CITY OF DALLAS

REVISED

CITY PLAN COMMISSION
Thursday, March 4, 2021
AGENDA

BRIEFINGS*:	(Videoconference)	9:00 a.m.
PUBLIC HEARING**:	(Videoconference)	1:30 p.m.

* The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.
** The City Plan Commission meeting will be held by videoconference. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure, should contact the Sustainable Development and Construction Department at 214-670-4209 by **5:00 p.m. on Tuesday, March 2, 2021,** or register online at: https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or Channel 99 and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall. The following videoconference links are available to the public to listen to the meeting WebEx link below:

https://bit.ly/CPC030421

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

PUBLIC TESTIMONY:

Minor Amendments
Minutes

ACTION ITEMS:

Subdivision Docket — Planner: Sharmila Shrestha

Consent Items:

(1) **S201-577**
(CC District 14)

An application to create one 0.517-acre lot from a part of City Block 214 on property located on Munger Avenue at Laws Street, southwest of Griffin Street.
Owner: Daryl Richardson Gourmet Catering, Inc.
Surveyor: A & W Surveyors, Inc.
Application Filed: February 3, 2021
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(2) **S201-578**
(CC District NA)

An application to create a 225-lot single family subdivision with 10 common areas from a 46.225-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ranch Road, south of University Drive.
Owner: Devonshire (Dallas) ASLI VIII, LLC
Surveyor: J. Volk Consulting, Inc.
Application Filed: February 3, 2021
Zoning: NA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(3) **S201-579**
(CC District NA)

An application to create a 95-lot single family subdivision with 3 common areas from a 28.104-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ranch Road, south of University Drive.
Owner: Devonshire (Dallas) ASLI VIII, LLC
Surveyor: J. Volk Consulting, Inc.
Application Filed: February 3, 2021
Zoning: NA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(4) **S201-580**
(CC District 4)

An application to replat a 1.1709-acre tract of land containing all of Lots K through S in City Block 1/5907 to create one lot on property located on Cedar Crest Boulevard, north of Morrell Avenue.
Owners: Gerard Scott Gonzalez
Surveyor: CBG Surveying Texas, LLC
Application Filed: February 3, 2021
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(5) **S201-582**
(CC District 8)

An application to create one 16.3383-acre lot and one 12.4920-acre lot from a 28.8304-acre tract of land in City Block 7558 on property located on Beckleymeade Avenue, west of Penn Farm Road.
Owner: Iac Beckleymeade, LLC
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: February 3, 2021
Zoning: PD 240 (Tracts 3A, 3B, 3C)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(6) **S201-583**
(CC District 1)

An application to create one 0.322-acre lot and one 0.520-acre lot from a 0.842-acre tract of land in City Block 6168 on property located on Fort Worth Avenue at Jacqueline Drive, west corner.
Owner: Lindsey Property Portfolio I, LLC-FTW Avenue Series
Surveyor: Brittain & Crawford, LLC
Application Filed: February 4, 2021
Zoning: PD 714 (Subdistrict 5)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(7) **S201-584**
(CC District 1)

An application to replat a 3.041-acre tract of land containing all of Lots 5 through 9 in City Block 132/3127 to create one lot on property located on Twelfth Street, between Beckley Avenue and Cumberland Street.
Owner: Dallas County
Surveyor: Ringley & Associates, Inc.
Application Filed: February 4, 2021
Zoning: MU-1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(8) **S201-585**
(CC District 8)

An application to create one 9.624-acre lot from a tract of land in City Block 8818 on property located on South Beltline Road, northeast of Seagoville Road.
Owner: Big Score Investors, LLC
Surveyor: Dunaway Associates
Application Filed: February 4, 2021
Zoning: PD 1042
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(9) **S201-586**
(CC District 13)

An application to replat a 1.25-acre tract of land containing all of Lots 4, 5A, and 5B in City Block B/4972 to create one lot on property located on Lovers Lane at Bluffview Boulevard, northeast corner.
Owner: 4215 WLL, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: February 4, 2021
Zoning: PD 326 (Area A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(10) **S201-587**
(CC District 5)

An application to create one 0.190-acre lot from a tract of land in City Block 7789 on property located on Esterine Road, north of US Highway No. 175.
Owner: Jose D. Tinajero
Surveyor: Realsearch of Texas, LLC
Application Filed: February 5, 2021
Zoning: PD 535 (Subdistrict 2, Tract 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(11) **S201-589**
(CC District 8)

An application to create a 16-lot single family subdivision with lots ranging in size from 7,781 square feet to 9,867 square feet and to dedicate a right-of-way from a 3.142-acre tract of land in City Block 8483 on property located on Brierwood Lane at Acadia Drive, northeast corner.
Owner: Brierwood Developers, LLC
Surveyor: Windrose Land Surveying
Application Filed: February 8, 2021
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

M201-005
Hannah Carrasco
(CC District 13)

An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 623 for a private school use in an area generally on the southeast corner of Royal Lane and Webb Chapel Road.
Staff Recommendation: **Approval.**
Applicant: The Cambridge School of Dallas
Representative: Robert Baldwin, Baldwin Associates

M201-010
Abraham Martinez
(CC District 8)

An application for a minor amendment for exception and variation to design guidelines on property zoned LI Logistics Industrial Use in Planned Development District No. 761, the Dallas Logistics Port Special Purpose District, on the south line of Logistics Drive, west of Blanco Drive.
Staff Recommendation: **Approval.**
Applicant: Core 5 Industrial Partners
Representative: Lauren Montgomery; JGH Consultants LLC
Reschedule Date: February 18, 2021

Zoning Cases – Consent:

1. **Z190-279(CT)**
Carlos Talison
(CC District 6)

An application for a Planned Development District for TH-3(A) Townhouse District Uses on property zoned an IR Industrial Research District and an TH-3(A) Townhouse District, south of Muncie Avenue, between Conklin Street and Borger Street.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: GRBK Frisco, LLC
Representative: Rob Baldwin, Baldwin Associates

2. **Z190-345(CT)**
Carlos Talison
(CC District 7)

An application to amend Planned Development District No. 642 for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school, on the southwest corner of Lawnview Avenue and Hollis Avenue.
Staff Recommendation: **Approval**, subject to a development plan, a traffic management plan, and conditions.
Applicant: Dallas Independent School District
Representative: Karl Crawley, MASTERPLAN

3. **Z201-123(CT)**
Carlos Talison
(CC District 8)

An application for a Planned Development District for R-5(A) Single Family District use on property zoned an R-7.5(A) Single Family District, south of Rylie Road, west of Haymarket Road, North of Lyndon B. Johnson Freeway, and east of Prater Road.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: Liberty Banker Life Insurance Company
Representative: Santos Martinez, La Sierra Planning Group
Reschedule Date: February 18, 2021

4. **Z201-129(CT)**
Carlos Talison
(CC District 4)

An application for a TH-1(A) Townhouse District on property zoned an R-7.5(A) Single Family District, on the east line of South Marsalis Avenue, north of Ann Arbor Avenue.
Staff Recommendation: **Approval.**
Applicant: Patricia Hawkins
Reschedule Date: February 18, 2021

5. **Z190-296(ND)**
Neva Dean
(CC District 4)

An application for a Specific Use Permit for a motor vehicle fueling station use on property zoned an NS(A) Neighborhood Services District on the southeast corner of Cedar Crest Boulevard and East Kiest Boulevard.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: Aladdin Mustafa
Representative: Audra Buckley
Reschedule Date: February 18, 2021

6. **Z201-107(LG)**
La'Kisha Girder
(CC District 8)

An application for an LI Light Industrial District on property zoned an A(A) Agricultural District, at the north side of Telephone Road, west of Bonnie View Road.
Staff Recommendation: **Approval.**
Applicant: RPG Acquisitions, LLC
Representative: Rob Baldwin, Baldwin Associates

7. **Z201-136(LG)**
La'Kisha Girder
(CC District 6)

An application for an R-5(A) Single Family District on property zoned a CR Community Retail District, on the north line of Canada Drive, between Darien Street and Finis Street.
Staff Recommendation: **Approval.**
Applicant: Iconick Homes, LLC
Representative: Kelly Nyfeler, Coldwell Banker
Reschedule Date: February 18, 2021

8. **Z201-141(RM)**
Ryan Mulkey
(CC District 13)

An application for a Specific Use Permit for a commercial amusement (inside) use on property zoned an MU-3 Mixed Use District, on the east side of Greenville Avenue, south of Phoenix Drive.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: JDB Texas Ventures, LP
Representative: Latrice Andrews, Sheils Winnubst, P.C.

