



**CITY OF DALLAS**  
**CITY PLAN**  
**COMMISSION Thursday,**  
**July 15, 2021 AGENDA**

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<b>BRIEFINGS*:</b>	(Videoconference)	10:30 a.m.
<b>PUBLIC HEARING**:</b>	(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 **5:00 p.m. on Tuesday, July 13, 2021**, or register online at: <https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx>. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or Channel 99 and [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) or [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall). The following videoconference links are available to the public to listen to the meeting WebEx link below:

<https://bit.ly/CPC071521>

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

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**BRIEFINGS:**

Subdivision Docket

Zoning Docket

**PUBLIC TESTIMONY:**

Minor Amendments

Development Plans

Minutes

**ACTION ITEMS:**

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S190-007R**  
(CC District 8)
- An application to revise a previously approved preliminary plat (S190-007) to create one 0.80-acre (34,848 square feet) lot and one 9.25-acre (402,935 square feet) lot from a 10.050-acre tract of land in City Block 8818 on property located on Skyfrost Drive, south of Belt Line Road.  
Applicant/Owner: Gloria Maria Ramirez  
Surveyor: Mayo-Wright Consultants  
Application Filed: June 16, 2021  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S201-688**  
(CC District 8)
- An application to create three lots ranging in size from 10,798 square feet to 19,671 square feet from a 1.026-acre tract of land containing a portion of Lot 2 and Lot 3 in City Block E/8820 (an unrecorded subdivision) on property located on Indian Wells Road, northwest of Woody Road.  
Applicant/Owner: Alejandro Martinez  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: June 16, 2021  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S201-690**  
(CC District 6)
- An application to replat an 11.733-acre lot containing all of Lot 1 Block 6480 to create one 4.894-acre lot and one 6.840-acre lot on property located on Willowbrook Road, east of Shady Trail.  
Applicant/Owner: Jinny Beauty Supply  
Surveyor: Pacheco Koch Consulting Engineers, Inc.  
Application Filed: June 16, 2021  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.



- (4) **S201-691**  
(CC District 6)
- An application to replat a 5.815-acre tract of land containing all of City Blocks 18/3979, 19/3980, 4011, and 4012, and part of Lots 1 through 3 in City Block 19/3980, part of Lots 2 through 4 in City Block 18/3979, and a portion of Winnetka Avenue to be abandoned, to create one lot on property located on Fort Worth Avenue, east of North Clinton Avenue.
- Applicant/Owner: Larkspur Capital Partners, LP  
Surveyor: Spiars Engineering, Inc  
Application Filed: June 17, 2021  
Zoning: PD 714 (Subarea 2B)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S201-692**  
(CC District NA)
- An application to create a 284 lot single family subdivision with lots ranging in size from 4,750-square feet to 12,815-square feet and 6 common areas from a 71.17-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ranch Road, south of University Drive.
- Applicant/Owner: Devonshire (Dallas) ASLI VIII, LLC  
Surveyor: J. Volk Consulting  
Application Filed: June 17, 2021  
Zoning: NA  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S201-693**  
(CC District NA)
- An application to create a 270 lot single family subdivision with lots ranging in size from 4,750-square feet to 19,543-square feet and 5 common areas from a 57.84-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ranch Road, south of University Drive.
- Applicant/Owner: Devonshire (Dallas) ASLI VIII, LLC  
Surveyor: J. Volk Consulting  
Application Filed: June 17, 2021  
Zoning: NA  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S201-694**  
(CC District 14)
- An application to replat a 1.257-acre tract of land containing all of Lot 12A in City Block 644 to create one 0.296-acre lot and one 0.961-acre lot on property located on Washington Avenue, south of San Jacinto Avenue.
- Applicant/Owner: 1510 Washington, LLC  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: June 18, 2021  
Zoning: PD 298 (Subarea 8)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (8) **S201-695**  
(CC District 2)      An application to replat a 17.2724-acre tract of land containing all of Lot 1 in City Block A/7930 and a tract of land in City Block 6062 to create one lot on property located on Anson Road at Brookhollow Road, southeast corner.  
Applicant/Owner: Denton-Hines Properties, Inc.  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: June 18, 2021  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S201-696**  
(CC District 6)      An application to create one lot from a 24.60-acre tract of land in City Block 8303 on property located on Walton Walker Boulevard, south of Anderson Avenue.  
Applicant/Owner: Mike Miller, Loop 12 HLB, L.P.  
Surveyor: Halff Associates, Inc.  
Application Filed: June 21, 2021  
Zoning: MC-1  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M201-027**  
Hannah Carrasco  
(CC District 13)      An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 578, at the south line of Forest Lane, between Inwood Parkway and Welch Road.  
Staff Recommendation: **Approval.**  
Applicant: The Hockaday School  
Representative: Tommy Mann and Laura Hoffmann
- D201-006**  
Hannah Carrasco  
(CC District 8)      An application for a development plan for a multifamily use on property zoned Tract 2 within Planned Development District No. 1040, on the northwest corner of South Lancaster and Crouch Street.  
Staff Recommendation: **Approval.**  
Applicant: LDG Development  
Representative: Robert Baldwin, Baldwin Associates

Certificates of Appropriateness for Signs:

Deep Ellum/Near East Side SPSPD:

**2105100032**  
Jennifer Muñoz  
(CC District 2)

An application for a Certificate of Appropriateness by Kenneth Waits of City Sign Services, Inc., for a 25.5 square-foot attached LED illuminated attached projecting sign at 2726 Commerce Street (north elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:  
**Approval.**

Applicant: Kenneth Waits, City Sign Services Inc.

Owner: SDL Partners, Ltd.

Zoning Cases – Consent:

1. **Z201-250(LG)**  
La’Kisha Girder  
(CC District 6)

An application for the renewal of Specific Use Permit No. 2153 for a child-care facility on property zoned an R-5(A) Single Family District, on the northeast corner of McBroom Street and North Winnetka Avenue.

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

Applicant/Representative: Wesley-Rankin Community Center, Inc.

Zoning Cases – Individual:

2. **Z201-241(AU)**  
Andreea Udrea  
(CC District 10)

An application an amendment to Planned Development District No. 897 for R-10(A) Single Family District uses and a Public School other than an Open-Enrollment Charter School use at the northwest corner of Abrams Road and Whitehurst Drive.

Staff Recommendation: **Approval**, subject to a revised development plan, a traffic management plan, and staff’s recommended conditions.

Applicant: Richardson Independent School District

Representative: Karl Crawley, MASTERPLAN

3. **Z201-218(RM)**  
Ryan Mulkey  
(CC District 5)
- An application for 1) 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 Subarea 2A within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay; and 2) a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, at the northeast corner of South Buckner Boulevard and Elam Road.  
Staff Recommendation: **Denial** of 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; and **denial** of a CR Community Retail District with deed restrictions volunteered by the applicant.  
Applicant: RSDGP, LLC  
Representative: Rob Baldwin, Baldwin Associates
4. **Z201-240(RM)**  
Ryan Mulkey  
(CC District 10)
- An application for a Planned Development District for R-7.5(A) Single Family District uses on property zoned a CS Commercial Service District, on the west line of White Rock Trail, south of Walnut Hill Lane.  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.  
Applicant: Rob Baldwin, Baldwin Associates  
Representative: Robert Elliot
5. **Z201-243(RM)**  
Ryan Mulkey  
(CC District 14)
- An application for an amendment to Planned Development District No. 517, generally south of Gaston Avenue and east of Abrams Road.  
Staff Recommendation: **Approval**, subject to a revised development plan and staff's recommended conditions.  
Applicant: Lakewood Country Club  
Representative: Audra Buckley, Permitted Development

Zoning Cases – Under Advisement:

6. **Z190-158(RM)**  
Ryan Mulkey  
(CC District 6)
- An application for a Planned Development District for office and mixed uses on property zoned an IR Industrial Research District, on the northeast corner of Gulden Lane and Singleton Boulevard.  
Staff Recommendation: **Approval**, subject to a revised development plan, a revised streetscape exhibit, and staff's recommended conditions.  
Applicant: West Dallas Investments, L.P.  
Representative: Laura Hoffman & Tommy Mann, Winstead PC  
UA From: November 5, 2020, December 3, 2020, December 17, 2020, January 21, 2021, and April 22, 2021

7. **Z201-158(RM)**  
Ryan Mulkey  
(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 on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, at the southeast corner of East R.L. Thornton Freeway and North Jim Miller Road.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.  
Applicant: BK USA, Inc.  
Representative: Tailim Song Law Firm  
UA From: March 25, 2021 and April 8, 2021
8. **Z201-206(RM)**  
Ryan Mulkey  
(CC District 10)
- An application for a Planned Development District for NO(A) Neighborhood Office District uses and a car wash use on property zoned an NO(A) Neighborhood Office District, on the south line of Forest Lane, west of Meadowknoll Drive.  
Staff Recommendation: **Approval**, subject to a development plan and conditions.  
Applicant: HCI Commercial  
Representative: Jack Zanger, Triangle Engineering  
UA From: June 17, 2021
9. **Z201-220(RM)**  
Ryan Mulkey  
(CC District 8)
- An application for the renewal of Specific Use Permit No. 2332 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 CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay, at the northeast corner of South Belt Line Road 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 conditions.  
Applicant: QT South, LLC  
Representative: Lauren Montgomery, JGH Consultants  
UA From: June 3, 2021
10. **Z190-315(LG)**  
La’Kisha Girder  
(CC District 2)
- An application for an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the north line of Empire Central, west of Harry Hines Boulevard with consideration for a Planned Development District for IR Industrial Research District uses.  
Staff Recommendation: **Denial.**  
Applicant: Vibrio Properties I LP  
Representative: Dallas Cothrum, MASTERPLAN  
UA From: November 5, 2020, December 17, 2020, and June 17, 2021

11. **Z201-193(CT)**  
Carlos Talison  
(CC District 10)  
An application for a Planned Development District for R-10(A) Single Family District uses and a medical clinic or ambulatory surgical center use on property zoned R-10(A) Single Family District, on the southwest corner of Forest Lane and Stultz Road.  
Staff Recommendation: **Approval**, subject to a development plan and conditions.  
Applicant: Dallas County Hospital District (Parkland)  
Representative: Jonathan Vinson, Jackson Walker LLP  
UA From: July 1, 2021
12. **Z201-232(CT)**  
Carlos Talison  
(CC District 5)  
An application for the renewal of Specific Use Permit No. 2344 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay, at the southeast corner of Elam Road and Pleasant Road.  
Staff Recommendation: **Approval** for a five-year period, subject to a revised site plan and conditions.  
Applicant: Abdel Hussein, Sole Owner  
Representative: Wes Hoblit, MASTERPLAN  
UA From: June 3, 2021 and July 1, 2021

Development Code Amendment:

- DCA201-009**  
Nathan Warren  
(CC District All)  
Consideration of amending the Dallas Development Code Chapter 51A-4.302 Parking P(A) District Regulations to provide procedures for amending a site plan.  
Staff Recommendation: **Approval.**  
Zoning Ordinance Advisory Committee Recommendation: **Approval.**

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Other Matters:

Minutes: July 1, 2021

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, July 13, 2021**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** - Tuesday, July 13, 2021, via videoconference, at 9:00 a.m., to consider (1) **2105250004** - An application for a Certificate of Appropriateness by Januarie Lutz, Signarama Frisco, for a 20 sq. ft. upper-level flat-attached non-illuminated sign at 2019 North Lamar St. (northwest elevation); (2) **2106180010** - An application for a Certificate of Appropriateness by Bobby Nichols, Chandler Signs, for a 288.23 sq. ft. LED-illuminated attached sign at 2500 Pacific Avenue (north elevation); and (3) **2106180009** - An application for a Certificate of Appropriateness by Bobby Nichols, Chandler Signs, for a 415 sq. ft. LED-illuminated attached sign at 2500 Pacific Avenue (north elevation). The public may listen to the meeting as an attendee at the below videoconference link: <https://bit.ly/ssdac71321>.

**Thursday, July 15, 2021**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Thursday, July 15, 2021, via videoconference, at 9:00 a.m., to consider (1) **DCA201-007** - Consideration of amending the Dallas Development Code Chapter 51A-1.104.1 Applications pertaining to exceptions for neighborhood forest overlay applications and accessory dwelling unit overlay applications; and (2) **DCA190-002** - Consideration of amending off-street parking and loading requirements in Chapters 51 and 51A of the Dallas Development Code. The public may attend the meeting via the videoconference link: <http://bit.ly/ZOAC07152021>.

### **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."

**CITY PLAN COMMISSION****THURSDAY, JULY 15, 2021****FILE NUMBER:** S190-007R**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Skyfrost Drive, south of Belt Line Road**DATE FILED:** June 16, 2021**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 10.050-acres **MAPSCO:** 70F&K**OWNER:** Gloria Maria Ramirez

**REQUEST:** An application to revise a previously approved preliminary plat (S190-007) to create one 0.80-acre (34,848 square feet) lot and one 9.25-acre (402,935 square feet) lot from a 10.050-acre tract of land in City Block 8818 on property located on Skyfrost Drive, south of Belt Line Road.

**SUBDIVISION HISTORY:**

1. S189-306 was a request northwest of the present request to create one 14,563 square foot lot and one 48,011 square foot lot from a 1.44-acre tract of land in City Block 8818 on property located on Skyfrost Drive, south of Belt Line Road. The request was approved October 3, 2019 but has not been recorded.

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

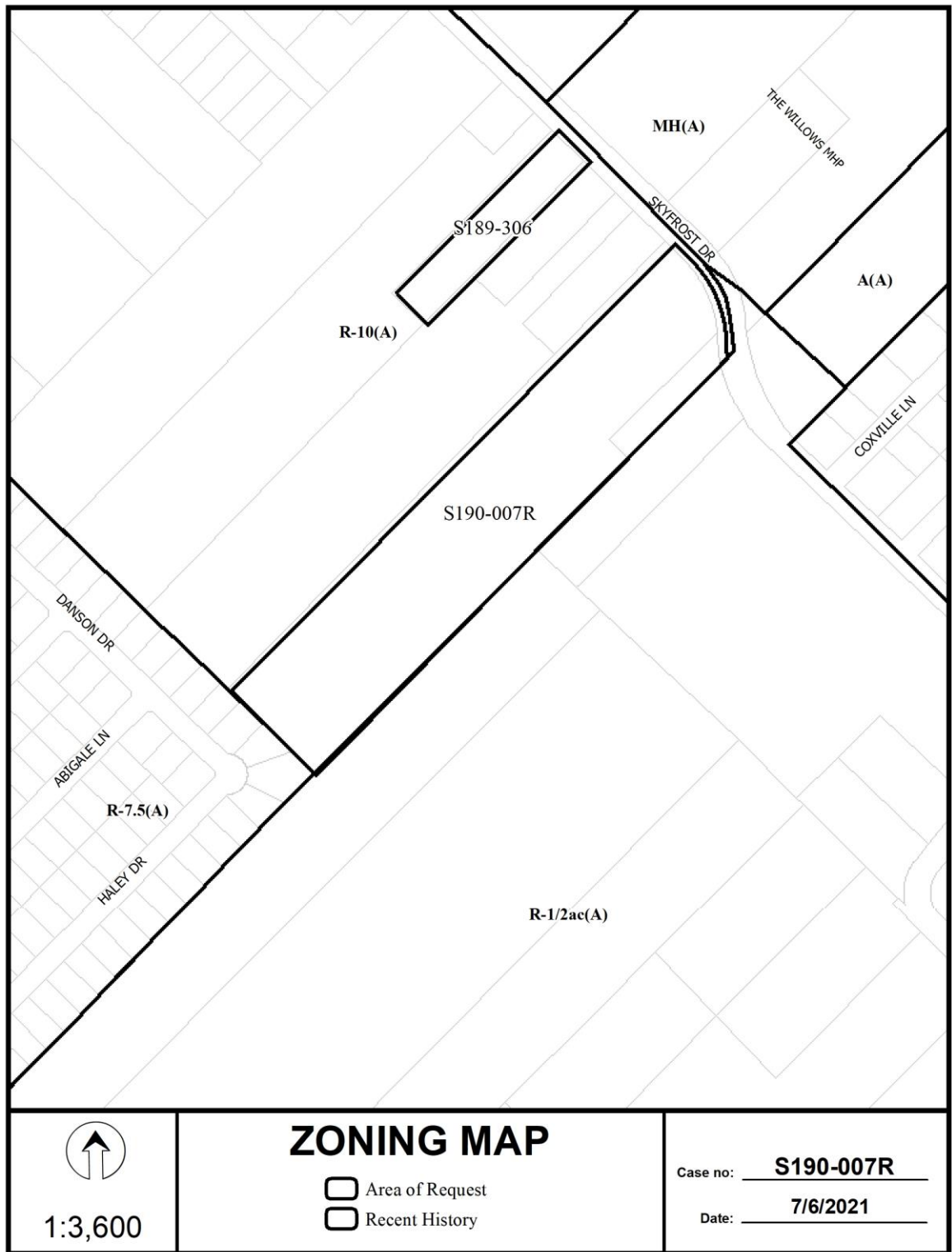
- Staff review of the immediate vicinity of the request shows that the requested property backs up to a residential subdivision in an R-7.5(A) Single Family District with lot widths ranging from 64-feet to 80-feet and lot areas ranging in size from 7,500 square feet to 12,494 square feet and all the property in the surrounding areas are tracts of land, although some have been developed.
- The request is to create two lots. Although this request is residential, the lots are being created from a tract of land that has never been platted before; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

Staff finds that there is no uniform lot widths and lot areas in the immediate vicinity of the request; therefore, there is no established lot pattern and the request complies with the requirements of Section 51A-8.503 and the R-10(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

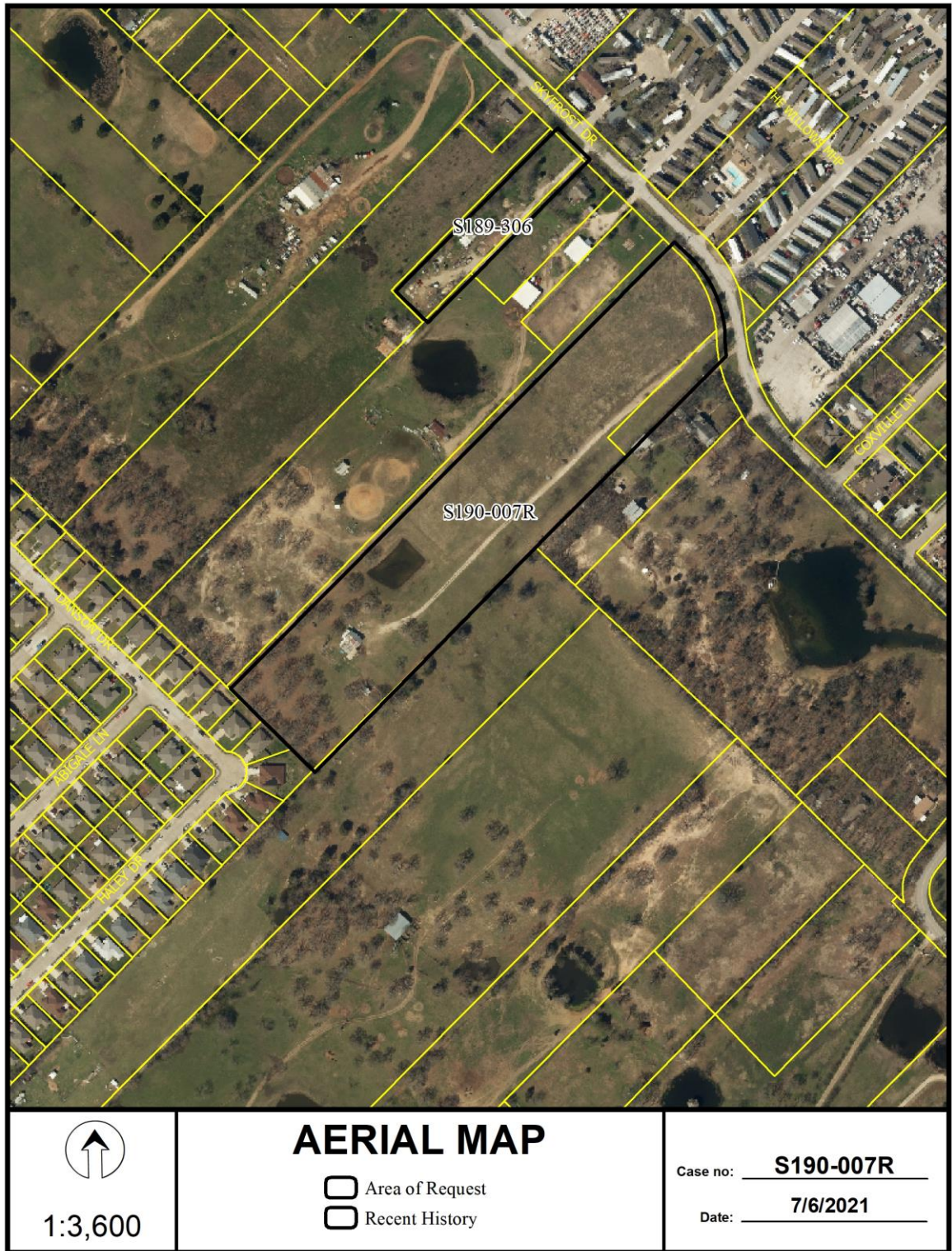
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.

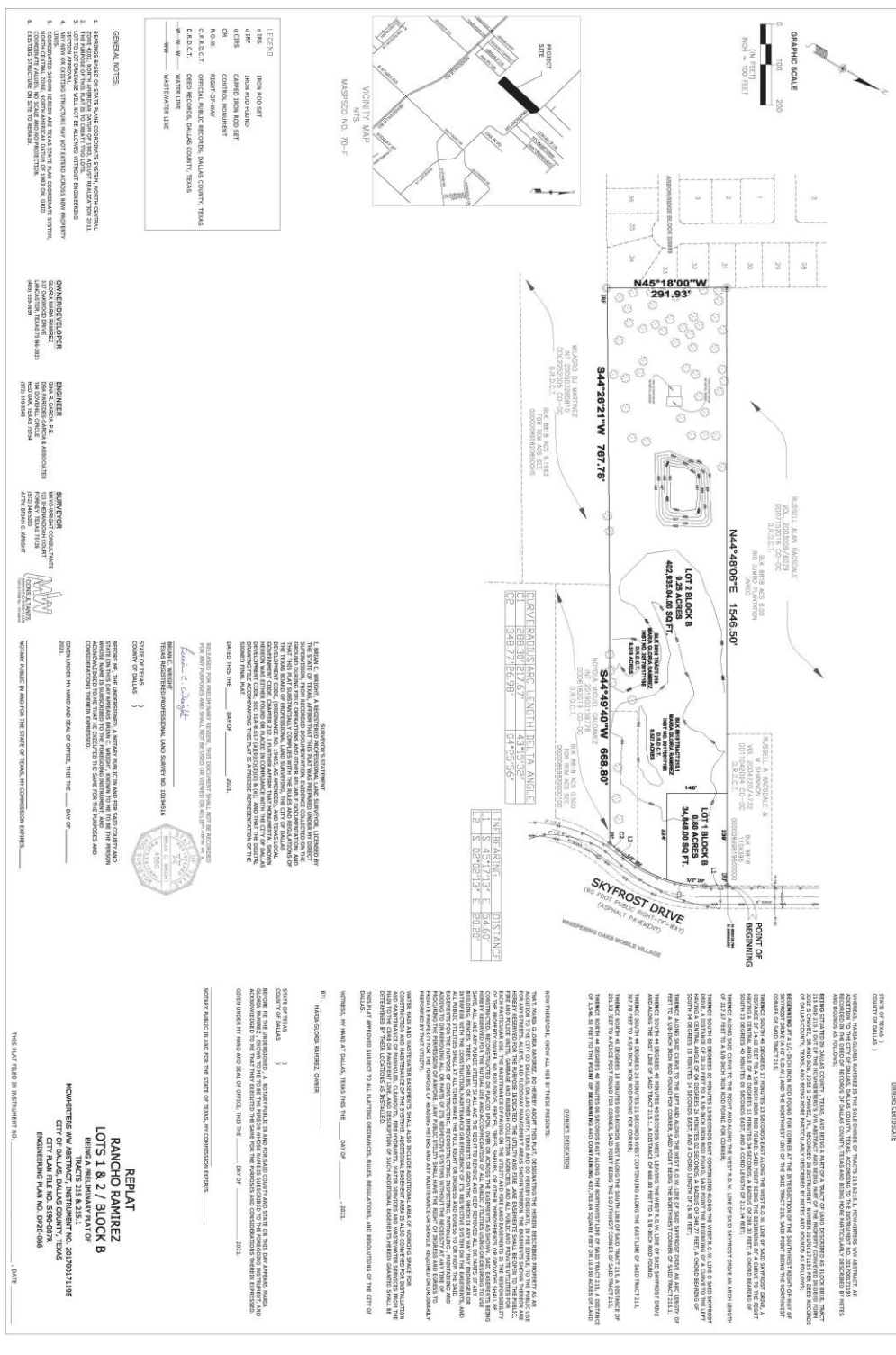
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. *Section 51A-8.611(e).*
14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." *Section 51A-8.611(e).*
15. On the final plat, show how all adjoining right-of-way was created. *Section 51A-8.403(a)(1)(A)(xxii).*
16. On the final plat, show recording information on all existing easements within 150 feet of the property.

17. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. *Platting Guidelines*.
18. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. *Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)*.
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. Water [and] wastewater main improvements [is] [may be] required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. On the final plat, add a label for “Haley Drive”. *SEC. 51A-8.403. (a) (1) (A) (xii)*
22. On the final plat, add a label for “Danson Drive”. *SEC. 51A-8.403. (a) (1) (A) (xii)*
23. On the final plat, add a label for “Abigale Lane”. *SEC. 51A-8.403. (a) (1) (A) (xii)*
24. On the final plat, identify the property as Lots 1 and 2 in City Block J/8818. *Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)*.









**LOCATION:** Indian Wells Road, northwest of Woody Road**DATE FILED:** June 16, 2021**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 8    **SIZE OF REQUEST:** 1.026-acres    **MAPSCO:** 70N**APPLICANT/OWNER:** Alejandro Martinez

**REQUEST:** An application to create three lots ranging in size from 10,798 square feet to 19,671 square feet from a 1.026-acre tract of land containing a portion of Lot 2 and Lot 3 in City Block E/8820 (an unrecorded subdivision) on property located on Indian Wells Road, northwest of Woody Road.

**SUBDIVISION HISTORY:**

1. S190-039 was a request south of the present request to replat a 0.95-acre (41,574 square feet) tract of land containing all of Lots 15 and 16 in City Block F/8820 to create one lot on property located on Woody Lane at Vida Lane, northwest corner. The request was approved December 12, 2019 but has not been recorded.
2. S178-006 was a request west of the present request to replat a 29.390-acre tract of land containing all of Lot 5 in City Block H/8820 and a tract of land in City Block 8820 to create one lot on property located on South Belt Line Road at C.F. Hawn Freeway, east quadrant. The request was approved November 9, 2017 and has not been recorded.

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

- The properties in the immediate area of the request have lot widths ranging from 50-feet to 200-feet and areas ranging in size from 13,489 square feet to 432,505 square feet. The request is to create three lots with widths of 56.88-feet, 92.30-feet, and 50.92-feet and lot areas of 14,212 square feet, 19,671 square feet, and 10,794 square feet, respectively.
- Although this request is residential in nature, the lots are being created from an unrecorded subdivision plat; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

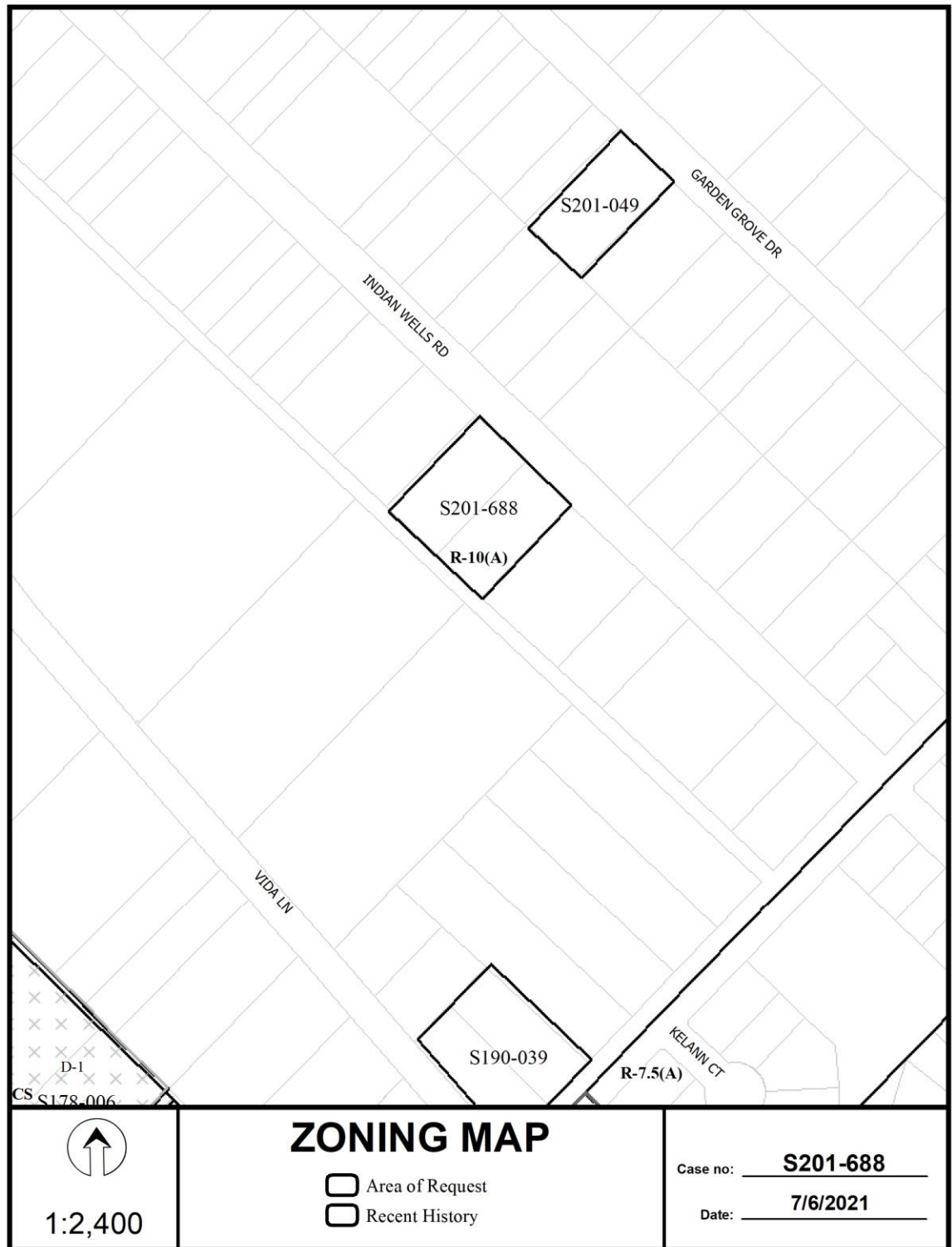
Staff finds that there are no uniform lot widths or lot areas in the immediate vicinity of the request; therefore, there is no established lot pattern and the request complies with the requirements of Section 51A-8.503 and the R-10(A) Single Family District; therefore,

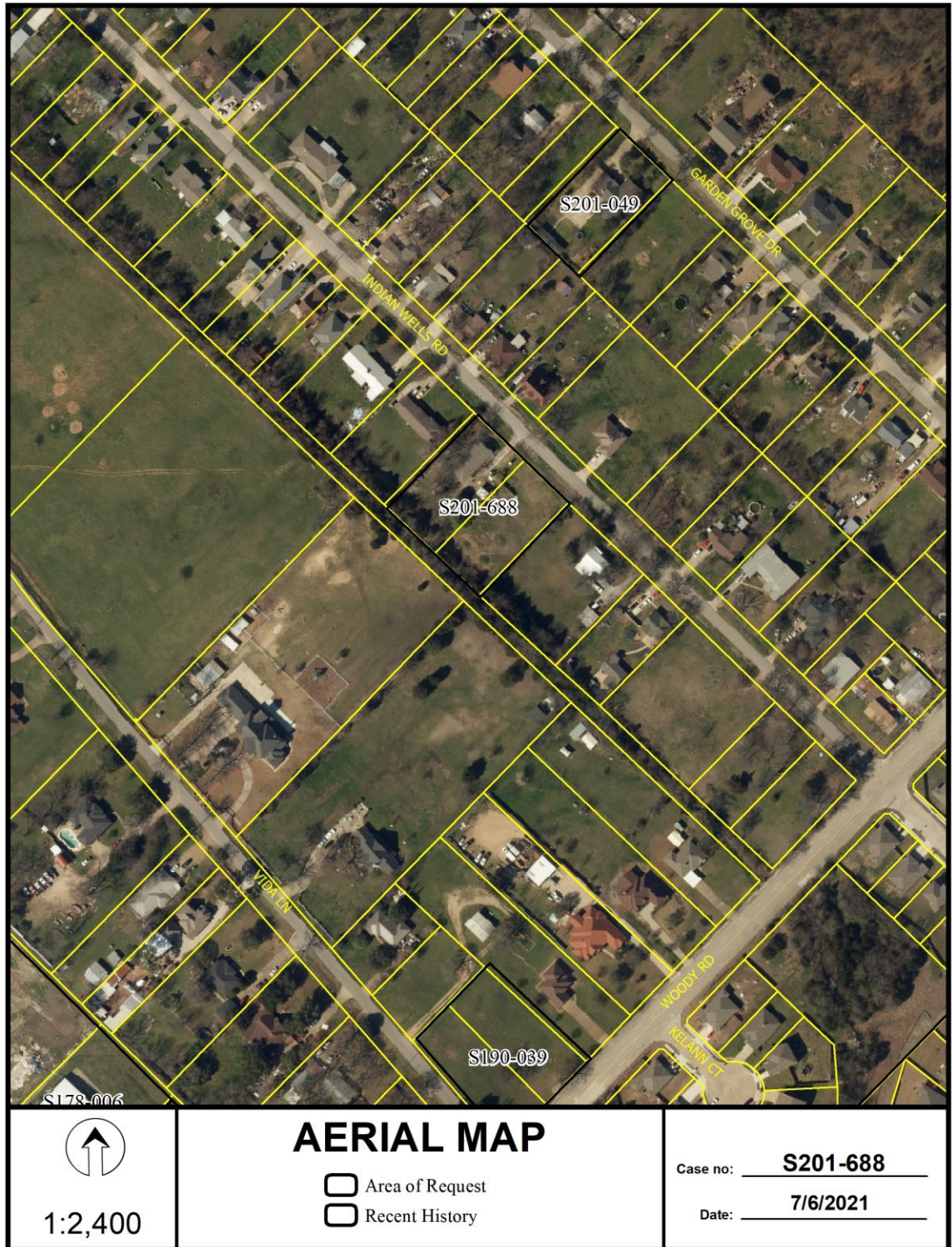


staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is three.
12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. *Section 51A-8.611(e).*

14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." *Section 51A-8.611(e)*.
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.
16. On the final plat, change "Indian Wells Road" to "Indian Wells Road (F.K.A. Bryant Street)". *Section 51A-8.403(a)(1)(A)(xii)*
17. On the final plat, identify the property as Lots 2A, 2B, and 3A in City Block E/8820. *Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)*.









**CITY PLAN COMMISSION****THURSDAY, JULY 15, 2021****FILE NUMBER:** S201-690**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Willowbrook Road, east of Shady Trail.**DATE FILED:** June 16, 2021**ZONING:** IR**CITY COUNCIL DISTRICT:** 6    **SIZE OF REQUEST:** 11.733-acres**MAPSCO:** F5**APPLICANT/OWNER:** Jinny Beauty Supply

**REQUEST:** An application to replat an 11.733-acre lot containing all of Lot 1 Block 6480 to create one 4.894-acre lot and one 6.840-acre lot on property located on Willowbrook Road, east of Shady Trail.

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

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

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat

Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

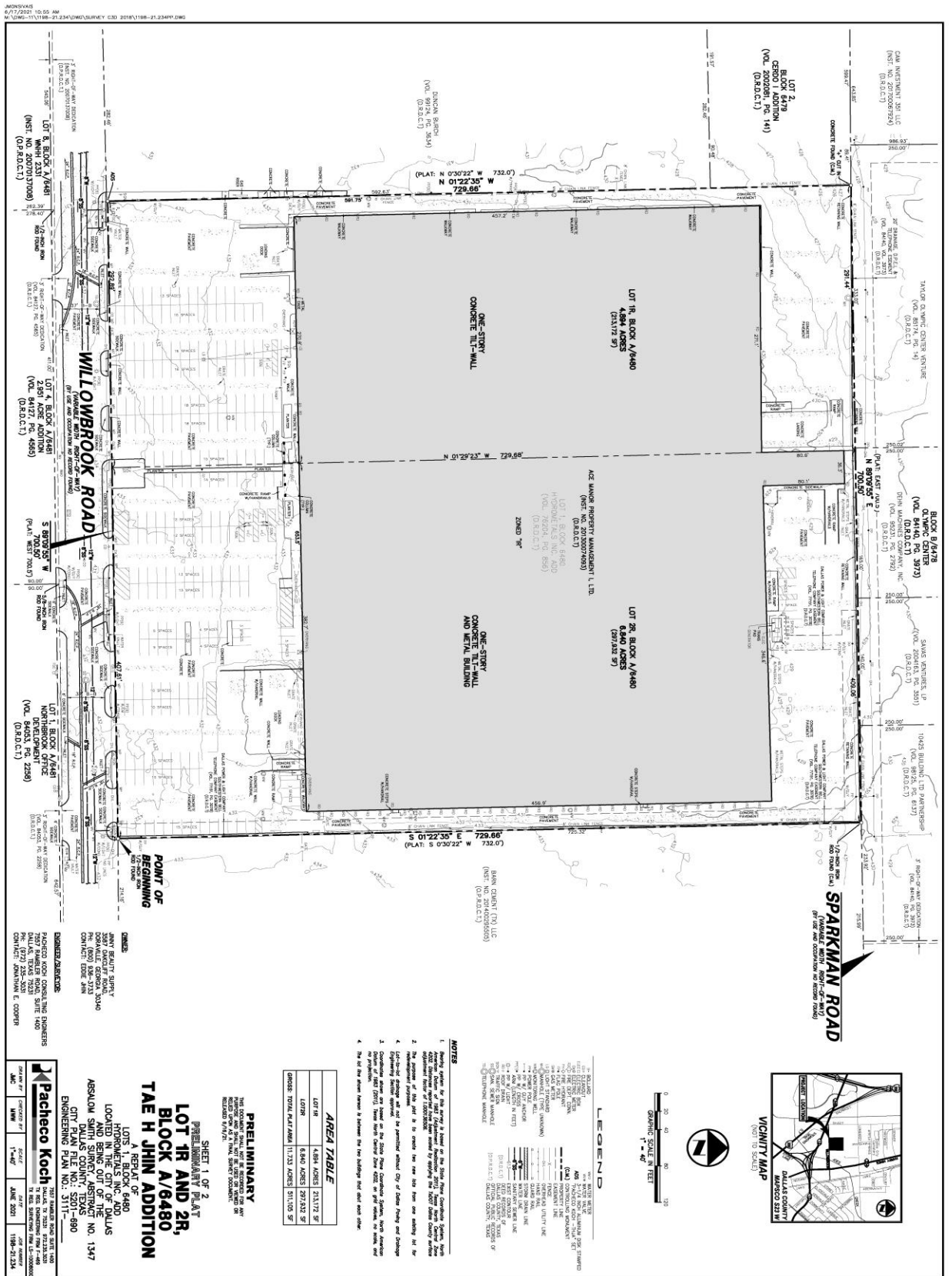
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. *Section 51A-8.611(e).*
14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." *Section 51A-8.611(e).*
15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or Street easement) from the established centerline of Willowbrook Road. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).*
16. On the final plat, determine the 100-year water surface elevation across the plat. *Section 51A-8.611(d) and Trinity Watershed Management.*
17. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU FLOODPLAIN MANAGEMENT; Drainage Design Manual Addendum V
18. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU FLOODPLAIN MANAGEMENT; Drainage Design Manual Addendum V
19. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
20. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
21. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4).*
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. *51A-5.105(g).*
23. On the final plat, show how all adjoining right-of-way was created. *Section 51A-8.403(a)(1)(A)(xxii).*

24. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
25. Demonstrate compliance with provisions of Dallas Building Code, Section 506 Building Area, Section 507 Unlimited Building Area, Table 602 Exterior Walls Fire Resistance rating and Table 705.8 Degree of Opening Protection and Allowable Area. Building Permit and Final Inspection required prior to signing of Final Plat.
26. On the final plat, identify the property as Lots 1A and 1B in City Block 6480. *Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).*













**CITY PLAN COMMISSION****THURSDAY, JULY 15, 2021****FILE NUMBER:** S201-691**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Fort Worth Avenue, east of North Clinton Avenue**DATE FILED:** June 17, 2021**ZONING:** PD 714 (Subarea 2B)**PD LINK:** <http://dallascityattorney.com/51P/Articles/PDF/Article%20714.pdf>**CITY COUNCIL DISTRICT:** 6    **SIZE OF REQUEST:** 5.815-acres    **MAPSCO:** 44T**APPLICANT/OWNER:** Larkspur Capital Partners, LP

**REQUEST:** An application to replat a 5.815-acre tract of land containing all of City Blocks 18/3979, 19/3980, 4011, and 4012, and part of Lots 1 through 3 in City Block 19/3980, part of Lots 2 through 4 in City Block 18/3979, and a portion of Winnetka Avenue to be abandoned, to create one lot on property located on Fort Worth Avenue, east of North Clinton Avenue.

**SUBDIVISION HISTORY:**

1. S190-176 was a request on the same property as the present request to replat a 1.38-acre tract of land containing a portion of Lots 3 and 4 in City Block 18/3979 to create one lot on property located on Fort Worth Avenue at Winnetka Avenue, southwest corner. The request was approved July 23, 2020 but has not been recorded.
2. S189-053 was a request on the same property as the present request to create one 1.538-acre lot, one 1.167-acre lot and one 1.734-acre lot from a 4.439-acre lot in City Block 19/3980 and a portion of Winnetka Avenue to be abandoned, on property located on Fort Worth Avenue at Winnetka Avenue, southeast corner. The request was approved December 13, 2018 but has not been recorded.
3. S178-329 was a request northwest of the present request to replat a tract of land containing all of Lot 1 in City Block 5/3966 to create four lots ranging in size from 7,500-square feet to 11,477.3-square feet in size on property located on Edgefield Avenue at Stafford Avenue, southeast corner. The request was approved October 18, 201 but has not been recorded.
4. S178-327 was a request northwest of present request to replat a 0.818-acre tract of land containing all of Lot 4, City Block 3/3964 to create three 0.204-acre lots and one 0.206-acre lot on property located on Edgefield Avenue at Stafford Avenue, northwest corner. The request was approved October 18, 2018 and recorded October 8, 2020.
5. S178-135 was a request northwest of the present request to replat a 0.818-acre tract of land containing all of Lot 3 in City Block 3/3964 to create one 7,799 square foot lot, one 8,058 square foot lot, and one 19,765 square foot lot on

property located on Stafford Avenue at Edgefield Avenue, southwest corner. The request was approved March 22, 2018 and recorded May 13, 2019.

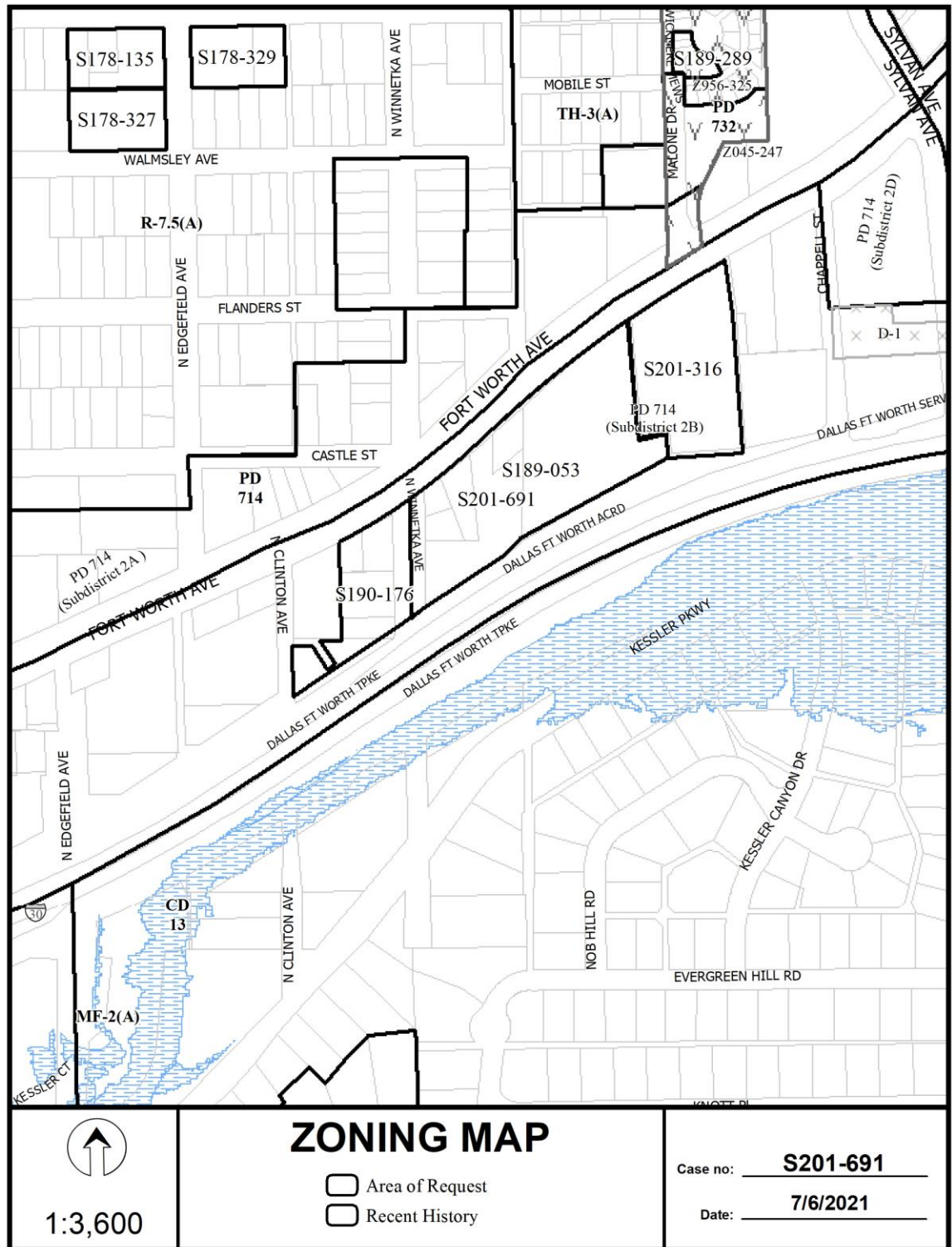
**STAFF RECOMMENDATION:** The request complies with the requirements of PD 714 (Subarea 2B); therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. *Section 51A-8.611(e)*.
14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." *Section 51A-8.611(e)*.
15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Fort Worth Avenue. *51A 8.602(c)*.
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or Street easement) from the established centerline of North Clinton Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)*.
17. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." *No citation*.
18. On the final plat, all utility easement abandonments must be shown with the correct recording information. *Platting Guidelines*.
19. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.
20. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. *Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)*.
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. Water [and] wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
24. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment. *Sections 49-60(b)(2)(d) and 49-60(d)*.
25. On the final plat, change "N. Winnetka Avenue (formerly Earl Street)" to "North Winnetka Avenue (F.K.A. Earl Street)". *Section 51A-8.403(a)(1)(A)(xii)*
26. On the final plat, change "North Clinton Avenue" to "North Clinton Avenue (F.K.A. Leroy Street)". *Section 51A-8.403(a)(1)(A)(xii)*

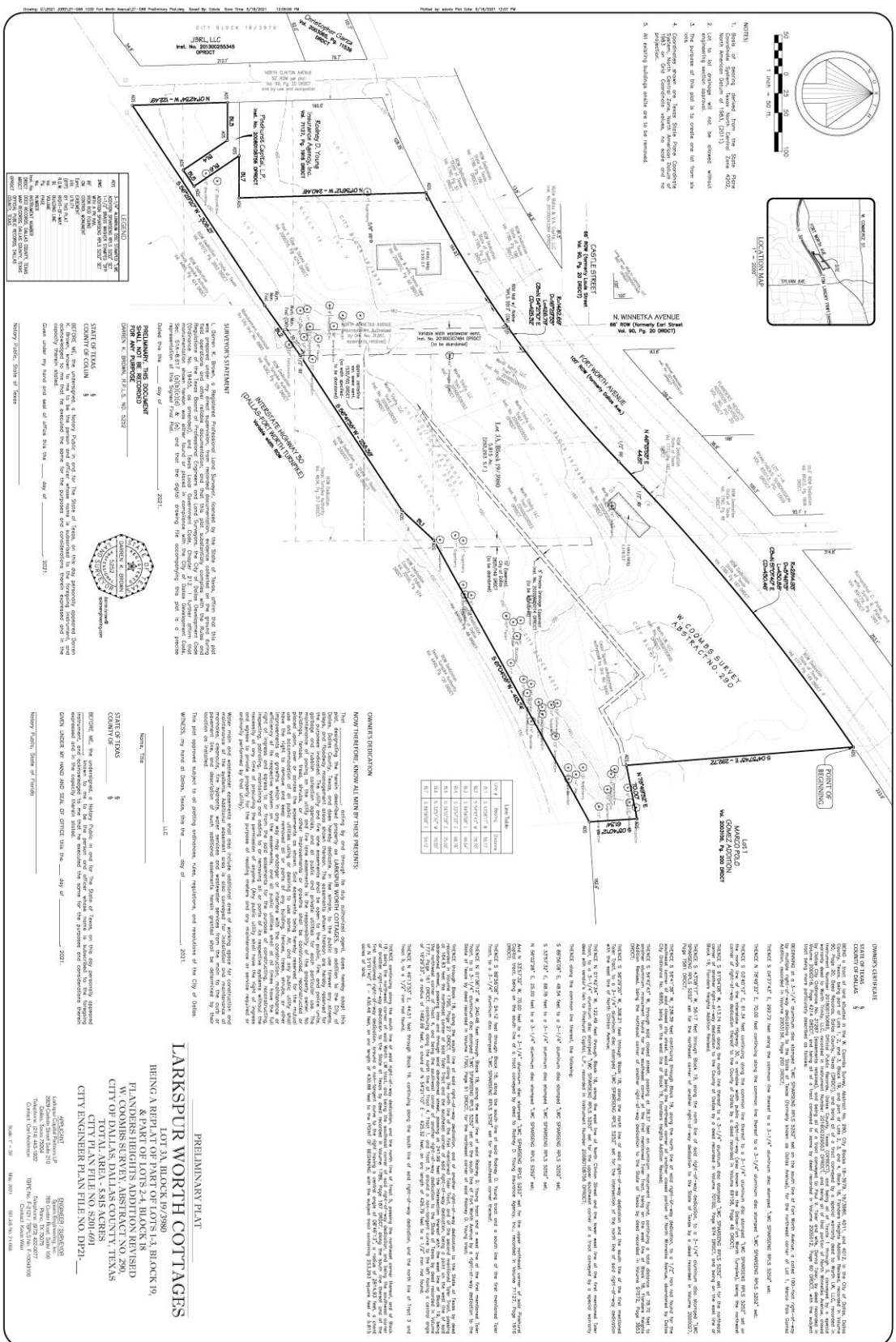
27. On the final plat, change “formerly Dallas avenue” to “(F.K.A. West Dallas Pike”. *Section 51A-8.403(a)(1)(A)(xii)*
28. On the final plat, add a label for “North Wilmot Avenue (F.K.A. Robinson Street)”. *SEC. 51A-8.403. (a) (1) (A) (xii)*
29. Prior to final plat, contact Real Estate to process City of Dallas abandonments noted on plat (10’ Easement by Vol. 2820, P. 149, Sanitary Sewer Easement by Vol. 1530, Pg. 165, Variable Width Wastewater Easement by Inst. No. 201900307484) and for the language to be used for the abandonments.
30. Prior to final plat, provide copies of City Ord. No. 6440 and 6895 and confirm they have been shown on previous plats to Real Estate.
31. Prior to final Plat, Also, properties under different owners including Paul V. Toler and Donna Toler and Worth Trinity, LLC, and others while plat applicant is Larkspur Capital Partners, LP to Real Estate.
32. On the final plat, identify the property as Lot 2A in City Block 18/3979. *Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).*











**CITY PLAN COMMISSION****THURSDAY, JULY 15, 2021****FILE NUMBER:** S201-692**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Ranch Road, south of University Drive**DATE FILED:** June 17, 2021**ZONING:** NA**CITY COUNCIL DISTRICT:** NA **SIZE OF REQUEST:** 71.71-acres **MAPSCO:**127E5**OWNER:** Devonshire (Dallas) ASLI VIII, LLC

**REQUEST:** An application to create a 284 lot single family subdivision with lots ranging in size from 4,750-square feet to 12,815-square feet and 6 common areas from a 71.17-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ranch Road, south of University Drive.

**SUBDIVISION HISTORY:**

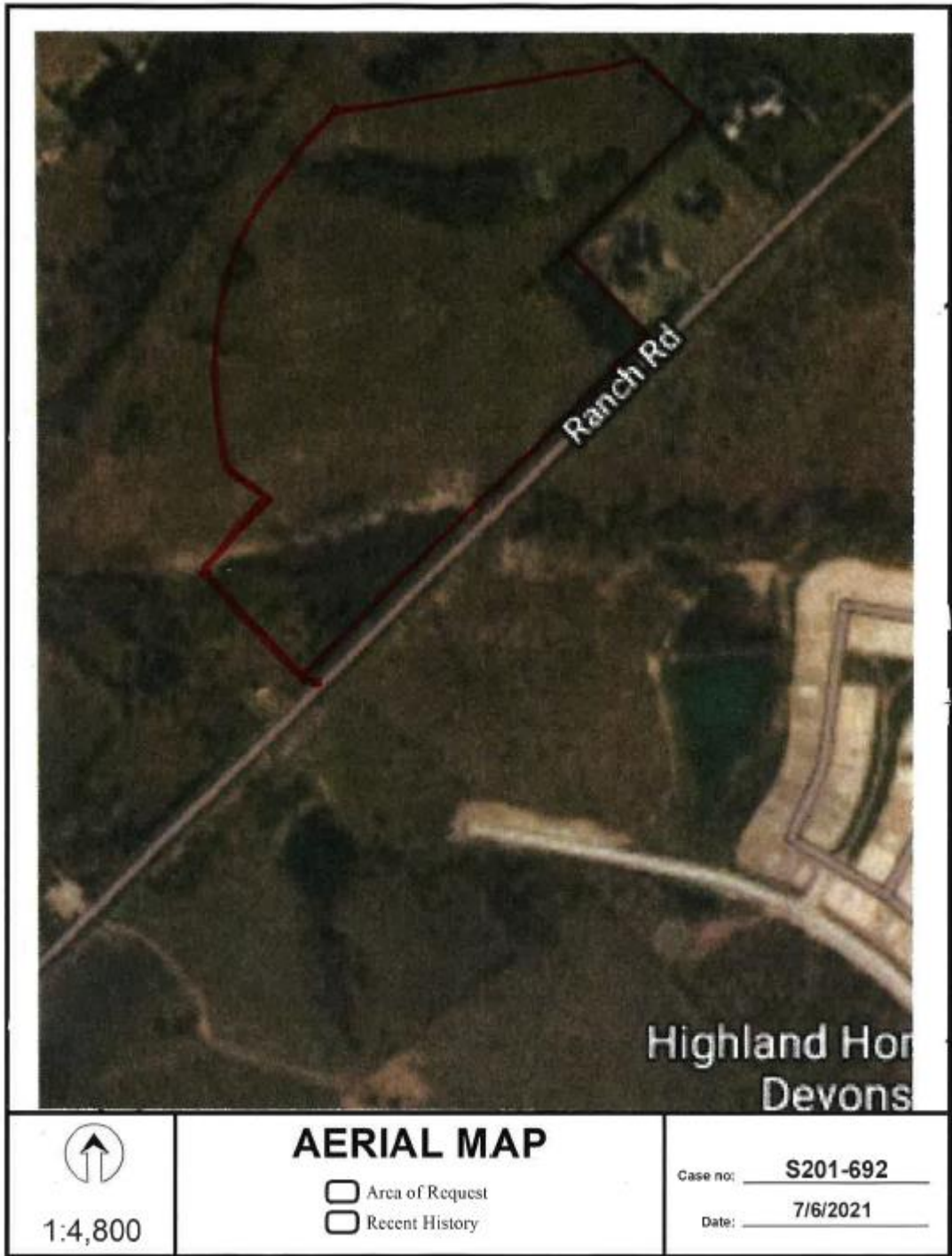
1. S201-592 was a request southeast of the present request to create a 155 single family lot subdivision with lots ranging in size from 5,950-square feet to 10,938-square feet and 7 common areas from a 39.555-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ranch Road, south of University Drive. The request was approved March 25, 2021 but has not been recorded.
2. S201-568 was a request southeast of the present request to create an 82 single family lot subdivision with lots ranging in size from 6,000-square feet to 10,659-square feet and 5 common areas from a 42.688-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ranch Road, south of University Drive. The request was approved February 18, 2021 but has not been recorded.
3. S189-133 was a request southeast of the present request to create 90 single family lots ranging in size from 6,000 square feet to 10,872 square feet and 4 common areas from a 30.689-acre tract of land on property located on Ranch Road, west of F.M. 548. The request was approved March 21, 2019 and recorded September 21, 2019.

**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of the ETJ; therefore, staff recommends approval subject to compliance with the following conditions:

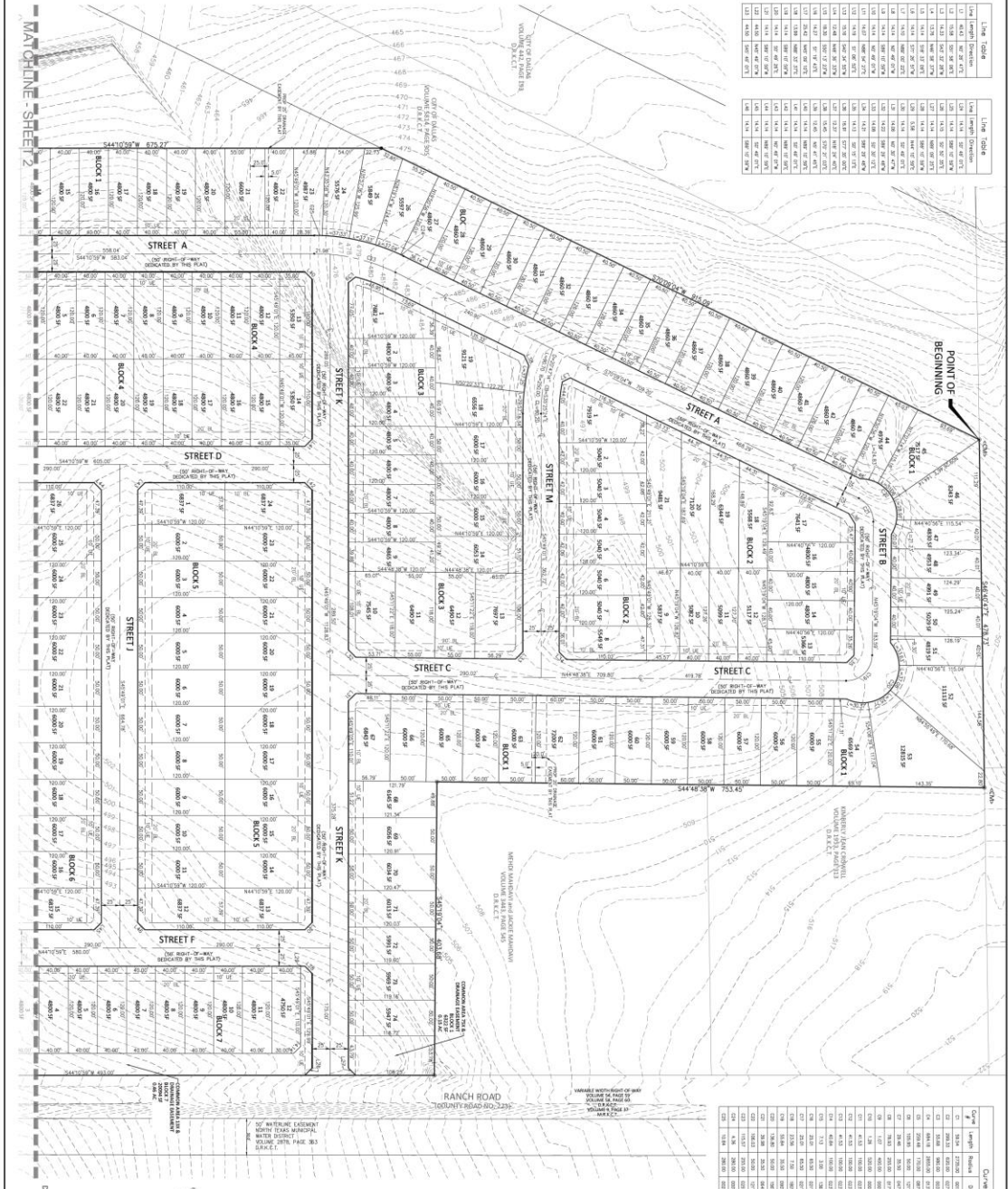
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is 284 and 6 common areas.
11. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. *Section 51A-8.611(e)*.
13. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." *Section 51A-8.611(e)*.
14. On the final plat, dedicate a 15-foot by 15-foot corner clip (via fee simple or Street easement) at the intersection of Street K and Ranch Road. *Section 51A 8.602(d)(1)*.
15. On the final plat, dedicate a 15-foot by 15-foot corner clip (via fee simple or Street easement) at the intersection of Street H and Ranch Road. *Section 51A 8.602(d)(1)*.
16. Provide Right-Of-Way, design and construction for a deceleration/acceleration Lane if the Traffic Impact Study (TIS) justifies this need.
17. Prior to final plat, coordinate with department of Transportation for any ingress and egress requirements.
18. Design and construct Ranch Road per City of Dallas standard.

19. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. *Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).*
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. Must comply with DWU regulations construction of utilities in Dallas ETJ.
23. Contact the City of Dallas Addressing Manager and Kaufman County 9-1-1 Addressing Coordinator for help determining acceptable name for the new street and verifying that the existing names are correct. *Sections 51A-8.403(a)(1)(A)(xii), Section. 51A-8.403. (a) (1) (A) (xiv), Section. 51A-8.506. (e)*







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100	3.50	2.70



NOT TO SCALE  
MAPSCO PAGE 12  
(5E, 5F, 6E & 6F)

- [illegible]

### GENERAL NOTES

- [illegible]

**PURPOSE OF PLAY**

THE PURPOSE OF THIS PLAY IS TO CREATE 264  
RESIDENTIAL LOTS FROM A 47.45 ACRE TRACT OF

PRELIMINARY PLAT  
DEVONSHIRE

VILLAGE 20

LOTS 1-9, 11-74, BLOCK 1; LOTS 1-21

LOTS 1-24, BLOCK 5; LOTS 1-26, B

8 LOTS 1-8, BLOCK 11  
384 SINGLE FAMILY LOTS AND

5 COMMON AREAS  
57.836 ACRES

OUT OF THE  
IAN LOPEZ SURVEY. ABSTRACTCITY OF DALLAS ET AL.  
KALLAMANN COUNTY, TEXAS

FILE NO. S201-692

16 June 2021

1 YORK  
SHEET 1 OF 3

J. VOLK  
consulting

830 Central Parkway East, Suite 500  
Plano, Texas 75074  
972.101.5350 TexasRegistration.biz

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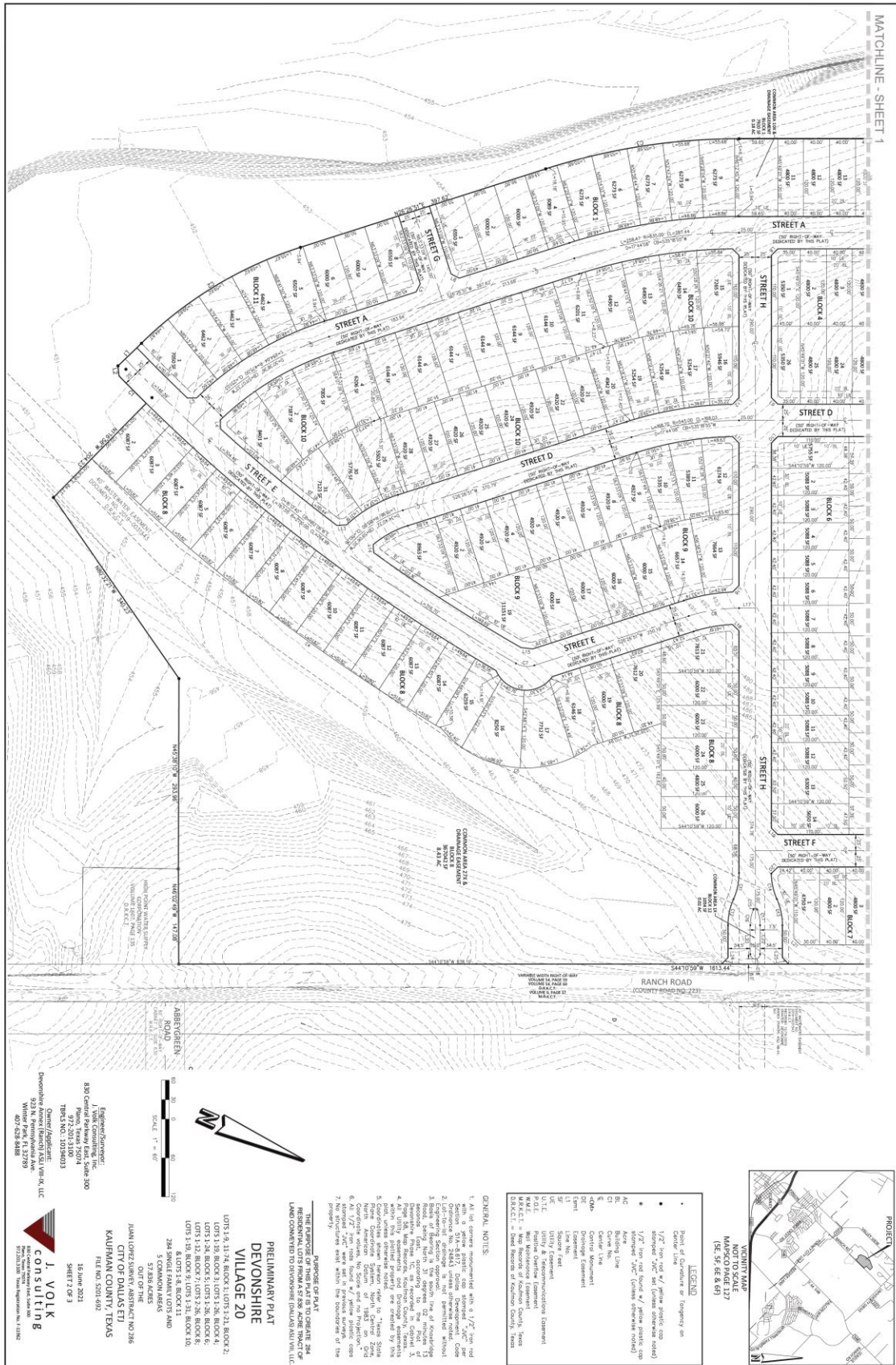
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 TEL: 972.421.8800  
 TOLL-FREE: 1-800-893-3133  
 FAX: 972.421.8848

Owner/Developer:  
 The City of Dallas  
 500 Marilla Street  
 Dallas, Texas 75201  
 TEL: 214.670.3231  
 FAX: 214.670.3232

PRELIMINARY PLAT  
 DEVONSHIRE  
 VILLAGE 20

LOT 5: 9.11 AC. BLOCK 1 LOT 5: 12.1 BLOCK 2;  
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**CITY PLAN COMMISSION****THURSDAY, JULY 15, 2021****FILE NUMBER:** S201-693**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Ranch Road, south of University Drive**DATE FILED:** June 17, 2021**ZONING:** NA**CITY COUNCIL DISTRICT:** NA **SIZE OF REQUEST:** 57.84-acres **MAPSCO:**127E5**OWNER:** Devonshire (Dallas) ASLI VIII, LLC

**REQUEST:** An application to create a 270 lot single family subdivision with lots ranging in size from 4,750-square feet to 19,543-square feet and 5 common areas from a 57.84-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ranch Road, south of University Drive.

**SUBDIVISION HISTORY:**

1. S201-592 was a request southeast of the present request to create a 155 single family lot subdivision with lots ranging in size from 5,950-square feet to 10,938-square feet and 7 common areas from a 39.555-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ranch Road, south of University Drive. The request was approved March 25, 2021 but has not been recorded.
2. S201-568 was a request southeast of the present request to create an 82 single family lot subdivision with lots ranging in size from 6,000-square feet to 10,659-square feet and 5 common areas from a 42.688-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ranch Road, south of University Drive. The request was approved February 18, 2021 but has not been recorded.
3. S189-133 was a request southeast of the present request to create 90 single family lots ranging in size from 6,000 square feet to 10,872 square feet and 4 common areas from a 30.689-acre tract of land on property located on Ranch Road, west of F.M. 548. The request was approved March 21, 2019 and recorded September 21, 2019.

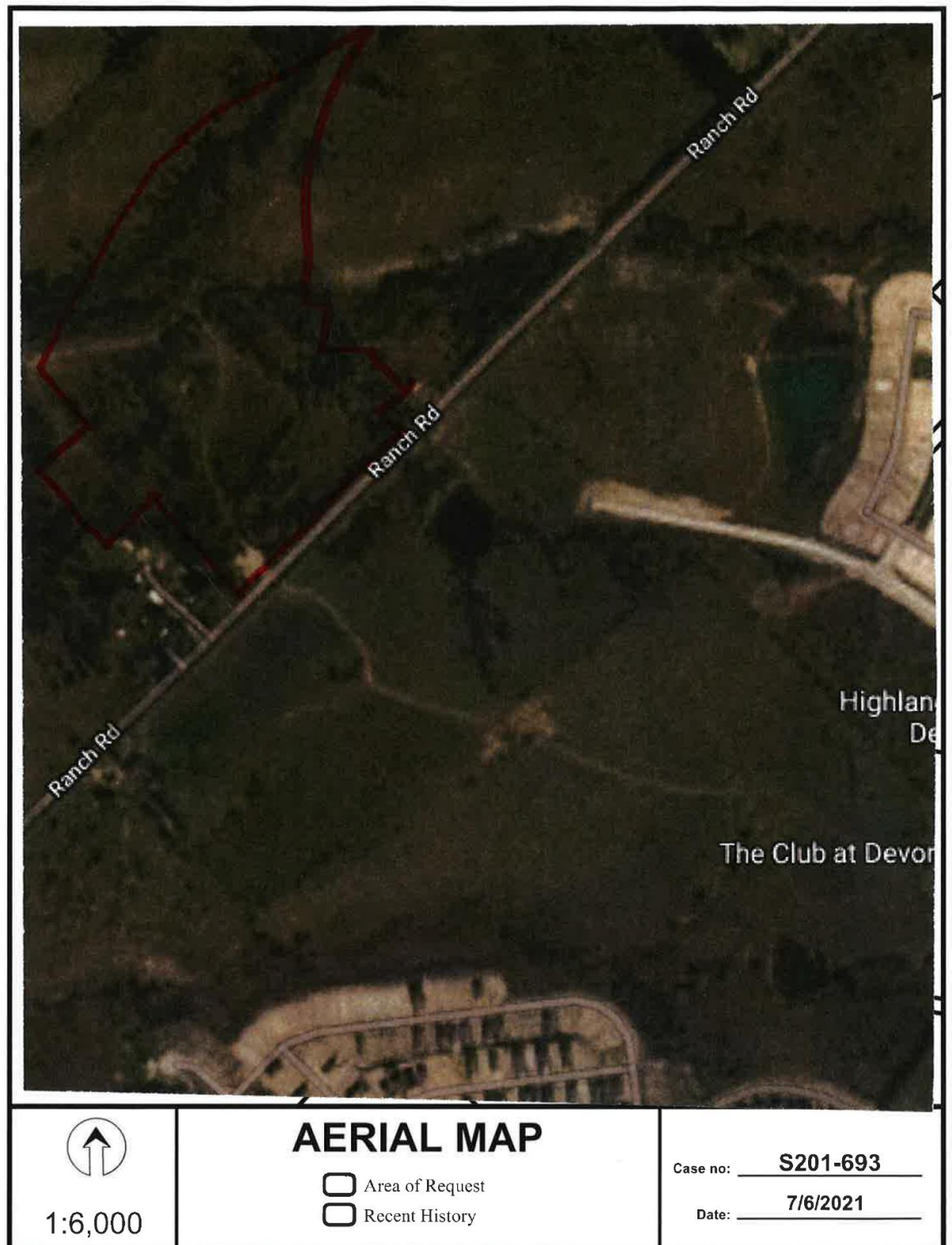
**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of the ETJ; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

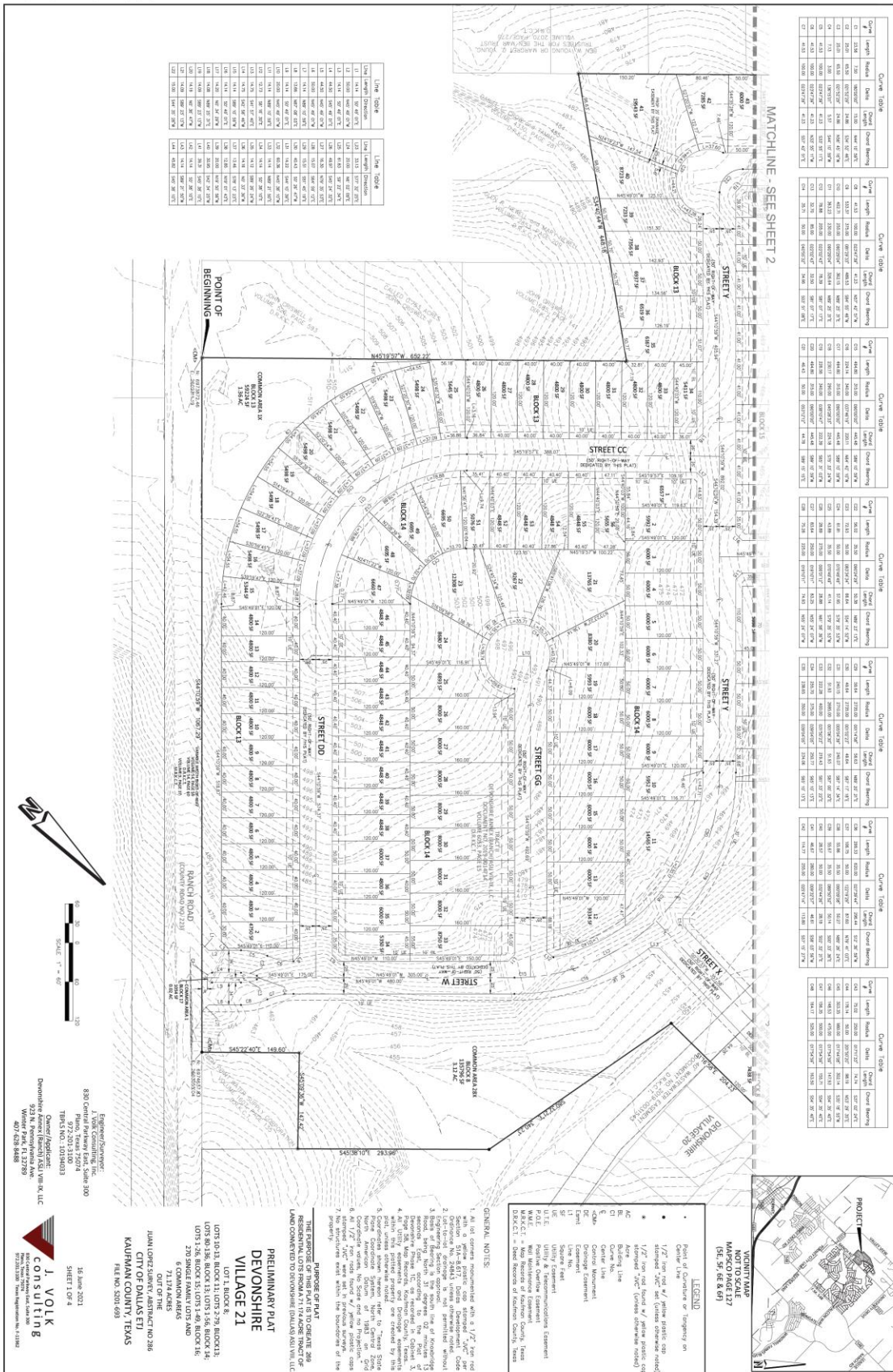
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is 270 and 5 common areas.
11. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. *Section 51A-8.611(e)*.
13. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." *Section 51A-8.611(e)*.
14. On the final plat, dedicate a 15-foot by 15-foot corner clip (via fee simple or Street easement) at the intersection of Street W and Ranch Road. *Section 51A 8.602(d)(1)*.
15. Provide Right-Of-Way, design and construction for a deceleration/acceleration Lane if the Traffic Impact Study (TIS) justifies this need.
16. Prior to final plat, coordinate with Department of Transportation for any ingress and egress requirements.
17. Design and construct Ranch Road per City of Dallas standard.
18. On the final plat, determine the 100-year water surface elevation across the plat. *Section 51A-8.611(d) and Trinity Watershed Management.*

19. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU FLOODPLAIN MANAGEMENT; Drainage Design Manual Addendum V
20. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU FLOODPLAIN MANAGEMENT; Drainage Design Manual Addendum V
21. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
22. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
23. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4).*
24. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. *Section 51A-5.105(g).*
25. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. *Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).*
26. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
27. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
28. Must comply with DWU regulations for construction of utilities in Dallas ETJ.
29. Contact the City of Dallas Addressing Manager and Kaufman County 9-1-1 Addressing Coordinator for help determining acceptable name for the new street and verifying that the existing names are correct. *Sections 51A-8.403(a)(1)(A)(xii), Section. 51A-8.403. (a) (1) (A) (xiv), Section. 51A-8.506(e).*



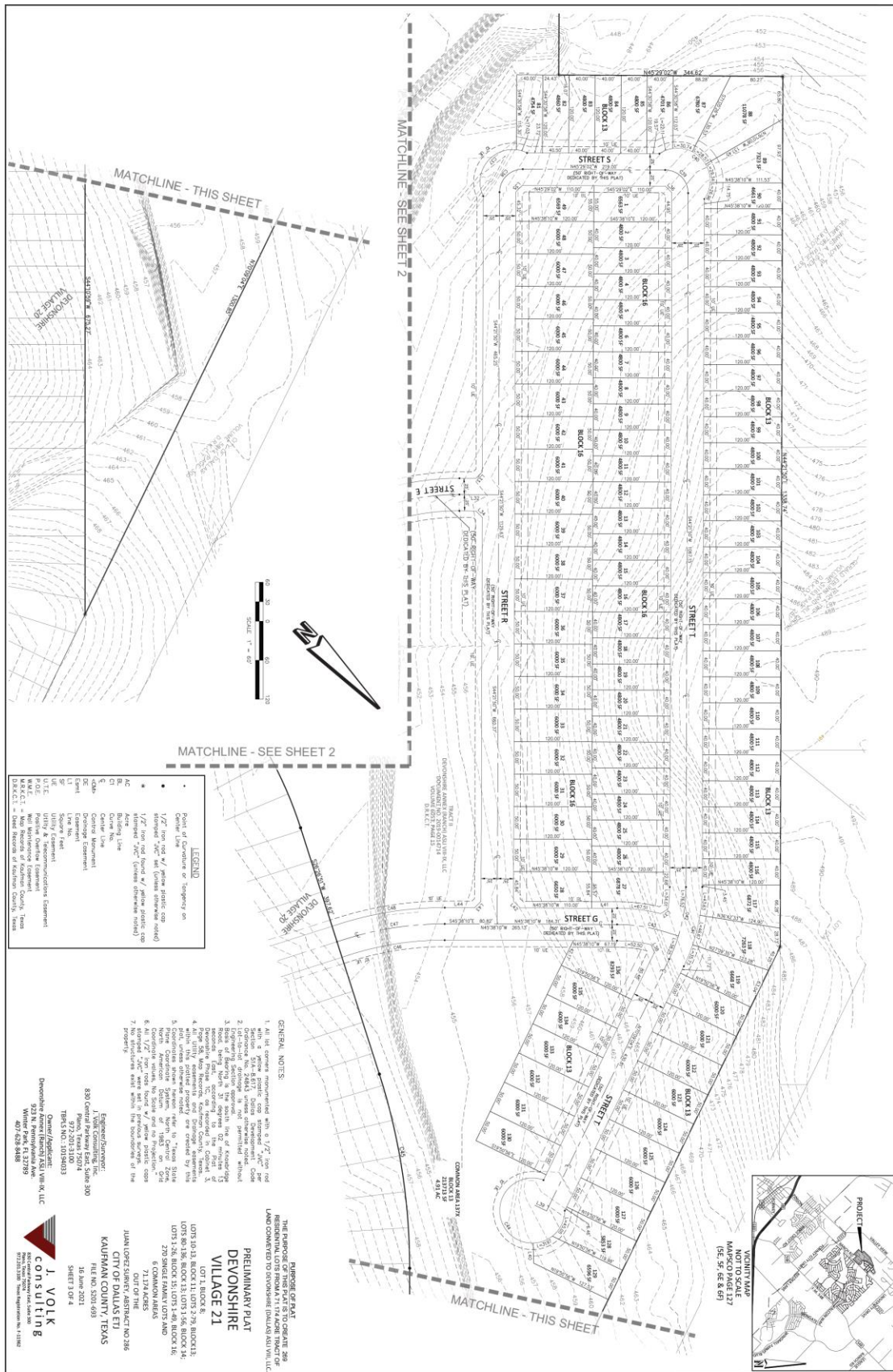














**CITY PLAN COMMISSION****THURSDAY, JULY 15, 2021****FILE NUMBER:** S201-694**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Washington Avenue, south of San Jacinto Avenue**DATE FILED:** June 18, 2021**ZONING:** PD 298 (Subarea 8)**PD LINK:** <http://dallascityattorney.com/51P/Articles/PDF/Article%20298.pdf>**CITY COUNCIL DISTRICT:** 14    **SIZE OF REQUEST:** 1.257-acres    **MAPSCO:**45H**APPLICANT/OWNER:** 1510 Washington, LLC

**REQUEST:** An application to replat a 1.257-acre tract of land containing all of Lot 12A in City Block 644 to create one 0.296-acre lot and one 0.961-acre lot on property located on Washington Avenue, south of San Jacinto Avenue.

**SUBDIVISION HISTORY:**

1. S201-576 was a request northeast of the present request to replat a 1.4142 acre tract of land containing all of Lots 7 through 9 in City Block 1/645, all of Lots 6 through 8 in City Block 645, and all of lot 35 in City Block 4/642 to create one lot on property located on Apple Street, southwest of Haskell Avenue. The request was approved February 18, 2021 but has not been recorded.
2. S201-522 was a request southwest of present request to replat a 0.4218-acre tract of land containing part of Lots 8 through 14 in City Block 511 to create two 9,188-square foot lots on property located on Villars Street, southeast of San Jacinto Street. The request was approved December 17, 2020 but has not been recorded.
3. S201-513 was a request southwest of the present request to replat a 0.4218-acre tract of land containing part of Lots 8 through 14 in City Block 511 to create two 9,188-square foot lots on property located on Villars Street, southeast of San Jacinto Street. The request was withdrawn October 29, 2020.
4. S189-052 was a request southwest of present request to replat a 0.61-acre tract of land containing all of Lots A, B, and D, and part of Lot C in City Block 643 to create one 0.459-acre lot and one 0.147-acre lot on property located on San Jacinto Street at Washington Avenue, south corner. The request was approved December 13, 2018 and recorded September 4, 2020.
5. S178-157 was a request west of the present request to replat a 0.464-acre tract of land containing part of City Blocks 597 and 1/599 to create one 0.464-acre lot on property located on Ross Avenue, southwest of Washington Avenue. The request was approved April 19, 2018 and recorded June 28, 2019.
6. S178-122 was a request northwest of present request to replat a 0.595-acre tract of land containing a portion of City Block 2/600 to create one lot on property

located on Roseland Avenue at Caddo Street, south corner. The request was approved March 22, 2018 and recorded June 26, 2019.

7. S167-105 was a request northeast of the present request to replat a 1.930-acre tract of land containing all of Lots 25 through 30, all of Lots 46 through 48, Lot 43B in City Block 14/717 and part of an abandon 20-Foot alley to create one lot on property located on McKell Street at San Jacinto Street, southeast corner. The request was approved March 2, 2017 and S167-105R was recorded September 8, 2020.
8. S167-091 was a request northwest of present request to create one 0.692-acre lot from a tract of land located in City Blocks 641 and 644 on property located on Washington Avenue at San Jacinto Street, east quadrant. The request was approved February 16, 2017 and recorded August 21, 2017.
9. S156-087 was a request northwest of present request to replat a 3.0915-acre tract of land containing all of Lots 1A and 1B; part of Lots 5-10; all of Lots 11-18; and a portion of an alley to be abandoned, all in City Block 4/601, into one lot on property located on Roseland Avenue at Haskell Avenue, south corner. The request was approved February 18, 2016 and has not been recorded. The request was approved February 18, 2016 and recorded December 12, 2018.

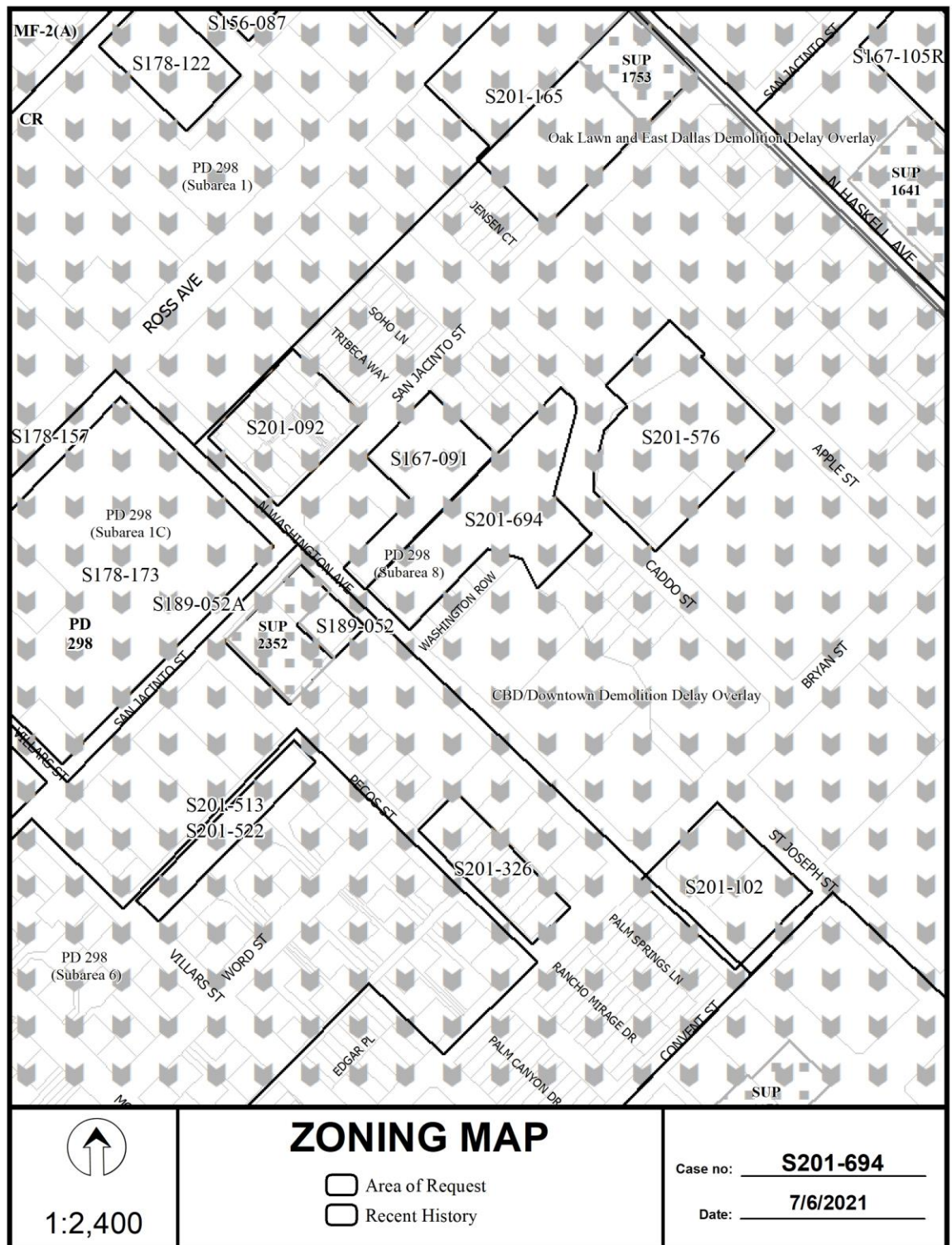
**STAFF RECOMMENDATION:** The request complies with the requirements of PD 298 (Subarea 8); therefore, staff recommends approval of the request subject to compliance with the following conditions:

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



7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. *Section 51A-8.611(e)*.
14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." *Section 51A-8.611(e)*.
15. Existing public storm sewer line within the property is required to be sized in compliance with *Section 51A-8.611(a)(1)* of the Dallas City Code.
16. Comply with Mill Creek drainage requirements. Finish floor elevation must be 3' above nearest inlet, top of curb. 51A 8.611(d), C.9 of Mill Creek, Master Drainage Plan Study
17. On the final plat, chose a new or different addition name. Platting Guidelines.
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
19. Water and wastewater main improvements maybe required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

20. On the final plat, identify the property as Lot 12B and 12C in City Block 644. *Ordinance 1A, Page 131 pages 131-148, Section 2 ssss(passed August 13, 1872).*











**CITY PLAN COMMISSION****THURSDAY, JULY 15, 2021****FILE NUMBER:** S201-695**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Anson Road at Brookhollow Road, southeast corner**DATE FILED:** June 18, 2021**ZONING:** IR**CITY COUNCIL DISTRICT:** 2    **SIZE OF REQUEST:** 17.2724-acres    **MAPSCO:** 33R**APPLICANT/OWNER:** Denton-Hines Properties, Inc.

**REQUEST:** An application to replat a 17.2724-acre tract of land containing all of Lot 1 in City Block A/7930 and a tract of land in City Block 6062 to create one lot on property located on Anson Road at Brookhollow Road, southeast corner.

**SUBDIVISION HISTORY:**

1. S190-114 was a request west of the present request to replat a 151.279-acre tract of land containing all of Lot 1 in City Block A/7939, Lot 1A in City Block A/7930, and all of a tract of land in City Blocks 6067, 6068, 6373, 6374, 7930, 7931, 7932, 7933, and 7939 to create one lot on property located on Empire Central Drive at Brookhollow Road, northwest corner. The request was approved April 9, 2020 but has not been recorded.

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

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



8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. *Section 51A-8.611(e)*.
14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." *Section 51A-8.611(e)*.
15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or Street easement) from the established centerline of Anson Road. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)*.
16. On the final plat, dedicate a 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Anson Road and Brookhollow Road. *Section 51A 8.602(d)(1)*.
17. On the final plat, dedicate a 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Anson Road and Parwelk Street. *Section 51A 8.602(d)(1)*.
18. On the final plat, dedicate a 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Brookhollow Road and Empire Central. *Section 51A 8.602(d)(1)*.
19. Prior to final plat, a larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances with the area of corner clip. *Section 51A 8.602(d)(1)*.
20. On the final plat, dedicate 25 feet via fee simple or street easement from center line Parwelk Street.
21. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.

22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
25. On the final plat, change “Empire Central Drive” to “Empire Central (F.K.A. Proctor Street)”. *Section 51A-8.403(a)(1)(A)(xii)*
26. On the final plat, change “Swor Drive” to “Swor Street”. *Section 51A-8.403(a)(1)(A)(xii)*
27. On the final plat, change “Parwelk Drive” to “Parwelk Street (A.K.A. Parwelk Drive) (F.K.A. Walker Street)”. *Section 51A-8.403(a)(1)(A)(xii)*
28. On the final plat, identify the property as Lot 1A in City Block A/7930. *Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).*





1:3,600

### AERIAL MAP

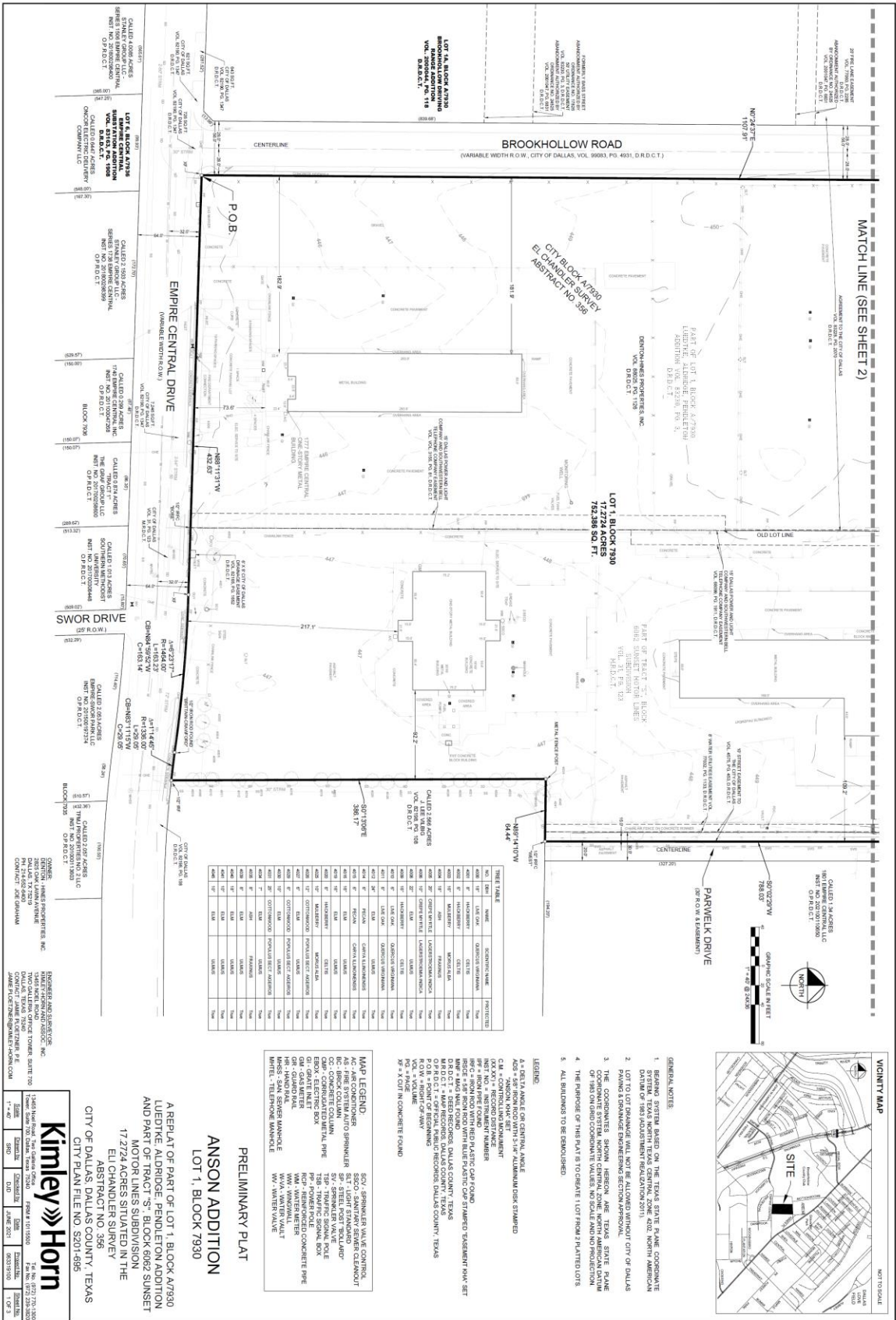
☐ Area of Request

☐ Recent History

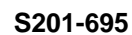
Case no: **S201-695**

Date: **7/6/2021**











**CITY PLAN COMMISSION****THURSDAY, JULY 15, 2021****FILE NUMBER:** S201-696**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Walton Walker Boulevard, south of Anderson Avenue**DATE FILED:** June 21, 2021**ZONING:** MC-1**CITY COUNCIL DISTRICT:** 6    **SIZE OF REQUEST:** 24.60-acres**MAPSCO:** 52A**APPLICANT/OWNER:** Mike Miller, Loop 12 HLB, L.P.

