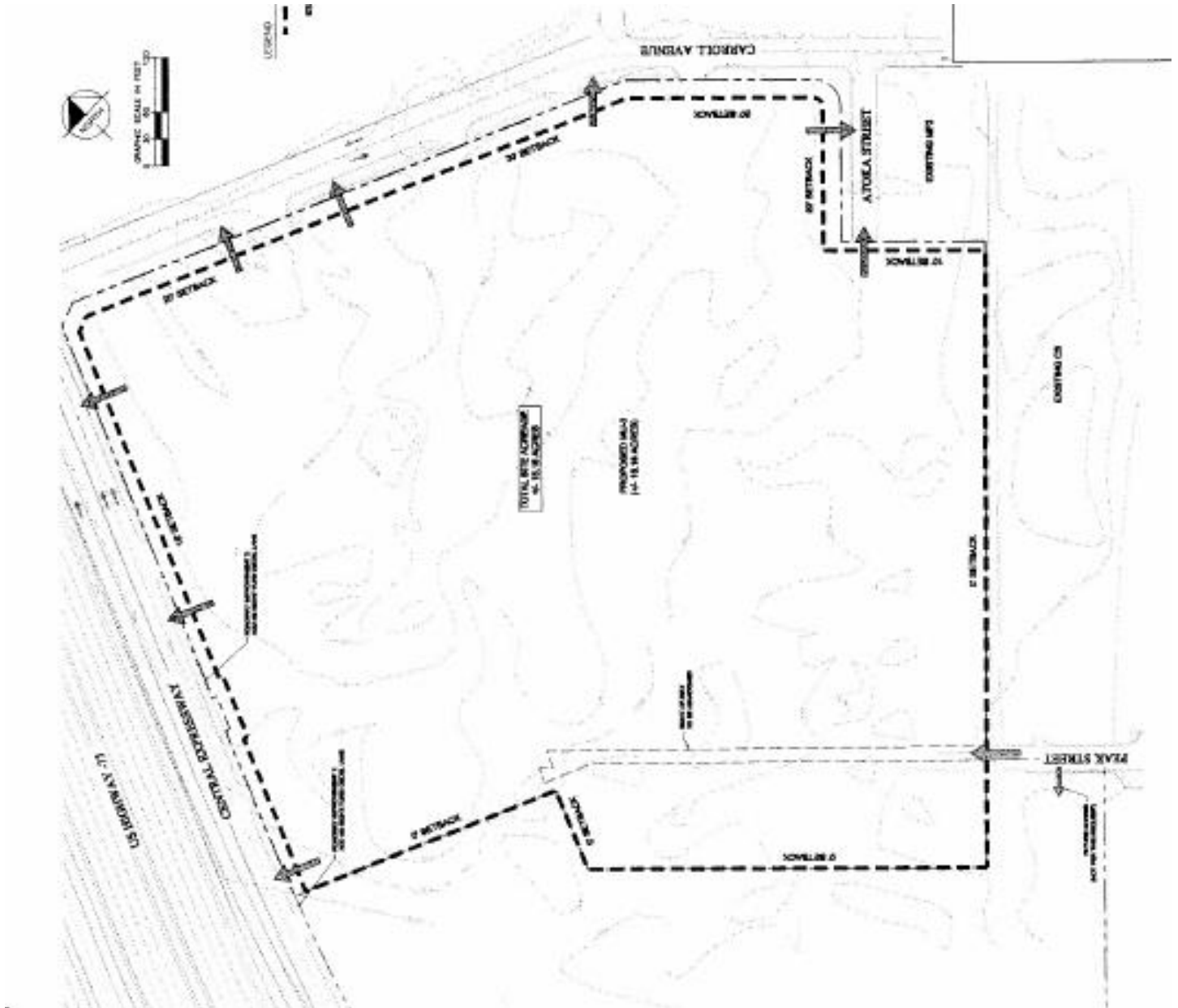
**COMPLIANCE WITH CONDITIONS.**

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



**NOTE:** FINAL LOCATION OF INGRESS/EGRESS POINTS ON N. CENTRAL EXPRESSWAY TO BE DETERMINED BY TxDOT APPROVAL

**EXISTING PD No. 889 CONCEPTUAL PLAN  
(EXHIBIT 889A)**



<b>PROPOSED MIXED-USE PARKING CHART</b>
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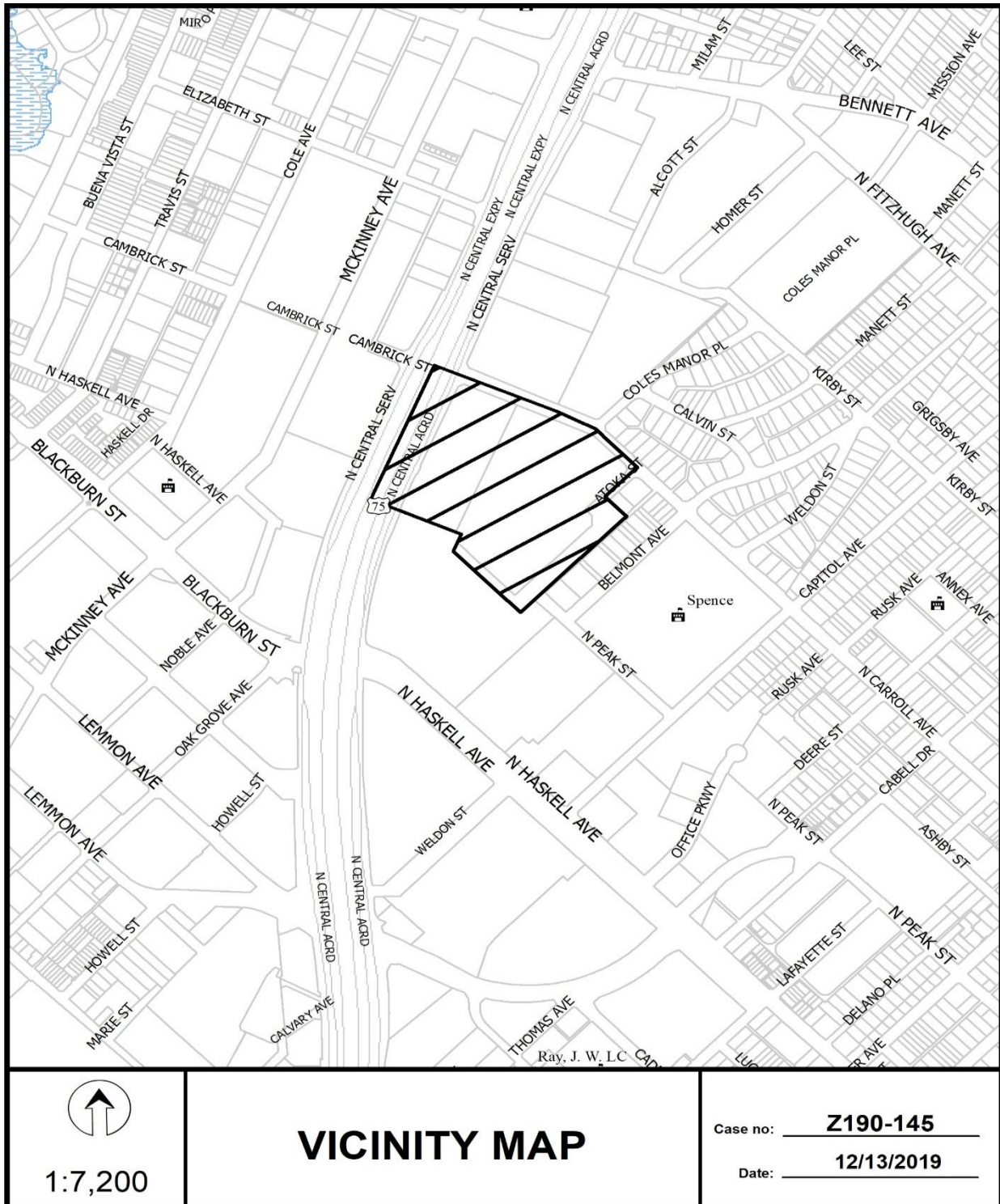
**PD 889 MIXED USE PARKING CHART**  
(for calculating adjusted standard parking requirement)

Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment By Time of Day (Weekday)									
					Morning		Noon		Afternoon		Late Afternoon		Evening	
	Multifamily # units		1	0.00	80%	-	40%	-	40%	-	70%	-	100%	-
	Office Uses*		425	0.00	100%	-	80%	-	100%	-	80%	-	35%	-
	Retail and Personal Service Uses		250	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Bar & restaurant		200	0.00	20%	-	100%	-	30%	-	30%	-	100%	-
	Lodging per room		1	0.00	70%	-	55%	-	60%	-	75%	-	85%	-
	Any other use			0	100%	-	100%	-	100%	-	100%	-	100%	-
<b>Total parking</b>				<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>

The adjusted standard off-street parking requirement for the development is the largest of the five "time of day" column sums.

Note: If the use does not fit into one of the first five categories listed above, 100 percent assignment must be used in each of the "time of day" columns. If one or more of the main uses in the development is a retail or personal service use, the minimum parking requirements for the development under this reduced option is the sum of the standard parking requirements for each of the retail and personal service uses in the development.