9. **Z201-153(RM)**
Ryan Mulkey
(CC District 8)

An application for the renewal of Specific Use Permit No. 2276 for vehicle display, sales, and service on property zoned Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay, at the southwest corner of Ellenwood Drive and C.F. Hawn Freeway.
Staff Recommendation: **Approval** for a two-year period, subject to a revised site plan and conditions.
Applicant: Salvador Jimenez

10. **Z190-284(PD)** Pamela Daniel (CC District 7)

An application for the renewal of Specific Use Permit No. 2087 for a recycling buy-back center for the collection of household metals and recyclable materials on property zoned an IM Industrial Manufacturing District, generally on the northwest side of Hickory Street, northeast of South Malcolm X Boulevard.
Staff Recommendation: **Approval** for a two-year period, subject to a revised site plan and revised conditions.
Applicant: Rafael Jamaica
Reschedule Date: February 18, 2021

11. **Z190-365(PD)** Pamela Daniel (CC District 7)

An application for an amendment to and expansion of Planned Development District No. 490 for a private school on property zoned Planned Development District No. 490 and an R-7.5(A) Single Family District, on the southeast corner of Ferguson Road and Peavy Road.
Staff Recommendation: **Approval**, subject to a revised development plan, revised landscape plan, a revised traffic management plan, and conditions.
Applicant: Bishop Lynch High School
Representative: William Dahlstrom, Jackson Walker LLP

12. **Z201-151(PD)** Pamela Daniel (CC District 5)

An application for the renewal of Specific Use Permit No. 1871 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northeast corner of Lake June Road and Holcomb Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Karim Rashid, Creek Rental Property, LLC
Representative: Parvez Malik, Business Zoom

13. **Z201-152(PD)** Pamela Daniel (CC District 13)

An application for a Specific Use Permit for a bank or savings and loan office with a drive-in window use on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the east corner of Lemmon Avenue and Inwood Road.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods; subject to a site plan and conditions.
Applicant: Bank of America
Representative: Robert Reeves

Zoning Cases – Under Advisement:

14. **Z190-188(PD)** Pamela Daniel (CC District 14)

An application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and mixed uses on property zoned an LC Light Commercial Subdistrict, an O-2 Office Subdistrict, and a (P) Parking Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District and the termination of deed restrictions [Z834-349], on the northeast corner of McKinney Avenue and Boll Street.
Staff Recommendation: **Approval**, subject to a development plan, a height exhibit, a landscape plan, and staff's recommended conditions; and **approval** of the termination of deed restrictions [Z834-349].
Applicant: 2700 McKinney Dallas Partners, Ltd.
Representative: Laura Hoffmann & Tommy Mann, Winstead PC
UA From: December 17, 2020, January 21, 2021, and February 4, 2021

15. **Z201-119(JM)** Jennifer Muñoz (CC District 1)

An application for a Planned Development District for a public school other than open-enrollment charter school and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District, in an area bounded by Taft Street, North Montclair Avenue, Ranier Street and Mary Cliff Road.
Staff Recommendation: **Approval**, subject to a development plan, a landscape plan, a traffic management plan, and staff's recommended conditions.
Applicant: Dallas Independent School District
Representative: Karl Crawley, MASTERPLAN
UA From: February 4, 2021
Reschedule Date: February 18, 2021

16. **Z201-121(JM)** Jennifer Muñoz (CC District 7)

An application for an MF-1(A) Multifamily Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest corner of Copeland Street and Gay Street.
Staff Recommendation: **Denial.**
Applicant: Anilkumar and Rama Thakrar Family Trust
Representative: Rik Adamski
UA From: February 4, 2021
Reschedule Date: February 18, 2021

17. **Z201-105(CT)** Carlos Talison (CC District 6)
An application for a Planned Development District for MU-2 Mixed Use District uses on property zoned an IR Industrial Research District and an IM Industrial Manufacturing District, on the south side of Singleton Boulevard and east side of Vilbig Road.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: Villages at SOHO Square, LLC
Representative: Santos Martinez, La Sierra Planning Group
UA From: February 4, 2021
Reschedule Date: February 18, 2021

Zoning Cases – Individual:

18. **Z201-128(CT)** Carlos Talison (CC District 2)
An application for an amendment to Planned Development Subdistrict No. 19 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Cedar Springs Road and Throckmorton Street and the northeast side of Throckmorton Street, between Cedar Springs Road and Dickason Avenue.
Staff Recommendation: **Approval**, subject to a revised development plan, a revised landscape plan, and staff's recommended conditions.
Applicant: Pegasus Ablon Caven, LLC
Representative: Suzan Kedron, Jackson Walker, L.L.P.
Reschedule Date: February 18, 2021

19. **Z201-125(HC)** Hannah Carrasco (CC District 6)
An application for the renewal of Specific Use Permit No. 2326 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 three-year period, subject to a site plan and conditions.
Applicant: ICP 1622 Market Center Blvd., LP
Representative: Kiesha Kay, MASTERPLAN
Reschedule Date: February 18, 2021

20. **Z201-126(LG)** La'Kisha Girder (CC District 2)
An application for a Planned Development District on property zoned an IR Industrial Research District, on the southwest corner of Maple Avenue and Medical District Drive.
Staff Recommendation: **Denial.**
Applicant: Dallas County Hospital District (Parkland)
Representative: Jonathan Vinson, Jackson Walker LLP

21. **Z201-137(LG)** La'Kisha Girder (CC District 7)

An application for a D(A) Duplex Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the Fair Park/South Dallas Special Purpose District, north of Silkwood Street, between Jarvis Street and Woodville Street.
Staff Recommendation: **Denial.**
Applicant: Cassandra Harried
Reschedule Date: February 18, 2021

22. **Z190-364(JK)** Janna Keller (CC District 5)

An application for a Specific Use Permit for a community service center use on property zoned an R-7.5(A) Single Family District, on the west side of St. Augustine Drive and south of Seagoville Road.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant: Anchored Family
Representative: Rob Baldwin, Baldwin Associates
Reschedule Date: February 18, 2021

23. **Z201-118(JK)** Janna Keller (CC District 4)

An application for an amendment to Planned Development District No. 994 for a public school other than an open-enrollment charter school in an area bound by Paducah Avenue to the north, Lancaster Road to the east, Ann Arbor Avenue to the south, and Denley Drive to the west.
Staff Recommendation: **Hold under advisement until March 25, 2021 to allow staff to evaluate the modified request and clarify the existing and proposed building square footage.**
Applicant: Dallas Independent School District
Representative: Karl Crawley, MASTERPLAN

24. **Z178-307(MK)** Mike King (CC District 4)

A City Plan Commission authorized hearing to determine proper zoning on property zoned R-5(A) Single Family District and TH-1(A) Townhouse District with consideration to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations on property generally east of Denley Drive, south the Trinity River Greenbelt, west of Corinth Street, north of Canyon Street, north of Hutchins Avenue, and along both sides of Canyon Street.
Staff Recommendation: **Approval** of a Planned Development District, subject to conditions.
Reschedule Date: February 18, 2021

Authorization of a Hearing:

Donna Moorman (CC District 14)

Consideration of authorizing a public hearing amending the previously authorized hearing on property zoned Conservation District No. 12, the Belmont Addition Conservation District with Modified Delta Overlay No. 1 on a portion, being generally bounded by lots on both sides Llano Avenue, Skillman Street, the lots on both sides of Belmont Avenue (excluding the south side of Belmont Avenue between Greenville Avenue and Matilda Street), and Greenville Avenue, and containing approximately 125 acres with consideration being given to: amending the development standards for fence height and location, and front yard setbacks; clarifying language to ensure nonconforming structures can be repaired, remodeled, and replaced; clarifying language to detail the requirements for a work review; modifying the second story restriction on Craftsman style structures; and modifying architectural standards for new construction and remodeling to promote the conservation of Craftsman style structures, in addition to the development standards for driveway access as previously authorized. **This is a hearing to consider the request to amend the previously authorized hearing and not the rezoning of property at this time.**