**REQUEST:** An application to create one lot from a 24.60-acre tract of land in City Block 8303 on property located on Walton Walker Boulevard, south of Anderson Avenue.

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

**STAFF RECOMMENDATION:** The request complies with the requirements of the MC-1 Multiple Commercial District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

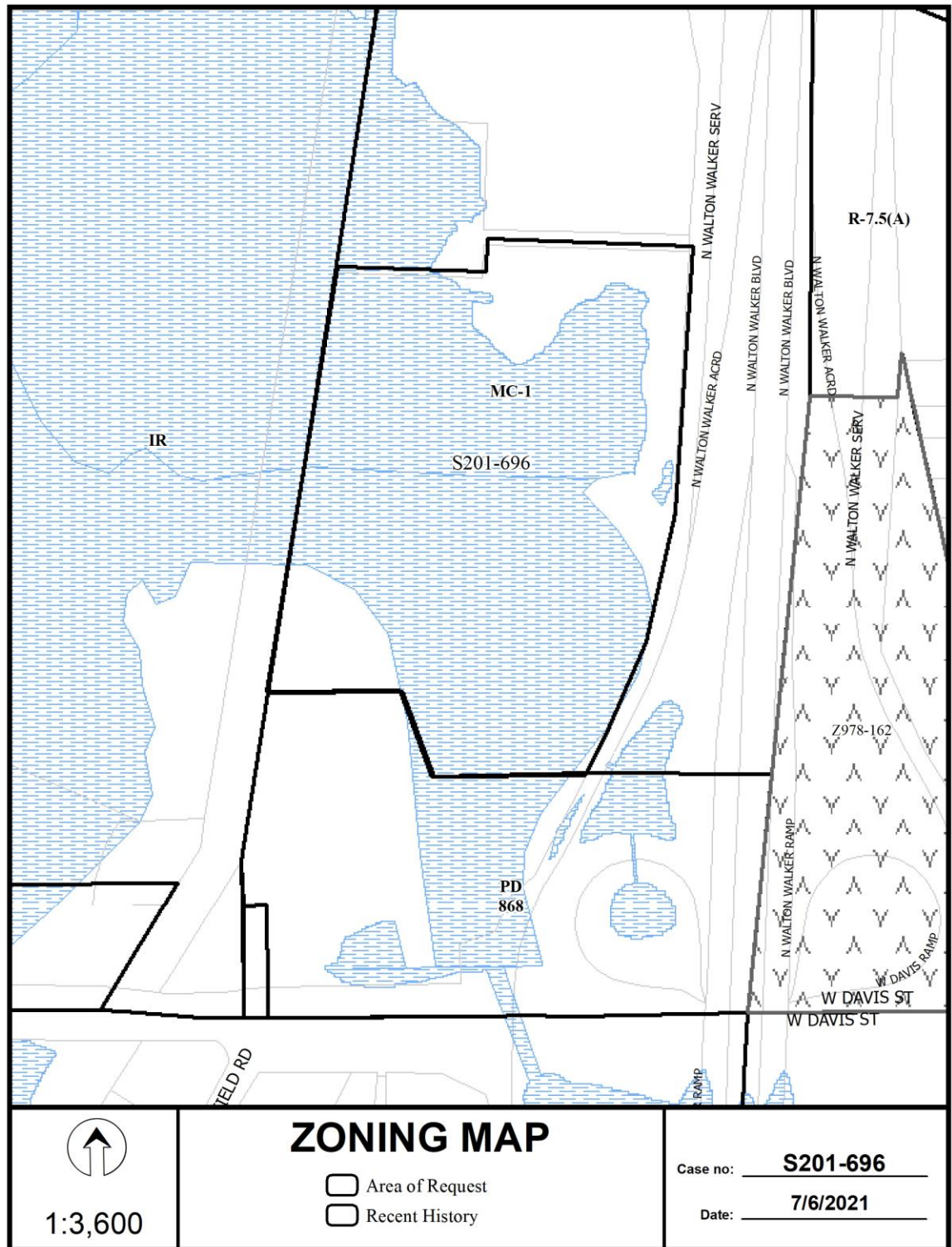
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat

Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." *Section 51A-8.611(e).*
15. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." *No citation.*
16. On the final plat, determine the 100-year water surface elevation across the plat. *Section 51A-8.611(d) and Trinity Watershed Management.*
17. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU FLOODPLAIN MANAGEMENT; Drainage Design Manual Addendum V
18. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU FLOODPLAIN MANAGEMENT; Drainage Design Manual Addendum V
19. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
20. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
21. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4).*
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Section 51A-5.105(g).
23. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. *Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).*

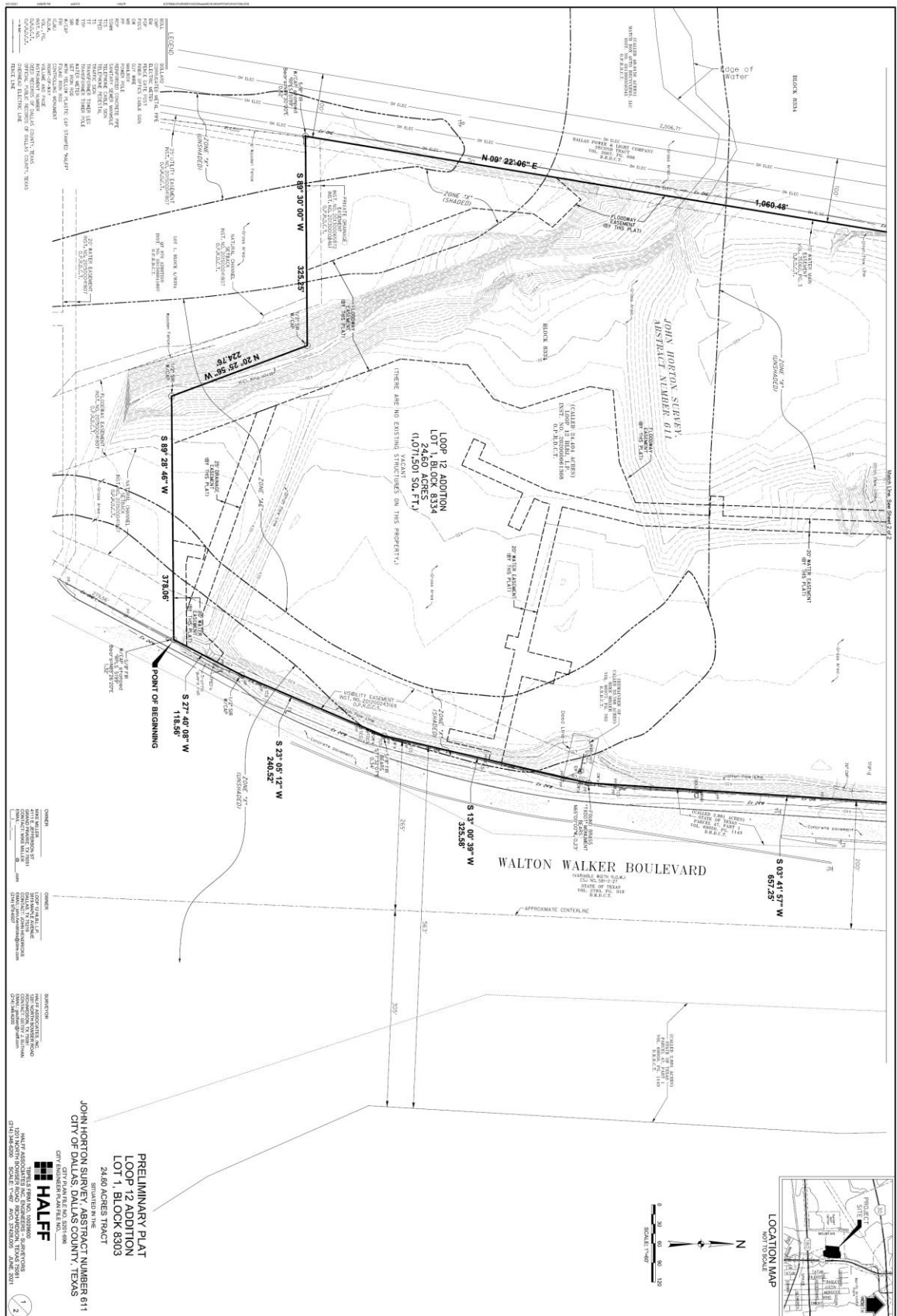


24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
25. Water [and] wastewater main improvements [is] [may be] required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. On the final plat, change “Walton Walker Boulevard” to “Walton Walker Boulevard / State Highway Loop No. 12”. *Section 51A-8.403(a)(1)(A)(xii)*
27. On the final plat, identify the property as Lot 2 in City Block A/8334. *Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).*











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This document is subject to all pending motions, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
CARRIE P. HALL, City Clerk  
CITY OF DALLAS  
COUNTY OF DALLAS

COVER UNDER AIR HAND AND SEAL, OR OFFICE IN \_\_\_\_\_ day of \_\_\_\_\_  
19\_\_\_\_

History of Public Trust for the State of Texas  
by Commissioner Stephen \_\_\_\_\_

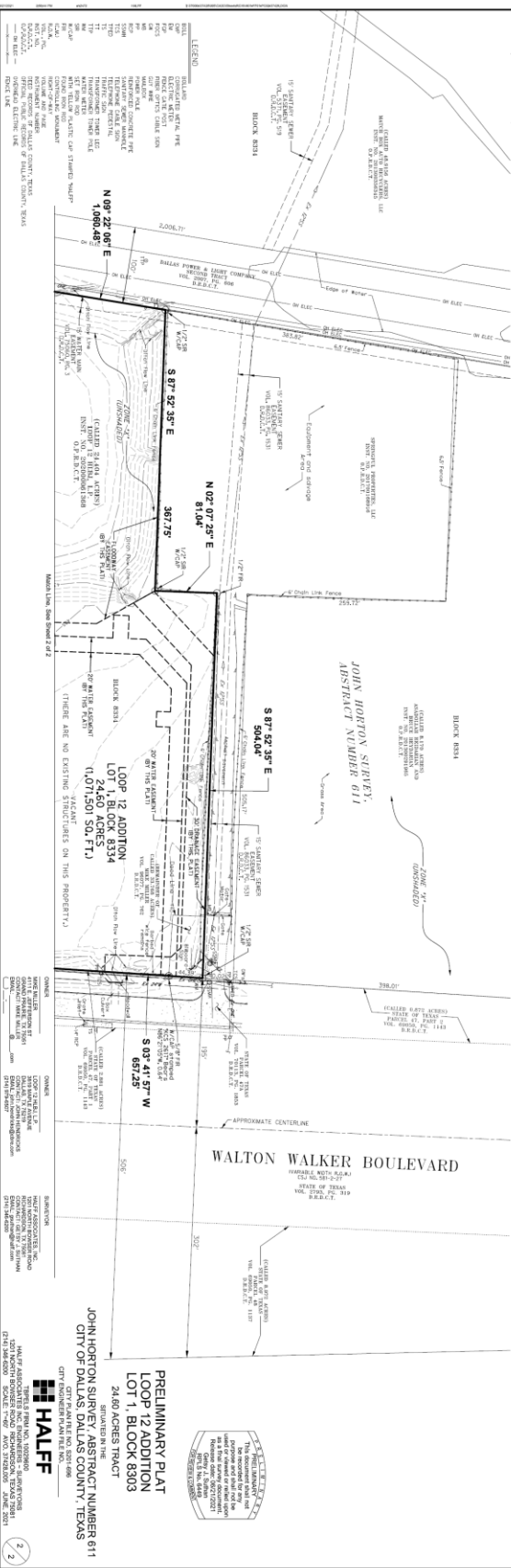
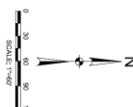
WITNESS, my hand and Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_

**Notary Public**

STATE OF TEXAS  
COUNTY OF DALLAS

**BEFORE ME**, the undersigned, a Notary Public in and for the said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 2007, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and either each attested that the instrument is the dropping certificate or true.

[illegible][illegible][illegible][illegible][illegible]

**FILE NUMBER:** M201-027**DATE FILED:** April 6, 2021**LOCATION:** South line of Forest Lane, between Inwood Parkway and Welch Road**COUNCIL DISTRICT:** 13**MAPSCO:** 24 D**SIZE OF REQUEST:** ± 86.80 acres**CENSUS TRACT:** 135.00**REPRESENTATIVE:** Tommy Mann and Laura Hoffmann**OWNER/APPLICANT:** The Hockaday School**REQUEST:** An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 578.**SUMMARY:** On June 28, 2000, the Dallas City Council established Planned Development District No. 578 by Ordinance No. 24305.

The applicant is requesting to amend the development plan to account for the following modifications:

- Reorient three fields (two multipurpose and one softball) to improve safety of athletes
- Slightly increase multipurpose field size to accommodate programs for varying ages of participants and abilities
- Moving Track and Field and associated multipurpose field to the north to minimize visitor disruption and increase the distance away from the neighborhood
- Removal of ten tennis courts planned along Forest Lane and in exchange adding one new non-lighted field
- Consolidation of parking by relocating sports-related parking along Forest Lane and increasing the number of parking stalls to clarify the visitor experience and minimize disturbance to the surrounding neighborhoods
- Consolidation of softball field's location for oversight and safety of athletes
- Number of lighted fields (2) and fixtures remains the same
- Upgrade concession and restroom building, and small maintenance storage shed

**STAFF RECOMMENDATION:** Approval.**PLANNED DEVELOPMENT DISTRICT No. 578**<http://www.dallascityattorney.com/51P/Articles/PDF/Article%20578.pdf>**PLANNED DEVELOPMENT DISTRICT No. 578 Exhibits:**<http://www.dallascityattorney.com/51P/Exhibits/578A.pdf><http://www.dallascityattorney.com/51P/Exhibits/578B.pdf>

List of Officers
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## BOARD OF TRUSTEES 2020 – 2021

**OFFICERS**

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*Chair*

Shannon Saalfeld Thompson '89  
*Vice Chair*

Rick O'Brien  
*Executive Committee*

Kathy Crow  
*Treasurer*

Neelesh Mehendale  
*Secretary*

Barbara Glazer Rosenblatt '75  
*Immediate Past Chair*

Nicole Ginsburg Small '91  
*Chair Elect*

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Mary Anne Alhadeff  
Samantha Ackerman Asch '91  
Keith Benedict  
Elizabeth Bennett\*  
Carla Bolden\*  
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David A. Campbell  
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Landy Elliott Fox '92\*  
Helen Harris-Allen  
Ellen Haynes '81  
Heather Hays  
Ariana Viroslav Held '87  
Elizabeth Cullum Helfrich '98  
Isabell Novakov Higginbotham '98  
Andrew Hill\*  
Arnold Holtberg  
Jun Il Kwun  
Angelica Marin-Hill '93  
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Guadalupe Mora-Duarte  
David A. Roosevelt  
Jennifer Sampson  
Betty Schultz  
Michael Sorrell  
Candace Campbell Swango '84  
Dawne Tribolet\*  
Jenna Brasch Woodberry '82

**LIFE TRUSTEES**

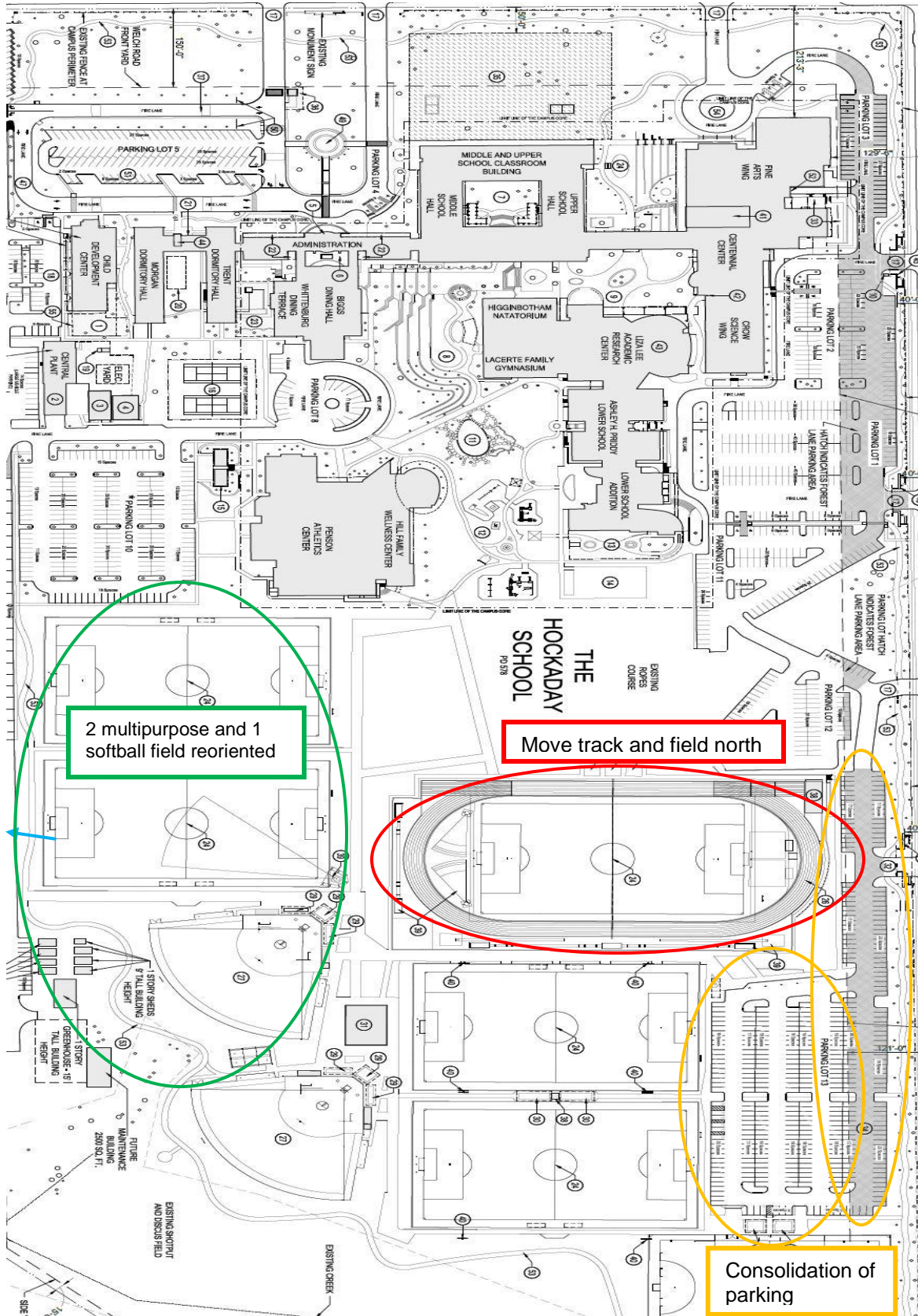
Linda Custard  
Lyda Hill '60  
James M. Hoak, Jr.  
Natalie "Schatzie" Henderson Lee '55  
Janie Strauss McGarr '72  
Paula Mosle  
Edith Jones O'Donnell '44  
Margot Perot  
Ellen Higginbotham Rogers '59  
Richard S. Rogoff  
Barney T. Young

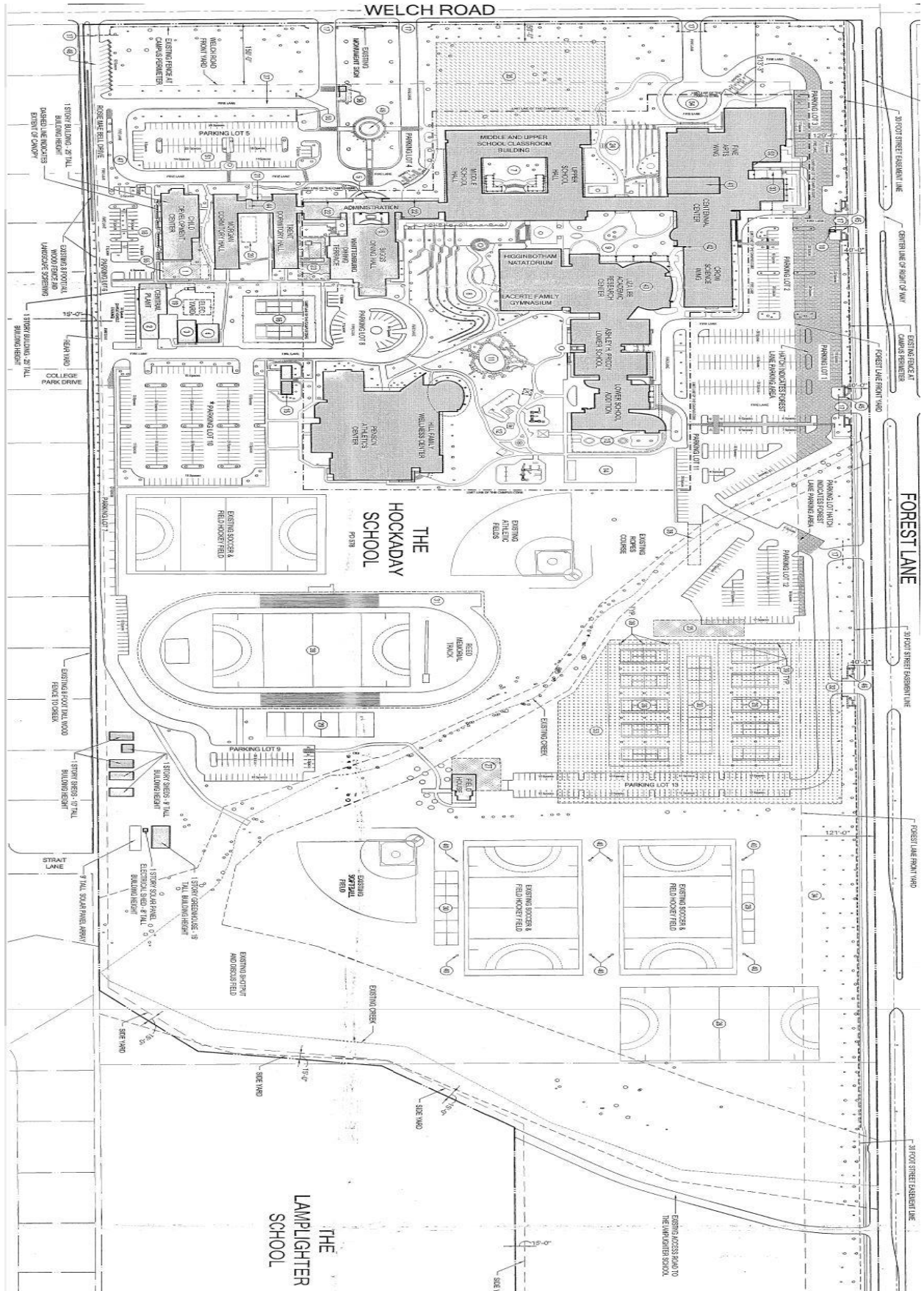
\* Denotes new Trustee

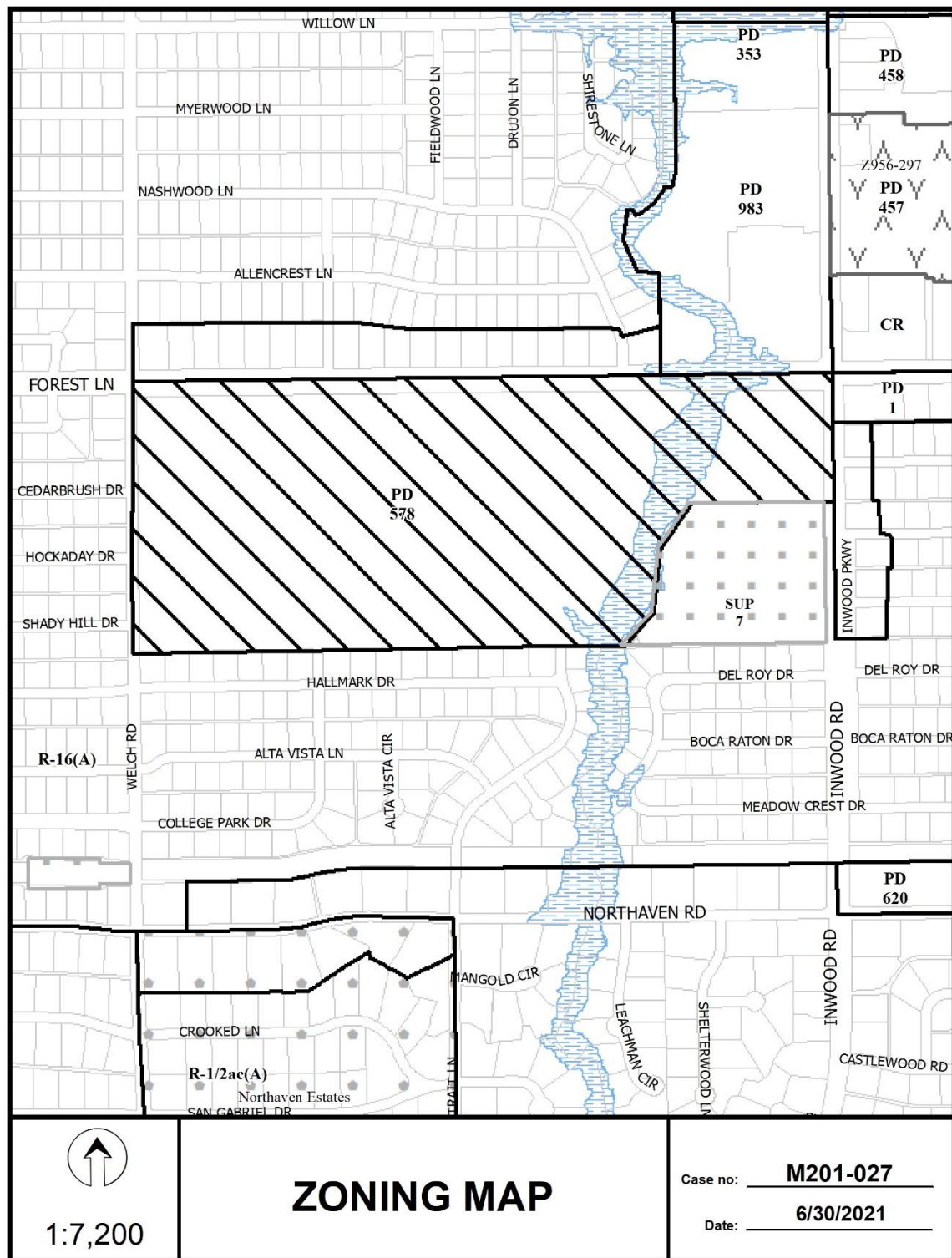




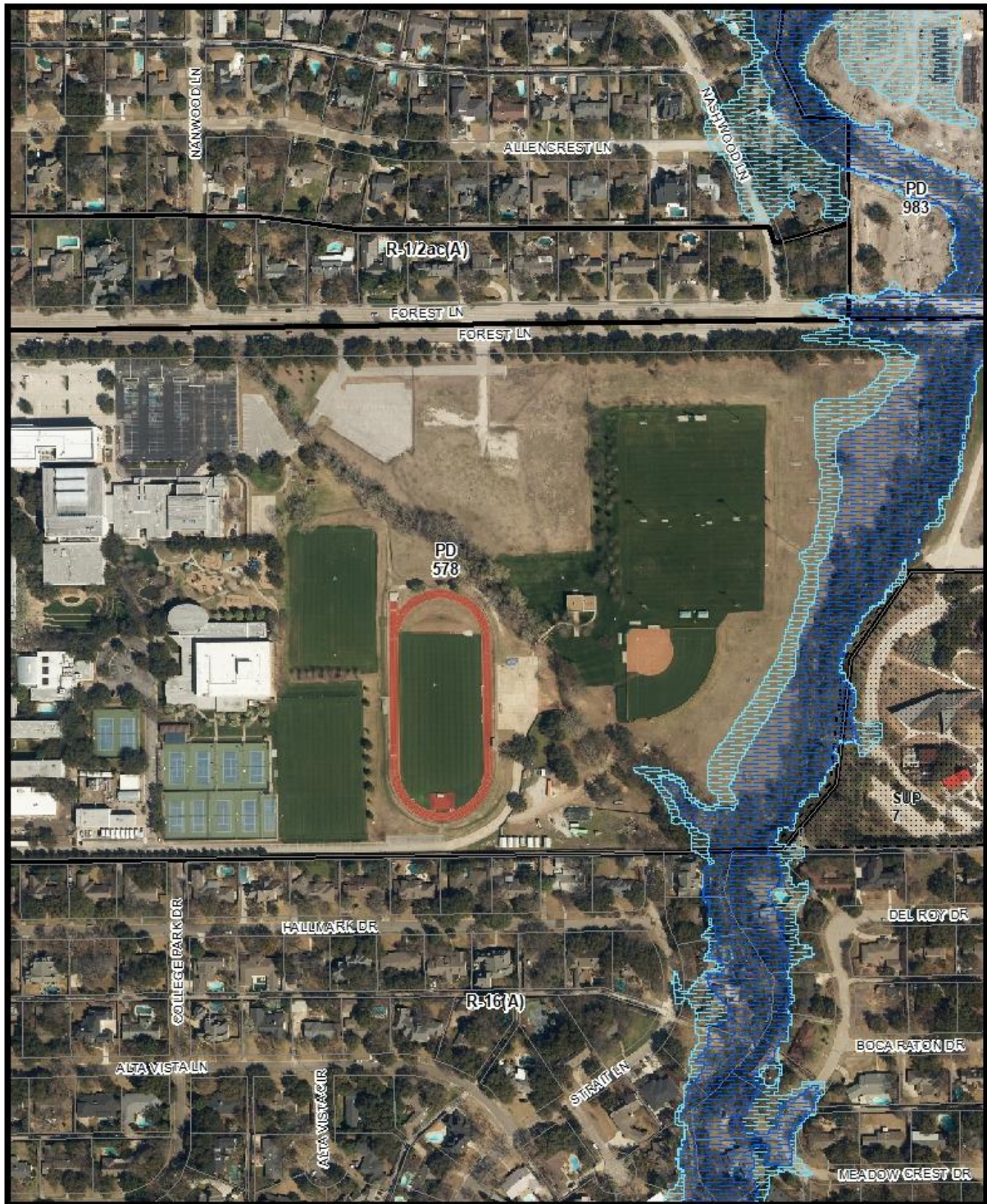
Proposed Development Plan – Enlarged











Aerial Map

Printed Date: 4/26/2021

06/30/2021

***Notification List of Property Owners******M201-027******90 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	11600 WELCH RD	HOCKADAY SCHOOL
2	11804 INWOOD RD	DANIEL A H
3	11881 INWOOD RD	Taxpayer at
4	5200 FOREST LN	FOREST VILLAGE INC
5	5200 FOREST LN	FORESTWOOD NATIONAL BANK
6	5207 CALADIUM DR	LOCHTE CYNTHIA G &
7	5218 NORTHMOOR DR	SIMMONS MICHAEL OLIVER & LISEL M
8	5208 NORTHMOOR DR	MANG JOHN E JR &
9	5207 NORTHMOOR DR	REICHL SUE HARROLD
10	5217 NORTHMOOR DR	CHO KYUNG KU &
11	4607 HALLMARK DR	Taxpayer at
12	4617 HALLMARK DR	CALLAHAN ROBERT W JR &
13	4627 HALLMARK DR	JOYNER KRISTIN L & COURTNEY R
14	4637 HALLMARK DR	BURKE RICHTER DARRYL &
15	4647 HALLMARK DR	RODRIGUEZ RODOLFO JR &
16	4657 HALLMARK DR	MAHER WILLIAM H
17	4667 HALLMARK DR	TUBB ALLEN R & CONNIE M
18	4606 HALLMARK DR	MAHER RITA
19	4616 HALLMARK DR	MIKULA DAVID
20	4626 HALLMARK DR	Taxpayer at
21	4636 HALLMARK DR	DUNN LAURENCE J & VENITA K
22	4646 HALLMARK DR	HANLEY PATRICK J JR &
23	4656 HALLMARK DR	ETAN RENTALS LLC
24	4666 HALLMARK DR	THOMAS DON & KAREN
25	4709 HALLMARK DR	RODE RONALD D &
26	4719 HALLMARK DR	MCLEROY KATIE & LUKE MCLEROY



06/30/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4729 HALLMARK DR	Taxpayer at
28	4739 HALLMARK DR	LAWRENCE ANN A & SAM J
29	4749 HALLMARK DR	ROBBINS MARK &
30	4811 HALLMARK DR	BLEDSON MICHELLE
31	4821 HALLMARK DR	MAU I FAN &
32	4831 HALLMARK DR	KNOX ERLINE G EST OF
33	4841 HALLMARK DR	KIM NANCY YOUNG
34	4708 HALLMARK DR	QUINBY RACHEL HEATHER VALEK
35	4718 HALLMARK DR	RAFF KENNETH A &
36	4728 HALLMARK DR	SMITH ELIZABETH O &
37	4738 HALLMARK DR	JZ FAMILY TRUST
38	4748 HALLMARK DR	Taxpayer at
39	4810 HALLMARK DR	Taxpayer at
40	4820 HALLMARK DR	PORTER RICHARD BRADLEY &
41	4830 HALLMARK DR	FOX STANLEY E & BARBARA
42	4840 HALLMARK DR	KILLIAN KIRK A & ANN E
43	11479 STRAIT LN	THOR DANIEL W
44	11508 STRAIT LN	DEUBER MARK &
45	11492 STRAIT LN	LEVENE DONALD & ANITA REVOCABLE
46	5115 DEL ROY DR	CAO MATAO & YAOYAO LU
47	5105 DEL ROY DR	RICHLAND REVOLUTIONS INC
48	11457 LAMPLIGHTER LN	CEJUDO RAUL FERNANDO &
49	11451 LAMPLIGHTER LN	LEVI CHARLES A III
50	11805 NANWOOD LN	RAVIKUMAR MUKUND &
51	4719 FOREST LN	DURRETT DAVID & DEBORAH
52	4709 FOREST LN	KEYES KATRINA & WILLIAM
53	4639 FOREST LN	GOODIEL SUSAN J &
54	4629 FOREST LN	WEHRMANN DOROTHY M
55	4619 FOREST LN	WASSERMAN MICHAEL &
56	4609 FOREST LN	WASSERMAN MICHAEL CHARLES &
57	4949 FOREST LN	MILNER CHARLES A

M201-027

58	4939	FOREST LN	BRIGGS THOMAS D & KAREN K
59	4929	FOREST LN	MCMILLAN FORREST & ASHLEY
60	4919	FOREST LN	SPENCER ELSA R
61	4909	FOREST LN	Taxpayer at
62	4859	FOREST LN	LORIMER DANIEL B &
63	4849	FOREST LN	MASSEY CHARLOTTE H
64	4839	FOREST LN	ESFAHANI DJALIL & LILIANA
65	4829	FOREST LN	OZBIRN DAVID W & CONNIE L
66	4819	FOREST LN	QUERALT JUAN A &
67	4809	FOREST LN	MORRIS BRIAN T &
68	4969	NASHWOOD LN	BROOKSHIER ANDREW
69	4979	NASHWOOD LN	Taxpayer at
70	11811	WELCH RD	GOETHALS MICHAEL ALLAN &
71	4555	MENDENHALL DR	DURAN PHILLIP & GINA R
72	11737	WELCH RD	ASTIE JEAN
73	11727	WELCH RD	PROKESCH BONNIE
74	11717	WELCH RD	ALEXANDER CHARLES B
75	4557	CEDARBRUSH DR	LICHLITER GARY E & ZI LING
76	4547	CEDARBRUSH DR	LONERGAN SEAMUS D &
77	4548	CEDARBRUSH DR	MOORE JOHN T
78	4558	CEDARBRUSH DR	VITTETOE ROBERT G
79	4559	HOCKADAY DR	MCCOOL STACEY
80	4549	HOCKADAY DR	BEACH JOHN W JR & MICHELE C
81	4548	HOCKADAY DR	Taxpayer at
82	4558	HOCKADAY DR	MILLER HUBBARD C
83	4557	SHADY HILL DR	BENDALIN KENNETH A &
84	4547	SHADY HILL DR	KRAMPITZ DANIEL &
85	4548	SHADY HILL DR	SMITH CHARLES B & MONICA H
86	4558	SHADY HILL DR	COOK ELLEN R &
87	4559	HALLMARK DR	JOHNSON BRIAN & COURTNEY L
88	4549	HALLMARK DR	MARSHALL BRIAN &
89	11881	INWOOD RD	DANIEL BROTHERS LLP
90	11611	INWOOD RD	LAMPLIGHTER SCHOOL THE

**CITY PLAN COMMISSION****THURSDAY, JULY 15, 2021****Planner: Hannah Carrasco****FILE NUMBER:** D201-006**DATE FILED:** May 10, 2021**LOCATION:** Northwest corner of South Lancaster Road and Crouch Road**COUNCIL DISTRICT:** 8**MAPSCO:** 65 R**SIZE OF REQUEST:** ± 33.26 acres**CENSUS TRACT:** 113.00**REPRESENTATIVE:** Robert Baldwin, Baldwin Associates**APPLICANT/OWNER:** LDG Development**REQUEST:** An application for a development plan for a multifamily use on property zoned Tract 2 within Planned Development District No. 1040.**SUMMARY:** On November 11, 2020, the Dallas City Council established Planned Development District No. 1040 by Ordinance No. 31693.

The zoning was granted subject to a conceptual plan and a Tract 1 development plan and requires a development plan be approved by the City Plan Commission prior to the issuance of any building permits for all other tracts. This request seeks the approval of a development plan for Tract 2 of the PD for townhouse style multifamily units and open space. The area will comprise of 260 dwelling units at a maximum height of two stories and 25 feet tall with an overall building footprint totaling 314,965 square feet. The site will include 625 vehicle parking spaces and 16 bicycle parking spaces to be constructed in conjunction to the multifamily structure.

Upon reviewing the requested development plan, staff has determined that the request complies with the requirements set forth by Planned Development District No. 1040 and does not impact any other provisions of the ordinance permitting this use.

**STAFF RECOMMENDATION:** Approval.**PLANNED DEVELOPMENT DISTRICT No. 1040**<http://www.dallascityattorney.com/51P/Articles/PDF/Article%201040.pdf>**PD No. 1040 Exhibits**<http://www.dallascityattorney.com/51P/Exhibits/1040A.pdf><http://www.dallascityattorney.com/51P/Exhibits/1040B.pdf>

List of Officers
------------------

**LDG Development**

Chris Dischinger, Co-Principal

Mark Lechner, Co-Principal

Lisa Becker, Chief Financial Officer

Scott Brian, Director of Development

Jake Brown, Development Manager

Nick Chitwood, Executive Vice President

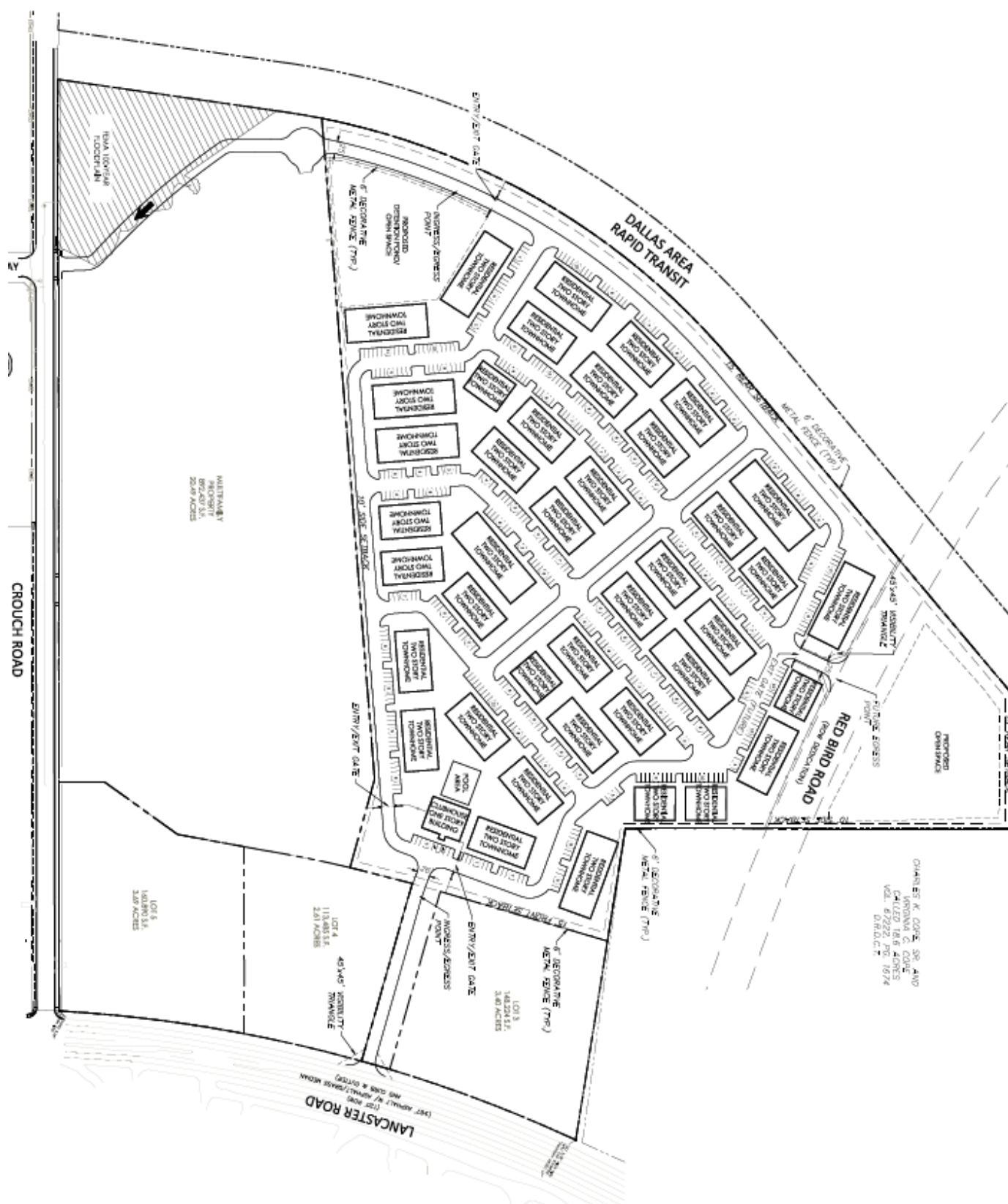
Justin Hartz, Director of Development

Zac Linsky, Development Manager

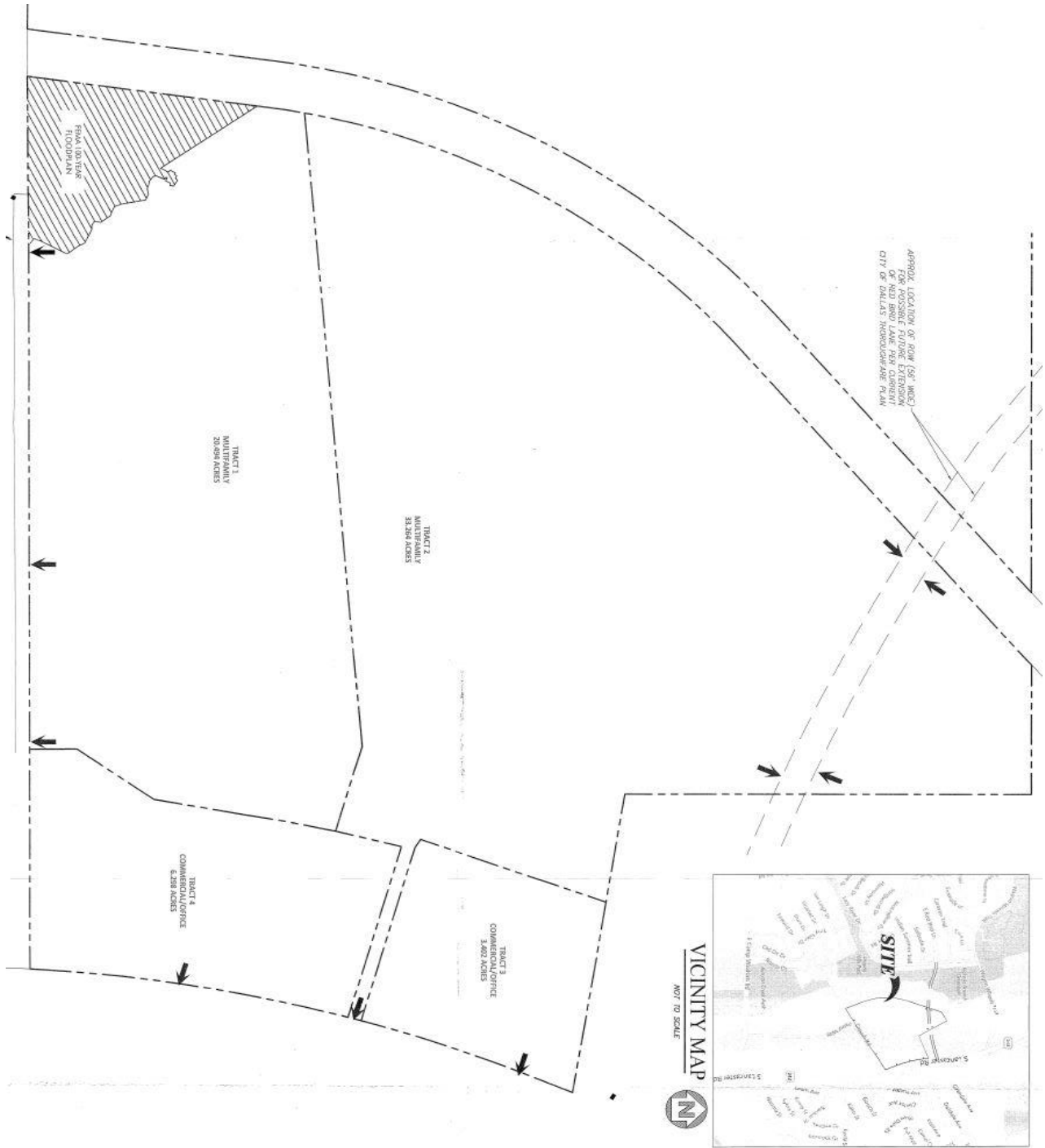


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## Proposed Development Plan - Enlarged



# Existing Conceptual Plan

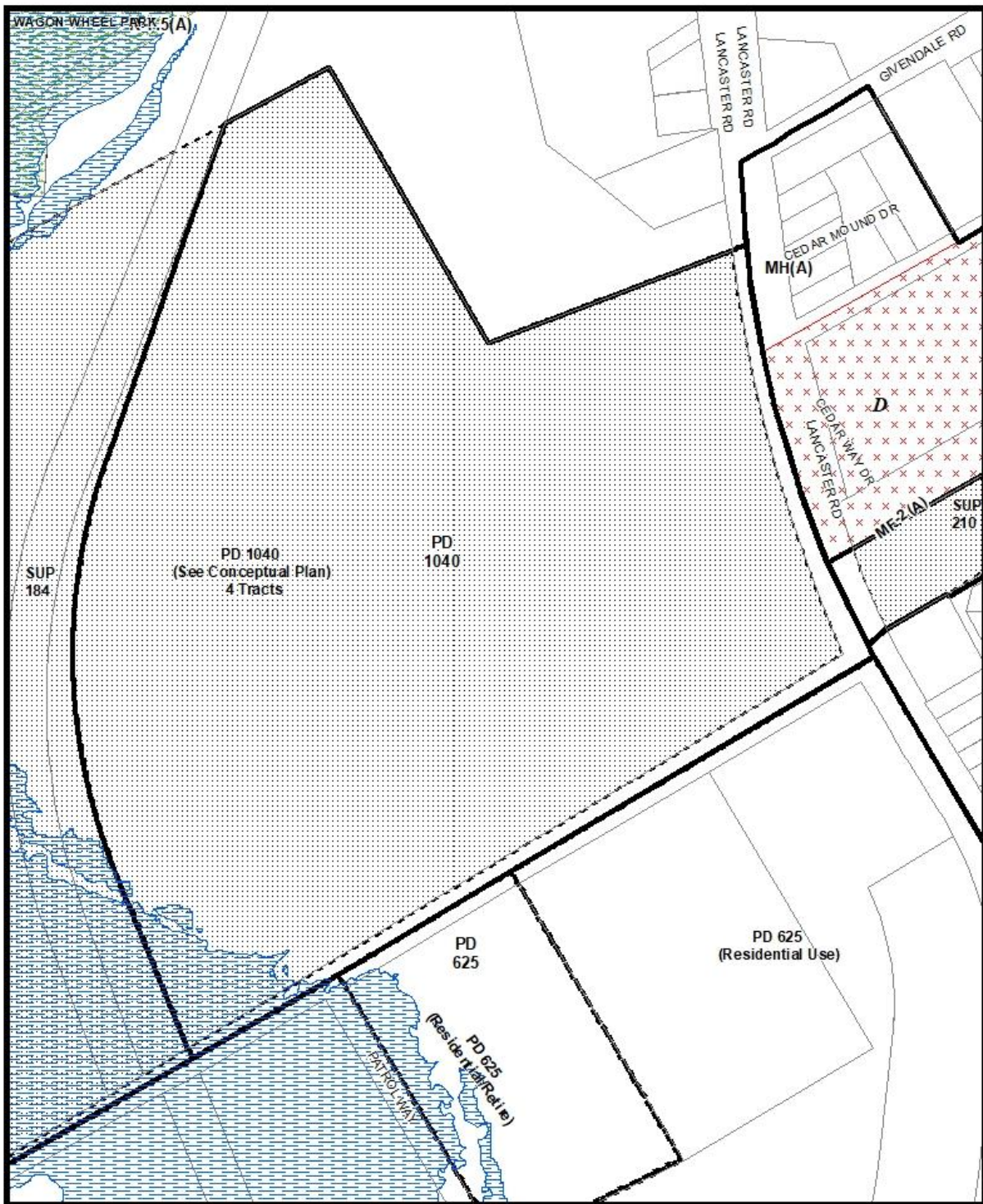


SITE DATA TABLE	
PLANNED DEVELOPMENT DISTRICT	
TOTAL SITE AREA	33,518 ACRES
LAND USE: TRACTS 1 & 2	RESIDENTIAL
LAND USE: TRACTS 3 & 4	NON-RESIDENTIAL
MINIMUM LOT AREA	600 S.F.
MINIMUM NON-RESIDENTIAL LOT AREA	0.41
BUILDING HEIGHT	MAX.
STORIES	36 FT.
LOT COVERAGE	3
MINIMUM SETBACKS	60%
FRONT SETBACK	15 FT.
SIDE SETBACK	NONE
REAR SETBACK	NONE
ALLOWED ENCROACHMENTS	SEE PD

31693

APPROVED BY  
CITY COUNCIL  
MAY 11, 2000

20'

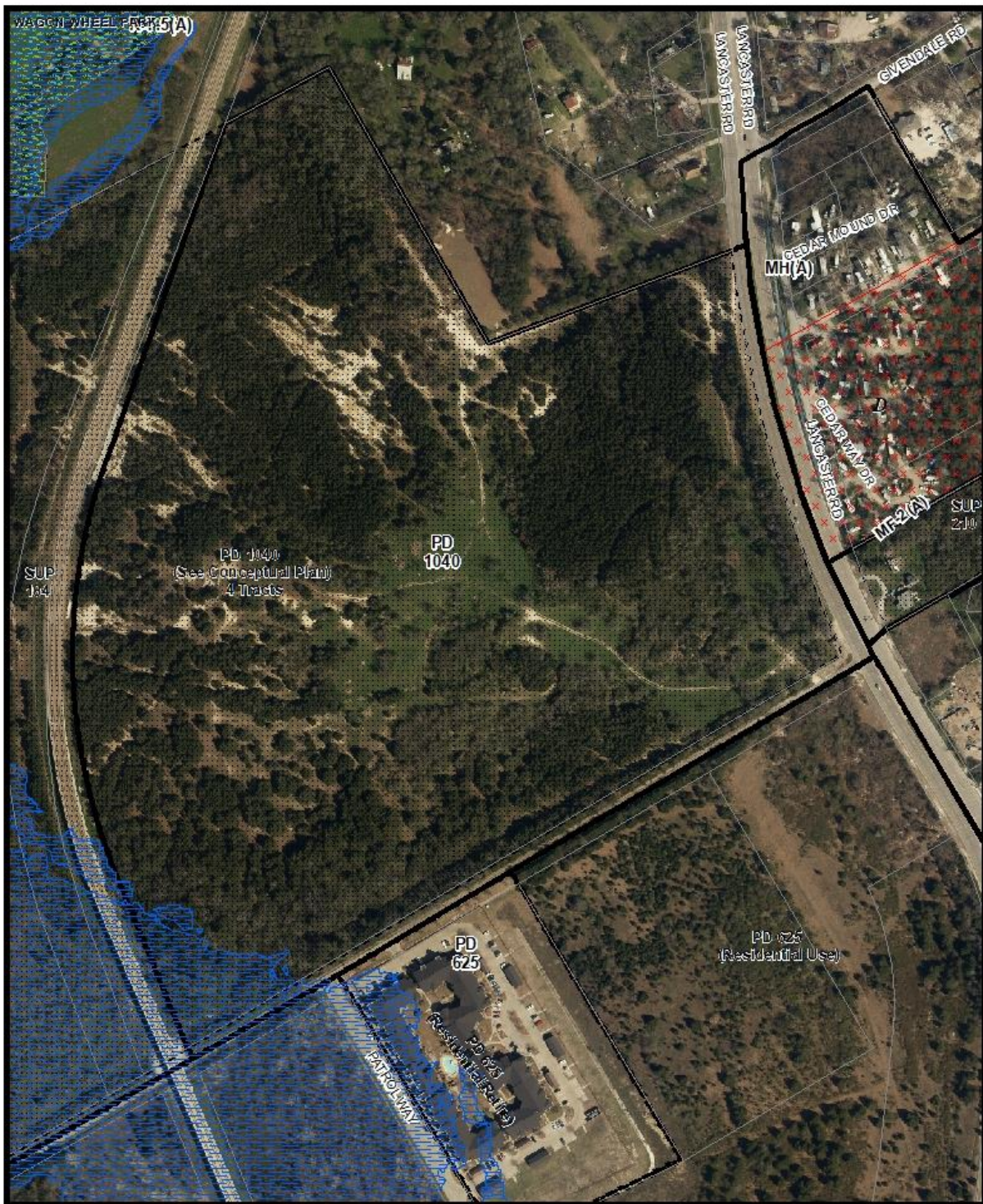


1:3,600

# Zoning Map

Printed Date: 5/25/2021






 1:3,600

## Aerial Map

Printed Date: 5/25/2021

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

**DEEP ELLUM/NEAR EAST SIDE**

---

**CASE NUMBER:** 2105100032

**DATE FILED:** May 10, 2021

**LOCATION:** 2726 Commerce (north elevation)

**SIZE OF REQUEST:** 25.5 sq. ft.

**COUNCIL DISTRICT:** 2

**ZONING:** PD No. 269

**MAPSCO:** 45 M

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**APPLICANT:** Kenneth Waits, City Sign Services Inc.

**OWNER:** SDL Partners, Ltd.

**TENANT:** Kirkwood Capital, Inc.

**REQUEST:** An application for a Certificate of Appropriateness for a 25.5-square-foot LED illuminated attached projecting sign (north elevation).

**SUMMARY:** The applicant proposes a 25.5-square-foot LED sign bearing the name "ANGRY DOG ®," "EST. 1990," and the address "2726 COMMERCE" projecting five feet into the right-of-way on Commerce Street.

**SSDAC RECOMMENDATION:** Approval.

**STAFF RECOMMENDATION:** Approval.

## **BACKGROUND:**

- The subject site is located within the Deep Ellum/Near East Side SPSP and follows the regulations set forth by Sec 51A-7.1305 (Special Provisions for All Signs) and Sec 51A-7.1306 (Special Provisions for Attached Signs), as amended March 25, 2020.
- The applicant proposes a 25.5-square-foot LED sign bearing the name “ANGRY DOG ®,” “EST. 1990,” and the address “2726 COMMERCE” projecting five feet into the right-of-way on Commerce Street.
- According to the sign details, the two-sided white LED-illuminated steel and aluminum sign cabinet will be attached to the building using steel embedded plates and bolts. All lighting is white LED. The letters are painted white, and the cabinets are red and black.

### Sec 51A-7.1305 Special Provisions for All Signs

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

- The proposed sign will overhang into the right-of-way by five feet as permitted by an existing agreement with the City, Ordinance No. 28474.

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

- The sign is proposed on the first and only level of the building, under 65 feet-in-height and with 25.5 square feet.

(c) Except as otherwise provided in Subsections (d) and (e), the maximum effective area of all signs combined on a premise, not including A-frame signs, painted applied signs on certain facades, and district identification signs, is 10 percent of the total area of all building facades facing public right-of-way that is adjacent to the premise, not to exceed 1,200 square feet. Where a premise has only one facade facing an adjacent public right-of-way, the maximum effective area can be increased to 15 percent of that facade, not to exceed 500 square feet.

- This premise has only one facade facing right-of-way. The facade measures approximately 500 square feet allowing for up to 75 square feet of signage. The existing sign is approximately 16 square feet and the proposed sign is 25.5 square feet, totaling 41.5 square feet. Therefore, the existing and proposed signage account for approximately 55 percent of the allowable sign area based on the facade.

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

- Only the words are illuminated with white LED.

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

- (1) Metal.
- (2) Glass.
- (3) Wood.
- The proposed sign is mostly metal with acrylic lettering.

Sec 51A-7.1306 Special Provisions for Attached Signs

- (a) Attached signs in general.
  - (1) No portion of an attached sign may be located:
    - (A) more than 10 feet from the facade to which it is attached; or
    - (B) less than two feet from the back of a street curb.
  - The proposed sign projects five feet from the facade and is approximately 10 feet, six inches from the back of the street curb.



<u>List of Officers</u>
-------------------------



**3914 ELM ST. – DALLAS, TX 75226 – 214-826-4475**

Angry Dog – 2726 Commerce St – Dallas, TX 75226

Tenant officers:                The tenant is Kirkwood Capital, Inc. Officers are John J. Little, President; Fred C. Pedersen, Vice-President; David G. Luther, Secretary.

Owner officers:                The owner is SDL Partners, Ltd. The general partner of SDL Partners, Ltd. is SDP Partners, LLC. The managers of SDL Partners, LLC are Susan Reese and Larry Vineyard.

**SSDAC Action:**

**September 15, 2020**

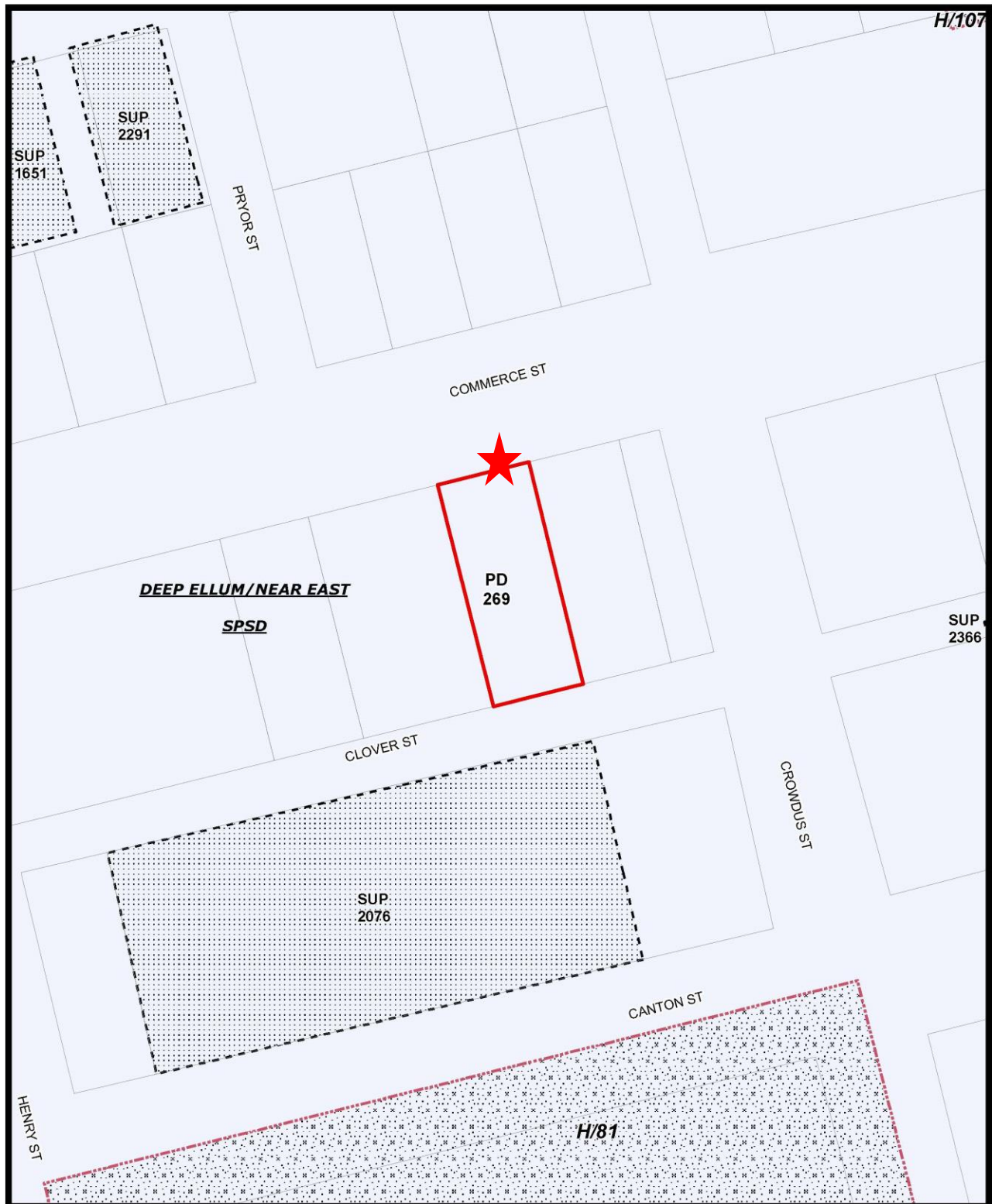
**MOTION:** It was moved to **approve** an application for a Certificate of Appropriateness for a 25.5 sq. ft. attached LED illuminated attached projecting sign at 2726 Commerce St. (north elevation).

Maker: Hardin  
Second: Schwope  
Result: Carried: 5 to 0

For: 5 – Peadon, Webster, Hardin, Dumas, and  
Schwope

Against:  
Absent: 0  
Conflict: 0

Speakers – Kenneth Waits—City Sign Services, Inc.  
Howard Perez—Angry Dog  
John Little

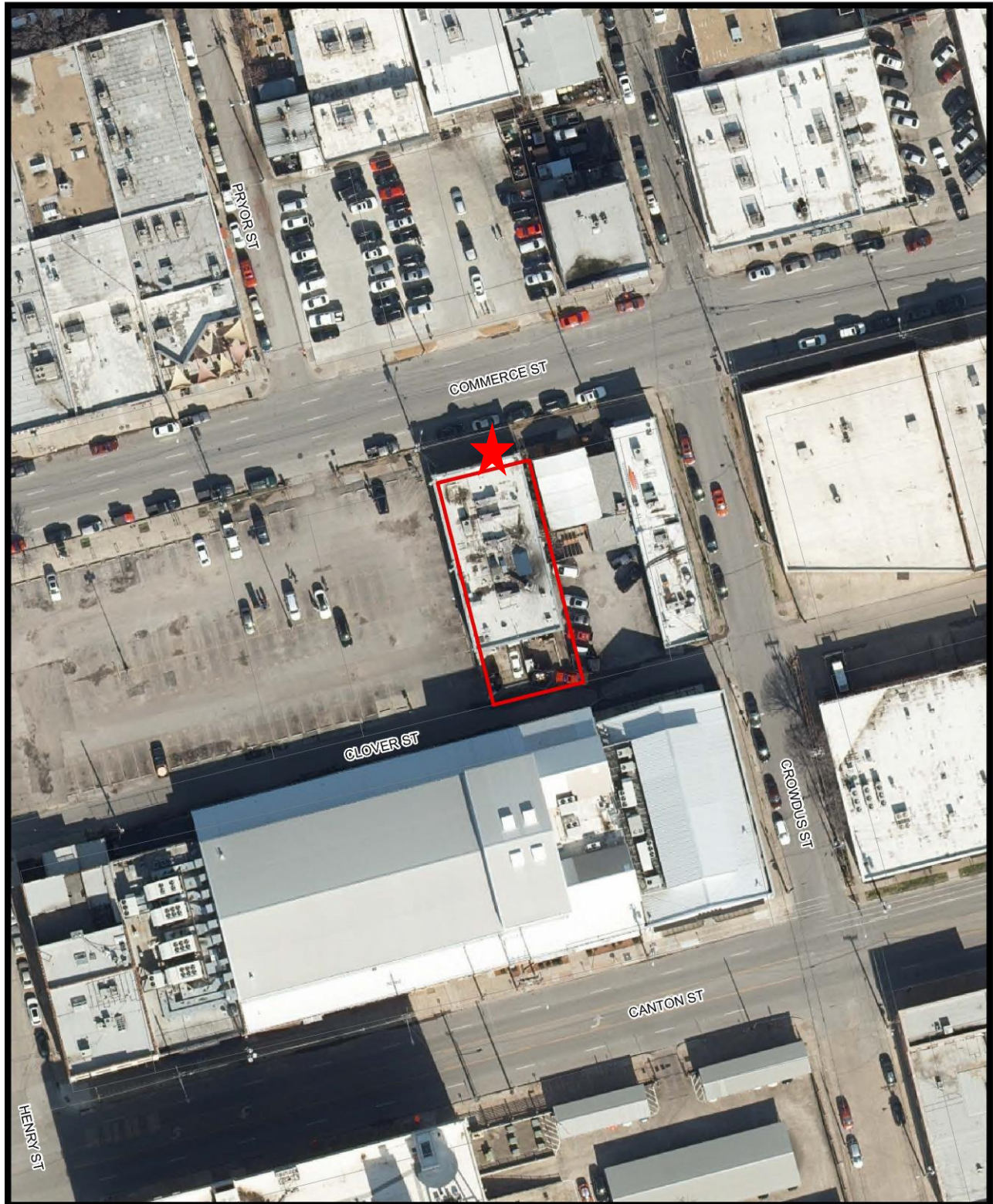


CA No. 2105100032  
2726 Commerce St.

Printed Date: 5/20/2021



CA: 2105100032



CA No. 2105100032  
2726 Commerce St.

Printed Date: 5/20/2021



**Application**

**Job 165734093-002 (2105100032)**

**Job Edit**

**Miscellaneous Transaction**

**Job 165734093-002 (2105100032)**

Electrical Sign (ES) ATTACHED - PROJECTING; N ELV (A) New Construction

Status: Paid

Created By: JPOOL

Date Created: May 10, 201

Date Completed: May 11, 201

Parent Job: 165734093-001 (2105061159)

Specific Location: 2726 COMMERCE - 25.5 SQ. FT. LED ILLUMINATED ATTACHED SIGN (PROJECTING) - NORTH ELEVATION

**Details**

Customer

Waits, Kenneth  
3914 Elm St.  
Dallas, TX 75226  
(214) 826-4475  
css1956@aol.com

Fee Amount

FeeType

Staff Email

**Details**

Fees (EXT): 2105100032 SPSP Plan Review \$345.00  
Adjusted:\$0.00 Paid:\$345.00 Owed:\$0.00



Customer: Waits, Kenneth  
3914 Elm St.  
Dallas, TX 75226 (214) 826 4475

Proposed Sign Location



# Proposed Sign Location

## SURVEY PLAT

### TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 272 and being the Southwest 23.0 feet of Lot 2 and the Northeast 27.0 feet of Lot 3 in Block 4, City of Crowds & Akard's Addition, an addition to the City of Dallas, Texas, according to the map recorded in Volume 3 at Page 523 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the Southeast line of Commerce Street, (an 80 foot R.O.W.), said point being South 76 deg. 45 min. West, a distance of 77.0 feet from the intersection of the said Southeast line of Commerce Street with the Southwest line of South Crowds Street, (a 50 foot R.O.W.), a point for corner;

THENCE, South 12 deg. 23 min. East, on a line Northeasterly 23.0 feet from and parallel to the Southwest line of said Lot 2, a distance of 125.0 feet to a point in the Northwest line of Clover Street, (a 25.0 foot R.O.W.), an iron stake found for corner;

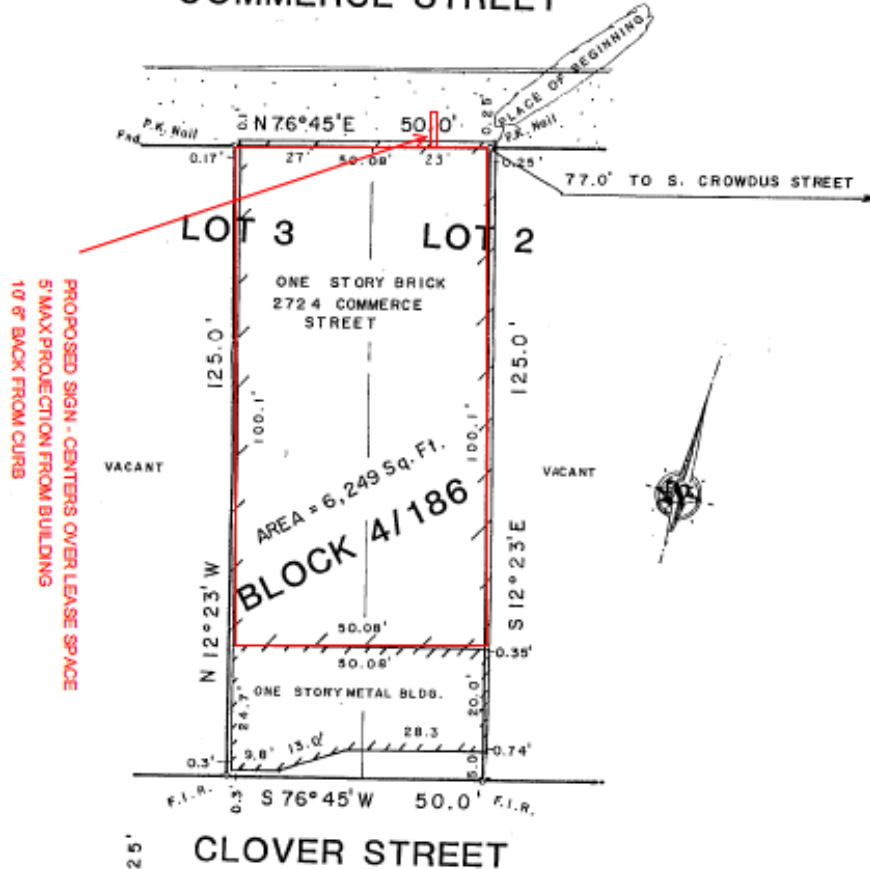
THENCE, South 76 deg. 45 min. West, with the said Northwest line of Clover Street, a distance of 50.0 feet, an iron stake found for corner;

THENCE, North 12 deg. 23 min. West, on a line Southwesterly 27.0 feet from and parallel to the Northeast line of said Lot 3, a distance of 125.0 feet to a point in the said Southeast line of Commerce Street, a P.K. nail for corner;

THENCE, North 76 deg. 45 min. East, with the said Southeast line of Commerce Street, a distance of 50.0 feet to the PLACE OF BEGINNING and CONTAINING 6,249 square feet of land.

( 80' R.O.W. )

## COMMERCE STREET



This survey was performed in connection with the transaction described in GP No. 111612-IP

TICOR

OF OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERWRITTEN IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. And the plat herein is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the site, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated and that the distance from the nearest intersecting street, or road, is as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS OR PROTRUSIONS APPARENT ON THE GROUND.

Scale: 1" = 20'  
Date: 12/18/04  
Job: 042514  
Drawn By: \_\_\_\_\_



*Gar D. Gold*  
Registered Public Surveyor No. 1630  
**SURVEYING ASSOCIATES**  
1022 S. Rockley, Dallas, TX 75203  
PHONE: (214) 948-3324

### Proposed Sign Elevation



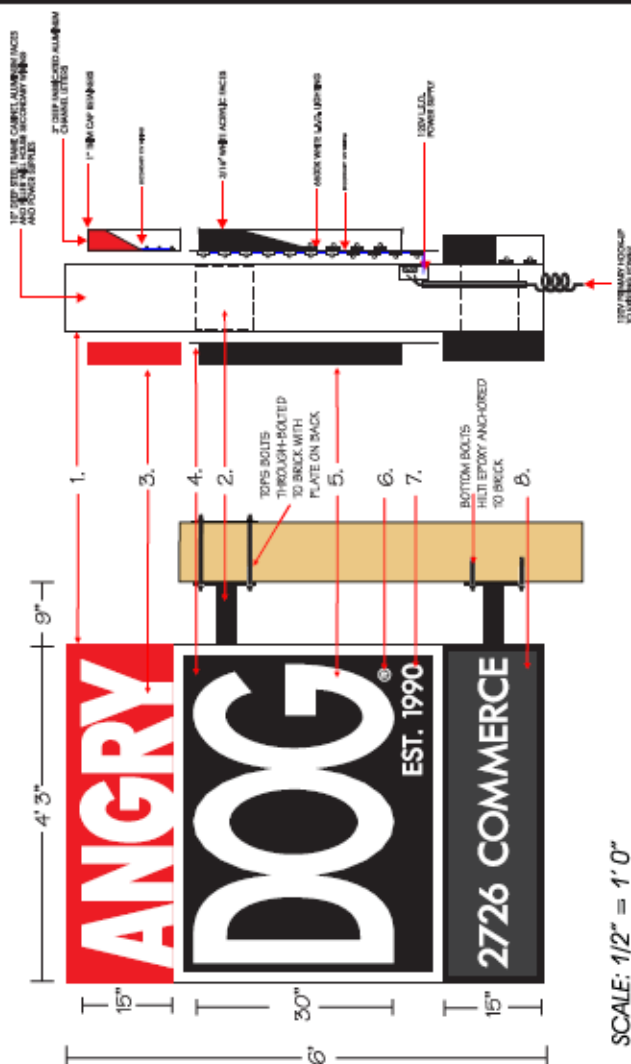
SIGN TO BE UL LISTED AND WILL BEAR UL LABEL  
CITY SIGN SERVICES LISTING #E-71482



214-826-4475 citysignservices.com  
CONTACT: CODY WAITS  
EMAIL: CODY.CITYSIGNS@AOL.COM

**DETAIL: PROPOSED EXTERIOR SIGNAGE**

**- DESIGN OPTIONS: EXTERIOR BLADE SIGN - ILLUMINATED**



SCALE: 1/2" = 1' 0"

**SIGN DESCRIPTION/ELEMENTS:**

1. MAIN SIGN CABINET - 6' X 4' 3" X 10" DEEP CABINET WITH STEEL FRAME AND ALUMINUM FILLER PAINTED FINISH WITH BLACK RETURNS, RED BEHIND 'ANGRY' AND WHITE BEHIND 'DOG' PANEL
2. 3" STEEL TUBE MOUNTING ARMS WITH 12" X 12" X 3/8" STEEL PLATES - THROUGH BOLTED TO BUILDING TOP PLATE, LOWER PLATE IS HELD EPOXY INTO BRICK - TYPE (4) BOLTS PER PLATE.
3. 'ANGRY' LETTERS ARE 3" DEEP CHANNEL LETTERS - ALUMINUM CANS - 3/16" WHITE ACRYLIC FACES - RED RETURNS AND TRIM CAP ILLUMINATION BY MEANS OF 6500K WHITE LED LIGHTING
4. 1/8" FLAT BACKER PANEL - PAINTED BLACK FINISH - 6500K WHITE LED'S ON BACK TO SHINE ONTO CABINET TO HALO LIGHT PANEL
5. 'DOG' LETTERS ARE 3" DEEP CHANNEL LETTERS - ALUMINUM CANS - 3/16" WHITE ACRYLIC FACES - RED RETURNS AND TRIM CAP ILLUMINATION BY MEANS OF 6500K WHITE LED LIGHTING
6. REGISTER MARK - WHITE VINYL
7. EST. 1980 - ROUTED LETTERS TO SHOW THROUGH TO WHITE CABINET
8. 2726 COMMERCE - 15" X 4' 3" X 3" DEEP INTERNALLY LIT SIGN BOX - BLACK VINYL BACKGROUND WITH WHITE SHOW-THROUGH COPY

## 01 EXTERIOR ELEVATION:

SCALE: As Per View

## SIGN DETAIL



Proposed Sign Elevation

**DETAIL: PROPOSED EXTERIOR SIGNAGE**

• DESIGN OPTIONS: EXTERIOR BLADE SIGN • DAY VIEW



**01** EXTERIOR ELEVATION: *ELEVATION VIEW*  
SCALE: 1/4" = 1' 0" NORTH ELEVATION



**CITY SIGN  
SERVICES, INC.**  
3914 ELM ST. - DALLAS, TX 75226

214-826-4475 citysignservices.com

CONTACT: CODY WAITS

EMAIL: CODY.CITYSIGNS@AOL.COM

**Proposed Sign Elevation**



**01 EXTERIOR ELEVATION:** *ELEVATION VIEW*  
 SCALE: 1/4" = 1' 0"  
 NORTH ELEVATION (EAST VIEW)



**CITY SIGN  
 SERVICES, INC.**  
 3914 ELM ST. - DALLAS, TX 75226

214-826-4475 citysignservices.com  
 CONTACT: CODY WAITS  
 EMAIL: CODY.CITYSIGNS@AOL.COM

Proposed Sign Day Perspective

**DETAIL: PROPOSED EXTERIOR SIGNAGE**

- DESIGN OPTIONS: **EXTERIOR BLADE SIGN - DAY VIEW**



**01 EXTERIOR ELEVATION: PERSPECTIVE VIEW**  
SCALE: As Per View

**CITY SIGN SERVICES, INC.**  
3914 ELM ST. - DALLAS, TX 75226  
214-826-4475 citysignservices.com  
CONTACT: CODY WAITS  
EMAIL: CODY.CITYSIGNS@AOL.COM



Proposed Sign Night Perspective

**DETAIL: PROPOSED EXTERIOR SIGNAGE**

- DESIGN OPTIONS: **EXTERIOR BLADE SIGN - ILLUMINATED VIEW**



**01** **EXTERIOR ELEVATION:** *PERSPECTIVE VIEW*  
SCALE: As Per View

 **CITY SIGN  
SERVICES, INC.**  
3914 ELM ST. - DALLAS, TX 75226  
214-826-4475 citysignservices.com  
CONTACT: CODY WAITS  
EMAIL: CODY.CITYSIGNS@AOL.COM



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<b>FILE NUMBER:</b>	Z201-250(LG)	<b>DATE FILED:</b>	May 6, 2021
<b>LOCATION:</b>	Northeast corner of McBroom Street and North Winnetka Avenue		
<b>COUNCIL DISTRICT:</b>	6	<b>MAPSCO:</b>	44 K
<b>SIZE OF REQUEST:</b>	± 0.4509 acres	<b>CENSUS TRACT:</b>	101.02

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**REPRESENTATIVE/  
APPLICANT/OWNER:** Wesley-Rankin Community Center, Inc.

**REQUEST:** An application for the renewal of Specific Use Permit No. 2153 for a child-care facility on property zoned an R-5(A) Single Family District.

**SUMMARY:** The purpose of this request is to continue the operation of a child-care facility at the subject site. The site also holds SUP No. 1456 for a community service center.

**STAFF RECOMMENDATION:** Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to conditions.

**BACKGROUND INFORMATION:**

- On August 26, 2015, the City Council approved Specific Use Permit No. 2153 for a childcare facility for a two-year period. On June 14, 2017, Specific Use Permit No. 2153 was approved for renewal for a four-year period. This is the second renewal request for this SUP.
- The Dallas Development Code defines a child-care facility 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.
- The applicant requests the renewal of Specific Use Permit No. 2153 to allow for the continued operations of a child-care facility.

**Zoning History:**

There has been one recent zoning case at the subject site within the last five years.

- 1. Z167-244** On August 16, 2017, the City Council approved the renewal of Specific Use Permit No. 2153 for a childcare facility for a four-year period with eligibility for automatic renewal for additional five-year periods, on the northeast corner of McBroom Street and North Winnetka Avenue.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
McBroom Street	Local Street	50 feet
North Winnetka	Local Street	50 feet

**Land Use:**

Area	Zoning	Land Use
<b>Site</b>	R-5(A) with SUP No. 1456 & SUP No. 2153	Community service center (SUP No. 1456), child-care facility (SUP No. 2153)
<b>North</b>	R-5(A)	Church, Surface Parking
<b>East</b>	R-5(A)	Public Park (Benito Juarez)
<b>South</b>	R-5(A)	Single Family
<b>West</b>	R-5(A)	Single Family

**Comprehensive Plan:**

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

The 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.

**Area Plan:**

The subject site is located in the area of The West Dallas Neighborhood Investment Program (NIP) Community Revitalization Plan (CRP). This plan serves as a guiding document that articulates a vision for the West Dallas NIP. The Plan also: (1) provides a framework for designation as a "Community Revitalization Plan" (CRP) under the Texas Department of Housing and Community Affairs (TDHCA) 2013 Qualified Allocation Plan (QAP); (2) lends support for the allocation of public resources under the NIP; and (3) lays the groundwork for future and more detailed planning. As part of the plan itself, it listed several important elements that are relevant to this case. For instance, the plan states the lack of neighborhood servicing businesses as a major weakness for the area. A child-care facility is a neighborhood servicing business that can provide enhancements to the area.

**STAFF ANALYSIS**

**Land Use Compatibility:**

The 3,433 square foot, one-story building is located in a residential area. The existing uses of the property are a child-care facility and a community service center. A child-care facility is classified as an institutional and community service use. Residential neighborhoods need services like this, as well as other institutional and recreational options. A nearby church exists to the north and a park to the east.

The use is compatible with the other uses in the area. The Wesley-Rankin Community Center is a community service center located on the site operating under a separate SUP. The child-care facility operates from Monday through Sunday from 7:00 am to 10:00 pm with an enrollment of approximately 42 children.

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.

Staff is in support of the renewal for a ten-year period because this will allow the applicant to renew their specific use permit when they renew SUP No.1456. This will allow the SUPs for both uses to occur at the same time and be evaluated together within the autorenewal process.

#### **Parking:**

Pursuant to §51A-4.204 of the Dallas Development Code for a child-care facility use that requires an SUP, the off-street parking requirement may be established in the ordinance granting the SUP, otherwise one parking space per 500 square feet of floor area is required. The site contains approximately 3,433 square feet of floor area, which would require seven parking spaces; however, a parking analysis was submitted with the last request which indicated that four parking spaces are sufficient for the child-care facility, that is being shared with the Community Service Center use on site as well. Staff continues to support the parking reduction.

#### **Landscaping:**

Landscaping is in accordance with the existing landscape plan. A copy of the existing landscape plan is included in this report.

#### **Market Value Analysis**

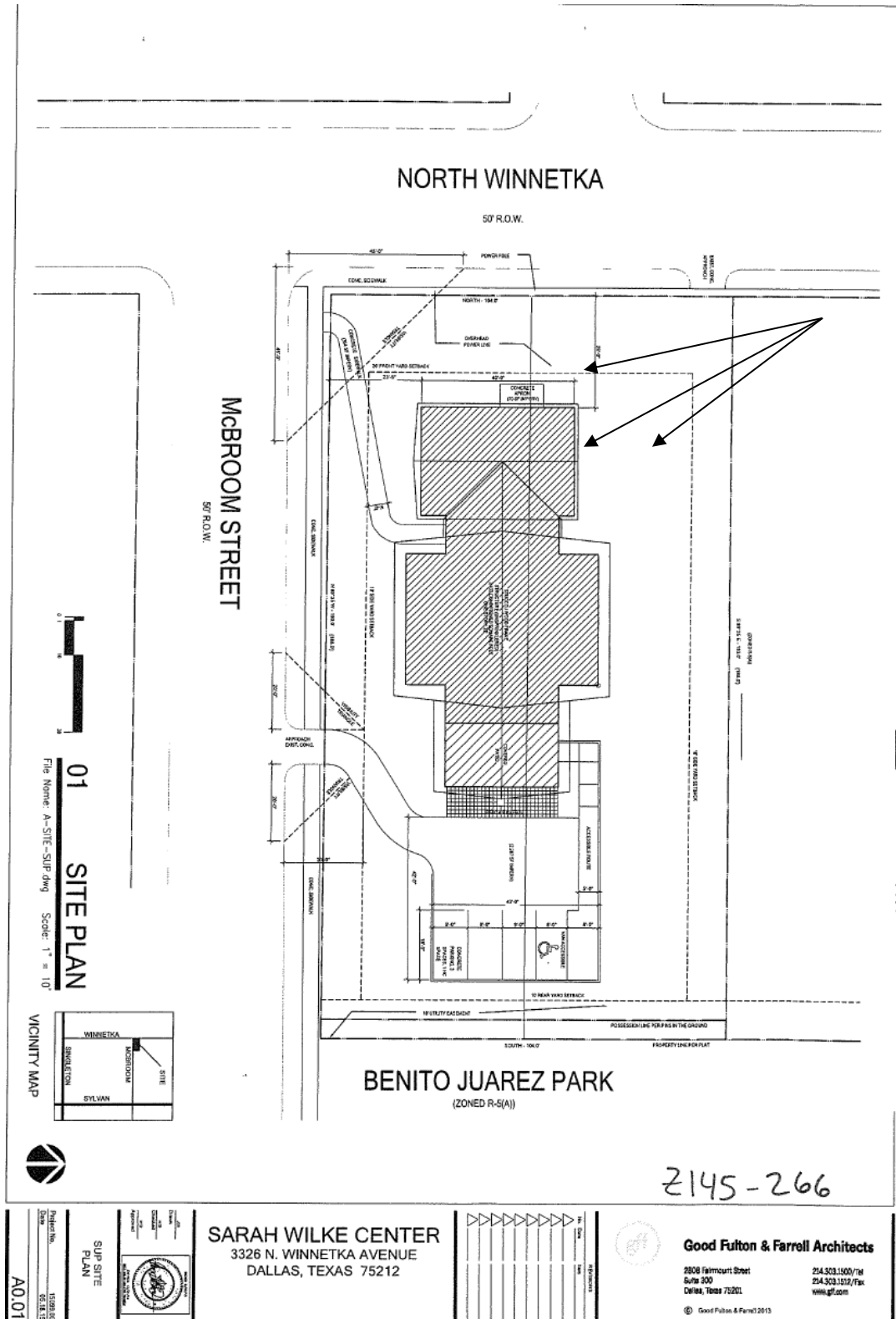
Market Value Analysis (MVA) is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely 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 subject site is uncategorized. Adjacent properties to the south are within MVA Category "E."



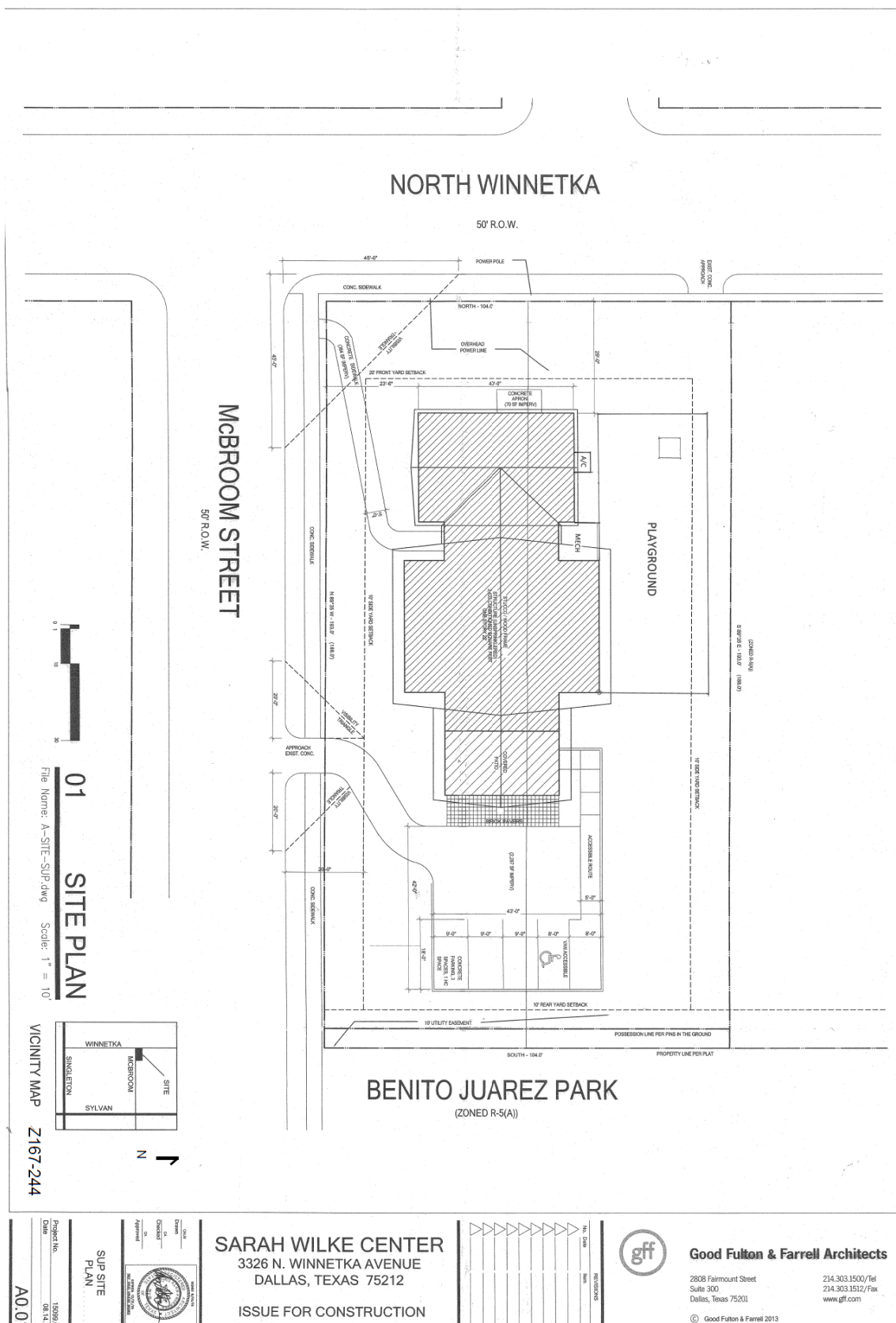
**Proposed SUP Conditions**

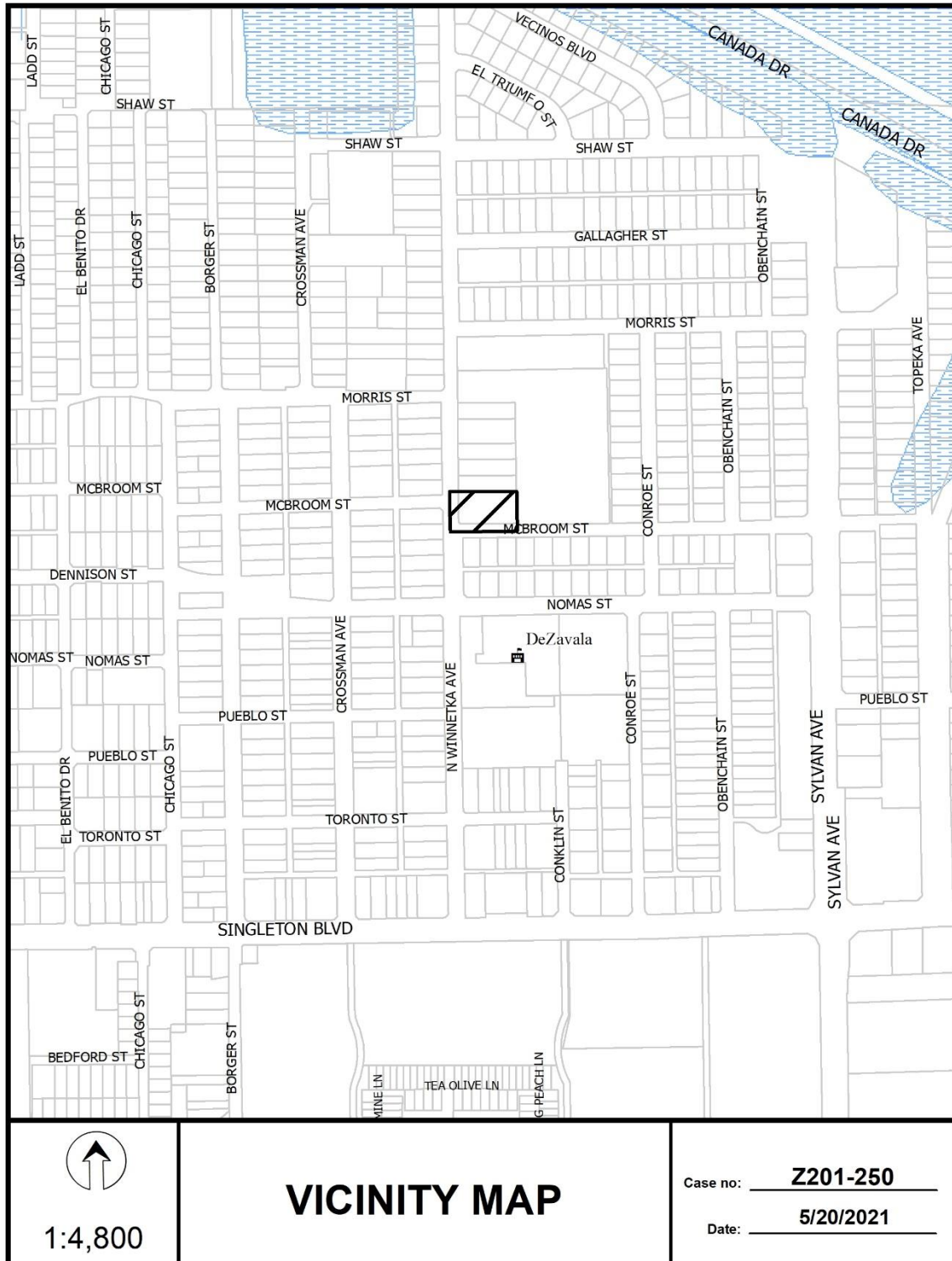
1. **USE**: The only uses authorized by this specific use permit is a child-care facility.
2. **SITE PLAN**: Use of the Property must comply with the attached site plan.
3. **TIME LIMIT**: This specific use permit expires on (10 years from the passage of this ordinance) , but is eligible for automatic 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 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. **LANDSCAPING**: Landscaping must be provided as shown on the attached landscape plan.
5. **HOURS OF OPERATION**: The child-care facility may only operate between 7:00 a.m. to 10:00 p.m., Sunday thru Saturday.
6. **INGRESS-EGRESS**: Ingress and egress must be provided as shown on the attached site plan. No other ingress and egress is permitted.
7. **OFF-STREET PARKING**: Off-street parking must be located as shown on the attached site plan. No other off-street parking is required.
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.

