



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, February 7, 2019
AGENDA

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

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

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

BRIEFINGS:

Z156-325(NW) – A City Council authorized hearing to determine proper zoning on property zoned Subdistricts S-1a, S-1b, S-2a, S-2b, S-9, and S-10 in the South Zone of Planned Development No. 521 with consideration being given to appropriate zoning for the areas including use, development standards, and other appropriate regulations on property generally located on: 1) the west side of Mountain Creek Parkway from I-20 to West Camp Wisdom Road (S-1b), 2) the southwest corner of Mountain Creek Parkway and West Camp Wisdom Road (S-1a), 3) the southwest corner of West Camp Wisdom Road and Eagle Ford Drive (S-2b), 4) the north side of West Camp Wisdom Road at the terminus of Eagle Ford Drive (S-2a), and 5) the south side of West Camp Wisdom Road from west of Timberbrook Lane to Clark Road (S-9, S-10).

Nathan Warren, Senior Planner, Sustainable Development and Construction Services

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S189-096**
(CC District 13)
- An application to create five lots ranging in size from 45,307 square feet to 68,139 square feet and one common area from a 7.036-acre tract of land in City Block 5601 on property located on Walnut Hill Lane at Inwood Road, southeast corner.
Owner: JF Lux Homes, LLC
Surveyor: Dowdey Anderson & Associates, Inc.
Application Filed: January 9, 2019
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S189-098**
(CC District 14)
- An application to replat a 4.7997-acre tract of land containing all of Lot 1A and Lot 1B in City Block 10A/637 to create one lot on property bounded by McKinney Avenue, Lemmon Avenue East, Oak Grove Avenue, and Lemmon Avenue.
Owner: Pan Coastal Limited Partnership
Surveyor: Kimley-Horn
Application Filed: January 9, 2019
Zoning: PD 372, PD 193(PDS 6)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S189-100**
(CC District 1)
- An application to replat a 0.164-acre tract of land containing part of Lot 5 in City Block 3477 to create one lot on property located between Polk Street and Tyler Street, south of Winston Street.
Owner: Tyler Street Holdings, LP
Surveyor: O'Neal Surveying Co.
Application Filed: January 10, 2019
Zoning: CD-1(Subarea 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S189-101**
(CC District 13)
- An application to replat a 0.727-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block 1/5001 to create one lot on property located on Lovers Lane at Briarwood Lane, northwest corner.
Owners: 4931 W Lovers Lane, LLC, 4919 West Lovers Lane, LLC
Surveyor: Pacheco Koch, LLC
Application Filed: January 11, 2019
Zoning: PD 326 (Area A, Area B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S189-102**
(CC District 6)
- An application to create one 0.258-acre lot in City Block 6563 on property located on Harry Hines Boulevard/State Highway Loop No. 354, north of Royal Lane.
Owner: Tony Nguyen
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: January 11, 2019
Zoning: PD 498
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S189-103**
(CC District 4)
- An application to create one 1.612-acre lot in City Block 5997 on property located on Overton Road, east of Beckley Avenue.
Owner: Max Alley Investments, LLC
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: January 11, 2019
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S189-104**
(CC District 2)
- An application to replat a 2.792-acre tract of land containing all of Lots 9, 10, and 11 in City Block A/5789 to create one lot on property located on Ovella Avenue at Overlake Drive, east of Webb Chapel Extension (F.K.A. Cridelle Drive).
Owner: Lumin Education
Surveyor: Texas Heritage Surveying, LLC
Application Filed: January 11, 2019
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S189-105**
(CC District 5)
- An application to replat a 0.957-acre tract of land containing all of Lot A and part of Lot B in City Block 18/6228 to create one lot on property located on Bruton Road at Buckner Boulevard, southwest corner.
Owner: Casa Rock Partner, LTD
Surveyor: Windrose Land Surveying/Platting, Arthur Land Surveying
Application Filed: January 11, 2019
Zoning: PD 366 (Subarea 2, Tract 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S189-106**
(CC District 14)
- An application to replat an 8.910-acre tract of land containing all of Lot 1A in City Block G/5402 and a portion of abandoned Matilda Street to create one lot on property located between Greenville Avenue, Lovers Lane, Matilda Street, and Milto Street.
Owner: Oncor Electric Delivery Company, LLC
Surveyor: Raymond L. Goodson Jr., Inc.
Application Filed: January 11, 2019
Zoning: PD 610(Tract 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

M178-031

Abraham Martinez
(CC District 14)

An application for a minor amendment to the existing development plan and landscape plan on property zoned Planned Development Subdistrict No. 53 within Planned Development District No. 193, the Oak Lawn Special Purpose District with Historic Overlay No. 94 (St. Ann's School), in an area bounded by Moody Street, Harry Hines Boulevard, Olive Street, and North Harwood Street.

Staff Recommendation: **Approval**

Applicant: International Development Center IX, LTD

Representative: Ben Cortez, AIA

Zoning Cases – Consent:

1. **Z189-124(SM)**

Sarah May
(CC District 14)

An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Oram Street and La Vista Drive.

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

Applicant: Laurel Concepts

Representative: Rob Baldwin, Baldwin Associates

2. **Z189-126(SM)**

Sarah May
(CC District 14)

An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Oram Avenue and La Vista Drive.

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

Applicant: Laurel Concepts

Representative: Rob Baldwin, Baldwin Associates

3. **Z189-131(PD)**

Pamela Daniel
(CC District 14)

An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Oram Street and La Vista Drive.

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

Applicant/Representative: Sameer Patel

4. **Z189-135(PD)**
Pamela Daniel
(CC District 6)
- An application for a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on property zoned Subarea A within Planned Development District No. 741, on the northeast corner of Olympus Boulevard and Wharf Road.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Representative: Rob Baldwin, Baldwin Associates
5. **Z189-116(CY)**
Carolina Yumet
(CC District 6)
- An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the northeast side of Market Center Boulevard, southeast of Oak Lawn Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Floyd Method Southwest LTD
Representative: Santos Martinez, Masterplan

Zoning Cases – Under Advisement:

6. **Z178-316(CY)**
Carolina Yumet
(CC District 1)
- An application for **1)** a new subdistrict to allow for a shared access development with up to 85 lots and served by two shared access points on property zoned Subdistrict 6 within Planned Development District No. 830 and a portion of Planned Development District No. 450; **2)** an amendment to reduce Planned Development District No. 450 for a public school; and, **3)** an amendment to the development plan and landscape plan, on the northeast corner of West Davis Street and North Plymouth Road.
Staff Recommendation: **Approval**, subject to a revised conceptual plan, street section exhibit and staff's recommended conditions; and **approval** of a revised development plan and revised landscape plan.
Applicant: David Weekley, LLC.
Representative: Rob Baldwin, Baldwin Associates
U/A From: January 3, 2019
7. **Z189-104(PD)**
Pamela Daniel
(CC District 5)
- An application for the renewal of Specific Use Permit No. 1357 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, on the northwest corner of Bruton Road and McCutcheon Lane.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised traffic management plan and conditions.
Applicant: A+ Charter Schools Inc. f.k.a Riley Faith Family Academy
Representative: Audra Buckley, Permitted Development
U/A From: January 17, 2019

8. **Z178-313(PD)**
Pamela Daniel
(CC District 14)
An application for an amendment to Planned Development Subdistrict No. 45 within Planned Development District No. 193, the Oak Lawn Special Purpose District, for a public school on property bounded by Allen Street, McKinney Avenue, Sneed Street, and Cole Avenue.
Staff Recommendation: **Denial.**
Applicant: Dallas I.S.D
Representative: Karl A. Crawley, Masterplan Consultants
U/A From: January 17, 2019
9. **Z189-110(PD)**
Pamela Daniel
(CC District 2)
An application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67, on the east side of Victoria Avenue, north of West Mockingbird Lane.
Staff Recommendation: **Approval**, subject to a revised Existing Land Use Map.
Applicant: JDAL, LLC
Representative: Rob Baldwin, Baldwin and Associates
U/A From: January 17, 2019
10. **Z189-117(JM)**
Jennifer Muñoz
(CC District 2)
An application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67, on the west side of Roper Street, between Thedford Avenue and Savage Street.
Staff Recommendation: **Approval**, subject to a revised Existing Land Use Map.
Applicant: Olerio Homes, LLC
Representative: Rob Baldwin, Baldwin and Associates
U/A From: January 17, 2019
11. **Z189-119(JM)**
Jennifer Muñoz
(CC District 2)
An application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67, on the west side of Victoria Avenue, between Savage Street and West Mockingbird Lane.
Staff Recommendation: **Approval**, subject to a revised Existing Land Use Map.
Applicant: Olerio Homes, LLC
Representative: Rob Baldwin, Baldwin and Associates
U/A From: January 17, 2019

Zoning Cases – Individual:

12. **Z178-268(JM)**
Jennifer Muñoz
(CC District 6)
- An application for an amendment to Subdistrict 1E within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the southwest corner of Turtle Creek Boulevard and Hi Line Drive.
- Staff Recommendation: **Approval**, subject to staff's recommended conditions.
- Applicant: DD Dunhill Hotel, LLC
- Representative: William S. Dahlstrom, Jackson Walker, LLP
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Other Matters:

Consideration of Appointments to CPC Committees:

THOROUGHFARE COMMITTEE

Minutes: January 17, 2019

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, February 12, 2019

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, February 12, 2019, City Hall, 1500 Marilla Street, in Conference Room 5CN, at 9:00 a.m.

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

EXECUTIVE SESSION NOTICE

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

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

CITY PLAN COMMISSION**THURSDAY FEBRUARY 7, 2019****FILE NUMBER:** S189-096**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Walnut Hill Lane at Inwood Road, southeast corner**DATE FILED:** January 9, 2019**ZONING:** R-1ac(A)**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 7.036 acres **MAPSCO:** 24R**OWNER:** JF Lux Homes, LLC

REQUEST: An application to create five lots ranging in size from 45,307 square feet to 68,139 square feet and one common area from a 7.036-acre tract of land in City Block 5601 on property located on Walnut Hill Lane at Inwood Road, southeast corner.

SUBDIVISION HISTORY:

1. S189-051 was a request of the same property to create five lots ranging in size from 1.11-acres to 1.52-acres from a tract of land in City Block 5601 on property located on Walnut Hill Lane at Inwood Road, southeast corner. The request was denied December 13, 2018 by City Plan Commission.
2. S178-248 was a request south of the present request to replat a 5.301-acre tract of land containing all of Lot 6 in City Block 2/5601 and a tract of land in City Block 5601 to create one lot on property located at 9806 Inwood Road, south of Walnut Hill Lane. The request was approved July 19, 2018 but has not been recorded.
3. S145-071 was a request east of the present request to create one 1.822-acre lot from a tract of land containing part of City Block 5601 on property located at 5202 Walnut Hill Lane, southeast quadrant of Inwood Road and Walnut Hill Lane. The request was approved February 5, 2015 and was withdrawn.

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 lots to the south and west of the request on Inwood Road range in area from 43,051 square feet to 11,06,256.25 square feet with width ranging from 175 feet to 739 feet. The lots to the north and east of the request on Walnut Hill Lane range in area from 37,177 square feet to 98,737 square feet with width ranging from 133 feet to 260 feet. The lots to the east of the request on Meadowbrook Drive range in area from 81,886 square feet to 188,166 square feet. (refer existing area analysis map)

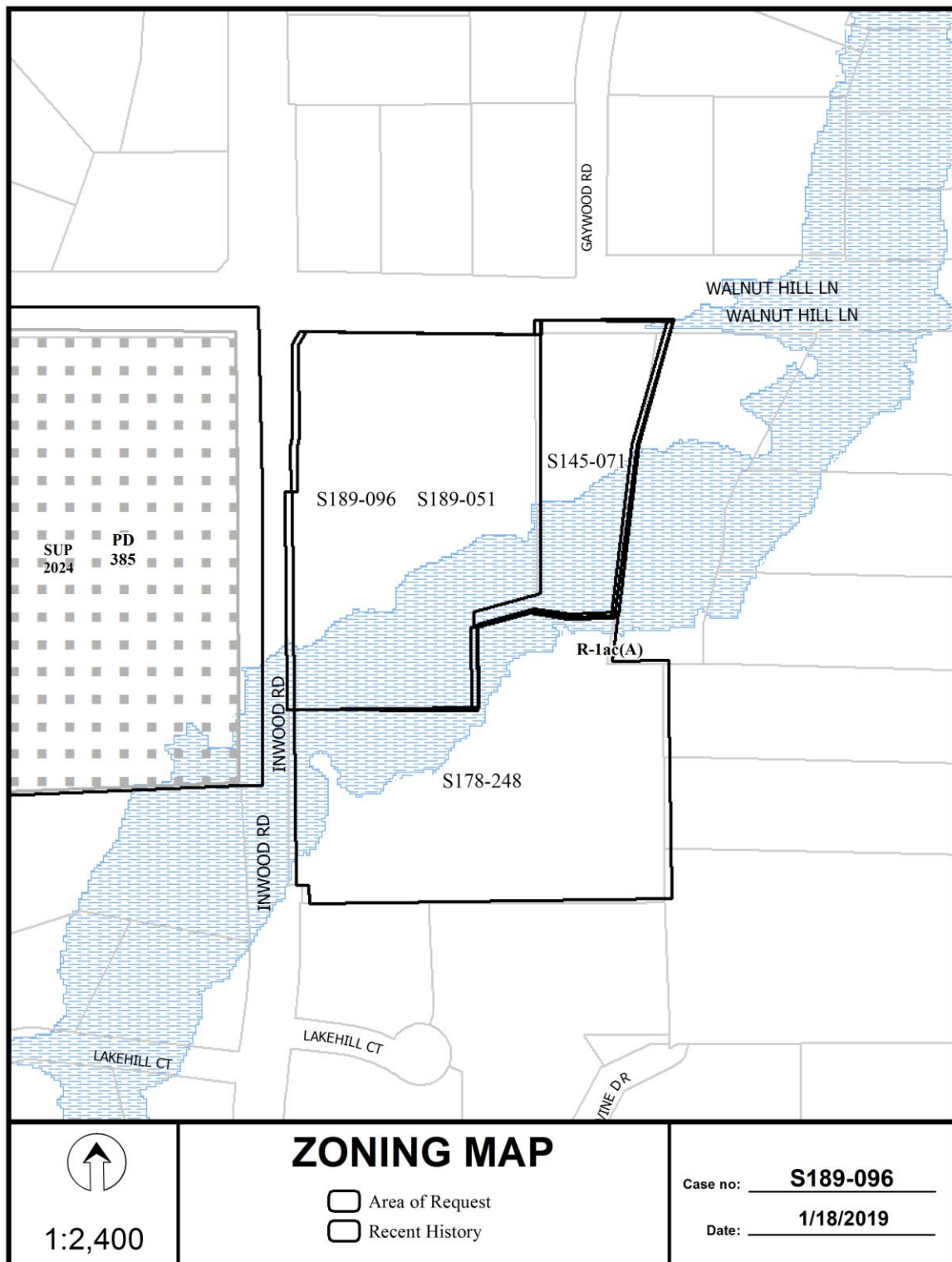
The proposed lots' width and area on Inwood Road vary from 165 feet to 204 feet, and 45,307 square feet to 52,874 square feet respectively. The two proposed lots on Walnut Hill Lane have lot widths of 150 feet and 164 feet, and areas of 52,838 square feet and 68,139 square feet.

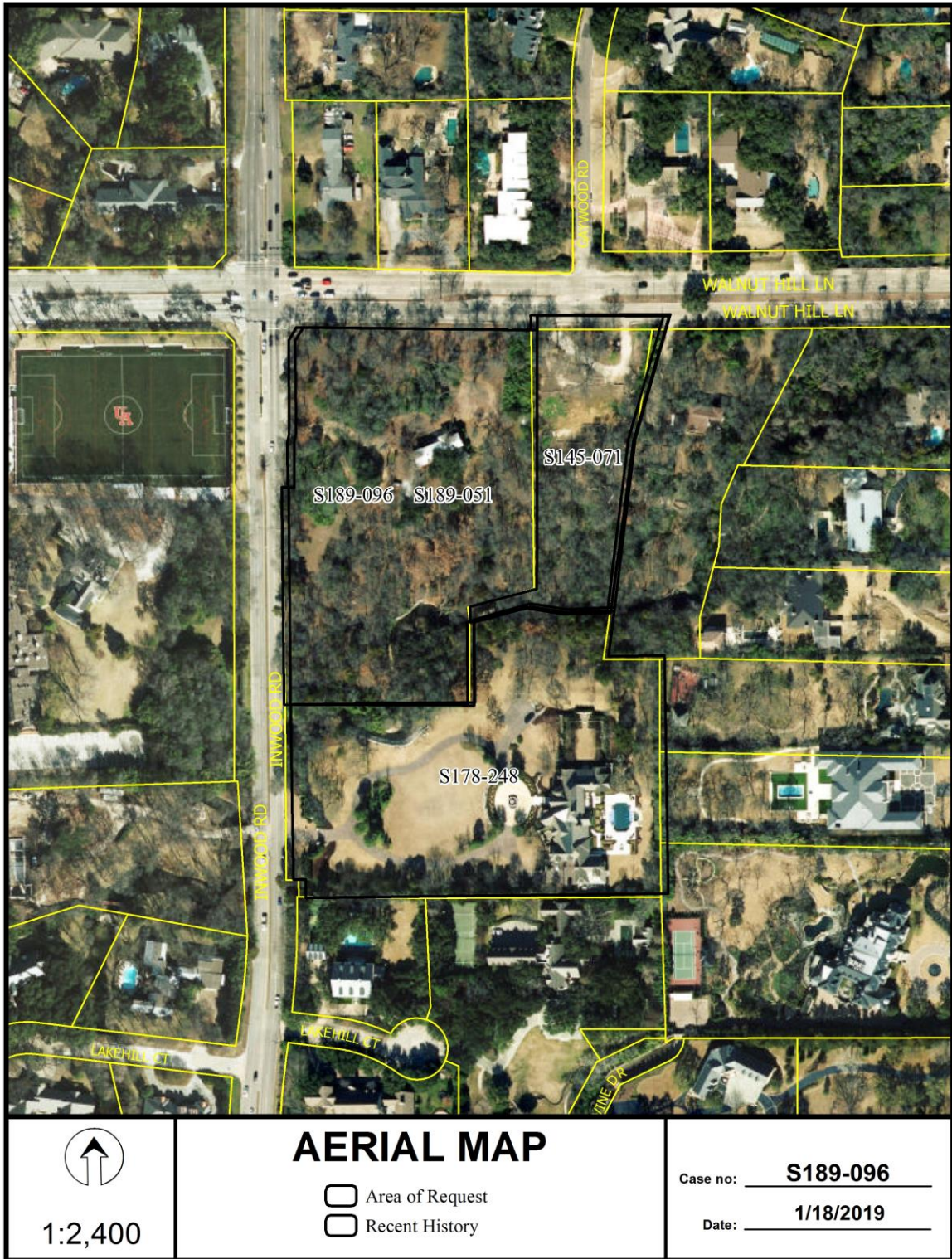
The lots in the immediate vicinity of this request are varied in width, depth, and area. Staff finds that there is no established lot pattern in the immediate area of the request and the request complies with the requirements of Section 51A-8.503 and the R-1ac(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

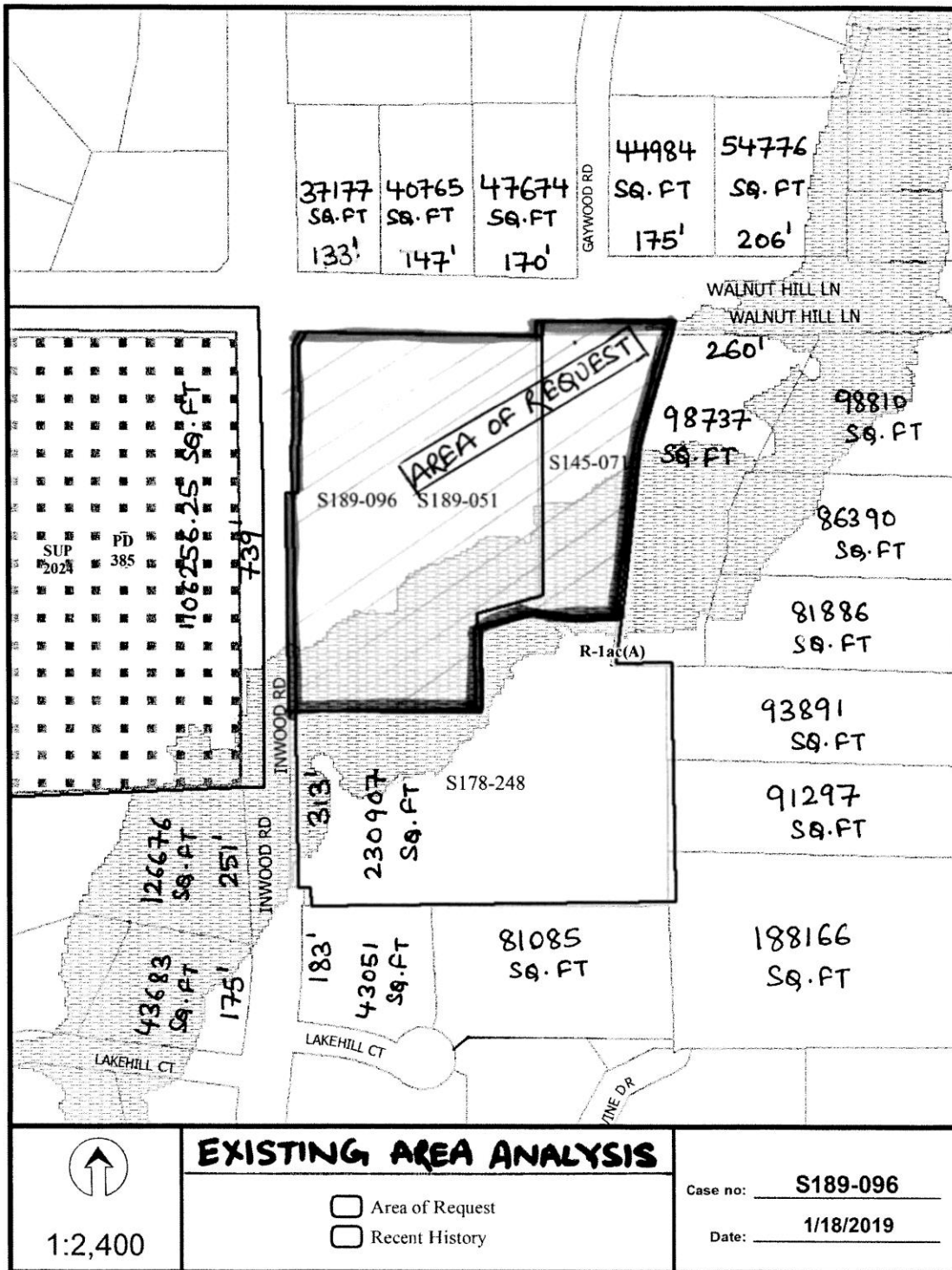
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division 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. The number of lots permitted by this plat is five and one common area.
11. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).

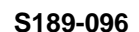
13. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
14. On the final plat, dedicate 40 feet of right-of-way (via fee simple) from the established center line of Inwood Road. Section 51A 8.602(c).
15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established centerline of Walnut Hill Lane. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate 20-foot by 20-foot corner clip (via fee simple) at the intersection of Inwood Road and walnut Hill Lane. Section 51A 8.602(d) (1).
17. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established centerline of Inwood Road for turn lane. Section 51A 8.602(c).
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. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.
20. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.
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. 51A-5.105(g).
25. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
26. On the final plat, show distances/width across all adjoining right-of-way of. Platting Guidelines.
27. On the final plat, show recording information on all existing easements within 150 feet of the property.
28. Plat name cannot start with the word "The". On the final plat, remove "The" from the addition name.
29. Prior to recordation of the final plat, gap in deeds need to be resolved.

30. 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).
31. 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.
32. Wastewater main improvement is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
33. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
34. Prior to final plat, a Home Owners Association By-Laws to maintain the common area need to be created, approved by the City Attorney, and recorded.
35. Prior to final plat, submit tree survey to Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
36. On the final plat, identify the property as Lots 1 through 5 and Common Area "A" in City Block A/5601. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









CITY PLAN COMMISSION**THURSDAY FEBRUARY 7, 2019****FILE NUMBER:** S189-098**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** McKinney Avenue, Lemmon Avenue East, Oak Grove Avenue, and Lemmon Avenue**DATE FILED:** January 9, 2019**ZONING:** PD 372, PD 193(PDS 6)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%206/ARTICLE%20372.pdf>[http://www.dallascityattorney.com/51P/Articles%20Supp%207/Div%20S-6%20\[Part%20II%20PD%20193\].pdf](http://www.dallascityattorney.com/51P/Articles%20Supp%207/Div%20S-6%20[Part%20II%20PD%20193].pdf)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 4.7997 acres **MAPSCO:** 35Y&45C**OWNER:** Pan Coastal Limited Partnership**REQUEST:** An application to replat a 4.7997-acre tract of land containing all of Lot 1A and Lot 1B in City Block 10A/637 to create one lot on property bounded by McKinney Avenue, Lemmon Avenue East, Oak Grove Avenue, and Lemmon Avenue.**SUBDIVISION HISTORY:**

1. S178-275 was a request south of the present request to replat a 1.1477-acre tract of land containing all of Lot 2 and part of Lots 1 and 3 in City Block 636 to create one lot on property located on Oak Grove Avenue at Hall Street, southeast corner. The request was approved August 16, 2018 but has not been recorded.
2. S134-199 was a request south of the present request to replat three lots into one 1.07-acre lot on property located at Lemmon Avenue and Oak Grove Road, southwest corner. The request was approved July 25, 2014 and recorded May 2, 2017.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 372, PD 193 (PDS 6); therefore, staff recommends approval subject to compliance with the following conditions:

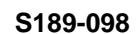
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division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

plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
13. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
14. On the final plat, dedicate a 20-foot by 20-foot corner clip (right-of-way or street easement) at the intersection of Lemmon Avenue and McKinney Avenue. Section 51A 8.602(d) (1).
15. On the final plat, dedicate a 20-foot by 20-foot corner clip (right-of-way or street easement) at the intersection of Lemmon Avenue East and McKinney Avenue. Section 51A 8.602(d) (1).
16. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Oak Grove Avenue and Lemmon Avenue. Section 51A 8.602(d) (1).
17. Per the City of Dallas Thoroughfare Plan, Section 51A-9, McKinney Avenue requires 60 feet to 80 feet of right-of-way (3 lane undivided roadway; 2 north bound, 1 south bound) and Lemmon Avenue requires all existing right-of-way.
18. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, chose a new or different addition name. Platting Guidelines.

21. 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).
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
25. Capacity of existing wastewater system is questionable. Prior to final plat, submit proposed wastewater discharge (gpm) of development for further assessment.
26. On the final plat, clarify utility easements retained in Volume 672, Page 228 and Volume 3944, Page 73.
27. Prior to recordation of the final plat, Real Estate release is required.
28. On the final plat, change "Cityplace Drive West" to "Oak Grove Avenue", per Ordinance 29042. Section 51A-8.403(a)(1)(A)(xii)
29. On the final plat, identify the property as Lot 1C in City Block 10A/637. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY FEBRUARY 7, 2019****FILE NUMBER:** S189-100**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Polk Street and Tyler Street, south of Winston Street**DATE FILED:** January 10, 2019**ZONING:** CD-1(Subarea 2)**LINK:**

https://dallascityhall.com/departments/sustainabledevelopment/historicpreservation/DCH%20documents/pdf/27945_KingsHighwayConservationDist.pdf

CITY COUNCIL DISTRICT: 1**SIZE OF REQUEST:** 0.164 acre**MAPSCO:** 54B**OWNER:** Tyler Street Holdings, LP

REQUEST: An application to replat a 0.164-acre tract of land containing part of Lot 5 in City Block 3477 to create one lot on property located between Polk Street and Tyler Street, south of Winston Street.

SUBDIVISION HISTORY:

1. S178-271 was a request southeast of the present request to create one 0.714-acre lot from a tract of land in City Block 3108 on property located on Vernon Avenue between Davis Street and Fouraker Street. The request was approved August 16, 2018 but has not been recorded.
2. S178-260 was a request south of the present request to replat a 0.438-acre tract of land containing part of Lots 3 and 4 and a tract of land in City Block 3477 to create one lot on property located on Polk Street, south of Winston Street. The request was approved August 2, 2018 but has not been recorded.
3. S178-099 was a request south of the present request to replat a 0.653-acre tract of land containing all of Lots 1 and 2 in City Block 3/3459 to create a 13-lot Shared Access Area Development on property located on Tyler Street at Fouraker Street, northwest corner, if extended. The request was approved March 1, 2018 but has not been recorded.
4. S156-082 was a request southeast of the present request to create a 0.425-acre lot from a tract of land located in City Block 3108 on property located at 803 and 819 W. Davis Street at Vernon Avenue, northwest corner. The request was withdrawn by owner on November 6, 2017.
5. S145-028 was a request southeast of the present request to create one 0.886-acre lot from a tract of land in City Block 3108 on property located at 824 Fouraker Street. The request was approved December 4, 2014 and recorded January 9, 2017.

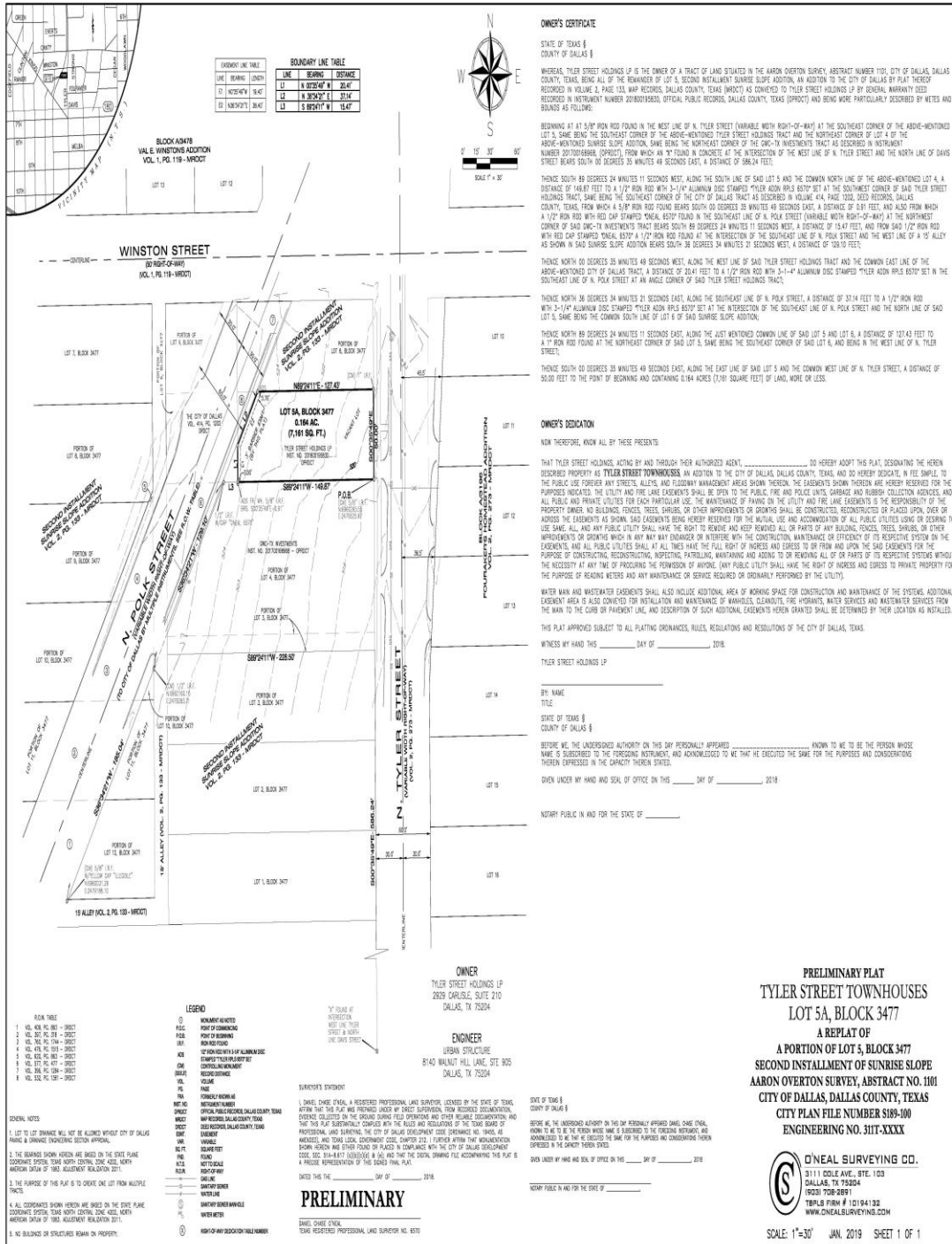
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of CD-1(Subarea 2); therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
12. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T). Section 51A-8.102(c); 8.601(b)(4),(5),(6),(7),(8),(9)
13. On the final plat, dedicate 30 feet of right-of-way from the established center line of Polk Street and Tyler Street. Section 51A 8.602(c).
14. This is a current Public Works project. Prior to final plat, coordination with Public Works Department is recommended. Attn.: Lap Tran (Project Manager).
15. On the final plat, show recording information on all existing easements within 150 feet of the property.
16. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

17. 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.
18. Wastewater main improvement may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
19. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
20. On the final plat, change "N Polk Street" to "Polk Street". Section 51A-8.403.(a)(1)(A)(xii)
21. On the final plat, change "N Tyler Street" to "Tyler Street". Section 51A-8.403.(a)(1)(A)(xii)
22. On the final plat, identify the property as Lot 5A in City Block 3477. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY FEBRUARY 7, 2019****FILE NUMBER:** S189-101**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Lovers Lane at Briarwood Lane, northwest corner**DATE FILED:** January 11, 2019**ZONING:** PD 326(Area A)(Area B)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%2046/ARTICLE%20326.pdf>**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 0.727 acre **MAPSCO:** 34D**OWNERS:** 4931 W Lovers Lane, LLC, 4919 West Lovers Lane, LLC

REQUEST: An application to replat a 0.727-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block 1/5001 to create one lot on property located on Lovers Lane at Briarwood Lane, northwest corner.

SUBDIVISION HISTORY:

1. S178-211 was a request west of the present request to replat a 0.339-acre tract of land containing all of Lots 6 and 7 in City Block 1/5001 to create one lot on property located on Lovers lane, west of Briarwood Lane. The request was administrative approved but has not been recorded.
2. S145-044 was a request on the present property to replat a 0.316-acre tract of land containing all of Lots 3 and 4 in City Block 1/5001 into one lot on property located at 4919 and 4923 West Lovers Lane. The request was approved December 18, 2014 and was withdrawn January 15, 2019.

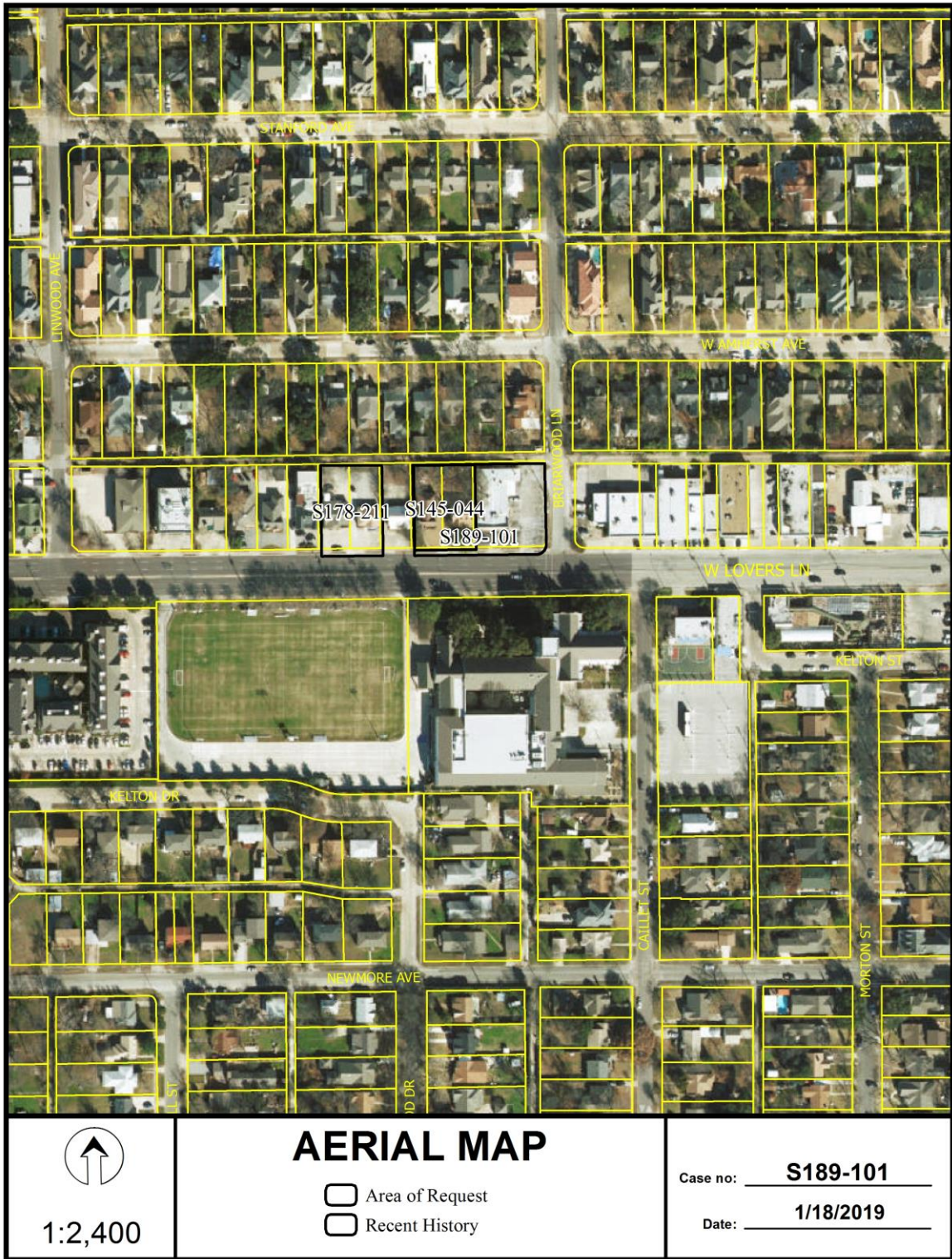
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 326 (Area A) (Area B); therefore, staff recommends approval subject to compliance with the following conditions:

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

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
13. On the final plat, dedicate 45 feet of right-of-way (via fee simple) from the established center line of Lovers Lane. Section 51A 8.602(c).
14. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established center line of Briarwood Lane. Section 51A 8.602(c).
15. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple or street easement) from the established centerline of Alley. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate a 15-foot by 15-foot corner clip (fee simple or street easement) at the intersection of Lovers Lane and Briarwood Lane. Section 51A 8.602(d) (1).
17. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Briarwood Lane & the alley. Section 51A-8.602(e),
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
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. Wastewater main improvement is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. Prior to final plat, remove fence encroachment in 15 feet wide alley shown on northwest side of plat area and provide documentation such as pictures showing the fence is removed.
24. Prior to final plat, Real Estate release is required.
25. On the final plat, change “Briarwood Road” to “Briarwood Lane”, per original Thoroughfare Plan. Section 51A-8.403.(a)(1)(A)(xii)
26. On the final plat, change “West Lovers Lane” to “Lovers Lane”. Section 51A-8.403.(a)(1)(A)(xii)
27. On the final plat, identify the property as Lot 1A in City Block 1/5001. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY FEBRUARY 7, 2019****FILE NUMBER:** S189-102**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Harry Hines Boulevard/State Highway Loop No. 354, north of Royal Lane**DATE FILED:** January 11, 2019**ZONING:** PD 498**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%2036/ARTICLE%20498.pdf>**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 0.258 acre**MAPSCO:** 22H**OWNER:** Tony Nguyen

REQUEST: An application to create one 0.258-acre lot in City Block 6563 on property located on Harry Hines Boulevard/State Highway Loop No. 354, north of Royal Lane.

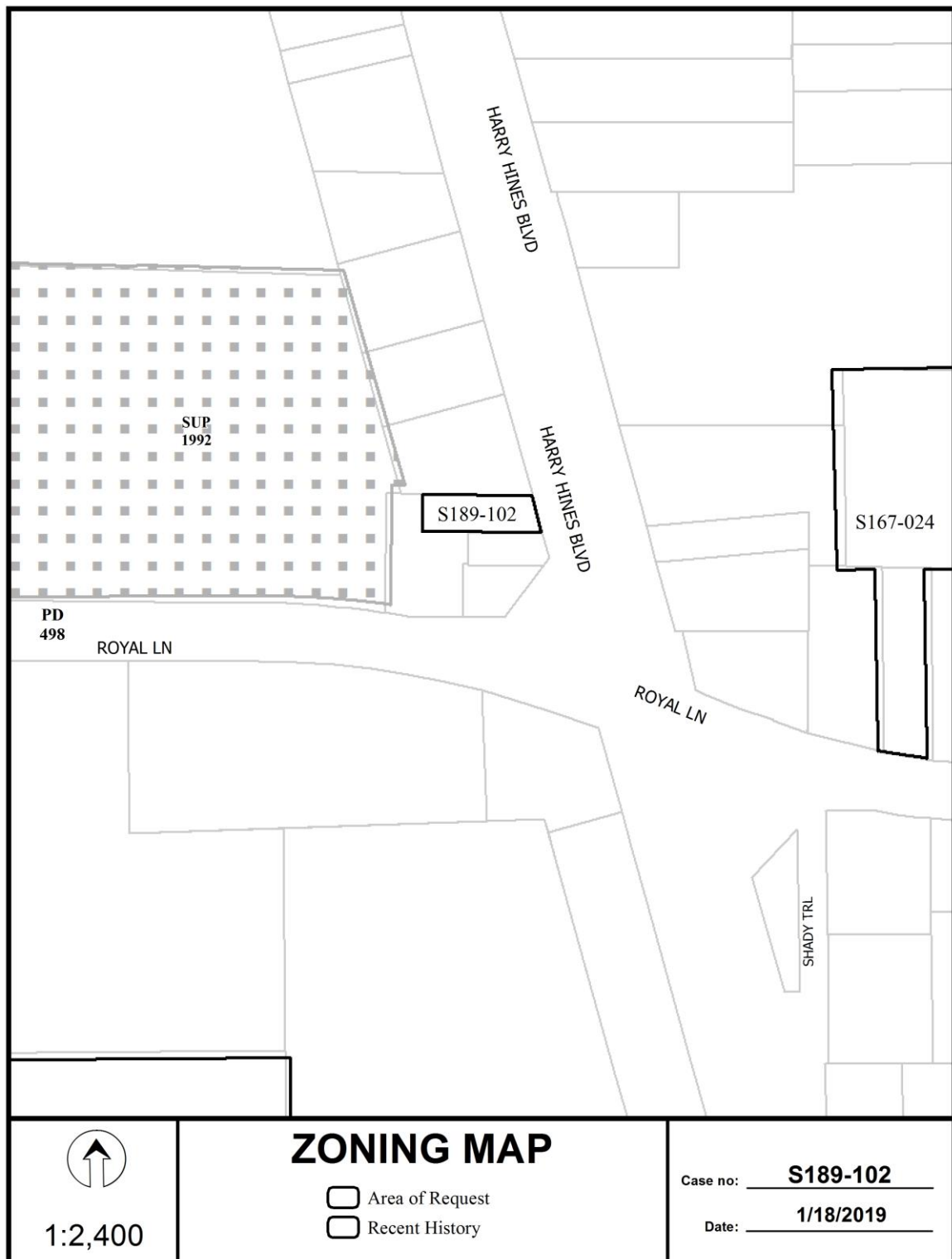
SUBDIVISION HISTORY:

1. S167-024 was a request east of the present request to replat a 3.968-acre tract of land containing all of Lot 1 in City Block 6610 and part of City Block 6609 into one lot on property located on Royal Lane, between Harry Hines Boulevard and Denton Drive. The request was approved December 1, 2016 but has not been recorded.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 498; therefore, staff recommends approval subject to compliance with the following conditions:

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

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
13. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."
14. On the final plat, show recording information on all existing easements within 150 feet of the property.
15. Prior to final plat, verify if there is need for easement over electrical line crossing property.
16. 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.
17. Wastewater main improvement may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
18. On the final plat, change "Harry Hines Blvd" to "Harry Hines Boulevard/State Highway Loop No. 354". Section 51A-8.403.(a)(1)(A)(xii)
19. On the final plat, identify the property as Lot 3 in City Block E/6563. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY FEBRUARY 7, 2019****FILE NUMBER:** S189-103**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Overton Road, east of Beckley Avenue**DATE FILED:** January 11, 2019**ZONING:** RR**CITY COUNCIL DISTRICT:** 4 **SIZE OF REQUEST:** 1.612 acre**MAPSCO:** 64D**OWNER:** Max Alley Investments, LLC

REQUEST: An application to create one 1.612-acre lot in City Block 5997 on property located on Overton Road, east of Beckley Avenue.

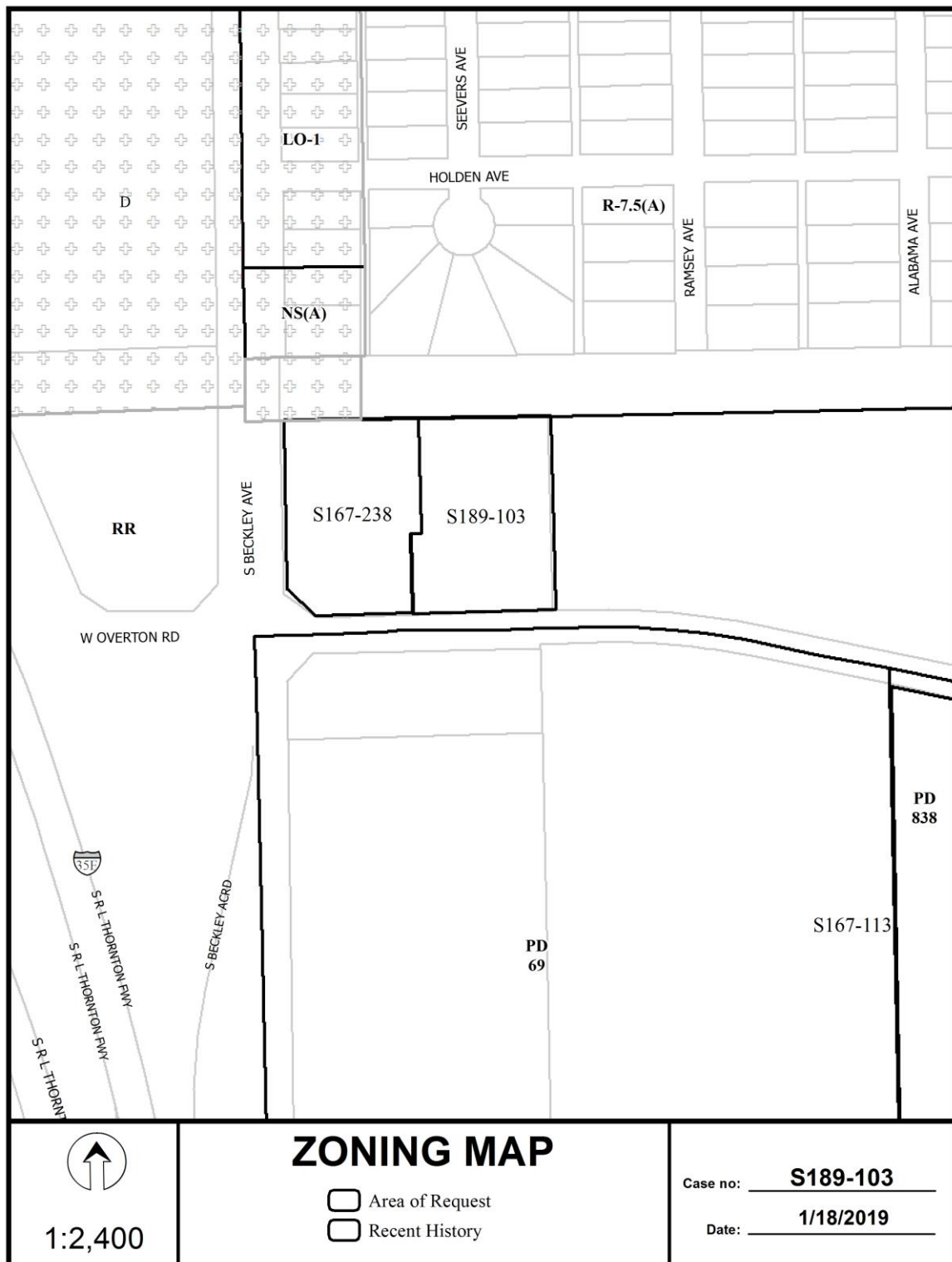
SUBDIVISION HISTORY:

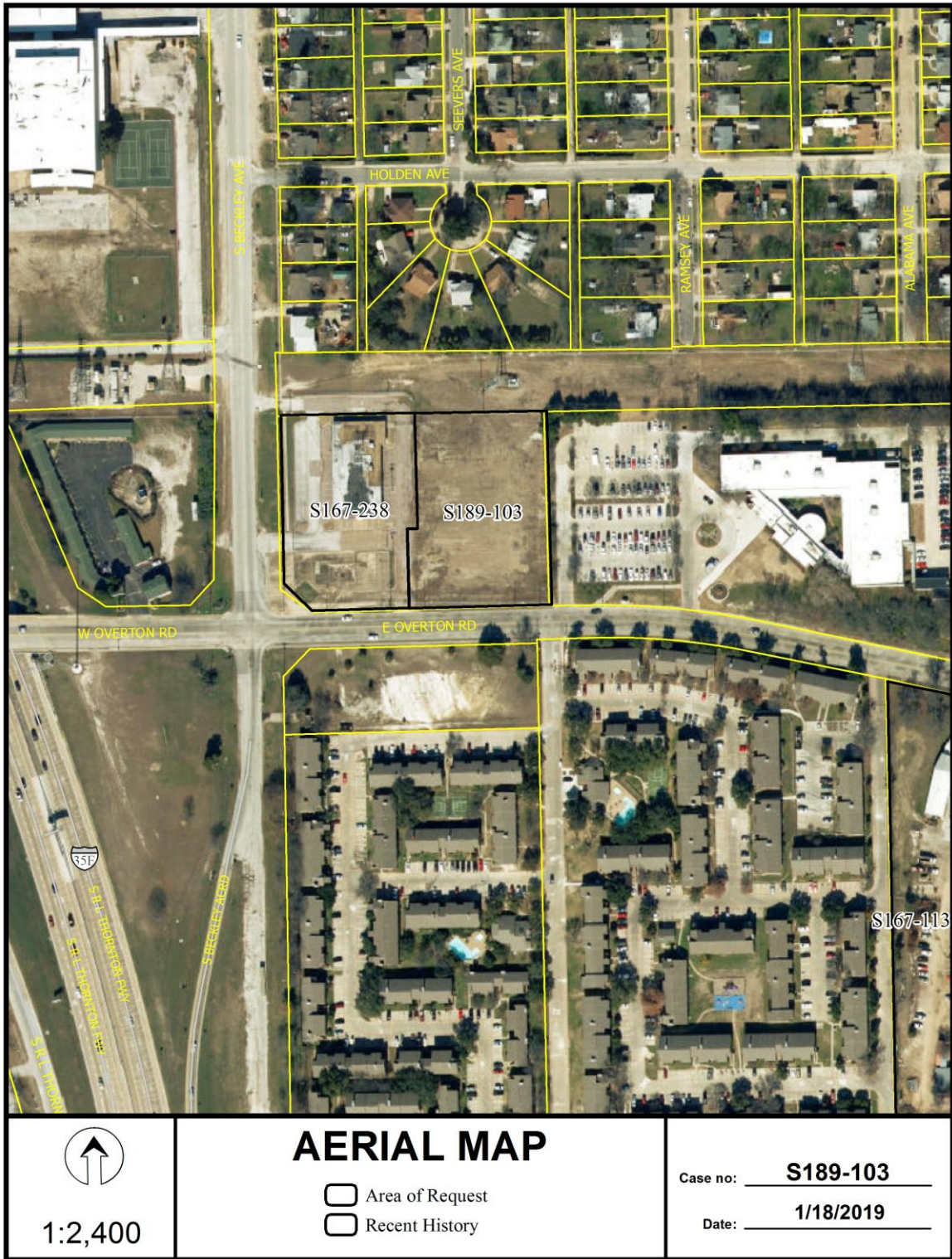
1. S167-238 was a request west of the present request to create one 1.527-acre lot from a tract of land in City Block L/5997 on property located on Beckley Avenue at Overton Road, northeast corner. The request was approved August 3, 2017 and recorded September 26, 2018.
2. S167-113 was a request southeast of the present request to replat 23.365-acre tract of land containing all of City Blocks 5998, 14/6000, 15/6000, 16/6000, and all of abandoned alleys in City Blocks 14/6000, 15/6000, and 16/6000 as well as all of abandoned Alaska Avenue, and Michigan Avenue to create one lot on property located on Marsalis Avenue between Overton Road and Garza Street. The request was approved March 16, 2017 but has not been recorded.

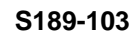
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the RR Regional Retail; therefore, staff recommends approval subject to compliance with the following conditions:

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

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
13. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
14. On the final plat, show recording information on all existing easements within 150 feet of the property.
15. 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).
16. 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.
17. Wastewater main improvement is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
18. Prior to final plat, contact Real Estate Department, Attn.: Donna Smithson-Kirwan to clarify boundaries of platting area and line that extends into Overton Road.
19. Prior to final plat, Real Estate release is required.
20. On the final plat, identify the property as Lot 2 in City Block N/5997. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY FEBRUARY 7, 2019****FILE NUMBER:** S189-104**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Ovella Avenue at Overlake Drive, east of Webb Chapel Extension (F.K.A. Cridelle Drive)**DATE FILED:** January 11, 2019**ZONING:** CR**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 2.792 acres**MAPSCO:** 33C**OWNER:** Lumin Education

REQUEST: An application to replat a 2.792-acre tract of land containing all of Lots 9, 10, and 11 in City Block A/5789 to create one lot on property located on Ovella Avenue at Overlake Drive, east of Webb Chapel Extension (F.K.A. Cridelle Drive).

SUBDIVISION HISTORY:

1. S145-190 was a request west of the present request to replat a 0.375-acre tract of land containing part of Lot 7A in City Block A/5789 to create one lot on Northwest Highway at Webb Chapel Extension, east corner. The request was administrative approved but has not been recorded.
2. S145-172 was a request northwest of the present request to replat a 7.104-acre tract of land containing all of Lots 1-8 in City Block B; all of Lot 5 and part of Lot 6 in City Block A, and a portion of an abandoned 50-foot right-of-way (Straightway Drive) into two lots on property located at Community Drive and Overlake Drive, south corner. The request was approved on May 21, 2015 but has not been recorded.

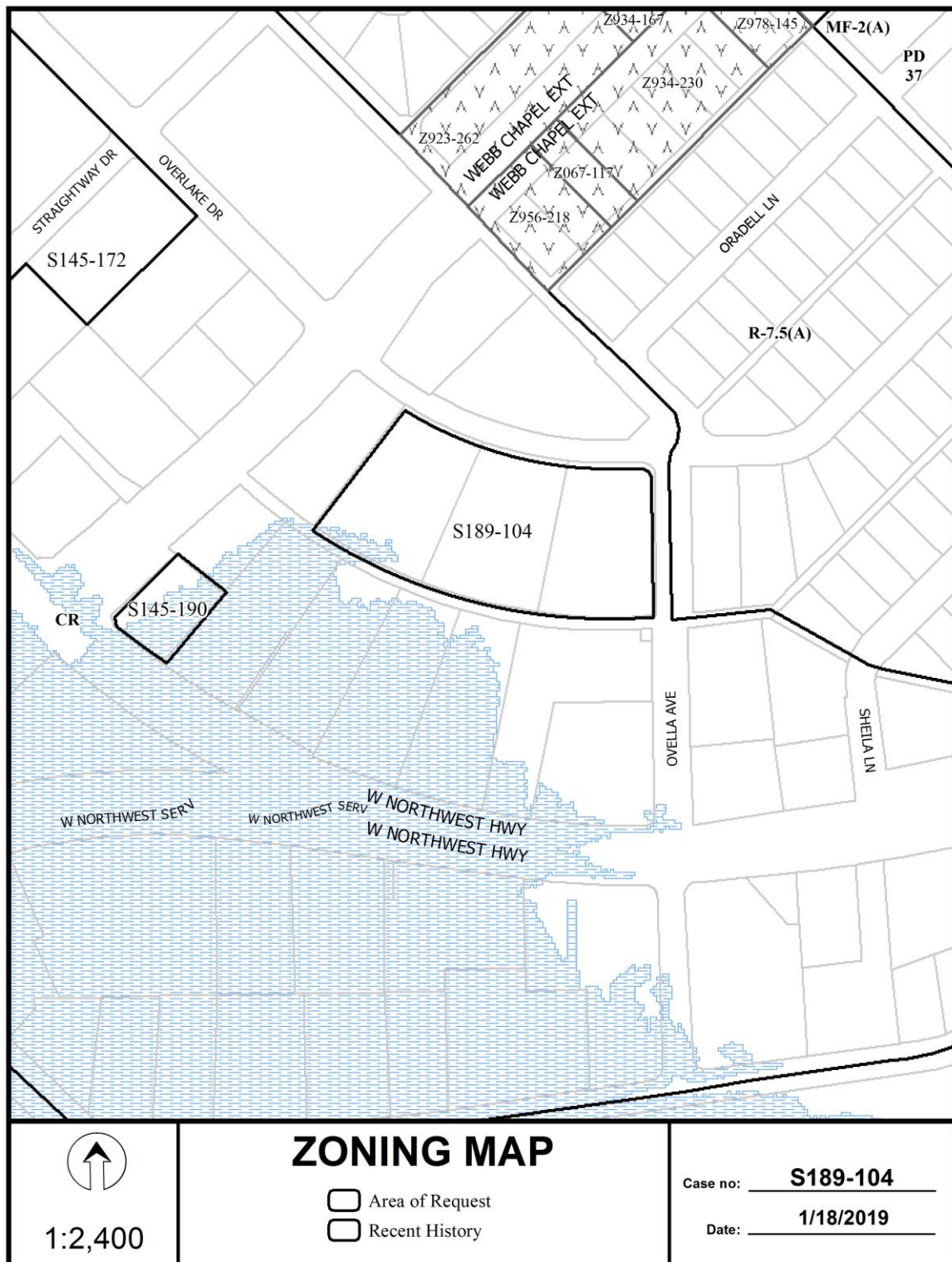
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the CR Commercial Retail; therefore, staff recommends approval subject to compliance with the following conditions:

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

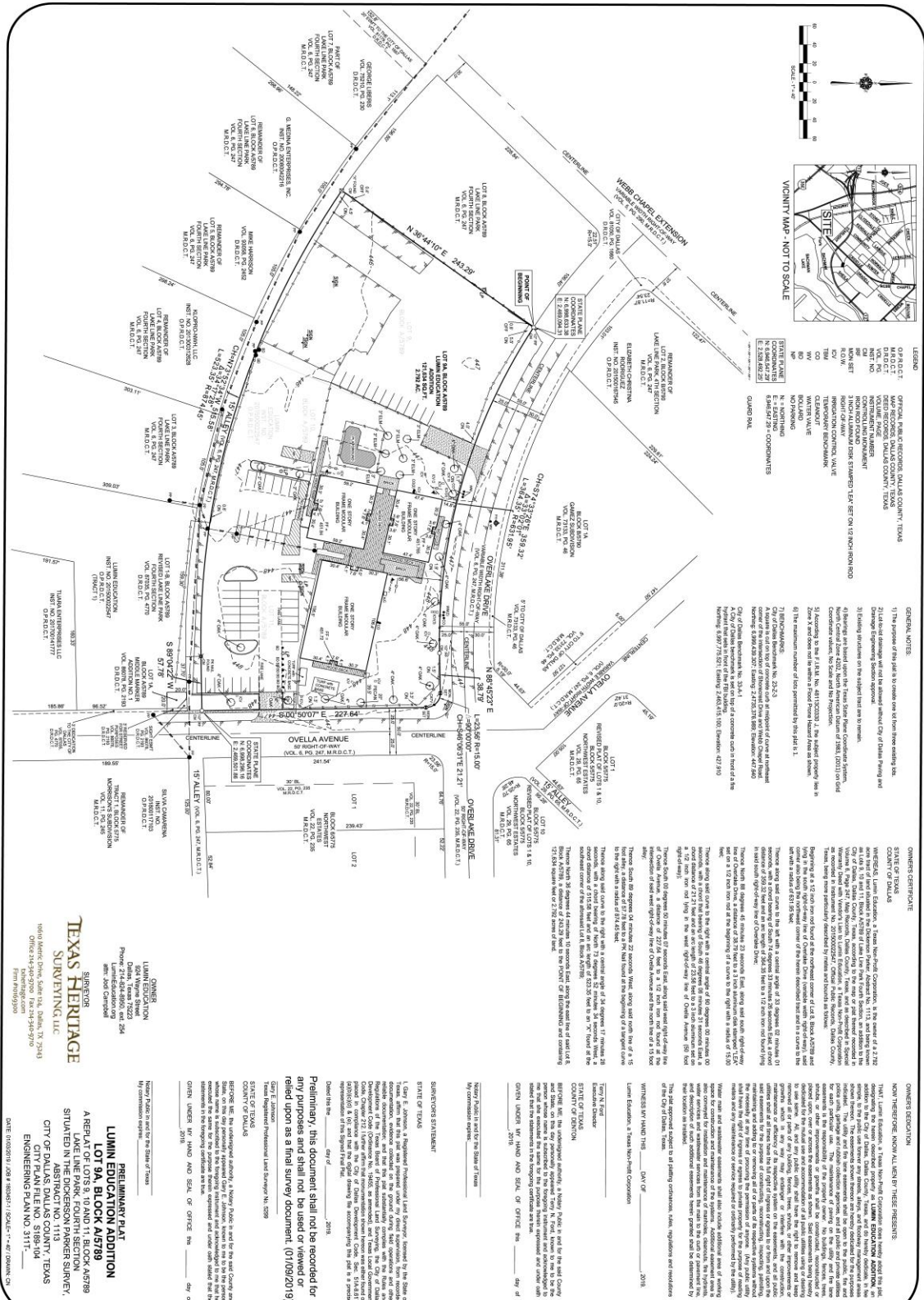
plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
13. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
14. On the final plat, dedicate 28 feet of right-of-way (or street easement) from the established center line of Ovella Avenue. Section 51A 8.602(c).
15. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Ovella Avenue & the alley. Section 51A-8.602(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. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.
18. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.
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 recording information on all existing easements within 150 feet of the property.
24. Prior to final plat, verify if there is need for easement over power pole and electrical line on property.
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 main improvement is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
28. On the final plat, change “Webb Chapel Extension” to “Webb Chapel Extension (F.K.A. Cridelle Drive)” per Ordinance 16625. Section 51A-8.403.(a)(1)(A)(xii)
29. On the final plat, identify the property as Lot 9A in City Block A/5789. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY FEBRUARY 7, 2019****FILE NUMBER:** S189-105**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Bruton Road at Buckner Boulevard, southwest corner**DATE FILED:** January 11, 2019**ZONING:** PD 366 (Subarea 2, Tract 3)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%2049/ARTICLE%20366.pdf>**CITY COUNCIL DISTRICT:** 5 **SIZE OF REQUEST:** 0.957 acre**MAPSCO:** 58C**OWNER:** Casa Rock Partner, LTD

REQUEST: An application to replat a 0.957-acre tract of land containing all of Lot A and part of Lot B in City Block 18/6228 to create one lot on property located on Bruton Road at Buckner Boulevard, southwest corner.

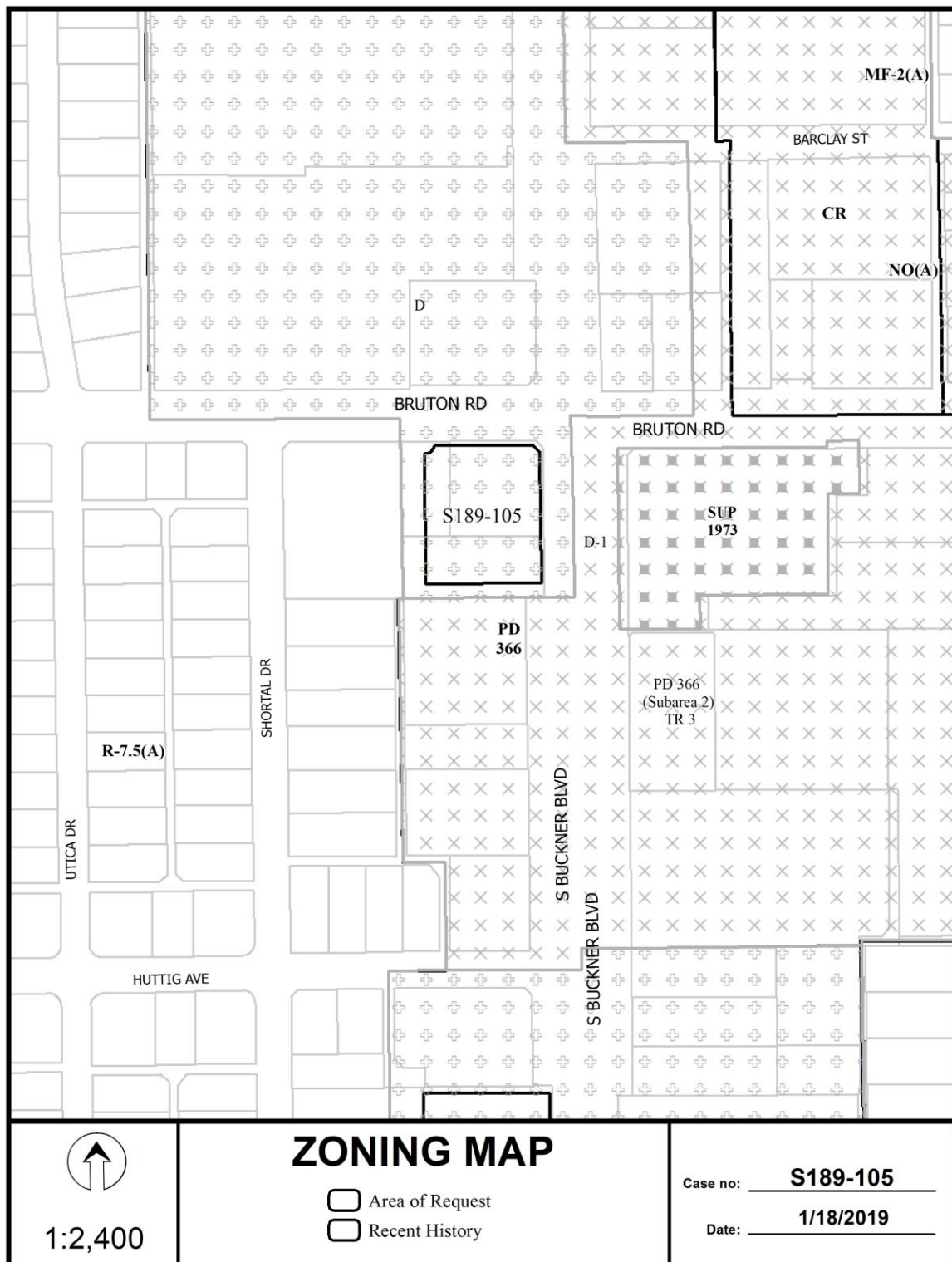
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 366 (Subarea 2, Tract 3); therefore, staff recommends approval subject to compliance with the following conditions:

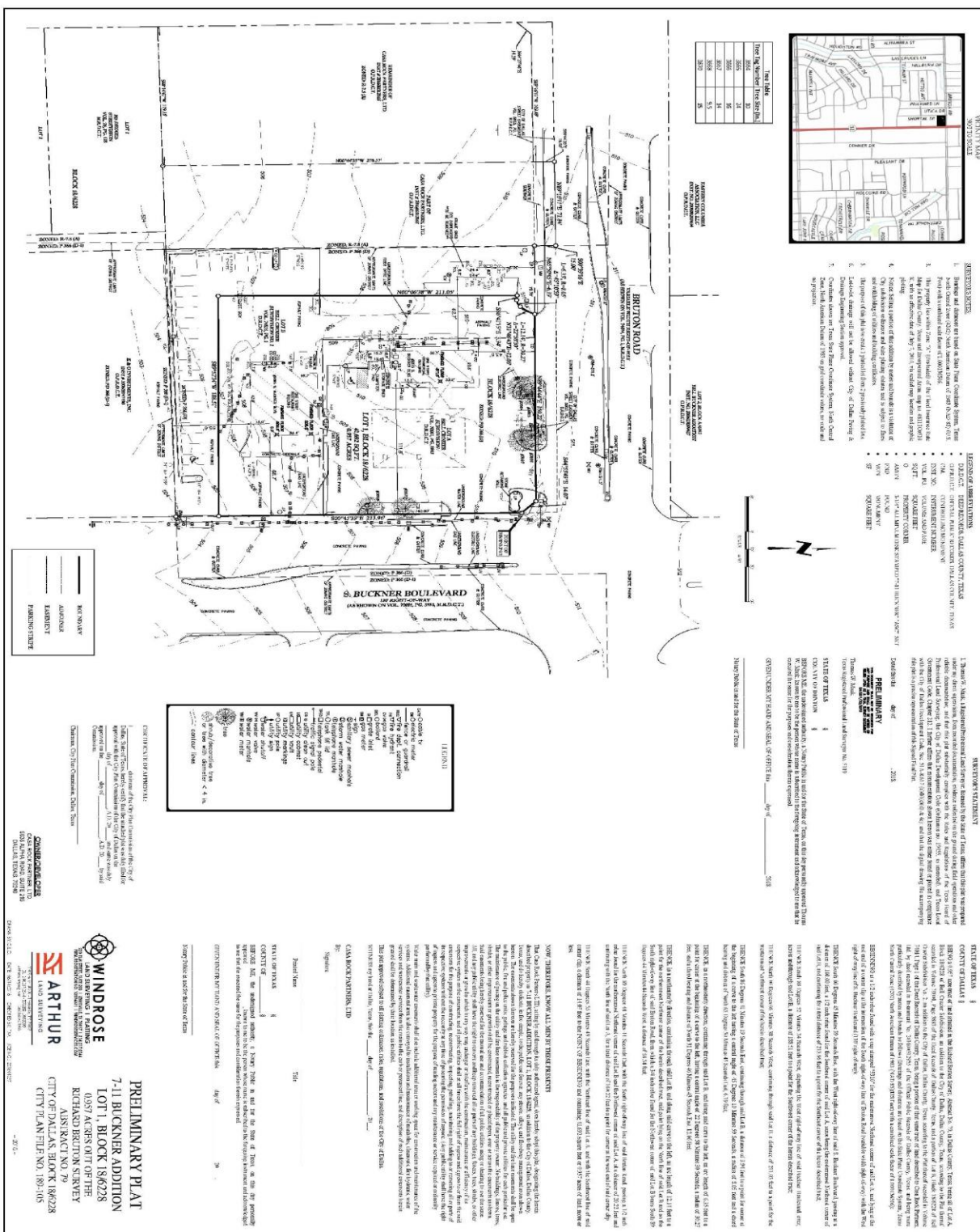
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
13. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
14. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Bruton Road. Section 51A 8.602(c).
15. On the final plat, dedicate 53.5 feet of right-of-way (via fee simple) from the established centerline of Buckner Boulevard. Sections 51A-8.602(c) and 51A-8.611(e).
16. On the final plat, dedicate a 20-foot by 20-foot corner clip (fee simple or street easement) at the intersection of Bruton Road and Buckner Boulevard. Section 51A 8.602(d) (1).
17. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
21. Prior to submittal of the final plat, structure on west side of the property must be removed and verified by Building Inspection.
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

23. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. On the final plat, change "S Buckner Boulevard" to "Buckner Boulevard". Section 51A-8.403.(a)(1)(A)(xii)
25. On the final plat, identify the property as Lot 3 in City Block 18/6228. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY FEBRUARY 7, 2019****FILE NUMBER:** S189-106**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Greenville Avenue (State Highway 6/US Highway 75), Lovers Lane, Matilda Street, and Milton Street**DATE FILED:** January 11, 2019**ZONING:** PD 610 (Tract 1)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%207/Article%20610.pdf>**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 8.910 acres **MAPSCO:** 36B**OWNER:** Oncor Electric Delivery Company, LLC

REQUEST: An application to replat an 8.910-acre tract of land containing all of Lot 1A in City Block G/5402 and a portion of an abandoned Matilda Street to create one lot on property located between Greenville Avenue (State Highway 6/US Highway 75), Lovers Lane, Matilda Street, and Milton Street.

SUBDIVISION HISTORY:

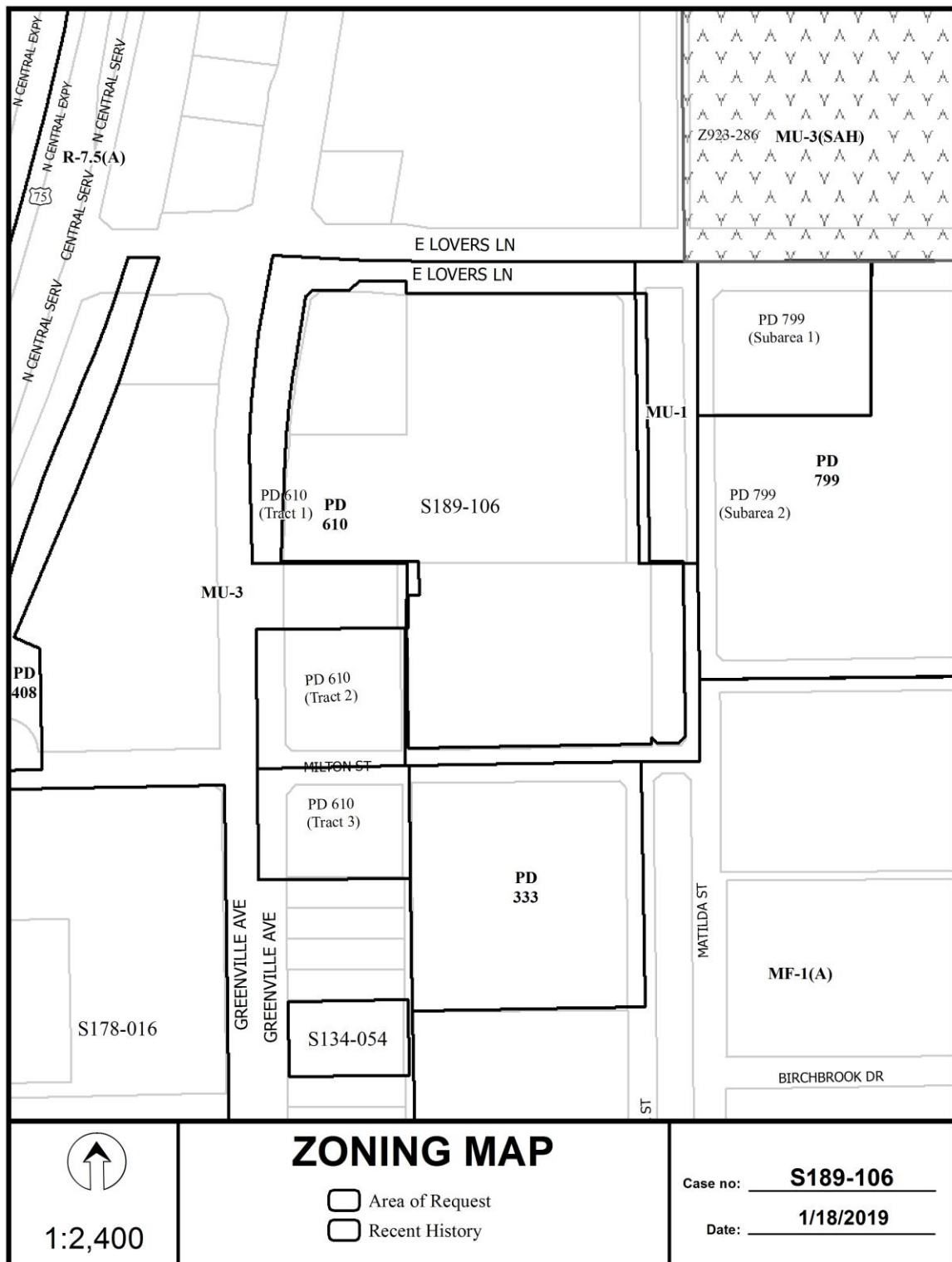
1. S178-016 was a request southwest of the present request to replat a 14.272-acre tract of land containing all of Lots 1B and 2B in City Block C/5188, all of Lot 1 in City Block D/5188, and all of City Block 5188 to create one lot on property bounded by Milton Street, Greenville Avenue, and University Boulevard. The request was approved November 30, 2017 but has not been recorded.
2. S134-250 was a request south of the present request to create one 0.3269-acre lot from a tract of land in City Block 5402 on property located at 4830 Greenville Avenue. The request was approved October 2, 2014 and recorded October 3, 2014.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 610 (Tract 1); therefore, staff recommends approval subject to compliance with the following conditions:

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

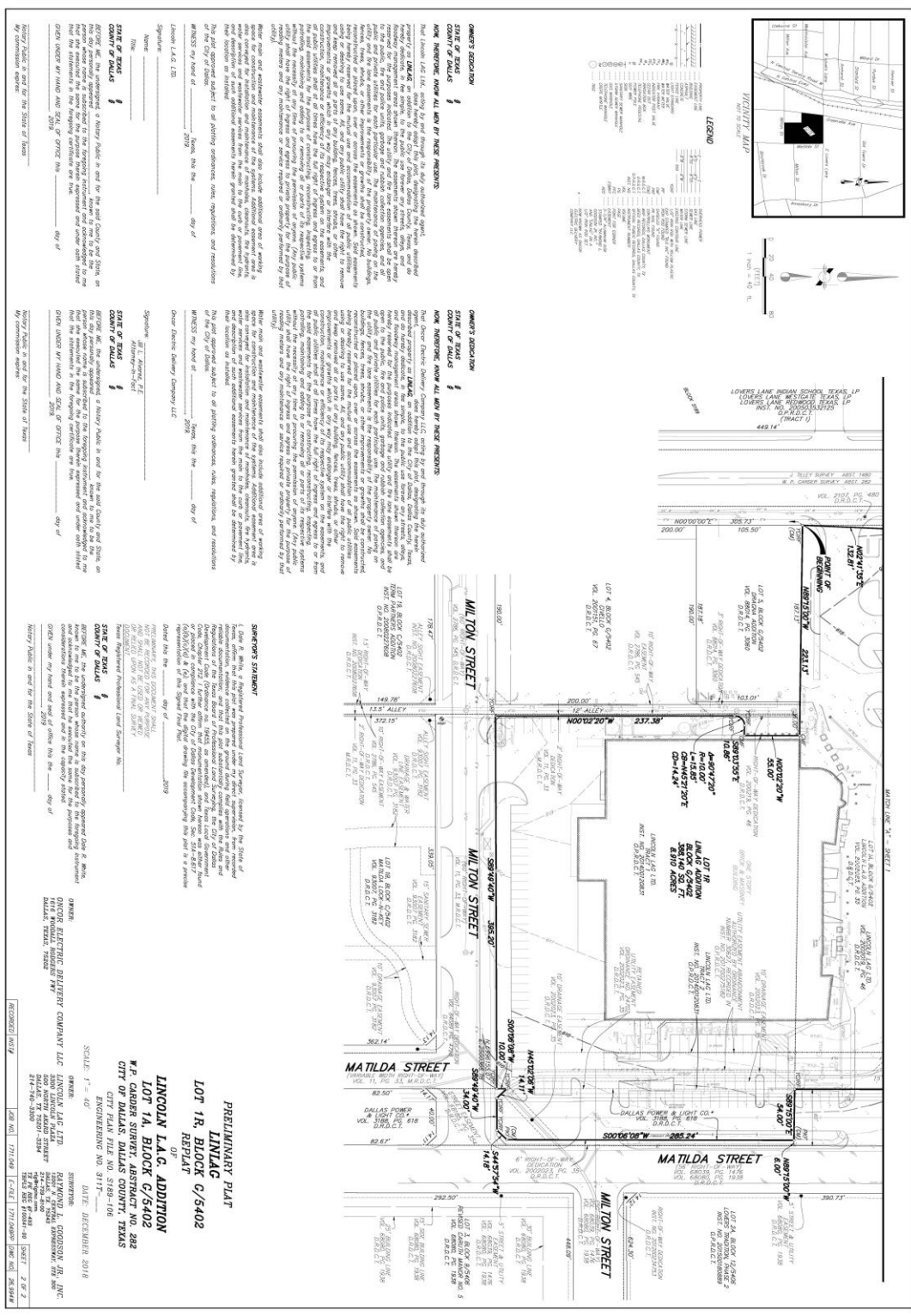
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
13. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
14. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Greenville Avenue (State Highway 6/US Highway 75) and Lovers Lane. Section 51A 8.602(c).
15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Matilda Street and Milton Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate a 20-foot by 20-foot corner clip (fee simple or street easement) at the intersection of Greenville Avenue (State Highway 6/US Highway 75) and Lovers Lane. Section 51A 8.602(d) (1).
17. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Milton Street & the alley. Section 51A-8.602(e),
18. On the final plat, dedicate 7.5 feet from the established centerline of alley.
19. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.