Mary Lovell (CC District 1)

Consideration of authorizing a public hearing to determine the proper zoning on property zoned an R-7.5(A) Single Family District with Specific Use Permit (SUP) No.139 for an Electric Substation and Specific Use Permit (SUP) No.1164 for a Transit Passenger Station or Transfer Center on a portion, an R-5(A) Single Family District, an LO-1 Limited Office District, a CR Community Retail District, and an IM Industrial Manufacturing District in an area generally bound by and contains the first six parcels east of Polk Street on the north side of Elmdale Place on the south, parcels along the east side of Polk Street from Elmdale Place to Lebanon Avenue on the west, Lebanon Avenue from Polk Street to South Edgefield Avenue on the south, South Edgefield Avenue from Lebanon Avenue to West Clarendon Avenue on the west, West Clarendon Avenue from South Edgefield Avenue to both sides of Nolte Drive on the north, both sides of Nolte Drive from West Clarendon Avenue to Tyler Street on the south; and both sides of the DART R.O.W from Tyler Street to Polk Street and containing approximately 74.62 acres with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**
Reschedule Date: February 18, 2021

Other Matters:

Minutes: February 18, 2021

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, March 9, 2021

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, March 9, 2021, via videoconference, at 9:00 a.m., to consider (1) **2102110002**- An application for a Certificate of Appropriateness by Bobby Nichols– Chandler Signs, for a 480 sq. ft. attached LED illuminated sign at 700 N. Pearl (north elevation); and, (2) **2102240011**- An application for a Certificate of Appropriateness by Taylor Tompkins – Willow Creek Signs, for a 98 sq. ft. attached LED illuminated sign at 2700 Commerce (north elevation). The public may listen to the meeting as an attendee at the below videoconference link:

http://bit.ly/SSDAC_3-9-21

EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]

2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]

3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]

4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]

5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]

6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex. Govt. Code §551.086]

7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

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

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

FILE NUMBER: S201-577 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Munger Avenue at Laws Street, southwest of Griffin Street

DATE FILED: February 3, 2021 **ZONING:** CA-1(A)

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 0.517-acre **MAPSCO:** 45K

OWNER: Daryl Richardson Gourmet Catering, Inc.

REQUEST: An application to create one 0.517-acre lot from a part of City Block 214 on property located on Munger Avenue at Laws Street, southwest of Griffin Street.

SUBDIVISION HISTORY:

1. S190-034 was a request northeast of the present request to replat a 4.7112-acre tract of land containing all of Lots 1 through 4 in City Block 17/219 to create one lot on property located on Griffin Street at Corbin Street, south of Magnolia Street. The request was approved November 21, 2019 but has not been recorded.

2. S167-041 was a request northeast of the present request to create one 1.737-acre lot from a tract of land in City Block 520 on property located on Field Street between Munger Avenue and Woodall Rodgers Freeway. The request was approved January 5, 2017 but has not been recorded.

3. S156-026 was a request northeast of the present request to replat a 5.599-acre tract of land containing all of Lot 1A, 2A, and 3A in City Block 520 into one 1.151-acre lot, and one 4.448-acre lot on property fronting on Munger Avenue between Freeman Street and Field Street. The request was approved December 3, 2015 and recorded March 7, 2018.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the CA-1(A) Central Area District; therefore, staff recommends approval subject to compliance with the following conditions:

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

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is one.

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).

13. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

14. On the final plat, dedicate 28 feet of right-of-way (via fee simple) from the established centerline of Griffin Street. 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 Munger Avenue & Laws Street. Section 51A-8.611(e); 51A-8.602(c); 51A-8.604(c)

16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Griffin Avenue and Munger Avenue. Section 51A-8.602(d)(1)

17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Laws Street and Munger Avenue. Section 51A-8.602(d)(1)

18. On the final plat, show recording information on all existing easements within 150 feet of property.

19. Prior to the final plat submittal, provide 8.5 inch by 11 inches signed, sealed and dated survey drawing showing tie distances between east property line and existing structure.

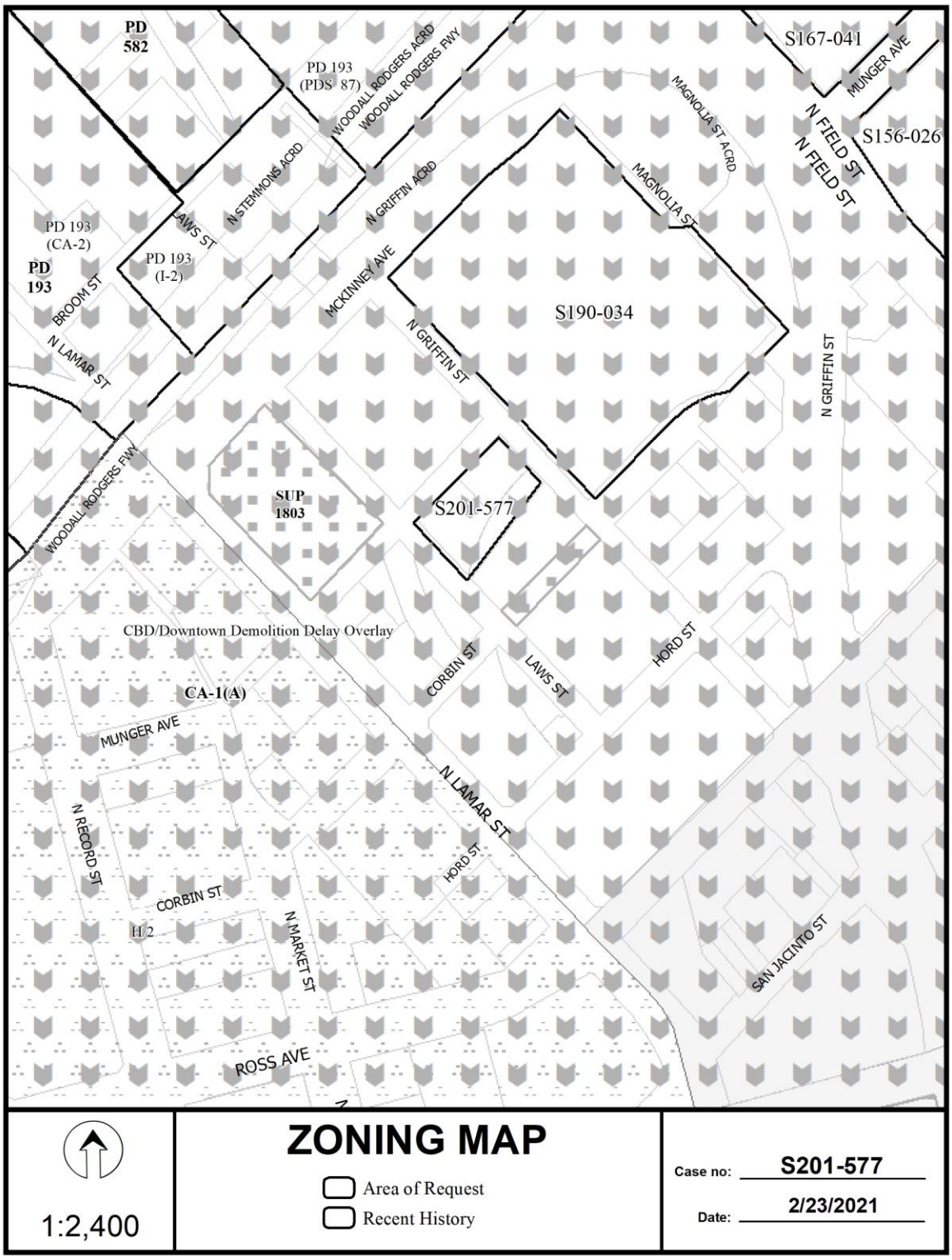
20. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