**Existing Site Plan (No Changes)**

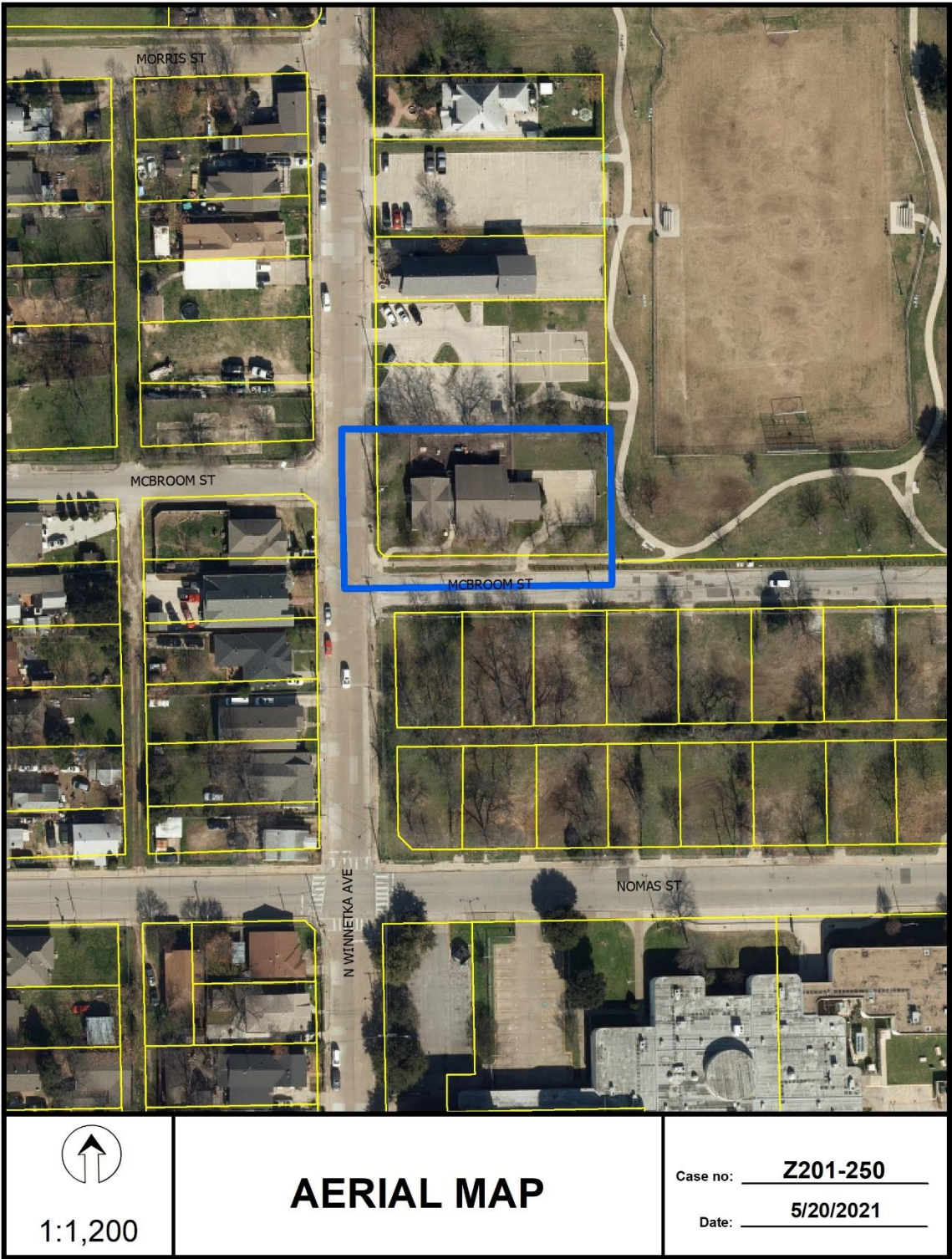


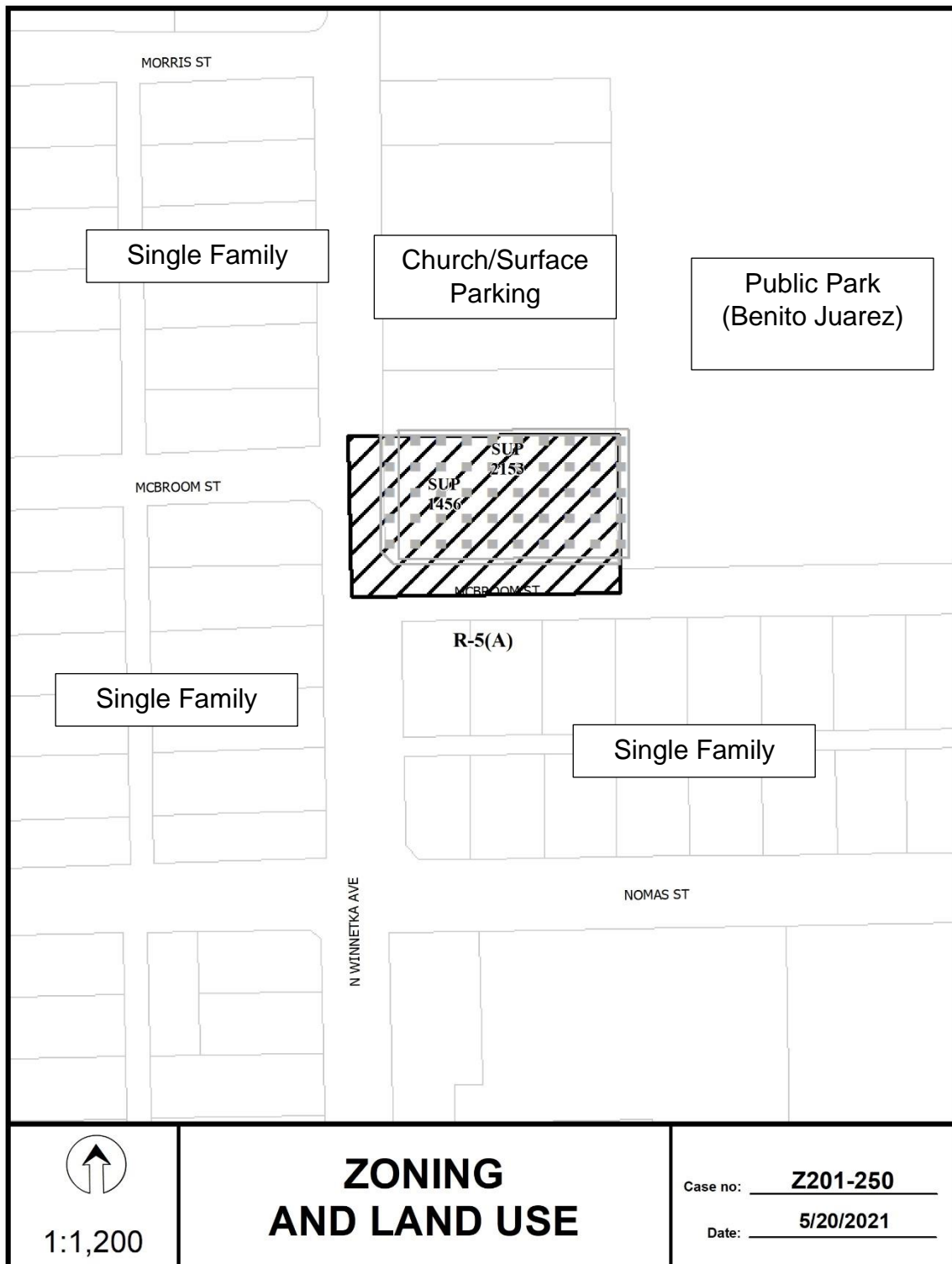
### **Existing Landscape Plan (No Changes)**

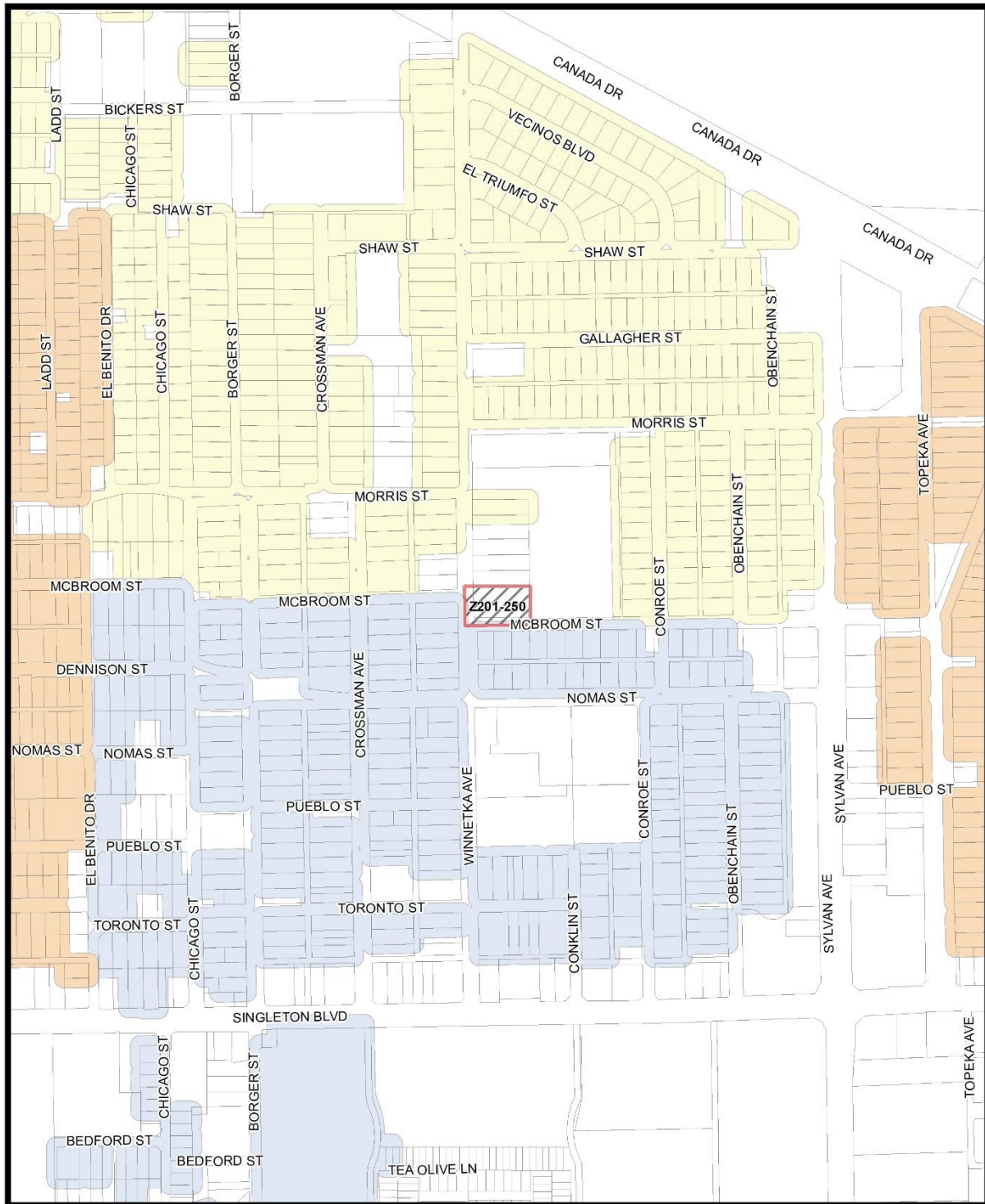












Market Value Analysis

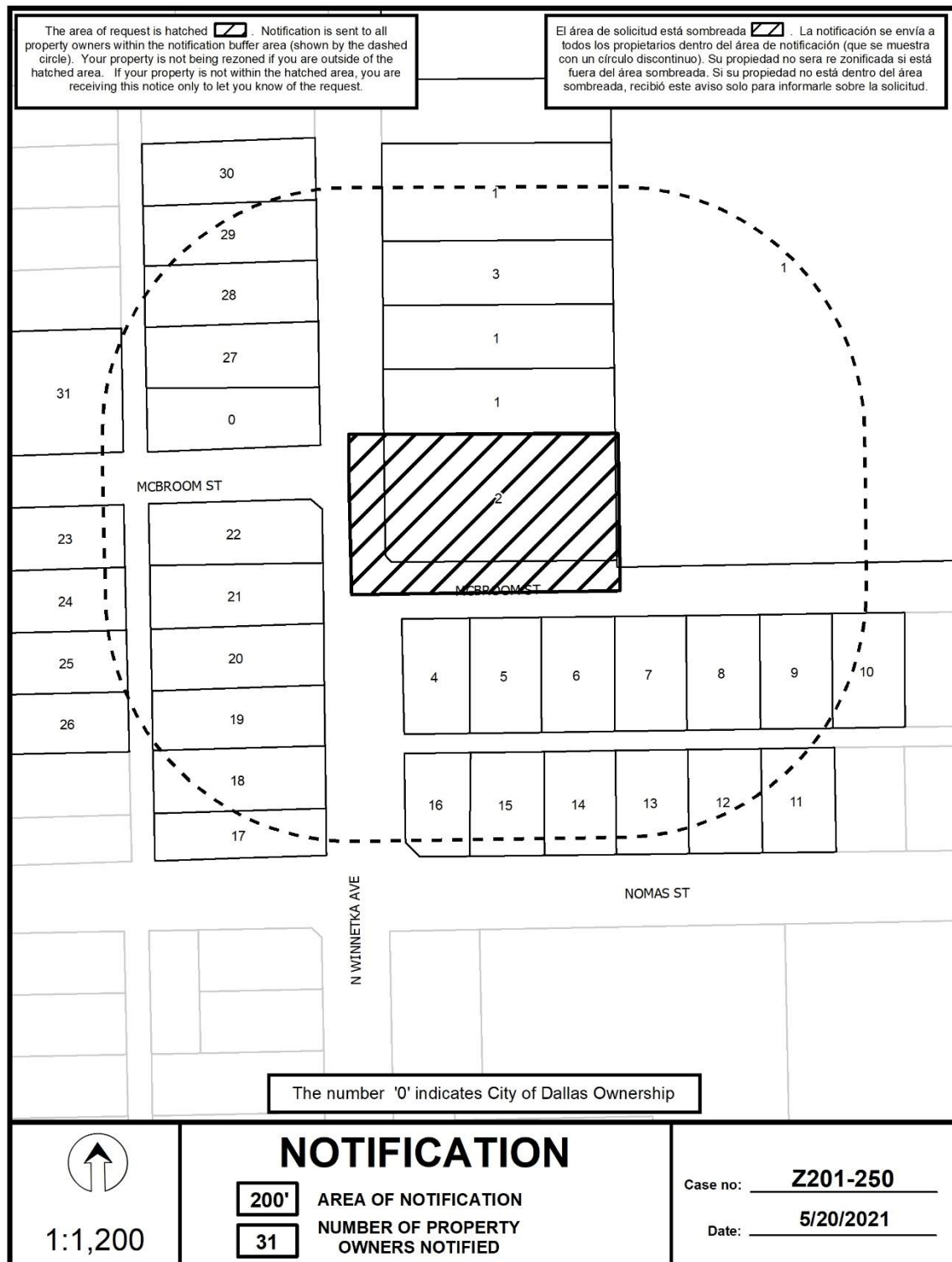


1:4,800

# Market Value Analysis

Printed Date: 6/30/2021







05/20/2021

***Notification List of Property Owners******Z201-250******31 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3352 N WINNETKA AVE	Dallas ISD
2	3326 N WINNETKA AVE	WESLEY RANKIN COMMUNITY CENTER INC
3	3338 N WINNETKA AVE	IGLESIA CHRISTIANA
4	1020 MCBROOM ST	Taxpayer at
5	1016 MCBROOM ST	Taxpayer at
6	1010 MCBROOM ST	Taxpayer at
7	1006 MCBROOM ST	Taxpayer at
8	1002 MCBROOM ST	Taxpayer at
9	918 MCBROOM ST	Taxpayer at
10	914 MCBROOM ST	Taxpayer at
11	919 NOMAS ST	Taxpayer at
12	1003 NOMAS ST	Taxpayer at
13	1007 NOMAS ST	Taxpayer at
14	1011 NOMAS ST	Taxpayer at
15	1017 NOMAS ST	Taxpayer at
16	1021 NOMAS ST	Taxpayer at
17	3303 N WINNETKA AVE	RINCON SERGIO GUADALUPE
18	3305 N WINNETKA AVE	LOPEZ MAREY ALEJANDRO
19	3311 N WINNETKA AVE	Taxpayer at
20	3313 N WINNETKA AVE	PANAMENO ANDRES A &
21	3319 N WINNETKA AVE	ROJAS JULIAN
22	3323 N WINNETKA AVE	UMANA SANDRA CORTEZ E
23	3322 CROSSMAN AVE	ALEJANDRO ARMANDO
24	3318 CROSSMAN AVE	LOZANO ADRIANA
25	3314 CROSSMAN AVE	AGUIN ELIZABETH Y
26	3310 CROSSMAN AVE	ARREDONDO RAQUEL URBINA

Z201-250(LG)

05/20/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3335 N WINNETKA AVE	BANDA MARIA C &
28	3339 N WINNETKA AVE	BANDA MARIA C &
29	3343 N WINNETKA AVE	BANDA MARIA C &
30	3347 N WINNETKA AVE	GARCIA JERRY ZENON &
31	3330 CROSSMAN AVE	MARTINEZ NORMA ALICIA

**FILE NUMBER:** Z201-241(AU)

**DATE FILED:** April 23, 2021

**LOCATION:** Northwest of Abrams Road and Whitehurst Drive

**COUNCIL DISTRICT:** 10

**MAPSCO:** 27 A

**SIZE OF REQUEST:** +/- 18 Acres

**CENSUS TRACT:** 78.10

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**REPRESENTATIVE:** Karl Crawley, MASTERPLAN

**APPLICANT/OWNER:** Richardson Independent School District

**REQUEST:** An application for an amendment to Planned Development District No. 897 for R-10(A) Single Family District uses and a Public School other than an Open-Enrollment Charter School use.

**SUMMARY:** The purpose of the request is to primarily allow for the modification of the maximum allowed floor area within the PD and to amend the associated plans to reflect the proposed change.

**STAFF RECOMMENDATION:** **Approval**, subject to a revised development plan, a traffic management plan, and staff's recommended conditions.

**PLANNED DEVELOPMENT DISTRICT No. 897:**

<http://www.dallascityattorney.com/51P/Articles/PDF/Article%20897.pdf>

**PDD No. 897 Exhibits:**

[http://www.dallascityattorney.com/51P/TOC-800-999\(1\).html](http://www.dallascityattorney.com/51P/TOC-800-999(1).html)

### **Background Information**

- The request site is developed with a public middle school (Forest Meadow Junior High School), 7<sup>th</sup> and 8<sup>th</sup> grades, as well as supporting athletic fields/areas and surface parking. The site is zoned Planned Development District No. 897.
- Planned Development District No. 897 was approved by City Council on October 23, 2013. PD No. 897 allows public school other than open-enrollment charter school use by right, and defaults to R-10(A) Single Family District otherwise.
- Forest Meadow Junior High School was built in 1960, per DCAD records. In 2013, PD No. 897 was created for the expansion of the school and to allow the use by right. R-10(A) allows school use by Specific Use Permit only. Currently the school includes approximately 700 students in 7<sup>th</sup> and 8<sup>th</sup> grades and approximately 100 faculty body.
- Richardson ISD is proposing to expand the school and add the 6<sup>th</sup> grade level, thus increasing the student body to approximately 1,500 students and the faculty to 200 persons.
- The applicant is proposing an amendment to PD No. 897 for the following: 1) increase of floor area from 131,000 square feet to 205,000 square feet; 2) allow all landscaping to default to regulations of Article X with some exceptions included in the proposed PD Conditions; 3) amend the development plan and revise the Traffic Management Plan to reflect the changes.

### **Zoning History**

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

### **Thoroughfares/Streets**

Thoroughfare/Street	Type	Existing ROW Bike trail
Abrams Road	Principal Arterial	100 feet
Whitehurst Drive	Local Street	60 feet



## **Traffic**

The applicant submitted a Traffic Management Plan with this request, that includes recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity, and travel by all other modes during peak morning drop-off and afternoon pick-up periods.

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

## **Comprehensive Plan:**

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

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

## **LAND USE ELEMENT**

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

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

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

## **URBAN DESIGN ELEMENT**

### **GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

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

**STAFF ANALYSIS****Surrounding Land Uses:**

<b>Area</b>	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD No. 897	Public School other than an Open-Enrollment Charter School
<b>North East South West</b>	R-7.5(A)	Single family

**Land Use Compatibility:**

The 18-acre site is developed with a public middle school (Forest Meadow Junior High School) with 7<sup>th</sup> and 8<sup>th</sup> grades, as well as supporting athletic fields. Surrounding land uses consist of single family around the site on all sides.

Richardson ISD is proposing to expand the school and add the 6<sup>th</sup> grade level, thus increasing the floor area from 131,000 square feet to 205,000 square feet and the student body to approximately 1,500 students and the faculty to 200 persons. A portion of the requested addition is for a storm shelter, on the northeastern portion of the building, facing Abrams Road.

For this planned expansion, the applicant is proposing an amendment to PD No. 897 to increase the allowable floor area and amend the development plan and Traffic Management Plan to reflect the requested change.

In addition to the applicant's requested changes, staff included additional conditions for enhanced sidewalk with a parkway along Abrams Road and improvements to the intersection of Abrams Road and Whitehurst Drive, on the corner serving the school. The applicant agreed to these recommendations.

Staff is also recommending the site to be screened along the northern and western property lines, abutting residential uses due to concerns for the conflict with car traffic in the residential alley. The applicant did not agree to this recommendation. If staff's recommendation is accepted, revisions to the development plan will be needed to indicate the location of the required screening.

Staff supports the applicant's request for the expansion and update of the existing school, also considering that this will trigger compliance with additional city requirements for landscaping, sidewalks, and traffic management.

**Parking:**

The proposed school will contain a total of 57 classrooms, 13 more than are included currently in the school. PD No. 897 requires three spaces per classroom, with a total of not less than 180 off-street spaces. The proposed development plan includes 201 parking spaces spread out over five parking areas. A parking rate of 3.0 spaces per classroom results in a parking requirement of 171 spaces for 57 classrooms. Staff appreciates that the site is providing more parking than required and has suggested the applicant to increase the landscape buffers. The applicant did not agree to staff's suggestion, considering that the surplus of 11 spaces provides a 5% inefficiency factor so motorists are not circulating trying to find the last spot in parking areas.

Staff is proposing to remove the requirement of minimum 180 parking spaces from the PD Conditions, considering the requirement for three spaces per classroom already contained in the conditions.

**Landscaping:**

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. The proposed conditions also include a minor deviation from Article X to allow a narrower residential buffer, as included on the development plan. This request is to allow the existing track field that currently encroaches in the required residential buffer zone to remain. The track field encroaches in the residential buffer zone along the northeastern property line, for a limited portion, backing the residential alley.

PD No. 897 currently includes a development/landscaping plan. The applicant is proposing to remove the landscaping element from the development plan and, with a minor exception from the residential buffer, to comply with the landscaping requirements set forth in Article X. Staff supports this request, considering the fact that there are no site constraints that would justify additional deviations from 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. While the area of request is not within an identified MVA cluster, adjacent properties to the north, west, and south, are within Category “B”; adjacent properties to the east are within Category “D”; and adjacent properties to the southeast are within Category “C”.



## **LIST OF OFFICERS**

### **Richardson ISD**

#### **Board of Trustees**

Karen Clardy – President  
Jean Bono – Vice President  
Regina Harris – Secretary  
Kim Caston – Treasurer  
Eron Linn – Member  
Eric Eager – Member  
Debbie Renteria – Member

Dr. Jeannie Stone – Superintendent  
Tabitha Branum – Deputy Superintendent  
Dr. Chris Goodson – Assistant Superintendent  
Dr. Kristin Byno – Assistant Superintendent  
David Pate – CFO  
Brenda Payne – Assistant Superintendent  
Dr. Melissa Heller – Assistant Superintendent  
Sandra Hayes – Assistant Superintendent  
Mia Martin – General Counsel  
Henry Hall – Chief Technology Officer  
James L Watson – Chief Executive Director of Operations

## **PROPOSED CONDITIONS**

### **ARTICLE 897.**

#### **PD 897.**

##### **SEC. 51P-897.101. LEGISLATIVE HISTORY.**

PD 897 was established by Ordinance No. 29181, passed by the Dallas City Council on October 23, 2013. (Ord. 29181)

##### **SEC. 51P-897.102. PROPERTY LOCATION AND SIZE.**

PD 897 is established on property located northwest of Abrams Road and Whitehurst Drive. The size of PD 897 is approximately 18 acres. (Ord. 29181)

##### **SEC. 51P-897.103. DEFINITIONS AND INTERPRETATIONS.**

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district. (Ord. 29181)

##### **SEC. 51P-897.104. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 897A: development/~~landscape~~ plan.
- (2) Exhibit 897B: traffic management plan. (Ord. 29181)

##### **SEC. 51P-897.105. DEVELOPMENT PLAN.**

- (a) For a public school other than an open-enrollment charter school, development and use of the Property must comply with the development/~~landscape~~ plan (Exhibit 897A). If there is a conflict between the text of this article and the development/~~landscape~~ plan, the text of this article controls.
- (b) For all other uses, no development plan is required, and the provisions of Section 51A- 4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 29181).

**SEC. 51P-897.106. MAIN USES PERMITTED.**

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-10(A) Single Family District, subject to the same conditions applicable in the R-10(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-10(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-10(A) Single Family District is subject to DIR in this district; etc.

(b) A public school other than an open-enrollment charter school is permitted by right. (Ord. 29181)

**SEC. 51P-897.107. ACCESSORY USES.**

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 29181)

**SEC. 51P-897.108. YARD, LOT, AND SPACE REGULATIONS.**

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-10(A) Single Family District apply.

(b) Public school other than an open-enrollment charter school.

(1) Front yard. Minimum front yard is 25 feet.

(2) Side and rear yard. Minimum side and rear yard is ten feet.

(3) Floor area. Maximum floor area ~~431,000~~ 205,000 square feet. (Ord. 29181)

**SEC. 51P-897.109. 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.

(b) Public school other than an open-enrollment charter school.

(1) A minimum of three spaces for each classroom, ~~with a total of not less than 180 off street parking spaces~~, must be provided in the location shown on the

development/landscape plan.

- (2) Parking may be located in the required yards. (Ord. 29181)

**SEC. 51P-897.110. TRAFFIC MANAGEMENT PLAN.**

(a) In general. The operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit 897B).

(b) Queuing. Queuing within the right-of-way is prohibited unless written approval is obtained from the director of public works and transportation. Queuing within the right-of-way must not impede maneuvering for emergency vehicles.

- (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, ~~2015~~ 2023. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 of each odd-numbered year for a total of four updates.

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

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

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

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

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

(d) Amendment process.

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

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion. (Ord. 29181)

**SEC. 51P-897.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 29181)

**SEC. 51P-897.112. LANDSCAPING.**

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

(b) Public school other than an open-enrollment charter school.

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

(...) The residential buffer zone may be reduced in depth in locations restricted by impervious improvements indicated on the development plan.

(2) Fencing must be provided as shown on the development/landscape plan. Fencing may be located in the required yards.

Staff recommendation:

(...) Perimeter screening must be provided along the northern and western property lines, abutting residential uses. The screening must be a brick, stone, or concrete masonry, stucco, concrete, or wood wall or fence that is not less than six feet in height. The wall or fence may not contain any openings or gates for vehicular access. The required screening must be maintained compliance with these standards.

Applicant's request:

~~(...) Perimeter screening must be provided along the northern and western property lines, abutting residential uses. The screening must be a brick, stone, or concrete masonry, stucco, concrete, or wood wall or fence that is not less than six feet in~~



~~height. The wall or fence may not contain any openings or gates for vehicular access. The required screening must be maintained compliance with these standards.~~

- (c) Maintenance. Plant materials must be maintained in a healthy, growing condition.
- (d) Tree removal permit. A tree removal permit may be issued by the building official before the issuance of a building permit. (Ord. 29181)

**SEC. 51P-897.113.                      SIGNS.**

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 29181)

**SEC. 51P-897.114.                      ADDITIONAL PROVISIONS.**

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 29181)

(...) A sidewalk of minimum six feet of unobstructed width with a parkway of minimum five feet must be provided along Abrams Road.

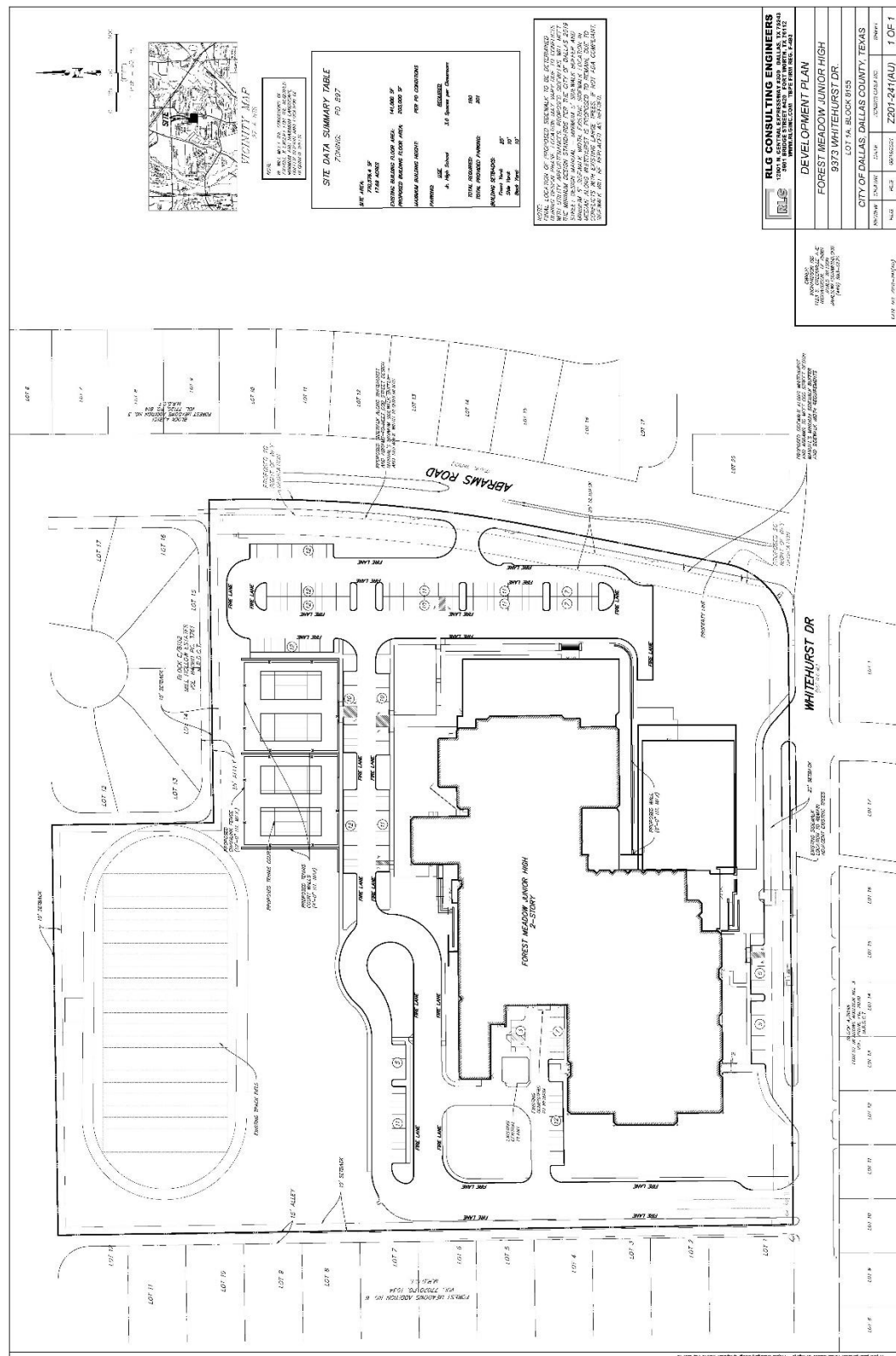
(...) The building official shall not issue a final certificate of occupancy for new construction unless there is an executed developer agreement or contract for the installation of detection equipment and an accessible pedestrian signal system on the northwest corner of the intersection of Abrams Road and Whitehurst Drive, as determined by the director.

**SEC. 51P-897.115.                      COMPLIANCE WITH CONDITIONS.**

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 29181)



## PROPOSED DEVELOPMENT PLAN



**EXISTING TRAFFIC MANAGEMENT PLAN**

**131871**

**29181**

**TRAFFIC MANAGEMENT PLAN**

**Richardson ISD  
Forest Meadow Junior High  
Dallas, Texas**

August 12, 2013

Prepared for  
Richardson ISD

Planned Development  
No. 897  
Exhibit 897B



*Stephen M. Moore*  
08/12/13

Approved  
City Plan Commission  
September 26, 2013



1201 North Bowser Road  
Richardson, Texas 75081

Firm Registration No. 312

AVO 29459

## EXISTING TRAFFIC MANAGEMENT PLAN (cont.)

Richardson ISD Forest Meadow JH  
Abrams Rd / Whitehurst Dr  
Dallas, Texas

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August 12, 2013  
AVO 29459

### Executive Summary

Halff Associates, Inc. (Halff) conducted a Traffic Management Plan on behalf of the Richardson Independent School District (RISD) for proposed improvements to their Forest Meadow Junior High School campus. The campus, which serves approximately 700 7<sup>th</sup> and 8<sup>th</sup> grade students, is located on the northwest corner of the Abrams Road / Whitehurst Drive intersection in Dallas. The RISD plans to add 8 new classrooms to the campus in order to accommodate the projected enrollment growth to approximately 1,100 students over the next 8 to 10 years.

Halff conducted AM and PM peak period observations and traffic counts at the campus to identify current traffic patterns and estimate current trip generation for the site. The campus has a one-way loop drive along the front (south) side of the school, accessed from Whitehurst Drive, which is shared by school buses and parents. In the AM peak, buses and parents drop off students in the front loop. In the PM peak, buses queue up and load in the front loop, and parents are prohibited from entering the loop drive until the buses exit the site. Parents also drop off and pick up students in the staff parking lot on the east side of the site, accessed from a driveway along Abrams Road, and along Echo Valley Drive and Whitehurst adjacent to the school.

Based on the traffic counts and observations, Halff estimated the maximum queuing demand for the school to be 95 vehicles, occurring just after the release bell at 3:30 pm. Using a straight-line projection, the projected "maximum" queue demand once the school reaches its maximum enrollment is approximately 149 vehicles in the PM peak period.

As part of the campus improvements, the RISD will be constructing a new bus drop off / pick up area on the back (north) side of the school building and will be adding approximately 94 new parking spaces on the site, a new staff parking lot on the northwest side of the building and a new visitor parking lot on the southeast side of the building (the campus currently has 88 designated parking spaces). This will provide separate areas for the buses and parents to drop off and pick up students, and will allow parents to queue up in the front loop in the PM peak.

It would be desirable if all parent drop off / pick up activities associated with Forest Meadow Junior High could be accommodated entirely on the school campus and out of any City of Dallas right-of-way (ROW). However, even with the proposed improvements in place, it is expected that some queuing will occur on Whitehurst Drive and Echo Valley Drive, primarily during the PM peak period. (It is important to note that queuing *currently* occurs on these two streets during the PM peak period.) The queuing that occurs on Whitehurst Drive today does not appear to significantly impact the through traffic on the road; as Whitehurst is a four-lane undivided road, the two inside lanes (one in each direction) still provide adequate capacity to accommodate through traffic in the school PM peak period. Whitehurst Drive and Echo Valley Drive, *which are both areas in which parents currently queue during the PM peak period*, should provide adequate queuing space to accommodate the projected demand once the school reaches its projected maximum enrollment. Furthermore, by opening the front loop for passenger car queuing, and by making more efficient use of the available queuing space in the east staff lot and the available parking spaces on the site, the on-street queuing should not significantly increase from what it is today.



## EXISTING TRAFFIC MANAGEMENT PLAN (cont.)

*Richardson ISD Forest Meadow JH  
Abrams Rd / Whitehurst Dr  
Dallas, Texas*

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Halff recommends the following measures to help facilitate the safe, efficient movement of traffic into and out of the Forest Meadow Junior High School campus:

- School staff should monitor the front loop in the AM and PM peak periods to encourage parents to pull in as far to the end (west) as possible, in order to make full use of the loop drive. (The front door to the school is located on the east side, near the entrance to the loop drive, and parents were observed stopping directly at the front door to drop off students.)
- Consideration should be given to opening the doors on the west end of the front of the school building during the morning peak period to help encourage parents to pull up all the way to the west end of the front loop.
- School staff should also monitor the staff parking lot on the east side of the campus to ensure that the available stacking space and open parking spaces are being used efficiently.
- Stripe the right (inside) lane of the front loop drive for "Drop Off / Pick Up Only." Stripe the left (outside) lane for "Thru Traffic Only."
- Restrict parking and standing on the north side of Whitehurst Drive from 50 feet east of the loop drive exit to 50 feet west of the alley just west of the school's west driveway, in order to provide adequate visibility for vehicles exiting the school's west driveway and loop driveway onto Whitehurst Drive.
- Enforce the "No Parking or Standing" restrictions on the north side of Whitehurst Drive just west of Abrams Road, and on the south side of Whitehurst from west of Echo Valley Drive to Abrams Road.
- Widen the school's west driveway approach to Whitehurst Drive to provide adequate space for buses to turn into and out of the driveway. (If space allows, it would be desirable to provide two egress lanes and one ingress lane.)
- Install a sign for "Buses / Parking / Deliveries" at the entrance to the school's west driveway.
- Install a sign for "Parent Drop Off / Pick Up / Visitor Parking" at the front loop entrance drive off of Whitehurst Drive.
- Install a sign for "Visitor Parking" at the entrance to the new parking lot accessed from the front loop.
- Install a sign for "Exit Only" at the front loop exit drive.

## EXISTING TRAFFIC MANAGEMENT PLAN (cont.)

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- Replace the "No Parking or Standing Here to Corner" sign located on the south side of Whitehurst Drive just west of Abrams Road. (The sign is very faded.)
- Repaint the existing crosswalk across Whitehurst Drive on the east side of the front loop entrance drive, and install new crosswalk signs (S1-1) with downward-pointing arrow plaques (SW16-7P) on each side of the crosswalk. Stationing a crossing guard at this crosswalk would be desirable for directing students to cross to / from the south side of Whitehurst Drive
- All school staff should be encouraged to park on the site at all times.

**EXISTING TRAFFIC MANAGEMENT PLAN  
(cont.)**

131871

*Richardson ISD Forest Meadow JH  
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## EXISTING TRAFFIC MANAGEMENT PLAN (cont.)

131871

Richardson ISD Forest Meadow JH  
Abrams Rd / Whitehurst Dr  
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### I. INTRODUCTION

Halff Associates, Inc. (Halff) conducted a Traffic Management Plan on behalf of the Richardson Independent School District (RISD) to address planned improvements to the district's Forest Meadow Junior High School campus, located on the northwest corner of the Abrams Road / Whitehurst Drive intersection in Dallas, Texas. Figure 1 below is a map showing the school site. A copy of the school site plan has been included in the Appendix as Figure 2.

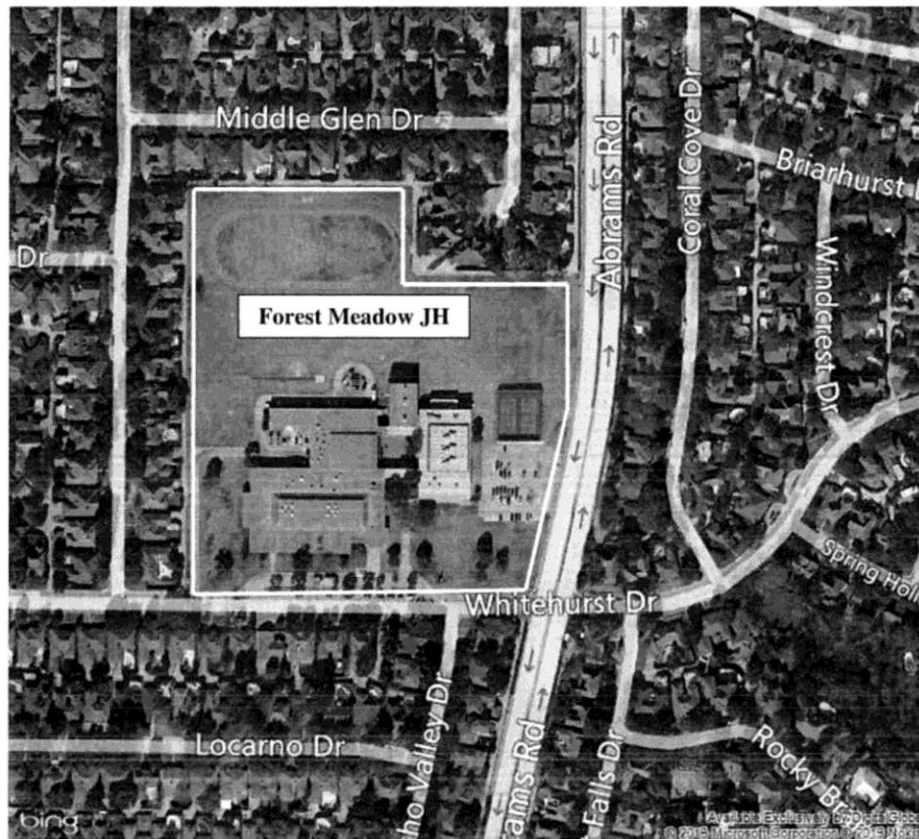


Figure 1 – RISD Forest Meadow JH Location Map

## EXISTING TRAFFIC MANAGEMENT PLAN (cont.)

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*Richardson ISD Forest Meadow JH  
Abrams Rd / Whitehurst Dr  
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The RISD is planning to add eight new classrooms on the campus in order to accommodate projected enrollment growth over the next 8 to 10 years. The classrooms are expected to be in place by the fall of 2014.

### II. PURPOSE and METHODOLOGY

Halff conducted the study for submittal to the City of Dallas, in order to identify potential traffic impacts associated with the proposed school expansion and to address and improve the existing traffic flow around the school. Halff used standard transportation engineering practices in conducting the study. Halff conducted AM and school PM peak period traffic counts at the school driveways along Whitehurst Drive and Abrams Road, and along Whitehurst Drive and Echo Valley Drive, on Tuesday and Wednesday, May 7 and 8, 2013, in order to identify the current queuing demands for the school. Halff also conducted parking surveys at the school to determine the current day parking demand. Halff conducted a site visit to identify current roadway conditions around the school and to observe student drop-off / pick-up operations during the AM and school PM peak periods.

Using the data collected at the school and information provided by the RISD, Halff developed queuing and parking demands for the school, assuming full (projected) enrollment. Halff then worked with the RISD to develop infrastructure and operational improvements to facilitate the projected increase in traffic generated by the school.

### III. EXISTING ROADWAY CONDITIONS

Forest Meadow Junior High School is bordered on the east side by Abrams Road, on the south side by Whitehurst Drive, and on the north and west sides by single-family residences. Abrams Road is constructed as a six-lane divided road with a posted speed limit of 40 miles per hour (mph). There is a reduced speed school zone (20 mph) on Abrams Road adjacent to the school.

Whitehurst Drive is constructed as a four-lane undivided road with a posted speed limit of 30 mph. There is a reduced speed school zone (20 mph) on Whitehurst Drive adjacent to the school. The Abrams Road / Whitehurst Drive intersection is signalized.

### IV. FUTURE ROADWAY CONDITIONS

There are no plans for improvements to either Abrams Road or Whitehurst Drive in the vicinity of the school.



## EXISTING TRAFFIC MANAGEMENT PLAN (cont.)

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### **V. EXISTING SCHOOL TRAFFIC OPERATIONS**

The school campus has a one-way loop drive, two lanes wide, across the front (south side) of the building, accessed from Whitehurst Drive, with a couple of parking spaces off of the loop drive. There is a staff parking lot on the east side of the school building, accessed from a driveway along Abrams Road. There is also a small staff parking lot on the west side of the school building, in the services / delivery area, access from a driveway on Whitehurst Drive on the far west side of the site. This drive also provides fire lane access to the back (north side) of the building. (Some staff members were observed parking in this area.)

Currently, in the AM peak period students are primarily dropped off in two locations. Buses and parents drop off students in the front loop drive along Whitehurst Drive (the school is served by eight full-size buses and three handicapped / special education buses). Students are also dropped off in the staff parking lot along Abrams Road. A small number of students were also observed being dropped off along both sides of Whitehurst Drive. The school day begins at 8:30 am, but students were observed being dropped off as early as 7:30 am. Drop off activities peaked between 8:00 am and 8:15 am, and was substantially complete by 8:35 am.

In the PM peak period, the front loop drive is restricted to buses only, until the buses are loaded and exit the site approximately 10 minutes after school lets out. Once the buses exited the site, parents began using the front loop to pick up students. Prior to this time, parents queued up along both sides of Whitehurst Drive, and along Echo Valley Drive south of Whitehurst Drive, and students were observed walking to the cars in these areas. Parents also queued up in the staff parking lot along Abrams Road and parked in the empty parking spaces in this lot. Parents began queuing up around 3:00 pm, 30 minutes prior to students being released at 3:30 pm. The afternoon pick up activities were more spread out than at a typical elementary school, with students congregating in front of the school after the release time, waiting to be picked up. Most of the students had been picked up by 3:50 pm.

There are not any parking or standing restrictions in place along the north side of Whitehurst Drive, except near the intersection with Abrams Road, where parking and standing are restricted at all times from Abrams Road to a point approximately 50 feet west of Abrams. On the south side of Whitehurst Drive, parking and standing are restricted at all times between Echo Valley Drive and Abrams Road. Parking and standing are also restricted, from 7:00 – 9:00 am and 2:45 – 4:30 pm on school days, from Echo Valley Drive west approximately 225 feet, in order to provide adequate access and visibility to an alley connection to Whitehurst Drive. (These restrictions did not appear to be enforced on the days that Halff conducted counts and observations.)

## EXISTING TRAFFIC MANAGEMENT PLAN (cont.)

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### VI. TRAFFIC COUNT DATA and QUEUING OBSERVATIONS

Halff conducted AM and school PM peak period traffic counts and observations at the school on Tuesday and Wednesday, May 7 and 8, 2013. Traffic counts were conducted at the following locations:

- Abrams Road / staff parking lot driveway
- Whitehurst Drive / front loop entrance driveway
- Whitehurst Drive / front loop exit driveway
- Whitehurst Drive / school west driveway
- Along both sides of Whitehurst Drive adjacent to the school
- Along both sides of Echo Valley Drive south of Whitehurst Drive

Halff conducted the traffic counts and observations in order to estimate the number of vehicle trips generated by the school at its current enrollment, approximately 700 students. A summary of the observed trip generation is presented in Table 1. The trips shown are comprised of the trips turning into and out of the school driveways and the vehicles observed dropping off or picking up students along Whitehurst Drive and Echo Valley Drive during the AM and PM peak hours of the school (the school hours of operation are 8:30 am to 3:30 pm).

Table 1  
Site-Generated One-Way Trips – Observed

	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Observed (700 students)	396	323	719	178	186	364

From the peak hour observations and traffic counts, Halff also identified the time when the maximum number of vehicles were “queued” on or around the school (in this case, “queued” vehicles include vehicles queued or parked on Whitehurst Drive and Echo Valley Drive, vehicles queued in the drive aisles of the staff parking lot on the east side of the site, and vehicles parked in the staff parking lot). As is common at school campuses, the maximum queue was observed in the PM peak hour, just after students were released at 3:30 pm. The number of passenger cars waiting on or around the school campus to pick up students at this time was approximately 95. Eight full size school buses were also queued in the front loop.

## EXISTING TRAFFIC MANAGEMENT PLAN (cont.)

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Halff also identified the parking demand for the school by counting the parked cars on the site and along the north side of Whitehurst Drive after the morning and afternoon peak periods (according to the school principal, there are some staff members that park on Whitehurst Drive instead of on the site). The maximum observed parking demand for the school was 85 vehicles which occurred after the morning peak period.

### **VII. PROPOSED CAMPUS IMPROVEMENTS**

As mentioned, the RISD plans to add eight new classrooms to the Forest Meadow Junior High School campus. Along with the classroom addition, the RISD is planning to rebuild and improve the driveway on the west and north sides of the school building, in order to bring the drive into compliance with current fire lane codes. The RISD is also improving the area on the northwest side of the site to provide a new bus drop off / pick up area and a new staff parking lot. Additional parking will also be added on the southeast corner of the school building, in a small visitor parking lot accessed from the front loop. These improvements are shown in the concept plan included in the Appendix as Figure 3.

These improvements will add approximately 94 new parking spaces (88 regular spaces and 6 handicapped spaces) to the existing 88 on-site parking spaces (81 regular spaces and 7 handicapped spaces), for a total of 182 parking spaces on the campus. The new spaces will be primarily in the new parking lot on the northwest corner of the site (80 spaces), with the remaining 14 spaces in the new visitor parking lot on the southeast corner of the school building.

These improvements will also allow the bus drop off / pick up area to be separated from the parent drop off / pick up area. All buses will now be routed into the west driveway on Whitehurst Drive to the new drop off / pick up area on the north side of the school building. This will open the front loop to be used exclusively by parents for dropping off students in the morning and picking them up in the afternoon.

### **VIII. PROJECTED QUEUING and PARKING DEMAND**

Halff used a straight-line projection to estimate the queuing demand in the afternoon peak period, once the school reaches its projected maximum enrollment of 1,100 students. The projected queue demand at maximum enrollment is approximately 149 passenger cars in the PM peak period. Also using a straight-line projection, the number of full-size school buses could increase to 12. It is important to note that the actual number of new trips generated by the additional student enrollment, and thus the actual queuing demand for passenger cars and buses, will vary based on where in the school's attendance zone the projected enrollment growth takes place. The current attendance zone includes a number of apartment complexes, and a number of the students living in these complexes are bused to the school. If a large percentage of the new students are drawn from this area and are bused to the school, the queuing demand for passenger cars will be less than what is projected in this report.



## EXISTING TRAFFIC MANAGEMENT PLAN (cont.)

131871

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The RISD expects to add 10 to 15 new staff members to the campus over the course of the next 8 to 10 years. If each of these new staff members drives their own vehicle, the total projected parking demand for the school will be approximately 100 (current day parking demand of 85 vehicles plus 15 new vehicles).

The new area designated for bus loading and unloading on the back (north) side of the school building will provide more than 600 feet of stacking space, which can accommodate approximately 15 full size school buses (the school is currently served by 8 full size buses).

It would be desirable if all parent drop off / pick up activities associated with Forest Meadow Junior High could be accommodated entirely on the school campus and out of any City of Dallas right-of-way (ROW). However, even with the proposed improvements in place, it is expected that some queuing will occur on Whitehurst Drive and Echo Valley Drive, primarily during the PM peak period. (It is important to note that queuing *currently* occurs on these two streets during the PM peak period.) The queuing that occurs on Whitehurst Drive today does not appear to significantly impact the through traffic on the road; as Whitehurst is a four-lane undivided road, the two inside lanes (one in each direction) still provide adequate capacity to accommodate through traffic in the school PM peak period.

The front loop drive provides approximately 460 feet of stacking space, which can accommodate approximately 23 passenger cars (assuming 20 feet per car). The staff parking lot on the east side of the school building has approximately 720 feet of stacking space (in the drive aisles), which can accommodate approximately 36 passenger vehicles.

With a projected parking demand of 100 vehicles, the site will have approximately 69 regular marked parking spaces available for parents to use during the afternoon pick up period. (Parents were observed parking in open spaces in the staff parking lot on the east side of the campus on the day Halff conducted peak period counts and observations.) If parents fill half of the open parking spaces, this would leave approximately 56 passenger vehicles that would need to queue along either Whitehurst Drive or Echo Valley Drive. The queue distance, at 20 feet per car, would be approximately 1,120 feet. A summary of this calculation is provided below:

Estimated "max" queue demand = 149 passenger vehicles (2,980 feet)

Vehicles queued in the front loop = 23 (460 feet)

Vehicles queued in the east staff lot = 36 (720 feet)

Vehicles parked on the site = 34 (680 feet)

Vehicles queued on Whitehurst Drive or Echo Valley Drive = 56 (1,120 feet)

## EXISTING TRAFFIC MANAGEMENT PLAN (cont.)

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This space can be distributed between Whitehurst Drive and Echo Valley Drive in the following manner:

- North side of Whitehurst Drive between front loop entrance drive and the existing parking restriction west of Abrams Road = 120 feet
- North side of Whitehurst Drive between front loop entrance drive and proposed parking restriction east of front loop exit drive = 300 feet
- South side of Whitehurst Drive from parking restriction west of Echo Valley Drive to Dove Meadow Drive (west of school site) > 500 feet
- Echo Valley Drive > 200 feet

These areas, *which are all areas in which parents are currently queuing during the PM peak period*, should provide adequate queuing space to accommodate the projected demand once the school reaches its projected maximum enrollment. Furthermore, by opening the front loop for passenger car queuing, and by making more efficient use of the available queuing space in the east staff lot and the available parking spaces on the site, the on-street queuing should not significantly increase from what it is today.

Overall, once the proposed improvements are made, the site will have stacking space to accommodate approximately 59 passenger vehicles and 15 full size school buses, and dedicated parking spaces for approximately 182 passenger vehicles. (As mentioned, the parking spaces not used by school staff can be used by parents in the afternoon when picking up students.) This represents an increase in on-site stacking space of 460 feet (the space gained in the front loop drive by moving the bus drop off / pick up area to the back of the school) and an increase of 94 on-site parking spaces.

Figure 3a in the Appendix shows the existing queuing areas discussed in the report; Figure 3b in the Appendix shows the proposed queuing areas discussed in this section of the report.

### **IX. STAFF ASSISTANCE**

In order to facilitate efficient drop off and pick up activities, it would be desirable for school staff to be present during these times, especially around the front loop drive. To maximize the available space in the front loop drive, staff should encourage parents to pull through to the far west end of the drive, both in the morning and in the afternoon, and should ensure that parents remain in their vehicles at all times. Staff should also encourage students to quickly exit / enter their vehicles so that the parents may exit the drive, opening up space for more parents to drop off / pick up students. Staff assistance in the staff parking lot on the east side of the campus would also be beneficial to ensure that the available stacking space is used efficiently, and that any open parking spaces are used as well.

There is an existing crosswalk across Whitehurst Drive on the east side of the front loop entrance drive / west side of Echo Valley Drive (the crosswalk needs to be repainted and proper signs should be installed). Stationing a crossing guard or school staff member at this crosswalk would help students to cross to / from the south side of Whitehurst Drive.



## EXISTING TRAFFIC MANAGEMENT PLAN (cont.)

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### X. RECOMMENDATIONS

Halff recommends the following measures to help facilitate the safe, efficient movement of traffic into and out of the Forest Meadow Junior High School campus:

- School staff should monitor the front loop in the AM and PM peak periods to encourage parents to pull in as far to the end (west) as possible, in order to make full use of the loop drive. (The front door to the school is located on the east side, near the entrance to the loop drive, and parents were observed stopping directly at the front door to drop off students.)
- Consideration should be given to opening the doors on the west end of the front of the school building during the morning peak period to help encourage parents to pull up all the way to the west end of the front loop.
- School staff should also monitor the staff parking lot on the east side of the campus to ensure that the available stacking space and open parking spaces are being used efficiently.
- Stripe the right (inside) lane of the front loop drive for "Drop Off / Pick Up Only." Stripe the left (outside) lane for "Thru Traffic Only."
- Restrict parking and standing on the north side of Whitehurst Drive from 50 feet east of the loop drive exit to 50 feet west of the alley just west of the school's west driveway, in order to provide adequate visibility for vehicles exiting the school's west driveway and loop driveway onto Whitehurst Drive.
- Enforce the "No Parking or Standing" restrictions on the north side of Whitehurst Drive just west of Abrams Road, and on the south side of Whitehurst from west of Echo Valley Drive to Abrams Road.
- Widen the school's west driveway approach to Whitehurst Drive to provide adequate space for buses to turn into and out of the driveway. (If space allows, it would be desirable to provide two egress lanes and one ingress lane.)
- Install a sign for "Buses / Parking / Deliveries" at the entrance to the school's west driveway.
- Install a sign for "Parent Drop Off / Pick Up / Visitor Parking" at the front loop entrance drive off of Whitehurst Drive.
- Install a sign for "Visitor Parking" at the entrance to the new parking lot accessed from the front loop.
- Install a sign for "Exit Only" at the front loop exit drive.

## EXISTING TRAFFIC MANAGEMENT PLAN (cont.)

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- Replace the “No Parking or Standing Here to Corner” sign located on the south side of Whitehurst Drive just west of Abrams Road. (The sign is very faded.)
- Repaint the existing crosswalk across Whitehurst Drive on the east side of the front loop entrance drive, and install new crosswalk signs (S1-1) with downward-pointing arrow plaques (SW16-7P) on each side of the crosswalk. Stationing a crossing guard at this crosswalk would be desirable for directing students to cross to / from the south side of Whitehurst Drive
- All school staff should be encouraged to park on the site at all times.

### **XI. CONCLUSION**

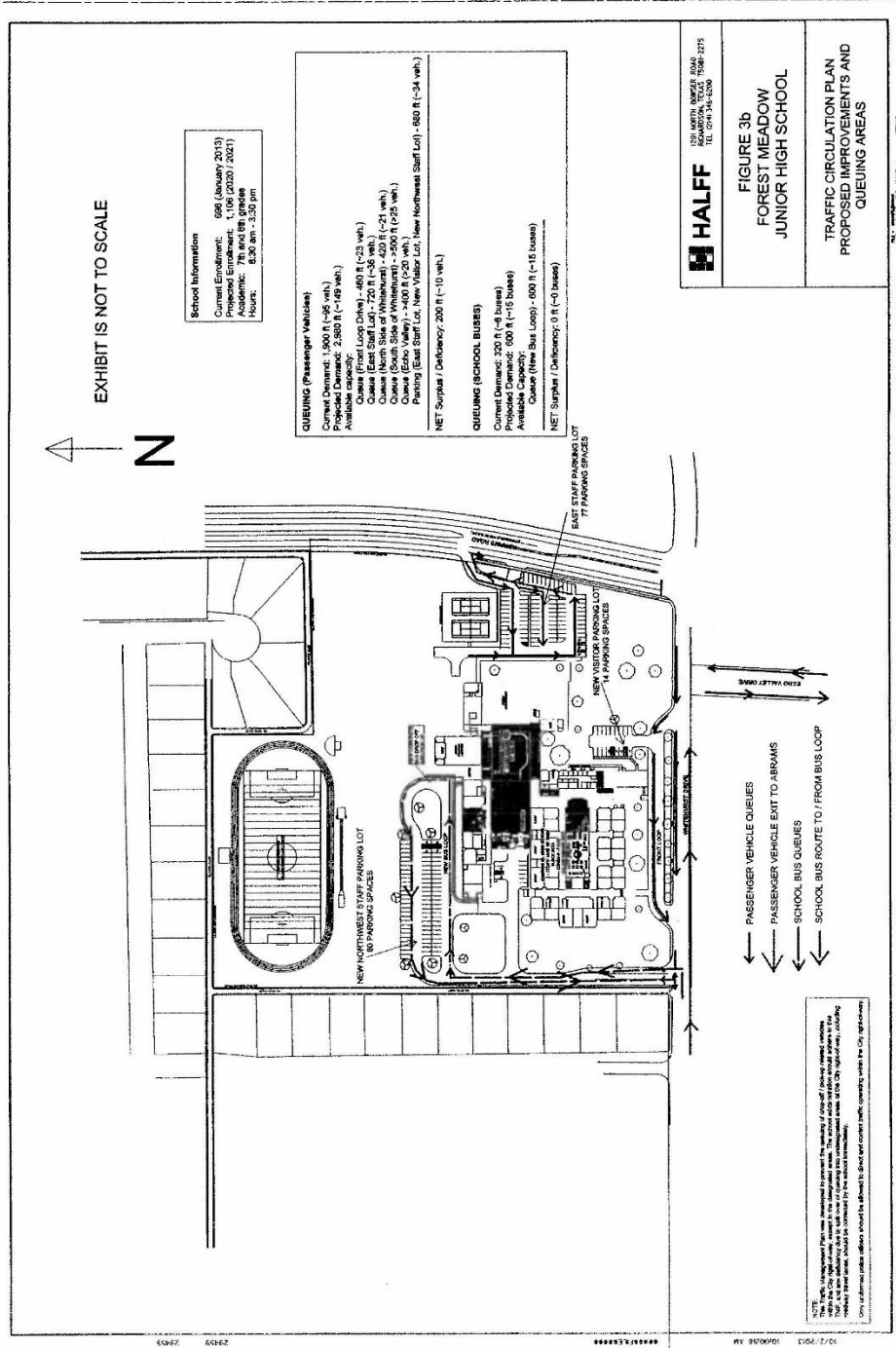
The school will generate more trips due to the proposed expansion, but providing a separate bus drop off / pick up area on the back (north) side of the school building will open up the front loop to be used exclusively by parents for dropping off and picking up students. (Opening the doors on the west end of the front side of the school building will help encourage parents to use the entire front loop.) Separating the buses from the parent traffic will help improve overall traffic flow and safety around the school, and will provide more space for passenger vehicles on the site, especially during the afternoon peak period. School staff should monitor the front loop and the staff parking lot on the east side of the campus during the peak periods to ensure that both locations are functioning efficiently and maximizing the number of passenger cars able to drop off / pick up students on the site and off of the City ROW. By opening the front loop for passenger car queuing, and by making more efficient use of the available queuing space in the east staff lot and the available parking spaces on the site, the on-street queuing should not significantly increase from what it is today.

It is important to note that the actual number of new trips generated by the additional student enrollment, and thus the actual queuing demand for passenger cars and buses, will vary based on where in the school's attendance zone the projected enrollment growth takes place. Half's queuing and parking demand estimates for when the school reaches its maximum enrollment are based on straight-line projections of the current day demands. The current attendance zone includes a number of apartment complexes, and a number of the students living in these complexes are bused to the school. If a large percentage of the new students are drawn from this area and are bused to the school, the queuing demand for passenger cars will be less than what is projected in this report.

# EXISTING TRAFFIC MANAGEMENT PLAN (cont.)

29181

131871



## PROPOSED TRAFFIC MANAGEMENT PLAN



### Traffic Management Plan Forest Meadow Junior High School



**To:** David Nevarez, P.E., PTOE  
City of Dallas

**From:** Christy Lambeth, P.E., PTOE  
Lambeth Engineering Associates, PLLC, F-19508

**Date:** June 7, 2021

**Re:** Traffic Management Plan for Forest Meadow Junior High School on 9373 Whitehurst Dr., Dallas, TX 75243

---

### Introduction

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

#### School:

- Location: 9373 Whitehurst Dr, Dallas, TX 75243
- School District: Richardson Independent School District
- School Times: 8:15 AM – 3:40 PM

#### Zoning:

- Existing Zoning: PD 897
- Proposed Zoning: Planned Development
- Project: The school is expanding to accommodate 6<sup>th</sup> grade students.

#### Students:

- Existing Student Enrollment: 750 students in 7<sup>th</sup> and 8<sup>th</sup> grades, of which approximately 485 attend in-person (265 students currently attend virtually due to social distancing for the COVID-19 pandemic).
- Proposed Student Enrollment: 1,500 students in 6<sup>th</sup> through 8<sup>th</sup> grades.



## PROPOSED TRAFFIC MANAGEMENT PLAN (cont.)



### School Access:

- Surrounding Roadways:
  - Whitehurst Drive: on the south; Local Street; four-lane, undivided roadway
  - Public Alley: on the west; paved; two-way roadway
  - Public Alley: on the north; paved; two-way roadway
  - Abrams Road: on the east; Principal Arterial; six-lane, divided roadway
- Sidewalks are provided on Whitehurst Drive and Abrams Road adjacent to the FMJH and they are in good working condition.

## Traffic Management Plan

### Queue

Lambeth Engineering met with Principal Burt and Assistant Principal Parisi several times during the process of developing the TMP. Traffic observations were conducted on the following dates and times:

- Thursday, February 25, 2021 – AM Arrival
- Wednesday, March 3, 2021 – PM Dismissal
- Thursday, March 4, 2021 – PM Dismissal
- Tuesday, March 30, 2021 – PM Dismissal

The peak queue of parent vehicles picking up students was observed to be about 80 vehicles. However, Lambeth Engineering has generally observed a higher percentage of parents picking up students this school year, due to social distancing for COVID 19. TMP update was conducted in 2019 and thorough observations were conducted by Lambeth Engineering. There are typically many students walking to/from school at FMJH and a queue rate of one parent vehicle per 8.8 students was observed in prior observations. Lambeth Engineering worked with the architects and the site plan was designed to satisfy the queue demand of parent vehicle per 8.8 students. As requested by staff, the queue rate was adjusted. In order to be conservative, a rate of one parent vehicle per 8.5 students was used for this TMP.

As expected, the peak period of parent vehicles accumulating at FMJH occurred during the afternoon dismissal period. Most of the traffic clears the campus within ten (10) minutes once school is dismissed. The current traffic pattern is summarized in the **Appendix**.

The projected vehicular accumulations are summarized in **Table 1**. As shown, the proposed site plan with recommended traffic flow has nearly enough space to accommodate the parents on-site at FMJH considering full capacity of 1,500 students.

As the school reaches capacity, there is room for additional queue space on-site that can be utilized, as shown in **Table 2**.

Although both tables show a deficit for the 7<sup>th</sup> and 8<sup>th</sup> loading areas, students that have siblings in 6<sup>th</sup> grade will go to that loading area, which is not accounted for in the tables.



## PROPOSED TRAFFIC MANAGEMENT PLAN (cont.)



**Table 1. TMP Summary**

Grade	Students	School Times	Travel Modes	Projected Parent Vehicles	Provided Parent Vehicles	Surplus Availability for Parents
6 <sup>th</sup>	500	Beginning: 8:15 AM Dismissal: 3:40 PM	Buses ~30%	59	72	13
7 <sup>th</sup> - 8 <sup>th</sup>	1,000		Parents ~35%	118	98	-20
			Walkers ~35%			
<b>Total</b>	<b>1,500</b>			<b>177</b>	<b>170</b>	<b>-7</b>

Provided space for parent vehicles: 3,982 LF (170 vehicles), all provided on-site.

Note: 7th and 8th grade students with 6th grade siblings may be picked up with 6th grade students; therefore, actual projected queue and surplus may vary.

**Table 2. Optional TMP Summary**

Grade	Students	School Times	Travel Modes	Projected Parent Vehicles	Provided Parent Vehicles	Surplus Availability for Parents
6 <sup>th</sup>	500	Beginning: 8:15 AM Dismissal: 3:40 PM	Buses ~30%	59	79	20
7 <sup>th</sup> - 8 <sup>th</sup>	1,000		Parents ~35%	117	112	-5
			Walkers ~35%			
<b>Total</b>	<b>1,500</b>			<b>176</b>	<b>191</b>	<b>15</b>

Provided space for parent vehicles: 4,496 LF (192 vehicles), all provided on-site.

Note: 7th and 8th grade students with 6th grade siblings may be picked up with 6th grade students; therefore, actual projected queue and surplus may vary.

### Recommendations

The TMP recommendations are described below and shown in **Exhibit 1** and **Exhibit 2**.

#### **Students**

1. Students are dropped off and picked up along the west and east sides of the building.
2. Being a junior high school, students will walk to their parents' vehicles.
3. Students walking home should be instructed to walk along sidewalks and cross at crosswalks. Students should not be permitted to cross midblock.
4. Parents should be discouraged from parking on Echo Valley Drive. The crosswalk may remain in place for students that live on Echo Valley Drive.
5. Principal and assistant principal are aware of the need to ensure parents are picking up students on both sides of the school. One option discussed for directing students is 6<sup>th</sup> grade and siblings could be picked up via Abrams Road and 7<sup>th</sup> and 8<sup>th</sup> grade students could be picked up via Whitehurst Drive.

## PROPOSED TRAFFIC MANAGEMENT PLAN (cont.)



### *Parents*

6. Parents pick up students in the following locations:
  - a. On-site:
    - i. Parents enter the western driveway off Whitehurst Drive, queue through the internal access road, pick up students on the north side of the parking lot, then exit by turning right or left onto Whitehurst Drive.
    - ii. Parents enter the eastern driveway off southbound Abrams Road, queue through the parking lot, and after dropping off or picking up their students, exit onto southbound Abrams Road.
    - iii. Parents driving through the drop-off and pick-up areas should not park or wait in the escape/travel lane so that other parents can pass by.
  - b. Parents may not park in the parking spaces in front of FMJH during arrival or dismissal since buses will be queueing in this area.

### *Buses*

7. School buses should continue to be staged on the internal access road on the south side of the building, in the front circular driveway off Whitehurst during pick up periods.

### *Staff*

8. Staff should monitor students at each area where parents are picking up students until all students are dismissed.

### *Licensed Peace Officers*

9. A Dallas Police officer is assigned to FMJH; this person monitors the traffic activities in front of FMJH and is recommended to continue to do so. It is recommended that a police officer be stationed at the Abrams Road driveway to remind parents to turn right as they are leaving the driveway.

### *Crossing Guards*

10. There are currently no school crossing guards assigned at FMJH school. While they may be helpful in assisting students crossing Abrams Road, the City of Dallas does not typically provide crossing guards for junior high schools.

### *Parking Restrictions*

11. Parents should not park around the driveway openings, as illustrated in the TMP exhibit.
12. Parents should not park on Whitehurst Drive.
13. When the school reaches capacity, if additional queue space is needed, parking on Whitehurst Drive, adjacent to the school, could be re-evaluated.

### *School Zones*

14. There are currently school zones on Abrams Road and on Whitehurst Drive. It is recommended that these school zones remain after the reconstruction.

### *Off-Site Improvements*

15. It is recommended the City evaluate signal timing at the Whitehurst Drive/Abrams Road intersection to determine if additional time can be provided for eastbound motorists for a 15-minute period

## PROPOSED TRAFFIC MANAGEMENT PLAN (cont.)



while they are leaving the school. It is understood this may not be able to be implemented due to the signal timing network.

16. Several school-related signs were updated in 2019/2020 and most are in good, working condition. Lambeth Engineering is working with RLG Consulting Engineers, the LHJH Civil Engineer, to create signing and striping plan noting which school-related signs and striping will remain in place, which ones need to be updated, and new signs and striping that need to be provided. The signing and striping plan will be submitted to the City of Dallas with engineering plans.

### Summary

The Forest Meadow Junior High School TMP is designed to provide safe vehicular and pedestrian movement to and from school and can accommodate the projected vehicular queues on campus and on-street, adjacent to the school, without blocking through traffic.

If traffic congestion or unsafe movements are noticed, the plan should be reviewed and updated promptly.

## PROPOSED TRAFFIC MANAGEMENT PLAN (cont.)



### REVIEW AND COMMITMENT

The traffic management plan for Forest Meadow Junior High School, located at 9373 Whitehurst Drive in Dallas, Texas, was developed with the intent of optimizing safety and accommodating vehicular traffic queues generated during school peak hours. A concerted effort and full participation by the school administration are essential to maintain safe and efficient traffic operations.

By consent of this TMP submittal, the school administration agrees to the strategies presented herein for which the school is held responsible unless the City of Dallas deems further measures are appropriate.

The school is also committed to continually review and assess the effectiveness of this plan and if warranted, implement changes in the interest of increasing safety and minimizing impacts on the surrounding community.

Susan Burt  
\_\_\_\_\_  
Signature

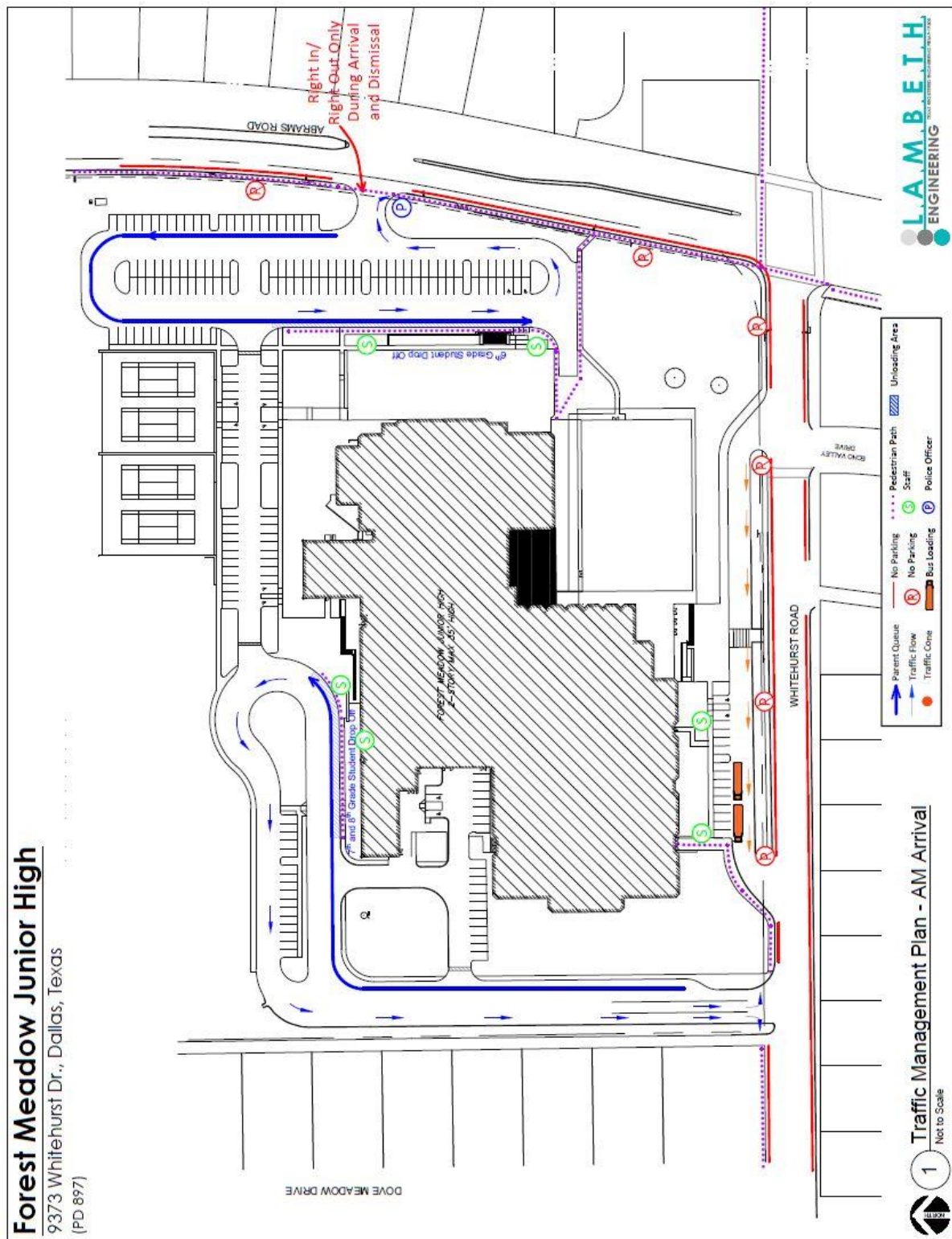
Susan Burt  
\_\_\_\_\_  
Name

4/5/21  
\_\_\_\_\_  
Date

Principal  
\_\_\_\_\_  
Title

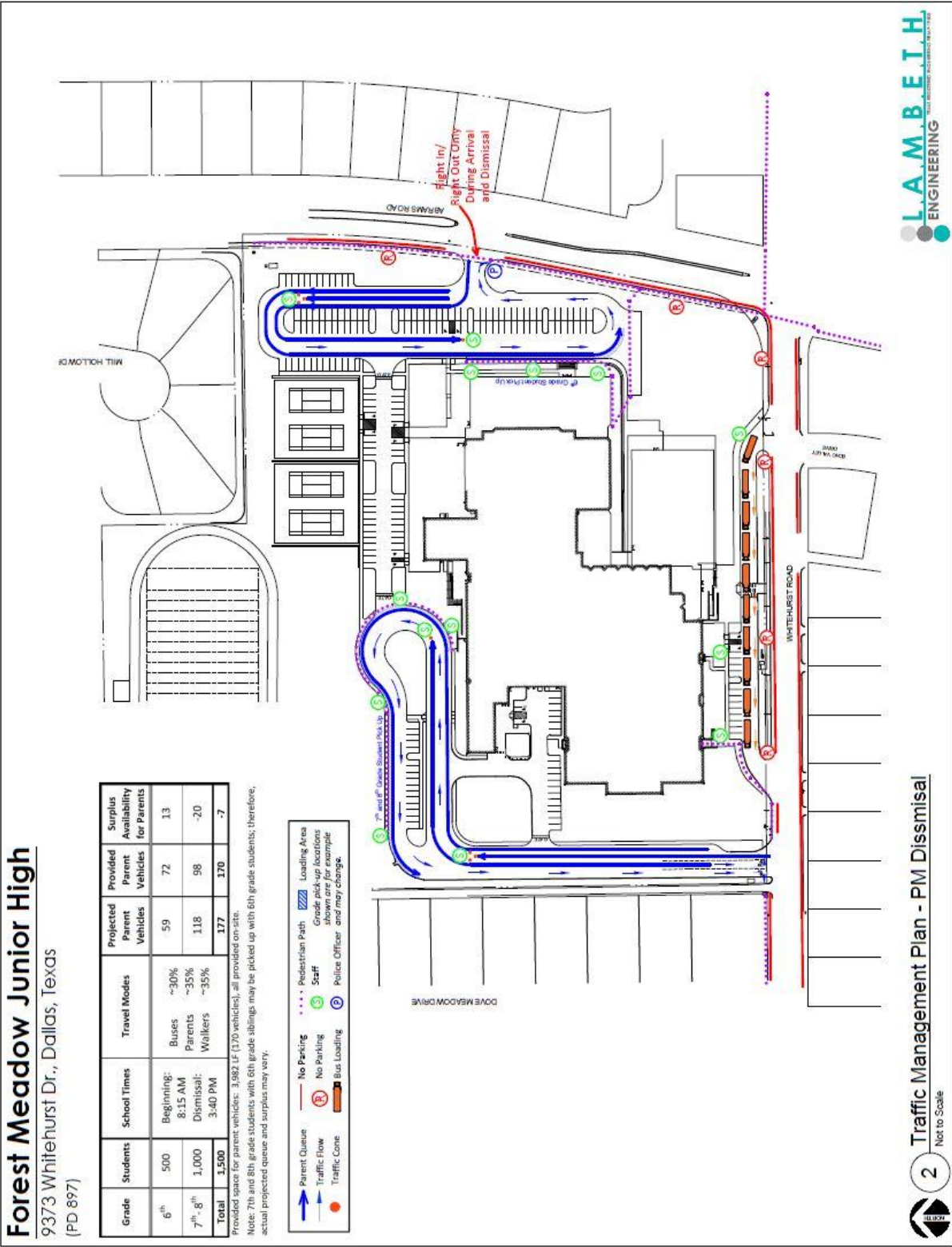


## PROPOSED TRAFFIC MANAGEMENT PLAN (cont.)

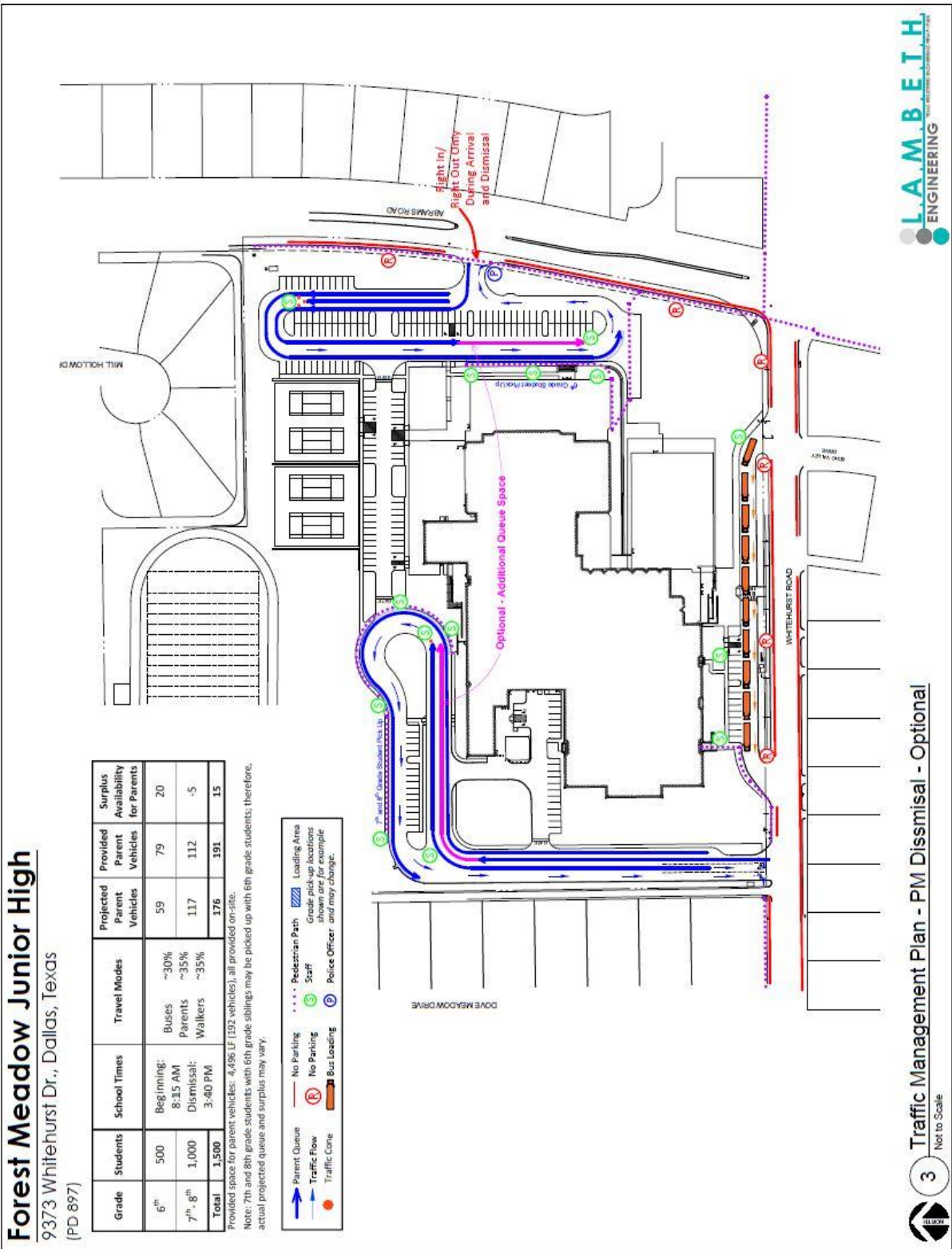




PROPOSED TRAFFIC MANAGEMENT PLAN  
(cont.)



PROPOSED TRAFFIC MANAGEMENT PLAN  
(cont.)



## PROPOSED TRAFFIC MANAGEMENT PLAN (cont.)



### Parking Summary Lake Highlands Junior High School

June 7, 2021

#### Parking Observations

Lambeth Engineering conducted parking observation at Forest Meadow Junior High School (FMJH). As shown below in **Table A**, the parking demand was relatively consistent, with a peak parking demand of 81 spaces on-site.

**Table A. Observed Parking Demand**

Day	Date	Time	Abrams Parking Lot	Back WH Parking Lot	Front WH Parking Lot	Side WH Parking Lot	Total
Wednesday	December 16, 2020	2:35 PM	27	28	7	14	76
Friday	January 29, 2021	10:00 AM	25	40	8	8	81
Friday	March 12, 2021	10:00 AM	19	40	9	10	78

#### Projected Parking Demand

There are currently 100 staff teaching 750 students. Considering the future capacity of the school is 1,500 students, the projected number of staff is 200. Not all members of the staff are on campus at the same time. The projected parking demand for staff is 162 parking spaces.

Fifteen (15) spaces are for visitors in the front of the school.

Since parking spaces are provided over five (5) different parking areas and include 12 ADA spaces, it is important to have more parking than actual demand, so motorists are not circulating trying to find the last available space in a parking area.

#### Available Parking

The proposed site plan has 201 parking spaces spread out over five parking areas.

There are 15 visitor parking spaces are in front of the school, in the circular driveway, and 12 ADA spaces.

#### Parking Rate

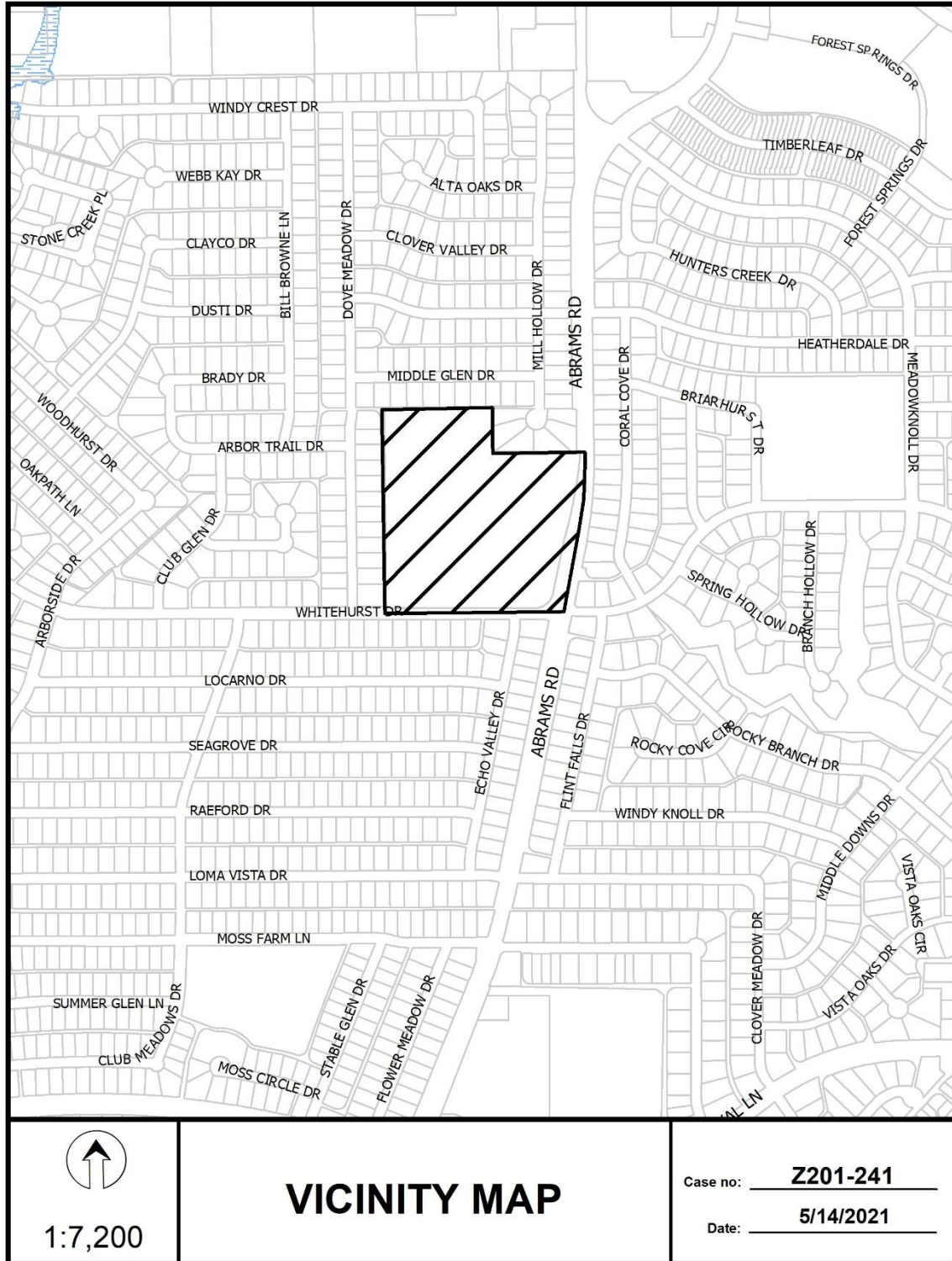
A parking rate of 3.0 spaces per classroom is results in a parking requirement of 171 spaces for 57 classrooms.

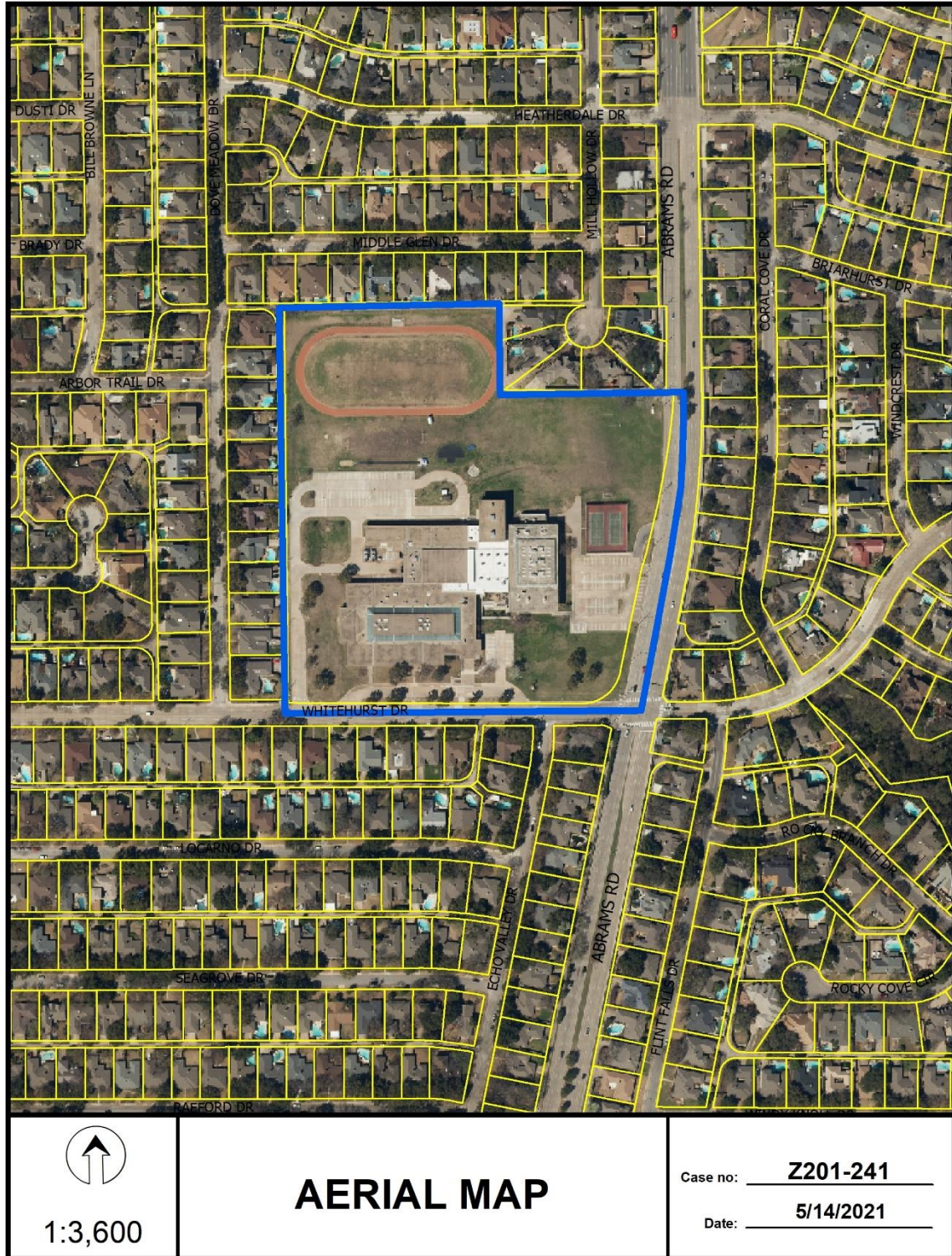
#### Summary

To provide room for visitors, accounting for not all (if any) of the 12 ADA spaces will be occupied and considering the parking supply is spread out over five (5) different areas, the provided 201 spaces will serve the site well. The surplus of 11 spaces provides a 5% inefficiency factor so motorists are not circulating trying to find the last spot in parking areas.