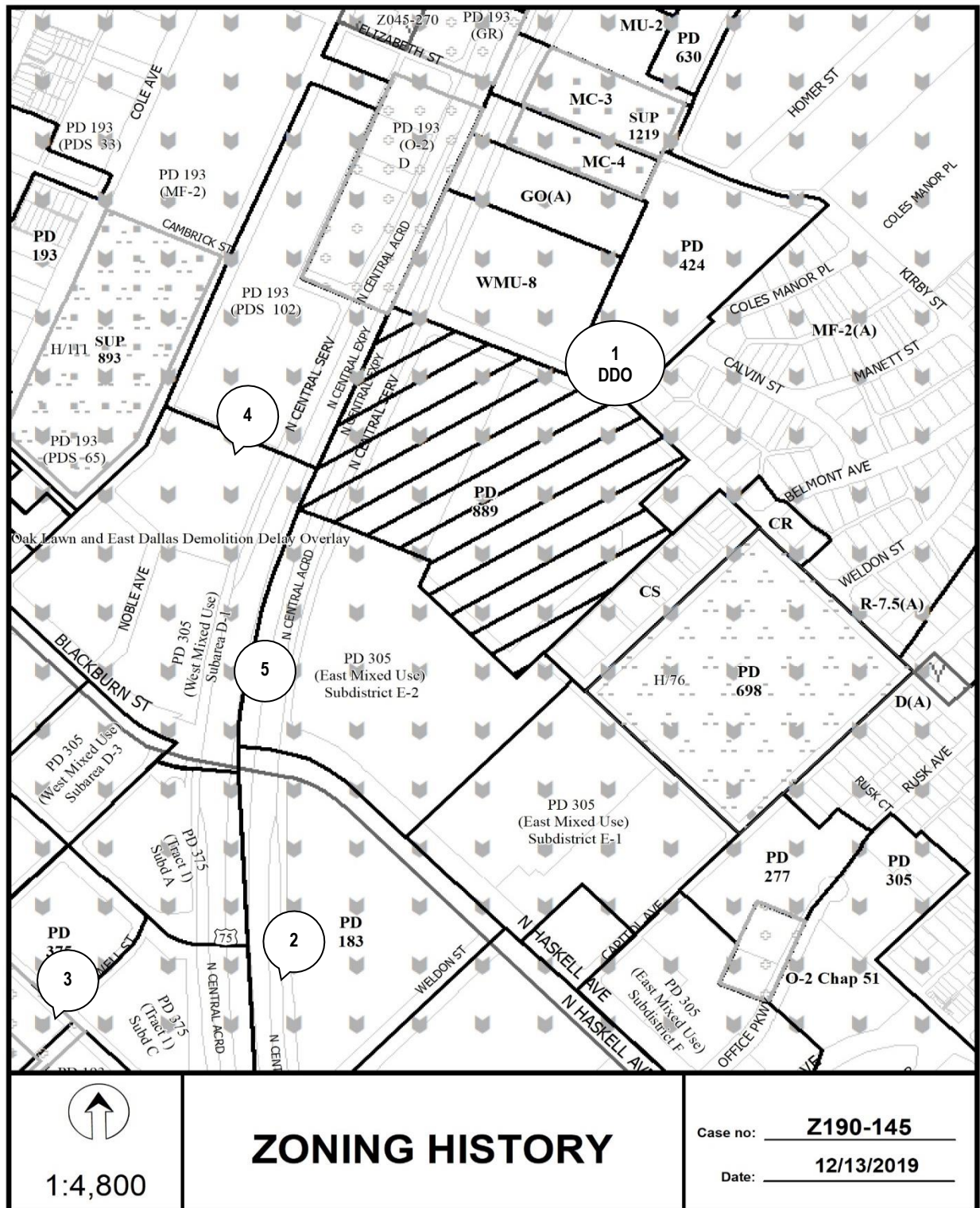




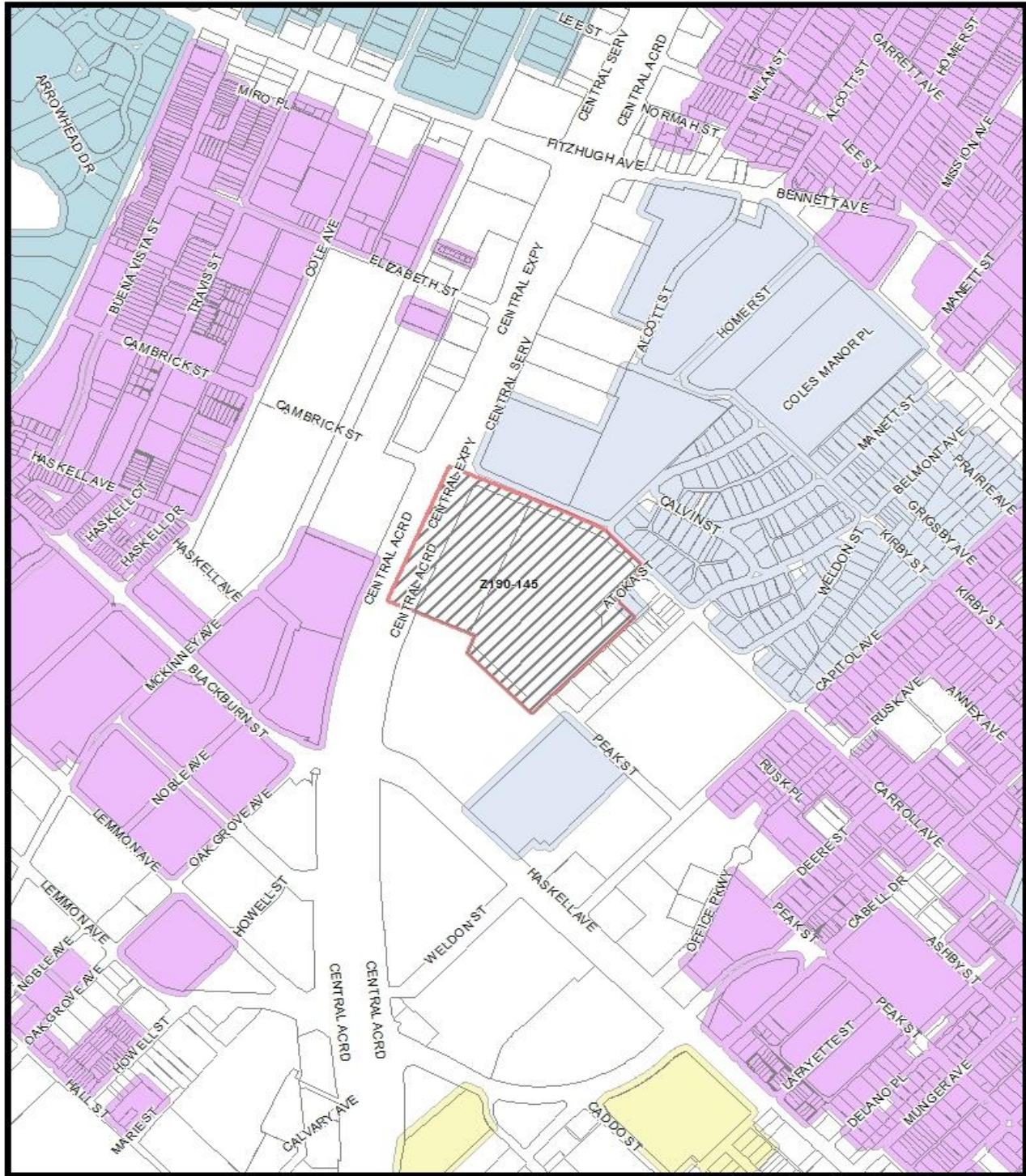












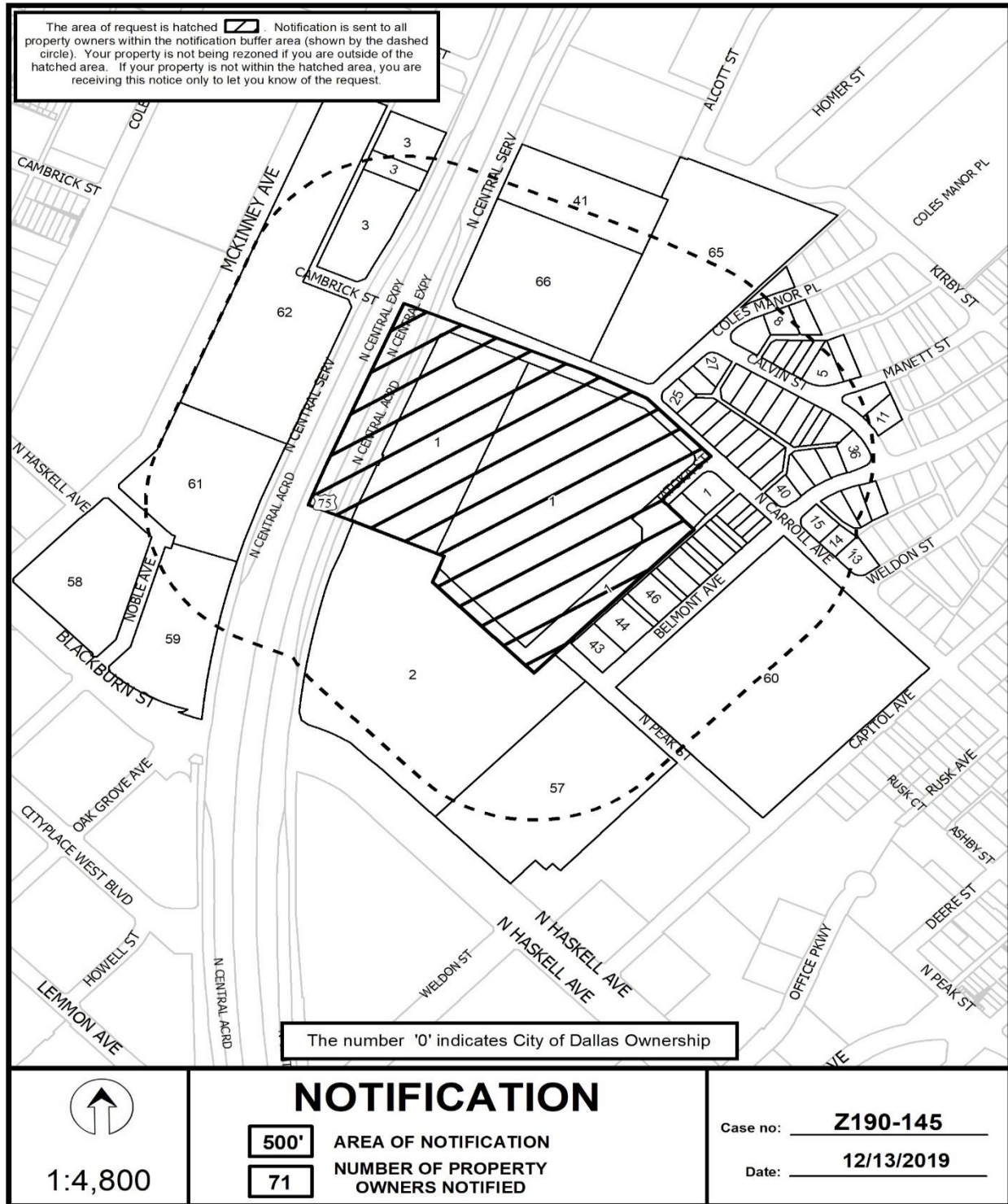
Market Value Analysis



1:7,200

# Market Value Analysis

Printed Date: 5/4/2020





12/12/2019

***Notification List of Property Owners******Z190-145******71 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4420 ATOKA ST	TC CENTRAL ASSOCIATES LLC
2	3972 N CENTRAL EXPY	URBAN SMART GROWTH LP
3	4035 N CENTRAL EXPY	TEXAS CONFERENCE ASSOC SEVENTH DAY ADVENTISTS
4	4619 COLES MANOR PL	DOUGLAS JOHN
5	2602 CALVIN ST	MEZA ENRIQUE M &
6	2608 CALVIN ST	MORICE DAVID
7	2608 CALVIN ST	BROWN MATTHEW
8	4616 COLES MANOR PL	ALX LAND DEVELOPMENT LLC
9	4622 COLES MANOR PL	ESCOBEDO ANDRES MARTINEZ
10	4609 MANETT ST	MONTOYA EVAN PIERCE
11	2510 CALVIN ST	MONTOYA RAMONA
12	2516 CALVIN ST	PARVEEN TAHZEEBA
13	2506 N CARROLL AVE	NGO VUI MANH &
14	2512 N CARROLL AVE	YEPEZ MARLENE
15	2520 N CARROLL AVE	VENEGAS PROPERTIES
16	4512 BELMONT AVE	MEZA GILBERT
17	4516 BELMONT AVE	RILEY PATRICIA
18	4522 BELMONT AVE	VAZQUEZ ARNULFO CORONADO
19	2610 N CARROLL AVE	HSIANG YUEHYUE &
20	2614 N CARROLL AVE	HERNANDEZ SANTIAGO DOROTEO
21	2618 N CARROLL AVE	NICHOLS M R
22	2624 N CARROLL AVE	LEWIS DORIS DIANE
23	2706 N CARROLL AVE	WORLDALLAS PPTIES INC
24	2710 N CARROLL AVE	TOLOCKO MARK & STEPHENE
25	2714 N CARROLL AVE	SHAW VICKIE DIANNE
26	4510 COLES MANOR PL	WILLIAMS VICKIE

12/12/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2629 CALVIN ST	MORE ALEXANDER &
28	2621 CALVIN ST	NGUYEN SPRING
29	2617 CALVIN ST	ROMO RICHARD G
30	2613 CALVIN ST	YEPEZ MIGUEL EDMUNDO
31	2607 CALVIN ST	GARCIA RUNDINA &
32	2603 CALVIN ST	NOVELLA INTERNATIONAL LLC
33	2521 CALVIN ST	FREDRICKSON IAN P
34	2523 CALVIN ST	PATTERSON RUSSELL TRENTON
35	2517 CALVIN ST	COLES MANOR DEVELOPMENT
36	4523 BELMONT AVE	ASTMANN ANDREW K
37	4517 BELMONT AVE	COLES MANOR DEVELOPMENT COMPANY LP
38	4513 BELMONT AVE	BELMOND HOMES LLC
39	4509 BELMONT AVE	CAPITOL ANNEX DEVELOPMENT CO LP
40	4503 BELMONT AVE	ALVAREZ REFUGIO &
41	4040 N CENTRAL EXPY	SDC 4040 N CENTRAL INC
42	4410 ATOKA ST	BRAUN LISA
43	4301 BELMONT AVE	BELMONT OFFICES LLC
44	4311 BELMONT AVE	MARCELOREED PROPERTIES LLC
45	4319 BELMONT AVE	OWEN MALLOY INVESTMENTS LLC
46	4325 BELMONT AVE	OWEN MALLOY INVESTMENTS LLC
47	4329 BELMONT AVE	BRAYNE VENTURES LLC
48	4331 BELMONT AVE	PARK JONAS J
49	4405 BELMONT AVE	REDTAIL COMMERCIAL LLC
50	4409 BELMONT AVE	5321 MAPLE LLC
51	4415 BELMONT AVE	CITY POCKET LTD
52	4417 BELMONT AVE	GIGIB IRREVOCABLE TRUST THE
53	2607 N CARROLL AVE	TEXTURE DESIGN LLC
54	2609 N CARROLL AVE	5321 MAPLE LLC
55	2611 N CARROLL AVE	JOSEY SPRINGS PARTNERS LLC &
56	2603 N CARROLL AVE	REEVES GROUP LTD



12/12/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
57	2660 N HASKELL AVE	GATEWAY CITYVILLE INC
58	3000 BLACKBURN ST	MEPT MONDRIAN CITYPLACE LLC
59	2990 BLACKBURN ST	SVF BLACKBURN DALLAS CORP
60	4001 CAPITAL AVE	Dallas ISD
61	3930 MCKINNEY AVE	CRITERION MCKINNEY NOBEL APTS LP
62	3966 MCKINNEY AVE	CHURCH OF INCARNATION
63	2616 CALVIN ST	WOOTTON DEBORAH C
64	2614 CALVIN ST	MOORE STERLING PATRICK
65	2802 N CARROLL AVE	TMT MILO APARTMENTS INC
66	4030 N CENTRAL EXPY	CITYPLACE HEIGHTS LLC
67	2630 CALVIN ST	MOSS JARED M & AUDREY D
68	2630 CALVIN ST	ROGERS CRAIG E
69	2630 CALVIN ST	ADELSON PAUL A & SHARON
70	4608 COLES MANOR PL	RICCIARDI ANTHONY M &
71	4608 COLES MANOR PL	KERR JACK

**Planner: Jennifer Muñoz**

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<b>FILE NUMBER:</b>	Z189-368(JM)	<b>DATE FILED:</b>	September 27, 2019
<b>LOCATION:</b>	Southeast corner of C.F. Hawn Freeway and South Woody Road		
<b>COUNCIL DISTRICT:</b>	8	<b>MAPSCO:</b>	70 N
<b>SIZE OF REQUEST:</b>	± 32.7 acres	<b>CENSUS TRACT:</b>	170.04

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**REPRESENTATIVE:** Karl A. Crawley, Masterplan Consultants

**APPLICANT/OWNER:** Covenant Funding Group, Inc.

**REQUEST:** An application for 1) an MU-1 Mixed Use District; and 2) an amendment to existing deed restrictions [Z034-332], on property zoned a CR Community Retail District.

**SUMMARY:** The purpose of this request is to allow for a multifamily development. The existing deed restrictions require a 50-foot setback along the northwest line of the property and prohibit 10 uses, which will remain prohibited with two additional uses: labor hall and hotel or motel uses. Furthermore, the amendment to the deed restrictions will limit the maximum allowable floor area ratio for non-residential uses to 0.25.

**STAFF RECOMMENDATION:** Approval, subject to amended deed restrictions volunteered by the applicant.

**PRIOR CPC ACTION:** On February 20, 2020, this case was held under advisement to March 26<sup>th</sup> to allow for a community meeting. At the time of this report, no meeting had been held due to an inability to host large gatherings during the state of emergency.

**BACKGROUND INFORMATION:**

- The undeveloped site consists of over 32 acres of unplatted land, partially in the flood plain, zoned a CR Community Retail District, and located along the C.F. Hawn Freeway Service Road. The applicant proposes to construct a multifamily development using the development rights afforded by the proposed MU-1 Mixed Use District.
- The existing deed restrictions [Z034-332] require a minimum setback of 50 feet along the northwest property line; prohibit 10 uses including: building repair and maintenance shop; medical or scientific laboratory; college, university, or seminary; community service center; hospital; overnight general purpose shelter; college dormitory, fraternity, or sorority house; alcoholic beverage establishment; commercial amusement (outside); or, swap or buy shop uses; and, require a dedicated left turn lane at the intersection of Woody Road and Vida Lane. The proposed amendments would (1) prohibit the new labor hall and hotel or motel uses; and, (2) provide a maximum floor area ratio of 0.25 for nonresidential uses.
- The proposed MU-1 Mixed Use District would primarily add residential uses including: convalescent and nursing homes, hospice care and related institutions (RAR); foster home; extended stay hotel or motel (SUP); duplex; group residential facility; handicapped group dwelling; multifamily; residential hotel; retirement housing; and, single family.

**Zoning History:** There has been one recent zoning request in the area within the last five years; however, it was withdrawn.

1. **Z167-153:** An application for 1) a CS Commercial Service District on property zoned an R-10(A) Single Family District and 2) a Specific Use Permit for outside sales use on property zoned a CS Commercial Service District and an R-10(A) Single Family District on the northeast line of CF Hawn Freeway, east of South Belt Line Road. *Case withdrawn on August 5, 2018.*

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
C.F. Hawn Freeway [US 175]	Highway	Varies	--
Woody Road	Residential Collector	60 feet	Meets

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request and determined that the request will not have a negative impact on the existing street system. More information will be required during the subdivision and permitting process.

## 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 generally complies with the following goals and policies of the Comprehensive Plan.

## URBAN DESIGN

### GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

## NEIGHBORHOOD PLUS

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

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

The proposed townhouse style multifamily development adds diversity in housing options. The modifications to the district standards with volunteered deed restrictions are fitting for the site and maintain the overall scale and character of the neighborhood.

### Surrounding Land Uses:

Area	Zoning	Land Use
Site	CR with Deed Restrictions	Undeveloped
North	R-10(A) and R-7.5(A)	Single family and Undeveloped
East	R-7.5(A)	Single family, Undeveloped, and Church
South	City of Seagoville	Office showroom/warehouse; Machinery, heavy equipment, or truck sales and services; Vehicle or engine repair or maintenance; Vehicle display, sales, and service; and, Single family
West	CS and City of Seagoville	Commercial amusement (inside) and mini-warehouse

**Land Use Compatibility:**

The undeveloped site consists of over 32 acres of unplatted land, partially in the flood plain, zoned for CR Community Retail District uses, and located along the C.F. Hawn Freeway Service Road. The applicant proposes to construct a multifamily development using the development rights afforded by the proposed MU-1 Mixed Use District. Surrounding land uses include single family and undeveloped to the north; single family, undeveloped, and church to the east; office showroom/warehouse; machinery, heavy equipment, or truck sales and services; vehicle or engine repair or maintenance; vehicle display, sales, and service; and, single family; and, commercial amusement (inside) and mini-warehouse uses. The property is adjacent to the City of Seagoville to the east and south.

The proposed MU-1 Mixed Use District would primarily add residential uses. Overall, the amending deed restrictions limit the impact of the proposed MU-1 District by prohibiting several of the new uses, reducing the floor area ratio, and allowing for a dense residential development.

Staff supports the zone change as it will compliment the mix of residential uses on Woody Road and C.F. Hawn Freeway. Additionally, the project will still allow for nonresidential uses, which are limited in the area.

**Development Standards:**

DISTRICT	SETBACKS		Density	Lot Size	FAR	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear						
<b>Existing:</b> CR Community Retail with DRs	15'	20' w/Res Adj 0' Others	--	No Min.	0.5 Office 0.75 Combined	54' RPS applies	60%	Retail and personal service.
<b>Proposed:</b> MU-1 Mixed Use with amended DRs*	15' Urban Form	20' w/Res Adj 0' Others	Depending on MUP [15-25 DU/acre] and/or MIH [65-105 DU/acre bonus].	No Min.	Depending on MUP [0.4-1.1] 0.25 to 1*	Depending on MUP [80'-120']. RPS applies.	80%	Retail, office, hotel, and/or multifamily residential uses

In addition to the development standards per the respective zoning districts, the existing deed restrictions require a 50-foot setback along the northwest property line, which is the front yard along Woody Road. The change from the existing CR to an MU-1 District would require an additional setback through urban form standards which sets back structures an additional 20 feet once a height of 45 feet is reached. The biggest change about the rezoning request is that the MU-1 District allows a variety of residential uses. The dwelling unit density ranges for 15-25 units per acre depending on the mixed-use project standards. Additionally, density bonuses are available in the proposed MU-1 District for providing different amounts of mixed-income housing. The range increases from 65-105 dwelling units per acre, when using the mixed-income housing bonuses.

The floor area ratio [FAR] is also dependent on the mixed-use project standards and varies from 0.4-1.1 to 1; however, the amending deed restrictions would revert the nonresidential FAR to 0.25 to 1. Finally, the mixed-use project standards allow a height between 80-120 feet. The lot coverage increases from 60 to 80 percent with the proposed zoning change, as well.

### **Land Use Comparison:**

The existing deed restrictions [Z034-332] prohibit 10 uses: building repair and maintenance shop; medical or scientific laboratory; college, university, or seminary; community service center; hospital; overnight general-purpose shelter; college dormitory, fraternity, or sorority house; alcoholic beverage establishment; commercial amusement (outside); or, swap or buy shop. The proposed MU-1 District removes the building repair and maintenance shop use; therefore, this can be removed from the amending deed restrictions being volunteered. The amendments also keep the other nine restrictions and add two prohibited uses allowed by the proposed MU-1 District, labor hall and hotel or motel uses.

Overall, the change from a CR District to a MU-1 District both removes and adds 11 uses each. The new uses are largely residential and include: convalescent and nursing homes, hospice care and related institutions (RAR); foster home; extended stay hotel or motel (SUP); duplex; group residential facility; handicapped group dwelling; multifamily; residential hotel; retirement housing; and, single family.

USE	CR Community Retail	MU-1 Mixed Use
<b>AGRICULTURAL USES</b>	CROP PRODUCTION	CROP PRODUCTION
<b>COMMERCIAL AND BUSINESS SERVICE USES</b>	<del>BUILDING REPAIR AND MAINTENANCE SHOP (RAR)</del>	4
	CATERING SERVICE	CATERING SERVICE
	CUSTOM BUSINESS SERVICES	CUSTOM BUSINESS SERVICES
	ELECTRONICS SERVICE CENTER	ELECTRONICS SERVICE CENTER
	4	<b>LABOR HALL (SUP)</b>
	<del>MEDICAL OR SCIENTIFIC LABORATORY (SUP)</del>	<del>MEDICAL OR SCIENTIFIC LABORATORY (SUP)</del>
	<del>TOOL OR EQUIPMENT RENTAL</del>	2
<b>INDUSTRIAL USES</b>	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)
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>	ADULT DAY CARE FACILITY	ADULT DAY CARE FACILITY
	CEMETERY OR MAUSOLEUM (SUP)	CEMETERY OR MAUSOLEUM (SUP)
	CHILD-CARE FACILITY	CHILD-CARE FACILITY
	CHURCH	CHURCH

	COLLEGE, UNIVERSITY OR SEMINARY	COLLEGE, UNIVERSITY OR SEMINARY
	COMMUNITY SERVICE CENTER (SUP)	COMMUNITY SERVICE CENTER (SUP)
	<b>2</b>	<b>CONVALECENT AND NURSING HOMES, HOSPICE CARE AND RELATED INSTITUTIONS (RAR)</b>
	CONVENT OR MONASTERY	CONVENT OR MONASTERY
	<b>3</b>	<b>FOSTER HOME</b>
	HOSPITAL (SUP)	HOSPITAL (SUP)
	LIBRARY, ART GALLERY OR MUSEUM	LIBRARY, ART GALLERY OR MUSEUM
	OPEN-ENROLLMENT CHARTER SCHOOL OR PRIVATE SCHOOL (SUP)	OPEN-ENROLLMENT CHARTER SCHOOL OR PRIVATE SCHOOL (SUP)
	PUBLIC SCHOOL OTHER THAN AN OPEN-ENROLLMENT CHARTER SCHOOL (RAR)	PUBLIC SCHOOL OTHER THAN AN OPEN-ENROLLMENT CHARTER SCHOOL (RAR)
<b>LODGING USES</b>	<b>4</b>	<b>EXTENDED STAY HOTEL OR MOTEL (SUP)</b>
	HOTEL AND MOTEL (SUP)	HOTEL OR MOTEL (RAR) or (SUP)
	<del>LODGING OR BOARDING HOUSE (SUP)</del>	<b>3</b>
	<del>OVERNIGHT GENERAL PURPOSE SHELTER</del>	<b>4</b>
<b>MISCELLANEOUS USES</b>	ATTACHED NON-PREMISE SIGN (SUP)	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
<b>OFFICE USES</b>	<del>ALTERNATIVE FINANCIAL ESTABLISHMENT (SUP)</del>	<b>5</b>
	FINANCIAL INSTITUTION WITHOUT DRIVE-IN WINDOW	FINANCIAL INSTITUTION WITHOUT DRIVE-IN WINDOW
	FINANCIAL INSTITUTION WITH DRIVE-IN WINDOW (DIR)	FINANCIAL INSTITUTION WITH DRIVE-IN WINDOW (DIR)
	MEDICAL OR AMBULATORY SURGICAL CENTER	MEDICAL OR AMBULATORY SURGICAL CENTER
	OFFICE	OFFICE
<b>RECREATION USES</b>	COUNTRY CLUB WITH PRIVATE MEMBERSHIP	COUNTRY CLUB WITH PRIVATE MEMBERSHIP
	PRIVATE RECREATION CENTER, CLUB OR AREA	PRIVATE RECREATION CENTER, CLUB OR AREA
	PUBLIC PARK, PLAYGROUND OR GOLF COURSE	PUBLIC PARK, PLAYGROUND OR GOLF COURSE