20. 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.
21. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
22. On the final plat, list all owners with record information.
23. On the final plat, verify location of east line of plat boundary.
24. 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).
25. 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.
26. 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.
27. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
28. On the final plat, show all proposed and existing easements.
29. Prior to final plat, abandonment of portion of Matilda Street must be processed through Real Estate.
30. On the final plat, include Utility Easement retained in abandonment note.
31. Prior to recordation of the final plat, Real Estate release is required.
32. On the final plat, change “East Lovers Lane” to “Lovers Lane”. Section 51A-8.403.(a)(1)(A)(xii)
33. On the final plat, add a label for “Greenville Avenue (State Highway 6/US Highway 75)” on page 2. Section 51A-8.403.(a)(1)(A)(xii)
34. On the final plat, identify the property as Lot 1B in City Block G/5402. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









FILE NUMBER: M178-031**DATE FILED:** March 27, 2018**LOCATION:** Bounded by Moody Street, Harry Hines Boulevard, Olive Street, and North Harwood Street**COUNCIL DISTRICT:** 14**MAPSCO:** 45 F**SIZE OF REQUEST:** ± 1.377 acres**CENSUS TRACT:** 19.00**MISCELLANEOUS DOCKET ITEM****APPLICANT/OWNER:** International Development Center IX, LTD**REPRESENTATIVE:** Ben Cortez, AIA

REQUEST: An application for a minor amendment to the existing development plan and landscape plan on property zoned Planned Development Subdistrict No. 53 within Planned Development District No. 193, the Oak Lawn Special Purpose District with Historic Overlay No. 94 (St. Ann's School).

SUMMARY: On February 8, 1985, the Dallas City Council established Planned Development District No. 193 by Ordinance No. 18580. Planned Development Subdistrict No. 53 was established by Ordinance no. 25592, passed by the City Council on May 12, 2004.

The applicant proposes to amend the existing development plan and landscape plan to allow for the partial reconfiguration of the site as follows: include a new retractable roof awning system with side screens over the existing outdoor seating area (approximately 1,155-square-feet in size); include a new indented parking area while adjusting landscaping accordingly along North Harwood Street; and revise the landscape plan to reflect current on-site vegetation conditions.

The most up to date PDD ordinance may be reviewed at the following link:

<http://www.dallascityattorney.com/51P/Articles%20Supp%205/Division%20S-53.pdf>

STAFF RECOMMENDATION: Approval

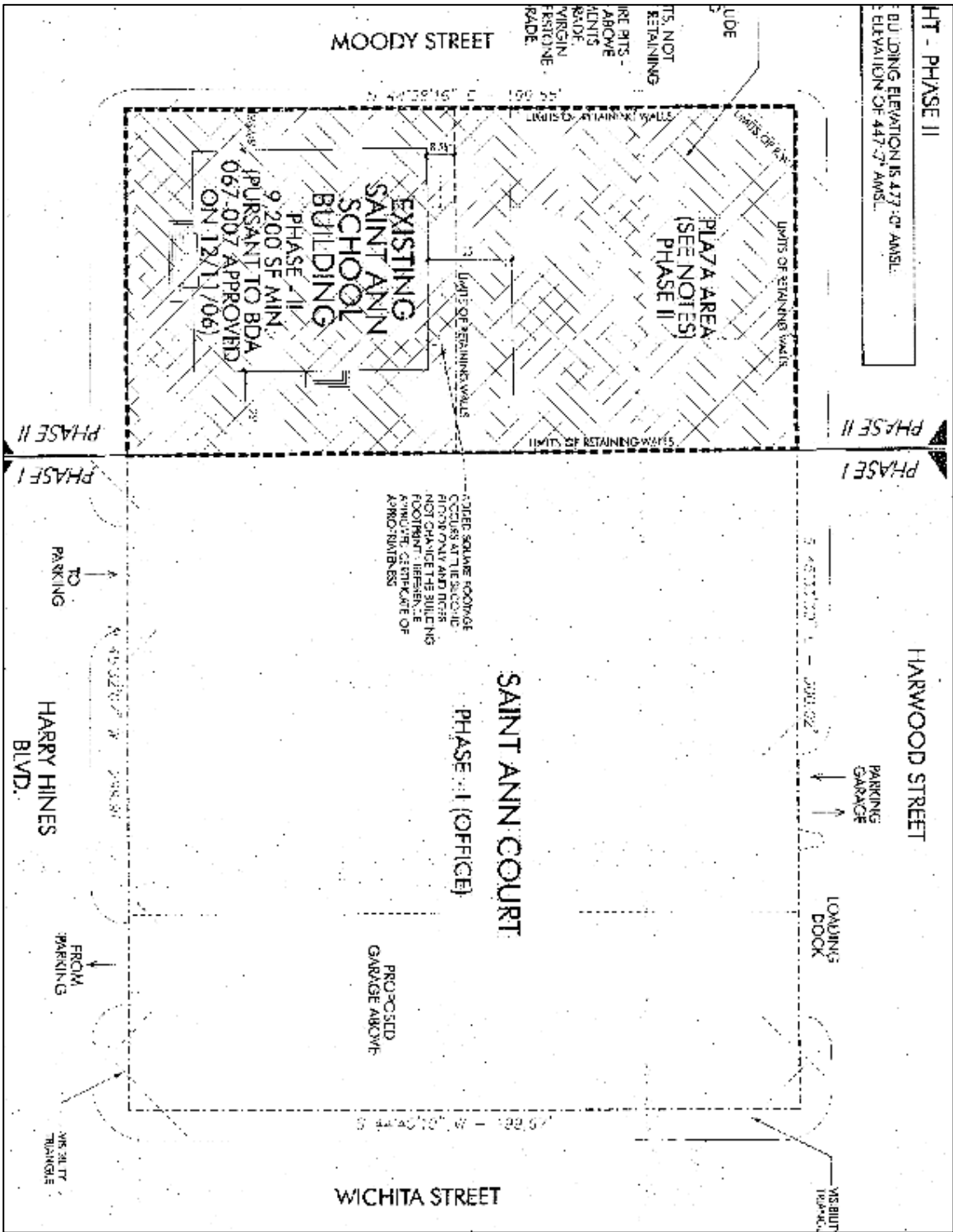
List of Officers

International Development Center IX, Ltd.

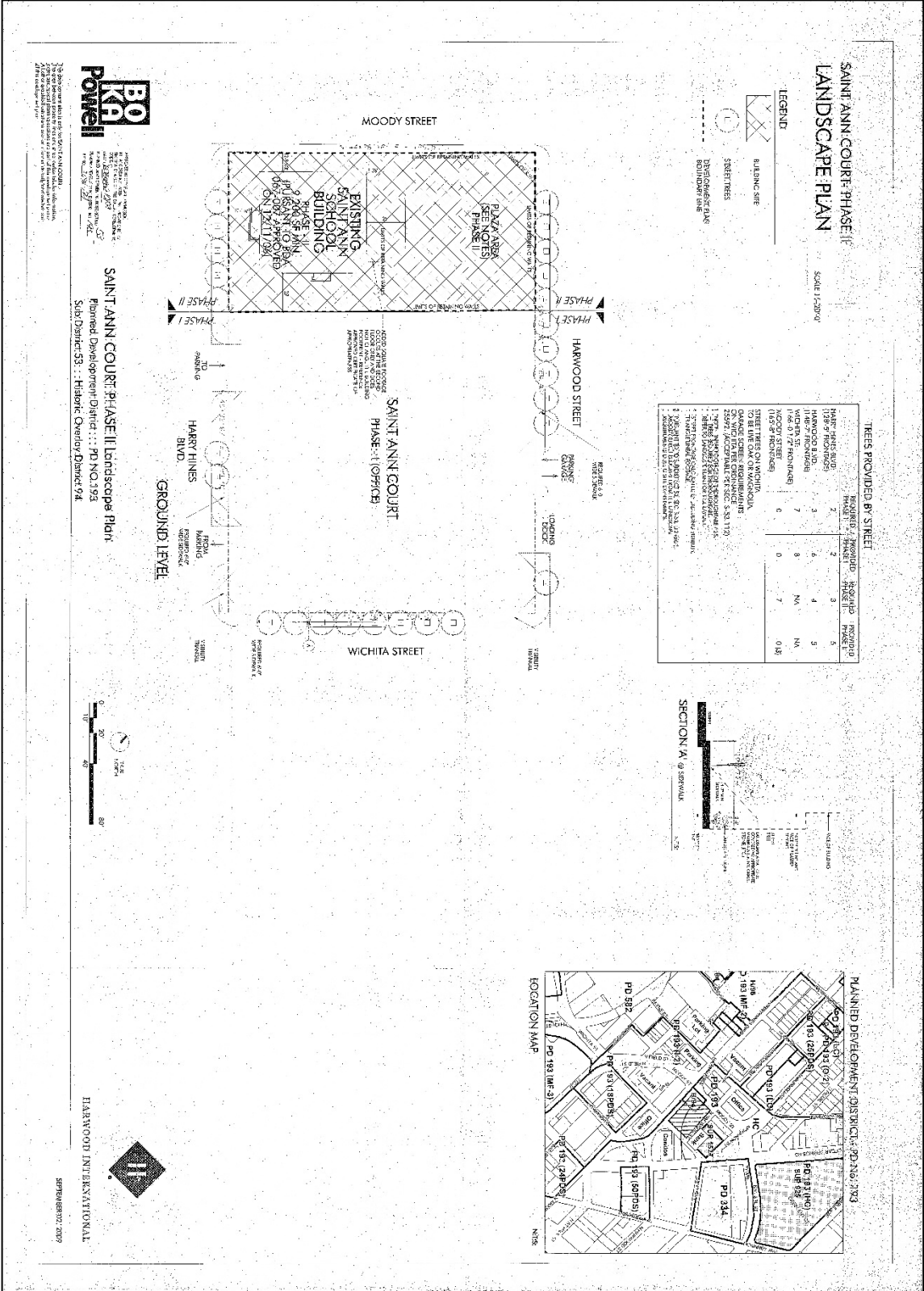
J. Gabriel Barbier-Mueller	CEO/President
David O. Roehm	Executive Vice-President
Jeri Hunter	Treasurer

3

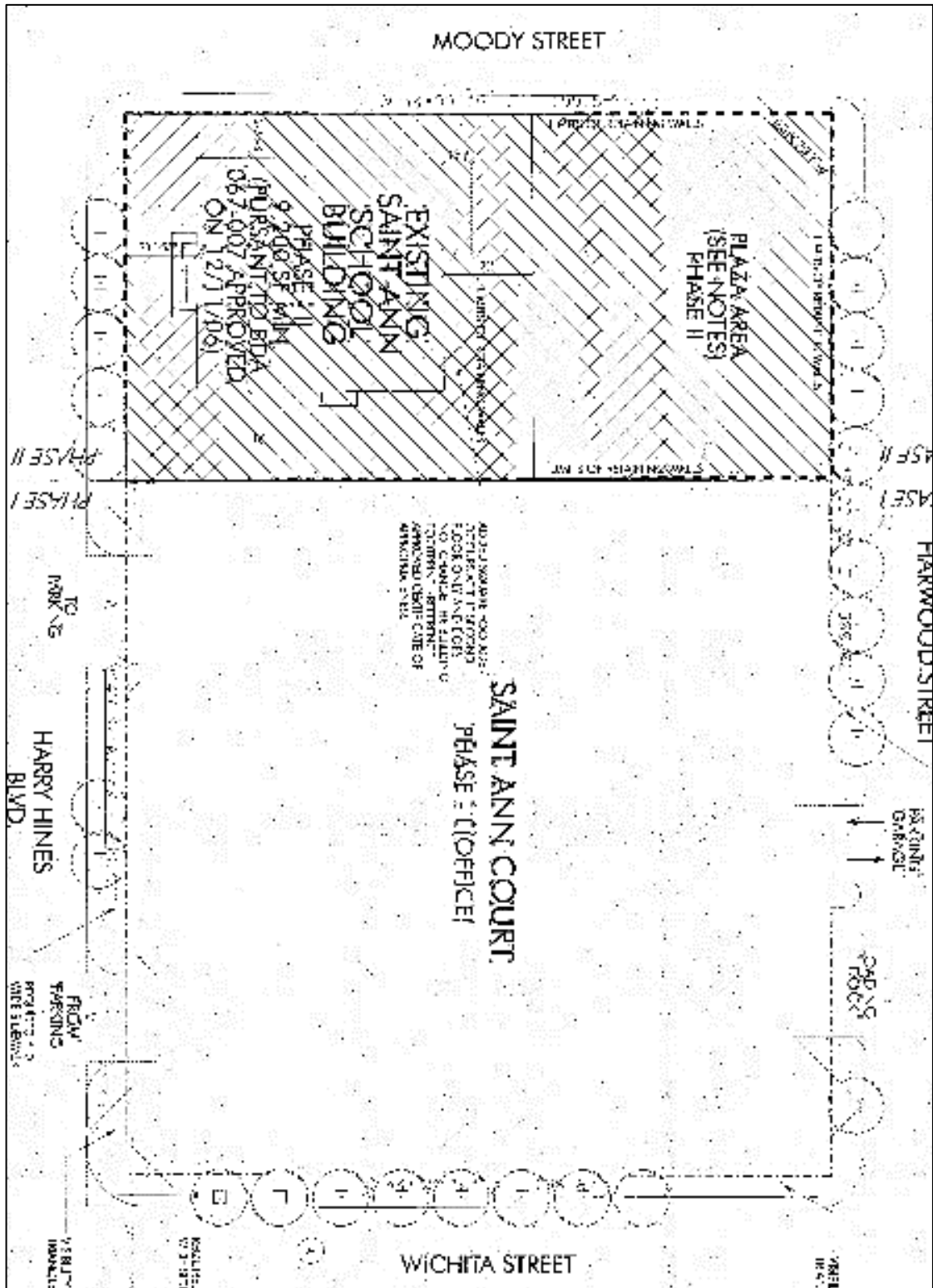
Existing Development Plan - Enlarged



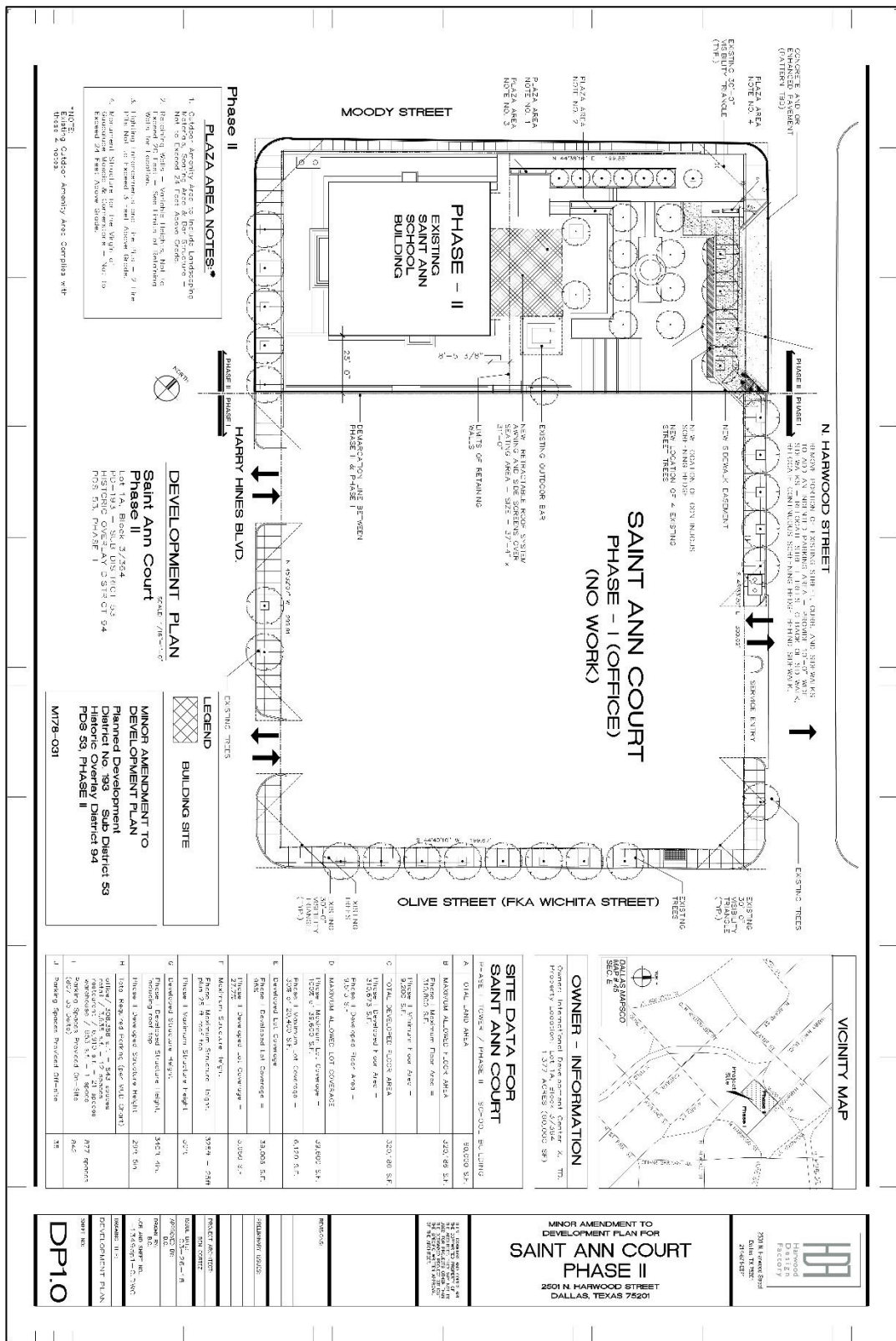
Existing Landscape Plan



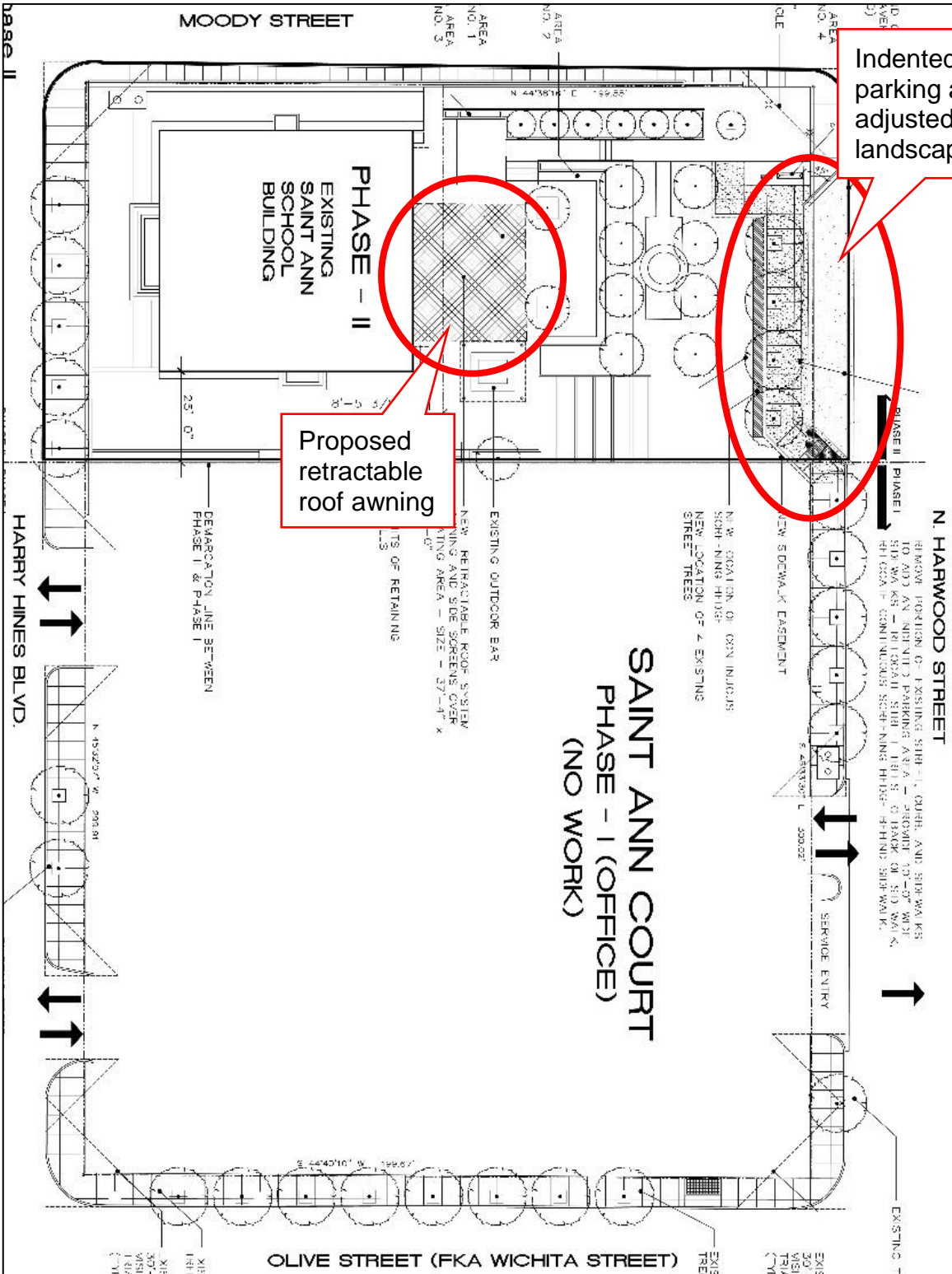
Existing Landscape Plan - Enlarged



Proposed Development Plan

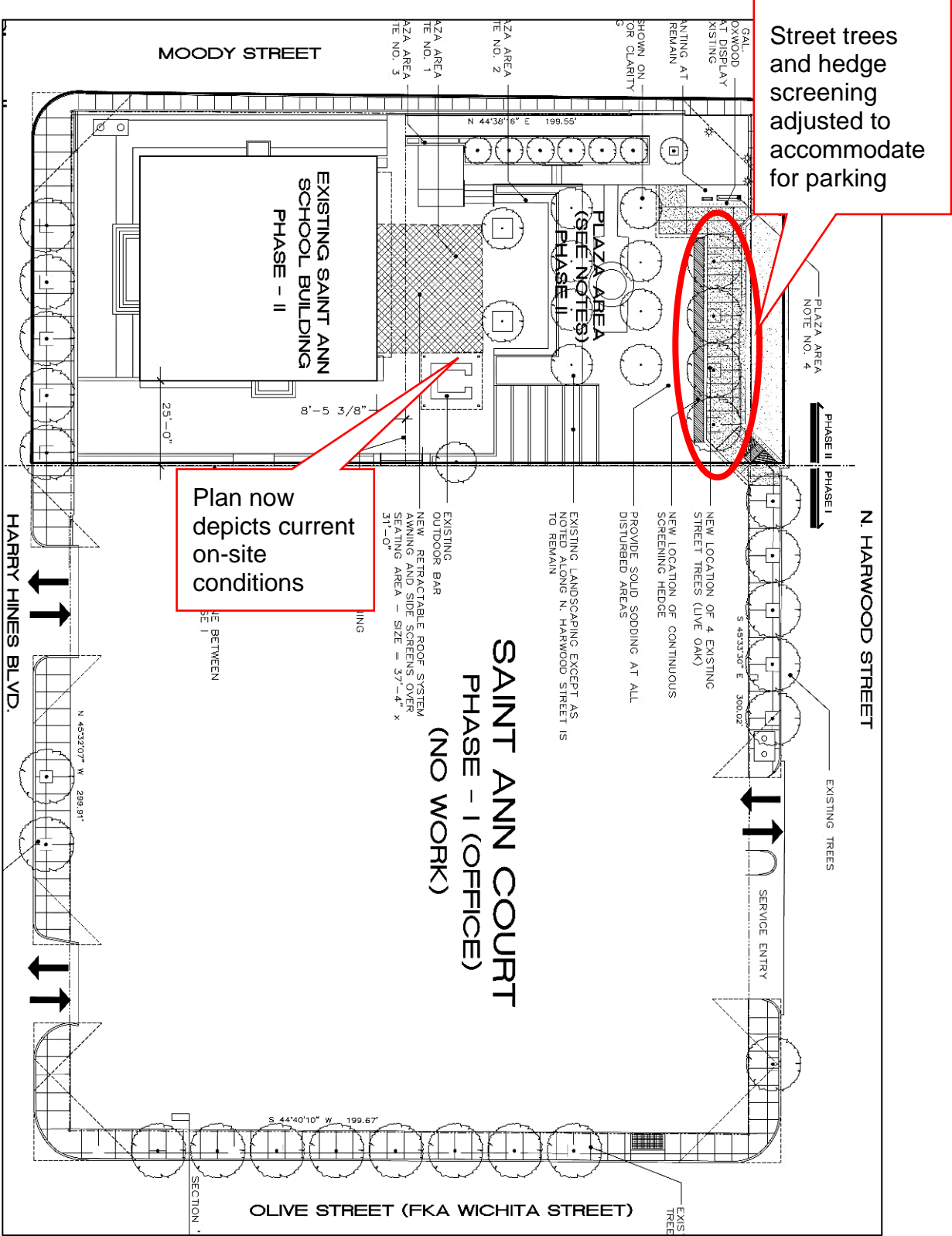


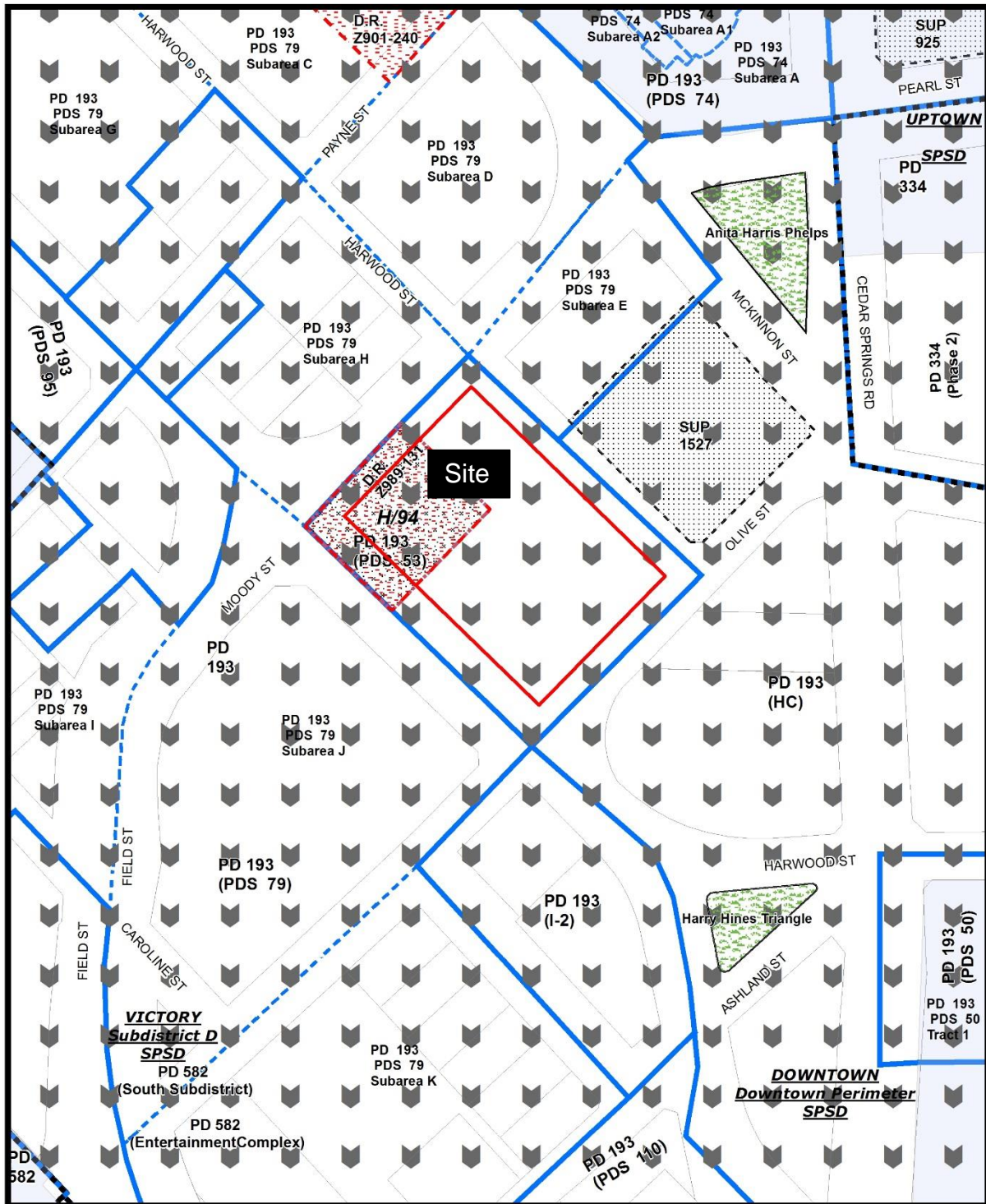
Proposed Development Plan - Enlarged



[illegible]

Proposed Landscape Plan - Enlarged

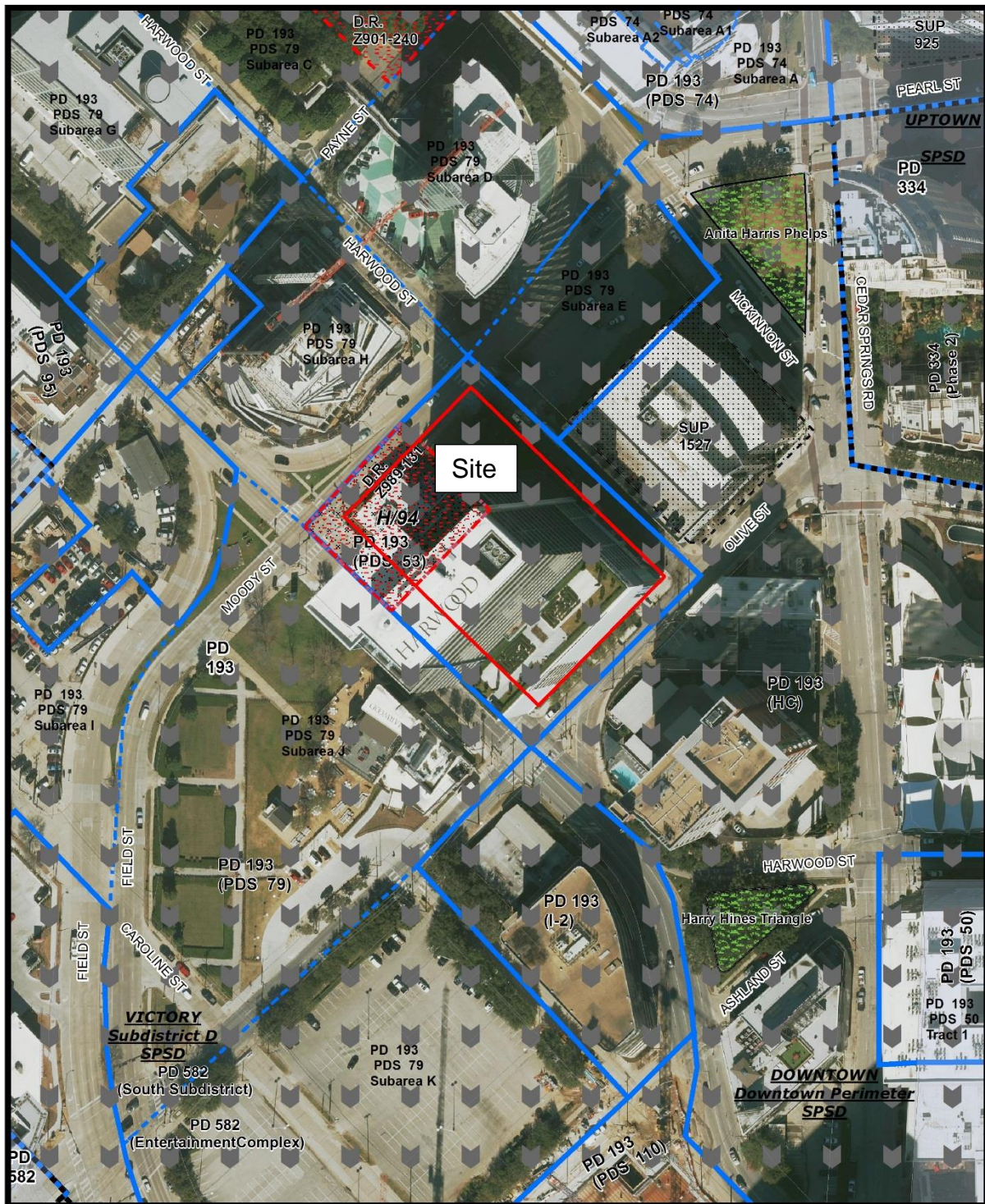




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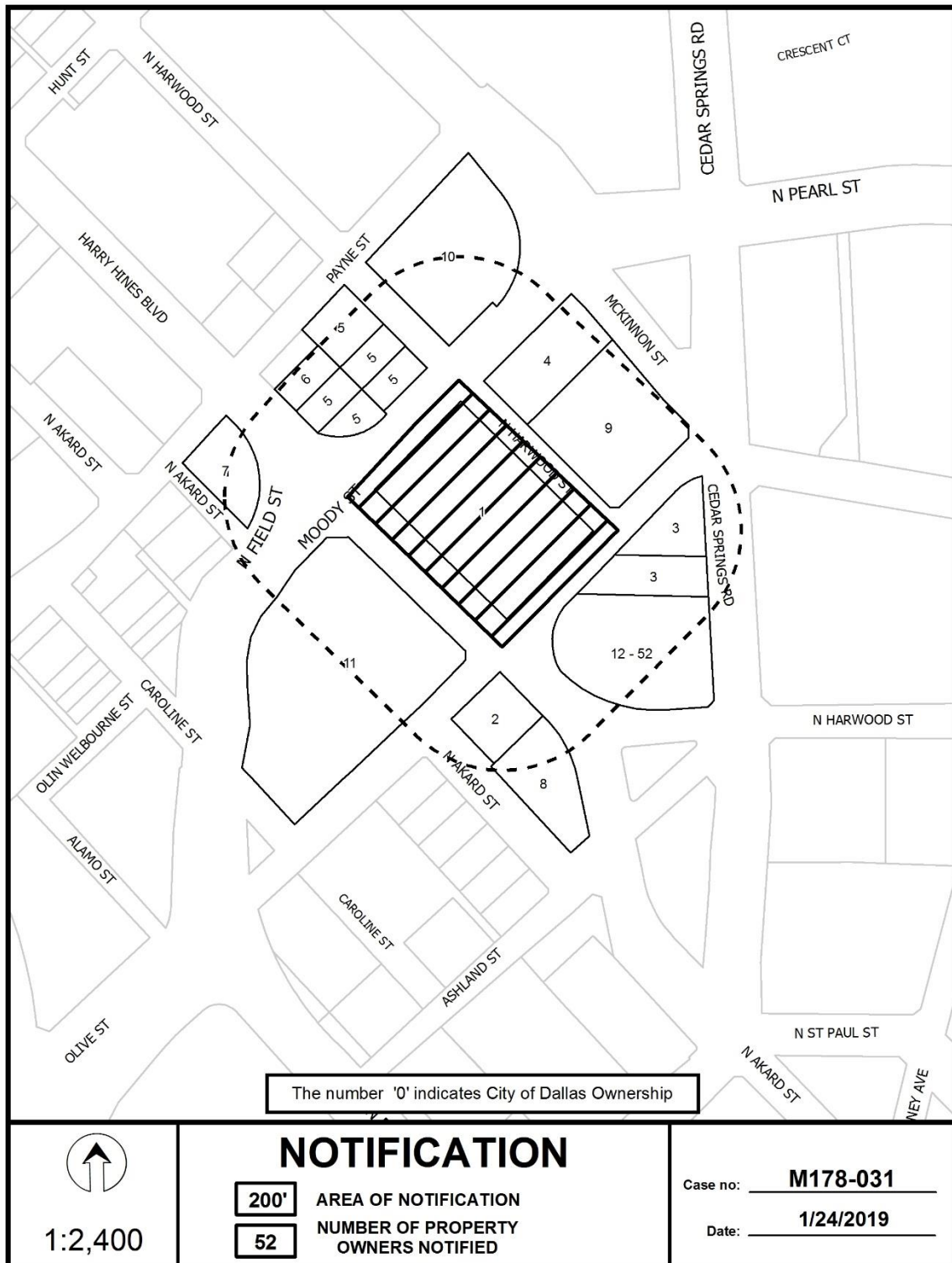
Zoning Map

Printed Date: 1/24/2019



Aerial Map

Printed Date: 1/24/2019



Notification List of Property Owners

M178-031

52 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2501 N HARWOOD ST	INTERNATIONAL CENTER DEV
2	2422 AKARD ST	TRITON 2422 LLC
3	2017 CEDAR SPRINGS RD	CRESCENT POINT LTD
4	2012 MOODY ST	IC VIII HOLDINGS LLC
5	2607 N HARWOOD ST	PHASE VII DEVELOPMENT AT INTERNATIONAL CENTER LP
6	2614 HARRY HINES BLVD	PHASE VII DEVELOPMENT AT INTERNATIONAL CENTER L P
7	2635 HARRY HINES BLVD	GREENWAY HARRY HINES LP
8	2414 N AKARD ST	TRITON 2414 LLC
9	2525 MCKINNON ST	CIO 2525 MCKINNON LIMITED PS
10	2651 N HARWOOD ST	HARWOOD INTERNATIONAL CENTER I LP
11	2616 OLIVE ST	HARWOOD INTERNATIONAL CENTER X LP
12	2011 CEDAR SPRINGS RD	HUFFMAN HENRY T
13	2011 CEDAR SPRINGS RD	REIFSCHNEIDER ERIC
14	2011 CEDAR SPRINGS RD	HERMAN JOHN H
15	2011 CEDAR SPRINGS RD	JUBEI LIVING TRUST
16	2011 CEDAR SPRINGS RD	TOLER KATHY A
17	2011 CEDAR SPRINGS RD	WIGMORE ANDREW & MARILU BUSTAMANTE
18	2011 CEDAR SPRINGS RD	SBORLINI DIANE M
19	2011 CEDAR SPRINGS RD	NICHOLS CHAD
20	2011 CEDAR SPRINGS RD	RODINE LIVING TRUST
21	2011 CEDAR SPRINGS RD	RAHHAL STEVEN
22	2011 CEDAR SPRINGS RD	BRIGGS CHARLES A &
23	2011 CEDAR SPRINGS RD	BHARDWAJ ANTONIO VERSACE
24	2011 CEDAR SPRINGS RD	IVANOVSKIS GEORGE & RHONDA DUWAJI
25	2011 CEDAR SPRINGS RD	KANGERGA RADE MORGAN
26	2011 CEDAR SPRINGS RD	ROBERTS RANDY C & JACKIE

01/24/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2011 CEDAR SPRINGS RD	GRAY BRENDA RICHARDS
28	2011 CEDAR SPRINGS RD	CALHOUN HOLT E
29	2011 CEDAR SPRINGS RD	FLORI CHRISTOPHER GEORGE REVOCABLE TRUST
30	2011 CEDAR SPRINGS RD	DAVIDOW JOAN C
31	2011 CEDAR SPRINGS RD	SMARTT MICHAEL A & STEVA
32	2011 CEDAR SPRINGS RD	NILSEN CHRISTOPHER C
33	2011 CEDAR SPRINGS RD	SEIDENFELD STEVEN M &
34	2011 CEDAR SPRINGS RD	BARON JAMES D & ELIZABETH S
35	2011 CEDAR SPRINGS RD	GANO HEATHER M
36	2011 CEDAR SPRINGS RD	COIL JOHN A
37	2011 CEDAR SPRINGS RD	LEVITAN DANIEL S
38	2011 CEDAR SPRINGS RD	FINEGOLD ELIEZER MOSHE
39	2011 CEDAR SPRINGS RD	SHAH MONAL B
40	2011 CEDAR SPRINGS RD	FAIGH LAWRENCE P & RITA D
41	2011 CEDAR SPRINGS RD	CEDAR COWBOYS LLC
42	2011 CEDAR SPRINGS RD	SMITH JAMES B TRUSTEE OF JAMES B SMITH REV TRUST
43	2011 CEDAR SPRINGS RD	TAYLOR LARRY W
44	2011 CEDAR SPRINGS RD	SMARTT MICHAEL ADRIAN & STEVA
45	2011 CEDAR SPRINGS RD	KALTERRA INVESTMENTS LP
46	2011 CEDAR SPRINGS RD	SOLOMON GERALD
47	2011 CEDAR SPRINGS RD	MARTINDUARTE PAMELA HAGERTY
48	2011 CEDAR SPRINGS RD	MARTIN DAREN K
49	2011 CEDAR SPRINGS RD	PAJAK FRASER D & MARGARET A
50	2011 CEDAR SPRINGS RD	NESS LARRY E &
51	2011 CEDAR SPRINGS RD	CRUZ PONCIANO D JR
52	2011 CEDAR SPRINGS RD	LIBRE VENTURES LLC

FILE NUMBER: Z189-124(SM) **DATE FILED:** November 6, 2018
LOCATION: East line of Greenville Avenue, between Oram Street and La Vista Drive
COUNCIL DISTRICT: 14 **MAPSCO:** 36 X
SIZE OF REQUEST: Approx. 0.279 acre **CENSUS TRACT:** 11.01

OWNER: Lowgreen PS

APPLICANT: Laurel Concepts

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

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

SUMMARY: The applicant requests to operate a restaurant [Laurel Tavern] with approximately 3,810 square feet of floor area and a 715-square-foot uncovered patio within the southernmost suite past midnight.

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

BACKGROUND INFORMATION:

- On January 26, 2011, the City Council approved Planned Development District No. 842 for CR District Uses, and furthermore requires an SUP for any retail and personal service uses operating after midnight.
- The site lies within the Tract 3 portion of Modified Delta Overlay No. 1 and is proposed to contain three uses: One restaurant in the northernmost suite (Z189-126 DBA The Point); the existing retail tenant in the middle suite (DBA The Merchant); and the existing restaurant in the southernmost suite (DBA Laurel Tavern), which has obtained permits to absorb the vacant suite between it and the adjacent retail suite (Z189-124).
- On September 6, 2018, a certificate of occupancy application was approved so that a restaurant without drive-in or drive-through use [Laurel Lounge] at 1922 Greenville Avenue could occupy into the adjacent suite to the north. The application is currently pending inspections.
- On October 2, 2018, a certificate of occupancy was issued for a restaurant without drive-in or drive-through use [Laurel Tavern] at 1920 Greenville Avenue, the southernmost suite adjacent to the alley.

Zoning History: There have been 12 zoning change requests in the area within the last five years.

1. Z167-367: On December 13, 2017, the City Council approved Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period, subject to a site plan and conditions.
2. Z178-304: On November 14, 2018, the City Council approved the renewal of Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period, subject to conditions.
3. Z156-300: On October 26, 2016, the City Council approved the renewal of Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through for a four-year period subject to a site plan and conditions.
4. Z178-272: On October 24, 2018, the City Council approved Subdistrict 1 within

Planned Development District No. 842, subject to and conditions.

5. Z156-294 On October 26, 2016 the City Council approved the renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to a bar, lounge or tavern for a three-year period subject to a site plan and conditions.
6. Z167-342 On October 11, 2017, the City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive through service for a one-year period subject to conditions.
7. Z178-387 On January 23, 2019, the City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive through service for a two-year period subject to conditions.
8. Z189-131 On February 7, 2018, the City Plan Commission will consider an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Oram Street and La Vista Drive.
9. Z134-177 On August 13, 2014, the City Council approved the renewal of Specific Use Permit No. 1879 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a three-year period, with eligibility for two-year automatic renewals, subject to conditions.
10. Z167-238 On December 13, 2017 the City Council approved an amendment to Planned Development District No. 691, with a MD-1 Modified Delta Overlay and a D Liquor Control Overlay on a portion, located on the northwest corner of Greenville Avenue and Lewis Street, subject to conditions.
11. Z178-281 On September 26, 2018, the City Council approved amendment to Subdistricts 1, 2, and 4 within Planned Development District No. 691 with a MD-1 Modified Delta Overlay and a D Liquor Control Overlay on a portion to allow a tower/antenna for cellular communication, located on the northwest corner of Greenville Avenue and Lewis Street, subject to a revised development plan, elevation, and conditions.

12. Z156-224 On June 22, 2016, the City Council approved Specific Use Permit No. 2230 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period, subject to a site plan and conditions.

Thoroughfare/Street

Thoroughfare/Street	Type	Existing/Proposed ROW
Greenville Avenue	Collector	56 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Area Plans:

Studies conducted in the area include the Lower Greenville Avenue Parking Study (1986) that recommended that "the City enforce premise code violations as it does in other parts of the City of Dallas". Code Enforcement was also an issue highlighted in the Greenville Avenue Urban Design Study (1996-1997). It was recommended that "initiatives be taken to conduct a comprehensive sweep to clean-up the Greenville Avenue corridor and there after enforce codes with the assistance of property owners, residents, businesses and operations to maintain the property and report violations to

the City for follow-up action.” Recommendations from both studies are still applicable today and consistent with SUP recommendations to address quality of life for adjacent residential neighborhoods and the Lowest Greenville Avenue corridor, respectively.

Modified Delta Overlay No. 1:

In general terms, ‘delta theory’ means the number of nonconforming parking or loading spaces for a use that may be carried forward when the use is converted or expanded.

The ‘modified delta’, in effect, limits the scope of delta theory due to an increasing need to encourage redevelopment and adaptive reuse of existing structures or that the continued application of the delta theory will create traffic congestion and public safety issues.

The site lies within Modified Delta Overlay No. 1 (MD-1), which was adopted by the City Council on October 1, 1987. MD-1 consists of three ‘Areas’ in an area generally bounded by Ellsworth Avenue, west of Matilda Street, north of Ross Avenue, and east of Summit Avenue/Worcola Street. This site lies within the Area 3 portion of MD-1.

On June 14, 1995, City Council approved a resolution that provides for replacing parking in the right-of-way that is lost due to locating public dining space (subject to the granting of a private license) within this area and requires parking for public dining areas at a ratio of 1 space per 300 square feet of public dining space. The most recent amendment was approved by City Council on June 28, 1995, which provides for the following: 1) a use that is discontinued or remains vacant for 12 months loses the right to carry forward nonconforming parking/loading under the delta theory; 2) the Board of Adjustment may not grant a special exception for required parking; 3) walking distance for remote parking is increased to 900 feet; and, 4) special parking may account for more than 50 percent of required parking for a use.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 842	Restaurants
North	PDD No. 842	Restaurants and retail
East	PDD No. 842	Surface Parking Lot, Office
South	PDD No. 842	Restaurants and retail
West	PDD No. 842	Restaurants and retail

Land Use Compatibility:

The area of request contains a one-story original building and rooftop patios and additions atop the northernmost suite. The location for this application currently consists of one operating restaurant (1920 Greenville Avenue) and one vacant restaurant (1922 Greenville Avenue). The applicant proposes to combine both restaurants totaling approximately 3,810 square feet of floor area and a 715-square foot uncovered patio within the southernmost suite. The applicant requests an SUP for a late-hours establishment to permit the proposed restaurant to operate between midnight and 2:00 a.m., Monday through Sunday, consistent with other retail and personal service uses in the area.

The site is surrounded by restaurant and retail uses to the north, south and west—several which operate after midnight. A surface parking lot is located to the east.

The purpose of PDD No. 842 is to ‘ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional-serving, late-night venues.’ As defined in the PDD, a late-hours establishment is any retail or personal service use that operates between 12:00 a.m. and 6:00 a.m., and furthermore requires an SUP for this defined use. Additionally, the City Council adopted a compliance date of September 23, 2011 for any retail and personal service use operating beyond 12:00 a.m. to obtain the required SUP.

PDD No. 842 establishes the following criteria for consideration of an SUP for a late-hours establishment:

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

(1) the number of citations issued by police to patrons of the establishment;

(2) the number of citations issued by police for noise ordinance violations by the establishment;

(3) the number of arrests for public intoxication or disorderly conduct associated with the establishment;

(4) the number of Texas Alcoholic Beverage Code violations of the establishment; and

(5) the number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment.

The Dallas Police Department (DPD) provided the following information to staff which covers the period of October 2, 2018, when Laurel Tavern obtained a Certificate of Occupancy, through January 23, 2019. The following table shows that there were two calls that were made to DPD associated with 1920 (Laurel Tavern) and 1924 (The Merchant) Greenville Avenue.

Incident No.	Date	Time	Problem	Priority Description	Location Name	Address
18-1931939	10/23/2018	12:00:00 PM	09 - Theft	4 - Non Critical	Laurel Tavern	1920 Greenville Ave
18-2002134	11/3/2018	8:41:00 AM	46 - CIT	2 - Urgent	The Merchant	1924 Greenville Ave

In addition to the regulations of PDD No. 842, the Dallas Development Code establishes general criteria for any use requiring an SUP:

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 purposes of promoting the health, safety, morals, and general welfare of the city.

Staff supports a two-year period for the initial Specific Use Permit because the limited time period will allow the applicant to operate for a short duration so that the compatibility of the application to surrounding properties can be reevaluated.

Parking:

Because of the Modified Delta Overlay regulations, the site has lost all delta credits and has no parking provided on site. Therefore, the site must comply with parking requirements for all existing and future uses at a ratio of one space per 100 square feet of restaurant floor area and one space per 200 square feet of retail and personal service floor area. Pursuant to the applicant's current parking analysis, this suite requires 39 parking spaces. The overall site requires 96 spaces, which are all provided via remote parking agreements.

Landscaping:

The request will not trigger compliance with Article X.

Market Value Analysis:

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

List of Officers

Lowgreen P.S., LTD

Lowgreen Corporation

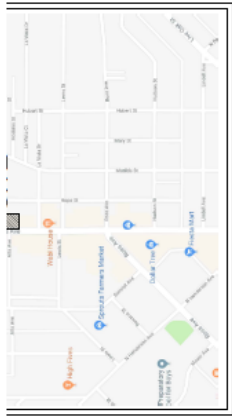
Shula Netzer, President
Roger Andres, Vice President
Marc Andres, Director

Laurel Concepts

Russ Neipp, Regional Director

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a late-hours establishment limited to a restaurant without drive-in or drive-through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [two years after the passage of this ordinance].
4. FLOOR AREA: The maximum floor area is 3,810 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The late-hours establishment limited to a restaurant without drive-in or drive-through service may not operate between 2:00 a.m. and 6:00 a.m., Monday through Sunday. All customers must be removed from the Property by 2:15 a.m.
6. OUTDOOR SPEAKERS: Use of loudspeakers outdoors is prohibited between the hours of 12:00 a.m. and 2:00 a.m.
7. PATIO:
 - A. An outdoor patio is only allowed in the location shown on the attached site plan.
 - B. The maximum floor area of the patio is 715 square feet.
 - C. The patio must be uncovered.
 - D. The Property owner or operator must obtain a private license for an outdoor patio, with a copy provided to the building official before the outdoor patio may be used by customers.
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.



VICINITY MAP
NTS



Proposed Site Plan

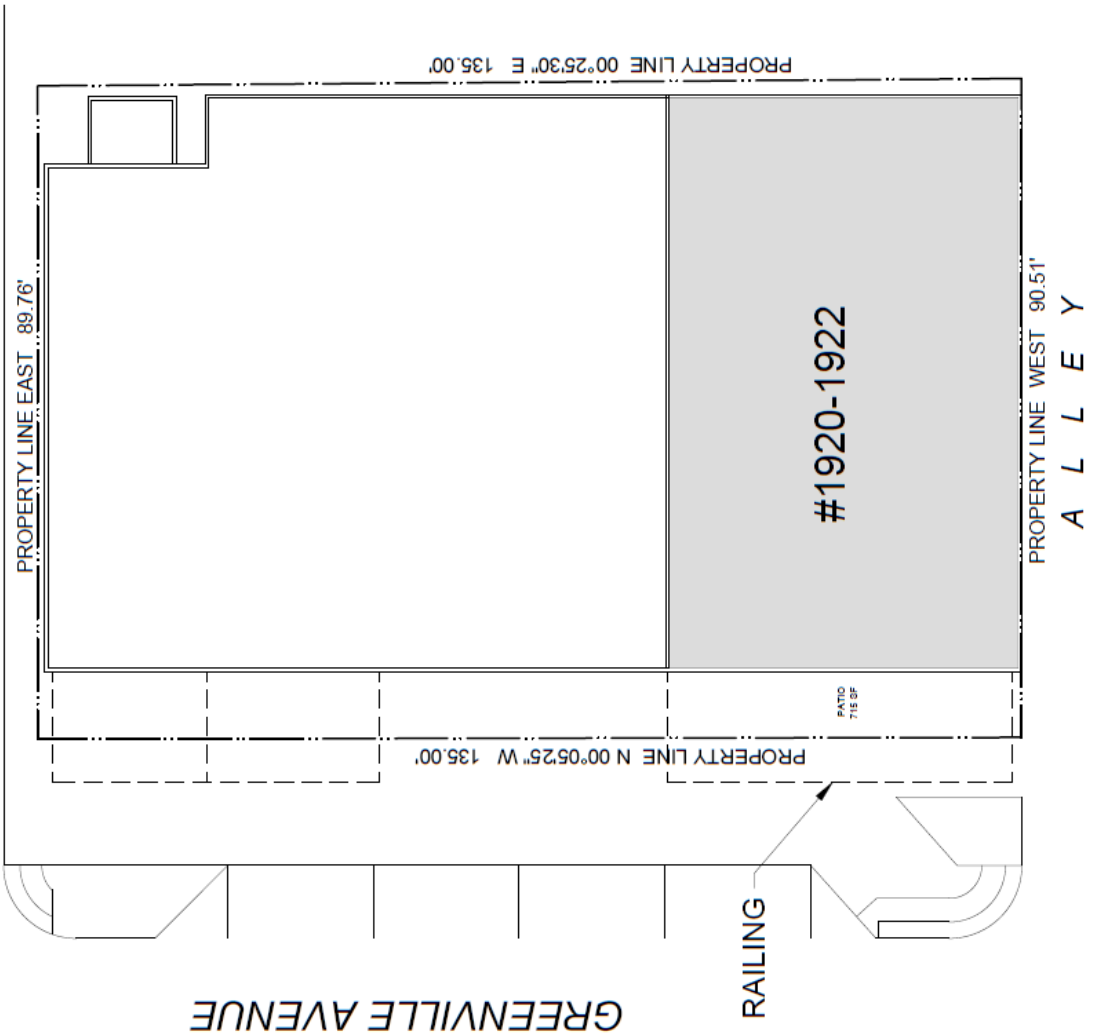
SUP FOR LATE HOURS ESTABLISHMENT
SUP BOUNDARY: LOTS 29-30 BLOCK 1907
SUP AREA LIMITED TO PORTIONS OF BUILDING AS SHOWN
1920-1922 GREENVILLE AVE

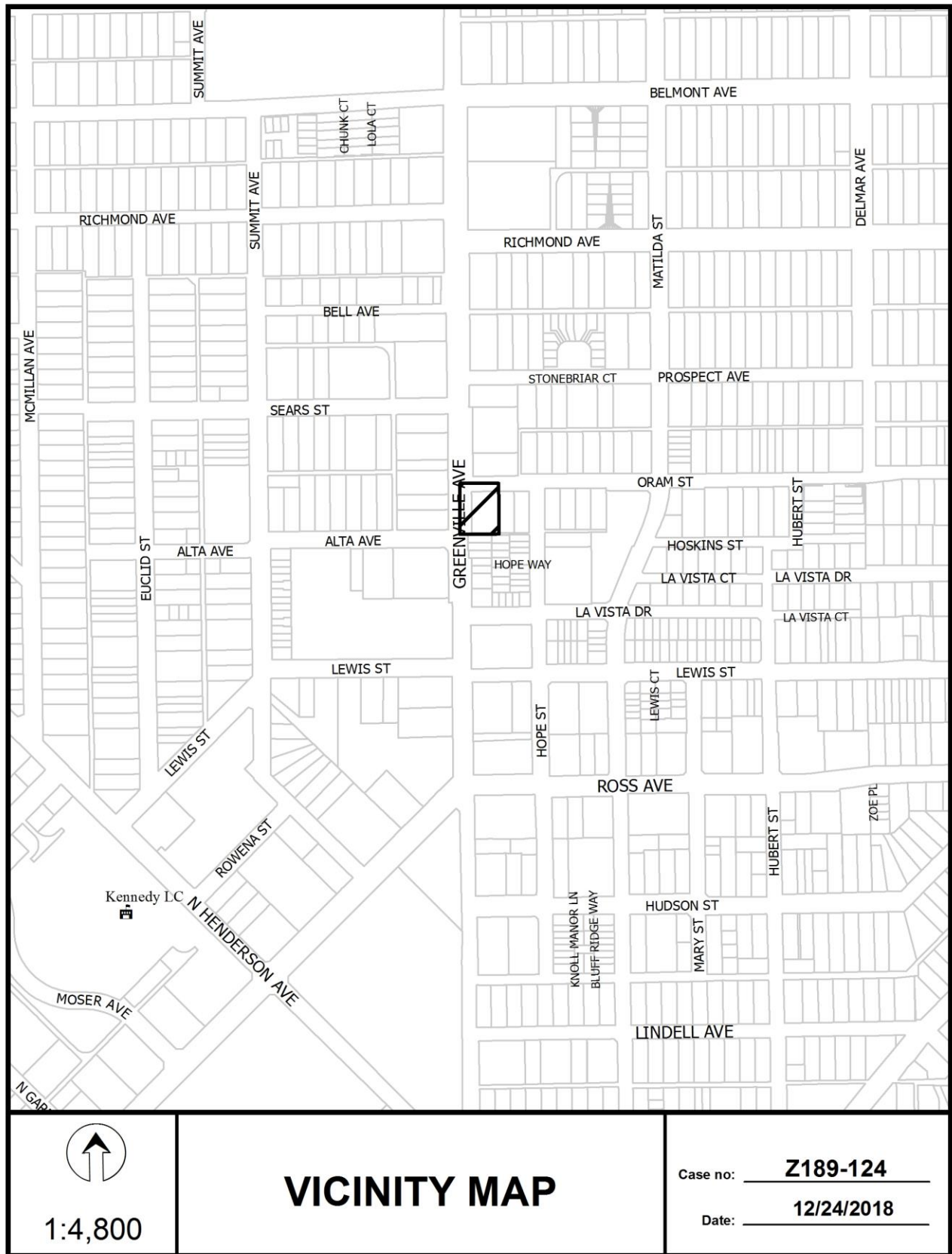
OVERALL LAND AREA	12,150 SF	0.279 AC
SUP LAND USE	LATE HOURS ESTABLISHMENT FOR RESTAURANT	
SUP FLOOR AREA	3,810 SF	
SUP UNCOVERED PATIO	715 SF	

REQUIRED PARKING FOR SUITE AND LICENSE AREA PER MD-1: 39
REQUIRED PARKING FOR BUILDING SITE AND TOTAL LICENSE AREA PER MD-1: 96

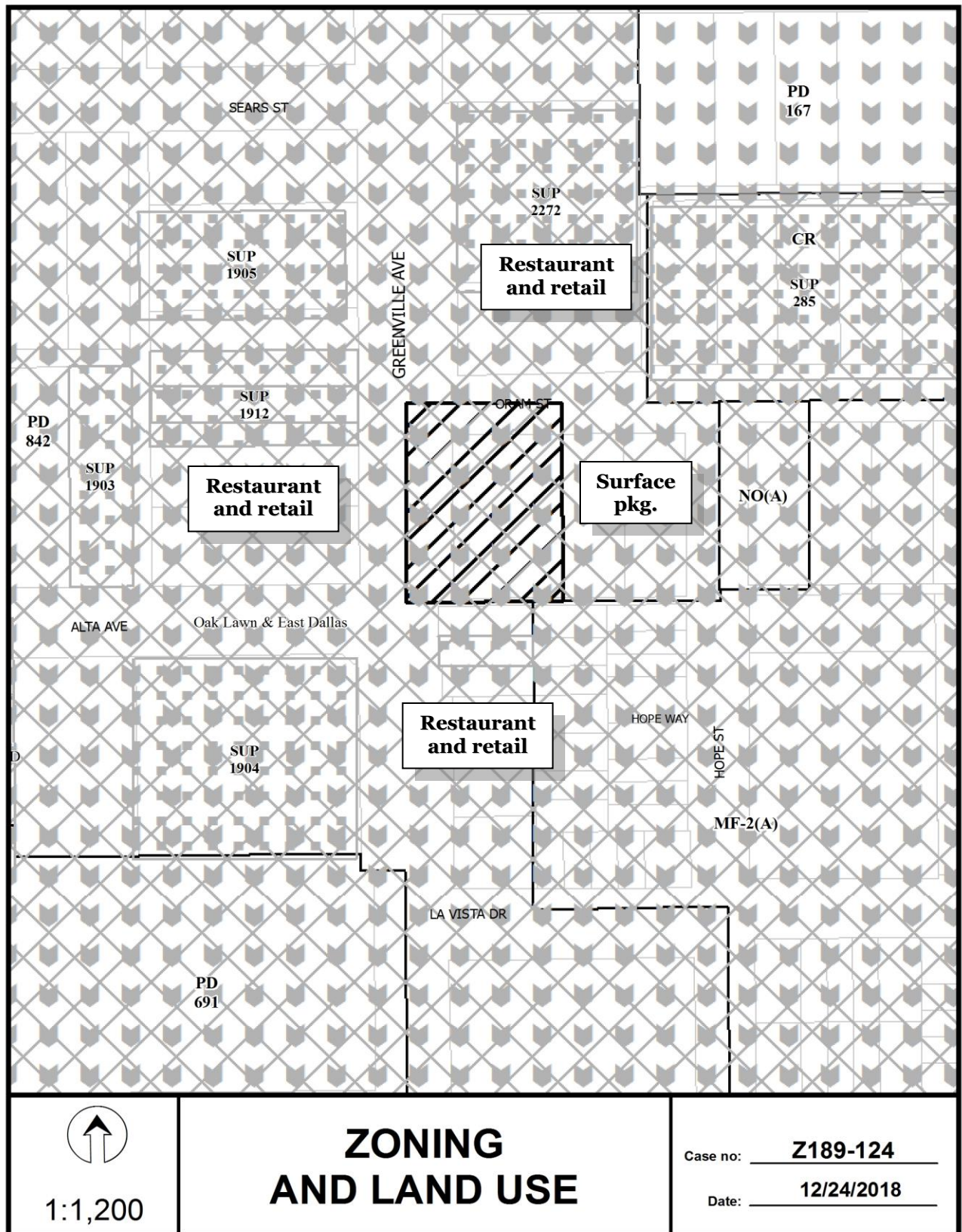
PARKING PROVIDED VIA REMOTE PARKING AGREEMENTS ON FILE

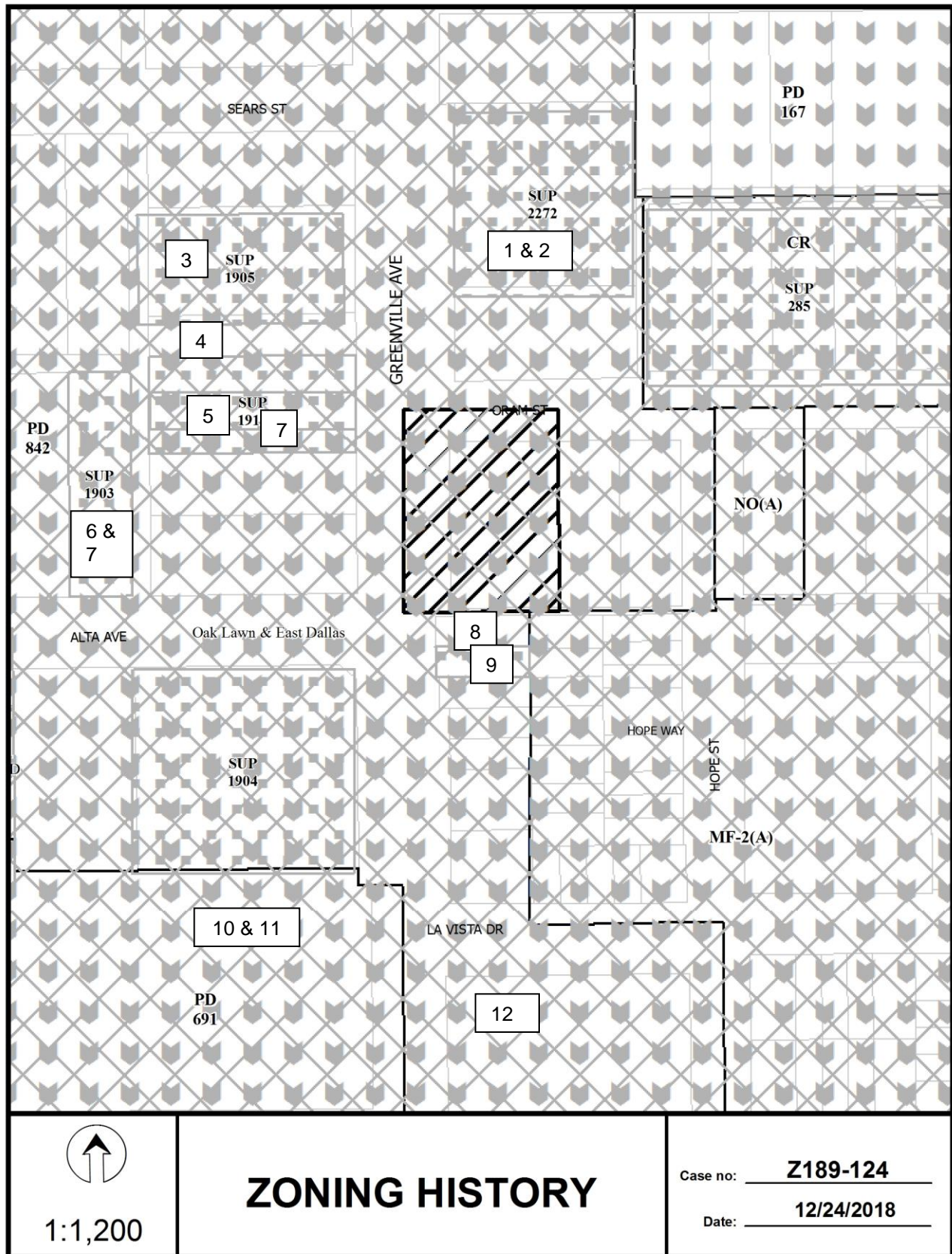
ORAM STREET

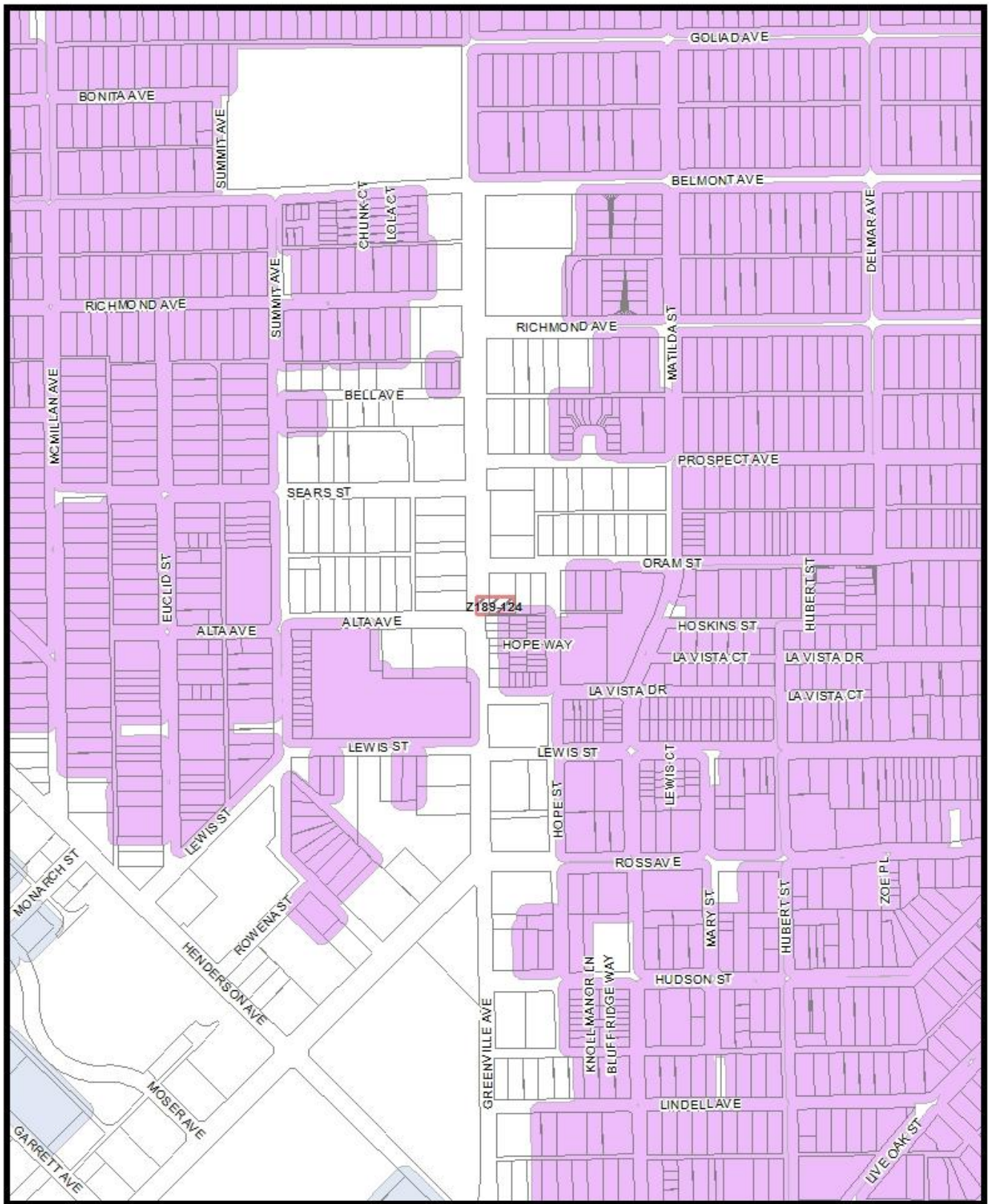












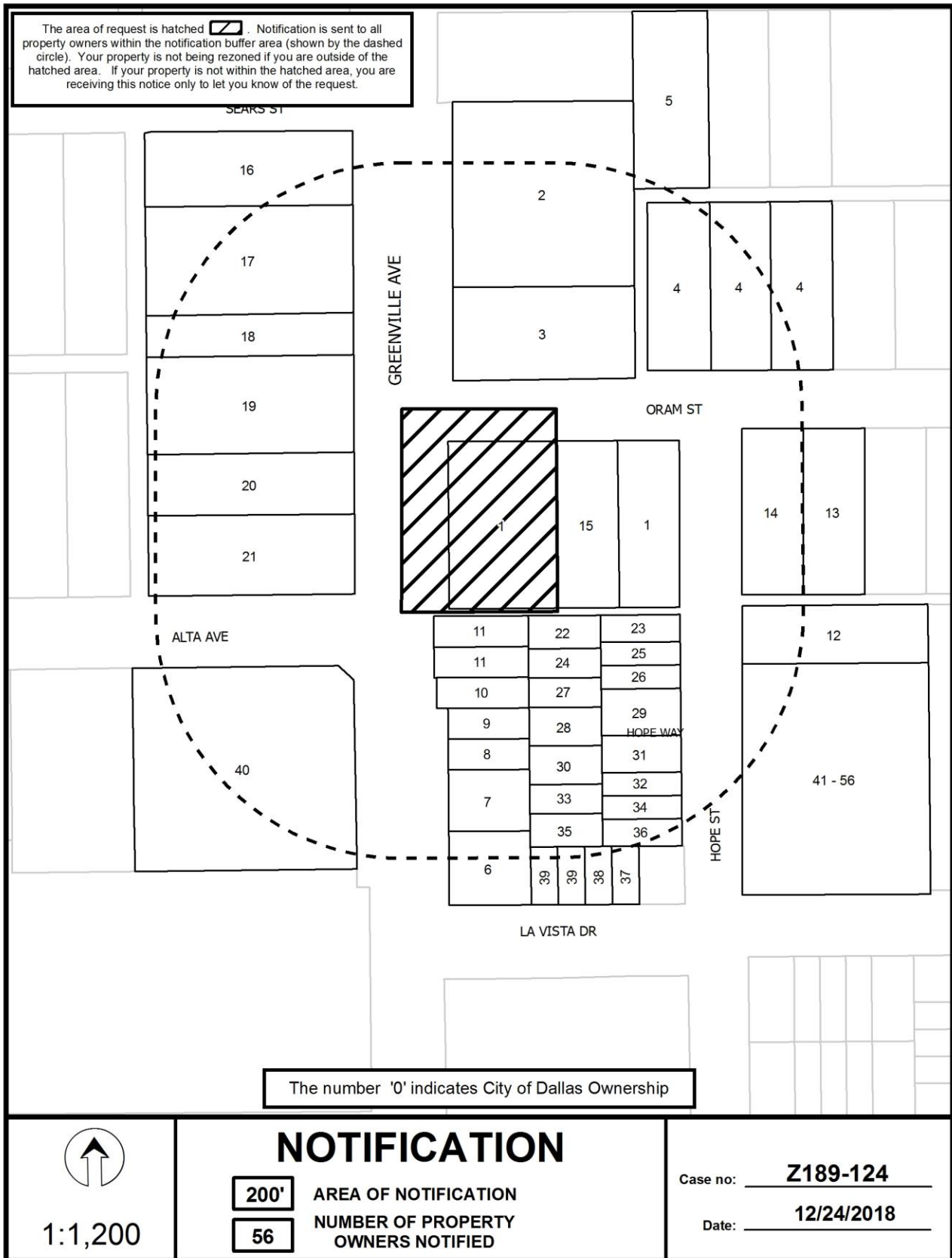
MVA Cluster A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 11/27/2018



12/24/2018

Notification List of Property Owners***Z189-124******56 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5712 ORAM ST	LOWGREEN PS
2	2008 GREENVILLE AVE	LAVO PROPERTIES LLC
3	2000 GREENVILLE AVE	LANDE PAUL &
4	5715 ORAM ST	TEXAS UTILITIES ELEC CO
5	5716 PROSPECT AVE	ANDRES FAMILY TRUST
6	1900 GREENVILLE AVE	TRUST REAL ESTATE
7	1904 GREENVILLE AVE	GREENVILLE PARKS LP
8	1908 GREENVILLE AVE	GREENVILLE PARKS LP
9	1910 GREENVILLE AVE	MORENO RICHARD
10	1912 GREENVILLE AVE	CAMPBELL OLIVER
11	1914 GREENVILLE AVE	LOWGREEN PS LTD
12	1916 HOPE ST	1916 HOPE LLC
13	5726 ORAM ST	TARL CABOT LLC &
14	5722 ORAM ST	MCKINNEY FEARGAL &
15	5710 ORAM ST	SOURIS GEORGIA REVOCABLE TRUST
16	1931 GREENVILLE AVE	GREENWAY SEARS LP
17	1919 GREENVILLE AVE	1919 27 GREENVILLE LTD
18	1917 GREENVILLE AVE	SEB GROUP LLC
19	1911 GREENVILLE AVE	INTERCITY INVESTMENT PROP
20	1909 GREENVILLE AVE	WORLDWIDE FOOD INC
21	1903 GREENVILLE AVE	LOWGREEN PS
22	1919 HOPE WAY	NGUYEN NGOC DIEP
23	1922 HOPE WAY	ELGUEA CARLOS &
24	1917 HOPE WAY	MCFALL JAMES
25	1920 HOPE WAY	ISAACSON CHRISTOPHER M
26	1918 HOPE WAY	MARCH SEAN

12/24/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1915 HOPE WAY	ALARCON WALDO & YAZMIN R
28	1913 HOPE WAY	HERNDON LINDSEY
29	1916 HOPE WAY	OTOOLE TIMOTHY
30	1911 HOPE WAY	NIEHUUS MICHAEL
31	1912 HOPE WAY	SHUCH MATTHEW T &
32	1910 HOPE WAY	DANISH DAVID
33	1909 HOPE WAY	JOHNSON RONALD L
34	1908 HOPE WAY	GANDHI ANUPAMA K
35	1907 HOPE WAY	WEINER ERIC DAVID
36	1906 HOPE WAY	ABOUJAOUDE DORY
37	5713 LA VISTA DR	JACOBSON TYLER B &
38	5711 LA VISTA DR	WHITE JULIUS
39	5709 LA VISTA DR	SHANE MARIO M & RACHELLE
40	1827 GREENVILLE AVE	LOWGREEN PS
41	1910 HOPE ST	MOJICA EDWARD
42	1910 HOPE ST	KEELING THOMAS
43	1910 HOPE ST	CALVERT DAVID
44	1910 HOPE ST	KUPERMAN YELENA
45	1910 HOPE ST	CROUCH EDIE D
46	1910 HOPE ST	HANLON WILLIAM R &
47	1910 HOPE ST	BEAHM CYNTHIA DIANE
48	1910 HOPE ST	RADIGAN MEGAN M
49	1910 HOPE ST	UTKOV GARY S & CAROL C
50	1910 HOPE ST	KOBAYASHI AARON S &
51	1910 HOPE ST	MERZ RYAN E
52	1910 HOPE ST	HOPE STREET RENTAL COMPANY LLC
53	1910 HOPE ST	ANKERSEN KRISTEN A
54	1910 HOPE ST	DROUILLARD SUZETTE M
55	1910 HOPE ST	VITALE JOSEPH K & ANNE
56	1910 HOPE ST	BREWSTER LLOYD R & DANA L

FILE NUMBER: Z189-126(SM) **DATE FILED:** November 6, 2018
LOCATION: East line of Greenville Avenue, between Oram Street and La Vista Drive
COUNCIL DISTRICT: 14 **MAPSCO:** 36 X
SIZE OF REQUEST: Approx. 0.279 acre **CENSUS TRACT:** 11.01

OWNER: Lowgreen PS

APPLICANT: Laurel Concepts

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

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

SUMMARY: The applicant requests to operate a new restaurant [formerly Nora] with approximately 4,099 square feet of floor area and a 682-square-foot uncovered patio within the northernmost suite, past midnight.

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

BACKGROUND INFORMATION:

- On January 26, 2011, the City Council approved Planned Development District No. 842 for CR District Uses, and furthermore requires an SUP for any retail and personal service uses operating after midnight.
- The site lies within the Tract 3 portion of Modified Delta Overlay No. 1 and is proposed to contain three uses: One restaurant in the northernmost suite (Z189-126 DBA The Point); the existing retail tenant in the middle suite (DBA The Merchant); and the existing restaurant in the southernmost suite (DBA Laurel Tavern), which has obtained permits to absorb the vacant suite between it and the adjacent retail suite (Z189-124).
- On September 20, 2018, a certificate of occupancy was issued for a restaurant without drive-in or drive-through use [The Point] at 1924 Greenville Avenue, the northernmost suite adjacent to Oram Street that was previously occupied by another restaurant [Nora].

Zoning History: There have been 12 zoning change requests in the area within the last five years.