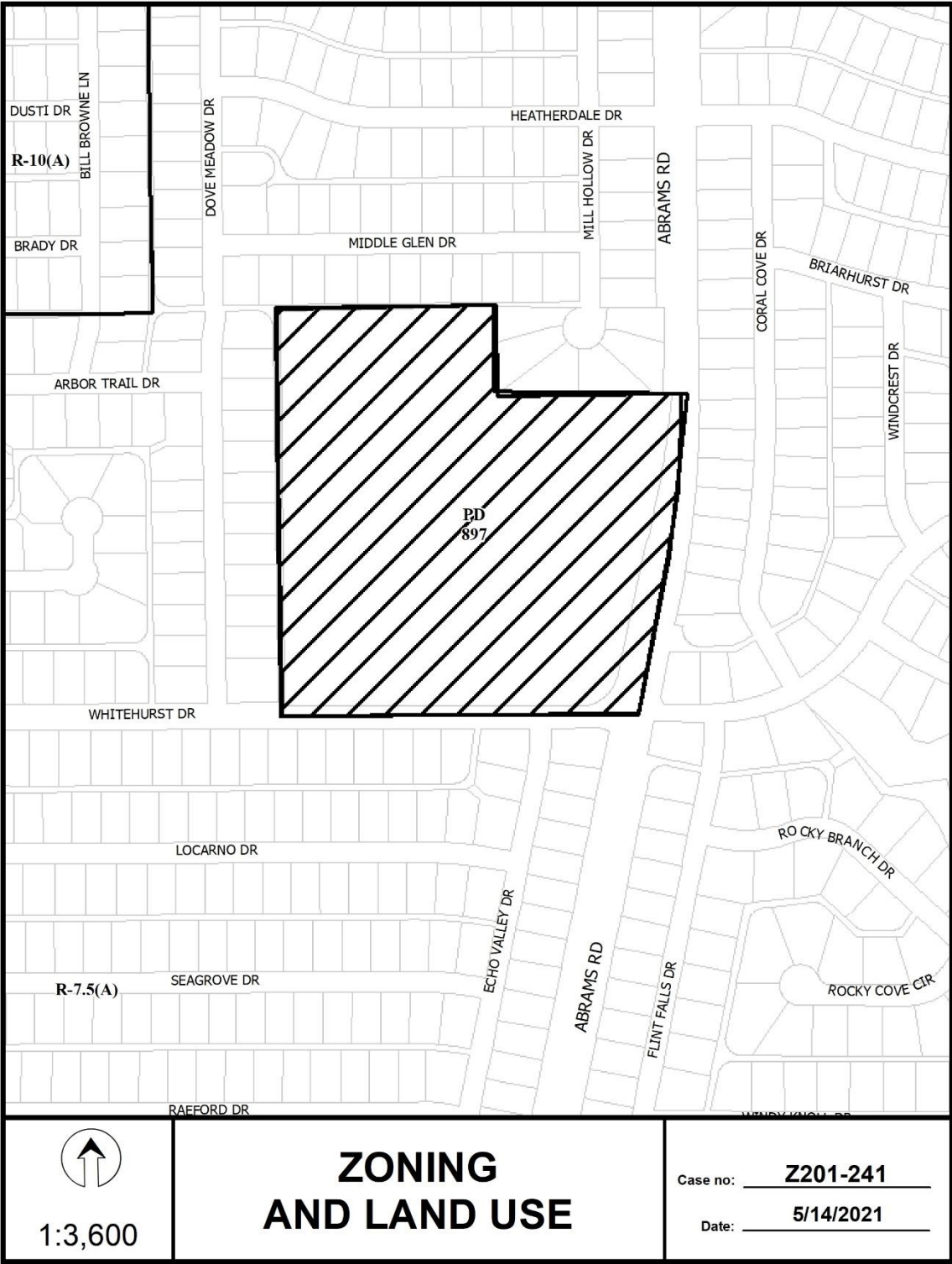
**END**

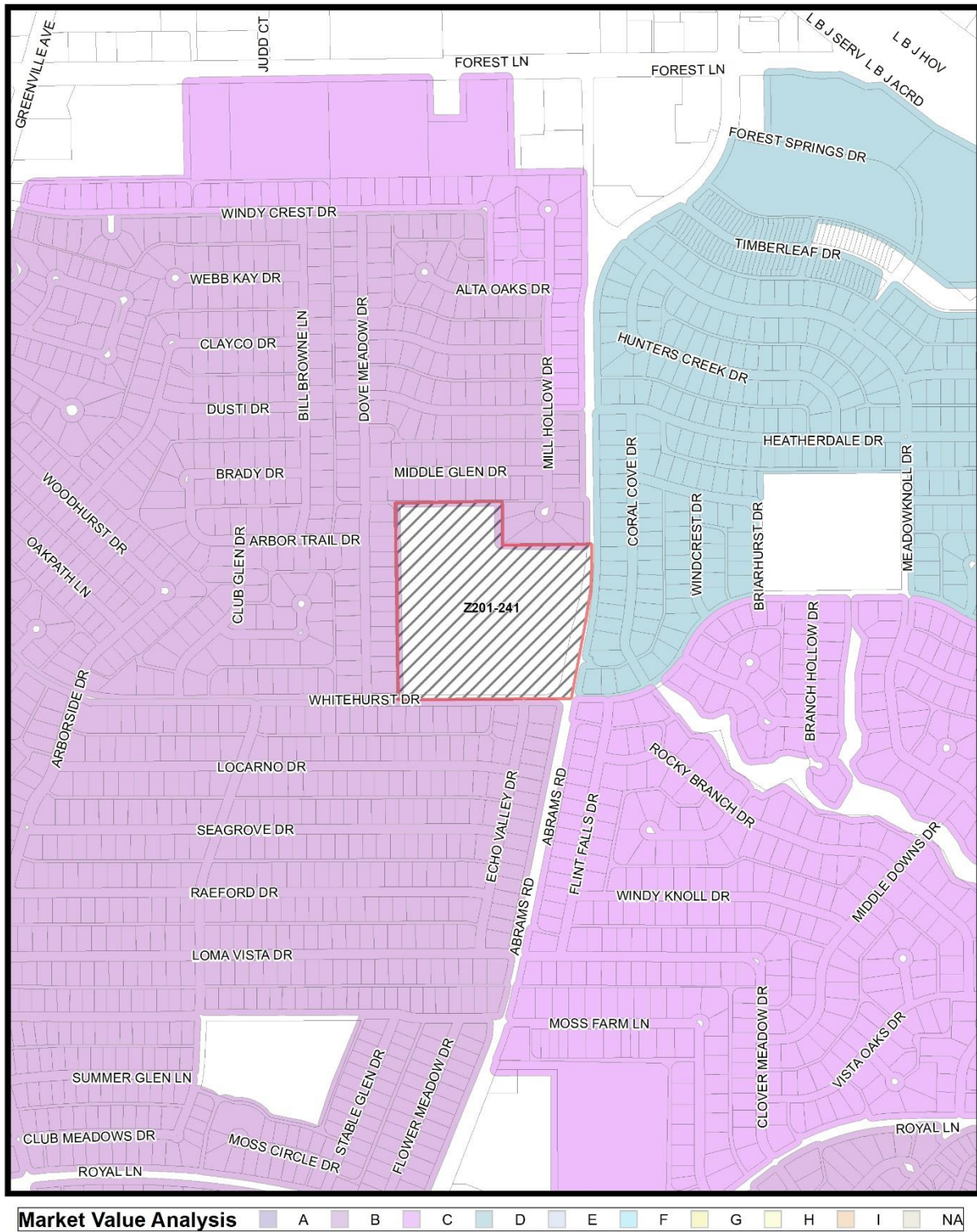






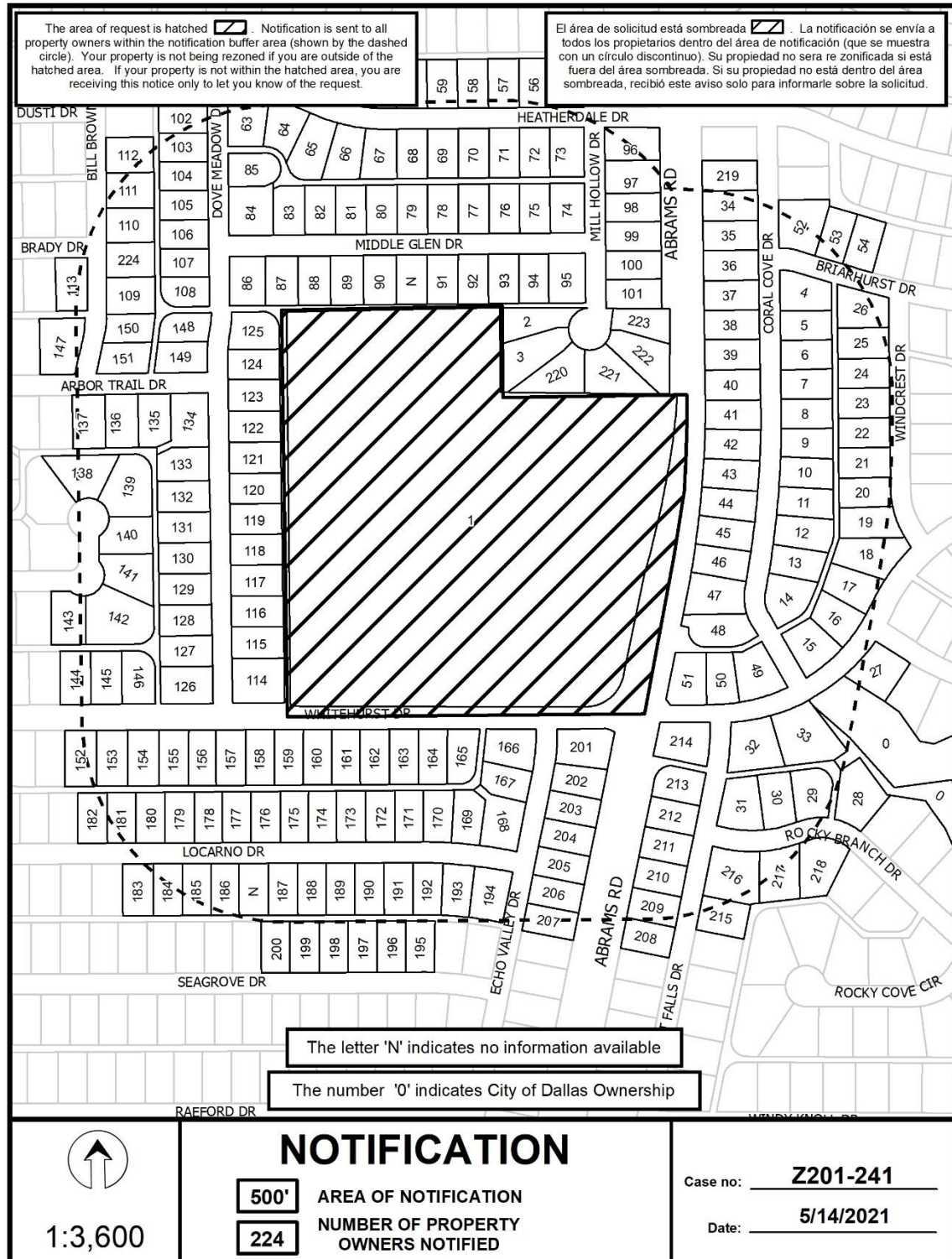






# Market Value Analysis

Printed Date: 5/14/2021



05/14/2021

***Notification List of Property Owners******Z201-241******224 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	9373 WHITEHURST DR	RICHARDSON ISD
2	9211 MILL HOLLOW DR	BEESON J BRANDON & SHANNON L
3	9207 MILL HOLLOW DR	GEE ROBERT & JUDY
4	9230 CORAL COVE DR	HOSSLER BEAU E JR
5	9224 CORAL COVE DR	MCCRARY ANN K & RONALD L
6	9218 CORAL COVE DR	PAULSEN JOAN
7	9212 CORAL COVE DR	CONNER THOMAS S &
8	9142 CORAL COVE DR	GLASSON MARY HARRIET
9	9136 CORAL COVE DR	SELLERS VALLI &
10	9130 CORAL COVE DR	DARBY HOWARD E
11	9124 CORAL COVE DR	Taxpayer at
12	9118 CORAL COVE DR	Taxpayer at
13	9112 CORAL COVE DR	BROOKGREEN PROPERTIES LLC
14	9018 CORAL COVE DR	LAROCCA NICHOLAS J &
15	9429 WHITEHURST DR	SOTIROPOULOS KONSTANTINOS & ALEXANDRA SOUKAS
16	9435 WHITEHURST DR	LEDFORD H BENNY
17	9441 WHITEHURST DR	TIDWELL KATRINA
18	9447 WHITEHURST DR	SOTO HENRIETTA
19	9111 WINDCREST DR	COLLETT EUGENE A & KATHLEEN J
20	9117 WINDCREST DR	THORNE ADRIANNE E & DAVID R MORROW
21	9123 WINDCREST DR	LANKFORD JANICE & HAROLD JAMES
22	9129 WINDCREST DR	SOLIS MICHAEL R & ROBBIN R
23	9135 WINDCREST DR	CONNOLLY STEVEN M &
24	9211 WINDCREST DR	WOOD PETER A &
25	9217 WINDCREST DR	MOIOLA RICHARD J
26	9223 WINDCREST DR	HICKEY MATTHEW A &



05/14/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9402 SPRING HOLLOW DR	PARKER LANCE & TIJANA N
28	9423 ROCKY BRANCH DR	GRIFFIN DAVID R &
29	9417 ROCKY BRANCH DR	HART WILLIAM BLAIR &
30	9411 ROCKY BRANCH DR	LINVILLE LLOYD W
31	9405 ROCKY BRANCH DR	BLOSKAS WILLIAM CONNOR
32	9416 WHITEHURST DR	BEKARIAN HAGOP &
33	9422 WHITEHURST DR	RIDGWAY DONIVAN L JR
34	9317 CORAL COVE DR	KESNER MARC C &
35	9311 CORAL COVE DR	ORTEGA ROBERT J & ELMA M
36	9235 CORAL COVE DR	Taxpayer at
37	9229 CORAL COVE DR	SHERIDAN SHELLEY KAYE & JOHN CONNELL
38	9223 CORAL COVE DR	SHOAF NANCY W
39	9217 CORAL COVE DR	MAYER KALAWAKUA
40	9211 CORAL COVE DR	ROJAS GERARDO &
41	9141 CORAL COVE DR	WELTY KATHRYN & JOHN
42	9135 CORAL COVE DR	QUINE BEN & JULIE
43	9129 CORAL COVE DR	Taxpayer at
44	9123 CORAL COVE DR	ROHMER ANDREW T & BROOKE N
45	9117 CORAL COVE DR	PLUMMER ALISA K
46	9111 CORAL COVE DR	SCOGGINS BILL JR &
47	9023 CORAL COVE DR	SELL SHIRLEY
48	9017 CORAL COVE DR	RIVERA ALEX J & SALLY ANN M
49	9423 WHITEHURST DR	OCONOR JOHN & KAZ SHANE OCONOR
50	9417 WHITEHURST DR	ROSAMOND DAVID F &
51	9411 WHITEHURST DR	Taxpayer at
52	9312 CORAL COVE DR	COLLINS GREGORY S &
53	9376 BRIARHURST DR	KRUEGER D EDWARD & ASHLEY
54	9370 BRIARHURST DR	MCWHORTER LYNLEY B
55	9239 HEATHERDALE DR	DARDEN TERRY ARNOLD &
56	9237 HEATHERDALE DR	BOYD EDWARD L & JANIS A
57	9233 HEATHERDALE DR	LANE JERRY W & JANET H

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	9227 HEATHERDALE DR	CROW REBECCA N
59	9225 HEATHERDALE DR	OBRIEN MICHAEL & ANGELA M
60	9221 HEATHERDALE DR	TRIPIANO JAMES F & MARY A
61	9219 HEATHERDALE DR	MCDANIEL KIM MIGNON &
62	9215 HEATHERDALE DR	CORBETT DWAYNE
63	9204 HEATHERDALE DR	SWEENEY FRANK B
64	9208 HEATHERDALE DR	BLACK MICHAEL & BIRGITTA
65	9210 HEATHERDALE DR	Taxpayer at
66	9214 HEATHERDALE DR	STAFFORD HENRY LEE II &
67	9216 HEATHERDALE DR	HIGGINS DANA LANCE &
68	9218 HEATHERDALE DR	BREADY COLIN & TARA
69	9220 HEATHERDALE DR	NEAL JANIE LEE
70	9222 HEATHERDALE DR	ARCHER ERIC D
71	9224 HEATHERDALE DR	LOSCERBO JOHN B & VIRGINIA
72	9226 HEATHERDALE DR	PAUL JOHN J & SHERYL
73	9228 HEATHERDALE DR	HALL DANA DENISE
74	9237 MIDDLE GLEN DR	RAY SHILPA &
75	9233 MIDDLE GLEN DR	MILLICAN PAULA J
76	9227 MIDDLE GLEN DR	WOOTTON BROOKII E LIFE ESTATE
77	9225 MIDDLE GLEN DR	WEST WILLIAM LYNN & MARY C
78	9221 MIDDLE GLEN DR	BRUCE DANIEL H &
79	9219 MIDDLE GLEN DR	REYNOLDS BRAYDEN &
80	9217 MIDDLE GLEN DR	SAKOWSKI JOHN D
81	9215 MIDDLE GLEN DR	DORAU IRENE & TIM
82	9209 MIDDLE GLEN DR	SUMOSKI DIANE MARIE &
83	9205 MIDDLE GLEN DR	ZMUD SHANNON M & DARREN TEICHER
84	9203 MIDDLE GLEN DR	SCHOFIELD DANIELLE C & JOSHUA
85	9314 DOVE MEADOW DR	BACKLUND LINDSEY ALEXANDRA &
86	9204 MIDDLE GLEN DR	GUTHROW ANDREW E &
87	9208 MIDDLE GLEN DR	OLIPHANT LORI & JOHN
88	9210 MIDDLE GLEN DR	MEAD REBECCA H

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	9214 MIDDLE GLEN DR	TRULL MICHAEL E & SUSAN
90	9216 MIDDLE GLEN DR	RAGLAND PAULA NOURSE
91	9220 MIDDLE GLEN DR	CHESNUT TAYLOR GRIER & JORDAN
92	9222 MIDDLE GLEN DR	BROWN LOUIS W
93	9224 MIDDLE GLEN DR	BRASHEARS BRADLEY & CHANDA
94	9226 MIDDLE GLEN DR	HARTMAN KENNETH SHANE &
95	9228 MIDDLE GLEN DR	REESE JAMES E ETAL
96	9312 MILL HOLLOW DR	Taxpayer at
97	9310 MILL HOLLOW DR	FEDERAL NATIONAL MTG ASSOC
98	9308 MILL HOLLOW DR	BISON JEREMY SHANE
99	9306 MILL HOLLOW DR	DOBBINS JAMES
100	9304 MILL HOLLOW DR	DARNELL MICHAEL & SAMANTHA
101	9302 MILL HOLLOW DR	MAXWELL ROBERT D & DEANNA
102	9327 DOVE MEADOW DR	MORRIS GREGORY C & DONNA J
103	9323 DOVE MEADOW DR	MOISE JARED & ERIN M
104	9319 DOVE MEADOW DR	MURRELL MARSHALL T
105	9315 DOVE MEADOW DR	REESE MELANIE & CURTIS
106	9309 DOVE MEADOW DR	GRUNDY WILLIAM B & LAURA
107	9305 DOVE MEADOW DR	KLAVENESS BANNER LEIGH
108	9301 DOVE MEADOW DR	FISK FAMILY TRUST
109	9218 BILL BROWNE LN	DMELLO SANTOSH &
110	9302 BILL BROWNE LN	GAVSON KEVIN &
111	9308 BILL BROWNE LN	TORRES JOSE E
112	9314 BILL BROWNE LN	CLARDY FLOYD III & KAREN
113	9132 BRADY DR	STEVENS ZHAWN AUSTIN &
114	9202 DOVE MEADOW DR	GIMNICH JERRY &
115	9206 DOVE MEADOW DR	CHUANG WENYU
116	9210 DOVE MEADOW DR	Taxpayer at
117	9214 DOVE MEADOW DR	HERNANDEZ CHELSEA & PETER
118	9218 DOVE MEADOW DR	OXFORD MARC RICHARD &
119	9222 DOVE MEADOW DR	ROARK CODY & JENNIFER

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	9226 DOVE MEADOW DR	PORTER HENRY M JR &
121	9230 DOVE MEADOW DR	BRAINERD RICHARD K &
122	9234 DOVE MEADOW DR	MACFARLANE FORREST J & NICOLE L
123	9238 DOVE MEADOW DR	LOUCKS PETER E
124	9242 DOVE MEADOW DR	MILLER FREDERICK JAMES IV &
125	9246 DOVE MEADOW DR	KENT RYAN E & KRISTEN N
126	9201 DOVE MEADOW DR	EDZARDS DEAN MORRIS &
127	9205 DOVE MEADOW DR	HEWITT EARL &
128	9211 DOVE MEADOW DR	HUGHES CHRISTOPHER &
129	9215 DOVE MEADOW DR	WALTERS PAUL DOUGLAS TR &
130	9219 DOVE MEADOW DR	LOGAN JOE DONALD &
131	9223 DOVE MEADOW DR	BRICKLER ERIC & JAMIE K
132	9227 DOVE MEADOW DR	MORGAN THOMAS CARROLL &
133	9231 DOVE MEADOW DR	MUT KEVIN &
134	9248 ARBOR TRAIL DR	HENDRICKS CHARLES B &
135	9244 ARBOR TRAIL DR	ERICKSON JEFFREY D
136	9240 ARBOR TRAIL DR	SHELLENE JOHN &
137	9234 ARBOR TRAIL DR	GALLEGOS JOSEPH &
138	9235 ARBOR BRANCH DR	SCHORN ROBERT ERIC & AMY PAYTON
139	9234 ARBOR BRANCH DR	BASDEN BRENT E & ERIN S
140	9230 ARBOR BRANCH DR	HARRIS MADISON W & LAUREN N
141	9226 ARBOR BRANCH DR	DELTURCO ALEX & ELIZABETH
142	9222 ARBOR BRANCH DR	BONO LOUIS C & JEAN KRONE
143	9218 ARBOR BRANCH DR	ECKERT JENNIFER THURMAN
144	9227 WHITEHURST DR	GHAP LLC
145	9231 WHITEHURST DR	NELSON AMANDA & MICHAEL
146	9235 WHITEHURST DR	NASH CLINTON G & MARLA S NASH
147	9231 ARBOR TRAIL DR	EDMONDSON DAVID H
148	9247 DOVE MEADOW DR	LOWELL NANCY B FAMILY
149	9243 DOVE MEADOW DR	DACUS JOHN C
150	9210 BILL BROWNE LN	YOUNG REVOCABLE TRUST



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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	9202 BILL BROWNE LN	BREWER ROBERT H &
152	9246 WHITEHURST DR	CHIARA CHRISTOPHER A & MICHELLE REGAN
153	9252 WHITEHURST DR	BROOKHART LEE E
154	9256 WHITEHURST DR	BAXLEY JOHN G & AUDREY A
155	9262 WHITEHURST DR	CHEAIRS MEREDITH M &
156	9266 WHITEHURST DR	YANG MORLEY S
157	9304 WHITEHURST DR	PRY WILLIAM F II
158	9310 WHITEHURST DR	GRIGSBY ELLEN
159	9314 WHITEHURST DR	PINKERTON WILLIAM N
160	9320 WHITEHURST DR	NELSON ROBERT J &
161	9324 WHITEHURST DR	MANDERNACH CHARLES G
162	9330 WHITEHURST DR	EVERETT TEVAS J &
163	9334 WHITEHURST DR	AHN JONG W &
164	9340 WHITEHURST DR	NEELY WILSON P & JORDAN D
165	9344 WHITEHURST DR	PERKINS CHRISTOPHER M &
166	8919 ECHO VALLEY DR	LEGACY FASTT HOMES INC
167	8909 ECHO VALLEY DR	HALL MARY JANE
168	9343 LOCARNO DR	PATTON DAVID LEE &
169	9339 LOCARNO DR	SIRINOGLU NAZARET
170	9333 LOCARNO DR	LOWREY MEGAN & JEFFREY
171	9329 LOCARNO DR	MURRAY JEFFREY A &
172	9325 LOCARNO DR	TURNIPSEEDE KYLE & DEBORAH MILLER
173	9319 LOCARNO DR	MCCLURE ALLEN W
174	9315 LOCARNO DR	PEACH TIMOTHY HOWARD &
175	9309 LOCARNO DR	SMITH RANDY L JR &
176	9303 LOCARNO DR	BARRETT NATHAN B & JENNIFER R
177	9255 LOCARNO DR	KRENEK STEFANIE &
178	9249 LOCARNO DR	NORRIS VERNON &
179	9243 LOCARNO DR	ROBINSON JAMES E
180	9239 LOCARNO DR	DACUS ELIZABETH F.
181	9235 LOCARNO DR	BUELL WILLIAM H & JUDY D

05/14/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	9229 LOCARNO DR	JONES LAWRENCE R JR ETUX
183	9236 LOCARNO DR	WINCHESTER MELISSA M
184	9240 LOCARNO DR	JACKSON COREY LEE &
185	9244 LOCARNO DR	NORRIS CHRIS & DAWN F
186	9250 LOCARNO DR	SPURGIN JOE & MYRA
187	9310 LOCARNO DR	REDDA SENAY
188	9314 LOCARNO DR	HENDON VAN GRIFFIN & MARY
189	9320 LOCARNO DR	SMITH DONALD CURTIS
190	9324 LOCARNO DR	TAYLOR ALEX M & KORRIE L
191	9330 LOCARNO DR	AGNEW LYNN H
192	9334 LOCARNO DR	FORMAN BILLE JO & STEPHEN
193	9340 LOCARNO DR	BROWN SUZANNA L
194	9344 LOCARNO DR	JOHNSON JERRY D & DIANE D
195	9333 SEAGROVE DR	GOKEY PATRICIA M
196	9329 SEAGROVE DR	CARLISLE JOANN K LIFE ESTATE
197	9323 SEAGROVE DR	PROFITT KEVIN L
198	9319 SEAGROVE DR	MACY ERIC D &
199	9315 SEAGROVE DR	GOYNE ALAN G &
200	9309 SEAGROVE DR	PATTEN CRAIG D &
201	8922 ECHO VALLEY DR	HOGAN LEAH &
202	8916 ECHO VALLEY DR	WYATT HERBERT & YOKO
203	8910 ECHO VALLEY DR	CHIRIBOGA BARBARA LOUISE
204	8904 ECHO VALLEY DR	GUYNES SHERRY L
205	8848 ECHO VALLEY DR	RESNICK MARCIA LOUISE
206	8842 ECHO VALLEY DR	GUNTHER MICHAEL & HUONG
207	8838 ECHO VALLEY DR	HAILEY H M JR
208	8841 FLINT FALLS DR	Taxpayer at
209	8849 FLINT FALLS DR	RACHO HELEN & TITO RACHO
210	8857 FLINT FALLS DR	BRANNON JEWELL RUTH
211	8865 FLINT FALLS DR	HONEA F FRANKLIN II
212	8901 FLINT FALLS DR	LOPEZ LESLIE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	8905 FLINT FALLS DR	HIGGINS THOMAS D JR &
214	8909 FLINT FALLS DR	LAWLEY DANNE
215	8842 FLINT FALLS DR	CAREY JENNIFER & ALBERT JR
216	9406 ROCKY BRANCH DR	BEAVERS CURTIS O & RITA L
217	9412 ROCKY BRANCH DR	SORROW CHRISTOPHER T & CINCO CALFEE
218	9418 ROCKY BRANCH DR	MIHM MARK S & ANN MARIE
219	9323 CORAL COVE DR	PAGE LESTER & TAMYSIA WHITLEY
220	9203 MILL HOLLOW DR	RUTHERFORD ANDREW C & KRISTIN S
221	9204 MILL HOLLOW DR	SPARKS DUSTIN & COURTNEY
222	9208 MILL HOLLOW DR	RAINER MICHAEL V & JENNIFER B
223	9212 MILL HOLLOW DR	CUMMINS ALDEN PATRICK &
224	9220 BILL BROWNE LN	REAGAN ROBERT TODD &

**FILE NUMBER:** Z201-218(RM) **DATE FILED:** March 24, 2021  
**LOCATION:** Northeast corner of South Buckner Boulevard and Elam Road  
**COUNCIL DISTRICT:** 5 **MAPSCO:** 58 U  
**SIZE OF REQUEST:** Approx. 1.56 acres **CENSUS TRACT:** 92.02

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**OWNER:** Santiago Gonzales

**APPLICANT:** RSDGP, LLC

**REQUEST:** An application for 1) 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 Subarea 2A within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay; and 2) a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District.

**SUMMARY:** The purpose of the request is to redevelop the site with a motor vehicle fueling station in conjunction with a general merchandise or food store 3,500 square feet or less with alcohol sales.

**STAFF RECOMMENDATION:** 1) **Denial** of 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; and 2) **denial** of a CR Community Retail District with deed restrictions volunteered by the applicant.



## **BACKGROUND INFORMATION:**

- The area of request is currently developed with an auto service center zoned Subarea 2A within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay. The area of request also includes an undeveloped lot zoned an R-7.5(A) Single Family District.
- The applicant proposes to redevelop the site with a motor vehicle fueling station in conjunction with a general merchandise or food store 3,500 square feet or less with alcohol sales.
- To accomplish this, the applicant requests 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 the portion of the request area currently zoned PD 366 with a D-1 Overlay.
- The applicant also requests a CR Community Retail District for the portion of the request area currently zoned an R-7.5(A) District.
- The applicant has volunteered deed restrictions to limit permitted uses and restrict development on the portion of the property currently zoned an R-7.5(A) District.

## **Zoning History:**

There have been three zoning cases on two sites in the area in the past five years.

1. **Z167-331:** On October 24, 2017, staff approved an automatic renewal of Specific Use Permit No. 1730 for an alcoholic beverage establishment limited to a private club or bar for a three-year period on property zoned Subarea 4 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay on the east side of South Buckner Boulevard, south of Elam Road.  
  
**Z190-271:** On August 3, 2020, Specific Use Permit No. 1730 was automatically renewed for an additional three-year period.
2. **Z178-196:** On June 7, 2018, Specific Use Permit No. 1873 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a five-year period on property zoned Subarea 2A within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay on the west side of South Buckner Boulevard, north of Elam Road was automatically renewed.
3. **Z190-366:** On February 24, 2021, City Council approved a renewal of Specific Use Permit No. 1850 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned Subarea

4 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay at the southeast corner of South Buckner Boulevard and Elam Road.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
South Buckner Boulevard	Principal Arterial	107 feet
Elam Road	Principal Arterial	100 feet

**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 does not comply with the following land use goals and policies of the Comprehensive Plan:

**LAND USE ELEMENT**

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

**Policy 1.1.4** Capitalize on transit oriented development opportunities.

**ECONOMIC ELEMENT**

**GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT**

**Policy 2.2.2** Maximize development opportunities around DART stations.

**URBAN DESIGN ELEMENT**

**GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

**Policy 5.2.1** Maintain neighborhood scale and character.

**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

These goals and policies state that in major centers outside downtown that are well served by transit, activity should support the creation of higher density urban mixed-use areas. These areas should support the creation of attractive, quality mixed-use transit centers that improve DART ridership, reduce auto trips, improve air quality, and efficiently use land resources. Development near transit stations and along multi-modal corridors should be transformed into mixed-use boulevards that also respect the character of surrounding neighborhoods. Land uses should serve the needs of transit riders and the needs of the immediate neighborhood including housing, retail, office, and professional service firms.

The applicant's proposal for low-density, auto-oriented development at the intersection of two principal arterials across from a DART rail station would run counter to the implementation of these policies. It would serve to increase auto trips rather than improve DART ridership or pedestrian connectivity. The proposed encroachment into an existing single-family subdivision does not respect the character of surrounding neighborhoods, nor does it serve the needs of the immediate neighborhood.

**Area Plan:**

In February 2013, City Council approved the Buckner Station Area Plan to guide future development in an area northeast of the intersection of U.S. Highway 175 and TX Loop 12. The area plan focuses on reinvigorating affordable housing, improving safety and multi-modal connectivity, and establishing strategies and guidelines to create a thriving transit-oriented neighborhood over the long term. The strategies and actions of the area plan complement the goals and policies of the *forwardDallas! Comprehensive Plan* in evaluating the applicant's request.

The request does not comply with the following strategies and actions of the Buckner Station Area Plan:

**ZONING STRATEGIES**

**STRATEGY** Use the area plan to facilitate mixed-use, transit-oriented zoning and appropriate redevelopment over time.

**Action** Use the land use concept plan as a guide for all ongoing rezoning activity in the area.

The plan stresses that one of the challenges in the area is the large number of existing auto-related uses including auto service centers, vehicle sales lots, and gas stations. The area also has many underutilized sites with large-footprint commercial buildings and/or large parking lots that lack street presence and accessibility. These conditions contribute to inactivity in the area and longer walking distances between destinations. The applicant's proposal for an additional gas station site, a significant portion of which will remain undeveloped, would further contribute to this challenge.

The Buckner Station Area Plan contains a conceptual development plan that outlines potential development opportunities for the area. This conceptual development plan designates the portion of the applicant's request area currently zoned PD 366 with a D-1 Overlay as Commercial Corridor/Center. This land use type includes small service and employment destinations with some low- to mid-rise multifamily housing. The portion currently zoned an R-7.5(A) District is designated on the conceptual development plan as Urban Neighborhood, which is intended to provide a range of housing options close to transit including small-lot single-family detached dwellings, townhomes, and low- to mid-rise condominiums or apartments. The applicant's proposal does not align with either of these land use types.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	Subarea 2A within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay; R-7.5(A) Single Family District	Auto service center, undeveloped
<b>North</b>	Subarea 2A within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay	Vehicle display, sales, and service
<b>East</b>	R-7.5(A) Single Family District	Undeveloped, single family
<b>South</b>	Subarea 4 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay and Specific Use Permit No. 1850 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet; CR-D-1 Community Retail District with a D-1 Liquor Control Overlay	Motor vehicle fueling station, office
<b>Southwest</b>	Subarea 4 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District; IM Industrial Manufacturing District; and CS Commercial Service District with Specific Use Permit No. 1646 for a transit passenger station or transfer center	Transit passenger station or transfer center
<b>West</b>	Subarea 2A within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D Liquor Control Overlay	Vehicle display, sales, and service; motor vehicle fueling station

**Land Use Compatibility:**

The majority of the area of request is currently developed with an auto service center. The remainder of the request area is undeveloped. Several other properties in the vicinity are also developed with auto-related uses including auto service center; motor vehicle fueling station; and vehicle display, sales, and service. Immediately to the east are single-family uses, plus undeveloped lots zoned single-family. To the southwest across the intersection of South Buckner Boulevard and Elam Road is the Buckner DART rail station.

Because the area of request abuts a residential zoning district, a 20-foot side and rear yard is required. If the applicant were to only develop on the portion currently zoned PD 366 with a D-1 Overlay, they would not be able to meet this setback with the dimensions



shown on the applicant's proposed SUP site plan. Therefore, the applicant proposes to incorporate an additional lot currently zoned an R-7.5(A) District to provide enough depth to meet all required setbacks. This additional lot will also be used to provide an access drive onto Elam Road, and for the site's dumpster enclosure. The remainder of the site is designated for future development on the site plan.

To mitigate the potential effects from the use of this additional lot, the applicant has volunteered deed restrictions that 1) limit the uses permitted on this lot; 2) prohibit development on the eastern-most 50 feet of the property except for access, sidewalks, dumpster locations, fencing, landscaping, stormwater treatment, or parking; and 3) require that dumpsters be screened and set back a minimum of 20 feet from the eastern property line.

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.

Staff does not support the request because it proposes a commercial encroachment into an existing single-family subdivision while leaving a significant portion of the entire site undeveloped. It should also be noted that while the applicant intends to meet all landscaping requirements adjacent to the remaining residential lots, the request would mean that the neighboring homeowner immediately to the east would have a dumpster enclosure for a busy commercial use 20 feet from the front yard of their home.

### **Development Standards**

District	Setback		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-7.5(A)	25'	5'	1 du/7,500 sf	30'	45%	Proximity Slope Visual Intrusion	Single family
Proposed: CR	15'	20' adj to res Other: No min	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail and personal service, office

### **Landscaping:**

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

### **Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for a motor vehicle fueling station is two spaces. The parking requirement for a general merchandise or food store 3,500 square feet or less is one space per 200 square feet of floor area. The total floor area for the site is 2,824 square feet. Therefore, the applicant is required to provide a total of 16 spaces. As illustrated on the site plan, the site provides 16 spaces.

**Market Value Analysis:**

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

**List of Partners/Principals/Officers**

RSDGP, LLC

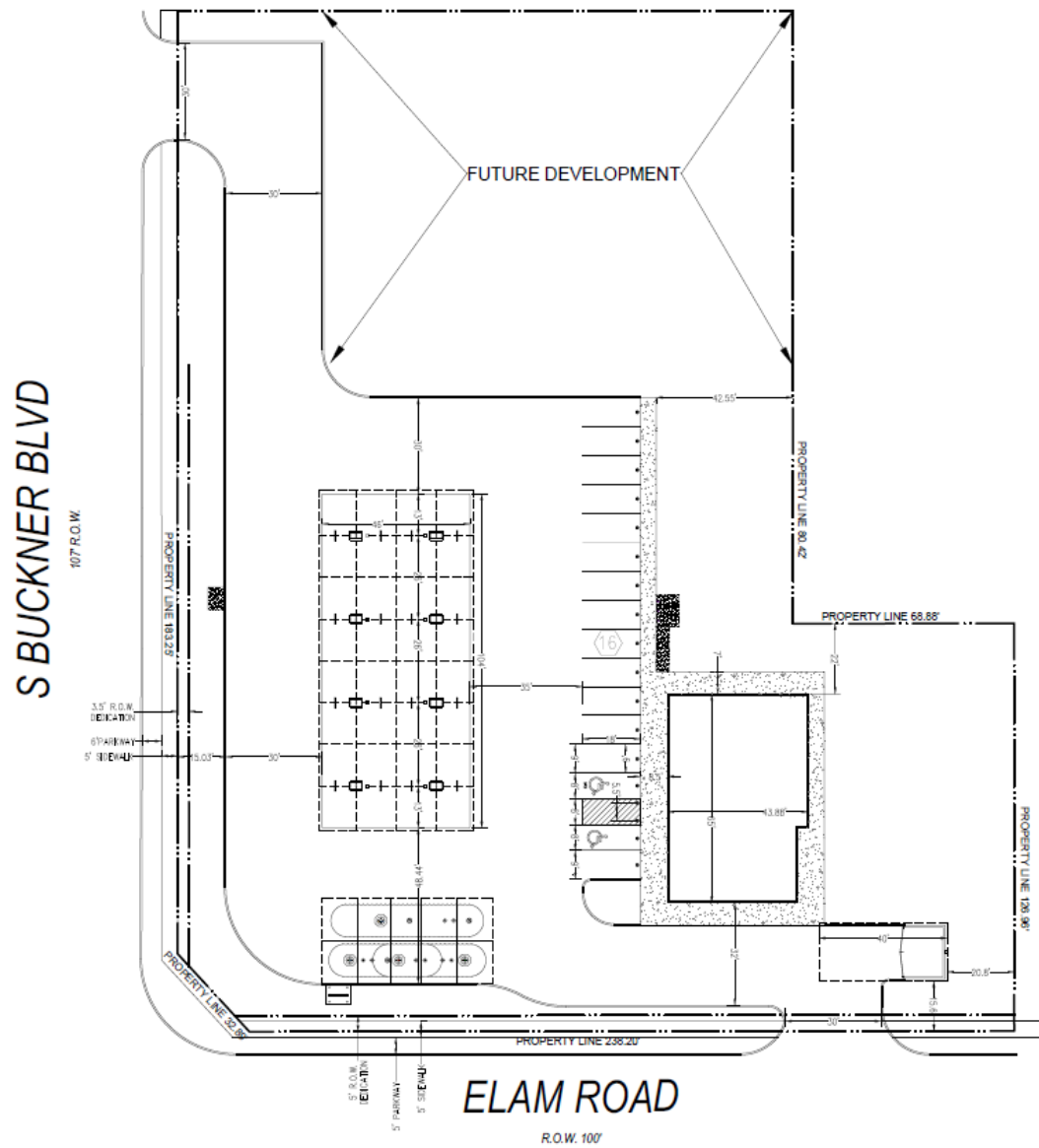
Beau Tucker, Manager  
Kevin Mattson, Manager

### **APPLICANT'S 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 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 \_\_\_\_\_ (two years from the passage of this ordinance) but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. FLOOR AREA: The maximum floor area is 2,885 square feet.
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.



APPLICANT'S PROPOSED SUP SITE PLAN



## APPLICANT'S PROPOSED DEED RESTRICTIONS

(a) The following uses are prohibited:

(1) Industrial uses.

- Gas drilling and production.
- Temporary concrete or asphalt batching plant.

(2) Institutional and community services uses.

- Cemetery or mausoleum.
- College, university, or seminary.
- Open-enrollment charter school or private school.
- Public school other than open-enrollment charter school.

(3) Lodging uses.

- Hotel and motel.
- Lodging or boarding house.
- Overnight general purpose shelter.

(4) Miscellaneous uses.

- Carnival or circus (temporary).

(5) Office uses.

- Alternative financial establishment.

(6) Residential uses.

- College dormitory, fraternity, or sorority house.

(7) Retail and personal services uses.

- Ambulance service.
- Auto service center.
- Business school.
- Car wash.
- Commercial amusement (inside).
- Commercial amusement (outside).
- Commercial parking lot or garage.
- Liquor store.
- Mortuary, funeral home, or commercial wedding chapel.

- Paraphernalia shop.
- Pawn shop.
- Personal service, only limited to tattoo parlor and massage parlor.

(8) Utility and public service uses.

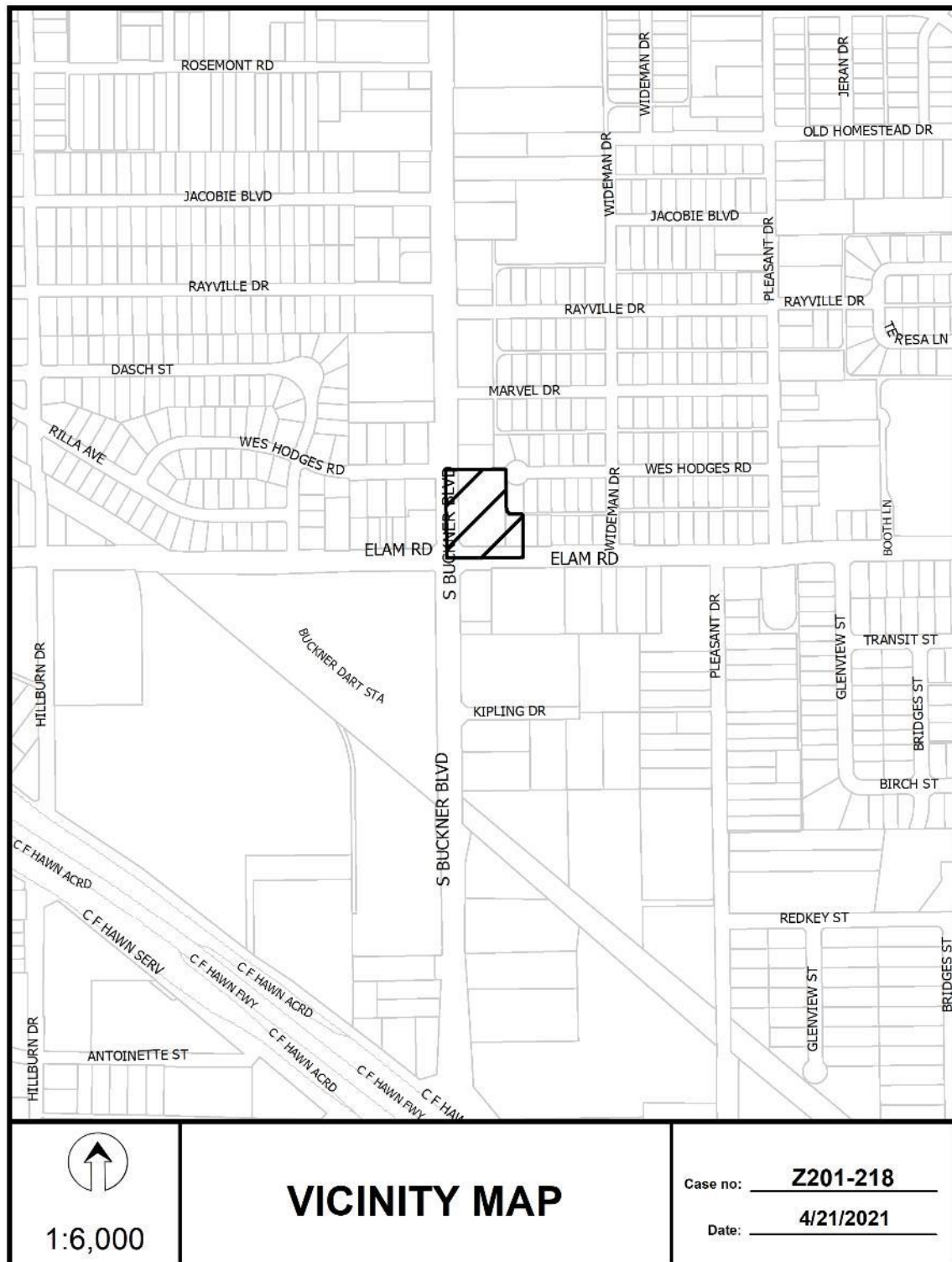
- Tower/antenna for cellular communication, limited to monopole towers.

(9) Wholesale, distribution, and storage uses.

- Recycling buy-back center.
- Recycling collection center.
- Recycling drop-off container.
- Recycling drop-off container for special occasion collection.

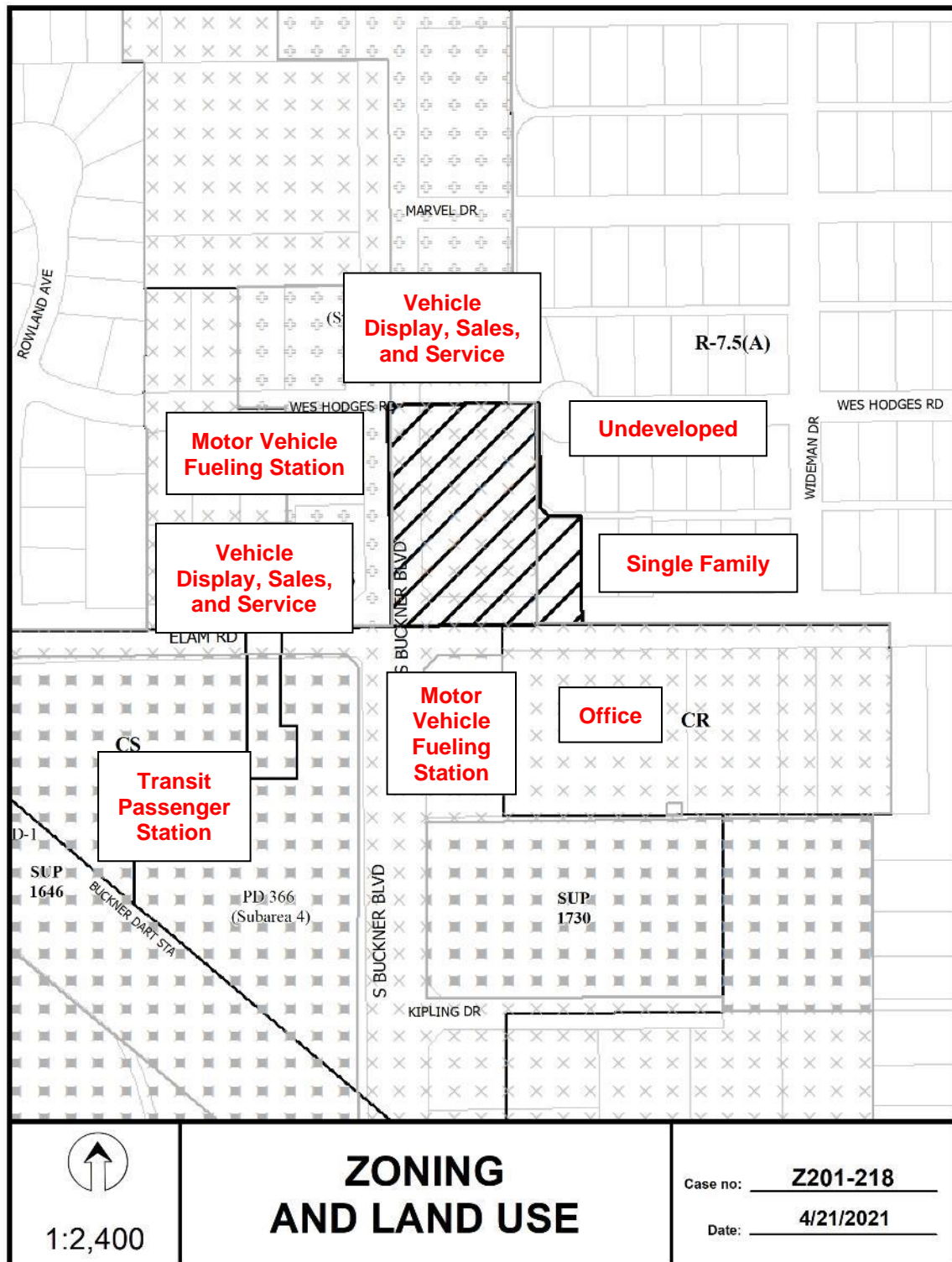
(b) The easternmost 50 feet of the Property is prohibited for development except for access, sidewalks, dumpster locations, fencing, landscaping, stormwater treatment, or parking.

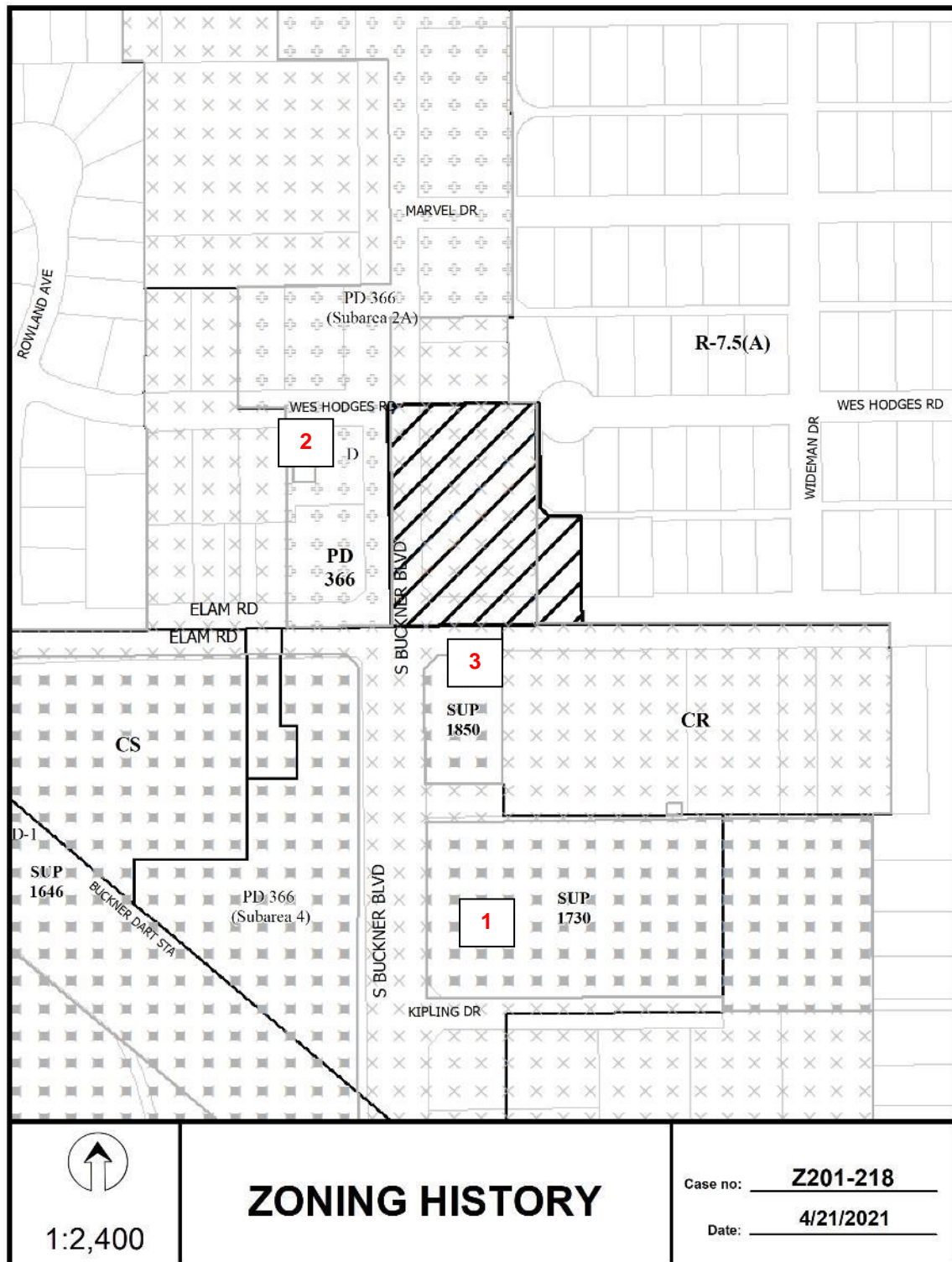
(c) Dumpsters must be screened and setback a minimum of 20 feet from the eastern property line.

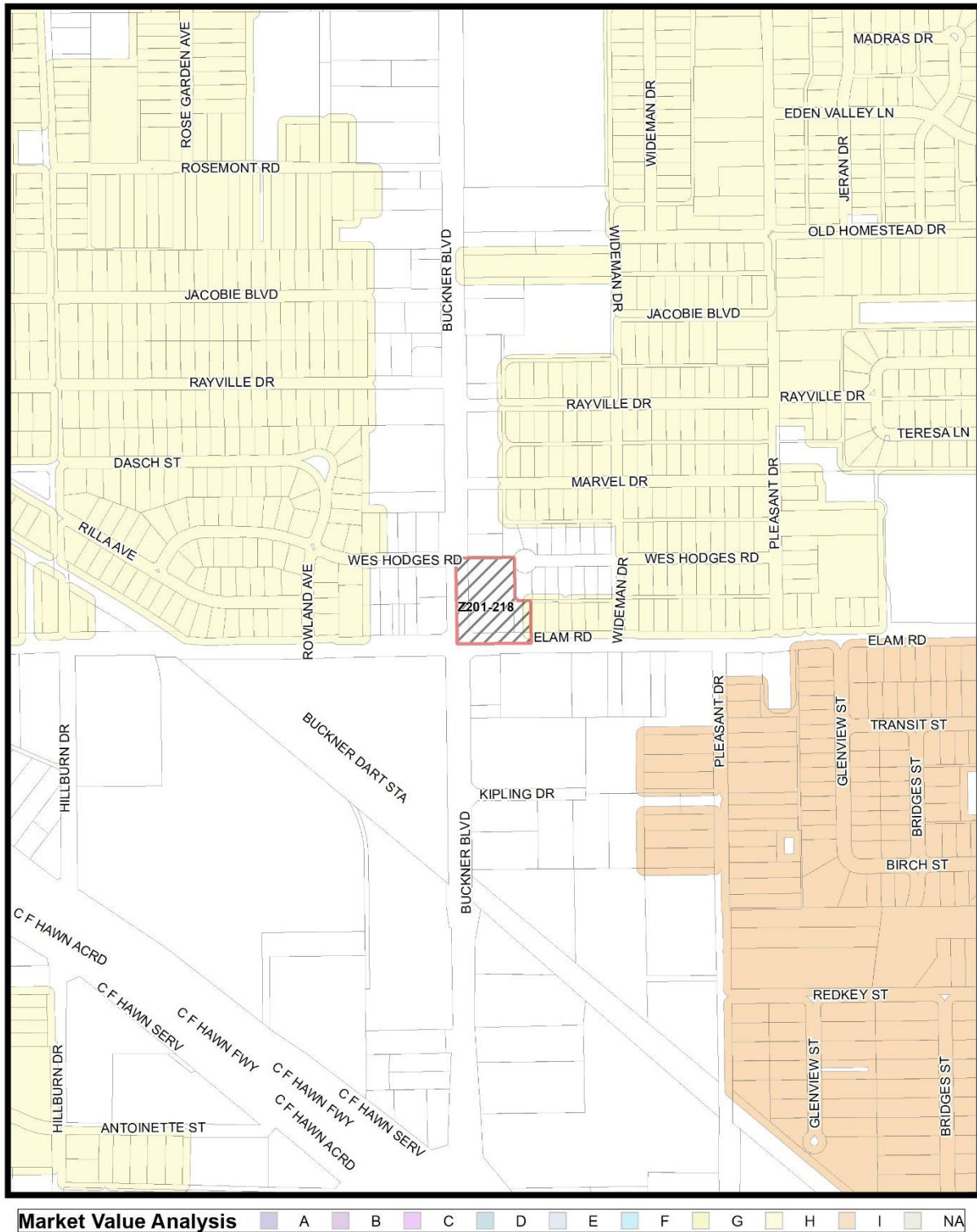






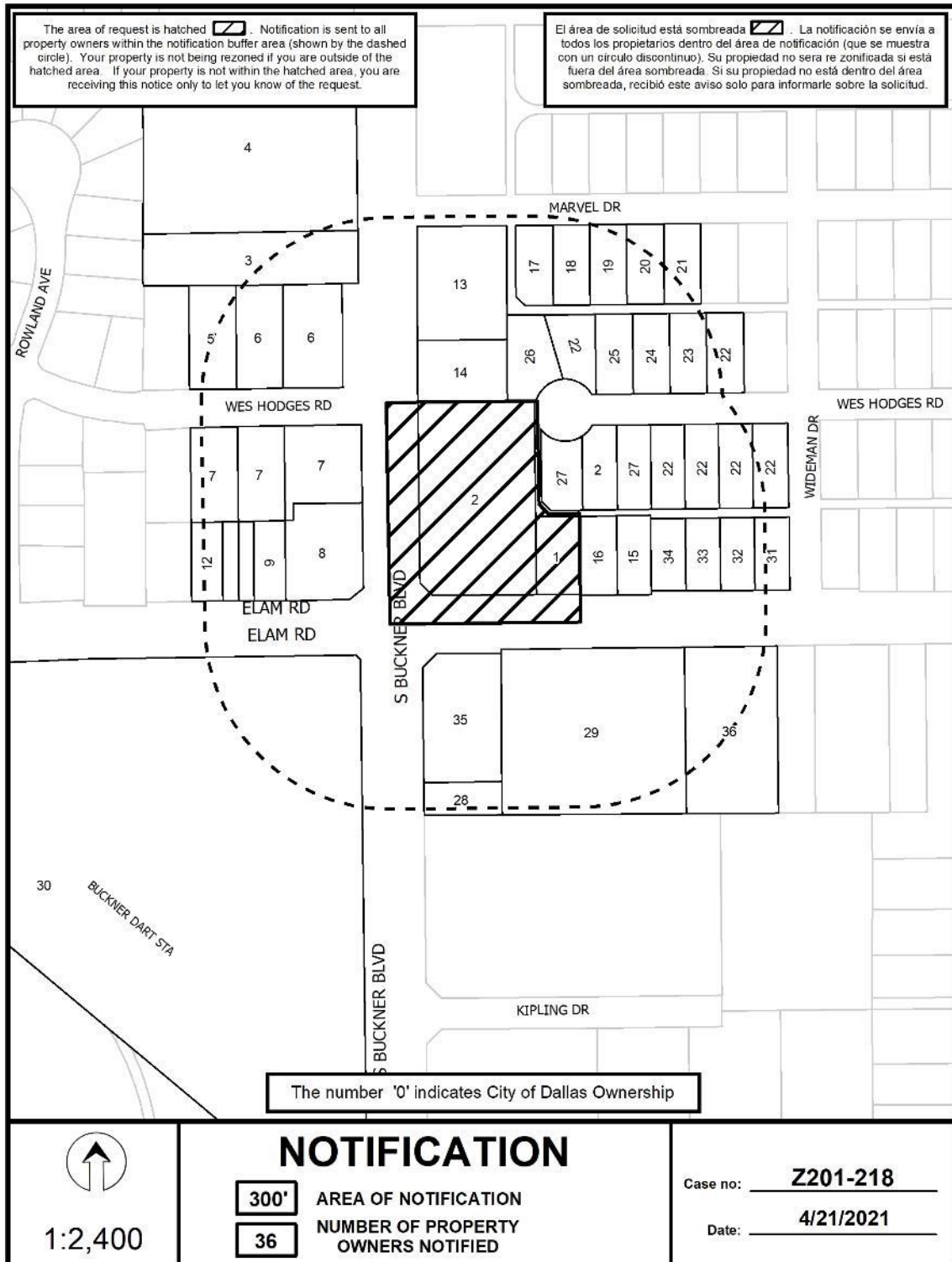






## Market Value Analysis

Printed Date: 4/21/2021



04/21/2021

***Notification List of Property Owners******Z201-218******36 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	8119 ELAM RD	LEAL ALFREDO LAMAS
2	8110 WES HODGES RD	LEAL EVANGELINA RODRIGUEZ TR
3	543 S BUCKNER BLVD	MCALEXANDER PROPERTIES LLC
4	551 S BUCKNER BLVD	MUELLER PROPERTIES LTD
5	8023 WES HODGES RD	BRIONES MARTIN
6	8029 WES HODGES RD	MUELLER MCALEXANDER
7	8026 WES HODGES RD	JUMA REAL ESTATE L P
8	509 S BUCKNER BLVD	MCDANIEL TED
9	8031 ELAM RD	BARRON MARIO & SONIA
10	8029 ELAM RD	BARRON MARIO &
11	8027 ELAM RD	BARRON MARIO & SONIA BARR
12	8023 ELAM RD	BARRON MARIO &
13	538 S BUCKNER BLVD	JACKSON AMY &
14	528 S BUCKNER BLVD	AMEEN LLC
15	8129 ELAM RD	BEDFORD ANTHONY J
16	8123 ELAM RD	GUTIERREZ LIZ
17	8112 MARVEL DR	LOPEZ VICTOR M
18	8116 MARVEL DR	FULLER ROY
19	8120 MARVEL DR	LOPEZ JUAN ANTONIO
20	8124 MARVEL DR	CLAUSSEN GEORGE R
21	8128 MARVEL DR	FRAUSTO ALFREDO
22	8127 WES HODGES RD	AGUILARVILLARREAL SAMUEL
23	8123 WES HODGES RD	RENNER EARL O
24	8119 WES HODGES RD	RODRIGUEZ GRACIELA
25	8111 WES HODGES RD	STERLING ANTHONY K
26	8103 WES HODGES RD	RENNER EARL O



Z201-218(RM)

04/21/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8106 WES HODGES RD	LEAL EVANGELINA RODRIGUEZ TR
28	426 S BUCKNER BLVD	PREECE & PREECE INC
29	8114 ELAM RD	SOUTHWESTERN BELL
30	8008 ELAM RD	DALLAS AREA RAPID TRANSIT
31	8145 ELAM RD	RAMOS ROGELIO A
32	8141 ELAM RD	CASTILLO JOSE A
33	8137 ELAM RD	MAHOGANY HOMES LLC
34	8133 ELAM RD	CANO OSCAR E &
35	440 S BUCKNER BLVD	ELAM CROSSING LP
36	8202 ELAM RD	Taxpayer at

**FILE NUMBER:** Z201-240(RM) **DATE FILED:** April 15, 2021

**LOCATION:** West line of White Rock Trail, south of Walnut Hill Lane

**COUNCIL DISTRICT:** 10 **MAPSCO:** 27 P

**SIZE OF REQUEST:** Approx. 8.23 acres **CENSUS TRACT:** 130.04

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**APPLICANT:** Robert Elliot

**REQUEST:** An application for a Planned Development District for R-7.5(A) Single Family District uses on property zoned a CS Commercial Service District.

**SUMMARY:** The purpose of the request is to allow for the development of single family homes on the site with modified standards primarily related to setbacks, height, lot size, lot coverage, and shared access requirements.

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

## **BACKGROUND INFORMATION:**

- The area of request is currently developed with a warehouse use zoned a CS Commercial Service District.
- The applicant proposes to redevelop the site with 34 single family units that will utilize a shared access drive with three ingress/egress points on White Rock Trail.
- The applicant requests a Planned Development District to modify the development standards of an R-7.5(A) Single Family District primarily related to setbacks, height, lot size, lot coverage, and shared access development.

## **Zoning History:**

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

1. **Z178-238:** On December 12, 2018, City Council approved 1) Planned Development District No. 1007 for R-7.5(A) Single Family District uses; and 2) the termination of existing deed restrictions on property zoned an NO(A) Neighborhood Office District, a CS Commercial Service District, and an R-7.5(A) Single Family District on the south line of Walnut Hill Lane and the west line of White Rock Trail.

## **Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
Walnut Hill Lane	Principal Arterial	100 feet
White Rock Trail	Local Street	-

## **Traffic:**

The Engineering Division of Sustainable Development and Construction reviewed the proposed zoning request and evaluated the impact on the existing street system based on recent studies. Recent traffic studies identified failing conditions at the intersection of Walnut Hill Lane and White Rock Trail, located approximately 550 feet north of the subject site. Other studies also evaluated the impact generated by additional residential development on White Rock Trail. As a result, the City of Dallas began plans to upgrade the intersection at Walnut Hill Lane to accommodate the anticipated motor and foot traffic. Staff recommends the developer's roughly proportional contribution to the signal improvements in accordance with Sec. 51A-1.109 of the Dallas Development Code to be required at permitting.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

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

**LAND USE ELEMENT**

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

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

**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.

**URBAN DESIGN ELEMENT**

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

**Policy 5.5.1** Promote pedestrian-friendly streetscapes.

**NEIGHBORHOOD PLUS**

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

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

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	CS Commercial Service District	Warehouse
<b>North</b>	Planned Development District No. 1007; MF-1(A) Multifamily District with Specific Use Permit No. 1781 for a Transit Passenger Station or Transfer Center	Single family, transit passenger station or transfer center
<b>East</b>	R-7.5(A) Single Family District	Single family
<b>South</b>	D(A) Duplex	Duplex
<b>West</b>	MF-1(A) Multifamily District; Subarea C within Planned Development District No. 758	Undeveloped; Multifamily, restaurant with drive-in or drive-through service, restaurant without drive-in or drive-through service, general merchandise or food store greater than 3,500 square feet

**Land Use Compatibility:**

The area of request is currently developed with a warehouse use. To the south and east are residential uses. To the north is Planned Development District No. 1007, which allows for a similar shared access development for single-family uses, as well as a DART rail station.

The applicant proposes to redevelop the site with 34 single family units that will utilize a shared access drive with three ingress/egress points on White Rock Trail. The request generally complies with the regulations of an R-7.5(A) Single Family District.

The development will also feature an open space area along the northern property line with a dog run as well as park benches and dog waste bins. This area will serve as a pedestrian amenity along the shared access area for residents in the development and is generally compatible with uses in the vicinity.

Staff supports the request because it proposes a smaller lot single-family product that will serve as a transition between the larger lot single-family neighborhood to the east and the higher density mixed-use development to the west. The development will also have pedestrian access to the DART rail station immediately to the north.



## Development Standards

Following is a comparison table showing differences between the current CS District, an R-7.5(A) District, and the applicant's proposed PD for R-7.5(A) District uses.

District	Setback		Density	Height	Lot Size	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear						
Existing: CS	15' 0' on minor	20' adj to res Other: No min	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	No min	80%	Proximity slope Visual intrusion	Commercial/ business service
Base: R-7.5(A)	25'	5'	1 du/7,500 sf	30'	7,500 sf	45%		Single family
PD: R-7.5(A)	15'	None	Max 34 du (4 du/ac)	36'	6,000 sf	60% for res Other: 45%		Single family

In addition to the modifications listed in the comparison table, the applicant proposes one change to the standards for shared access development. Per Sec. 51A-4.411(d)(10), no more than two shared access points may serve a shared access development. However, the applicant proposes that the development may have three access points and alleys.

### Landscaping:

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

### Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a single family use is one space in an R-7.5(A) District. In addition, shared access developments must provide 0.25 unassigned spaces available for use by visitors and residents for each dwelling unit. The applicant is required to provide a minimum of 34 spaces for all dwelling units, plus 9 spaces for guest parking. As illustrated on the conceptual plan, the site will provide a total of 68 spaces for all dwelling units, plus 12 spaces for guest parking.

**Market Value Analysis:**

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

**List of Partners/Principals/Officers**

Robert Elliott Custom Homes

R. Aaron Sherman, Member  
Robert Elliott, Member  
Richard J. Coady, IV, Member

**PROPOSED PD CONDITIONS**

**ARTICLE \_\_\_\_.**

**PD \_\_\_\_.**

**SEC. 51P- \_\_\_\_ .101.           LEGISLATIVE HISTORY.**

PD \_\_\_\_ was established by Ordinance No.\_\_\_\_, passed by the Dallas City Council on \_\_\_\_.

**SEC. 51P- \_\_\_\_ .102.           PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_ is established on property located at on the west side of White Rock Trail, northwest of Crestridge Street. The size of PD \_\_\_\_ is approximately 8.226 acres.

**SEC. 51P- \_\_\_\_ .103.           DEFINITIONS AND INTERPRETATIONS.**

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

**SEC. 51P- \_\_\_\_ .104.           EXHIBIT.**

The following exhibit is incorporated into this article: Exhibit \_\_\_\_A: conceptual plan.

**SEC. 51P- \_\_\_\_ .105.           CONCEPTUAL PLAN.**

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

**SEC. 51P- \_\_\_\_ .106.           DEVELOPMENT PLAN.**

- (a) Except as provided in this section, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district.

If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For single family uses, a final plat may serve as the development plan. If there is a conflict between the text of this article and a final plat, the text of this article controls.

**SEC. 51P-\_\_\_\_.107. MAIN USES PERMITTED.**

The only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(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-7.5(A) Single Family District is subject to DIR in this district; etc.

**SEC. 51P-\_\_\_\_.108. ACCESSORY USES.**

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

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

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

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

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

(c) Side and rear yard. No side and rear setback is required.

(d) Density. Maximum number of dwelling units is 34.

(e) Height. Maximum structure height is 36 feet.

(f) Lot size. Minimum lot size is 6,000 square feet.

(g) Lot coverage. Maximum lot coverage for residential structures is 60 percent. The shared access area may be used to determine lot coverage. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.



**SEC. 51P- \_\_\_\_,110. OFF-STREET PARKING AND LOADING.**

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

**SEC. 51P- \_\_\_\_,111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P- \_\_\_\_,112. LANDSCAPING.**

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.

**SEC. 51P- \_\_\_\_,113. SIGNS.**

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

*Staff's Recommendation*

**SEC. 51P- \_\_\_\_,114. INFRASTRUCTURE IMPROVEMENT.**

- (a) The apportionment determination required in Section 51A-1.109 for a traffic signal upgrade at the intersection of Walnut Hill Lane and White Rock Trail must be made prior to the issuance of a building permit for new construction.
- (b) Before the issuance of building permits for new construction, the percentage of the cost of a traffic signal upgrade at the intersection of Walnut Hill Lane and White Rock Trail must be paid to the city as determined by the apportionment analysis in Section 51A-1.109.

*Applicant's Request*

**~~SEC. 51P- \_\_\_\_,114. INFRASTRUCTURE IMPROVEMENT.~~**

- ~~(a) The apportionment determination required in Section 51A-1.109 for a traffic signal upgrade at the intersection of Walnut Hill Lane and White Rock Trail must be made prior to the issuance of a building permit for new construction.~~

~~———— (b) ——— Before the issuance of building permits for new construction, the percentage of the cost of a traffic signal upgrade at the intersection of Walnut Hill Lane and White Rock Trail must be paid to the city as determined by the apportionment analysis in Section 51A-1.109.~~

**SEC. 51P-\_\_\_\_.115.                    ADDITIONAL    SHARED    ACCESS    DEVELOPMENT  
REGULATIONS.**

A shared access development with 34 lots may have three access points and alleys.

**SEC. 51P- \_\_\_\_\_.114.                    ADDITIONAL PROVISIONS.**

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

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

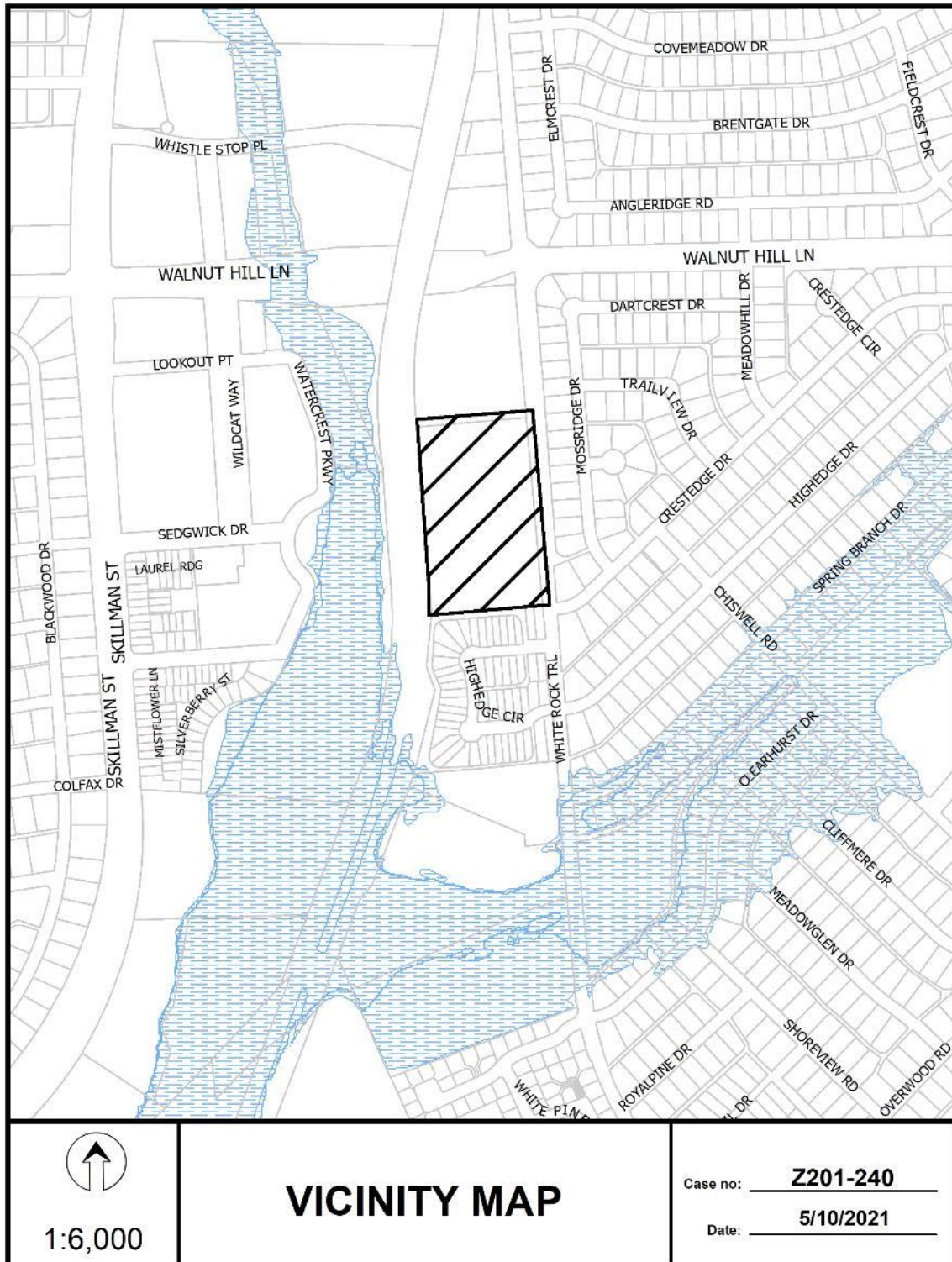
**SEC. 51P-\_\_\_\_.114.                    COMPLIANCE WITH CONDITIONS.**

(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 city.

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

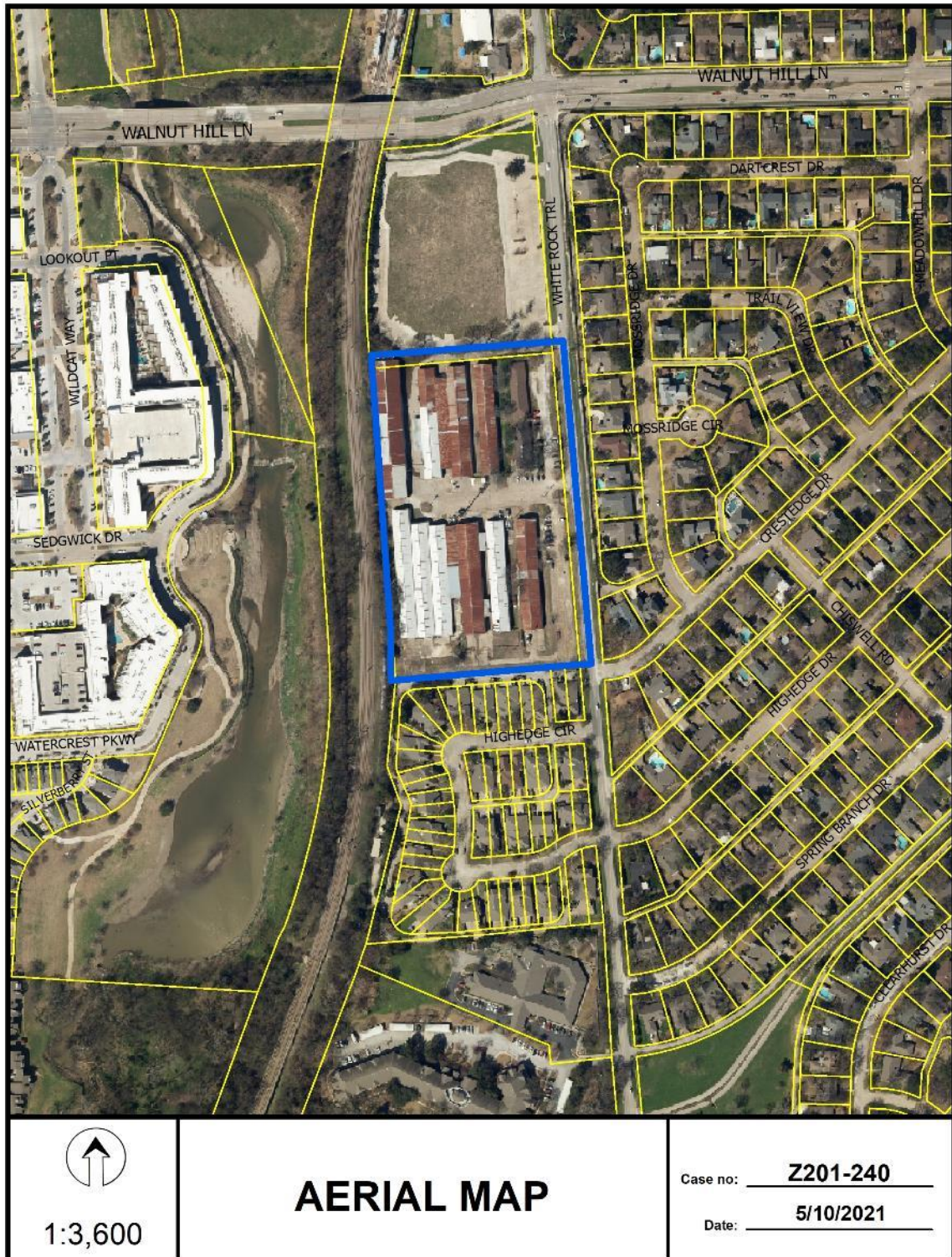
# PROPOSED CONCEPTUAL PLAN



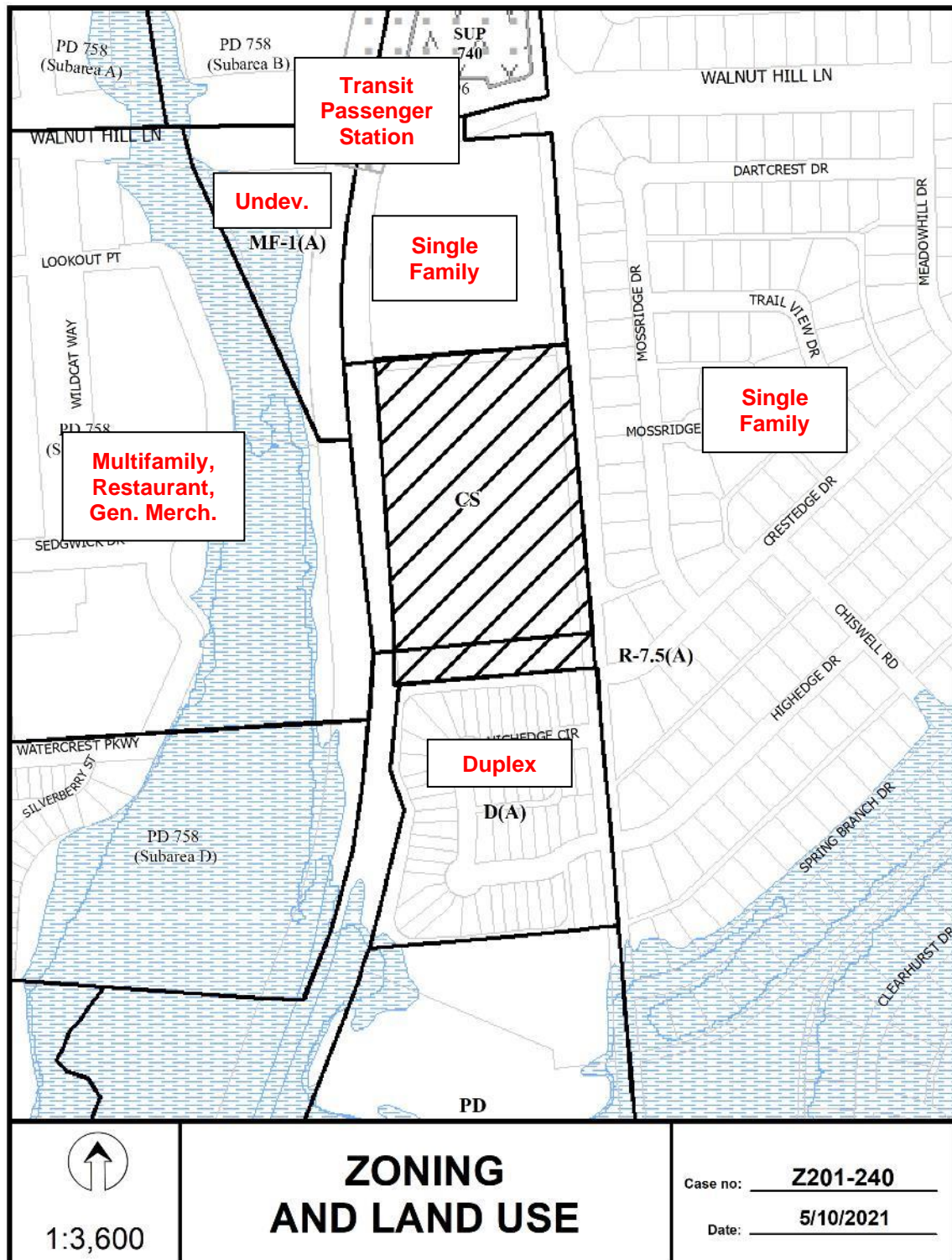


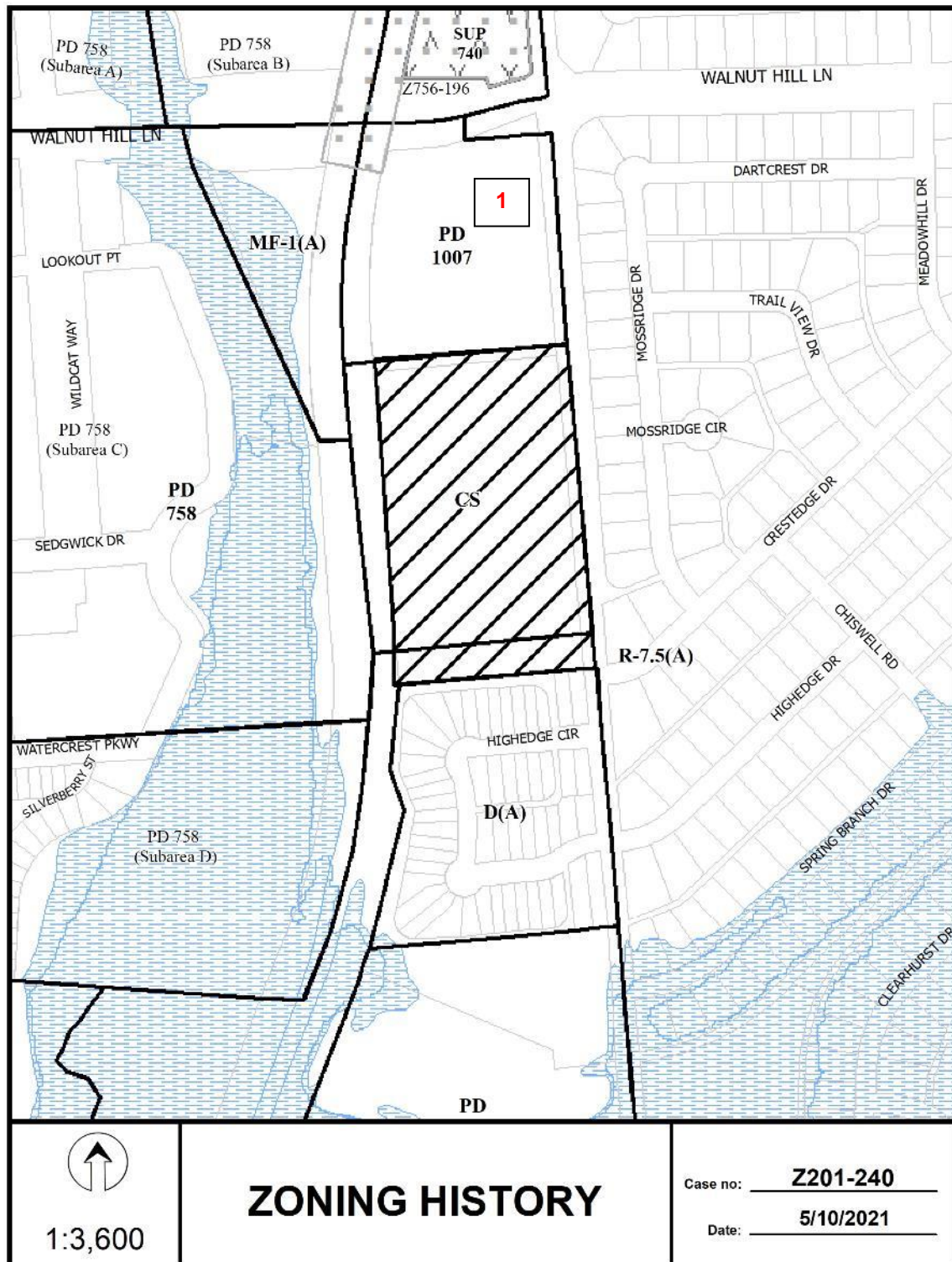


Z201-240(RM)

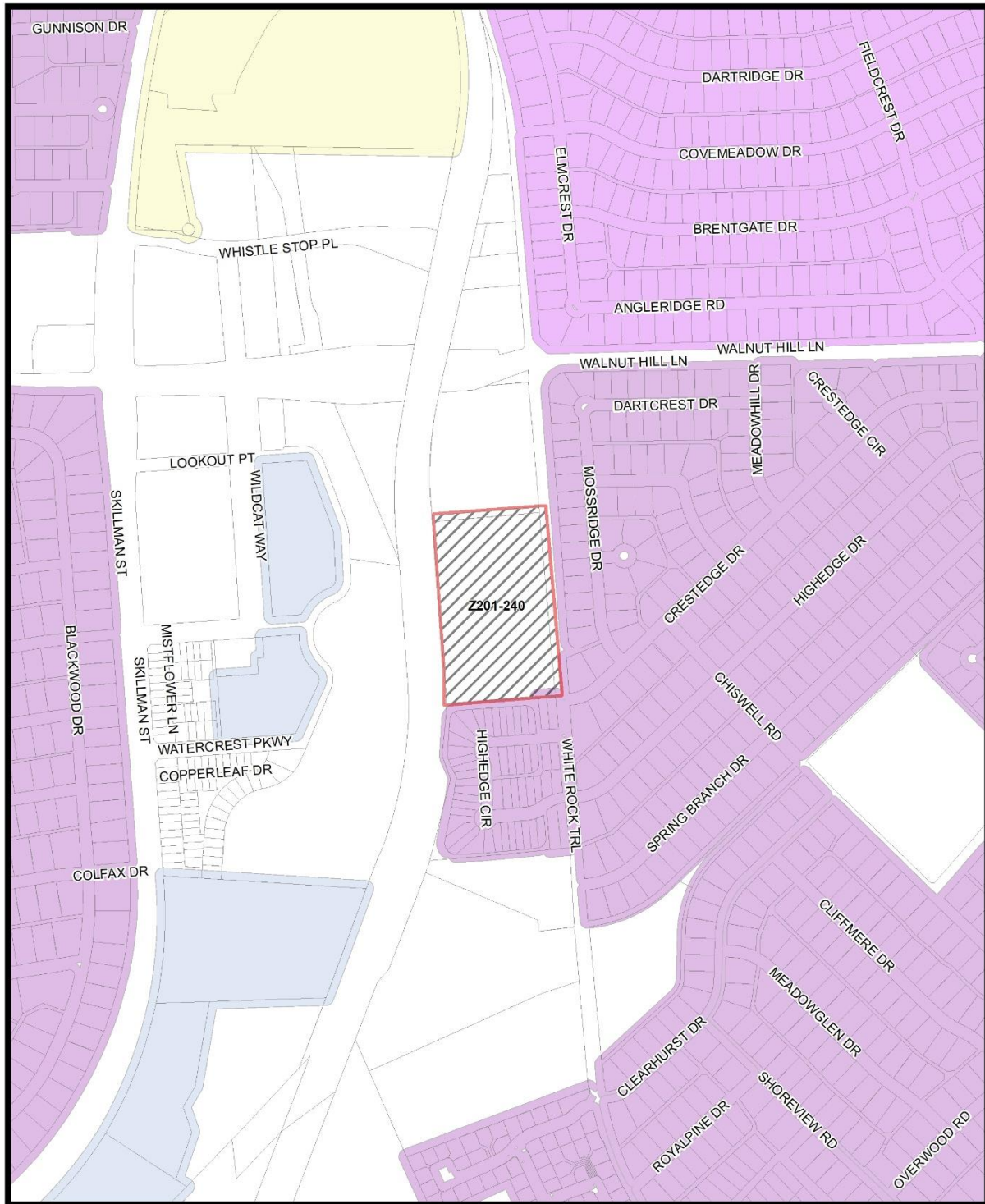












Market Value Analysis

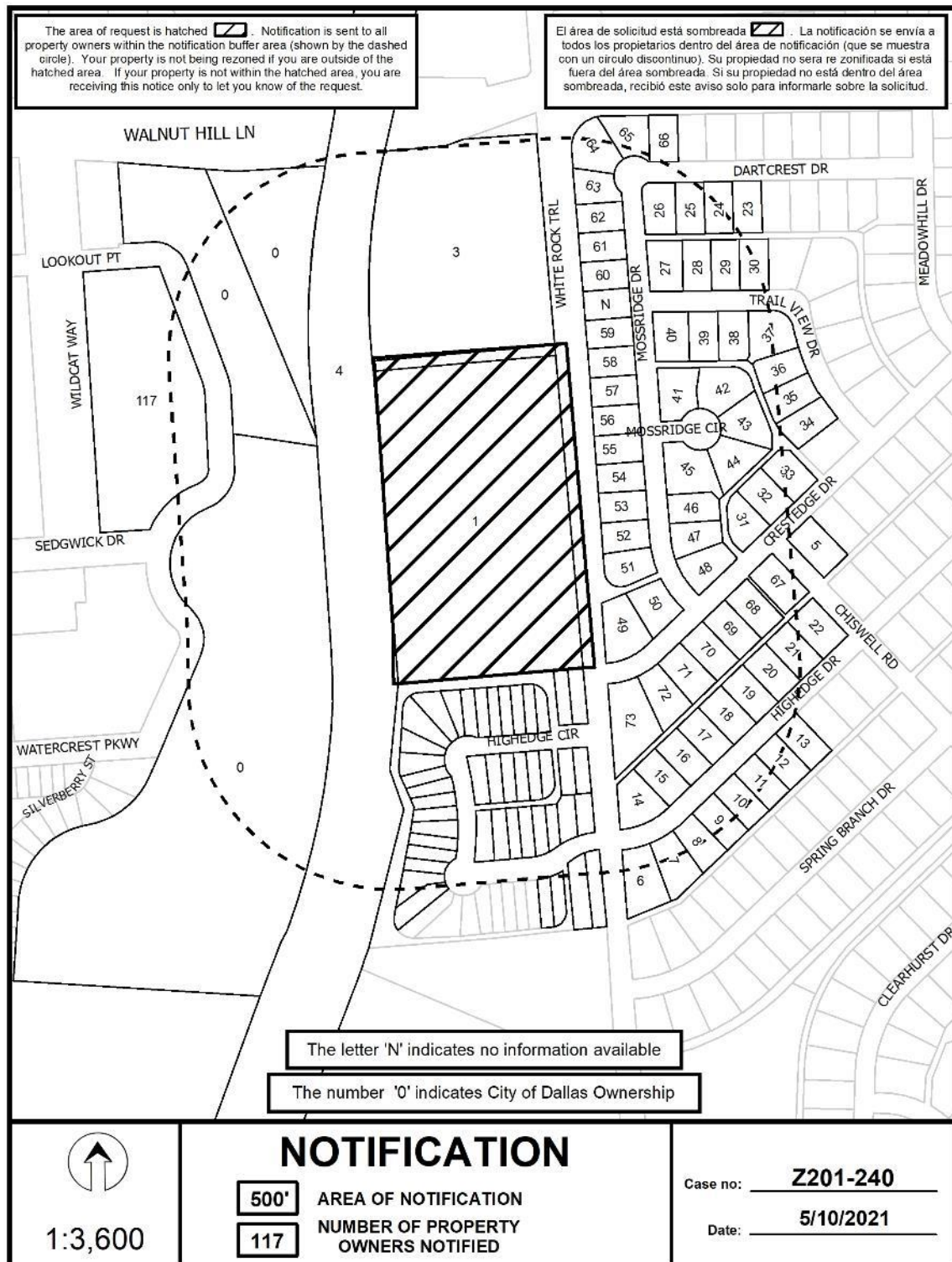
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## Market Value Analysis

Printed Date: 5/10/2021



05/10/2021

***Notification List of Property Owners******Z201-240******117 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	9525 WHITE ROCK TRL	PIERCE LARRY ERNEST TR &
2	9525 WHITE ROCK TRL	PIERCE LARRY ERNEST &
3	9601 WHITE ROCK TRL	PSW WHITE ROCK TRAIL LLC
4	555 2ND AVE	DART
5	9406 CRESTEDGE DR	BELLEW STEVEN C
6	9406 HIGHEDGE DR	QUIGLEY JASON R
7	9410 HIGHEDGE DR	COLLINS HAROLD LOGAN & ASHLEY H
8	9416 HIGHEDGE DR	RICHARD ALLAN C III & SHANAN L
9	9420 HIGHEDGE DR	SCHERER THEODORE O III &
10	9426 HIGHEDGE DR	HURLEY LINDA K
11	9432 HIGHEDGE DR	CONWAY LIVING TRUST
12	9438 HIGHEDGE DR	ROBERTS CHAD E & SARAH C
13	9444 HIGHEDGE DR	GRAHAM STEPHEN & LEEANN
14	9407 HIGHEDGE DR	FARIS SCOTT & COURTNEY
15	9415 HIGHEDGE DR	THOMI CAROLYN
16	9425 HIGHEDGE DR	LUKOWSKI JON & EMILY
17	9431 HIGHEDGE DR	CHISM CARTER
18	9437 HIGHEDGE DR	SCHROEDER JOY M & ROBERT T
19	9443 HIGHEDGE DR	BERGLUND STEVEN S
20	9449 HIGHEDGE DR	ROSENER ROBERT GREGORY &
21	9455 HIGHEDGE DR	GLASS JARRETT R &
22	9463 HIGHEDGE DR	PATTERSON KAREN L
23	9426 DARTCREST DR	ALLEN JERRY RAY & PATTI A
24	9420 DARTCREST DR	RUCKER JOAN GRAHAM HARTONG &
25	9414 DARTCREST DR	MCILROY KEVIN L & SHARON
26	9408 DARTCREST DR	MCCLELLAN MATTHEW J &



05/10/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9648 TRAILVIEW DR	MORAN MATTHEW W &
28	9644 TRAILVIEW DR	DUGE RICHARD W
29	9638 TRAILVIEW DR	MILLINGTON KRISTIN A &
30	9634 TRAILVIEW DR	FAMILY TRUST THE
31	9337 CRESTEDGE DR	WOODBURY GEOFFREY S & SHELLEY
32	9405 CRESTEDGE DR	ARENA JOHN M
33	9409 CRESTEDGE DR	THOMAS BLAIR A
34	9607 TRAILVIEW DR	FINFROCK WALLACE P &
35	9611 TRAILVIEW DR	CABANISS KEVIN CHARLES EST OF &
36	9615 TRAILVIEW DR	BARTHOLOMEW DWIGHT U &
37	9619 TRAILVIEW DR	GOODEN MICHAEL & MARY D
38	9637 TRAILVIEW DR	HOUCARD DANIEL P & MAURA E
39	9643 TRAILVIEW DR	SELLERS BAINE TERRELL & SARA
40	9647 TRAILVIEW DR	SAYLES ROBERT L & KIMBERLY
41	9538 MOSSRIDGE CIR	Taxpayer at
42	9534 MOSSRIDGE CIR	EPHRAIM REVOCABLE TRUST
43	9530 MOSSRIDGE CIR	JONES MARY LOUISE WHITE
44	9526 MOSSRIDGE CIR	WILLIAMS MICHAEL LANE &
45	9522 MOSSRIDGE CIR	Taxpayer at
46	9516 MOSSRIDGE DR	WILLIAMS C COURTNEY
47	9510 MOSSRIDGE DR	HOPKINS WALLACE W
48	9506 MOSSRIDGE DR	SHOLEEN DEREK H &
49	9307 CRESTEDGE DR	HEFFNER STACEY GARCIA &
50	9317 CRESTEDGE DR	CHOI CHRISTOPHER MICHAEL & ERIN MARIE
51	9507 MOSSRIDGE DR	PALMER GIBSON L & LULA S
52	9511 MOSSRIDGE DR	BAYNE HARRY G
53	9517 MOSSRIDGE DR	DANGELO ROBERT P & KELLI M
54	9521 MOSSRIDGE DR	PERSLEY KIMBERLY
55	9527 MOSSRIDGE DR	Taxpayer at
56	9533 MOSSRIDGE DR	BARFOOT DAVID SCOTT & DEBORAH JT
57	9539 MOSSRIDGE DR	HALLERMAN H MARIE

05/10/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	9543 MOSSRIDGE DR	TAVACKOLI MOHAMMAD & AMANDA
59	9547 MOSSRIDGE DR	PLIMPTON ROBERT
60	9609 MOSSRIDGE DR	QUALIA STUART ISAAC & KATHRYN ANN
61	9615 MOSSRIDGE DR	NEWELL BENJAMIN &
62	9619 MOSSRIDGE DR	TABAK NAOMI TUCHMAN &
63	9623 MOSSRIDGE DR	WEITZEL ROBERT E &
64	9627 MOSSRIDGE DR	BALCH CHANDLER & KELSEY
65	9405 DARTCREST DR	MOORE WALTER D EST OF
66	9409 DARTCREST DR	ALFERTIG CHRISTINA L
67	9336 CRESTEDGE DR	EOFF DAVID D & MARTHA
68	9330 CRESTEDGE DR	JONES D LES
69	9326 CRESTEDGE DR	CULLUM GEORGE P & LORAIN A
70	9320 CRESTEDGE DR	BONDY ROBERT C III &
71	9316 CRESTEDGE DR	MORGAN ANDREW C & MELISSA D
72	9310 CRESTEDGE DR	PACIFIC OCEAN LIVING TRUST THE
73	9306 CRESTEDGE DR	BENDA JOHN
74	9204 HIGHEDGE CIR	WOOD VIRGINIA A
75	9206 HIGHEDGE CIR	JEFFERY BEN & STEPHANIE
76	9212 HIGHEDGE CIR	SLOCUM DONNA G
77	9210 HIGHEDGE CIR	SLOCUM MARTHA ANNE
78	9218 HIGHEDGE CIR	SMOOT JASON W &
79	9216 HIGHEDGE CIR	LINDELL BELINDA
80	9224 HIGHEDGE CIR	CARGILE ARRETA
81	9222 HIGHEDGE CIR	VANCE KEVIN & BELREND A YEAGER
82	9336 HIGHEDGE CIR	AILLS JACKSON L
83	9334 HIGHEDGE CIR	EDDLEMON V CARLENE
84	9342 HIGHEDGE CIR	BAHTA SIRAK
85	9340 HIGHEDGE CIR	BRADFORD TODD A
86	9348 HIGHEDGE CIR	SATTERFIELD HUNTER D &
87	9346 HIGHEDGE CIR	PORTER STEVEN J
88	9352 HIGHEDGE CIR	SANDOVAL JACKLYN

05/10/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	9354 HIGHEDGE CIR	ROWLAND MELINDA
90	9205 HIGHEDGE CIR	KNEBEL ROBERT
91	9203 HIGHEDGE CIR	HERZER JOSEPH R JR &
92	9211 HIGHEDGE CIR	SITHIHAO PAMELA P
93	9209 HIGHEDGE CIR	Taxpayer at
94	9217 HIGHEDGE CIR	LEGG ROBERT
95	9215 HIGHEDGE CIR	BATSON JEFFERY & JENNIFER
96	9221 HIGHEDGE CIR	ALBANI ALLISON M
97	9223 HIGHEDGE CIR	Taxpayer at
98	9227 HIGHEDGE CIR	WOODARD JENNIFER M
99	9229 HIGHEDGE CIR	WMG REAL ESTATE LLC SERIES 7
100	9235 HIGHEDGE CIR	ANDREASEN TERRY D
101	9233 HIGHEDGE CIR	Taxpayer at
102	9239 HIGHEDGE CIR	MCBRIDE BRENDA
103	9241 HIGHEDGE CIR	Taxpayer at
104	9247 HIGHEDGE CIR	JOHNSON LIVING TRUST
105	9251 HIGHEDGE CIR	Taxpayer at
106	9253 HIGHEDGE CIR	Taxpayer at
107	9303 HIGHEDGE CIR	HENDERSON MICHAEL &
108	9305 HIGHEDGE CIR	HENDERSON MICHAEL &
109	9311 HIGHEDGE CIR	SMALL REBECCA
110	9309 HIGHEDGE CIR	WOODALL RAMSAY PACE
111	9317 HIGHEDGE CIR	STALDER LYNDA C TRUST THE
112	9315 HIGHEDGE CIR	HAGEMEIER SUSAN K & STEPHEN C KINCHELOE
113	9347 HIGHEDGE CIR	WAIDLER DAVID
114	9345 HIGHEDGE CIR	DEMLER ADELE
115	9351 HIGHEDGE CIR	ALEXANDER JESSICA N &
116	9353 HIGHEDGE CIR	BARR ASHLEY C & WILLIAM J
117	9330 LOOKOUT PT	LHTC MF I LP

**FILE NUMBER:** Z201-243(RM) **DATE FILED:** April 23, 2021  
**LOCATION:** Generally south of Gaston Avenue and east of Abrams Road  
**COUNCIL DISTRICT:** 14 **MAPSCO:** 36 Z  
**SIZE OF REQUEST:** Approx. 118.94 acres **CENSUS TRACT:** 0001.00

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**REPRESENTATIVE:** Audra Buckley, Permitted Development

**OWNER/APPLICANT:** Lakewood Country Club

**REQUEST:** An application for an amendment to Planned Development District No. 517.

**SUMMARY:** The purpose of the request is to 1) increase the height and length of perimeter driving range safety netting; 2) replace existing perimeter fencing and screen walls; 3) construct a below-grade parking structure; 4) expand golfing area in lieu of surface parking; 5) add new signs at the Abrams Road entrance; 6) allow additional square footage; and 7) modify landscaping requirements.