RESIDENTIAL USES	COLLEGE DORMITORY, FRATERNITY OR SORORITY HOUSE	COLLEGE DORMITORY, FRATERNITY OR SORORITY HOUSE
	5	DUPLEX
	6	GROUP RESIDENTIAL FACILITY
	7	HANDICAPPED GROUP DWELLING
	8	MULTIFAMILY
	9	RESIDENTIAL HOTEL
	10	RETIREMENT HOUSING
	11	SINGLE FAMILY
RETAIL AND PERSONAL SERVICE USES	ALCOHOLIC BEVERAGE ESTABLISHMENT	ALCOHOLIC BEVERAGE ESTABLISHMENT
	<del>AMBULANCE SERVICE (RAR)</del>	<del>6</del>
	ANIMAL SHELTER OR CLINIC WITHOUT OUTSIDE RUNS (RAR)	ANIMAL SHELTER OR CLINIC WITHOUT OUTSIDE RUNS (RAR)
	AUTO SERVICE CENTER (RAR)	AUTO SERVICE CENTER (RAR)
	BUSINESS SCHOOL	BUSINESS SCHOOL
	CAR WASH (DIR)	CAR WASH (RAR)
	COMMERCIAL AMUSEMENT (INSIDE) (SUP may be required)	COMMERCIAL AMUSEMENT (INSIDE) (SUP may be required)
	COMMERCIAL AMUSEMENT (OUTSIDE) (SUP)	COMMERCIAL AMUSEMENT (OUTSIDE) (SUP)
	COMMERCIAL PARKING LOT OR GARAGE (RAR)	COMMERCIAL PARKING LOT OR GARAGE (RAR)
	<del>CONVENIENCE STORE WITH DRIVE- THROUGH (SUP)</del>	<del>7</del>
	DRY CLEANING OR LAUNDRY STORE	DRY CLEANING OR LAUNDRY STORE
	FURNITURE STORE	FURNITURE STORE
	GENERAL MERCHANDISE OR FOOD STORE 3,500 SQUARE FEET OR LESS	GENERAL MERCHANDISE OR FOOD STORE 3,500 SQUARE FEET OR LESS
	GENERAL MERCHANDISE OR FOOD STORE GREATER THAN 3,500 SQUARE FEET	GENERAL MERCHANDISE OR FOOD STORE GREATER THAN 3,500 SQUARE FEET
	GENERAL MERCHANDISE OR FOOD STORE 100,000 SQUARE FEET OR MORE (SUP)	GENERAL MERCHANDISE OR FOOD STORE 100,000 SQUARE FEET OR MORE (SUP)
	<del>HOME IMPROVEMENT CENTER, LUMBER, BRICK OR BUILDING MATERIALS SALES YARD (DIR)</del>	<del>8</del>
	<del>HOUSEHOLD EQUIPMENT AND APPLIANCE REPAIR</del>	<del>9</del>
	<del>LIQUOR STORE</del>	<del>10</del>
	MORTUARY, FUNERAL HOME OR COMMERCIAL WEDDING CHAPEL	MORTUARY, FUNERAL HOME OR COMMERCIAL WEDDING CHAPEL
	MOTOR VEHICLE FUELING STATION	MOTOR VEHICLE FUELING STATION

	NURSERY, GARDEN SHOP OR PLANT SALES.	NURSERY, GARDEN SHOP OR PLANT SALES.
	PARAPHERNALIA SHOP (SUP)	PARAPHERNALIA SHOP (SUP)
	<del>PAWN SHOP</del>	<del>44</del>
	PERSONAL SERVICE USES	PERSONAL SERVICE USES
	RESTAURANT WITHOUT DRIVE-IN OR DRIVE-THROUGH SERVICE (RAR)	RESTAURANT WITHOUT DRIVE-IN OR DRIVE-THROUGH SERVICE (RAR)
	RESTAURANT WITH DRIVE-IN OR DRIVE-THROUGH SERVICE (DIR)	RESTAURANT WITH DRIVE-IN OR DRIVE-THROUGH SERVICE (DIR)
	SWAP OR BUY SHOP (SUP)	SWAP OR BUY SHOP (SUP)
	TEMPORARY RETAIL USE	TEMPORARY RETAIL USE
	THEATER	THEATER
<b>TRANSPORTATION USES</b>	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)
<b>UTILITY AND PUBLIC SERVICE USES</b>	COMMERCIAL RADIO OR TELEVISION TRANSMITTING STATION	COMMERCIAL RADIO OR TELEVISION TRANSMITTING STATION
	ELECTRICAL SUBSTATION	ELECTRICAL SUBSTATION
	LOCAL UTILITIES (SUP or RAR may be required)	LOCAL UTILITIES (SUP or RAR may be required)
	POLICE OR FIRE STATION	POLICE OR FIRE STATION
	POST OFFICE	POST OFFICE
	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)
<b>WHOLESALE, DISTRIBUTION AND STORAGE USES</b>	MINI-WAREHOUSE (SUP)	MINI-WAREHOUSE (SUP)
	RECYCLING BUY-BACK CENTER	RECYCLING BUY-BACK CENTER
	RECYCLING COLLECTION CENTER	RECYCLING COLLECTION CENTER
	RECYCLING DROP-OFF CONTAINER	RECYCLING DROP-OFF CONTAINER
	RECYCLING DROP-OFF FOR SPECIAL OCCASION COLLECTION	RECYCLING DROP-OFF FOR SPECIAL OCCASION COLLECTION

**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 area of request is not located within an MVA cluster, surrounding properties are categorized as being within an “F” MVA cluster to the north and northwest.

**Parking:**

Parking is required for each use on the property pursuant to Section 51A-4.200 of the Dallas Development Code. There are no existing structures or proposed uses with this general zone change request. For reference, a multifamily use would require one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents. Finally, the mixed-income housing bonuses allow for an additional parking reduction, allowing one and one-quarter space per dwelling unit or for developments with transit proximity, one space per dwelling unit. In each scenario, at least 15 percent of the required parking must be available for guest parking.

**Landscaping:**

Landscaping will be in accordance Article X, as amended. For a multifamily development, a street buffer zone of varying average depth depending on the type of street, urban streetscape, right-of-way planting, one three-inch caliper tree for every 40 linear feet of street frontage, residential buffer zone, and surface parking lots are required.

<b>List of Officers</b>
-------------------------

**Covenant Funding Group, Inc.**

David M. Williams, Director/President

Korey R. Williams, Director/Secretary

**Amending Volunteered Deed Restrictions**

AMENDMENT TO DEED RESTRICTIONS

THE STATE OF TEXAS            )  
  )     KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF DALLAS)

I.

The undersigned, Covenant Funding Group, Inc. ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the Robert Kleberg Survey, Abstract No. 716, part of City Block 8813, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by UDF Ash Creek, LP, a Delaware limited partnership, by deed dated August 12, 2019, and recorded in Instrument Number 201900213236 in the Deed Records of Dallas County, Texas, and being more particularly described in **Exhibit "A"**, attached hereto and made a part hereof for all purposes.

II.

That the Property was impressed with certain deed restrictions ("Original Restrictions") as shown in an instrument dated February 23, 2005, signed by CMC Communities, Inc. and recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, of the Deed Records of Dallas County, Texas, a true and correct copy of which is attached to this instrument as **Exhibit "B"** and made a part of this instrument.

III.

That the Owner does hereby amend restriction number \_\_\_\_ of the Original Restrictions to read as follows:

The following additional uses are prohibited:

- Labor Hall
- Hotel or motel

The maximum floor area ratio is 0.25:1 for non-residential uses.

Existing Volunteered Deed Restrictions

050702

DEED RESTRICTIONS

THE STATE OF TEXAS )  
COUNTY OF DALLAS )

KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, CMC Communities, Inc. ("the Owner"), is the owner of the following described property ("the Property"), being a tract of land in City Block 8813 of the City of Dallas ("City"), Dallas County, Texas and being that same tract of land conveyed to the Owner by Patricia Ann Greenhaw, Nathan E. Shands and Sara Beth Wilcox by deed dated August 7, 2003, and recorded in Volume 2003164, Page 1413, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

Being more particularly described in Exhibit A attached here.

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

A minimum fifty (50) foot setback is required along the northwest line of the Property.

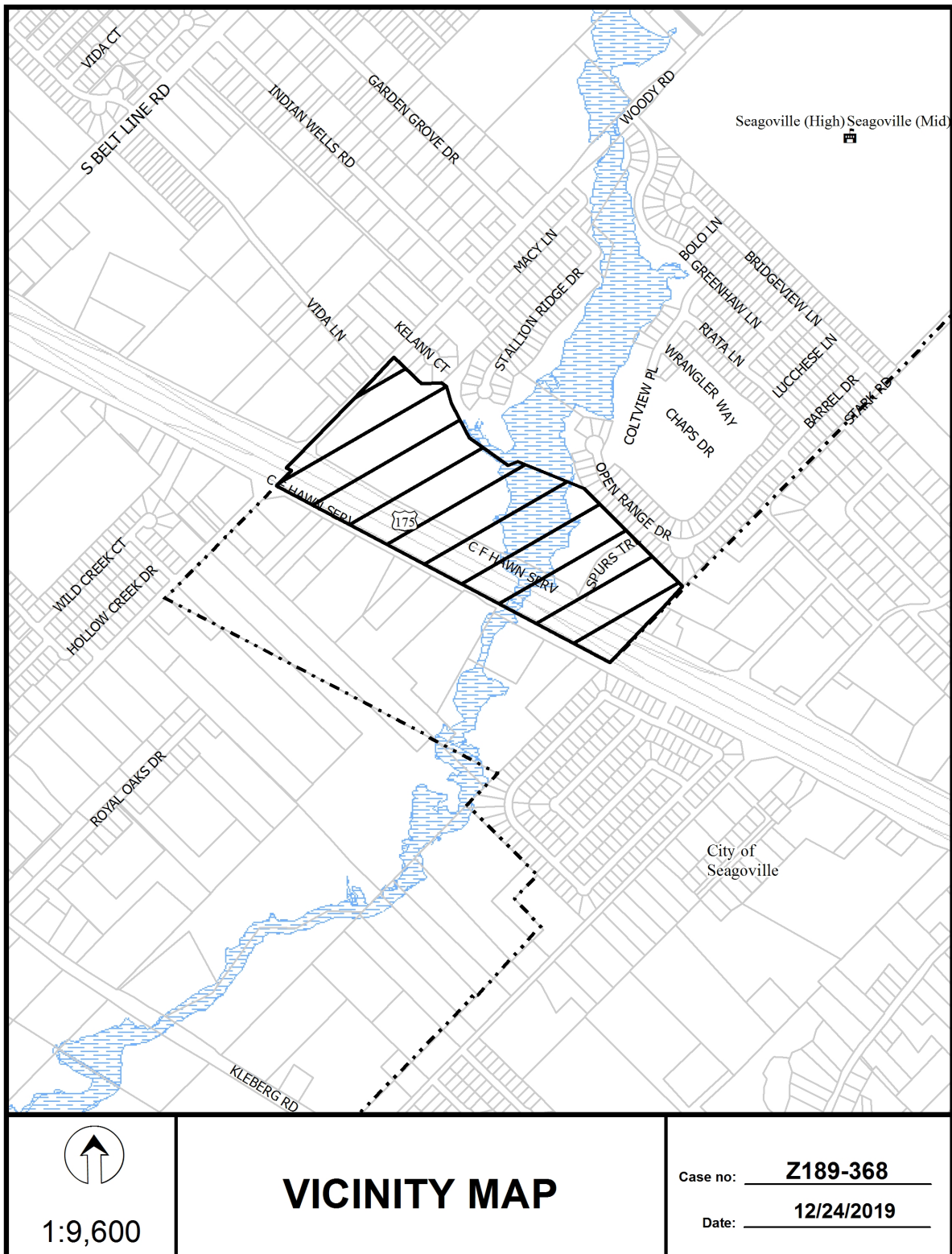
The following uses are prohibited:

- Building repair and maintenance shop;
- Medical or scientific laboratory;
- College, university or seminary;
- Community service center;
- Hospital;
- Overnight general purpose shelter;
- College dormitory, fraternity or sorority house;
- Alcoholic beverage establishment;
- Commercial amusement (outside);
- Swap or buy shop.

Prior to the issuance of the first certificate of occupancy on the Property, a dedicated left-turn lane and a through-/right-turn lane must be provided to access the Property at the intersection of Woody Road and Vida Lane. The design of which must approved by the Director of Public Works/Transportation.

III.

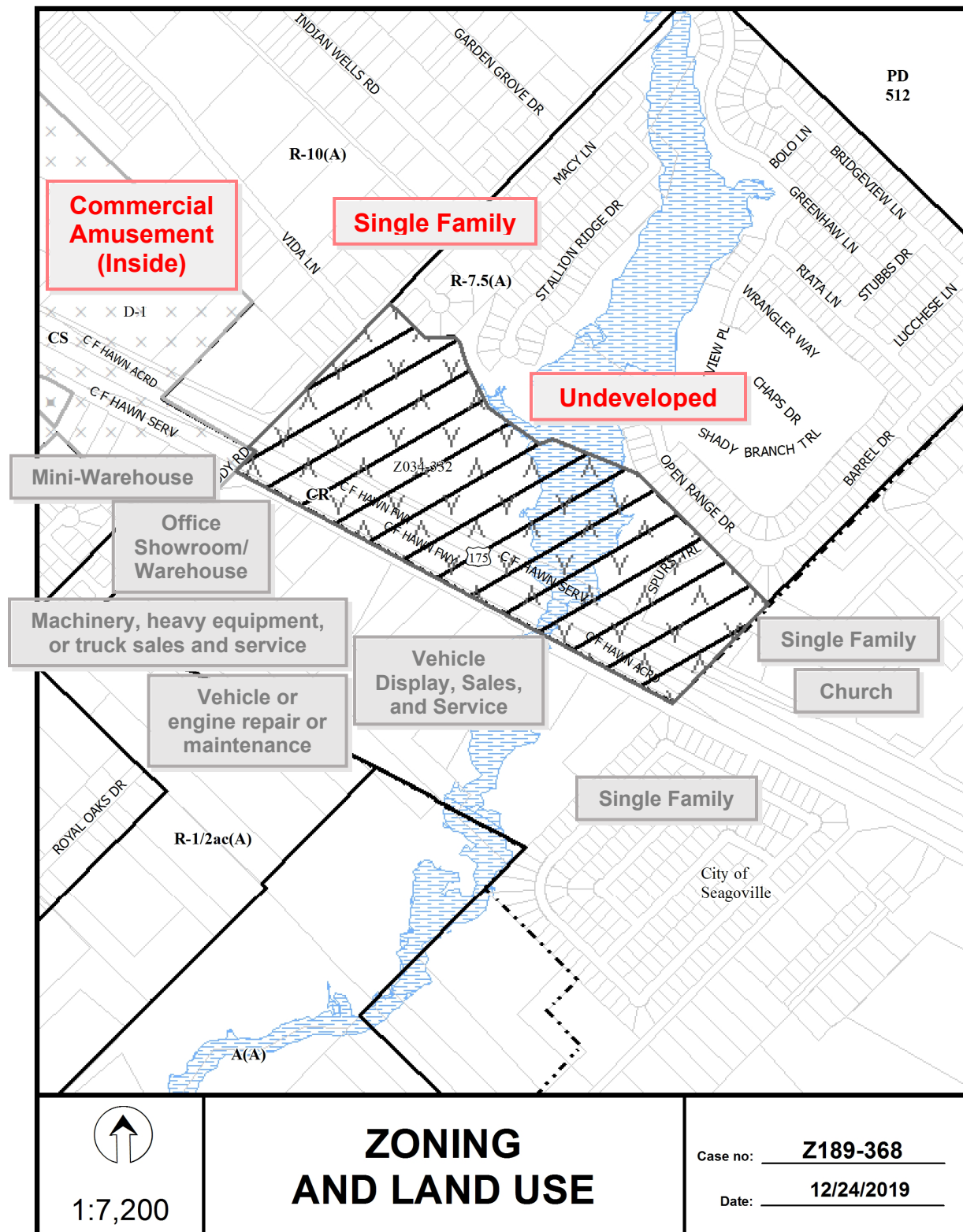
These restrictions shall continue in full force and effect for a period of twenty (20) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless amended or terminated in the manner specified in this document.