1. Z167-367: On December 13, 2017, the City Council approved Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period, subject to a site plan and conditions.
2. Z178-304: On November 14, 2018, the City Council approved the renewal of Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period, subject to conditions.
3. Z156-300: On October 26, 2016, the City Council approved the renewal of Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through for a four-year period subject to a site plan and conditions.
4. Z178-272: On October 24, 2108, the City Council approved Subdistrict 1 within Planned Development District No. 842, subject to and conditions.
5. Z156-294 On October 26, 2016 the City Council approved the renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to a bar,

lounge or tavern for a three-year period subject to a site plan and conditions.

6. Z167-342 On October 11, 2017, the City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive through service for a one-year period subject to conditions.
7. Z178-387 On January 23, 2019, the City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive through service for a two-year period subject to conditions.
8. Z189-131 On February 7, 2018, the City Plan Commission will consider an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Oram Street and La Vista Drive.
9. Z134-177 On August 13, 2014, the City Council approved the renewal of Specific Use Permit No. 1879 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a three-year period, with eligibility for two-year automatic renewals, subject to conditions.
10. Z167-238 On December 13, 2017 the City Council approved an amendment to Planned Development District No. 691, with a MD-1 Modified Delta Overlay and a D Liquor Control Overlay on a portion, located on the northwest corner of Greenville Avenue and Lewis Street, subject to conditions.
11. Z178-281 On September 26, 2018, the City Council approved amendment to Subdistricts 1, 2, and 4 within Planned Development District No. 691 with a MD-1 Modified Delta Overlay and a D Liquor Control Overlay on a portion to allow a tower/antenna for cellular communication, located on the northwest corner of Greenville Avenue and Lewis Street, subject to a revised development plan, elevation, and conditions.
12. Z156-224 On June 22, 2016, the City Council approved Specific Use Permit No. 2230 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period, subject to a site plan

and conditions.

Thoroughfare/Street

Thoroughfare/Street	Type	Existing/Proposed ROW
Greenville Avenue	Collector	56 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Area Plans:

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

Modified Delta Overlay No. 1:

In general terms, 'delta theory' means the number of nonconforming parking or loading spaces for a use that may be carried forward when the use is converted or expanded.

The 'modified delta', in effect, limits the scope of delta theory due to an increasing need to encourage redevelopment and adaptive reuse of existing structures or that the continued application of the delta theory will create traffic congestion and public safety issues.

The site lies within Modified Delta Overlay No. 1 (MD-1), which was adopted by the City Council on October 1, 1987. MD-1 consists of three 'Areas' in an area generally bounded by Ellsworth Avenue, west of Matilda Street, north of Ross Avenue, and east of Summit Avenue/Worcola Street. This site lies within the Area 3 portion of MD-1.

On June 14, 1995, City Council approved a resolution that provides for replacing parking in the right-of-way that is lost due to locating public dining space (subject to the granting of a private license) within this area and requires parking for public dining areas at a ratio of 1 space per 300 square feet of public dining space. The most recent amendment to the original 1987 ordinance was approved by City Council on June 28, 1995, which provides for the following: 1) a use that is discontinued or remains vacant for 12 months loses the right to carry forward nonconforming parking/loading under the delta theory; 2) the Board of Adjustment may not grant a special exception for required parking; 3) walking distance for remote parking is increased to 900 feet; and, 4) special parking may account for more than 50 percent of required parking for a use.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 842	Restaurants
North	PDD No. 842	Restaurants and retail
East	PDD No. 842	Surface Parking Lot, Office
South	PDD No. 842	Restaurants and retail
West	PDD No. 842	Restaurants and retail

Land Use Compatibility:

The area of request contains a one-story original building and rooftop patios and additions atop the northernmost suite. This application is for a suite which was previously operated as a restaurant with the DBA Nora that closed before midnight. The

applicant is a new operator who obtained a certificate of occupancy on September 20, 2018 for a restaurant that closes before midnight. The applicant requests an SUP for a late-hours establishment to permit the proposed restaurant to operate between midnight and 2:00 a.m., Monday through Sunday, consistent with other retail and personal service uses in the area.

The site is surrounded by restaurant and retail uses to the north, south and west—several which operate after midnight and a surface parking lot is located to the east.

The purpose of PDD No. 842 is to ‘ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional-serving, late-night venues.’ As defined in the PDD, a late-hours establishment is any retail or personal service use that operates between 12:00 a.m. and 6:00 a.m., and furthermore requires an SUP for this defined use. Additionally, the City Council adopted a compliance date of September 23, 2011 for any retail and personal service use operating beyond 12:00 a.m. to obtain the required SUP.

PDD No. 842 establishes the following criteria for consideration of an SUP for a late-hours establishment:

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

(1) the number of citations issued by police to patrons of the establishment;

(2) the number of citations issued by police for noise ordinance violations by the establishment;

(3) the number of arrests for public intoxication or disorderly conduct associated with the establishment;

(4) the number of Texas Alcoholic Beverage Code violations of the establishment; and

(5) the number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment.

The above factors cannot be considered as they are not applicable to the applicant's request for a specific use permit for a late-hours establishment because the previous occupant has vacated the suite for which this application pertains.

In addition to the regulations of PDD No. 842, the Dallas Development Code establishes general criteria for any use requiring an SUP:

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 purposes of promoting the health, safety, morals, and general welfare of the city.

Staff supports a two-year period for the initial Specific Use Permit because the limited time period will allow the applicant to operate for a short duration so that the compatibility of the application to surrounding properties can be reevaluated.

Parking: Because of the Modified Delta Overlay regulations, the site has lost all delta credits and has no parking provided on site. Therefore, the site must comply with parking requirements for all existing and future uses at a ratio of one space per 100 square feet of restaurant floor area and one space per 200 square feet of retail and personal service floor area. Pursuant to the applicant's current parking analysis, this suite requires 42 parking spaces. The overall site requires 96 spaces, which are all provided via remote parking agreements.

Landscaping: The request will not trigger compliance with Article X.

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

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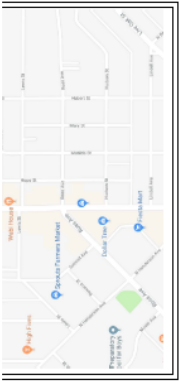
Marc Andres, Director

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Russ Neipp, Regional Director

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a late-hours establishment limited to a restaurant without drive-in or drive-through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [two years after the passage of this ordinance].
4. FLOOR AREA: The maximum floor area is 4,099 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The late-hours establishment limited to a restaurant without drive-in or drive-through service may not operate between 2:00 a.m. and 6:00 a.m., Monday through Sunday. All customers must be removed from the Property by 2:15 a.m.
6. OUTDOOR SPEAKERS: Use of outdoor speakers is prohibited between the hours of 12:00 a.m. and 2:00 a.m.
7. PATIO:
 - A. An outdoor patio is only allowed in the location shown on the attached site plan.
 - B. The maximum floor area of the patio is 682 square feet.
 - C. The patio must be uncovered.
 - D. The Property owner or operator must obtain a private license for an outdoor patio, with a copy provided to the building official before the outdoor patio may be used by customers.
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.



VICINITY MAP
NTS



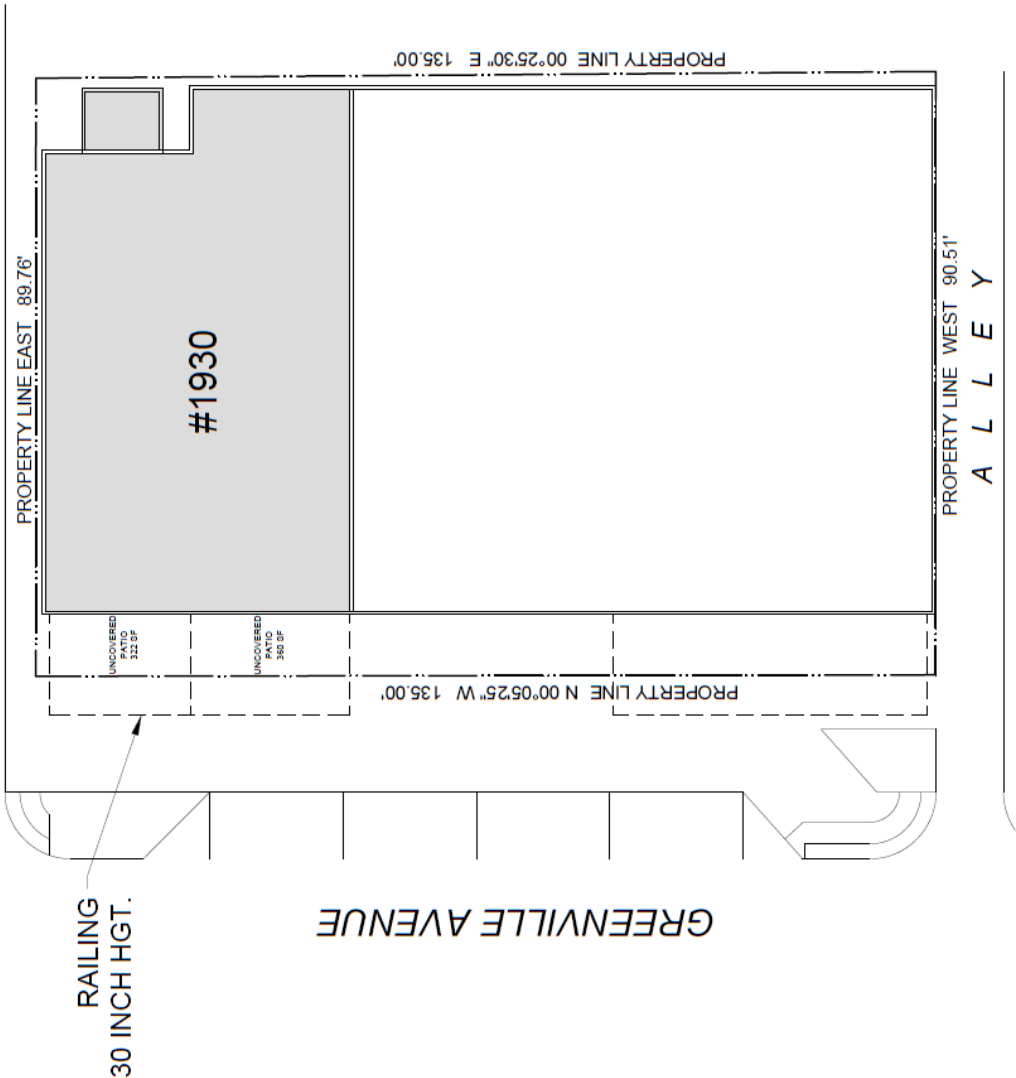
Proposed Site Plan

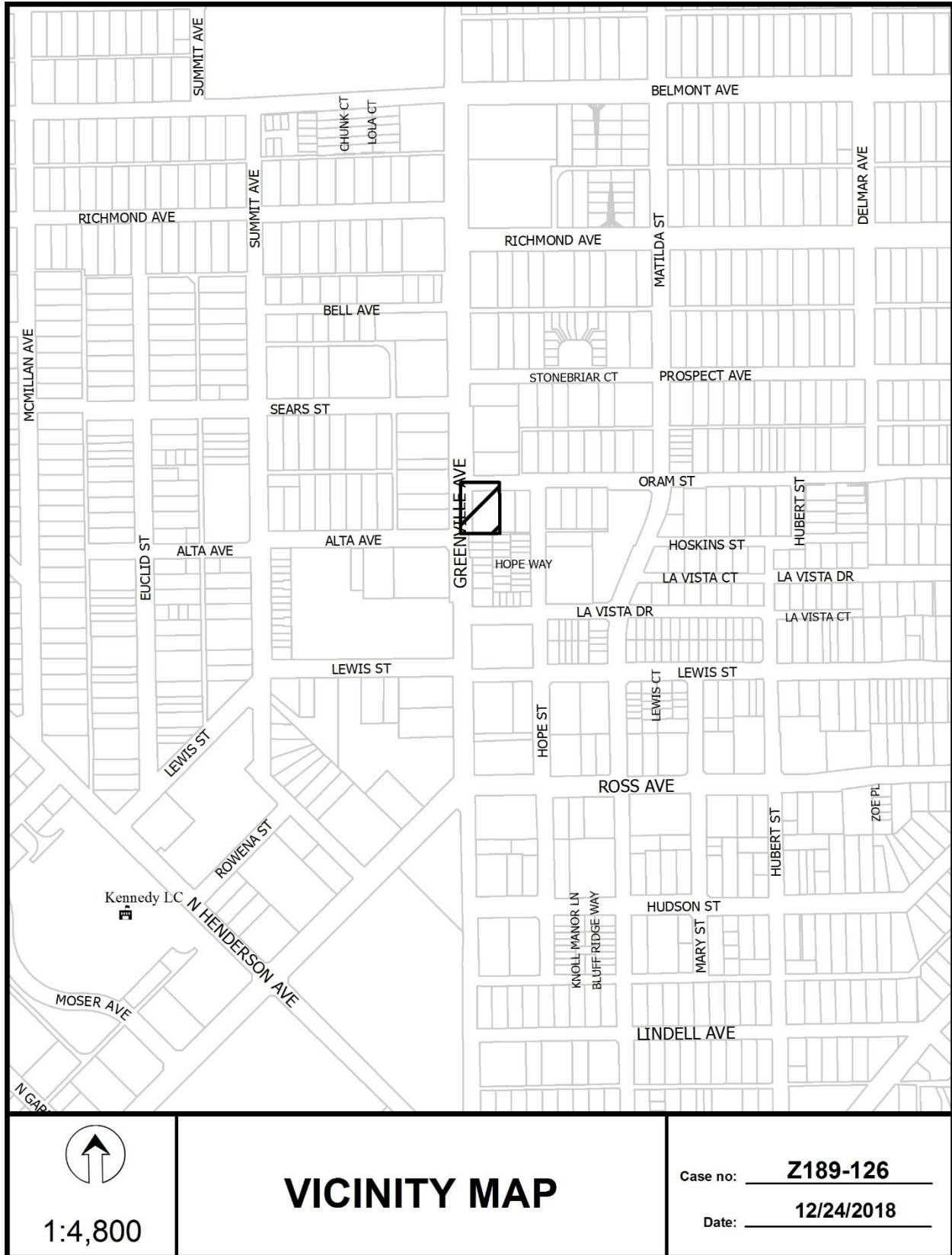
SUP FOR LATE HOURS ESTABLISHMENT
SUP BOUNDARY: LOTS 29-30 BLOCK 1907
SUP AREA LIMITED TO PORTIONS OF BUILDING AS SHOWN
1930 GREENVILLE AVE

OVERALL LAND AREA	12,150 SF	0.279 AC
SUP LAND USE	LATE HOURS ESTABLISHMENT FOR RESTAURANT	
SUP FLOOR AREA	4,099 SF	
SUP UNCOVERED PATIO	682 SF	

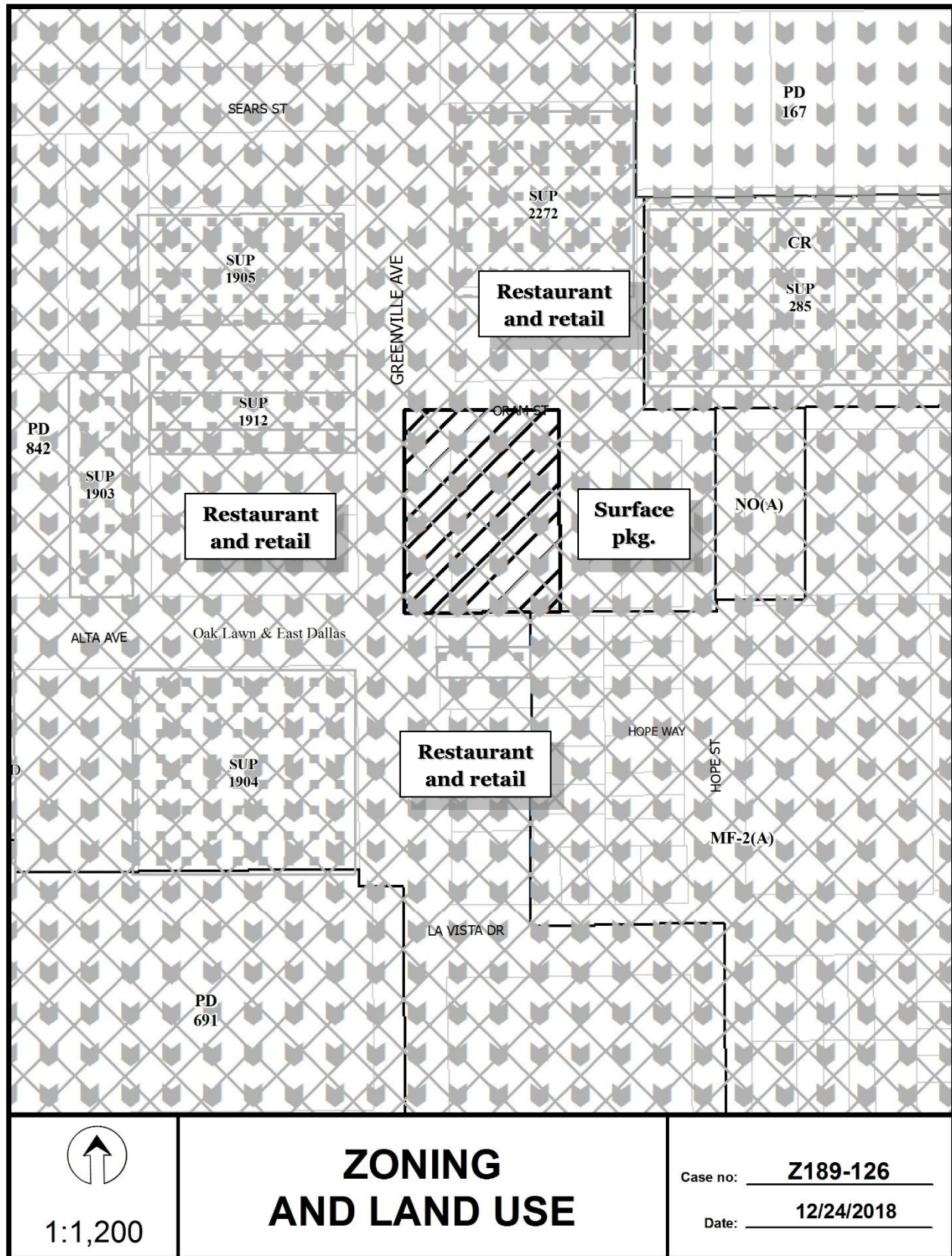
REQUIRED PARKING FOR SUITE AND LICENSE
AREA PER MD-1: 42
REQUIRED PARKING FOR BUILDING SITE AND
TOTAL LICENSE AREA PER MD-1: 96
PARKING PROVIDED VIA REMOTE PARKING
AGREEMENTS ON FILE

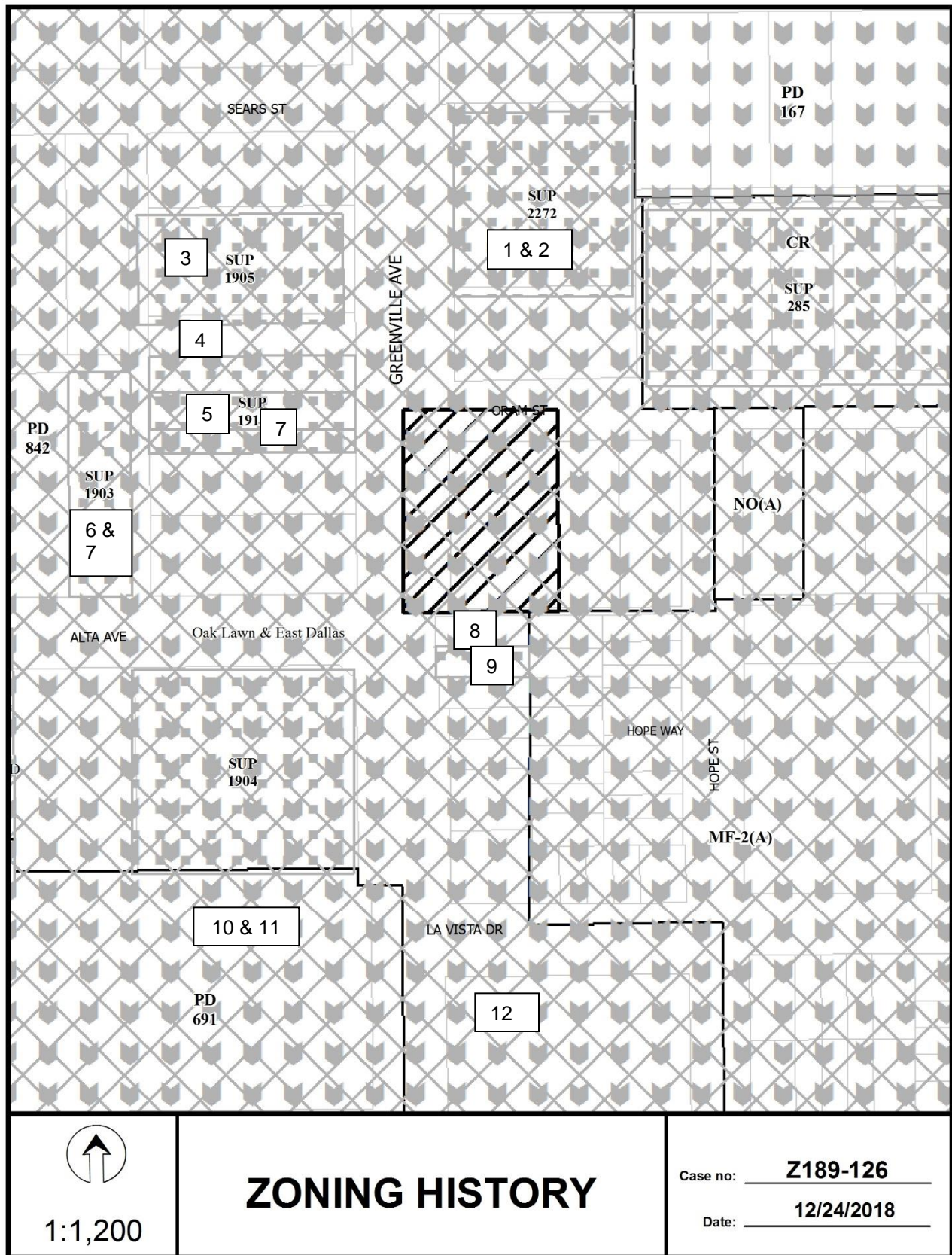
ORAM STREET

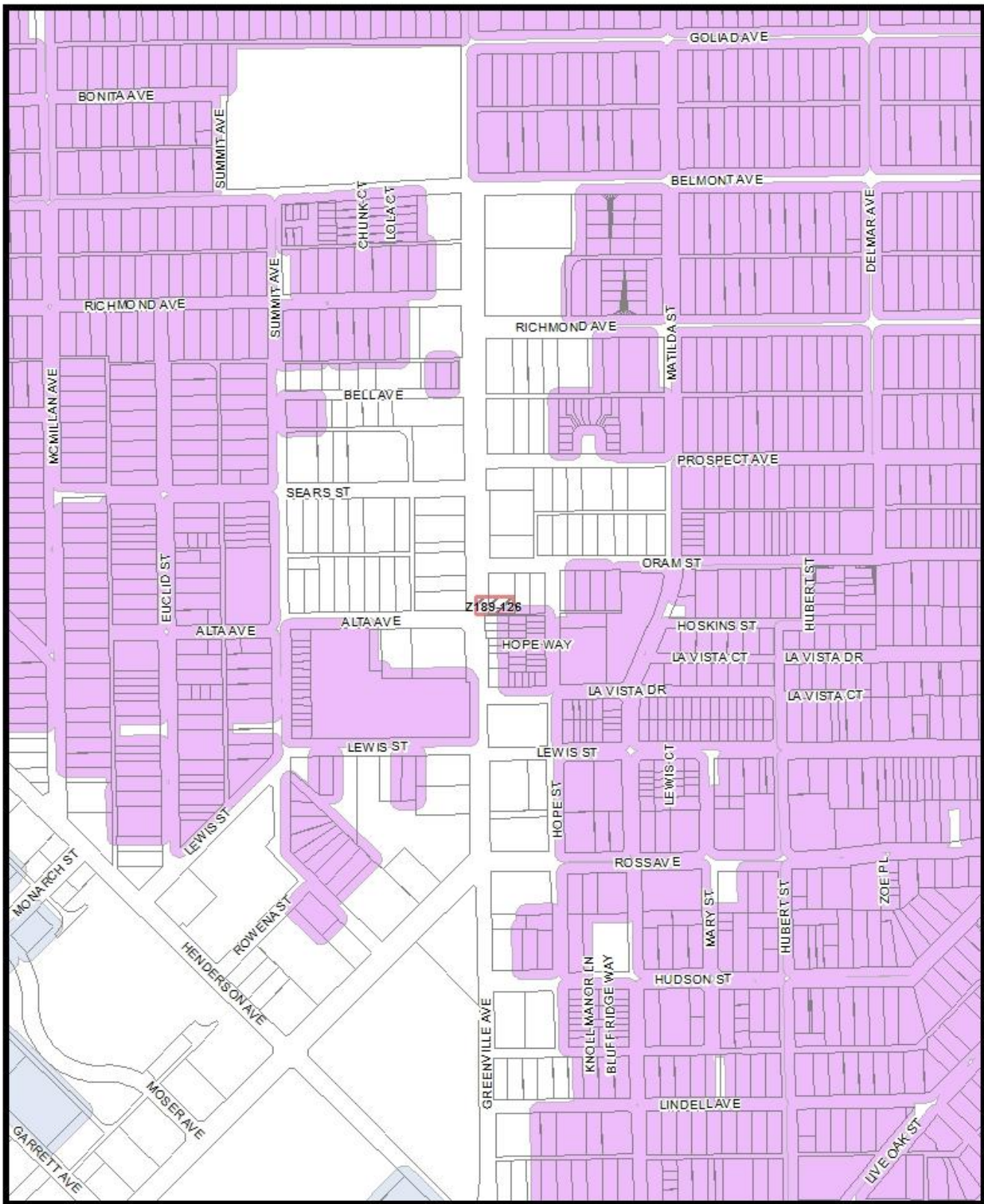












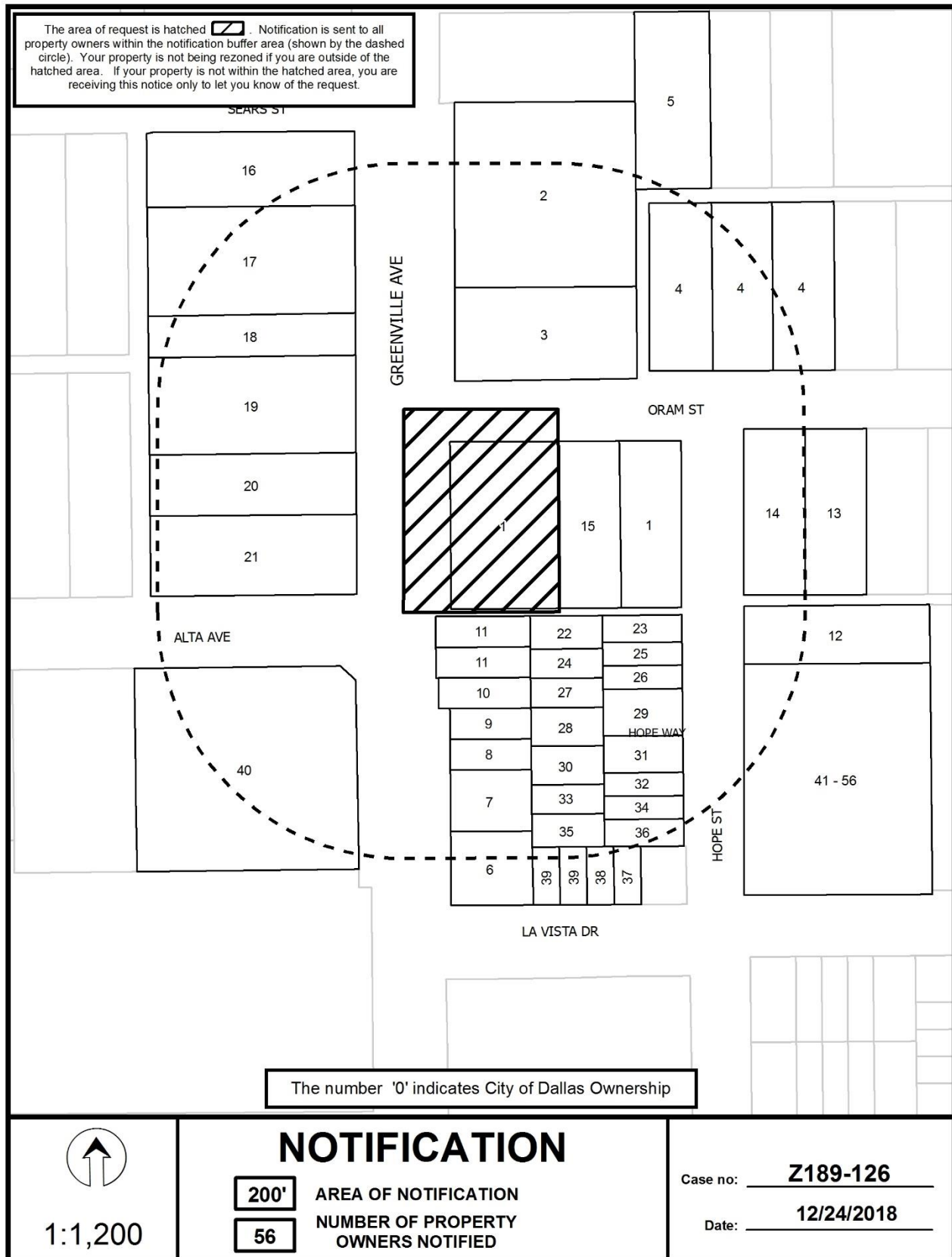
MVA Cluster A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 11/27/2018



12/24/2018

Notification List of Property Owners***Z189-126******56 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5712 ORAM ST	LOWGREEN PS
2	2008 GREENVILLE AVE	LAVO PROPERTIES LLC
3	2000 GREENVILLE AVE	LANDE PAUL &
4	5715 ORAM ST	TEXAS UTILITIES ELEC CO
5	5716 PROSPECT AVE	ANDRES FAMILY TRUST
6	1900 GREENVILLE AVE	TRUST REAL ESTATE
7	1904 GREENVILLE AVE	GREENVILLE PARKS LP
8	1908 GREENVILLE AVE	GREENVILLE PARKS LP
9	1910 GREENVILLE AVE	MORENO RICHARD
10	1912 GREENVILLE AVE	CAMPBELL OLIVER
11	1914 GREENVILLE AVE	LOWGREEN PS LTD
12	1916 HOPE ST	1916 HOPE LLC
13	5726 ORAM ST	TARL CABOT LLC &
14	5722 ORAM ST	MCKINNEY FEARGAL &
15	5710 ORAM ST	SOURIS GEORGIA REVOCABLE TRUST
16	1931 GREENVILLE AVE	GREENWAY SEARS LP
17	1919 GREENVILLE AVE	1919 27 GREENVILLE LTD
18	1917 GREENVILLE AVE	SEB GROUP LLC
19	1911 GREENVILLE AVE	INTERCITY INVESTMENT PROP
20	1909 GREENVILLE AVE	WORLDWIDE FOOD INC
21	1903 GREENVILLE AVE	LOWGREEN PS
22	1919 HOPE WAY	NGUYEN NGOC DIEP
23	1922 HOPE WAY	ELGUEA CARLOS &
24	1917 HOPE WAY	MCFALL JAMES
25	1920 HOPE WAY	ISAACSON CHRISTOPHER M
26	1918 HOPE WAY	MARCH SEAN

12/24/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1915 HOPE WAY	ALARCON WALDO & YAZMIN R
28	1913 HOPE WAY	HERNDON LINDSEY
29	1916 HOPE WAY	OTOOLE TIMOTHY
30	1911 HOPE WAY	NIEHUUS MICHAEL
31	1912 HOPE WAY	SHUCH MATTHEW T &
32	1910 HOPE WAY	DANISH DAVID
33	1909 HOPE WAY	JOHNSON RONALD L
34	1908 HOPE WAY	GANDHI ANUPAMA K
35	1907 HOPE WAY	WEINER ERIC DAVID
36	1906 HOPE WAY	ABOUJAOUDE DORY
37	5713 LA VISTA DR	JACOBSON TYLER B &
38	5711 LA VISTA DR	WHITE JULIUS
39	5709 LA VISTA DR	SHANE MARIO M & RACHELLE
40	1827 GREENVILLE AVE	LOWGREEN PS
41	1910 HOPE ST	MOJICA EDWARD
42	1910 HOPE ST	KEELING THOMAS
43	1910 HOPE ST	CALVERT DAVID
44	1910 HOPE ST	KUPERMAN YELENA
45	1910 HOPE ST	CROUCH EDIE D
46	1910 HOPE ST	HANLON WILLIAM R &
47	1910 HOPE ST	BEAHM CYNTHIA DIANE
48	1910 HOPE ST	RADIGAN MEGAN M
49	1910 HOPE ST	UTKOV GARY S & CAROL C
50	1910 HOPE ST	KOBAYASHI AARON S &
51	1910 HOPE ST	MERZ RYAN E
52	1910 HOPE ST	HOPE STREET RENTAL COMPANY LLC
53	1910 HOPE ST	ANKERSEN KRISTEN A
54	1910 HOPE ST	DROUILLARD SUZETTE M
55	1910 HOPE ST	VITALE JOSEPH K & ANNE
56	1910 HOPE ST	BREWSTER LLOYD R & DANA L

Planner: Pamela Daniel

FILE NUMBER: Z189-131(PD) **DATE FILED:** November 16, 2018

LOCATION: East line of Greenville Avenue, between Oram Street and La Vista Drive

COUNCIL DISTRICT: 14 **MAPSCO:** 36 X

SIZE OF REQUEST: ± 1,742 sq. ft. **CENSUS TRACT:** 11.01

**APPLICANT/
REPRESENTATIVE:** Sameer Patel

OWNER: Lowgreen PS LTD

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

SUMMARY: The applicant requests to operate the existing restaurant with approximately 1,500 square feet of floor area past midnight. [Louie King]

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

BACKGROUND INFORMATION:

- On January 26, 2011, the City Council approved Planned Development District No. 842 for CR District Uses, and furthermore requires an SUP for any retail and personal service uses operating after 12:00 a. m.
- The subject site lies within the Tract 3 portion of Modified Delta Overlay No. 1.
- On August 13, 2014, SUP No. 1879 was approved for a late hours establishment limited to an alcohol beverage establishment limited to a bar, lounge, or tavern use for a three-year period. [Z134-177]
- On August 31, 2017, a Certificate of Occupancy was issued for a restaurant without drive-in or drive-through use [Louie King] at 1916 Greenville Avenue, the northernmost suite adjacent to the alley.
- The applicant is requesting an SUP for late hours to provide for daily operation between the hours of 12:00 a.m. (midnight) and 4:00 a.m., Monday through Sunday.

Zoning History: There have been twelve zoning change requests in the area within the last five years.

1. Z189-124: On February 7, 2019, the City Plan Commission will consider an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service.
2. Z134-177: On August 13, 2014, the City Council approved Specific Use Permit No. 1879 for a late hours establishment limited to an alcohol beverage establishment operated as a bar, lounge, or tavern use for a three-year period.
3. Z167-367: On December 13, 2017, the City Council approved Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period, subject to a site plan and conditions.
4. Z178-304: On November 14, 2018, the City Council approved the renewal of Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period, subject to conditions.
5. Z156-300: On October 26, 2016, the City Council approved the renewal of Specific Use Permit No. 1905 for a late-hours establishment limited to a

restaurant without drive-in or drive-through for a four-year period subject to a site plan and conditions.

6. Z178-272: On October 24, 2108, the City Council approved Subdistrict 1 within Planned Development District No. 842, subject to and conditions.
7. Z156-294 On October 26, 2016 the City Council approved the renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to a bar, lounge or tavern for a three-year period subject to a site plan and conditions.
8. Z167-342 On October 11, 2017, the City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive through service for a one-year period subject to conditions.
9. Z178-387 On January 23, 2019, the City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive through service for a two-year period subject to conditions.
10. Z167-238 On December 13, 2017 the City Council approved an amendment to Planned Development District No. 691, with a MD-1 Modified Delta Overlay and a D Liquor Control Overlay on a portion, located on the northwest corner of Greenville Avenue and Lewis Street, subject to conditions.
11. Z178-281 On September 26, 2018, the City Council approved amendment to Subdistricts 1, 2, and 4 within Planned Development District No. 691 with a MD-1 Modified Delta Overlay and a D Liquor Control Overlay on a portion to allow a tower/antenna for cellular communication, located on the northwest corner of Greenville Avenue and Lewis Street, subject to a revised development plan, elevation, and conditions.
12. Z156-224 On June 22, 2016, the City Council approved Specific Use Permit No. 2230 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period, subject to a site plan and conditions.

Thoroughfare/Street

Thoroughfare/Street	Type	Existing/Proposed ROW
Greenville Avenue	Collector	56 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Area Plans:

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

Modified Delta Overlay No. 1: In general terms, 'delta theory' means the number of nonconforming parking or loading spaces for a use that may be carried forward when the use is converted or expanded.

The 'modified delta', in effect, prohibits the application of the delta theory due to a ceasing of a need to encourage redevelopment and adaptive reuse of existing structures or that the continued application of the delta theory will create traffic congestion and public safety issues.

The site lies within Modified Delta Overlay No. 1 (MD-1), which consists of three 'Areas' in an area generally bounded by Ellsworth Avenue, west of Matilda Street, north of Ross Avenue, and east of Summit Avenue/Worcola Street. This site lies within the Area 3 portion of MD-1. MD-1 was adopted by the City Council on October 1, 1987.

On June 14, 1995, City Council approved a resolution that provides for replacing parking in the right-of-way that is lost due to locating public dining space (subject to the granting of a private license) within this area, and requiring parking for the public dining area at a ratio of 1 space per 300 square feet of public dining space. Lastly, a June 28, 1995, amendment to the ordinance provides for the following: 1) a use that is discontinued or remains vacant for 12 months loses the right to carry forward nonconforming parking/loading under the delta theory; 2) the Board of Adjustment may not grant a special exception for required parking; 3) walking distance for remote parking is increased to 900 feet; and, 4) special parking may account for more than 50 percent of required parking for a use.

Land Use:

	Zoning	Land Use
Site	PDD No. 842	Restaurant
North	PDD No. 842	Restaurant
East	MF-2(A)	Townhomes
South	PDD No. 842, SUP No. 1879	Bar, lounge or tavern, Late hours establishment
West	PDD No. 842; SUP No. 1904	Restaurant, Late hours establishment

Land Use Compatibility:

The request site is improved with a 1,500-square-foot, one-story restaurant with a 106-square-foot, uncovered patio in the front yard. The applicant proposes to continue the operation of the existing restaurant use [Louie King]. The existing uncovered patio does not require a private license due to the area not being within the public sidewalk. The applicant is now requesting an SUP for a late-hours establishment to permit the existing restaurant to operate between 12:00 a.m. to 4:00 a.m., Monday through Sunday, which

is consistent with other restaurant, bar, lounge, or tavern uses, and retail and personal service uses in the area.

The site is surrounded by restaurant uses to the north, and west, a bar, lounge or tavern use to the south with townhouses to the east.

The purpose of PDD No. 842 is to 'ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional-serving, late-night venues.' As defined in the PDD, a late-hours establishment is any retail or personal service use that operates between 12:00 a.m. and 6:00 a.m., and furthermore requires an SUP for this defined use. Additionally, the City Council adopted a compliance date of September 23, 2011 for any retail and personal service use operating beyond 12:00 a.m. to obtain the required SUP.

PDD No. 842 establishes the following criteria for consideration of an SUP for a late-hours establishment:

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

(1) the number of citations issued by police to patrons of the establishment;

(2) the number of citations issued by police for noise ordinance violations by the establishment;

(3) the number of arrests for public intoxication or disorderly conduct associated with the establishment;

(4) the number of Texas Alcoholic Beverage Code violations of the establishment; and

(5) the number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment.

These factors cannot be considered as they are not applicable to the applicant's request for a specific use permit for a late-hours establishment because the use for this request is only now being considered.

However, crime statistics covering the period between October 8, 2017, through January 29, 2019, will be provided at the CPC briefing.

In addition to the regulations of PDD No. 842, the Dallas Development Code establishes general criteria for any use requiring an SUP:

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 purposes of promoting the health, safety, morals, and general welfare of the city.

Staff supports the request and recommends approval for a two-year period because the limited time period will allow the applicant to operate for a short duration so that the compatibility of the application to surrounding properties can be reevaluated.

Parking:

Because of the Modified Delta Overlay regulations, the site has lost all delta credits and has no parking provided on site. The site must comply with parking requirements for all existing and future uses at a ratio of one space per 100 square feet for restaurant floor area. Therefore, the restaurant use requires 15 parking spaces, which are all provided via remote parking agreements.

Landscaping:

The request will not trigger compliance with Article X, as amended.

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

Partners/Principals/Officers:

City Griddle

Corporate Address:

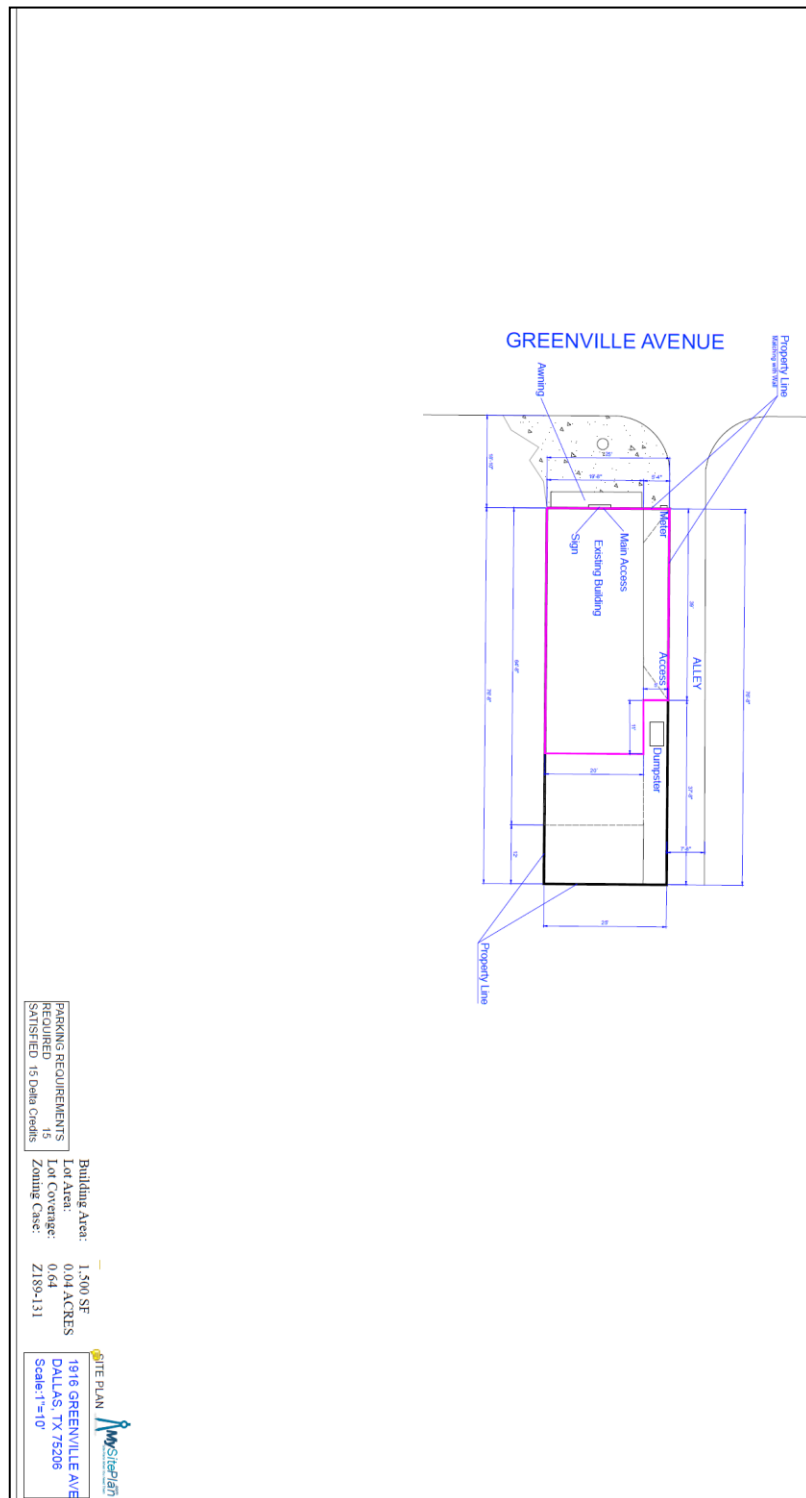
**1916 Greenville Avenue
Dallas, TX 75206**

Sameer Patel, Partner
Patrick Bruce, Partner
Martang Desai, Partner
Ronak Desai, Partner
Claire Bruce, Partner

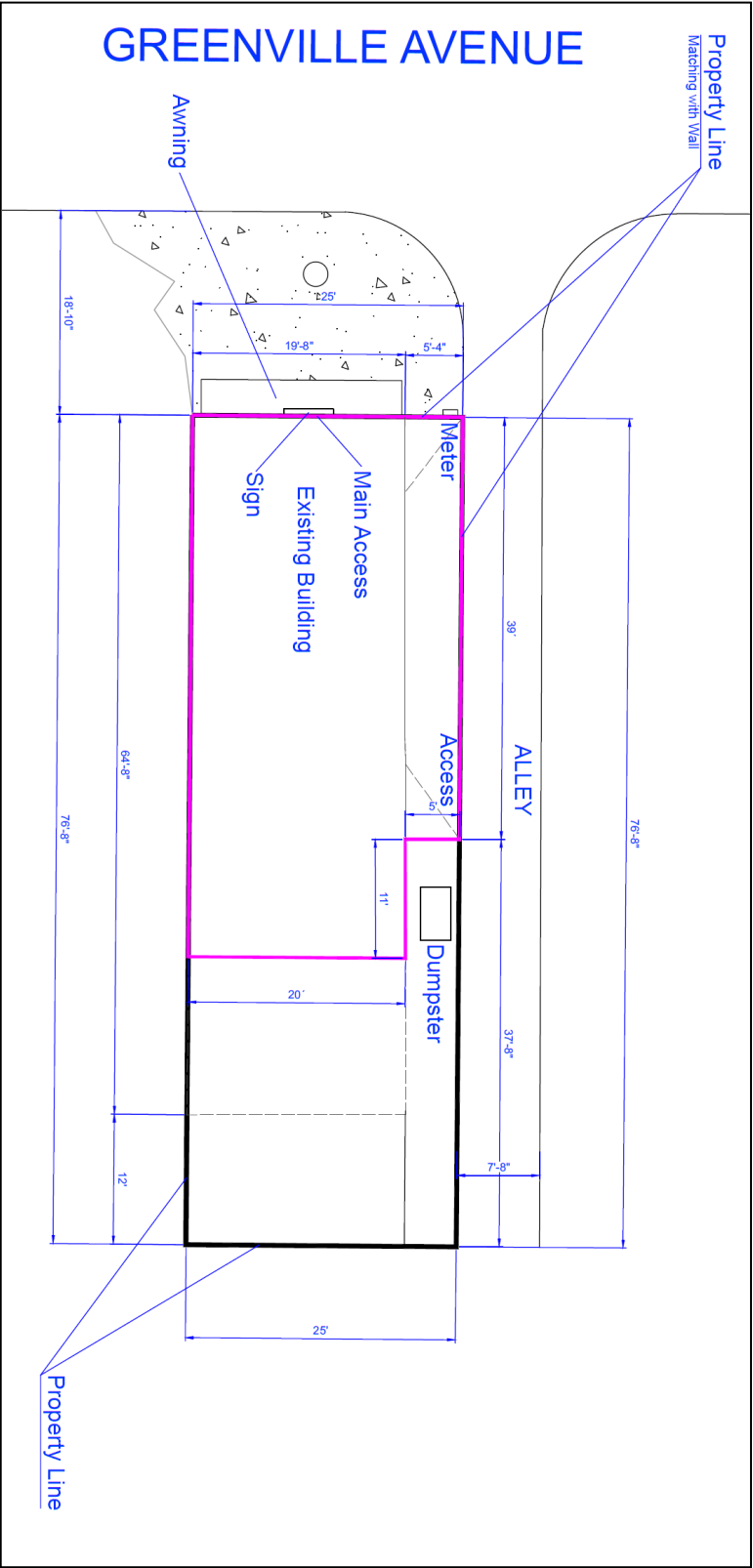
Proposed Conditions

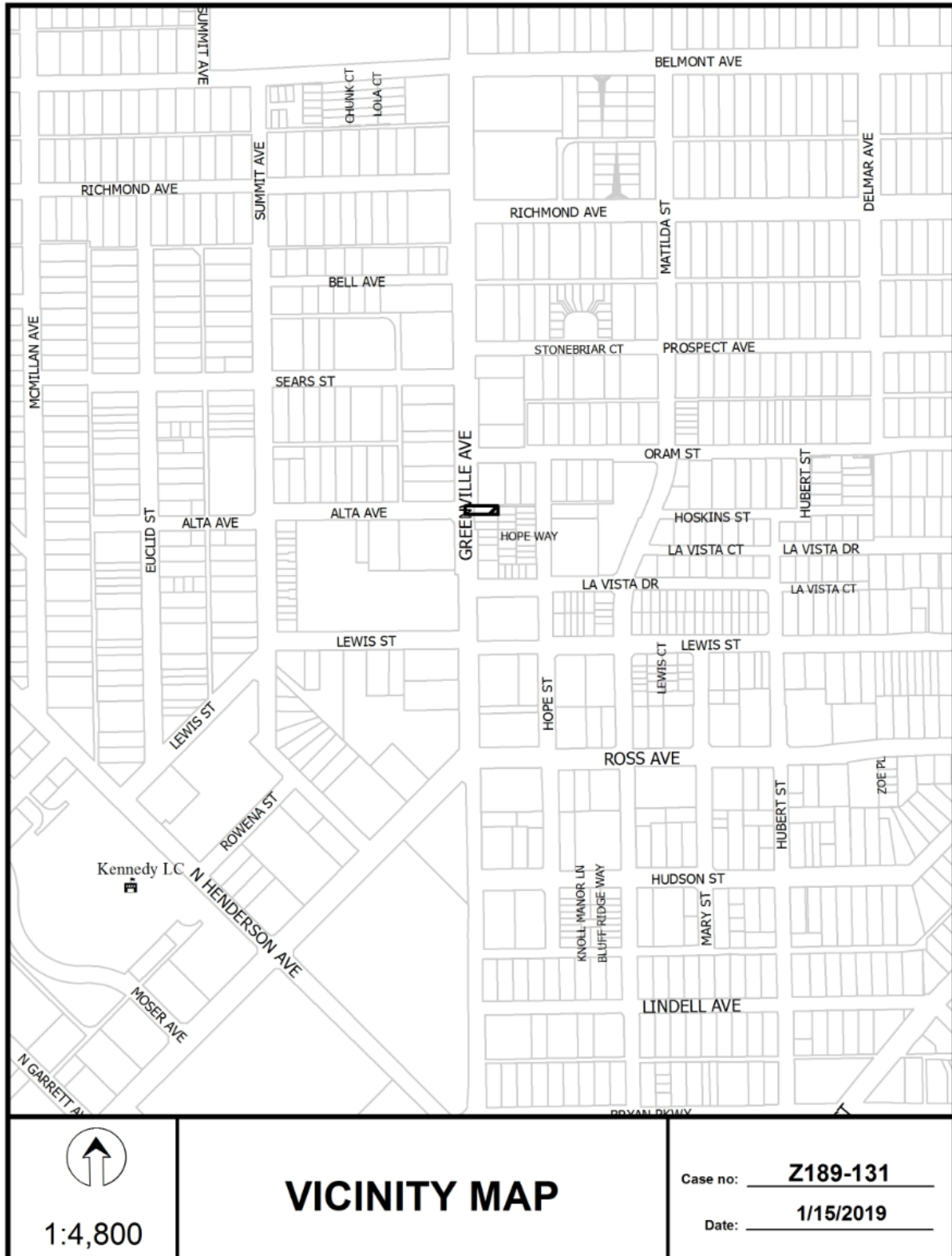
1. USE: The only use authorized by this specific use permit is late hours establishment limited to a restaurant without drive-in or drive-through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit automatically terminates on TWO-YEARS from passage of ordinance.
4. FLOOR AREA:
 - A. The maximum floor area is 1,500 square feet in the location shown on the attached site plan.
 - B. The patio must be uncovered.
5. HOURS OF OPERATION:
 - A. The restaurant must cease operation by 4:00a.m., Monday through Sunday.
 - B. All customers must be removed from the Property by 4:15 a.m.
6. OUTDOOR SPEAKERS: Use of loudspeakers outdoors is prohibited between the hours of 12:00 a.m. and 4:00 a.m.
7. PATIO:
 - A. An outdoor patio is only allowed in the location shown on the attached site plan.
 - B. The maximum floor area of the patio is 106 square feet.
 - C. The patio must be uncovered.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan

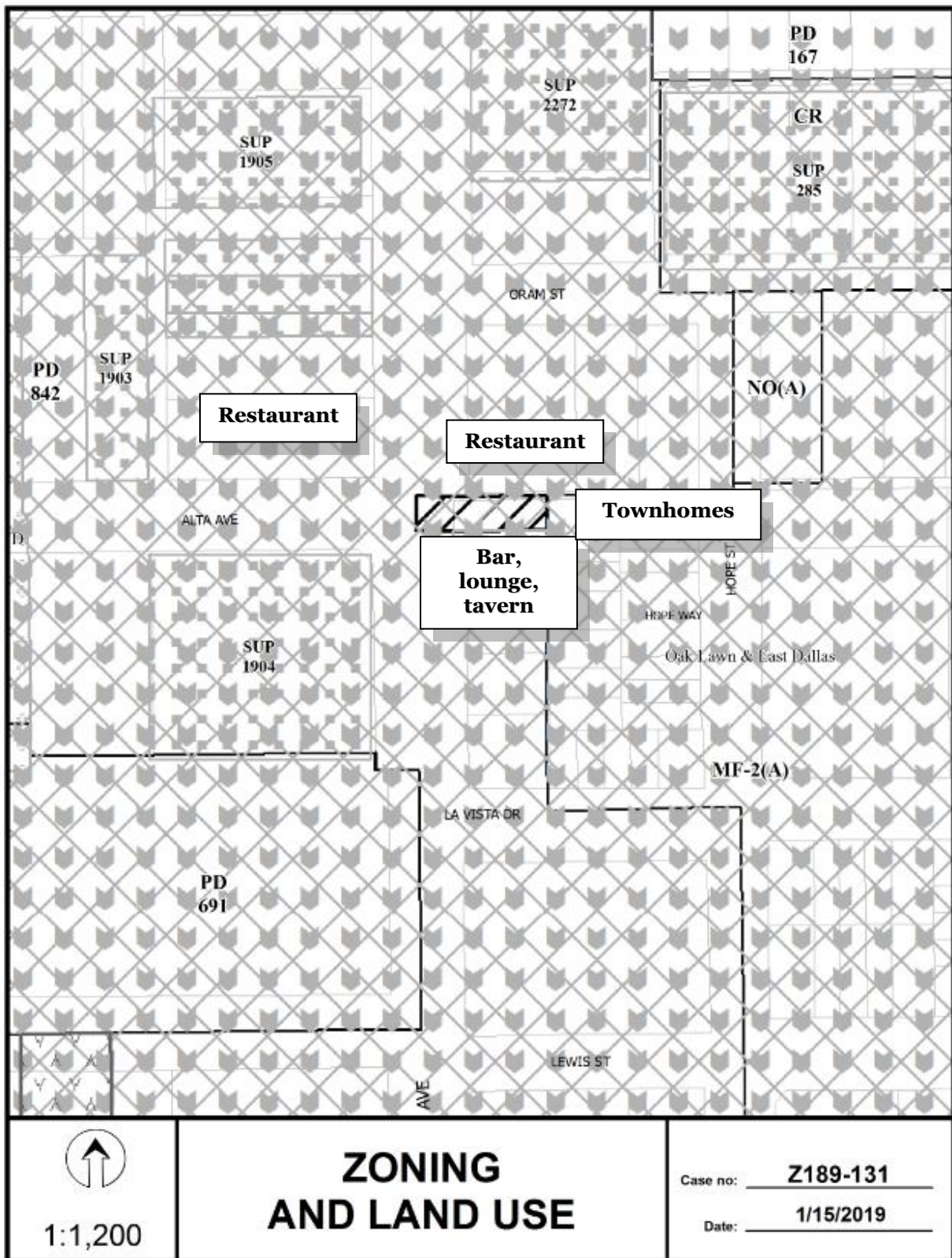


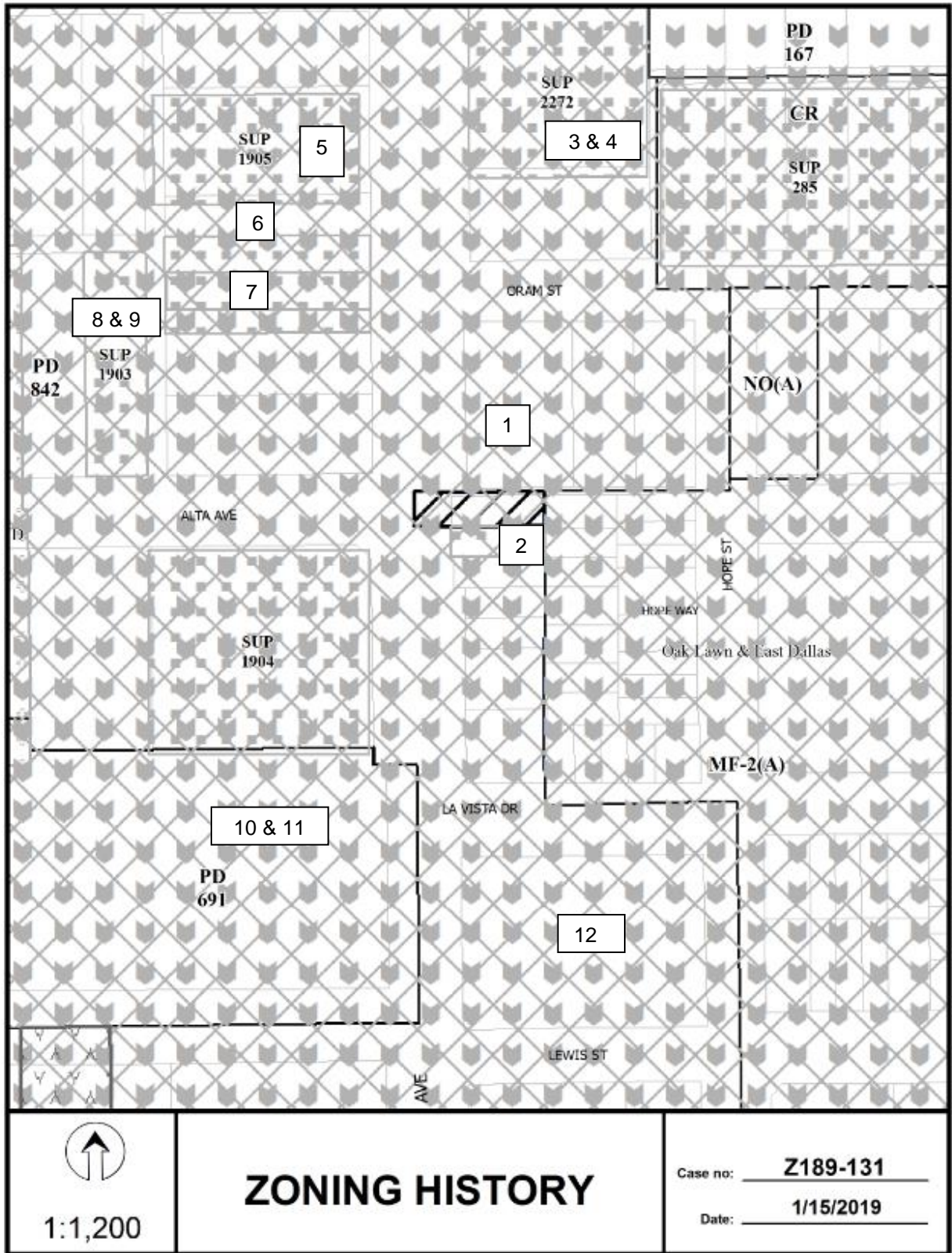
Enlarged Proposed Site Plan

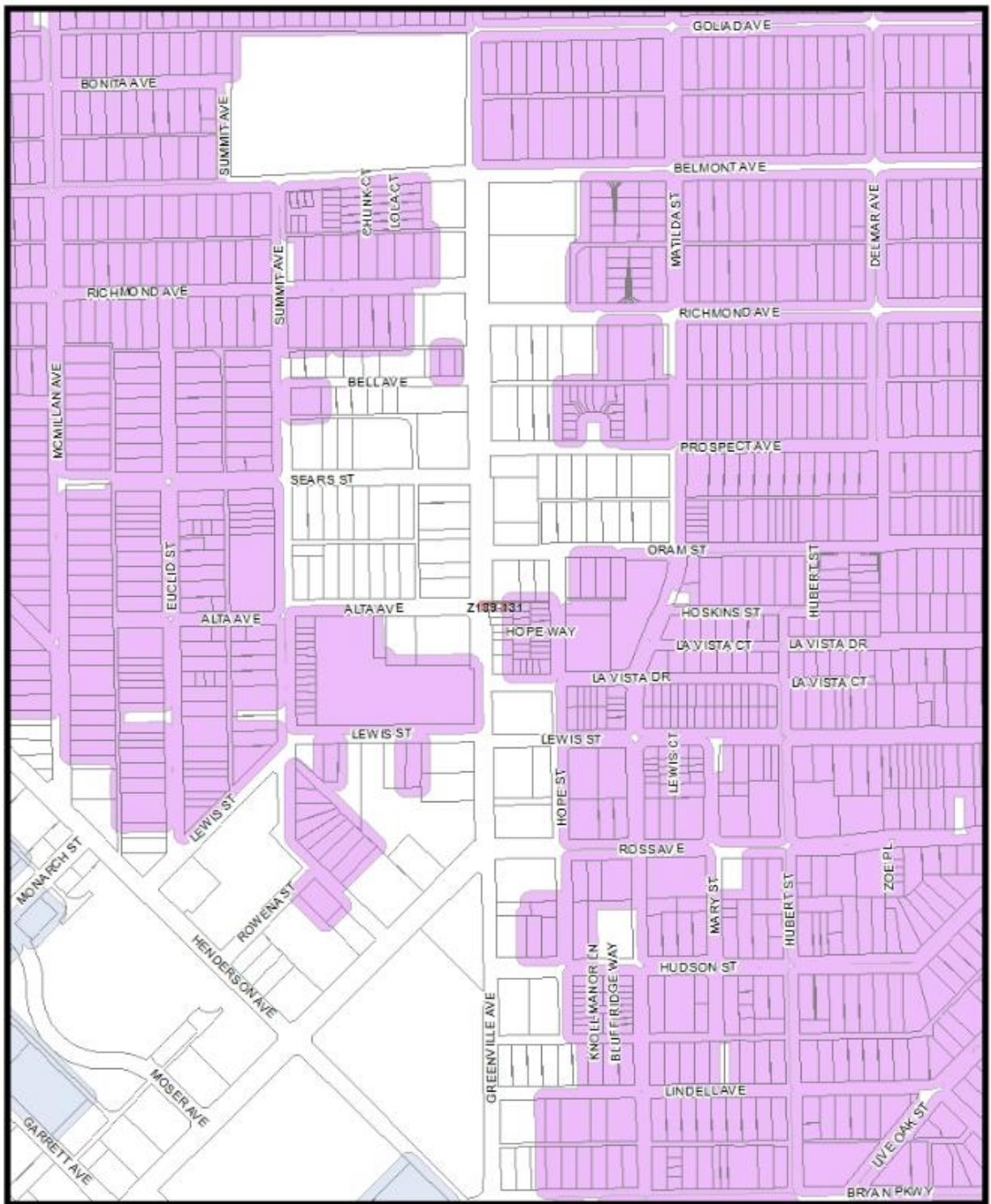












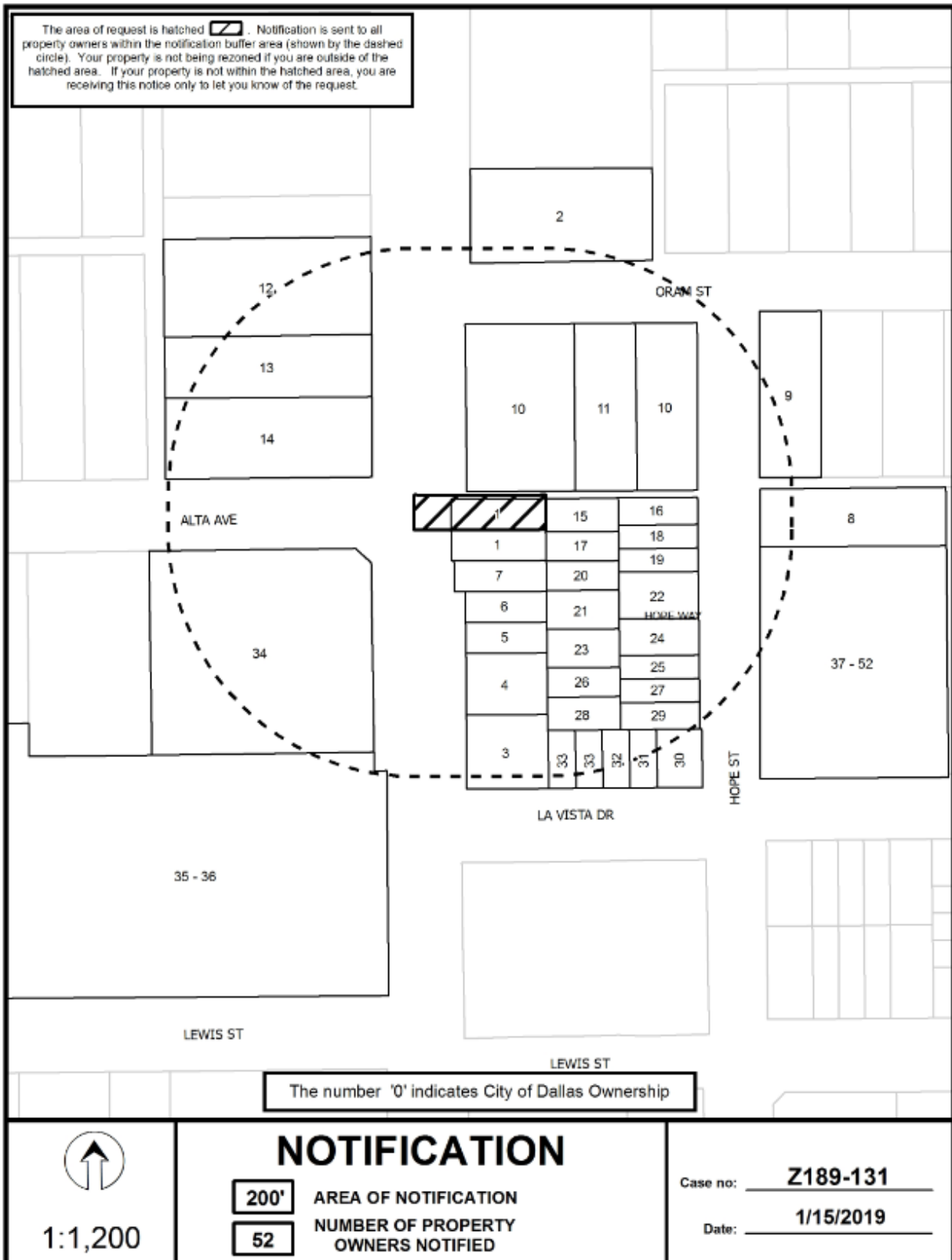
MVACluster A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 1/25/2019



Notification List of Property Owners

Z189-131

52 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1914 GREENVILLE AVE	LOWGREEN PS LTD
2	2000 GREENVILLE AVE	LANDE PAUL &
3	1900 GREENVILLE AVE	TRUST REAL ESTATE
4	1904 GREENVILLE AVE	GREENVILLE PARKS LP
5	1908 GREENVILLE AVE	GREENVILLE PARKS LP
6	1910 GREENVILLE AVE	MORENO RICHARD
7	1912 GREENVILLE AVE	CAMPBELL OLIVER
8	1916 HOPE ST	1916 HOPE LLC
9	5722 ORAM ST	MCKINNEY FEARGAL &
10	5712 ORAM ST	LOWGREEN PS
11	5710 ORAM ST	SOURIS GEORGIA REVOCABLE TRUST
12	1911 GREENVILLE AVE	INTERCITY INVESTMENT PROP
13	1909 GREENVILLE AVE	WORLDWIDE FOOD INC
14	1903 GREENVILLE AVE	LOWGREEN PS
15	1919 HOPE WAY	NGUYEN NGOC DIEP
16	1922 HOPE WAY	ELGUEA CARLOS &
17	1917 HOPE WAY	MCFALL JAMES
18	1920 HOPE WAY	ISAACSON CHRISTOPHER M
19	1918 HOPE WAY	MARCH SEAN
20	1915 HOPE WAY	ALARCON WALDO & YAZMIN R
21	1913 HOPE WAY	HERNDON LINDSEY
22	1916 HOPE WAY	OTOOLE TIMOTHY
23	1911 HOPE WAY	NIEHUUS MICHAEL
24	1912 HOPE WAY	SHUCH MATTHEW T &
25	1910 HOPE WAY	DANISH DAVID
26	1909 HOPE WAY	JOHNSON RONALD L

01/15/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1908 HOPE WAY	GANDHI ANUPAMA K
28	1907 HOPE WAY	WEINER ERIC DAVID
29	1906 HOPE WAY	ABOUJAOUDE DORY
30	5715 LA VISTA DR	CATHCART DAVID
31	5713 LA VISTA DR	JACOBSON TYLER B &
32	5711 LA VISTA DR	WHITE JULIUS
33	5709 LA VISTA DR	SHANE MARIO M & RACHELLE
34	1827 GREENVILLE AVE	LOWGREEN PS
35	1811 GREENVILLE AVE	EGW GREENVILLE INVESTMENTS LP
36	1811 GREENVILLE AVE	GREENWAY GREENVILLE LP
37	1910 HOPE ST	MOJICA EDWARD
38	1910 HOPE ST	KEELING THOMAS
39	1910 HOPE ST	CALVERT DAVID
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46	1910 HOPE ST	KOBAYASHI AARON S &
47	1910 HOPE ST	MERZ RYAN E
48	1910 HOPE ST	HOPE STREET RENTAL COMPANY LLC
49	1910 HOPE ST	ANKERSEN KRISTEN A
50	1910 HOPE ST	DROUILLARD SUZETTE M
51	1910 HOPE ST	VITALE JOSEPH K & ANNE
52	1910 HOPE ST	BREWSTER LLOYD R & DANA L

FILE NUMBER: Z189-135(PD) **DATE FILED:** November 21, 2018

LOCATION: Northeast corner of Olympus Boulevard and Wharf Road

COUNCIL DISTRICT: 6 **MAPSCO:** 11A L

SIZE OF REQUEST: ± 69,572 sq. ft. **CENSUS TRACT:** 141.27

OWNER: CWR3 Land, Ltd

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on property zoned Subarea A within Planned Development District No. 741.

SUMMARY: The purpose of the request is to allow the operation of a 901-square-foot winery within an existing building. [Landon Winery]

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

PDD No. 741 LINK:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2045/ARTICLE%20741.pdf>

BACKGROUND INFORMATION:

- PDD No. 741 was established by Ordinance No. 26233, passed by the Dallas City Council on January 25, 2006.
- The request site is currently developed with two, two-story structures containing approximately 30,109 square feet.
- The request site is zoned Subarea A within PDD No. 741 and allows retail and office uses.

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

1. **Z178-284:** On September 26, 2018, the City Council approved an amendment to the development plan and landscape plan for Subarea A within Planned Development District No. 741.
2. **Z167-031** On October 19, 2017, City Commission approved the development plan and landscape plan for Subarea A within Planned Development District No. 741.
3. **Z156-296** On September 28, 2016, City Council approved an amendment to Planned Development No. 741 to expand Subarea A by incorporating 36.984 acres of land reclaimed from North Lake and all four acres of Subarea H.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Olympus Boulevard	Local	79 feet
Wharf Road	Local	39 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.

Land Use:

	Zoning	Land Use
Site	PDD No. 741, Sub. A	Retail, Office
North	PDD No. 741, Sub. A	Retail, Restaurant
East	PDD No. 741, Sub. A	Multifamily and Office
South	PDD No. 741, Sub. C	Multifamily and Office
West	PDD No. 741 Sub. A	Multifamily

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 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

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

URBAN DESIGN ELEMENT.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Land Use Compatibility:

The approximate 69,572-square-foot area of request is zoned Subarea A within PDD No. 741 and is developed with a multi-tenant one-story building on the northeast corner

of Olympus Boulevard and Wharf Road. The use will operate out of suite 130 at 3121 Olympus Boulevard and served by a 1,370-square foot uncovered outdoor patio.

The Dallas Development Code, as amended defines a microbrewery, microdistillery or winery as an establishment for the manufacture, blending, fermentation, processing and packaging of alcoholic beverages with a floor area of 10,000 square feet or less that takes place wholly inside a building.

A facility that only provides tasting, or retail sale of alcoholic beverages is **not** a microbrewery, microdistillery or winery use.

The use will require a current winery permit (G) under Chapter 16 of the Texas Alcoholic Beverage Commission Code. This permit authorizes the holder to manufacture, bottle, label and package wine containing not more than 24% alcohol by volume; sell or buy wine from permit holders authorized to purchase and sell wine including wholesalers, winery and wine bottler's permittees; sell wine to ultimate consumers for consumption on the winery premises or in unbroken packages for off-premise consumption; and dispense free wine for consumption on the winery premises.

Surrounding properties include North Lake to the north, multifamily and office uses to the west and east, and multifamily and office uses to the south.

None of the uses in the proximity of the existing winery are uses listed in Sec. 6-4(a)(4) of the Dallas Development Code nor in Sec.109.33 and Sec.109.331 of the Texas Alcoholic Beverage Commission (TABC) code, as protected uses such as school, hospital, church and child-care uses that need to meet a required distance from establishments that sell alcohol.

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.

In general, the applicant's request is consistent with the general provisions for a Specific Use Permit and is considered compatible with the surrounding uses. Staff recommends approval for a three-year period; however, staff does not recommend approval of automatic renewals due to the ongoing construction of the area. Staff cannot determine

what affects the use may pose on adjacent uses until construction within the PDD is complete.

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 "E" MVA cluster to the south across Cypress Waters Boulevard.

Parking:

Pursuant to the provisions of Dallas Development Code, an alcoholic beverage establishment requires one space per 100 square feet of floor area. Therefore, the proposed 901-square-foot alcoholic beverage establishment limited to a microbrewery, microdistillery or winery requires nine spaces.

Per the proposed site plan, 53 off-street spaces are provided for all uses on the request site.

Landscaping:

No new construction is proposed by this application. New construction would require landscaping in accordance with the provisions of PDD No. 741

List of Officers

CWR3 Land, Ltd

Henry GP, LLC
Henry Billingsley
Kenneth Mabry
Kimberly Meyer

General Partner
Member/Manager
Manager
Manager

PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

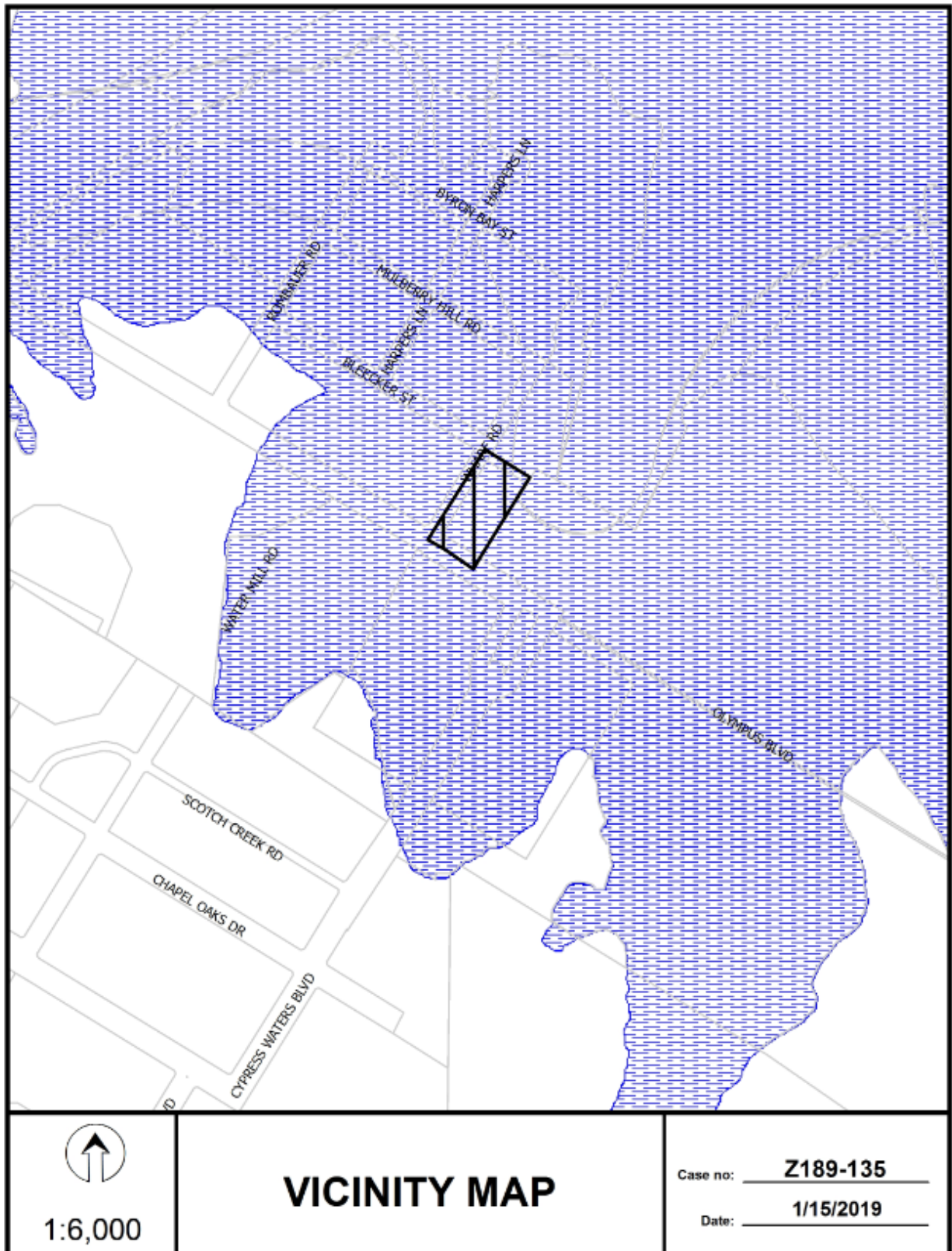
Applicant's Request:

3. TIME LIMIT: This specific use permit expires on TWO YEARS, but is eligible for automatic renewal for additional TWO-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.)