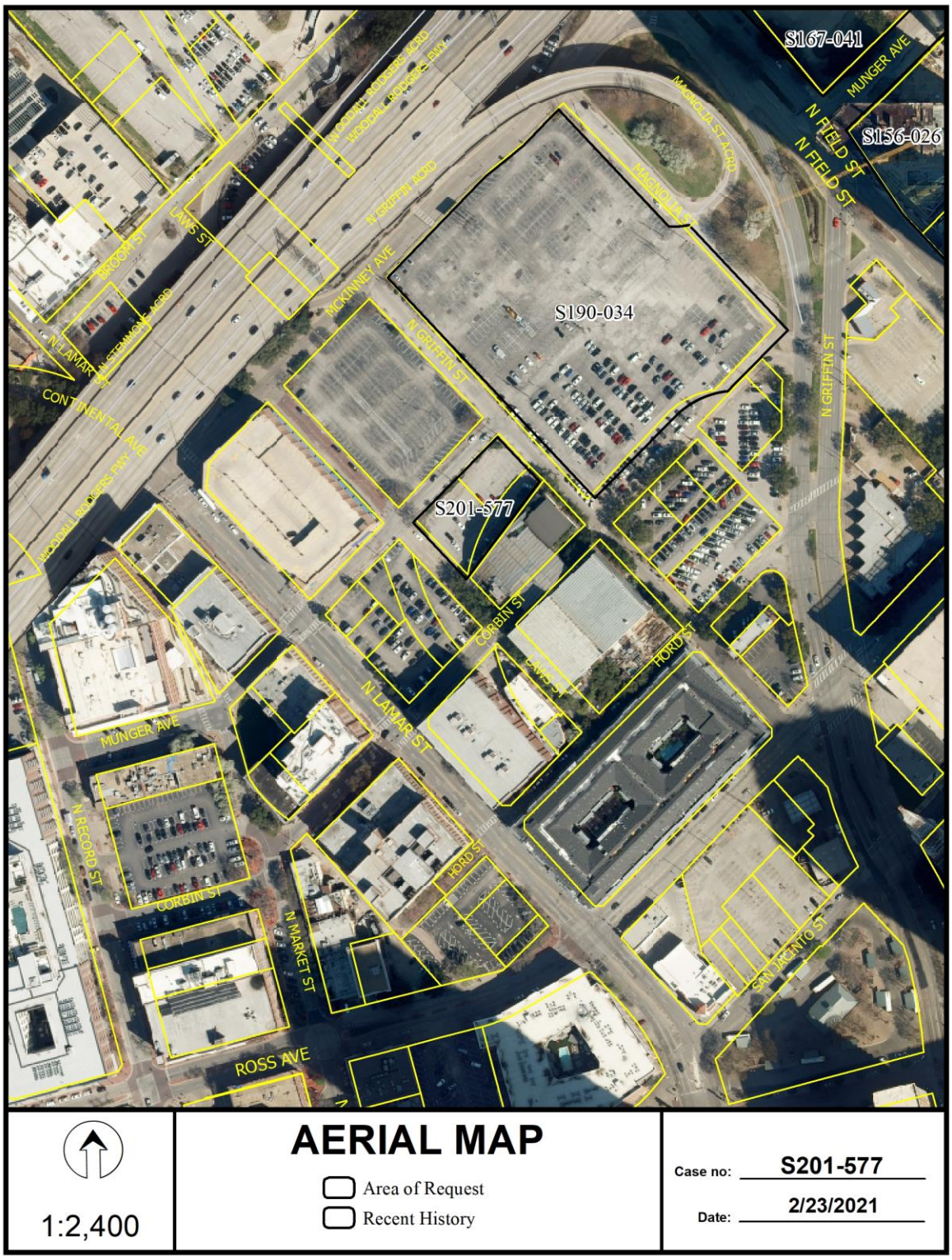
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

22. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

23. Coordination with DART is needed for the D2 alignment.

24. On the final plat, identify the property as Lot 2 in City Block 13/214. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


PD 582
PD 193 (PDS 87)
WOODALL RODGERS ACRD
WOODALL RODGERS FWY
S167-041
MUNGER AVE
S156-026
N FIELD ST
MAGNOLIA ST ACRD
MAGNOLIA ST
N STEMMONS ACRD
N GRIFFIN ACRD
LAWS ST
PD 193 (CA-2)
PD 193 (I-2)
PD 193
BROOM ST
MCKINNEY AVE
S190-034
N GRIFFIN ST
N LAMAR ST
SUP 1803
S201-577
CBD/Downtown Demolition Delay Overlay
CA-1(A)
CORBIN ST
HORD ST
MUNGER AVE
N RECORD ST
H/2
N MARKET ST
SAN JACINTO ST
ROSS AVE
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S201-577
Date: 2/23/2021