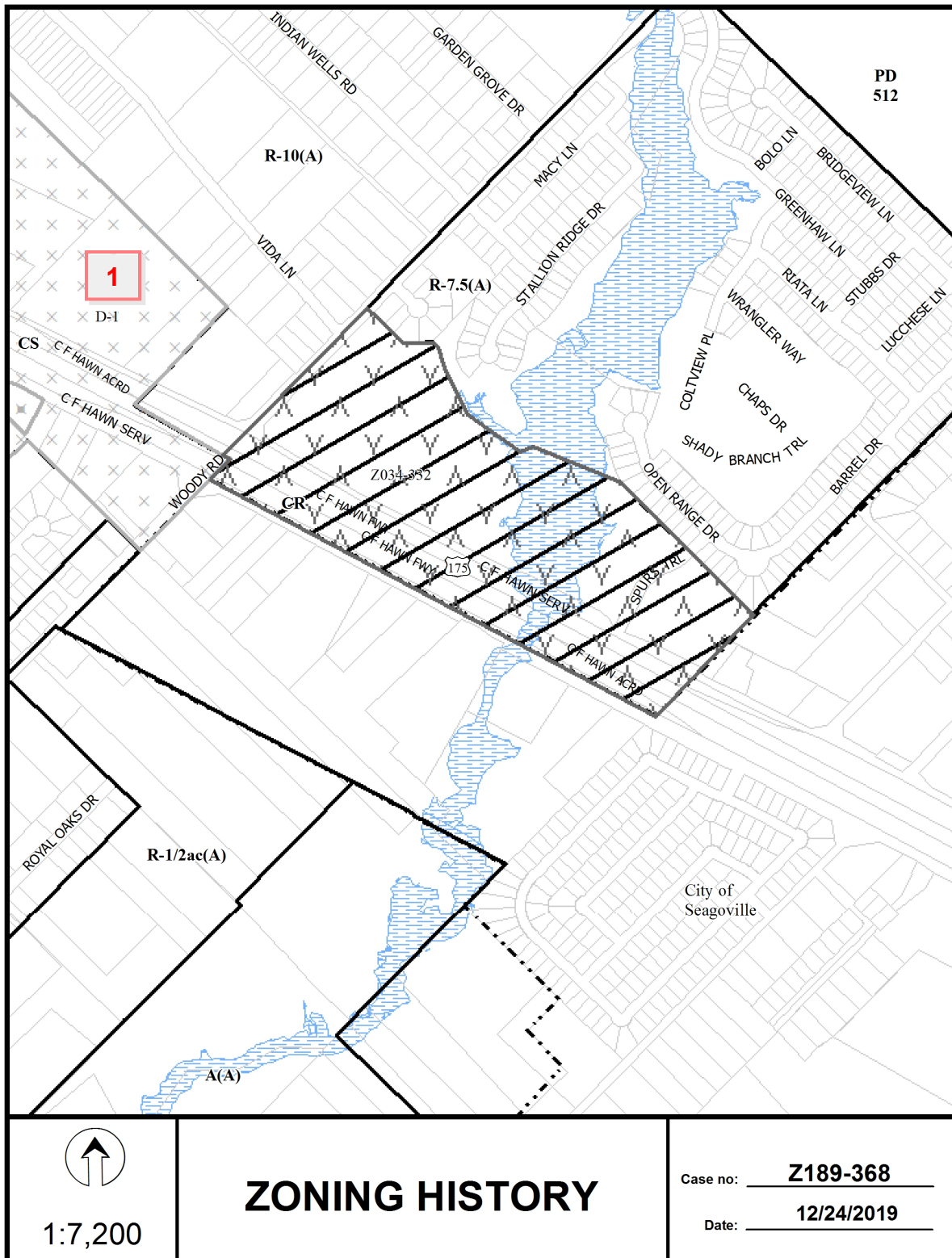


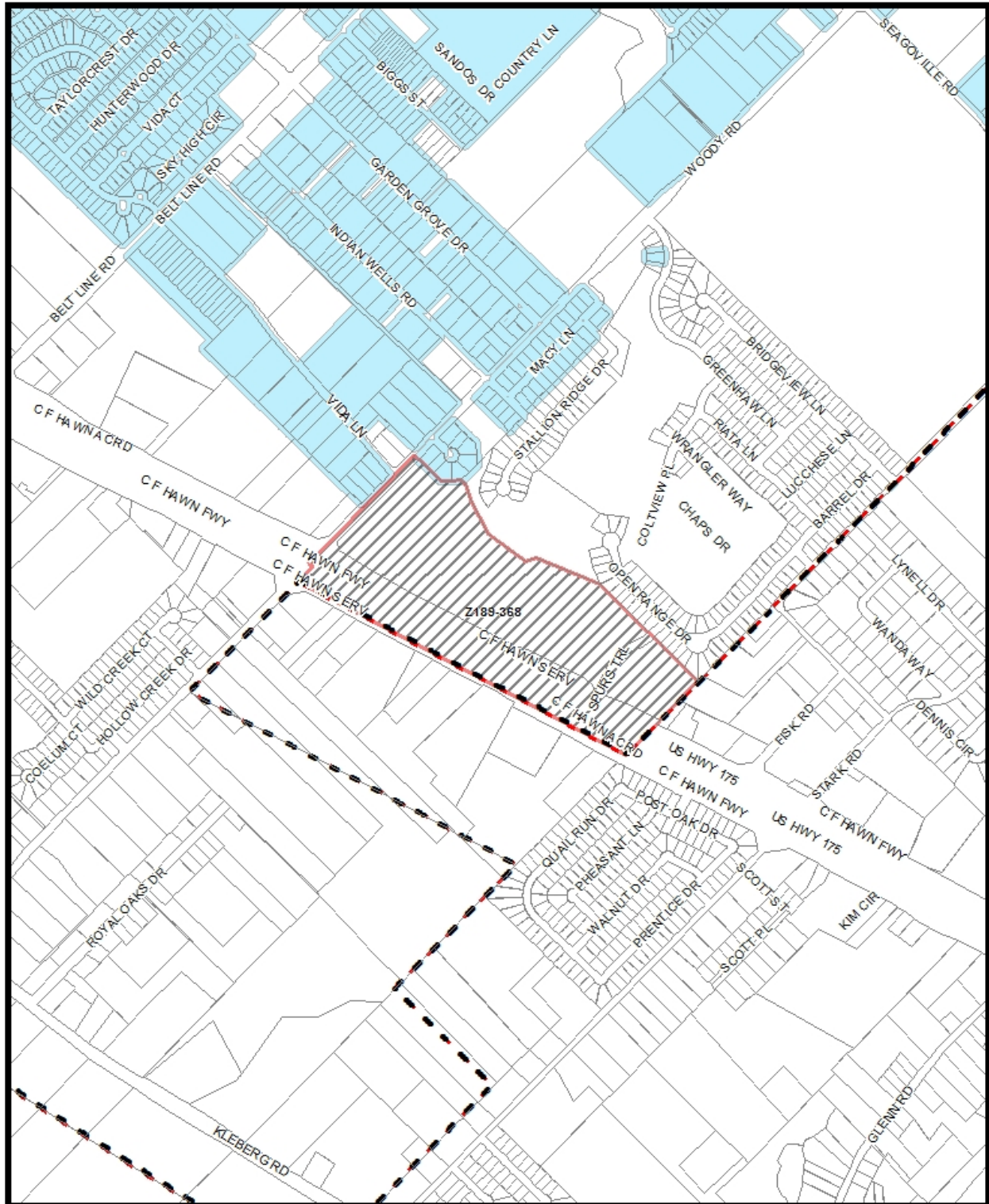












Market Value Analysis A B C D E F G H I NA

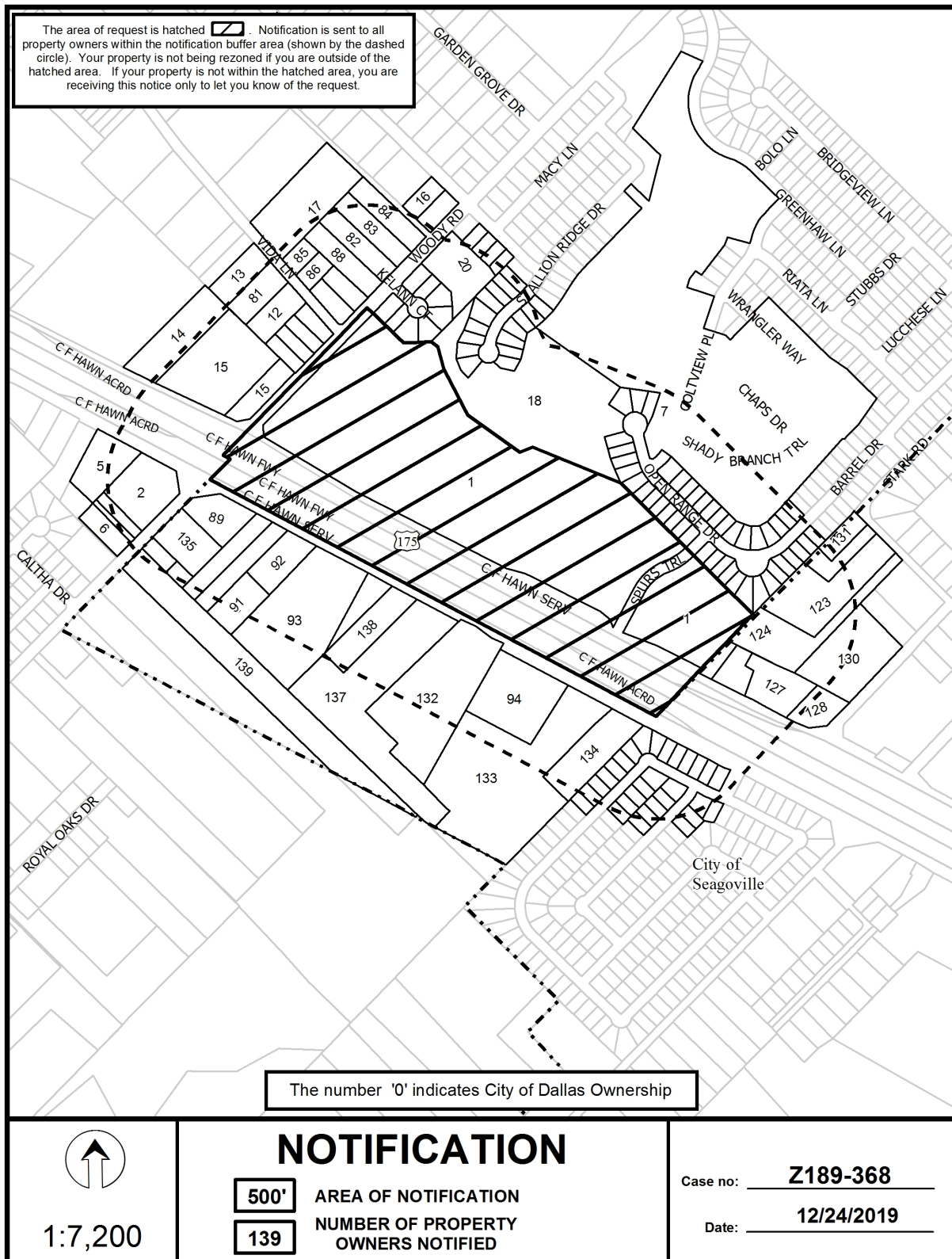


1:9,600

# Market Value Analysis

Printed Date: 12/24/2019





12/24/2019

***Notification List of Property Owners******Z189-368******139 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3100 U S HWY 175	UDF ASH CREEK LP
2	14020 C F HAWN FWY	HOLLOWAY DON
3	1819 WOODY RD	DODSON CLIFFORD P JR
4	14000 C F HAWN FWY	DODSON CLIFFORD P JR
5	14010 C F HAWN FWY	ROJAS JOSE RAUL &
6	1931 WOODY RD	DODSON CLIFFORD
7	1700 WOODY RD	LGI HOMES TEXAS LLC
8	1639 WOODY RD	MORALES ROBERTO &
9	1633 WOODY RD	MERCADO EVARISTO J & SANDRA K LIFE ESTATE
10	1627 WOODY RD	GREENLEAF LANDSCAPING INC
11	1621 WOODY RD	BECKHAM JOHNNIE L &
12	14034 VIDA LN	ANDRESS JOHNNY E & ELISA
13	13920 VIDA LN	SOTO HERIBERTO
14	13953 C F HAWN FWY	KLEBERG TRADES MARKET INC
15	1 C F HAWN FWY	CAPETI PROPERTIES LLC
16	1439 WOODY RD	MUNIZ ALBERTO
17	13919 VIDA LN	MACIAS CARLOS & MARY
18	1 STALLION RIDGE DR	SHADY OAKS DALLAS HOA INC
19	1 BARREL DR	SHADY OAKS DALLAS HOA INC
20	1 WOODY RD	SHADY OAKS DALLAS HOMEOWNERS ASSOC INC
21	14102 KELANN CT	BALIMA FARID
22	14106 KELANN CT	BETHELMY COLLI
23	14110 KELANN CT	HARDAWAY DWIGHT &
24	14114 KELANN CT	GARZA DEMETRIO JR & PAGE
25	14115 KELANN CT	SALVA MARY J &
26	14111 KELANN CT	JAZZMERE REGINA &

12/24/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	14107 KELANN CT	PHILLIPS YOLANDA
28	14103 KELANN CT	ESQUIVEL ROBERTO
29	14108 INDIAN WELLS RD	NEWMAN SELENA
30	14112 INDIAN WELLS RD	SWITZER KENYADA
31	14116 INDIAN WELLS RD	SMITH ARBRE & CONNIE
32	14120 INDIAN WELLS RD	MARTINEZ ISMAEL &
33	14214 STALLION RIDGE DR	LNU RUTH BENNY &
34	14222 STALLION RIDGE DR	HAMILTON TAYSHAWN
35	14230 STALLION RIDGE DR	GARCIA EBER
36	14238 STALLION RIDGE DR	LAREDO JOSE & BERENISE
37	14246 STALLION RIDGE DR	JUAN ROGELIO CADENA &
38	14254 STALLION RIDGE DR	VASQUEZ ELMER CABEZAS
39	14262 STALLION RIDGE DR	ALLEN DENNIS &
40	14270 STALLION RIDGE DR	LOGAN ALBERT II &
41	14278 STALLION RIDGE DR	DAVIS LATRISA M & OTIS
42	14269 STALLION RIDGE DR	NEWMAN ANTHONY & SANDRA
43	14261 STALLION RIDGE DR	PRELOWSTEPHENS ERIKA
44	14253 STALLION RIDGE DR	DANIELS ERICA
45	14245 STALLION RIDGE DR	HARRIS JIMMY
46	14237 STALLION RIDGE DR	GONZALES HENRY
47	14229 STALLION RIDGE DR	STEGALL DARRIEN
48	14221 STALLION RIDGE DR	HARRIS KAYREN
49	86 OPEN RANGE DR	CLARK SOLOMON
50	87 OPEN RANGE DR	CHAVEZ CARLOS
51	88 OPEN RANGE DR	RIVERA HECTOR LEBRON &
52	90 OPEN RANGE DR	DANSBY ERIC
53	91 OPEN RANGE DR	HOLLY JUNE
54	92 OPEN RANGE DR	ROBINSON TRACEY
55	1463 BARREL DR	AUSTIN FAITH &
56	1471 BARREL DR	SILAS EBONY DAWN & ELDON JAMAL
57	1475 BARREL DR	TOLBERT BARBARA &



12/24/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1479 BARREL DR	VALDIVIA FORTINO & ADRIANA
59	14363 OPEN RANGE DR	MAXWELL KENNETH
60	14357 OPEN RANGE DR	CAMPBELL CATHY
61	14351 OPEN RANGE DR	ROBERTS NORMAN & ROBIN
62	14345 OPEN RANGE DR	SMITH ALEXANDER
63	14339 OPEN RANGE DR	RICHARDSON JEANNELLE
64	14333 OPEN RANGE DR	PESINA JOSE A &
65	14327 OPEN RANGE DR	LESLIE CHERELLE
66	14321 OPEN RANGE DR	ARROYO MARCELINO
67	14315 OPEN RANGE DR	MEJIA JENNIFER
68	14309 OPEN RANGE DR	SURIJPAUL OMAR &
69	1462 BARREL DR	STURGEON SACHA
70	1466 BARREL DR	STEPHENS RUBY E
71	1470 BARREL DR	RODRIGUEZ ROXANA
72	1474 BARREL DR	JACKSON DAYTREN &
73	1478 BARREL DR	OLIVO LEONTE & ROSA JIMENEZ DE
74	1482 BARREL DR	CORNELIUS DANITA
75	1488 BARREL DR	HERNANDEZ NOEMI &
76	1494 BARREL DR	VERA JOSE &
77	19 OPEN RANGE DR	JOHNSON BRANDON &
78	20 OPEN RANGE DR	WILLIAMS EDUARDO JR &
79	21 OPEN RANGE DR	ROBERTSON JASON
80	14362 OPEN RANGE DR	ESPARZA DINO
81	14010 VIDA LN	VALLES ANASTACIA
82	1601 WOODY RD	BUSTOS SILVIA &SANTIAGO
83	1585 WOODY RD	TORRES JUAN M & GREGORIA
84	1511 WOODY RD	ANDRUS IKE JR & MADGE
85	14025 VIDA LN	VILLARREAL MIGUEL ANGEL
86	14031 VIDA LN	CARRENORAMIREZ ARMANDO
87	1617 WOODY RD	RIOS CONSUELO
88	1609 WOODY RD	CARRENORAMIREZ ARMANDO

12/24/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1814 WOODY RD	HOLLOWAY DONALD R
90	3225 N U S HWY 175	BEACON INDUSTRIES INC
91	3217 N U S HWY 175	HOLLOWAY DONALRD R
92	3217 N U S HWY 175	MELROSE FINANCIAL CORPORATION
93	3217 N U S HWY 175	BRIONES MARTIN
94	3111 N U S HWY 175	WACKEROW MARY H
95	3000 POST OAK DR	FIVECOAT MAKIALA ANN
96	3002 POST OAK DR	RANGEL SIXTO G
97	3004 POST OAK DR	CASTOR LEO D & RAQUEL E
98	3006 POST OAK DR	ELIE KELLY R & LISA F
99	3008 POST OAK DR	STENLINE TRAVIS N
100	3010 POST OAK DR	VILLAGOMEZ GABRIEL JR
101	3012 POST OAK DR	YANEZ EMELLY SARAH &
102	3014 POST OAK DR	BRAUDAWAY TRAVIS E JR
103	100 QUAIL RUN DR	BOYLE CRAIG D & TEH SWEE HOR
104	102 QUAIL RUN DR	ESCANDON GONZALO &
105	104 QUAIL RUN DR	BECKERMAN STEVE & KARLA
106	106 QUAIL RUN DR	LOBATO OMAR TOVAR &
107	108 QUAIL RUN DR	BROWN RONALD W &
108	110 QUAIL RUN DR	REED YAMIKKA L & OTIS J
109	112 QUAIL RUN DR	GALBRETH CHARLES &
110	109 QUAIL RUN DR	HAMILTON CHARLES & DEBRA
111	107 QUAIL RUN DR	HOLMES EVELYN Y
112	105 QUAIL RUN DR	JONES FELISHIA D
113	103 QUAIL RUN DR	HUGHES BILLY R &
114	101 QUAIL RUN DR	HARRISON JO ANN
115	100 PHEASANT LN	LOPEZ ROSA E
116	102 PHEASANT LN	LEYVA MIGUEL ANGEL SERNA
117	106 PHEASANT LN	ROJAS MARIA A
118	108 PHEASANT LN	WALDREP SHARON LYNN
119	105 PHEASANT LN	GAMEZ RICARDO

12/24/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	103 PHEASANT LN	VILLARREAL ARELLANO
121	2919 POST OAK DR	BOTELLO LOUIS ROBERT
122	2917 POST OAK DR	CALDERON ERIKA SALMERON
123	3013 E STARK RD	MILLER JAMES & ASHLEY
124	3011 E STARK RD	CLARK BOBBY &
125	3018 N U S HWY 175	CLARK BOBBY & CLARK AMANDA
126	3014 US HWY 175	PATRICK DANIEL RAY
127	3010 N U S HWY 175	PATRICK DAVID L & SANDRA
128	107 FISK RD	ROBINWOOD BAPTIST CHURCH
129	3015 STARK RD	NOLEN LISA JO
130	111 FISK RD	ADP PROPERTIES LTD
131	3015 STARK RD	BOULTINGHOUSE BETTY JEAN
132	3115 N U S HWY 175	MARJAX LLC
133	3107 N U S HWY 175	CRYSTAL SPRINGS SHOPPING CENTER LLC
134	3101 N U S HWY 175	PULTE HOMES OF TEXAS LP
135	1820 WOODY RD	SOUTHWESTERN BELL
136	3205 N U S HWY 175	ALBA MARIA P
137	3123 N U S HWY 175	LINOTECH LLC
138	3203 N U S HWY 175	REEVES JAMES R
139	1828 WOODY RD	FLORES LARRY & GLORIA

**Planner: Jennifer Muñoz**

**FILE NUMBER:** Z190-146(JM) **DATE FILED:** November 26, 2019

**LOCATION:** Southeast line of South Fitzhugh Avenue, northeast of Lagow Street.

**COUNCIL DISTRICT:** 7 **MAPSCO:** 46 R

**SIZE OF REQUEST:** 13,500 square-feet **CENSUS TRACT:** 27.01

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**REPRESENTATIVE:** Peter Kavanagh, Zone Systems, Inc.

**APPLICANT:** Communications Tower Group, LLC

**OWNER:** Isaac Brown, Jr.

**REQUEST:** An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a D(A) Duplex Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

**SUMMARY:** The purpose of this request is to permit the construction of a monopole tower for cellular communication [T-Mobile] with a maximum height of 85 feet and will include a four-foot lightning rod for a total height not to exceed 89 feet above ground level.

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

**PLANNED DEVELOPMENT DISTRICT No. 595:**

<http://www.dallascityattorney.com/51P/Supp%2055/Articles/ARTICLE%20595.pdf>

**PLANNED DEVELOPMENT DISTRICT No. 595 EXHIBITS:**

<http://www.dallascityattorney.com/51P/exhibits.html#a595>

**PRIOR CPC ACTION:** On March 5, 2020, this case was held under advisement due to pending changes to the proposed cell tower. At the time of this report, no changes were provided.

**BACKGROUND INFORMATION:**

- The area of request is approximately 13,500 square feet and is undeveloped. The applicant seeks to construct an 89-foot monopole tower for cellular communication on the site. The two lots were last occupied with single family uses in the 1980s, per Historic Aerials.
- The Specific Use Permit allows this additional use of the property and does not change the existing D(A) Duplex Subdistrict zoning. The uses permitted by the present zoning will continue to be allowed.
- PD No. 595, the South Dallas/Fair Park Special Purpose District was established by City Council on September 26, 2001 and contains over 3,363 acres of land.
- The Dallas Development Code stipulates that a cellular tower is exempt from residential proximity slope height restrictions if a SUP is required for the cellular use and the impact of the tower height on an adjacent residential district is considered in the SUP process.

**Zoning History:** There has been one recent zoning request in the area within the last five years (at the subject site).

1. Z178-309: On September 25, 2019, the City Council denied without prejudice a request for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a D(A) Duplex Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, located at the northeast line of South Fitzhugh Avenue, north of Lagow Street. (*Subject site; same request.*)

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
South Fitzhugh Avenue	Minor Arterial	60 feet	100 feet

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request 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 applicant's request generally complies 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.

## ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Policy 2.1.4 Support efforts to expand targeted business and industry development within the Southern Sector.