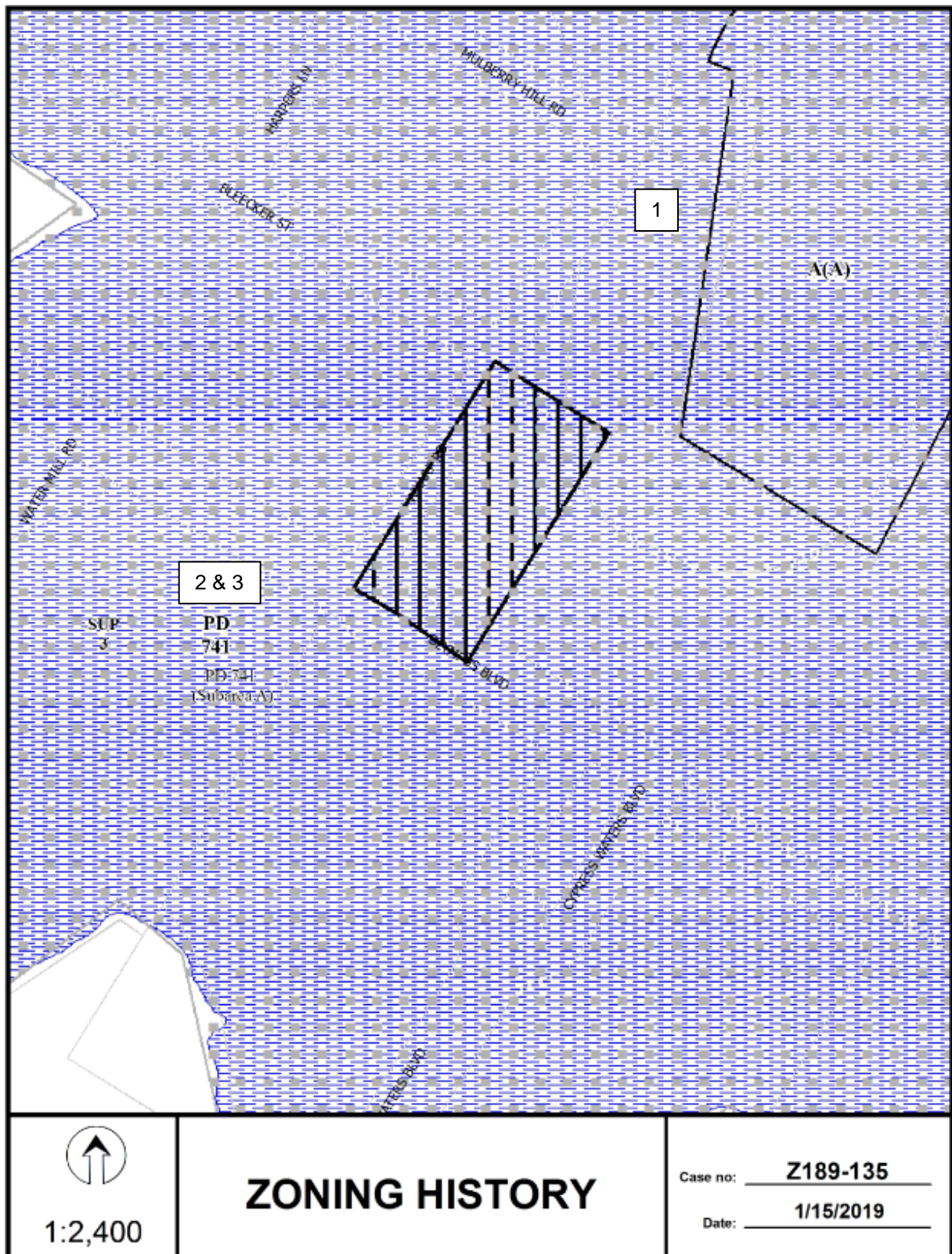
Staff Recommendation:

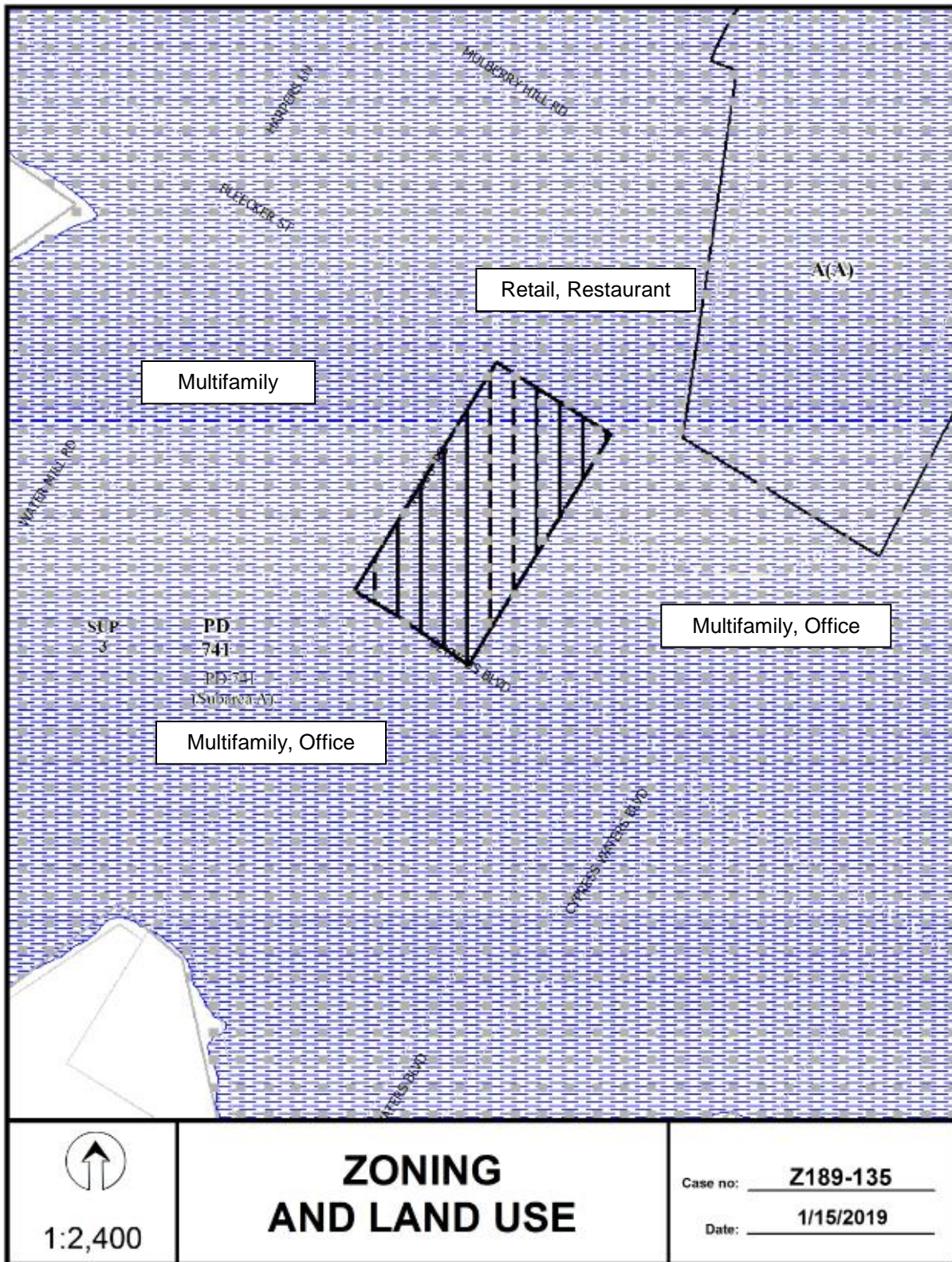
3. TIME LIMIT: This specific use permit expires on THREE YEARS.
4. FLOOR AREA: The maximum floor area is 901 square feet in the location shown on the attached site plan.
5. PATIO:
 - A. An outdoor patio is only allowed in the location shown on the attached site plan.
 - B. The maximum floor area of the patio is 1,370 square feet.
 - C. The patio must be uncovered.
6. OUTDOOR SPEAKERS: Use of loudspeakers outdoors is prohibited between the hours of 12:00 a.m. and 2:00 a.m.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

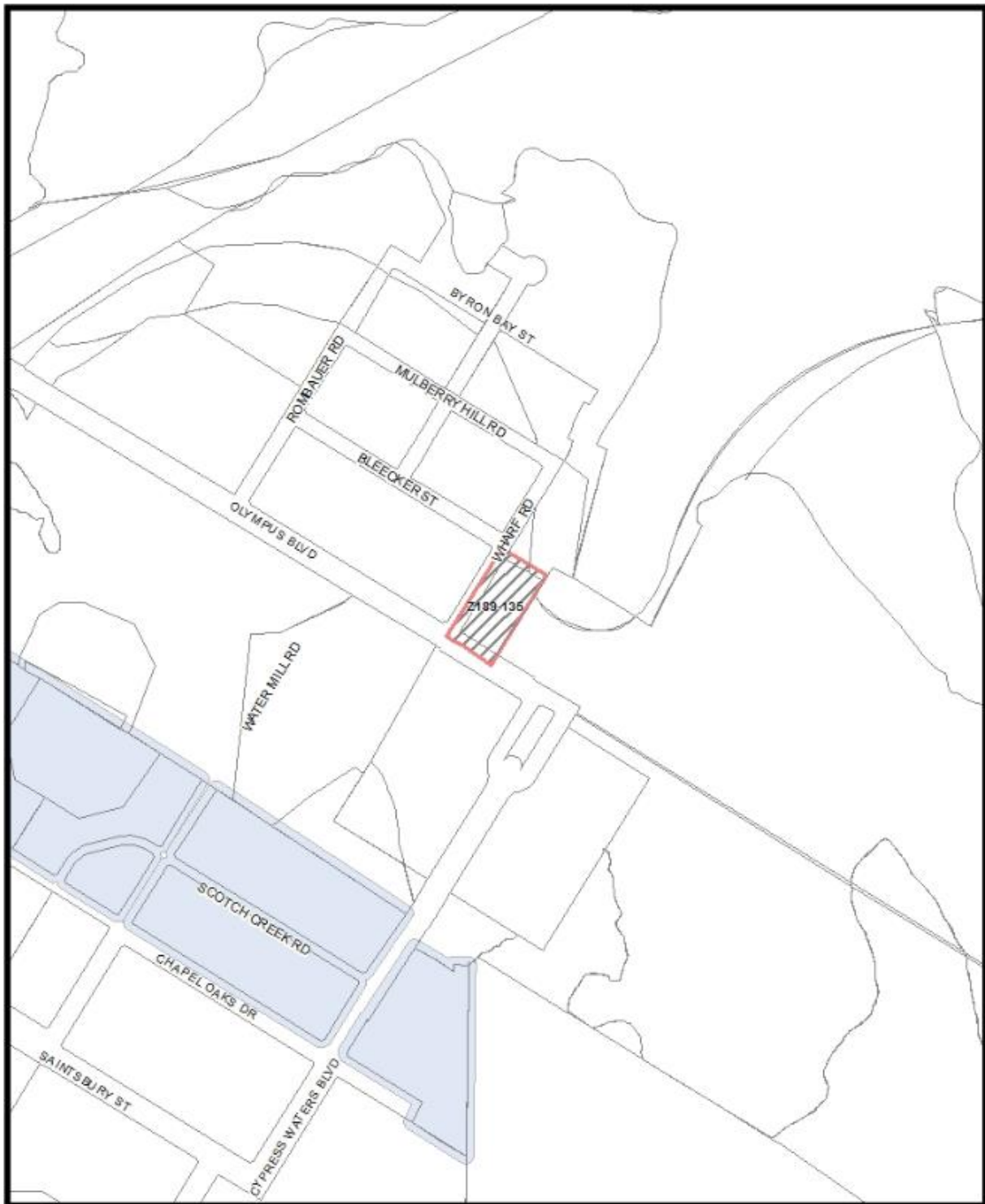










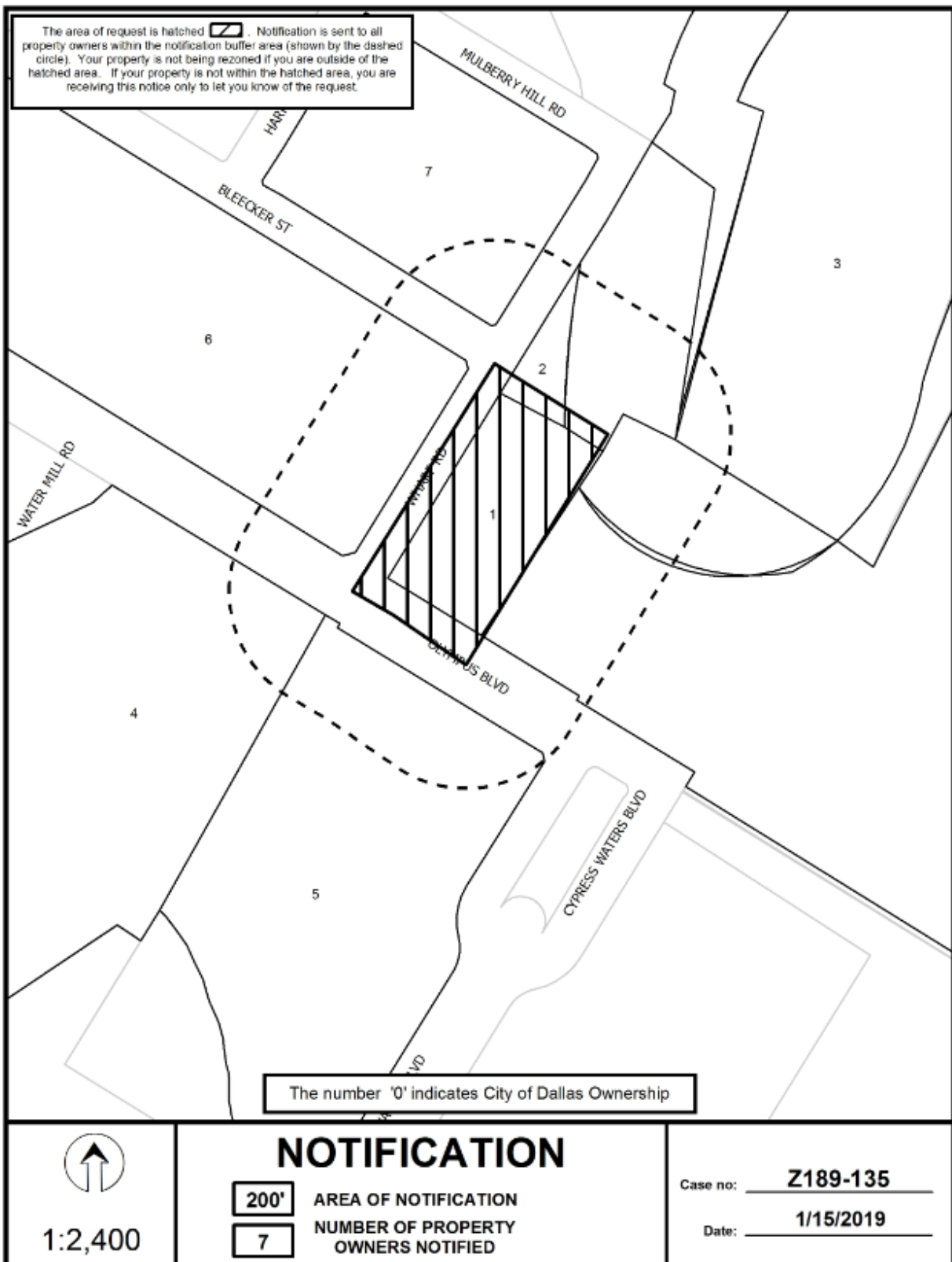


MVACluster A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 1/25/2019



01/15/2019

Notification List of Property Owners

Z189-135

7 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9000 DYNAMO DR	CWR3 LAND LTD
2	9000 DYNAMO DR	CWR4 LAND LTD
3	9000 DYNAMO DR	COPPELL CITY OF
4	3100 OLYMPUS BLVD	CYPRESS WATER LAND A LTD
5	3100 OLYMPUS BLVD	CWO8 LAND LTD
6	3201 OLYMPUS BLVD	CW SHORELINE LAND LTD
7	9655 WHARF RD	SOUN A LAND LTD

FILE NUMBER:	Z189-116(CY)	DATE FILED:	October 30, 2018
LOCATION:	Northeast side of Market Center Boulevard, southeast of Oak Lawn Avenue		
COUNCIL DISTRICT:	6	MAPSCO:	44 H
SIZE OF REQUEST:	Approx. 0.18 acres	CENSUS TRACT:	100.00

OWNER/APPLICANT: Floyd Method Southwest LTD

REPRESENTATIVE: Santos Martinez, Masterplan

REQUEST: An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District.

SUMMARY: The purpose of this request is to operate an alcoholic beverage establishment in an approximately 1,696-square-foot suite within an existing one-story building.

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

PLANNED DEVELOPMENT DISTRICT No. 621

<http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20621.pdf>

BACKGROUND INFORMATION:

- Planned Development District No. 621 was established by City Council on August 28, 2002, and contains approximately 421 acres divided into 11 subdistricts.
- The area of request is within Subdistrict 1 and is currently developed with a one-story, approximately 3,375-square-foot building containing an office/ showroom warehouse use.
- The applicant proposes to operate an alcoholic beverage establishment in an approximately 1,696-square-foot suite that will be located in the rear of the existing building.
- An alcoholic beverage establishment is allowed in Subdistrict 1 by SUP only.

Zoning History: There have not been any zoning changes in the vicinity during the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
Market Center Boulevard	Principal Arterial	100 feet	106 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system. However, staff indicated that the indented parking on Market Center Boulevard will be subject to Engineering's approval at the time of 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:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Land Use:

	Zoning	Land Use
Site	PD No. 621 Subdistrict 1	Office/Showroom Warehouse
North	PD No. 621 Subdistrict 1 with SUP No. 2082	Office/Showroom Warehouse, General Merchandise and Motor Fueling Station
East	PD No. 621 Subdistrict 1	Office/Showroom Warehouse
South	PD No. 621 Subdistrict 1	Restaurant
West	PD No. 621 Subdistrict 1	Restaurant, Personal Service

Land Use Compatibility:

The approximate 0.18-acre site is zoned Subdistrict 1 within Planned Development District No. 621 and is currently developed with an approximate 3,375-square-foot, one-story building containing an office/showroom warehouse use. The applicant proposes to operate an alcoholic beverage establishment in an approximately 1,696-square-foot suite within the existing building. The alcoholic beverage establishment use is allowed in the existing zoning by SUP only.

Uses surrounding the area of request, include a mix of office/showroom warehouse uses primarily located to the north and east of the area of request; and retail and personal service uses including restaurants located to the south across Market Center Boulevard, to the northwest directly adjacent to the area of request, and further northwest at the intersection of Oak Lawn Avenue and Market Center Boulevard. A general merchandise or food store with motor vehicle fueling station is also located at this intersection.

Subdistrict 1 within PD No. 621 is considered a transit-oriented, mixed-use zoning district for the development of combinations of medium to high-density residential, retail, and office uses. Day-time and night-time activity is encouraged in this district. Recent developments and the adaptive reuse of existing structures in the area surrounding the subject site, are promoting this dynamic mix of uses. The proposed use will be compatible with the surrounding area and is not foreseen to have a negative impact from a land use perspective.

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 proposed bar, lounge, or tavern will contribute to the character of the neighborhood and promote further reinvestment in the area. Staff recommends approval of the request for an initial two-year period to allow for a review of the use within a short time period and reevaluate the use's compatibility with surrounding uses.

Market Value Analysis

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

Parking:

The parking regulations in Subdistrict 1 within Planned Development District No. 621 establish that for the proposed alcoholic beverage establishment use, one off-street

parking space is required for every 105 square feet of floor area. [Sec.51P-621.110(b)(1)(A)]

The proposed bar, lounge or tavern will occupy an approximate 1,696-square-foot suite within the existing building, per the parking regulations, 16 off-street parking spaces are required for this use.

The same parking regulations require that for an office/showroom warehouse use, one space per 1,100 square foot of floor area up to 20,000 square feet must be provided. [Sec.51P-621.110(b)(1)(M)]. Based on this requirement, the existing office/showroom warehouse use will require a minimum of two parking spaces. [approx. 1,694sf / 1,100 = 1.54 ~ 2 spaces].

As depicted on the site plan 13 off-street parking spaces are provided in the rear of the property and five on-street parking are located in front of the existing building for a total of 18 parking spaces.

The parking regulations for PD No. 621 also include provisions for parking reductions that allow to credit on-street parking towards the off-street parking requirement of uses on the building site, even if the parking, backing or maneuvering must be performed in the public right-of-way. [Sec. 51P-621-110(b)(2)(C)]

With this taken into account, the site will comply with the parking requirement for both uses. Additionally, according to the applicant, and as stated in the proposed SUP conditions, the proposed bar, lounge, or tavern use will limit the hours of operation to hours on which the office/showroom warehouse use will be closed.

Landscaping:

The request will not trigger landscaping requirements per PD No. 621 and Article X of the Dallas Development code, as amended.

Dallas Police Department:

Master_Incident _Number	Response _Date	Response_ Time	Watch	Problem	Location_Name	Address
17-0727341	4/17/2017	5:02:00 PM	3	21B - Business Hold Up	J&M BEER BARN	1622 Market Center Blvd
17-0724277	4/17/2017	8:22:00 AM	2	21B - Business Hold Up	A-1 SECURITY CENTER	1622 Market Center Blvd

Staff requested a report of site-related crime statistics for a time period starting February 2016 to date. The list of reported crime statistics obtained includes only two calls placed to the emergency call system on April 2017. The report is provided below:

LIST OF OFFICERS

Floyd/ Method/ Southwest, LTD.

- Attoyac Investments, L.C. General Partner
 - Henry Seeligson President
 - Suzanne S. Nash Vice President & Secretary
 - H. Chris Seeligson Treasurer

PROPOSED SUP CONDITIONS

1. USE: The only uses authorized by this specific use permit is an alcoholic beverage establishment limited to a bar, lounge, or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [two years from the passage of this ordinance].
4. FLOOR AREA: The maximum floor area is 1,696 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The alcoholic beverage establishment limited to a bar, lounge, or tavern may only operate from 6:00 p.m. to 12:00 a.m. (the next day) Monday through Thursday, and from 6:00 p.m. to 2:00 a.m. (the next day) Saturday.
6. PARKING: Parking must be located as shown on the attached site plan.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN



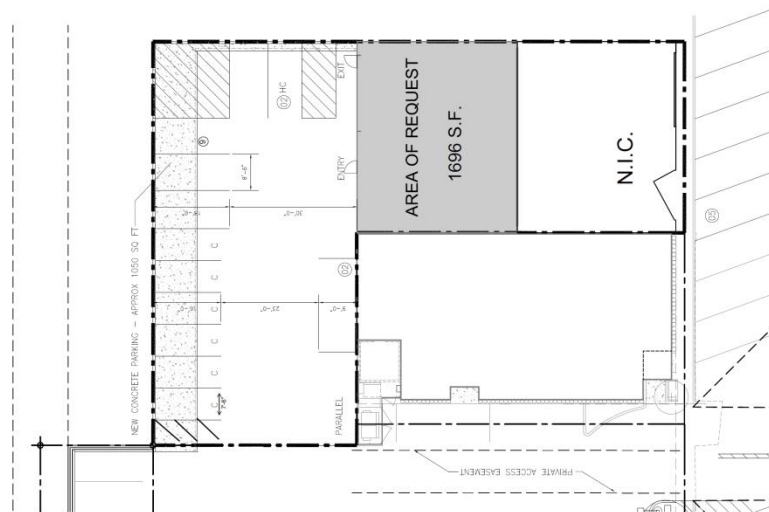
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK TO NOT SCALE DRAWINGS

1622 MARKET CENTER BLVD
DALLAS, TEXAS 75207

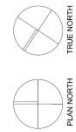
[illegible]© KMA JOB NUMBER
2018.490

SHEET NUMBER

SP1.1
SITE PLAN
DATE OF ORIGINAL ISSUE
15 AUGUST 2018
DATE OF THIS PRINTING
15 AUGUST 2018



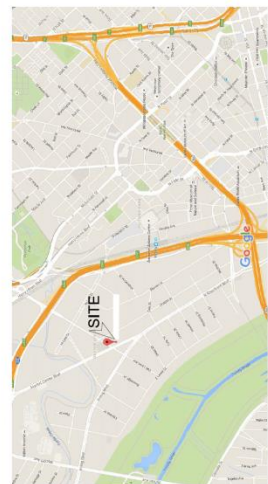
ARCHITECTURAL SITE PLAN



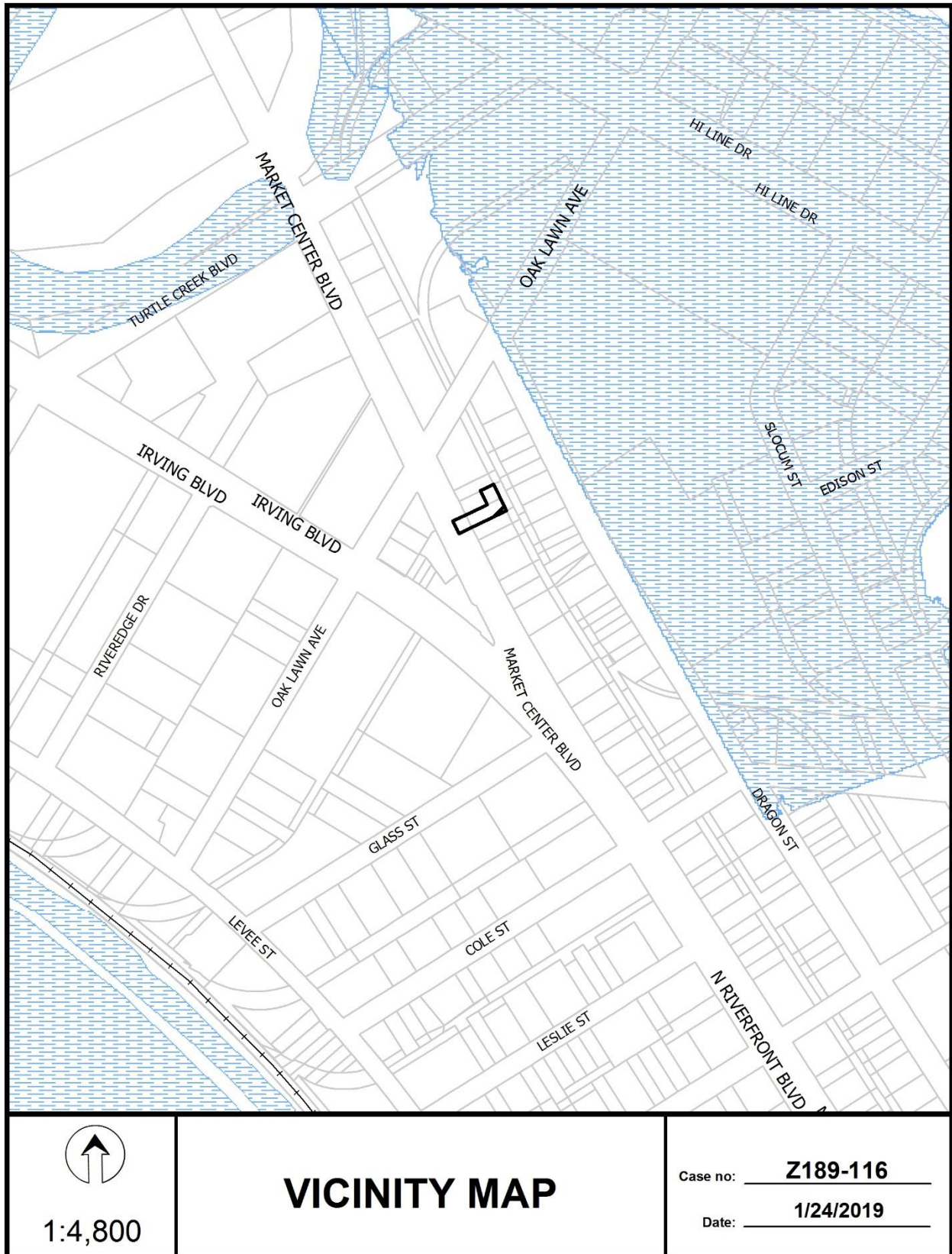
Z189-116

SITE SUMMARY

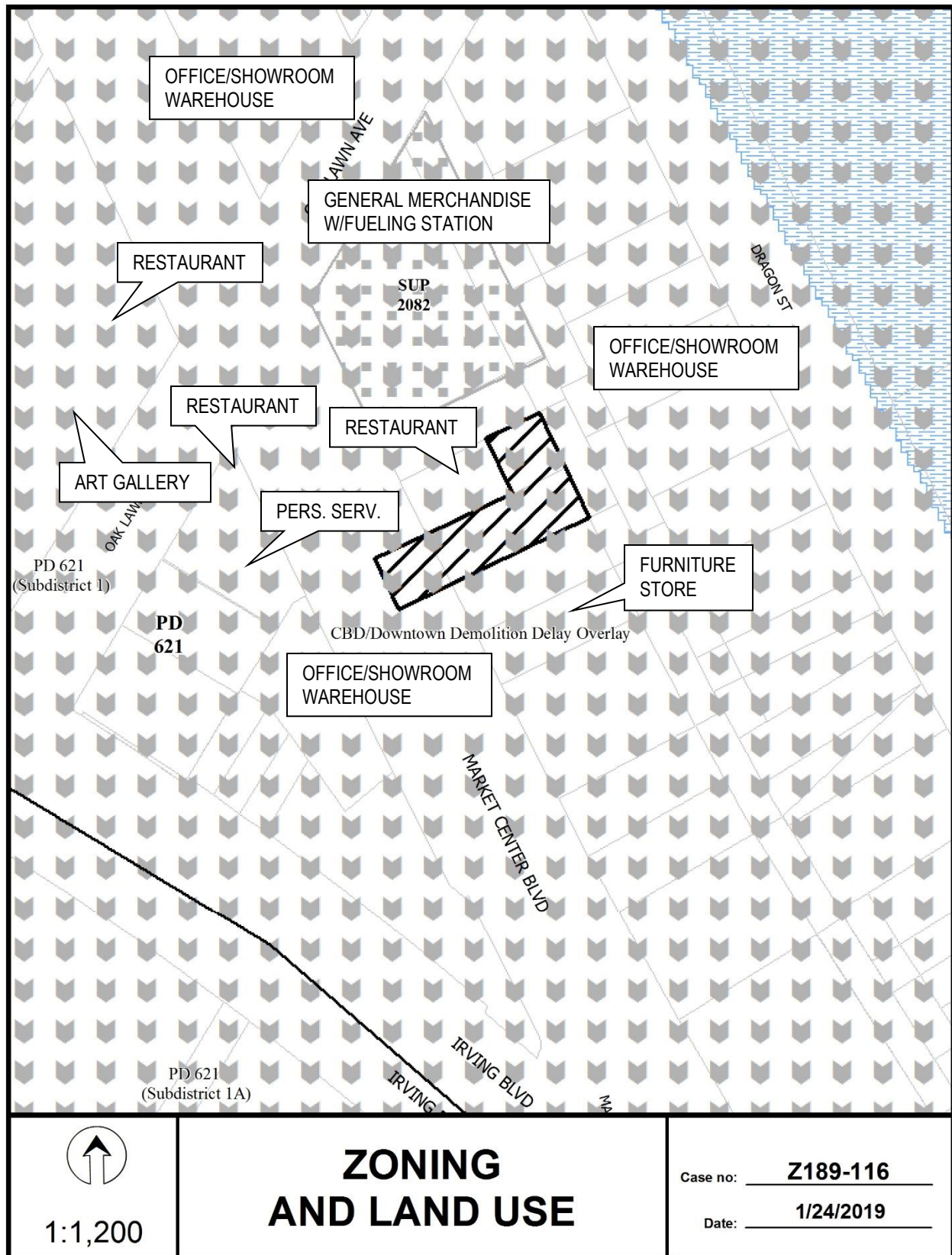
ZONING: PDD 621 SD 1
LOT AREA: .19 acres
PROPOSED USE: alcoholic beverage establishment
FLOOR AREA: 1699 S.F.
OTHER USES: office/showroom warehouse
REQUIRED PARKING: 16
PROVIDED PARKING: 15

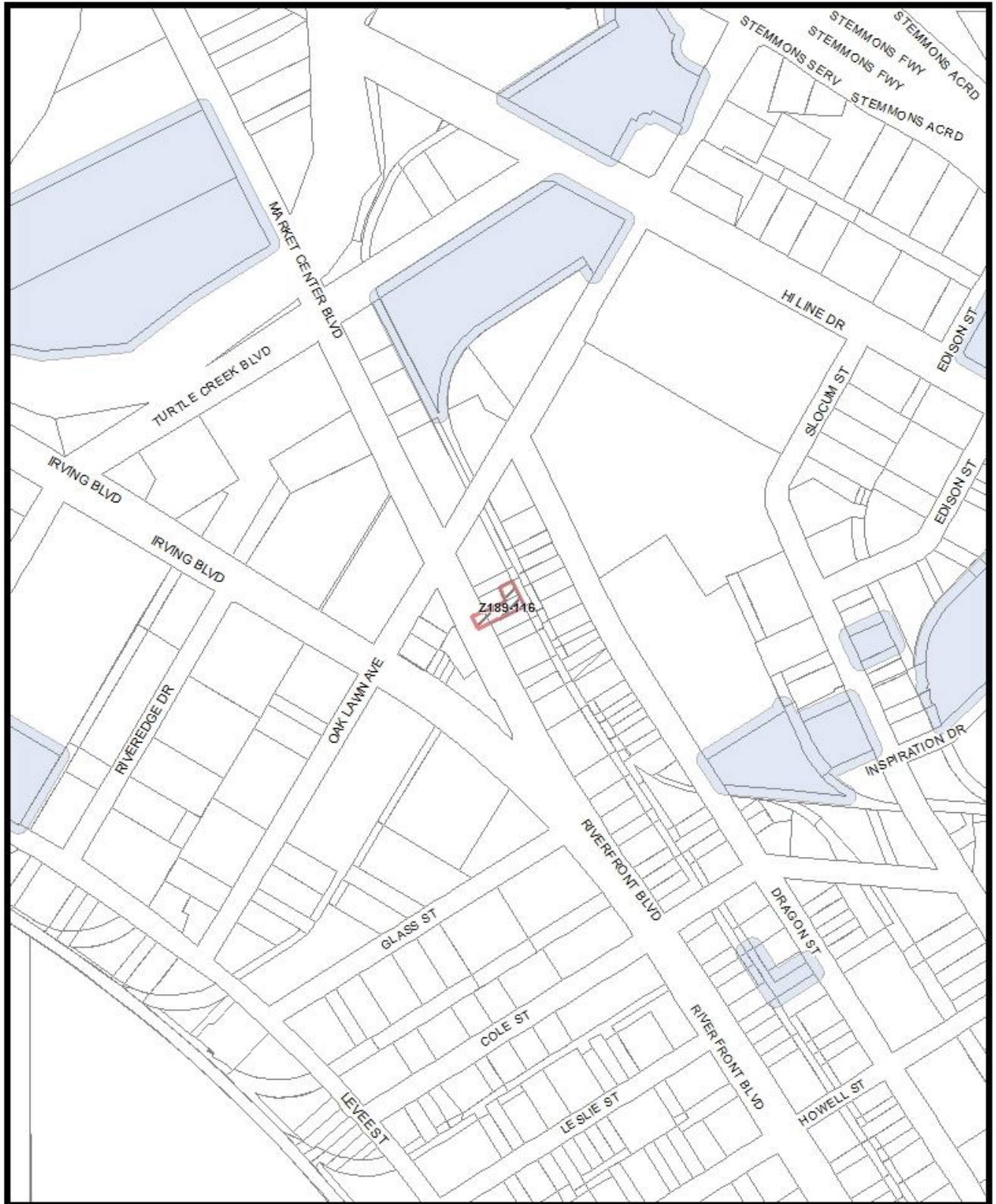


VICINITY MAP









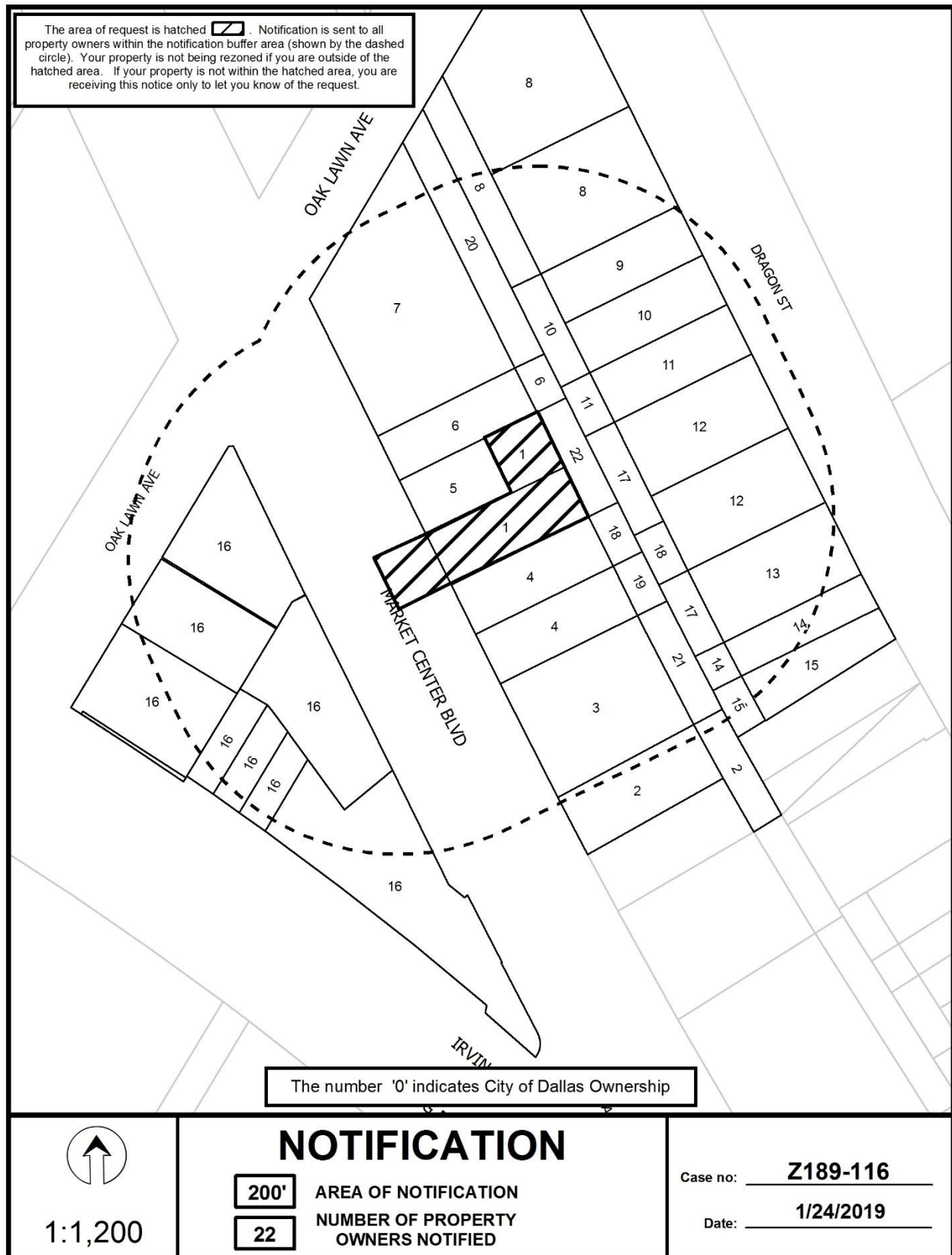
Legend



1:4,800

Market Value Analysis

Printed Date: 1/24/2019



01/24/2019

Notification List of Property Owners***Z189-116******22 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1622 MARKET CENTER BLVD	FLOYD METHOD SOUTHWEST LTD
2	1602 MARKET CENTER BLVD	XFP LTD PS
3	1606 MARKET CENTER BLVD	K&B INVESTMENTS INC
4	1614 MARKET CENTER BLVD	PADIAN JOSEPH J
5	1626 MARKET CENTER BLVD	1632 MARKET CENTER LLC
6	1632 MARKET CENTER BLVD	1632 MARKET CENTER LLC
7	1634 MARKET CENTER BLVD	1634 MARKET CENTER LLC
8	1643 DRAGON ST	SKL AND ALCSL REVOCABLE TRUST
9	1633 DRAGON ST	YANG EBDAL
10	1631 DRAGON ST	YANG EBDAL MEI YING
11	1627 DRAGON ST	ASHORALI GHASEM
12	1621 DRAGON ST	MUSE FAMILY ENTERPRISES LTD
13	1611 DRAGON ST	ZUEGER SECOND FAMILY LTD
14	1607 DRAGON ST	LAMY ODILE MARIE
15	1605 DRAGON ST	1605 DRAGON LLC
16	1601 MARKET CENTER BLVD	CONSTANCE TRINITY TRIANGLE LTD
17	1611 DRAGON ST	ZUEGER 2ND FAMILY LTD PR
18	1615 DRAGON ST	THE ZUEGER 2ND FAMILY LP
19	1300 OAK LAWN AVE	ZUEGER DAVID M
20	1300 OAK LAWN AVE	1634 MARKET CENTER LLC
21	1611 DRAGON ST	ZUEGER SECOND FAMILY LTD
22	1611 DRAGON ST	ZUEGER SECOND FAMILY LP

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 7, 2019****Planner: Carolina Yumet****FILE NUMBER:** Z178-316(CY) **DATE FILED:** July 27, 2018**LOCATION:** Northeast corner of West Davis Street and North Plymouth Road**COUNCIL DISTRICT:** 1 **MAPSCO:** 53 D**SIZE OF REQUEST:** Approx. 19.872 acres **CENSUS TRACT:** 68.00**OWNER:** West Davis Plymouth Development, LLC.**APPLICANT:** David Weekley, LLC.**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

REQUEST: An application for 1) a new subdistrict to allow for a shared access development with up to 85 lots and served by two shared access points on property zoned Subdistrict 6 within Planned Development District No. 830 and a portion of Planned Development District No. 450; 2) an amendment to reduce Planned Development District No. 450 for a public school; and, 3) an amendment to the development plan and landscape plan

SUMMARY: The proposed subdistrict will allow for the same uses as Subdistrict 6 plus a shared access development with up to 85 lots and will reduce the boundaries of Planned Development District No. 450.

STAFF RECOMMENDATION: **Approval**, subject to a revised conceptual plan, street section exhibit and staff's recommended conditions; and **approval** of a revised development plan and revised landscape plan.

PRIOR CPC ACTION: On January 3, 2019, the City Plan Commission held this item under advisement to allow for a neighborhood meeting.

PLANNED DEVELOPMENT DISTRICT No. 830:<http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20830.pdf>**PLANNED DEVELOPMENT DISTRICT No. 450:**<http://www.dallascityattorney.com/51P/Articles%20Supp%207/Article%20450.pdf>

BACKGROUND INFORMATION:

- Planned Development District No. 830 was established by City Council on August 11, 2010 and comprises approximately 290.5 acres divided into 12 subdistricts.
- Planned Development District No. 450 was established by City Council on August 14, 1996 and comprises approximately 11.319 acres.
- The 19.872-acre area of request is zoned subdistrict 6, within Planned Development District No.830, the Davis Corridor and Planned Development District No. 450.
- Subdistrict 6 of PD No.830 is a non-residential district but allows for residential uses and PD No. 450 is considered to be a residential zoning districts but is currently developed with a public school.
- The area of request is mostly undeveloped except for one existing one-story building containing a furniture store use and the public school.
- On August 3, 2017, the City Plan Commission approved an authorized hearing to determine the proper zoning on property zoned Subdistrict 6 within Planned Development District No. 830 with consideration given to a new subdistrict with appropriate amendments to the Subdistrict 6 regulations pertaining to height, lot size, lot width, residential proximity slope, urban form setback and architectural designs such as articulation. There is not a set date for this public hearing.
- The applicant proposes to reduce the boundaries of Planned Development District No. 450 and to create a new subdistrict to allow for a shared access development containing up to 85 lots with two access points on a public street.

Zoning History: There have been two zoning changes in the vicinity.

1. **Z178-320** On November 28, 2018 City Council approved the renewal of Specific Use Permit No. 1919 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned Subdistrict 6 within Planned Development District No. 830 with a D-1 Liquor Control Overlay on the northwest corner of North Hampton Road and West Jefferson Boulevard, southeast of the area of request.
2. **Z178-235** On November 28, 2018, City Council approved Planned Development District No. 1006 for Single Family uses on property zoned R-7.5(A) Single Family District on the southwest corner of North Tennant Street and West Davis Street, southeast of the area of request.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
West Davis Street	Major Arterial	100'
North Plymouth Road	Community Collector	100'

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and recommended revisions to the proposed Conceptual Plan. Engineering does not approve the location of the shared access point on West Davis Street on the west side of the area of request. Staff recommends an access point that is aligned with Bernice Street. Alternatively, Engineering would approve an access point that is no less than 300 feet away from an existing stop bar at the northeast corner of the intersection of North Plymouth Road and West Davis Street, which is approximately 260 feet from the westernmost property line. This improvement will provide adequate driveway spacing for overlapping left turns on the two-way left turn lane.

As part of the request, the applicant proposes to provide for a new 50-foot public street that will connect to the school's existing driveway. This proposal was reviewed by the Engineering Division and indicated that the proposed street will require approval from the Department of Transportation given the proposed 90-foot offset (overlapping lefts) between the proposed new street and Bernice Street which is on the opposite side of West Davis Street. The Department of Transportation will also be required to review and approve the proposed street to evaluate the limited visibility distance existing at the intersection with West Davis Street.

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 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS****Policy 1.1.1 Create housing opportunities through Dallas**

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

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

Land Use Plan:

WEST DAVIS LAND USE STUDY (2002)

The West Davis Land Use Study was created in 2002 as the first of a two-part study which provided recommendations to address the issues West Davis Street was facing at that time. One of the recommendations of this study was an authorized hearing to determine proper zoning for the area which would constitute the second part of the study.

The study focused on evaluating zoning and land uses, improving economic viability, and improving the urban design of Davis Street from Hampton Road west to Walton Walker (Loop 12). The study area was divided into five different sections.

One of the primary issues the study seek to address was the mix of non-residential uses allowed that were not compatible with the existing residential neighborhoods. To address this issue, the study established three goals: 1) Protect residential neighborhoods from undesirable land uses, 2) increase the commercial viability on West Davis Street, and 3) Improve the image of West Davis Street.

Among the land use and zoning recommendations the study made was the adoption of a proposed land use plan which identifies the area of request within Section 1 of the study and proposes single-family uses to be allowed in the northern portion of the area of request and medium-density commercial/office uses on that portion of the site that fronts West Davis Street. While the proposed development does not propose any commercial use along Davis Street, the new subdistrict is proposed to retain the uses currently allowed in Subdistrict 6, which include the recommended medium-density commercial and retail and personal service uses found in this study.

BISHOP-DAVIS LAND USE STUDY (2010)

The Bishop-Davis Land Use Study was created in 2009 and revised in 2010 and provided recommendations that were later taken into consideration to create Planned Development District No. 830, the Davis Street Special Purpose District.

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

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

Land Use:

	Zoning	Land Use
Site	PD No. 830 (Subdistrict 6) and PD No. 450	Furniture Store, Undeveloped Land, Public School
North	PD No. 830 (Subdistrict 6) and PD No. 801 (Subarea 2)	Multifamily
East	PD No. 830 (Subdistrict 6) and TH-3(A) Townhouse District	Building Repair and Maintenance Shop, Restaurant, General Merchandise, Single Family.
South	PD No. 830 (Subdistrict 6)	Auto Service Center, Office, Retail and Personal Service
West	PD No. 631 (Tract 2) and R-7.5(A) Single Family District.	Pawn Shop, Single Family.

Land Use Compatibility:

The 19.872-acre area of request is zoned Subdistrict 6, within Planned Development District No. 830, and Planned Development District No. 450. The site is mostly undeveloped except for an existing one-story building occupied with a furniture store and a public school. Building Inspections' records and historical aerial images indicate that the northwest portion of the area of request was previously developed with a multifamily use that was demolished in 2008. The southern portion of the site that fronts

West Davis Street was developed with three commercial buildings. Two of them were demolished in 2009 leaving only the existing furniture store building. The portion of the area of request that is zoned PD No. 450 and that will be part of the proposed subdistrict is also undeveloped. The remainder of PD No. 450 is developed with a public school [Kahn Elementary School]

The purpose of the request is to reduce the boundaries of PD No. 450, amend the existing development plan and landscape plan for the existing school and to create a new subdistrict within PD No. 830 to allow for the same uses currently allowed in Subdistrict 6, plus a shared access development with 85 lots for single family uses.

The Dallas Development Code defines a shared access development as a development where one or more of the lots within the development do not front on a public or private street, where access to the lots within the development is provided via a shared access area and that meets all the requirements of Section 51A-4.411.

While Subdistrict 6 is a non-residential district, it allows for single-family uses; however, the current code regulations allow a shared access development to contain a maximum of 36 lots. In order to develop the site with a shared access development exceeding this maximum number of lots, the applicant proposes to create the new subdistrict establishing specific regulations for this type of development.

The area of request is surrounded by a mix of residential, commercial and retail and personal service uses. The residential uses are located to the north, northwest and east of the area of request and include a multifamily use containing 60 dwelling units located directly adjacent to the site to the northwest. Another multifamily use containing 104 units is located further north, across North Plymouth Road. Single family uses are further northwest, across North Plymouth Road, and to the east beyond a TH-3(A) Townhouse District that also contains single family uses.

The commercial and retail and personal services are located primarily to the west and south along West Davis Street and include a pawn shop, restaurant without drive-thru or drive-in service, auto service center, and a retail center with general merchandise, personal service, financial institution and medical clinic uses.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Lot Size</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
Existing: PD No. 830 Subdistrict 6	Min 0', Max 10' if fronting Davis Other Min. 10'	No minimum.	No maximum.	75' *	100%	No minimum	Commercial and Residential.
Existing: PD No. 450	15'	No minimum for SFD, 5' for Duplex, 10' for all other. Rear: 10' for Duplex, 15' All others	-	50' for public school, 36' all other structures	60% for residential structures, 50% for non-residential.	No Min. for public school, 1000 sf/unit sfd; 3,000 sf/unit duplex; 800 sf/ mfd unit no br; 1000sf/ mfd unit 1 br; 1200sf/ mfd unit 2 br, and 150sf/additional br	Commercial and Residential.
Proposed: PD No. 830 Subdistrict 6X	Min 10'	No change	85 units in a SAD (8.55 units per acre), other no maximum	36' for SFD structures, 75' all other structures*	60% for SFD structures, 100% for other.	No change	Commercial, Accessory Community Center (private) and Residential**

*no more than 80 percent of any building footprint may exceed 60 feet in height.

** Shared access development with up to 85 lots

The proposed subdistrict in general retains the uses and most of the development standards of the existing zoning with the following changes:

1. Conceptual Plan and Development Plan: Staff recommended that for single-family uses, the new subdistrict be subject to a Conceptual Plan (included as an Exhibit in the PD conditions) and that a final plat serve as a Development Plan for the new subdistrict when developed with single-family uses. This allows for the opportunity to ensure that the proposed regulations for the subdistrict are met. The applicant agreed to these provisions.

2. Uses: The only change proposed for the new subdistrict regarding the uses is allowing accessory community center (private) as a use by right. The purpose of this provision is to allow for the amenities to be on a separate lot than the main use. Staff has no objection to this request.

3. Density: The proposed subdistrict will limit the number of dwelling units in a shared access development to 85 [approximately 9.6 dwellings per acre] but proposes no maximum density in other cases. In supporting this dwelling density, staff considered that the existing zoning regulations don't include provisions that limit the density in the area since there is no maximum dwelling density, no maximum floor area ratio, no minimum lot size and the maximum lot coverage is 100 percent. So, the existing development rights of the area would potentially allow for a higher density. Staff also evaluated the density of the zoning districts in the surrounding areas and determined

that, with a minimum lot size of 7,500 square feet for a single-family residential use as required in the R-7.5(A) District to the northwest and to the east, a maximum density of approximately 5.8 dwelling units per acre is allowed. Subarea 2 within Planned Development District No. 801, located to the north of the area of request, allows a maximum density of 85 units per acre. Finally, in the TH-3(A) District to the east, the maximum dwelling unit density is 12 units per acre. The proposed subdistrict, if developed with a shared access development with up to 85 lots, would be consistent with the dwelling density in the surrounding areas. Staff finds this portion of the request reasonable.

4. Height: The height regulations in the existing zoning are retained for the proposed subdistrict except that for single family structures, the maximum height allowed is 36 feet with certain projections allowed to extend an additional 12 feet. Staff supports this regulation because it is consistent with the existing fire safety regulations that indicate that for structures higher than 30 feet, the access road for emergency vehicles must be a minimum of 26 feet in width. As depicted in the Conceptual Plan, the minimum width for the shared access areas providing access to the units is 26 feet. Additionally, the proposed height is consistent with the height requirements of the surrounding zoning, being 36 feet for the TH-3(A) District to the east, 85 feet for Subarea 2 in PD No. 801, to the north and 30 feet for the R-7.5(A) District to the west.

5. Lot coverage: The proposed subdistrict will maintain the lot coverage of 100 percent for structures other than single family. For single family use the maximum lot coverage will be 60 percent and the shared access area easement may be used to determine lot coverage. This lot coverage is consistent with the surrounding areas that range from a maximum lot coverage of 80 percent for single-family uses in PD No. 801, 60 percent in the TH-3(A) District, and 45 percent in the R-7.5(A) District.

More specific development standards for a shared access development are included as part of the proposed subdistrict conditions which in general will require the development to comply with the regulations in Section 51A-4.411 "Shared Access Development" of the Dallas Development Code, as amended, but also incorporates regulations as to the maximum number of lots, minimum number of access points, and architectural and urban design standards.

In regards to these regulations, some of staff's recommended conditions do not align with the applicant's request. Staff considers that the recommended conditions seek to ensure that as much as possible, the proposed development engages in creating a desirable pedestrian experience and pleasant walkable environment, especially along West Davis Street. Section 51P-830.123 includes provisions for street and sidewalk standards including pedestrian amenities required along Davis Street and applicable to the entire District that encourage developments to provide for this pedestrian experience. This development could serve as a catalyst for future developments that will help achieve this vision of Davis Street.

Staff's recommended conditions include requiring for all individual lots along West Davis Street that abut a mews, to provide a minimum ten-foot setback measured from the edge of the mews and to not allow any fences nor structures to encroach in this setback. The purpose of this provision is to create the impression that the proposed ten-foot-wide mews that front West Davis Street are wider and offer the perception of open space areas to the pedestrians and not just a ten-foot "alley", with fences or structures on each side.

Fence standards are also included as part of the new subdistrict conditions. The applicant proposes wood solid fences to be allowed along all street frontages except for West Davis Street. Staff's recommendation of requiring fences in the required front yard [Along North Plymouth Road and along West Davis Street], to be masonry, wrought iron, or a combination of these materials and with a specific condition for fences along West Davis Street to be a minimum of 50 percent open, seeks to ensure the two main street frontages of this development are provided with fences that are more welcoming to pedestrians. With this provision, wood solid fences would still be allowed in any side and rear yard¹.

An additional fence provision that staff recommends is prohibiting fences on either side of the mews fronting West Davis Street. The applicant does not agree with this condition and proposes that fences up to four feet in height to be allowed for the lots abutting a mews along West Davis Street. Staff considers this restriction necessary to preserve unobstructed yards that would provide additional width to the proposed ten-foot mews.

A minimum of 30 percent ground-level building transparency is recommended for all the dwelling units along West Davis Street. The applicant's request is to provide for a regulation that instead limits the maximum blank wall area to 30 feet measured per story. Staff does not support this request because it does not align with the goal of a pedestrian-friendly experience.

Parking:

The off-street parking and loading regulations in PD No. 830 indicate that parking must be provided per the use regulations in the Dallas Development Code, as amended. For the proposed shared access development, two parking spaces will be required for each dwelling unit and a minimum of 0.25 unassigned spaces available for guests must be provided for each dwelling unit [Sec. 51A-4.411(g)]. Guest parking spaces must be located where they will not impede access from any other guest parking space or dwelling unit to the shared access point.

For the proposed 85 units, a total of 21 guest parking spaces will be required. The proposed Conceptual Plan indicates parallel parking with curbed neck-downs will be provided along the 44-foot main shared access area as the required ratio. According to the applicant, a total of 45 parking spaces will be provided at these locations along the

¹ The shared access development is treated as one lot for purposes of compliance with front, side, and rear yard regulations. [Sec. 51A-4.411(f)(2)]

shared access area which will meet the requirement for guest parking. Additionally, each unit will also provide for a two-car garage to meet the required two parking spaces per unit.

Landscaping:

In general, the proposed development will be required to comply with the regulations in Section 51A-10.125(a)(2) of Article X of the Dallas Development Code that provides for regulations for shared access developments for up to 36 lots. However, due to the most recent amendments to this section of the code, the proposed PD conditions include a regulation for the proposed 85-lot development to provide for a landscape area equal to 20 percent of the total shared access development area. The proposed conceptual plan indicates that open space areas will be provided throughout the development. The applicant stated that per their calculations, the total open space area equals 143,659 square feet, which represents 39 percent of the total shared access development area. Staff consulted with the Chief Arborist in regards to counting the open space areas as the landscape areas required and it was determined that both landscape areas and open areas can occupy the same space.

Overall, staff is supportive of the request to create the new subdistrict to allow for the shared access development with a maximum of 85 lots and recommends approval subject to a revised conceptual plan that incorporates the Engineering Division's recommendation to relocate the westernmost shared access point, street section exhibit and staff's recommended conditions.

Staff also supports the second part of the request to amend PD No. 450 to reduce its boundaries and size and providing for a revised development plan and revised landscape plan for the existing public school use, finding that is consistent with the regulations and development standards in Article 450.

Market Value Analysis

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

List of Officers

David Weekley, LLC

- David Weekley Chairman / CEO
- Dick Weekley Vice President
- John Johnson COO
- Heather Humphrey CFO
- Ken McDonald Dallas Area President

West Davis Plymouth Development, LLC

- Mark Branigan Manager
- Jay Y. Liao Manager

PROPOSED PD CONDITIONS

ARTICLE 830.

PD 830.

SEC. 51P-830.101. LEGISLATIVE HISTORY.

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

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

PD 830 is established on property located along the Bishop Avenue Corridor between Colorado Boulevard and Davis Street; property located along the Davis Street Corridor, bounded by Plymouth Road on the west and Zang Boulevard on the east; and excluding property zoned Planned Development District No. 160, Planned Development No. 340, Planned Development No. 87/Historic District 15, Conservation District No. 1, and Conservation District 7. The size of PD 830 is approximately 290.5 acres. (Ord. 27944)

SEC. 51P-830.103. CREATION OF SUBDISTRICTS.

This district is divided into the following subdistricts:

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

SEC. 51P-830.104.

DEFINITIONS.

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

(1) **A-FRAME SIGN** means a portable detached premise sign that is hinged at the top and is made of durable, rigid materials such as wood, plastic, or metal.

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

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

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

(5) **ATTIC STORY** means that portion of a building between the top floor and the ceiling above it that is located within a roof structure.

(6) **BED AND BREAKFAST** means a lodging use that has no more than five guest rooms; provides accommodations for periods not to exceed five nights; serves no meals other than breakfast; and is a member of, or certified by, a recognized bed and breakfast association such as the National Bed and Breakfast Association (NBBA) or Historic and Hospitality Accommodation of Texas.

(7) **BLADE SIGN** means a sign that projects perpendicularly from a main building facade and is visible from both sides.

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

(9) **BOUTIQUE HOTEL** means a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared on-site; and more than 50 percent of the guest rooms are internal-entry.

(10) **DOOR YARD** means the area between the edge of the sidewalk furthest from the street and the front building facade.

(11) **EVENT CENTER** means a facility with indoor and outdoor areas for gathering and entertainment.

(12) **HOTEL** means a lodging facility having between 31 and 120 guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared on-site; and more than 50 percent of the guest rooms are internal-entry.

(13) **LEGACY BUILDING** means a building that fronts on Davis Street or Bishop Avenue and that is listed on Exhibit "830B" or determined to be a legacy building in accordance with

Section 51P-830.118.

(14) **MAJOR MODIFICATION** means reconstruction, alteration, or renovation of a single family or duplex structure that exceeds 50 percent of the structure assessed by the Dallas Central Appraisal District or any increase in the floor area of a structure if the expansion is over 50 percent of the floor area of the existing structure.

(15) **MASSAGE ESTABLISHMENT** and **MASSAGE** mean a massage establishment or massage as defined by Texas Occupation Code Chapter 455, as amended.

(16) **MIXED USE DEVELOPMENT** means a development that has both main residential and main nonresidential uses on the same building site.

(17) **MIXED USE RESIDENTIAL PROJECT (MURP)** means a development that has street-level nonresidential uses with hours of operation that are limited to 7:30 a.m. through 6:30 p.m., Monday through Saturday, and that has residential uses only above street level.

(18) **MULTI-VENDOR MARKET** means a retail location with independently owned and operated vendor spaces within it.

(19) **NEIGHBORHOOD MARKET** means a temporary outdoor marketplace.

(20) **OPEN SPACE** means an area that is open to the public for at least eight hours each day, limited to pedestrians, is at least 80 percent open to the sky, a contiguous area of not less than 15 feet in width and 25 feet in length, and where a minimum of 25 percent of the open space area is landscaped with turf, ground cover, shrubs, trees, seasonal plantings, or a combination of these plant materials.

(21) **PROJECTING SIGN** means an attached sign projecting more than 12 inches from a building at an angle other than parallel to the facade.

(22) **REMOTE SURFACE PARKING LOT** means a nonstructural passenger-vehicle parking facility where at least 30 percent of its parking spaces are subject to remote parking agreements and where the remaining parking spaces may serve as off-site parking for a valet service that may charge a fee.

(23) **RETAIL-RELATED USES** means any of the following uses:

- (A) Antique shop.
- (B) Art gallery.
- (C) Dry cleaning or laundry store.
- (D) General merchandise or food store.
- (E) Nursery, garden shop, or plant sales.
- (F) Personal service uses.

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

(25) TRANSPARENCY means the total area of windows and door openings with glass that is a percentage of the total street-level facade. (Ord. Nos. 27944; 30374)

SEC. 51P-830.105. INTERPRETATIONS.

(a) Unless otherwise stated, the 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) Section 51A-2.101, “Interpretations,” applies to this article.

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

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

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

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

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

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

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

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

SEC. 51P-830.106.

EXHIBITS.

The following exhibits are incorporated into this article:

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

SEC. 51P-830.107.

CONCEPTUAL PLAN.

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

SEC. 51P-830.108.

DEVELOPMENT PLAN.

- (a) Except as provided in this section, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 27944)
- (b) In subdistrict 6B, for single family uses, a final plat may serve as the development plan. In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

SEC. 51P-830.109.

**USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICTS 1, 1A, AND 1B: BISHOP AVENUE.**

OMITTED FOR BREVITY

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

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

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

OMITTED FOR BREVITY

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

OMITTED FOR BREVITY

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

OMITTED FOR BREVITY

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

OMITTED FOR BREVITY

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

OMITTED FOR BREVITY

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

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

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Catering service.

-- Custom business services.

- (3) Industrial uses.
 - None permitted.
- (4) Institutional and community service uses.
 - Child-care facility.
 - Church.
 - Community service center. *[SUP]*
- (5) Lodging uses.
 - Bed and breakfast.
- (6) Miscellaneous uses.
 - Temporary construction or sales office.
- (7) Office uses.
 - Financial institution without drive-in window.
 - Medical clinic or ambulatory surgical center.
 - Office.
- (8) Recreation uses.
 - Private recreation center, club, or area. *[SUP]*
 - Public park, playground, or golf course.
- (9) Residential uses.
 - Duplex.
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
 - Multifamily.
 - Retirement housing.
 - Single family.
- (10) Retail and personal service uses.
 - Alcoholic beverage establishments. *[SUP]*
 - Antique shop.
 - Art gallery.
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store. *[By right if 50,000 square feet of floor area or less; otherwise by SUP.]*

- Nursery, garden shop, or plant sales.
- Personal service uses. *[Body piercing studios, massage establishments, and tattoo studios are prohibited.]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Remote surface parking lot.
- Theater. *[SUP]*

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Local utilities.

(13) Wholesale, distribution, and storage uses.

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

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

(c) Accessory uses.

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

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

- Accessory community center (private).

(3) The following accessory uses are not permitted:

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

(d) Yard, lot, and space regulations.

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

between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard.

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

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

(2) Side yard. No minimum side yard.

(3) Rear yard.

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

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

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

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

(6) Height.

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

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

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

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

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

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

(8) Lot size. No minimum lot size.

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

(10) Stories.

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

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

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

OMITTED FOR BREVITY

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

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

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Catering service.

-- Custom business services.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

-- Child-care facility.

-- Church.

-- Community service center. [SUP]

- (5) Lodging uses.
 - Bed and breakfast.
- (6) Miscellaneous uses.
 - Temporary construction or sales office.
- (7) Office uses.
 - Financial institution without drive-in window.
 - Medical clinic or ambulatory surgical center.
 - Office.
- (8) Recreation uses.
 - Private recreation center, club, or area. [SUP]
 - Public park, playground, or golf course.
- (9) Residential uses.
 - Duplex.
 - Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]
 - Multifamily.
 - Retirement housing.
 - Single family.
- (10) Retail and personal service uses.
 - Alcoholic beverage establishments. [SUP]
 - Antique shop.
 - Art gallery.
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store. [By right if 50,000 square feet of floor area or less; otherwise by SUP.]
 - Nursery, garden shop, or plant sales.
 - Personal service uses. [Body piercing studios, massage establishments, and tattoo studios are prohibited.]
 - Restaurant without drive-in or drive-through service. [RAR]
 - Remote surface parking lot.
 - Theater. [SUP]

(11) Transportation uses.

-- Transit passenger shelter.

(12) Utility and public service uses.

-- Local utilities.

(13) Wholesale, distribution, and storage uses.

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

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

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

(c) Accessory uses.

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

(2) The following accessory use is permitted by right:

-- Accessory community center (private). When located within a shared access development, an accessory community center (private) does not have to be located on the same lot as the main use.

(3) The following accessory uses are not permitted:

-- Accessory helistop.

-- Accessory medical/infectious waste incinerator.

-- Accessory pathological waste incinerator.

(d) Yard, lot, and space regulations.

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

(1) Front yard.

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

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

(2) Side yard. No minimum side yard.

(3) Rear yard. No minimum rear yard.

(4) Density. Maximum number of dwelling units is 85 in a shared access development; otherwise, no maximum density.

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

(6) Height.

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

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

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

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

(C) Except as provided, for single family structures, maximum height is 36 feet. Projections listed in Sec. 51A-4.408(a)(2) and stairwell bulkheads may project a maximum of 12 feet above the maximum structure height.

(7) Lot coverage. Except as provided in this paragraph, maximum lot coverage is 100 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(A) Maximum lot coverage is 60% for single family structures. The shared access easement may be counted towards the lot in calculating lot coverage.

- (8) Lot size. No minimum lot size.
- (9) Lot width. No minimum or maximum lot width.
- (10) Stories. Maximum number of stories above grade is five.

(e) Shared access development.

(1) Except as provided in this section, shared access development must comply with Section 51A-4.411, "Shared Access Development".

(2) Maximum number of lots in a shared access development is 85.

(3) Minimum number of access points in a shared access development containing up to 85 lots is 2.

Staff's Recommendation:

(4) In a shared access development, all individual lots along West Davis Street that abut a mews, must provide a minimum ten-foot setback measured from the edge of the mews. No structures or fences are allowed within this setback. Ordinary projections of window sills, belt courses, cornices and other architectural features may project a maximum of 12 inches into this required setback. Cantilevered roof eaves may project up to three feet into this required setback.

Applicant's Request:

(4) In a shared access development, all individual lots along West Davis Street that abut a mews, must provide a minimum ten-foot setback measured from the edge of the mews. Porches and roof eaves may encroach into this setback. ~~No structures or fences are allowed within this setback. Ordinary projections of window sills, belt courses, cornices and other architectural features may project a maximum of 12 inches into this required setback. Cantilevered roof eaves may project up to three feet into this required setback.~~

(f) Architectural and urban design standards.

(1) Except as provided in this subsection, see Section 51P-830.122, "Architectural Design Standards".

(2) In a shared access development, fences in the required front yard setback must not exceed six feet in height when fronting West Davis Street, and must not exceed eight feet in height when fronting North Plymouth Road.

Staff's recommendation:

(3) Except as provided, in a shared access development, fences in the required front yard may be masonry, wrought iron, or a combination of these materials.

(A) Fences along West Davis Street must be a minimum of 50 percent open.

Applicant's request:

(3) Except as provided, in a shared access development, fences in the required front yard along West Davis Street may be masonry, wrought iron, or a combination of these materials. Fencing along other street frontages may be wood, masonry, wrought iron, or a combination of these materials.

(A) Fences along West Davis Street must be a minimum of 50 percent open. Fences along all other frontages may be solid.

(i) Fences along open areas, mews and along a minimum of ten feet on each side of every mews that adjoins West Davis Street, must be of open fence materials such as wrought iron. A pedestrian access gate must be provided at each mews shown on the Subdistrict 6B Conceptual Plan (Exhibit 830E)

Staff's recommendation:

(4) Except as provided in 51P-830.114.2(f)(3)(B)(i), in a shared access development, and in accordance with 51P-830.114.2(e)(5), fences are not allowed within the ten-foot setback required for those lots along West Davis Street that abut a mews.

Applicant's request:

(4) Except as provided in 51P-830.114.2(f)(3)(B)(i), in a shared access development, and in accordance with 51P-830.114.2(e)(5), fences within the ten-foot setback required for those lots along West Davis Street that abut a mews have a maximum height of four feet.

(5) All dwelling units fronting West Davis Street, must provide all of the following:

(i) an entrance within the street-facing façade. The entrance may be recessed within a porch facing the street or the mews or at a corner angle and must have access to the street through an improved path connecting to the public sidewalk,

(ii) changes in plane such as an offset, reveal, recess or projection on all street-facing facades 50 feet in length. Changes in plane must have a width of no less than 24 inches and a depth of at least 24 inches; and

(iii) pedestrian-oriented elements such as balconies, porches or awnings; and.

Staff's recommendation:

(iv) a minimum ground-level building transparency of 30 percent.

Applicant's request

(iv) maximum blank wall area of 30 feet, measured per story.

(6) In a shared access development, minimum five-foot-wide unobstructed sidewalks must be provided along the shared access area as shown on the Subdistrict 6B Conceptual Plan (Exhibit 830E).

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

OMITTED FOR BREVITY

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

OMITTED FOR BREVITY

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

OMITTED FOR BREVITY

SEC. 51P-830.118. LEGACY BUILDING AMENDMENTS.

OMITTED FOR BREVITY

SEC. 51P-830.119. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 27944)

SEC. 51P-830.120. LANDSCAPING.

(a) In general.

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

(2) Required landscaping may be located in the public right-of-way.

(3) Required landscaping and design standards located in adjacent rights-of-way may count toward the site requirements.

(4) Except as provided in this subsection, in a shared access development in Subdistrict 6B, landscaping must be provided in accordance with section 51A-10.125(a)(2).

(A) A shared access development containing up to 85 lots must provide a minimum landscape area equal to 20 percent of the total shared access development area. Open space areas shown on the conceptual plan may count as landscape area.

(5) The additional landscaping provisions in Sec. 51P-830.120(b) do not apply to a shared access development in subdistrict 6B.

(b) Subdistricts 3, 3A, 3B, 6, and 6B. The following additional landscaping provisions apply:

(1) Street trees.

(A) Except as provided in this paragraph, in Subdistricts 3, 3B, 6, and 6B one large canopy tree having a caliper of at least three inches must be provided no closer than 25 feet on center for every 40 feet of street frontage and may be planted within 25 feet of back of curb. Except as provided in this paragraph, in Subdistrict 3A, one large canopy tree having a caliper of at least three inches must be provided no closer than 20 feet on center for every 40 feet of street frontage and may be planted within 25 feet of back of curb.

(B) If the city arborist determines that the planting space for the required tree is inadequate or that utility lines prohibit the planting, two small trees may count toward the street tree requirements.

(2) Surface parking landscaping.

(A) Parking spaces in a surface parking lot may be located no more than 75 feet from the trunk of a large canopy tree in a median or island.

(B) Each large canopy tree must have a caliper of at least two inches, must be located in a median or island that is no closer than four feet to the paved portion of the parking lot.

(C) A median or island that is located in a surface parking lot must be a minimum of 125 square feet in area.

(3) Residential adjacency buffer. In Subdistrict 3B, a residential adjacency buffer must have a minimum depth of five feet with a minimum six-foot tall solid screening fence. Shrubs must form a three-foot-high screen that is 95 percent opaque year-round within three years of planting. Landscaping must consist of hedge-like evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Plants must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(c) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. "Parkway" means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council,

each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(2) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

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

(4) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(d) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the building official shall issue a parkway landscape permit to the property owner; otherwise, the building official shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the building official's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the building official is subject to

immediate revocation upon written notice if at any time the building official determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the building official's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way.

(e) Maintenance. Plant materials must be maintained in a healthy, growing condition.
(Ord. Nos. 27944; 30374)

SEC. 51P-830.121. SIGNS.

(a) In general.

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

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

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

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

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

(1) A-frame signs may identify a business use.

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

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

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

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

- (6) A-frame signs must be separated by a minimum of 50 feet.
- (7) A-frame signs may not be located within 25 feet of an intersection or within a visibility triangle.
- (d) Blade signs. The following regulations apply:
 - (1) Blade signs must be attached premise signs.
 - (2) Blade signs may not be internally illuminated.
 - (3) There is no limit on the number of blade signs.
 - (4) The maximum effective area for blade signs is 30 square feet.
 - (5) The lowest part of a blade sign may be located no lower than 12 feet and no higher than 25 feet above street level.
 - (6) A blade sign may not project more than three feet into the right-of-way.
 - (7) A blade sign may not be located closer than 15 feet to another projecting sign.
- (e) Monument signs. The following regulations apply:
 - (1) Monument signs are only permitted in Subdistricts 1, 1A, 1B, and 6A. In Subdistrict 6A, the entire property is considered one lot.
 - (2) Monument signs must be premise signs.
 - (3) Monument signs may not be internally illuminated.
 - (4) Except as provided in this paragraph, one monument sign is permitted per premise. In Subdistrict 3A, one monument sign is permitted per street frontage; applied signage on exterior planters is permitted and not considered a monument sign. In Subdistrict 6A, two monument sign are permitted per premise.
 - (5) Except as provided in this paragraph, monument signs must be setback five feet from the right-of-way. In Subdistrict 3A, there is no setback requirement for monument signs.
 - (6) The maximum height for a monument signs is four feet.
 - (7) The maximum effective area for a monument sign is 40 square feet.
- (f) Building corner markers with graphic identification in Subdistrict 3A.

(1) “Building corner marker with graphic identification” means “a vertical architectural element on the corner of a project site for graphic identification of a civic project.”

(2) The maximum height for building corner markers with graphic identification is equal to the maximum building height set by the subdistrict regulations.

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

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

SEC. 51P-830.122.

ARCHITECTURAL DESIGN STANDARDS.

(a) Applicability.

(1) Except as provided in this subsection, architectural design standards apply only to new construction of buildings with multifamily, mixed-use, or nonresidential uses on a vacant lot in all subdistricts and new construction of single family and duplex uses on a vacant lot in Subdistrict 8 (see Section 51P-830.122(l) for standards for Subdistrict 8).

(2) Architectural design standards are not required for a motor vehicle fueling station and general merchandise or food store 3,500 square feet or less located in Subdistrict 6A.

(3) In Subdistrict 3B, structures fronting an access easement dedicated in accordance with Section 51P-830.124 must comply with the requirements for a street-facing facade. Paragraphs (d), (e), and (f) do not apply to a building that does not have any street frontage and is located more than 40 feet from a street.

OMITTED FOR BREVITY

SEC. 51P-830.123.

STREET AND SIDEWALK STANDARDS.

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

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

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

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

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

(c) Pedestrian amenities.

(1) In general.

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

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

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

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

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

(2) Davis Street and Bishop Avenue.

(A) The following pedestrian amenities must be provided:

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

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

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

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

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

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

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

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

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

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

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

(5) Driveway design.

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

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

In Subdistrict 3A, ingress/egress is prohibited on Bishop Avenue. Primary ingress/egress is permitted on Madison Avenue. Secondary ingress/egress is permitted on the alley south of the subdistrict running between Bishop Avenue and Madison Avenue.

(d) Subdistrict 6B.

(A) A public street may be constructed without a cul-de-sac or turnaround in the configuration shown on Exhibit 830F Subdistrict 6B Street Section. A minimum five-foot sidewalk is required as shown on Exhibit 830F.

SEC. 51P-830.124.

ADDITIONAL PROVISIONS.

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

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

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

(d) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 27944; 30374)

SEC. 51P-830.125.

COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 27944)

CASE NUMBER	11/26/2018
PROJECT NUMBER	

BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, TX 75219
214.794.2226

PROPOSED CONCEPTUAL PLAN

WEST DAVIS & PLYMOUTH
DALLAS, TX

VICINITY MAP
NTS

TOTAL SITE AREA	8.08 ACRES
LAND USE	SINGLE FAMILY
TOTAL DENSITY	85 UNITS
MAX. BUILDING HEIGHT	36 FT
MAX. LOT COVERAGE	60%
MINIMUM SETBACKS	
FRONT SETBACK	10 FT
SIDE SETBACK	NONE
REAR SETBACK	NONE
PARKING	
REQ.	1 / UNIT
GUEST PARKING	0.25 / UNIT

CONCEPTUAL PLAN

INGRESS / EGRESS

SCALE: 1/8" = 1'-0"

1 CONCEPTUAL PLAN
SCALE: 1/8" = 1'-0"

PROPOSED PD CONDITIONS

ARTICLE **450.**

PD 450.

SEC. 51P-450.101. LEGISLATIVE HISTORY.

PD 450 was established by Ordinance No. 22820, passed by the Dallas City Council on August 14, 1996. Ordinance No. 22820 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 22820; 26042)

SEC. 51P-450.102. PROPERTY LOCATION AND SIZE.

PD 450 is established on property generally located along the east and west lines of Franklin Avenue, north of the north line of Davis Street. The size of PD 450 is approximately 11.067 ~~11.319~~ acres. (Ord. Nos. 22820; 26042)

SEC. 51P-450.103. 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. Nos. 22820; 26042)

SEC. 51P-450.104. DEVELOPMENT PLAN.

(a) For a public school, development and use of the Property must comply with the development plan (Exhibit 450A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(b) For all other permitted uses, Subsection 51A-4.702(c)(2) through (i), regarding submission of and amendments to a site plan, a development plan, and a landscape plan, do not apply. (Ord. Nos. 22820; 26042)

SEC. 51P-450.105. MAIN USES PERMITTED.

OMMITTED FOR BRIEVITY.

SEC. 51P-450.106. ACCESSORY USES.

OMMITTED FOR BRIEVITY.

SEC. 51P-450.107. YARD, LOT, AND SPACE REGULATIONS.

OMMITTED FOR BRIEVITY.

SEC. 51P-450.108. OFF-STREET PARKING AND LOADING.

OMMITTED FOR BRIEVITY.

SEC. 51P-450.109. FENCING.

OMMITTED FOR BRIEVITY.

SEC. 51P-450.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

OMMITTED FOR BRIEVITY.

SEC. 51P-450.111. LANDSCAPING.

(a) For a public school, landscaping must be provided as shown on the landscape plan (Exhibit 450B) prior to the issuance of a certificate of occupancy. Plant materials must be maintained in a healthy, growing condition. Prior to the issuance of a building permit, tree preservation criteria must be met as outlined in Division 51A-10.101.

(b) For all other uses, landscaping must comply with the requirements contained in Article X, including the tree preservation regulations. (Ord. Nos. 22820; 26042)

SEC. 51P-450.112. SIGNS.

OMMITTED FOR BRIEVITY.

SEC. 51P-450.113. ADDITIONAL PROVISIONS.

OMMITTED FOR BRIEVITY.

SEC. 51P-450.114. PAVING.

OMMITTED FOR BRIEVITY.