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

## **BACKGROUND INFORMATION:**

- The area of request is currently developed as a country club with private membership.
- The property has been used as a golf course since 1912. Planned Development District No. 517 was established on September 9, 1998 to establish specific development standards for the property.
- With this PD amendment, the applicant proposes to perform maintenance on elements of the existing site, construct minor building additions, add new signs at the Abrams Road entrance, construct a below-grade parking structure with 127 spaces, and remove the landscape plan from PD 517.

### **Zoning History:**

There have been three zoning cases in the area in the past five years.

1. **Z167-207:** On June 14, 2017, City Council approved an amendment to and expansion of Specific Use Permit No. 1374 for a private school and an open enrollment charter school on property zoned Tracts I and II within Conservation District No. 6 – Hollywood/Santa Monica at the east corner of Lindsley Avenue and Tenison Memorial Road.
2. **Z167-260:** On June 28, 2017, City Council approved an amendment to Planned Development District No. 543 for R-7.5(A) Single Family District uses and a public school other than an open enrollment charter school with Historic Overlay No. 53 and Historic Overlay No. 120 on an area bounded by Glasgow Drive, Reiger Avenue, Paulus Avenue, and Covington Lane.
3. **Z190-316:** On September 9, 2020, staff approved an automatic renewal of Specific Use Permit No. 2173 for a winery and tasting room for an additional five-year period on property zoned Subdistrict E-F-1 within Planned Development District No. 281, the Lakewood Special Purpose District, at the southeast corner of Prospect Avenue and Kidwell Street.

### **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Gaston Avenue	Community Collector	60 feet
Abrams Road	Residential Collector	100 feet



**Traffic:**

According to a recent evaluation of Gaston Avenue, there is no sidewalk provided along the south side of Gaston Avenue, adjacent to the Lakewood Country Club, between Abrams Road and Brendonwood Drive. While there are no points of access along this length, there is a missing connection for pedestrians that want to walk between the residential area east of Brendonwood Drive and the Lakewood shopping center area. Adding a five-foot sidewalk to fill this gap appears to be feasible.

In accordance with Sec. 51A-8.606(c), all sidewalks in the parkways of thoroughfare must be constructed concurrently with the thoroughfare or, if the road is already constructed, before the acceptance of any improvements. Construction of sidewalks along improved minor streets must be completed before a certificate of occupancy is issued or before a final inspection of building or improvements constructed on the property.

The applicant proposes that sidewalks are not required for the country club with private membership along public streets.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

**LAND USE ELEMENT**

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

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

**ECONOMIC ELEMENT**

**GOAL 2.1** PROMOTE BALANCED GROWTH

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

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

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

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

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	Planned Development District No. 517	Country club with private membership
<b>North</b>	Conservation District No. 2	Single family
<b>East</b>	R-10(A) and R-7.5(A) Single Family Districts	Single family
<b>South</b>	Conservation District No. 6, MF-2(A) Multifamily District, R-10(A) Single Family District	Single family, multifamily
<b>West</b>	Planned Development District No. 281, the Lakewood Special Purpose District	General merchandise or food store greater than 3,500 sf, personal service use, restaurant without drive-in or drive-through service

**Land Use Compatibility:**

The area of request is currently developed with a country club with private membership. The property is surrounded largely by single family, plus retail uses to the west.

The applicant proposes to modify the existing Planned Development District No. 517 in the following manner:

- **Safety netting:** The height of the existing driving range safety netting at the southwest corner of Gaston Avenue and Country Club Circle will be increased from 60 feet to 80 feet. Approximately 320 linear feet of safety netting will be added in the same area, also at 80 feet in height.
- **Parking:** A below-grade parking structure will be constructed where surface parking exists today. This structure will have 127 spaces that will replace 127 of the existing surface parking spaces. Much of the existing surface parking lot will be repurposed as an expansion of the existing golfing area.
- **Screening:** The existing eight-foot screen wall along Gaston Avenue and Abrams Road will be replaced with a similar eight-foot screen wall. The existing wrought iron fence along Gaston Avenue and Abrams Road will be replaced with a six-foot fence.

- Building additions: A 500 square foot pro shop and an 80 square foot guard house will be added to the existing clubhouse building.
- Signs: New signs will be constructed along the wall and on either side of the ingress/egress drive on Abrams Road at a maximum effective area of 60 square feet.

Staff supports the request because it does not increase the impact of the overall site on surrounding properties. Staff's recommended conditions for a six-foot sidewalk and five-foot buffer along the entire frontage of the site will improve pedestrian connectivity in the surrounding area.

### **Landscaping:**

Planned Development District No. 517 currently has its own landscaping regulations, as well as a landscape plan attached as Exhibit 517B. The applicant proposes to remove the landscaping regulations and landscape plan so that landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

### **Parking:**

The off-street parking regulations of Planned Development District No. 517 stipulate that for the country club with private membership use, a minimum of 315 off-street parking spaces must be provided. As shown on the revised development plan, 425 spaces are provided.

### **Market Value Analysis:**

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

**List of Partners/Principals/Officers**

Lakewood Country Club

Corey Henegar, President  
Robert Murphy, Vice President  
Tim Stobaugh, Treasurer  
Mike Shippey, Secretary  
Raymond DeTullio, General Manager  
Kip Kernodle  
Mark Macy  
Mike Manley  
Dan Noble  
Mindy Sauter  
Patrick White  
Tom White  
Kevin Youngblood

## **PROPOSED PD CONDITIONS**

### **ARTICLE 517.**

#### **PD 517.**

#### **SEC. 51P-517.101. LEGISLATIVE HISTORY.**

PD 517 was established by Ordinance No. 23638, passed by the Dallas City Council on September 9, 1998. Ordinance No. 23638 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 23638; 25423)

#### **SEC. 51P-517.102. PROPERTY LOCATION AND SIZE.**

PD 517 is established on property generally located south of Gaston Avenue and east of Abrams Road. The size of PD 517 is approximately ~~52.8009~~ 119 acres. (Ord. Nos. 23638; 25423)

#### **SEC. 51P-517.103. DEFINITIONS AND INTERPRETATIONS.**

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all code references are to Chapter 51A.
- (c) This district is considered to be a residential zoning district. (Ord. Nos. 23638; 25423)

#### **SEC. 51P-517.104. DEVELOPMENT/CONCEPTUAL PLAN.**

(a) For a country club with private membership use, development and use of the Property must comply with the plan entitled, "Phase I Development Plan/Phase II Conceptual Plan" (Exhibit 517A). In the event of a conflict between the provisions of this article and the development/conceptual plan, the provisions of this article control.

(b) The development/conceptual plan is a development plan for Phase I and a conceptual plan for Phase II. A development plan for Phase II must be submitted to and approved by the city plan commission before issuance of any building permit in Phase II.

- (c) For all other permitted uses, no development plan is required, and the provisions



of Section 51A-4.702 regarding submission of or amendments to a development plan, a site analysis plan, a conceptual plan, a development schedule, and a landscape plan do not apply. (Ord. Nos. 23638; 25423; 26198)

**SEC. 51P-517.105. MAIN USES PERMITTED.**

(a) Country club with private membership.

(b) Except as provided in Subsection (a), the uses permitted in this district are all other uses permitted in the R-10(A) Single Family District, subject to the same conditions applicable in the R-10(A) Single Family District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the R-10(A) Single Family District by specific use permit (SUP) only is only permitted in this planned development district by SUP; a use subject to development impact review (DIR) in the R- 10(A) Single Family District is subject to DIR in this planned development district, etc. (Ord. Nos.23638; 25423)

**SEC. 51P-517.106. ACCESSORY USES.**

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult 51A-4.217. (Ord. Nos. 23638; 25423)

**SEC. 51P-517.107. YARD, LOT, AND SPACE REGULATIONS.**

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

(a) Front yard.

(1) For the country club with private membership use, minimum front yard is as shown on the development/conceptual plan.

(2) For all other permitted uses, minimum front yard setback requirements of the R-10(A) Single Family District apply.

(b) Side and rear yard.

(1) For the country club with private membership use, no minimum side and rear yard.

(2) For all other permitted uses, minimum side and rear yard setback

requirements of the R-10(A) Single Family District apply.

(c) Height.

(1) Except as provided in Paragraph (2), maximum structure height is 30 feet.

(2) Maximum permitted height of the hanging nets for the country club with private membership use is as shown on the development/conceptual plan.

(d) Lot coverage.

(1) For the country club with private membership, maximum lot coverage is 40 percent.

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

(A) 45 percent for residential structures; and

(B) 25 percent for nonresidential structures.

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

(e) Lot size. Minimum lot area for a residential use is 10,000 square feet.

(f) Stories. No maximum number of stories. (Ord. Nos. 23638; 25423)

**SEC. 51P-517.108.**

**OFF-STREET PARKING AND LOADING.**

(a) For the country club with private membership use, a minimum of 315 off-street parking spaces must be provided for Phase I and Phase II combined, and the required off-street parking must be provided as shown on the development plans for Phase I and Phase II. For the purpose of location of required off-street parking in this district, the Property is considered to be one lot.

(b) For all other permitted uses, consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. In this district, off-street parking must be provided at or below ground level. (Ord. Nos. 23638; 25423; 26198)

**SEC. 51P-517.109.                    FENCING AND SCREENING WALLS FOR THE  
COUNTRY CLUB WITH PRIVATE MEMBERSHIP USE.**

Fences and screen walls must be provided as shown on the development/conceptual plan. All fences and screen walls must comply with the visibility triangle requirements of the Dallas Development Code. All perimeter fences and screen walls, as shown on the development/conceptual plan, must be installed within ~~60~~ 72 months of the issuance of a building permit on the Property. (Ord. Nos. 23638; 25423)

**SEC. 51P-517.110.                    LANDSCAPING.**

(a) For the country club with private membership use, landscaping must be provided as follows:

(1) For Phase I, landscaping and tree mitigation must comply with the ~~landscape plan (Exhibit 517B). Landscaping must be installed in accordance with the provisions of Article X. Due to perimeter netting, trees along Gaston Avenue and Country Club Circle must be in rows rather than “groups” to prevent damage to the netting and to the tree canopies.~~

(2) For Phase II, landscaping must be provided and installed in compliance with therequirements of Article X

(3) Any tree that is to be removed, as indicated on the landscape plan, must bereplaced on the Property on a caliper inch for caliper inch basis.

(b) For all other permitted uses, landscaping must comply with Article X.

(c) Plant material must be maintained in a healthy, growing condition. (Ord. Nos. 23638; 25423)

**SEC. 51P-517.111.                    SIGNS.**

(a) Except as provided in Subsection (b) below, all signs must comply with the provisionsfor non-business zoning districts contained in Article VII.

(b) The ~~proposed sign to be~~ located at the corner of Brendenwood Drive and Gaston Avenue and the signs located along the wall and on either side of the ingress/egress drive at Abrams Road as shown on the development/conceptual plan may not exceed ~~fifty~~ sixty square feet of effective area. The effective area is to be measured by the drawing of imaginary rectangles around the words and the symbolsof the proposed sign and calculating the area within those imaginary rectangles. (Ord. Nos. 23638; 25423)

**SEC. 51P-517.112. ACCESS.**

(a) Ingress and egress for the country club with private membership use must be provided as shown on the development/conceptual plan.

*Staff's Recommendation*

(b) ~~Sidewalks are not required for the country club with private membership along public streets.~~

*Applicant's Request*

(b) Sidewalks are not required for the country club with private membership along public streets.

(Ord. Nos. 23638; 25423)

**SEC. 51P-517.113. ADDITIONAL PROVISIONS.**

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 23638; 25423; 26102)

**SEC. 51P-517.114. COMPLIANCE WITH CONDITIONS.**

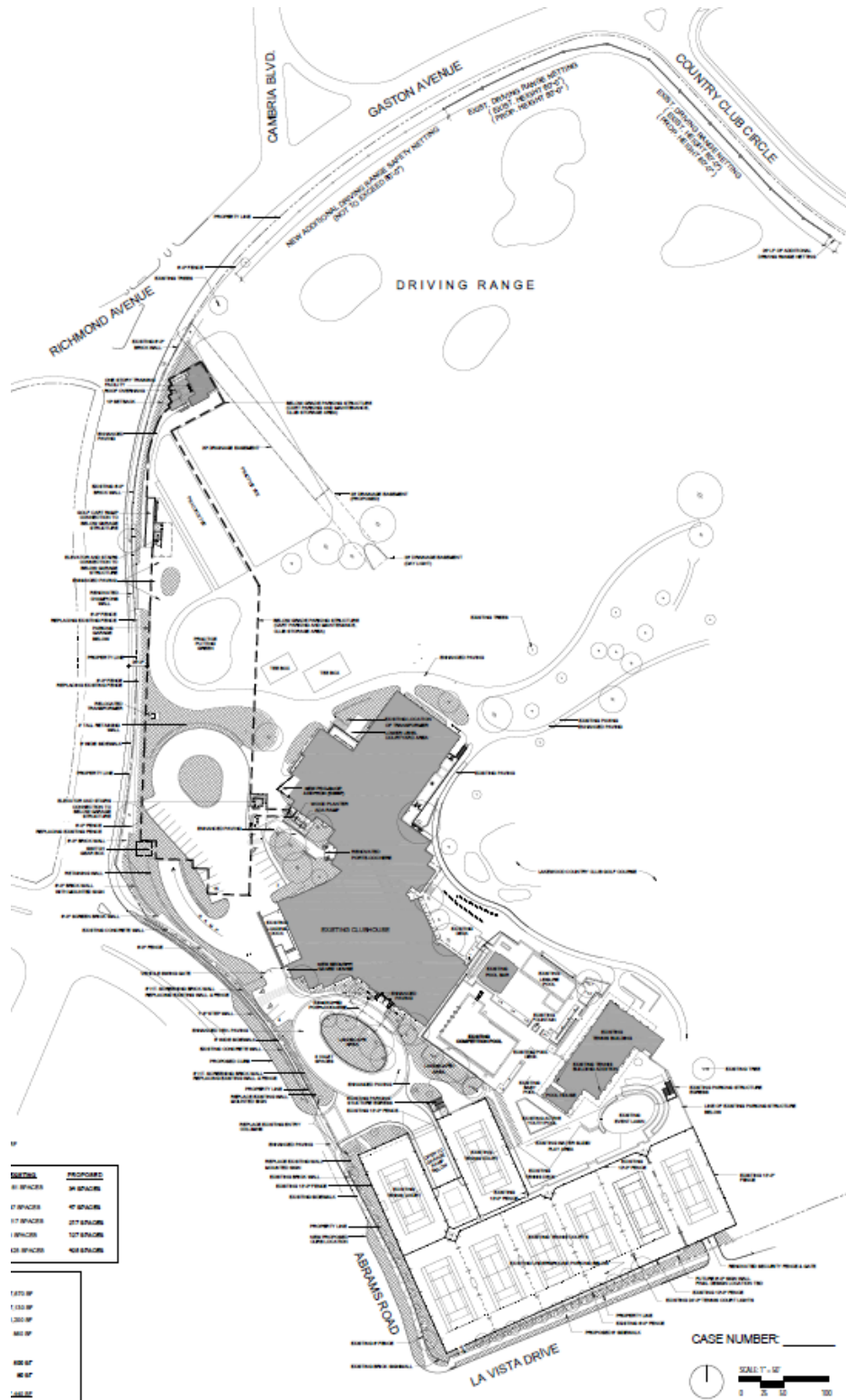
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit or certificate of occupancy for a use in this planned development 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. Nos. 23638; 25423; 26102)

**~~SEC. 51P-517.115. ZONING MAP.~~**

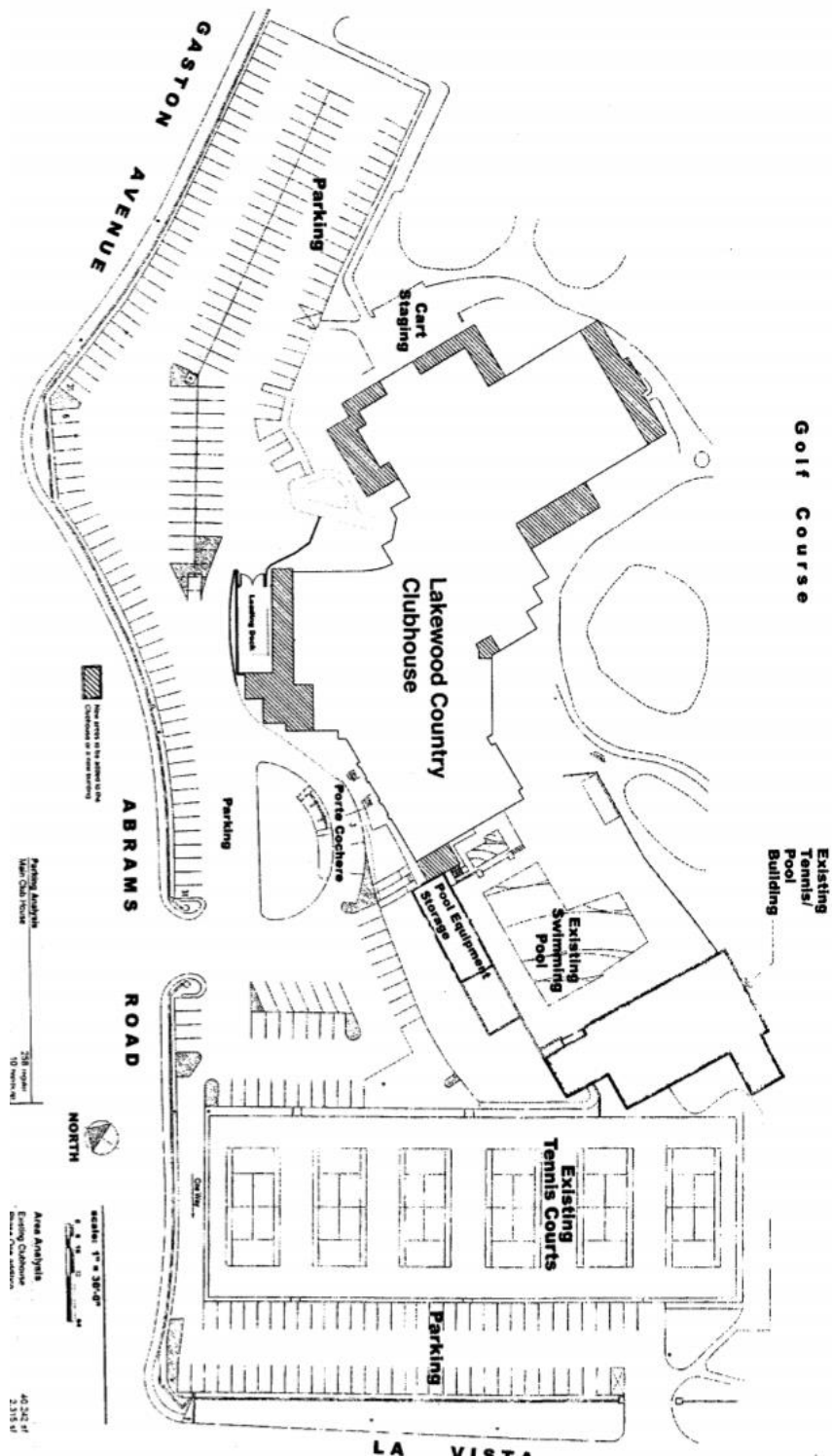
~~PD 517 is located on Zoning Map Nos. I-8 and I-9. (Ord. Nos. 23638; 25423)~~

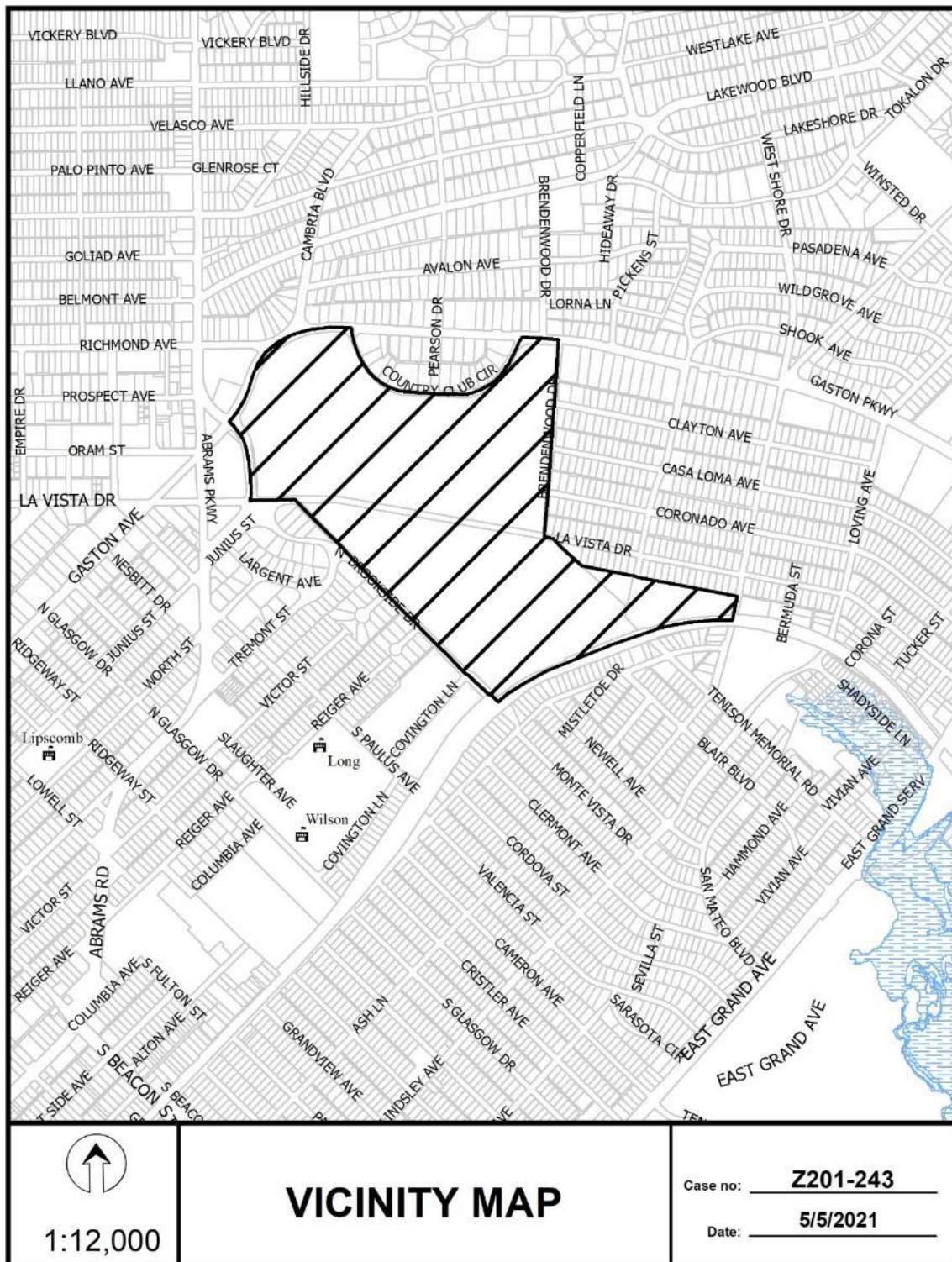
# PROPOSED DEVELOPMENT PLAN



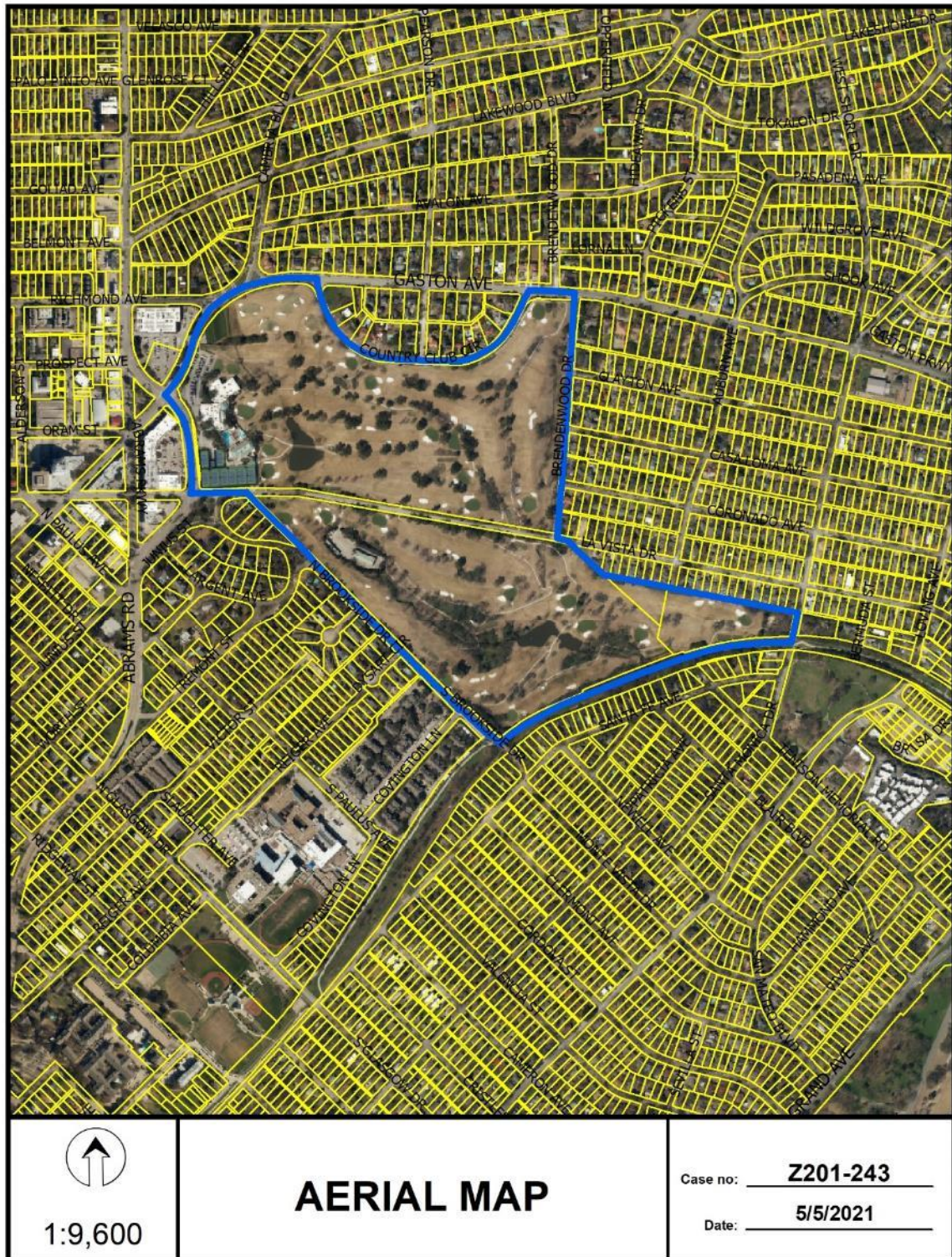


# EXISTING DEVELOPMENT PLAN

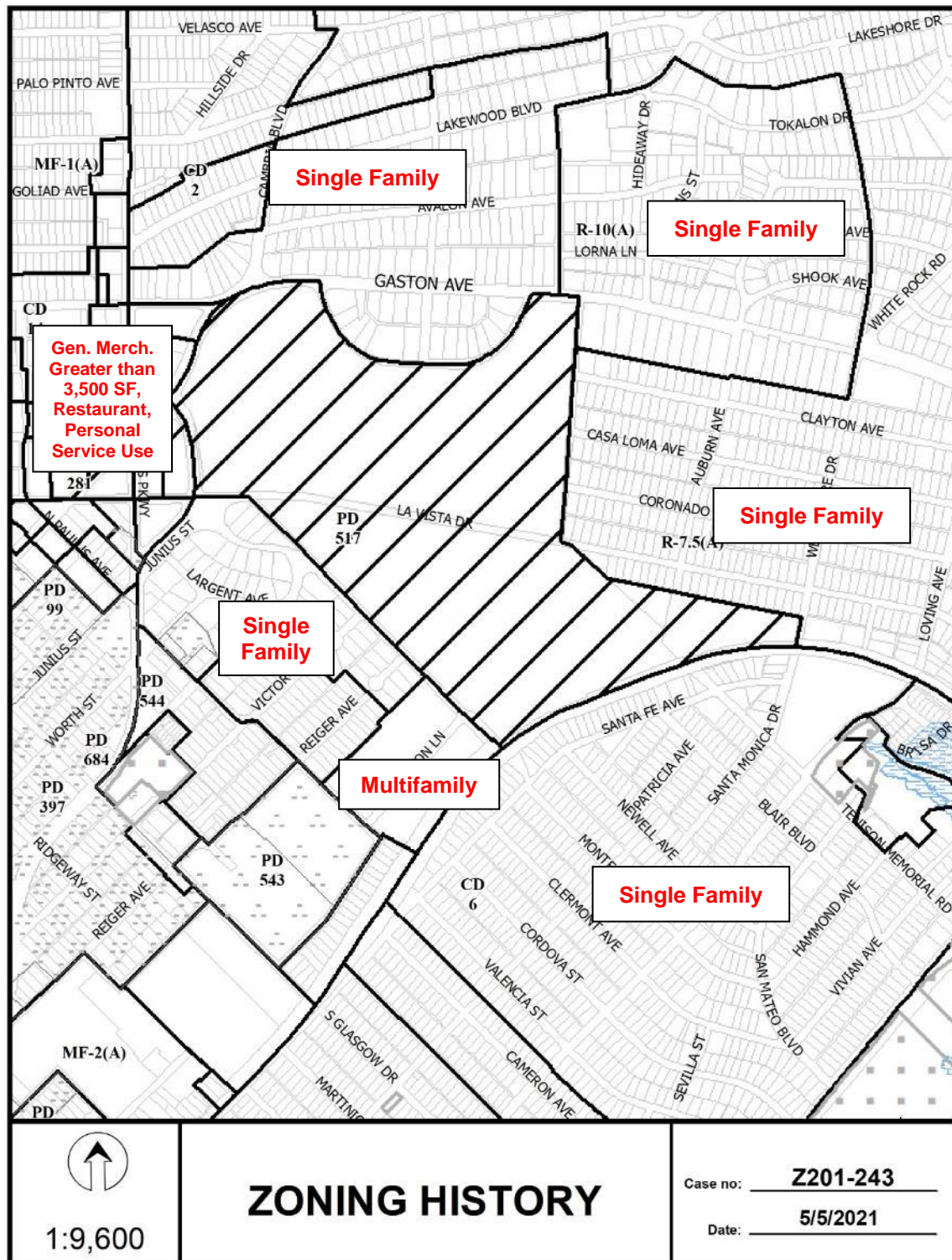






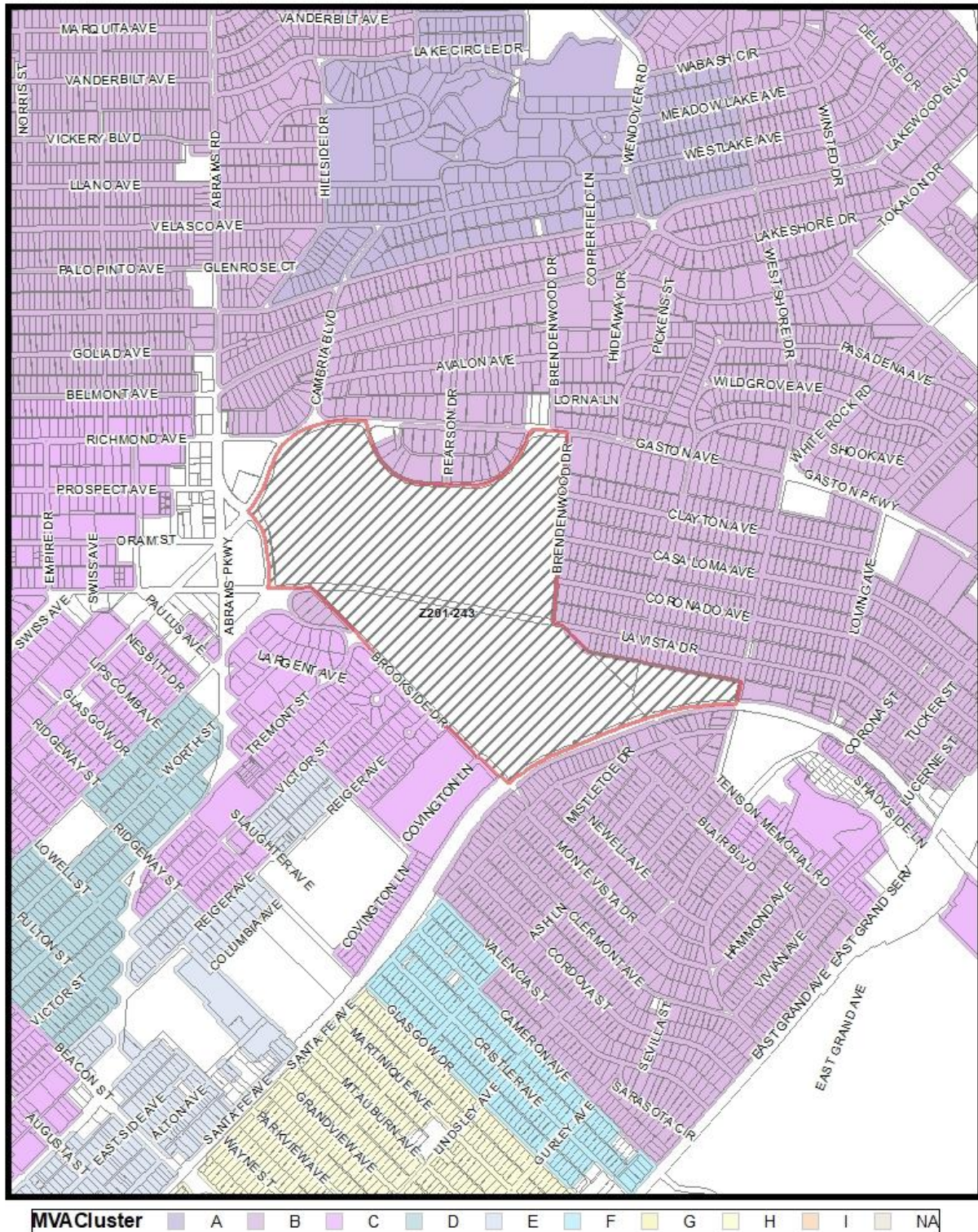










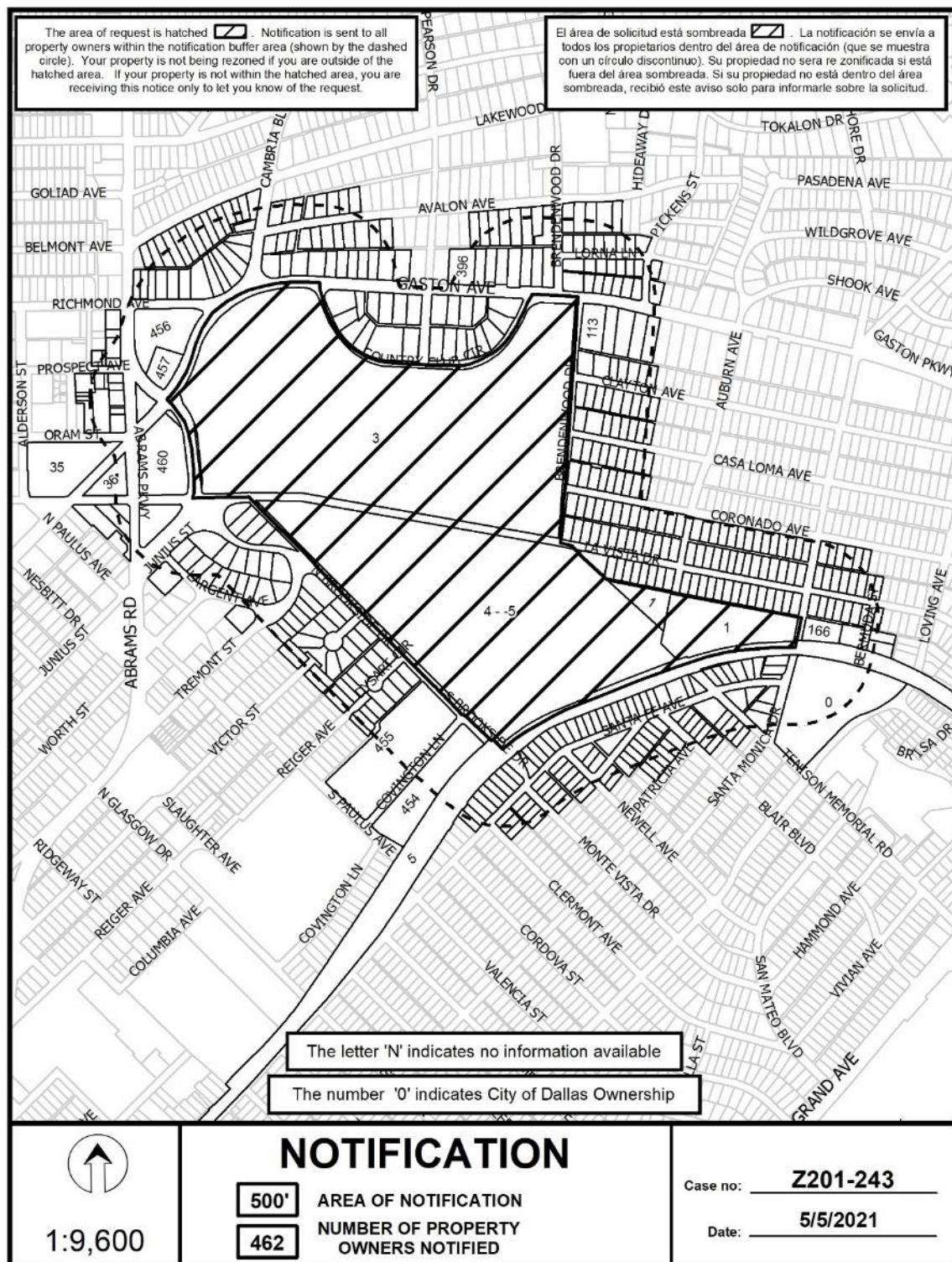


1:12,000

## Market Value Analysis

Printed Date: 5/5/2021





05/05/2021

***Notification List of Property Owners******Z201-243******462 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1803 WEST SHORE DR	LAKEWOOD COUNTRY CLUB
2	6822 LA VISTA DR	ELLISON LISA MICHELLE
3	1912 ABRAMS RD	LAKEWOOD COUNTRY CLUB
4	1912 ABRAMS RD	LAKEWOOD COUNTRY CLUB
5	401 S BUCKNER BLVD	DART
6	6342 LA VISTA DR	GARTNER 720 LTD
7	2115 ABRAMS RD	2113 ABRAMS RD LLC
8	6335 PROSPECT AVE	J LAKEWOOD LTD
9	6341 PROSPECT AVE	J LAKEWOOD LTD
10	2111 ABRAMS RD	J LAKEWOOD LTD
11	2121 ABRAMS RD	SEJ ASSET MGMT & INVESTMENT COMPANY
12	402 CLERMONT AVE	GILLESPIE SHARON L REVOCABLE LIV TR THE
13	404 CLERMONT AVE	SANDMAN PAUL JR
14	406 CLERMONT AVE	GUERRA ANA I
15	401 MONTE VISTA DR	DRAWERT SARAH & JUSTIN
16	407 MONTE VISTA DR	GILLEN CONOR & MADELINE
17	411 MONTE VISTA DR	FANCHER CAROLINE & TAYLOR RYAN
18	415 MONTE VISTA DR	SCRIPPS FREDERIC SCOTT
19	402 MONTE VISTA DR	MILLER LEIGH H
20	406 MONTE VISTA DR	ADAMS BRIAN D
21	412 MONTE VISTA DR	POSEY CANDIS
22	414 MONTE VISTA DR	DOWDY ALEXANDRA WENTZ &
23	420 MONTE VISTA DR	SILVA DAVID &
24	6336 PROSPECT AVE	ALLEGRO MARY M
25	2009 ABRAMS PKWY	CCP 2009 ABRAMS LP
26	2011 ABRAMS PKWY	LAKEWOOD HARRELL PARK

05/05/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2025 ABRAMS PKWY	INTERRANTE INTERESTS LTD
28	6338 PROSPECT AVE	Taxpayer at
29	6324 PROSPECT AVE	LAWLER PLATNER WILSON LP
30	6337 ORAM ST	Taxpayer at
31	2016 KIDWELL ST	PLATNER KERT &
32	2018 KIDWELL ST	PLATNER KERT &
33	2031 ABRAMS PKWY	2031 ABRAMS LLC
34	2015 ABRAMS PKWY	LAKEWOOD HARRELL
35	6301 GASTON AVE	CNW II LAKEWOOD LLC
36	6316 GASTON AVE	GREENWAY LAKEWOOD PTNRS
37	6235 REIGER AVE	KEARNS ROBERT J &
38	6239 REIGER AVE	STROOPE COURTNEY D & DONALD C
39	6234 REIGER AVE	MARHANKA EDWARD C &
40	6238 REIGER AVE	GWIN EVAN R
41	7103 SANTA MONICA DR	VAUGHN LESLIE SEAN & KATHLEEN REEVES
42	7117 SANTA MONICA DR	PILAWSKI ALEX J & BRIANNA M
43	7127 SANTA MONICA DR	BUCKNER CAROLYN L
44	7120 SANTA FE AVE	ALLRED STEVE & MEGAN
45	610 TENISON MEM. RD	BROWN ARNOLD & MARJORIE
46	7103 SANTA FE AVE	APPLE VALLEY LIVING TRUST
47	7107 SANTA FE AVE	GARRISON MAXINE HYLES
48	7141 SANTA MONICA DR	HOFFMANN KELLY A &
49	7111 SANTA FE AVE	CAMPAGNA ANTHONY J ETAL
50	7125 SANTA FE AVE	SYPERT CALVIN L ESTATE
51	7129 SANTA MONICA DR	MOSBY KATHERINE
52	501 NEWELL AVE	GARMAN BRIAN &
53	419 NEWELL AVE	BURRESS JILL ANN &
54	415 NEWELL AVE	BROWN KELLY D
55	411 NEWELL AVE	HARTMAN JASON DAVID &
56	407 NEWELL AVE	DIEDERICH ANDREW & JENNY
57	401 NEWELL AVE	CAMPAGNA ANTHONY J

05/05/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	7025 SANTA FE AVE	MORENO FINEES
59	7019 SANTA FE AVE	POWELL STEPHEN
60	7011 SANTA FE AVE	BARNES JASON W H &
61	7005 SANTA FE AVE	LEE NATHANIEL R & ALYSSA L
62	6955 SANTA FE AVE	RAGSDALE MARY J &
63	6951 SANTA FE AVE	GARLAND JOANNA S
64	6947 SANTA FE AVE	SYER LEE FREDERICK &
65	6943 SANTA FE AVE	KARAMANOS GAYLE M
66	6939 SANTA FE AVE	SPRADLIN ROMAN &
67	6935 SANTA FE AVE	KINDL CINDY A
68	6931 SANTA FE AVE	DOREN MEGAN L
69	6927 SANTA FE AVE	NIX NANCY E
70	6923 SANTA FE AVE	PARKS ROBERT B
71	6919 SANTA FE AVE	BLYTHE MICHAEL & KALEE
72	6915 SANTA FE AVE	SUNDIN MICHAEL PORTER
73	6911 SANTA FE AVE	BOLING MARGARET
74	6907 SANTA FE AVE	BRITSON ROW LLC
75	6903 SANTA FE AVE	PRYOR DAVID &
76	6827 SANTA FE AVE	OSBORNE DREW W & KRISTA J
77	6823 SANTA FE AVE	RIPP JUSTIN & ASHLEY
78	6819 SANTA FE AVE	STEGER SCOTT G
79	6815 SANTA FE AVE	REID ZACHARY
80	6811 SANTA FE AVE	LANDRUM KATIE MARIE
81	6919 MISTLETOE DR	GIRSON RICHARD MICHAEL &
82	414 NEWELL AVE	SMITH MICHAEL R &
83	410 NEWELL AVE	LINGNELL LESLEY
84	406 NEWELL AVE	Taxpayer at
85	6943 PATRICIA AVE	MORRIS LUCILE
86	6939 PATRICIA AVE	CHIDESTER JEFFREY PAUL &
87	6935 PATRICIA AVE	JAY ELAINE MARY
88	6931 PATRICIA AVE	CRAWFORD BRYAN G & AMANDA C



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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6927 PATRICIA AVE	YOUNG JESSICA A
90	6923 PATRICIA AVE	LEINWEBER NOLAN
91	506 NEWELL AVE	GOODYEAR GIRLS
92	502 NEWELL AVE	MARQUIS WILLIAM B
93	6914 MISTLETOE DR	CADDELL WILLIAM M JR
94	6918 MISTLETOE DR	LEUTWYLER KELLEY STANLEY
95	6922 MISTLETOE DR	CASKEY CHRISTOPHER & TARA
96	6926 MISTLETOE DR	HART TODD
97	6930 MISTLETOE DR	KEELING ELIZABETH K
98	6934 MISTLETOE DR	STAFFORD JUDSON &
99	6938 MISTLETOE DR	HARRIS MATTHEW LYNN &
100	6942 MISTLETOE DR	MAYBERRY TRAVIS LEE & ELISABETH SUSANNE
101	615 TENISON MEM. RD	TANSIL YUN J & THOMAS C
102	611 TENISON MEM. RD	WILLIAMS LEE T
103	607 TENISON MEM. RD	DELAROSA DEBORAH
104	603 TENISON MEM. RD	Taxpayer at
105	511 TENISON MEM. RD	CHATTERJEE KALLOL
106	606 BLAIR BLVD	WELLS JEFFREY
107	602 BLAIR BLVD	ANGEL SHELBY D
108	522 BLAIR BLVD	LEESON DAVID &
109	518 BLAIR BLVD	BOYCE MADELAINE &
110	514 BLAIR BLVD	LYNCH CARSON G & TAYLOR C
111	510 BLAIR BLVD	COOK JAMES L
112	506 BLAIR BLVD	Taxpayer at
113	6800 GASTON AVE	SARMIENTO NANCY
114	6828 GASTON AVE	LIPPE EMIL JR
115	2204 BRENDENWOOD DR	HORSAK CLIFFORD H &
116	6809 CLAYTON AVE	WILLINGHAM HAZEL
117	6811 CLAYTON AVE	GREB LAUREN & JOHN
118	6815 CLAYTON AVE	SANDERS H KIM &
119	6817 CLAYTON AVE	MOSS JOE DAN

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	6834 GASTON AVE	MILLER JAMES D & LAUREN A
121	6823 CLAYTON AVE	COLORADO RAFAEL & AUDREY
122	6827 CLAYTON AVE	COLORADO RAFAEL A & AUDREY P
123	6804 CLAYTON AVE	RATHBONE MATTHEW A &
124	6818 CLAYTON AVE	MERRY JULIA M
125	6812 CLAYTON AVE	BROWN FAMILY LIVING TRUST
126	6816 CLAYTON AVE	Taxpayer at
127	6802 CLAYTON AVE	MARTIN ZACHARY J & MARY E
128	6808 CLAYTON AVE	YINGLING KATHRYN
129	6822 CLAYTON AVE	RADTKE SIEGLINDE
130	6826 CLAYTON AVE	SCHLERETH ILYSSA E & ERIC R
131	6840 CLAYTON AVE	CRAVENS DOROTHY
132	6803 CASA LOMA AVE	ASHCRAFT MIKE L &
133	6809 CASA LOMA AVE	LEAALI REZA & POONEH
134	6815 CASA LOMA AVE	ROBERTSON LEE & KRISTEN
135	6819 CASA LOMA AVE	WINTON BONNIE MARIE &
136	6823 CASA LOMA AVE	TUBBS STANLEY T & GRETCHEN K
137	6827 CASA LOMA AVE	MASSEY GRACE
138	6831 CASA LOMA AVE	MCCORMICK SHARRON M
139	6835 CASA LOMA AVE	WALDEN RICHARD EARL &
140	6804 CASA LOMA AVE	FORCE AMY M
141	6808 CASA LOMA AVE	TARABA DANIEL & TARA
142	6812 CASA LOMA AVE	PEDIGO DUSTIN CRAIG &
143	6816 CASA LOMA AVE	BENSON JEFFREY & BRITTANY M
144	6820 CASA LOMA AVE	WHITMORE AUSTIN C &
145	6824 CASA LOMA AVE	FRAZIER MEREDITH L
146	6826 CASA LOMA AVE	GIBBS BOBBY A
147	6828 CASA LOMA AVE	BARRON THOMAS
148	6836 CASA LOMA AVE	AGUIRRE RAYMOND & MARIA ANGELA
149	7002 CORONADO AVE	Taxpayer at
150	7006 CORONADO AVE	DEFFENBAUGH DAVID C &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	7010 CORONADO AVE	7010 CORONADO LLC
152	7014 CORONADO AVE	DEGROOT MICHAEL JOHN
153	7018 CORONADO AVE	WHITE JOSHUA A & ASHLEY E
154	7024 CORONADO AVE	STANTON DAVID & SHELLY
155	7003 LA VISTA DR	BALFOUR SHEENA
156	7007 LA VISTA DR	MITCHELL DAMIEN H & KERI R
157	7011 LA VISTA DR	PINN GREG & RACHEL
158	7015 LA VISTA DR	JEKOT ZACHARY R & LAURA H
159	7019 LA VISTA DR	BRUNSON BRIAN & PAULA
160	7025 LA VISTA DR	OLIVER BRANDON MICHAEL
161	7035 LA VISTA DR	TUCKER SHARON E
162	7031 LA VISTA DR	DEGORE MARY L
163	7038 LA VISTA DR	MARABLE VINCENT L JR
164	1810 BERMUDA ST	MITCHELL CHARLES DEE 2013 REVOCABLE TRUST THE
165	1802 BERMUDA ST	BALL BRADLEY THOMAS &
166	1810 WEST SHORE DR	ARMSTRONG CHARLES & LYNN
167	7002 LA VISTA DR	PEAR BRIAN R & WENDY M
168	7006 LA VISTA DR	PALUMBO LISA K
169	7012 LA VISTA DR	SHORI PARDEEP & CHARU
170	7016 LA VISTA DR	Taxpayer at
171	7022 LA VISTA DR	SCHWARTZ JOHN N
172	7026 LA VISTA DR	HAYNSWORTH & ETTER LLC
173	1811 BERMUDA ST	SMITH GRACE KATHRYN &
174	7030 LA VISTA DR	Taxpayer at
175	6902 CORONADO AVE	CHATHAM ROBERT HANES JR
176	6906 CORONADO AVE	BROWN CHRISTOPHER M & JENNY L
177	6910 CORONADO AVE	LEVEA JEFFREY EARL &
178	6914 CORONADO AVE	WATSON JASON A
179	6920 CORONADO AVE	Taxpayer at
180	6926 CORONADO AVE	Taxpayer at
181	6930 CORONADO AVE	PROCTOR CHASE & NATALIE B

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	6938 CORONADO AVE	COWDREY DAVID NEIL
183	6934 CORONADO AVE	KROLL JOE NEAL
184	6942 CORONADO AVE	BENNETT ROBIN L
185	6946 CORONADO AVE	MIDDLETON TISCHLER JACQUELINE
186	6950 CORONADO AVE	WALTERS DONNA P
187	6954 CORONADO AVE	M STREET FINANCIAL LLC
188	6958 CORONADO AVE	MOSE LESTER N
189	6903 LA VISTA DR	PEACOCK ROBERT B TRUST
190	6909 LA VISTA DR	MCELHENIE MICHAEL K &
191	6915 LA VISTA DR	SZOR JAY MICHAEL & ASHLEY WILSON
192	6919 LA VISTA DR	GEMAS TERRY KEITH
193	6923 LA VISTA DR	CASAS MARCELA MICHELLE
194	6929 LA VISTA DR	TANG LEI & DUNLEI CHENG
195	6933 LA VISTA DR	YATES BONNIE HUDSON & PETER RANDALL
196	6937 LA VISTA DR	HIGHTOWER NANCY
197	6943 LA VISTA DR	Taxpayer at
198	6947 LA VISTA DR	Taxpayer at
199	6953 LA VISTA DR	BROWNE MICHAEL L & KRISTI A
200	6957 LA VISTA DR	PATEL SIMAL & DEENA
201	6961 LA VISTA DR	FERRINI NEIL &
202	6965 LA VISTA DR	PHILASTRE SANFORD CHARLES &
203	6902 LA VISTA DR	MCCLARREN LEONARD E
204	6906 LA VISTA DR	MANLEY SHERRY A & MICHAEL W
205	6910 LA VISTA DR	KAKURES RACHEL
206	6914 LA VISTA DR	MAZERO JOYCE G & JOHN R JR
207	6918 LA VISTA DR	MARSHALL ANN CATHERINE
208	6922 LA VISTA DR	MODERN DESIGN BROTHERS LLC
209	6928 LA VISTA DR	COOK GRACE E
210	6934 LA VISTA DR	Taxpayer at
211	6938 LA VISTA DR	BURGESS CHARLES L
212	6942 LA VISTA DR	MCCAIN SUSAN U & RICK F

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	6946 LA VISTA DR	DALTON MARK & ASHLEY
214	6950 LA VISTA DR	TANG ZIYI
215	6954 LA VISTA DR	FONTANEZ JOSE A
216	6958 LA VISTA DR	FILBECK JARED &
217	6803 CORONADO AVE	ENGRAM ROBERT H &
218	6809 CORONADO AVE	KAKURES DENNIS & SANDRA
219	6811 CORONADO AVE	FORDE MICHAEL A & KELLY
220	6819 CORONADO AVE	THURROTT LIVING TRUST
221	6823 CORONADO AVE	CHENG DUNLEI & LEI TANG
222	6827 CORONADO AVE	CAMPBELL AMY E &
223	6831 CORONADO AVE	REHBERGER CHRISTOPHER TODD &
224	6839 CORONADO AVE	DUDLEY ASHLEY
225	6804 CORONADO AVE	DUFFER SHERRON BLACKWELL & JOHN FRED
226	6808 CORONADO AVE	TRANSOU LYNDA L
227	6812 CORONADO AVE	HUDGENS ERIC S
228	6818 CORONADO AVE	PETERSON SCOTT & JULIE
229	6828 CORONADO AVE	VEIGA TERESA TRUSTEE
230	6832 CORONADO AVE	B 2 V MANAGEMENT GROUP LLC
231	6836 CORONADO AVE	GRANADO DERRICK & STACY
232	6840 CORONADO AVE	BLACKBURN NATHAN W &
233	6844 CORONADO AVE	LEMBKE JEFFREY ROBERT
234	6854 CORONADO AVE	CASSITY WALTER W &
235	6856 CORONADO AVE	WALKER CRAIG &
236	6860 CORONADO AVE	Taxpayer at
237	6801 LA VISTA DR	MEYERS KAREN LINNET
238	6807 LA VISTA DR	LAKEWOOD LYNN LLC
239	6815 LA VISTA DR	ALLEGiant CUSTOM HOMES LLC
240	6819 LA VISTA DR	LIU PEIKE
241	6823 LA VISTA DR	AIGEN MICHAEL &
242	6829 LA VISTA DR	SPANIOL JESSICA L & ANDREW G SPANIOL
243	6831 LA VISTA DR	DO STEPHANIE



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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	6835 LA VISTA DR	HAUCK JASON D
245	6839 LA VISTA DR	MACH CHRISTOPHER & STACY
246	6843 LA VISTA DR	WEBB LILLIAN & JUSTIN
247	6847 LA VISTA DR	MACKENSEN RUSSELL J & NANCY S MACKENSEN
248	6853 LA VISTA DR	DEAS DUSTIN DAVID &
249	6857 LA VISTA DR	NEWMAN JOSHUA HATCH & ERIN KELLY
250	6826 LA VISTA DR	PARSONS KATHIE F
251	6830 LA VISTA DR	DEATHERAGE MICHAEL & LISA
252	6836 LA VISTA DR	Taxpayer at
253	6840 LA VISTA DR	MOORE JEREMY & LEANNE
254	6844 LA VISTA DR	HOLMBERG WILLIAM R & THERESA L
255	6848 LA VISTA DR	JOHNSON YVONNE MALIK
256	6854 LA VISTA DR	WARMUTH MATTHEW
257	6858 LA VISTA DR	MIRACLE ROCKY R &
258	622 N BROOKSIDE DR	HENRY PETER A & CATHERINA C
259	618 N BROOKSIDE DR	HUGHES ANDREW C
260	610 N BROOKSIDE DR	LERMA PEDRO JR & AMY
261	602 N BROOKSIDE DR	CARTER RICHARD H &
262	600 N BROOKSIDE DR	JEMENTE STEPHEN &
263	611 N BROOKSIDE DR	CAMPBELL KYLE & ALISSA
264	605 N BROOKSIDE DR	WILSON JOHN & AMY
265	525 N BROOKSIDE DR	CONDRY JAMES E JR & LEESA B
266	511 N BROOKSIDE DR	REAM FRED D & TRACY L
267	6307 TREMONT ST	BROWNE ROBIN P &
268	504 LARGENT AVE	GRISSOM GERALD H ETAL
269	508 LARGENT AVE	VANHULST JOACHIM & LIGIA
270	512 LARGENT AVE	Taxpayer at
271	516 LARGENT AVE	OCONNOR JOHN & JENNY
272	522 LARGENT AVE	SPIVEY CRAIG G &
273	614 LARGENT AVE	LINDSEY JAMES D
274	618 LARGENT AVE	CLOUTMAN E B III

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	622 LARGENT AVE	KING HARRELL GILL
276	626 LARGENT AVE	LEOS RACHEL & JESSE
277	611 LARGENT AVE	IVEY ROBERT W JR & AMY A
278	6239 TREMONT ST	PULLEY CRAIG &
279	6322 TREMONT ST	HAMILTON SHAWN & TANYA
280	6326 TREMONT ST	Taxpayer at
281	6318 TREMONT ST	LISH WILLIAM R
282	6314 TREMONT ST	MULVANEY MARGO NAN
283	6310 TREMONT ST	GERWIG KIM MARIE
284	6306 TREMONT ST	MEGINNIS AVERY H &
285	6300 TREMONT ST	FLACK CRYSTAL SEGURA &
286	6235 VICTOR ST	ROBERTS RICHARD G
287	6239 VICTOR ST	DOMINGUEZ ARTURO
288	6232 VICTOR ST	Taxpayer at
289	6236 VICTOR ST	SMEEDING JAMES E &
290	6303 REIGER AVE	CONNELL BENJAMIN &
291	6307 REIGER AVE	NASH WELDON W JR &
292	6302 REIGER AVE	MCNEIL SARAH WILSON
293	6627 SANTA FE AVE	SCHMITZ LISA M
294	6623 SANTA FE AVE	MINSKER BARBARA ELLEN &
295	6703 SANTA FE AVE	DIEGEL JON & ERIN
296	6707 SANTA FE AVE	SANDATE JEFFREY
297	6711 SANTA FE AVE	YEEDA CECILIA
298	6715 SANTA FE AVE	SIERGIEJ WENDY A
299	6719 SANTA FE AVE	JACOBS GARY S
300	6723 SANTA FE AVE	STOCKS DHRITI P & MATTHEW A
301	6727 SANTA FE AVE	COOKSTON DEBORAH ANNETT
302	6514 LAKEWOOD BLVD	KASPER BRIAN & COURTNEY
303	6406 LAKEWOOD BLVD	CARDWELL PHILIP LARRY &
304	6414 LAKEWOOD BLVD	SHAH SHASHIN G &
305	6410 LAKEWOOD BLVD	Taxpayer at

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	6422 LAKEWOOD BLVD	SANDONE STEPHAN P II & KATIE C
307	6418 LAKEWOOD BLVD	HIGGINS ROGER DALE &
308	6430 LAKEWOOD BLVD	SULLIVAN JAMES W
309	6426 LAKEWOOD BLVD	SMITH PHILIP A &
310	6434 LAKEWOOD BLVD	LUCAS MARY K &
311	6444 LAKEWOOD BLVD	REED LAUREN P
312	6502 LAKEWOOD BLVD	JACKELEN ERIC RICHARD &
313	6518 LAKEWOOD BLVD	BARTON LILA C &
314	6506 LAKEWOOD BLVD	SPAMER KENNETH J
315	6526 LAKEWOOD BLVD	KITZMAN JOHN A & DIANE D
316	6530 LAKEWOOD BLVD	Taxpayer at
317	2303 CAMBRIA BLVD	SMITH JESSE T & LARA
318	2207 CAMBRIA BLVD	ALEXANDER H CLAY & HEIDI
319	2215 CAMBRIA BLVD	CALDWELL NANCY
320	2203 CAMBRIA BLVD	BOYD KRISTIN & RYAN
321	6519 GASTON AVE	LAMB RONALD M & SARAH C
322	6527 GASTON AVE	HENDERSON WADE & JILL
323	6511 GASTON AVE	BANDY RYAN J &
324	6429 RICHMOND AVE	STEWART JEREMY & LILA
325	6425 RICHMOND AVE	HENNEN THOMAS & AMANDA
326	6421 RICHMOND AVE	BRIGHT ERIKA
327	6411 RICHMOND AVE	ISAACSON JOHN D & ANITA P
328	6407 RICHMOND AVE	WINSLOW ALEX J
329	6409 RICHMOND AVE	MOOK JOEL
330	6401 RICHMOND AVE	6401 RICHMOND PPTY LLC
331	6615 AVALON AVE	Taxpayer at
332	6609 AVALON AVE	HILLIARD JEFFREY J & STEPHANIE Q
333	6603 AVALON AVE	MANCHESTER STEVEN T &
334	6649 AVALON AVE	MOORE JOHN S &
335	6645 AVALON AVE	WALTERS JACK ALLISON JR
336	6641 AVALON AVE	DETERDING JOHN C JR &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	6625 AVALON AVE	BYERLEY WILLIAM M & SUSAN G
338	6639 AVALON AVE	MAYON MICHAEL C
339	2202 CAMBRIA BLVD	AL JERNIGAN LIVING TRUST THE
340	6607 GASTON AVE	KENNY JOHN M & ANDREA
341	6617 GASTON AVE	LUKE BRANDON S &
342	6616 AVALON AVE	OPITZ JUSTIN R & KASSIDY K
343	6602 AVALON AVE	JACOB MICHAEL
344	6608 AVALON AVE	RUBENSTEIN KENNETH JAY &
345	6622 AVALON AVE	BONDS DAVID A
346	6636 AVALON AVE	PEDEN JAMES K III
347	6644 AVALON AVE	MCKINNEY FEARGAL P & ELLEN A KEENAN
348	6640 AVALON AVE	DEHGHANPISHEH DARYAN & CORINE
349	6648 AVALON AVE	KIPP JAMES &
350	6652 AVALON AVE	WHITE PETER MATTHEW &
351	6658 AVALON AVE	ABNEY ALLEN K & HANNAH S
352	6664 AVALON AVE	MCCALEB WILLIAM TODD &
353	6671 GASTON AVE	WILCOX CASEY &
354	6661 GASTON AVE	LAMB BENJAMIN DANIEL & ELIZABETH AHLQUIST
355	6653 GASTON AVE	ELLIS MEREDITH T & CHARLES H
356	6647 GASTON AVE	JACOB DONNA SUE
357	6641 GASTON AVE	SEIDEL JEFFREY T &
358	6637 GASTON AVE	FARUKHI IRFAN & MARCIA SCHNEIDER
359	6625 GASTON AVE	OROZCO ALBERTO P
360	6629 GASTON AVE	TUXEDO PARK HOLDING LLC
361	6630 GASTON AVE	LEWIS LEE WAYNE & LORALEE
362	6626 GASTON AVE	PORTERA REBECCA COWART
363	6620 GASTON AVE	METZNER RICHARD H
364	6616 GASTON AVE	JOHNSON WILLIAM E & NANCY
365	6608 GASTON AVE	SISK J ANTHONY & L CATHERINE
366	6623 COUNTRY CLUB CIR	LUCIER LORI LEIGH PATMAN & PETER
367	6633 COUNTRY CLUB CIR	VECELLA FRANK CHARLES &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	6639 COUNTRY CLUB CIR	GOMEZ CONAN &
369	6645 COUNTRY CLUB CIR	BENDER GREGORY CHARLES & PEYTON U
370	6669 COUNTRY CLUB CIR	HODGES WILLIAM GREGORY &
371	6700 GASTON AVE	ELLIOTT AARON & TARA LYNN
372	6706 GASTON AVE	FRANKIEWICZ JAMES S & LIA
373	6714 GASTON AVE	PRESTON DAVID EDWARD
374	6726 GASTON AVE	SMITH MATTHEW M &
375	6761 COUNTRY CLUB CIR	MURT JOSEPH THOMAS &
376	6737 COUNTRY CLUB CIR	LOONEY GEORGE MICHAEL &
377	6733 COUNTRY CLUB CIR	DUNN WILLIAM DAVID &
378	6729 COUNTRY CLUB CIR	ERIKSON BRIAN W
379	6721 COUNTRY CLUB CIR	MILLER JOHN W & JOYCE L
380	6711 COUNTRY CLUB CIR	MARTIN JEFFREY & LORI
381	6703 COUNTRY CLUB CIR	ANDERSON THEODORE C &
382	6718 AVALON AVE	DEATHERAGE SCOTT & VIOLET
383	6730 AVALON AVE	COLLINS DAVID E &
384	6738 AVALON AVE	LEWIS SCOTT ALAN & BRANDI NICOLE
385	6744 AVALON AVE	SACK ADRIANE &
386	6748 AVALON AVE	GOGA REVOCABLE TRUST
387	6752 AVALON AVE	FREEMAN CHRIS & BLIS
388	6758 AVALON AVE	COURTWRIGHT JEFFRY T &
389	6757 GASTON AVE	GUAJARDO DONNA
390	6751 GASTON AVE	KLEIN ERIC & CLAIRE
391	2301 BRENDENWOOD DR	BARON JEFFREY R & ELIZABETH A
392	6743 GASTON AVE	MOSELEY KATE
393	6735 GASTON AVE	MEYER KARL F &
394	6731 GASTON AVE	TERRILL RICHARD LESLIE &
395	6725 GASTON AVE	Taxpayer at
396	6715 GASTON AVE	TODD BRETT &
397	6820 AVALON AVE	BARBER ELIZABETH A &
398	6808 AVALON AVE	BARTON MICHAEL



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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	6828 AVALON AVE	SHERSTAD MATTHEW
400	6814 AVALON AVE	FITZSIMMONS A GERALDINE REV TRUST
401	6802 AVALON AVE	CERVIN MARGARET EUGENIA
402	6815 GASTON AVE	COKER KELLY
403	6804 LORNA LN	JEANES JAMES LEE
404	6807 GASTON AVE	KARWELIS ERVIN
405	6819 GASTON AVE	HOARD ZACHARY & CAROLINE
406	6823 GASTON AVE	WEAVER PETER F &
407	6827 GASTON AVE	ROEPKE STEVEN &
408	6835 GASTON AVE	MORRISON PAMELA A
409	6839 GASTON AVE	THOMPSON J E & E MARTIN
410	6840 LORNA LN	SNELLGROVE SIMON
411	6834 LORNA LN	BARFIELD BLAKE D & JESSICA M
412	6830 LORNA LN	MEYER DANIEL J &
413	6826 LORNA LN	EVERT ELISABETH A
414	6818 LORNA LN	LEAKE SAM S & ASHLEY
415	6814 LORNA LN	BARION PERNILLE J
416	6805 LORNA LN	CAMERON CHRISTOPHER M &
417	6811 LORNA LN	BARNICOAT SUSAN B
418	6815 LORNA LN	SKIPWORTH LIVING TRUST
419	6819 LORNA LN	MEYERSON CAROL C
420	6827 LORNA LN	GARD JOHN &
421	6831 LORNA LN	WITMEYER ROBERT JOHN &
422	6835 LORNA LN	REISER KENNETH R & CAROLINE
423	6843 LORNA LN	DAVIS SIMON
424	6851 GASTON AVE	LONG EMMETT J
425	6846 LORNA LN	GALEN RICHARD N & GABRIELLA C
426	2001 ABRAMS PKWY	TEXAS MCFARLIN LTD PS
427	7145 SANTA MONICA DR	POWELL THOMAS A
428	7121 SANTA FE AVE	DANNEHL MARK
429	7123 SANTA FE AVE	MCBAY AUBREY V &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
430	6808 GASTON AVE	BOYER KACI & BENJAMIN
431	6816 GASTON AVE	Taxpayer at
432	6347 TREMONT ST	ALEXANDER NELSON DALE &
433	617 N BROOKSIDE DR	MARSHALL MARK D
434	6320 CLUB LAKE CT	JOHNSON MICHAEL R &
435	6316 CLUB LAKE CT	ABERNETHY FURMAN A &
436	6312 CLUB LAKE CT	MAJOR KEVIN J &
437	6308 CLUB LAKE CT	LEAP CHRISTOPHER A & AMY KATE
438	6304 CLUB LAKE CT	SHARPE JENNIFER R & CHARLES N III
439	6303 CLUB LAKE CT	DANIEL TOBY RUSSELL &
440	6307 CLUB LAKE CT	CAIN DAVID & SALLY H
441	6311 CLUB LAKE CT	HALEY CLINTON
442	6315 CLUB LAKE CT	SANCHEZ EDUARDO J & KATHERINE E
443	6319 CLUB LAKE CT	THEISEN J ERIC
444	6323 CLUB LAKE CT	LABATE JOSEPH T &
445	6304 REIGER AVE	CARRILLO VALERIE
446	6315 DYSART CIR	HERNANDO JANE & MANOLITO
447	6311 DYSART CIR	CAMPBELL JAMES ROBERT III
448	6309 DYSART CIR	KUBILIUN NISA
449	6305 DYSART CIR	CUSTIS TRENTON & KELLY MARGARET
450	6304 DYSART CIR	PARK KYLE &
451	6308 DYSART CIR	BETHEA JORDAN T &
452	6312 DYSART CIR	HEY BETHANY D
453	6316 DYSART CIR	SULLIVAN JEFFREY W &
454	101 N BROOKSIDE DR	101 NORTH BROOKSIDE DR LLC
455	101 N BROOKSIDE DR	101 NORTHBROOK DR LLC
456	2118 ABRAMS RD	ALEFF LLC
457	6433 GASTON AVE	MCKASSON SANDALYN M EX TR &
458	6745 COUNTRY CLUB CIR	EHRENBERG ROXANNE
459	6724 AVALON AVE	MEYER RICHARD LUTZ &
460	1904 ABRAMS PKWY	Taxpayer at

Z201-243(RM)

05/05/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
461	6312 LA VISTA DR	Taxpayer at
462	1824 ABRAMS RD	Taxpayer at

**FILE NUMBER:** Z190-158(RM) **DATE FILED:** December 6, 2019

**LOCATION:** Northeast corner of Gulden Lane and Singleton Boulevard

**COUNCIL DISTRICT:** 6 **MAPSCO:** 44 Q

**SIZE OF REQUEST:** ± 3.76 acres **CENSUS TRACT:** 101.02

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**REPRESENTATIVE:** Laura Hoffman & Tommy Mann, Winstead PC

**APPLICANT/OWNER:** West Dallas Investments, L.P.

**REQUEST:** An application for a Planned Development District for office and mixed uses on property zoned an IR Industrial Research District.

**SUMMARY:** The applicant proposes to develop the site with a special office project and mixed uses. The applicant requests to create a Planned Development District to increase the maximum height; define and create allowance of a community memorial plaza; removal of the residential proximity slope on Tract 1; and deviate from the streetscape, landscape, and sign regulations.

**STAFF RECOMMENDATION:** Approval, subject to a revised development plan, a revised streetscape exhibit, and staff's recommended conditions.

**PRIOR CPC ACTION:** On November 5, 2020, December 3, 2020, December 17, 2020, January 21, 2021, and April 22, 2021, the Commission held the request under advisement.

**BACKGROUND INFORMATION:**

- The request site consists of nine undeveloped parcels utilized as required parking for the existing retail and personal service uses to the west across Gulden Lane. Currently, a parking agreement exists that provides 241 required off-street parking spaces to satisfy the parking requirement for the existing uses.
- According to 2013 Google aerials, the request site was once developed with auto-related and industrial warehouse uses along the larger portion of the property fronting Singleton Boulevard while two single family dwellings appear to be developed on the remaining seven parcels fronting along Gulden Lane.
- According to Google aerials, the industrial warehouse uses, and single-family dwellings appear to have been demolished between October 2013 and March 2015.
- The applicant requests to create a new Planned Development District with two tracts (Tract 1 and Tract 2) to allow a special office project that proposes the following:
  - 1) definition and allowance of a “community tribute plaza” on Tract 2;
  - 2) remove the residential proximity slope on Tract 1;
  - 3) allow a maximum height of 400 feet in Tract 1;
  - 4) deviate from the front and side yard setbacks as permitted within a GO General Office District;
  - 5) remove the urban form setback and tower spacing setback requirements;
  - 6) deviating from the streetscape standards as required by the West Dallas Urban Structure and Guidelines Area Plan (the Structure);
  - 7) allow Tract 1 and Tract 2 to be considered as one lot when calculating the floor area ratio;
  - 8) allow office uses to require one space for each 366 square feet of floor area or in Chapter 51A, whichever is less rather than complying with the required ratio of one space for each 333 square feet of floor area, require no off-street parking for the proposed community memorial plaza;
  - 9) increase the number of allowable signs and sign types; and,



- 10) Allow shared improvements between Tract 1 and Tract 2 consisting of driveways, paved areas, fire lanes, and similar horizontal improvements.
- The proposed development plan has been revised to reflect a wider and longer pedestrian path, an open space area along the southeastern portion of the site, and the conditions have been revised removing the request for district identification signs and roof signs. The City Attorney Office, CAO has outlined concerns with roof tops signs, requested in PDs. As a result of the determination, rooftop signs are now limited to district identification signs, as an alternative. Staff does not support the inclusion of the open space due to the location along a major arterial road and the open space encroaching into a required 26-foot-wide fire land that encircles the development and prevents the open space from containing pedestrian amenities.
  - As requested by the Commission, the development plan fails to provide an elevation for the office tower or garage podium and/or a varied height plan (like Z190-180) to better determine how the proposed height would be staggered with the maximum height moving east and away from the residential properties.

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

1. **Z190-180:** On January 7, 2021, the City Plan Commission will hear a request for a Planned Development District for office and mixed uses on property zoned an R-5(A) Single Family District, an IR Industrial Research District, and a CS Commercial Service District, located on the north side of Singleton Boulevard, between Bataan Street and Herbert Street.
2. **Z189-350:** On March 25, 2020, the City Council approved an amendment to Planned Development District No. 891 by incorporating property zoned an IR District into and expanding PD No. 891.
3. **Z156-302:** On September 28, 2016, City Council approved the expansion of Planned Development District No. 891 for certain Mixed Uses on property zoned an IR Industrial Research District.
4. **Z112-319:** On June 13, 2016, City Council approved Planned Development District No. 891 for certain Mixed Uses on property zoned an IR Industrial Research District.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Thoroughfare Plan Dimension; ROW
Singleton Boulevard	Major Arterial	88 feet
Gulden Street	Collector	56 feet

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department reviewed the request and finds that the deviation from the Complete Streets Manual regarding streetscape standards will not significantly impact the surrounding roadway system.

**Comprehensive Plan:**

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

The applicant's request 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 1.1.1 Implement the Trinity River Corridor Plan.

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.

**ECONOMIC ELEMENT**

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

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

**GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS**

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

**URBAN DESIGN**

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

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Implementation Measure 5.1.1.3 Apply urban design tools in pedestrian or transit-oriented districts when approving zoning cases and when developing Area Plans.

Policy 5.1.2 Define urban character in Downtown and urban cores.

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

The *Neighborhood Plus Plan* was adopted by the City Council in October 2015 to set a new direction and shape new policy for housing and neighborhood revitalization in Dallas. The final chapter, Strategic Goals, delineates six strategic goals to shift our approach, policies, and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods.

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

This project has the potential to meet several goals of the comprehensive plan. This distinctive neighborhood offers a variety of eating, shopping, working, and living opportunities. The proposed development will extend those options by adding a large format specialty office use, specialty retail and a community open space that honors notable members of the community. The proximity to the Margaret Hunt Hill Bridge and the quality of the design will make the site a feature within the neighborhood and of the City.

**Area Plans:**

On March 9, 2011, Council approved the **West Dallas Urban Structure and Guidelines Area Plan (the Structure)**. This document provides a template for redevelopment of an area generally bounded by Canada Drive/Beckley Avenue, IH-30, and Sylvan Avenue; and envisions dense, pedestrian-oriented, mixed-use neighborhoods along the Singleton Boulevard and Herbert Street corridors. This expansion of the planned development district helps to implement the West Dallas Urban Structure and Guidelines.

The development objectives include:

1. Preserve, enhance, conserve the La Bajada community in its entirety;
2. Re-Create Singleton Boulevard and Commerce Street as handsome "parkway" streets entering the inner city;
3. Create a new neighborhood spine street of retail and services with high-density mixed-use clustered along it;
4. Step-down in density from the new neighborhood spine east, west and toward La Bajada;
5. Development of three to four (3-4) active mixed-use nodes at major intersections;
6. Allow for incremental rehabilitation and infill re-development of properties east, west, and south of new neighborhood spine as demand emerges, and;
7. Create a high-density, residentially focused neighborhood along the levee with connections into the Trinity Park.

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

to Single Boulevard with a step-down in density from east, west, and north toward La Bajada. **The West Dallas Urban Structure and Guidelines Area Plan (the Structure)** for purposes of brevity will be referred to as “The Structure” in this report.

The Structure outlines the request site as being within the Trinity Point neighborhood. The vision of Trinity Point is to ensure that the West Dallas Gateway for the Margaret Hunt Hill & Continental Bridges is developed with a range of building heights announcing arrival from the east with strong orientation to the Trinity River. The recommended uses consist of high density residential with retail at grade, high density office with retail at grade, hospitality, multifamily with retail at grade plus office, townhome, outdoor/indoor market, and a park.

The **Trinity River Corridor Comprehensive Land Use Plan**, adopted by Dallas City Council in March 2005 and revised by Dallas City Council on December 9, 2009, serves as a framework for a coordinated approach to the Trinity Project infrastructure improvements, land use and economic development. Its broad vision describes the character this corridor should have for the future. It establishes general principles that direct preparation of detailed plans for smaller parts of the corridor. It provides guidance regarding appropriate land uses and development patterns for the corridor that can be used by citizens, property owners, City officials, and staff as they review specific development proposals. Within this larger plan lies West Dallas. With its strategic location across the Trinity from downtown, it is envisioned to follow a mixed-use development pattern. This pattern should incorporate a vibrant mix of residential and employment uses at a lower density than that found in downtown but providing residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area.

### **The Preferred Land Use Plan**

The Preferred Land Use Plan serves as the long-range land use and development plan for the Corridor. The Trinity defines a set of 33 land use types that are appropriate in one or more locations throughout the Trinity River Corridor. These land use types are then combined into 15 land use modules. Each module includes several land use types; the mix of these types within a module defines the character of an area’s development. Finally, the land use modules are applied to the map of the Trinity River Corridor to create a Preferred Land Use Plan. Each land use module has a core land use type that serves as the primary focus of the area. Several secondary land uses support the primary use. Recommended land use percentages provide a balanced mix of primary and supporting uses. The land use mix by these percentages create an opportunity for balance of land use and transition. Optional land uses can be substituted for the secondary land uses, but not the primary land use type. A flexibility factor for the



primary and secondary land uses allows the mix of land use types in each module to vary as necessary to take advantage of market trends while maintaining community values.

The Trinity designates the request site as a Community Corridor module with a primary land use of Retail-Community at a flexibility factor of 25%, Office-Regional at a flexibility factor of 25%. Secondary land uses consist of mixed use A with a flexibility factor of 20%, Residential-Multi-Family 3 with a flexibility factor of 5%, Entertainment with a flexibility factor of 5%, and Civic with a flexibility factor of 5%. Optional land uses consist of park and open space at a flexibility factor of 5%, Industrial-Distribution with a flexibility of 5%, and Retail-Neighborhood at a flexibility factor of 10%. For reference, please see the Community Corridor preferred land use description below.

The Retail-Community land use describes a preferred land use pattern of retail uses that serve community populations within a two-mile radius and is comprised of a major anchor tenant and multiple inline lease spaces. While the Office-Regional land use describes a preferred land use pattern of uses that provides office space for professional services and clients seeking multi-story office spaces with maximum stories ranging between four-to-nine story commercial development. For reference, please see the Office-Regional preferred land use description below.

#### **STAFF ANALYSIS:**

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

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	IR	Surface parking lot
<b>North</b>	IR, A(A)	Undeveloped, walking trail
<b>East</b>	A(A)	Trinity River Floodway, walking trail, Margaret Hunt Hill Bridge
<b>South</b>	IR, SUP No. 573	Concrete Batch Plant, Electrical Substation
<b>West</b>	IR, R-5(A) w/NSO No. 13	Restaurant, personal service, single family

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

The combined site contains 3.76 acres of land exclusive of right-of-way. According to City records a Certificate of Occupancy for a building with approximately 9,760 square feet containing an auto-related and industrial warehouse use operated in the portion

fronting along Singleton Boulevard in 2013. Similarly, Google aerials depict the parcels fronting along Gulden Lane containing two single family dwellings in 2013. All improvements appear to have been razed between 2013 and 2015. Currently, the request site contains off-street parking spaces. These off-street spaces serve to satisfy required parking requirements for the development across Gulden Lane to the west. Through an executed document, the parking agreement provides 241 required spaces for the restaurant and retail uses.

Surrounding land uses consist of an undeveloped tract and a walking trail to the north; the Trinity River Floodway, and Margaret Hunt Hill Bridge to the east; a concrete batch plant and electrical substation to the south; and restaurant and personal service use to the west, and single family use to the southwest.

The request seeks to develop the site with two tracts, (Tract 1 and Tract 2). Tract 1 proposes a 400-foot office tower use with a maximum floor area of 650,000 square feet, and mixed uses to include an institutional and community service use consisting of a community tribute plaza, office uses, a financial institution without drive-in window, a commercial parking lot or garage, general merchandise or food store 3,500 square feet or less, a general merchandise or food store greater than 3,500 square feet, personal service uses excluding tattoo or body piercing studio or massage establishment, and a restaurant without drive-in or drive-through service use. Tract 2 proposes only the development of a community tribute plaza, as defined in the conditions.

The area encompassing the request site is unique in the aspect of having adjacency to Downtown, the Design District, Victory Park, and the recreational opportunities of the planned Trinity Park. The area is home to a strong and vibrant Mexican American neighborhood that comprises the residential core for the community. Having undergone decades of disinvestment the area is burdened by negative external perceptions. Since the completion of the Margaret Hunt Hill Bridge, the area and request site acts as a gateway into West Dallas, "Trinity Groves" and the La Bajada Neighborhood.

**Development Standards:**

SUBDISTRICT	SETBACKS		FAR	Height	Lot Coverage	Additional Provisions	PRIMARY Uses
	Front	Side/Rear					
IR Industrial	15'	30' res adj OTHER: No min.	.5 Retail & personal svc .75 lodging, office, retail & personal svr 2.0 all combined	200'	80%	RPS	Light industrial, office and supporting commercial uses
PD Applicant's Request	6'/50' for portions above 85'	10'	650,000 sqft 4.5 Tract 1 3.9 Tract 1 & 2 combined	400' 30' Tract 2	80%, 40% of bldgs over 85' & 30% of bldgs. over 120'	RPS on Tract 2	Office tower, institutional and community service, retail and personal service uses
PD Staff's Recommendation	6'/50' for portions above 85'	10'	650,000 sqft 4.5 Tract 1 3.9 Tract 1 & 2 combined	300' Tract 1 30' Tract 2	80%, 40% of bldgs over 85' & 30% of bldgs. over 120'	RPS on Tract 2	Office tower, institutional and community service, retail and personal service uses

The following development standards are proposed with this request:

- Reduce the front yard setback from 15 feet to six feet and 50 feet for portions of a building above 85 feet in height along Gulden Lane and prohibit urban form setback and towering spacing. Staff supports this request because it creates a more urban environment along the street frontages and orients the portion of the property designated for the proposed tower portion on the parcel fronting Singleton Boulevard. Additionally, the applicant has sought to provide a kind of tower spacing by conditioning and varying maximum lot coverage percentages to varied heights. For example, the maximum lot coverage for any portion of a building greater than 85 feet in height is 40 percent.
- Define and allow a community tribute plaza on Tract 2. Staff supports this request since the proposed development seeks to facilitate commercial and social interaction by simply placing people together in a relatively compact and walkable space. The compactness of people, buildings and activities make urban amenities possible promoting vitality and diversity. By allowing a community tribute plaza the development is creating open spaces where local residents can meet, socialize, and provide the community a sense of pride, place, and

belonging. Further, The Community Corridor Module describes parks and open space as an optional land use. The preferred land use pattern of uses includes public and private parks, open space, golf courses, equestrian centers, large gardens, and outdoor structure placements. provides guidelines for public art that connects people to one another and builds strong communities.

- Remove the residential proximity slope on Tract 1, increase the FAR from 2.0 as allowed in an IR District to 4.5-to-one, and increase the height from 200 feet to 400 feet. The underlying GO General Office District proposed by the request allows a maximum FAR of 4.0 and a maximum height of 240 feet. This tract is currently zoned an IR Industrial Research District and allows a maximum height of 200 feet. RPS originates from the residential dwellings northwest of the request site. Staff believes that the location of the proposed Tract 1 along Singleton Boulevard and the Margaret Hunt Hill Bridge combined with the request to ensure that Tract 2 seeks to provide a balance between private development and public good that incorporates the social, economic and environmental needs of the desired vision and objectives therefore, staff recommends a maximum height of 300 feet. Additionally, staff considered the design which provides reduced lot coverages for the development at varied heights to break-up massing and support The Trinity's general design concepts encourages patterns of development with building orientation that do not restrict views from the river's edge. Staff also researched PD's that have adjacency to the Trinity River for comparative analyses. In reviewing PD No. 784, the Trinity River Corridor Special Purpose District, and PDD No. 468, the Oak Cliff Gateway Special Purpose District, staff surmised these PDs work to enforce the guideline and protection of the view and policies of the Trinity Plan. The purpose of PD No. 784, the Trinity River Corridor Special Purpose District is to integrate urban design into land use and development regulations and to define the desired scale and character of a particular area. Form-based zoning focuses on controlling the form and placement of buildings on a lot by describing the building types that may be developed, what the sidewalks and public spaces should look like, and how these elements relate to one another. Form-based zoning also uses simple graphic depictions to illustrate the required zoning and development regulations. As such, the district has prescribed regulating plans with maximum height regulations and yard, lot, and space regulations to control the form and placement of buildings along the river. To do so, the regulating plan permits a maximum height of 300 feet with a minimum height of 36 feet. Similarly, PD No. 468, the Oak Cliff Gateway Special Purpose District is a gateway just as the request site is a gateway from Downtown to West Dallas. As such, the district has prescribed a maximum height of 300 feet with a maximum number of 20 stories allowed above grade.

The adjacent properties to the south and west are largely zoned an IR Industrial District with a maximum allowable height of 200 feet. Since an IR District allows a maximum height of 200 feet with a maximum of 15 stories, the plate height for each story is approximately 13 feet. Making allowance for the urban design standards, the public amenity of approximately 21,715 square feet, and architectural design standards, outlined in staff's recommendation, the trade-off in an additional 100-feet will provide a maximum height of 300 feet and a maximum allowable stories of 20. Considering the encouragement of density envisioned along Singleton Boulevard, the existing height allowance will prevent the skyscraper effect, and protect views.