### **Surrounding Land Uses:**

Area	Zoning	Land Use
Site	PD No.595 (D(A) Subdistrict)	Undeveloped
Northeast	PD No.595 (D(A) and NC Subdistricts)	Undeveloped and Retail
Southeast	PD No.595 (R-5(A) Subdistrict)	Undeveloped and Single Family
Southwest	PD No.595 (NC Subdistrict)	Vacant medical clinic and Church
Northwest	MF-2(A) and CR with Historic Overlay No. 33	Surface parking for Fair Park

**Land Use Compatibility:**

The subject site contains about 13,500 square feet of undeveloped land. The applicant proposes to construct a monopole tower for cellular communication within a concealment tower on the southwestern half of the site with an overall height of 89 feet. The 40-foot by 40-foot wireless lease area is proposed approximately 109 feet southeast of South Fitzhugh Avenue and the tower and equipment is proposed to be surrounded by an eight-foot-tall concrete masonry unit (CMU) block wall. The northeastern half of the site will remain undeveloped.

The proposed location of the stealth monopole tower is across a major thoroughfare and southeast of a surface parking lot for Fair Park. Retail uses are located to the northeast and are separated from the area of request by two residentially zoned undeveloped lots. Surrounding uses to the southeast include undeveloped land and single family homes that front on Carl Street. Finally, a vacant office building abuts the site to the southwest and a church is located farther southwest, on the corner of Lagow Street and South Fitzhugh Avenue.

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 proposes to construct a monopole tower at this location to provide cellular coverage to users within the vicinity and has provided depictions of existing adjacent and proposed T-Mobile antenna sites on the following pages. This case was originally submitted for review on July 25, 2018. On April 4, 2019, the City Plan Commission held this item under advisement to allow the applicant to investigate if Paul L. Dunbar Elementary School could be a potential alternative site location for the proposed cell tower. DISD declined siting the monopole in the only available campus locations which are on the front and side lawns of the school. On June 6, 2019, the City Plan Commission recommended approval of the request, as submitted. However, on



September 25, 2019, the City Council denied the request without prejudice. The case has not changed from the original submittal.

Staff supports the request because the cellular array is concealed within a pole, thus minimizing the visual effect of a cellular platform. The eight-foot-tall concrete masonry unit (CMU) block wall will provide concealment of the tower and equipment at the street level. Overall, the public utility service of increased coverage would significantly improve as shown by the following coverage maps.

### **Development Standards:**

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
D(A) Duplex	25'	5'/5' for SF 5'/10' Duplex 10'/10' Other	1 Dwelling Unit/ 3,000 sq. ft.	36 ft*	60%	Min. Lot: 6,000 sq. ft	Duplex & single family

\* Section 51A-4.408 of the DDC provides an exception to height for utility and public service uses

The D(A) Duplex District only specifies maximum structure height is 36 feet and does not specify an additional limitation to height in the form of a residential proximity slope (RPS). Therefore, residential proximity slope does not apply to the subject site. Additionally, Section 51A-4.408 of the Dallas Development Code provides an exception of maximum structure height for utility and public service uses, including a tower/antenna for wireless communication. Therefore, the maximum structure height of 36 feet in the D(A) Duplex District also does not apply to a tower/antenna for cellular communication.

However, a one-to-three slope, similar to RPS, can be utilized as a tool to consider height compatibility with surrounding uses and structures. For the proposed 89-foot tall tower to comply with a spacing of one foot in height for every three feet in distance, it must be placed 267 feet away from the nearest residentially zoned private property. Since the closest residential property line to the proposed monopole is approximately 25 feet to the southeast, if this spacing is applied, the proposed tower would not comply. Although the proposed monopole tower would not comply with a one-to-three slope staff can support the proposed cellular tower because it is proposed within a stealth design that allows the cellular antennas to be concealed within a structure, thereby camouflaging the tower. Also, the nearest single family structure is approximately 100 feet from the proposed location of the monopole tower.

**Parking:**

Parking will be provided in accordance to the parking requirements in the Dallas Development Code, as amended, which is one space if the cellular communication tower/antenna has an auxiliary building housing electronic and communication equipment (“auxiliary building”) greater than 120 square feet. No auxiliary building is proposed; therefore, no additional parking is triggered by the development of this use.

**Landscaping:**

In general, landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. Per the current proposal, the area of request will not be required to provide landscaping because less than 2,000 square feet of non-permeable surface will be installed.

**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 (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 an “I” MVA cluster to the southeast.

<b>LIST OF OFFICERS</b>
-------------------------

**MEMBERS**

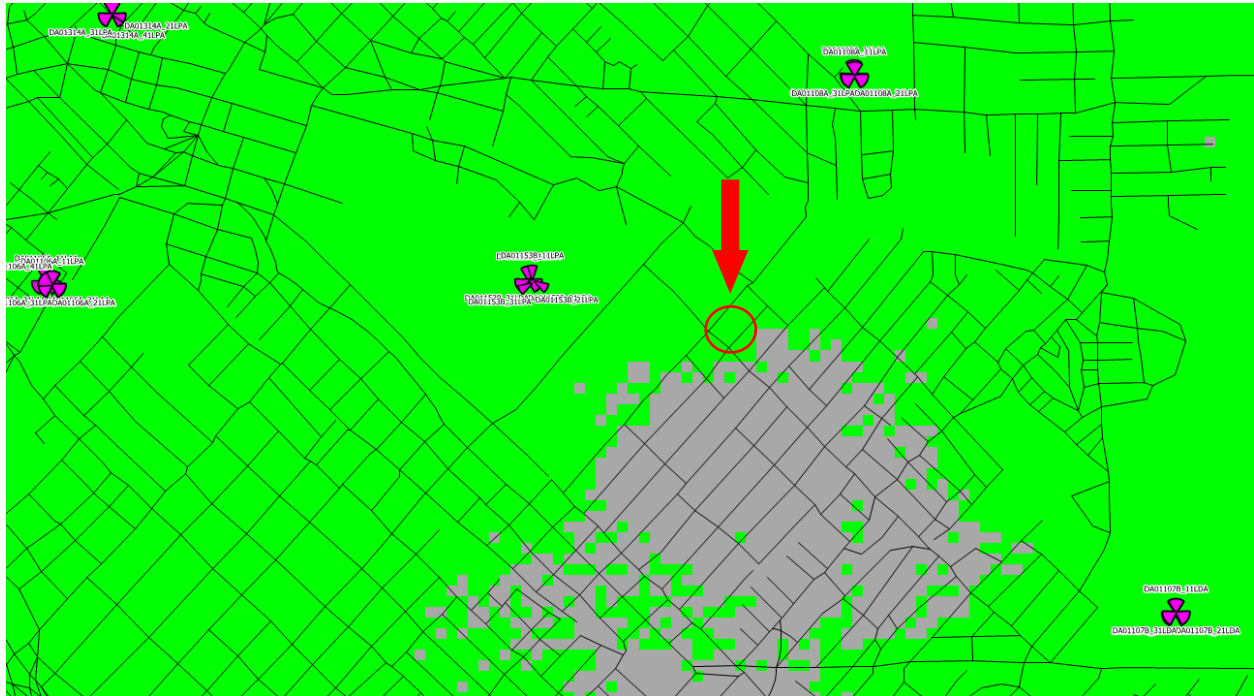
**COMMUNICATIONS TOWER GROUP LLC**  
**15720 Brixham Hill Avenue, Suite 300**  
**Charlotte, North Carolina 28277**

The following is the Member of COMMUNICATIONS TOWER GROUP LLC, a Delaware limited liability company:

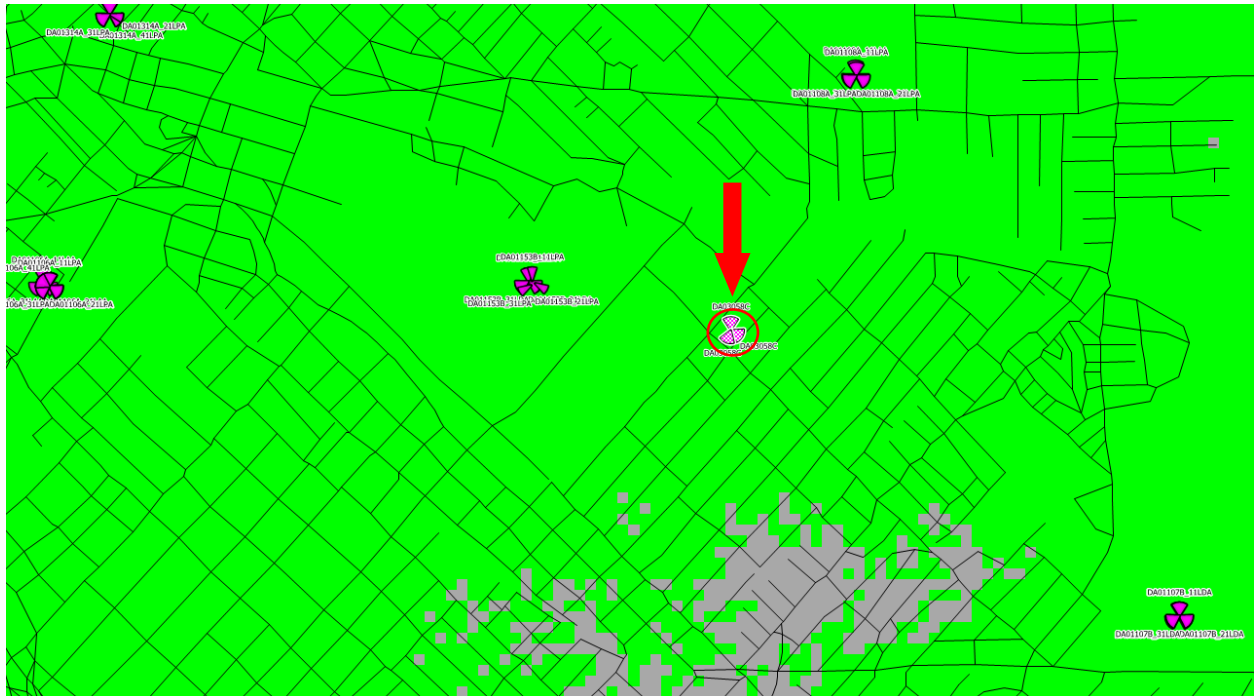
Ricardo Loor  
Member and CEO

Z190-146(JM)

**Actual Coverage:**



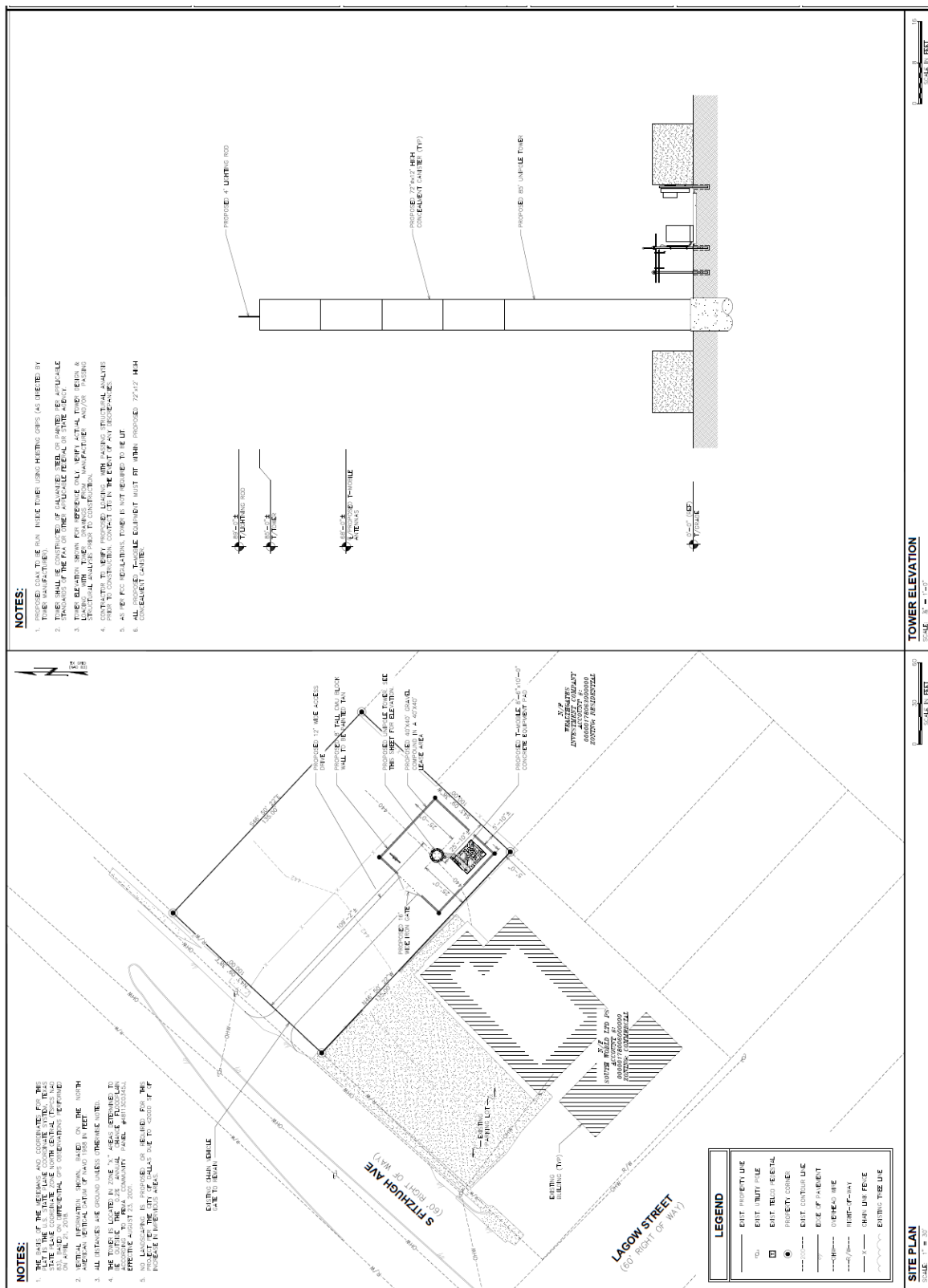
**Proposed Coverage:**



<b>PROPOSED SUP CONDITIONS</b>
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1. **USE:** The only use authorized by this specific use permit is a tower/antenna for cellular communication.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan and elevation.
3. **TIME LIMIT:** This specific use permit expires on (ten years from the passage of the ordinance) but is eligible for automatic renewal for additional 10-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)
4. **COLLOCATION:** Any tower/antenna support structure must be constructed to support the antenna arrays for at least two other wireless communications carriers. The tower/antenna support structure must be made available to other wireless communication carriers upon reasonable terms.
5. **HEIGHT:** The maximum height of a tower/antenna for cellular communication is 89 feet.
6. **SCREENING:** The lease area must be screened by an eight-foot-tall solid fence and secured by a 16-foot-wide access gate in the location shown on the attached site plan.
7. **STEALTH DESIGN:** The tower/antenna for cellular communication must be constructed with a stealth design with the platform concealed within the overall vertical design of the tower. The maximum diameter of the tower is 72 inches.
8. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
9. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

## PROPOSED SITE/ELEVATION PLAN



# ENLARGED ELEVATION PLAN

89'-0"±  
T/LIGHTNING ROD

85'-0"±  
T/TOWER

68'-0"±  
T/PROPOSED T-MOBILE  
ANTENNAS

## NOTES:

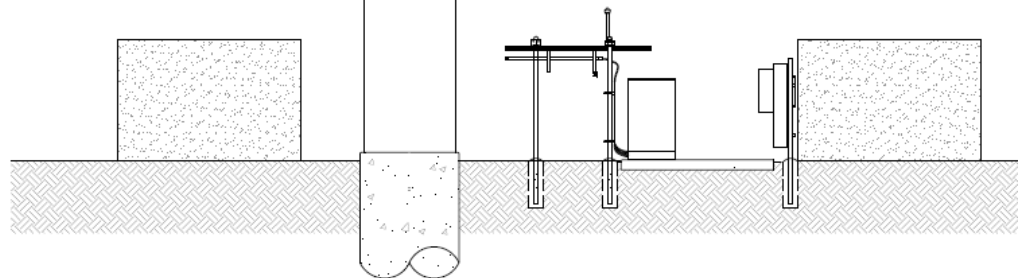
1. PROPOSED COAX TO BE RUN INSIDE TOWER USING HOISTING GRIPS (AS DIRECTED BY TOWER MANUFACTURER).
2. TOWER SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR PAINTED PER APPLICABLE STANDARDS OF THE FAA OR OTHER APPLICABLE FEDERAL OR STATE AGENCY.
3. TOWER ELEVATION SHOWN FOR REFERENCE ONLY. VERIFY ACTUAL TOWER DESIGN & LOADING WITH TOWER DRAWINGS FROM MANUFACTURER AND/OR PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO VERIFY PROPOSED LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. CONTACT CTG IN THE EVENT OF ANY DISCREPANCIES.
5. AS PER FCC REGULATIONS, TOWER IS NOT REQUIRED TO BE LIT.
6. ALL PROPOSED T-MOBILE EQUIPMENT MUST FIT WITHIN PROPOSED 72"x12' HIGH CONCEALMENT CANISTER.