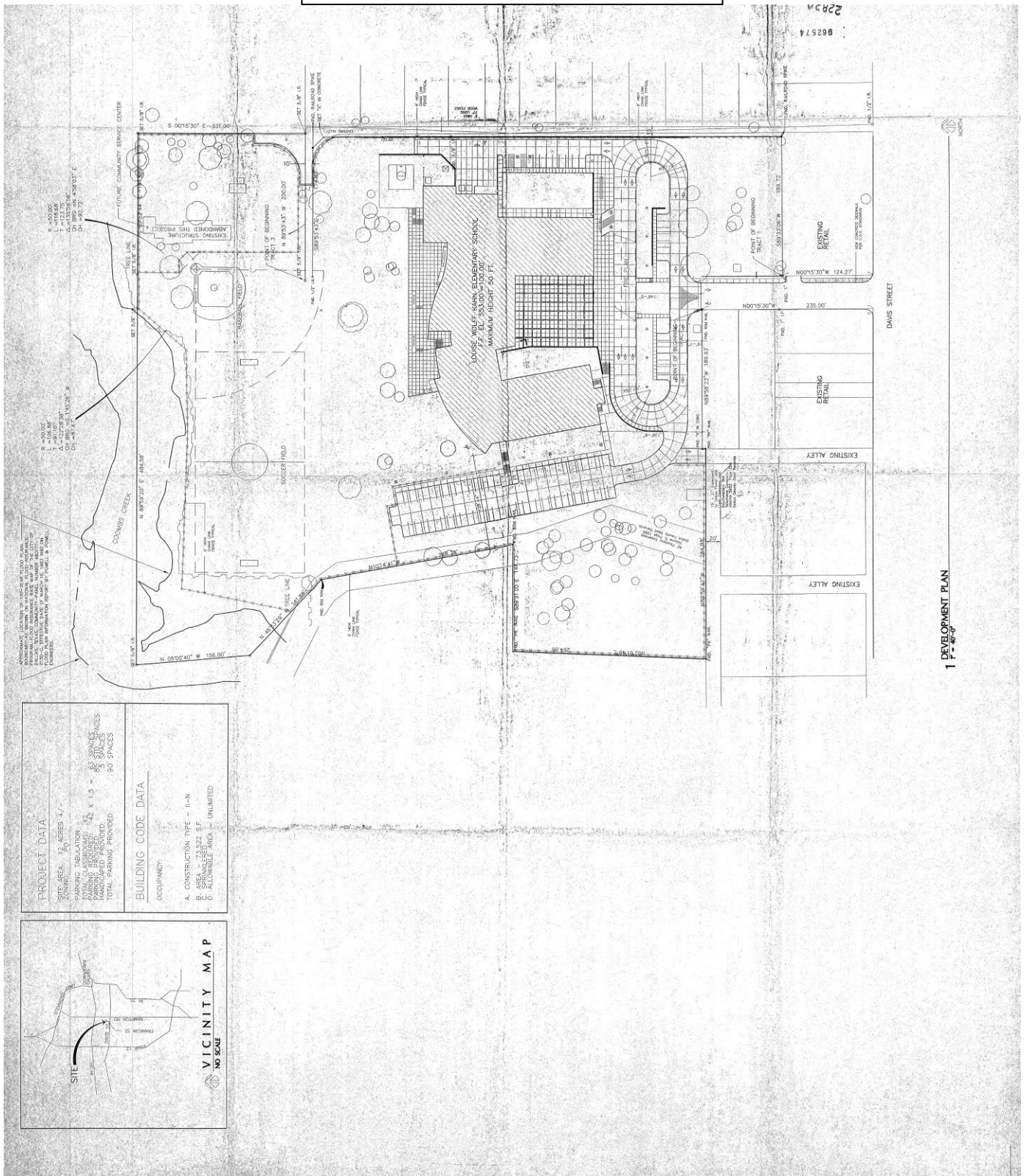
SEC. 51P-450.115. COMPLIANCE WITH CONDITIONS.

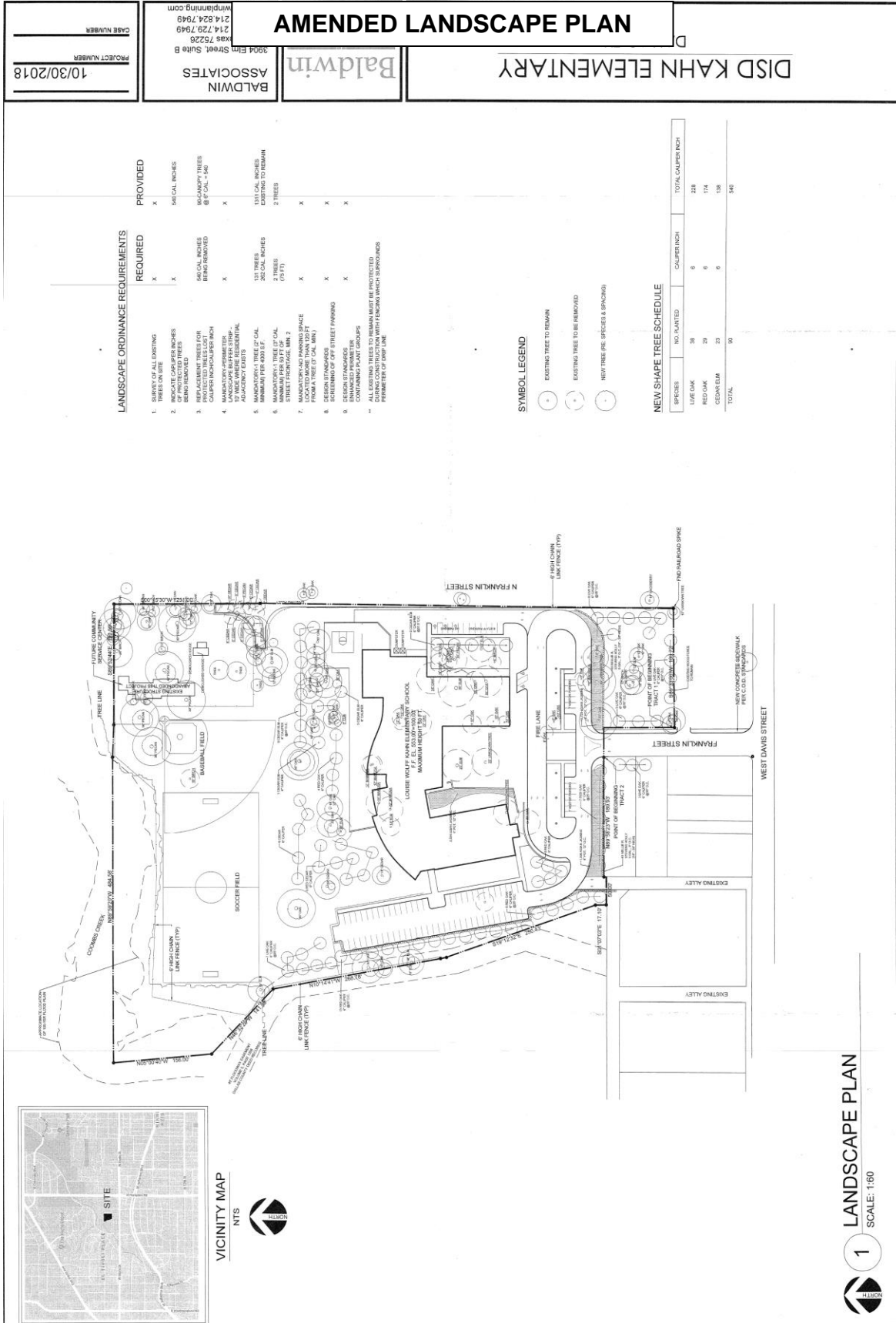
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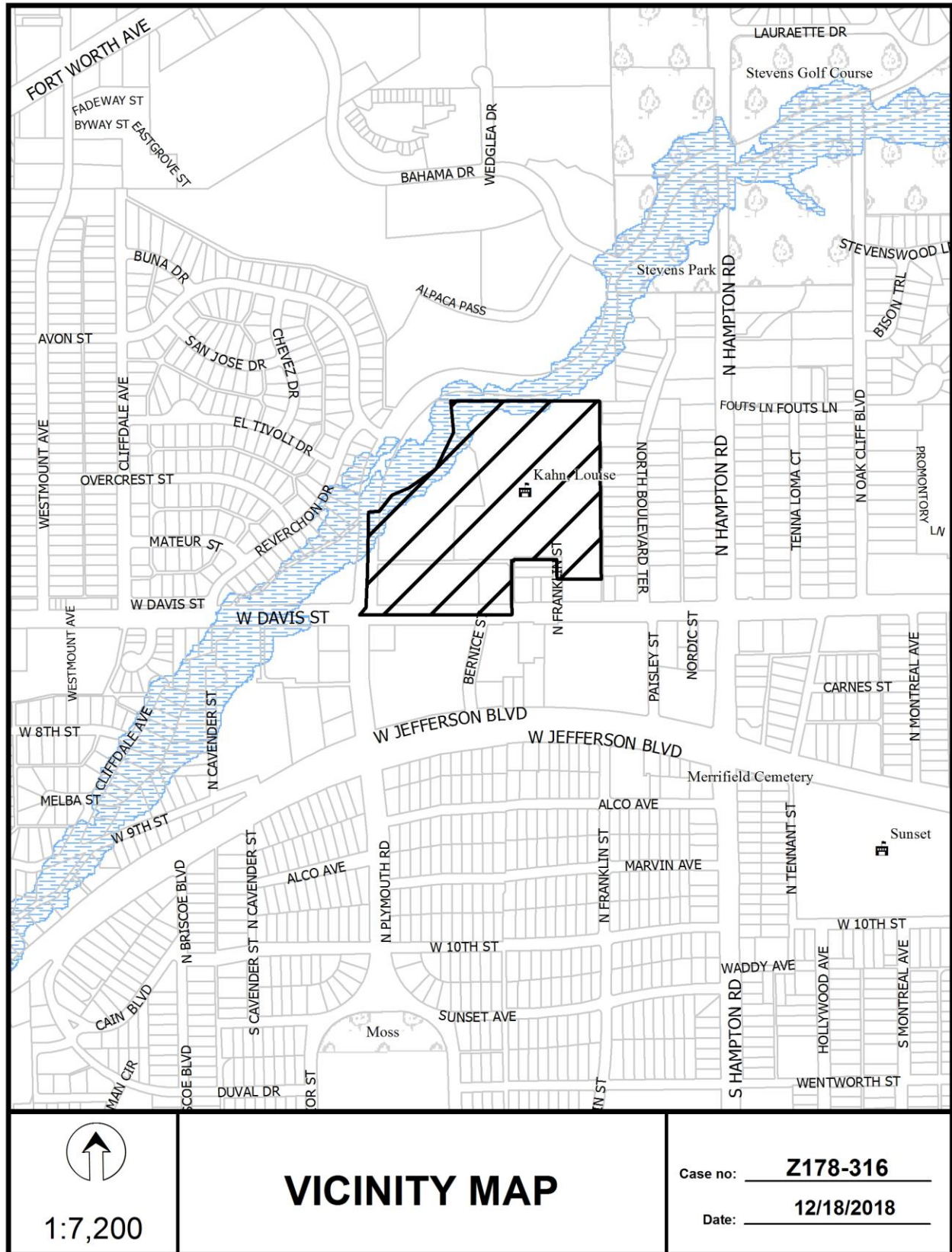
SEC. 51P-450.116. ZONING MAP.

OMMITTED FOR BRIEVITY.

EXISTING DEVELOPMENT PLAN

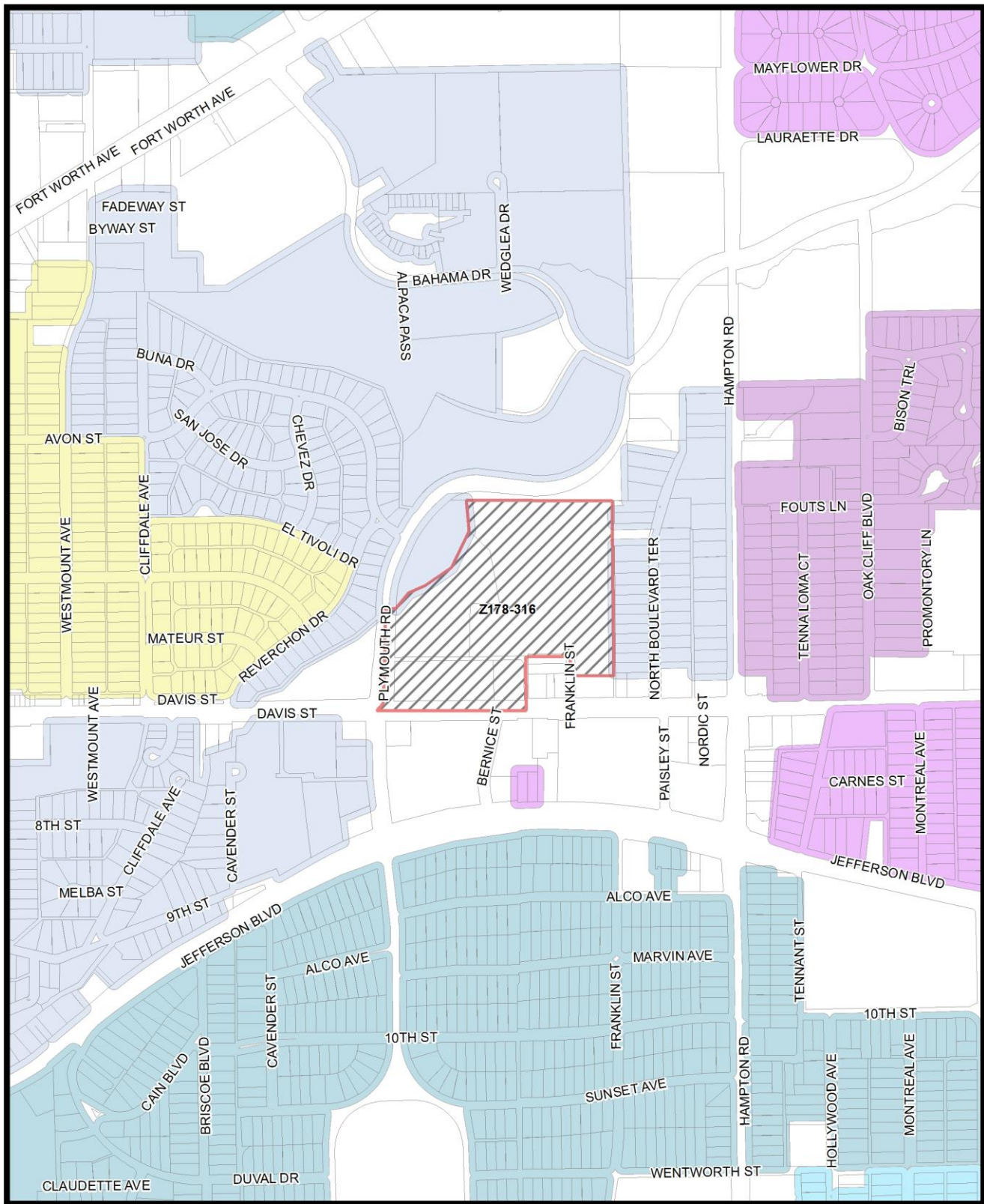








Z178-316(CY)



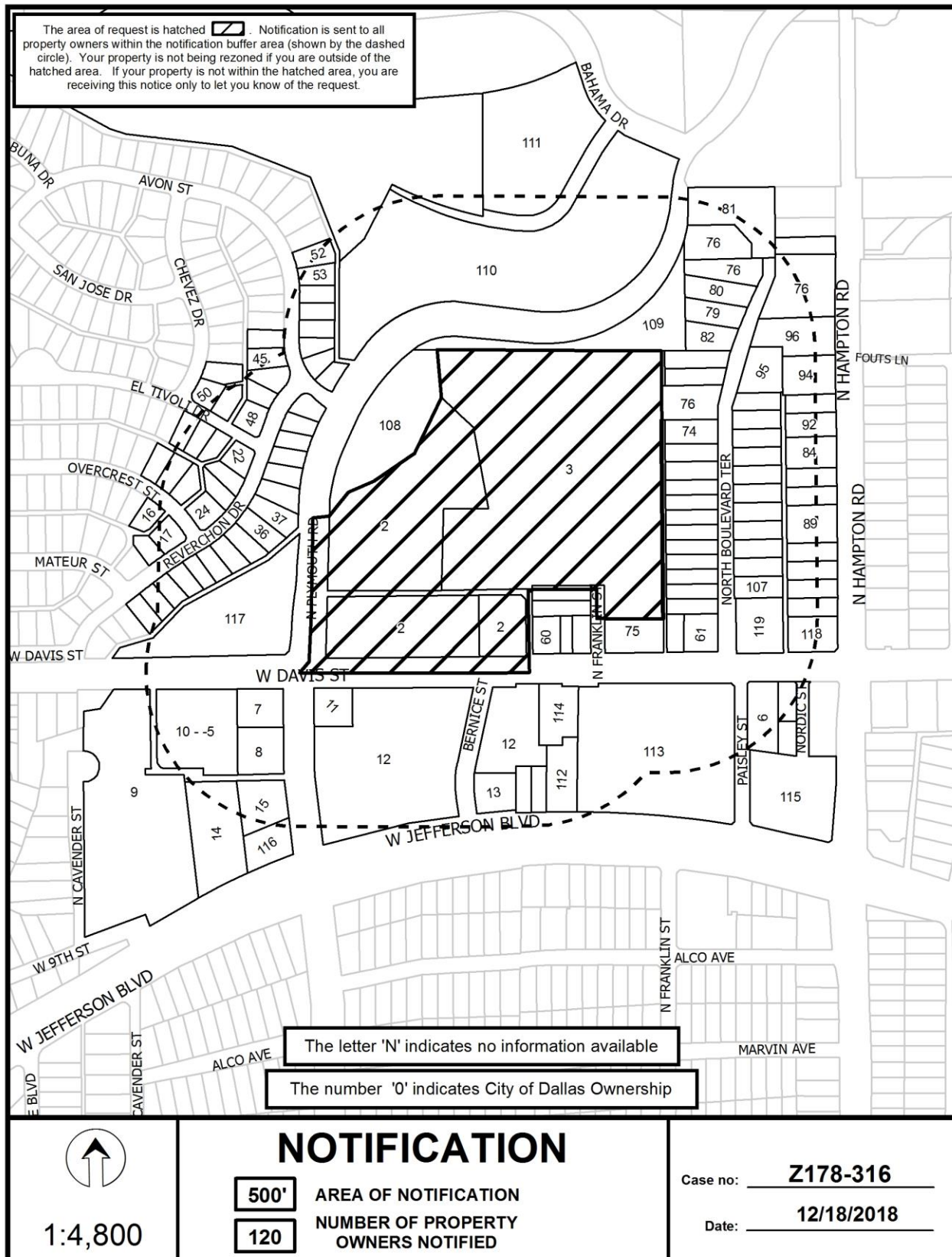
MVACCluster  A  B  C  D  E  F  G  H  I  NA



1:7,200

Market Value Analysis

Printed Date: 12/18/2018



12/18/2018

Notification List of Property Owners***Z178-316******120 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2539 W DAVIS ST	HINOJOSA MARIA ISABEL
2	640 N PLYMOUTH RD	WEST DAVIS PLYMOUTH DEVELOPMENT LLC
3	610 N FRANKLIN AVE	Dallas ISD
4	2537 W JEFFERSON BLVD	WILLIAMS ERNEST P &
5	2535 W JEFFERSON BLVD	FUENTES IRMA &
6	2414 W DAVIS ST	TEXAS UTILITIES ELEC CO
7	2716 W DAVIS ST	JUNIO VEINTINUEVE LP
8	515 N PLYMOUTH RD	AVANTI HOLDING INC
9	2738 W DAVIS ST	CANTERA CROSSING
10	2738 W DAVIS ST	CANTERA CROSSING
11	2650 W DAVIS ST	AGUILAR MARTIN B &
12	2627 W JEFFERSON BLVD	CENTRO NP HOLDINGS 12 SPE LLC
13	2603 W JEFFERSON BLVD	SAENZ GUADALUPE T
14	2717 W JEFFERSON BLVD	2717 CTYDS JEFFERSN I LLC
15	411 N PLYMOUTH RD	AL BRIDGEVIEW IL LLC
16	2714 OVERCREST ST	VARGAS ISIDRO IV
17	715 REVERCHON DR	STEWART DAVE V
18	711 REVERCHON DR	MEDINA MARICELA
19	2720 EL TIVOLI DR	MCNEIL STEPHANIE E
20	2714 EL TIVOLI DR	RAYMOND JORDAN E
21	2710 EL TIVOLI DR	JASSO JOSE D
22	2704 EL TIVOLI DR	JIMENEZ CHRISTOPHER & BERLINDA
23	811 REVERCHON DR	HERNANDEZ RUDY I &
24	2707 OVERCREST ST	SOTO ANIBAL
25	2711 OVERCREST ST	MARTINEZ LORENZO G &
26	2715 OVERCREST ST	BENITEZ JOSE A

12/18/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2719 OVERCREST ST	JACOBO SANTOS & FRANCES
28	620 REVERCHON DR	DIAZ VALENTIN
29	702 REVERCHON DR	GHISELLI KAITLIN M &
30	706 REVERCHON DR	HINOJOSA VICTORIA M &
31	710 REVERCHON DR	CASTILLO ERASMO &
32	714 REVERCHON DR	ALFARO ROBERTO
33	718 REVERCHON DR	DERDEYN DANIEL A
34	802 REVERCHON DR	BOTHUN TODD
35	806 REVERCHON DR	GONZALES IRENE R
36	810 REVERCHON DR	PEREZ ARTURO
37	814 REVERCHON DR	KING JOANNE G
38	820 REVERCHON DR	SANTIAGO JOSE M &
39	824 REVERCHON DR	ORTIZ BENITO FELIPE
40	828 REVERCHON DR	MARTINEZ JOSE & JOSEFA R
41	902 REVERCHON DR	MENDEZ RICHARD & MARY
42	906 REVERCHON DR	FAVORS BRADLEY
43	910 REVERCHON DR	SALTER DONALD Y ESTATE &
44	909 AVON ST	ARANDA ARTURO ALEX &
45	905 AVON ST	DUPLESSIS JILL EGBERT
46	913 REVERCHON DR	HUNT RUSSELL ALAN
47	911 REVERCHON DR	LUDY QASIM
48	907 REVERCHON DR	MORA MARIA L
49	2711 EL TIVOLI DR	KELEMEN ANNA &
50	2717 EL TIVOLI DR	CEBALLOS PEDRO SIMON
51	910 CHEVEZ DR	GLASS VIVIAN JOY
52	1002 AVON ST	TREVINODETORRES BLANCA A
53	934 AVON ST	SOLOMON YEMANE KIFLU
54	930 AVON ST	BRISTOW NATHAN RYAN &
55	926 AVON ST	CHAMBERLAIN MARJORIE E
56	920 AVON ST	KHURSHUDIAN ARTUR & ELLEN
57	914 AVON ST	MAZZMANIA LP

12/18/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	910 AVON ST	GEORGE K NICOLE
59	904 AVON ST	HATINGER PATRICIA PERRY
60	2547 W DAVIS ST	RANSOM RANDY W
61	2505 W DAVIS ST	DAVIS NP LLC
62	2515 W DAVIS ST	DILLING KEITH
63	613 N BOULEVARD TERRACE	ULLOA EUGENIO & ANA ELIZABETH VELASQUEZ
64	615 N BOULEVARD TERRACE	ESTRADA JOSE ALFREDO &
65	619 N BOULEVARD TERRACE	RODRIGUEZ JOSE & CIRA
66	623 N BOULEVARD TERRACE	JIMINEZ MARTIN
67	629 N BOULEVARD TERRACE	DOMINQUEZ JOSE LUIS LOPEZ &
68	633 N BOULEVARD TERRACE	MORALES ROLANDO
69	637 N BOULEVARD TERRACE	FLORES PANTALEON &
70	701 N BOULEVARD TERRACE	CORIA MELISSA SERRANO
71	705 N BOULEVARD TERRACE	MORENO JANE
72	717 N BOULEVARD TERRACE	COOK LILIA N
73	709 N BOULEVARD TERRACE	KELLEY MORAIMA &
74	721 N BOULEVARD TERRACE	ESCOBEDO MARIA ISABEL
75	2525 W DAVIS ST	PILLSBURY CO TAX DEPT
76	727 N BOULEVARD TERRACE	CHERNOCK CHRISTIAN
77	739 N BOULEVARD TERRACE	CASTRO JOSE A &
78	743 N BOULEVARD TERRACE	CABALLERO RIGOBERTO
79	807 N BOULEVARD TERRACE	CHERNOCK CHRISTIAN
80	815 N BOULEVARD TERRACE	CHERNOCK CHRISTIAN
81	845 N BOULEVARD TERRACE	CHERNOCK CHRISTIAN STEPHEN
82	803 N BOULEVARD TERRACE	RANKIN WILBURN ELLIS &
83	821 N HAMPTON RD	ESPER CARLOTA C
84	715 N HAMPTON RD	GINGERICH JAMES FREDRICK &
85	615 N HAMPTON RD	HALL AZURE
86	619 N HAMPTON RD	LOW SAVANNAH C
87	623 N HAMPTON RD	PAREDES JOSE M &
88	627 N HAMPTON RD	DUGAN JOE M LIFE ESTATE

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	635 N HAMPTON RD	SHEPHERD SHENTELY
90	703 N HAMPTON RD	HEWITT JOSEPH &
91	711 N HAMPTON RD	MILLER JERI LEIGH & JOHNATHON PETER
92	723 N HAMPTON RD	CARRIZALES GILBERT V &
93	727 N HAMPTON RD	PRADO JOSE LUIS JR
94	737 N HAMPTON RD	RUDD JOSEPH L
95	738 N BOULEVARD TERRACE	OPPELT PATRICIA
96	809 N HAMPTON RD	ORNELAS MANUEL H
97	732 N BOULEVARD TERRACE	MARTINEZ JOHNNY C &
98	724 N BOULEVARD TERRACE	ANWEILER DAVID WALTER
99	720 N BOULEVARD TERRACE	LOPEZ ALFREDO
100	716 N BOULEVARD TERRACE	LOPEZ ALBERTANO
101	710 N BOULEVARD TERRACE	HALCHE YARED &
102	704 N BOULEVARD TERRACE	BARRERA ERIC L
103	636 N BOULEVARD TERRACE	SANKOORIKAL NITTY
104	634 N BOULEVARD TERRACE	SANKOORIKAL NITTY &
105	626 N BOULEVARD TERRACE	MACIAS MIGUEL A & MARTHA
106	624 N BOULEVARD TERRACE	CABALLERO ANTONIO &
107	616 N BOULEVARD TERRACE	MARTINEZ LUIS & CARMEN
108	716 N PLYMOUTH RD	DALLAS SONOMA APARTMENTS LLC
109	800 S PLYMOUTH RD	RDDP PARTNERS PLYMOUTH LLC
110	811 N PLYMOUTH RD	WAK HH PARTNERS
111	2428 BAHAMA DR	2428 BAHAMA DR LLC
112	2531 W JEFFERSON BLVD	GARCIA CIRILO &
113	2515 W JEFFERSON BLVD	REALTY INCOME PPTIES 4 LLC
114	2534 W DAVIS ST	RODRIGUEZ FERNANDO &
115	2427 W JEFFERSON BLVD	DALLAS YANKEES LLC
116	2707 W JEFFERSON BLVD	MORELIA MEXICAN REST INC
117	2701 W DAVIS ST	FAMILY BS LP
118	2407 W DAVIS ST	AMPEX HOLDINGS OF DALLAS LLC
119	2433 W DAVIS ST	APOLLONIA MANAGEMENT GROUP PLLC
120	2450 BAHAMA DR	WAK BG PARTNERS

Planner: Pamela Daniel**FILE NUMBER:** Z189-104(PD) **DATE FILED:** October 4, 2018**LOCATION:** Northwest corner of Bruton Road and McCutcheon Lane**COUNCIL DISTRICT:** 5 **MAPSCO:** 58 D**SIZE OF REQUEST:** ± 3.975 acres **CENSUS TRACT:** 90.00

APPLICANT/OWNER: A+ Charter Schools Inc. f.k.a Riley Faith Family Academy**REPRESENTATIVE:** Audra Buckley, Permitted Development**REQUEST:** An application for the renewal of Specific Use Permit No. 1357 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District.**SUMMARY:** The purpose of the request is to continue the operation of the school for grades kindergarten through 12. The school has an enrollment of 573 students with a total student capacity of 600 and a maximum of 26 classrooms.**STAFF RECOMMENDATION:** **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised traffic management plan and conditions.**PRIOR CPC ACTION:** On January 17, 2019, the City Plan Commission held the item under advisement to allow a revised traffic management plan to be submitted.

BACKGROUND INFORMATION:

- On May 13, 1998, SUP No. 1357 for a private school was originally approved by City Council for a permanent time period. [Z078-268]
- On January 28, 2009, the City Council approved an amendment to SUP No. 1357 changing the use to allow an open-enrollment charter school [kindergarten through eighth grade] for a ten-year time period with eligibility for ten-year automatic renewals. [Z978-182]
- On October 23, 2013, the City Council approved an amendment to SUP No. 1357 to allow the administration to include grades 9th through 12th in their curriculum and modifications to the site plan and traffic management plan that reflected changes to the surface parking lot. The changes were made to provide a more efficient circulation pattern for vehicular traffic during student drop-off and pick-up. [Z123-318]
- On November 12, 2013, the City Council approved the renewal for a six-year period with eligibility for automatic renewals for an additional ten-year period; however the applicant missed the June 28, 2013 deadline to submit the application for an automatic renewal.
- The representative is now requesting renewal of SUP No. 1357 to continue the operation of the school for grades kindergarten through 12 with an enrollment of 573 students with a maximum capacity of 600 students and 26 classrooms. No current amendments are proposed with this request.
- On January 18, 2019, a revised Traffic Management Plan was provided to staff depicting the correct enrollment and classification of grades.

Zoning History: There have been two zoning requests in the area within the past five years. One of the requests was for the amendment of the SUP on the subject site.

1. **Z156-132:** On February 10, 2016, the City Council approved the renewal of Specific Use Permit No. 1439 for a child-care facility on property zoned an MF-2(A) Multifamily District.
2. **Z123-318:** On October 23, 2013, the City Council approved an amendment to Specific Use Permit No. 1357 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Bruton Road	Principal Arterial	100 ft.	100 ft.
McCutcheon Lane	Local	60 ft.	60 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system. The TMP was reviewed and approved by the Engineering and Transportation Division and was shown to have met the traffic study update requirements.

Land Use:

	Zoning	Land Use
Site	R-7.5(A), SUP No. 1357	Open-enrollment charter school
North	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
South	R-7.5(A), SUP No. 1202	Single Family, child-care facility
West	R-7.5(A)	Church

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

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

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

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

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

NEIGHBORHOOD PLUS

Policy 4.2 Support and leverage emerging school quality and school choice programs.

STAFF ANALYSIS:

Land Use Compatibility:

The 3.95-acre campus is developed as an open-enrollment charter school. The representative's request for a renewal of Specific Use Permit No. 1357 will allow for the continued operation of the school.

The open-enrollment charter school has a student enrollment of approximately 573 students from grades kindergarten to twelfth and is permitted to have a maximum of 26 classrooms. The school's administration has designated three existing driveway approaches for ingress/egress onto the site along McCutcheon Lane. Two of the three points of access is secured by a controlled access gate that remains closed during school hours.

The land uses surrounding the request site are primarily single family with a child-care facility use to the south and a church use to the west. The location of the open-enrollment charter school is compatible with the surrounding land uses and provides another choice to serve educational needs within the community.

There are no changes to the existing conditions. In October 2013, the City Council approved an amendment to Specific Use Permit No. 1357 for an open-enrollment charter school to allow the administration to include grades 9th through twelfth in their curriculum and modifications to the site plan and traffic management plan that reflected changes to the surface parking lot for a ten-year period with eligibility for automatic renewals for addition ten-year periods, subject to a site plan, traffic management plan and conditions; however the applicant missed the June 28, 2013 deadline to submit the application for an automatic renewal.

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

Parking:

The requirement for off-street parking for a school, pursuant to the Dallas Development Code is;

- one and one-half space for each kindergarten/elementary school classroom;
- three and one-half space for each junior high/middle school classroom; and
- nine and one-half space for each senior high school classroom.

The total number of classrooms determines the number of required parking spaces. The school consists of 26 classrooms with twelve kindergarten/elementary school classrooms ($1.5 \times 12 = 18$), nine high/middle school classroom ($3.5 \times 9 = 32$), and five high school classrooms ($9.5 \times 5 = 48$). Therefore, the number of required off-street parking spaces for the existing school is 98 spaces. The applicant is exceeding this requirement by providing 117 off-street parking spaces.

Landscaping:

Landscaping of any development will be in accordance with the attached site plan. The renewal of Specific Use Permit No. 1357 will not trigger any additional landscaping requirements.

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 while not in an MVA category is surrounded by an MVA “F” category to the north and an MVA “G” category the east.

<p>LIST OF OFFICERS A+ Charter Schools, Inc.</p>

- Theda Marie Green, President
- Charles Oliver, Vice President
- Karen Belknap, Director Emeritus
- Brenton White, Chief Administrative Officer
- Linda Davis, Secretary
- Ernest Crowley, Member
- Jeanne Campbell, Member
- Diana Cruz, Member

PROPOSED SUP CONDITIONS

1. **USE:** The only use authorized by this specific use permit is an open-enrollment charter school.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This specific use permit expires on ten-year period, but is eligible for automatic renewal for additional ten-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.) January 28, 2019
4. **PARKING:** Parking must be as shown on the attached site plan.
5. **LANDSCAPING:** Before the issuance of a certificate of occupancy for an open-enrollment charter school, landscaping must be provided as shown on the attached site plan. Plant materials must be maintained in a healthy, growing condition.
6. **HOURS OF OPERATION:** The open-enrollment charter school may only operate between 7:00 a.m. and 5:00 p.m., Monday through Saturday.
7. **INGRESS/ EGRESS:** Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
8. **CLASSROOMS:** The maximum number of classrooms is 26. Classes are limited to kindergarten through twelfth grade.
9. **TRAFFIC MANAGEMENT PLAN:**
 - (a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit B).
 - (b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.
 - (c) Traffic study.

(i) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study was submitted to the director by **November 1, 2009**. The Property owner or operator shall submit annual updates of the traffic study to the director by November 1st of each year.

(ii) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different 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;
- (G) circulation;

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

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

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

(d) Amendment process.

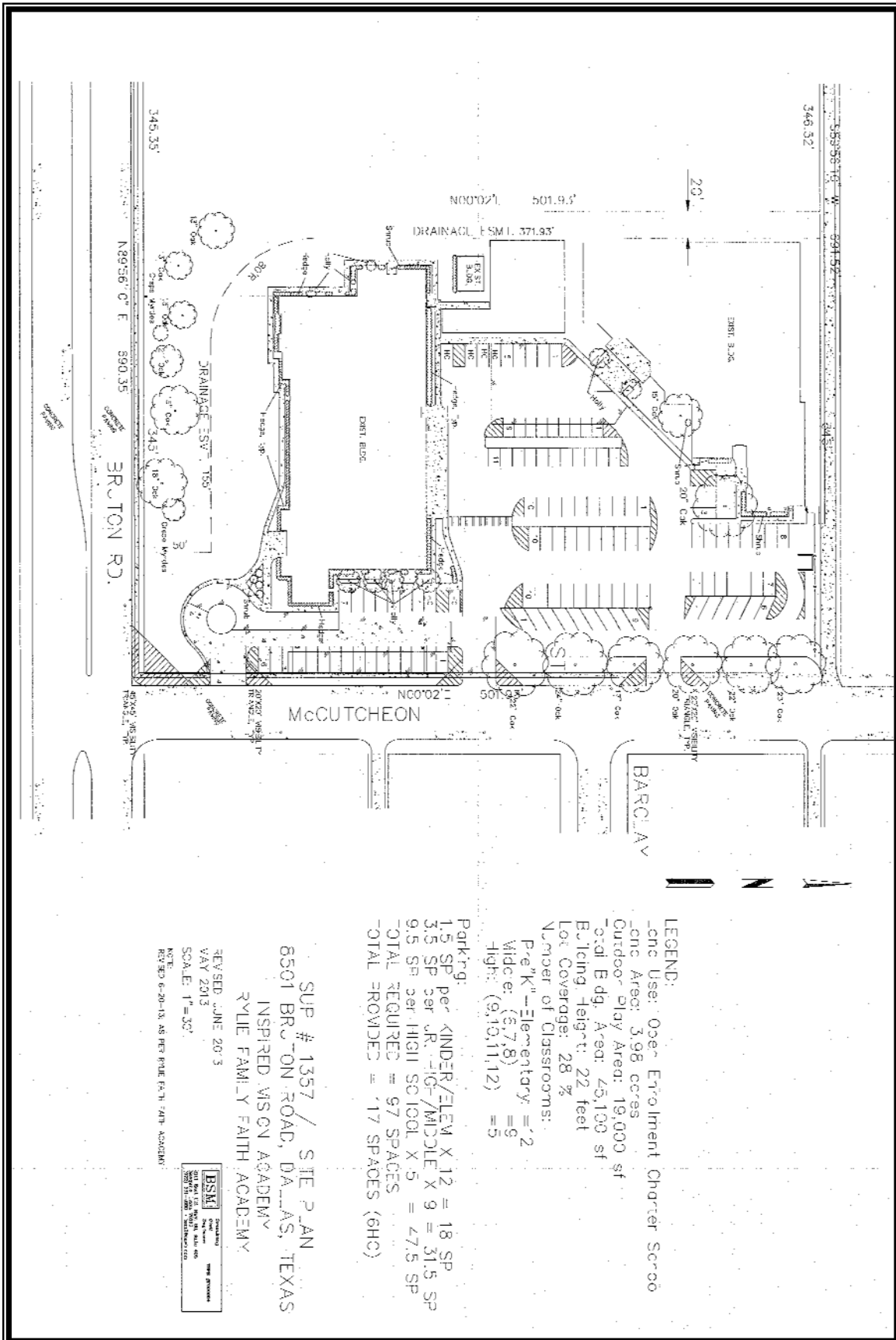
(i) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

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

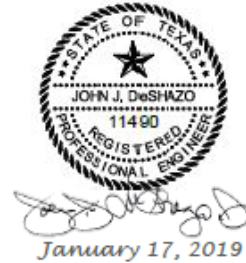
10. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.

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

EXISTING SITE PLAN



Revised Existing Traffic Management Plan



Technical Memorandum

To: Mr. Tony Valdez — A+ Charter Schools, INC
From: DeShazo Group, Inc.
Date: January 17, 2019
Re: Traffic Management Plan Update for the A+ Charter School in 8501 Bruton Road
DeShazo Project No. 18112

INTRODUCTION

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm based in Dallas, Texas providing licensed engineers and planners skilled in the field of traffic and transportation engineering. The services of DeShazo were retained by A+ Charter School to provide a traffic management plan (TMP) update for their School located at 8501 Bruton Road in Dallas, Texas.

The School is currently in operation at the subject site with an enrollment of 573 students in grades K through 12. The School is proposing improvements to current facilities, to provide for a student capacity of 600 students. The School is currently operating under regulations provided in SUP 1357; approval by the City of Dallas is required in order to gain entitlements for the proposed modifications.

As part of the SUP approval process, submittal of a TMP to the City of Dallas is required as a record of the preferred strategies to be used by the School to ensure overall traffic safety and efficiency. This TMP is intended to assess existing and anticipated traffic conditions at the School during the morning drop-off and afternoon pick-up peak periods on the basis of satisfying these objectives. By consent of the TMP, the School agrees to be held self-accountable for the enforcement of the strategies presented herein until and unless the City of Dallas deems further measures are necessary. (NOTE: In this report, the term "parent" refers to any individual who is involved in the drop-off or pick-up of one or more students at the School.)

TRAFFIC MANAGEMENT PLAN

A school TMP is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. By properly managing the vehicular traffic generated during critical periods, the safety and efficiency of other modes of travel—including pedestrian traffic—will also inherently improve, and the operational impact on the public street system should also be minimized. This plan, however, should not be considered a comprehensive set of instructions to ensure adequate safety; it should be used as a tool to facilitate a safer and more efficient environment.

School Operational Characteristics

As required by the City of Dallas, DeShazo observed on-site traffic on four different visits at the following times.

- Friday, September 7, 2018, during student dismissal
- Wednesday, September 12, 2018, during student dismissal
- Thursday, September 13, 2018, during student arrival
- Thursday, September 13, 2018 during student dismissal

Table 1 summarizes the operational characteristics for A+ Charter School assumed in this analysis:

Table 1. School Operational Characteristics

	Existing Conditions	Proposed Conditions
Enrollment:	Total (Grades K -12 th): 573 students	Capacity: 600 students (100 per grade)
Daily Start/End Schedule	All Grades: >Start: 7:50 AM >End: 3:10 PM	No significant change
Approximate Number of Students Travelling by Mode Other Than Drop-off/Pick-up:	By School Bus: \approx 5% By Walking: \approx 5% By Self-Driving: < 1% By Other: negligible	No significant changes
Approximate Number of Students With Alternate Schedules (i.e., Arrive/Depart Outside of Normal Peak Times):	Approximately 35% (extracurricular activities, etc.)	No significant change

NOTE #1: To the highest degree practical, the accounts of "existing conditions" presented in this report were based upon actual on-site observations conducted by DeShazo during typical school day(s) conditions and from personal interviews of school representatives. The analyses and recommendations presented in this report for "proposed" or "future" conditions were based upon evaluations of "existing conditions" and may be supplemented by DeShazo's professional judgment and experience. "Proposed"/"Future" conditions are intended to reflect the anticipated day-to-day conditions at full occupancy.

NOTE #2: Occasional functions or other events may be held at the school, which generate traffic outside of the traditional peak drop-off and pick-up periods. While some of the measures presented in this report may be applicable in such cases, traffic characteristics other than those directly associated with the primary drop-off and pick-up periods are not the subject of this analysis.

EXISTING TRAFFIC CONDITIONS

Site Access and Circulation

The subject site currently has three total driveways, and all are on McCutcheon Lane. During the pick-up and drop-off periods, parents driving vehicles to the site generally enter from "Driveway 1" (northernmost driveway) and exit from the site at Driveway 2 (middle driveway) and "Driveway 3" (southernmost driveway).

Parents who pick-up on-site either park in the available parking spaces on site or circulates through the parking lot aisles. During the morning drop-off period, a similar circulation pattern is used.

Passenger Unloading/Loading and Vehicle Queuing

During the afternoon pick-up period, A+ Charter School employs an unmanaged protocol during the pick-up period whereby parents may generally park on and off-site. In fact, observations indicated that during peak dismissal period only ten parent vehicles queue or park on-site while 90 park on Bruton Rd, McCutcheon Ln, and Barclay St. Once students are released they find their parents wherever they are parked.

Assuming that the number of vehicles generated during the afternoon pick-up period is directly proportional to the number of students enrolled, the peak queue for the future conditions at full occupancy can be estimated. A summary of the peak number of vehicles is provided in Table 2.

Table 2. Peak Vehicles In Queue

	Existing Conditions (Observed)	Proposed Conditions (Estimated)
Peak Number of Parent-Vehicles	Approximately 100	No significant change (approximately 105)

RECOMMENDATIONS

The following recommendations are provided by DeShazo to A+ Charter School for the management of vehicular traffic generated by the school during peak traffic conditions. [NOTE: Generally, traffic delays and congestion that occurs during the afternoon pick-up period is notably greater than the traffic generated during the morning drop-off period due to the timing and concentration characteristics. In most instances, achieving efficiency during the afternoon period is most critical, while the morning traffic operations require nominal active management. Therefore, except where stated otherwise, the recommendations provided herein pertain specifically to the afternoon period operations.]

General

To maximize personal safety, any passenger loading (or unloading) within the public right-of-way should be avoided at all times.

To minimize liabilities, no persons other than deputized officers of the law should engage or attempt to influence traffic operations in public right-of-way.

To the extent possible, all queuing and parking of parent-vehicles should also be accommodated within the school site boundaries. For circumstances where this cannot be avoided, coordination with the City of Dallas staff members responsible for traffic operations in the area should take place so that appropriate traffic control devices can be installed. Adjustments to school procedures and policies may be necessary in order to promote on-site pick-up/drop-off.

The full cooperation of all school staff members, students, and parents is crucial for the success of a Traffic Management Plan. Proper training of school staff on the duties and expectations pertaining to the Plan is recommended. Sufficient communications at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended.

DeShazo Group, Inc.
January 17, 2019

Site Circulation Plan

Based upon DeShazo's review of the site conditions and the anticipated needs of traffic during peak conditions, the site traffic circulation plan depicted in Exhibit 1 is recommended. This plan was designed with the intent of optimizing the on-site vehicular circulation and retention of vehicle queuing in a manner that promotes safety and operational efficiency.

The recommended plan provides approximately 2,323 linear feet of on-site vehicular queuing (i.e., storage for up to 105 vehicles @ 22 feet per vehicle). At the expected enrollment of 600 students, DeShazo estimates that the peak number of vehicles in queue may be up to 105 vehicles based upon existing observations. Under this scenario, the site is considered capable of accommodating this magnitude of vehicles in queue simultaneously with the assistance of school personnel; however, no significant amount of surplus queue space is expected.

As depicted in Exhibit 1, there are two loading areas. One for the primary queue and a second loading area for the additional queue. The primary queue accommodates approximately 72% (75 vehicles) of the site's queueing space and the additional queue accommodates the other 28% (30 vehicles) of the site's total queueing space. The School will need to designate which loading area each student is picked-up during the dismissal period. This may depend on the student's last class location, last name, or the student's grade.

The plan includes recommended configuration of temporary traffic control devices (such as traffic cones, etc.) that shall be installed on a daily basis when typical traffic conditions are expected. An appropriate number of school staff shall be assigned to fulfill the duties of student supervision, traffic control, and other related duties as generally depicted on the plan.

Staff directing traffic at the intersecting point of two queue lanes (and other areas, where appropriate) should, in lieu of simple hand gestures, procure and use reversible hand-paddle signs with the messages (and symbols) for STOP and for SLOW (i.e., proceed slowly). Optional additional equipment used by staff may include whistles (for audible warnings) and flashlights (for visual warnings) in order to better-gain the attention of motorists.

SUMMARY

This TMP is to be used by A+ Charter School to provide safe and efficient transportation of students, staff, and faculty to and from the site. The Plan was developed with the intent of optimizing safety and efficiency and the goal of accommodating vehicular traffic generated by the school at peak traffic periods within the site. The details of the TMP shall be reviewed by the school on a regular basis to confirm its effectiveness.

END OF MEMO

A+ Charter School
Traffic Management Plan Update
Page 4

DeShazo Group, Inc.
January 17, 2019

SCHOOL REVIEW AND COMMITMENT

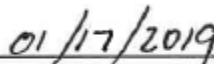
This plan was developed for A+ Charter School with the intent of optimizing safety and efficiency related to vehicular traffic generated by the School during peak traffic periods. A concerted effort and full participation by the School administration, staff, students and parents are essential to maintain safe and efficient traffic operations.

The School has reviewed the Traffic Management Plan and is in support of the strategies presented herein.

The School is committed to continually reviewing and assessing the effectiveness of the TMP and if warranted, will implement changes in the interest of increasing safety, efficiency and minimizing impacts on the surrounded community.

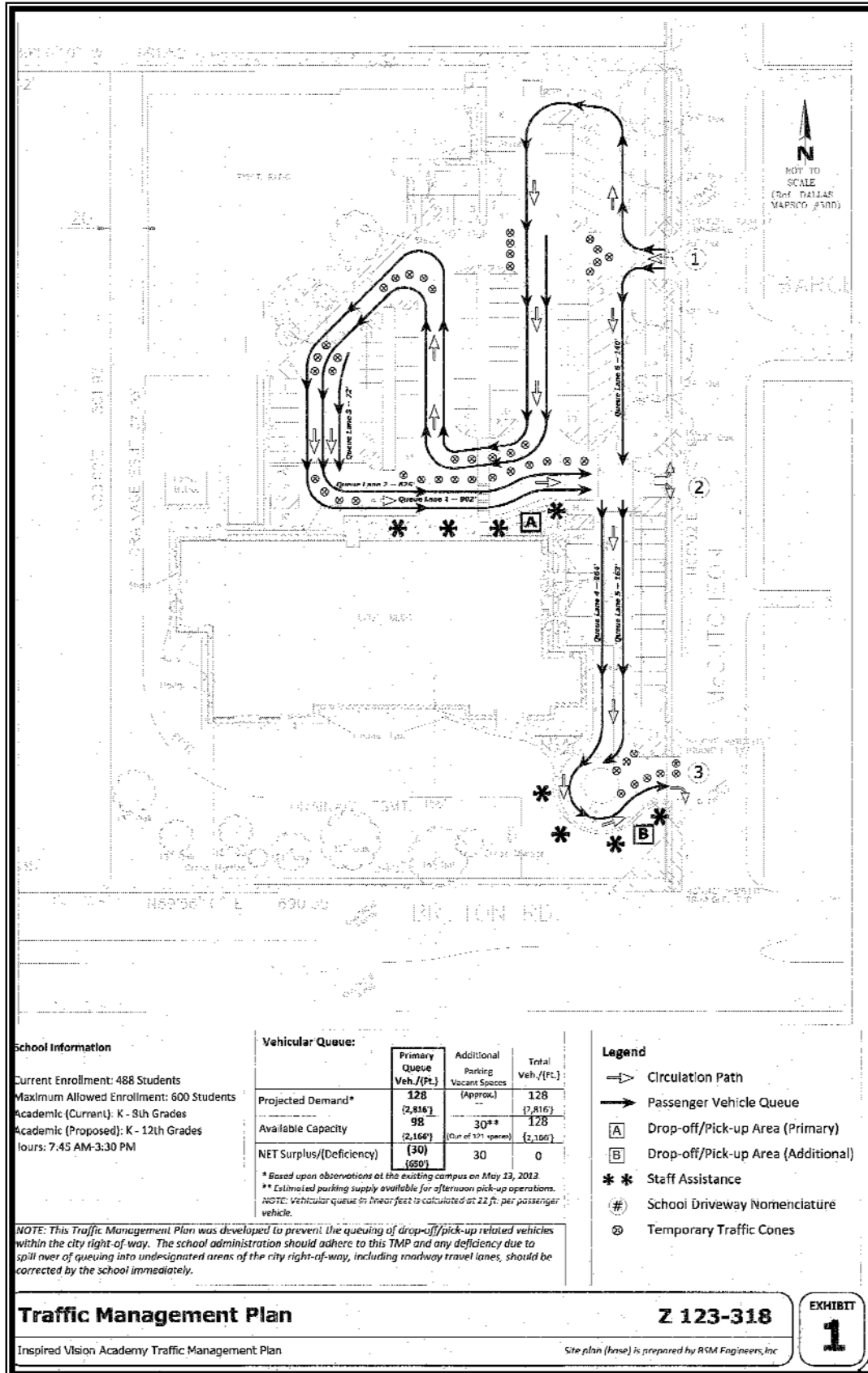


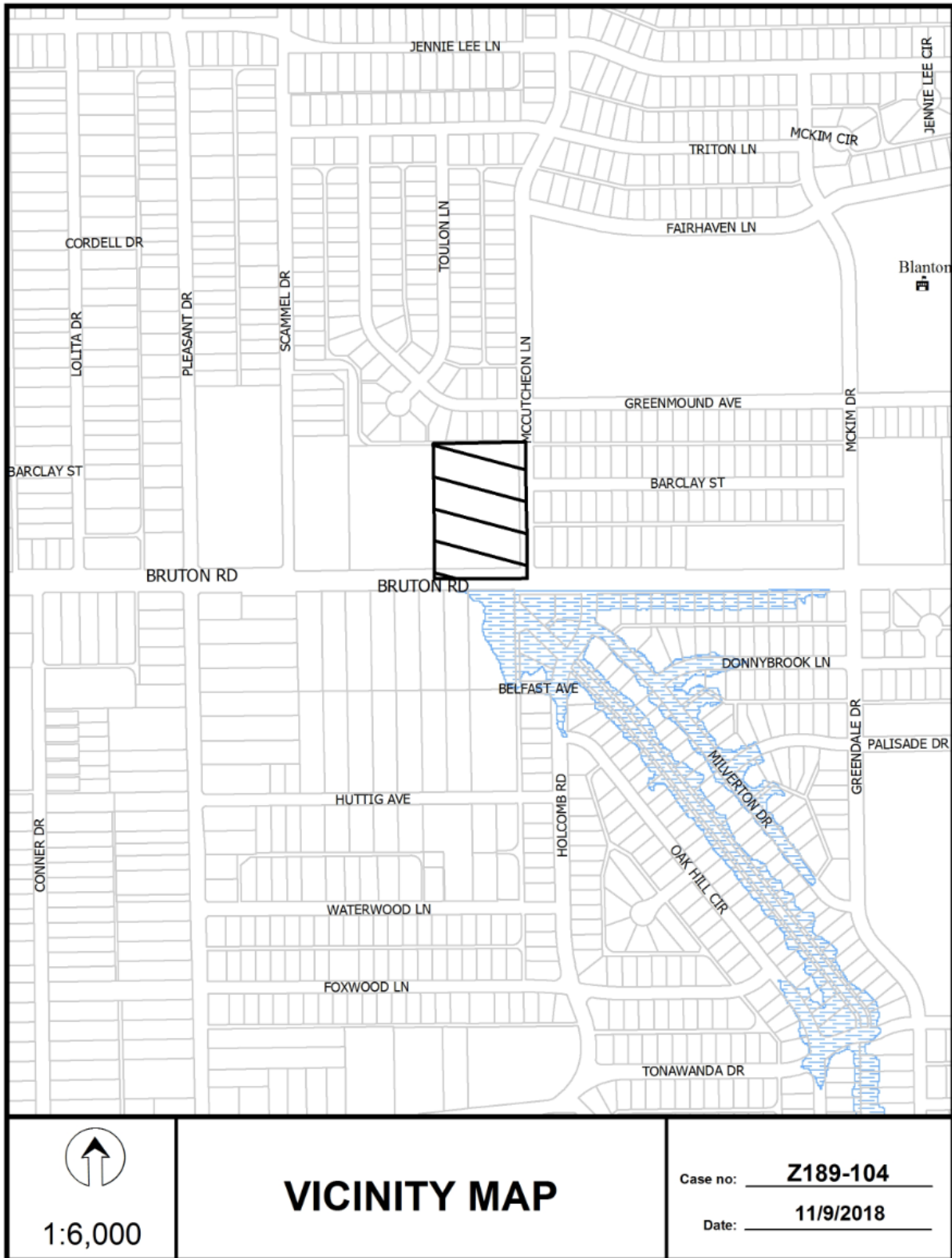
Tony Valdez, Director of Maintenance
A+ Charter



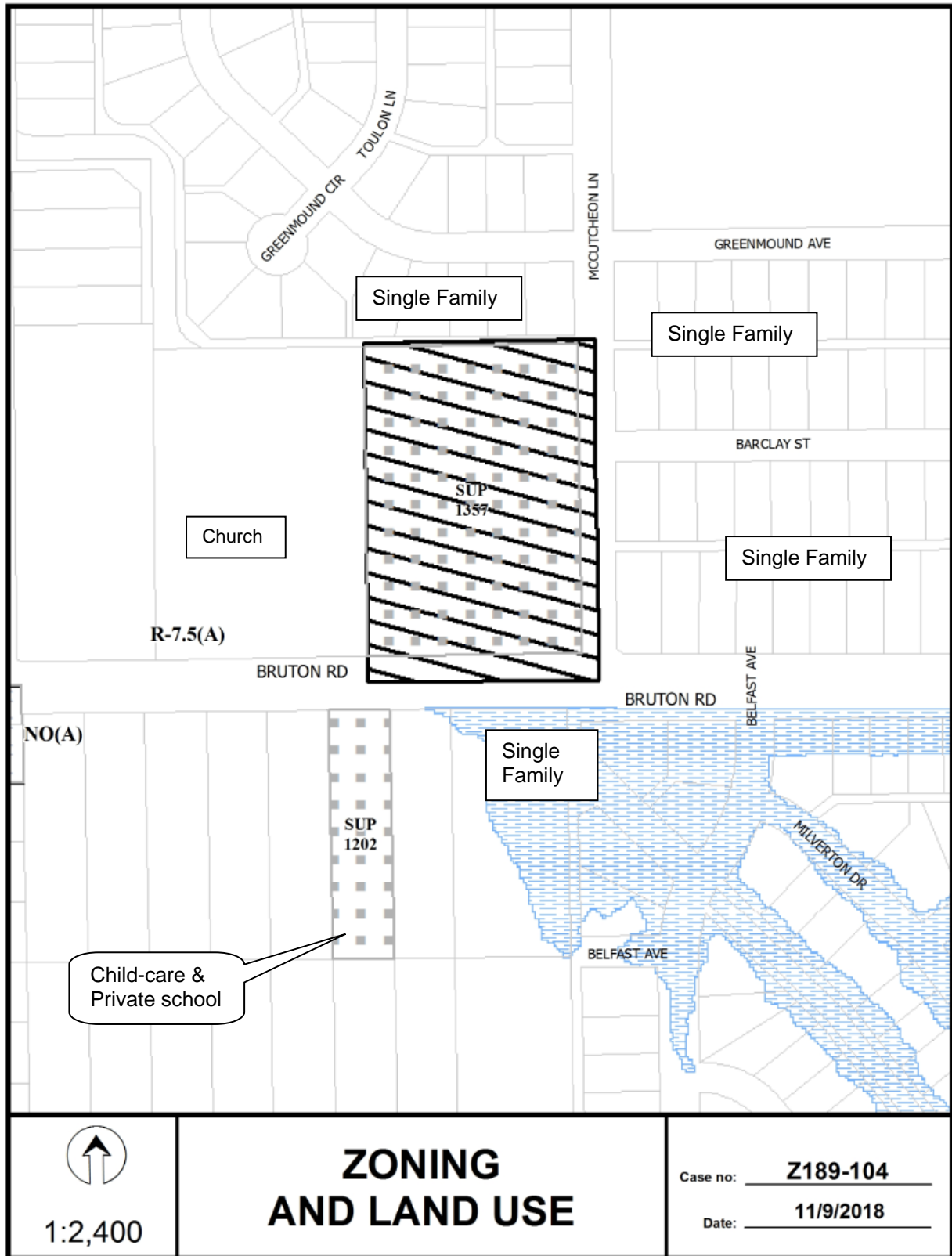
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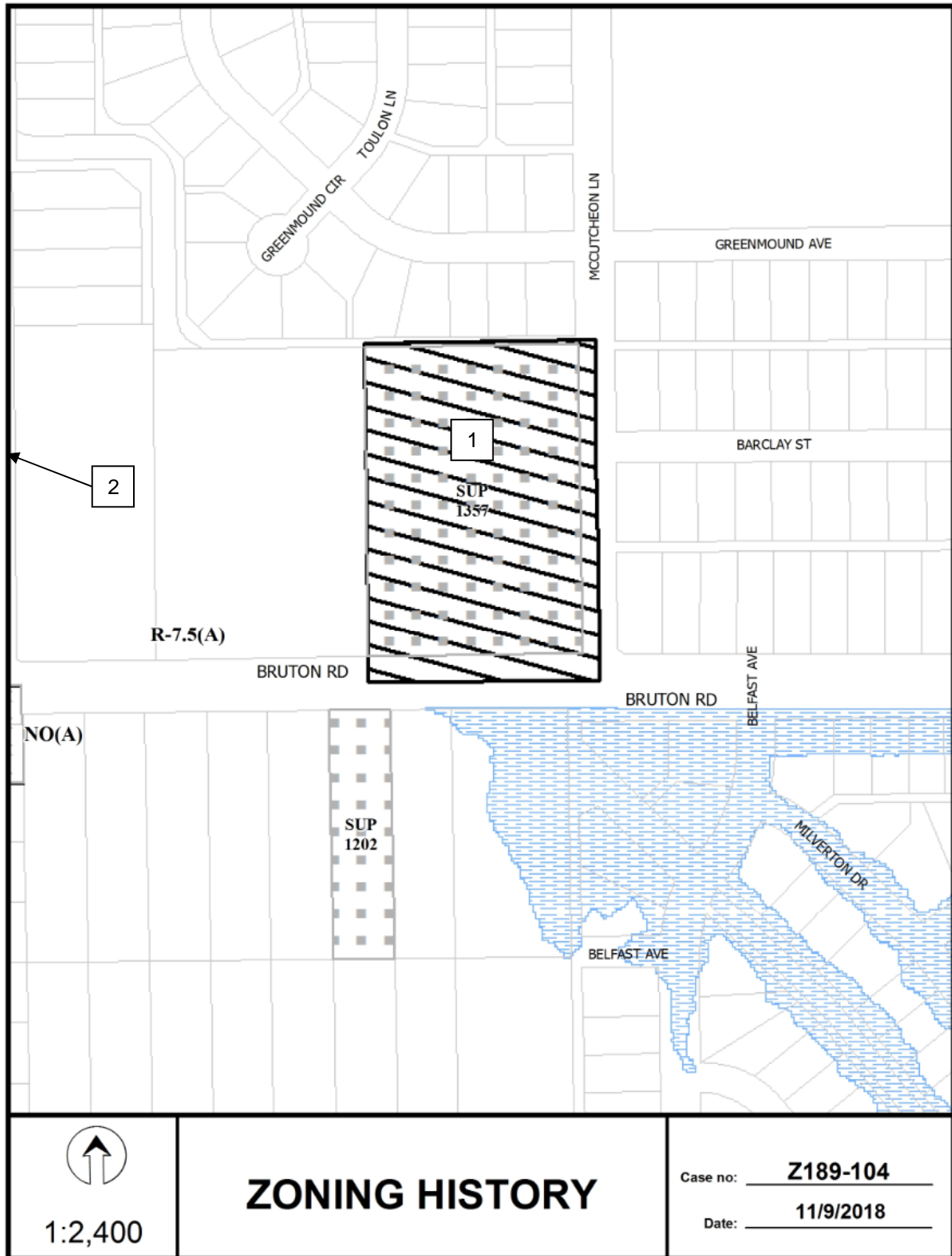
Existing Traffic Management Plan Circulation Map

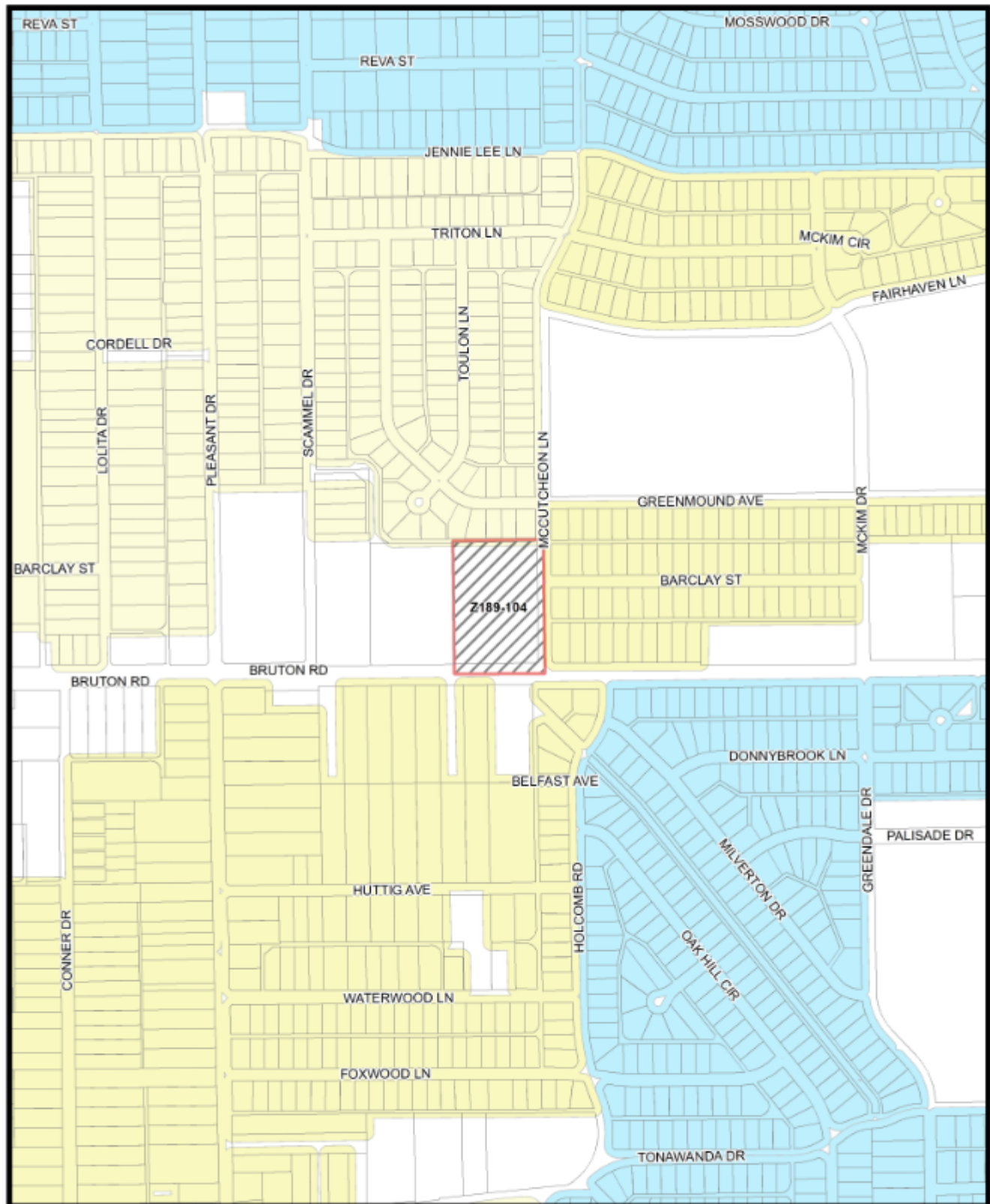












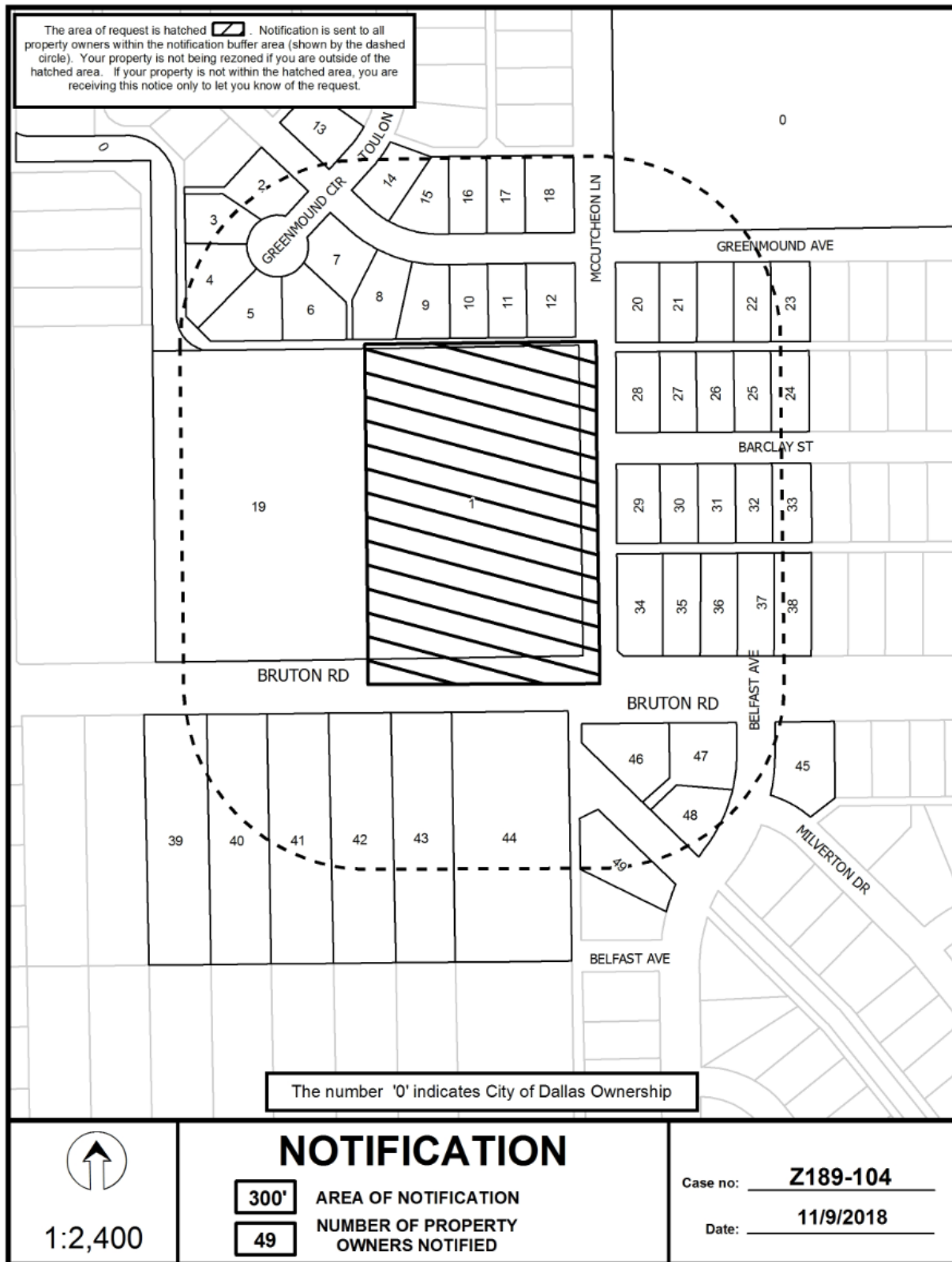
MVAC Cluster A B C D E F G H I NA



1:6,000

Market Value Analysis

Printed Date: 1/9/2019



11/09/2018

Notification List of Property Owners***Z189-104******49 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8501 BRUTON RD	A+ CHARTER SCHOOLS INC
2	8432 GREENMOUND AVE	GIL JOSE & SANDRA
3	8438 GREENMOUND AVE	MORENO MARTIN & TERESA
4	8442 GREENMOUND AVE	SCOTT RALPH A
5	8446 GREENMOUND AVE	BROOKS SANDRA E
6	8450 GREENMOUND AVE	RUIZ JOSE GERONIMO LARA &
7	8456 GREENMOUND AVE	GOMEZ JOSE
8	8510 GREENMOUND AVE	RODRIGUEZ PEDRO & TERESA
9	8514 GREENMOUND AVE	MUIR EVERTON D & JULLIAN
10	8518 GREENMOUND AVE	SERRANO J ANGEL &
11	8522 GREENMOUND AVE	MACALUSO FRANK & JOAN
12	8526 GREENMOUND AVE	VERGARA VICENTE
13	2207 TOULON LN	BAEZA MARIA I GOMEZ
14	8505 GREENMOUND AVE	MALDONADO ROBERT
15	8511 GREENMOUND AVE	SURBER ARVINA
16	8517 GREENMOUND AVE	TOVAR MARIA O &
17	8521 GREENMOUND AVE	CLICK DAVID IVEN
18	8525 GREENMOUND AVE	WATKINS TANYA M
19	8401 BRUTON RD	CENTRO CRISTIANO ELOHIM BAPTIST CHURCH
20	8606 GREENMOUND AVE	DELACRUZ JUAN J LOZA &
21	8610 GREENMOUND AVE	NAJERA MANUELA OROZCO &
22	8620 GREENMOUND AVE	SANDERS WILLIAM &
23	8626 GREENMOUND AVE	AMAYA IRIS
24	8635 BARCLAY ST	IBARRA ANGEL CALVILLO
25	8629 BARCLAY ST	WALMSLEY JEFFREY &
26	8621 BARCLAY ST	GIBBONS GARY A & ANN

11/09/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8615 BARCLAY ST	BENNETT MARTHA CHRISTINE
28	8605 BARCLAY ST	MERCADO REINA
29	8604 BARCLAY ST	JONES OLEN T
30	8614 BARCLAY ST	MENDOZA MIGUEL SANCHEZ
31	8620 BARCLAY ST	PRYOR LANARVALL D
32	8628 BARCLAY ST	VALDEZ GEORGINA
33	8634 BARCLAY ST	GUYNES HELEN EUGENIA
34	8601 BRUTON RD	GONZALES ALICIA
35	8615 BRUTON RD	HAMILTON ROBERT
36	8621 BRUTON RD	MATA ELIAS N &
37	8627 BRUTON RD	AVILES FEBRONIA &
38	8633 BRUTON RD	LEVINGSTON MAGGIE EST OF &
39	8406 BRUTON RD	MEDINA G MARCO ANTONIO
40	8414 BRUTON RD	MIRELES PAUL & DEBBIE L
41	8422 BRUTON RD	LOREDO REYNALDO &
42	8430 BRUTON RD	MARTINEZ JUAN J & IRMA G
43	8506 BRUTON RD	GOMEZ SILVANO
44	8514 BRUTON RD	CACERES ANTONIA O &
45	8708 BRUTON RD	BENITEZ ARCADIO
46	8610 BRUTON RD	MOJICA LORENZO &
47	2059 HOLCOMB RD	GREEN ELIJAH
48	2053 HOLCOMB RD	CERDA ESMERALDA GONZALES &
49	2041 HOLCOMB RD	RIVERA RAFAEL HUMBERTO

Planner: Pamela Daniel

FILE NUMBER:	Z178-313(PD)	DATE FILED:	July 26, 2018
LOCATION:	Bound by Allen Street, McKinney Avenue, Sneed Street, and Cole Avenue		
COUNCIL DISTRICT:	14	MAPSCO:	45 B
SIZE OF REQUEST:	Approx. 2.47 acres	CENSUS TRACT:	18.00

APPLICANT/OWNER: Dallas I.S.D**REPRESENTATIVE:** Karl A. Crawley, MasterPlan Consultants**REQUEST:** An application for an amendment to Planned Development Subdistrict No. 45 within Planned Development District No. 193, the Oak Lawn Special Purpose District, for a public school.**SUMMARY:** The applicant proposes the amendment to facilitate the addition of 26,000 square feet, increase the maximum structure height, remove a drive approach, allow and add a definition of a “swing space portable”, and reduce the off-street parking requirement for a 6th grade classroom. [William B Travis Academy]**STAFF RECOMMENDATION:** **Denial.****PRIOR CPC ACTION:** On January 17, 2019, CPC recommended to hold the request under advisement to allow time for the applicant to submit additional information.**PLANNED DEVELOPMENT No. 193 Subdistrict No. 45 LINK:**[http://www.dallascityattorney.com/51P/Articles%20Supp%207/Div%20S45%20\[Part%20II%20PD%20193\].pdf](http://www.dallascityattorney.com/51P/Articles%20Supp%207/Div%20S45%20[Part%20II%20PD%20193].pdf)**LINK TO EXHIBIT S-45A:**<http://www.dallascityattorney.com/51P/Exhibits%202003/pd193-S/S-45A.pdf>

BACKGROUND INFORMATION:

- Planned Development District No. 193 was approved by City Council on February 8, 1985.
- Planned Development Subdistrict No. 45 within PDD No. 193 was approved by City Council on August 23, 2000. The PDD request considered the following: 1) fence height greater than four feet in the required front yards; 2) permit a portion of the off-street parking in the required front yard; and 3) provide landscaping that meets the spirit of the landscape regulations of PDD No. 193. [Z990-211]
- The PDS request provided for a total of 19 classrooms including 11 elementary classrooms, 8 middle school classrooms, and 9 rooms utilized for laboratory and other related uses. The parking requirements as outlined in the corresponding report required 1.5 spaces per kindergarten/elementary, 3.5 spaces per junior high/middle school, and 9.5 spaces per senior high school classrooms with a total of 45 off-street parking spaces required with 39 existing spaces and 21 spaces to be provided in the future (60).
- On July 3, 2012, a minor amendment to the development/landscape plan was approved. The amended development/landscape plan increased the number of classrooms by four classrooms for a total of 23 classrooms with 49 off-street parking spaces required rather than the 60 as stipulated in PDS No. 45.
- The area of request is currently developed with a public school. [William B Travis Academy]
- With this current request, the applicant proposes to amend the ordinance, development plan and landscape plan to increase the maximum height from 40 feet to 48 feet to allow for an addition of a 3-story, 26,000-square-foot structure, allow and define a swing space portable use, remove a drive approach, and reduce the off-street parking requirement for a 6th grade classroom.
- While staff received a revised Traffic Management Plan (TMP) and development plan, staff did not receive a parking study to justify a reduction in the off-street parking requirement.
- Upon review of the revised TMP and development plan, staff has determined that concerns with the queuing have been satisfactorily addressed; however, staff has determined that the request to reduce the off-street parking requirements has not been justified.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
McKinney Avenue	Principal Arterial	Variable Width ROW
Allen Street	Minor Arterial	50 ft.
Sneed Street	Minor Arterial	50 ft.
Cole Avenue	Minor Arterial	50 ft.

Traffic

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request and determined that the request will have a negative impact on the existing and future street system. The following concerns are outlined below.

1. The City of Dallas performed a crossing guard study at the request site and determined that the site qualifies and would benefit from providing a crosswalk and placement of a crossing guard to increase student safety for more than twenty students crossing the street. The zoning request is an opportunity for DISD to provide this installation however if a zoning request was not sought the City of Dallas would provide installation of the crosswalk. Therefore, the school should coordinate with the City of Dallas.

The revised TMP incorporates and addresses the location of a proposed crosswalk and placement of a crossing guard.

Land Use:

	Zoning w/in PDD No. 193	Land Use
Site	PDS No. 45	Public School
Northwest	O-2	Multifamily, Office
Northeast	O-2	Multifamily, Animal Clinic
Southeast	LC	Multifamily, Office
Southwest	PDS No. 7	Mixed Use

STAFF ANALYSIS:**Area Plans:**

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
- (7) To promote landscape/streetscape quality and appearance.

Staff's objective is to balance the increase in development rights while ensuring and protecting the pedestrian realm. While the request is envisioned to be in scale with existing developments in the area and therefore meet the objective of number 4, the proposed request may pose significant traffic concerns that will impact the pedestrian and vehicular realm. The remaining six objectives provide standards intended for new construction consisting of retail and multifamily developments within PDD No. 193, the Oak Lawn Special Purpose District and are therefore not applicable to this request.

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 following elements are inconsistent with the Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.4 Coordinate planning activities to balance transportation, land use, Infrastructure and environment

Policy 1.4.1 Coordinate development and planning activities.

The Transportation Division has advised that McKinney Avenue during future two-way operation may or may not have two lanes in the southbound direction. The proposed queuing on McKinney Avenue in the southbound direction would not be possible if it was one-lane in the southbound direction.

TRANSPORTATION ELEMENT

GOAL 4.2 Promote a variety of transportation options

Policy 4.2.3 Promote efficient, cost-effective and environmentally friendly movement of vehicles.

URBAN DESIGN ELEMENT

GOAL 5.3 Establishing walk-to convenience

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

NEIGHBORHOOD PLUS

Policy 4.2 Support and leverage emerging school quality and school choice programs.

Land Use Compatibility:

The purpose of the requested amendment will permit consideration of the following: 1) to facilitate the addition of 26,000 square feet, 2) increase the maximum structure height from 40 feet to 48 feet, 3) remove one of the three drive approaches, 4) allow and add a definition of a “swing space portable with a provision that the swing space portables be removed by December 31, 2020, and; 5) reduce the off-street parking requirement for a 6th grade classroom.

The property is surrounded by a mix of uses – high density residential to the northwest, northeast, and southeast with office uses to the northwest and southeast, and a mixed use development consisting of retail on the ground level and multifamily on the upper levels with supporting retail uses and high density residential to the southwest. Additionally, DART light rail is situated immediately adjacent along McKinney Avenue to the east.

Parking:

The request seeks to reduce the required parking per Section 51A-4.204(C)(ii) of the Code which requires three and one-half spaces for each junior high/middle school classroom, inclusive of sixth grade classes. Additionally, while Sec. 51P-193.113(g)(A)(i) allows reduction of the off-street parking requirement with very specific criteria, such reductions are only allowed to a maximum of ten percent. Therefore, because 66 off-street spaces are required a ten percent reduction would still require 59 off-street spaces be provided and payment in the Oak Lawn Transit Fund in accordance with 51P-193.11(g)(2).

Additionally, when a request seeks to reduce the off-street parking requirement, staff requests a parking study for review. The parking study is performed by a licensed professional engineer and provides observed statistical data which aids staff in determining current and future impact of the requested off-street parking reduction. Alternatively, when a parking study is not provided, staff relies on the Transportation and Engineering Division of the Sustainable Development and Construction Department for guidance.

In deferring to the Engineering Division, staff was advised that a parking study would be required for staff to support and justify any deviation from the off-street parking requirement or to refute staff's assumption that all grades at Travis Academy (4th through 8th) very likely generates the same number of parked vehicles per classroom because at this campus all classrooms have approximately the same teacher-to-student ratio for each of the grades.

The requirement for off-street parking for a school, pursuant to the Dallas Development Code is;

- one and one-half for each kindergarten/elementary school classroom;
- three and one-half for each junior high/middle school classroom; and
- nine and one-half for each senior high school classroom.

Staff researched the history of the off-street parking requirement for the school to determine whether noncompliance with the off-street parking requirement was imposed by the City following the Texas Administrative Code and Texas Education Code for grade classification designating a sixth grade classroom as a junior/middle school with a parking ratio of 3.5 spaces per classroom rather than the ratio of 1.5 spaces per classroom.