1:2,400

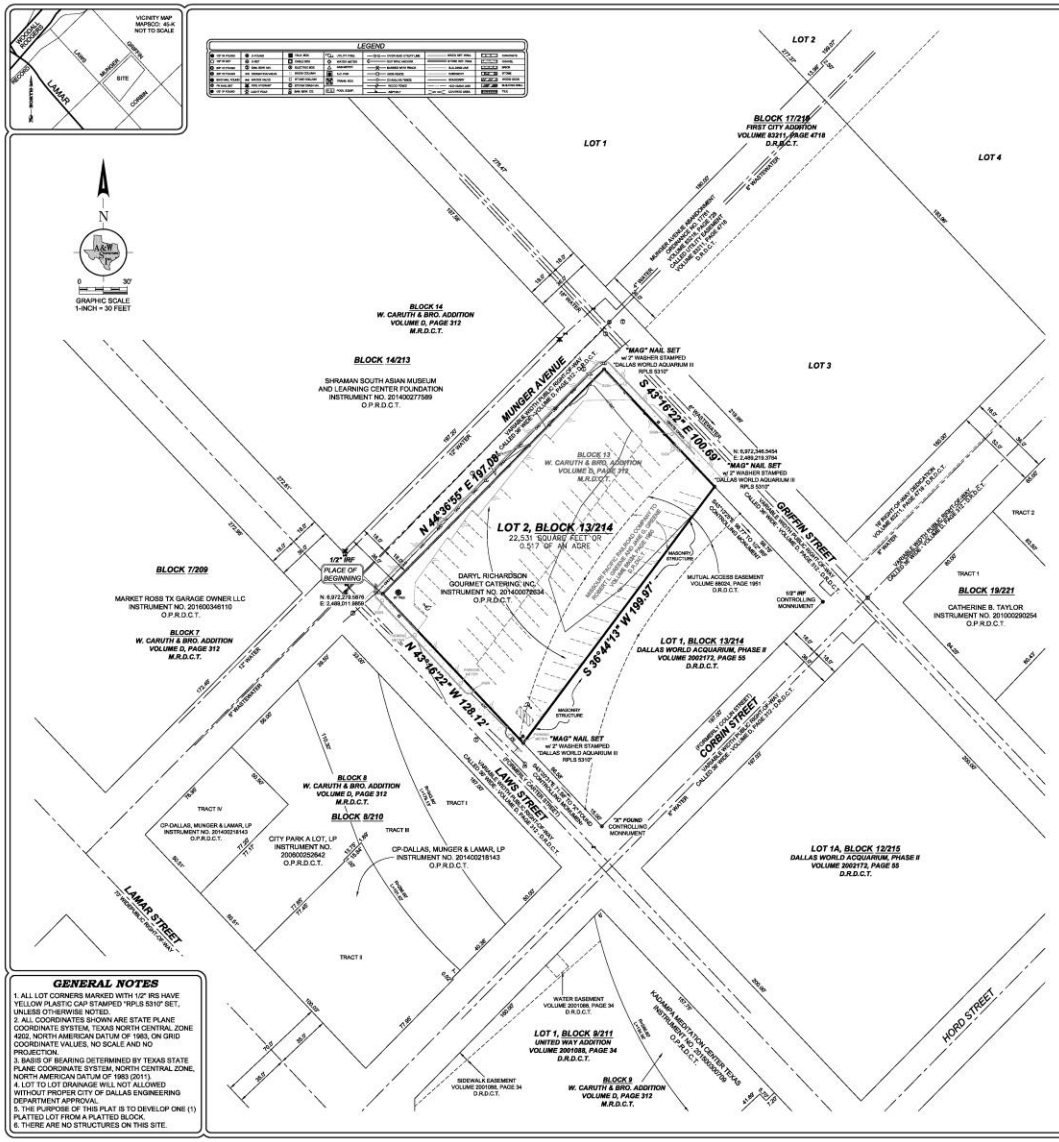
AERIAL MAP

Area of Request

Recent History

Case no: S201-577

Date: 2/23/2021



GENERAL NOTES

1. ALL LOT CORNERS MARKED WITH 1/2" IRS HAVE YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET, UNLESS OTHERWISE NOTED.
2. ALL COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.
3. BASIS OF BEARING DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
4. LOT TO LOT DRAINAGE WILL NOT ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO DEVELOP ONE (1) PLATTED LOT FROM A PLATTED BLOCK.
6. THERE ARE NO STRUCTURES ON THIS SITE.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Daryl Richardson Gourmet Catering, Inc. is the sole owner of a tract of land located in the JOHN GRIGSBY SURVEY, Abstract No. 495, City of Dallas, Dallas County, Texas, and being a part of Block 214, City Block 13-214, of W. Caruth Bro. Acdition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume D, Page 312, Deed Records, Dallas County, Texas, and being the same tract of land described in Warranty Deed with Vendor's Lien to Daryl Richardson Gourmet Catering, Inc., recorded in Instrument No. 201400072634, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the Southeast line of Munger Avenue, a 36' wide public right-of-way, at the intersection of the Northeast line of Laws Street, a 36' wide public right-of-way, at the West corner of said City Block 13/214;

Thence North 44°36'55" East, along said Southeast line of Munger Avenue, a distance of 197.08' to a Mag nail with a 2" washer stamped "Dallas World Aquarium III, RPLS 5310" set in concrete paving at the intersection of the Southwest line of Griffin Street, a 36' wide public right-of-way, at the North corner of said City Block 13/214;

Thence South 43°16'22" East, along said Southwest line of Griffin Street, a distance of 100.68' to a Mag nail with a 2" washer stamped "Dallas World Aquarium III, RPLS 5310" set in concrete paving at the North corner of Lot 1, Block 13/214 of Dallas World Aquarium, Phase II, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2002172, Page 55, Deed Records, Dallas County, Texas;

Thence South 36°44'13" West, passing through said City Block 13/214, a distance of 199.97' to a Mag nail with a 2" washer stamped "Dallas World Aquarium III, RPLS 5310" set in concrete paving in said Northeast line of Laws Street, at the West corner of said lot 1;

Thence North 43°16'22" West, along said Northeast line of Laws Street, a distance of 128.12' to the PLACE OF BEGINNING and containing 22,531 square feet or 0.517 of an acre of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

I, John S. Turner, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended) , and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2021.

PRELIMINARY, RELEASED 2-1-2021 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner
Texas Registered Professional Land Surveyor No. 5310

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared John S. Turner known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2021.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Daryl Richardson Gourmet Catering, Inc., acting by and through its duly authorized agent, (You may place agents name here) does hereby adopt this plat, designating the herein described property as ***DALLAS WORLD AQUARIUM III***, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ____day of _____, 2021.

By:

_____
Daryl Richardson
President, Daryl Richardson Gourmet Catering, Inc.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, Daryl Richardson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 2021.

_____
Notary Public in and for The State of Texas

LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder:
[Bank/mortgagee]

By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____ (date of acknowledgement) by _____ (name of person who signed), as _____ (title of officer-usually president or secretary, of _____ (name of business), a _____ (state of business, i.e., LLC, Corp, etc.), on behalf of the _____ (LLC, Corp., etc.).

_____
Notary Public in and for the State of Texas

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX, 75187
PHONE: (972) 681-4975 FAX: (972) 681-4994
WWW.AWSURVEY.COM
~ PROPERTY ADDRESS: 1000 Munger Street and 1601 N. Griffin Street ~
Owner: Daryl Richardson Gourmet Catering, Inc.
~ 1601 N. Griffin Street, Dallas, TX 75202 ~
~ 407-619-6035 ~
Job No. 19-1368 | Drawn by: SG | Date:2-1-2021 | Revised:
"A professional company operating in your best interest"

PRELIMINARY PLAT

DALLAS WORLD AQUARIUM III
LOT 2, BLOCK 13/214

BEING A REPLAT OF PART OF BLOCK 13/214
W. CARUTH BRO.
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S201-577

S201-577

1(f)

City Plan Commission Date: 3/4/2021

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

FILE NUMBER: S201-578 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Ranch Road, south of University Drive

DATE FILED: February 3, 2021 **ZONING:** NA

CITY COUNCIL DISTRICT: NA **SIZE OF REQUEST:** 46.225-acres **MAPSCO:** 127-5F

OWNER: Devonshire (Dallas) ASLI VIII, LLC

REQUEST: An application to create a 225-lot single family subdivision with 10 common areas from a 46.225-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ranch Road, south of University Drive.

SUBDIVISION HISTORY:

1. S201-579 is a request west of the present request to create a 95-lot single family subdivision with 3 common areas from a 28.104-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ranch Road, south of University Drive. The request is scheduled for a City Plan Commission hearing March 4, 2021.

2. S201-568 was a request north of the present request to create an 82 single family lot subdivision with lots ranging in size from 6,000-square feet to10,659-square feet and 5 common areas from a 42.688-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ranch Road, south of University Drive. The request was approved February 18, 2021 but has not been recorded.

3. S190-194 was a request southwest of the present request to create 70 single family lots ranging in size from 5,345 square feet to 11,150 square feet and 3 common areas from a 33.181-acre tract of land on property located on Ranch Road, south of University Drive. The request was approved August 20, 2020 but has not been approved.

4. S189-133 was a request northeast of the present request to create 90 single family lots ranging in size from 6,000 square feet to 10,872 square feet and 4 common areas from a 30.689-acre tract of land on property located on Ranch Road, west of F.M. 548. The request was approved March 21, 2019 and recorded September 21, 2019.

5. S189-132 was a request east of the present request to create 14 single family lots ranging in size from 7,065-square feet to 11,828-square feet from a 4.487-acre tract of land on property located on Ranch Road, west of F.M. 548. The request was approved March 21, 2019 and recorded February 3, 2020.

6. S189-082 was a request west of the present request to create a 113-lot single family addition with lots ranging in size from 5,400 square feet to 12,008 square feet on a 22.736-acre tract of land on property located on Knox bridge Road, east of Ranch Road The request was approved January 17, 2019 and recorded April 6, 2020.

7. S178-214 was a request northeast of the present request to create a 162-lot residential subdivision from a 41.08-acre tract of land on property previously approved for 162 single family lots on property located on FM 548 south of University Drive in Kaufman County. The request was approved June 21, 2017 and recorded September 27, 2019.

8. S167-182 was a request south of the present request to create 150 lots and 1 common area from a 30.334-acre tract of land on property between Ranch Road on the northwest, FM 548 on the southeast, and University Drive on the northeast in Kaufman County. The request was approved June 8, 2017 and recorded August 30, 2018.

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

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

must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is 225 and 10 common areas.

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).

14. Place a note on the final plat stating “Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.” Section 51A-8.611(e).

15. On the final plat, provide right-of-way, design, and construction for a Deceleration/Acceleration Lane if the Traffic Impact Study (TIS) justifies the need.