- Utilizing both Tract 1 which proposes the office tower and Tract 2 which proposes the community tribute plaza being considered as one lot when calculating the floor area ratio. The request does seek to consider Tract 1 and Tract 2 as one lot for the purpose of reducing the floor area ratio calculation. If allowed the total of both lots provides a lot area of 163,744. The maximum proposed floor area for the new development is 650,000 square feet. This will provide a maximum FAR of 3.96 or 4.0-to-one while only utilizing Tract 1 in the calculation with a lot area of 142,089 and the same maximum floor area for the proposed developed being 650,000 square feet, the maximum FAR will be slightly more at 4.5-to-one. Since the difference of 4.0-to-one and 4.5-to-one is minimal, staff supports the request to consider both lots as one when calculating the floor area ratio.
- Decreasing the off-street parking requirement by increasing the ratio from one per 333 to one per 366 and requiring no parking requirements for the community tribute plaza on Tract 2. Staff recognizes that an office use typically generates less parking than retail and personal service uses and can support a reduction of the off-street parking ratio for office uses. Additionally, the request site currently provides a parking agreement providing 241 required spaces for the adjacent retail and personal service uses to the west across Gulden Lane. Staff has concerns with how the off-street parking compliance can be met for the adjacent property during construction of this project which has not been addressed.
- Increase the number of allowable signs and sign types. The Structure provides guidelines for signage to provide effective communication with the public requiring clear, concise delivery of understandable message through a certain medium. Signage in West Dallas should be of high quality and designed to offer a positive image and identity. Signage should enhance overall property values and the visual environment in West Dallas by discouraging signs which contribute to the visual clutter of the streetscape. Staff has reviewed the request



and determined that the requested signs and sign types will not support the vision for the area.

The proposed two project announcement signs propose an increased effective area of 1,000 square feet, and 1,500 square feet, respectively. Under the current zoning regulations for signs on this site, attached signs are allowed to cover up to 25% of the primary elevation and up to 15% of the secondary elevations. However, any attached sign located within 100' of private property in a non-business zoning district, is restricted to 40 sq. ft. A digital display is allowed where any other sign is allowed, however the size must be reduced to 50% of the allowed square footage for that sign or 50 sq. ft., whichever is more. It is important to note that PD No. 891 which lies west of the request site along Singleton Boulevard allows ten project announcement signs with a maximum effective area of 1,500 square feet. While none of these signs have been permitted or requested, staff believes it is reasonable to assume that because the signs require an SUP application that require a site plan and renderings to be considered, application submittals for these signs are hampered. Staff is of the opinion that having the added provision, regulation, and oversight of an SUP discourages application submittal since a site plan and elevation renderings are required to be submitted for review. Additionally, in reviewing these requests, PD 891 and PD 468 allows staff, the Commission, and Council to consider the following criteria when determining whether to grant a Specific Use Permit:

- 1) Effect on view corridors into and out of the Property.
- 2) Effect on views to and from area parks and landmarks, including the Trinity River Park and the Margaret Hunt Hill Bridge.
- 3) Effect on public open space and parks.
- 4) Effect on residential uses within the Property.

Attached signs are limited to eight words over four-inches-tall per façade (words less than four inches in height can be used with restriction as to number). Similarly, staff also researched PD 784 and PD 468 due to river proximity. PD No. 784 does not permit these kinds of signage. Subdistrict H within PD No. 468 also allows ten project announcement signs with a maximum effective area of 1,500 square feet. In addition to the provisions of 51A, the ordinance requires staff to consider factors similar to the criteria for an SUP as previously mentioned and does not allow these signs on structures over 200 feet. Again, none of these signs have ever been permitted. While staff strongly discourages permitting these signs, staff makes the reasonable suggestion that

should the Commission choose to permit these signs that these signs are permitted by SUP only, utilizing the added SUP language above. All things considered and the proximity of the site to the protected single family residential district to the southwest, The Trinity Plan not permitting these signs and only allowing signs per the Development Code, and the vision and purpose of The Trinity Plan and The Structure, staff cannot support the sign request for project announcement signs.

- Allow shared improvements between Tract 1 and Tract 2 consisting of driveways, paved areas, fire lanes, and similar horizontal improvements.

Staff does not support the request to allow surface parking on Tract 2. The request has received staff support due to the designation of Tract 2 being allowed only that of an open space or public amenity for the benefit of the community. Building Inspections has similar concerns with the lack of definition that can lend itself to subjective interpretation of “similar horizontal improvements.” While the conditions do not state the intention for surface parking, staff strongly believes that parking is the intention due to the added language of “similar horizontal improvements” that can only be interpreted as surface pavement. If the concern lies with utilizing a shared drive for access or a fire lane, BI has confirmed that the condition, is not needed and strongly discouraged, since a mutual access agreement can be submitted at permitting.

Overall, staff supports the request subject to staff’s recommended conditions as described in this report. However, staff does believe that more consideration should be given to the development of Tract 2 to ensure that the requested increases in development rights are contingent on the development of the public amenity being offered to the community. Staff’s support comes from conservation of the existing La Bajada neighborhood, encouragement of incremental growth, and the creation of a dense east/west center spine focusing development pressure away from the existing neighborhood, as described in The Trinity. Additionally, the request site’s location at a major entry point into West Dallas from downtown, the proximity to the Margaret Hunt Hill Bridge and the Trinity River offers more of a transitional character that can support more height and density with attention to design consideration at the edge of the existing La Bajada neighborhood.

### **Parking:**

Off-street parking will be provided for each use in accordance with the Development Code. The applicant proposes an office project with a mix of uses consisting of retail, restaurant and office uses. Office uses require one space per 333 square feet of floor

area however the request seeks to reduce the off-street parking requirement by increasing the ratio to one space per 366 square feet of floor area. Retail related uses generally require one space per 220 square feet of floor area. Restaurant uses require one space per 100 square feet of floor area. Staff supports the request since it is understood that office uses usually generate less parking than is required and because the additional permitted uses will not deviate from the Code requirement.

**Signs:**

The Sign Division has reviewed the requested sign provisions and cannot support the request for the following reasons:

- 1) As required in Article VII, banner signs are only allowed on streetlight poles however the request does not clarify where the signs are allowed. Requests for banner signs are regulated by Special Events and the PD cannot circumvent the processes. Further banner signs are not allowed for individual tenants or businesses and cannot be regulated if permits are not required, as requested.
- 2) Projections of light cannot be projected across property line, but the request proposes to do so with residential adjacency;
- 3) Promotional signs as defined in the request seek to allow signs that benefit the city. This objective and clarification on the events that benefit the city should be clearly stated. As an example, from another part of the Code, Sec. 51A-7.903(26)(C) - "supported by a resolution of the city council that recognizes the activity or event as significantly benefiting the city"; and,
- 4) Generally, temporary signs are not allowed in most of the city. To allow two at any given time, located anywhere in the district, attached, or detached, up to 1,500 sq. ft. for 180 days at a time is excessive. Especially, if they are allowed to promote individual tenants. Essentially these are supergraphics that can also be detached signs and should be discouraged near residential districts.

Tailoring the proposed sign request to the proposed development, staff understands that the building is more than 200 feet wide and may be allowed with a maximum height of 400 feet. Per my calculation, one façade allows a minimum of 12,000 square feet of allowed sign area for all signs to share on each side of the building under the provision for business rules for attached signs. Additionally, for secondary facades a minimum of 20,000 square feet of allowed sign area will be permitted to share on each side of the building. Per [51A-7.216\(a\)](#) 50% of that allowed area could be digital displays. There is nothing in business rules that would limit them from putting another digital sign, of the same size or larger next to the ones being proposed and advertising premise based messages on them. Based on this, the allowed square footage does not support the request for additional square footage for these signs. They will need to comply with what is allowed by right, other than the message. Further, it is also worth mentioning

that Sec. 51A-7.308(e)(5) and Sec 51A-7.308(e)(4) of the Development Code states that digital display signs may not be located within 300 feet of any lot located in a residential district, measured radially, and digital display signs may not be located within 2,000 feet of the Trinity River, measured from the center line of the Trinity River. To staff, this expresses the importance of protecting residential districts and development along the Trinity River from large signs of this nature since they more often than not are distracting and nuisances.

Banners signs or temporary signs often referred to as special purpose signs are not allowed outside of SPSDs and a very limited number of PDs. Several years ago, Council remove these types of signs entirely from the general zoning districts. Those that remain in the city have specific requirements that limit the location specifying where these signs can be hung (light poles only) and the advertised content (promotional or district identification). Therefore, should the Commission choose to approve the use of banner signs, staff suggest the same limitations imposed by Council regarding location and content.

### **Landscaping:**

The mandatory requirements of Sec. 10.125 and landscape design option points in Sec. 10.126 of Article X, as amended are not applicable in this district since none of the conditions below exist.

- No site trees
- No landscape design option points
- No interior zone landscaping (including site trees)
- No residential buffer zone
- No screening of off-street loading (NA)

This directs all landscaping to the street exhibits and text for planting the tower site and the multipurpose area.

The site is highly developed in close proximity to the street frontage and the proposed structure encompasses the bulk of the lot. It provides minimal ability to meet Article X provisions, so the reductions are to scale to the availability of space. Added Singleton easements would hinder site tree planting along the frontage and ROW near the bridge. This site best conforms to this type of limited landscape ordinance or to a landscape plan for approval by Council. The building and pervious surface is not likely to be scaled back.

**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). Portions of the property to the north along Pueblo Street are within an identifiable “H” MVA cluster while the remaining parcels are not within an identifiable MVA cluster. The request is immediately adjacent to an “H” MVA cluster to the west, northwest, northeast and an “E” MVA cluster to the southeast across Singleton Boulevard to the southeast.



**LISTS OF OFFICERS**

West Dallas Investments, LP  
J. Stuart Fitts, Managing Partner  
Philip Romano, Managing Partner  
Larry McGregor, Managing Partner

**Proposed PD Conditions**  
**ARTICLE \_\_\_\_.**

PD \_\_\_\_.

**SEC. 51P-\_\_\_\_-101.**

**LEGISLATIVE HISTORY**

PD \_\_\_\_ was established by Ordinance No. \_\_\_\_\_, passed by the Dallas City Council on \_\_\_\_\_, 2020. (Ord. No. \_\_\_\_\_)

**SEC. 51P-\_\_\_\_-102.**

**PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_ is established on property generally bounded by Singleton Boulevard on the south, Gulden Lane to the west, and the Trinity River to the north and east. The size of PD \_\_\_\_ is approximately 3.76 acres.

**SEC. 51P-\_\_\_\_-103.**

**DEFINITIONS AND INTERPRETATIONS.**

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

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

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

(d) COMMUNITY TRIBUTE PLAZA means a building, monuments, enhanced pavement, outdoor seating, shade structures, pedestrian pathways, lighting, or other improvements and structures on Tract 2 containing information intended to honor current and past community residents and stakeholders.

(e) MASSAGE ESTABLISHMENT means a massage establishment as defined by the Texas Occupation Code 455, as amended, where massage is practiced by anyone not a duly licensed physician or chiropractor. This term does not include, however, duly licensed beauty parlors or barbershops, gyms, fitness studios, or a place wherein registered physical therapists treat only patients recommended by a licensed physician. MASSAGE means a massage as defined by the Texas Occupation Code 455, as amended, but does not include massage by duly licensed physicians and chiropractors, registered physical therapists who treat only patients recommended by a licensed physician, massage services provided in conjunction with a gym or fitness studio, or massage practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(f) PARKWAY means the portion of a street right-of-way between the projected street curb and the front lot line.

(g) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. BODY PIERCING means the piercing of body parts, other than ears, for purposes of allowing the insertion of jewelry.

(h) TRANSPARENCY means the total area of window opening, door opening, or other opening, expressed as a percentage of the total facade area by story.

**SEC. 51P-\_\_\_\_-104.**

**EXHIBITS.**

The following exhibits are incorporated into this article:

- (a) Exhibit A: Development plan.
- (b) Exhibit B: Streetscape Standards.

**SEC. 51P-\_\_\_\_-105.**

**DEVELOPMENT PLAN.**

(a) Development and use of the Property must comply with the development plan (Exhibit \_\_A). In the event of a conflict between the text of this article and the development plan, the text of this article controls.

(b) This district is divided into two tracts: Tract 1 and Tract 2 as shown on the development plan.

**SEC. 51P-\_\_\_\_-106.**

**MAIN USES PERMITTED.**

(a) Tract 1. On Tract 1, the following uses are the only main uses permitted:

(1) Institutional and community service uses.

-- Community tribute plaza.

(2) Office uses.

-- Financial institution without drive-in window. [*only in the same building as an office use.*]

-- Office.

(3) Retail and personal service uses. [*See Section 51P-\_\_\_\_-106(b) for use restrictions.*]

-- Commercial parking lot or garage

-- General merchandise or food store 3,500 square feet or less.

-- General merchandise or food store greater than 3,500 square feet.

-- Personal service uses. [*Excluding tattoo or body piercing studio or massage establishment.*]

-- Restaurant without drive-in or drive-through service.

(b) Tract 2. Except as otherwise provided in Section 51P-\_\_106(e), on Tract 2, the following uses are the only main uses permitted:

(1) Institutional and community service uses.

-- Community tribute plaza.

(c) Additional provisions for retail and personal service uses on Tract 1.

(1) A general merchandise or food store, personal service use, or restaurant without drive-in or drive through service is only allowed on the first two floors in the same building as an office use.

(2) A commercial parking lot or garage is only allowed if located on the same building site as an office use.

(d) Additional provisions for Tract 2. The only structures permitted on Tract 2 are architectural elements, such as spires or pillars; flag poles; sculptures; tables and seating areas; pavilions, shade structures, colonnades, pergolas, gazebos, or other similar structures that are not fully enclosed. Any structures on Tract 2 are not required to be shown on the development plan.

*Staff Recommendation:*

(e) ~~Shared improvements between Tract 1 and Tract 2. Driveways, paved areas, and fire lanes, for uses on Tract 1 may be located on Tract 2.~~

*Applicant's Request:*

(e) Shared improvements between Tract 1 and Tract 2. Driveways, paved areas, and fire lanes for uses on Tract 1 may be located on Tract 2.

**SEC. 51P-\_\_\_\_-107.**

**ACCESSORY USES.**

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

**SEC. 51P-\_\_\_\_-108.**

**YARD, LOT, AND SPACE REGULATIONS.**

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

(a) In general. Except as otherwise provided in this section, the yard, lot, and space regulations in the GO(A) General Office district apply to this district.

(b) On Tract 1, the residential proximity slope does not apply.

(c) On Tract 2, no building may be located above the residential proximity slope.

*Staff's Recommendation:*

(d) Height for Tract 1. Maximum structure height is ~~400~~ 300 feet.

*Applicant's Request:*

(d) Height for Tract 1. Maximum structure height is 400 feet.

(e) Height for Tract 2. Maximum structure height is 30 feet.

(f) Front Yard.

(1) Except as otherwise provided, minimum front yard is 6 feet.

a. For portions of a building above 85 feet in height, minimum front yard is 50 feet.

b. No urban form setback is required.

(g) Side and Rear Yard.

(1) Minimum side and rear yard is 10 feet.

(2) No tower spacing setback is required.

(h) Lot coverage.

(1) Except as otherwise provided in this paragraph, maximum lot coverage is 80 percent.

(2) Maximum lot coverage for any portion of a building greater than 85 feet in height is 40 percent.

(3) Maximum lot coverage for any portion of a building greater than 120 feet in height is 30 percent.

(4) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(i) Tract 1 and Tract 2 are considered one lot for purposes of floor area ratio calculations.

**SEC. 51P-\_\_\_\_-109.**

**URBAN DESIGN REQUIREMENTS FOR TRACT 1.**

(a) In general. Development on Tract 1 must comply with the following urban design requirements.

(b) Architectural elements. A minimum of one architectural element, such as the following, must be provided at all pedestrian entry points to a parking structure or building:

(1) Arcade,

(2) Arch,

(3) Canopy,

(4) Awning,

(5) Turret,

(6) Portal,



(7) Cantilevered building above entrance, or

(8) Similar architectural feature.

(c) Ground story transparency. The portion of the main building indicated on the development plan as wrapping around the parking garage must have a minimum transparency of 50 percent for the portion of the building on the ground level between grade and 13 feet in height.

(d) Parking structures.

(1) Parking levels must be concealed by floor area of the main building where indicated on the development plan. Except where parking levels are concealed by the main building, sloping ramps located at the perimeter of garage structures must be screened through the use of vegetation, panels, solid walls, or other architectural elements to obscure at least half of the sloping ramps' length from view. If panels are used, panels such as metal panels or perforated metal panels are recommended. The garage is not required to be fully enclosed to satisfy this condition.

(2) Exterior parking structure facade openings must provide solid screening with a painted, stained, or recommended masonry finish a minimum of 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

(3) Along Gulden Lane, a minimum of every 200' of facade length must provide variation within the vertical plane of a minimum of 5'.

(4) The ground-level must contain pedestrian entrances separate from the entrances for vehicular traffic. At least two pedestrian entrances must be located on Gulden Lane, and at least one must be located along the northern façade of a building or parking structure on Tract 1 facing Tract 2.

(5) All vehicular garage entrances adjacent to a street shall incorporate an enhanced paving strip of at least 10 feet in width, consisting of unit pavers, textured/scored concrete, or other enhanced paving materials.

*Staff's Recommendation:*

(6) Murals, ~~enhanced lighting and imaging, or similar artistic installments~~ may be utilized on exposed portions of the garage to enhance visual appeal and compliment the pedestrian experience.

*Applicant's Request:*

(6) Murals, enhanced lighting and imaging, or similar artistic installments may be utilized on exposed portions of the garage to enhance visual appeal and compliment the pedestrian experience.

**SEC. 51P-\_\_\_\_-110.**

**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.

(b) Off-street parking spaces may be used to provide parking for community events during evenings, weekends, and holidays with permission of the property owner.

(c) Office use. One off-street parking space for each 366 square feet of floor area or as provided in Chapter 51A, whichever is less.

(d) Community Tribute Plaza. No parking is required for a community tribute plaza.

(e) Below grade parking structures. Below grade parking structures may extend to the lot line and across lot lines within this district.

**SEC. 51P-\_\_\_\_-111.**

**ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-\_\_\_\_-112.**

**LANDSCAPING.**

(a) Application. This section only becomes applicable to a lot or tract when the nonpermeable coverage on the lot or tract is increased by more than 2,000 square feet within a 24-month period, not including portions of pedestrian pathways that are between three feet in width and 15 feet in width.

(b) Definitions and standards. Except as provided in this section, the definitions and conditions of Article X apply. If there is a conflict, the text of this section controls.

(c) Mandatory landscaping requirements.

(1) Perimeter landscape buffer strip. A landscape buffer strip must be provided along the entire length of the portion of the perimeter of the lot where adjacent to an existing single family use, exclusive of driveways and accessways at points of ingress and egress to and from the lot. The buffer strip must be at least 10 feet wide.

(2) Community plaza buffer and trees. A minimum five-foot-wide landscaped strip must be located along the northern and eastern boundaries of Tract 2. A minimum four-inch-caliper large tree must be located every 30 feet, or fraction thereof within the landscaped strip, unless prohibited by existing conditions in which case the trees shall be spaced as recommended by the arborist. The buffer may be included as part of the perimeter landscape buffer strip.

(3) Surface parking lot trees. No surface parking space may be located more than 75 feet from the trunk of a large tree. Each tree must have a caliper of at least four inches and may not be planted closer than two and one-half feet from any pavement. Each large tree must be provided a minimum of 160 square feet of surface area.

(d) Street buffer zone and street trees.

(1) Definitions.

(A) **TREE PLANTING ZONE** means an area measured from the back edge of, and parallel and 15 feet from the back of the projected street curb, or if there is no street curb, from the edge of street pavement.

(B) **TREE PLANTING STRIP** means an area that is a minimum of five-feet-wide and a minimum of 10 feet in length, or that otherwise provides a minimum horizontal root expansion area of 60 square feet.

(2) Gulden Lane tree planting strip. A tree planting strip is required adjacent to the sidewalk along Gulden Lane as shown on the Streetscape Standards (Exhibit \_\_\_B).

(3) Number, location, and type of street trees required.

(A) Except as provided in this section, one large tree must be provided for every 30 linear feet of lot frontage along a public street. The number of required street trees is calculated by dividing the number of feet of lot frontage along a public street by 30. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number. Driveway entrances, calculated where the entrance crosses the property line, are not included in lot frontage calculations. When existing conditions prohibit planting large trees, the building official may approve either (i) one medium tree; or (ii) two small trees be substituted for each large tree, and such trees shall be spaced per the requirements of Article X.

(B) Required large street trees shall be spaced 30 feet apart, except where such spacing is made impractical due to overhead or underground utility conflicts or easement restrictions, the location of vehicular access points, conflicts with city signs, signals, crosswalk signs or DART bus signs, or where otherwise recommended by the city arborist.

(C) All required street trees must have a caliper of at least four inches.

(D) Except when tree grates are provided in sidewalks, street trees must be planted within a tree planting strip within the tree planting zone.

(E) Tree planting zones and tree planting strips may be located in the right-of-way in accordance with SEC. 51P-\_\_\_114.

(F) If the property owner is unable to locate a tree within the tree planting strip or tree planting zone due to overhead or underground utility conflicts or proximity to structures, the building official may approve a reduction in the number or the size of the required street trees.

(G) It is a defense to prosecution for a violation of the requirements of this section if trees are required to be removed or altered due to conflicts with city signs, signals, crosswalk signs, DART bus signs, or similar structures.

(4) Minimum clearance above pavement for large street trees. The property owner shall maintain large street trees that are five years of age or older at least 14 feet above street pavement and at least eight feet above a public sidewalk located on public or private property.

(5) Tree grates required in sidewalks. Tree grates must be provided for all trees with trunks located in a sidewalk that are not located within a tree planting strip. Suspended brick, pave stones, or similar materials may be used instead of a metal grate to protect tree roots and provide a pedestrian surface. These materials must conform to state standards and specifications adopted to eliminate, insofar as possible, architectural barriers encountered by aged, handicapped, or disabled persons. The grates or containment areas must be large enough to permit healthy tree growth.

(e) Plant requirements. Plants used to satisfy the landscape requirements in Article X must comply with the following requirements:

(1) Except for evergreen shrubs located in a special planting area, a large evergreen shrub must have the ability to grow to a minimum height of three feet within three years.

(2) Artificial plant materials may not be used.

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

(f) The provisions of 51A-125 and 51A-10.126 are not applicable in this district.

(g) If the property owner is unable to comply with any of the requirements in this section, the property owner may apply to the board of adjustment for a special exception in accordance with the procedures set forth in Section 51A-10.110.

(h) Completion. All landscaping must be completed in accordance with this article before the final certificate of occupancy for the new construction or surface parking lot.

**SEC. 51P-\_\_\_\_-113.**

**SIGNS.**

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

(b) Definitions.

(1) BANNER SIGN means a sign applied on a strip of cloth, vinyl, or similar material and attached to a structure. Awnings, canopy signs, and flags are not banners.

*Staff's Recommendation:*

~~(2) PROJECT ANNOUNCEMENT SIGN means an attached sign that announces a project or displays a promotional message. Project announcement signs may be digital signs or may be constructed of rigid material, mesh, or a fabric surface. A project announcement sign may not advertise individual tenants of a building on the property.~~

*Applicant's Request:*

(2) PROJECT ANNOUNCEMENT SIGN means an attached sign that announces a project or displays a promotional message. Project announcement signs may be digital signs or may be constructed of rigid material, mesh, or a fabric surface. A project announcement sign may not advertise individual tenants of a building on the property.

(3) PROMOTIONAL MESSAGE means a message that identifies or promotes a cultural activity within this district or within the broader district known as Trinity Groves, any special event being conducted in this district or Trinity Groves, an event conducted by or on behalf of the La Bajada community group, or any other event that will benefit the city. Benefit to the city is established by:

- (A) use of city property in accordance with a contract, license, or permit;
- (B) the receipt of city monies for the activity or event; or
- (C) an ordinance or resolution of the city council that recognizes the activity or event as benefitting the city.

*Staff's Recommendation:*

~~(c) — In addition to those signs otherwise allowed by Article VII, one project announcement sign is allowed on Tract 1 facing Gulden Lane and one project announcement sign is allowed on Tract 1 facing the Margaret Hunt Hill Bridge.~~

~~(1) — Maximum effective area of the project announcement sign facing Gulden Lane is 1,000 square feet. Maximum effective area of the project announcement sign facing the Margaret Hunt Hill Bridge project announcement sign is 1,500 square feet.~~

~~(2) — May contain a changeable message.~~

~~(3) — A project announcement sign constructed of rigid material, mesh or a fabric surface may be displayed no more than 90 days before the project or activity commences and the sign must be removed no more than 15 days after the project or activity is completed. The sign hardware for a project announcement sign may be left in place between displays of a sign. A digital sign may display a message no more than 90 days before a project or activity commences and must change its message no more than 15 days after the project or activity is completed.~~

~~(4) — May not be located above 75 feet in height.~~

~~(5) — The project announcement sign on Gulden Lane may not be illuminated after 12:00 am.~~

~~(6) — The project announcement sign facing Gulden Lane must be at least 100 feet away from private property in any non-business zoning district.~~

~~(7) — Acceptable illumination examples include up lighting or down lighting with a concealed lamp from an external light source, back lit LED, or digital signs.~~

~~(8) — May not cover windows of a main building facade. May cover windows or openings of a parking structure facade.~~

*Staff Suggestion if approved:*

~~(9) — No more than 10 percent of the effective area of a project announcement sign may be devoted to sponsorship identification.~~

~~(i) A contrasting surrounding box must be provided around the sponsorship area.~~

~~(10) — A sign permit is required prior to the erection of a project announcement sign.~~



*Staff's Recommendation:*

~~For a digital project announcement sign, after a sign permit is obtained for the initial erection of the sign no additional sign permits for a change in message are required.~~

~~(d) Subject to any special event permitting requirements for special event banners, in addition to those signs otherwise allowed by Article VII, banner signs are allowed on light poles within the district. No sign permit is required to erect or remove a banner in this district. Banner signs are allowed on streetlight poles within the right of way subject to the following requirements:~~

~~(1) A banner must display a promotional message, generic graphics, or the name or logo of Trinity Groves.~~

~~(2) A banner having a promotional message may not be erected more than 90 days prior to the beginning of the advertised activity or event, and must be removed no later than 15 days after that activity or event has ended. The sign hardware for a banner may be left in place between displays of a banner.~~

*Staff's Suggestion, if approved:*

~~(3) A banner and its sign hardware must:~~

~~(A) Hardware must be properly maintained in a state of good repair and neat appearance.~~

~~(AB) be mounted on a light pole;~~

~~(BC) meet the sign construction and design standards in the Dallas Building Code;~~

~~(CD) be at least 12 feet above grade, unless it overhangs a roadway, in which case it must be at least 15 feet above grade;~~

~~(DE) be made out of weather resistant and rust proof material;~~

~~(EF) not project more than three feet from the pole onto which it is mounted;~~  
and

~~(FG) not exceed 20 square feet in effective area.~~

*Staff's Recommendation:*

~~(e) — On Tract 1, the facades of a building facing the Margaret Hunt Hill Bridge may have building accent lighting consisting of LED or similar technology that changes colors and brightness. This accent lighting may display images, symbols, logos, or words that are associated with holidays, local sports teams, identification of Trinity Groves, or a promotional message.~~

(g) Signage for Tract 2.

(1) The following are the only signs allowed on Tract 2:

(A) Banners, subject to the requirements of SEC. 51P-\_\_\_\_-113(b);

(B) One monument sign a maximum of forty feet in effective area and setback a minimum of ten feet from the property line; and

~~(C) One attached sign a maximum of forty feet in effective area.~~

(2) A plaque or similar improvement that is part of a community tribute plaza and explains the purpose of the community tribute plaza, lists individuals recognized by the community tribute plaza, or contains similar information is not considered a sign.

*Applicant's Request:*

(c) In addition to those signs otherwise allowed by Article VII, one project announcement sign is allowed on Tract 1 facing Gulden Lane and one project announcement sign is allowed on Tract 1 facing the Margaret Hunt Hill Bridge.

(1) Maximum effective area of the project announcement sign facing Gulden Lane is 1,000 square feet. Maximum effective area of the project announcement sign facing the Margaret Hunt Hill Bridge project announcement sign is 1,500 square feet.

(2) May contain a changeable message.

(3) A project announcement sign constructed of rigid material, mesh or a fabric surface may be displayed no more than 90 days before the project or activity commences and the sign must be removed no more than 15 days after the project or activity is completed. The sign hardware for a project announcement sign may be left in place between displays of a sign. A digital sign may display a message no more than 90 days before a project or activity commences and must change its message no more than 15 days after the project or activity is completed.

(4) May not be located above 75 feet in height.

(5) The project announcement sign on Gulden Lane may not be illuminated after 12:00 am.

(6) The project announcement sign facing Gulden Lane must be at least 100 feet away from private property in any non-business zoning district.

(7) Acceptable illumination examples include up-lighting or down-lighting with a concealed lamp from an external light source, back-lit LED, or digital signs.

*Applicant's Request:*

(8) May not cover windows of a main building facade. May cover windows or openings of a parking structure façade.

(8) No more than 10 percent of the effective area of a project announcement sign may be devoted to sponsorship identification.

(9) A sign permit is required prior to the erection of a project announcement sign. For a digital project announcement sign, after a sign permit is obtained for the initial erection of the sign no additional sign permits for a change in message are required.

(10) A sign permit is required prior to the erection of a project announcement sign. For a digital project announcement sign, after a sign permit is obtained for the initial erection of the sign no additional sign permits for a change in message are required.

(d) Subject to any special event permitting requirements for special event banners, in addition to those signs otherwise allowed by Article VII, banner signs are allowed on light poles within the district. No sign permit is required to erect or remove a banner in this district. Banner signs are allowed on streetlight poles within the right-of-way subject to the following requirements:

(1) A banner must display a promotional message, generic graphics, or the name or logo of Trinity Groves.

(2) A banner having a promotional message may not be erected more than 90 days prior to the beginning of the advertised activity or event, and must be removed no later than 15 days after that activity or event has ended. The sign hardware for a banner may be left in place between displays of a banner.

(3) A banner and its sign hardware must:

(A) be mounted on a light pole;

(B) meet the sign construction and design standards in the Dallas Building Code;

(C) be at least 12 feet above grade, unless it overhangs a roadway, in which case it must be at least 15 feet above grade;

(D) be made out of weather-resistant and rust-proof material;

(E) not project more than three feet from the pole onto which it is mounted; and

(F) not exceed 20 square feet in effective area.

(e) On Tract 1, the facades of a building facing the Margaret Hunt Hill Bridge may have building accent lighting consisting of LED or similar technology that changes colors and brightness. This accent lighting may display images, symbols, logos, or words that are associated with holidays, local sports teams, identification of Trinity Groves, or a promotional message.

*Applicant's Request:*

(f) Signage for Tract 2.

(1) The following are the only signs allowed on Tract 2:

(A) Banners, subject to the requirements of SEC. 51P-\_\_\_\_-113(b);

(B) One monument sign a maximum of forty feet in effective area and setback a minimum of ten feet from the property line; and

(C) One attached sign a maximum of forty feet in effective area.

(2) A plaque or similar improvement that is a part of a community tribute plaza and explains the purpose of the community tribute plaza, lists individuals recognized by the community tribute plaza, or contains similar information is not considered a sign.

**SEC. 51P-\_\_\_\_-114.**

**ADDITIONAL PROVISIONS.**

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

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

(c) Traffic Impact Study. Before the issuance of a building permit for new construction on Tract 1, a traffic impact study must be submitted to the director to determine if additional traffic improvements are necessary; and, if so, the extent which such additional improvements are attributable to the proposed development. Traffic improvements necessitated by and wholly attributable to new development of the property, which have been identified in the traffic impact study, shall either be (i) made by the owner as part of the new development; or (ii) a payment in amount equal to the estimated cost of constructing the improvement must be provided to the city. For traffic improvements partially attributable to the new development of the property, which have been identified in the traffic impact study, the property owner shall make a payment to the city in an amount equal to the property owner's roughly proportionate share of the estimated cost of constructing the improvements. Either the contract for any improvements made by the developer or payment in an amount equal to the property owner's roughly proportionate share of the estimated cost of constructing the improvements must be completed or provided prior to the issuance of a final certificate of occupancy for Tract 1. The owner shall only be responsible for constructing or paying the cost (or portion thereof, as applicable), of any additional improvements to the extent such improvements are attributable to the new development. All right-of-way or easement dedication shall be determined through the platting process.

(d) Streetscape and Sidewalk Standards.

(1) In general. Streets and sidewalks must comply with the Streetscape Standards (Exhibit \_\_\_\_B). If there is a conflict between Exhibit B and this article, the text of this article controls.

(2) Crosswalks. Crosswalks must be delineated through the use of contrasting pavement, texture, material, or color. Anti-slip material is encouraged.

(3) Gulden Lane sidewalk.

(A) A minimum seven-foot sidewalk is required along the east side of Gulden Lane, with a minimum of six feet unobstructed, except for tree grates, pedestrian street lamps, street furnishings, utility poles, and service boxes. A portion of the sidewalk may be located within a sidewalk easement, as shown on the Streetscape Standards.

(B) Sidewalks must be level across all driveways and curb cuts.

(4) Pedestrian amenities. A minimum of three of each of the following pedestrian amenities must be provided along Gulden Lane: (i) a bench; (ii) a bicycle rack; and (iii) a trash receptacle.

(5) Lighting.

(A) Lighting should be provided at regular intervals with a spacing of no greater than 100 feet along Gulden Lane, with the exception of visibility triangles and vehicular drives, in order to provide lighting on sidewalks, walkways, and plazas to enhance pedestrian safety.

(B) Lighting must be directed away from residential districts or residential uses.

(e) Pedestrian path on Tract 2. A minimum 10-foot wide pedestrian path shall be provided at-grade on Tract 2 in the area shown on the development plan (Exhibit \_\_\_B).

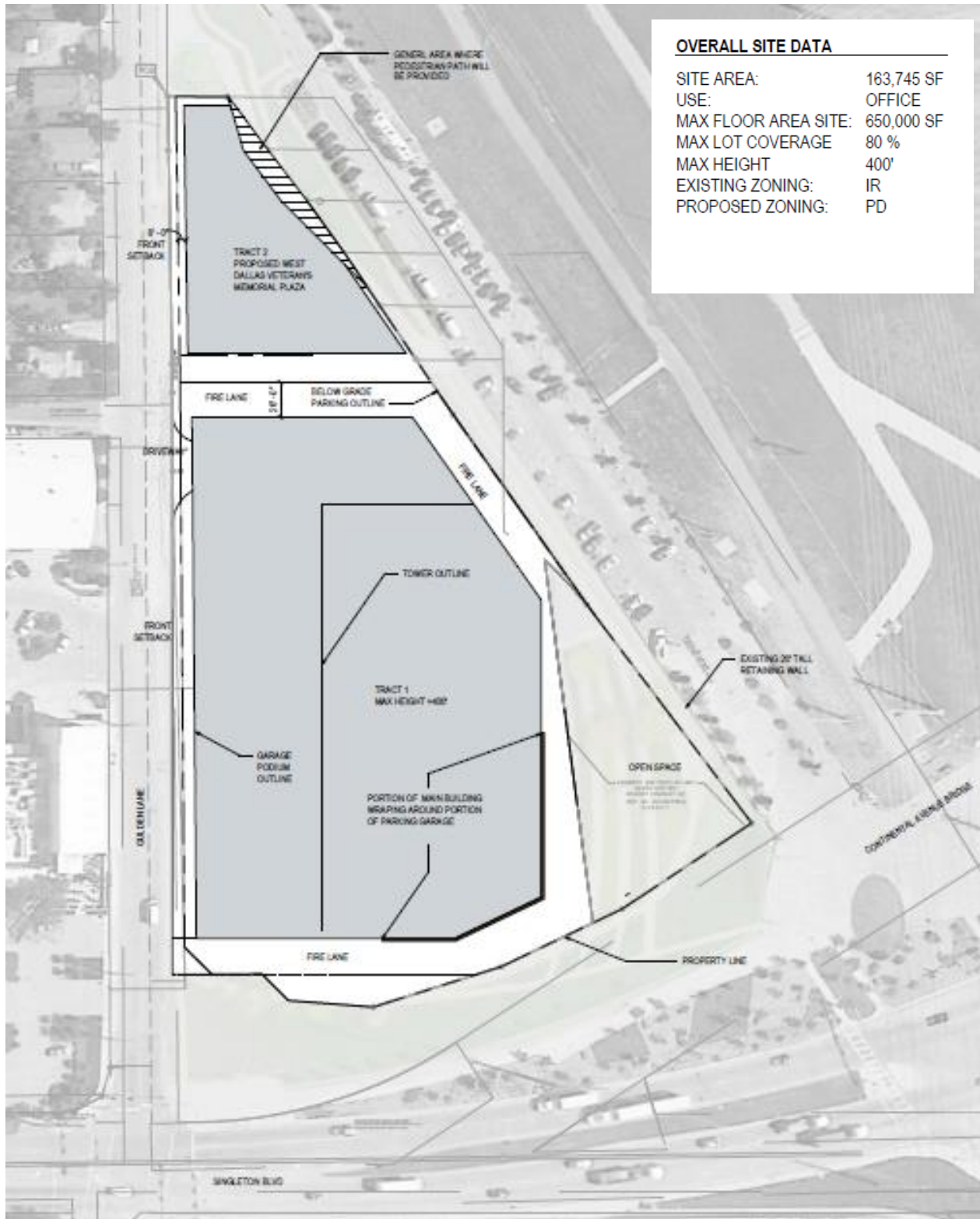
**SEC. 51P-\_\_\_-115.**

**COMPLIANCE WITH CONDITIONS.**

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

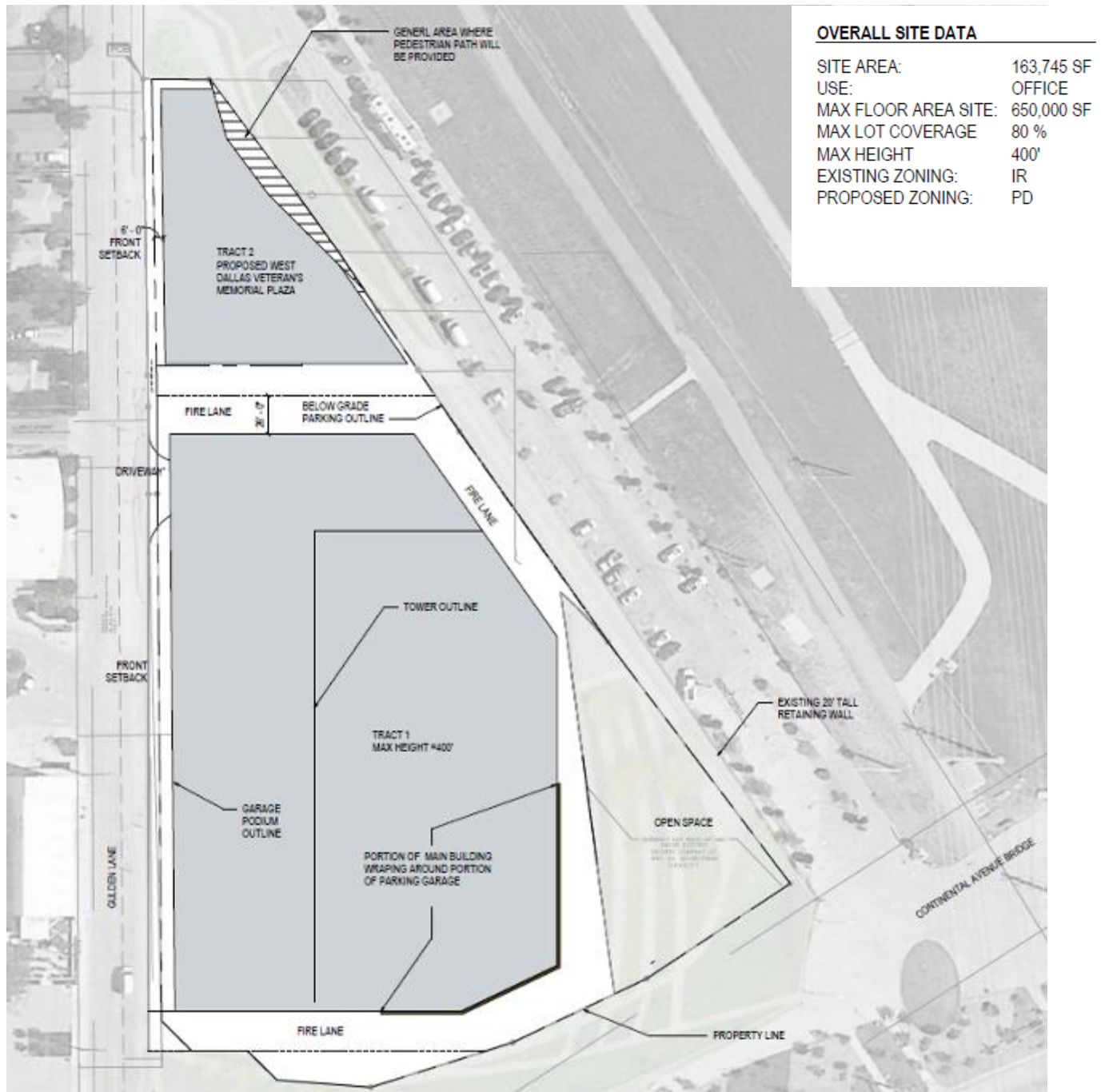
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

## PROPOSED DEVELOPMENT PLAN

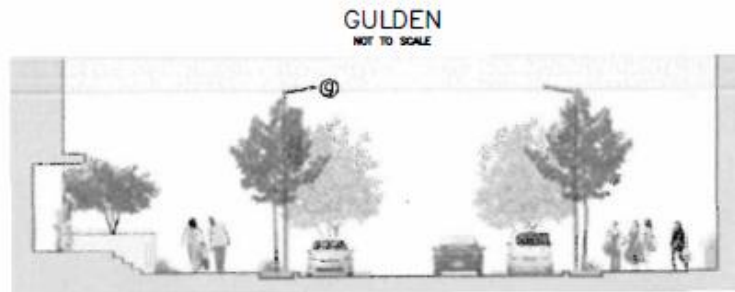




## ENLARGED PROPOSED DEVELOPMENT PLAN



**PROPOSED STREETScape EXHIBIT**



3'	4'	5'	8.5'	2 LANES	8.5'	5'	4'	3'
SIDEWALK EASEMENT	SIDEWALK	PLANTING SPACE	PARKING	2-13' LANES	PARKING	PLANTING SPACE	SIDEWALK	SIDEWALK EASEMENT
56' ROW								

- LOCAL INTERSECTION
- A) CROSSWALK
  - B) CURB EXTENSION
  - C) PLANTING STRIP
  - D) SIDEWALK
  - E) PARKING



Stantec Consulting Services Inc.  
12222 Merit Drive, Suite 400  
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www.stantec.com

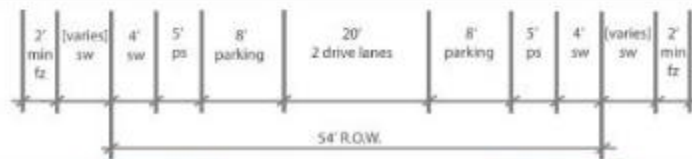
BBE # F-6324  
TIPLS # 101 94229

**EXHIBIT B - STREETSCAPE STANDARDS**  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

2020.10.05 3:52:00 PM

# **AREA PLAN STREETSCAPE EXHIBIT** **for Local Street (mixed use)**

Legend: (bu) buffer; (sb) sidewalk buffer; (sw) sidewalk; (ps) planting strip; (bl) bike lane; (m) median; (rtw) raised tree well

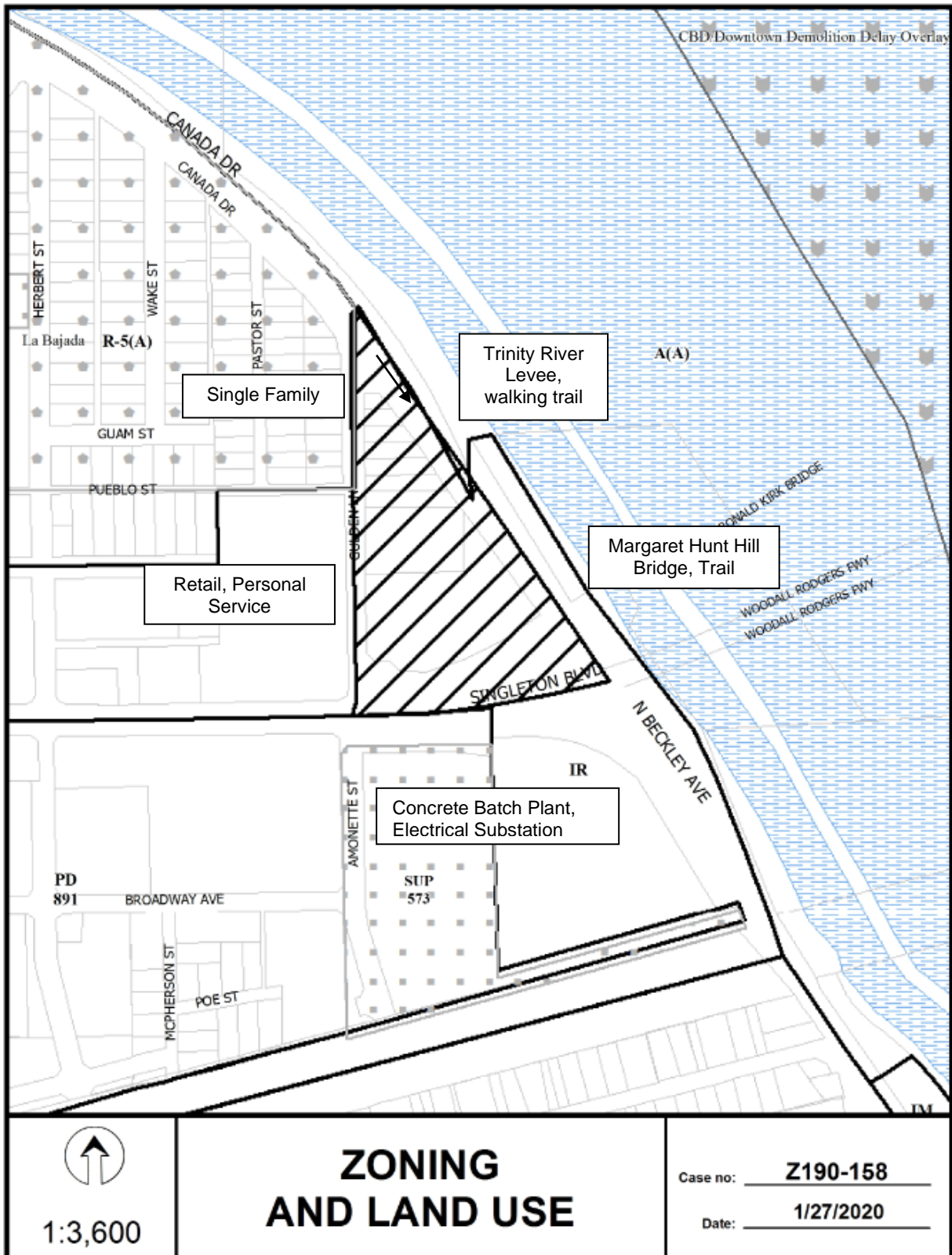


Street Section and Partial Street Plan shown for illustrative purpose

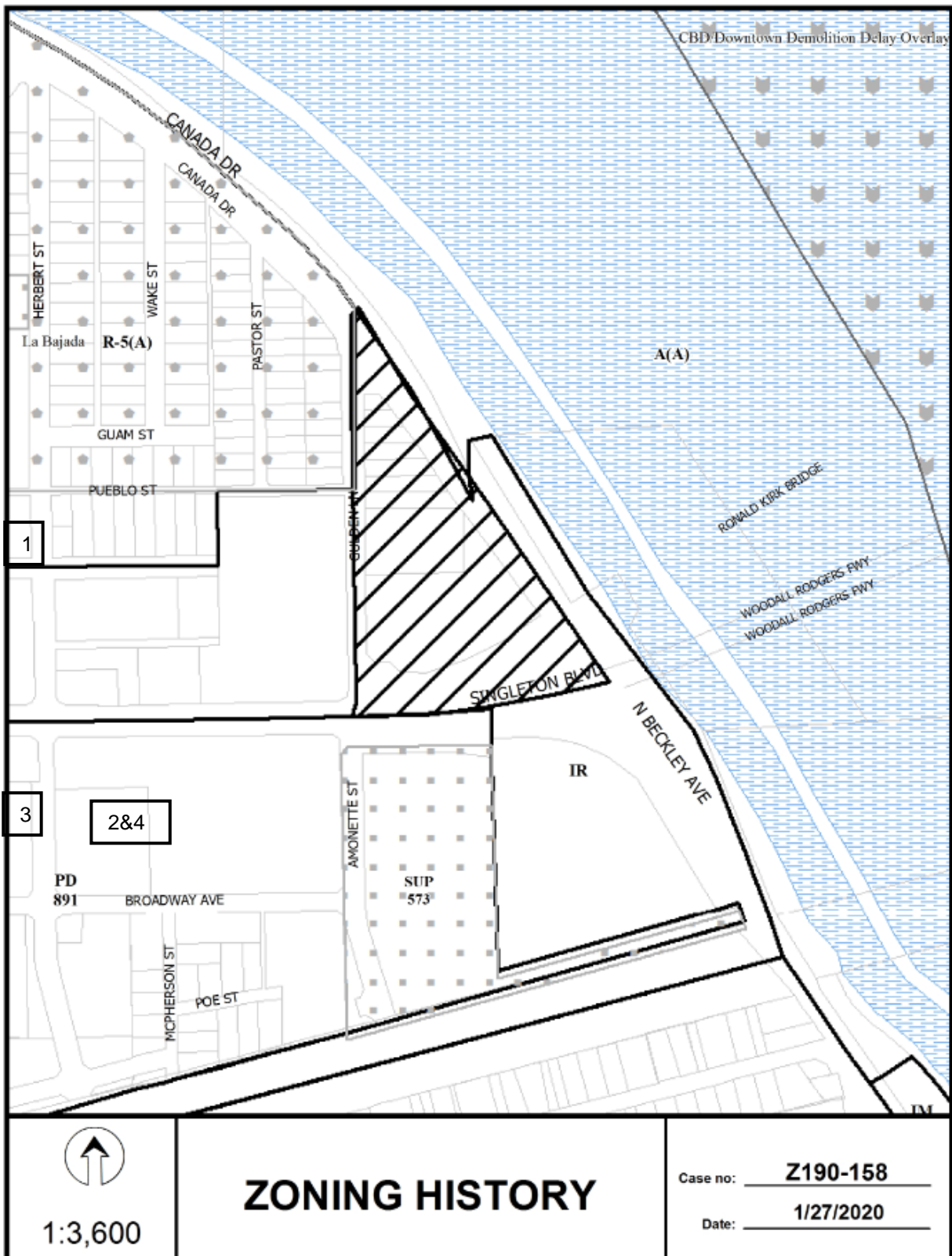


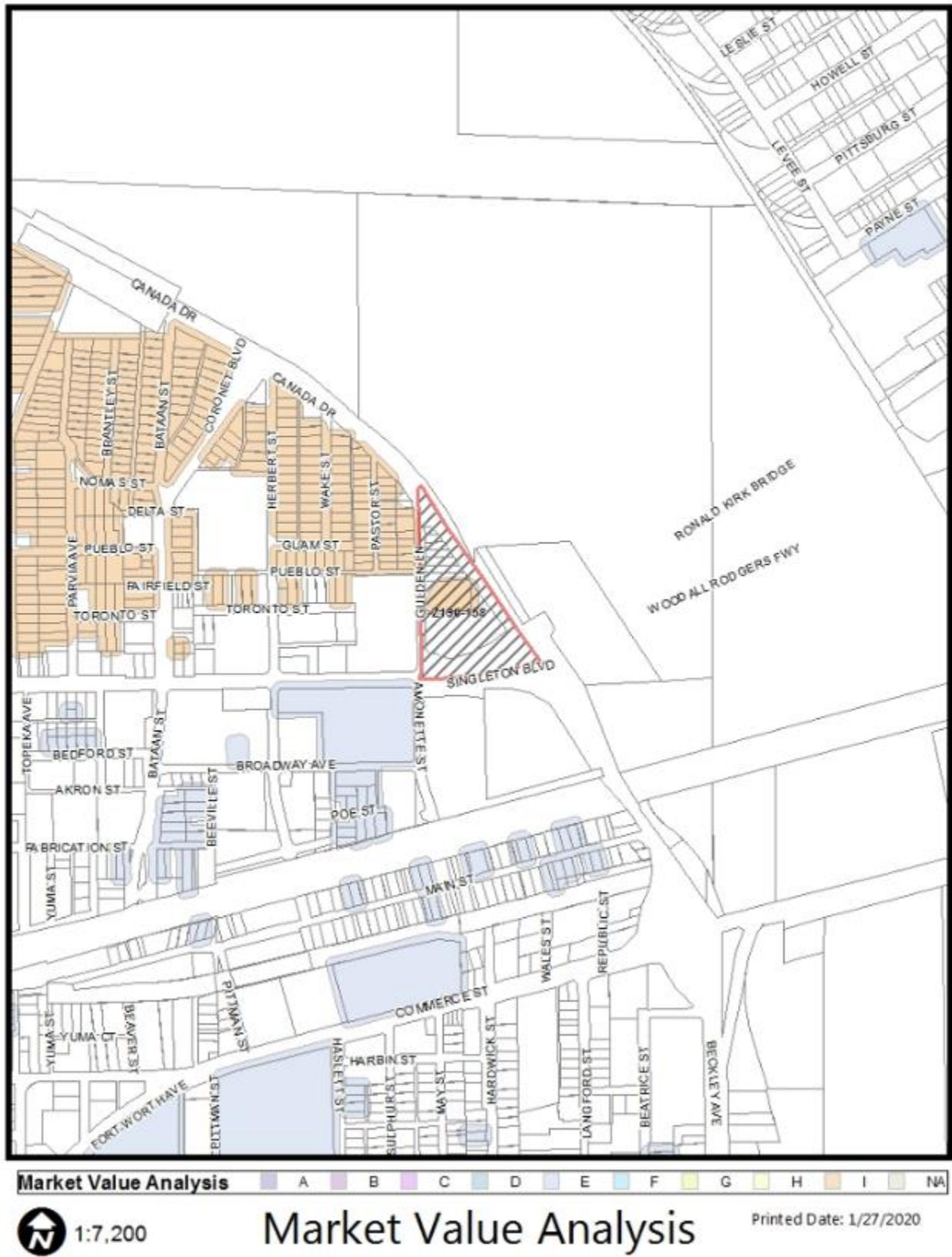


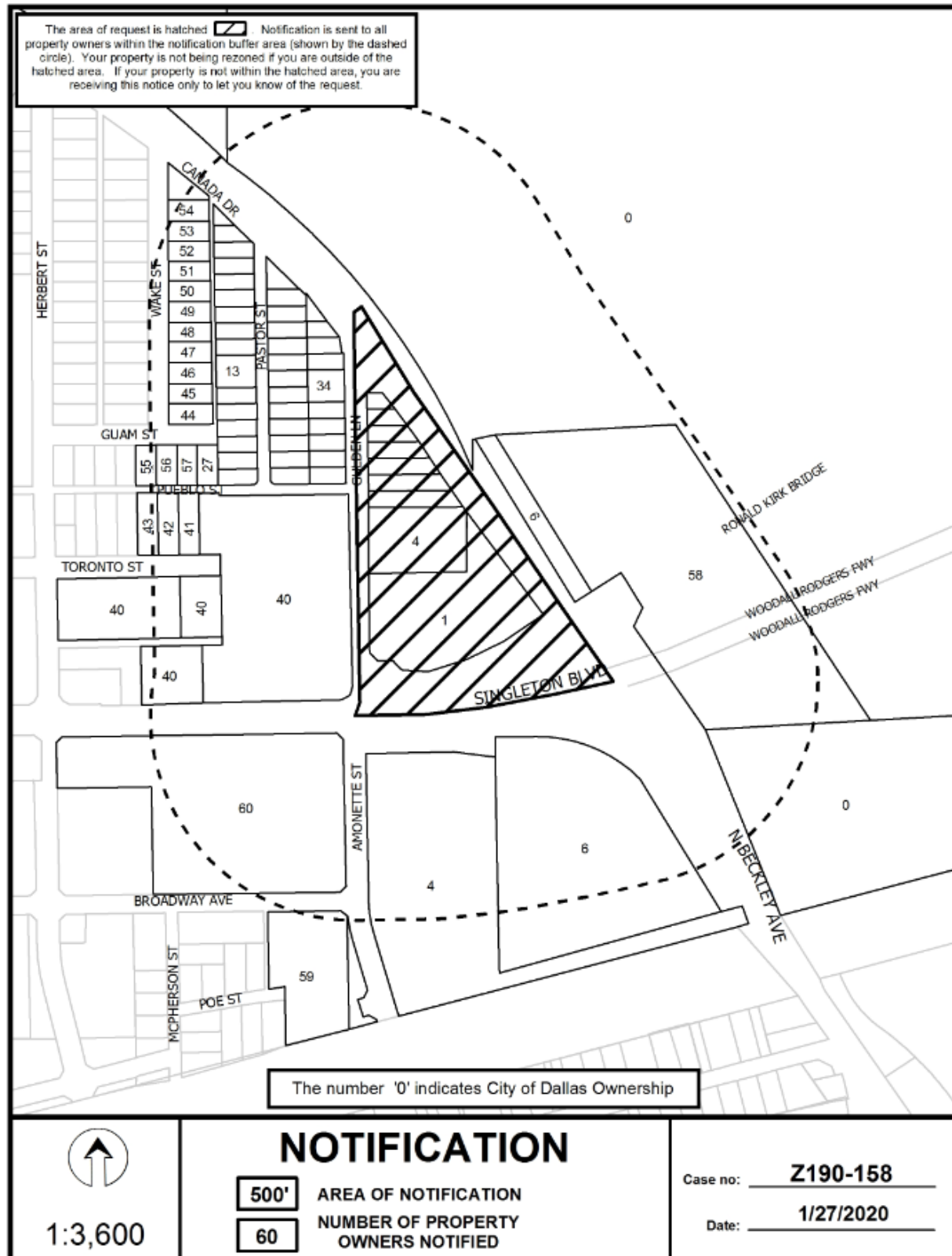












01/27/2020

***Notification List of Property Owners******Z190-158******60 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3016 GULDEN LN	WEST DALLAS INVESTMENT LP
2	3118 GULDEN LN	WEST DALLAS INV LP
3	3110 GULDEN LN	WEST DALLAS INV L P
4	240 SINGLETON BLVD	WEST DALLAS INVESTMENTS LP
5	3046 GULDEN LN	WEST DALLAS INVESTMENTS LP
6	2901 N BECKLEY AVE	ONCOR ELECRTCIC DELIVERY COMPANY
7	3149 CANADA DR	MENDEZ JOE
8	3145 PASTOR ST	MENDEZ JOSE N
9	3141 PASTOR ST	RODRIGUEZ VIVIAN
10	3139 PASTOR ST	GARCIA TOMASA C
11	3135 PASTOR ST	ALVAREZ JOSE M & MARY E
12	3127 PASTOR ST	RODRIGUEZQUIROZ PETE
13	3121 PASTOR ST	MARTINEZ JOSEFINA RODRIGUEZ
14	3119 PASTOR ST	LARA IGNACIO JR & ESTHER
15	3115 PASTOR ST	GUZMAN JUAN GARCIA
16	3111 PASTOR ST	MENDEZ JOE N
17	3109 PASTOR ST	PADILLA MARY T
18	3105 PASTOR ST	SOLAJA STEVE & VICKI
19	3101 PASTOR ST	DELAROSA THELMA
20	3140 PASTOR ST	PEREZ VINCENT
21	3138 PASTOR ST	PEREZ DOLORES REYNOSA ESTATE OF
22	3134 PASTOR ST	ESTATE OF PEREZ DOLORES REYNOSA
23	3126 PASTOR ST	MENDEZ DANIEL
24	3124 PASTOR ST	CARRASCO JUAN
25	3120 PASTOR ST	GARCIA SAN JUANA R
26	3118 PASTOR ST	GARICA SAN JUANA R &

01/27/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3114 PASTOR ST	RIOS GUADALUPE REVOCABLE LIVING TRUST
28	3110 PASTOR ST	MARTINEZ SILVERIO &
29	3108 PASTOR ST	RANGEL ANTONIO P
30	3104 PASTOR ST	SHETH HEMANG A
31	3102 PASTOR ST	AGUERO VERA
32	310 CANADA DR	HMK LTD
33	3123 GULDEN LN	CARRIZALES RICHARD E &
34	3119 GULDEN LN	HERNANDEZ PRISCILLA A &
35	3115 GULDEN LN	MARTINEZ SILVERIO
36	3111 GULDEN LN	RAMIREZ CONSUELO
37	3109 GULDEN LN	GONZALEZ MARGARITO S
38	3107 GULDEN LN	PARNELL WINFRED
39	3103 GULDEN LN	LOPEZ MARIA EUGENIA &
40	3011 GULDEN LN	WEST DALLAS INVMTS LP
41	331 TORONTO ST	NUNCIO MARGARET
42	335 TORONTO ST	WEST DALLAS INVESTMENTS
43	339 TORONTO ST	WEST DALLAS INVESTMENTS
44	3202 WAKE ST	MARTINEZ NICHOLAS R
45	3206 WAKE ST	GILDED ASPIRATIONS LLC
46	3210 WAKE ST	MONTES JOSEPHINA
47	3214 WAKE ST	MARTINEZ FRED
48	3218 WAKE ST	HERNANDEZ JULIA MARTINEZ
49	3222 WAKE ST	YAZDANI ENTERPRISES LLC
50	3302 WAKE ST	MEDRANO MARY A &
51	3306 WAKE ST	ZAMORA MARIO
52	3310 WAKE ST	MOJICA BENITO
53	3314 WAKE ST	FAZ MARIA ELENA
54	3320 WAKE ST	BUENTELLO REGINA
55	336 GUAM ST	DIAZ JUANITA NUNCIO
56	332 GUAM ST	ALCALA ARTHUR &
57	328 GUAM ST	ESQUIVEL ARTURO O &



Z190-158(RM)

01/27/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1001 CONTINENTAL ST	VIADUCT DALLAS CITY & COUNTY
59	302 BROADWAY BLVD	WEST DALLAS INVESTMENTS LP
60	320 SINGLETON BLVD	TRINITY GROVES RESIDENTIAL I LP

**CITY PLAN COMMISSION****THURSDAY, JULY 15, 2021****Planner: Ryan Mulkey**

**FILE NUMBER:** Z201-158(RM) **DATE FILED:** December 22, 2020  
**LOCATION:** Southeast corner of East R.L. Thornton Freeway and North Jim Miller Road  
**COUNCIL DISTRICT:** 7 **MAPSCO:** 48 E  
**SIZE OF REQUEST:** Approx. 0.51 acre **CENSUS TRACT:** 122.07

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**REPRESENTATIVE:** Tailim Song Law Firm

**APPLICANT:** BK USA, Inc.

**OWNER:** Empire Petroleum Partners, LLC

**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 purpose of the request is to allow for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less. [Shell]

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

**PRIOR CPC ACTION:** On March 25, 2021, the City Plan Commission held this item under advisement until April 8, 2021. On April 8, 2021, the City Plan Commission held this item under advisement until July 15, 2021.

## **BACKGROUND INFORMATION:**

- The area of request is currently zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay and is currently being used as a motor vehicle fueling station and a general merchandise or food store 3,500 square feet or less.
- The applicant proposes the sale of alcoholic beverages in conjunction with the existing uses of the property.
- Although the RR Regional Retail District allows a general merchandise or food store 3,500 square feet or less by right, the D-1 Liquor Control Overlay that applies to the property requires a Specific Use Permit for the sale of alcoholic beverages.

### **Zoning History:**

There have been seven zoning changes at four sites within the area in the past five years.

1. **Z156-114:** On January 27, 2016, City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned RR-D-1 Regional Retail with a D-1 Liquor Control Overlay, located on the southern side of Samuell Boulevard between North Jim Miller Road and Gallion Drive.

On September 5, 2019, the City Plan Commission recommended denial without prejudice of the renewal of this Specific Use Permit (Z189-235).

2. **Z156-282:** On December 14, 2016, City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned RR-D-1 Regional Retail with a D-1 Liquor Control Overlay, located at the southwest corner of Interstate 30 and North Jim Miller Road.

On April 24, 2019, City Council approved the renewal of Specific Use Permit No. 2215 for a one-year period (Z178-303).

On May 27, 2020, City Council approved the renewal of Specific Use Permit No. 2215 for a three-year period (Z190-162).

3. **Z156-314:** On November 9, 2016, City Council approved the renewal of Specific Use Permit 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 RR-D-1 Regional Retail with a D-1 Liquor Control Overlay, located at the southeast corner of North Jim Miller Road and Samuell Boulevard.

4. **Z189-366:** On July 9, 2020, the City Plan Commission recommended denial without prejudice of an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned RR-D-1 Regional Retail with a D-1 Liquor Control Overlay, located on the west side of North Jim Miller Road between Samuell Boulevard and Showbend Lane.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/ Proposed ROW
Interstate 30	Highway	-
North Jim Miller Road	Minor Arterial	100 feet

**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:

**ECONOMIC ELEMENT**

**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	RR Regional Retail District with a D-1 Liquor Control Overlay	Motor Vehicle Fueling Station, General Merchandise or Food Store 3,500 square feet or less
<b>North</b>	RR Regional Retail District	Motor Vehicle Fueling Station
<b>East</b>	RR Regional Retail District with a D-1 Liquor Control Overlay	Personal Services, Restaurant
<b>South</b>	RR Regional Retail District with a D-1 Liquor Control Overlay	Retail, Drive-Through Restaurant
<b>West</b>	RR Regional Retail District with a D-1 Liquor Control Overlay	Restaurant, Motor Vehicle Fueling Station

**Land Use Compatibility:**

The area of request is currently the site of a motor vehicle fueling station with a general merchandise or food store 3,500 square feet or less. Directly north of the area of request is a motor vehicle fueling station. Directly east of the area of request are personal service and restaurant uses. South of the area of request are retail and drive-through restaurant uses. West of the area of request are a restaurant and a motor vehicle fueling station.

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. Although the applicant has filed a convenience store registration application, they have not passed inspection and are not in compliance with Chapter 12B.

Staff supports the request because the use is not foreseen to be detrimental to surrounding properties. There is a motor vehicle fueling station across North Jim Miller Road that has had an active Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less since December 2016. There is also a general merchandise or food store greater than 3,500 square feet at the southeast corner of North Jim Miller Road and Samuell Boulevard that has had an active Specific Use Permit since for the same use since October 2011. Other compatible commercial uses in the surrounding area include retail, personal services, and drive-through restaurants.

**Landscaping:**

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

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for a motor vehicle fueling station is two spaces. The off-street parking requirement for a general merchandise or food store 3,500 square feet or less is one space per 200 square feet of floor area. The total floor area of the site is ±1,056 square feet. Therefore, the total number of required spaces is eight. The site provides 13 spaces.

**Market Value Analysis:**

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

**Crime Report:**

Since January 2016, the area has had 69 phone calls to the Dallas Police Department, with 23 offenses and 33 arrests.

<b>Calls (Summary)</b>	
<b>Row Labels</b>	<b>Count of Problem</b>
**PD Requested by Fire	1
04 - 911 Hang Up	1
07 - Minor Accident	5
09/01 - Theft	1
09V - UUMV	1
09V-01 UUMV Just Ocrd	1
15 - Assist Officer	1
16 - Injured Person	1
24 - Abandoned Property	1
31 - Criminal Mischief	2
32 - Suspicious Person	1
37 - Street Blockage	1
40 - Other	8
40/01 - Other	5
6X - Major Dist (Violence)	25
7CE - City Equipment Accident	1
7X - Major Accident	3
PH - Panhandler	10
<b>Grand Total</b>	<b>69</b>

<b>Offenses (Summary)</b>	
<b>Row Labels</b>	<b>Count of Problem</b>
ALL OTHER LARCENY	2
DRUG/ NARCOTIC VIOLATIONS	1
INTIMIDATION	1
SHOPLIFTING	1
SIMPLE ASSAULT	7
THEFT FROM MOTOR VEHICLE	1
UUMV	3
VANDALISM	5
WEAPON LAW VIOLATIONS	2
<b>Grand Total</b>	<b>23</b>

<b>Arrests (Summary)</b>	
<b>Row Labels</b>	<b>Count of Problem</b>
ALL OTHER OFFENSES	3
DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	1
DRUG/ NARCOTIC VIOLATIONS	2
FALSE PRETENSES/ SWINDLE/ CONFIDENCE GAME	1
IMPERSONATION	1
PROSTITUTION	1
PUBLIC INTOXICATION	1
PURCHASING PROSTITUTION	1
SIMPLE ASSAULT	4
THEFT FROM MOTOR VEHICLE	1
TRESPASS OF REAL PROPERTY	1
UUMV	2
WARRANT DALLAS PD (ALIAS/CAPIAS)	1
WARRANT HOLD (OUTSIDE AGENCY)	8
WARRANT-DALLAS PD (ALIAS)	2
WARRANT-DALLAS PD (CAPIAS)	1
WEAPON LAW VIOLATIONS	2
<b>Grand Total</b>	<b>33</b>

**List of Partners/Principals/Officers**

**Empire Petroleum Partners, LLC**

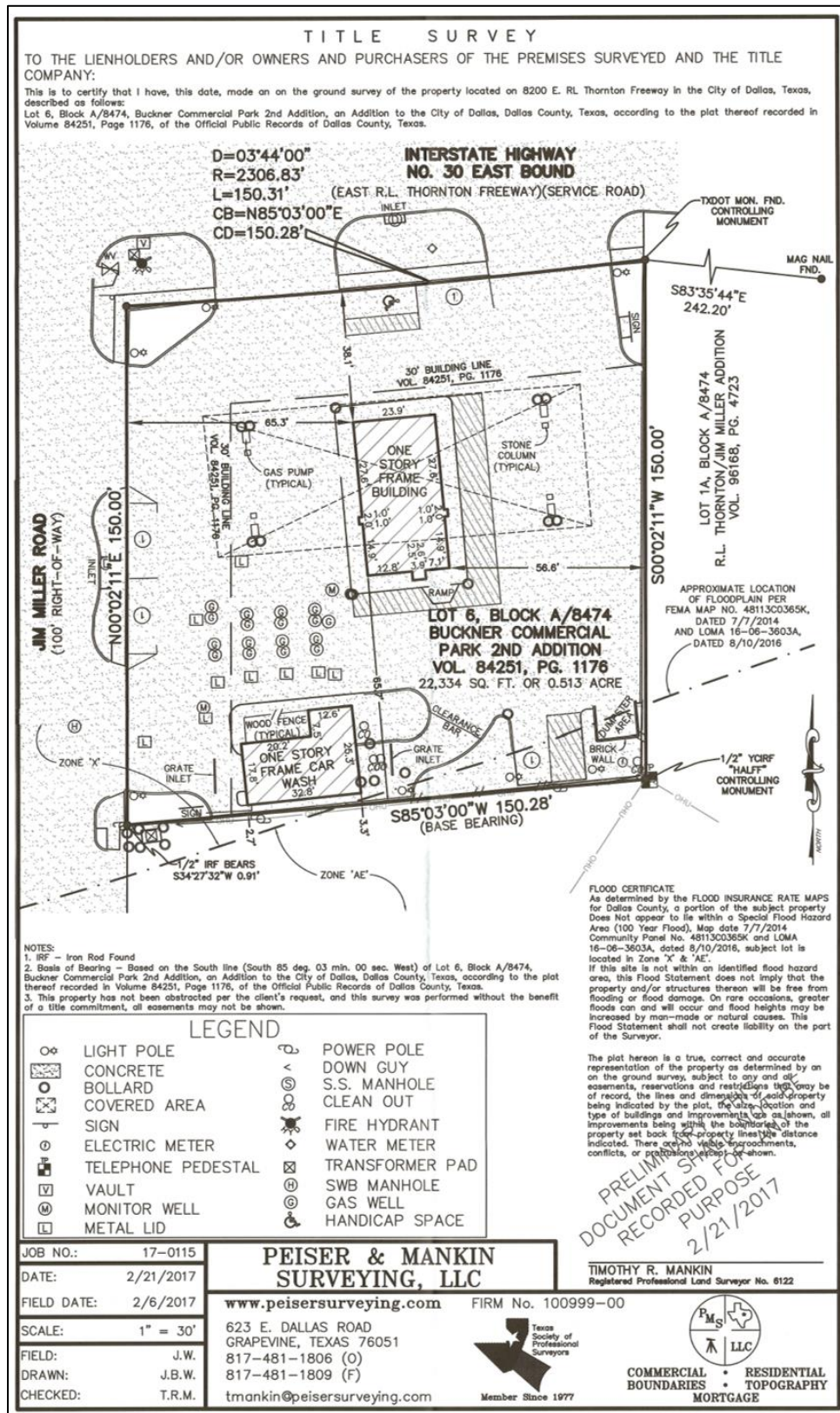
Travis Booth, General Counsel

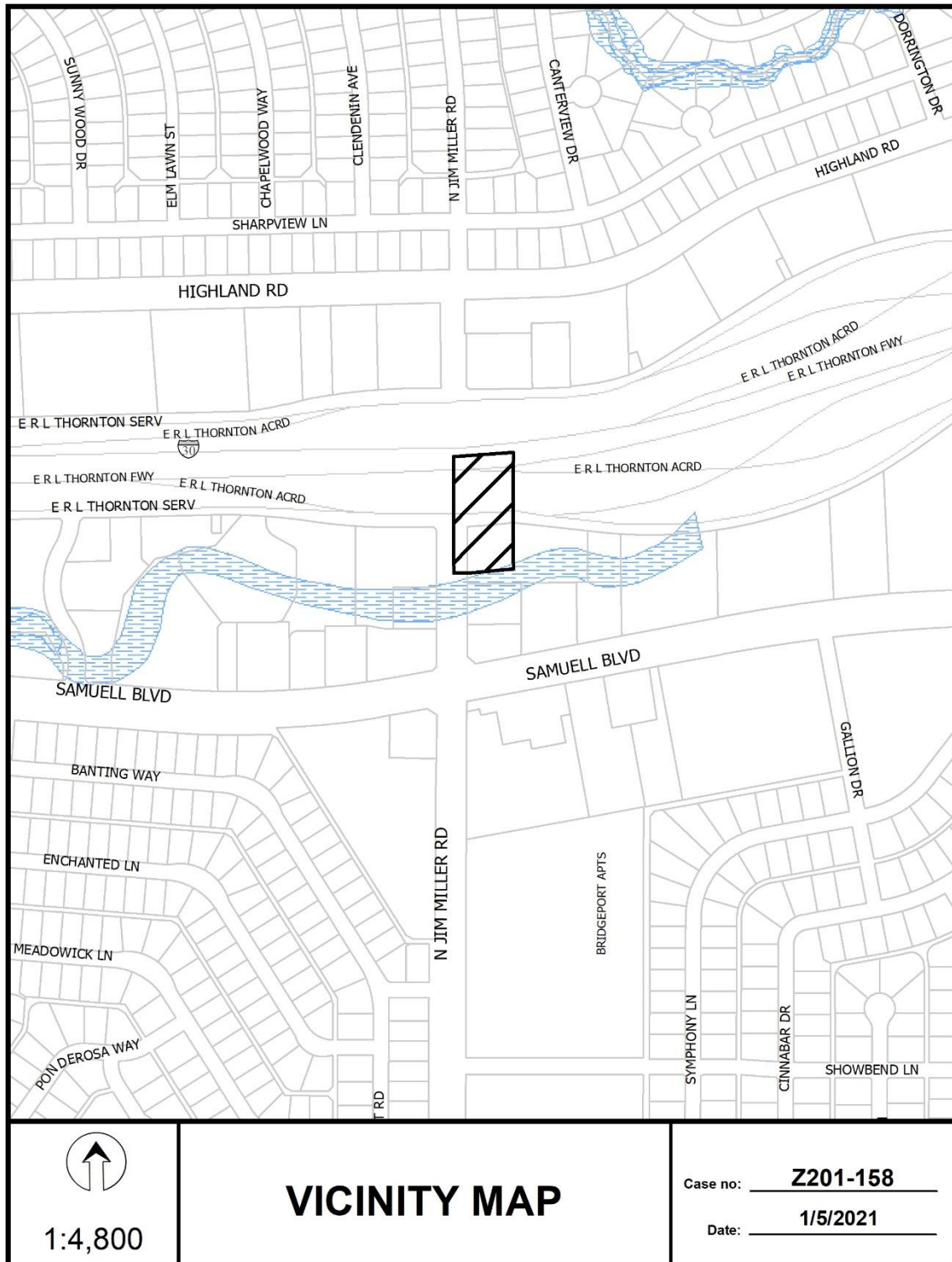
### **PROPOSED SUP CONDITIONS**

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 less than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years from the passage of this ordinance) \_\_\_\_\_ but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



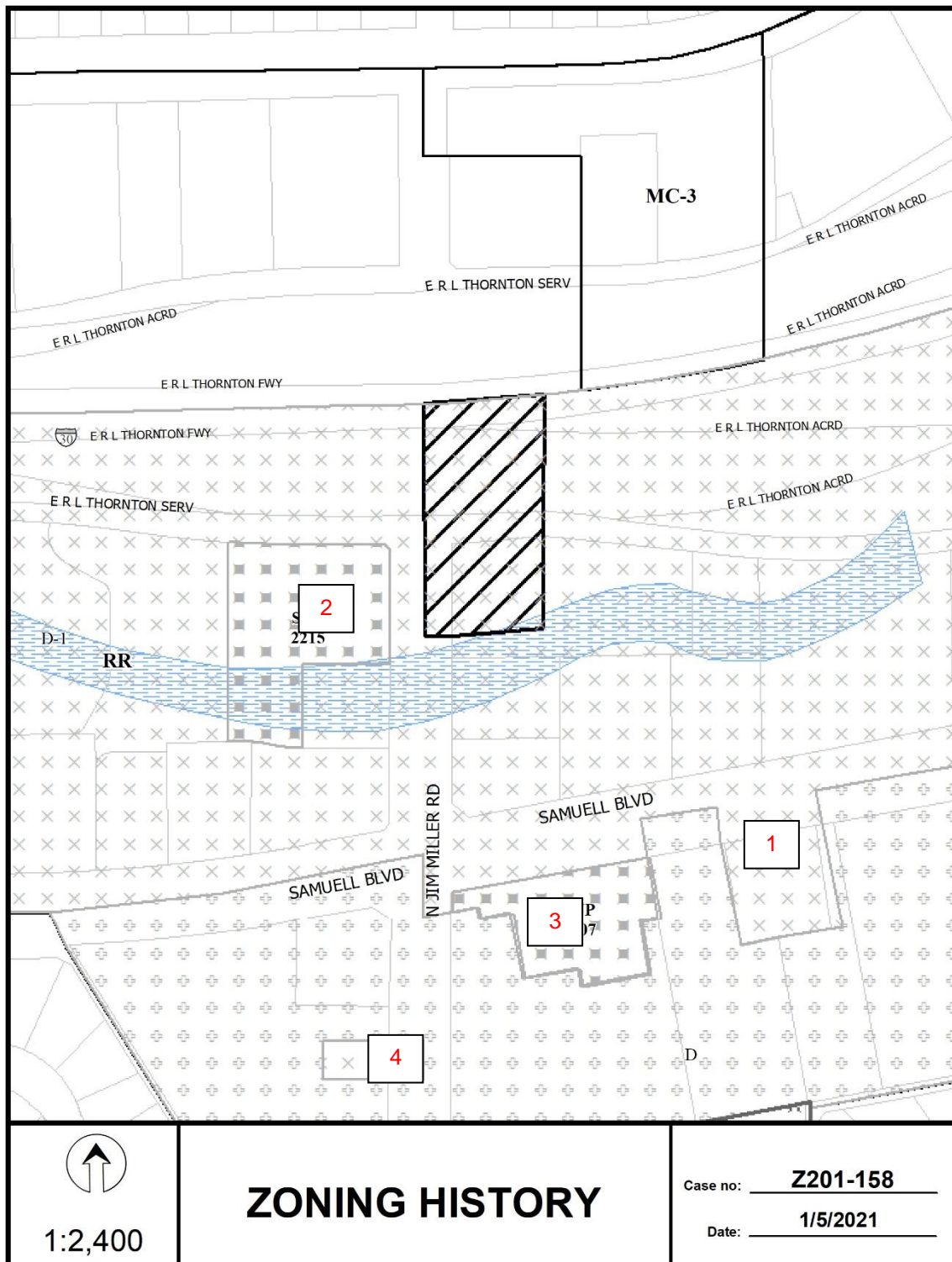
# PROPOSED SUP SITE PLAN



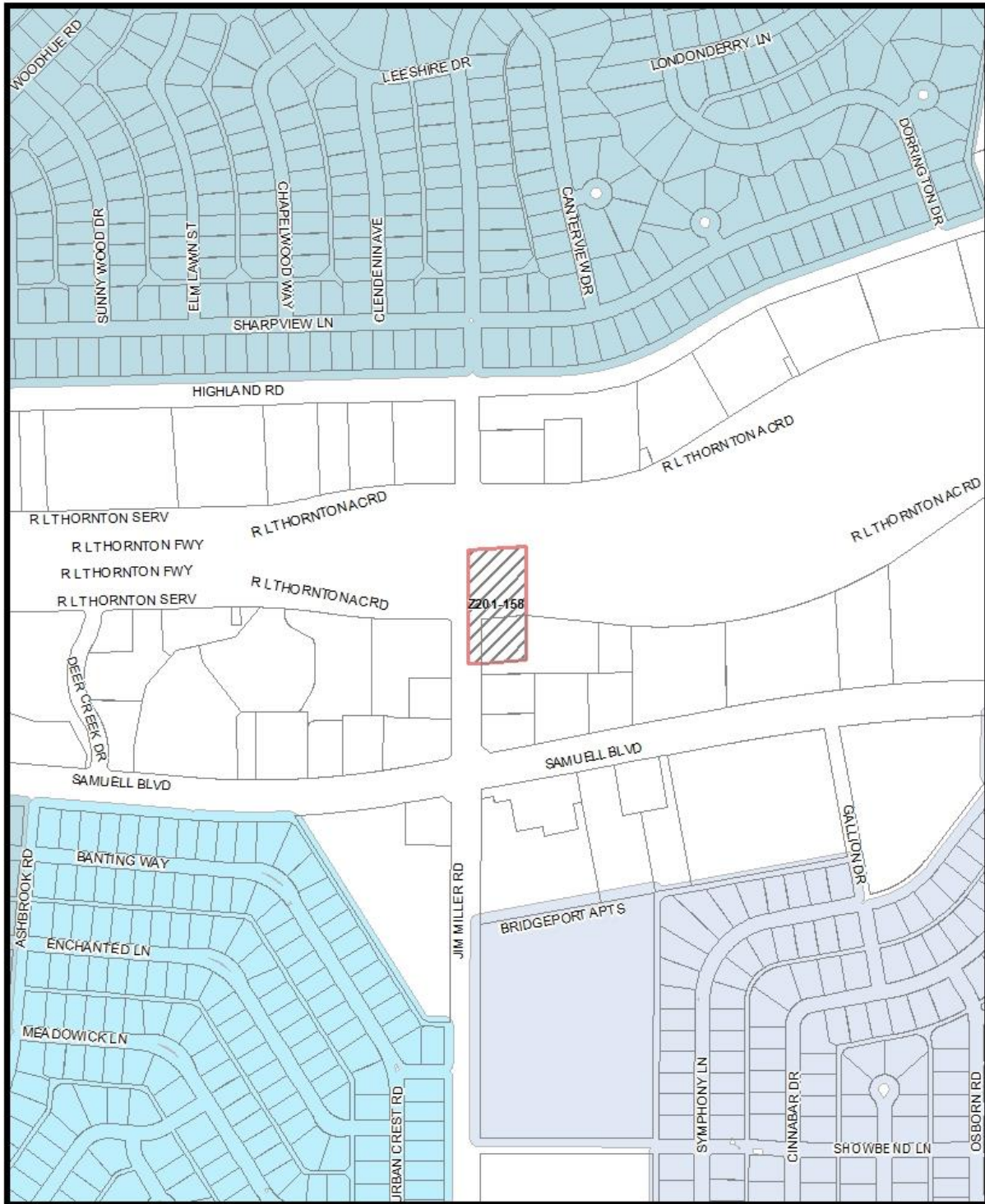












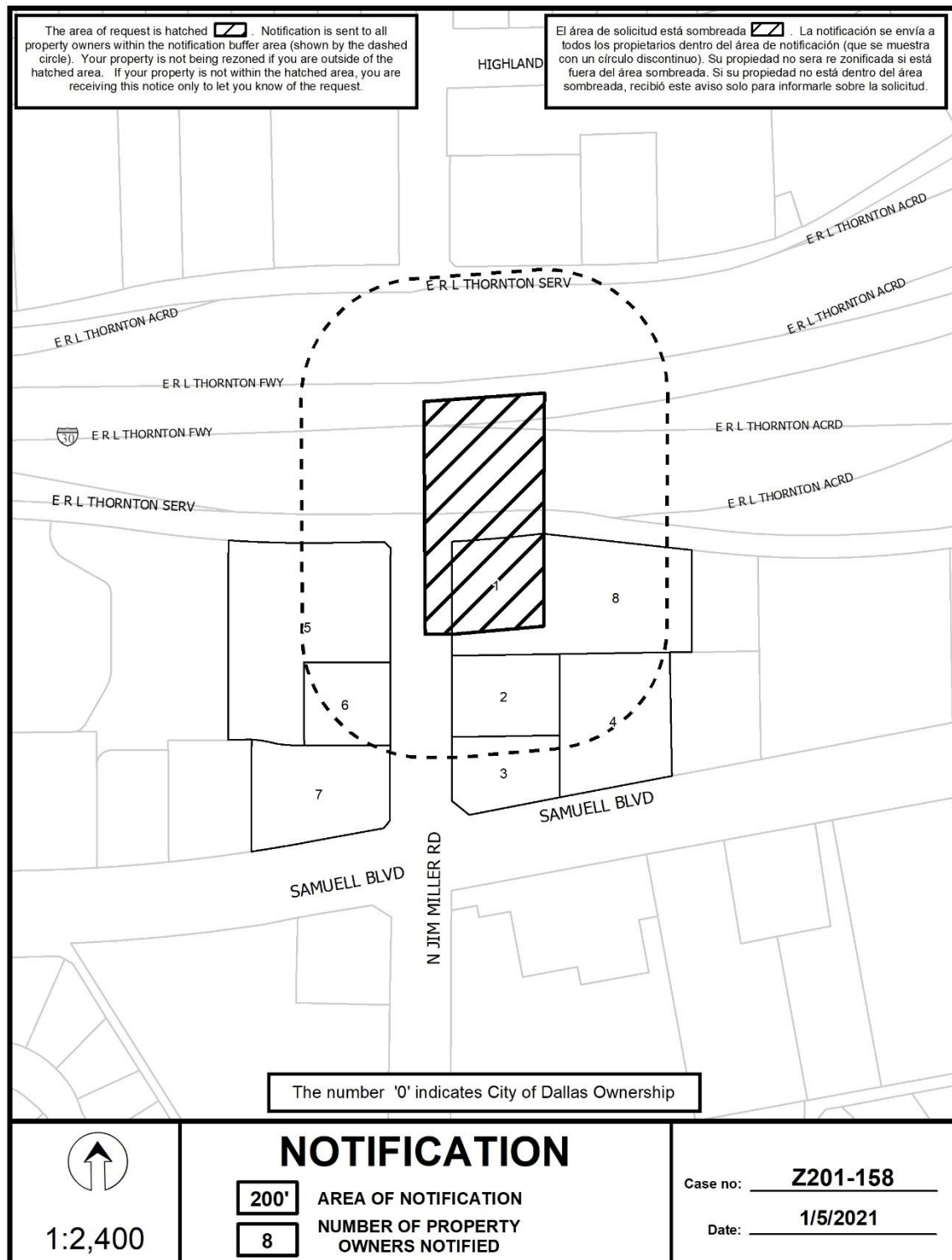
Market Value Analysis



1:4,800

## Market Value Analysis

Printed Date: 1/5/2021





01/05/2021

***Notification List of Property Owners***

***Z201-158***

***8 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	8200 E R L THORNTON FWY	QUIK WAY RETAIL AS II LTD
2	5514 N JIM MILLER RD	INTERSTATE VENTURES LLC
3	5510 N JIM MILLER RD	DAY MARIE L
4	6885 SAMUELL BLVD	FIREBRAND PROPERTIES LP
5	8130 E R L THORNTON FWY	RACETRAC PETROLEUM INC
6	5575 N JIM MILLER RD	SIDERIS BASIL K ET AL
7	5555 N JIM MILLER RD	SIDERIS BASIL K ET AL
8	8228 E R L THORNTON FWY	Taxpayer at

**CITY PLAN COMMISSION****THURSDAY, JULY 15, 2021****Planner: Ryan Mulkey****FILE NUMBER:** Z201-206(RM) **DATE FILED:** March 8, 2021**LOCATION:** South line of Forest Lane, west of Meadowknoll Drive**COUNCIL DISTRICT:** 10 **MAPSCO:** 17 W**SIZE OF REQUEST:** Approx. 0.93 acres **CENSUS TRACT:** 78.10

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**REPRESENTATIVE:** Jack Zanger, Triangle Engineering**APPLICANT:** HCI Commercial**OWNER:** The JPN Group**REQUEST:** An application for a Planned Development District for NO(A) Neighborhood Office District uses and a car wash use on property zoned an NO(A) Neighborhood Office District.**SUMMARY:** The purpose of the request is to redevelop the property as a car wash with modified development standards primarily related to permitted uses, signage, and landscaping.**STAFF RECOMMENDATION:** Approval, subject to a development plan and conditions.**PRIOR CPC ACTION:** On June 17, 2021, the City Plan Commission held this item under advisement until July 15, 2021.

## **BACKGROUND INFORMATION:**

- The area of request is currently zoned an NO(A) Neighborhood Office District and is developed with a medical clinic or ambulatory surgical center.
- The applicant proposes to redevelop the site with a car wash. This use is not permitted in the NO(A) District. Therefore, the applicant proposes a Planned Development District that maintains majority of the development standards applicable under the current NO(A) District but allows for a car wash. This use will still be subject to development impact review.
- Other deviations from the NO(A) District include the business zoning district sign standards to allow greater flexibility in signage for the property, and enhanced landscaping requirements to provide an increased buffer adjacent to the surrounding residential uses.

### **Zoning History:**

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

### **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Forest Lane	Principal Arterial	120 feet

### **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:

## **ECONOMIC ELEMENT**

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

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

## URBAN DESIGN ELEMENT

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

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

#### Land Use:

	Zoning	Land Use
<b>Site</b>	NO(A) Neighborhood Office District	Medical clinic or ambulatory surgical center
<b>North</b>	Planned Development District No. 735, MU-3 Mixed Use District	General merchandise or food store, local utilities
<b>East</b>	NO(A) Neighborhood Office District	Multifamily
<b>South</b>	NO(A) Neighborhood Office District	Multifamily
<b>West</b>	Planned Development District No. 481	Multifamily

#### Land Use Compatibility:

The area of request is currently developed with a currently operating medical clinic. To the east and south is a multifamily use zoned an NO(A) District, and to the west is another multifamily use zoned PD 481. To the north is a general merchandise or food store and local utilities.

To maintain compatibility with surrounding uses, the applicant proposes a Planned Development District that maintains majority of the development standards applicable under the current NO(A) District. However, there are a few standards proposed from the CR Community Retail District, the least intensive commercial district that allows the proposed car wash use. These standards are considered as the PD deviations. The car wash use is the only additional use permitted under the PD conditions and is still subject to development impact review, which is a requirement in the CR District.

The only other deviation proposed is the business zoning district sign standards. The applicant has proposed these sign standards, rather than defaulting to the non-business zoning district sign standards that would otherwise apply under NO(A) District regulations.

Staff supports the request because it allows for a commercial use along a principal arterial while maintaining compatibility with adjacent residential uses by retaining majority of the standards applicable under the current NO(A) District and providing additional landscaping.

**Landscaping:**

To allow for the proposed car wash use while maintaining compatibility with the surrounding multifamily residential uses, the applicant has proposed additional landscaping conditions beyond what would be required under Article X. These conditions include a landscape area of a depth of 20 feet from the property line that must be provided along the west, south, and east perimeters of the lot. This landscape area must include a minimum of one large or medium tree with a minimum caliper of three inches or greater for every 25 feet, plus one large evergreen shrub maintained at a minimum height of six feet planted at every six linear feet, along the west, south, and east perimeters of the lot.

In addition, the site must provide screening of surface parking from the right-of-way and adjacent uses by landscaping in accordance with Article X. Although this screening is required under the proposed PD conditions, it may count toward Article X design points. All other landscaping for the site will be in compliance with Article X.

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for a car wash is a minimum of three spaces for a tunnel-type car wash. The development plan provides three parking spaces separate from the proposed vacuum bays. The off-street stacking requirement for a car wash is 25 spaces for each tunnel unit car wash. The development plan provides 26 stacking spaces.

**Market Value Analysis:**

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

**List of Partners/Principals/Officers**

HCI Commercial

Jon Young, President

The JPN Group

Jennifer Floren, Partner

Phillip Bohart, Partner

Nate Mangum, Partner



**PROPOSED PD CONDITIONS**

**“ARTICLE \_\_\_\_.**

**PD \_\_\_\_.**

**SEC. 51P- \_\_\_\_ .101.           LEGISLATIVE HISTORY.**

PD \_\_\_\_ was established by Ordinance No.\_\_\_\_, passed by the Dallas City Council on \_\_\_\_.

**SEC. 51P- \_\_\_\_ .102.           PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_ is established on property located at on the south side of Forest Lane, west of Abrams Road. The size of PD \_\_\_\_ is approximately 0.93 acres.

**SEC. 51P- \_\_\_\_ .103.           DEFINITIONS AND INTERPRETATIONS.**

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

**SEC. 51P- \_\_\_\_ .104.           EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit \_\_\_\_A: development plan.

**SEC. 51P- \_\_\_\_ .105.           DEVELOPMENT PLAN.**

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

**SEC. 51P- \_\_\_\_\_.106.           MAIN USES PERMITTED.**

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the NO(A) Neighborhood Office District, subject to the same conditions applicable in the NO(A) Neighborhood Office District, as set out in Chapter 51A. For example, a use permitted in the NO(A) Neighborhood Office 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 NO(A) Neighborhood Office District is subject to DIR in this district; etc.

(b) Car wash is permitted subject to development impact review.

**SEC. 51P- \_\_\_\_\_.107.           ACCESSORY USES.**

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

**SEC. 51P- \_\_\_\_\_.108.           YARD, LOT, AND SPACE REGULATIONS.**

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

The yard, lot, and space regulations for the NO(A) Neighborhood Office District apply.

**SEC. 51P- \_\_\_\_\_.109.           OFF-STREET PARKING AND LOADING.**

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

**SEC. 51P- \_\_\_\_\_.110.           ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P- \_\_\_\_\_.111.           LANDSCAPING.**

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

(b) Landscape area.

(1) A landscape area of a depth of twenty feet from the property line must be provided along the west, south, and east perimeters of the lot.

(2) The landscape area must include a minimum of one large or medium tree with a minimum caliper of three inches or greater for every 25 feet along the west, south, and east perimeters of the lot.

(3) The landscape area must also include one large evergreen shrub maintained at a minimum height of six feet and planted at every 6 linear feet along the west, south, and east perimeters of the lot.