PROPOSED 4' LIGHTING ROD

PROPOSED 72"Øx12' HIGH  
CONCEALMENT CANISTER (TYP)

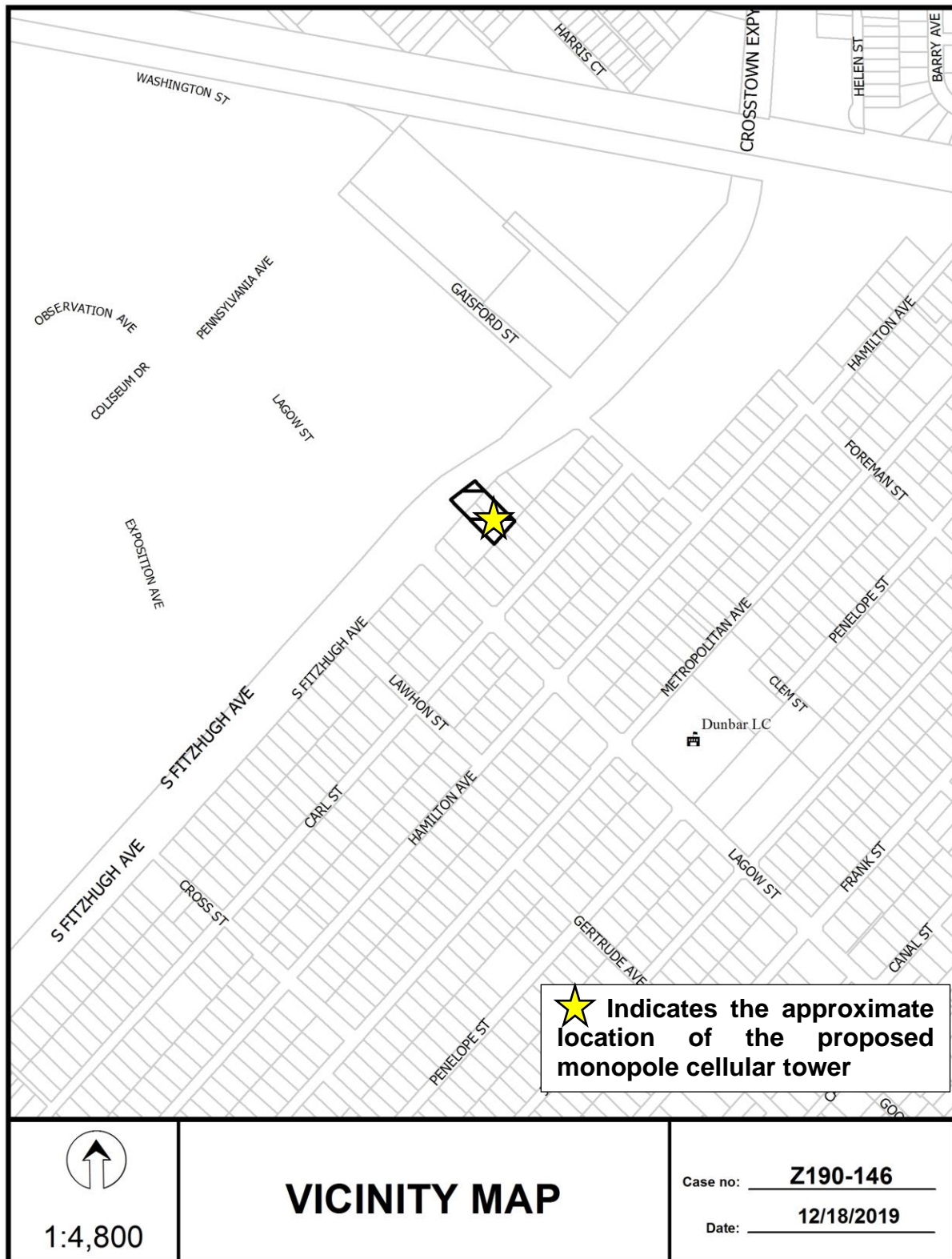
PROPOSED 85' UNIPOLE TOWER

0'-0" (REF)  
T/GRADE



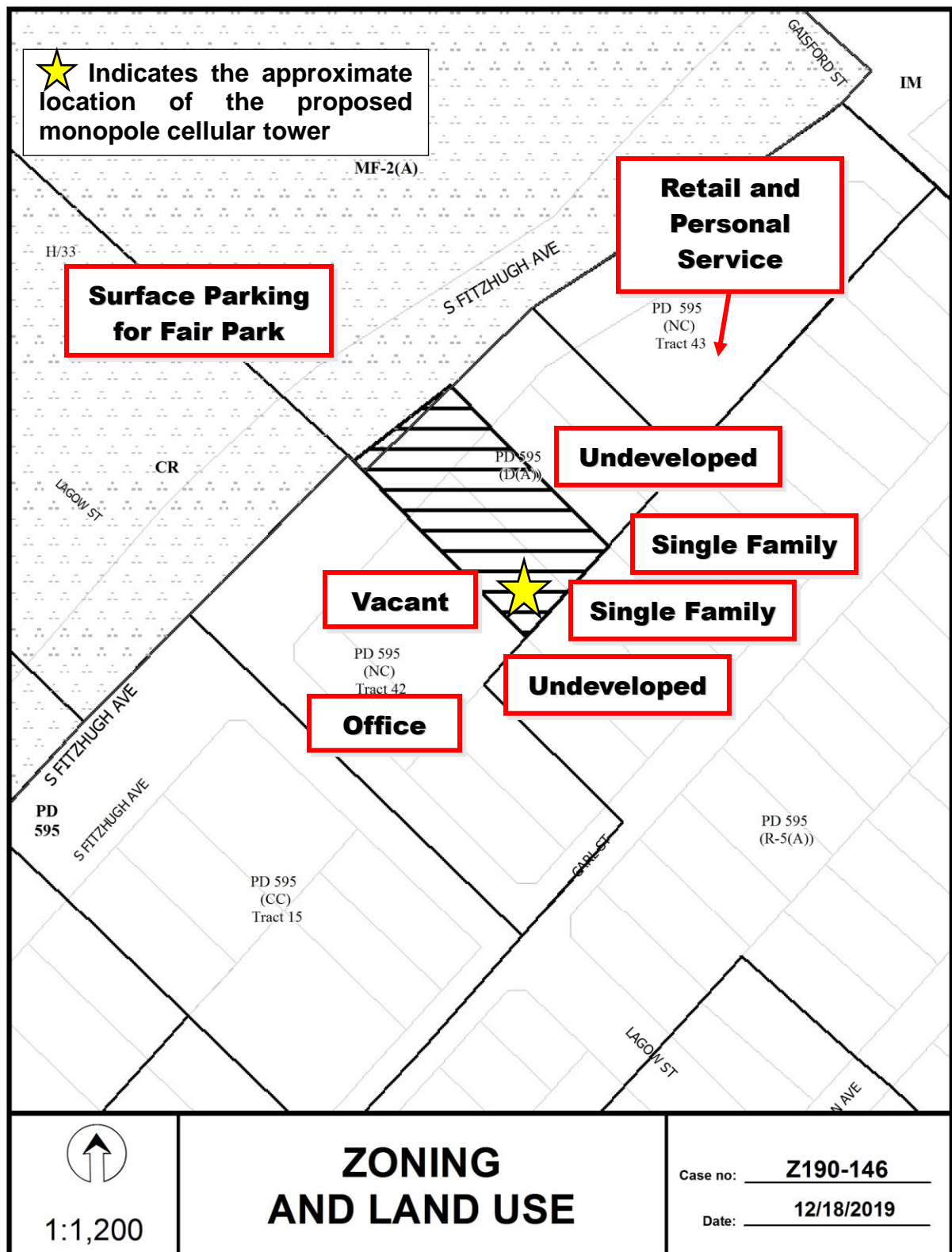




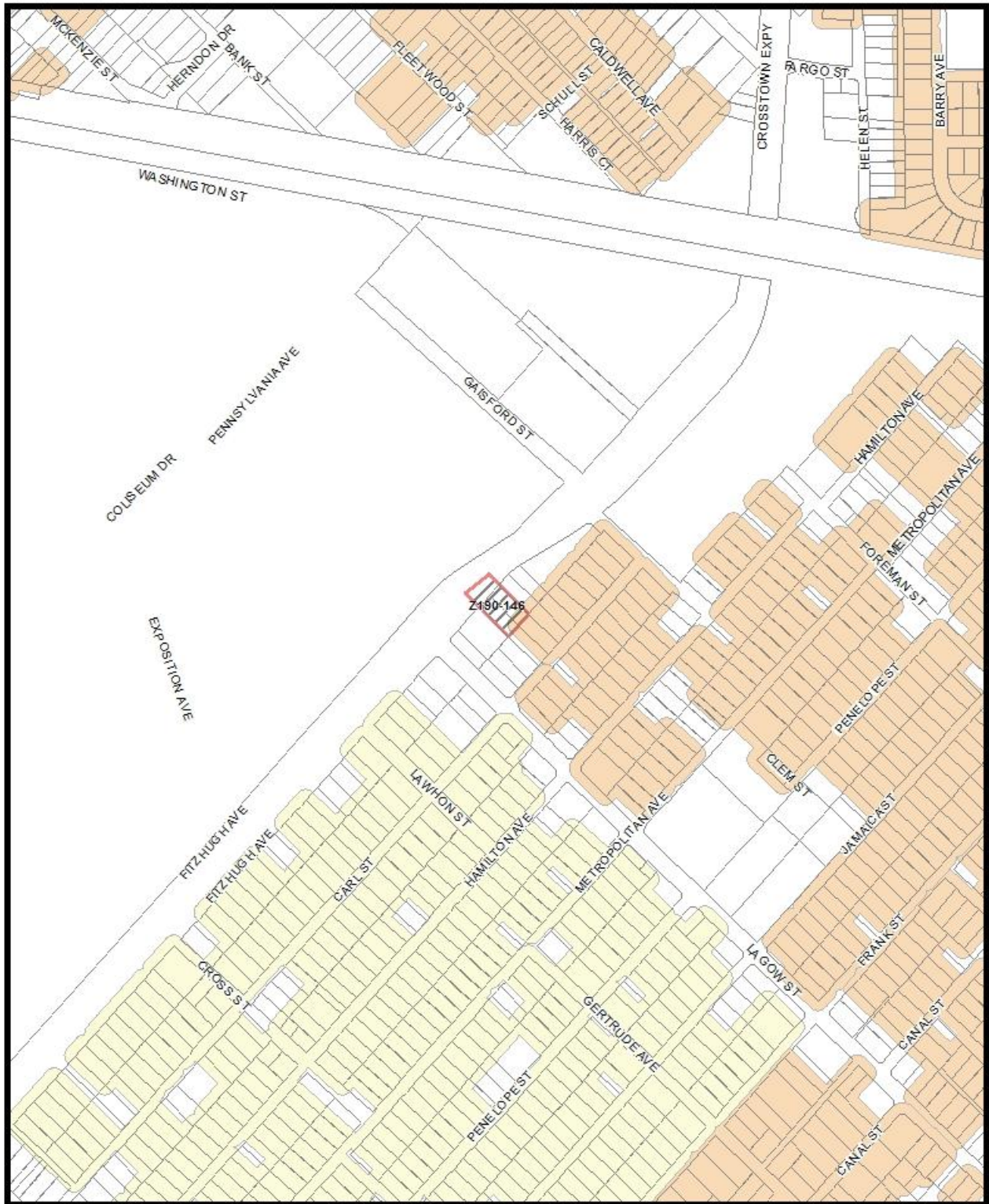










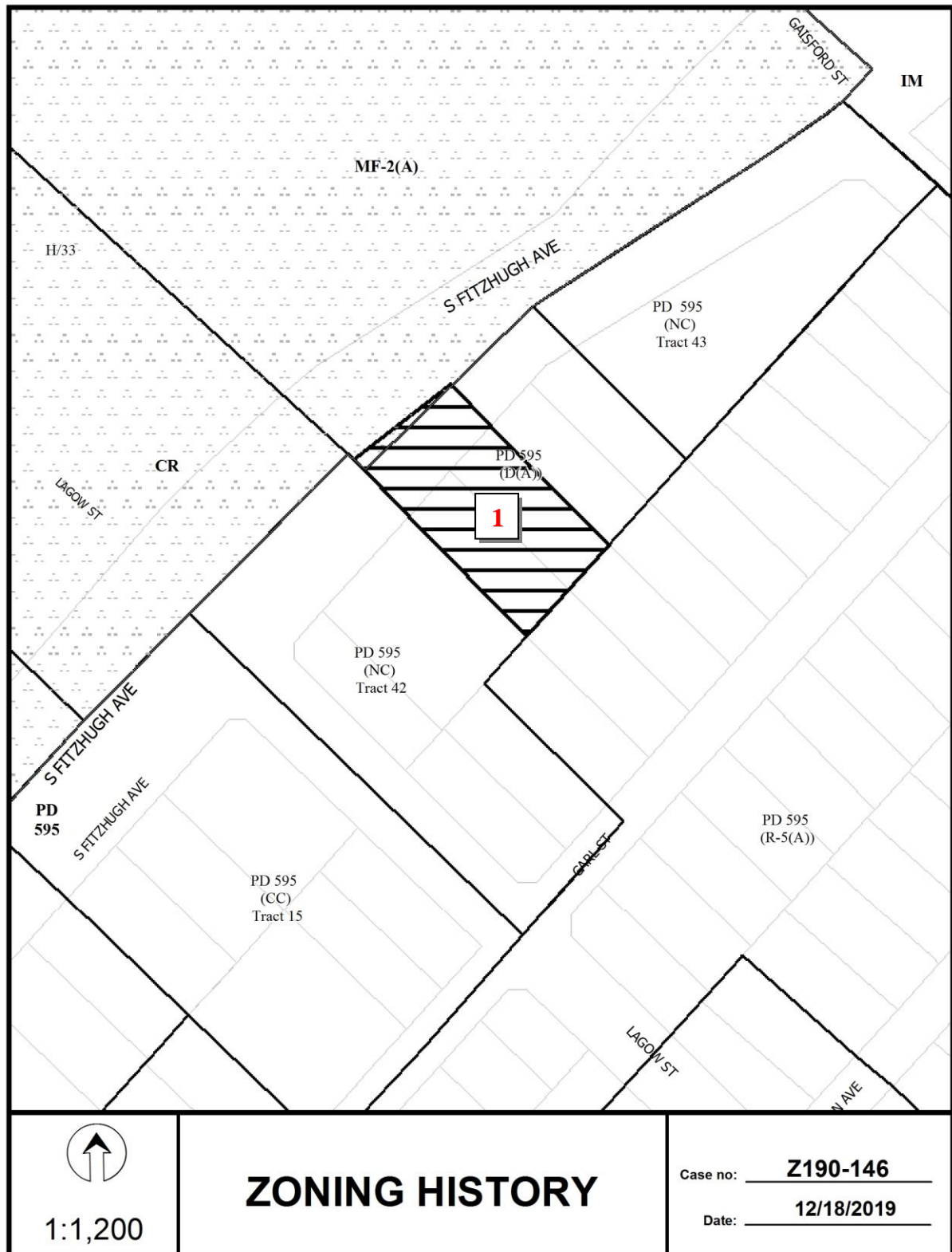


Market Value Analysis A B C D E F G H I NA

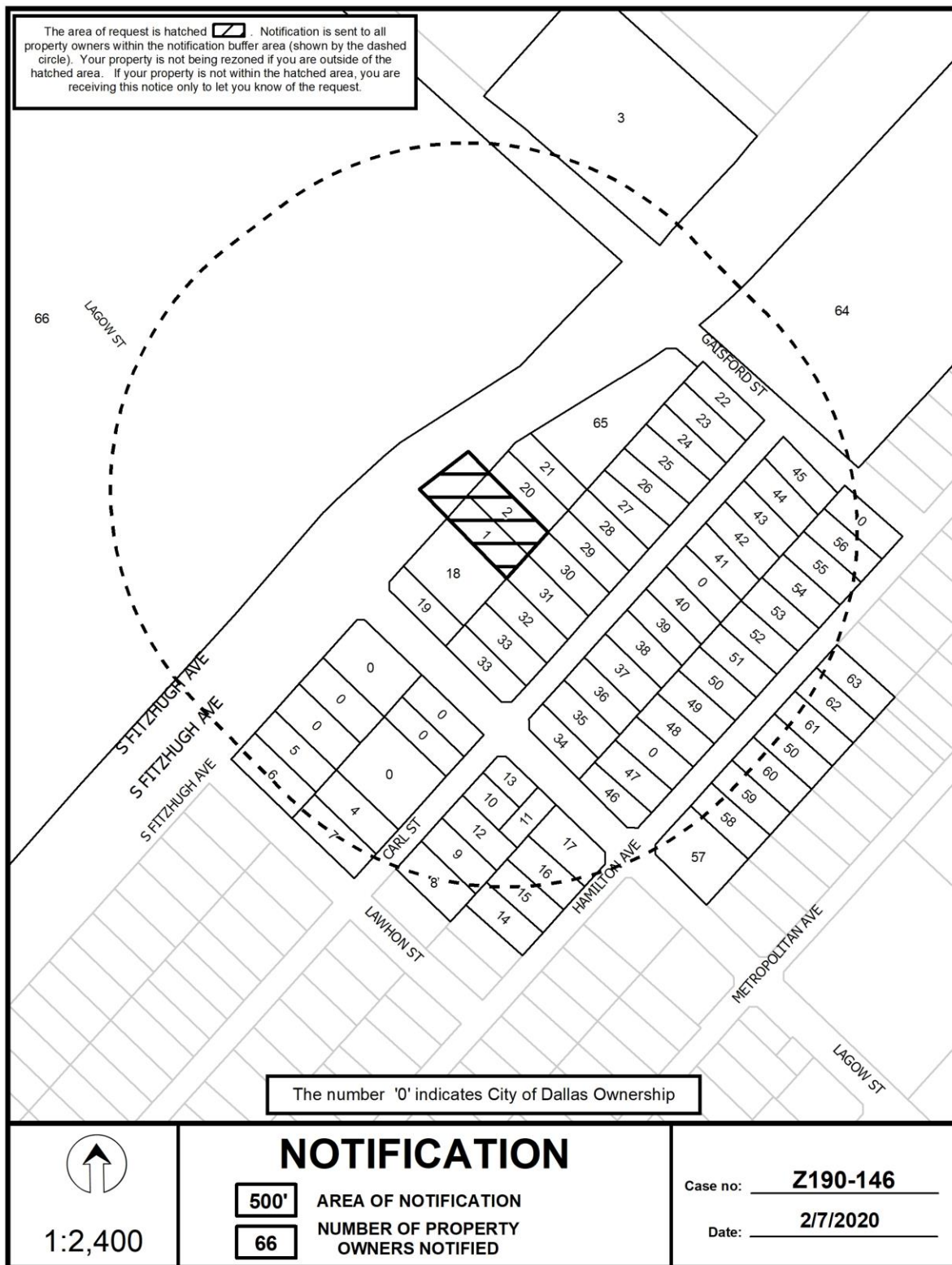
1:4,800

# Market Value Analysis

Printed Date: 12/18/2019









02/07/2020

***Notification List of Property Owners******Z190-146******66 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4214 S FITZHUGH AVE	BROWN ISAAC & DOYE
2	4218 S FITZHUGH AVE	BROWN ISAAC JR
3	1800 GAISFORD ST	DALLAS OPERA THE
4	4107 CARL ST	STEWART JAMES &
5	4104 S FITZHUGH AVE	CRUZ IRLANDI & WILLIAM
6	4100 S FITZHUGH AVE	MADDEN KEVIN D
7	4103 CARL ST	ECHOLS SAVELLA E
8	4106 CARL ST	THOMAS NUGENT W &
9	4110 CARL ST	CARR ROY
10	4120 CARL ST	YOUNG SABRENDIA &
11	2109 LAGOW ST	HUDGENS LEROY
12	4114 CARL ST	GONZALEZ KIRSTEN
13	4124 CARL ST	RANGEL JUAN
14	4109 HAMILTON AVE	JIMENEZ JUAN DAVILA &
15	4115 HAMILTON AVE	BODLEY THOMAS W
16	4117 HAMILTON AVE	BODLEY DONALD RAY &
17	4121 HAMILTON AVE	W2E INVESTMENTS LLC
18	4206 S FITZHUGH AVE	SOUTH WORLD LTD PS
19	4200 S FITZHUGH AVE	STURDIVANT CHRISTOPHER &
20	4222 S FITZHUGH AVE	JENKINSFORD CAROLYN
21	4226 S FITZHUGH AVE	WWM PS TRUST
22	4251 CARL ST	BIGGINS JOHN W
23	4247 CARL ST	DIAZ SERGIO
24	4245 CARL ST	GONZALEZ GUILLERMO
25	4243 CARL ST	HUDGENS JOHNNIE MAE
26	4235 CARL ST	HODGE EARLINE EST OF