16. Coordinate with Transportation for any ingress and egress requirements.

17. On the final plat, show recording information on all existing easements within 150 feet of property.

18. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

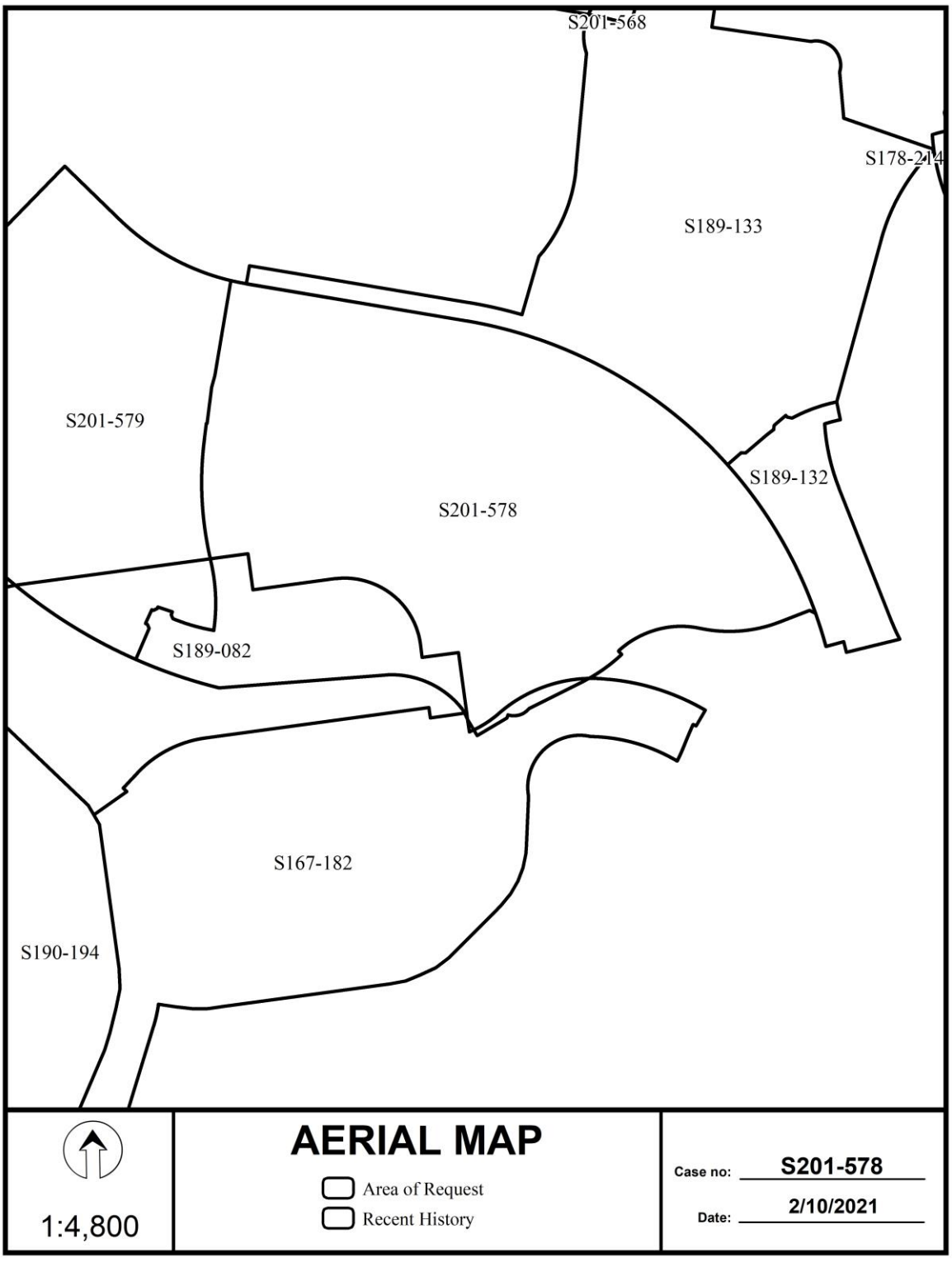
19. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

21. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

22. Must comply with DWU Regulations construction of utilities in Dallas E.T.J.

23. Prior to the final plat submittal, contact the City of Dallas Addressing division and Kaufman County 9-1-1 Addressing Coordinator for help determining an acceptable name for the new streets and verifying that the existing names are correct. Section 51A-8.403(a)(1)(A)(xii), Section 51A-8.403 (a) (1) (A) (xiv), Section 51A-8.506 (e)


S201-568
S178-214
S189-133
S201-579
S189-132
S201-578
S189-082
S167-182
S190-194
AERIAL MAP
Area of Request
Recent History
1:4,800
Case no: S201-578
Date: 2/10/2021

PRELIMINARY PLAT
DEVONSHIRE
VILLAGE 17
LOTS 1-28, BLOCK 49; LOTS 1-34, BLOCK 50; LOTS 1-38, BLOCK 51; LOTS 1-36, BLOCK 52; LOTS 1-21, BLOCK 53; LOTS 1-30, BLOCK 54; LOTS 1-25, BLOCK 55; LOTS 1-21, BLOCK 56; LOTS 1-36, BLOCK 59; LOTS 1-9, BLOCK 60; & LOTS 1-12 BLOCK 61
225 SINGLE FAMILY LOTS AND
10 HOMEOWNER ASSOCIATION LOTS
46.225± ACRES
OUT OF THE
JUAN LOPEZ SURVEY, ABSTRACT NO. 286
CITY OF DALLAS ETJ
KAUFMAN COUNTY, TEXAS
FILE NO. S201-578
03 February 2021
SHEET 1 OF 3
RAVENHILL ROAD
KNOXBRIDGE ROAD
ABERCREEN ROAD
BRIXTON LANE
GATEHOUSE DRIVE
DOVEDALE DRIVE
ADEMORE LANE
WEXFORD WAY
HIGHBURY HILL
BALFOUR BEND
MATCHLINE - SEE SHEET 2
POINT OF COMMENCING
POINT OF BEGINNING
VICINITY MAP
NOT TO SCALE
MAPSCO 27Z (6F)
8.128 (6A)
PROJECT
LEGEND
Point of Curvature or Tangency on Center Line
1/2" iron rod set w/ yellow plastic cap stamped "JvK" set (unless otherwise noted)
1/2" iron rod found +/- yellow plastic cap stamped "JvK" (unless otherwise noted)
Building Line
Curve No.
Control Line
Drainage Easement
Easement
Feet
Square Feet
Utility Easement
Public Access Easements
Public Overflow Easement
Wall Maintenance Easement
Map Records of Kaufman County, Texas
Deed Records of Kaufman County, Texas
GENERAL NOTES:
1. All lot corners monumented with a 1/2" iron rod with yellow plastic cap stamped "JvK" unless otherwise noted.
2. Development is subject to Section 51A-8.611(d), Dallas Development Code, Ordinance No. 24843 unless otherwise noted.
3. Bearing system for this survey is based on the State Plane Coordinate System, North Central Zone, Texas, North American Datum of 1983 (NAD83), as determined by GPS observations and adjusted to the Dallas County Engineering Section approved monuments "DCGN 6" and "DCGN 7". All distances are surface values. No Scale and no Projection factors have been applied unless noted otherwise.
4. Subject to all covenants, conditions, restrictions, and easements of record, if any, affecting the property. Reference is made to the Deed Records, Kaufman County, Texas.
5. Coordinates shown hereon refer to "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (NAD83)". Grid Coordinate values, No Scale and no Projection.
6. 5/8" iron rods with yellow plastic caps stamped "JvK" were set at previous surveys, copies of which are available upon request.
7. No structures exist within the boundaries of the property.
PURPOSE OF PLAT:
THE PURPOSE OF THIS PLAT IS TO CREATE 225 RESIDENTIAL LOTS FROM A 46.225 ACRE TRACT OF LAND CONVEYED TO DEVONSHIRE (DALLAS) ASU VIII, LLC.
SCALE: 1" = 60'
Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-1100
TBPLS NO. 10194033
Owner/Applicant:
Devonshire (Dallas) ASU VIII, LLC
901 N. Pine Hill Rd., Suite 200
Winter Park, FL 32789
407-628-8488
J. VOLK consulting
Civil Engineering • Land Development
830 Central Parkway East, Suite 300
Plano, Texas 75074
(972) 201-1100
TBPE NO. F-12082
TBPLS NO. 10194033