(c) Surface parking screening. Surface parking must be screened from the right-of-way and adjacent uses by landscaping in accordance with Article X. This requirement may count towards Article X design points.

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

**SEC. 51P- \_\_\_\_\_.112. SIGNS.**

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

**SEC. 51P- \_\_\_\_\_.113. ADDITIONAL PROVISIONS.**

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

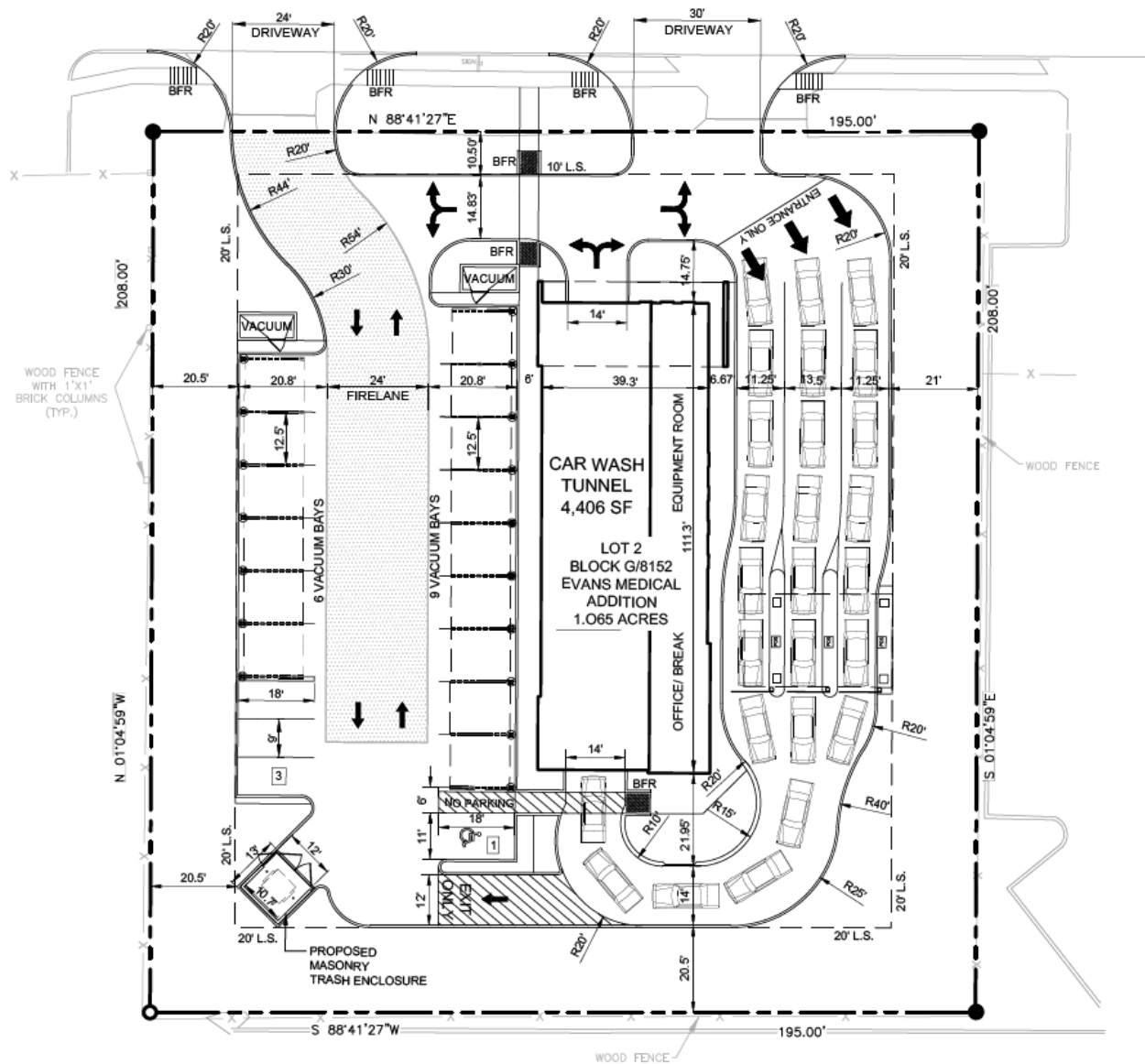
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

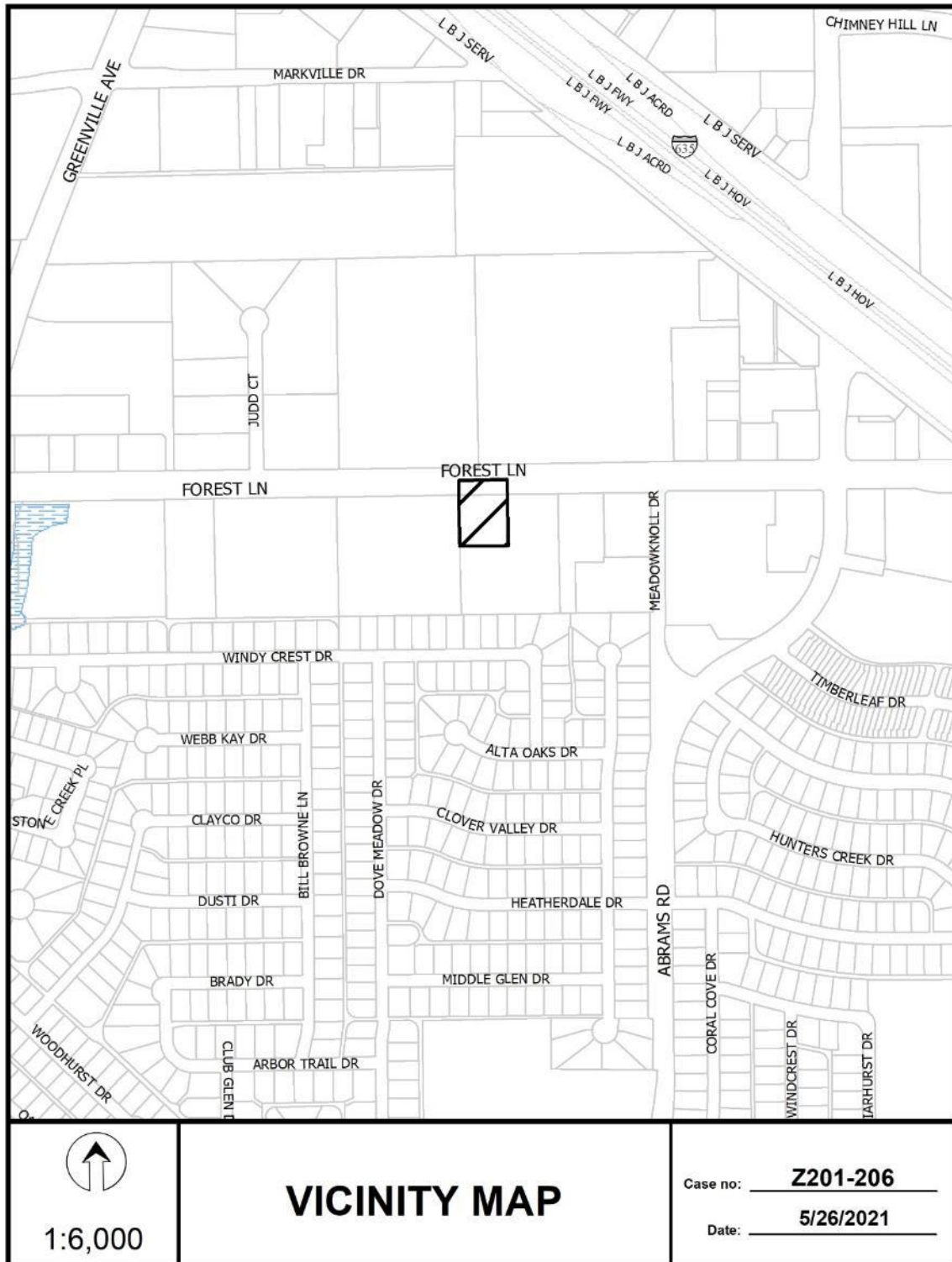
**SEC. 51P- \_\_\_\_\_.114. COMPLIANCE WITH CONDITIONS.**

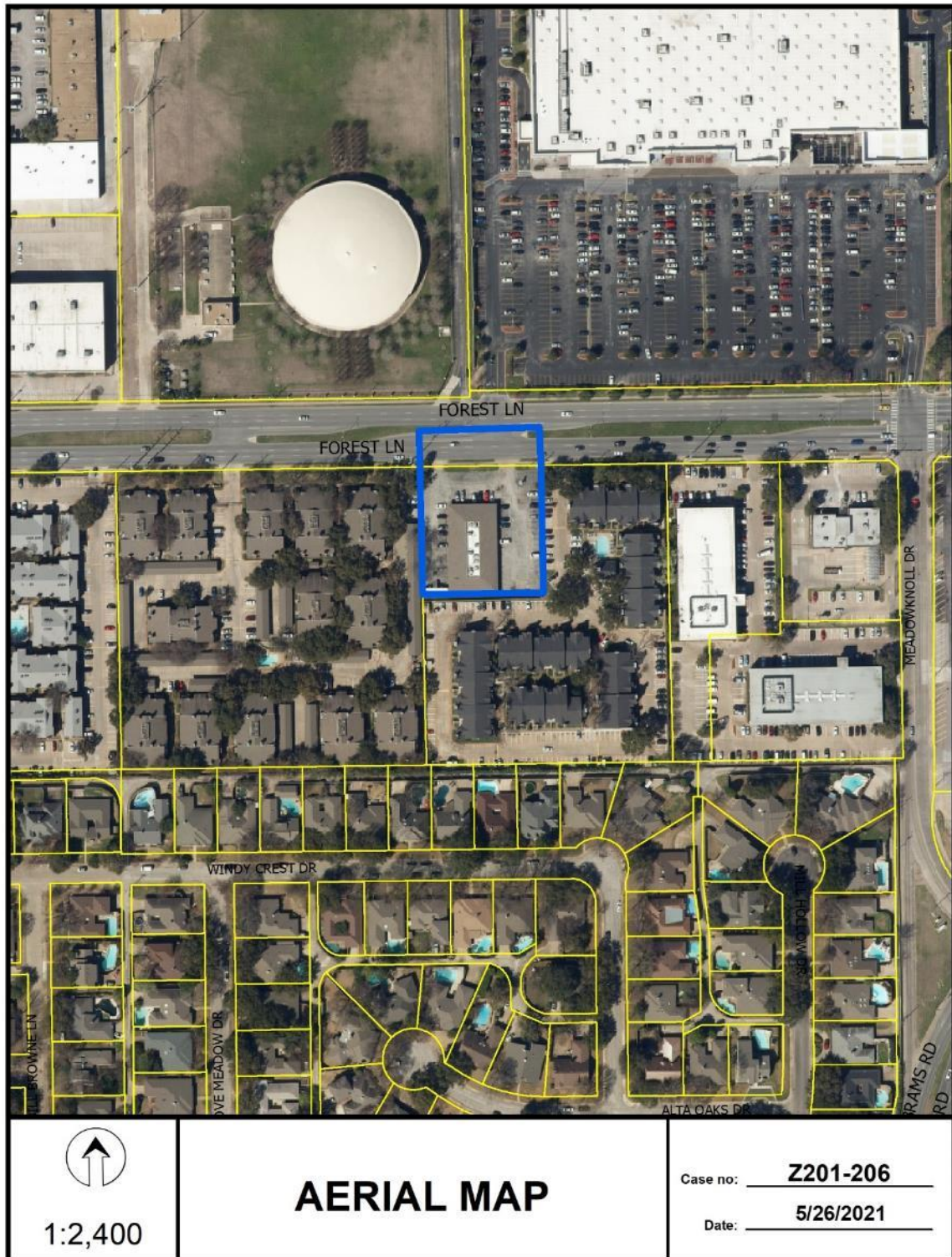
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

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

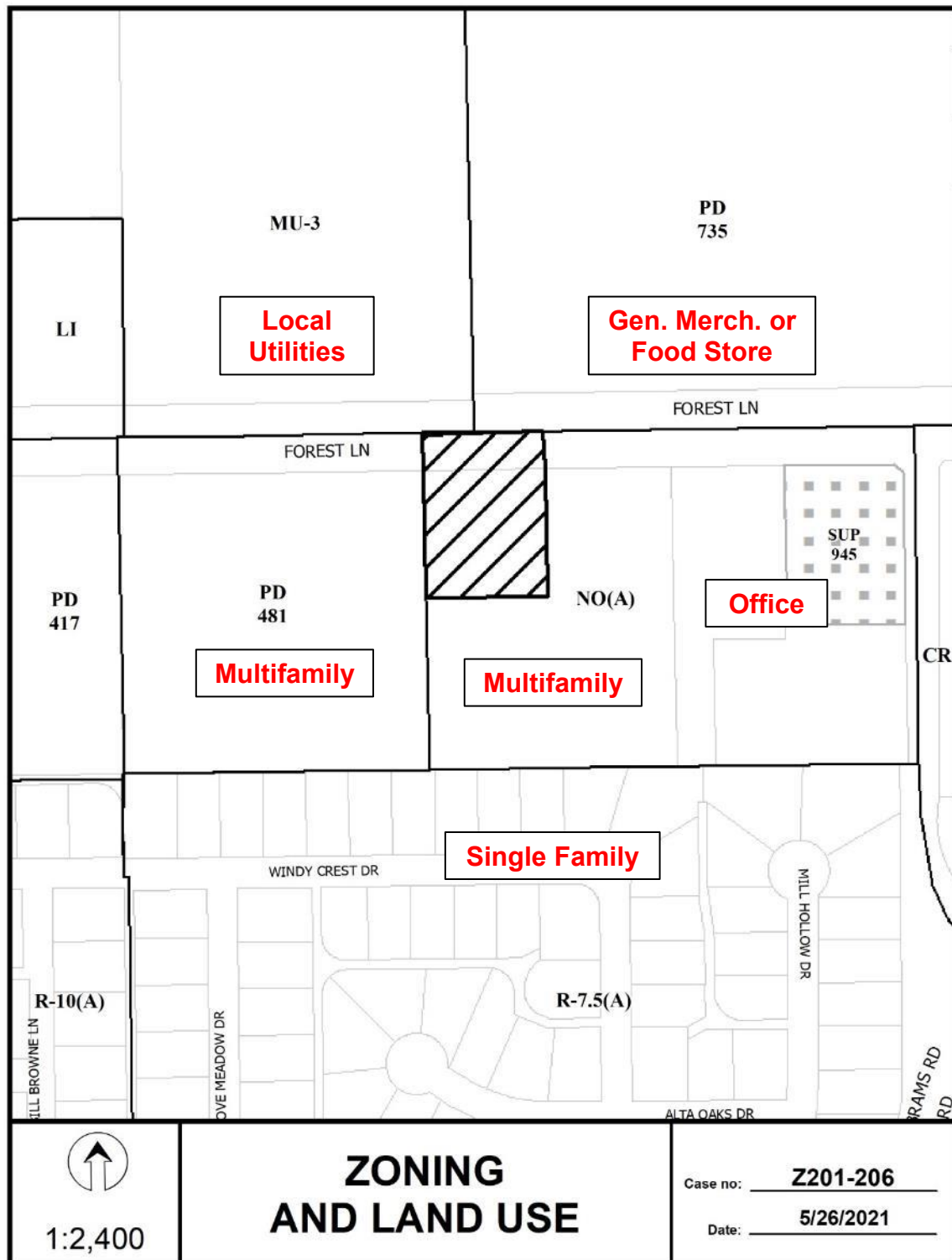
## PROPOSED DEVELOPMENT PLAN

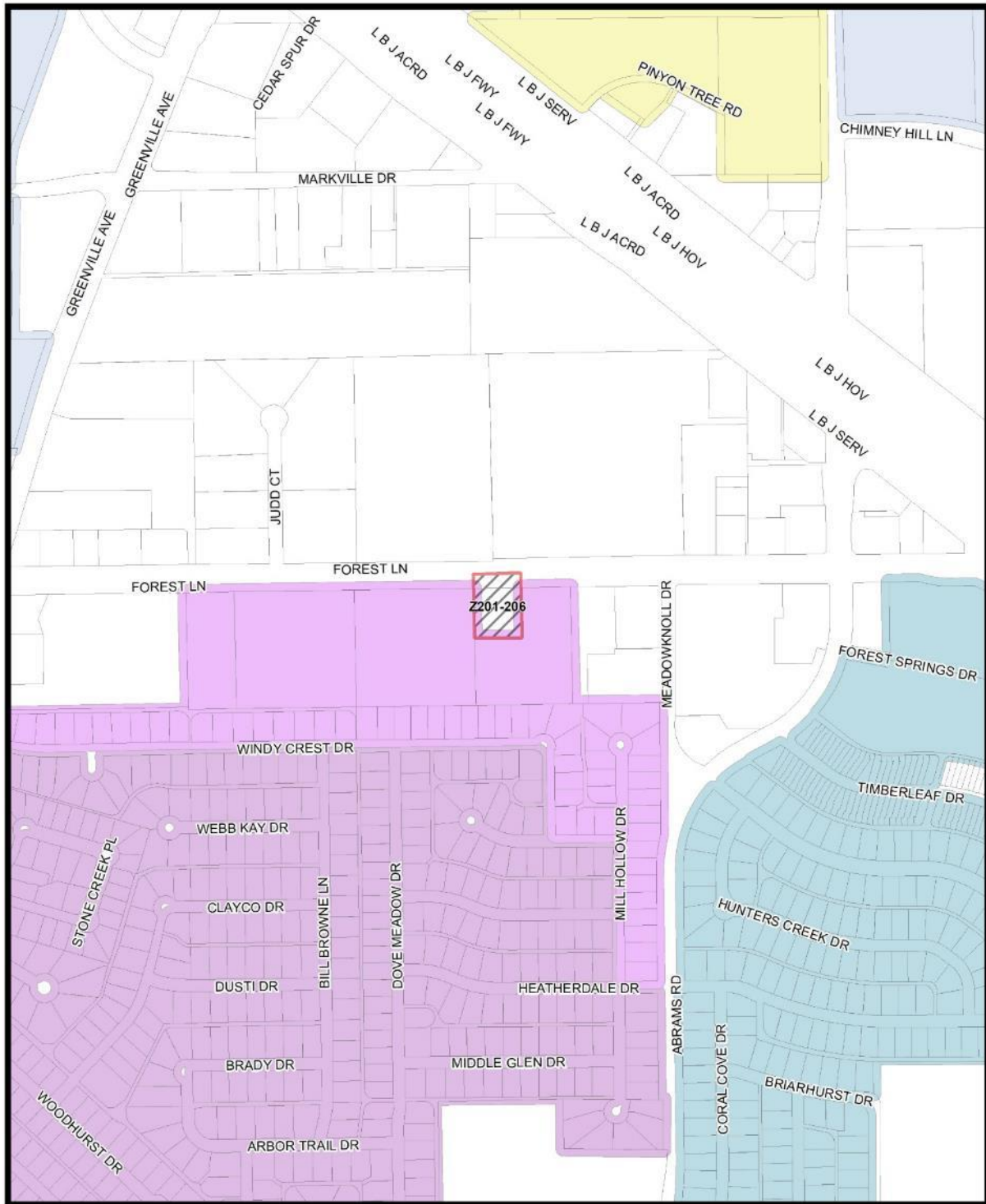












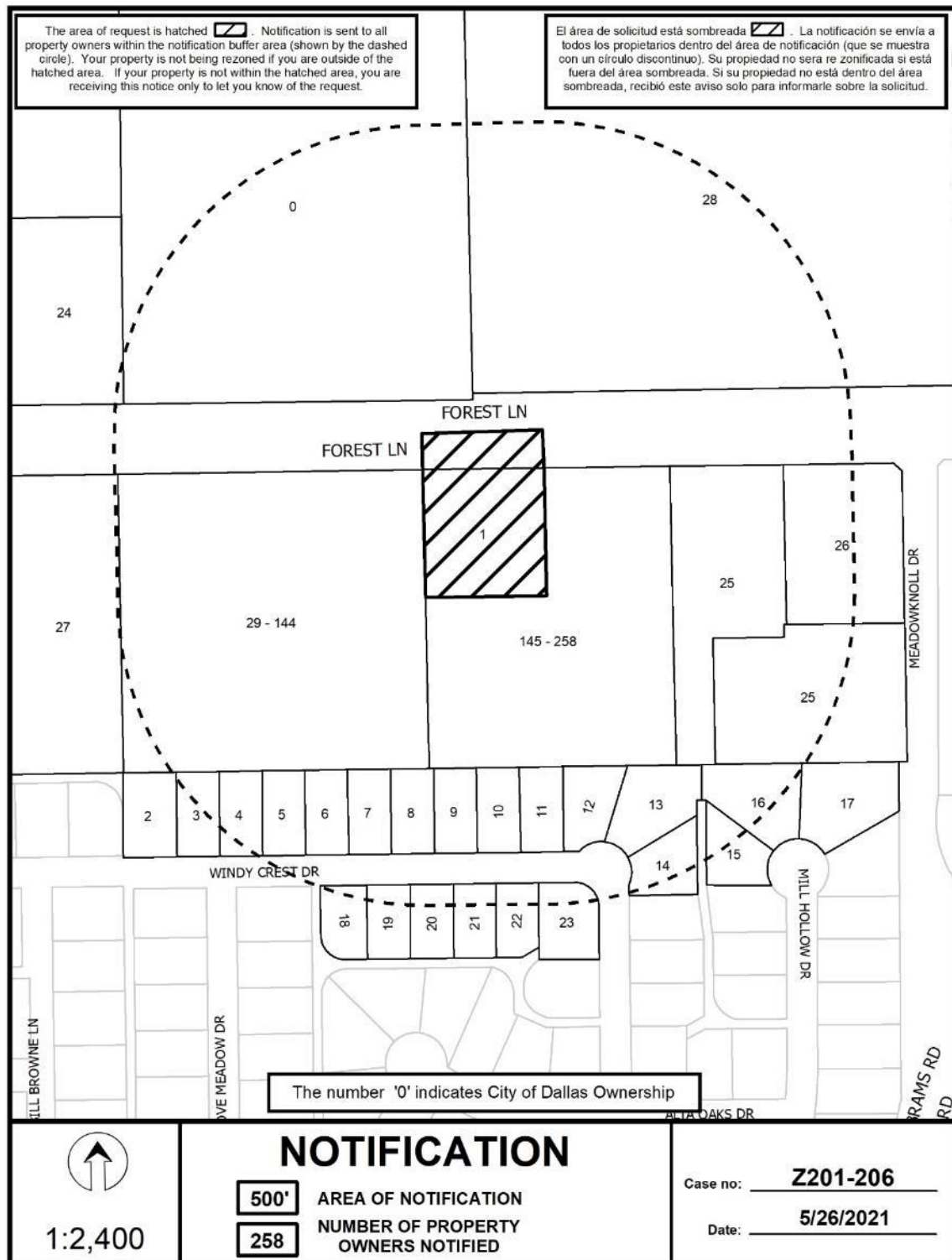
Market Value Analysis



1:6,000

## Market Value Analysis

Printed Date: 5/26/2021



05/26/2021

***Notification List of Property Owners******Z201-206******258 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	9262 FOREST LN	JNP GROUP LLC
2	9201 WINDY CREST DR	SELZER EVA ELIZABETH & DOUGLAS A
3	9205 WINDY CREST DR	FULTON MATTHEW RYAN &
4	9209 WINDY CREST DR	BETBADAL DAVID VICTOR & CHIZMADIA
5	9215 WINDY CREST DR	SIKKING EDWIN W &
6	9219 WINDY CREST DR	NUTTING BILLYE B
7	9223 WINDY CREST DR	TRENT JASON C & KELLI M
8	9227 WINDY CREST DR	VICKERS PETER & ELIZABETH
9	9231 WINDY CREST DR	BARRETT SEAN & STACEY
10	9235 WINDY CREST DR	SHULTZ DARREN
11	9239 WINDY CREST DR	CISLO MALLORY M
12	9247 WINDY CREST DR	SMILEY DOUGLAS & KIMBERLY
13	9249 WINDY CREST DR	VASSEN STEFAN & ELKE
14	9302 WINDY CREST DR	BROBST AUSTIN D &
15	9621 MILL HOLLOW DR	WEBER MARK A & SUZANNE E
16	9623 MILL HOLLOW DR	MAURICIO WILLIAM P &
17	9620 MILL HOLLOW DR	COFFEY CATHERINE
18	9210 WINDY CREST DR	WOOD ANTHONY A & ELIZABETH B
19	9216 WINDY CREST DR	HOANG CARRIE BRETT & TIEN
20	9220 WINDY CREST DR	CAMP GEOFFREY C
21	9224 WINDY CREST DR	CHESTER JON B
22	9228 WINDY CREST DR	WEBER LYNNE MARIE
23	9232 WINDY CREST DR	BENDIKSEN NORMAN F
24	9201 FOREST LN	ALPAY O ALLEN TR
25	9304 FOREST LN	Taxpayer at
26	9308 FOREST LN	BANK OF AMERICA TEXAS NA

05/26/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9180 FOREST LN	DALLAS 101 TX LLC
28	9382 LBJ FWY	WALMART STORES TX LP
29	9254 FOREST LN	FOREST GOLD LLC
30	9254 FOREST LN	LE BICH LIEN THI LIFE ESTATE
31	9254 FOREST LN	NAVARRO LORENA
32	9254 FOREST LN	DEAN STEVEN W
33	9254 FOREST LN	WHITE LEROY JR EST OF
34	9254 FOREST LN	HIGGINS JOHN &
35	9254 FOREST LN	ASSEFIE ENDALEW B
36	9254 FOREST LN	QUIROZ STEVE
37	9254 FOREST LN	MOSNAR LLC
38	9254 FOREST LN	HAYNES BRYON K
39	9254 FOREST LN	LUNA REBECCA
40	9254 FOREST LN	TEWOLDE ZEHAIE K & ABEBA
41	9254 FOREST LN	HICKEY AARON
42	9254 FOREST LN	WOLDEGEORGIS ERMIA S T
43	9254 FOREST LN	NUCCETELLI DAVE &
44	9254 FOREST LN	R & S INVESTMENTS INC
45	9254 FOREST LN	SHAKER YASSER
46	9254 FOREST LN	2012 PROPERTIES LLC
47	9254 FOREST LN	DARGAHI PARVIZ
48	9254 FOREST LN	SAFDAR SYED
49	9254 FOREST LN	QUIRINO JESUS
50	9254 FOREST LN	CONSTRUGRUPO LLC
51	9254 FOREST LN	BIZZA GEZAHEGN &
52	9254 FOREST LN	PANMANEE PATCHARAPORN
53	9254 FOREST LN	MEBRATIE YITBARK
54	9254 FOREST LN	WASHINGTON FRANK J III
55	9254 FOREST LN	AUSTIN TAMARA
56	9254 FOREST LN	MENGESTE ADDIS A
57	9254 FOREST LN	COOPER COLLEEN

05/26/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	9254 FOREST LN	KHAJEHNOORI FARAMARZ
59	9254 FOREST LN	LEE & IAN US LLC
60	9254 FOREST LN	OWENS PATRICIA A
61	9254 FOREST LN	COLAROSSO HOLDINGS SERIES LLC
62	9254 FOREST LN	KASSA WONDIMU C
63	9254 FOREST LN	MCKINLEY JAMES CURTIS
64	9254 FOREST LN	EQUBAY SABA
65	9254 FOREST LN	BEZABEH ELIZABETH & MESFIN
66	9254 FOREST LN	WHEELER GLEN &
67	9254 FOREST LN	NGUYEN ZENNY TUYEN
68	9254 FOREST LN	TESFATSION ANNIE F
69	9254 FOREST LN	CASTRO JENNIFER
70	9254 FOREST LN	LAFLEUR TRACY J
71	9254 FOREST LN	OSADON AMIR
72	9254 FOREST LN	POGUE RUSSELL EST OF
73	9254 FOREST LN	EWURUM EMILY E EST OF
74	9254 FOREST LN	NATSIMO INVESTMENTS LLC
75	9254 FOREST LN	TSEHAI KIDIST M
76	9254 FOREST LN	BENFORD JACK
77	9254 FOREST LN	WALTON MARK ANTHONY
78	9254 FOREST LN	TENG YUAN
79	9254 FOREST LN	EDELSTEIN BRIAN
80	9254 FOREST LN	WONG GARBO
81	9254 FOREST LN	ROUSSEV EMANUEL
82	9254 FOREST LN	VINSON DARWIN E
83	9254 FOREST LN	HISKIYAHU SHANI
84	9254 FOREST LN	DORI MIHRTAB H
85	9254 FOREST LN	CHAY SAMNANG
86	9254 FOREST LN	NGUYEN LOAN LUU
87	9254 FOREST LN	ACOCELLA ROBERT
88	9254 FOREST LN	HOLT GERALD



05/26/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	9254 FOREST LN	YOUNG ALBERT &
90	9254 FOREST LN	HORIZON ADVANTAGE REALTY LLC
91	9254 FOREST LN	ASRES SAMSON
92	9254 FOREST LN	MCRAE ALEXANDER K
93	9254 FOREST LN	VANDIVER GLORIA &
94	9254 FOREST LN	LAFAYETE GUADALUPE
95	9254 FOREST LN	ZONZARANON DEREK
96	9254 FOREST LN	BIZA BAHAROA B &
97	9254 FOREST LN	LANDOR ANDRIA MACHELLE & WALDO
98	9254 FOREST LN	AGUIRRE RAUL
99	9254 FOREST LN	PARRA IRINA &
100	9254 FOREST LN	THOMPSON JANE ELLEN
101	9254 FOREST LN	POLK HAZEL N
102	9254 FOREST LN	MCFARLANE GUY E
103	9254 FOREST LN	SISON JOCELYN D
104	9254 FOREST LN	PARKER DOLORES ANN EST OF
105	9254 FOREST LN	BENFORD JOHN B
106	9254 FOREST LN	BERSTIEN PAULA H &
107	9254 FOREST LN	SEBHAT SIMON
108	9254 FOREST LN	WOLDEMARIAM HENCOCK &
109	9254 FOREST LN	BATES DANNY C ETAL
110	9254 FOREST LN	BAILEY JOHN
111	9254 FOREST LN	METEKIA TIGEST K
112	9254 FOREST LN	NGO HIEU NINI
113	9254 FOREST LN	BAYLON TERESA
114	9254 FOREST LN	VELAZQUEZ MAYRA
115	9254 FOREST LN	RAMIREZ JOSE DE JESUS
116	9254 FOREST LN	AKAGI YUTAKA CHARLIE
117	9254 FOREST LN	TESFAY FETLEWORK HALLU
118	9254 FOREST LN	MERITA SOSOMON H
119	9254 FOREST LN	BEYENE TEHETENA K

05/26/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	9254 FOREST LN	SHIFERAW MANAWORK S
121	9254 FOREST LN	TEKESTE AZEB H
122	9254 FOREST LN	MENGESTE ADDIS A &
123	9254 FOREST LN	DOWNEY CAMERON
124	9254 FOREST LN	HEWITT ANGEL
125	9254 FOREST LN	HOY SOPHEA
126	9254 FOREST LN	ATNAFU AYAL &
127	9254 FOREST LN	ZHU KAI
128	9254 FOREST LN	ATNAFU FISSEHA A
129	9254 FOREST LN	KNT GLOBAL LLC
130	9254 FOREST LN	SMITH WILLIAM
131	9254 FOREST LN	ABERA YOHANES JOHNNY
132	9254 FOREST LN	WOLDETSADIK TIBEBU S
133	9254 FOREST LN	GENENE EYOSIAS TILAHUN
134	9254 FOREST LN	IBRAHIM KALID A
135	9254 FOREST LN	ZHU YUNHUA & MAE SOFIA CHOI
136	9254 FOREST LN	ABERA YOHANNES JOHNNY
137	9254 FOREST LN	EBRAHIM AMIRA A
138	9254 FOREST LN	BERINDEIE VALENTIN L
139	9254 FOREST LN	FESSHAYE YOHANNES
140	9254 FOREST LN	AMENE ERMIYS
141	9254 FOREST LN	AMADOR YAJAIRA
142	9254 FOREST LN	CONTRERAS SONIA
143	9254 FOREST LN	MORALES RUBEN GONZALES
144	9254 FOREST LN	BROWN ALEXANDER ARTIS
145	9302 FOREST LN	TFG WOODSIDE LLC
146	9302 FOREST LN	TFG WOODSIDE LLC
147	9302 FOREST LN	TFG WOODSIDE LLC
148	9302 FOREST LN	TFG WOODSIDE LLC
149	9302 FOREST LN	TFG WOODSIDE LLC
150	9302 FOREST LN	TFG WOODSIDE LLC

05/26/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	9302 FOREST LN	TFG WOODSIDE LLC
152	9302 FOREST LN	TFG WOODSIDE LLC
153	9302 FOREST LN	TFG WOODSIDE LLC
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170	9302 FOREST LN	TFG WOODSIDE LLC
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172	9302 FOREST LN	TFG WOODSIDE LLC
173	9302 FOREST LN	TFG WOODSIDE LLC
174	9302 FOREST LN	TFG WOODSIDE LLC
175	9302 FOREST LN	TFG WOODSIDE LLC
176	9302 FOREST LN	SOL STEPHEN &
177	9302 FOREST LN	TFG WOODSIDE LLC
178	9302 FOREST LN	TFG WOODSIDE LLC
179	9302 FOREST LN	TFG WOODSIDE LLC
180	9302 FOREST LN	TFG WOODSIDE LLC
181	9302 FOREST LN	TFG WOODSIDE LLC

05/26/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	9302 FOREST LN	TFG WOODSIDE LLC
183	9302 FOREST LN	TFG WOODSIDE LLC
184	9302 FOREST LN	TFG WOODSIDE LLC
185	9302 FOREST LN	TFG WOODSIDE LLC
186	9302 FOREST LN	TFG WOODSIDE LLC
187	9302 FOREST LN	TFG WOODSIDE LLC
188	9302 FOREST LN	TFG WOODSIDE LLC
189	9302 FOREST LN	TFG WOODSIDE LLC
190	9302 FOREST LN	TFG WOODSIDE LLC
191	9302 FOREST LN	TFG WOODSIDE LLC
192	9302 FOREST LN	MCCANS MARK CRAIG LIVING TRUST
193	9302 FOREST LN	BHIMANI SHEILA
194	9302 FOREST LN	TFG WOODSIDE LLC
195	9302 FOREST LN	TFG WOODSIDE LLC
196	9302 FOREST LN	TFG WOODSIDE LLC
197	9302 FOREST LN	TFG WOODSIDE LLC
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206	9302 FOREST LN	TFG WOODSIDE LLC
207	9302 FOREST LN	TFG WOODSIDE LLC
208	9302 FOREST LN	TFG WOODSIDE LLC
209	9302 FOREST LN	TFG WOODSIDE LLC
210	9302 FOREST LN	VEGA ANTONIO
211	9302 FOREST LN	TFG WOODSIDE LLC
212	9302 FOREST LN	TFG WOODSIDE LLC

## Z201-206(RM)

05/26/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	9302 FOREST LN	TFG WOODSIDE LLC
214	9302 FOREST LN	TFG WOODSIDE LLC
215	9302 FOREST LN	TFG WOODSIDE LLC
216	9302 FOREST LN	TFG WOODSIDE LLC
217	9302 FOREST LN	TFG WOODSIDE LLC
218	9302 FOREST LN	TFG WOODSIDE LLC
219	9302 FOREST LN	FONTAINE KARIN
220	9302 FOREST LN	TFG WOODSIDE LLC
221	9302 FOREST LN	TFG WOODSIDE LLC
222	9302 FOREST LN	BEIDELMAN JOHN D
223	9302 FOREST LN	TFG WOODSIDE LLC
224	9302 FOREST LN	TFG WOODSIDE LLC
225	9302 FOREST LN	TFG WOODSIDE LLC
226	9302 FOREST LN	TFG WOODSIDE LLC
227	9302 FOREST LN	TFG WOODSIDE LLC
228	9302 FOREST LN	TFG WOODSIDE LLC
229	9302 FOREST LN	TFG WOODSIDE LLC
230	9302 FOREST LN	TFG WOODSIDE LLC
231	9302 FOREST LN	TFG WOODSIDE LLC
232	9302 FOREST LN	TFG WOODSIDE LLC
233	9302 FOREST LN	TFG WOODSIDE LLC
234	9302 FOREST LN	TFG WOODSIDE LLC
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237	9302 FOREST LN	TFG WOODSIDE LLC
238	9302 FOREST LN	TFG WOODSIDE LLC
239	9302 FOREST LN	WRIGHT HAL MICHAEL
240	9302 FOREST LN	TFG WOODSIDE LLC
241	9302 FOREST LN	TFG WOODSIDE LLC
242	9302 FOREST LN	TFG WOODSIDE LLC
243	9302 FOREST LN	TFG WOODSIDE LLC

## Z201-206(RM)

05/26/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	9302 FOREST LN	TFG WOODSIDE LLC
245	9302 FOREST LN	TFG WOODSIDE LLC
246	9302 FOREST LN	TFG WOODSIDE LLC
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250	9302 FOREST LN	TFG WOODSIDE LLC
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255	9302 FOREST LN	TFG WOODSIDE LLC
256	9302 FOREST LN	TFG WOODSIDE LLC
257	9302 FOREST LN	TFG WOODSIDE LLC
258	9302 FOREST LN	TFG WOODSIDE LLC



**FILE NUMBER:** Z201-220(RM) **DATE FILED:** March 26, 2021  
**LOCATION:** Northeast corner of South Belt Line Road and C.F. Hawn Freeway  
**COUNCIL DISTRICT:** 8 **MAPSCO:** 69 A-R  
**SIZE OF REQUEST:** Approx. 1.52 acres **CENSUS TRACT:** 171.01

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**REPRESENTATIVE:** Lauren Montgomery, JGH Consultants

**APPLICANT/OWNER:** QT South, LLC

**REQUEST:** An application for the renewal of Specific Use Permit No. 2332 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 CS-D-1 Commercial Services District with a D-1 Liquor Control Overlay.

**SUMMARY:** The purpose of the request is to continue to allow the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet. [QuikTrip]

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

**PRIOR CPC ACTION:** On June 3, 2021, the City Plan Commission held this item under advisement until July 15, 2021.

## **BACKGROUND INFORMATION:**

- The area of request is currently developed with a motor vehicle fueling station with a general merchandise or food store greater than 3,500 square feet with alcohol sales.
- Specific Use Permit No. 2332 was approved on April 24, 2019 and allows for alcohol sales in conjunction with a general merchandise or food store greater than 3,500 square feet on the site.
- SUP 2332 was approved for a two-year period, with eligibility for automatic renewals for additional five-year periods. However, the applicant did not apply for automatic renewal by the required deadline on December 25, 2020. Therefore, the applicant has submitted an application for the SUP renewal to continue the sale of alcoholic beverages on the site.
- The applicant proposes to continue the use of the property as a general merchandise or food store greater than 3,500 square feet with alcohol sales.
- Staff has confirmed that the applicant is in compliance with Chapter 12B for a certificate of registration for a convenience store.

## **Zoning History:**

There have been four zoning cases in the area in the past five years.

1. **Z167-165:** On June 14, 2017, City Council approved Specific Use Permit No. 2262 for a tower/antenna for cellular communication on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay on the south side of C.F. Hawn Freeway, southeast of South Belt Line Road.
2. **Z189-152:** On April 24, 2019, City Council approved an amendment to and renewal of Specific Use Permit No. 1837 for a commercial amusement (inside) limited to a dance hall on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay on the northeast side of C.F. Hawn Service Road, southeast of Edd Road.
3. **Z189-175:** On April 24, 2019, City Council approved Specific Use Permit No. 2332 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 CS-D-1 Commercial Services District with a D-1 Liquor Control Overlay at the northeast corner of South Belt Line Road and C.F. Hawn Freeway. [Subject Site]
4. **Z189-266:** On July 1, 2019, Specific Use Permit No. 1883 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less was automatically renewed on property zoned a CS-D-1 Commercial Service

District with a D-1 Liquor Control Overlay at the east corner of C.F. Hawn Freeway and South Belt Line Road.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
South Belt Line Road	Principal Arterial	107'
C.F. Hawn Freeway	Highway	-

**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:

**ECONOMIC ELEMENT**

**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

**Area Plans:**

In April 2007, City Council approved the West Kleberg Area Plan to guide future development in the area generally located south of Interstate 20 and bounded by Stark Road and the Dallas city limit to the east, Dallas County to the south, and Saint Augustine Road and Haymarket Road to the south. The goals and actions of the area plan complement the goals and policies of the *forwardDallas! Comprehensive Plan* in evaluating the applicant's request.

The request complies with the following land use goals of the West Kleberg Area Plan:

**LAND USE & ZONING**

**GOAL 1** Protect the rural character of the community by encouraging commercial development along the commercial corridors.

**ECONOMIC DEVELOPMENT**

**GOAL 1** Economic development that encourages business retention and attracts new “neighborhood serving” business uses to the community.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	CS-D-1 Commercial Services District with a D-1 Liquor Control Overlay and SUP 2332	Motor vehicle fueling station, general merchandise or food store greater than 3,500 square feet
<b>Northeast</b>	CS-D-1 Commercial Services District with a D-1 Liquor Control Overlay	Restaurant with drive-in or drive-through service, undeveloped
<b>East</b>	CS-D-1 Commercial Services District with a D-1 Liquor Control Overlay	Undeveloped, restaurant with drive-in or drive-through service, motor vehicle fueling station
<b>South</b>	CS-D-1 Commercial Services District with a D-1 Liquor Control Overlay and SUP 1883	Restaurant with drive-in or drive-through service, motor vehicle fueling station, undeveloped
<b>West</b>	IM Industrial/Manufacturing District	Undeveloped; machinery, heavy equipment, or truck sales and service

**Land Use Compatibility:**

The area of request is currently developed with a motor vehicle fueling station with a general merchandise or food store greater than 3,500 square feet with alcohol sales, as are other properties in the vicinity. There are also several restaurants with drive-in or drive-through service and undeveloped land.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of

the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

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

- Surveillance camera systems,
- Video recording and storage systems,
- Alarm systems,
- Drop safes,
- Security signs,
- Height markers,
- Store visibility,
- Safety training programs, and
- Trespass affidavits.

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

Staff supports the request because the continued use of the property is compatible with surrounding uses. There are several other motor vehicle fueling stations with a general merchandise or food store with alcohol sales in the area, plus other compatible commercial uses.

The SUP was approved for two years with eligibility for automatic renewals for an additional five-year period. Although the applicant missed their automatic renewal

window, they have completed their initial two-year period with no issues. Therefore, staff recommends renewal for a five-year period with eligibility for automatic renewals for additional five-year periods.

**Landscaping:**

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

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for a motor vehicle fueling station is two spaces. The parking requirement for a general merchandise or food store greater than 3,500 square feet is one space per 200 square feet of floor area. The applicant is required to provide a total of 27 spaces. As illustrated on the site plan, the site provides 46 spaces.

**Market Value Analysis:**

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



**Crime Report:**

Since April 2019, the area has had 27 phone calls to the Dallas Police Department, with four offenses and no arrests.

<b>Calls (Summary)</b>	
<b>Problem</b>	<b>Count of Problem</b>
07 - Minor Accident	2
08 - Intoxicated Person	1
09 - Theft	1
09/01 - Theft	1
09V - UUMV	1
14 - Stabbing, Cutting	1
32 - Suspicious Person	5
40 - Other	5
40/01 - Other	3
41/09 - Theft - In Progress	2
41/11B - Burg Busn in Progress	1
6X - Major Dist (Violence)	3
PH - Panhandler	1
<b>Grand Total</b>	<b>27</b>

<b>Offenses</b>	
<b>Problem</b>	<b>Count of Problem</b>
SIMPLE ASSAULT	1
DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	1
AGG ASSAULT - NFV	1
THEFT OF BUILDING	1
<b>Grand Total</b>	<b>4</b>

**List of Partners/Principals/Officers**

QT South, LLC

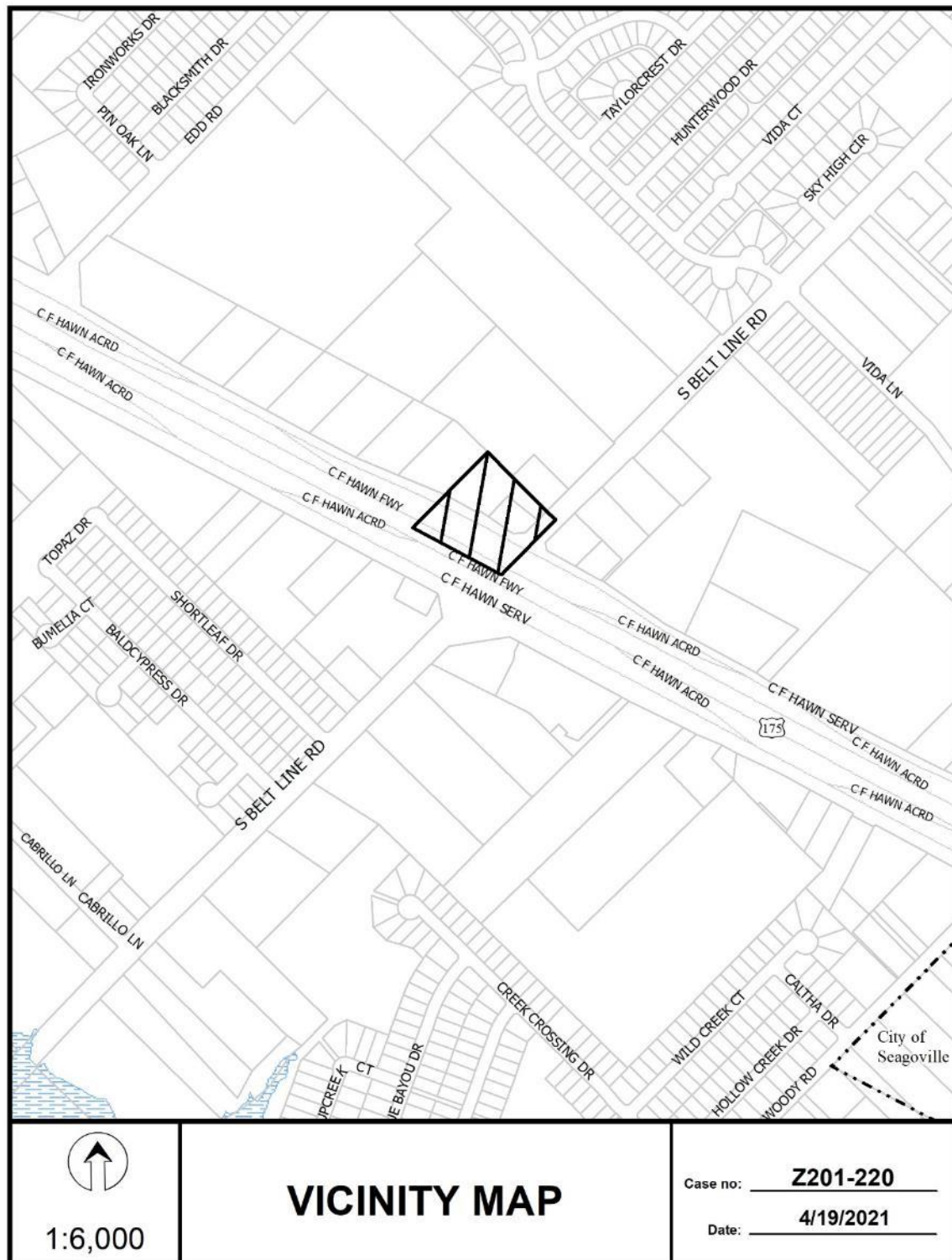
Matthew D. Miller, President

Joseph S. Faust, Vice President

### **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 ~~April 24, 2024~~ \_\_\_\_\_ (five years from the passage of this ordinance) but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. FLOOR AREA: The maximum floor area is ~~4,977~~ 4,993 square feet in the location shown on the attached site plan.
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.

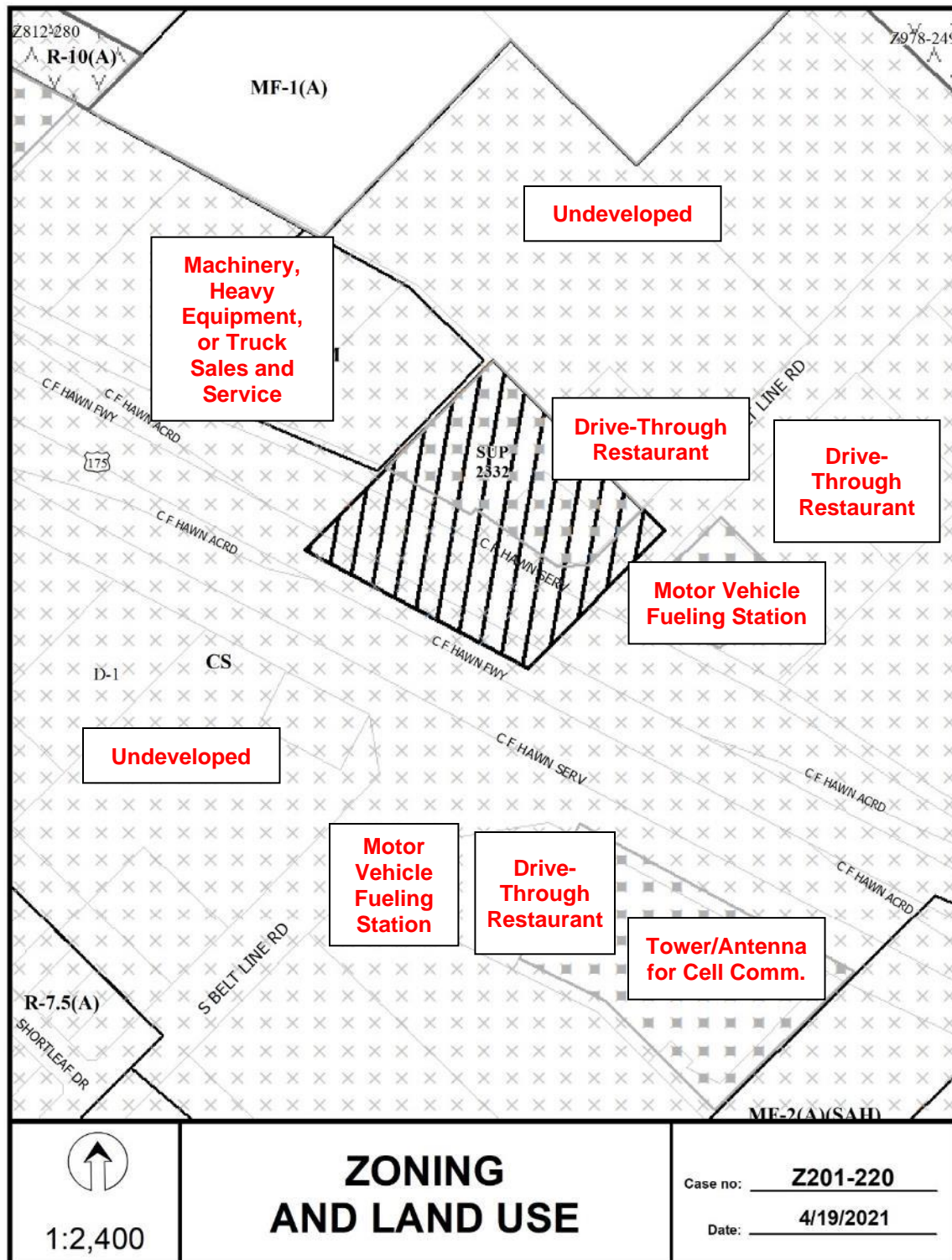


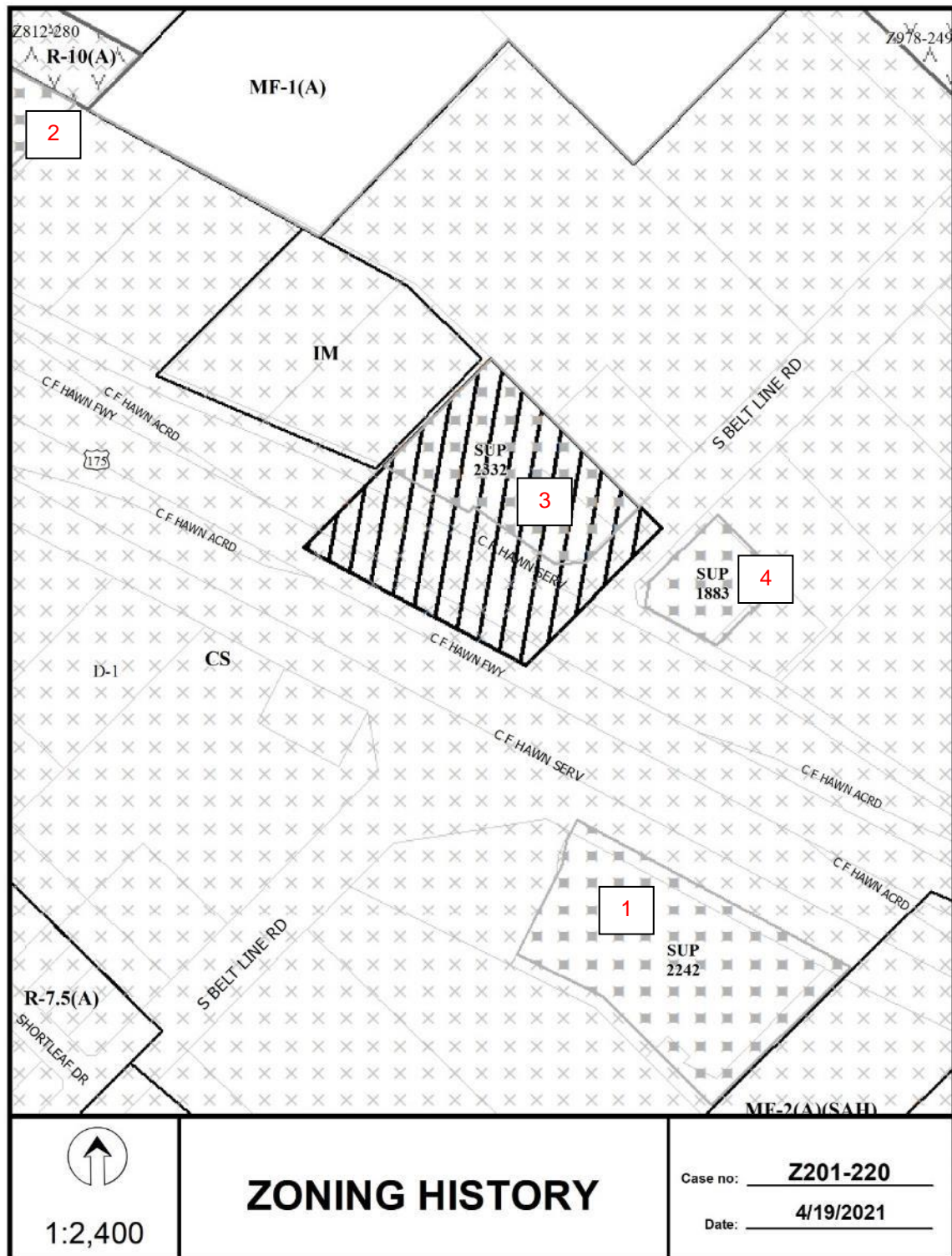




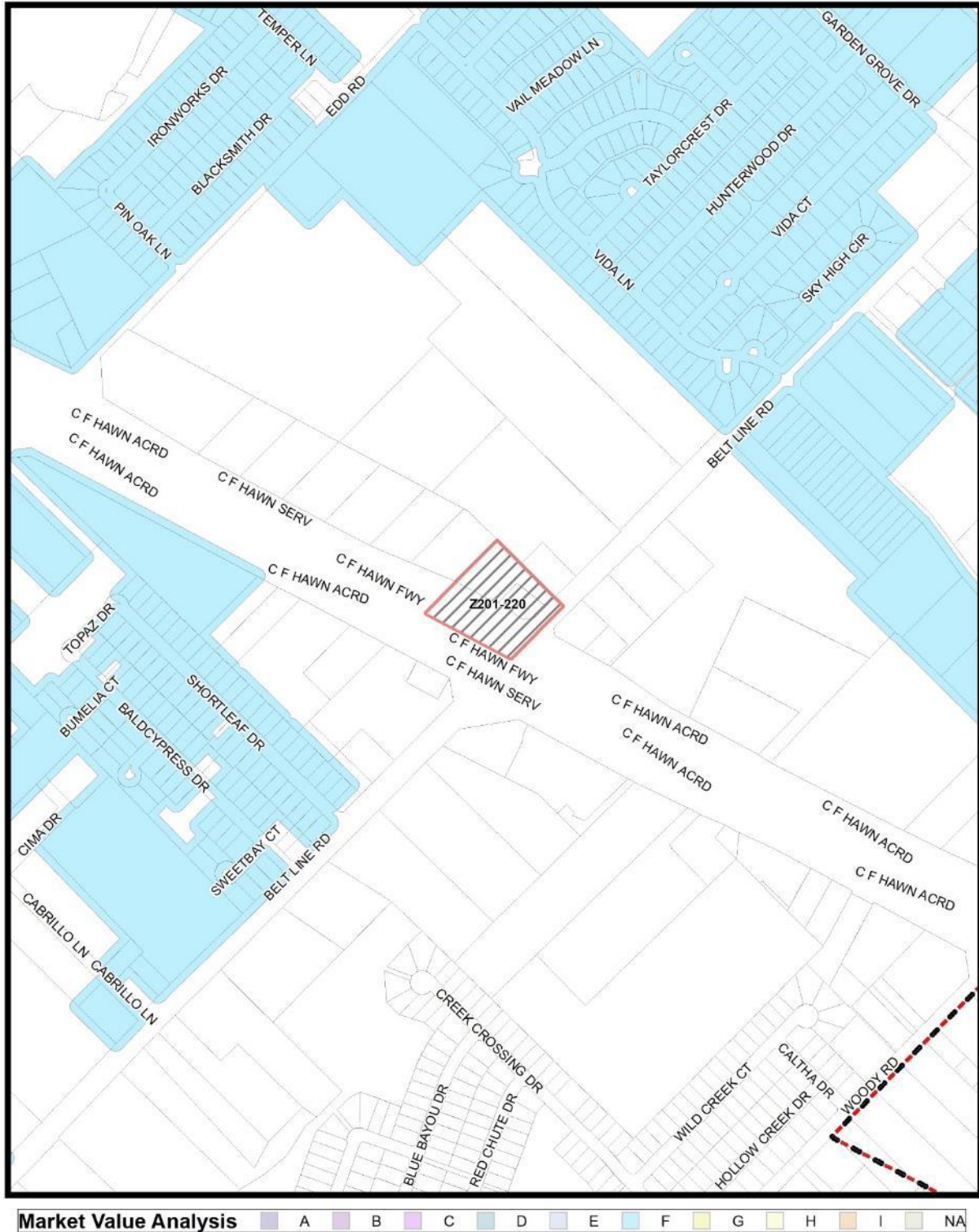


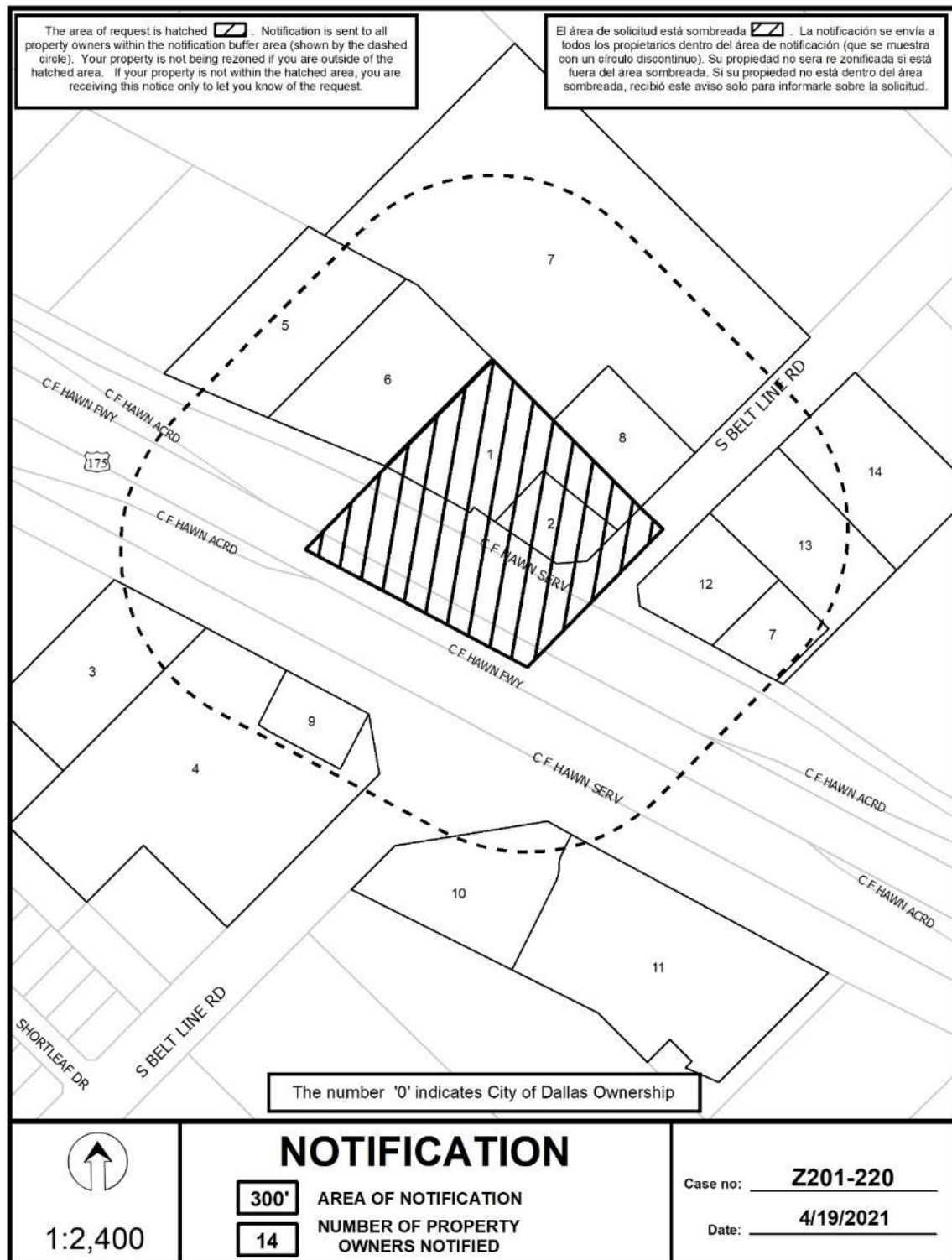












04/19/2021

***Notification List of Property Owners******Z201-220******14 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	13415 C F HAWN FWY	Taxpayer at
2	13525 C F HAWN FWY	QT SOUTH LLC
3	13440 C F HAWN FWY	Taxpayer at
4	13508 C F HAWN FWY	ALMO INVESTMENT II LTD
5	13331 C F HAWN FWY	ARMSTRONG JERRY DALE SR
6	13400 C F HAWN FWY	ARMSTONG JERRY D JR
7	1811 S BELTLINE RD	KAMY REAL PPTY TRUST
8	1800 S BELTLINE RD	CRARE INC
9	13510 C F HAWN FWY	Taxpayer at
10	1920 S BELTLINE RD	ALMO INVESTMENTS LTD
11	13558 C F HAWN FWY	RIM INVESTMENTS LLC
12	13601 C F HAWN FWY	SEJ ASSET MANAGEMENT & INVESTMENT COMPANY
13	1808 S BELTLINE RD	MCDONALDS CORP 42 524
14	1790 S BELTLINE RD	SEAGOVILLE ONE LP

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<b>FILE NUMBER:</b>	Z190-315(LG)	<b>DATE FILED:</b>	July 22, 2020
<b>LOCATION:</b>	North line of Empire Central, west of Harry Hines Boulevard		
<b>COUNCIL DISTRICT:</b>	2	<b>MAPSCO:</b>	33 R
<b>SIZE OF REQUEST:</b>	3.396 Acres	<b>CENSUS TRACT:</b>	100.00

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**REPRESENTATIVE:** Dallas Cothrum, MASTERPLAN

**APPLICANT/OWNER:** Vibrio Properties I LP

**REQUEST:** An application for an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, with consideration for a Planned Development District for IR Industrial Research District uses.

**SUMMARY:** The purpose of the request is to utilize the site as a contractor’s maintenance yard [Marlin Landscaping] with certain uses such as industrial uses, wholesale, distribution and storage uses, and utility and public service uses prohibited with the volunteered deed restrictions. The Planned Development District that is being considered will serve similar purposes.

**STAFF RECOMMENDATION:** Denial.

**PRIOR CPC ACTION:** On November 5, 2020 and December 17, 2020, the CPC held this item under advisement. At that time, the City Plan Commission instructed staff to readvertise the request for consideration of a planned development district.

On June 17, 2021, the City Plan Commission held this item under advisement. At this time, no revisions have been made to the application.



## **BACKGROUND INFORMATION**

- The area of request is zoned an IR Industrial Research District and previously held certificates of occupancies for companies with transportation and logistics uses.
- The current owner moved into the building in 2018 and obtained a certificate of occupancy for an office/showroom/warehouse use. The applicant was cited by the City of Dallas for operating an illegal land use, a contractor's maintenance yard, in July 2020.
- The applicant initially requested a zoning change to an IM Industrial Manufacturing District to allow for the operation of a contractor's maintenance yard in conjunction with its current uses as an office and showroom/warehouse. Per instructions from the City Plan Commission, the applicant has amended their request to propose a new planned development district with IR Industrial Research uses. The proposed PD conditions are included in this report.
- A contractor's maintenance yard means a facility for the storage and maintenance of contractor's supplies and operational equipment. This use is permitted by right in an IM Industrial Manufacturing District and requires a residential adjacency review. This use must also be surrounded by screening. The applicant is requesting a planned development district for a contractor's maintenance yard to be permitted with IR Industrial Research District uses by right.

### **Zoning History**

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

### **Thoroughfares/Streets**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
Harry Hines Boulevard	Principal Arterial	130'
Empire Central Place	Community Collector	60'

### **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 applicant's request is not consistent with the goals and policies of the Comprehensive Plan.

## **LAND USE ELEMENT**

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

**Policy 1.1.1** Implement the Trinity River Corridor Plan.

### **Area Plan**

*Trinity River Corridor Comprehensive Land Use Study* was adopted by City Council in March 2005, and then revised in December 2009.

The 2050 Vision Statement for the Trinity River Corridor in Dallas The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment.

Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River.
- Create a vibrant central city.
- Establish the Trinity River floodplain as the front yard of the City.
- Enhance the City's urban form to increase the appeal of urban life.

The request site is located within the Stemmons District and within a commercial corridor development and regional employment districts as identified by the land use plan. For the commercial corridor portion, the Plan recommends a mix of 50% community retail and regional office as primary uses, with the rest being mixed use, residential multifamily, entertainment, civic, parks and opens spaces and neighborhood retail. For the regional employment portion, the Plan recommends 30% employment center as a primary use,

with the rest being mixed use, residential multifamily, regional retail, regional office, entertainment, civic, parks and opens spaces.

The subject site is located within an area that is recommended for office space and protects its surrounding uses, since this area has a mix of light industrial and office uses. It is located northwest of the Medical District. An assessment of the Stemmons District is as follows:

- This district has benefited from good access to both highway and rail transportation facilities.
- Today, many of the older commercial and industrial buildings here are no longer competitive with newer space or are not configured to meet current needs of rapidly-changing industries and technologies.
- Some thriving businesses lack available space to expand in this district.
- The existing structures have potential for adaptive reuse and the area has assets to support a change to a new mix of uses and activities.
- Since the Stemmons District is bounded on the south and west by the river, this district can take full advantage of the new Trinity River amenities and improvements.
- This district provides strong potential for riverside development possibilities.

While the request is for an industrial use, the proposed use is not consistent with the *Preferred Land Use Plan* of the area. Therefore, the proposed request is not consistent with the goals and policies of the *Trinity River Corridor Comprehensive Land Use Study*.

### **Surrounding Land Uses**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	IR	Office Showroom/Warehouse
<b>North</b>	IR	Auto Related, Retail, and Personal Service Uses
<b>East</b>	IR	Warehouse
<b>South</b>	IR	Business Service
<b>West</b>	IR	Auto Related Uses

### **Land Use Compatibility**

The request area is zoned an IR Industrial Research District and is currently operating as an office/showroom/warehouse, which is a permitted use in an IR District. The applicant is proposing to change the zoning from an IR Industrial Research District to an IM Industrial Manufacturing District to allow the operation of a contractor's maintenance yard,

which is not allowed in an IR District. This request also asks the City Plan Commission to consider a PD with IR Industrial Research uses along with the operation of a contractor's maintenance yard by right. Staff is not in support of this request as staff does not believe it is compatible with the surrounding areas, even with the industrial uses in the vicinity.

The contractor's maintenance yard use will include the storage of composite granite, gravel, sand, fill dirt, mulch, topsoil and bedding mix in the rear of the site. The applicant proposes to also continue the office/showroom/warehouse use.

The applicant volunteered deed restrictions to limit the uses allowed on site. The volunteered deed restrictions propose to prohibit 18 of 125 uses permitted in an IM District. The uses the applicant volunteered in their deed restrictions are in bold and italicized in the following chart. If a PD is approved, the PD conditions should also prohibit certain uses within the PD.

IR Industrial Research District (current)	IM Industrial Manufacturing District with the volunteered deed restrictions (proposed)
<p><b>A) Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>• Crop production</li> </ul> <p><b>B) Commercial and Business Service Uses</b></p> <ul style="list-style-type: none"> <li>• Building repair and maintenance shop [RAR]</li> <li>• Bus or rail transit vehicle maintenance or storage facility [RAR]</li> <li>• Catering service</li> <li>• Commercial cleaning or laundry plant [RAR]</li> <li>• Custom business services</li> <li>• Custom woodworking, furniture construction, or repair</li> <li>• Electronics service center</li> <li>• Job or lithographic printing</li> <li>• Labor Hall [SUP may be required. See: 51A-4.202(8.1)]</li> <li>• Machine or welding shop [RAR]</li> <li>• Medical or scientific laboratory</li> <li>• Technical school</li> <li>• Tool or equipment rental</li> <li>• Vehicle or engine repair or maintenance [RAR]</li> </ul>	<p><b>A) Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>• Crop production</li> </ul> <p><b>B) Commercial and Business Service Uses</b></p> <ul style="list-style-type: none"> <li>• Building repair and maintenance shop [RAR]</li> <li>• Bus or rail transit vehicle maintenance or storage facility [RAR]</li> <li>• Catering service</li> <li>• Commercial cleaning or laundry plant [RAR]</li> <li>• Custom business services</li> <li>• Custom woodworking, furniture construction, or repair</li> <li>• Electronics service center</li> <li>• Job or lithographic printing</li> <li>• Labor Hall [SUP may be required. See: 51A-4.202(8.1)]</li> <li>• Machine or welding shop [RAR]</li> <li>• <b>Machinery, heavy equipment, or truck sales and services</b></li> <li>• Medical or scientific laboratory</li> <li>• Technical school</li> <li>• Tool or equipment rental</li> <li>• Vehicle or engine repair or maintenance [RAR]</li> </ul>
<p><b>C) Industrial Uses</b></p> <ul style="list-style-type: none"> <li>• Alcoholic beverage manufacturing [RAR]</li> <li>• Gas drilling and production [SUP]</li> <li>• Industrial (inside) [See Sec. 51A4.203(b)(1)]</li> <li>• Industrial (inside) for light manufacturing</li> <li>• Industrial (outside) [See Sec. 51A-4.203(b)(2)]</li> </ul>	<p><b>C) Industrial Uses</b></p> <ul style="list-style-type: none"> <li>• Alcoholic beverage manufacturing [RAR]</li> <li>• Gas drilling and production [SUP]</li> <li>• <b>Gas pipeline compressor station</b></li> <li>• <b>Industrial (inside) [See Sec. 51A4.203(b)(1)]</b></li> <li>• <i>Industrial (inside) for light manufacturing</i></li> </ul>

IR Industrial Research District (current)	IM Industrial Manufacturing District with the volunteered deed restrictions (proposed)
<ul style="list-style-type: none"> <li>• Medical/infectious waste incinerator [SUP]</li> <li>• Municipal waste incinerator [SUP]</li> <li>• Organic compost recycling facility [SUP]</li> <li>• Pathological waste incinerator [SUP]</li> <li>• Temporary concrete or asphalt batching plant [By special authorization of the B.O.]</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Industrial (outside) [See Sec. 51A-4.203(b)(2)]</b></li> <li>• Medical/infectious waste incinerator [SUP]</li> <li>• <b>Metal salvage facility [SUP]</b></li> <li>• Mining [SUP]</li> <li>• Municipal waste incinerator [SUP]</li> <li>• Organic compost recycling facility [SUP]</li> <li>• <b>Outside salvage or reclamation [SUP]</b></li> <li>• Pathological waste incinerator [SUP]</li> <li>• Temporary concrete or asphalt batching plant [By special authorization of the B.O.]</li> </ul>
<b>D) Institutional and Community Service Uses</b> <ul style="list-style-type: none"> <li>• Adult day care facility</li> <li>• Cemetery or mausoleum [SUP]</li> <li>• Child-care facility</li> <li>• Church</li> <li>• College, university, or seminary</li> <li>• <b>Community service center</b></li> <li>• Hospital [RAR]</li> <li>• Public or private school [SUP]</li> </ul>	<b>D) Institutional and Community Service Uses</b> <ul style="list-style-type: none"> <li>• Adult day care facility</li> <li>• Cemetery or mausoleum [SUP]</li> <li>• Child-care facility</li> <li>• Church</li> <li>• College, university, or seminary</li> <li>• Hospital [SUP]</li> <li>• Public or private school</li> </ul>
<b>E) Lodging Uses</b> <ul style="list-style-type: none"> <li>• Extended stay hotel or motel [SUP]</li> <li>• Hotel or motel [RAR]</li> <li>• Lodging or boarding house</li> <li>• <b>Overnight general purpose shelter [See Sec. 51A4-.205(2.1)]</b></li> </ul>	<b>E) Lodging Uses</b> <ul style="list-style-type: none"> <li>• Extended stay hotel or motel [SUP]</li> <li>• Hotel or motel [RAR]</li> <li>• Lodging or boarding house [SUP]</li> </ul>
<b>F) Miscellaneous Uses</b> <ul style="list-style-type: none"> <li>• Attached non-premise sign [SUP]</li> <li>• Carnival or circus (temporary) [By special authorization of the building official]</li> <li>• Hazardous waste management facility [Except when operated as a hazardous waste incinerator]</li> <li>• Temporary construction or sales office</li> </ul>	<b>F) Miscellaneous Uses</b> <ul style="list-style-type: none"> <li>• Attached non-premise sign [SUP]</li> <li>• Carnival or circus (temporary) [By special authorization of the BO]</li> <li>• Hazardous waste management facility</li> <li>• Temporary construction or sales office</li> </ul>
<b>G) Office Uses</b> <ul style="list-style-type: none"> <li>• Alternative financial establishment [SUP]</li> <li>• Financial institution without drive-in window</li> <li>• Financial institution with drive-in window [RAR]</li> <li>• Medical clinic or ambulatory surgical center</li> <li>• Office</li> </ul>	<b>G) Office Uses</b> <ul style="list-style-type: none"> <li>• Alternative financial establishment [SUP]</li> <li>• Financial institution without drive-in window</li> <li>• Financial institution with drive-in window [RAR]</li> <li>• Medical clinic or ambulatory surgical center</li> <li>• Office</li> </ul>
<b>H) Recreation Uses</b> <ul style="list-style-type: none"> <li>• Country club with private membership</li> <li>• Private recreation center, club, or area</li> <li>• Public park, playground, or golf course</li> </ul>	<b>H) Recreation Uses</b> <ul style="list-style-type: none"> <li>• Country club with private membership</li> <li>• Private recreation center, club, or area</li> <li>• Public park, playground, or golf course</li> </ul>
<b>I) Residential Uses</b> <ul style="list-style-type: none"> <li>• None permitted</li> </ul>	<b>I) Residential Uses</b> <ul style="list-style-type: none"> <li>• None permitted</li> </ul>
<b>J) Retail and Personal Service Uses</b>	<b>J) Retail and Personal Service Uses</b>

IR Industrial Research District (current)	IM Industrial Manufacturing District with the volunteered deed restrictions (proposed)
<ul style="list-style-type: none"> <li>• Alcoholic beverage establishments [See Sec. 51A-4.210(b)(4)]</li> <li>• Animal shelter or clinic without outside runs</li> <li>• Animal shelter or clinic with outside runs. [SUP may be req. See Sec 51A-4.210(b)(2)]</li> <li>• Auto service center [RAR]</li> <li>• Business school</li> <li>• Car wash [RAR]</li> <li>• Commercial amusement (inside) [SUP may be req. See Sect 51A-4.210(b)(7)(B)]</li> <li>• Commercial motor vehicle parking [By SUP only if within 500 feet of a residential district]</li> <li>• Commercial parking lot or garage [RAR]</li> <li>• Convenience store with drive-through [SUP]</li> <li>• Dry cleaning or laundry store</li> <li>• Furniture store</li> <li>• General merchandise or food store 3,500 square feet or less</li> <li>• Home improvement center, lumber, brick or building materials sales yard [RAR]</li> <li>• Household equipment and appliance repair</li> <li>• Liquefied natural gas fueling station [By SUP only if the use has more than four fuel pumps or is within 1,000 feet of a residential zoning district or a planned development district that allows residential uses]</li> <li>• Motor vehicle fueling station</li> <li>• Paraphernalia shop [SUP]</li> <li>• Pawn shop</li> <li>• Personal service uses</li> <li>• Restaurant without drive-in or drive-through service [RAR]</li> <li>• Restaurant with drive-in or drive-through service [DIR]</li> <li>• Taxidermist</li> <li>• Temporary retail use</li> <li>• Theater</li> <li>• Truck stop [SUP]</li> <li>• Vehicle display, sales, and service [RAR]</li> </ul>	<ul style="list-style-type: none"> <li>• Alcoholic beverage establishments [See Section 51A-4.210(b)(4)]</li> <li>• Animal shelter or clinic without outside runs</li> <li>• Animal shelter or clinic with outside runs [SUP may be req. See Sec 51A-4.210(b)(2)]</li> <li>• Auto service center [RAR]</li> <li>• Business school</li> <li>• Car wash [RAR]</li> <li>• Commercial amusement (inside). [SUP may be req. See Sect 51A-4.210(b)(7)(B)]</li> <li>• Commercial motor vehicle parking [By SUP only if within 500 feet of a residential district]</li> <li>• Commercial parking lot or garage [RAR]</li> <li>• Convenience store with drive-through [SUP]</li> <li>• <b><i>Drive-in theater [SUP]</i></b></li> <li>• Dry cleaning or laundry store</li> <li>• Furniture store</li> <li>• General merchandise or food store 3,500 square feet or less</li> <li>• Home improvement center, lumber, brick or building materials sales yard [RAR]</li> <li>• Household equipment and appliance repair</li> <li>• Liquefied natural gas fueling station [By SUP only if the use has more than four fuel pumps or is within 1,000 feet of a residential zoning district or a planned development district that allows residential uses]</li> <li>• Motor vehicle fueling station</li> <li>• Paraphernalia shop [SUP]</li> <li>• Pawn shop</li> <li>• Personal service uses</li> <li>• Restaurant without drive-in or drive-through service [RAR]</li> <li>• Restaurant with drive-in or drive-through service [DIR]</li> <li>• <b><i>Taxidermist</i></b></li> <li>• Temporary retail use</li> <li>• Theater</li> <li>• Truck stop [SUP]</li> <li>• Vehicle display, sales, and service [RAR]</li> </ul>
<b>K) Transportation Uses</b> <ul style="list-style-type: none"> <li>• Airport or landing field [SUP]</li> <li>• Commercial bus station and terminal [RAR]</li> <li>• Heliport [RAR]</li> </ul>	<b>K) Transportation Uses</b> <ul style="list-style-type: none"> <li>• Airport or landing field [SUP]</li> <li>• Commercial bus station and terminal [RAR]</li> <li>• Heliport [RAR]</li> </ul>



IR Industrial Research District (current)	IM Industrial Manufacturing District with the volunteered deed restrictions (proposed)
<ul style="list-style-type: none"> <li>• Helistop [RAR]</li> <li>• Railroad passenger station [SUP]</li> <li>• STOL (short takeoff or landing) port [SUP]</li> <li>• Transit passenger shelter</li> <li>• Transit passenger station or transfer center [By SUP or city council resolution. See Sec 51A-4.211]</li> </ul>	<ul style="list-style-type: none"> <li>• Helistop [RAR]</li> <li>• Railroad passenger station [SUP]</li> <li>• <b>Railroad yard, roundhouse, or shops [RAR]</b></li> <li>• STOL (short takeoff or landing) port [SUP]</li> <li>• Transit passenger shelter</li> <li>• Transit passenger station or transfer center [By SUP or city council resolution. See Sect 51A-4.211.]</li> </ul>
<p><b>L) Utility and Public Service Uses</b></p> <ul style="list-style-type: none"> <li>• Commercial radio or television transmitting station</li> <li>• Electrical substation</li> <li>• Local utilities [SUP or RAR may be req. See Sec. 51A-4.212(4)]</li> <li>• Police or fire station</li> <li>• Post office</li> <li>• Radio, television, or microwave tower [RAR]</li> <li>• Tower/antenna for cellular communication [See sec. 51A-4.212(10.1)]</li> <li>• Utility or government installation other than listed [SUP]</li> <li>• Water treatment plant [SUP]</li> </ul>	<p><b>L) Utility and Public Service Uses</b></p> <ul style="list-style-type: none"> <li>• Commercial radio or television transmitting station</li> <li>• <b>Electrical generating plant [SUP]</b></li> <li>• Electrical substation</li> <li>• Local utilities [SUP/RAR may be required. See Sec. 51A-4.212(4)]</li> <li>• Police or fire station</li> <li>• Post office</li> <li>• Radio, television, or microwave tower [RAR]</li> <li>• <b>Refuse transfer station [SUP]</b></li> <li>• <b>Sanitary landfill [SUP]</b></li> <li>• <b>Sewage treatment plant [SUP]</b></li> <li>• Tower/antenna for cellular communication [See Sec. 51A-4.212(10.1)]</li> <li>• Utility or government installation other than listed [SUP]</li> <li>• Water treatment plant [RAR]</li> </ul>
<p><b>M) Wholesale, Distribution, and Storage Uses</b></p> <ul style="list-style-type: none"> <li>• Freight terminal [RAR]</li> <li>• Manufactured building sales lot [RAR]</li> <li>• Mini-warehouse</li> <li>• <b>Office showroom/warehouse</b></li> <li>• Outside storage [RAR]</li> <li>• Recycling buy-back center [See Sec. 51A-4.213(11)]</li> <li>• Recycling collection center [See Sec. 51A-4.213(11.1)]</li> <li>• Recycling drop off container [See Sec. 51A-4.213(11.2)]</li> <li>• Recycling drop-off for special occasion collection [See Sec. 51A-4.213(11.3)]</li> <li>• Trade center</li> <li>• Warehouse [RAR]</li> </ul>	<p><b>M) Wholesale, Distribution, and Storage Uses</b></p> <ul style="list-style-type: none"> <li>• <b>Auto Auction [SUP]</b></li> <li>• <b>Building mover's temporary storage yard [SUP]</b></li> <li>• Contractor's maintenance yard [RAR]</li> <li>• Freight terminal [RAR]</li> <li>• <b>Livestock auction pens or sheds [SUP]</b></li> <li>• Manufactured building sales lot [RAR]</li> <li>• Mini-warehouse</li> <li>• Office showroom/warehouse</li> <li>• Outside storage [RAR]</li> <li>• <b>Petroleum product storage and wholesale [RAR]</b></li> <li>• Recycling buy-back center [See Sec. 51A-4.213(11)]</li> <li>• Recycling collection center [See Sec. 51A-4.213(11.1)]</li> <li>• Recycling drop off container [See Sec. 51A-4.213(11.2)]</li> <li>• Recycling drop-off for special occasion collection [See Sec. 51A-4.213(11.3)]</li> <li>• <b>Sand, gravel, or earth sales and storage [RAR]</b></li> </ul>

IR Industrial Research District (current)	IM Industrial Manufacturing District with the volunteered deed restrictions (proposed)
	<ul style="list-style-type: none"> <li>Trade center</li> <li><b>Vehicle storage lot</b></li> <li>Warehouse [RAR]</li> </ul>
<b>Accessory Uses</b>	<b>Accessory Uses</b>
<b>Not Permitted</b> <ul style="list-style-type: none"> <li>Accessory community center (private)</li> <li>Accessory pathological waste incinerator</li> <li>Home occupation</li> <li>Private stable</li> </ul> <b>SUP may be required.</b> <ul style="list-style-type: none"> <li>Accessory medical/infectious waste incinerator [See Sec. 51A-4.217(3.1)]</li> </ul>	<b>Not Permitted</b> <ul style="list-style-type: none"> <li>Accessory community center (private)</li> <li>Accessory pathological waste incinerator</li> <li>Home occupation</li> <li>Private stable</li> </ul> <b>SUP may be required.</b> <ul style="list-style-type: none"> <li>Accessory medical/infectious waste incinerator [See Sec. 51A-4.217(3.1)]</li> </ul>

Outside storage is defined as a lot used for the outside placement of an item for a period in excess of 24 hours. Outside placement includes storage in a structure that is open or not entirely enclosed. This is a permitted use in industrial districts and requires a residential adjacency review. According to the Building Inspections Division, a contractor's maintenance yard use includes the storage of items associated with the contractor's maintenance yard use. If the storage of items not relating to a contractor's maintenance yard is on the premise, the business would need a Certificate of Occupancy that covers both uses.

### Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>
	<u>Front</u>	<u>Side/Rear</u>				
<b>EXISTING:</b> IR Industrial Research	15'	30' adjacent to residential Other: No Min.	2.0 FAR overall 0.75 office/retail 0.5 retail	200' 15 stories	80%	Residential Proximity Slope
<b>PROPOSED:</b> IM Industrial Manufacturing	15' 0' on minor arterial	30' adjacent to residential Other: No Min.	2.0 FAR overall 0.75 office/retail 0.5 retail	110' 8 stories	80%	Residential Proximity Slope
<b>CONSIDERED:</b> PD with IR Industrial Research uses	15'	30' adjacent to residential Other: No Min.	2.0 FAR overall 0.75 office/retail 0.5 retail	200' 15 stories	80%	Residential Proximity Slope

The two districts have similar development standards, the only difference being the allowable height, with an IR District allowing 200 feet versus an IM District allowing 110 feet. The existing office/showroom/warehouse use on site is compliant with all development standards.

## **Parking**

The applicant currently has 100 parking spots. The parking ratio for a contractor's maintenance yard is one space per 2,000 square feet of site area with a minimum of four spaces. The proposed maintenance yard will be approximately 7,000 square feet, which requires four spaces.

The parking for an office/showroom/warehouse is comprised of parking for the components of the use. The office portion is parked at a ratio of one space per 333 square feet. The current office area is 5,017 square feet requiring 15 spaces. The showroom/warehouse portion of the use has a parking ratio of one space per 1,000 square feet of floor area for the first 20,000 square feet of floor area. The current warehouse portion of the use is 13,442 square feet requiring 14 spaces.

A welding shop is on the premises, even though this information is not included on the certificate of occupancy. A welding shop has a parking ratio of one space for every 500 square feet. The welding shop is 3,000 square feet and requires six parking spaces. There is a total of 35 spaces required for the current uses, and four spaces required for the proposed use. The site has 100 spaces as shown on the proposed site plan.

## **Landscaping and Screening**

Landscaping will have to be provided in accordance with Article X. A landscape buffer is required between any required screening fence and an adjacent thoroughfare. The director may approve an alternative irrigation plan for landscaping if the director determines that it will maintain the required landscaping.

In CS, LI, and IR districts, outside storage must be screened. In the IM District, outside storage must be screened on any side that is within 200 feet of and visible from a thoroughfare or expressway as defined in Section 51A-7.102, new expressway as defined in Section 51A-7.102, or an adjacent property that is not zoned an IM district. For purposes of this provision, adjacent means across the street or sharing a common lot line.

The maximum outside storage stacking height is 30 feet if the open storage is visible from and within 200 feet of a thoroughfare or adjoining property that is not zoned an IM District. If outside storage is 200 feet or more from a thoroughfare or adjoining property, no maximum outside storage stacking height applies. Outside storage stacking height within 40 feet of required screening may not exceed the height of the required screening.

Additional provisions in the Dallas Development Code include the following: A person shall not place, store, or maintain outside storage? for a period in excess of 24 hours, an item that is not customarily used or stored outside; or made of a material that is resistant to damage or deterioration from exposure to the outside environment. Except as otherwise provided in this article, outside storage is considered to be a separate main use if it occupies more than five percent of the lot. Outside storage on less than five percent of the lot may qualify as an accessory use if it is customarily incidental to a main use (see

Section 51A-4.217) Outside storage is prohibited in required yards, landscaping areas, and parking areas.

Although the applicant was not required to provide screening information for their initial general zoning change, the applicant provided updated screening information for the proposed planned development district. The proposed planned development conditions state an eight-foot corrugated metal fence shall be provided on the east line of the property and a nine-foot corrugated metal fence shall be provided on the north and east line of the property, staff would be in support of a nine-foot fence around the entire property.

### **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 target intervention strategies more precisely 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 uncategorized, properties located further northeast and southeast are designated a Category "G".

**List of Partners**

*Vibrio Properties, L. P., a limited partnership*

Burdekin Asset Management, Inc-General Partner  
Chris Bordano, President  
Chase Schvrado, Vice President

**APPLICANT’S PROPOSED PD CONDITIONS**

**ARTICLE XXXX.**

**PD XXXX.**

**SEC. 51P-XXXX.101. LEGISLATIVE HISTORY.**

PD XXXX was established by Ordinance No. XXXXX, passed by the Dallas City Council on August XX, 2021.

**SEC. 51P-XXXX.102. PROPERTY LOCATION AND SIZE.**

PD XXXX is established on property located at the north line of Empire Central, east of Oakbrook Boulevard. The size of PD XXXX is approximately 3.396 acres.

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

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

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

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

**SEC. 51P-XXXX.104. EXHIBIT.**

The following exhibit is incorporated into this article: Exhibit XXXXA: development plan.

**SEC. 51P-XXXX.101. DEVELOPMENT PLAN.**

(a) For a Contractor’s maintenance yard use, development and use of the Property must comply with the development plan (Exhibit XXXXA). If there is a conflict between the text of this article and the development plan, the text of this article controls.

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



**SEC. 51P-XXXX.101. MAIN USES PERMITTED.**

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the IR Industrial Research District, subject to the same conditions applicable in the IR Industrial Research District, as set out in Chapter 51A. For example, a use permitted in the IR Industrial Research 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 IR Industrial Research District is subject to DIR in this district; etc.

(b) The following additional main uses are permitted by right:

-- Contractor's maintenance yard

**SEC. 51P-XXXX.101. ACCESSORY USES.**

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

(b) The following additional accessory uses are permitted by right:

-- Contractor's maintenance yard

**SEC. 51P-XXXX.101. 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.)

The yard, lot, and space regulations for the IR Industrial Research District apply.

**SEC. 51P-XXXX.101. OFF-STREET PARKING AND LOADING.**

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

(b) The director may grant an administrative parking reduction.

**SEC. 51P-XXXX.101. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-XXXX.101. LANDSCAPING.**

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

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

**SEC. 51P-XXXX.101. FENCE, SCREENING AND VISUAL OBSTRUCTION REGULATIONS.**

(a) Except as provided in this section, the fence, screening, and visual obstruction regulations in Division 51A-4.602 apply.

- (b) For a contractor's maintenance yard use the following provisions apply:

(1) An eight-foot corrugated metal fence shall be provided on the east line of the Property as shown in Exhibit XXXXA.

(2) A nine-foot corrugated metal fence shall be provided on the north and east line of the Property as shown in Exhibit XXXXA.

(3) Outdoor storage materials shall be screened and covered by a minimum six-foot enclosure with front screening provided by outdoor curtain or similar screening method as shown in Exhibit XXXXA.

**SEC. 51P-XXXX.101. SIGNS.**

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

**SEC. 51P-XXXX.101. 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-XXXX.101. 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.

**Applicant's Volunteered Deed Restrictions**

II.

Main uses prohibited:

(A) Industrial uses.

- Industrial (inside) potentially incompatible.
- Industrial (outside) potentially incompatible.
- Metal salvage facility.
- Mining.
- Gas pipeline compressor station.
- Outside salvage or reclamation.

(B) Retail and personal service uses.

- Drive-in theater.

(C) Transportation uses.

- Railroad yard, roundhouse, or shops.

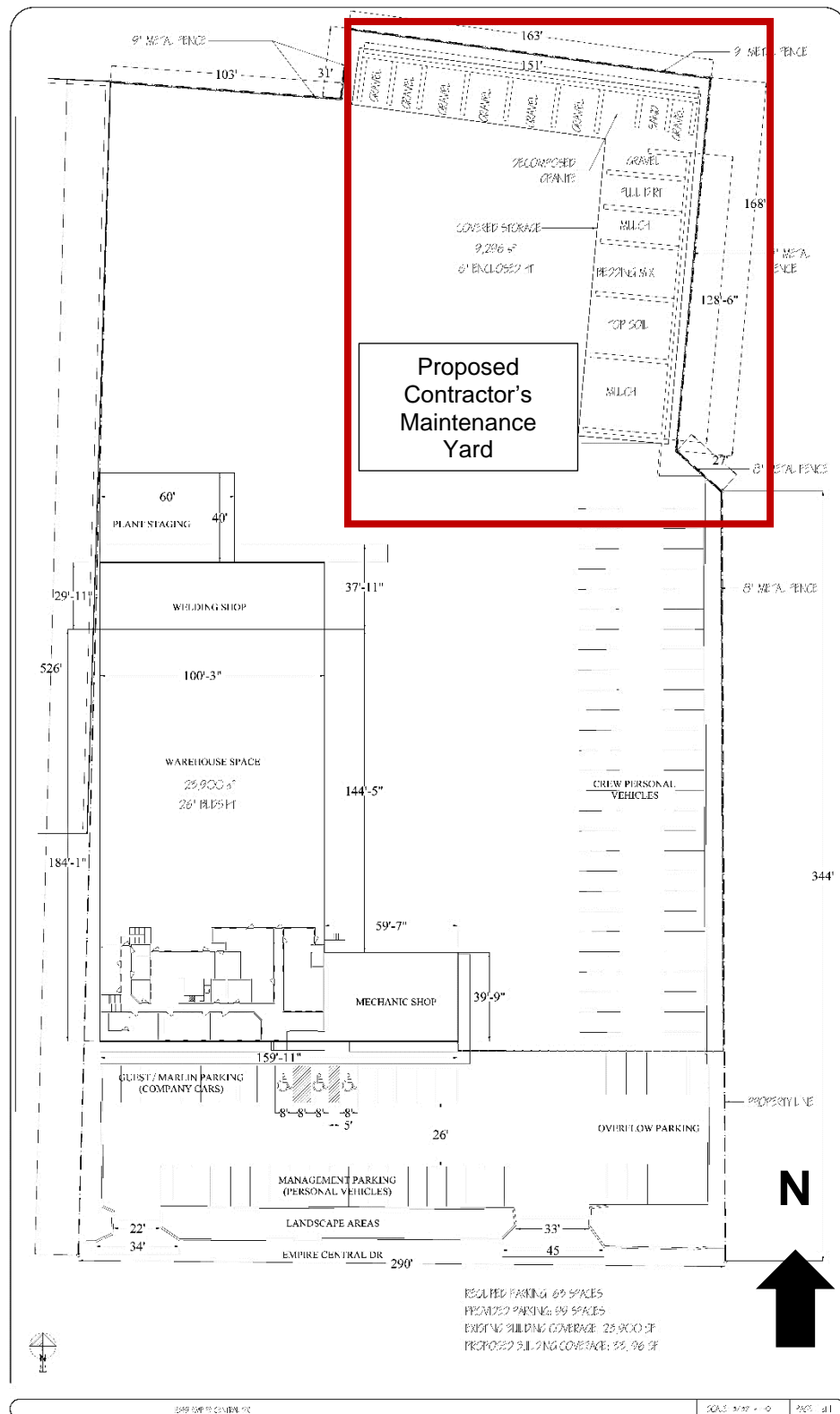
(D) Utility and public service uses.