02/07/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4231 CARL ST	OIBARA CATTLE FAMILY HOLDINGS LLC
28	4225 CARL ST	WALKER JOHN ETTA
29	4223 CARL ST	CAKAJ ILIR
30	4219 CARL ST	AVITIA GERMAN
31	4215 CARL ST	WEALTHGATES INVESTMENT COMPANY
32	4211 CARL ST	FORD MAURINE T
33	4207 CARL ST	RECONCILIATION OUTREACH MINISTRIES INC
34	4202 CARL ST	PRUITT LULA MAE
35	4206 CARL ST	WIGGINS MARTIN
36	4210 CARL ST	RIVAS JOSE
37	4214 CARL ST	DALLAS HOUSING ACQUISITION & DEV CORP
38	4218 CARL ST	LEIJA LUIS A
39	4222 CARL ST	DAVIS TELAH & THEODORE EST OF
40	4226 CARL ST	DUNN BILLY E
41	4238 CARL ST	MCGOWAN DEBRA BAGLEY
42	4240 CARL ST	GIBBS AVA L ROBERTS
43	4242 CARL ST	LOZANO KARLA ZOLEY
44	4246 CARL ST	SPRING 3242 REALTY LLC
45	4250 CARL ST	JACKSON TERESA L
46	4201 HAMILTON AVE	SHAW RAYFIELD
47	4207 HAMILTON AVE	JOSEPH LIJO
48	4215 HAMILTON AVE	WCP RETIREMENT TRUST
49	4217 HAMILTON AVE	JOHNSON ISAAC JR
50	4223 HAMILTON AVE	BERNABE MARIA &
51	4225 HAMILTON AVE	GOOD URBAN DEVELOPMENT LLC
52	4231 HAMILTON AVE	CAMPOS MARIA BELEN
53	4235 HAMILTON AVE	EVANS PAMELA A
54	4239 HAMILTON AVE	NORTON TOMMIE JR
55	4301 HAMILTON AVE	MERCER ESTATES GROUP LLC THE
56	4307 HAMILTON AVE	LOUNG&LI LLC
57	4200 HAMILTON AVE	ALEXANDER PEARL L

Z190-146(JM)

02/07/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4208 HAMILTON AVE	DAVIS TREVIA EST OF
59	4212 HAMILTON AVE	LAWSON JOHN
60	4218 HAMILTON AVE	UBALDO BENIGNO &
61	4226 HAMILTON AVE	KIMIAKI ITAMURA
62	4228 HAMILTON AVE	BRUNER GENEVA
63	4234 HAMILTON AVE	ALEXANDER MARK KEELIN
64	4400 S FITZHUGH AVE	STATE FAIR OF TEXAS INC
65	4248 S FITZHUGH AVE	REEVES GEORGE M III LTD
66	3839 S FITZHUGH AVE	MCA PACE AMPHITHEATERS LP

**CITY PLAN COMMISSION**

**THURSDAY, MAY 14, 2020**

**Planner: Carlos A. Talison Sr., J.D.**

**FILE NUMBER:** Z190-154(CT) **DATE FILED:** December 10, 2019

**LOCATION:** Southwest corner of Lawnview Avenue and Forney Road

**COUNCIL DISTRICT:** 7 **MAPSCO:** 47 L

**SIZE OF REQUEST:** Approx. 17,859.6 sq. ft. **CENSUS TRACT:** 84

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**APPLICANT:** BKPR Corporation, Bharat Rana, Sole Owner

**OWNER:** Lim Jwung Company, LP, Jun Ho Seo, Sole Owner

**REQUEST:** An application for the renewal of Specific Use Permit No. 1935 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

**SUMMARY:** The purpose of this request is to allow for the applicant to continue selling alcohol for off-premise consumption in the existing convenience store [M & J Food Store].

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

**BACKGROUND INFORMATION:**

- The request site is currently developed with a general merchandise or food store 3,500 square feet or less use within a multi-tenant retail development.
- The proposed request is to continue to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property. The general merchandise use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit in the D-1 Liquor Control Overlay.
- On January 25, 2012, City Council approved SUP No. 1935 for a two-year period.
- On January 8, 2014, City Council renewed SUP No. 1935 for a five-year period.
- On April 24, 2019, City Council renewed SUP No. 1935 for a one-year period.

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

1. **Z145-313:** On November 10, 2015, the City Council denied an application for a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, on the east corner of Forney Road and Lawnview Avenue.

**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.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	ROW
Lawnview Avenue	Collector	60 ft.
Forney Road	Collector	60 ft.

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

## 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.

### STAFF ANALYSIS:

#### Surrounding Land Uses:

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	CR-D-1, SUP 1935	Retail uses
<b>North</b>	CR-D-1	Undeveloped
<b>Northeast</b>	CR-D-1	Office
<b>Southeast</b>	CR-D-1	Personal Service
<b>Southwest</b>	PDD 323 (Area 1) w/ DR No. Z834-239	Machinery, heavy equip. or truck sales & service
<b>Northwest</b>	CR-D-1	Auto Service

**Land Use Compatibility:** The approximately 1,800-square-foot store is currently developed with a general merchandise or food store within a multi-tenant retail development. The applicant's request for the renewal of Specific Use Permit No. 1935 for the continued sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less will allow for the continued sale of the alcoholic beverages in an existing general merchandise store or food store. There have been no changes to the site plan and the site is currently in compliance with the approved site plan.

The surrounding land uses consist of offices to the northeast, across Lawnview Avenue; personal services abutting the site to the southeast; a machinery, heavy equipment or truck sales & service use abutting the site to the southwest; and an auto service center across Forney Road to the northwest.

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

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

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

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

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

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. The Dallas Police has determined that the request site is in compliance with the requirements in Chapter 12B.

Council most recently approved the Specific Use Permit for a one-year period.

Because this is the third renewal of the site and it is in compliance with Chapter 12B, staff supports the applicant's request for a two-year time period with eligibility for five-year automatic renewals.



**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 within an “H” MVA cluster.

**Police:**

Staff obtained a report from the Dallas Police Department containing the incidents, calls, and arrests for the site’s address since the SUP was last renewed in April of 2019. The above incidents and calls are provided in the table below.

**Calls:**

Incident Number	Response Date	Problem	Location Name	Address
19-1188539	6/28/2019	40 - Other		4441 Lawnview Ave
19-1956162	10/16/2019	20 - Robbery	YUMMY DONUTS	4441 Lawnview Ave
19-2029458	10/26/2019	46 - CIT	MJ FOOD MART	4441 Lawnview Ave
20-0004160	1/1/2020	31 - Criminal Mischief	mj foodstore	4441 Lawnview Ave
20-0008989	1/2/2020	11B - Burg of Bus	YUMMY DONUTS	4441 Lawnview Ave

**Offense:**

<b>Off Incident</b>	<b>Premise</b>	<b>Address</b>	<b>Date</b>	<b>Year</b>	<b>Month</b>
CRIM MISCHIEF > OR EQUAL \$30K < \$150K	Gas or Service Station	4441 LAWNVIEW AVE	12/31/2019	2019	December
HARASSMENT OF PUBLIC SERVANT	Single Family Residence - Occupied	4441 LAWNVIEW AVE	6/2/2019	2019	June
BURGLARY OF BUILDING - FORCED ENTRY	Restaurant/Food Service/TABC Location	4441 LAWNVIEW AVE	12/31/2019	2019	December
ROBBERY OF INDIVIDUAL	Highway, Street, Alley ETC	4441 LAWNVIEW AVE	10/16/2019	2019	October

**Arrest:**

<u>Arrest Date</u>	<u>Arrest Time</u>	<u>Address</u>	<u>Charge Desc</u>
<u>6/2/2019</u>	<u>2:46:00 AM</u>	<u>4441 LAWNVIEW AVE</u>	<u>ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY</u>
<u>6/2/2019</u>	<u>2:46:00 AM</u>	<u>4441 LAWNVIEW AVE</u>	<u>HARASSMENT OF PUBLIC SERVANT</u>
<u>10/26/2019</u>	<u>9:00:00 PM</u>	<u>4441 LAWNVIEW AVE</u>	<u>WARRANT HOLD (OUTSIDE AGENCY)</u>

Below are crime statistics from the previously approved SUP period.

**Calls:**

<b>Response Date</b>	<b>Response Time</b>	<b>Problem</b>	<b>Priority Description</b>	<b>Location Name</b>	<b>Address</b>
2/8/2013	0:16	12B - Business Alarm	3 - General Service	m and j foods	4441 Lawnview Ave
2/21/2013	23:24	12B - Business Alarm	3 - General Service	m and j foods	4441 Lawnview Ave
9/13/2013	22:09	41/09 - Theft - In Progress	1 - Emergency	M; & J FOOD STORE	4441 Lawnview Ave
9/22/2013	7:41	12B - Business Alarm	3 - General Service	M&J STORE	4441 Lawnview Ave

9/29/2013	9:26	12B - Business Alarm	3 - General Service	M & J STORE	4441 Lawnview Ave
12/20/2013	19:52	09 - Theft	4 - Non Critical	M AND J FOOD STORE	4441 Lawnview Ave
1/25/2014	17:52	43 - Road Rage	2 - Urgent	M & J FOOD STORE	4441 Lawnview Ave
1/26/2014	1:32	12B - Business Alarm	3 - General Service	M&J FOOD STORE	4441 Lawnview Ave
2/13/2014	14:18	20 - Robbery	2 - Urgent	m&j food store	4441 Lawnview Ave
3/2/2014	23:35	12B - Business Alarm	3 - General Service	M&J FOOD STORE	4441 Lawnview Ave
3/7/2014	14:45	07 - Minor Accident	3 - General Service	M & J FOOD STORE	4441 Lawnview Ave
7/24/2014	21:53	6X - Major Dist (Violence)	2 - Urgent	M; & J FOOD STORE	4441 Lawnview Ave
7/30/2014	8:50	24 - Abandoned Property	4 - Non Critical	M&J FOOD STORE	4441 Lawnview Ave
1/11/2015	15:50	6X - Major Dist (Violence)	2 - Urgent	M J FOOD STORE	4441 Lawnview Ave
3/8/2015	19:08	DAEF-Dist Armed Encounter Foot	1 - Emergency	M; & J FOOD STORE	4441 Lawnview Ave
7/17/2015	16:08	6XE - Disturbance Emergency	1 - Emergency	M&J FOODMART	4441 Lawnview Ave
8/17/2015	10:27	16 - Injured Person	3 - General Service	M; & J FOOD STORE	4441 Lawnview Ave
10/2/2015	23:10	12B - Business Alarm	3 - General Service	M & J FOOD STORE	4441 Lawnview Ave
12/17/2016	13:03	7X - Major Accident	2 - Urgent	M J FOODSTORE	4441 LAWNVIEW AVE
1/12/2017	19:30	11V - Burg Motor Veh	3 - General Service	MJ FOODSTORE	4441 Lawnview Ave

1/17/2017	11:19	PH - Panhandler	4 - Non Critical	m&j food store	4441 Lawnview Ave
5/9/2017	19:13	PH - Panhandler	4 - Non Critical	M AND J GAS STATION	4441 Lawnview Ave
5/22/2017	9:56	40 - Other	3 - General Service	food store	4441 Lawnview Ave
6/14/2017	9:13	40/01 - Other	2 - Urgent	M; & J FOOD STORE	4441 Lawnview Ave
6/19/2017	7:11	PH - Panhandler	4 - Non Critical	M&J FOOD STORE	4441 Lawnview Ave
6/23/2017	16:17	PH - Panhandler	4 - Non Critical	M & J FOOD STORE	4441 Lawnview Ave
7/13/2017	6:33	40 - Other	3 - General Service	M; & J FOOD STORE	4441 Lawnview Ave
8/21/2017	12:55	40 - Other	3 - General Service	M; & J FOOD STORE	4441 Lawnview Ave
9/10/2017	18:02	21B - Business Hold Up	2 - Urgent	M AND J FOOD STORE	4441 Lawnview Ave
9/28/2017	14:03	6X - Major Dist. (Violence)	2 - Urgent	M; & J FOOD STORE	4441 Lawnview Ave
11/24/2017	16:04	46 - CIT	2 - Urgent	M&J FOOD STORE	4441 LAWNVIEW AVE
12/1/2017	19:16	6X - Major Dist. (Violence)	2 - Urgent	M&J FOOD STORE	4441 Lawnview Ave
1/3/2018	22:15	40/01 - Other	2 - Urgent	M&J FOOD STORE	4441 Lawnview Ave
1/6/2018	19:03	40 - Other	3 - General Service	M & J FOOD STORE	4441 Lawnview Ave
1/10/2018	11:18	PH - Panhandler	4 - Non Critical	M J FOOD STORE	4441 Lawnview Ave
1/13/2018	19:41	6X - Major Dist. (Violence)	2 - Urgent	M J FOOD STORE	4441 Lawnview Ave
4/23/2018	12:43	PH - Panhandler	4 - Non Critical	M J FOOD STORE	4441 Lawnview Ave
5/2/2018	10:42	PH - Panhandler	4 - Non Critical	M J FOOD STORE	4441 Lawnview Ave
5/6/2018	8:44	PH - Panhandler	4 - Non Critical	M J FOOD STORE	4441 Lawnview Ave
5/7/2018	11:51	PH - Panhandler	4 - Non Critical	M J FOOD STORE	4441 Lawnview Ave

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5/10/2018	9:57	6X - Major Dist. (Violence)	2 - Urgent	M J FOOD STORE	4441 Lawnview Ave
6/9/2018	8:07	40 - Other	3 - General Service	M J FOOD STORE	4441 Lawnview Ave

**Incidents:**

Date	Time	Offense	Offense Description
2/13/2014	14:12	ROBBERY-BUSINESS	ROBBERY   COMM HSE, X-3,4,6   FIREARMS (HANDGUN ONLY)   0600-1800
10/2/2015	23:11	ALARM INCIDENT	ALARM INCIDENT
8/17/2015	10:15	ASSAULT	ASSAULT
7/17/2015	16:10	MISCELLANEOUS	MISCELLANEOUS
6/3/2015	8:00	CRIMINAL TRESPASS	MISCELLANEOUS
7/13/2017	6:30	ASSAULT	ASSAULT
9/28/2017	14:00	VANDALISM & CRIM MISCHIEF	CRIMINAL MISCHIEF/VANDALISM
5/10/2018	9:45	MISCELLANEOUS	MISCELLANEOUS
1/3/2018	23:00	INJURED PUBLIC	ACCIDENTAL INJURY
12/12/2017	10:00	CRIMINAL TRESPASS	MISCELLANEOUS
12/8/2017	9:00	LOST	LOST PROPERTY
9/10/2017	18:20	ALARM INCIDENT	ALARM INCIDENT

**Arrest:**

None.

**CPC ACTION**  
**MARCH 26, 2020**

**Motion:** In considering an application for the renewal of Specific Use Permit No. 1935 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned an CR-D-1 Community Retail District with D-1 Liquor Control Overlay, on the south corner of Lawnview Avenue and Forney Road, it was moved to **hold** this case under advisement until April 9, 2020.

Maker: Jackson  
Second: Carpenter  
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Johnson,  
Shidid, Carpenter, Jackson, Blair, Jung,  
Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 1 - Housewright  
Vacancy: 0