PRELIMINARY PLAT
DEVONSHIRE
VILLAGE 17
LOTS 1-20, BLOCK 49; LOTS 1-54, BLOCK 50; LOTS 1-30, BLOCK 52; LOTS 1-32, BLOCK 53; LOTS 1-21, BLOCK 54; LOTS 1-25, BLOCK 55; LOTS 1-21, BLOCK 58; LOTS 1-36, BLOCK 59; LOTS 1-3, BLOCK 60; & LOTS 1-12 BLOCK 61
225 SINGLE FAMILY LOTS AND
10 HOA/OPEN SPACE LOTS
46.225 ACRES
OUT OF THE
JUAN LOPEZ SURVEY, ABSTRACT NO 286
CITY OF DALLAS ETJ
KAUFMAN COUNTY, TEXAS
FILE NO. S201-578
03 February 2021
SHEET 2 OF 3
J. VOLK consulting
Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100
TBPLS NO.: 10194033
Owner/Applicant:
Devonshire (Dallas) ASU VIII, LLC
501 N. Peak St., Suite 123
Wichita, KS 67214-3789
407-628-9488
PURPOSE OF PLAT:
TO CREATE 225 RESIDENTIAL LOTS FROM A 46.225 ACRE TRACT OF LAND CONVEYED TO DEVONSHIRE (DALLAS) ASU VIII, LLC
GENERAL NOTES:
1. All lot corners monumented with a 1/2" iron rod with plastic cap stamped "JVC" set, unless otherwise noted.
2. Ordinance No. 24843 (Devonshire) Planned Development District, Section 51A-8.611, Dallas Development Code, Engineering Section approval.
3. Bearing system based on the plat of Woodbridge Road, being North 31 degrees 02 minutes 15 seconds East, as recorded in Cabinet A, Page 106, Map Records, Kaufman County, Texas.
4. Flood Study for Devonshire Phase 1C, as recorded in Cabinet A, Page 106, Map Records, Kaufman County, Texas. Any lots within this platted property are created by this Flood Study.
5. Coordinates shown hereon refer to "Texas State Plane Coordinate System, of 1983, North Central Zone 4202." Coordinate values, No Scale and no Projection.
6. All corners set in pavement are to be stamped "JVC" and flush with the surface, typical.
7. No structures exist within the boundaries of the property.
LEGEND
• Point of Curvature or Tangency on Center Line
○ 1/2" iron rod w/ yellow plastic cap stamped "JVC" set (unless otherwise noted)
* 1/2" iron rod found w/ yellow plastic cap stamped "JVC" (unless otherwise noted)
AC Acres
BL Building Line
C1 Curve No.
CM Center of Monument
DE Drainage Easement
Esmt Easement
SF Square Feet
UE Utility Easement
D.E. Drainage Easement/Utilities Easement
P.O.E. Public Overflow Easement
M.M.E. Mail Maintenance Easement
D.R.K.C.T. = Deed Records of Kaufman County, Texas
M.R.K.C.T. = Map Records of Kaufman County, Texas
VICINITY MAP
NOT TO SCALE
MAPSCO 117 (6F)
& 128 (6A)
PROJECT
SCALE 1" = 60'
MATCHLINE SEE SHEET 2
MOSSFIELD LANE
CALLINGTON WAY
ADENMORE LANE
WEXFORD WAY
DOVEDALE DRIVE
BALDOCK BEND
GLEN GLEN
ABERFOREEN ROAD
BLOCK 49
BLOCK 50
BLOCK 52
BLOCK 53
BLOCK 54
BLOCK 55
BLOCK 58
BLOCK 59
BLOCK 60
BLOCK 61
COMMON AREA I
18,791 SF
0.89 AC
FUTURE DEVELOPMENT

LEGAL DESCRIPTION:

STATE OF TEXAS §
COUNTY OF KAUFMAN §

BEING a tract of land situated in the JUAN LOPEZ SURVEY, ABSTRACT NO. 286, Kaufman County, Texas and being part of that tract of land described as being Tract 1 in deed to Devonshire (Dallas) ASU VIII, LLC as recorded in Document No. 20170001848, Deed Records, Kaufman County, Texas (hereinafter referred to as "Devonshire tract"), and being more particularly described as follows:

COMMENCING at a 1/2 inch found iron rod with yellow plastic cap stamped "JVC" set at the Northeast corner of Lot 1, Block 1, Abbington Addition, a Phase II Addition to Kaufman County, Texas according to the Plat thereof recorded in Cabinet 3, Slide 63, Map Records, Kaufman County, Texas, said point being the Northwest corner of Lot 1, Block 1, Abbington Addition, a Phase I Addition to Kaufman County, Texas according to the Plat thereof recorded in Cabinet 3, Slide 5721, Map Records, Kaufman County, Texas, said point being on the South line of a tract of land described as Tract 1 in deed to Kaufman County Municipal Utility District No. 3 as recorded in Volume 1,472, Page 181, Deed Records, Kaufman County, Texas, said point being at the beginning of a curve to the left having a central angle of 04 degrees 27 minutes 13 seconds, a radius of 1,472.00 feet and a chord bearing and distance of North 17 degrees 22 minutes 03 seconds West, 114.39 feet;

THENCE Northerly, with said west line and said arc, to the right, an arc distance of 114.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the POINT OF BEGINNING of the tract of land herein described;

THENCE North 19 degrees 36 minutes 57 seconds West, with said west line, a distance of 21.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 68 degrees 49 minutes 55 seconds West, a distance of 107.33 feet to a 1/2 inch iron rod with yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 33 degrees 19 minutes 46 seconds, a radius of 450.00 feet and a chord bearing and distance of South 85 degrees 29 minutes 48 seconds West, 258.09 feet;

THENCE Westerly, with said curve to the right, an arc distance of 261.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a reverse curve to the left having a central angle of 33 degrees 19 minutes 39 seconds, a radius of 300.00 feet and a chord bearing and distance of South 74 degrees 35 minutes 21 seconds West, 277.72 feet;

THENCE Westerly, with said curve to the left, an arc distance of 288.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 42 degrees 58 minutes 56 seconds East, a distance of 15.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 16 degrees 17 minutes 38 seconds, a radius of 350.00 feet and a chord bearing and distance of South 50 degrees 08 minutes 50 seconds West, 160.13 feet;

THENCE Westerly, with said curve to the right, an arc distance of 160.68 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 63 degrees 18 minutes 39 seconds West, a distance of 193.24 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 86 degrees 29 minutes 29 seconds, a radius of 65.00 feet and a chord bearing and distance of South 73 degrees 56 minutes 13 seconds West, 71.27 feet;

THENCE Westerly, with said curve to the left, an arc distance of 78.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 17 degrees 10 minutes 57 seconds West, a distance of 10.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 59 degrees 01 minutes 56 seconds West, a distance of 113.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 30 degrees 58 minutes 04 seconds West, a distance of 50.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 27 degrees 13 minutes 09 seconds West, a distance of 48.65 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 03 degrees 41 minutes 11 seconds, a radius of 292.00 feet and a chord bearing and distance of North 60 degrees 04 minutes 59 seconds West, 277.25 feet;

THENCE Northwesterly, with said curve to the left, an arc distance of 288.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 85 degrees 34 minutes 27 seconds West, a distance of 546.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 09 degrees 42 minutes 41 seconds, a radius of 1,700.00 feet and a chord bearing and distance of North 71 degrees 05 minutes 29 seconds West, 287.80 feet;

THENCE Northwesterly, with said curve to the right, an arc distance of 288.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 22 degrees 55 minutes 18 seconds East, a distance of 110.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 21 degrees 26 minutes 52 seconds West, a distance of 13.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 00 degrees 15 minutes 36 seconds, a radius of 1,580.00 feet and a chord bearing and distance of North 65 degrees 41 minutes 12 seconds West, 7.18 feet;

THENCE Northwesterly, with said curve to the right, an arc distance of 7.18 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 24 degrees 26 minutes 37 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 15 minutes 36 seconds, a radius of 1,530.00 feet and a chord bearing and distance of South 65 degrees 39 minutes 00 seconds East, 6.93 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 6.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 66 degrees 51 minutes 19 seconds East, as distance of 14.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 49 minutes 53 seconds, a radius of 230.00 feet and a chord bearing and distance of North 18 degrees 49 minutes 53 seconds East, 5.00 feet;

THENCE Northerly, with said curve to the left, an arc distance of 5.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 71 degrees 29 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 02 degrees 07 minutes 07 seconds, a radius of 280.00 feet and a chord bearing and distance of South 19 degrees 15 minutes 07 seconds West, 10.20 feet;

THENCE Southwesterly, with said curve to the right, an arc distance of 10.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 24 degrees 02 minutes 44 seconds East, a distance of 13.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 36 minutes 53 seconds, a radius of 1,530.00 feet and a chord bearing and distance of South 68 degrees 41 minutes 31 seconds East, 16.41 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 16.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a compound curve to the left having a central angle of 11 degrees 27 minutes 47 seconds, a radius of 623.00 feet and a chord bearing and distance of South 74 degrees 36 minutes 47 seconds East, 123.26 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 123.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 21 degrees 01 minutes 01 seconds, a radius of 600.00 feet and a chord bearing and distance of North 02 degrees 27 minutes 57 seconds West, 225.76 feet;