- Electrical generating plant.
- Refuse transfer station.
- Sanitary landfill.
- Sewage treatment plant.

(E) Wholesale, distribution, and storage uses.

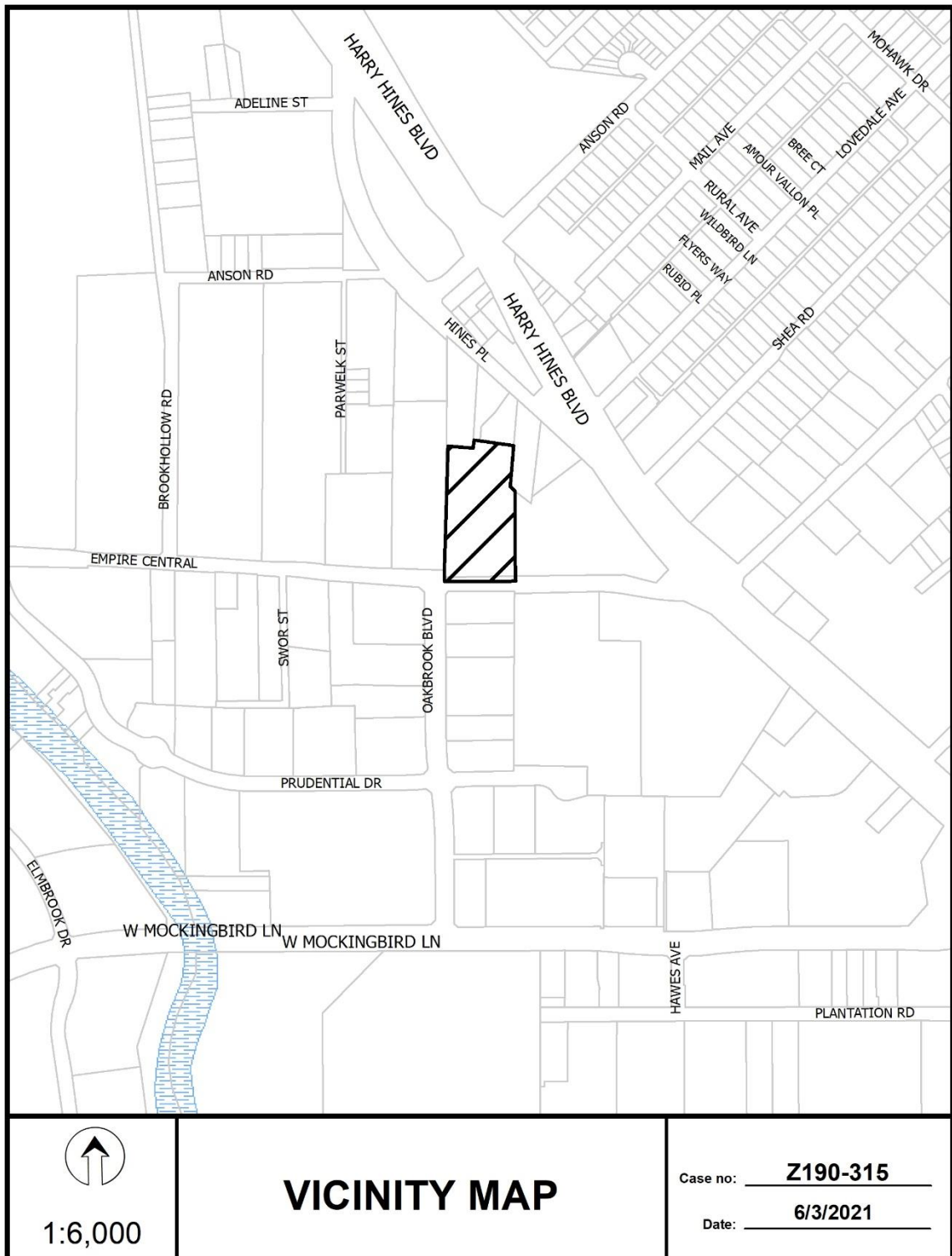
- Auto auction.
- Building mover's temporary storage yard.
- Livestock auction pens or sheds.
- Petroleum product storage and wholesale.
- Sand and gravel or earth sales and storage.
- Vehicle storage lot.

# APPLICANT'S PROPOSED DEVELOPMENT PLAN

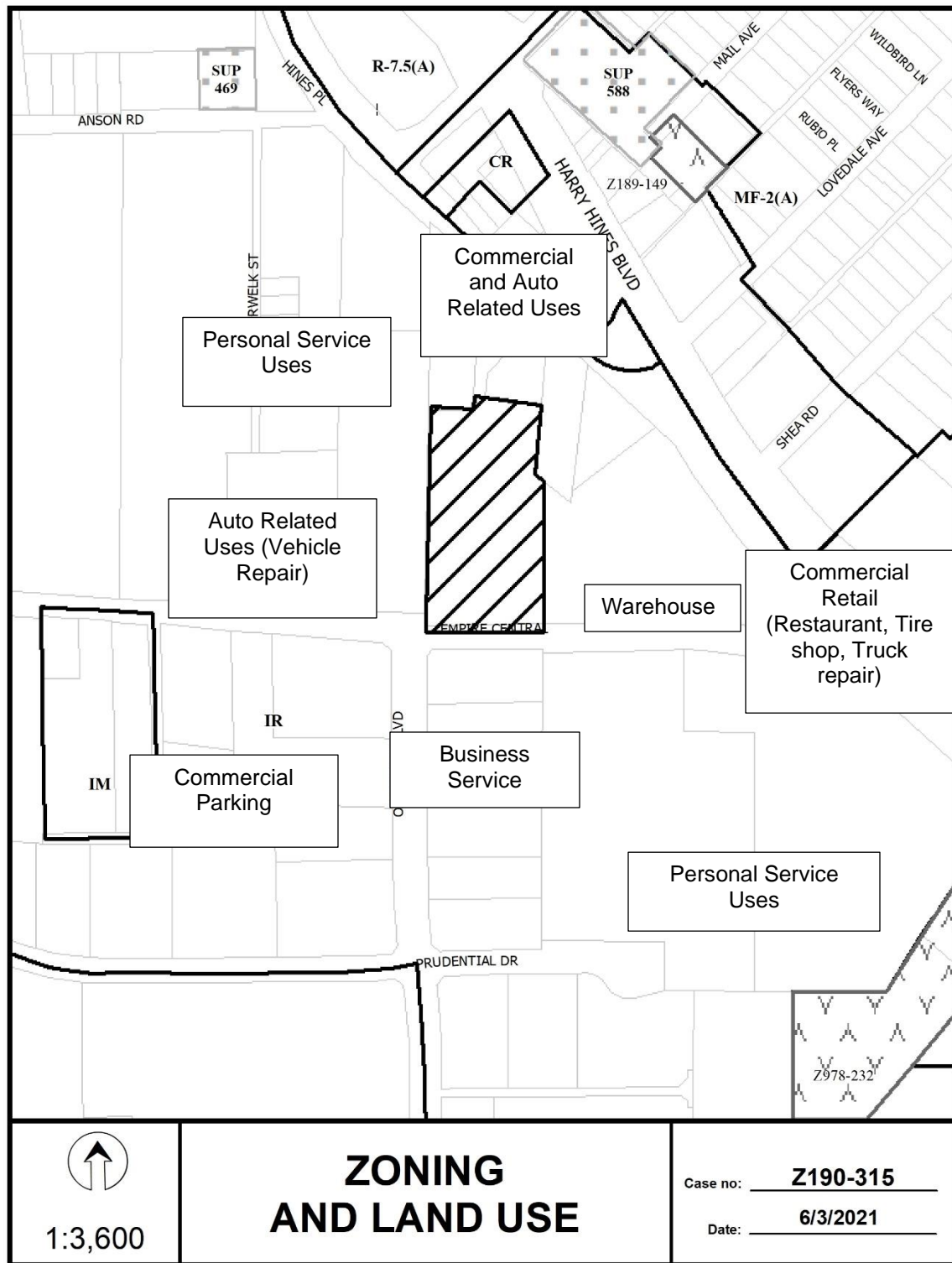


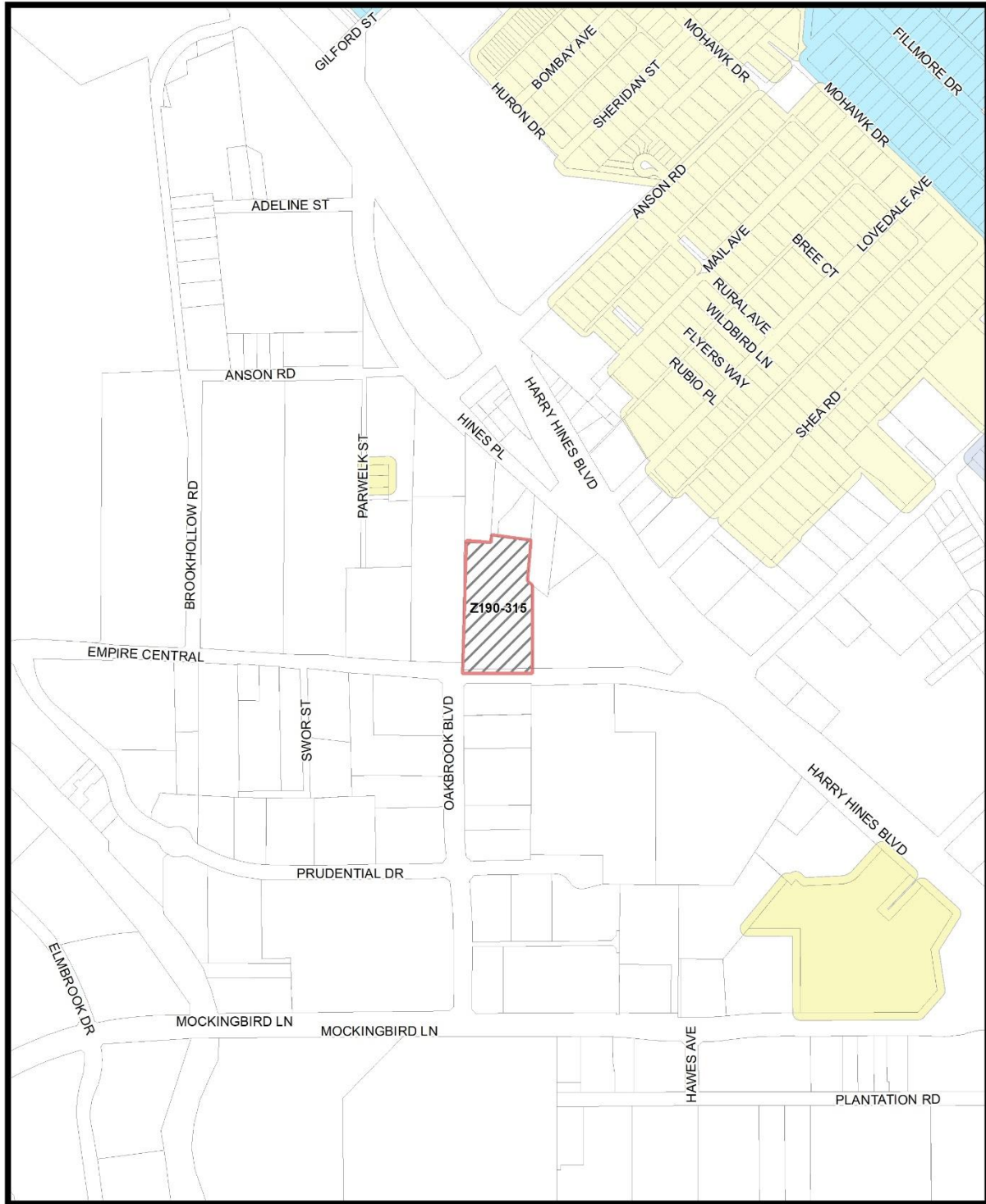












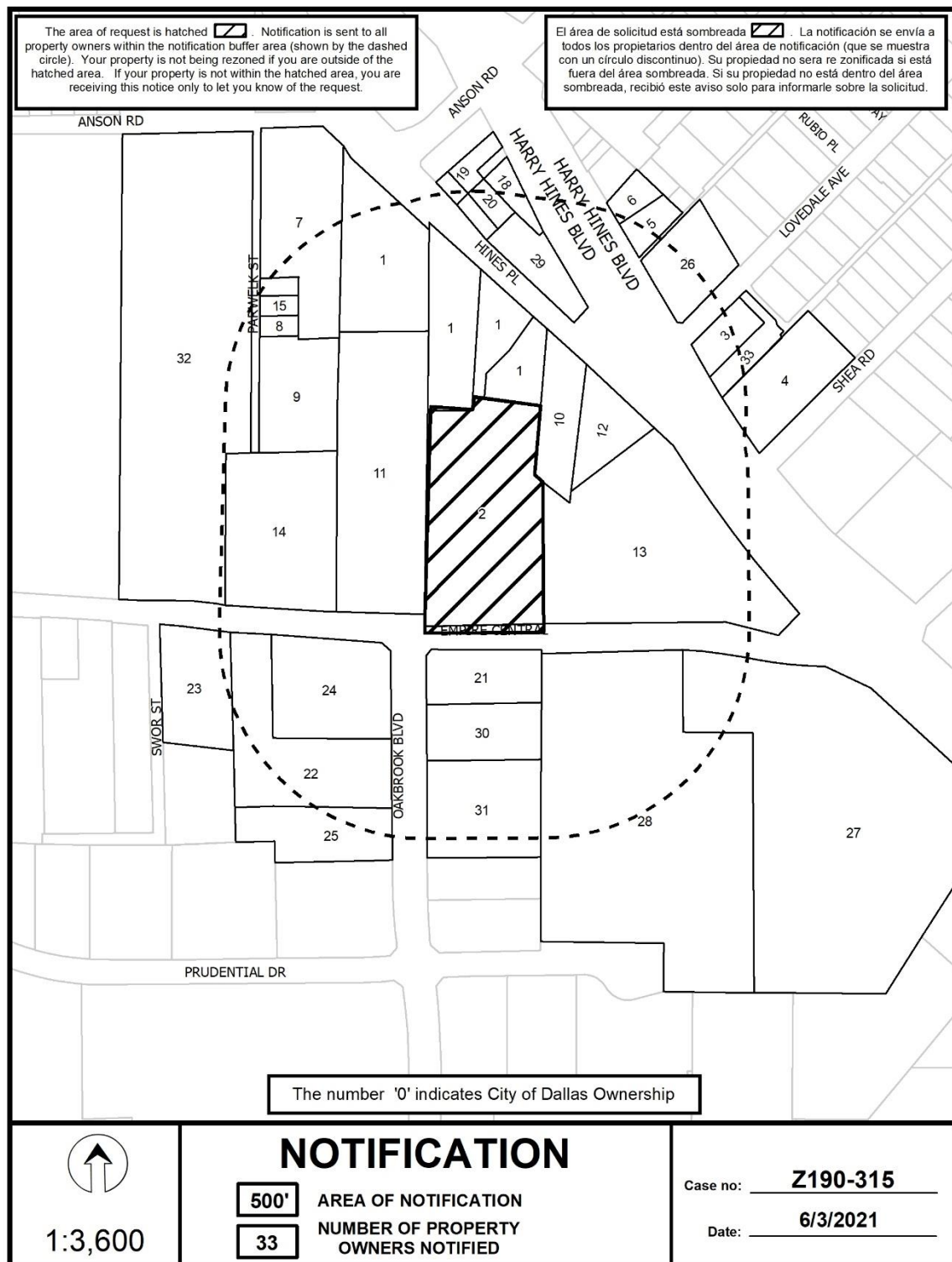
Market Value Analysis A B C D E F G H I NA



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## Market Value Analysis

Printed Date: 6/3/2021



06/03/2021

***Notification List of Property Owners******Z190-315******33 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	7307 HINES PL	RBH HINES LLC
2	1849 EMPIRE CENTRAL	VIBRIO PROPERTIES I LP
3	7224 HARRY HINES BLVD	KISSELL HOMER
4	7200 HARRY HINES BLVD	Taxpayer at
5	7318 HARRY HINES BLVD	STRATTIN MARIA C
6	7322 HARRY HINES BLVD	Taxpayer at
7	1922 ANSON RD	RBH ANSON LLC
8	7224 PARWELK ST	RAIFF MCIHAEL L &
9	7204 PARWELK ST	RAIFF MICHAEL L &
10	7301 HINES PL	PETTIGREW WILLIAM E &
11	1835 EMPIRE CENTRAL	1835 LLC
12	7217 HARRY HINES BLVD	FGR LTD
13	7125 HARRY HINES BLVD	HARRY EMPIRE LTD
14	1801 EMPIRE CENTRAL	VILBIG J LEE & E A
15	7306 PARWELK ST	PARWELK PPTIES LLC
16	7418 HINES PL	SINELLI CONCEPTS INTERNATIONAL INC
17	7322 HINES PL	Taxpayer at
18	7407 HARRY HINES BLVD	TAKSH MUSTAFA ZAKI
19	7419 HARRY HINES BLVD	SINELLI CONCEPTS INTERNATIONAL LLC
20	7320 HINES PL	SQUID 4 REAL ESTATE LLC
21	1850 EMPIRE CENTRAL	ICON OWNER POOL L TEXAS LLC
22	6777 OAKBROOK BLVD	TFMJ PROPERTY NO 2 LLC
23	1768 EMPIRE CENTRAL	EMPIRE SWOR PARK LLC
24	6787 OAKBROOK BLVD	ENGLISH DANNA REVOCABLE
25	6767 OAKBROOK BLVD	ASHMORE INDUSTRIAL PPTIES INC
26	7304 HARRY HINES BLVD	MIDBELT PROPERTIES LP

Z190-315(LG)

06/03/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6909 HARRY HINES BLVD	SRP EMPIRE LP
28	1900 EMPIRE CENTRAL	ARAMARK UNIFORM & CAREER
29	7401 HARRY HINES BLVD	ANDREWS HARRY HINES
30	6740 OAKBROOK BLVD	Taxpayer at
31	6730 OAKBROOK BLVD	Taxpayer at
32	1900 ANSON RD	Taxpayer at
33	7218 HARRY HINES BLVD	Taxpayer at

**Planner: Carlos A. Talison Sr., J.D.****FILE NUMBER:** Z201-193(CT) **DATE FILED:** February 24, 2021**LOCATION:** Southwest corner of Forest Lane and Stults Road**COUNCIL DISTRICT:** 10 **MAPSCO:** 16 Y**SIZE OF REQUEST:** Approx. 6.532 acre **CENSUS TRACT:** 78.05**REPRESENTATIVE:** Jonathan Vinson, Jackson Walker LLP**APPLICANT:** Dallas County Hospital District (Parkland)**OWNER:** Greater Cornerstone Baptist Church**REQUEST:** An application for a Planned Development District for R-10(A) Single Family District uses and a medical clinic or ambulatory surgical center use on property zoned R-10(A) Single Family District.**SUMMARY:** The purpose of the request is to allow for modifications primarily related to required setbacks and parking to develop the site with a medical clinic or ambulatory surgical center.**STAFF RECOMMENDATION:** Approval, subject to a development plan and conditions.**PRIOR CPC ACTION:** On July 1, 2021, The City Plan Commission held this item under advisement. Staff has received a revised development plan after that meeting.



## BACKGROUND INFORMATION:

- The subject site is developed with a church use.
- The applicant proposes to develop the site with a 30,000-square-foot medical clinic on the site.
- The proposed use will be allowed by right in the proposed Planned Development District.
- A medical clinic or ambulatory surgical center use is defined as a facility for examining, consulting with, and treating patients with medical, dental, or optical problems on an out-patient basis

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

## **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Right of Way
Forest Lane	Principal Arterial	120 feet
Stults Road	Local	-

## **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.

## **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.

## ECONOMIC ELEMENT

### GOAL 2.1 PROMOTE BALANCED GROWTH

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

**URBAN DESIGN ELEMENT****GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

**STAFF ANALYSIS:****Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-10(A)	Church
<b>North</b>	IR	Undeveloped
<b>East</b>	PD 141	Multifamily
<b>South</b>	R-10(A)	Single Family
<b>West</b>	R-10(A) PD 506	Undeveloped Passenger Transit Station

**Land Use Compatibility:**

The area of request is currently developed with church use. Surrounding uses includes undeveloped property to the north of the site across Forest Lane. A multifamily development is located east of the site, undeveloped property and a transit passenger station are located to the west, and single-family residential use is located to the south.

The applicant proposes to construct a 30,000-square-foot medical clinic on the site. The development plan depicts the proposed structure at the northeast corner of the subject property and connectivity to the sidewalks north of the site on Forest Lane and connectivity from the DART station west of the site.

Staff is in support of this request since the proposed use offers an added benefit and does not pose a negative impact to the surrounding communities.

**Development Standards:**

DISTRICT	SETBACKS		Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
Existing: R-10(A)	30'	6' For single family structures  OTHER: Side: 10' Rear: 15'	1 DU/ 10,000 sq. ft.	30'	45% for res 25% for non res	Single Family
Proposed: R-10(A)	As depicted on development plan	As depicted on development plan	1 DU/ 10,000 sq. ft.	30'	45% for res 25% for non res	Medical Clinic or Ambulatory Surgical Center

Whereas the side and rear yard setbacks would be exceeding the R-10(A) requirements per the Development Plan, the front yard setback is approximately 18 feet along Stults Road and approximately two and a half feet along Forest Lane, as depicted on the Development Plan, resulting in a deviation. Additionally, a retaining wall is shown within the front yard setback for a portion along Stults Road.

**Landscaping:**

Landscaping is installed in accordance with Article X of the Dallas Development Code.

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for the proposed use is one parking space per 200-square-feet. This development would require 150 parking spaces for a 30,000 square foot building. The proposed development plan depicts 146 parking spaces for the site, deviating four spaces from the requirement.

**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. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. Although the area of request is not within an identifiable MVA cluster, it abuts an “D” MVA cluster to the south, an “E” MVA cluster to the east and an “H” MVA cluster is located to the north, across Forest Lane.

**List of Officers**

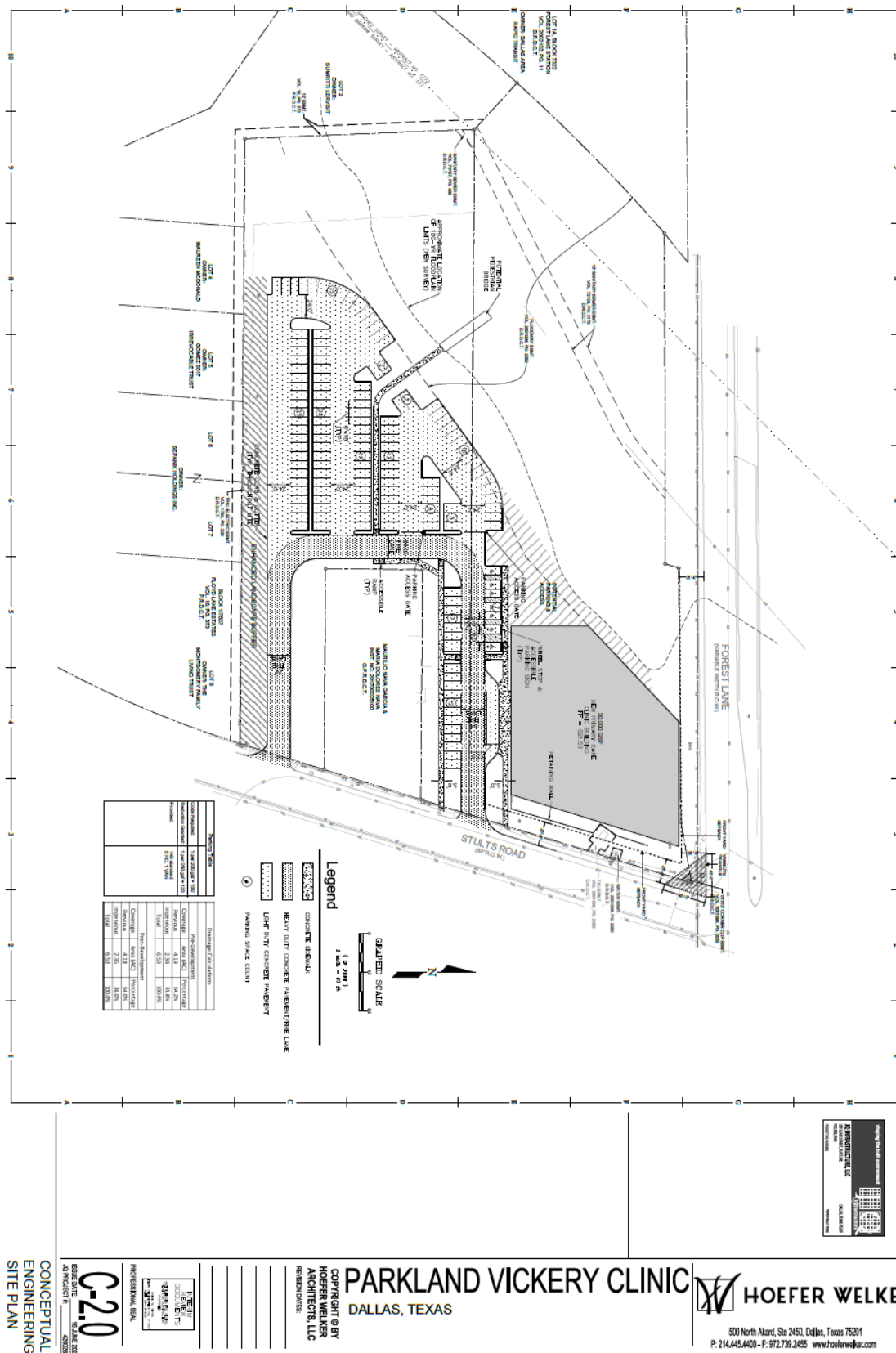
**Parkland – Forest Lane Clinic Officers**

David Lopez – Chief Operating Officer  
Chistina Mintner – Senior Vice President of Population Health  
Beall Carothers – Director of Real Estate Development

**Greater Cornerstone Baptist Church**

David Wilson – President & Pastor  
Vernita Wilson – Vice President  
Denise Pearson – Secretary  
Robert Allison - Treasurer

## Proposed Development Plan





**PROPOSED PD CONDITION**

**ARTICLE 10XX**

**SEC.51P-10XX.101. LEGISLATIVE HISTORY.**

PD 10XX was established by Ordinance No. \_\_\_\_\_, passed by the Dallas City Council on \_\_\_\_\_, 2021.

**SEC.51P-10XX.102. PROPERTY LOCATION AND SIZE.**

PD 10XX is established on property at the corner of Forest Lane and Stults Road; approximately 6.5 acres.

**SEC.51P-10XX.103. CONCEPTUAL PLAN AND DEVELOPMENT PLAN.**

A conceptual plan or development plan is not required in this district for any use permitted in the R-10(A) District. Development and use of a medical clinic or ambulatory surgical center must comply with the Development Plan attached hereto as Exhibit \_\_\_\_A.

**SEC.51P-10XX.104. MAIN USES PERMITTED.**

(a) Subject to SEC.51P-10XX.105(b) below, the only main uses permitted in this district are those main uses permitted in the R-10(A) District, subject to the same conditions applicable in the R-10(A) District, as set out in Part I of this article. For example, a use permitted in the R-10(A) 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-10(A) District is subject to DIR in this district; etc.

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

-- Medical clinic or ambulatory surgical center.

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

**SEC.51P-10XX.105. 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 a conflict exists between this section and Division 51A-4.400, this section controls.)

(a) Except as provided in this section, the yard, lot, and space regulations of the R-10(a) District apply.

(b) Front, side, and rear yards. For a medical clinic or ambulatory surgical center, required front side, and rear yards are provided as set forth on the Development Plan.

**SEC.51P-10XX.106. OFF-STREET PARKING AND LOADING.**

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

(b) Required off-street parking and loading for a medical clinic or ambulatory surgical center are provided as set forth on the Development Plan.

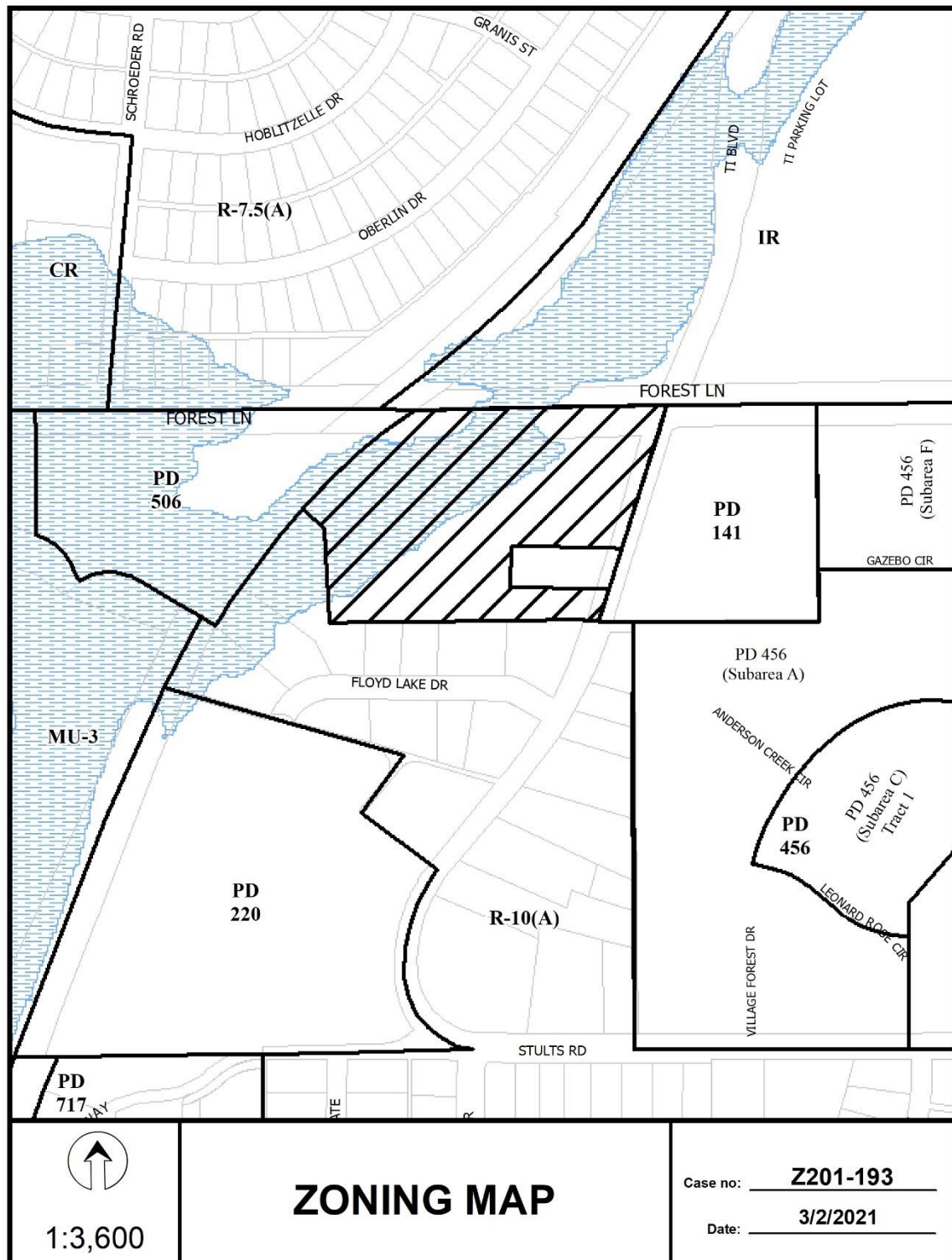
**SEC.51P-10XX.107. LANDSCAPING.**

Landscaping must be provided in accordance with Article X.

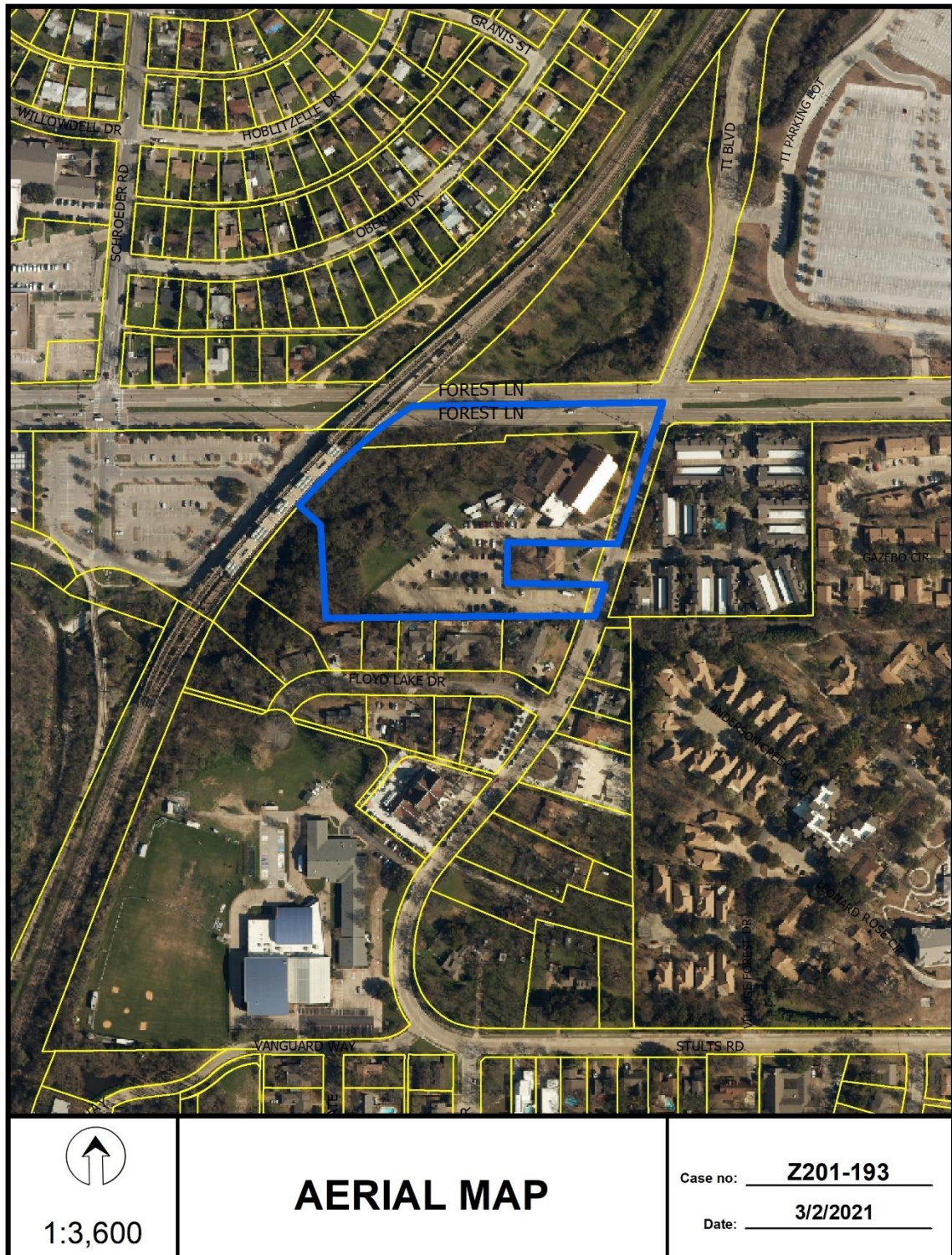
**SEC.51P-10XX.108. COMPLIANCE WITH CONDITIONS.**

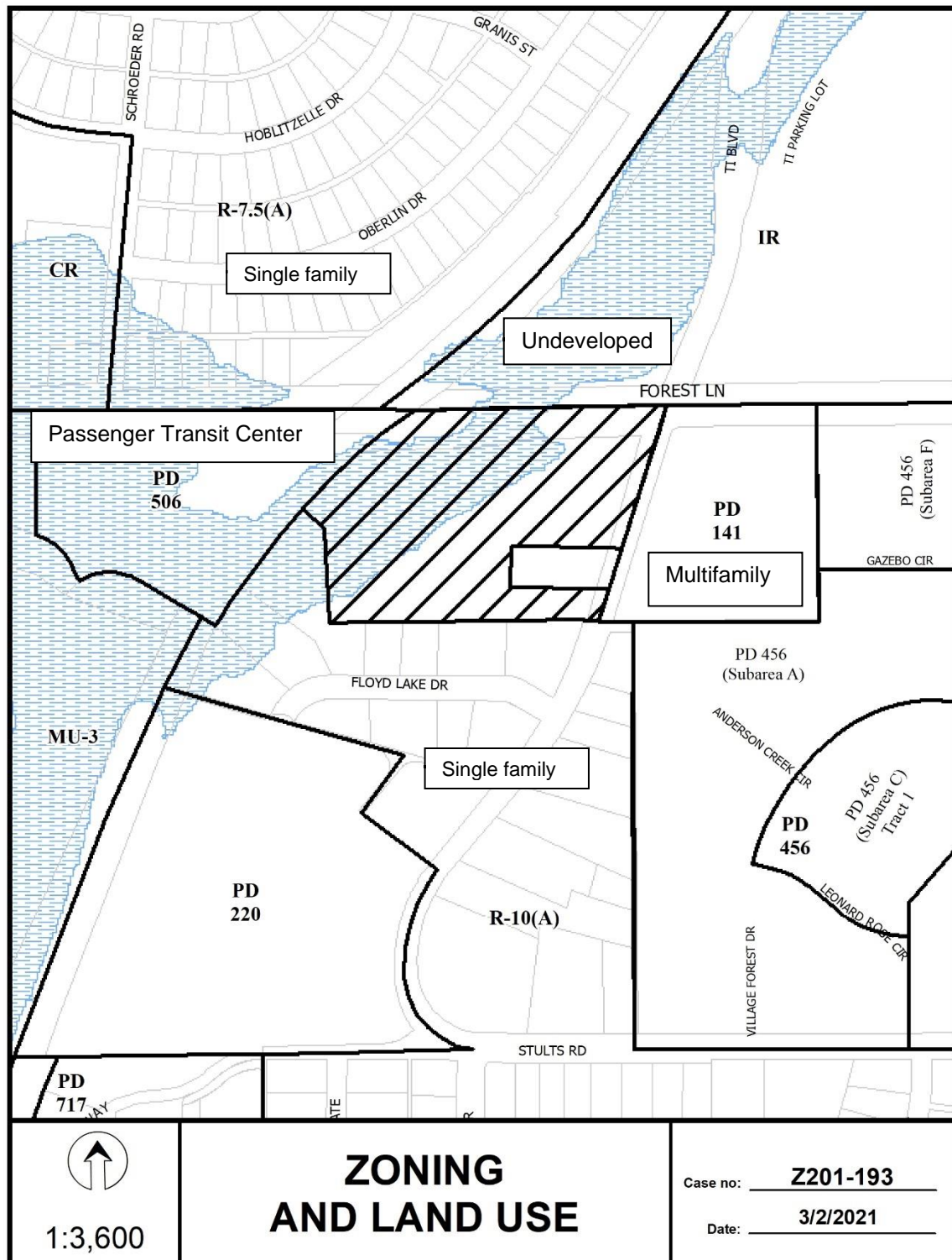
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

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

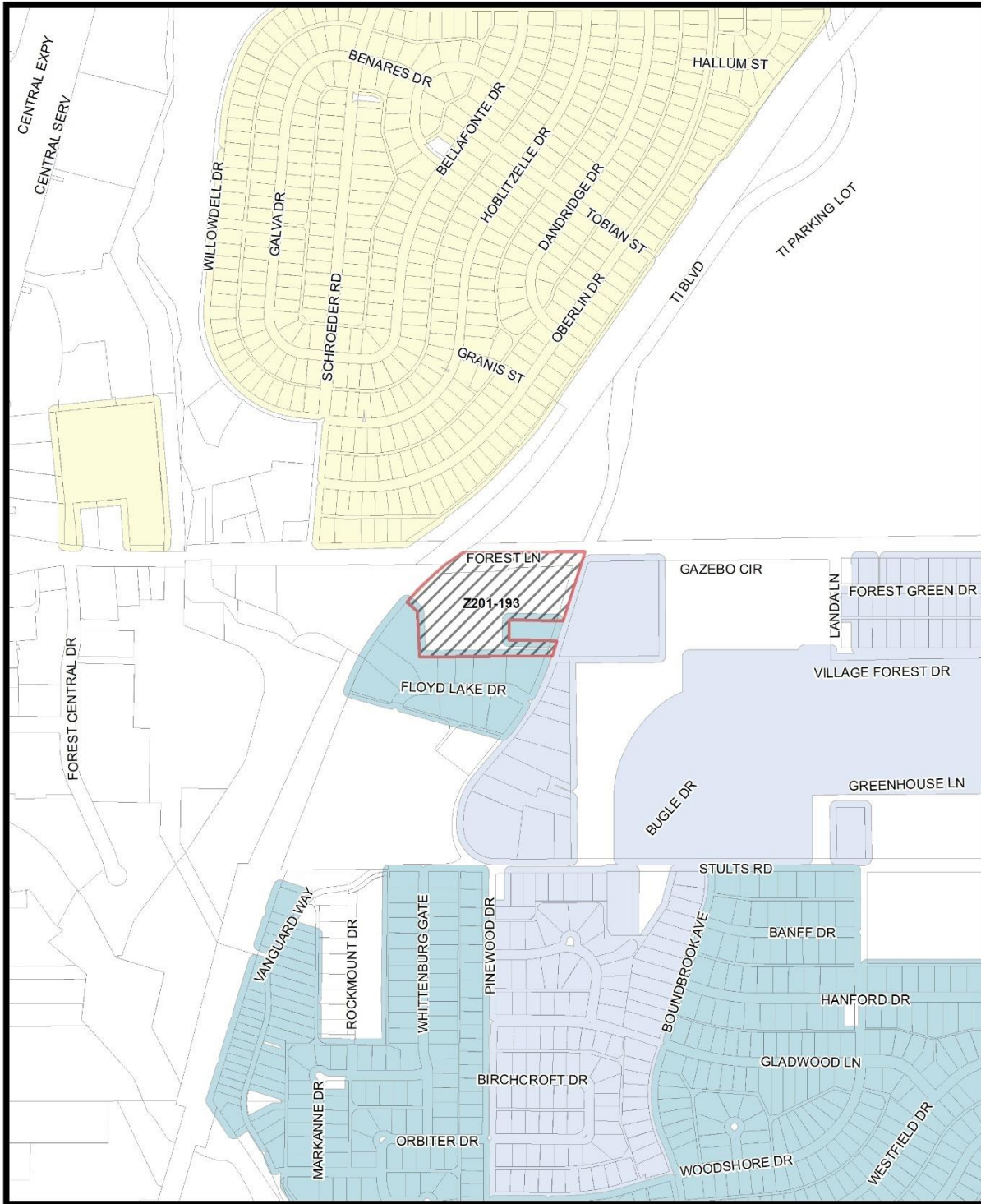












Market Value Analysis

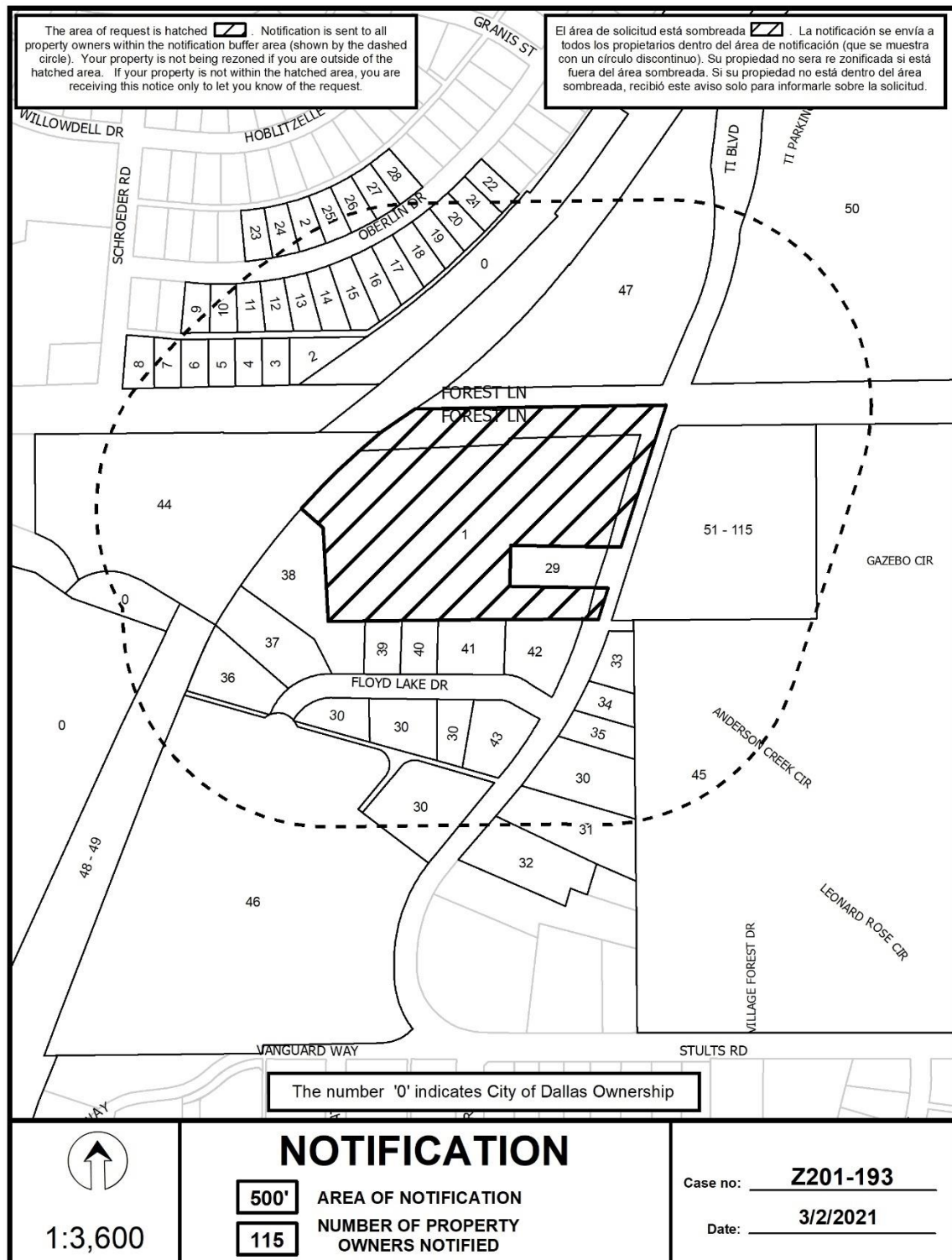


1:7,200

# Market Value Analysis

Printed Date: 6/15/2021





03/26/2021

***Notification List of Property Owners******Z201-193******115 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	8350 FOREST LN	HAPPY STATE BANK
2	8235 FOREST LN	JDS HEAVENLY PLACE LLC
3	8231 FOREST LN	EQUITY TRUST CO
4	8225 FOREST LN	D REALTY INVESTMENTS INC
5	8219 FOREST LN	PHILLIPS DAVID JR
6	8215 FOREST LN	MANNING ZACHARIAH C
7	8209 FOREST LN	BROWN RICHARD L &
8	8205 FOREST LN	MONTAUK INTEREST LLC &
9	11814 OBERLIN DR	HOOVER DON &
10	11818 OBERLIN DR	PALMORE JOSEPH JR
11	11824 OBERLIN DR	ALIKE REALTY INC
12	11828 OBERLIN DR	DESHAY MARIA
13	11832 OBERLIN DR	LACY MARGARET P &
14	11836 OBERLIN DR	SOFANDA CONSTRUCTION LLC
15	11842 OBERLIN DR	THREADGILL GAIL
16	11846 OBERLIN DR	NORTON NOLAN
17	11850 OBERLIN DR	BOGART NANCY
18	11902 OBERLIN DR	BOGART NANCY HAYTER
19	11906 OBERLIN DR	BLAIR PROPERTY HOLDINGS SERIES G LLC
20	11910 OBERLIN DR	HERNANDEZ E CRUZ
21	11916 OBERLIN DR	REED DENNIS E
22	11920 OBERLIN DR	STOLLER ZACHARY S &
23	11827 OBERLIN DR	STOLLER ZACHARY SCOTT &
24	11833 OBERLIN DR	JAMES LINDA FAY
25	11843 OBERLIN DR	ANDU REZENE
26	11849 OBERLIN DR	WILLIAMS STANLEY D EST OF

03/26/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	11903 OBERLIN DR	HENSON ANTHONY S
28	11907 OBERLIN DR	CRUZ JOSE CARMEN
29	8440 STULTS RD	GARCIA MAURILIO NAVA & MARIA DOLORES NAVA
30	8469 STULTS RD	BUDDHIST CENTER OF DALLAS
31	8473 STULTS RD	CARVAJAL MARY ELLEN
32	8483 STULTS RD	HOWELL THOMAS A & PAULA R
33	8443 STULTS RD	NAJERA BULMARA
34	8447 STULTS RD	Taxpayer at
35	8453 STULTS RD	ROBERTS PAULA E
36	8305 FLOYD LAKE DR	Taxpayer at
37	8311 FLOYD LAKE DR	ECHOLS DENE
38	8319 FLOYD LAKE DR	LERVISIT SUMRITTI
39	8325 FLOYD LAKE DR	MCDONALD MAUREEN R
40	8331 FLOYD LAKE DR	GOMEZ 2017 IRREVOCABLE TRUST
41	8341 FLOYD LAKE DR	SEPANIK HOLDINGS INC
42	8353 FLOYD LAKE DR	MONTGOMERY FAMILY LIVING TRUST THE
43	8350 FLOYD LAKE DR	BUDDHIST CENTER OF DALLAS
44	8206 FOREST LN	DALLAS AREA RAPID TRANSIT
45	8600 SKYLINE DR	PRESBYTERIAN VILLAGE NORTH
46	8494 STULTS RD	LUTHERAN SECONDARY ASSOC
47	8609 FOREST LN	Taxpayer at
48	401 S BUCKNER BLVD	DART
49	401 S BUCKNER BLVD	DART
50	8505 FOREST LN	Taxpayer at
51	8404 FOREST LN	101 SERIES
52	8404 FOREST LN	CLEMENT YLONDA
53	8404 FOREST LN	ALFORD THOMAS L
54	8404 FOREST LN	104 SERIES A SERIES OF
55	8404 FOREST LN	105 SERIES A SERIES OF
56	8404 FOREST LN	SMITH DEBORAH E
57	8404 FOREST LN	ALULA HELEN

03/26/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8404 FOREST LN	WISE BENJAMIN M & SAIRA
59	8404 FOREST LN	MYBURGH CARIEN
60	8404 FOREST LN	SPANN CLEOLETTA GEE
61	8404 FOREST LN	HARRIS ANNETTE RENEE
62	8404 FOREST LN	BENEDICT JAMES R ETAL
63	8404 FOREST LN	TREJO CARLOS E
64	8404 FOREST LN	LESPRIT JEAN CLAUDE
65	8404 FOREST LN	VO TOMMY & JENNIFER T
66	8404 FOREST LN	CARRINGTON VICTOR
67	8404 FOREST LN	TUBBS WALTER E
68	8404 FOREST LN	SHARPE KEVIN C
69	8404 FOREST LN	WHITSON SHIRLEY T
70	8404 FOREST LN	MONTES RUBEN
71	8404 FOREST LN	HARRIS KIMBERLY ANN
72	8404 FOREST LN	TEEL DUCK PROPERTIES LLC
73	8404 FOREST LN	GIPSON SAMUEL
74	8404 FOREST LN	JAMES SHARON L
75	8404 FOREST LN	DENMAN FAMILY LIVING TR
76	8404 FOREST LN	WERNICK ROSANN
77	8404 FOREST LN	602 SERIES A SERIES OF VALENI LLC
78	8404 FOREST LN	603 SERIES A SERIES OF VALENI LLC
79	8404 FOREST LN	FLIGHT 2010 LLC
80	8404 FOREST LN	DUDEK VIRGINIA
81	8404 FOREST LN	VERITY ANDREW
82	8404 FOREST LN	DAVISON NATHAN G
83	8404 FOREST LN	KHANI AIDA &
84	8404 FOREST LN	PELLIZZI AUGUST & KAREN
85	8404 FOREST LN	705 SERIES A SERIES OF VALENI LLC
86	8404 FOREST LN	WATKINS PATRICE A
87	8404 FOREST LN	COOMER L DON & PAMELA R
88	8404 FOREST LN	CERDA MONA L

03/26/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	8404 FOREST LN	WILLAMS LOREN DEMARK
90	8404 FOREST LN	BRABY MICHAEL LEE
91	8404 FOREST LN	NARCISO VINCENT JOSE
92	8404 FOREST LN	KORZHUKOV ALEXANDER & GALINA
93	8404 FOREST LN	904 SERIES A SERIES OF VALENI LLC
94	8404 FOREST LN	DICKEY SANDRA LYNN
95	8404 FOREST LN	SOLOMON LIYA
96	8404 FOREST LN	KAPP ROBERTA E
97	8404 FOREST LN	1003 SERIES
98	8404 FOREST LN	BROOKS GLENDA
99	8404 FOREST LN	FOUGERE JAMEELAH
100	8404 FOREST LN	NARCISSE KENRIC
101	8404 FOREST LN	SETLIFF TARA LEA
102	8404 FOREST LN	MAZZINI CHRISTOPHER G
103	8404 FOREST LN	CHUENCHOMPPOO SOMJAI
104	8404 FOREST LN	GARCIA ANA LAURA
105	8404 FOREST LN	TRITIPPANICH THITIKARN
106	8404 FOREST LN	VOGELPOHL CINDY
107	8404 FOREST LN	KRUSE KENT H
108	8404 FOREST LN	CARR CHRISTOPHER J
109	8404 FOREST LN	HARP DONNA
110	8404 FOREST LN	DUNCKER CARLOS
111	8404 FOREST LN	NEWMAN JOLIE
112	8404 FOREST LN	ALMA INVESTMENT LLC
113	8404 FOREST LN	MAY KATHRYN
114	8404 FOREST LN	JANOSEK SANDRA G
115	8404 FOREST LN	SMITH DORIS

**FILE NUMBER:** Z201-232(CT)

**DATE FILED:** April 12, 2021

**LOCATION:** Southeast corner of Elam Road and Pleasant Road

**COUNCIL DISTRICT:** 5

**MAPSCO:** 58 U

**SIZE OF REQUEST:** ±0.45 acre

**CENSUS TRACT:** 91.04

**REPRESENTATIVE:** Wes Hoblit, MASTERPLAN

**APPLICANT/OWNER:** Abdel Hussein, Sole Owner

**REQUEST:** An application for the renewal of Specific Use Permit No. 2344 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay

**SUMMARY:** The purpose of the request is to continue to allow the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use on the subject site.

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

**PRIOR CPC ACTION:** On June 3, 2021, the City Plan Commission held this case under advisement until July 1, 2021. On July 1, 2021, the City Plan Commission held this case under advisement until July 15, 2021.



**BACKGROUND INFORMATION:**

- The site is developed with an approximately 4,674-square-foot building comprised of three separate suites, with one suite being used as a general merchandise and food store 3,500 sq. ft. or less and the other two used as restaurants.
- The retail uses are permitted by right, but the D-1 Liquor Control Overlay requires a Specific Use Permit (SUP) for the sale of alcoholic beverages on the property. The applicant proposes to continue the sale of beer and wine for off-premise consumption.
- On August 14, 2019, City Council approved Specific Use Permit No. 2344 for a two-year period.

**Surrounding Zoning History:**

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Elam Road	Principal Arterial	100 feet
Pleasant Road	Local	-

**Traffic:**

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

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

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

## LAND USE ELEMENT

### GOAL 1.1 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.

#### Surrounding Land Uses:

	Zoning	Land Use
<b>Site</b>	NS(A)-D-1 SUP No. 2344	General merchandise or food store
<b>North</b>	R-7.5(A)	Single Family
<b>East</b>	R-7.5(A) SUP No. 168 for a Nursing of Convalescent Home	Undeveloped
<b>South</b>	R-7.5(A)	Single Family
<b>West</b>	R-7.5(A)	Church

#### Land Use Compatibility:

The site is currently developed with a one-story, 4,674 square foot structure with three suites, each containing a retail use. Surrounding uses include an undeveloped property to the east of the site that was developed with a nursing or convalescent home and demolished in 1981, a church is located west of the site, across Pleasant Drive; and the remainder of the surrounding area is developed with single family uses in all directions.

The existing site plan depicted a 5,000 square foot building. The proposed site plan depicts a 4,674 square foot building, the change reduces required parking by two spaces on the site.

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

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

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

### **Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use 3,500 square feet or less and restaurant uses is one (1) space per 200 square feet of floor area. Therefore, the 4674-square-foot building requires a total of 24 parking spaces. As depicted on the site plan, 25 spaces are provided to serve all required parking for the uses located on the site.

### **Landscaping:**

No new construction is being proposed with this request. Therefore, no additional landscaping is required. Any new development on the property will require landscaping per Article X of the Dallas Development Code.

### **Police Report:**

Dallas Police Department's offense incident reports from the previous two years show the following:

### **Calls:**

Response Date	Problem	Priority Number	Address
8/28/2019	40 - Other	3	8300 Elam Rd
11/8/2019	07 - Minor Accident	3	8300 ELAM RD
11/8/2019	07 - Minor Accident	3	8300 ELAM RD
12/13/2019	40 - Other	3	8300 Elam Rd
12/27/2019	32 - Suspicious Person	2	8300 Elam Rd
1/16/2020	7X - Major Accident	2	8300 ELAM RD
1/25/2020	38 - Meet Complainant	4	8300 Elam Rd
3/20/2020	31 - Criminal Mischief	4	8300 Elam Rd

Response Date	Problem	Priority Number	Address
3/23/2020	40/01 - Other	2	8300 Elam Rd
8/2/2020	20 - Robbery	2	8300 Elam Rd
8/2/2020	20 - Robbery	2	8300 Elam Rd
12/26/2020	12B - Business Alarm	3	8300 Elam Rd
1/2/2021	12B - Business Alarm	3	8300 Elam Rd
1/6/2021	21B - Business Hold Up	2	8300 Elam Rd
1/31/2021	12B - Business Alarm	3	8300 Elam Rd
2/5/2021	12B - Business Alarm	3	8300 Elam Rd
3/28/2021	12B - Business Alarm	3	8300 Elam Rd
4/14/2021	41/09 - Theft - In Progress	2	8300 Elam Rd

**Offenses:**

Date	Offense Incident	Address
1/16/2020	FAIL TO ID -FUGITIVE INTENT GIVE FALSE INFO	8300 ELAM RD
1/17/2020	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	8300 ELAM RD
10/12/2020	POSS CONT SUB PEN GRP 1 <1G	8300 ELAM RD

**Arrest:**

Arrest Date	ArAddress	CRIME
8/22/2019	8300 ELAM RD	ALL OTHER OFFENSES
1/16/2020	8300 ELAM RD	FALSE PRETENSES/ SWINDLE/ CONFIDENCE GAME
1/16/2020	8300 ELAM RD	WARRANT HOLD (OUTSIDE AGENCY)
1/16/2020	8300 ELAM RD	WARRANT-DALLAS PD (ALIAS)
1/16/2020	8300 ELAM RD	WARRANT-DALLAS PD (CAPIAS)
1/16/2020	8300 ELAM RD	WARRANT HOLD (OUTSIDE AGENCY)
1/16/2020	8300 ELAM RD	WARRANT HOLD (OUTSIDE AGENCY)
3/31/2020	8300 ELAM RD	WARRANT HOLD (NOT A DPD WARRANT)
10/12/2020	8300 ELAM RD	DRUG/ NARCOTIC VIOLATIONS
12/7/2020	8300 ELAM RD	DRUG/ NARCOTIC VIOLATIONS
3/31/2021	8300 ELAM RD	WARRANT HOLD (NOT A DPD WARRANT)
4/14/2021	8300 ELAM RD	WARRANT HOLD (NOT A DPD WARRANT)

**Market Value Analysis**

[Market Value Analysis \(MVA\)](#), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies

nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is not within an identifiable MVA category; however, it is in proximity to a "H" to the north and a "I" MVA cluster to the south and southeast.

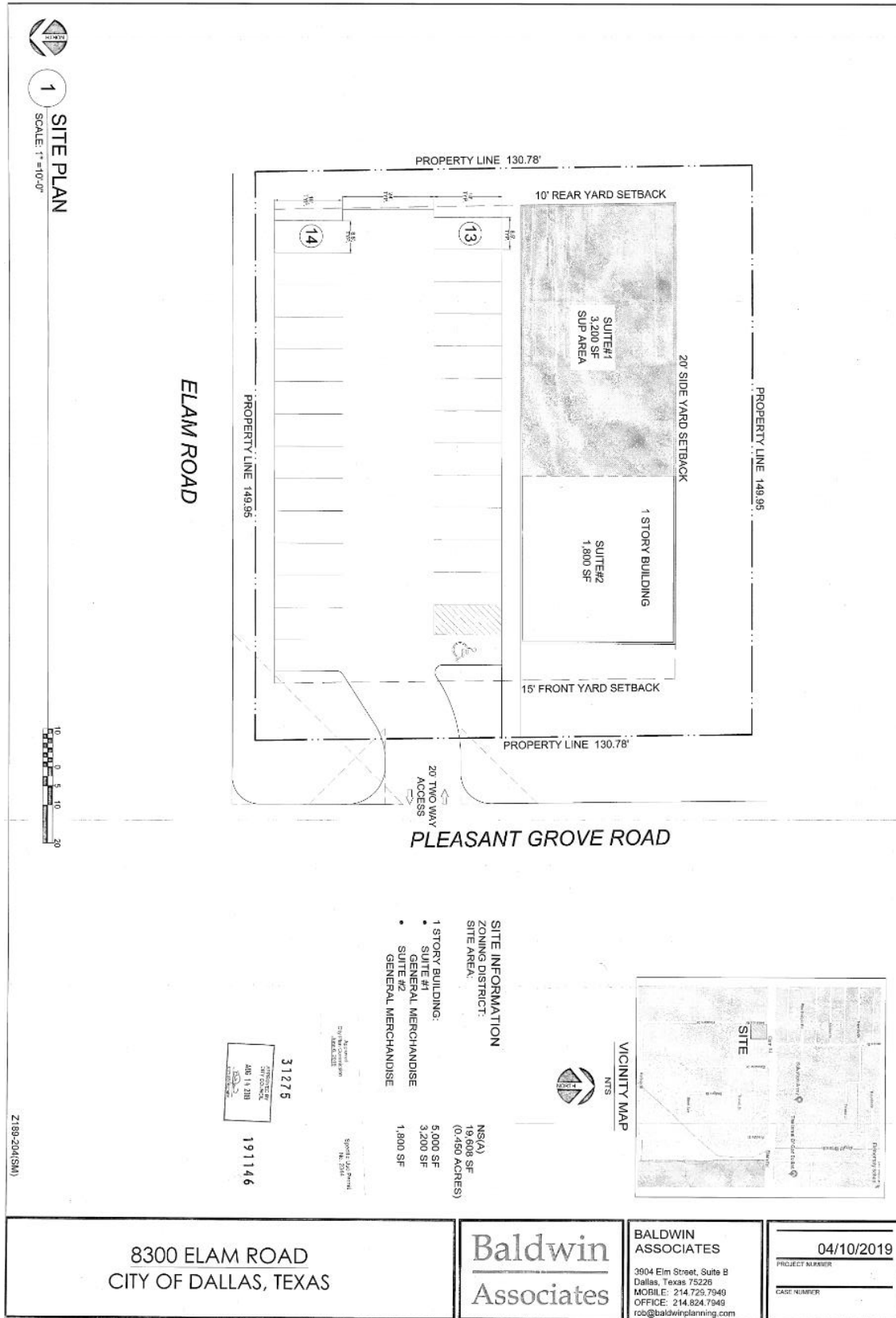
### **Proposed SUP Conditions**

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 ~~August 14, 2021~~ (five years from the passage of this ordinance).
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.

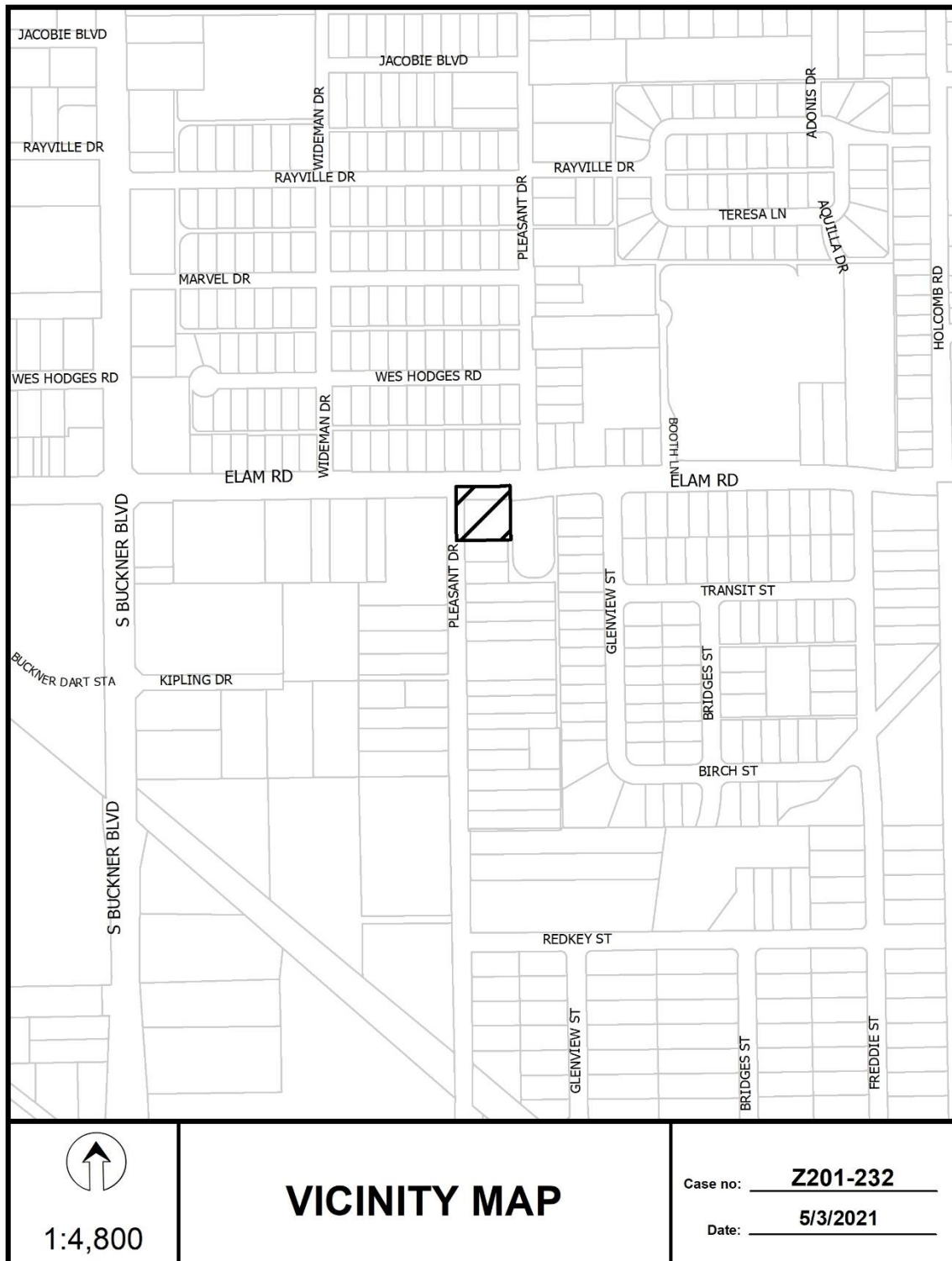




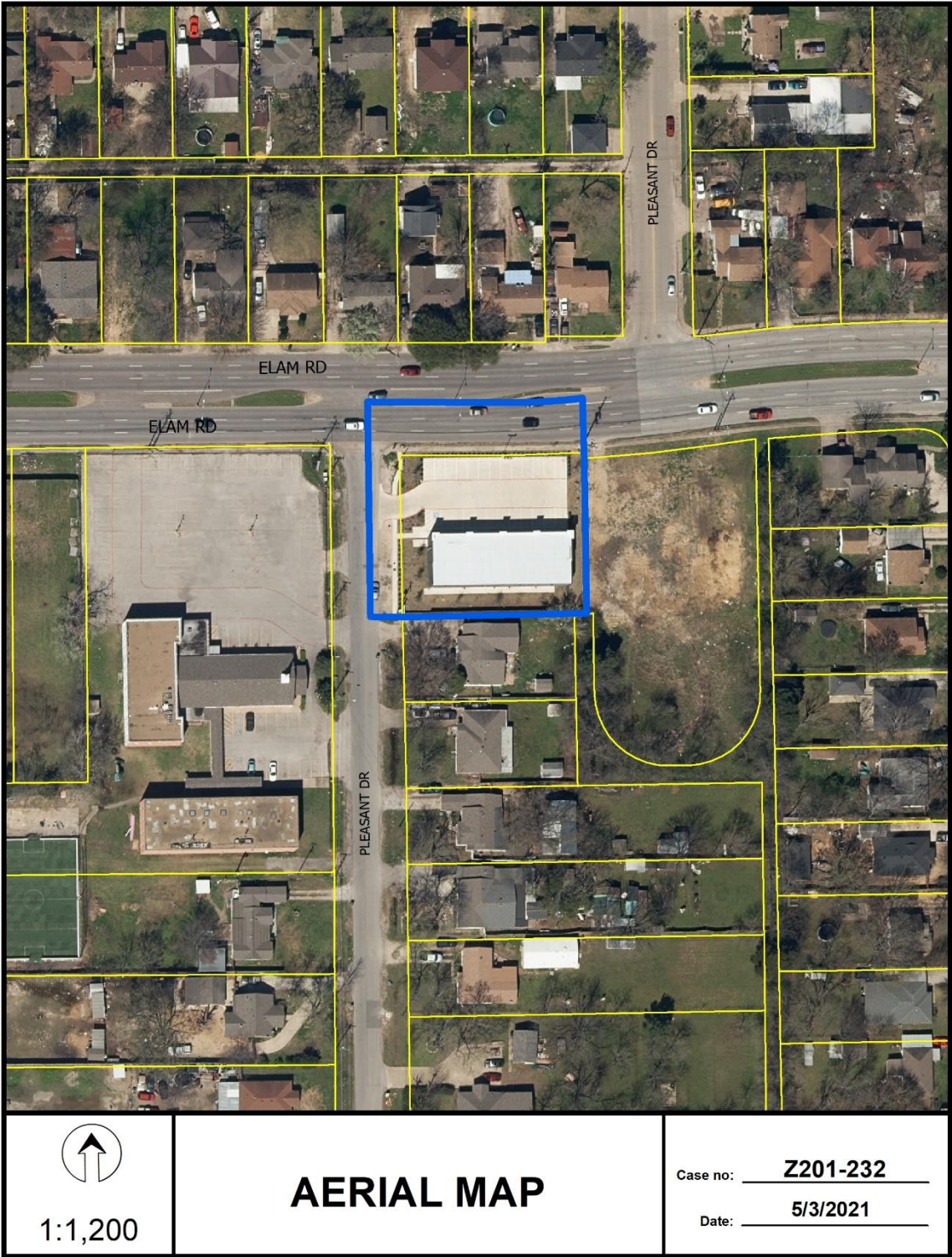
# Existing Site Plan

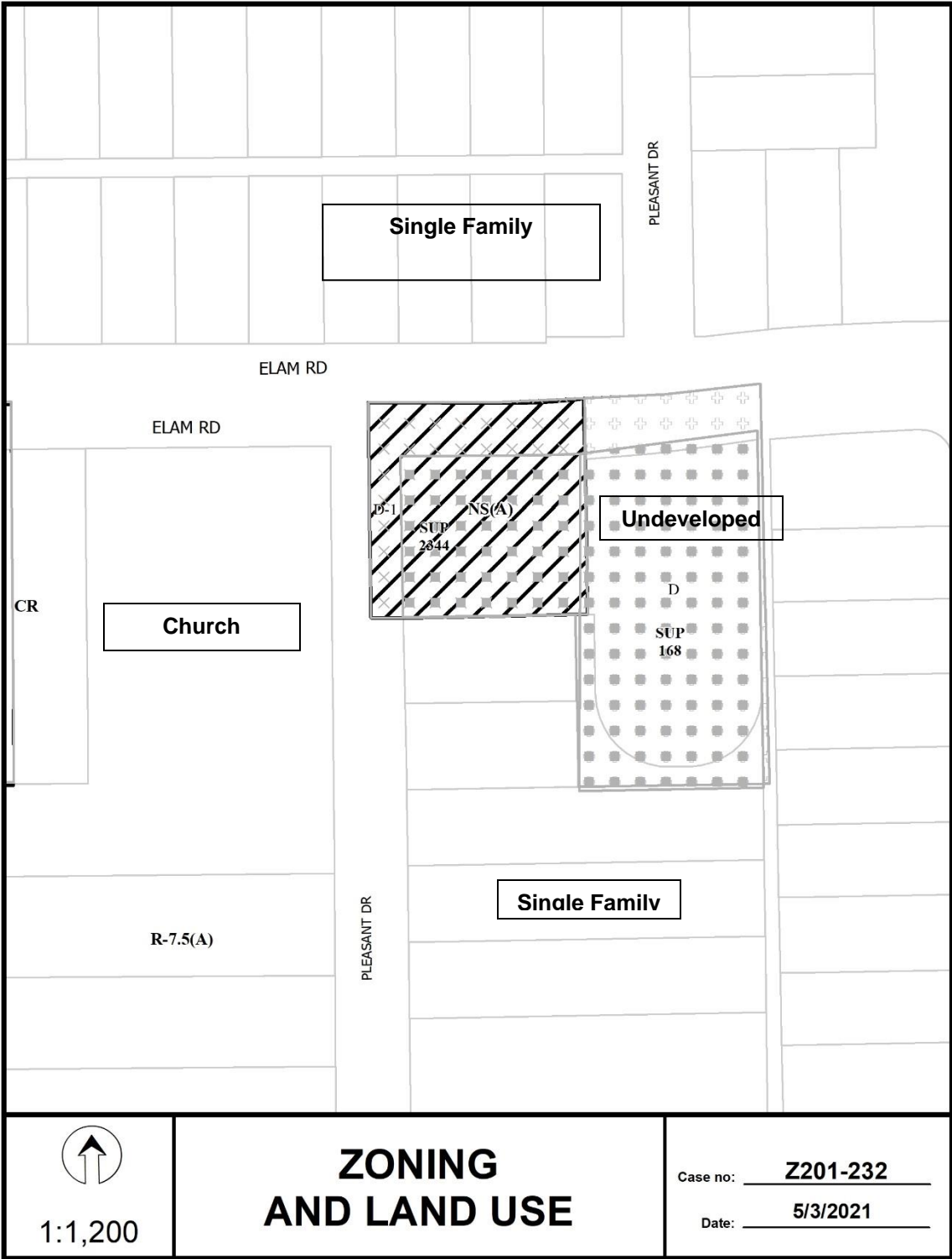


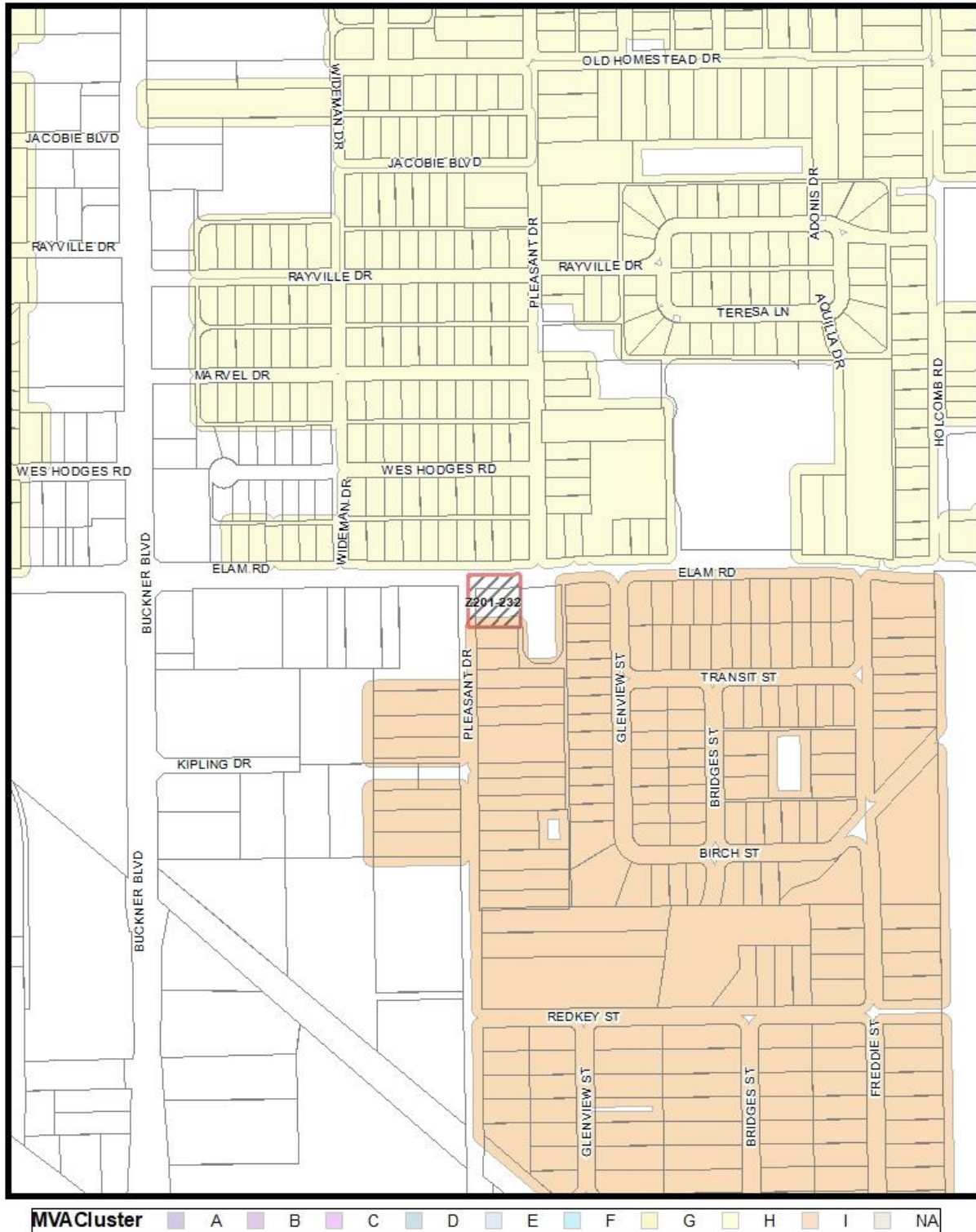
Z201-232(CT)







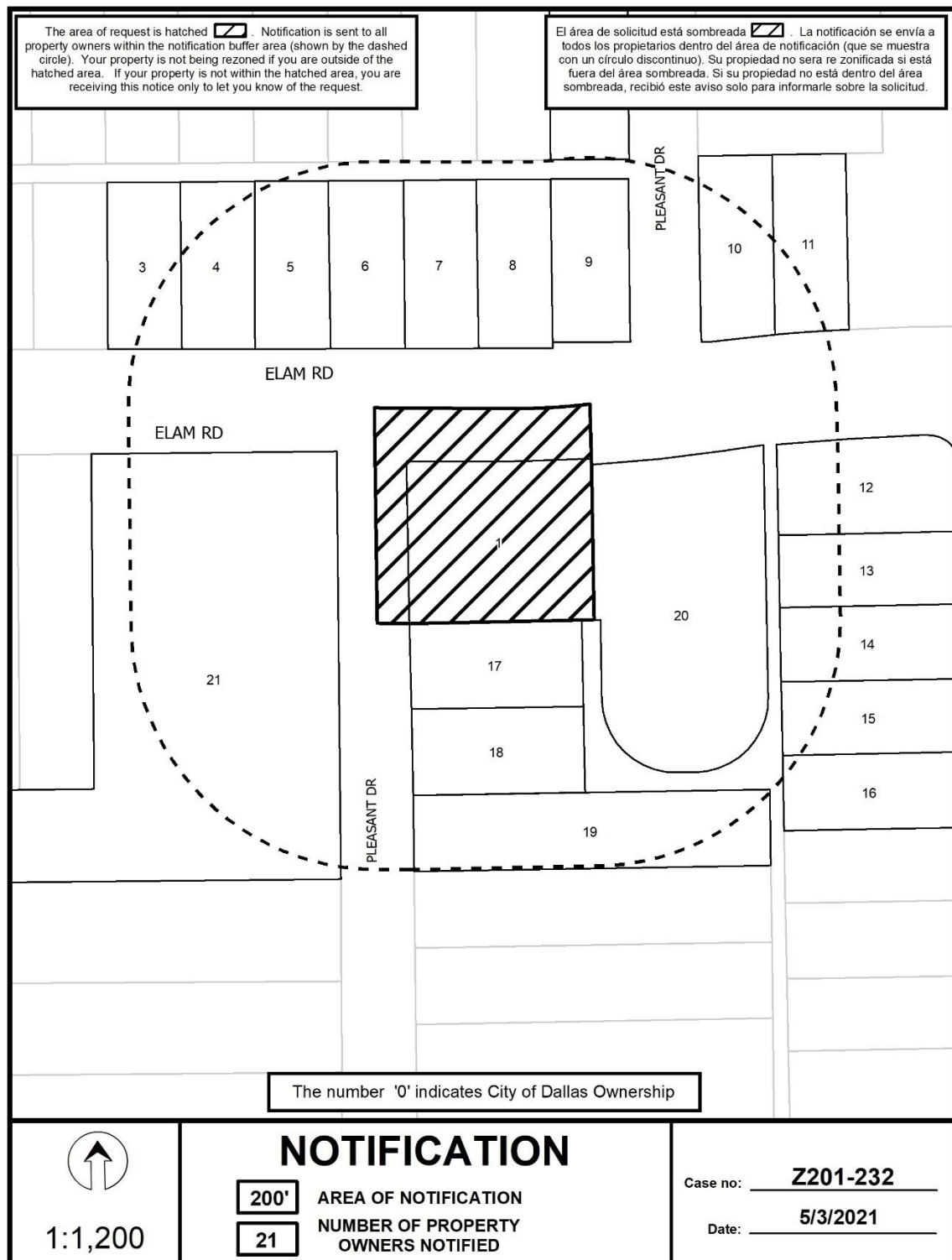




## Market Value Analysis

Printed Date: 5/18/2021





05/03/2021

***Notification List of Property Owners******Z201-232******21 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	8300 ELAM RD	HUSSEIN ABDEL
2	8246 WES HODGES RD	OLIVAREZ JOSE
3	8219 ELAM RD	MESQUITE JUSTIN DAVIS
4	8223 ELAM RD	WRIGHT SHARON
5	8227 ELAM RD	CASTRO GROGORIO CHAVEZ &
6	8233 ELAM RD	MITCHELL JAMES R ETAL
7	8237 ELAM RD	PECINA NANCY SALINAS
8	8243 ELAM RD	CASTILLO ATANACIO BASQUEZ
9	8247 ELAM RD	CASTRO GREGORIO CHAVEZ &
10	8301 ELAM RD	TUDON JOSE ANGEL & MARTHA
11	8305 ELAM RD	JONES C W FAMILY TRUST
12	8328 ELAM RD	BELTRAN MARIA G
13	463 GLENVIEW ST	BURNES DAVID
14	457 GLENVIEW ST	ESCANDON VICTOR &
15	453 GLENVIEW ST	TOVAR OMAR ADRIAN
16	447 GLENVIEW ST	ESCANDON EDUARDO & NARCISA GUADALUPE
17	432 PLEASANT DR	LE THANH T
18	426 PLEASANT DR	RIVAS DE LOURDES MARIA
19	420 PLEASANT DR	MATA OCTAVIANO
20	8314 ELAM RD	HUSSEIN ABDEL R
21	8238 ELAM RD	IGLESIA BAUTISTA NUEVA

**FILE NUMBER:** DCA201-009

**DATE INITIATED:** April 19, 2021

**TOPIC:** Parking P(A) District Minor Amendment

**CITY COUNCIL DISTRICTS:** All

**CENSUS TRACTS:** All

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**PROPOSAL:** Consideration of amending the Dallas Development Code Chapter 51A-4.302 P(A) Parking District Regulations to provide procedures for amending a site plan.

**SUMMARY:** The proposed amendment provides for minor changes to the site plan for a P(A) Parking District to be processed as a minor amendment.

**ZOAC RECOMMENDATION:** Approval.

**STAFF RECOMMENDATION:** Approval.

### **BACKGROUND:**

- On June 17, 2021, the Zoning Ordinance Advisory Committee (ZOAC) considered this item and voted to recommend the proposal move to City Plan Commission (CPC).

### **GENERAL INFORMATION:**

Currently, amendments to a site plan within the Parking P(A) District can only be achieved through the zoning amendment process.

When applying to become a Parking P(A) District, a site plan is required. The required site plan must show:

- the dimensions, bearings, and street frontage of the property
- the location of the parking spaces and the use the parking district serves
- the method of ingress and egress
- screening, lighting, and landscaping.

A P(A) Parking District serves to provide the parking requirement for a main use and are generally in close proximity to residential districts because they are providing required parking for a use, other than single family or duplex, that is allowed in the residential district. For example churches which are allowed by right and require parking. The P(A) Parking District must be either contiguous to or perpendicularly across an adjoining street or alley from the main use they are serving.

Currently the code allows changes to certain site plans, development plans and landscaping plans to be processed as a minor amendment when the changes are determined to be minor per the criteria for each item. For example, amendments to site plans for SUPs (Appendix 1), amendments to development plans for Planned Development Districts (Appendix 2), amendments to landscaping plans for Planned Development Districts (Appendix 3)

Currently, there are three different procedures to process a minor amendment. See Appendix 3 for examples of:

- the director procedure
- the city plan commission procedure
- the public notice procedure

### **PROPOSAL:**

The proposal requires the **public notice procedure** for amending a site plan. This procedure requires 200 ft. notification to surrounding property owners of a City Plan Commission public hearing to review a minor amendment to the site plan. This allows nearby property owners to be made aware of the request and be informed of the proposed changes.

The proposed amendment reflects that the minor changes are qualified with a list that determines changes that would not be considered eligible for a minor amendment, clarifying that minor amendments are limited to minor changes to the respective plans that they are amending, and qualifying ineligible changes.

SEC. 51A-4.302. PARKING [P(A)] DISTRICT REGULATIONS.

(a) General provisions.

(1) The parking district must be either contiguous to or perpendicularly across an adjoining street or alley from a main use.

(2) The owner of a lot in a parking district contiguous to an A, A(A), R, R(A), D, D(A), TH, TH(A), CH, MF, MF(A), MH, or MH(A) district shall provide and maintain a minimum front yard of ten feet.

(b) Procedures for establishing a parking district.

(1) The applicant for a parking district shall comply with the zoning amendment procedure for a change in a zoning district classification.

(2) At the time of applying for a change in zoning district classification, the applicant shall submit a site plan that includes:

(A) the dimensions, bearings, and street frontage of the property;

(B) the location of the parking spaces and the use the parking district serves;

(C) the method of ingress and egress;

(D) screening, lighting, and landscaping; and

(E) any other information the director determines necessary for a complete review of the proposed development. (Ord. 19455)

(c) Procedures for amending a site plan. The minor amendment process allows flexibility as necessary to meet the contingencies of development. Amendments that do not qualify as minor amendments must be processed as a zoning amendment. Minor amendments must be reviewed under the public notice procedure. The notification described in Section 51A-1.105(k) is required. The city plan commission shall, after a public hearing, authorize minor changes in the site plan that otherwise comply with the ordinance and do not:

(1) change ingress or egress;

(2) affect the street buffer zone or residential buffer zone;

(3) detrimentially affect aesthetic function relative to adjacent right-of-way or surrounding property; or

(4) detrimentially affect screening, lighting, or mandatory landscaping.



<b>Zoning Ordinance Advisory Committee (ZOAC) Meeting Minutes June 17, 2021</b>
---

**Consideration of amending the Dallas Development Code Chapter 51A-4.302 P(A) Parking Districts to provide procedures for amending a site plan.**

**Motion to approve DCA201-009 and recommend the amendment to City Plan Commission.**

**Motion:** Ann Bagley  
**2<sup>nd</sup>:** Ryan Behring

**Result:**    Passed:       7-0  
                 For:                MacGregor, Bagley, Behring, Hall, Johnson, Rangel, and  
                                     Rieves  
                 Against:        none  
                 Absent:            Murphy

<b>APPENDIX 1</b>
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**SEC. 51A-4.219. SPECIFIC USE PERMIT (SUP).**(b) Specific use permit procedure.

(8) The minor amendment process allows flexibility as necessary to meet the contingencies of development. Amendments that do not qualify as minor amendments must be processed as a zoning amendment. The city plan commission shall, after a public hearing, authorize minor changes in the landscape plan that otherwise comply with the SUP ordinance and the underlying zoning and do not:

(A) reduce the perimeter landscape buffer strip shown on the original landscape plan;

(B) detrimentally affect the original landscape plan's aesthetic function relative to adjacent right-of-way or surrounding property; or

(C) detrimentally affect the original landscape plan's screening or buffering function.

For purposes of this paragraph, "original landscape plan" means the earliest approved landscape plan that is still in effect and does not mean a later amended landscape plan. For example, if a landscape plan was approved with the specific use permit and then amended through the minor amendment process, the original landscape plan would be the landscape plan approved with the specific use permit, not the landscape plan as amended through the minor amendment process. If, however, the landscape plan approved with the specific use permit was replaced through the zoning amendment process, then the replacement landscape plan becomes the original landscape plan. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process.

An applicant or owner of real property within the notification area may appeal the decision of the city plan commission to the city council. An appeal must be requested in writing within 10 days after the decision of the city plan commission. City council shall decide whether the city plan commission erred, using the same standards that city plan commission used. Appeal to the city council is the final administrative remedy available.

## APPENDIX 2

**SEC. 51A-4.702. PLANNED DEVELOPMENT (PD) DISTRICT REGULATIONS.**(h) Amendments to the development plan.

(1) Purpose and scope. The minor amendment process allows flexibility as necessary to meet the contingencies of development. Amendments that do not qualify as minor amendments must be processed as a zoning amendment. Minor amendments are limited to minor changes in the development plan that otherwise comply with the PD ordinance and do not:

- (A) alter the basic relationship of the proposed development to adjacent property;
- (B) increase a height shown on the original development plan by more than 10 percent or 12 feet, whichever is less, provided there is no increase in the number of habitable stories or parking levels above grade;
- (C) decrease the amount of off-street parking spaces shown on the original development plan so as to create a traffic hazard or traffic congestion or fail to provide adequate parking; or
- (D) reduce building setbacks at the boundary of the site shown on the original development plan.

(2) Determination of procedure. Upon receipt of an application, the director shall determine if the proposed amendments are minor amendments and, if so, whether the proposed amendments are to be reviewed under the director procedure, the city plan commission procedure, or the public notice procedure.

(A) Director procedure. The director may forward any application to the city plan commission for review. The director may, however, approve minor amendments to a development plan without the notification described in Section [51A-1.105](#) (k) if:

- (i) the purpose of the amendment is to bring the request area into compliance with screening requirements; or
- (ii) the proposed development plan:
  - (aa) does not have residential adjacency;
  - (bb) does not increase enclosed floor area from that allowed on the original development plan;
  - (cc) does not increase structure height from that allowed on the original development plan;
  - (dd) does not change uses from those allowed on the original development plan;
  - (ee) does not permit access to a street for which no ingress or egress point was previously shown; and
  - (ff) does not reduce designated perimeter buffer area or designated open space.

The director shall notify the city plan commission of all applications for minor amendments eligible for approval under the director procedure.

(B) **City plan commission procedure.** The city plan commission may approve a minor amendment to a development plan without the notification described in Section [51A-1.105](#) (k) if the proposed development plan:

- (i) does not have residential adjacency;
- (ii) does not change uses from those allowed on the original development plan; and
- (iii) does not reduce designated perimeter buffer area or designated open space.

(C) **Public notice procedure.** Minor amendments that do not qualify for the director procedure or the city plan commission procedure must be reviewed under the public notice procedure. The notification described in Section [51A-1.105](#) (k) is required.

## APPENDIX 3

**SEC. 51A-4.702. PLANNED DEVELOPMENT (PD) DISTRICT REGULATIONS.**(i) Amendments to the landscape plan.

(1) Purpose and scope. The minor amendment process allows flexibility as necessary to meet the contingencies of development. Amendments that do not qualify as minor amendments must be processed as a zoning amendment. Minor amendments are limited to minor changes in the landscape plan that otherwise comply with the PD ordinance and do not:

- (A) reduce the perimeter landscape buffer strip shown on the original landscape plan;
- (B) detrimentally affect the original landscape plan's aesthetic function relative to adjacent right-of-way or surrounding property; or
- (C) detrimentally affect the original landscape plan's screening or buffering function.

(2) Determination of procedure. Upon receipt of an application, the director shall determine if the proposed amendments are minor amendments and, if so, whether the proposed amendments are to be reviewed under the director procedure, the city plan commission procedure, or the public notice procedure.

(A) **Director procedure.** The director may forward any application to the city plan commission for review. The director may, however, approve minor amendments to a landscape plan without the notification described in Section [51A-1.105](#) (k) if:

(i) the proposed minor amendments are necessary to keep landscaping from interfering with service provided by a public utility or state regulated entity for the transmission of power, fuel, water, or communication services; or

(ii) the proposed landscape plan:

(aa) does not change the landscape plan within 25 feet of a property line with residential adjacency;

(bb) does not reduce the number of trees or amount of plant materials in a landscape buffer area (locations and types of trees or plant materials may be altered if the screening and aesthetic function of the buffer area is not affected);

(cc) does not reduce the number of trees or amount of plant materials within 25 feet of a street right-of-way; and

(dd) does not reduce the number of trees, plant materials, or landscape points on the site.

The director shall notify the city plan commission of all applications for minor amendments eligible for approval under the director procedure.

(B) **City plan commission procedure.** The city plan commission may approve a minor amendment to a landscape plan without the notification described in Section [51A-1.105](#) (k) if the proposed landscape plan does not change the landscape plan within 25 feet of a property line with residential adjacency.

(C) **Public notice procedure.** Minor amendments that do not qualify for the director procedure or the city plan commission procedure must be reviewed under the public notice procedure. The notification in Section [51A-1.105](#) (k) is required.