The school was originally constructed in 1956. At that time, the parking requirement was one parking space for every 15 seats, resulting in 21 off-street parking spaces ($308/15 = 21$). The Planned Development Subdistrict was subsequently created on August 23, 2000, and reflected 19 classrooms. A minor amendment application submitted in 2012 reflected a total of 23 classrooms for the school.

Using the classroom count from 2012, the total number of classrooms has increased by three, for a total of 26 classrooms.

	April 2000 classrooms	July 3, 2012 classrooms	January 2019 classrooms (proposed request)
4th grade	4	Unknown	6
5th grade	3	Unknown	7
6th grade	3	Unknown	7
7th grade	5	Unknown	3
8th grade	5	Unknown	3
Total:	20	23	26

Per the existing PDS, 60 parking spaces are required. The request to amend the PDS will increase the required parking to 66 spaces with the specific breakdown as follows: 20 off-street parking spaces to accommodate the elementary school classrooms and 46 off-street parking spaces to accommodate the middle school classrooms.

However, the applicant seeks to provide 51 off-street spaces by amending the classification of sixth grade classrooms as a kindergarten/elementary classroom at 1.5 spaces per classroom, rather than 3.5 spaces. Classifying 20 classrooms as kindergarten/elementary ($20 \times 1.5 = 30$) and 6 classrooms as junior/middle ($6 \times 3.5 = 21$) results in a total of 51 required off-street spaces.

While staff believes it would be punitive to enforce compliance with the 66 required off-street parking spaces per Code, staff does believe that it is reasonable to ensure that the school use does not impose its shortage of off-street parking onto the adjacent properties.

As demonstrated in the table above, since 2000, the number of classrooms has increased for the fourth, fifth, and sixth grade classes, while the seventh and eighth grade classes have decreased. Therefore, staff recommends that the increased number of sixth grade classrooms (4) comply with the junior high/middle school ratio of 3.5 spaces per classroom as required by Code, while the existing (3) classrooms continue its “nonconformity” and retain the ratio of 1.5 spaces. Classifying sixteen classrooms as kindergarten/elementary school with a required parking ratio of 1.5 results in a total of 24 off-street parking spaces required. The remaining 10 classrooms classified as junior high/middle school would be subject to a parking ratio of 3.5 for a total of 35 off-street parking spaces. Using this methodology, the site will be required to provide 59 off-street parking spaces. In addition, staff believes that any additional sixth grade classrooms will need to comply with the current middle school ratio.

To summarize, per staff’s recommendation, the school will be required to provide 59 off-street parking spaces rather than the 66 required by Code. Staff’s recommendation would result in eight more spaces than the total of 51 that the applicant has requested.

Further warranting staff’s recommendation of denial, during construction the school plans to operate with a greater off-street parking deficiency by only providing 29 of the requested 51 off-street parking spaces due to swing space portables encroaching into 22 of these spaces. The swing space portables are proposed to be removed in December of 2020. However, due to the site being in a dense urban area, the proposed swing spaces will further limit the available spaces that could be utilized for parking thereby increasing difficulty in logistics. Fundamentally, staff believes the site is being over developed which prevents compliance with the off-street parking requirements. Staff has supported other requests for schools that include swing space during construction phases. However, in those instances, the schools maintained sufficient space available to support the swing space as well as provided required parking.

This case represents the challenges faced by an existing school in a more urban area with limited property but the need for expansion. Staff believes a slightly smaller addition would provide adequate parking and maneuverability during the construction phase and the appropriate parking for the school after the addition is completed. Compliance with the off-street parking requirement will require substantial changes to the proposed development plan to decrease the footprint of the 26,000-square-foot addition to provide the required eight or fifteen additional parking spaces which will then trigger a revised landscape plan and traffic management plan.

Landscaping:

Landscape will comply with the proposed landscape plan. The proposed landscape plan will significantly increase the landscape along all perimeters of the site.

Market Value Analysis:

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

**List of Officers
Dallas Independent School District**

Board of Trustees

District 1	Edwin Flores, President
District 2	Dustin Marshall
District 3	Dan Micciche, 1 st Vice President
District 4	Jaime Resendez
District 5	Lew Blackburn, Ph.D.
District 6	Joyce Foreman, 2 nd Vice President
District 7	Audrey Pinkerton
District 8	Miguel Solis
District 9	Justin Henry, Board Secretary

PROPOSED CONDITIONS

Division S-45. PD Subdistrict 45.

SEC. S-45.101. LEGISLATIVE HISTORY.

PD Subdistrict 45 was established by Ordinance No. 24353, passed by the Dallas City Council on August 23, 2000. Ordinance No. 24353 amended Ordinance No. 21859, PD 193 (the Oak Lawn Special Purpose District), as amended, and Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. (Ord. Nos. 10962; 21859; 24353; 25267)

SEC. S-45.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 45 is established on property generally bounded by Allen Street, McKinney Avenue, Sneed Street, and Cole Avenue. The size of PD Subdistrict 45 is approximately 2.014 acres. (Ord. Nos. 24353; 25267)

SEC. S-45.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions contained in Chapter 51 and in Part I of this article apply to this division. In the event of a conflict, this division controls. In the event of a conflict between Chapter 51 and PD 193, PD 193 controls. In this division, SUBDISTRICT means a subdistrict of PD 193.

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

(c) This subdistrict is considered to be a residential zoning district. (Ord. Nos. 24353; 25267)

SEC. S-45.104. DEVELOPMENT/~~LANDSCAPE~~ PLAN.

(d) For a public school use, development and use of the Property must comply with the development/~~landscape~~ plan (Exhibit S-45A). In the event of a conflict between the text of this division and the development/~~landscape~~ plan, the text of this division controls.

(e) For all other uses, no development plan is required, and the provisions of Section 514.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. Nos. 24353; 25267)

SEC. S-45.105. MAIN USES PERMITTED.

(f) Public school.

(g) Except as provided in Subsection (a), the only uses permitted in this subdistrict are those uses permitted in the MF-2 Multiple-family Subdistrict, subject to the same conditions applicable in the

MF-2 Multiple-family Subdistrict as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple-family Subdistrict of PD 193 by specific use permit (SUP) is permitted in this PD subdistrict only by SUP; a use subject to development impact review (DIR) in the MF-2 Multiple-family Subdistrict of PD 193 is subject to DIR in this PD subdistrict, etc. (Ord. Nos. 24353; 25267)

SEC. S-45.106. ACCESSORY USES.

See Section 51P-193.108, “Accessory Uses.” (Ord. Nos. 24353; 25267)

SEC. S-45.107. YARD, LOT, AND SPACE REGULATIONS.

(a) Front yard.

(1) For a public school use, minimum front yard is as shown on the development/landscape plan.

(2) For all other uses, minimum front yard is the same as in the MF-2 Multiple-family Subdistrict in PD 193.

(b) Side and rear yard. Minimum side and rear yards are the same as in the MF-2 Multiple-family Subdistrict in PD 193.

(c) Minimum lot area per dwelling unit. Minimum lot area per dwelling unit is the same as in the MF-2 Multiple-family Subdistrict in PD 193.

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

(e) Height.

(3) For a public school use, maximum structure height is ~~40~~ **48** feet.

(4) For all other uses, maximum structure height is the same as in the MF-2 Multiple-family Subdistrict in PD 193.

(f) Lot coverage.

(5) For a public school use, maximum lot coverage is 40 percent.

(6) For all other uses, maximum lot coverage is the same as in the MF-2 Multiple-family Subdistrict in PD 193.

(7) Aboveground parking structures are included in lot coverage calculations, but surface parking lots and underground parking structures are not. (Ord. Nos. 24353; 25267)

SEC. S-45.108. OFF-STREET PARKING AND LOADING.

(h) For a public school use, parking may be provided in the front yard as shown on the development/landscape plan. **For purposes of parking an elementary school is considered as grades K-6 and a middle school is considered as grades 7 and 8.**

(i) For all other uses, consult the use regulations (Section 51P-193.107) for the specific off-street parking and loading for each use. Consult the off-street parking and loading regulations in Part I of this article for information regarding off-street parking and loading generally. (Ord. Nos. 24353; 25267)

SEC. S-45.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 24353; 25267)

SEC. S-45.110. LANDSCAPING.

(a) For a public school use:

(8) Landscaping must be provided as shown on the development/landscape plan within six months after passage of Ordinance No. 24353, except in the area identified as "Buildable Area."

(9) Within three months after issuance of a certificate of occupancy for any development within the area identified as "Buildable Area," a minimum of three trees, each a minimum of three-and-one-half caliper inches and a minimum of 14 feet in height, must be provided on the Property.

(b) For all other uses, landscaping must be provided in accordance with the landscape requirements contained in Part I of this article.

(c) Plant material must be maintained in a healthy, growing condition. (Ord. Nos. 24353; 25267)

SEC. S-45.111. FENCING.

Fencing may be provided as shown on the development/landscape plan, but is not required. (Ord. Nos. 24353; 25267)

SEC. S-45.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 24353; 25267)

SEC. S-45.113. ADDITIONAL PROVISIONS.

(a) Public school.

(1) Swing space portables are limited to the areas shown on the development plan and must be removed by December 31, 2020 or by the issuance of a certificate of occupancy or final inspection of the future three-story addition shown on the development plan, whichever is sooner.

SEC. S-45.113. GENERAL REQUIREMENTS.

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

(i) 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.

(j) Except as otherwise specified in this division or as shown on the development/landscape plan, development and use of the Property must comply with Part I of this article. (Ord. Nos. 24353; 25267; 26102)

SEC. S-45.114. PAVING.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 24353; 25267; 26102)

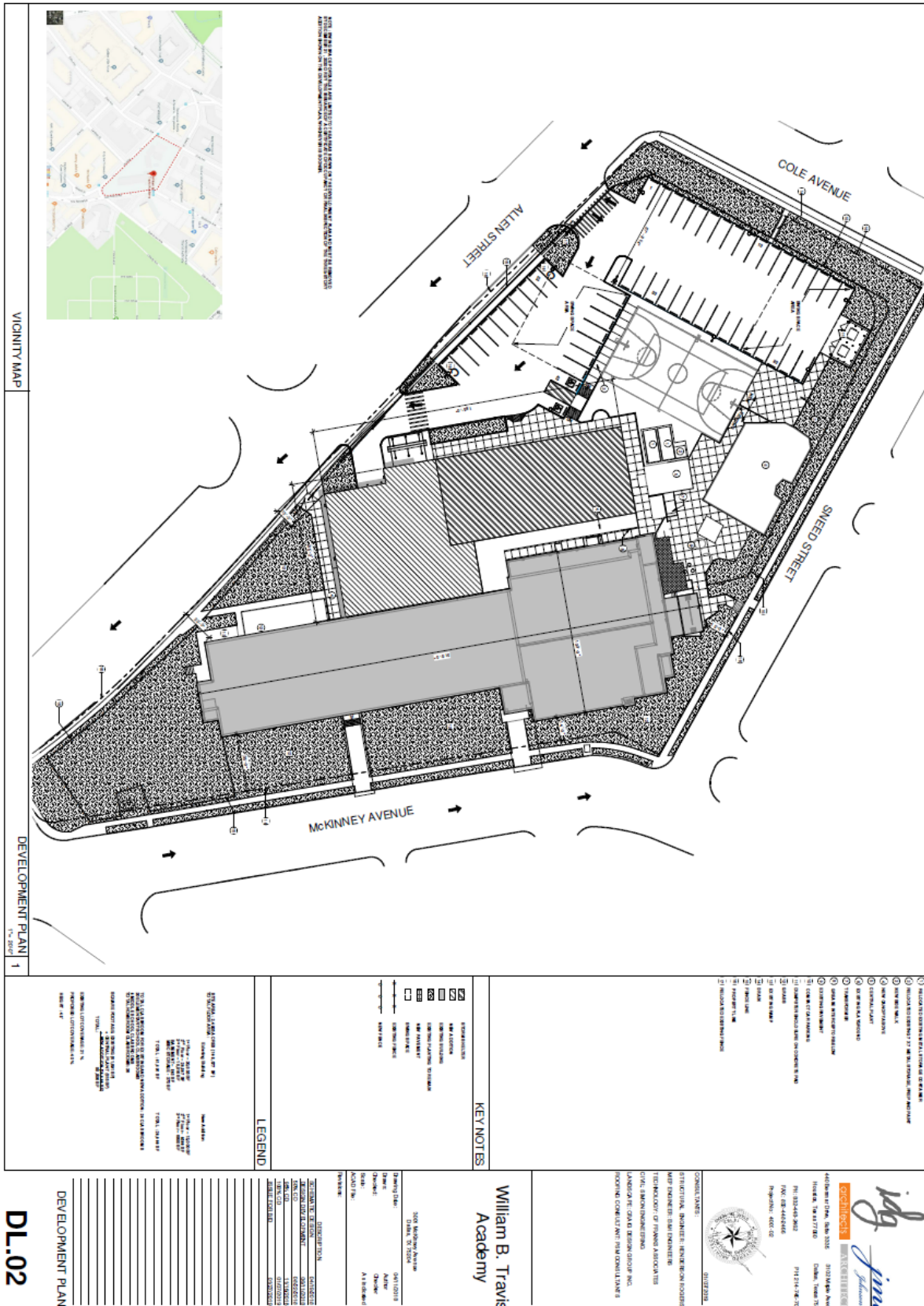
SEC. S-45.115. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24353; 25267; 26102)

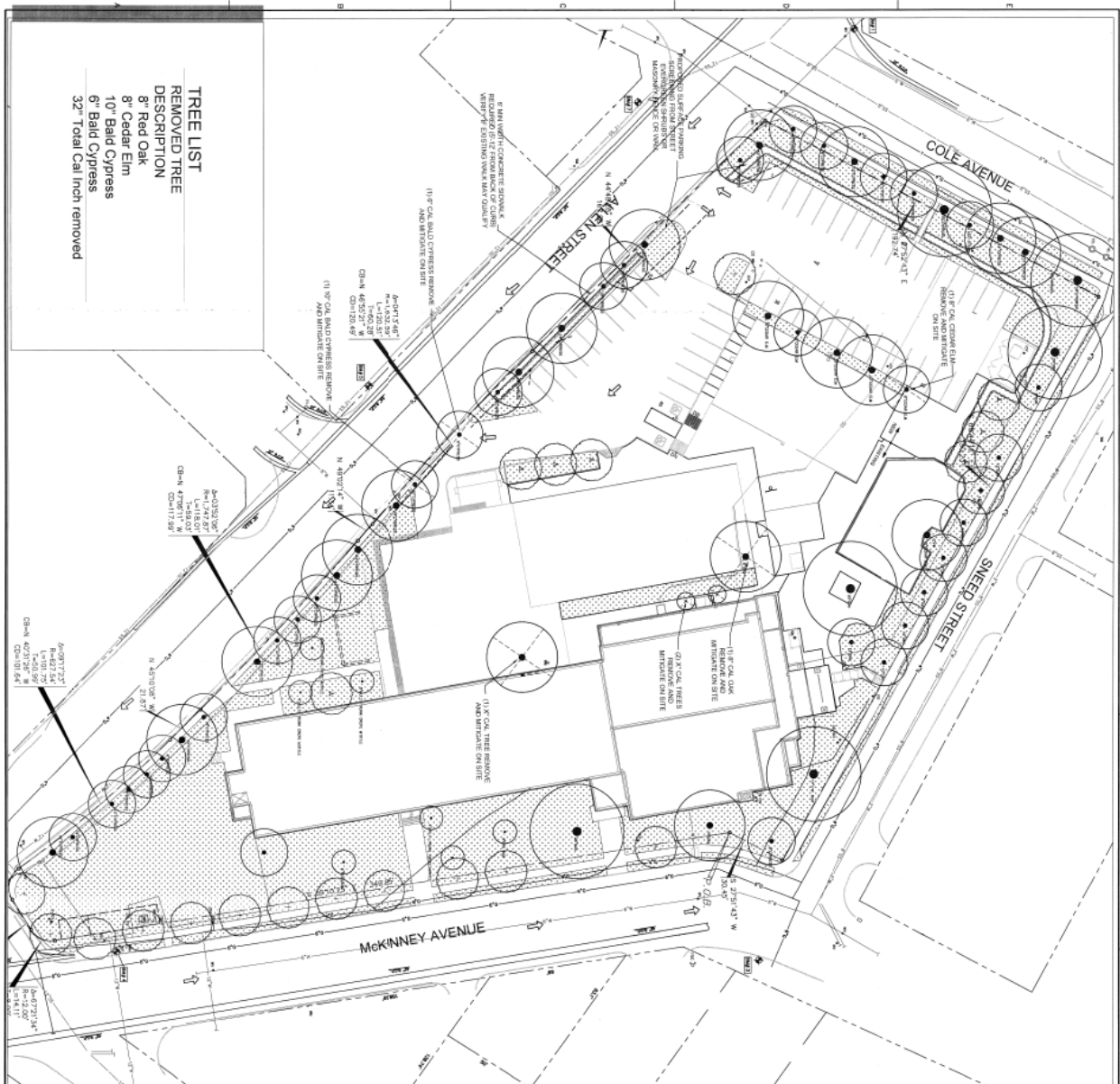
SEC. S-45.116. ZONING MAP.

PD Subdistrict 45 is located on Zoning Map No. I-7. (Ord. Nos. 24353; 25267)

Proposed Development Plan



Proposed Landscape Plan



REMOVED TREE DESCRIPTION
8" Red Oak
8" Cedar Elm
10" Bald Cypress
6" Bald Cypress
32" Total Cal Inch removed

City of Dallas PD Requirements

Section 1: General Information

1.1 Purpose: This document outlines the minimum requirements for the City of Dallas Police Department (DPS) regarding the recruitment, selection, and hiring of police officers. It is intended to ensure a fair and equitable process for all applicants.

1.2 Scope: This document applies to all positions within the DPS, including but not limited to: Patrol Officer, Detective, Sergeant, and Lieutenant.

1.3 Authority: This document is authorized by the City of Dallas Police Department and is subject to change without notice.

Section 2: Recruitment Process

2.1 Job Posting: All positions within the DPS shall be advertised through the City of Dallas Human Resources Department. The advertisement shall include the following information:

- Job Title and Position Number
- Job Description and Duties
- Minimum Qualifications (Education, Experience, and Skills)
- Salary Range
- Location of Work

2.2 Application Process: Applicants shall submit their application materials to the City of Dallas Human Resources Department. The application materials shall include:

- A completed application form
- A current resume
- A current photograph
- A letter of recommendation from a supervisor or manager
- A letter of recommendation from a community member

2.3 Interview Process: The interview process shall consist of the following steps:

1. Initial Interview: A preliminary interview with the City of Dallas Human Resources Department to determine if the applicant meets the minimum qualifications.
2. Written Exam: A written exam consisting of a multiple-choice test and a short-answer test.
3. Oral Exam: An oral exam consisting of a panel interview and a role-play exercise.
4. Final Interview: A final interview with the City of Dallas Police Department to determine if the applicant is qualified for the position.

2.4 Selection Process: The City of Dallas Police Department shall select the applicant who scores highest on the written exam and oral exam. The selected applicant shall be offered the position and shall be required to complete a background check and a medical examination.

Section 3: Minimum Qualifications

3.1 Education: Applicants shall have a minimum of a high school diploma or GED.

3.2 Experience: Applicants shall have a minimum of two years of experience in a law enforcement position.

3.3 Skills: Applicants shall have the following skills:

- Excellent communication skills
- Strong problem-solving skills
- Ability to work in a team environment
- Ability to handle stress and pressure

Section 4: Background Check and Medical Examination

4.1 Background Check: The City of Dallas Police Department shall conduct a background check on all applicants. The background check shall include a review of the applicant's criminal record, driving record, and employment history.

4.2 Medical Examination: The City of Dallas Police Department shall require all applicants to undergo a medical examination. The medical examination shall include a physical exam, a drug test, and a psychological evaluation.

Section 5: Salary and Benefits

5.1 Salary: The City of Dallas Police Department shall offer a competitive salary for all positions. The salary range for each position shall be determined by the City of Dallas Human Resources Department.

5.2 Benefits: The City of Dallas Police Department shall offer a comprehensive benefits package to all employees. The benefits package shall include health insurance, dental insurance, vision insurance, and a 401(k) plan.

Section 6: Training and Development

6.1 Training: The City of Dallas Police Department shall provide all new hires with a comprehensive training program. The training program shall include a basic police academy, a community policing course, and a firearms training course.

6.2 Development: The City of Dallas Police Department shall provide all employees with ongoing training and development opportunities. These opportunities may include attending conferences, workshops, and seminars.

Section 7: Equal Opportunity and Diversity

7.1 Equal Opportunity: The City of Dallas Police Department is an equal opportunity employer. We do not discriminate on the basis of race, gender, age, or disability in our recruitment, selection, and hiring process.

7.2 Diversity: The City of Dallas Police Department is committed to creating a diverse and inclusive workplace. We encourage all qualified individuals to apply for our positions.

Section 8: Contact Information

8.1 Human Resources Department: For more information about the recruitment process, please contact the City of Dallas Human Resources Department at (214) 671-1234.

8.2 Police Department: For more information about the minimum qualifications and training requirements, please contact the City of Dallas Police Department at (214) 671-5678.

Proposed Traffic Management Plan

January 9, 2019

PK# 3226-17.448

TRAFFIC MANAGEMENT PLAN

Project:

DISD William B. Travis Academy/Vanguard
In Dallas, Texas

Prepared for:

City of Dallas

On behalf of:

Dallas Independent School District

Prepared by:



Hunter W. Lemley, P.E.



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

January 9, 2019



TRAFFIC MANAGEMENT PLAN
DISD William B. Travis Academy/Vanguard
Dallas, Texas

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January 9, 2019



INTRODUCTION

The services of Pacheco Koch (PK) were retained by Masterplan, on behalf of Dallas Independent School District, to prepare a Traffic Management Plan (TMP) for William B. Travis Academy/Vanguard (the "School") located at 3001 McKinney Avenue in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

DISD is seeking amend the Planned Development District for the property from the City of Dallas (the "Approving Agency") to facilitate proposed site improvements. Submittal of a TMP, prepared by a registered professional engineer experienced and skilled in the field of traffic/transportation engineering, is one of the requirements of Approving Agency's application process. This TMP was prepared by registered professional engineers employed by Pacheco Koch. Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides professional services in traffic engineering, transportation planning, and other fields.

School Description

William B. Travis Academy/Vanguard is a public school providing an invitational program for gifted and talented students in grades 4th through 8th. Current enrollment is summarized below in Table 1. The School is not anticipating an increase enrollment as a result of the Project. School starts at 8:35 AM and ends at 3:35 PM. Calculations for vehicle accumulation and parking numbers are based from on-site dismissal observations conducted on Thursday, November 16th, 2017.

Table 1. Current Enrollment

LEVEL	STUDENTS ENROLLED
4 th and 5 th Grades	198
6 th Grade	110
7 th and 8 th Grades	110
TOTAL	418

*Enrollment Data provided by DISD

Access to the campus is via Allen Street, a three-lane, one-way minor arterial. The intersection of Allen Street and McKinney Avenue, a signalized intersection, is located at the southwestern corner of the site. Based on observations of the subject site, the operation of the traffic signal at the intersection of Allen Street and McKinney Avenue was not significantly affected from drop-off/pick-up activity. The school is located in a mixed-use district.

Plans for McKinney Avenue to be converted into two-way operations are in effect. The conversion is expected to be in place after the completion of the Project. Exhibit 1 illustrates traffic management strategies prior to the McKinney Avenue conversion to two-way operations and Exhibit 2 illustrates traffic management strategies after the conversion of McKinney Avenue to two-way operations.

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TMP Objectives

A Traffic Management Plan (TMP) is a site- or area-specific plan of recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity, and travel by all other modes during peak demand conditions for a planned event. The "Objectives" of a TMP are to:

1. Provide a safe environment for all Users on site and the travelling public in the vicinity of the site during the Event times;
2. Minimize (and maintain within reasonable levels) travel delays and traffic congestion on site and in the vicinity of the site during the Event;
3. Ensure reasonable access and circulation is maintained on the public street system in the vicinity of the site during the Event;
4. Provide appropriate information to the travelling public in the vicinity of the site to allow for proper awareness of anticipated traffic conditions during the Event; and,
5. Promote reasonable strategies to manage travel demand to and from the site, including use of alternative modes of travel (such as walk, bike, bus, transit, etc.), when practical.

DEFINITIONS:

Terms are used in this report:

"Event" – a planned event(s), recurring or non-recurring, for which this TMP is being prepared (i.e., "school day")

"School" (a.k.a., "Event Organizer") – the person, group, or organization responsible for the Event

"TMP Manager" – a person or persons designated by the School to implement the TMP (also see additional tasks in the *Expectations* section)

"Users" – guests/patrons attending the Event

"Analyst" – the person(s) preparing the TMP for the School

"Approving Agency" – the municipality or government agency requiring the Traffic Management Plan

"Traffic Department" – the department of the public agency responsible for traffic operations for a given right-of-way

"Site" – the property at which the Event is located (generally assumed to be occupied by the School)

"TMP Strategies" – actions recommended by the Analyst to be undertaken before, during, or after the Event in order to manage traffic on or off site

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**DISCLAIMERS:**

A TMP should be developed by, or in concert with, an individual familiar with the general characteristics of the Event and the associated traffic/transportation needs. For this study, PK worked with School representatives to develop the proposed recommendations.

Recommended TMP Strategies should be based upon applicable engineering principles of traffic safety and traffic operations.

Any recommended TMP Strategies involving traffic control devices in the public right-of-way (including installation or removal of signs, pavement markings, etc.) are subject to the approval of, and must be implemented under direction of, the Traffic Department.

No private individual should perform, or attempt to perform, any act of traffic control within public right-of-way; only deputized officers of the law or other authorized representatives of the Traffic Department may manipulate traffic conditions within the public right-of-way.

The recommendations presented in this report reflect Pacheco Koch's assessment of current and projected traffic needs based on observations and professional judgment and incorporate feedback from DISD representatives. Pacheco Koch is not responsible for operations at the school; however, the recommendations have been presented to on-site school personnel with authority over implementation of the Plan (see Exhibit 1 and 2 for on-site contact information). Pacheco Koch was not involved with site selection, site design, or the current operations for this project.

Methodology

When feasible, the Analyst should conduct first-hand observations of existing event to develop an understanding of site-specific traffic/transportation characteristics, such as: drop-off/pick-up frequency, parking needs, alternative travel mode use, safety issues, queuing, traffic congestion, site access, current traffic management strategies in use, etc. When it is not feasible to conduct such observations, interviews with staff or personnel familiar with those items is desirable. When neither option is available, the Analyst may be required to rely upon published information and/or professional judgment and experience.

Once the base information is assembled, the Analyst should estimate the projected traffic/transportation characteristics generated by the proposed Event. Next, the Analyst should inventory the attributes and resources of the subject site and determine how the site can best accommodate those projected conditions. Based upon that assessment, the recommended TMP Strategies shall be developed to optimally achieve the basic TMP Objectives. The recommended TMP Strategies should be reviewed by the School (ideally, the TMP Manager) for refinement and approval before formal submittal to the Approving Agency.

Expectations

NOTE TO SCHOOL: By submittal of a TMP to the Approving Agency, the School is implicitly agreeing to implement, maintain, and comply with the recommended

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actions presented herein subject to acceptance by Approving Agency and any associated conditions Approving Agency may impose. It is also inferred that the School agrees to be self-accountable for these actions until and unless Approving Agency deems further measures are appropriate or the TMP is no longer required.

Recommended TMP Strategies may include one-time measures to be implemented before the Event and/or ongoing actions to be performed before, during, or after the Event. Recommended TMP Strategies involving on-site measures or actions are generally considered to be the responsibility of the School.

To ensure appropriate compliance and consistent implementation of the TMP, it is recommended that the School appoint a TMP "Manager". In general, a Manager should be a qualified and capable individual or group of individuals assigned to take responsibility of the TMP and be accountable for successful implementation in order to achieve the Objectives described earlier (see "Exhibit 1 and 2"). Other specific duties of the Manager include:

- Monitor effectiveness of TMP strategies and make prudent adjustments, as needed, to more effectively accomplish the TMP Objectives
- Maintain an awareness of readily-available alternative transportation modes serving the site and facilitate and promote their use during the Event when practical
- Serve as a liaison to the Approving Agency(-ies), when needed
- When applicable, provide training and direction to other personnel assigned to implement the TMP measures
- Provide instruction to Users on how to comply with the intent of the TMP

Recommended TMP Strategies were developed specifically for the period(s) of peak traffic demand and are depicted in the respective exhibit. For periods of less intense traffic demand, recommended TMP Strategies may be utilized, in part or in whole, as needed to realize the TMP Objectives.

Changes to TMP

Informal changes to any recommended TMP Strategies presented herein to improve efficiency or effectiveness may be implemented at the discretion of the School if those changes are prudent and do not compromise the TMP Objectives. It is recommended that changes implemented under such circumstances be documented and retained by the School for future reference or upon request. At the discretion of the Approving Agency, submittal of a formally revised TMP report/document or a validation study may be required on a predetermined or as-needed basis.

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TRAFFIC MANAGEMENT PLAN

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

A summary of existing conditions is provided below:

- The school operates with an unmanaged queue protocol (no staff assistance).
- Parent pick-up activity currently occurs on McKinney Avenue and Allen Street. School buses load and unload students from Cole Avenue and Sneed Street.

A graphical summary of specific recommendations and proposed conditions is depicted in Exhibit 1 and 2.

1. Install City Approved Signage (Passenger Loading) Fronting School Property Along Southbound Curb Lane of Allen Street and Northbound Curb Lane of McKinney Avenue.
2. Install City Approved Signage (Bus Loading) Fronting School Property Along Curb Lane of Sneed Street and Northbound Curb Lane of Cole Avenue.
3. Enforce Existing, On-Street Parking Restrictions During School Traffic Periods.
4. Existing Conditions Meet the City of Dallas Minimum Requirement for a Crossing Guard for the Crosswalk on Allen Street (See Attached Exhibits).

January 9, 2019



Acknowledgement Statement

REVIEW AND COMMITMENT

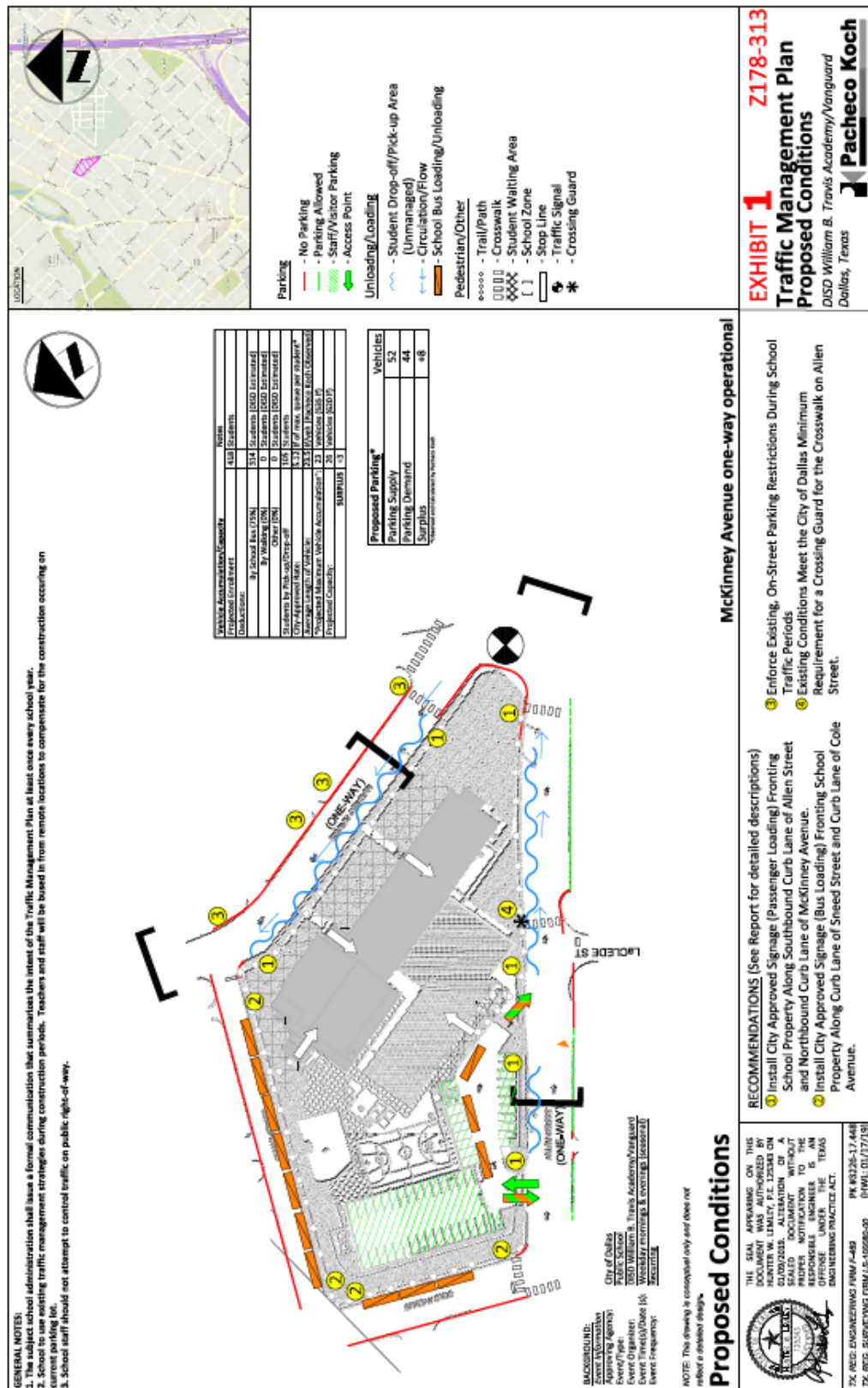
This school traffic management plan (TMP) for William B. Travis Academy/Vanguard was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals. By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more appropriate.

Signature: [Signature]
 Name: Tom Blum
 Title: Principal

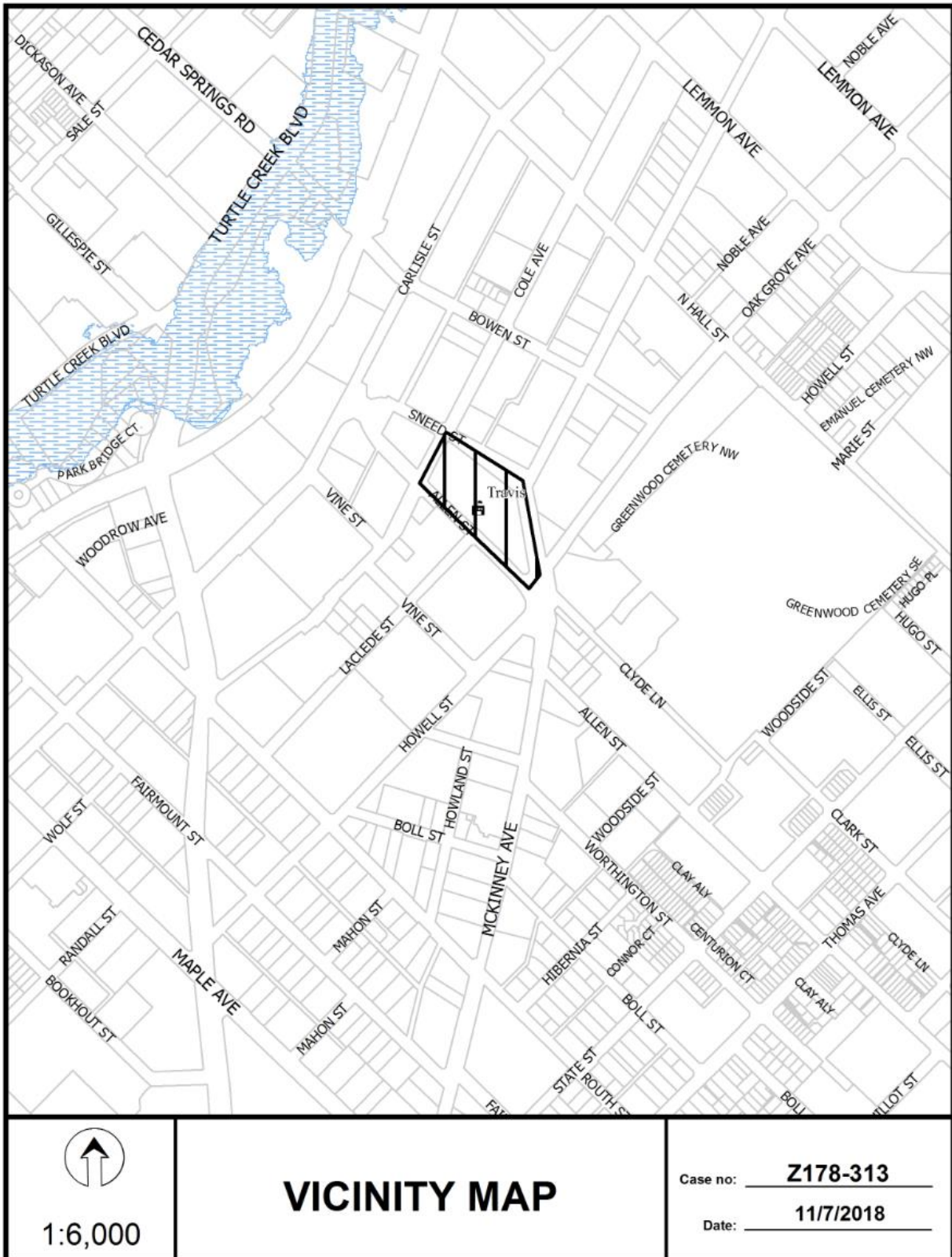
1/10/19
 Date

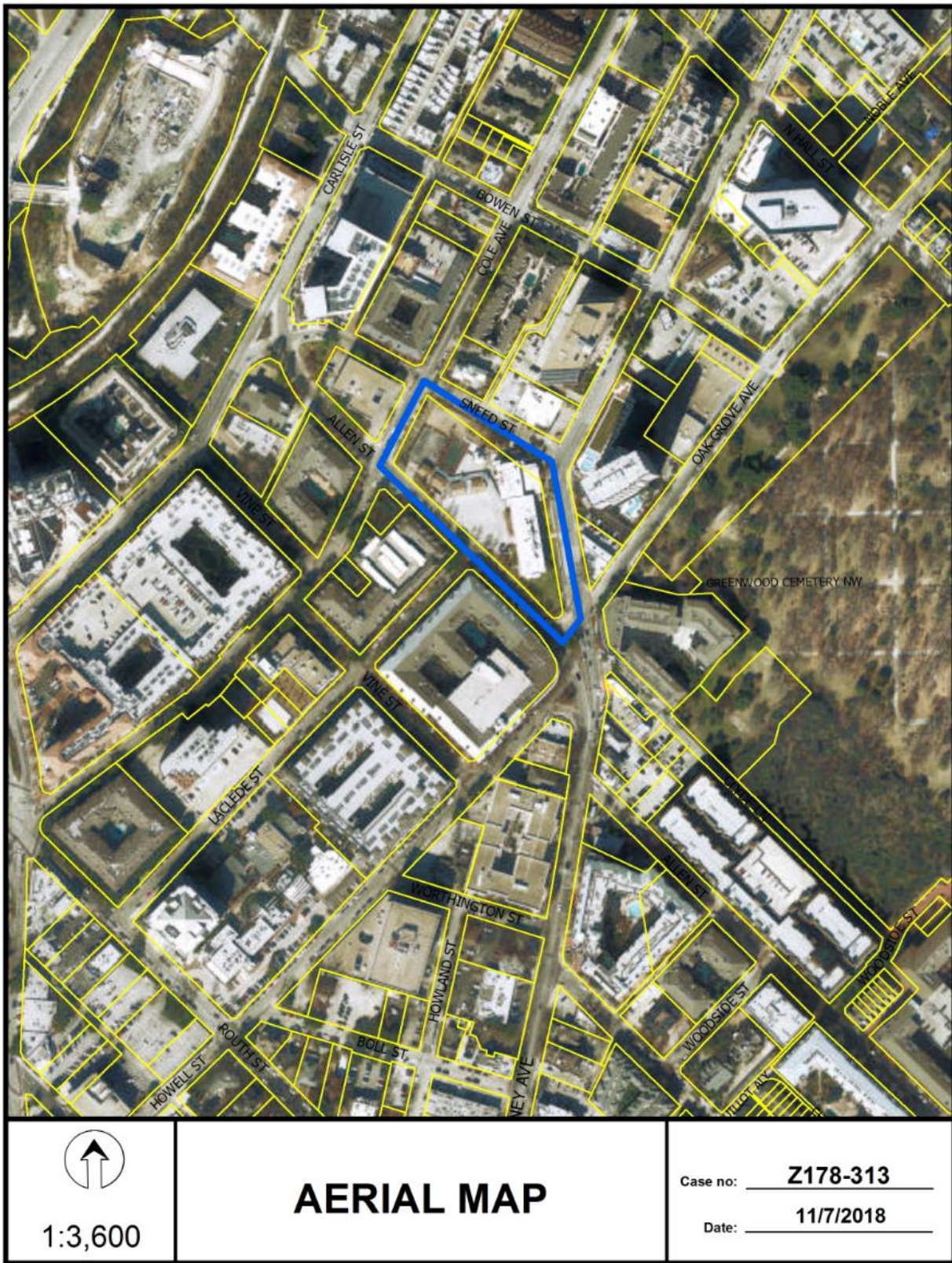
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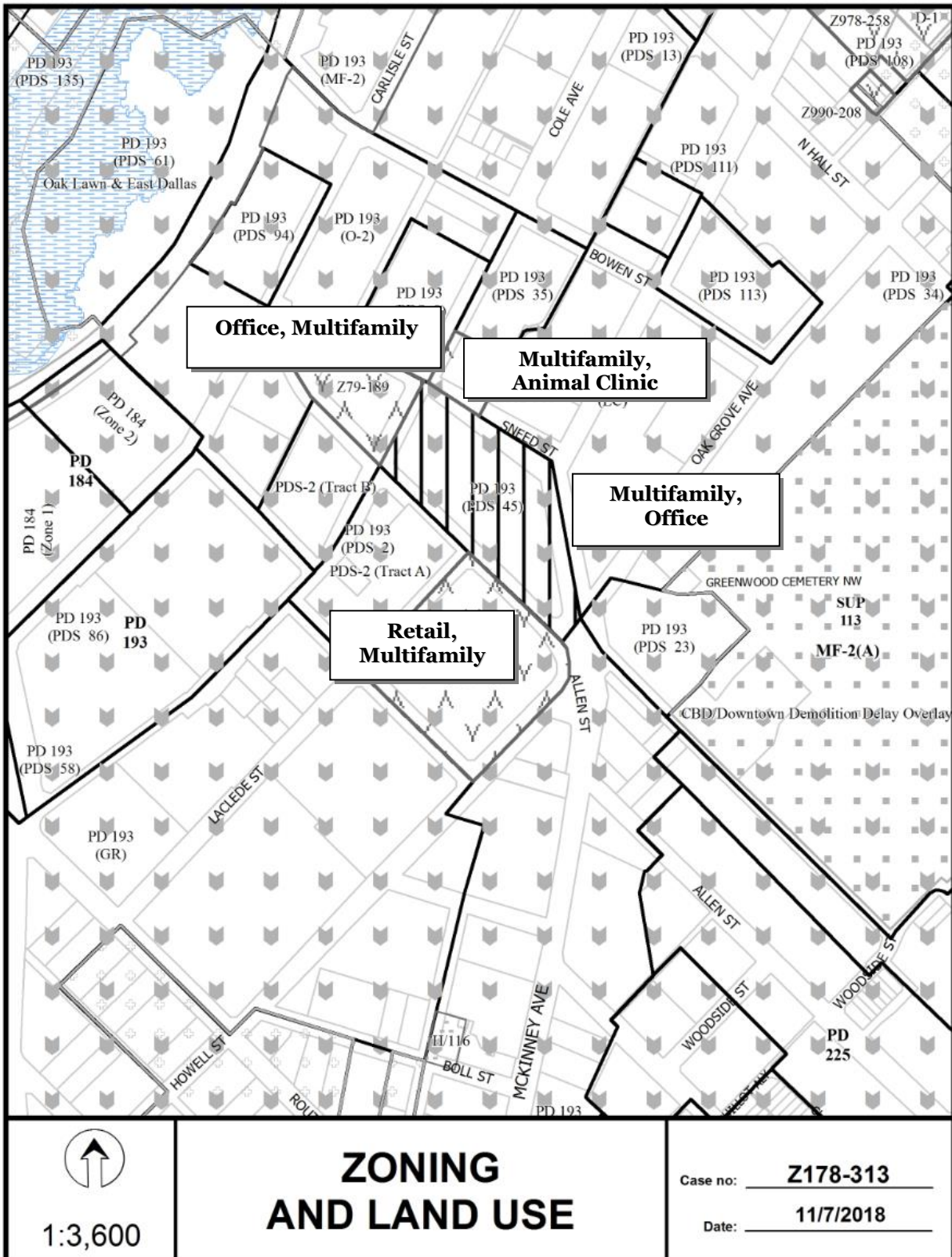


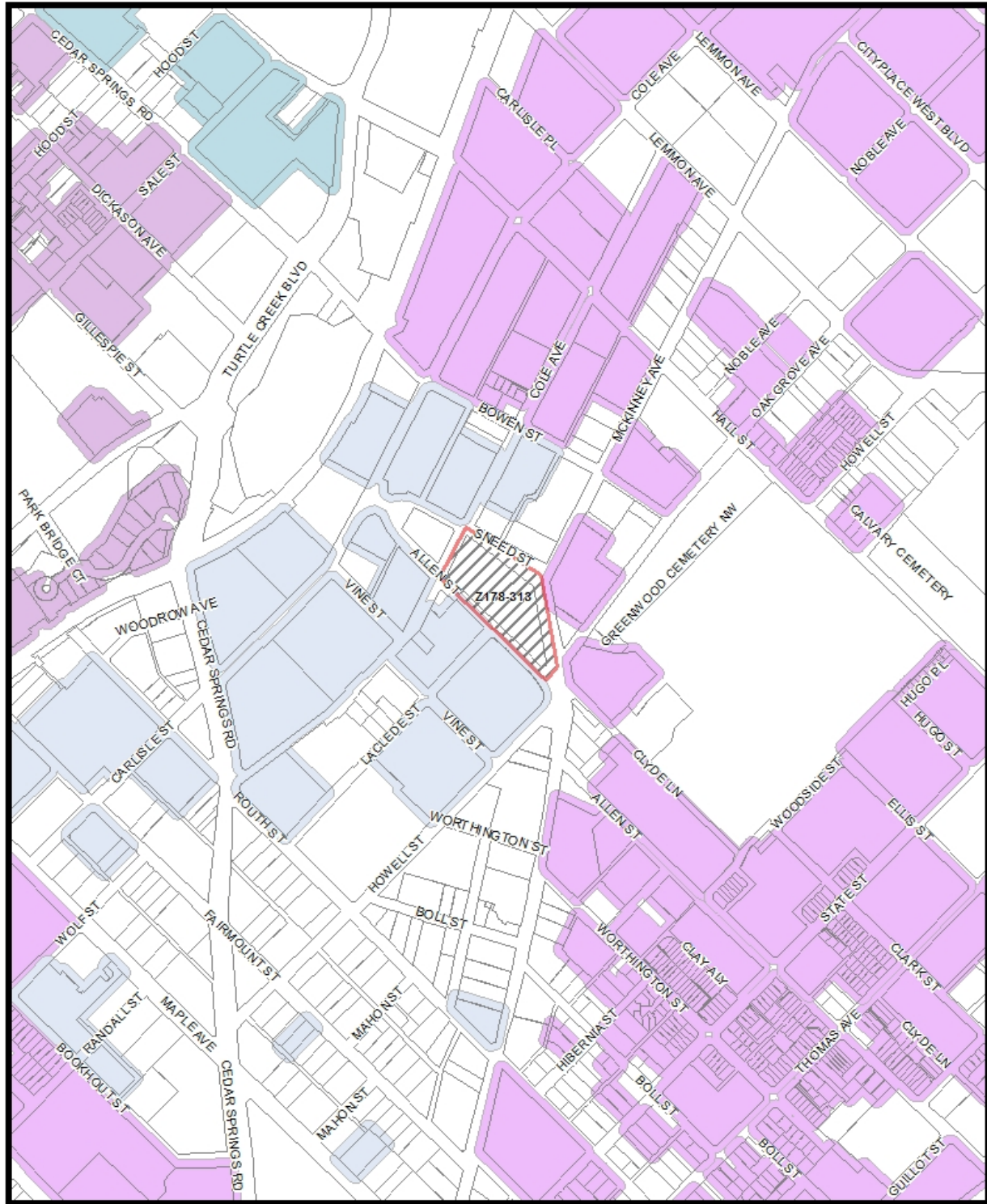







Z178-313(PD)



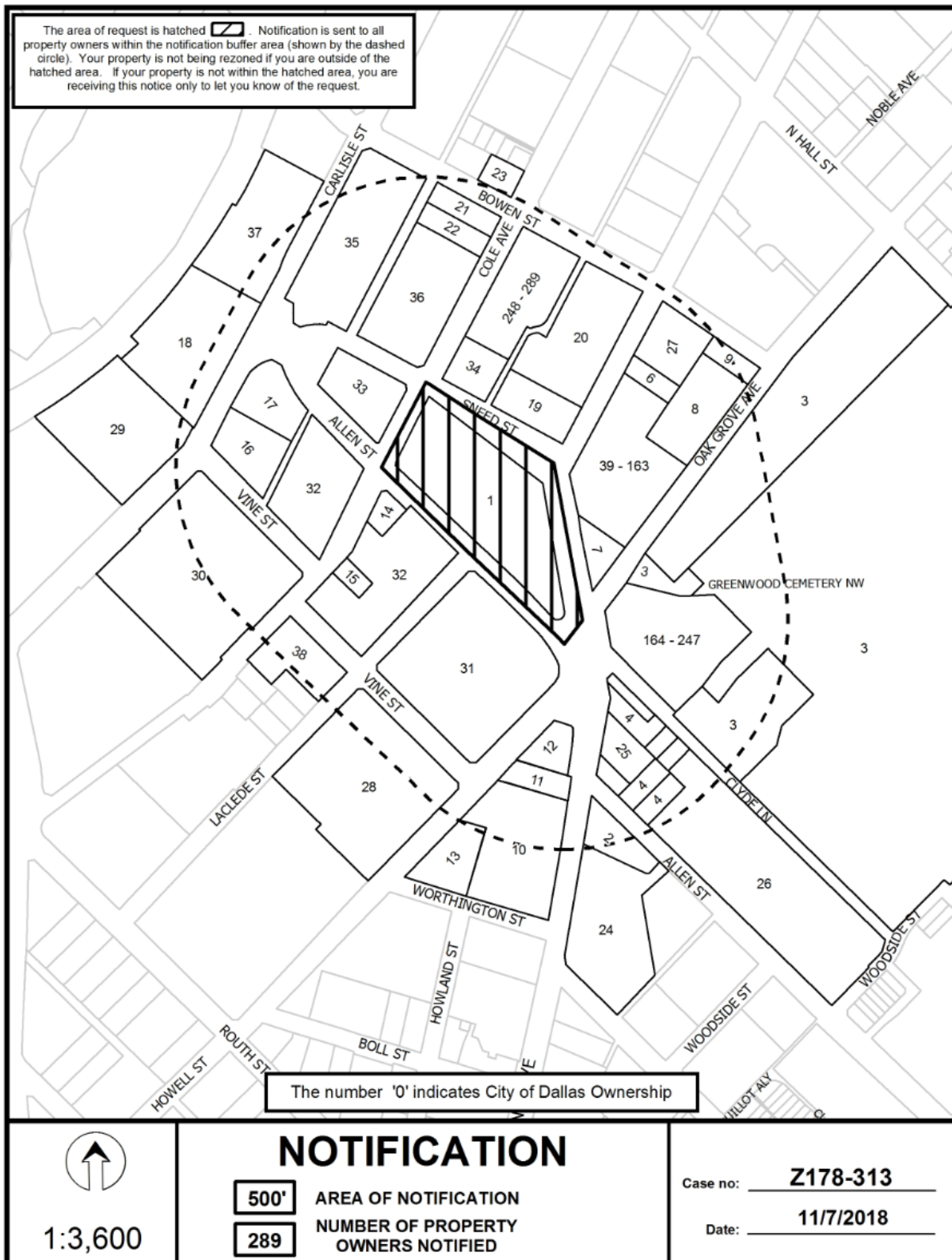


MVA Cluster A B C D E F G H I NA

 1:6,000

Market Value Analysis

Printed Date: 11/9/2018



11/07/2018

Notification List of Property Owners***Z178-313******289 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3001 MCKINNEY AVE	Dallas ISD
2	2822 MCKINNEY AVE	MM WHITEWING HOLDINGS LLC
3	2501 S HALL ST	GREENWOOD CEMETERY ASSN
4	2912 MCKINNEY AVE	EDGEWATER DEVELOPMENT LP
5	2900 MCKINNEY AVE	DUPLER BERTHA TR
6	3124 MCKINNEY AVE	MCKINNEY AVENUE
7	3004 MCKINNEY AVE	COLUMBUS REALTY TRUST
8	3120 MCKINNEY AVE	MCKINNEY AVENUE
9	3153 OAK GROVE AVE	MCKINNEY AVENUE TRANSIT
10	2811 MCKINNEY AVE	PJO 2811 LLC &
11	2821 MCKINNEY AVE	MCKINNEY NEW VENTURES LLC
12	2909 MCKINNEY AVE	MCKINNEY NEW VENTURES LLC
13	2704 WORTHINGTON ST	PASHA & SINA INC
14	2824 COLE AVE	SHARIFI SHIDEH
15	2808 COLE AVE	DALLAS SKYFALL LLC
16	2902 CARLISLE ST	CRP/MAPLE AKT APARTMENTS OWNER LP
17	3031 ALLEN ST	CRP/MAPLE AKT APARTMENTS OWNER LP
18	2929 CARLISLE ST	KLP NEWVILLE LP
19	3101 MCKINNEY AVE	YOUNG CANNON PROPERTIES LP
20	3131 MCKINNEY AVE	TREA 3131 MCKINNEY LLC
21	3111 COLE AVE	ANDERSON MICHAEL J
22	3107 COLE AVE	BOUCHER DANIEL D
23	3205 COLE AVE	TURNER MICHAEL
24	2808 MCKINNEY AVE	POST WORTHINGTON LP
25	2908 MCKINNEY AVE	DUPLER LAWRENCE R
26	2610 ALLEN ST	2610 ALLEN ST LTD PS

11/07/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3128 MCKINNEY AVE	AZIZA INVESTMENTS INC
28	2717 HOWELL ST	PPF AMLI 2717 HOWELL ST
29	2815 CARLISLE ST	FATH DALLAS COMMONS LP
30	2707 COLE AVE	COLE APARTMENTS
31	2801 ALLEN ST	POST APARTMENT HOMES LP
32	2800 COLE AVE	POST APARTMENT HOMES LP
33	2909 COLE AVE	ABERFELDY PROPERTIES INC
34	3006 COLE AVE	ROCKLAND LP
35	3100 CARLISLE ST	HART TAYLOR LLC
36	3015 COLE AVE	POST APARTMENT HOMES LP
37	3003 CARLISLE ST	ALAMO MANHATTAN JOINT VENTURE LLC
38	2915 VINE ST	AMERICAN BOARD OF OBGYN EDUCATIONAL FOUNDATION INC
39	3030 MCKINNEY AVE	ROBINSON INDUSTRIES, INC
40	3030 MCKINNEY AVE	GRUMBLES DONNA L
41	3030 MCKINNEY AVE	AMMON SUSAN
42	3030 MCKINNEY AVE	DOTY YVONNE D
43	3030 MCKINNEY AVE	HALYBURTON WILLIAM D & KRISTY
44	3030 MCKINNEY AVE	HAYS RAYMOND R & DINAH D
45	3030 MCKINNEY AVE	LEOPOLDI ROBERT & DEBRA
46	3030 MCKINNEY AVE	PIONONO INVESTMENTS LLC
47	3030 MCKINNEY AVE	KLEINE WILLIAMS D & ANN
48	3030 MCKINNEY AVE	BROSI SCOTT C &
49	3030 MCKINNEY AVE	FRANK ROBERT C JR & SELENA M
50	3030 MCKINNEY AVE	GARCIA RICARDO LUIS & VERONICA M
51	3030 MCKINNEY AVE	SIMPSON ANN
52	3030 MCKINNEY AVE	HAIRE SCOTT L
53	3030 MCKINNEY AVE	PHILLIPS WAYNE D
54	3030 MCKINNEY AVE	STEELE JOHN RODMAN EST OF &
55	3030 MCKINNEY AVE	SAHWANI DIANA
56	3030 MCKINNEY AVE	ROMBERG BERTHOLD &
57	3030 MCKINNEY AVE	MURRAY JANE E

11/07/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3030 MCKINNEY AVE	MULLICAN MARY A
59	3030 MCKINNEY AVE	VU CHI T
60	3030 MCKINNEY AVE	AVIRETT TIMOTHY T
61	3030 MCKINNEY AVE	GARRETT JESSICA L
62	3030 MCKINNEY AVE	OLKKOLA EDWARD E
63	3030 MCKINNEY AVE	KLEIN HANNE
64	3030 MCKINNEY AVE	DYKES DONALD E
65	3030 MCKINNEY AVE	PEPMILLER DELMAR D &
66	3030 MCKINNEY AVE	CARNEY TIMOTHY
67	3030 MCKINNEY AVE	SAMARA KENNETH J
68	3030 MCKINNEY AVE	BAILEY KATHLEEN C LIVING TRUST
69	3030 MCKINNEY AVE	BATCHELOR JAMES F &
70	3030 MCKINNEY AVE	ESTRADA ROBERT A & CATHERINE BERNELL
71	3030 MCKINNEY AVE	GRIFFIN ELIZABETH R
72	3030 MCKINNEY AVE	ESTELLHANCOCK MARITA
73	3030 MCKINNEY AVE	BAKER DONNA LYNN
74	3030 MCKINNEY AVE	L & E PROPERTIES LLC
75	3030 MCKINNEY AVE	ISMAIL SALIM & SHIREEN SALIM
76	3030 MCKINNEY AVE	WALKER DAVID G
77	3030 MCKINNEY AVE	GLENN RUSSELL M
78	3030 MCKINNEY AVE	GWYN FAMILY LIVING TRUST THE
79	3030 MCKINNEY AVE	SEAMAN GARY L & CAROLYN K
80	3030 MCKINNEY AVE	LITTLE WILLIAM H & LORI G
81	3030 MCKINNEY AVE	GOLDBERG ROBERT ALAN
82	3030 MCKINNEY AVE	MILLHEISER MARGARET FLAXMAN &
83	3030 MCKINNEY AVE	CARPENTER SUSAN
84	3030 MCKINNEY AVE	DONALDSON NIGEL A
85	3030 MCKINNEY AVE	KEARNEY BARBARA
86	3030 MCKINNEY AVE	SANDKNOP RYAN
87	3030 MCKINNEY AVE	LAMB SHELLY L TRUST
88	3030 MCKINNEY AVE	MOSSER ROBERT E & ROBERT J

11/07/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3030 MCKINNEY AVE	MCKEE JOHN
90	3030 MCKINNEY AVE	BALL JEANNIE C
91	3030 MCKINNEY AVE	FISCHER REVOCABLE FAMILY
92	3030 MCKINNEY AVE	WOOD ELLEN
93	3030 MCKINNEY AVE	MCDONALD MARLA
94	3030 MCKINNEY AVE	HALLIDAY EDWIN JAY & LYNN MARY
95	3030 MCKINNEY AVE	WANSTRATH LAURA
96	3030 MCKINNEY AVE	BRITTINGHAM GUILLERMO M &
97	3030 MCKINNEY AVE	DUFFIELD ANNE E
98	3030 MCKINNEY AVE	SCHROEDER PATRICIA C REVOCABLE TR
99	3030 MCKINNEY AVE	DIPASQUA ALPHONSO &
100	3030 MCKINNEY AVE	MILES JANIS C
101	3030 MCKINNEY AVE	CARUSO RONALD
102	3030 MCKINNEY AVE	THOMAS JOHN C & DEBRA
103	3030 MCKINNEY AVE	FRANKEL DOUGLAS &
104	3030 MCKINNEY AVE	GILHOOPLY STEPHEN
105	3030 MCKINNEY AVE	FREEMAN REVOCABLE TRUST THE
106	3030 MCKINNEY AVE	ASANTE MOLEFI KETE & ANA
107	3030 MCKINNEY AVE	SELLARS JOHN P
108	3030 MCKINNEY AVE	HARRIS CURTIS D &
109	3030 MCKINNEY AVE	BROOKSHIER FAMILY TRUST
110	3030 MCKINNEY AVE	TOMME CURTIS & ELIZABETH
111	3030 MCKINNEY AVE	MUIR J DUNCAN
112	3030 MCKINNEY AVE	PRICE SANDRA NELSON
113	3030 MCKINNEY AVE	SUCRE RICHARD & ANGELA
114	3030 MCKINNEY AVE	GREEN RAY E
115	3030 MCKINNEY AVE	BOLAND THOMAS C & DEBRA A
116	3030 MCKINNEY AVE	CUNNINGHAM GENE M
117	3030 MCKINNEY AVE	BRYAN BARRY
118	3030 MCKINNEY AVE	KHOSHNOUDI BAHAR
119	3030 MCKINNEY AVE	RAMIREZ PAUL

11/07/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	3030 MCKINNEY AVE	SALAZAR JOHN & EVA
121	3030 MCKINNEY AVE	HARRIS ELIZABETH K
122	3030 MCKINNEY AVE	KHOSHNOUDI AHMAD
123	3030 MCKINNEY AVE	LADD DENNIS MICHAEL &
124	3030 MCKINNEY AVE	ASCENZO DANIEL
125	3030 MCKINNEY AVE	LADD DENNIS &
126	3030 MCKINNEY AVE	TRIMBLE RODNEY B
127	3030 MCKINNEY AVE	BARNES JOSEPH ANTHONY &
128	3030 MCKINNEY AVE	WHITWELL STEPHEN
129	3030 MCKINNEY AVE	SCHMIDT KEITH A EST OF
130	3030 MCKINNEY AVE	BARNES MITZI T
131	3030 MCKINNEY AVE	RAMSEY CHARLES E JR MARITAL TRUST
132	3030 MCKINNEY AVE	KELLY MICHAEL J
133	3030 MCKINNEY AVE	HAKIM CAMILLE A &
134	3030 MCKINNEY AVE	LANDT MARK & CAROL
135	3030 MCKINNEY AVE	FARROWGILLIESPIE ALAN & LIZA
136	3030 MCKINNEY AVE	FRANKS ROBERT C &
137	3030 MCKINNEY AVE	HARGROVE T GEDDIE
138	3030 MCKINNEY AVE	BARTON STANLEY & LINDA
139	3030 MCKINNEY AVE	PUTNAM DONOVAN &
140	3030 MCKINNEY AVE	APPERSON MARK W
141	3030 MCKINNEY AVE	COLLINS FLOYD W
142	3030 MCKINNEY AVE	JOHNSON LORI S
143	3030 MCKINNEY AVE	CORTEZ CARLOS R
144	3030 MCKINNEY AVE	MCLAUGHLIN KATHLEEN
145	3030 MCKINNEY AVE	MATADOR APARTMENTS LLP
146	3030 MCKINNEY AVE	SHELMIRE SUSAN
147	3030 MCKINNEY AVE	JORDAN STEVEN C
148	3030 MCKINNEY AVE	HAKIM CAMILLE & HAIFA TR
149	3030 MCKINNEY AVE	BERG ALAN G
150	3030 MCKINNEY AVE	BUTTS KELEM B &

11/07/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	3030 MCKINNEY AVE	STYLES DANIEL
152	3030 MCKINNEY AVE	ROBERTSON REBEL LEA &
153	3030 MCKINNEY AVE	PETERS JEFF & CAROL
154	3030 MCKINNEY AVE	MILDEBRATH MARK E & DANA
155	3030 MCKINNEY AVE	NELSON RANDALL & KIMBERLY
156	3030 MCKINNEY AVE	BERGNER JOHN F &
157	3030 MCKINNEY AVE	STEWART JEFFREY G
158	3030 MCKINNEY AVE	ZIELKE PETER B
159	3030 MCKINNEY AVE	PETERS JEFF & CAROL
160	3030 MCKINNEY AVE	HAWLEY JOHN R & MARCIA H
161	3030 MCKINNEY AVE	SKYLINE TRUST
162	3030 MCKINNEY AVE	SKYLINE TRUST
163	3030 MCKINNEY AVE	SKYLINE TRUST
164	2950 MCKINNEY AVE	NIXON JAMES & ALICIA
165	2950 MCKINNEY AVE	MOWLES MEAGAN &
166	2950 MCKINNEY AVE	TEAGUE COLLIN
167	2950 MCKINNEY AVE	MOROCK JOSEPH J
168	2950 MCKINNEY AVE	SCHOPPAUL FLOYD RANDOLPH
169	2950 MCKINNEY AVE	WULKE BRETT & JESSICA
170	2950 MCKINNEY AVE	MOGK CASEY A
171	2950 MCKINNEY AVE	HAWKINS LINDA
172	2950 MCKINNEY AVE	SCHWEINZGER CHAD & MORGAN
173	2950 MCKINNEY AVE	WINNING JAMES R
174	2950 MCKINNEY AVE	RHOADES RONALD
175	2950 MCKINNEY AVE	DIMATTIA MARIO V
176	2950 MCKINNEY AVE	CORR PAUL & LYNN LAUER
177	2950 MCKINNEY AVE	JENTHO BRIAN D
178	2950 MCKINNEY AVE	BLOOM JANICE S & LACKLAND H JR
179	2950 MCKINNEY AVE	FRERE NATHANIEL P
180	2950 MCKINNEY AVE	TUNGATE COURTNEY M
181	2950 MCKINNEY AVE	TECKIE YOHANNES A

11/07/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	2950 MCKINNEY AVE	HOOVER BRIAN
183	2950 MCKINNEY AVE	STROZIER TERRANCE
184	2950 MCKINNEY AVE	LAYNE CARRIE M
185	2950 MCKINNEY AVE	SCHOPPAUL FLOYD R
186	2950 MCKINNEY AVE	DEVLIN JOSEPH P
187	2950 MCKINNEY AVE	TUNNELL KYLE E
188	2950 MCKINNEY AVE	STURGESS MARK
189	2950 MCKINNEY AVE	STANFORD KENNETH J
190	2950 MCKINNEY AVE	GILLS KIRK B
191	2950 MCKINNEY AVE	GIRVAN THOMAS & ROBIN
192	2950 MCKINNEY AVE	MABERRY DAVID DEAN & MARGO ANN
193	2950 MCKINNEY AVE	PHAM OANA CRISTINA & MATTHEW H
194	2950 MCKINNEY AVE	NEVES KERRY & SHARON
195	2950 MCKINNEY AVE	AZIZAD ASSADULLAH & OMAIRA
196	2950 MCKINNEY AVE	BREWER JANYNE LIFE ESTATE
197	2950 MCKINNEY AVE	NEWCOMB BRODIE
198	2950 MCKINNEY AVE	FISHER EDWARD P JR
199	2950 MCKINNEY AVE	KUTNIKAR DHAYA
200	2950 MCKINNEY AVE	PINEDA ERNESTO LAZARUS
201	2950 MCKINNEY AVE	JOHNSON KEVIN R
202	2950 MCKINNEY AVE	FUCCILLO LINSAY A &
203	2950 MCKINNEY AVE	KIM PHILIP
204	2950 MCKINNEY AVE	VARELA JULIAN ARTURO & CAROLINA ISABEL CORREA
205	2950 MCKINNEY AVE	JONES LANCE E &
206	2950 MCKINNEY AVE	KING SCOTT & KATHY
207	2950 MCKINNEY AVE	LANDUYT WILLIAM III
208	2950 MCKINNEY AVE	COUGHLAN MARTIN G & YUMIKO
209	2950 MCKINNEY AVE	MARTIN JOHN EDWIN
210	2950 MCKINNEY AVE	LUMINOSO FREDERICK J
211	2950 MCKINNEY AVE	FARRAGE FAMILY 2014 REVOCABLE TRUST
212	2950 MCKINNEY AVE	NGUYEN ANTHONY

11/07/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	2950 MCKINNEY AVE	DERAMO FRANK PATRICK
214	2950 MCKINNEY AVE	COSSYPHAS LEONIDAS H
215	2950 MCKINNEY AVE	LEISSNER GLENN TRAVIS JR
216	2950 MCKINNEY AVE	CHERRAK SOFIANE
217	2950 MCKINNEY AVE	DE PEREZ ANA MARY MORENO
218	2950 MCKINNEY AVE	GASKELL JASON
219	2950 MCKINNEY AVE	KUBLY RACHAEL S
220	2950 MCKINNEY AVE	YARMEY JESSICA BRETT
221	2950 MCKINNEY AVE	PARK GIYOUNG
222	2950 MCKINNEY AVE	MEDINA-SILLER EDUARDO
223	2950 MCKINNEY AVE	WALKER JENNIFER & WILLIAM LINDSEY
224	2950 MCKINNEY AVE	MILLER JAY D &
225	2950 MCKINNEY AVE	WOODS PAIGE E
226	2950 MCKINNEY AVE	JOHNSON AARON
227	2950 MCKINNEY AVE	TOLIYAT MOHAMMAD &
228	2950 MCKINNEY AVE	PICKENS JOHN Z IV
229	2950 MCKINNEY AVE	BEHESHTI BEHDAD
230	2950 MCKINNEY AVE	MOSS STEVEN PHILLIP
231	2950 MCKINNEY AVE	HERSON NEIL S 2014 REVOCABLE TRUST
232	2950 MCKINNEY AVE	REDDY SUMAN
233	2950 MCKINNEY AVE	WILLIAMS ROBERT KENNETH &
234	2950 MCKINNEY AVE	GEREN BRETT W
235	2950 MCKINNEY AVE	ALBACHIARA ANNE MARIE
236	2950 MCKINNEY AVE	BOZANICH RICHARD G &
237	2950 MCKINNEY AVE	JOHNSON AARON
238	2950 MCKINNEY AVE	THAYER ELIZABETH &
239	2950 MCKINNEY AVE	SAFRON SCOTT R
240	2950 MCKINNEY AVE	CIFICHIELLO MATTHEW J &
241	2950 MCKINNEY AVE	XIA JINGYI
242	2950 MCKINNEY AVE	FRITZ ANDREW E
243	2950 MCKINNEY AVE	DALRYMPLE RICHARD L

11/07/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	2950 MCKINNEY AVE	SEXTON RUSSELL & SOO CHIN
245	2950 MCKINNEY AVE	HILGEMEIER ELISE CHRISTINE
246	2950 MCKINNEY AVE	ALLEN VICKI
247	2950 MCKINNEY AVE	HIGGINS MICHAEL R & ANN S
248	3100 COLE AVE	AFTABROUSHADR KAMBIZ
249	3100 COLE AVE	ALLSION CHRIS
250	3100 COLE AVE	DIETZ HUNTER D
251	3100 COLE AVE	ZHANG HELEN X Y
252	3100 COLE AVE	DAS ROHIT RAU
253	3100 COLE AVE	LARKIN WILLIAM A
254	3100 COLE AVE	PALETTI SONIA
255	3100 COLE AVE	NICOLLE BRYCE DAUVERGNE
256	3100 COLE AVE	LITTLE CYNTHIA
257	3100 COLE AVE	SMITH HOLLY F
258	3100 COLE AVE	REYES ROBERT M
259	3100 COLE AVE	HARLAN TANYA POWELL
260	3100 COLE AVE	RAFEA VEEDA
261	3100 COLE AVE	ZERR JOSEPH
262	3100 COLE AVE	REDDEN BRITTANY
263	3100 COLE AVE	SCHULTZ JERRY EVERETT
264	3100 COLE AVE	DRAPER DUANE D &
265	3100 COLE AVE	SPADE PHILIP FREDERICK
266	3100 COLE AVE	NAMEJ GROUP LLC
267	3100 COLE AVE	ALIZADA LAMAN
268	3100 COLE AVE	BRAY CHASE LANDON
269	3100 COLE AVE	LEE BIK HAN & LEE SAI SHEK
270	3100 COLE AVE	BENAVIDES MICHAEL L
271	3100 COLE AVE	RIOS SARA B
272	3100 COLE AVE	GAMINI MORTEZA & BORTAY
273	3100 COLE AVE	SKAINES JONATHAN B
274	3100 COLE AVE	LOZANO JAVIER ALBERTO NEYRA &

Z178-313(PD)

11/07/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	3100 COLE AVE	ANDERSON JONATHAN D & TARA L
276	3100 COLE AVE	HEDRICK FARRELL
277	3100 COLE AVE	SALANON EMANUEL JOEL
278	3100 COLE AVE	GARCIA EDWARD I
279	3100 COLE AVE	AHN SAM
280	3100 COLE AVE	MILLIET MARK JOSEPH
281	3100 COLE AVE	HAGAN JOSEPH &
282	3100 COLE AVE	REISMAN MARK L
283	3100 COLE AVE	HILLHOUSE BRANDON
284	3100 COLE AVE	BAYS VANCE J
285	3100 COLE AVE	CLIFT SUSANNE A
286	3100 COLE AVE	BENNETT KURT
287	3100 COLE AVE	LIN CONSTANCE LEECHEN
288	3100 COLE AVE	BATA INVESTMENTS LLC
289	3100 COLE AVE	DEMEIS DANIEL G

Planner: Pamela Daniel

FILE NUMBER:	Z189-110(PD)	DATE FILED:	October 22, 2018
LOCATION:	East side of Victoria Avenue, north of West Mockingbird Lane		
COUNCIL DISTRICT:	2	MAPSCO:	34 L
SIZE OF REQUEST:	± 6,250 sq. ft.	CENSUS TRACT:	71.02

APPLICANT/OWNER: JDAL, LLC**REPRESENTATIVE:** Rob Baldwin, Baldwin and Associates**REQUEST:** An application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67.**SUMMARY:** The purpose of this request is to allow for a duplex to be developed on property currently designated for a single family use, according to the Existing Land Use Map (Exhibit 67A).**STAFF RECOMMENDATION:** Approval, subject to a revised Existing Land Use Map.**PRIOR CPC ACTION:** On January 17, 2019, the City Plan Commission held the item under advisement.

BACKGROUND INFORMATION:

- PD No. 67 was approved by City Council on May 24, 1976, and contains five tracts with 92 acres of land.
- Tract III allows R-5 Single Family uses, duplex uses and other permitted uses (parking, school, church) regulated by the requirements of Chapter 51.
- Exhibit 67A, the “Existing Land Use Map,” identifies allowable land uses within each tract. The subject site is designated for single family uses.
- The purpose of this request is to change the designation on the Existing Land Use Map Exhibit 67A from a single family use to a duplex use. The property is currently undeveloped.

Zoning History: There have been three recent zoning requests in the area within the last five years.

1. **Z145-225:** On September 22, 2015, the City Council approved Planned Development District No. 947 for CR Community Retail District and D Duplex District uses on property zoned a CR Community Retail District and Tract III of Planned Development District No. 67.
2. **Z189-117:** An application for an amendment to Tract III and the “Existing Land Use Map” within PD No. 67 on the east line of Victoria Avenue, north of Mockingbird Lane. *Pending CPC on February 7, 2019.*
3. **Z189-119:** An application for an amendment to Tract III and the “Existing Land Use Map” within PD No. 67 on the west side of Victoria Avenue, north of Mockingbird Lane. *Pending CPC on February 7, 2019.*

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Victoria Avenue	Local	50 ft

Traffic:

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

Surrounding Land Uses:

Area	Zone	Use
Site	PD No. 67 Tract III	Undeveloped
North	PD No. 67 Tract III	Single Family
East	PD No. 67 Tract III	Undeveloped
South	PD No. 67 Tract III	Undeveloped
West	PD No. 67 Tract III	Undeveloped

STAFF ANALYSIS**Comprehensive Plan:**

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

URBAN DESIGN**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

NEIGHBORHOOD PLUS PLAN

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

GOAL 5.2 Strengthen community and neighborhood identity.

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use Compatibility:

PD No. 67 was approved by City Council on May 24, 1976, and contains five. Tract III allows R-5 Single Family uses, duplex uses and other permitted uses (parking, school, church) regulated by Chapter 51. Exhibit 67A, the "Existing Land Use Map," identifies allowable land uses within each tract. The subject site is designated for single family

uses. The purpose of this request is to change the land use designation from a single family use to a duplex use. The approximately 6,250-square-foot-property is currently undeveloped. The property was developed with a 2,413-square foot structure constructed prior to 1995. A demolition permit was received on July 25, 2018, to demolish the 2,413 square foot structure.

According to the ordinance for PDD No. 67, the land uses must remain as indicated on the "Existing Land Use" map (Exhibit 67A), with single-family uses and other permitted uses regulated by the requirements of the Single-Family Dwelling Districts 7,500-square feet, 5,000-square feet, duplex uses and other permitted uses regulated by the requirements of the Duplex Dwelling District, with the development of vacant property and redevelopment of existing property governed by the provisions of Section 51P-67.110 which states that Any vacant property may be developed in accordance with the provisions of the zoning district classification designated for the property. Approval of any use of vacant property not permitted by the zoning district classification designated for the property must be determined by a public hearing before the city plan commission and the city council in accordance with Section 34 of the Comprehensive Zoning Ordinance.

Surrounding land uses include single family contiguous to the site to the north, and undeveloped tracts to the east, south and west. The undeveloped tract to the east allows retail uses.

The "Existing Land Use Map" for the PD cast a light on the mix of uses within the neighborhood. The area was largely identified as single family with intermittent duplex, church, and parking lot uses. Since duplex uses were scattered throughout the single family areas, staff is comfortable supporting the request to convert the subject site from single family to duplex uses.

Development Standards:

DISTRICT	SETBACKS		Density	Lot Size	Lot Width	Lot Depth	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear							
Existing: PD No. 67 Tract III Single Family (R-5)	20'	5'	One dwelling unit per lot.	5,000 SF	50'	100'	30'	45%	Single family.
Proposed: PD No. 67 Tract III Duplex	25'	10'	Two dwelling units per lot.	6,000 SF	60'	100'	36'	60%	Duplex and single family.

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 categorized as being within an “E” MVA cluster, as well as all surrounding properties to the north, south, and west. Properties located across West Mockingbird Lane to the south and west along Roper Street are undesignated.

Parking:

Parking will be in accordance with the parking regulations of Chapter 51. A duplex use is required to provide a minimum of two parking spaces for each dwelling unit. Four off-street parking spaces will be required for the proposed duplex use.