<b>Notices:</b>	Area: 200	Mailed: 15
<b>Replies:</b>	For: 0	Against: 0

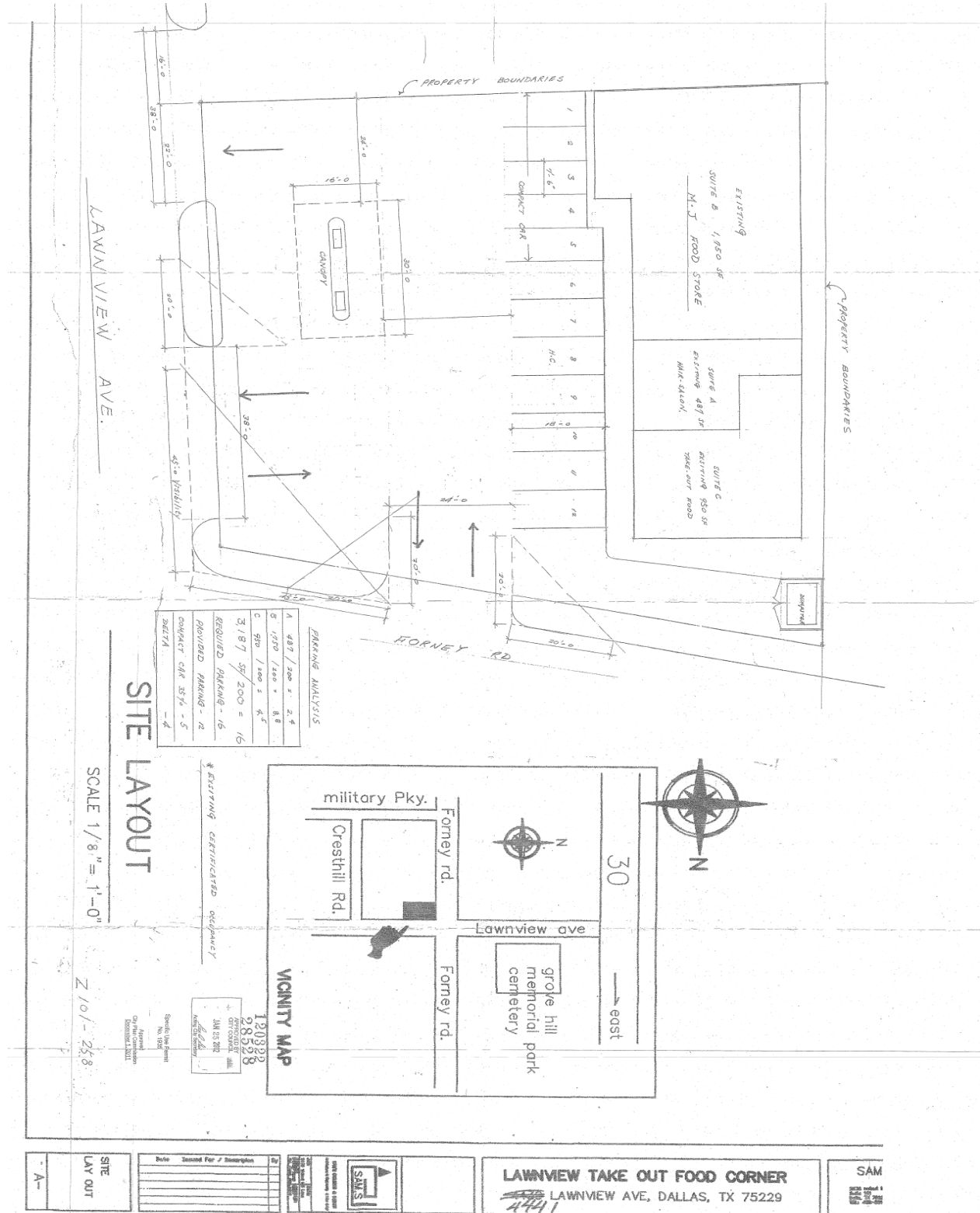
**Speakers:** None

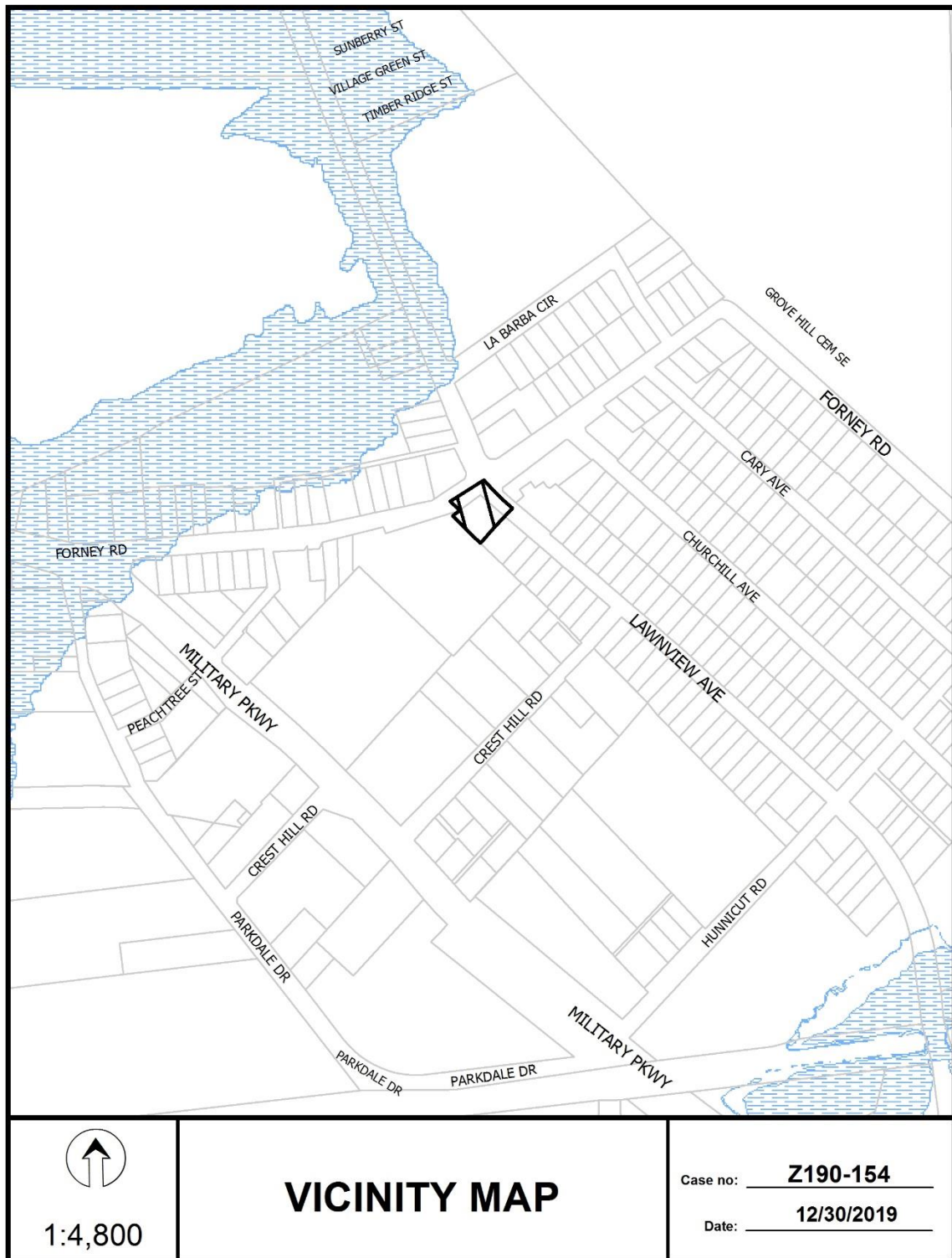
### PROPOSED SUP CONDITIONS

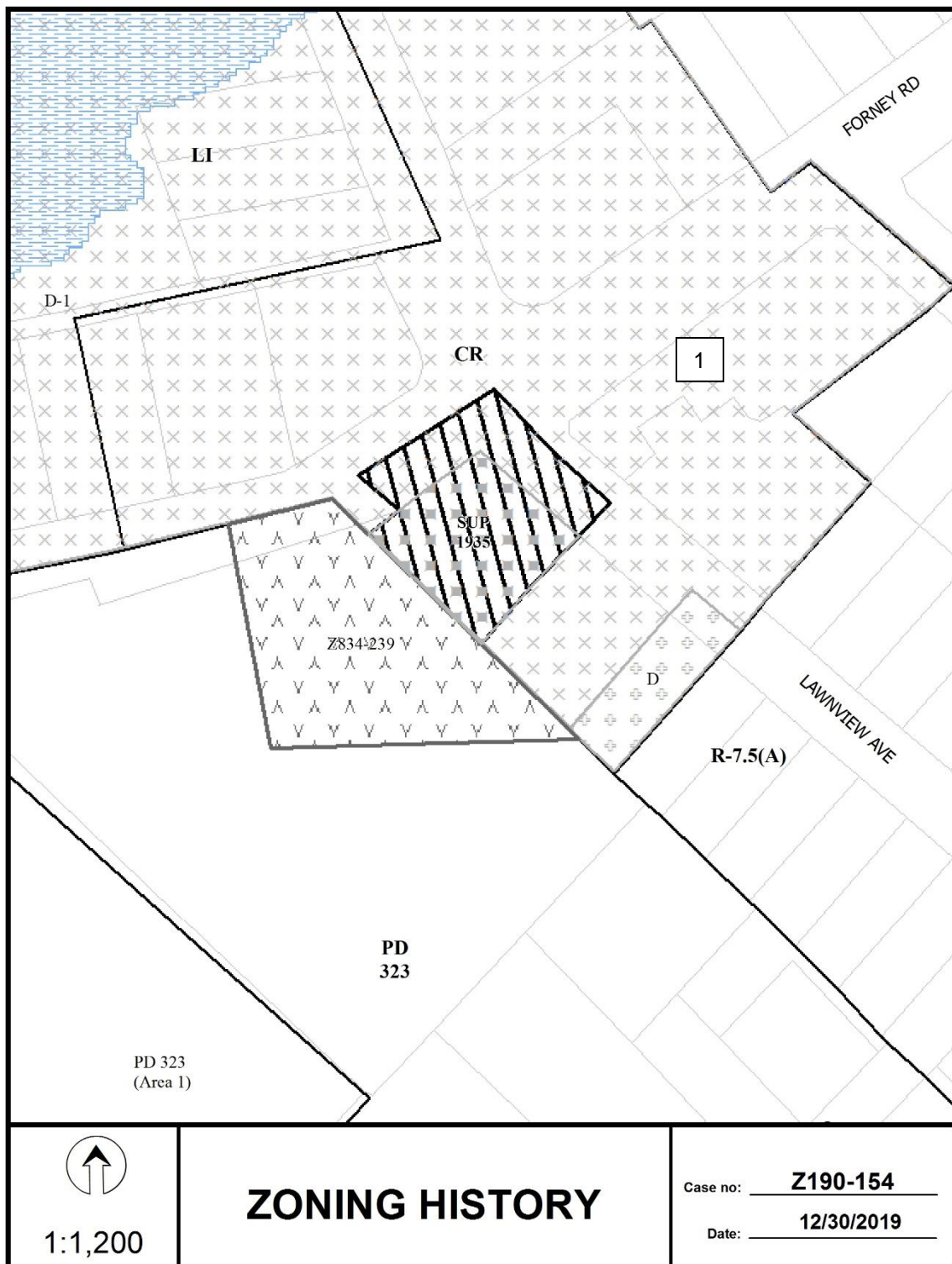
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~March 24, 2020~~ (two years), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

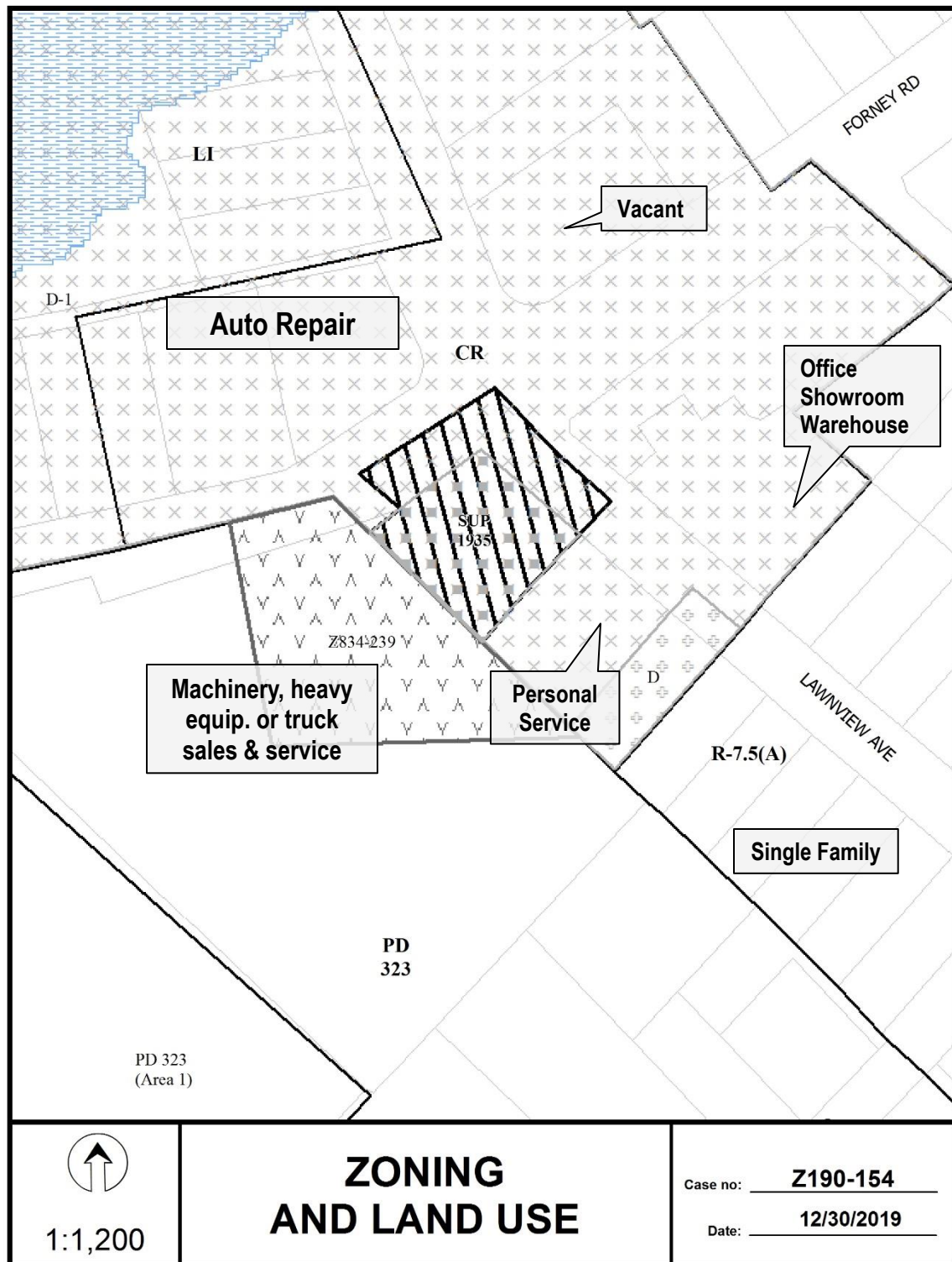


# EXISTING SUP SITE PLAN (No Changes Proposed)

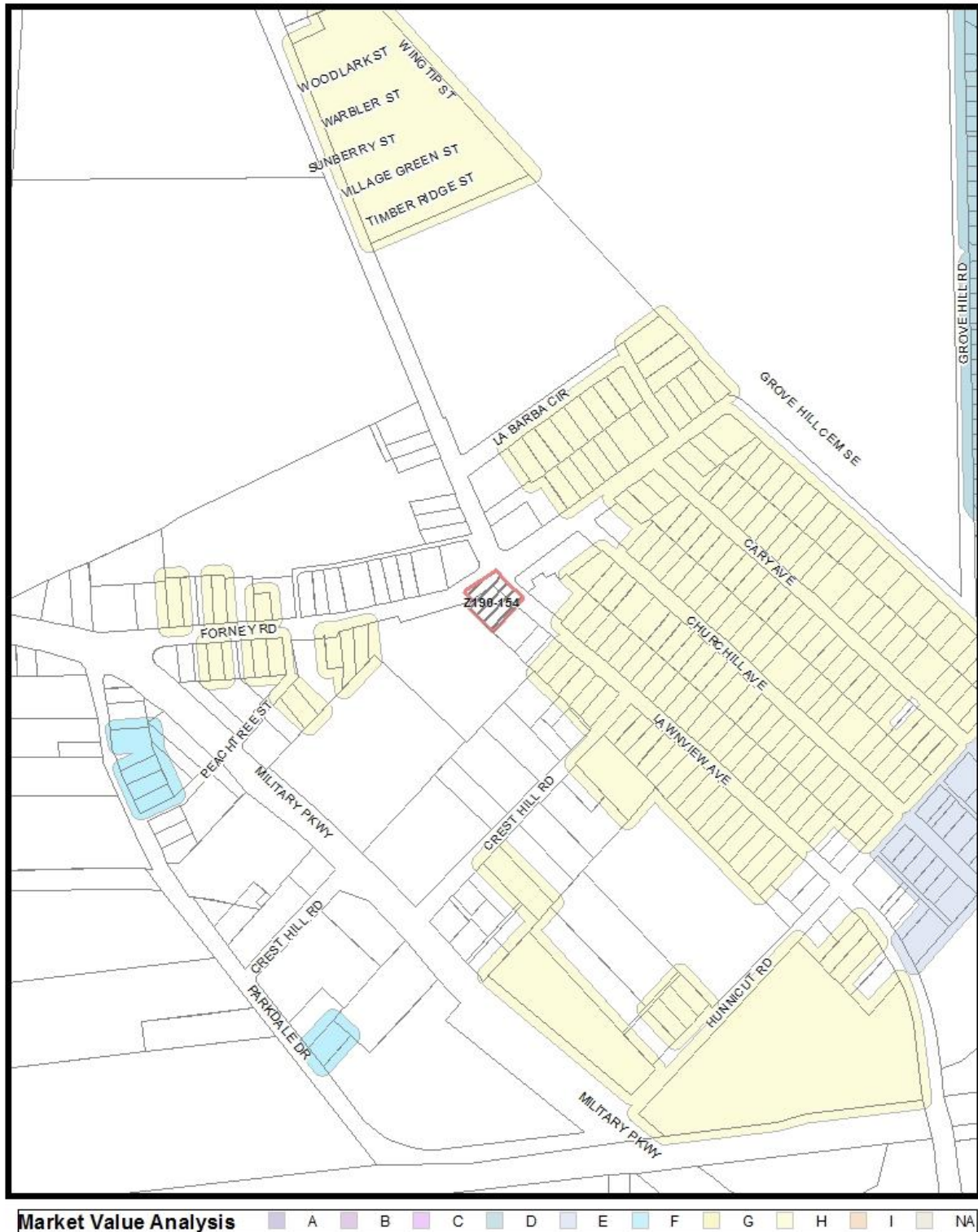












Market Value Analysis

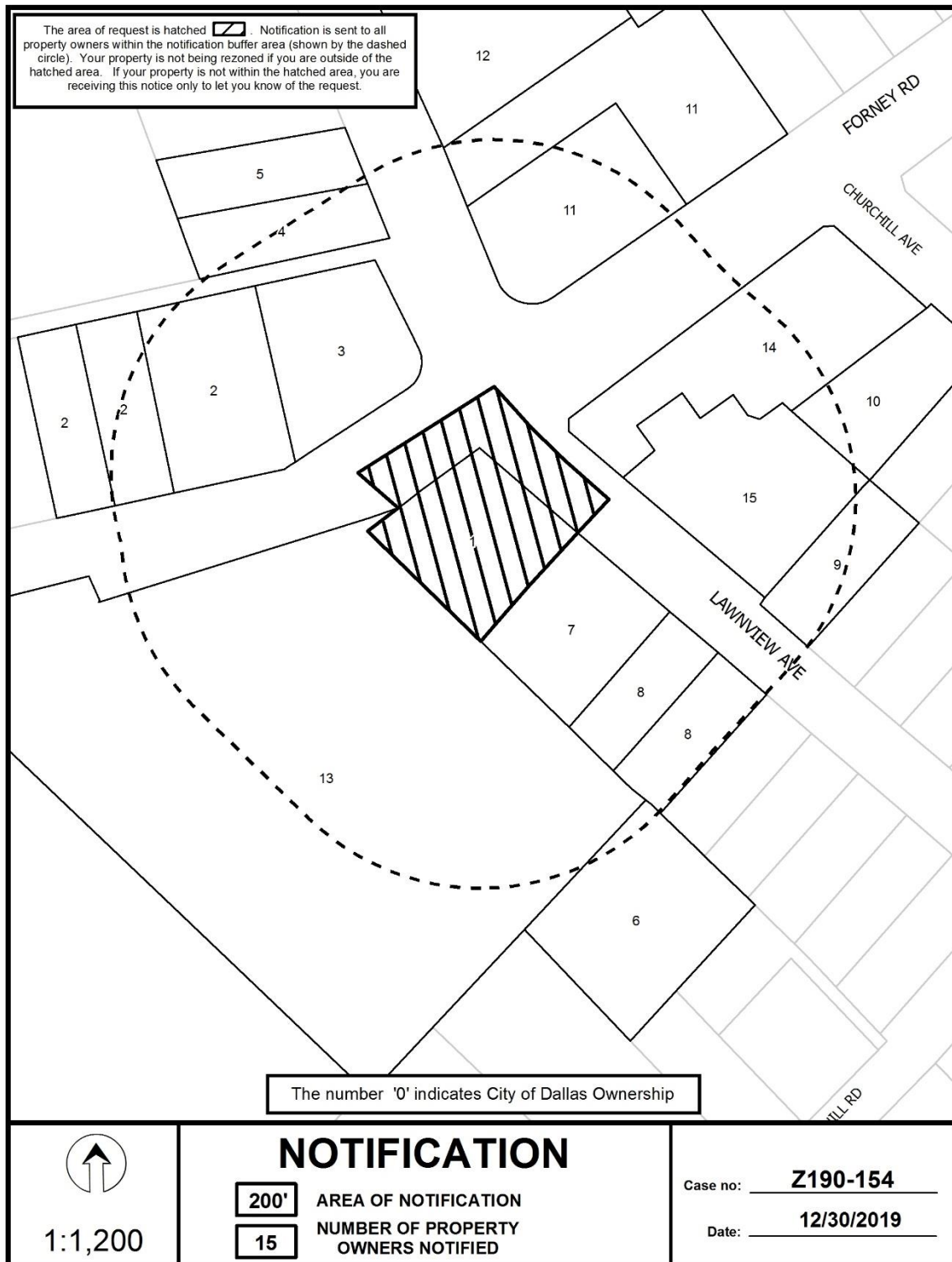
A B C D E F G H I NA



1:4,800

## Market Value Analysis

Printed Date: 12/30/2019



12/27/2019

***Notification List of Property Owners***

***Z190-154***

***15 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4441 LAWNVIEW AVE	LIMJUNG COMPANY LP
2	5431 FORNEY RD	ESCOBAR J ALEJANDRO &
3	4511 LAWNVIEW AVE	VARGAS GUILLERMO
4	4515 LAWNVIEW AVE	BLACK RICHARD &
5	4525 LAWNVIEW AVE	BURRESCIA FAMILY REVO TRUST
6	4063 CREST HILL RD	CRESTHILL ROAD COMPLEX LLC
7	4431 LAWNVIEW AVE	OTTO IRIS
8	4427 LAWNVIEW AVE	TVS210 INVESTMENTS LLC
9	4424 LAWNVIEW AVE	PEREZ-GUARDADO OLGA L
10	5610 CHURCHILL AVE	FAZ HECTOR &
11	5511 FORNEY RD	MONTOYA CHRISTIAN A
12	4540 LAWNVIEW AVE	SAM SURAJ LLC
13	5420 FORNEY RD	HAUS PROPERTIES LLC
14	4442 LAWNVIEW AVE	ESCOBAR J ALEJANDRO & GLORIA M ESCOBAR
15	4440 LAWNVIEW AVE	CLMTXAS HOLDINGS LLC