Landscaping:

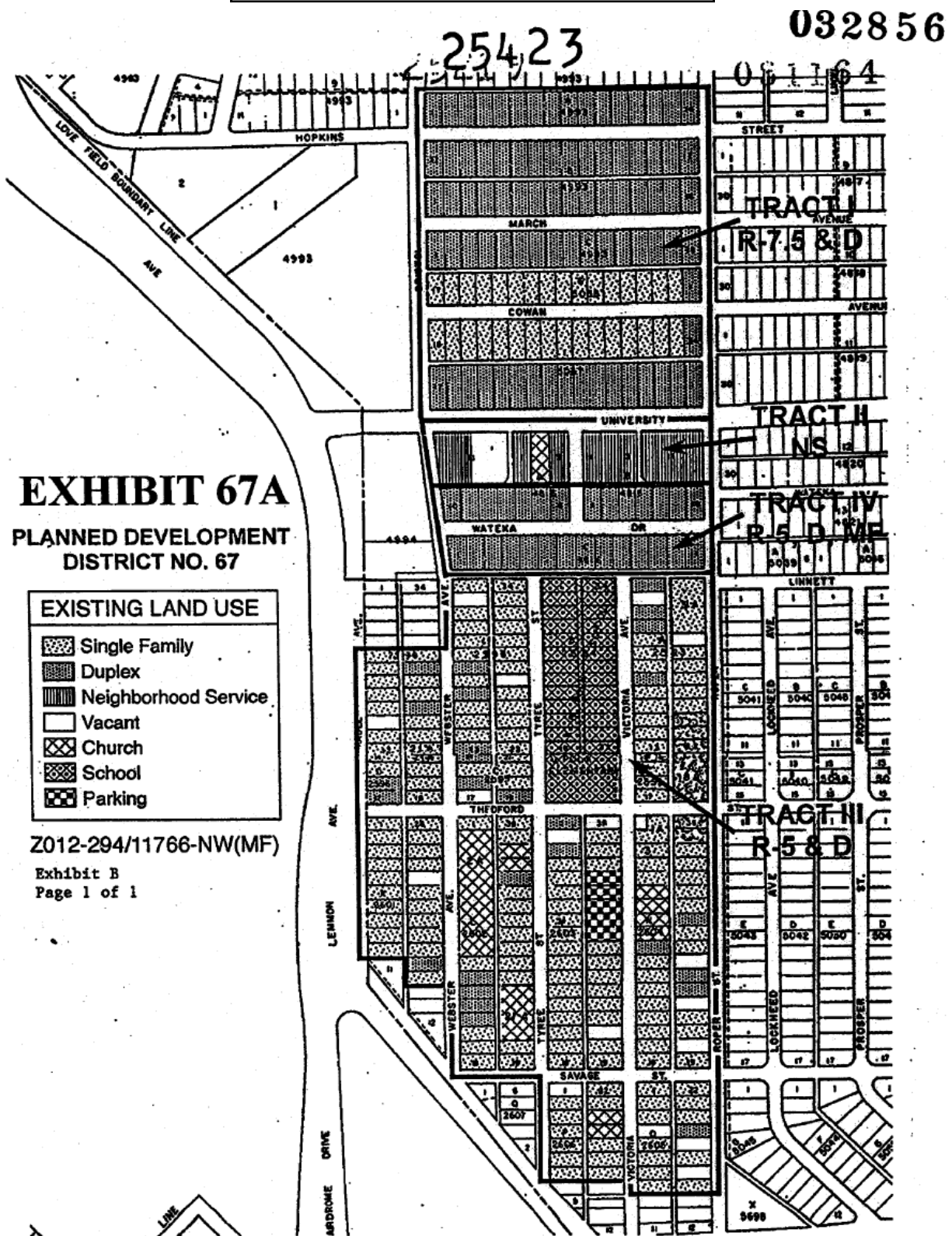
Landscaping will be in accordance with the landscape regulations of Chapter 51.

List of Officers

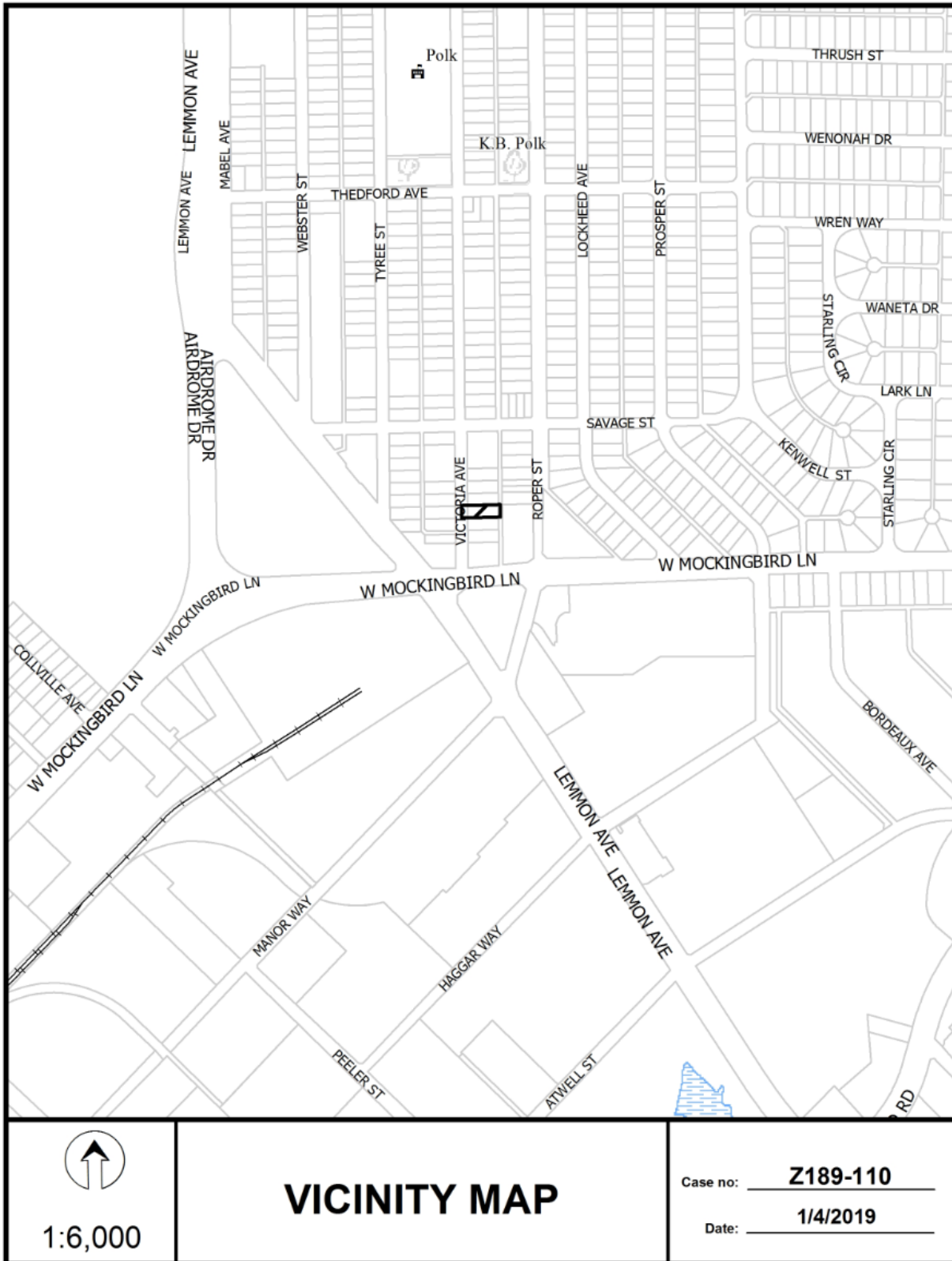
JDAL Properties, Inc

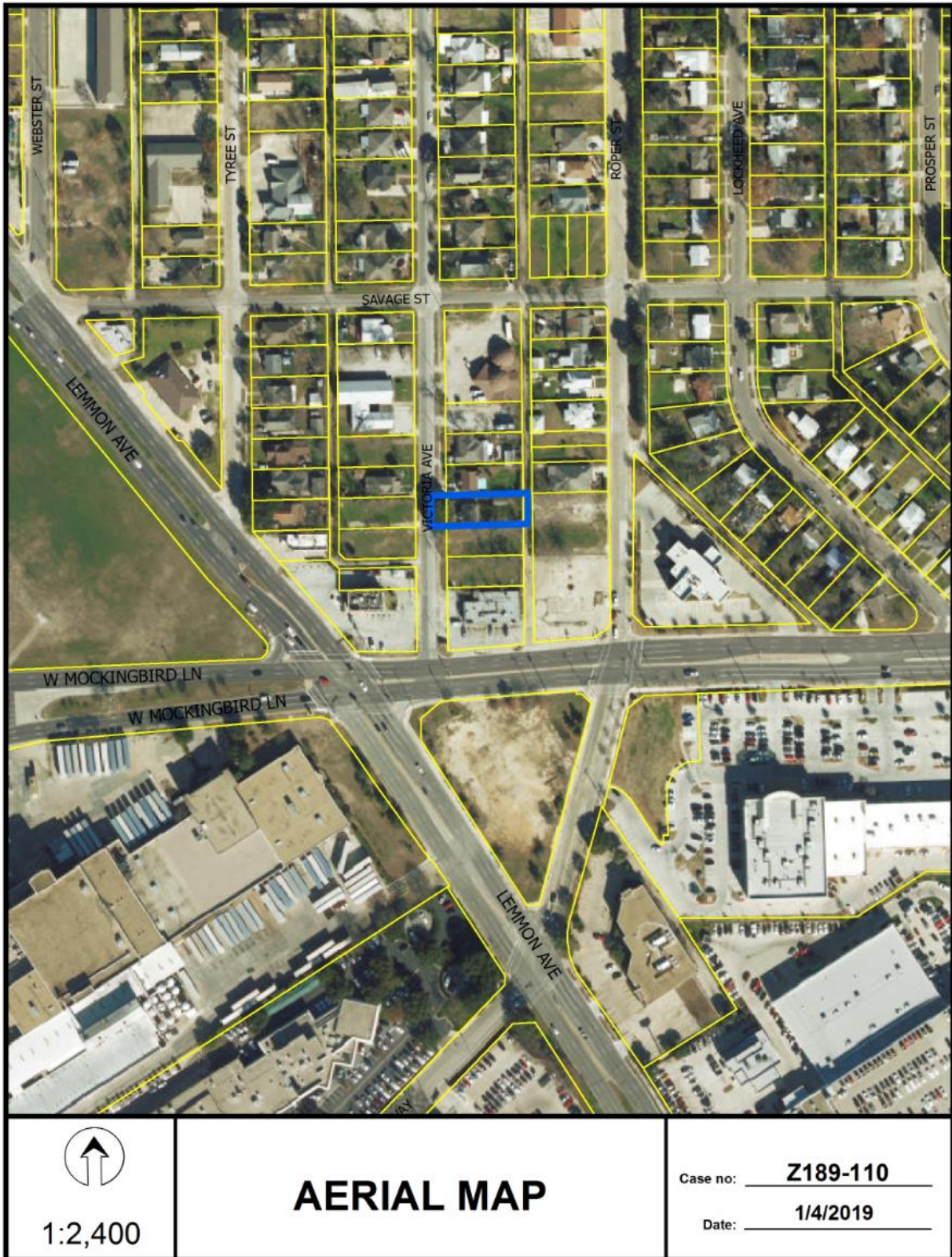
Jeff Bosse,	President
Donna Bosse,	Vice President

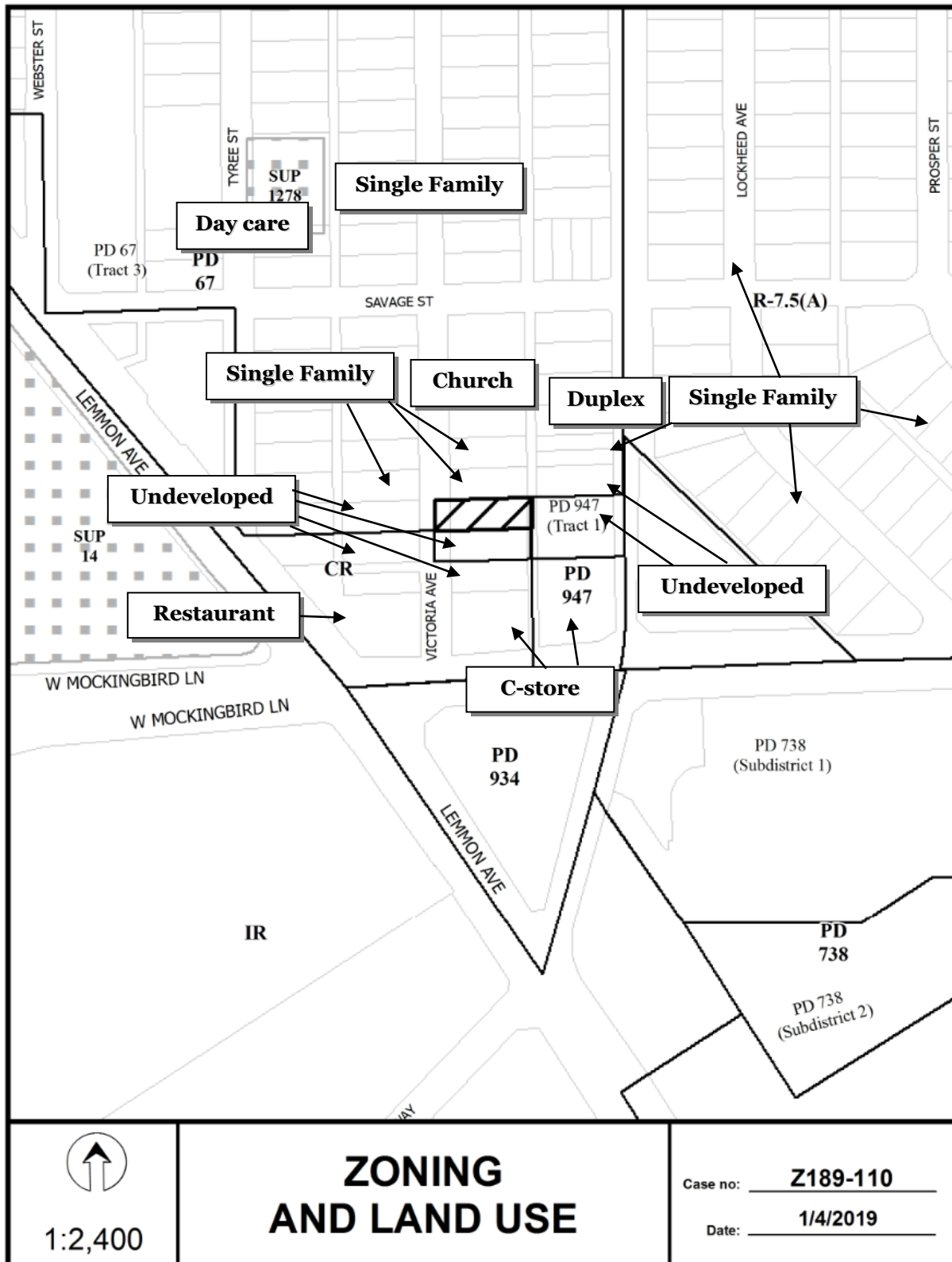
Existing Land Use Plan (Exhibit 67A)

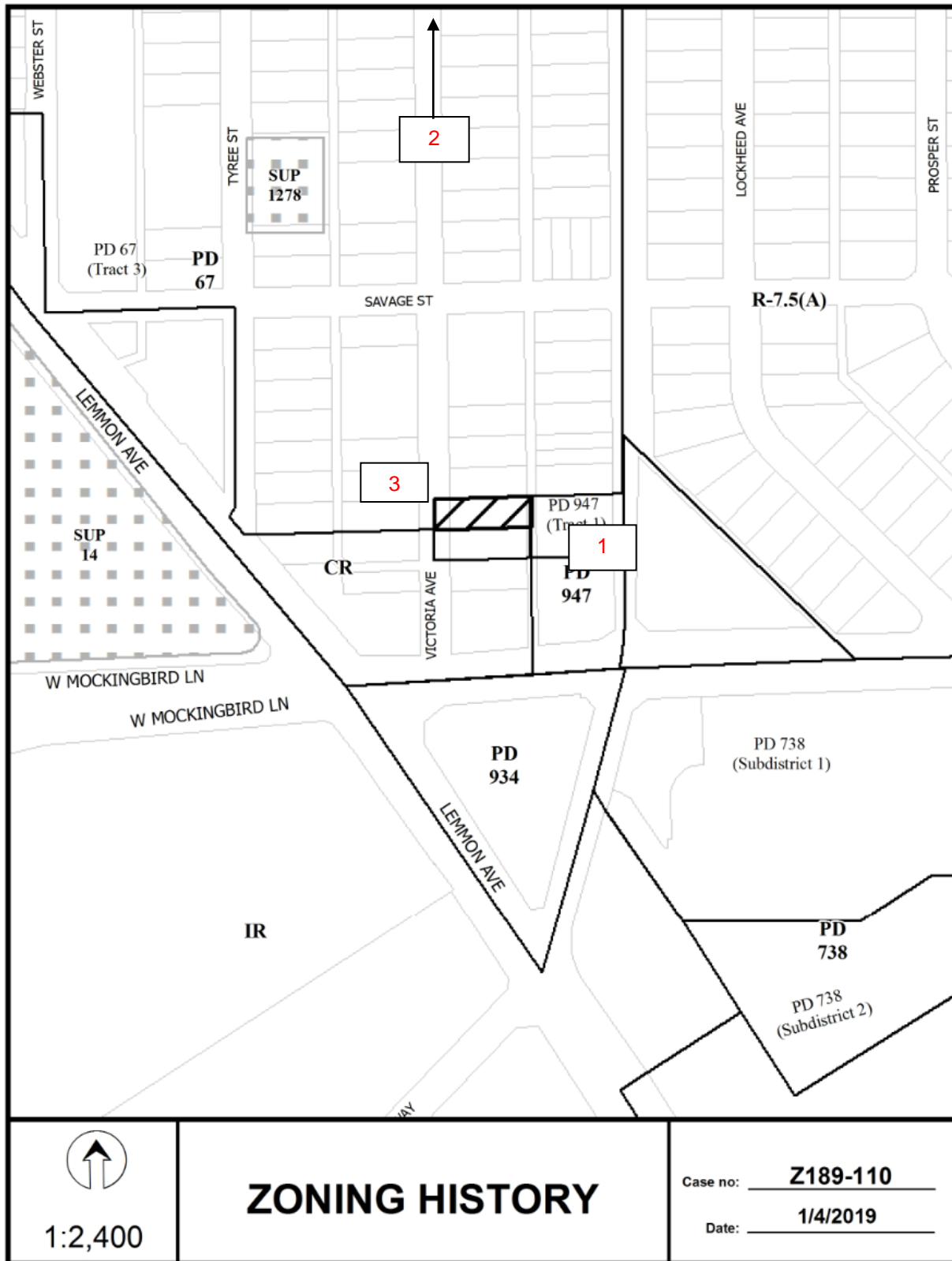


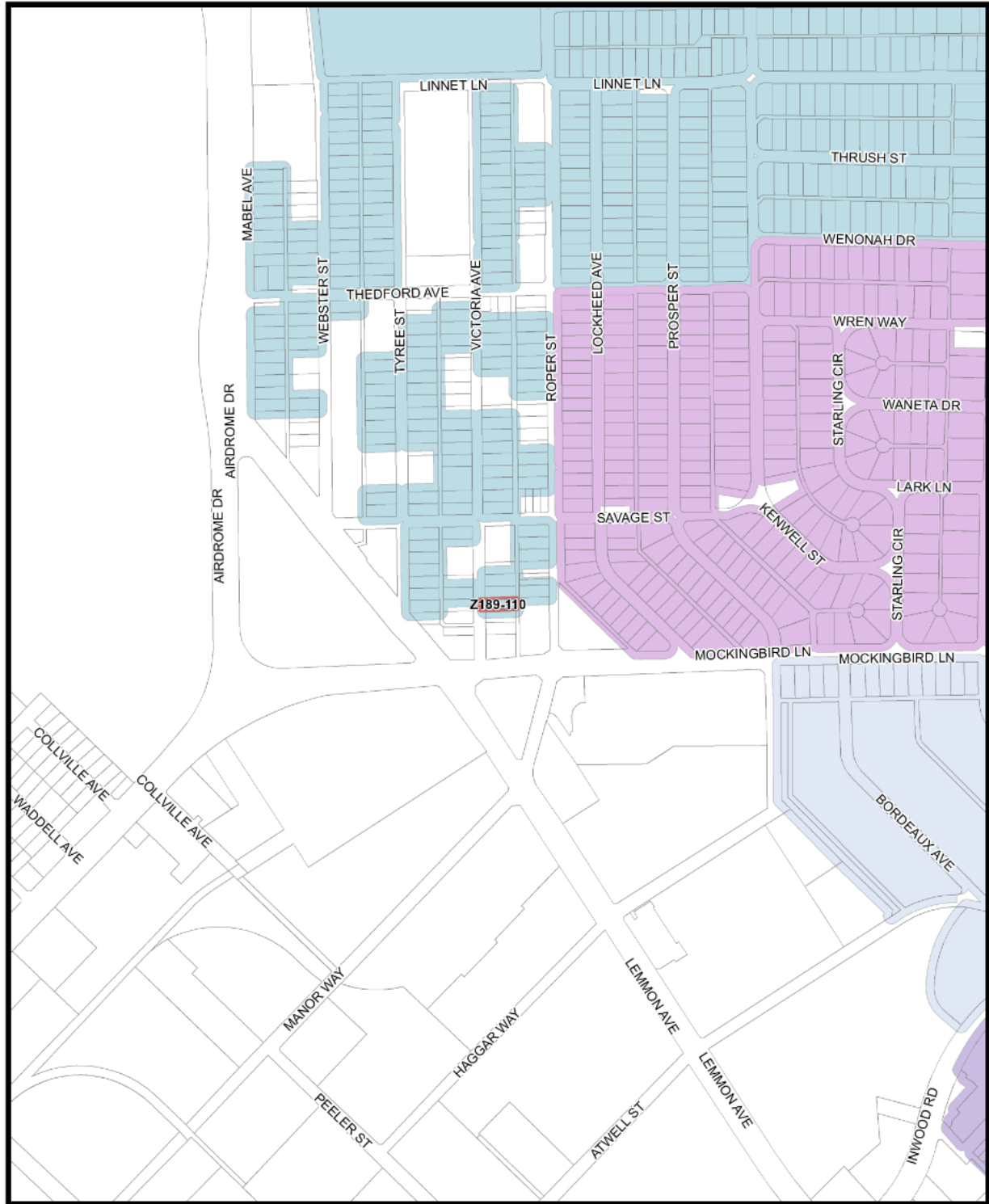












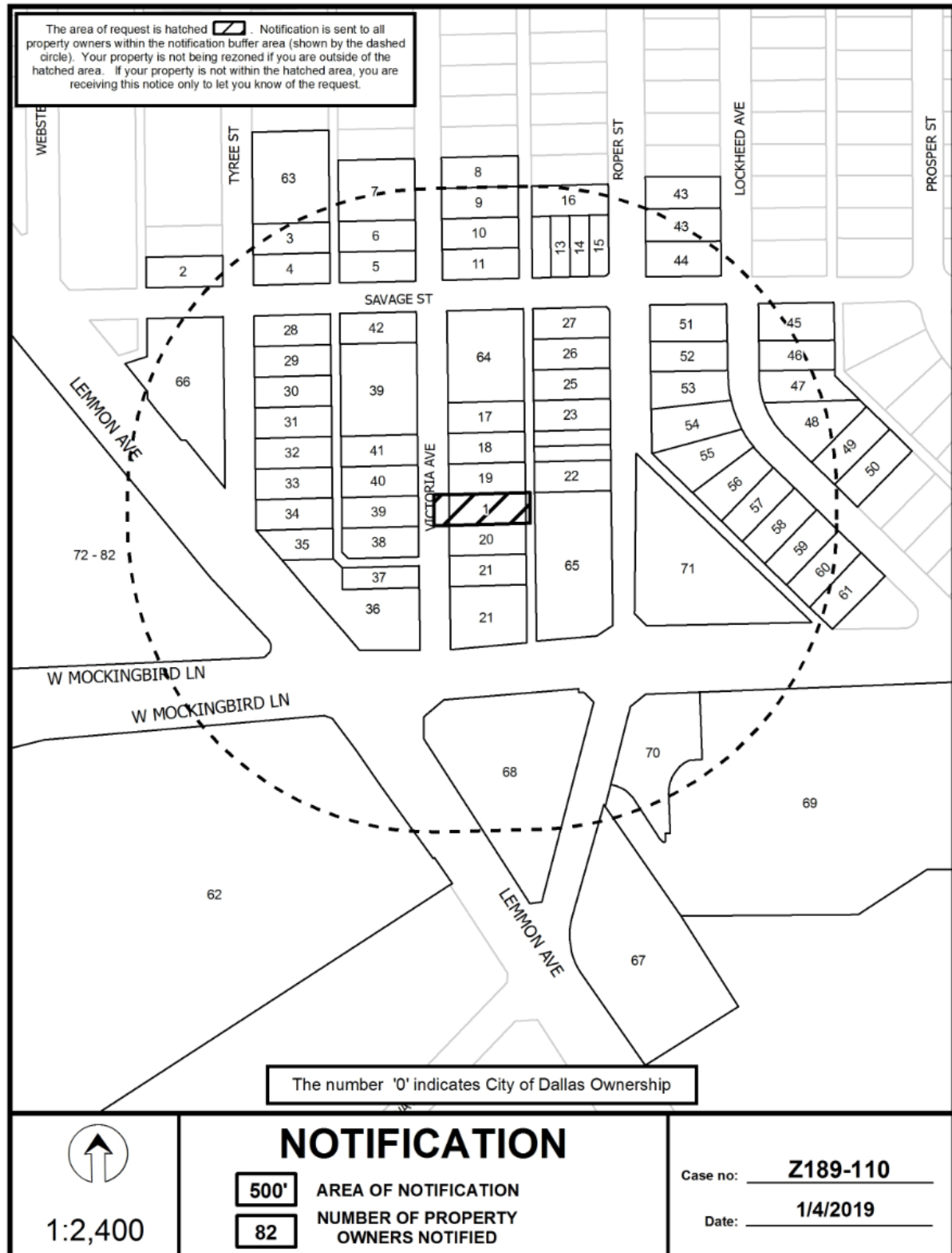
MVACluster A B C D E F G H I NA



1:6,000

Market Value Analysis

Printed Date: 1/4/2019



01/04/2019

Notification List of Property Owners***Z189-110******82 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6520 VICTORIA AVE	JDAL PROPERTIES INC
2	6603 TYREE ST	LEONOR JORGE
3	6606 TYREE ST	WINN ELBERT
4	6602 TYREE ST	BORDERS CAROLYN &
5	6603 VICTORIA AVE	NGUYEN THANH V & LE THI
6	6607 VICTORIA AVE	LE DAVID V
7	6615 VICTORIA AVE	LOVE MAVIS Y
8	6614 VICTORIA AVE	IBARRA J MARCIAL &
9	6610 VICTORIA AVE	IBARRA JUSTIN M
10	6606 VICTORIA AVE	POND TREVOR
11	6602 VICTORIA AVE	PETTY ANTHONY CHARLES
12	3713 SAVAGE ST	ZEPEDA JORGE
13	3717 SAVAGE ST	THOMPSON ZACHARY &
14	3715 SAVAGE ST	SMITH JESSE &
15	3719 SAVAGE ST	CUBAS & WADE INVESTMENTS LLC
16	6611 ROPER ST	POST ERMA J
17	6532 VICTORIA AVE	GREATER NORTH PARK CHURCH OF GOD IN CHRIST
18	6528 VICTORIA AVE	TRAN SANG QUANG
19	6524 VICTORIA AVE	BONILLA NIDIA M
20	6516 VICTORIA AVE	MSC-I LTD
21	6512 VICTORIA AVE	4407 CORPORATION
22	6525 ROPER ST	NGUYEN LOC TRONG
23	6529 ROPER ST	DOMANETTI DALLAS DUPLEX LLC
24	6527 ROPER ST	HINOJOSA ARNOLD
25	6535 ROPER ST	BROWN JEWELL DEAN LIFE ESTATE
26	6539 ROPER ST	FOUR SHELBY INC

01/04/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6543 ROPER ST	BALTAZAR SILVINA &
28	6528 TYREE ST	STEWART BEVERLY A
29	6524 TYREE ST	RODRIGUEZ JOSE ANGEL
30	6520 TYREE ST	KNOX BENJAMIN
31	6516 TYREE ST	CABRERA EMMA
32	6512 TYREE ST	GROGGS TEREICE LANEL
33	6508 TYREE ST	CABRERA MARIA LUISA
34	6504 TYREE ST	N & D PREMIER REALTY INC
35	6522 LEMMON AVE	N & D PREMIER REALTY
36	6502 LEMMON AVE	POP HOLDINGS LP
37	6511 VICTORIA AVE	CHURCHS FRIED CHICKEN INC
38	6517 VICTORIA AVE	MSC I LTD
39	6521 VICTORIA AVE	GREATER NORTH PARK
40	6527 VICTORIA AVE	ESCALANTE MARICRUZ
41	6529 VICTORIA AVE	VU THONG DINH &
42	6545 VICTORIA AVE	SOLES JEWELL LYNN
43	6611 LOCKHEED LN	JC LEASING LLP
44	6603 LOCKHEED LN	ALLEN BARBARA JO
45	6550 LOCKHEED LN	RECON REALTY HOMES LLC
46	6546 LOCKHEED LN	LANCER CONSTRUCTION & DEVELOPMENT LLC
47	6542 LOCKHEED LN	LATTIMER THELMA L
48	6536 LOCKHEED LN	GALICIA BOLIVAR SERAFIN
49	6528 LOCKHEED LN	RICHARD CLEMON JR
50	6524 LOCKHEED LN	ABOVO CORPORATION
51	6547 LOCKHEED LN	REESE PATRICIA
52	6543 LOCKHEED LN	MORRIS MARY LEE
53	6539 LOCKHEED LN	LIU JOHN M
54	6535 LOCKHEED LN	ROBINSON CHARLES L &
55	6531 LOCKHEED LN	MURDINE BERRY FAMILY TRUST
56	6529 LOCKHEED LN	SIMS LINDA &
57	6525 LOCKHEED LN	PARKER WILLIAM H

01/04/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6521 LOCKHEED LN	638 TURNER LLC
59	6517 LOCKHEED LN	BARNES DOROTHY B
60	6513 LOCKHEED LN	VAZQUEZ ANGEL R & OFELIA H
61	6509 LOCKHEED LN	VASQUEZ ANGEL R & OFELIA
62	6445 LEMMON AVE	COCA COLA CO THE
63	6610 TYREE ST	LANGRUM ALMA JEAN
64	6540 VICTORIA AVE	KHOURY JOHN &
65	4415 W MOCKINGBIRD LN	SBLFT/OF I LTD
66	6606 LEMMON AVE	FIEDLER LLOYD
67	6310 LEMMON AVE	LOVE FIELD FINANCIAL
68	6410 LEMMON AVE	NWH LAND
69	4550 W MOCKINGBIRD LN	MOCKINGBIRD DUNHILL LLC
70	4560 W MOCKINGBIRD LN	LG CV MOCK AND LEMMON LLC
71	4515 W MOCKINGBIRD LN	PEGASUS BANK
72	2702 LOVE FIELD DR	SOUTHWEST AIRLINES CO
73	8020 DENTON DR	JACKS AUTO SUPPLY
74	7212 HERB KELLEHER WAY	HERTZ RENT A CAR
75	7020 HERB KELLEHER WAY	AVIS RENT A CAR
76	3407 HAWES AVE	HERTZ CORPORATION
77	8333 LEMMON AVE	SOUTHWESTERN BELL
78	3410 HAWES AVE	EAN HOLDINGS LLC
79	8611 LEMMON AVE	BUSINESS JET CENTER
80	3250 LOVE FIELD DR	MLT DEVELOPMENT
81	3232 LOVE FIELD DR	MLT DEVELOPMENT COMPANY
82	7366 CEDAR SPRINGS RD	ENTERPRISE HOLDINGS

Planner: Jennifer Muñoz

FILE NUMBER:	Z189-117(JM)	DATE FILED:	October 30, 2018
LOCATION:	West side of Roper Street, between Thedford Avenue and Savage Street		
COUNCIL DISTRICT:	2	MAPSCO:	34 G
SIZE OF REQUEST:	± 6,250 sq. ft.	CENSUS TRACT:	71.02

APPLICANT/OWNER: Olerio Homes, LLC

REPRESENTATIVE: Rob Baldwin, Baldwin and Associates

REQUEST: An application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67.

SUMMARY: The purpose of this request is to allow for a duplex to be developed on property currently designated for a single family use, according to the Existing Land Use Map (Exhibit 67A).

STAFF RECOMMENDATION: Approval, subject to a revised Existing Land Use Map.

PRIOR CPC ACTION: On January 17, 2019, the City Plan Commission held the item under advisement.

BACKGROUND INFORMATION:

- PD No. 67 was approved by City Council on May 24, 1976, and now contains five tracts with 92 acres of land.
- Tract III allows R-5 Single Family uses, duplex uses and other permitted uses (parking, school, church) regulated by the requirements of Chapter 51.
- Exhibit 67A, the “Existing Land Use Map,” identifies allowable land uses within each tract. The subject site is designated for single family uses.
- The purpose of this request is to change the designation on the Existing Land Use Map Exhibit 67A from a single family use to a duplex use. The property is currently undeveloped.

Zoning History: There have been three recent zoning requests in the area within the last five years. All three sites are south of the area shown on the Zoning History Map.

1. **Z145-225:** On September 22, 2015, the City Council approved Planned Development District No. 947 for CR Community Retail District and D Duplex District uses on property zoned a CR Community Retail District and Tract III of Planned Development District No. 67.
2. **Z189-110:** An application for an amendment to Tract III and the “Existing Land Use Map” within PD No. 67 on the east line of Victoria Avenue, north of Mockingbird Lane. *Pending CPC on February 7, 2019.*
3. **Z189-119:** An application for an amendment to Tract III and the “Existing Land Use Map” within PD No. 67 on the west side of Victoria Avenue, north of Mockingbird Lane. *Pending CPC on February 7, 2019.*

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Roper Street	Local	50 ft.	--

Traffic:

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

Surrounding Land Uses:

Area	Zone	Use
Site	PD No. 67 Tract III	Undeveloped
North	PD No. 67 Tract III	Single Family and Recreation Center
East	PD No. 67 Tract III	Single Family
South	PD No. 67 Tract III	Single Family and Church
West	PD No. 67 Tract III	Single Family and Church

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 land use goals and policies of the Comprehensive Plan.

URBAN DESIGN**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

NEIGHBORHOOD PLUS PLAN

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

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

Land Use Compatibility:

PD No. 67 was approved by City Council on May 24, 1976, and now contains five tracts with 92 acres of land. Tract III allows R-5 Single Family uses, duplex uses and other permitted uses (parking, school, church) regulated by Chapter 51. Exhibit 67A, the "Existing Land Use Map," identifies allowable land uses within each tract. The subject site is designated for single family uses. The purpose of this request is to change the

designation on the Existing Land Use Map Exhibit 67A from a single family use to a duplex use. The property is currently undeveloped.

According to the ordinance for PD No. 67, the land uses must remain as indicated on the "Existing Land Use" map (Exhibit 67A). Single-family uses and other permitted uses are regulated by the requirements of the appropriate zoning district (i.e. single-family uses regulated by the R-7.5 or R-5 Districts, duplex uses regulated by the requirements of the Duplex Dwelling District). Additionally, the development of vacant property and redevelopment of existing property is governed by the provisions of Section 51P-67.110 which states that any vacant property may be developed in accordance with the provisions of the zoning district classification designated for the property. Approval of any use of vacant property not permitted by the zoning district classification designated for the property must be determined by a public hearing before the city plan commission and the city council in accordance with Section 34 of the Comprehensive Zoning Ordinance. In other words, a PD amendment is required to change the allowable use.

Surrounding land uses include single family contiguous to the site to the north, south, and west. Further north, there is a recreation center. Further south and to the southwest, there are two churches.

The "Existing Land Use Map" for the PD casts a light on the mix of uses within the neighborhood. The area was largely identified as single family with intermittent duplex, church, and parking lot uses. Since duplex uses were scattered throughout the single family areas, staff is comfortable supporting the request to convert the subject site from single family to duplex uses.

Development Standards:

DISTRICT	SETBACKS		Density	Lot Size	Lot Width	Lot Depth	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear							
Existing: PD No. 67 Tract III Single Family (R-5)	20'	5'	One dwelling unit per lot.	5,000 SF	50'	100'	30'	45%	Single family.
Proposed: PD No. 67 Tract III Duplex	25'	10'	Two dwelling units per lot.	6,000 SF	60'	100'	36'	60%	Duplex and single family.

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 categorized as being within a “D” MVA cluster, as well as all surrounding properties to the north, south, and west. Properties located across Roper Street to the east are designated a Category “B”.

Parking:

Parking will be in accordance with the parking regulations of Chapter 51. A duplex use is required to provide a minimum of two parking spaces for each dwelling unit. Four off-street parking spaces will be required for the proposed duplex use.

Landscaping:

Landscaping will be in accordance with the landscape regulations of Chapter 51.

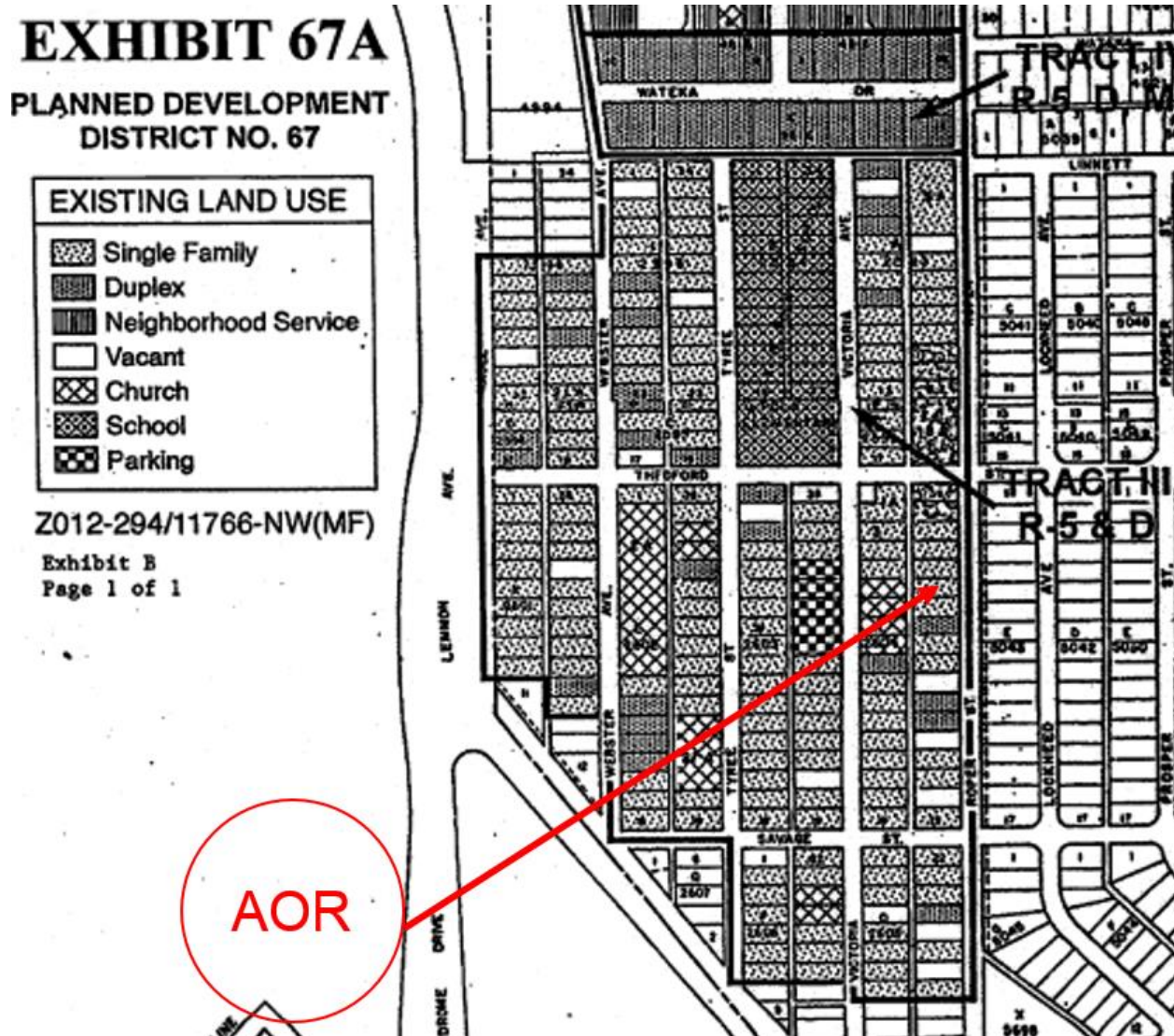
List of Officers

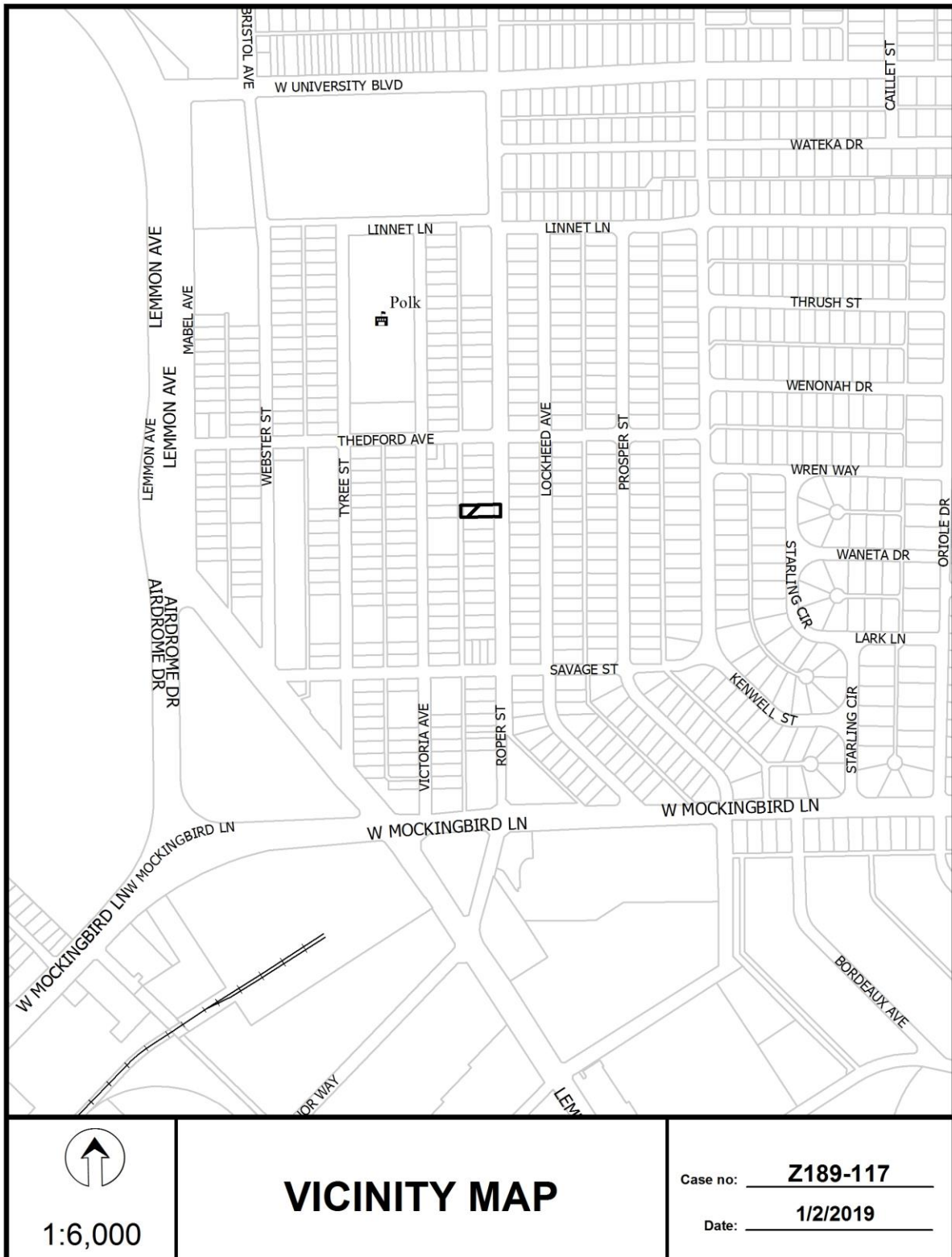
Olerio Homes

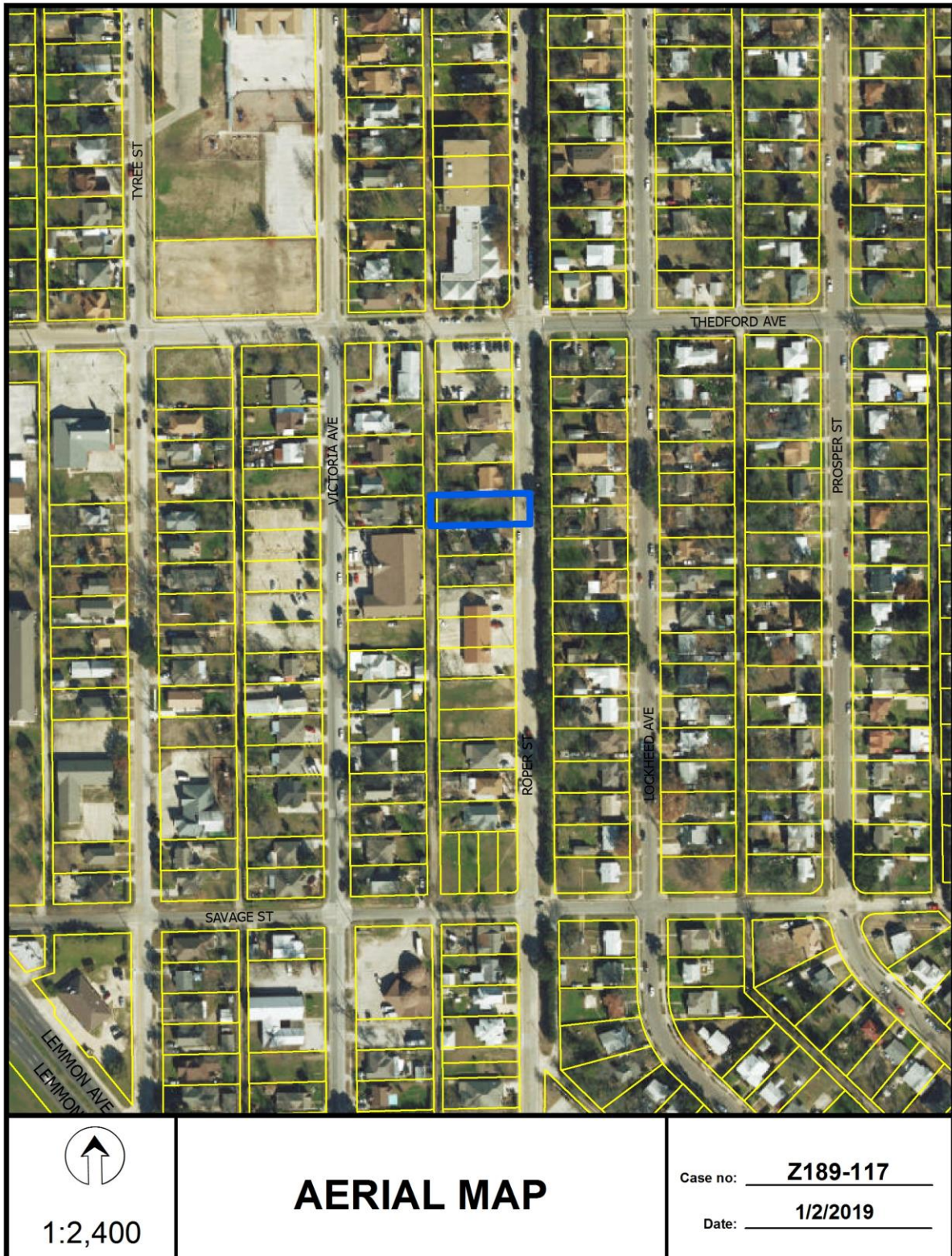
Louis M. Olerio, sole member

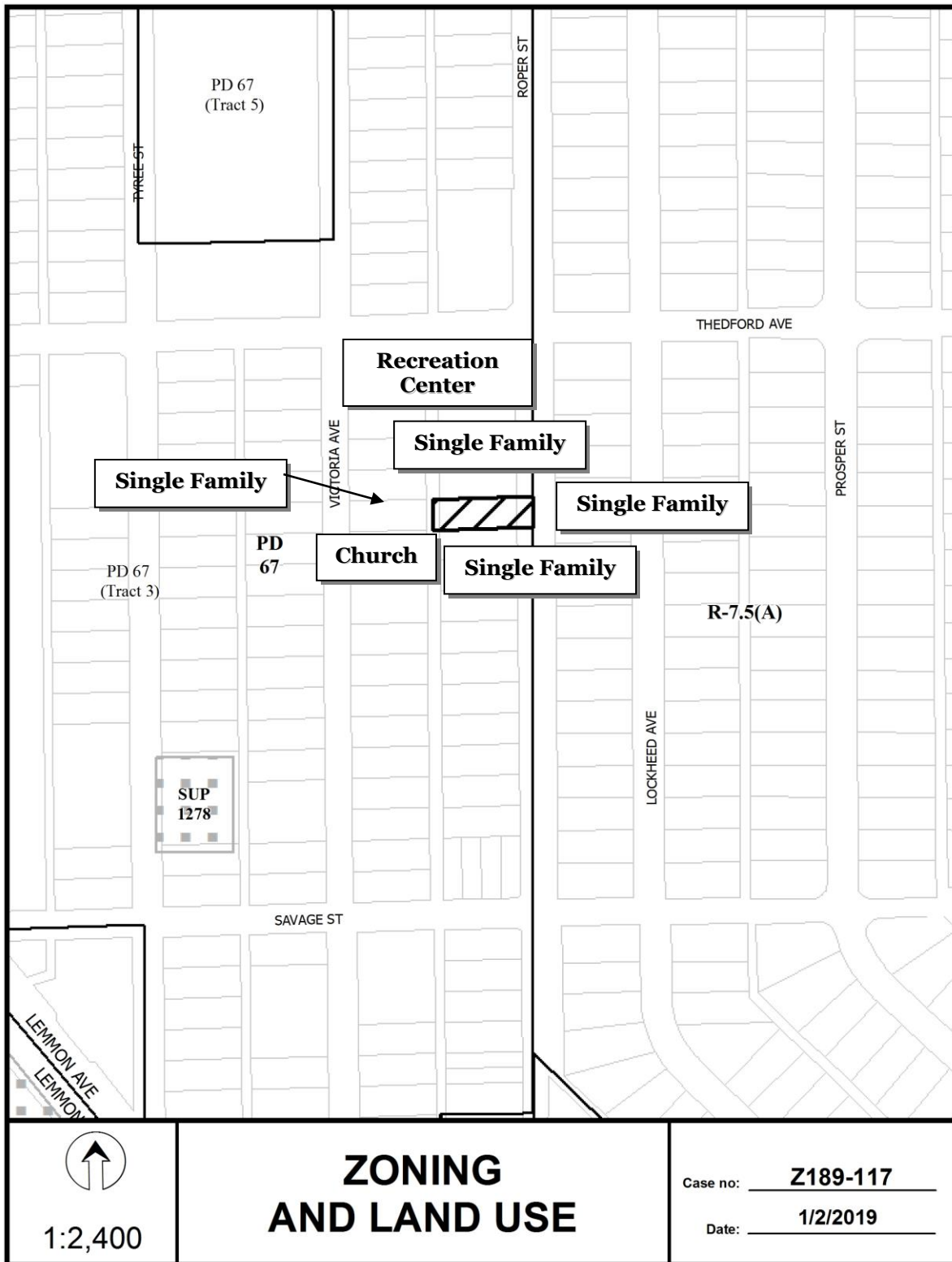
Z189-117

Existing Land Use Plan (Exhibit 67A)
Enlarged with Site Identified

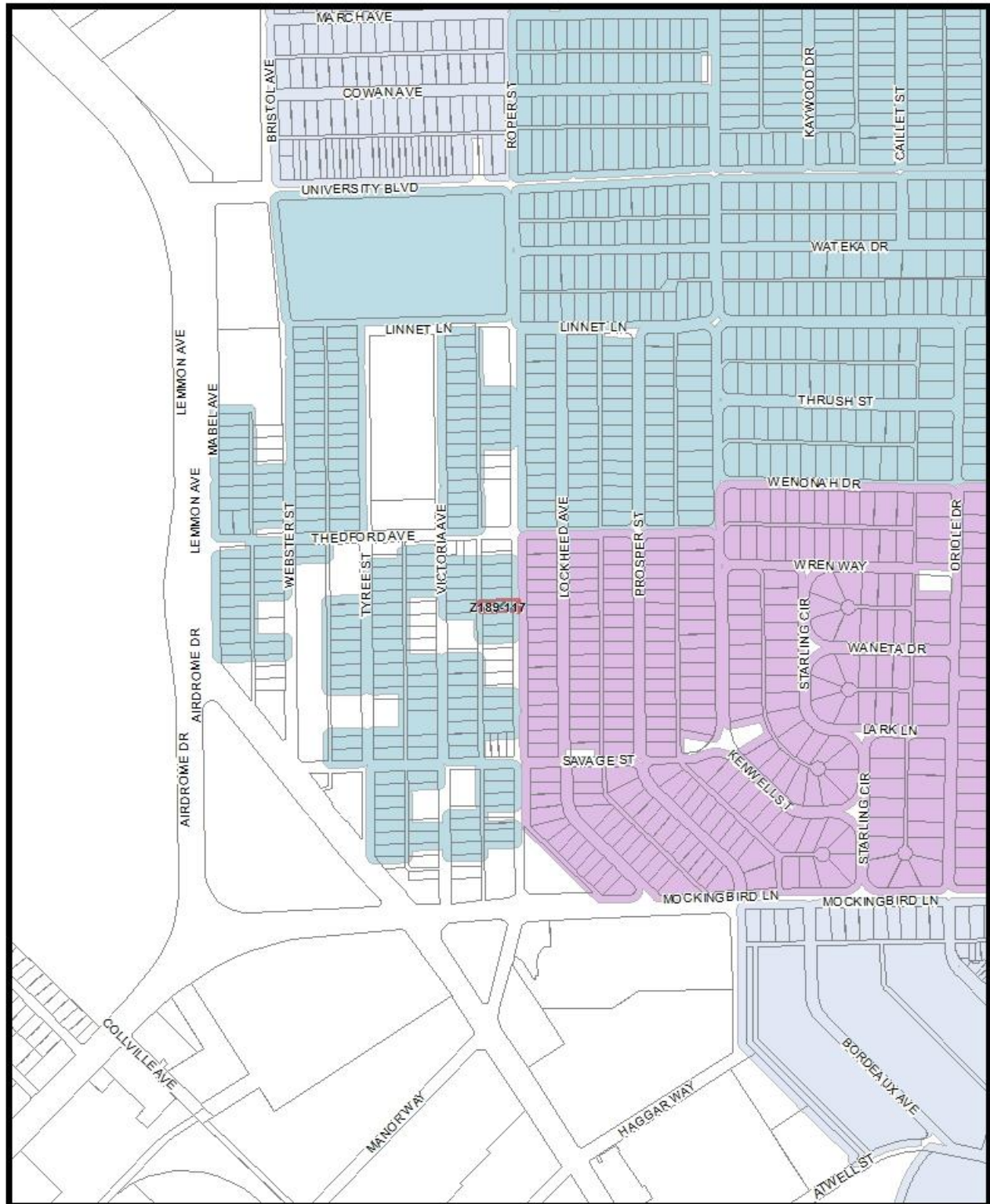










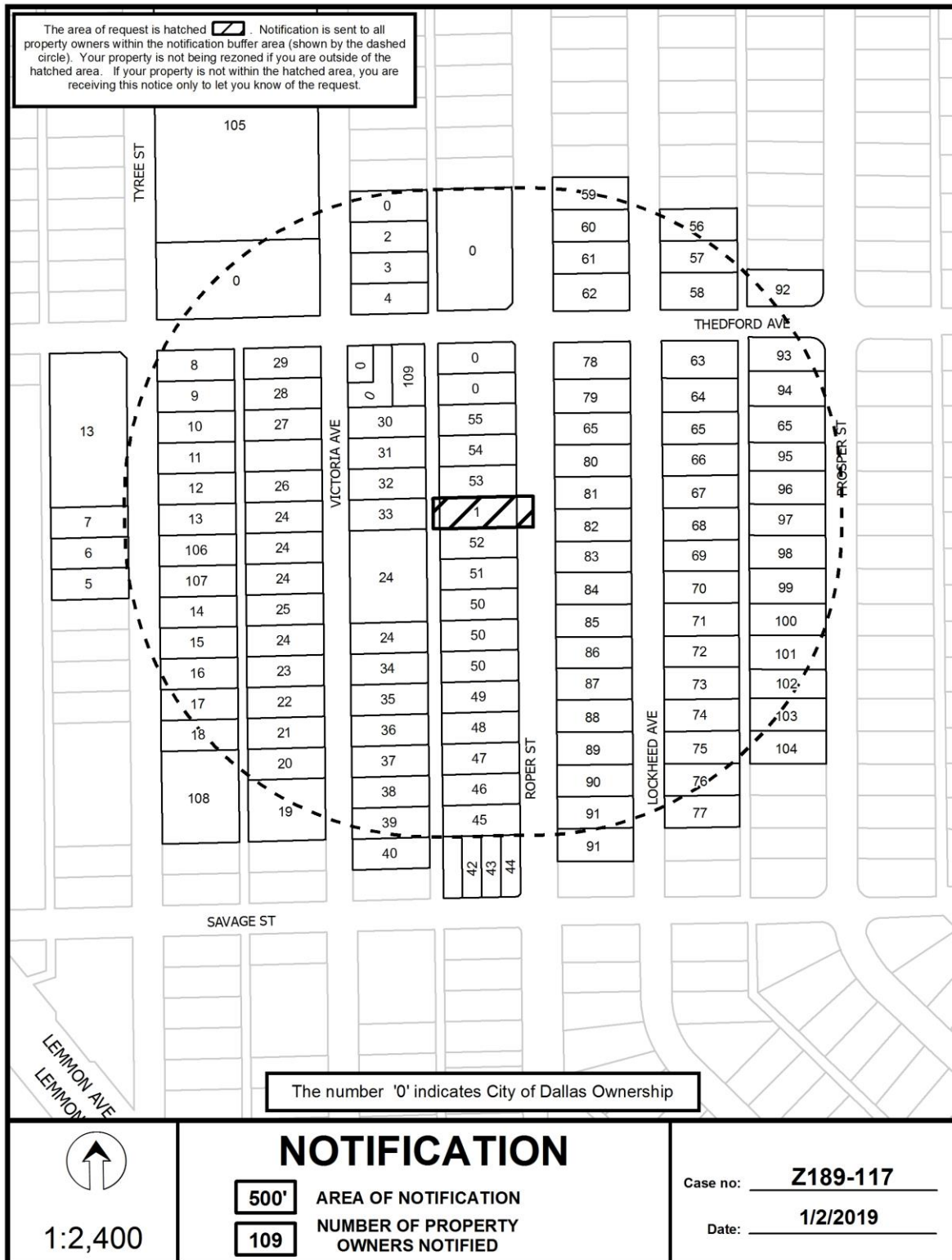


MVAC cluster A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 1/2/2019



01/02/2019

Notification List of Property Owners***Z189-117******109 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6715 ROPER ST	MCFAIL MARY L &
2	6810 VICTORIA AVE	SCARBOROUGH GREG P
3	6806 VICTORIA AVE	DENNIS JUANITA ET AL
4	6802 VICTORIA AVE	MITCHELL MELERICK
5	6707 TYREE ST	HOMES EDGAR ELIJAH
6	6711 TYREE ST	WILLIAMS JANICE L
7	6715 TYREE ST	EDGAR ELIJAH HOMES
8	6734 TYREE ST	LOPEZ ERICK
9	6730 TYREE ST	FERGUSON ALICE
10	6724 TYREE ST	NEGRETE FELIPE DE JESUS
11	6722 TYREE ST	JOHNSON MARY L
12	6718 TYREE ST	SIMPSON CELESTE T M &
13	6714 TYREE ST	NORTHPARK CHRISTIAN METH
14	6702 TYREE ST	GREER JOHN S &
15	6634 TYREE ST	MARTIN TONI
16	6630 TYREE ST	NGUYEN HOANG & HUONG
17	6626 TYREE ST	GS INVESTMENTS LLC
18	6622 TYREE ST	4901 4903 NEWMORE LLP
19	6615 VICTORIA AVE	LOVE MAVIS Y
20	6619 VICTORIA AVE	TRAN QUYNH NHU THI
21	6623 VICTORIA AVE	NGUYEN HEIN CONG
22	6627 VICTORIA AVE	ARREOLO FERNANDO
23	6629 VICTORIA AVE	BEAMON BILL
24	6635 VICTORIA AVE	SAINT LUKE MISSIONARY BAPTIST
25	6703 VICTORIA AVE	SAINT LUKE MISSIONARY
26	6719 VICTORIA AVE	REED ALBERT

01/02/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6727 VICTORIA AVE	BALDWIN WILLIAM A IV
28	6731 VICTORIA AVE	BORJA SIMON GARCIA
29	6735 VICTORIA AVE	LONG JAMES H JR
30	6726 VICTORIA AVE	ESSEX BETTY JEAN
31	6722 VICTORIA AVE	PRUITT IRIS DIANNE &
32	6718 VICTORIA AVE	PRUITT IRIS DIANNE
33	6714 VICTORIA AVE	TORRES GENOVEVO
34	6630 VICTORIA AVE	WRIGHT PAUL C
35	6626 VICTORIA AVE	NGUYEN BAO
36	6622 VICTORIA AVE	VI PHONG VAN
37	6618 VICTORIA AVE	BENAVIDES HENRY &
38	6614 VICTORIA AVE	IBARRA J MARCIAL &
39	6610 VICTORIA AVE	IBARRA JUSTIN M
40	6606 VICTORIA AVE	POND TREVOR
41	3713 SAVAGE ST	ZEPEDA JORGE
42	3717 SAVAGE ST	THOMPSON ZACHARY &
43	3715 SAVAGE ST	SMITH JESSE &
44	3719 SAVAGE ST	CUBAS & WADE INVESTMENTS LLC
45	6611 ROPER ST	POST ERMA J
46	6615 ROPER ST	VELASQUEZ MARIA DELOS A
47	6619 ROPER ST	NGUYEN DINH VAN & KHUE T
48	6623 ROPER ST	MACEDONIA BAPTIST CHURCH
49	6625 ROPER ST	MACEDONIA BAPTIST CHURCH
50	6629 ROPER ST	MACEDONIA BAPTIST CHURCH
51	6707 ROPER ST	LOVE DOROTHY
52	6713 ROPER ST	GARCIA ILSE J VARGAS
53	6719 ROPER ST	EMERSON WILLIAM
54	6723 ROPER ST	FAZ ANA
55	6727 ROPER ST	MUNOZ RAFAEL &
56	6810 LOCKHEED LN	ST JOHN WORLD LP
57	6806 LOCKHEED LN	CODE COMPLETE LLC

01/02/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6802 LOCKHEED LN	SWINTON EDWARD L
59	6815 LOCKHEED LN	ALANIZ URIEL
60	6811 LOCKHEED LN	EMERSON WILLIAM
61	6807 LOCKHEED LN	MILLER DONNA SUE &
62	6803 LOCKHEED LN	AGUIRRE ANTONIO
63	6730 LOCKHEED LN	LUNA KATHERINE
64	6726 LOCKHEED LN	BATTLE MOZELL
65	6722 LOCKHEED LN	ABOVO CORPORATION
66	6718 LOCKHEED LN	ANAYA VICTOR
67	6714 LOCKHEED LN	LANCER CONSTRUCTION & DEV LLC
68	6710 LOCKHEED LN	GADLIN IDA M ESTATE OF
69	6706 LOCKHEED LN	MITCHELL OTHREE ESTATE OF
70	6702 LOCKHEED LN	FERNANDEZ SILVIA VILLASANA
71	6636 LOCKHEED LN	BENITEZ PABLO &
72	6632 LOCKHEED LN	OCD ALL DAY LLC
73	6628 LOCKHEED LN	PROCTOR MILDRED REV LIVING TRUST
74	6624 LOCKHEED LN	J C LEASING LLP
75	6618 LOCKHEED LN	WILSON GLADYS
76	6614 LOCKHEED LN	BEDFORD EULA MAE
77	6610 LOCKHEED LN	BOMBAY INVESTMENTS LLC
78	6733 LOCKHEED LN	KIRVEN JOE
79	6727 LOCKHEED LN	SAMPLE ANITA SANDRA HUTSON
80	6719 LOCKHEED LN	ANAYA VICTOR M
81	6715 LOCKHEED LN	BARNETT DAN
82	6711 LOCKHEED LN	SPRIGGS WILLIE J EST OF
83	6707 LOCKHEED LN	PINKSTON JONATHAN A
84	6703 LOCKHEED LN	RETANA FERNANDO A &
85	6637 LOCKHEED LN	BROWN ARBIE FAYE
86	6633 LOCKHEED LN	GARCIA ABEL
87	6629 LOCKHEED LN	JONES ANITA LIFE ESTATE
88	6623 LOCKHEED LN	MITCHELL LYNDIA M

01/02/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6619 LOCKHEED LN	FOUR SHELBY INC
90	6615 LOCKHEED LN	HOWARD EDWINE L
91	6611 LOCKHEED LN	JC LEASING LLP
92	6803 PROSPER ST	BERRY LEONARD AUTWOOD JR
93	6733 PROSPER ST	HOGUE LUCYLE
94	6727 PROSPER ST	COLLINS CHRISTI R
95	6719 PROSPER ST	MASTERS ROZELL
96	6715 PROSPER ST	BROWN BERNICE &
97	6711 PROSPER ST	MASTERS ROZELLE &
98	6707 PROSPER ST	WATSON EMMA JEAN ET AL
99	6703 PROSPER ST	MAYS LAURENE
100	6637 PROSPER ST	DAVIS BILLYE L
101	6633 PROSPER ST	JC LEASING LLP
102	6629 PROSPER ST	JOHNSON FREDRICKA E
103	6623 PROSPER ST	SAINZ NELIDA
104	6619 PROSPER ST	SANCHEZ JUAN A
105	6911 VICTORIA AVE	Dallas ISD
106	6710 TYREE ST	DELANEY HAROLD DOUGLAS
107	6706 TYREE ST	NEW WORLD SERIES LLC SERIES W
108	6610 TYREE ST	LANGRUM ALMA JEAN
109	3810 THEDFORD AVE	HOUSE OF PRAYER MISSIONARY BAPTIST CHURCH DALLAS

Planner: Jennifer Muñoz

FILE NUMBER:	Z189-119(JM)	DATE FILED:	October 30, 2018
LOCATION:	West side of Victoria Avenue, between Savage Street and West Mockingbird Lane		
COUNCIL DISTRICT:	2	MAPSCO:	34 L
SIZE OF REQUEST:	± 6,250 sq. ft.	CENSUS TRACT:	71.02

APPLICANT/OWNER: Olerio Homes, LLC

REPRESENTATIVE: Rob Baldwin, Baldwin and Associates

REQUEST: An application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67.

SUMMARY: The purpose of this request is to allow for a duplex to be developed on property currently designated for a single family use, according to the Existing Land Use Map (Exhibit 67A).

STAFF RECOMMENDATION: Approval, subject to a revised Existing Land Use Map.

PRIOR CPC ACTION: On January 17, 2019, the City Plan Commission held the item under advisement.

BACKGROUND INFORMATION:

- PD No. 67 was approved by City Council on May 24, 1976, and now contains five tracts with 92 acres of land.
- Tract III allows R-5 Single Family uses, duplex uses and other permitted uses (parking, school, church) regulated by the requirements of Chapter 51.
- Exhibit 67A, the “Existing Land Use Map,” identifies allowable land uses within each tract. The subject site is designated for single family uses.
- The purpose of this request is to change the designation on the Existing Land Use Map Exhibit 67A from a single family use to a duplex use. The property is currently developed with a single family structure.

Zoning History: There have been three recent zoning requests in the area within the last five years.

1. **Z145-225:** On September 22, 2015, the City Council approved Planned Development District No. 947 for CR Community Retail District and D Duplex District uses on property zoned a CR Community Retail District and Tract III of Planned Development District No. 67.
2. **Z189-110:** An application for an amendment to Tract III and the “Existing Land Use Map” within PD No. 67 on the east line of Victoria Avenue, north of Mockingbird Lane. *Pending CPC on February 7, 2019.*
3. **Z189-117:** An application for an amendment to Tract III and the “Existing Land Use Map” within PD No. 67 on the west side of Roper Street, south of Thedford Avenue. *Pending CPC on February 7, 2019.*

Thoroughfares/Streets:

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

Traffic:

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

Surrounding Land Uses:

Area	Zone	Use
Site	PD No. 67 Tract III	Single Family
North	PD No. 67 Tract III	Undeveloped, Single Family, Church, and Theater (no CO)
East	PD No. 67 Tract III	Single Family
South	PD No. 67 Tract III, CR District, and PD No. 947	Undeveloped, Single Family, and Restaurant with Drive-through
West	PD No. 67 Tract III	Single Family

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 land use goals and policies of the Comprehensive Plan.

URBAN DESIGN**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

NEIGHBORHOOD PLUS PLAN

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

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

Land Use Compatibility:

PD No. 67 was approved by City Council on May 24, 1976, and now contains five tracts with 92 acres of land. Tract III allows R-5 Single Family uses, duplex uses and other permitted uses (parking, school, church) regulated by Chapter 51. Exhibit 67A, the "Existing Land Use Map," identifies allowable land uses within each tract. The subject

site is designated for single family uses. The purpose of this request is to change the designation on the Existing Land Use Map Exhibit 67A from a single family use to a duplex use. The property is currently developed with a single family structure.

According to the ordinance for PD No. 67, the land uses must remain as indicated on the "Existing Land Use" map (Exhibit 67A). Single-family uses and other permitted uses are regulated by the requirements of the appropriate zoning district (i.e. single-family uses regulated by the R-7.5 or R-5 Districts, duplex uses regulated by the requirements of the Duplex Dwelling District). Additionally, the development of vacant property and redevelopment of existing property is governed by the provisions of Section 51P-67.110 which states that any vacant property may be developed in accordance with the provisions of the zoning district classification designated for the property. Approval of any use of vacant property not permitted by the zoning district classification designated for the property must be determined by a public hearing before the city plan commission and the city council in accordance with Section 34 of the Comprehensive Zoning Ordinance. In other words, a PD amendment is required to change the allowable use.

Surrounding land uses include undeveloped, single family, church, and a theater to the north; single family to the east; undeveloped, single family, and a restaurant with drive-through to the south; and, single family to the west.

The "Existing Land Use Map" for the PD cast a light on the mix of uses within the neighborhood. The area was largely identified as single family with intermittent duplex, church, and parking lot uses. Since duplex uses were scattered throughout the single family areas, staff is comfortable supporting the request to convert the subject site from single family to duplex uses.

Development Standards:

DISTRICT	SETBACKS		Density	Lot Size	Lot Width	Lot Depth	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear							
Existing: PD No. 67 Tract III Single Family (R-5)	20'	5'	One dwelling unit per lot.	5,000 SF	50'	100'	30'	45%	Single family.
Proposed: PD No. 67 Tract III Duplex	25'	10'	Two dwelling units per lot.	6,000 SF	60'	100'	36'	60%	Duplex and single family.

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 and all surrounding properties are categorized as being within a “D” MVA cluster.

Parking:

Parking will be in accordance with the parking regulations of Chapter 51. A duplex use is required to provide a minimum of two parking spaces for each dwelling unit. Four off-street parking spaces will be required for the proposed duplex use.

Landscaping:

Landscaping will be in accordance with the landscape regulations of Chapter 51.

List of Officers

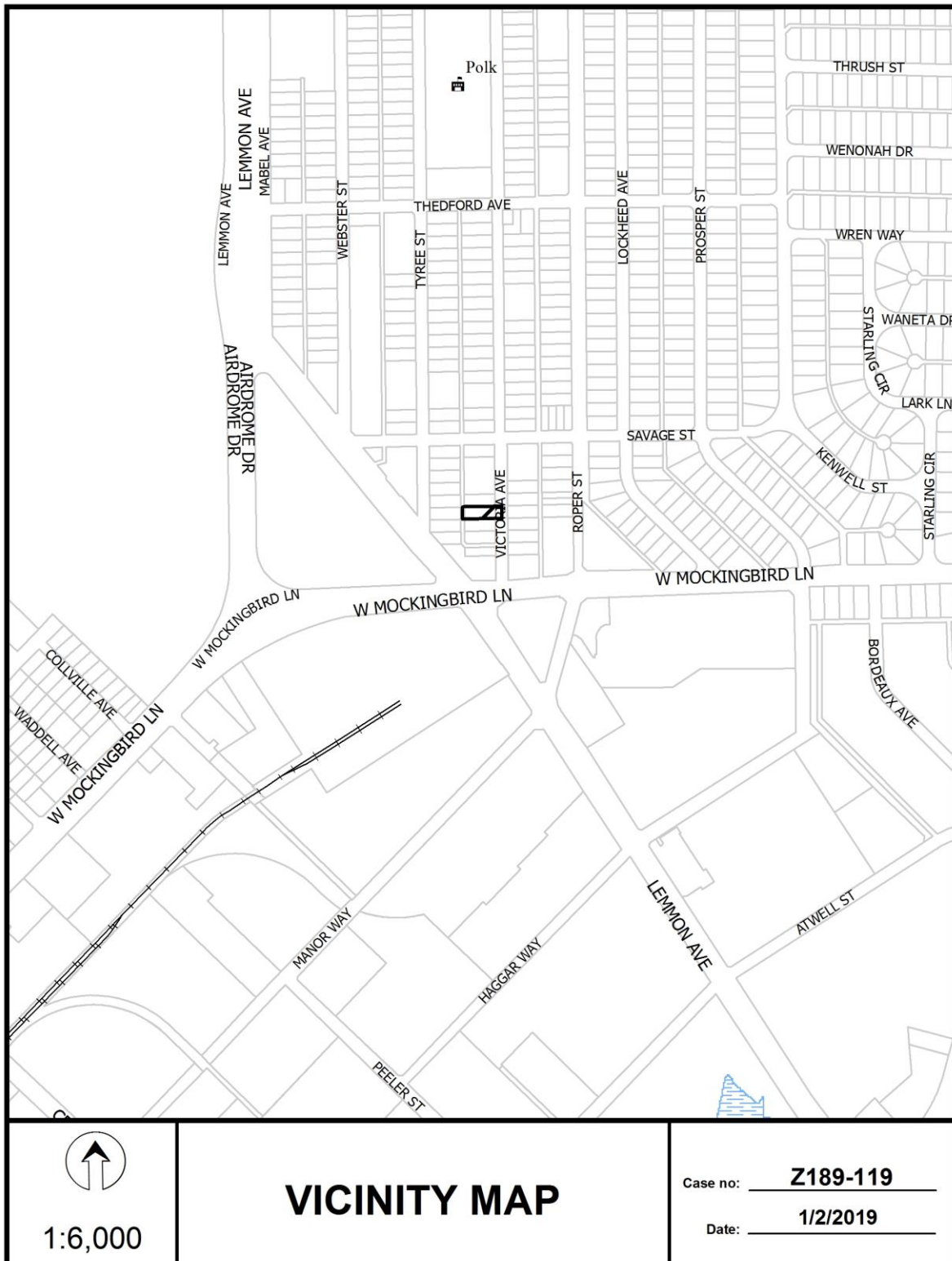
Olerio Homes

Louis M. Olerio, sole member

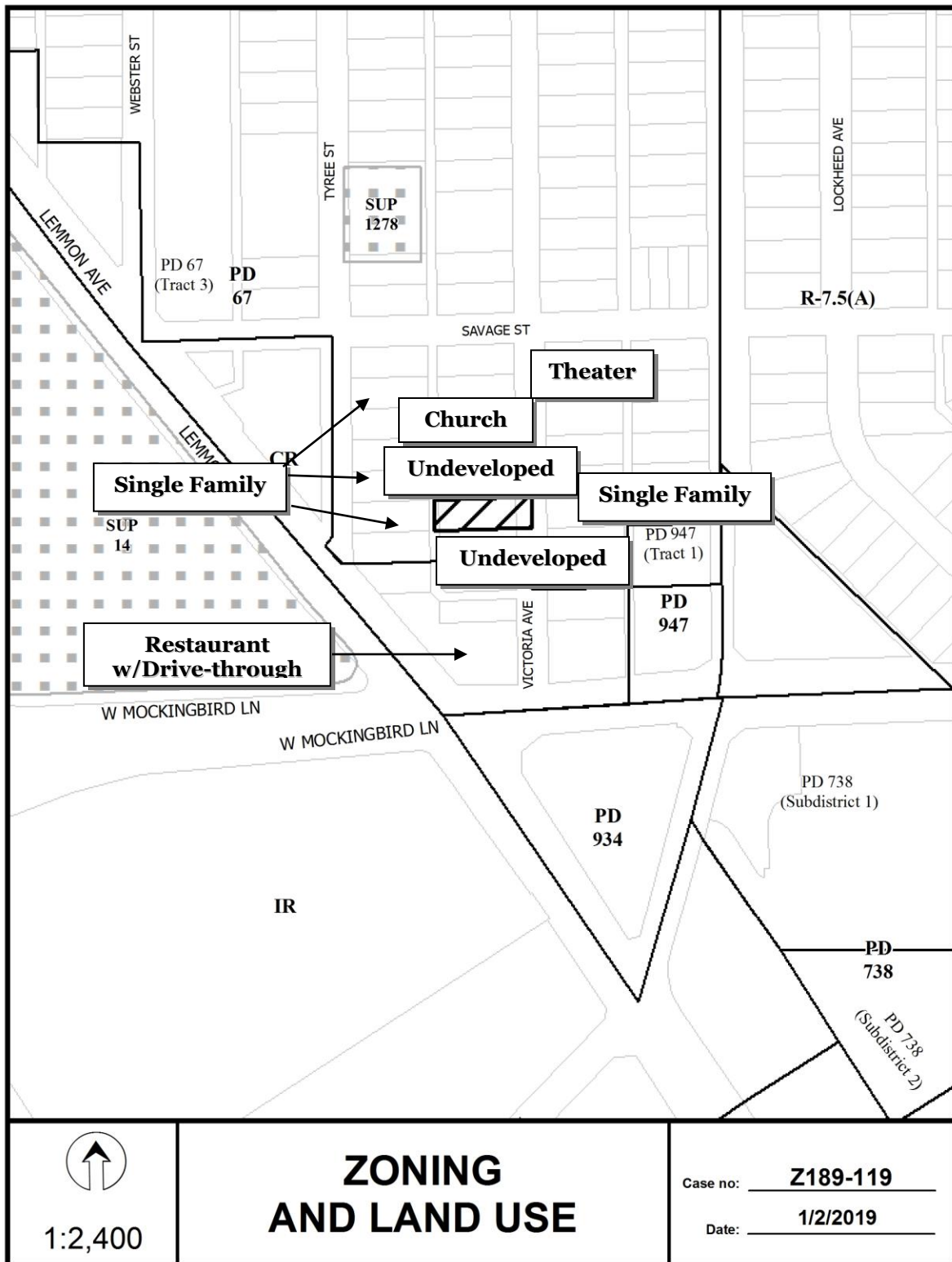
Z 189-119

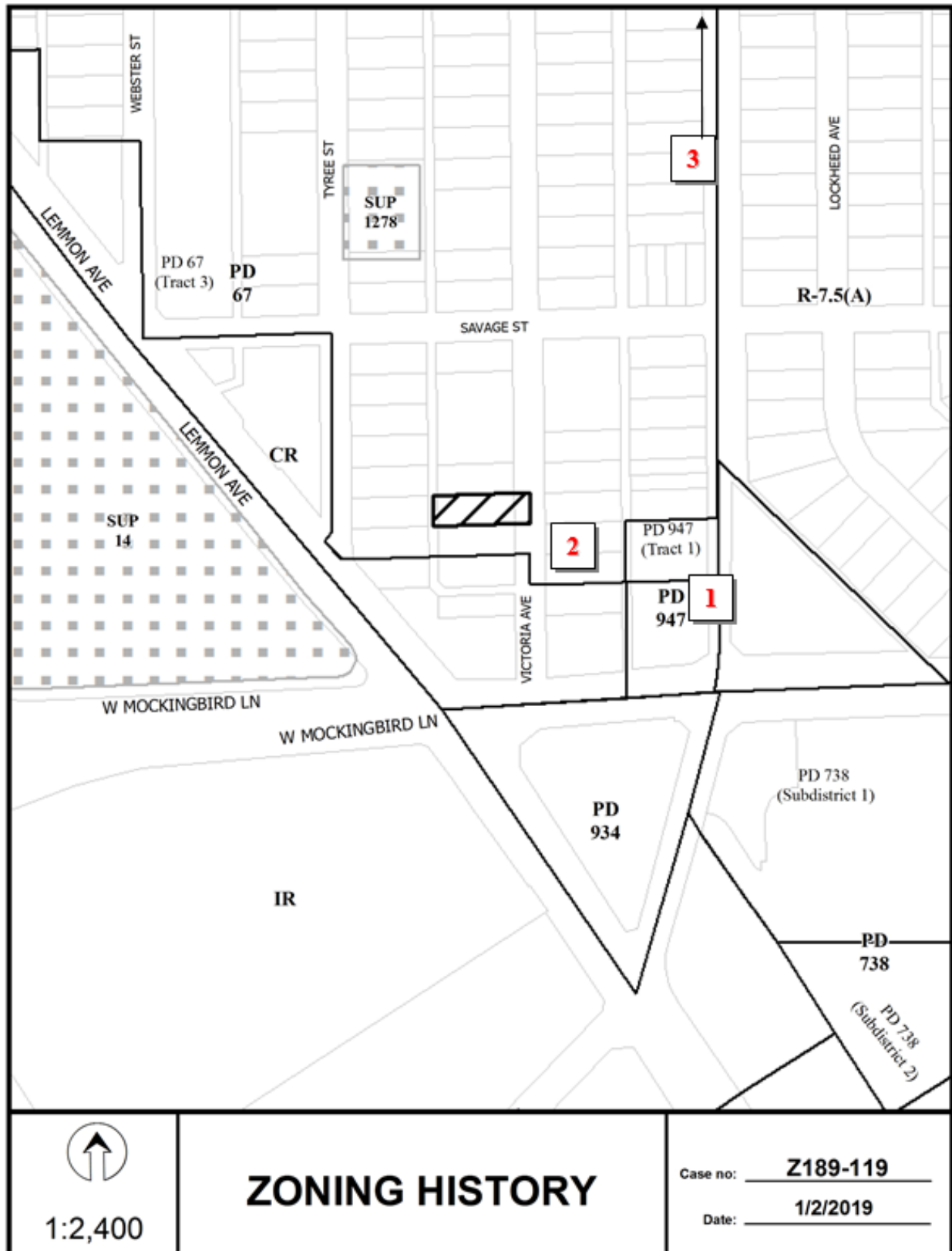
Existing Land Use Plan (Exhibit 67A)
Enlarged with Site Identified

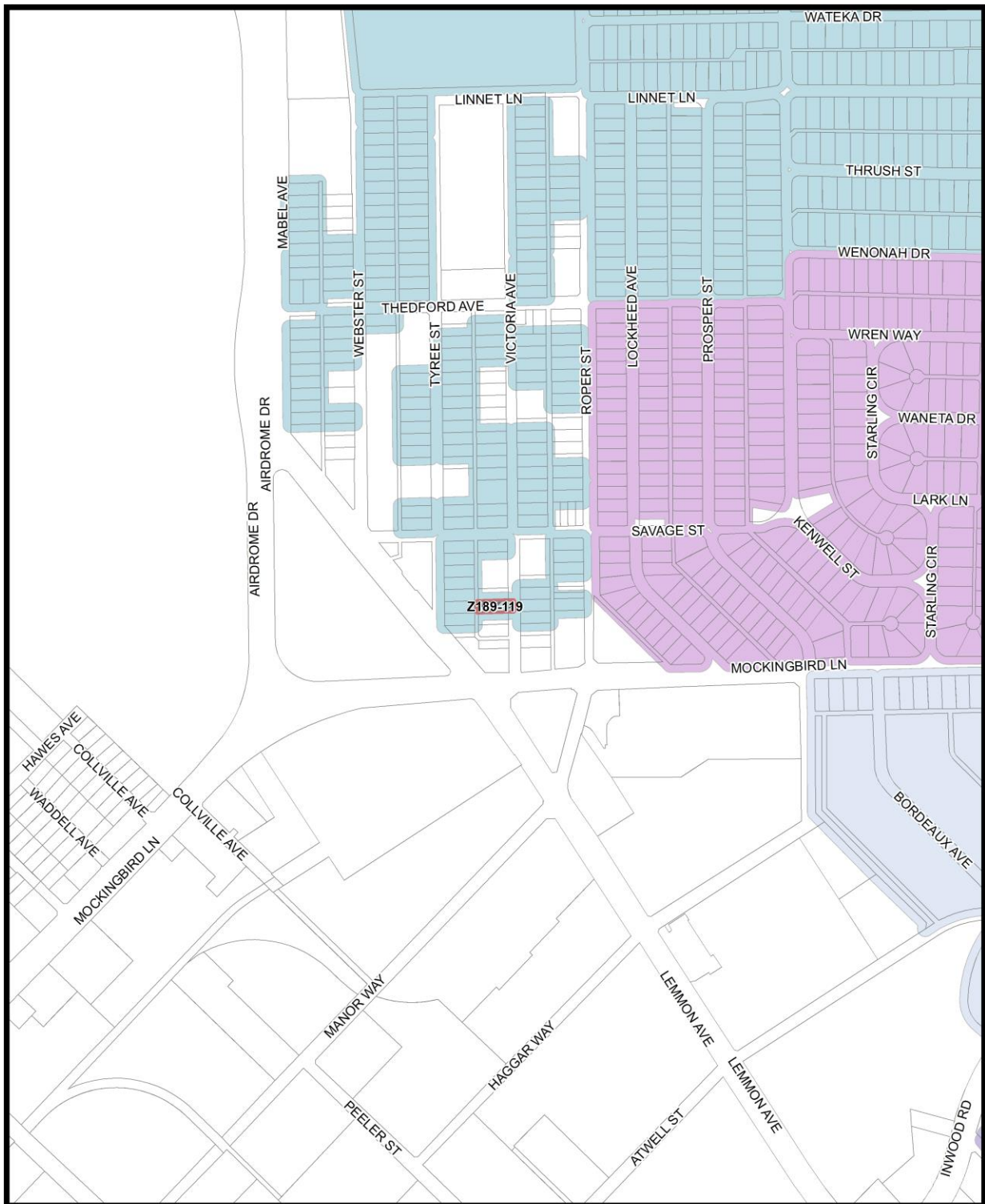










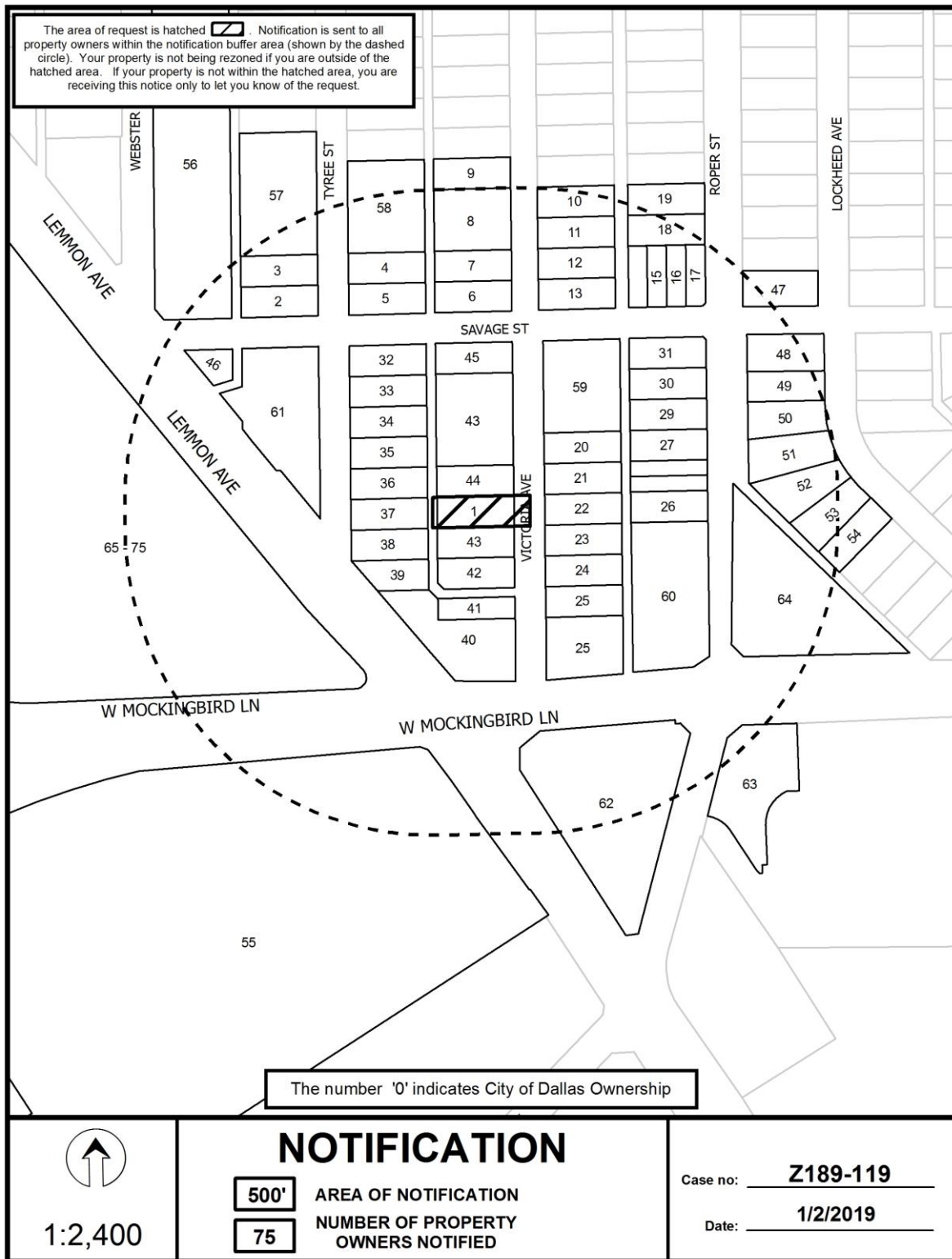


MVACluster A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 1/4/2019



01/02/2019

Notification List of Property Owners***Z189-119******75 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6527 VICTORIA AVE	ESCALANTE MARICRUZ
2	6603 TYREE ST	LEONOR JORGE
3	6607 TYREE ST	JOHNSON OLLIE MARIE
4	6606 TYREE ST	WINN ELBERT
5	6602 TYREE ST	BORDERS CAROLYN &
6	6603 VICTORIA AVE	NGUYEN THANH V & LE THI
7	6607 VICTORIA AVE	LE DAVID V
8	6615 VICTORIA AVE	LOVE MAVIS Y
9	6619 VICTORIA AVE	TRAN QUYNH NHU THI
10	6614 VICTORIA AVE	IBARRA J MARCIAL &
11	6610 VICTORIA AVE	IBARRA JUSTIN M
12	6606 VICTORIA AVE	POND TREVOR
13	6602 VICTORIA AVE	PETTY ANTHONY CHARLES
14	3713 SAVAGE ST	ZEPEDA JORGE
15	3717 SAVAGE ST	THOMPSON ZACHARY &
16	3715 SAVAGE ST	SMITH JESSE &
17	3719 SAVAGE ST	CUBAS & WADE INVESTMENTS LLC
18	6611 ROPER ST	POST ERMA J
19	6615 ROPER ST	VELASQUEZ MARIA DELOS A
20	6532 VICTORIA AVE	GREATER NORTH PARK CHURCH OF GOD IN CHRIST
21	6528 VICTORIA AVE	TRAN SANG QUANG
22	6524 VICTORIA AVE	BONILLA NIDIA M
23	6520 VICTORIA AVE	JDAL PROPERTIES INC
24	6516 VICTORIA AVE	MSC-I LTD
25	6512 VICTORIA AVE	4407 CORPORATION
26	6525 ROPER ST	NGUYEN LOC TRONG

01/02/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6529 ROPER ST	DOMANETTI DALLAS DUPLEX LLC
28	6527 ROPER ST	HINOJOSA ARNOLD
29	6535 ROPER ST	BROWN JEWELL DEAN LIFE ESTATE
30	6539 ROPER ST	FOUR SHELBY INC
31	6543 ROPER ST	BALTAZAR SILVINA &
32	6528 TYREE ST	STEWART BEVERLY A
33	6524 TYREE ST	RODRIGUEZ JOSE ANGEL
34	6520 TYREE ST	KNOX BENJAMIN
35	6516 TYREE ST	CABRERA EMMA
36	6512 TYREE ST	GROGGS TEREICE LANEL
37	6508 TYREE ST	CABRERA MARIA LUISA
38	6504 TYREE ST	N & D PREMIER REALTY INC
39	6522 LEMMON AVE	N & D PREMIER REALTY
40	6502 LEMMON AVE	POP HOLDINGS LP
41	6511 VICTORIA AVE	CHURCHS FRIED CHICKEN INC
42	6517 VICTORIA AVE	MSC I LTD
43	6521 VICTORIA AVE	GREATER NORTH PARK
44	6529 VICTORIA AVE	VU THONG DINH &
45	6545 VICTORIA AVE	SOLES JEWELL LYNN
46	6608 LEMMON AVE	EMERSON WILLIAM G
47	6603 LOCKHEED LN	ALLEN BARBARA JO
48	6547 LOCKHEED LN	REESE PATRICIA
49	6543 LOCKHEED LN	MORRIS MARY LEE
50	6539 LOCKHEED LN	LIU JOHN M
51	6535 LOCKHEED LN	ROBINSON CHARLES L &
52	6531 LOCKHEED LN	MURDINE BERRY FAMILY TRUST
53	6529 LOCKHEED LN	SIMS LINDA &
54	6525 LOCKHEED LN	PARKER WILLIAM H
55	6445 LEMMON AVE	COCA COLA CO THE
56	6710 WEBSTER ST	BETHANY BAPTIST CHURCH
57	6615 TYREE ST	NEW JERUSALEM AFRICAN METHODIST EPISCOPAL CHURCH

01/02/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6610 TYREE ST	LANGRUM ALMA JEAN
59	6540 VICTORIA AVE	KHOURY JOHN &
60	4415 W MOCKINGBIRD LN	SBLFT/OF I LTD
61	6606 LEMMON AVE	FIEDLER LLOYD
62	6410 LEMMON AVE	NWH LAND
63	4560 W MOCKINGBIRD LN	LG CV MOCK AND LEMMON LLC
64	4515 W MOCKINGBIRD LN	PEGASUS BANK
65	2702 LOVE FIELD DR	SOUTHWEST AIRLINES CO
66	8020 DENTON DR	JACKS AUTO SUPPLY
67	7212 HERB KELLEHER WAY	HERTZ RENT A CAR
68	7020 HERB KELLEHER WAY	AVIS RENT A CAR
69	3407 HAWES AVE	HERTZ CORPORATION
70	8333 LEMMON AVE	SOUTHWESTERN BELL
71	3410 HAWES AVE	EAN HOLDINGS LLC
72	8611 LEMMON AVE	BUSINESS JET CENTER
73	3250 LOVE FIELD DR	MLT DEVELOPMENT
74	3232 LOVE FIELD DR	MLT DEVELOPMENT COMPANY
75	7366 CEDAR SPRINGS RD	ENTERPRISE HOLDINGS

FILE NUMBER: Z178-268(JM)

DATE FILED: May 29, 2018

LOCATION: Southwest corner of Turtle Creek Boulevard and Hi Line Drive

COUNCIL DISTRICT: 6

MAPSCO: 44 H

SIZE OF REQUEST: 1.05 acres

CENSUS TRACT: 100

APPLICANT/OWNER: DD Dunhill Hotel, LLC

REPRESENTATIVE: William S. Dahlstrom, Jackson Walker, LLP

REQUEST: An application for an amendment to Subdistrict 1E within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District.

SUMMARY: The purpose of this request is to amend the parking, sidewalk, and sign regulations for a hotel currently under construction [Virgin Hotel].

STAFF RECOMMENDATION: Approval, subject to staff's recommended conditions.

BACKGROUND INFORMATION:

- Planned Development District No. 621 was created by City Council on August 28, 2002. Since its inception, there have been several amendments for the creation of new subdistricts. There are 11 existing subdistricts, with two additional new subdistricts currently under review.
- The 1.05-acre site is currently being developed with a 17-story hotel with a maximum of 268 rooms and a four-story parking garage [Virgin Hotel], an approximately 2,846-square-foot restaurant, and an approximately 2,055-square-foot bar.
- The request to amend Subdistrict 1E will allow:
 - A reduction in parking for a hotel use from 264 parking spaces to 147 parking spaces. This is a reduction of 117 parking spaces, or 44 percent, for the hotel use.
 - Sidewalks to be located between zero feet and 10 feet from the back of the projected street curb on Hi Line Drive to allow for the preservation of existing trees.
 - Sidewalks to be located between zero feet and 12 feet from the back of the projected street curb on Turtle Creek Boulevard to allow for the preservation of existing trees.
 - One rooftop-mounted metal framework premise sign with up to 1,200 square feet of total effective area which may be illuminated internally, externally, or both, with a minimum 6.5 percent dedicated to identifying the Design District.

Zoning History: There have been two zoning cases in the area over the past five years.

1. **Z156-228:** On August 10, 2016, the City Council approved an application for new Subdistrict (Subdistrict 1H) on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, located at the northeast line and terminus of Hi Line Drive northwest of Oak Lawn Avenue.
2. **Z156-131:** On March 23, 2016, the City Council approved an application for new Subdistrict (Subdistrict 1E) on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, located at the west corner of Hi Line Drive and Turtle Creek Boulevard. *This is the subject site.*

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW	Proposed ROW
Hi Line Drive	Collector	80 feet	80 feet
Turtle Creek Boulevard	Minor Arterial	130 feet	130 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the applicant's request and traffic impact analysis and determined it will not negatively impact the surrounding street system.

Surrounding Land Uses:

	Zoning w/in PD No. 621	Land Use
Site	Subdistrict 1E	Hotel (under construction)
North	Subdistrict 1 & 1H	Surface Parking and Office
East	Subdistrict 1	Multifamily, Restaurant, Personal Service—Hair Salon
South	Subdistrict 1	Multifamily
West	Subdistrict 1	Office Showroom/Warehouse

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.

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

AREA PLAN:

The subject site is located within the Trinity River Corridor Comprehensive Land Use Plan, Downtown-Lakes District. The report identifies that the area will continue to have the most intense development pattern in Dallas. With the highest development intensity in this plan, this area extends across IH-35 from Downtown Dallas to the Trinity River levees and continues across the river to Oak Cliff and West Dallas. This development pattern should extend the existing downtown fabric and take full advantage of the appealing amenities planned in the central part of the Trinity River Corridor. Other land use modules provide for mixed use urban development as well. Mixed Use – High Density; Mixed Use – Adaptive Reuse; Residential Urban and Residential Riverside modules are all included in the plans for this district. The result should be a variety of exciting new urban neighborhoods and business areas.

Land Use Compatibility:

PD No. 621 was adopted by the City Council on August 28, 2002. Since its inception, there have been several amendments for the creation of new subdistricts. There are currently 11 subdistricts, with additional new subdistricts under review. The subject site encompasses all of Subdistrict 1E, which was approved by City Council on March 23, 2016.

Prior to the creation of the PD, the approximate 421 acres was comprised of various commercial and industrial uses. The area has experienced a redevelopment of various parcels that are more mixed use in application. The PD contains a commitment to a design package by providing enhanced open space, a variety of retail and personal service uses, all within close proximity to mass transit and components of the trail system.

The 1.05-acre site is currently being developed with a 17-story hotel with 268 rooms and a four-story parking garage [Virgin Hotel], a 2,846 square-foot restaurant, and

2,055 square-foot bar. Surrounding land uses include office and surface parking to the north; multifamily, restaurant, and personal service—hair salon to the east; multifamily to the south; and, office/showroom warehouse to the west.

The current request is to amend Subdistrict 1E to allow for the following changes to the existing conditions:

- A reduction in parking for a hotel use from 264 parking spaces, to 147 parking spaces. This is a reduction of 117 parking spaces, or 44 percent for the hotel use.
- Sidewalks to be located between zero feet and 10 feet from the back of the projected street curb on Hi Line Drive to allow for the preservation of existing trees. Sidewalks to be located between zero feet and 12 feet from the back of the projected street curb on Turtle Creek Boulevard to allow for the preservation of existing trees.
- One rooftop-mounted metal framework premise sign with up to 1,200 square feet of total effective area which may be illuminated internally, externally, or both, with a minimum 6.5 percent dedicated to identifying the Design District.

Staff generally supports the requests made, except related to the requested rooftop sign, as further discussed in the section on signs below.

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 identified, surrounding properties to the east, south, and further west across Market Center Boulevard are categorized as being within a “E” MVA cluster.

Parking:

PD No. 621 refers to the Dallas Development Code for parking a hotel use. Hotels with guest rooms from one to 250 require one parking space per room. For rooms 251 to 500, 0.75 spaces are required per room. The current proposal is to have a maximum of 268 hotel rooms which would require 264 parking spaces.

A parking demand study was submitted to support the proposed reduction in parking requested. The analysis states that a parking valet will be utilized for the hotel. The

parking study noted the overlapping uses would consolidate required parking since patrons of the hotel may also utilize other services on-site, such as the restaurant. Additionally, the study notes the likelihood of ride sharing and the use of public transportation. Staff from the Engineering Division reviewed the report and found the assumptions made to be acceptable.

A reduction for the hotel use from 264 spaces for the 268 guest rooms, to 147 parking spaces is equal to 117 less parking spaces, or a 44 percent reduction for the hotel use.

Landscaping:

The new development will be subject to the requirements of PD No. 621, which generally follow Article X with additional specifications regarding tree species, street trees, landscaping in the public right-of-way, landscaping in railbeds, parking lot buffers, plant requirements, landscape plans at the time of building permits, open space fund, and parking/landscaping zones. No modifications to the landscaping requirements are associated with this request.

Sidewalks:

The intent behind separating pedestrians from immediate curb adjacency is to provide for a more comfortable and walkable experience. In some cases for the site, there are mature trees that inhibit the ideal sidewalk placement. The applicant would prefer to preserve these stately oak trees. The provisions being amended would allow for up to 50 percent of the sidewalk surrounding the site to meander towards and abut the curb in an effort to preserve those existing trees. The Chief Arborist reviewed this request and supports the attempt to preserve the trees.

Signs:

PD No. 621 refers to the business district sign regulations in the Dallas Development Code. No rooftop signs are permitted, per Section 51A-7.1804(e) and 51A-7.203. The applicant has requested to allow one rooftop-mounted metal framework premise sign with up to 1,200 square feet of total effective area which may be illuminated internally, externally, or both, with a minimum 6.5 percent dedicated to identifying the Design District. A rendering was provided in association with this request, but is not entered as an official exhibit for the request.

Rooftop signs are currently allowed in four Sign Districts. A comparison between those signs to the current request is outlined in the table below:

District	Quantity	Height/ Stories	Size	Other Provisions
<i>Proposed for 1E, PD No. 621</i>	<i>One</i>		<i>1,200 square feet</i>	<ul style="list-style-type: none"> • <i>6.5 percent district identification.</i> • <i>In compliance with Dallas Fire Code and approved by fire marshal.</i>
West End Historic Sign District	One per façade	Six stories	800 square feet	
Market Center Sign Subdistrict	Two in the district; one per building.		1,200 square feet	<ul style="list-style-type: none"> • 15 percent district identification. • In compliance with Dallas Fire Code and approved by fire marshal.
Victory Sign District "B"	Two in Subdistrict B			<ul style="list-style-type: none"> • CA required from CPC • Meets all building codes. • Public hearing at CPC.
Victory Sign District "A"	13 in Subdistrict A		8,500 square feet for entertainment complex; no max for others	<ul style="list-style-type: none"> • For entertainment complex only • 10-word limit

Rooftop signs are prohibited in the City of Dallas, except in specially conceived sign districts where the signs are regulated and used as an element of a total sign package for an area. The current request is to allow for one rooftop sign, with no justification for why this site should be the district identifier for the Design District, a 421-acre PD area. Staff cannot support this request.

List of Officers

DD Dunhill Hotel LLC

1. William Hutchinson, President
2. Timothy Denker, Vice President

Z178-268

**Proposed Revised PD Conditions
for Subdistrict 1E**

ARTICLE 621.

PD 621.

**Old Trinity and Design District Special Purpose
District**

SEC. 51P-621.101. LEGISLATIVE HISTORY.

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

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

PD 621 is established on property generally bounded by Sylvan Avenue/Wycliff Avenue on the northwest, the meanders of the old channel of the Trinity River on the north, Interstate 35 on the east, Continental Avenue on the south, and the Trinity River Floodway on the west. The size of PD 621 is approximately 421.0323 acres. (Ord. Nos. 25013; 25560; 27006; 29127)

SEC. 51P-621.102.1. CREATION OF SUBDISTRICTS.

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

(b) Creation of subdistricts.

(1) This special purpose district is divided into 11 subdistricts. Exhibit 621A describes the boundaries of each subdistrict. The map labeled Exhibit 621B shows the boundaries of each subdistrict. In case of a conflict, the verbal description in Exhibit 621A controls over the map in Exhibit 621B.

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

1D, 1E, 1F, 1G 1H, and 1I retain the potential for limited industrial and warehouse uses.

(3) Subdistrict 2 is for MU-3 Mixed Use District uses, bus or rail transit vehicle maintenance or storage facility uses, and commercial bus station and terminal uses. (Ord. Nos. 25013; 26975; 27006; 27280; 28231; 28819; 30040; 30041; 30042; 30347)

SEC. 51P-621.103. DEFINITIONS AND INTERPRETATIONS.

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

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

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

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

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

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

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

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

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

(9) **MAJOR MODIFICATION** means reconstruction, alteration, or

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

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

(11) **MEANDERS OF THE OLD TRINITY RIVER CHANNEL** means the old Trinity River channel within this special purpose district, as shown on the map label[1]ed Exhibit 621C.

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

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

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

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

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

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

(18) **SPORTS PRACTICE FACILITY** means a private recreation center, club, or area that includes a combination of the following: two full basketball courts, locker rooms, plunge pools, weight room and training area, a lounge area, and offices for staff.

(19) RAILBEDS means the areas shown on the map labelled Exhibit 621D.

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

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

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

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

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

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

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

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

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

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

(5) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, “Site Plan Review,” a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800, “Development Impact Review.”) (Ord. Nos. 25013; 25560; 28231; 30347)

SEC. 51P-621.103.1.

EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 621A: Property and Subdistrict Descriptions.
- (2) Exhibit 621B: Subdistrict Map.
- (3) Exhibit 621C: Meanders of the Old Trinity River Channel.
- (4) Exhibit 621D: Existing Railbeds.
- (5) Exhibit 621E: List of Native Plants.
- (6) Exhibit 621F: The Old Trinity and Design District “Woonerf-Living Streets” Conceptual Plan.
- (7) Exhibit 621G: Tower Diagrams for Subdistrict 1A.
- (8) Exhibit 621H: Tower Orientation.
- (9) Exhibit 621I: Tower Diagram for Subdistrict 1E.
- (10) Exhibit 621J: Tower Diagram for Subdistrict 1F.
- (11) Exhibit 621K: Tower Diagram for Subdistrict 1G. (Ord. Nos. 28231; 30040; 30041; 30042)

SEC. 51P-621.104. CONCEPTUAL PLAN.

There is no conceptual plan for this special purpose district. (Ord. 25013)

SEC. 51P-621.105. DEVELOPMENT PLAN.

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

(b) Development of the railbeds as woonerf, as described in Exhibit 621F, is encouraged. The provisions of Exhibit 621F are not required. (Ord. Nos. 25013; 25560)

SEC. 51P-621.106.

MAIN USES PERMITTED.

(a) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, and 1I.

(1) Agricultural uses.

None permitted.

(2) Commercial and business service uses.

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

(3) Industrial uses.

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

(4) Institutional and community service uses.

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

- (5) Lodging uses.
 - Hotel or motel. *[RAR]*
 - Lodging or boarding house. *[SUP]*
- (6) Miscellaneous uses.
 - Carnival or circus (temporary). *[By special authorization of the building official]*
 - Temporary construction or sales office.
- (7) Office uses.
 - Financial institution without drive-in window.
 - Financial institution with drive-in window. *[SUP, except with RAR only for lots adjacent to Oak Lawn Avenue, Market Center Boulevard, or Turtle Creek Boulevard]*
 - Medical clinic or ambulatory surgical center.
 - Office.
- (8) Recreation uses.
 - Country club with private membership.
 - Private recreation center, club, or area. *[See Section 51P-621.117(c) for use with a seating capacity of 10,000 or more in Subdistrict II.]*
 - Public park, playground, or golf course.
- (9) Residential uses.
 - College dormitory, fraternity, or sorority house. *[SUP]*
 - Duplex.
 - Group residential facility. *[SUP required if the spacing component of Section 51A-4.209(3) is not met. Permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District]*
 - Handicapped group dwelling unit. *[SUP required if the spacing component of Section 51A-4.209(3.1) is not met. Permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District]*
 - Multifamily.
 - Retirement housing. *[SUP]*
 - Single family.
- (10) Retail and personal service uses.

- Alcoholic beverage establishments. *[SUP, except that a microbrewery, micro-distillery, or winery is permitted by right in Subdistrict II. See Section 51A-4.210(b)(4).]*
- Ambulance service. *[RAR]*
- Animal shelter or clinic without outside run. *[RAR]*
- Animal shelter or clinic with outside run. *[SUP]*
- Antique shop.
- Art gallery.
- Art or craft production facility. *[Limited to 5,000 square feet or less of floor area.]*
- Auto service center. *[SUP]*
- Billiard hall. *[SUP]*
- Bingo parlor. *[SUP]*
- Business school.
- Car wash. *[SUP]*
- Commercial amusement (inside). *[See Section 51A-4.210(b)(7). Except as otherwise provided, permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District. Class E dancehalls, as defined in Chapter 14 of the Dallas City Code, are not permitted. Billiard hall by SUP only. Bingo parlor by SUP only. In Subdistrict II, see Section 51P-621.117(c) for use with a seating capacity of 10,000 or more.]*
- Commercial parking lot or garage.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard.
- Household equipment and appliance repair.
- Liquor store.
- Massage establishment. *[SUP]*
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station. *[SUP]*
- Nursery, garden shop, or plant sales.
- Outside sales. *[SUP]*
- Personal service uses.
- Piercing salon. *[SUP]*
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. *[SUP]*
- Swap or buy shop. *[SUP]*
- Taxidermist.
- Tattoo studio. *[SUP]*
- Temporary retail use.

- Theater. *[Limited to 1,000 seats or fewer, except in Subdistrict II. See Section 51P-621.117(c) for use with a seating capacity of 10,000 or more in Subdistrict II.]*
- Truck stop. *[SUP]*
- Vehicle display, sales, and service. *[SUP]*

(11) Transportation uses.

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

(12) Utility and public service uses.

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

(13) Wholesale, distribution, and storage uses.

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

(b) Subdistrict 2.

(1) Except as otherwise provided in this subsection, the uses permitted in this subdistrict are the same as those uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the MU-3 Mixed Use District only by specific use permit (SUP) is permitted in this special purpose district only by

SUP; a use subject to development impact review (DIR) in the MU-3 Mixed Use District is subject to DIR in this special purpose district; etc.

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

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

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

-- Commercial bus station and terminal. *[SUP]*

(Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819; 30040; 30041; 30042; 30347)

SEC. 51P-621.107. ACCESSORY USES.

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

(b) The following accessory uses are not permitted in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, and 1I:

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

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

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

- Accessory outside storage. *[SUP]*
- Pedestrian skybridges. *[SUP]* (Ord. Nos. 25013; 25560; 26975; 27280; 28231;

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

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

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

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

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

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

(a) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, and 1I.

(1) Front yard. No minimum front yard.

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

(3) Density. No maximum density.

(4) Floor area.

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

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

(C) Except as provided in this subparagraph, for Subdistrict 1E, maximum floor area is 186,437 square feet.

(i) Mix of uses with a hotel or motel use. Maximum floor area may be increased to 450,000 square feet if a structure contains a hotel or motel use with a minimum of 150 guest rooms and a minimum of 7,000 square feet of floor area for retail and personal service uses at street level.

(aa) If a restaurant without drive-in or drive-through service is located at street level, an outside seating area of 700 square feet, for all restaurants combined, must be provided and must face a public right-of-way or abandoned railroad right-of-way.

(bb) An outside seating area does not count toward the minimum 7,000 square feet of floor area requirement for retail and personal service uses.

(ii) Mix of uses without a hotel or motel use. Maximum floor area may be increased to 450,000 square feet if a multifamily use with a minimum of 135 dwelling units has a minimum of 7,000 square feet of floor area for retail and personal service uses at street level.

(aa) If a restaurant without drive-in or drive-through service is located at street level, an outside seating area of 700 square feet, for all restaurants combined, must face a public right-of-way or abandoned railroad right-of-way.

(bb) An outside seating area does not count toward the minimum 7,000 square feet of floor area requirement for retail and personal service uses.

(D) Except as provided in this subparagraph, for Subdistrict 1F, maximum floor area is 268,330 square feet. Maximum floor area may be increased to 295,000 square feet if a structure contains a minimum of 3,000 square feet of floor area for retail and personal service uses located at street level.

(i) If a restaurant without drive-in or drive-through service is located at street level as part of the 3,000 square feet of floor area requirement for retail and personal service uses, an outside seating area of 800 square feet, for all restaurants combined, must be provided along Edison Street and the southeastern Property line.

(ii) An outside seating area does not count toward the minimum 3,000 square feet of floor area requirement for retail and personal service uses.

(E) Except as provided in this subparagraph, for Subdistrict 1G, maximum floor area is 245,678 square feet.

(i) Mix of uses with a hotel or motel use. Maximum floor area may be increased to 450,000 square feet if a structure contains a:

(aa) hotel or motel use with a minimum of 100 guest rooms;

(bb) a multifamily use with a minimum of 120 dwelling units;

and

(cc) a minimum of 4,000 square feet of floor area for retail and personal service uses at ground level.

(11) If a restaurant without drive-in or drive-through service is located at ground level, an outside seating area of 500 square feet, for all restaurants combined, must be provided and must face a Property line other than Stemmons Freeway.

(22) An outside seating area does not count toward the minimum 4,000 square feet of floor area requirement for retail and personal service uses.

(ii) Mix of uses without a hotel or motel use. Maximum floor area may be increased to 450,000 square feet if a structure contains a multifamily use with a minimum of 200 dwelling units and a minimum of 4,000 square feet of floor area for retail and personal service uses located at ground level.

(aa) If a restaurant without drive-in or drive-through service is located at ground level, an outside seating area of 500 square feet, for all restaurants combined, must be provided and must face a Property line other than Stemmons Freeway.

(bb) An outside seating area does not count toward the minimum 4,000 square feet of floor area requirement for retail and personal service uses.

(F) Except as provided in this subparagraph, in Subdistrict 1H, maximum floor area ratio is 4.0. Maximum floor area ratio may be increased to 5.0 for a residential use if it complies with the following:

(i) Any ground-story blank wall area, as defined in Section 51A- 13.201(5), along Hi Line Drive does not exceed a maximum of 30 linear feet.

(ii) A minimum of 70 percent of the lot width along Hi Line Drive contains a building facade within 20 feet of the Property line.

(iii) A minimum of 75 percent of a structure at street level along Hi Line Drive must have one or more of the following:

(aa) residential units with direct street level access to the sidewalk;

(bb) for the portion of the structure that contains a lobby, a ground-story facade providing a minimum of 50 percent window pane surface area that allows views into the structure at a minimum depth of four feet; or

(cc) a publically accessible open space area that complies with the criteria of Section 51P-621.109(a)(5.1)(G).

(iv) The sidewalk along Hi Line Drive has a minimum unobstructed width of eight feet.

(G) Except as provided in this subparagraph, in Subdistrict 1I, maximum floor area ratio is 4.0. Maximum floor area ratio may be increased to 5.5 for mixed-uses if it complies with the following:

(i) Any ground-story blank wall area, as defined in Section 51A- 13.201(5), along Inspiration Drive does not exceed a maximum of 20 linear feet.

(ii) A minimum of 70 percent of the lot width along Inspiration Drive contains a building facade within 20 feet of the Property line.

(iii) A minimum of 75 percent of a structure at street level along Inspiration Drive has one or more of the following:

(aa) if a restaurant without drive-in or drive-through service is located at ground level, an outside seating area of at least 500 square feet, for all restaurants combined, is provided and faces a Property line other than the one along Stemmons Freeway;

(bb) residential units with direct street level access to the sidewalk;

(cc) for the portion of the structure that contains a non-residential use, a ground-story facade providing a minimum of 50 percent window pane surface area that allows views into the structure at a minimum depth of four feet; or

(dd) a publically accessible open space area that complies with the criteria of Section 51P-621.109(a)(5.1)(G).

(5) Height.

(A) Except as provided in this subsection, maximum height is:

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

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

(B) In Subdistricts 1E, 1F, 1G, 1H, and 1I, mechanical equipment, elevator overrides, penthouses, parapet walls, and related equipment and structures may extend an additional 10 feet in height above the maximum structure height.

(5.1) Height bonuses for Subdistricts 1A, 1B, 1D, 1E, 1F, 1G, 1H, and 1I. One or more of the following height bonuses may be combined to achieve a maximum building height of 270 feet for Subdistricts 1A, 1B, and 1D, a maximum building height of 300 feet for Subdistricts 1E, 1F, 1G, and 1H, and a maximum building height of 350 feet for Subdistrict 1I. In Subdistrict 1F, the development must comply with Section 51P-621.109(a)(4)(D)(i) and (ii) to receive a height bonus. In Subdistrict 1G, the development must comply with Section 51P-621.109(a)(4)(E)(i) or (ii) to receive a height bonus. In Subdistrict 1H, the development must comply with Section 51P-621.109(a)(4)(F)(i) through (iv) to receive a height bonus. In Subdistrict 1I, once the following height bonuses are used to reach a building height of 350 feet, a structure may be built to any legal height allowed by the Federal Aviation Administration.

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

(i) in Subdistrict 1A and 1D:

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

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

(ii) in Subdistrict 1B:

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

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

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

(iii) in Subdistricts 1E and 1G:

(aa) the portion of the building above 85 feet has a floor plate of 25,000 square feet or less;

(bb) the tower is oriented as indicated on Exhibit 6211 (for Subdistrict 1E) or Exhibit 621K (for Subdistrict 1G); and

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

(iv) in Subdistrict 1F:

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

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

(cc) the longer tower dimension is at least one-and-a-half times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(v) in Subdistrict 1H:

(aa) the portion of a building above 85 feet has a floor plate of 25,000 square feet or less;

(bb) towers are oriented as indicated on Exhibit 621L; and

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

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

(i) the building is located in Subdistricts 1A, 1B, 1D, or 1H

and: (aa) the building has street-level office

showroom/warehouse,

office, restaurant, or residential uses that conceal 100 percent of the street-level parking structure facade; and

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

(ii) the building is located in Subdistrict 1E and except as provided in this subparagraph:

(aa) the development complies with Section 51P 621.109(a)(4)(C)(i) or (ii);

(bb) one hundred percent of the street-level parking structure facade is screened as follows:

(I) the building has street-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal a minimum of 85 percent of the street-level parking structure facade (excluding driveway entrances);

(II) the remainder of the street-level parking structure facade is screened with a solid material that is architecturally compatible with the main building.

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

(iii) the building is located in Subdistrict 1F and:

(aa) the building has street-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal 100 percent of the street-level parking structure facade facing Edison Street (excluding driveway entrances);

(bb) any street-level parking structure facade must provide screening that is architecturally compatible with the building and conceals a minimum of 50 percent of the street-level parking structure facade facing Stemmons Freeway (excluding driveway entrances); and

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

(iv) the building is located in Subdistrict 1G and:

(aa) except as provided in this provision, the building has ground-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal 70 percent of the ground-level parking structure facade on the south side of the parking structure;

(bb) the ground-level uses have a minimum depth of 30 feet measured from the building facade; and

(cc) for facades facing Stemmons Freeway, ground-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses or screening of any portion of a ground-level parking structure facade are not required.

(v) the building is located in Subdistrict 1I and:

(aa) except as provided in this provision, the building has ground-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal 70 percent of the ground-level parking structure facade. The remainder of the street-level parking structure facade must be screened with a solid material that is architecturally compatible with the main building.

(bb) the ground-level uses have a minimum depth of 30 feet measured from the building facade; and

(cc) for facades facing Stemmons Freeway, ground-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses or screening of any portion of a ground-level parking structure facade are not required.

(C) LEED rating.

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

(ii) Determination of eligibility.

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

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

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

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

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

(E) Public art or water feature. In Subdistricts 1E, 1F, 1G, 1H, and 1I, building height may be increased a maximum of 15 feet if:

(i) in Subdistricts 1E, and 1F, the building achieves 15 points under Section 51P-621.113(c)(4);

(ii) the public art or water feature is located in exterior open space and has a minimum of 600 square feet of land area, and includes a minimum of two of the following:

(aa) benches and/or seat walls;

(bb) trash receptacles;

(cc) shade structure, awning, trees; and

(iii) In Subdistrict 1E, the development complies with Section 51P-621.109(a)(4)(C)(i) or (ii).

(F) Electric charging stations. In Subdistricts 1E, 1F, 1G, 1H, and 1I, building height may be increased a maximum of 15 feet if the development provides a minimum of five electric charging stations for the charging of electrically-powered motor vehicles, with a minimum of two of the stations that are accessible to the public. For purposes of this subparagraph, accessible to the public means an electric charging station that is visible from a public right-of-way or signage or other identification if either or all of the spaces are located within a structure.

(G) Publicly accessible open space. In Subdistricts 1F, 1H, and 1I, building height may be increased a maximum of 40 feet if street-level publicly accessible open space is provided in accordance with this subparagraph. If building height is increased under this subparagraph, it may not be increased an additional 15 feet under Subparagraph (E) for the same open space.

(i) The open space must have a minimum of 1,000 square feet of land area.

(ii) The open space must be clearly visible and adjacent to, or a part of, a public sidewalk, subject to the following maximum elevations between the grade of the sidewalk and the grade of the open space:

Publicly Accessible Open Space Elevation

Open Space Land Area

Maximum elevation above sidewalk grade

500 square feet or less	6 inches or less
501-1,000 square feet	12 inches or less
1,001-2,000 square feet	2 feet or less
2,001-3,000 square feet	3 feet or less
3,001 square feet and greater	4 feet or less

(iii) The open space may not be designed to allow vehicular access.

(iv) In Subdistrict 1F, obstructions are not allowed above the plaza except awnings, trellises, or similar structures to enhance usability. In Subdistricts 1H and 1I, obstructions with a minimum clearance of 14 feet in height from the grade of the plaza are allowed within the publically accessible open space.

(v) A minimum of 25 percent of the land area must be improved with plantings, sculptures, pools, or similar features.

(vi) A minimum of 25 percent of the land area must be improved to provide shade, using trees, awnings, shade structures, or other means to provide users refuge from the elements.

(vii) Lighting must be provided to maintain a minimum of 0.2 footcandles across all walkable and seating areas inside and adjacent to the open space area. Illumination must be provided from one hour after sunset to one hour after sunrise.

(viii) All light sources that illuminate the open space area must be shielded from direct view.

(ix) The open space must provide a minimum of three of the

following:

- (aa) seating areas.
- (bb) children's play area.
- (cc) water feature.
- (dd) public art.
- (ee) historical monument.
- (ff) trash and recycling receptacles.
- (gg) windows and doors from an abutting building facing the public art.
- (hh) drinking fountains.

(H) Sports practice facility. In Subdistrict 1I, building height may be increased a maximum of 50 feet if a sports practice facility is constructed.

(I) Public trail. In Subdistrict 1I, building height may be increased a maximum of 75 feet if a public trail is provided extending from Slocum Street along the southern boundary of Subdistrict 1I and connecting to the existing DART Victory Station. The public trail must meet the park and recreation department standards for hike and bike trails, measuring a minimum of 12 feet in width and composed of a minimum of five-inch-thick reinforced concrete with a minimum shoulder of 24 inches. Amenities such as trash receptacles, benches, bubblers, lighting, signage, striping, traffic control devices, and other trail-related items must be included if required by park and recreation department staff during the design of the trail. Other trail-related items include landscaping which coordinates with the development. The public trail must be reviewed and approved by the park board. Upon connection to the DART Victory Station, a 25-foot easement must be dedicated exclusively to the city to assure its availability to the public for pedestrian access. Upon dedication to the city, maintenance will be completed by the city.

(i) A development agreement approved by the city council that details infrastructure and service provisions and phasing and assigns cost responsibilities for the provision of recreational services and facilities is required before this provision is satisfied.

(ii) If the Texas Department of Transportation or DART denies the application to connect the trail through right-of-way to the DART Victory Station and no other reasonable means of connection is available; or, if the park and recreation department, park

board, and property owner cannot come to an agreement for the design of the trail, then in-lieu of providing the trail connection and to satisfy the requirement of this bonus, a contribution may be made to the Old Trinity and Design District Open Space Fund as described in Section 51P-621.112(b)(6)(A). The contribution will be determined based on an estimate of the cost of the construction of the proposed trail. The estimate must be provided by the developer and approved by the park and recreation department.

a. Building site coverage.

i. Except as provided in this paragraph, maximum building site coverage is 100 percent.

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

iii. For Subdistricts 1E, 1G, and 1H any portion of a building that is above 85 feet in height may not have a floor plate greater than 60 percent of the lot area or 25,000 square feet, whichever is less (See Exhibit 621I for Subdistrict 1E. See Exhibit 621K for Subdistrict 1G. See Exhibit 621L for Subdistrict 1H.)

iv. In Subdistrict 1I, except as provided in this subparagraph, any portion of a building that is above 130 feet in height may have a floor plate of up to 60 percent of the lot area or 40,000 square feet, whichever is less.

1. A building containing a commercial amusement (inside) use with a seating capacity of more than 12,500, is not subject to this floor plate limitation.

2. A development plan for a building referenced in Romanette (i) above must be approved by the city plan commission confirming that the tower dimension perpendicular to views of downtown to the east is at least two times longer than the tower dimension parallel to views to the southeast (tower dimension is measured at the widest point of the building facade).

b. Building site size. No minimum building site size.

c. Stories. No maximum number of stories.

(dd) Subdistrict 2.

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

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

- i. Front yard. No minimum front yard.
- ii. Side and rear yard. No minimum side or rear yard.
- iii. Density. No maximum density.
- iv. Floor area. Maximum floor area ratio (FAR) is 4.0.
- v. Height. Maximum structure height is 200 feet.
- vi. Building site coverage. Maximum building site coverage is 100 percent.
- vii. Building site size. No minimum building site size.
- viii. Stories. No maximum number of stories. (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819; 30040; 30041; 30042; 30347)

SEC. 51P-621.110.

OFF-STREET PARKING AND LOADING.

(a) General requirements applicable to all subdistricts.

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

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

(3) If more than 10 off-street parking spaces are required, handicapped

parking must be provided pursuant to Section 51A-4.305, "Handicapped Parking Regulations."

(b) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, and 1I.

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

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

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

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

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

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

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

(G) Duplex.

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

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

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

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

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

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

(K) Hotel or motel. 0.55 spaces per guest room /300 rooms or less only; Subdistrict 1E

(L) *only*].

(M) Multifamily.

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

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

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

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

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

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

(R) Single family.

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

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

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

(2) Parking reductions.

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

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

(ii) a minimum 12-foot-wide pedestrian and bicycle path is

provided to link the building site with a DART light rail station.

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

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

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

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

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

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

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

(3) Delta theory.

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

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

(4) Special parking.

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

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

(C) Remote parking for nonresidential uses.

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

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

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

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

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

Table 1: Shared Parking Table
(For calculating the parking requirement for shared parking)

	%	%	%	%	%
Use Category	Mornin	Noo	Afternoon	Late	Evenin
Residential	80	60	60	70	100
Office-related	100	80	100	85	35

Retail-related	60	75	70	65	70
Bar and	20	100	30	30	100
Warehouse/					
Showroom	100	75	100	65	35
All other	100	100	100	100	100

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

National median cost per square foot x 350 x Dallas cost index x Number of required spaces not provided x .75 = Payment required

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

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

(7) Parking structure screening. In Subdistricts 1E, 1F, 1G, 1H, and 1I, any portion of a street-level parking structure facade that is concealed by a street-level use is considered screened.

(c) Subdistrict 2. The off-street parking requirement for a bus or rail transit vehicle maintenance or storage facility is one space per 1,500 square feet of floor area. For all other uses, consult the use regulations contained in Division 51A-4.200, "Use Regulations," for the specific off-street parking/loading requirements for each use. (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819; 30040; 30041; 30042; 30347)

SEC. 51P-621.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 25013)

SEC. 51P-621.112. LANDSCAPING.

(a) General requirements applicable to all subdistricts.

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

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

(2) Prohibited trees.

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

<u>Scientific name</u>	<u>Common name</u>
Populus deltoides	Cottonwood
Albizia julbrissen	Mimosa

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

(3) Street trees.

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

(B) Street trees must be located on the building site within 50 feet of the projected street curb, except that street trees may be located in the public right-of-way if all private licensing requirements of the city code and charter are met and a right-of-way landscape permit is obtained from the city. For purposes of this subparagraph, “projected street curb” means the future location of the street curb consistent with the City of Dallas Thoroughfare Plan as determined by the director of public works and transportation.

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

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

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

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

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

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

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

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

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

(b) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, and 1I.

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

(2) Landscaping in railbeds.

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

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

(3) Parking lot buffer. A five-foot-wide landscaped strip must be located

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

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

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

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

(C) Artificial plant materials may not be used.

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

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

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

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

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

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

(E) Seasonal color landscaping. (Total possible points = 20) Points

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

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

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

(6) Open space fund. If a property owner in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1H, and 1I cannot plant all of the required trees on the building site, or the property owner in Subdistricts 1G and 1I cannot plant all of the required trees on the building site or within 1,000 feet of the building site, the property owner shall comply with the following requirements for no more than 50 percent of the required trees:

(A) Make a payment into the Old Trinity and Design District Open Space Fund. The department shall administer a city account to be known as the Old Trinity and Design District Open Space Fund. Funds from the Old Trinity and Design District Open Space Fund must be used only for acquiring and maintaining property for parks and open-space within this special purpose district. The amount of the payment required per tree not planted is calculated by using the formula for appraising the value of a two-inch-caliper tree, as derived from the most recent edition of the *Guide for Establishing Values of Trees and Other Plants* published by the Council of Tree and Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining a two-inch tree for two years.

(B) Plant trees within:

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

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

(iii) along the meanders of the Old Trinity River channel, as shown.

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

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

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

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

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

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

(c) Subdistrict 2. Except as otherwise provided in this section, all properties in Subdistrict 2 must comply with Article X. (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819; 30040; 30041; 30042; 30347)

SEC. 51P-621.113.

ARCHITECTURAL DESIGN GUIDELINES.

(a) Purpose. The architectural design guidelines of this section are intended to preserve the historical, cultural, and architectural importance and significance of Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, and 1I. These architectural design guidelines are intended

to encourage adaptive reuse of existing buildings; new contemporary and creative construction and major modifications that will enhance the architectural character of the district; and sustainable, green, energy efficient design and construction.

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

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

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

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

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

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

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

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

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

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

changes of color, or ornamental iron.

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

- (A) Benches or exterior seating areas (maximum of one every 50 feet).
- (B) Trash receptacles (maximum of five points).
- (C) Awnings/canopies along the front facade.
- (D) One five-bicycle stand per 100 feet of street frontage.
- (E) At least one pedestrian street lamp (freestanding or wall mounted) per 50 feet of street frontage.

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

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

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

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

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

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

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

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

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

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

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

(e) Fences and Walls in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, and 1I. Fences and walls longer than 200 feet adjacent to any public street must be designed to prevent visual monotony through use of offsets, changes of materials and textures, gates or openings, or landscaping. (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819; 30040; 30041; 30042; 30347)

SEC. 51P-621.114. SITE DESIGN REQUIREMENTS.

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

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

(c) Sidewalk standards for new construction.

(1) In general.

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

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

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

(2) Location.

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

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

(C) (i) Except as provided in Subparagraph 51P-621.114(c)(2)(C)(ii) below, sidewalks must be located between five feet and 10 feet from the back of the projected street curb, except that sidewalks on Oak Lawn Avenue, Irving Boulevard, Market Center Boulevard, and Turtle Creek Boulevard must be located between five feet and 12 feet from the back of the projected street curb. Sidewalks may be located farther from the projected street curb to the extent necessary to preserve existing trees or structures or to comply with landscaping requirements.

(ii) In Subdistrict 1E, sidewalks must be located between zero feet and 10 feet from the back of the projected street curb, except that sidewalks on Oak Lawn Avenue, Irving Boulevard, Market Center Boulevard, and Turtle Creek Boulevard must be located between zero feet and 12 feet from the back of the projected street curb, but no more than 50 percent of the length of all sidewalks may be immediately adjacent to the street curb. In Subdistrict 1E, sidewalks may be located either closer to or farther from the projected street

curb to the extent necessary to preserve existing trees or structures or to comply with landscaping requirements.

(D) In Subdistricts 1E, 1F, 1G, and 1I, design and construction must be level with any connecting sidewalk for sidewalks crossing drive approaches.

(3) Width.

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

(B) Sidewalks must have an unobstructed minimum width of four feet, except that sidewalks on Oak Lawn Avenue, Irving Boulevard, Market Center Boulevard, and Turtle Creek Boulevard must have an unobstructed minimum width of six feet, and sidewalks in Subdistrict 1I must have a minimum unobstructed width of eight feet. For purposes of this provision, "unobstructed" means by structures or landscaping, excluding utility poles and service boxes.

(d) License to allow compliance with ADA requirements.

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

(2) Upon the installation of ramp in the public right-of-way, the owners or tenants shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under

the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

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

(e) Exemption for Subdistrict 2. The site design requirements of this section do not apply to a bus or rail transit vehicle maintenance or storage facility use in Subdistrict 2. (Ord. Nos. 25013; 25560; 26102; 30040; 30041; 30042; 30347)

SEC. 51P-621.115. SCREENING REGULATIONS.

(a) Parking lot screening.

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

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

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

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

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

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

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

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

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

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

(4) Screening is not required in the railbeds.

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

(d) Exemption for Subdistrict 2. The screening regulations of this section do not apply to a bus or rail transit vehicle maintenance or storage facility use in Subdistrict 2. (Ord. Nos. 25013; 25560)

SEC. 51P-621.116. SIGNS.

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

(b) In Subdistrict 2, detached premise signs existing on the date of establishment of this special purpose district may remain, provided the sign and sign supports are maintained in a state of good repair and neat appearance at all times. See Section 51A-7.210, "General Maintenance."

(c) Projecting attached premise signs for retail and personal service uses are allowed, provided they do not project more than five feet from the building façade and are

between nine and 15 feet above the sidewalk. For purposes of this provision, a “projecting attached premise sign” means an attached premise sign projecting more than 12 inches from a building at an angle other than parallel to the façade. (Ord. Nos. 25013; 25560)

Staff’s Recommendation:

No change.

Applicant’s Request:

(d) In Subdistrict 1E, one rooftop-mounted metal framework premise sign is permitted, subject to the following conditions:

(1) A rooftop-mounted metal framework premise sign may be illuminated internally or externally or both.

(2) A rooftop-mounted premise sign may not exceed 1,200 square feet in effective area.

(3) At least 6.5 percent of the effective area of a rooftop-mounted premise sign must identify the Design District.

(4) A rooftop-mounted premise sign must comply with the Dallas Fire Code and must be approved by the Fire Marshal before a sign permit may be approved by the director.

SEC. 51P-621.117.

ADDITIONAL PROVISIONS.

(a) The entire Property and any improvements in the public right-of-way must be properly maintained in a state of good repair and neat appearance. The city may remove any improvements in the public right-of-way that are not maintained in a state of good repair and neat appearance at the sole expense of the property owner, and may use any available legal remedy to recover the cost of removal from the property owner.

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

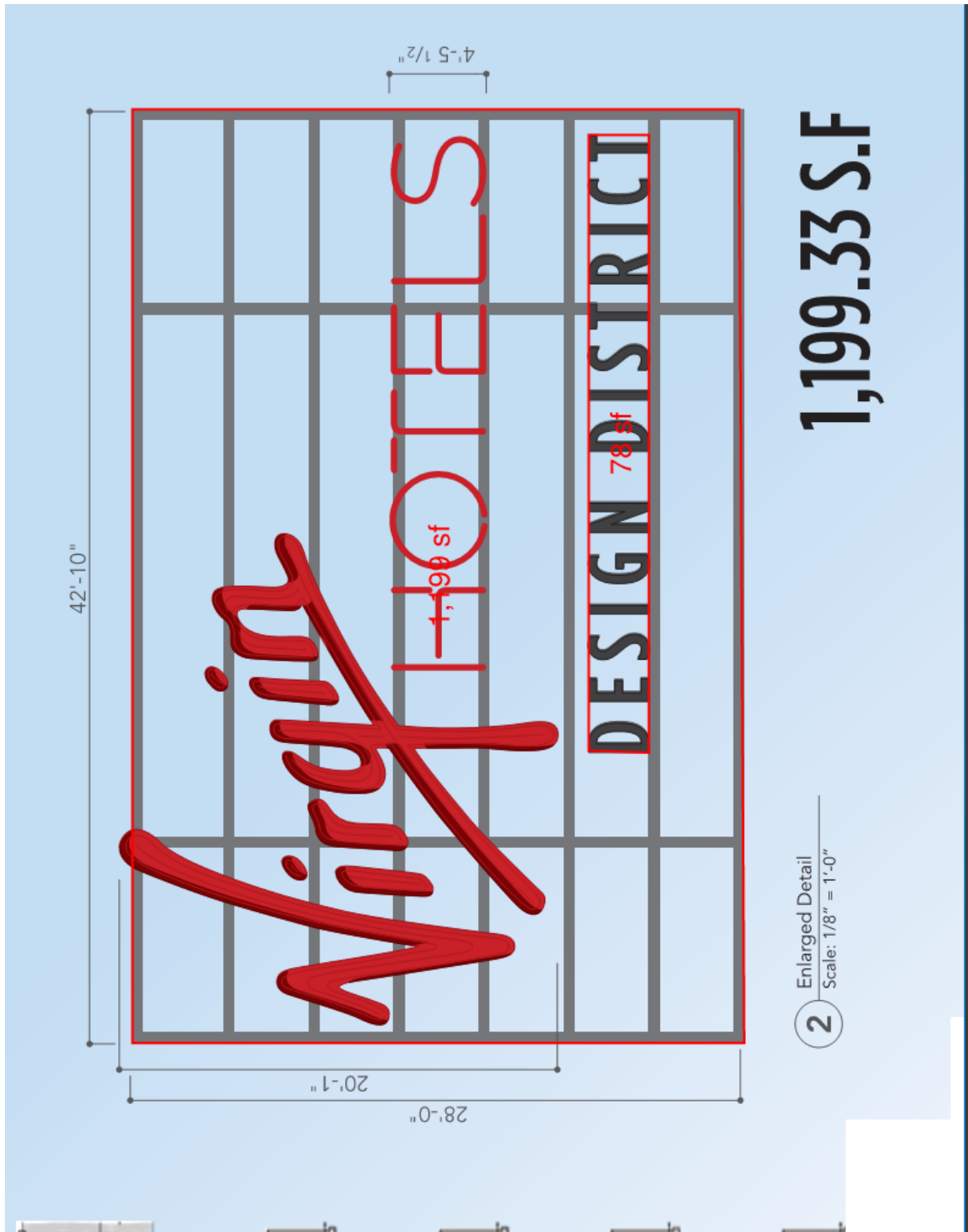
(c) In Subdistrict 1I, a traffic impact analysis is required in addition to the development impact review requirements in Division 51A-4.800 for a commercial amusement (inside), private recreation center, club, or area, or theater with a seating capacity of 10,000 or more. The area subject to review will include Subdistrict 1I and all property within a quarter mile. All infrastructure improvements essential to the operation of the use must be in place prior to the issuance of a certificate of occupancy for the use. The time period for review of the traffic impact analysis and development impact review is extended to 60 calendar days. (Ord. Nos. 25013; 25560; 26102; 30347)

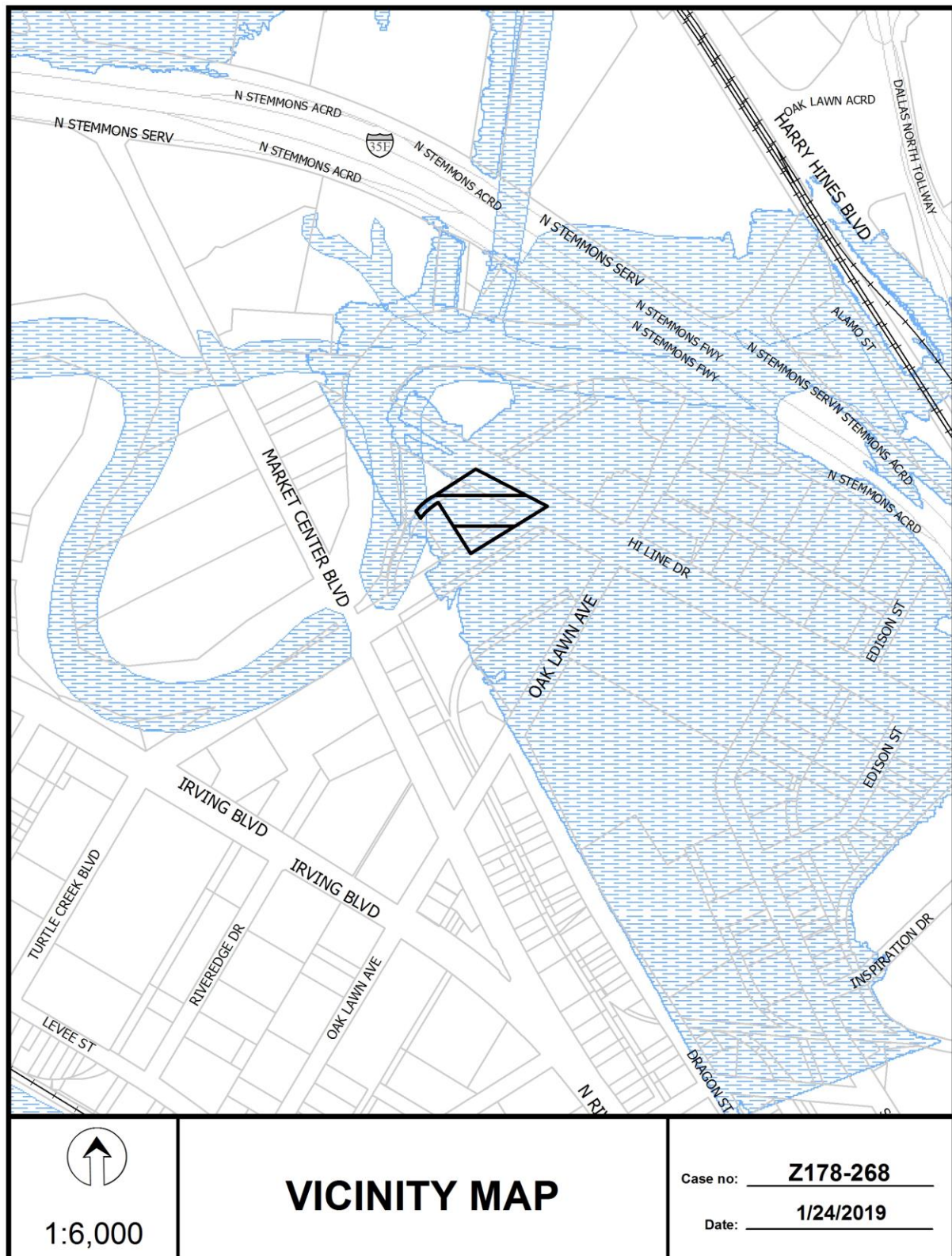
SEC. 51P-621.118. COMPLIANCE WITH CONDITIONS.

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

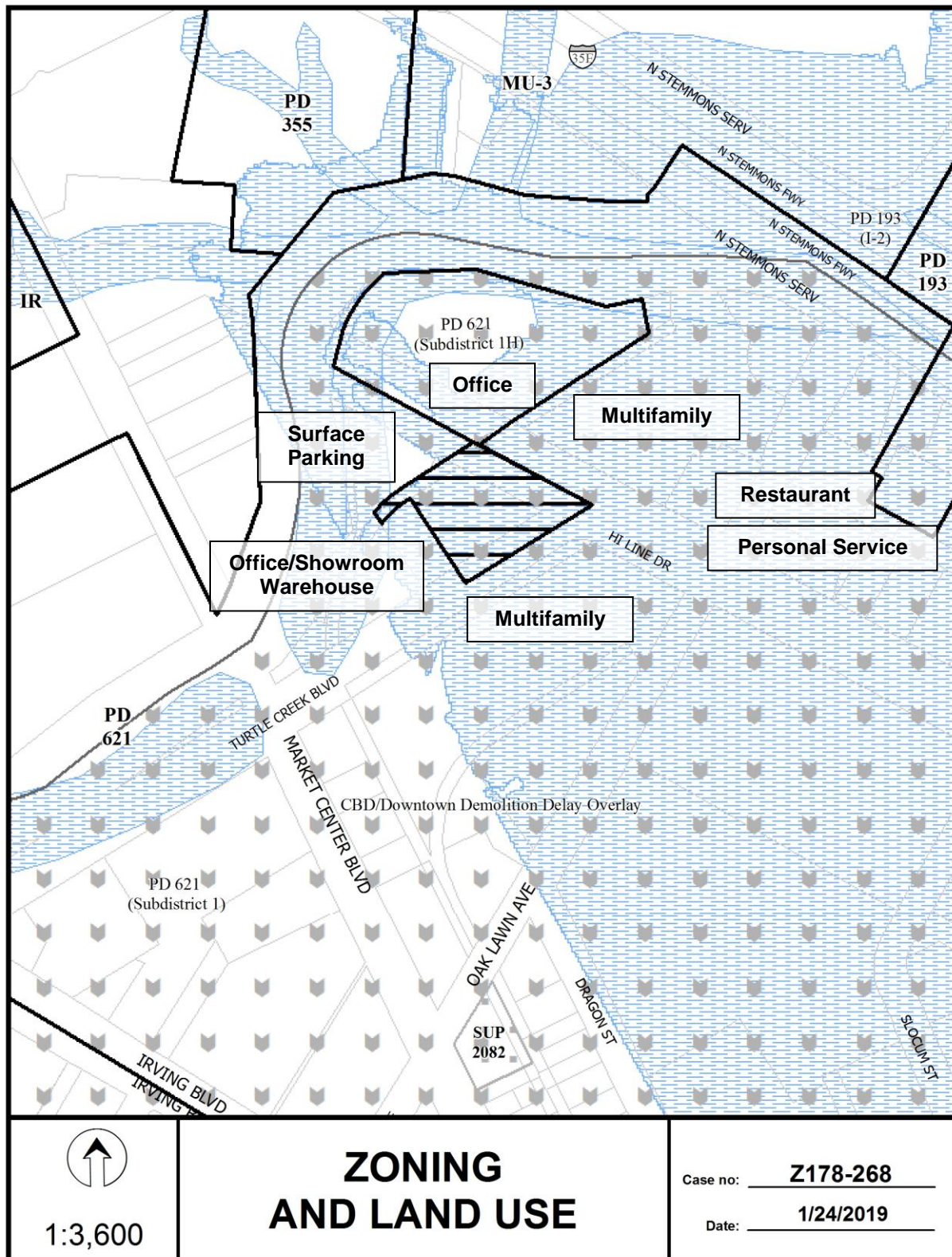
(b) The building official shall not issue a building permit to authorize work or a certificate of occupancy to authorize the operation of a use in this special purpose district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 25013; 26102)

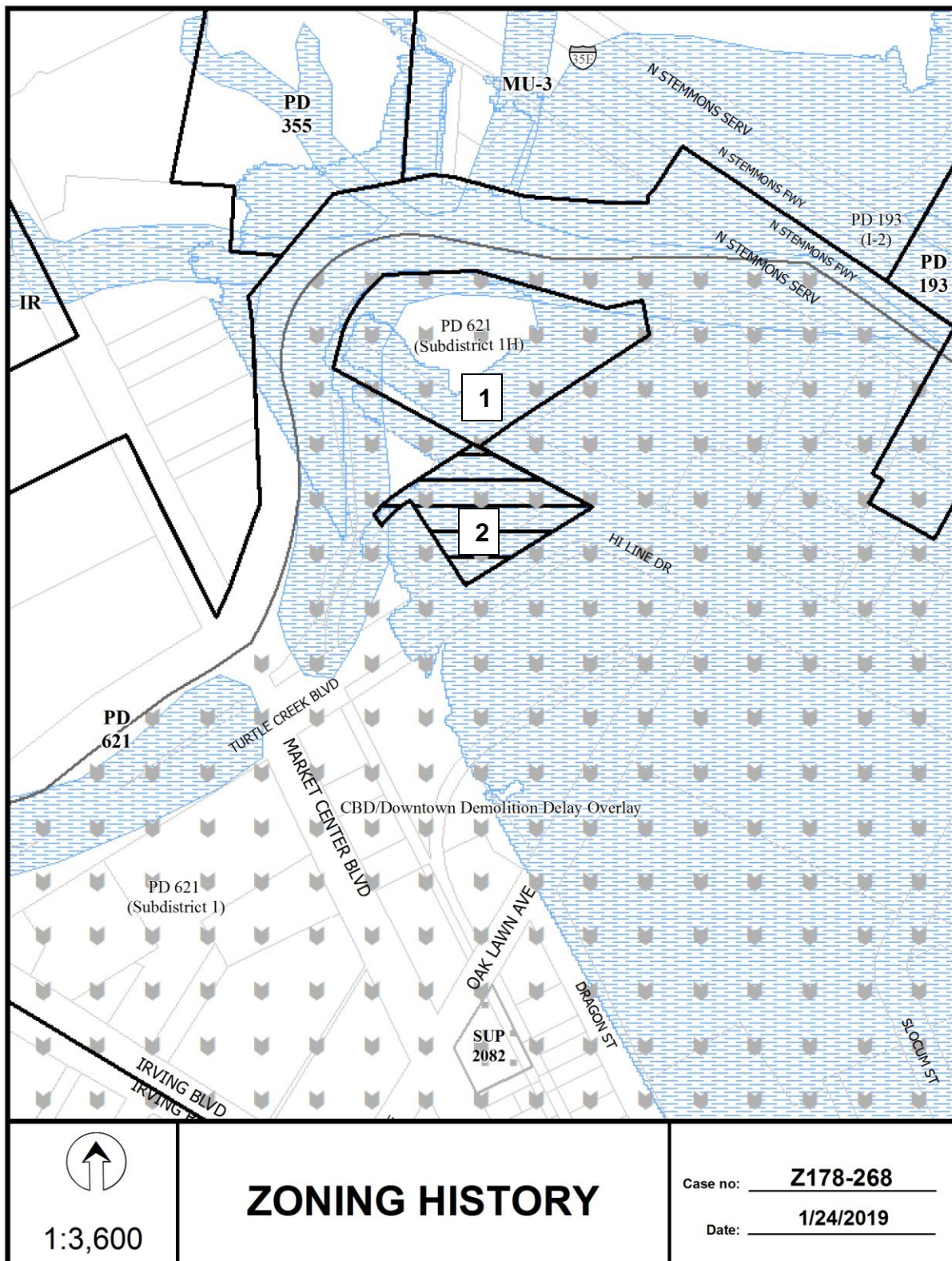
Sign Rendering—Not an Exhibit to this PD/Request

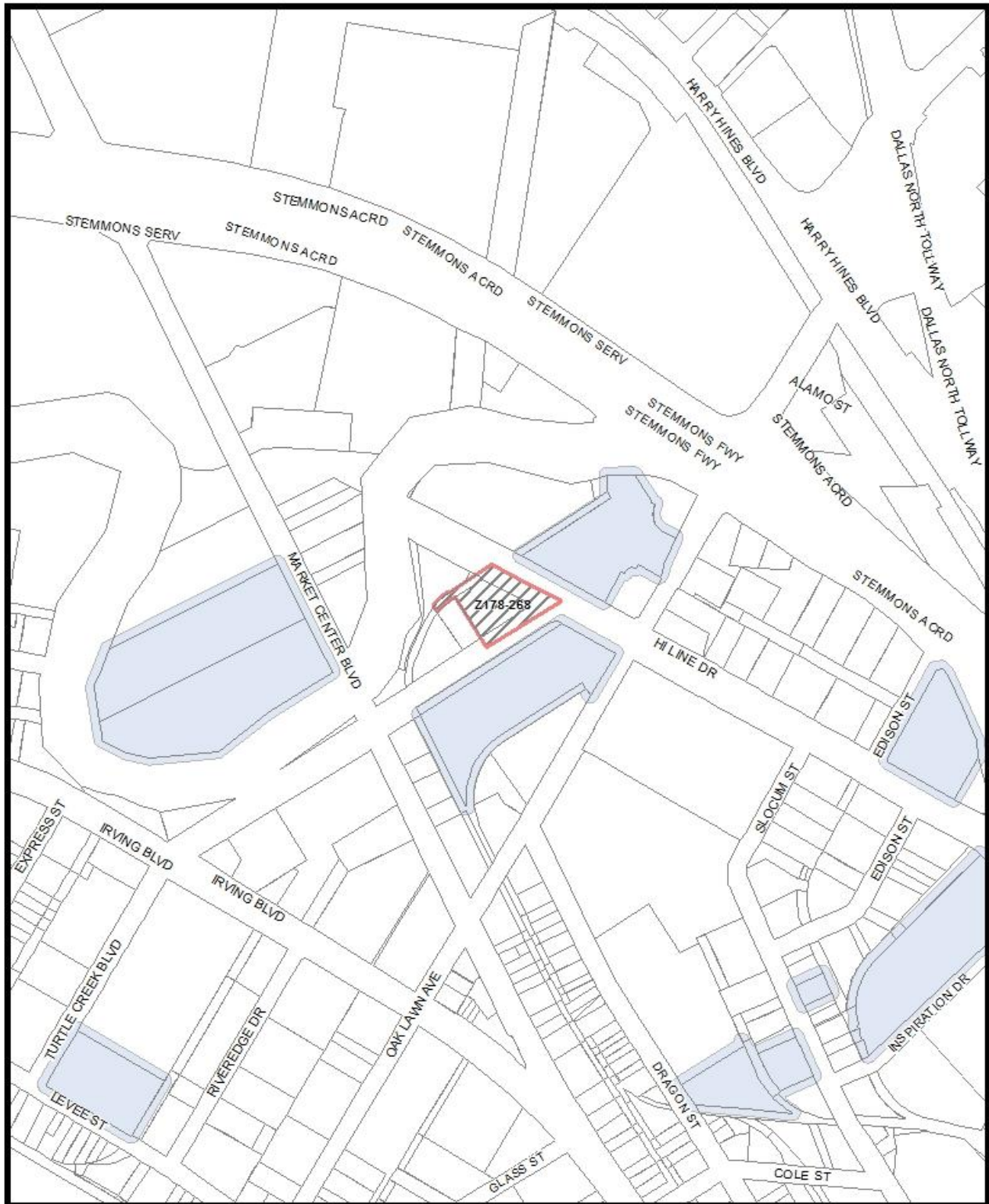










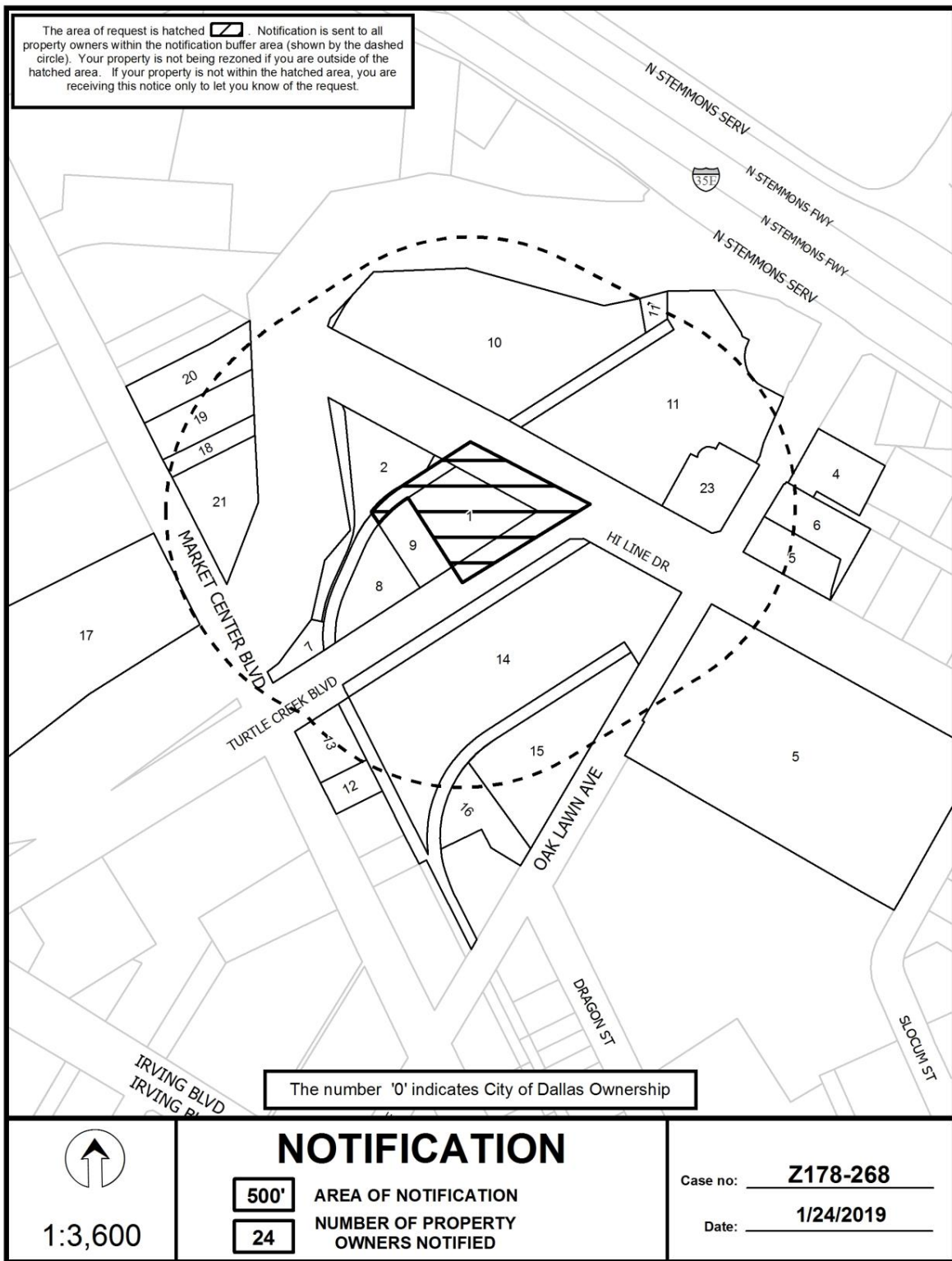


MVACluster A B C D E F G H I NA

 1:6,000

Market Value Analysis

Printed Date: 1/25/2019



01/24/2019

Notification List of Property Owners***Z178-268******24 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1909 HI LINE DR	DD DUNHILL HOTEL LLC
2	1935 HI LINE DR	FEIZY PROPERTIES LTD
3	1923 HI LINE DR	SOUTHWESTERN BELL
4	1628 OAK LAWN AVE	DD DUNHILL LLC
5	1616 OAK LAWN AVE	DD DUNHILL 2017 LLC &
6	1620 OAK LAWN AVE	GREEN JACK D & MERIKAY
7	1900 MARKET CENTER BLVD	FBDWLL PARTNERS LP
8	1401 TURTLE CREEK BLVD	AZOFF IRVING CO TR
9	1405 TURTLE CREEK BLVD	BAYSWATER 1405 LLC
10	1930 HI LINE DR	BOP DALLAS DESIGN LLC
11	1922 HI LINE DR	1900 HI LINE DUNHILL LLC &
12	1810 MARKET CENTER BLVD	ITZIG JERRY M &
13	1330 TURTLE CREEK BLVD	NICENE PROPERTIES LLC
14	1551 OAK LAWN AVE	FUND DESIGN DISTRICT LLC
15	1505 OAK LAWN AVE	SKL INVESTMENTS CO LTD
16	1401 OAK LAWN AVE	BLACKSTONE WARREN L
17	1931 MARKET CENTER BLVD	ALTA STRAND LP
18	1944 MARKET CENTER BLVD	CHARALAMBOPOULOS FAYE
19	1950 MARKET CENTER BLVD	CHARALAMBOPOULOS FAY
20	2006 MARKET CENTER BLVD	SHENDELMAN CHUNG
21	1926 MARKET CENTER BLVD	MARKET CENTER BLVD LLC
22	1300 TURTLE CREEK BLVD	AZOFF IRVING CO TR
23	1621 OAK LAWN AVE	TOWER LAND & INV CO
24	1900 HI LINE DR	DD DUNHILL LLC