THENCE Northerly, with said curve to the left, an arc distance of 220.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a reverse curve to the right having a central angle of 20 degrees 43 minutes 20 seconds, a radius of 1,120.00 feet and a chord bearing and distance of North 02 degrees 59 minutes 20 seconds West, 403.67 feet;

THENCE Northerly, with said curve to the right, an arc distance of 405.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 07 degrees 22 minutes 40 seconds East, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 15 degrees 10 minutes 37 seconds East, a distance of 39.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE Northeasterly, with said curve to the left, an arc distance of 51.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 02 degrees 47 minutes 50 seconds, a radius of 760.00 feet and a chord bearing and distance of North 13 degrees 46 minutes 33 seconds East, 37.09 feet;

THENCE Easterly, with said curve to the right, an arc distance of 37.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 03 degrees 47 minutes 50 seconds, a radius of 780.00 feet and a chord bearing and distance of South 78 degrees 31 minutes 29 seconds East, 51.69 feet;

THENCE Easterly, with said curve to the left, an arc distance of 51.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the southwest line of the above mentioned Abbington tract;

THENCE South 60 degrees 25 minutes 25 seconds East, with said southwest line, a distance of 731.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found at the beginning of a non-tangent curve to the right having a central angle of 60 degrees 48 minutes 43 seconds, a radius of 1,472.00 feet and a chord bearing and distance of South 50 degrees 00 minutes 33 seconds East, 1,490.40 feet;

THENCE Southeasterly, continuing with said west line and with said curve to the right, an arc distance of 1,562.76 feet to the POINT OF BEGINNING and containing 46.223 acres of land, more or less.

SURVEYOR'S STATEMENT:

I, Ryan S. Reynolds, a Registered Professional Land Surveyor licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying as adopted by the Texas Department of Licensing and Regulation and the Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e), and that the digital submittal is the compliant with the digital standards of the City of Dallas.

Dated this the _____ day of _____, A.D. 20__.

FOR REVIEW PURPOSES ONLY. PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 20__.

_____
Notary public for and in the State of Texas

My commission expires: _____

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Devonshire (Dallas) ASU VIII, LLC, acting by and through the duly authorized agent, does hereby adopt this plat, designating the herein described property as **DEVONSHIRE VILLAGE 17**, an addition to the City of Kaufman, Texas, and does hereby dedicate in fee simple the streets, alleys, parks, and other public use areas shown thereon. The streets and alleys are dedicated for public use forever, and the public utility easements shall be open to the public, free and clear from all obstructions, for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of their respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.) Any public utility shall have the right of ingress and egress from the said easements for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

Witness, my hand at Dallas, Texas, this _____ day of _____, 20__.

DEVONSHIRE (DALLAS) ASU VIII, LLC
a Delaware limited liability company

By: AVANT STRATEGIC LAND INVESTORS VIII, L.L.L.P.
a Delaware limited liability limited partnership, its sole Member

By: APG ASU VIII GP, LLC
a Delaware limited liability company, its sole General Partner

By: AVANT PROPERTIES GROUP III, L.L.L.P.
a Delaware limited liability partnership, its Managing Member

By: APG III GP, LLC
a Florida limited liability company, its sole General Partner

By: AVANT MANAGEMENT CORPORATION
a Florida corporation, its sole Manager

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ (or _____), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

Given under my hand and seal of office, this ____ day of _____, 20__.

_____
Notary public for and in the State of Texas

My commission expires: _____

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and wastewater service stubs. Any portion of such additional easements disturbed during installation and maintenance shall be restored to its original condition by the owner of the property herein granted shall be determined by their location as installed.

PURPOSE OF PLAT
THE PURPOSE OF THIS PLAT IS TO CREATE 225 RESIDENTIAL LOTS FROM A 46.225 ACRE TRACT OF LAND CONVEYED TO DEVONSHIRE (DALLAS) ASU VIII, LLC

PRELIMINARY PLAT
DEVONSHIRE VILLAGE 17

LOTS 1-20, BLOCK 49; LOTS 1-34, BLOCK 50; LOTS 1-36, BLOCK 52; LOTS 1-25, BLOCK 53; LOTS 1-21, BLOCK 54; LOTS 1-25, BLOCK 55; LOTS 1-21, BLOCK 56; LOTS 1-36, BLOCK 59; LOTS 1-3, BLOCK 60; & LOTS 1-12 BLOCK 61
225 SINGLE FAMILY LOTS AND 10 COMMON AREAS
46.225 ACRES
OUT OF THE
JUAN LOPEZ SURVEY, ABSTRACT NO 286
CITY OF DALLAS ETJ
KAUFMAN COUNTY, TEXAS
FILE NO. S201-578

03 February 2021
SHEET 3 OF 3

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100
TBPLS NO.: 10194633

Owner/Applicant:
Devonshire (Dallas) ASU VIII, LLC
901 N. Peninsula Ave.
Winter Park, FL 32789
407-628-9488

J. VOLK consulting
830 Central Parkway East, Suite 300, Plano, Texas 75074
972.201.3100 Texas Registration No. F-12962

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

FILE NUMBER: S201-579 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Ranch Road, south of University Drive

DATE FILED: February 3, 2021 **ZONING:** NA

CITY COUNCIL DISTRICT: NA **SIZE OF REQUEST:** 28.104-acres **MAPSCO:** 127 5F

OWNER: Devonshire (Dallas) ASLI VIII, LLC

REQUEST: An application to create a 95-lot single family subdivision with 3 common areas from a 28.104-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ranch Road, south of University Drive.

SUBDIVISION HISTORY:

1. S201-578 is a request east of the present request to create a 225-lot single family subdivision with 10 common areas from a 46.225-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ranch Road, south of University Drive. The request is scheduled for a City Plan Commission hearing March 4, 2021.

2. S190-194 was a request southwest of the present request to create 70 single family lots ranging in size from 5,345 square feet to 11,150 square feet and 3 common areas from a 33.181-acre tract of land on property located on Ranch Road, south of University Drive. The request was approved August 20, 2020 but has not been approved.

3. S189-133 was a request north of the present request to create 90 single family lots ranging in size from 6,000 square feet to 10,872 square feet and 4 common areas from a 30.689-acre tract of land on property located on Ranch Road, west of F.M. 548. The request was approved March 21, 2019 and recorded September 21, 2019.

4. S189-082 was a request south of the present request to create a 113-lot single family addition with lots ranging in size from 5,400 square feet to 12,008 square feet on a 22.736-acre tract of land on property located on Knox bridge Road, east of Ranch Road The request was approved January 17, 2019 and recorded April 6, 2020.

5. S167-182 was a request south of the present request to create 150 lots and 1 common area from a 30.334-acre tract of land on property between Ranch Road on the northwest, FM 548 on the southeast, and University Drive on the northeast in Kaufman County. The request was approved June 8, 2017 and recorded August 30, 2018.

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

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure, new or existing, may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 95 and 3 common areas.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).

14. Place a note on the final plat stating “Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.” Section 51A-8.611(e).

15. On the final plat, dedicate a minimum 15-foot by 15-foot corner clip (via fee simple or street easement) at Abbeygreen Road and Ranch Road. Section 51A-8.602(d)(1)

16. On the final plat, provide right-of-way, design, and construction for a Deceleration/ Acceleration Lane if the Traffic Impact Study (TIS) justifies this need.

17. TXDOT approval may be required for any driveway modifications or new access.

18. Design and construct Ranch Road per City of Dallas standard.

19. Coordinate with Transportation for any ingress and egress requirements.

20. On the final plat, determine the 100-year water surface elevation across this addition.

21. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) DWU Floodplain Management, and Drainage Design Manual Addendum V.

22. On the final plat, include additional paragraph in owner’s certificate (pertaining to floodplain). Section 51A-8.611(d), DWU Floodplain Management; Drainage Manual, Article V.

23. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permit exists. Section 51A-8.611(d), DWU Floodplain Management.

24. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), DWU Floodplain Management.

25. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1), (2), (3), and (4).

26. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).

27. On the final plat, show recording information on all existing easements within 150 feet of property.

28. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

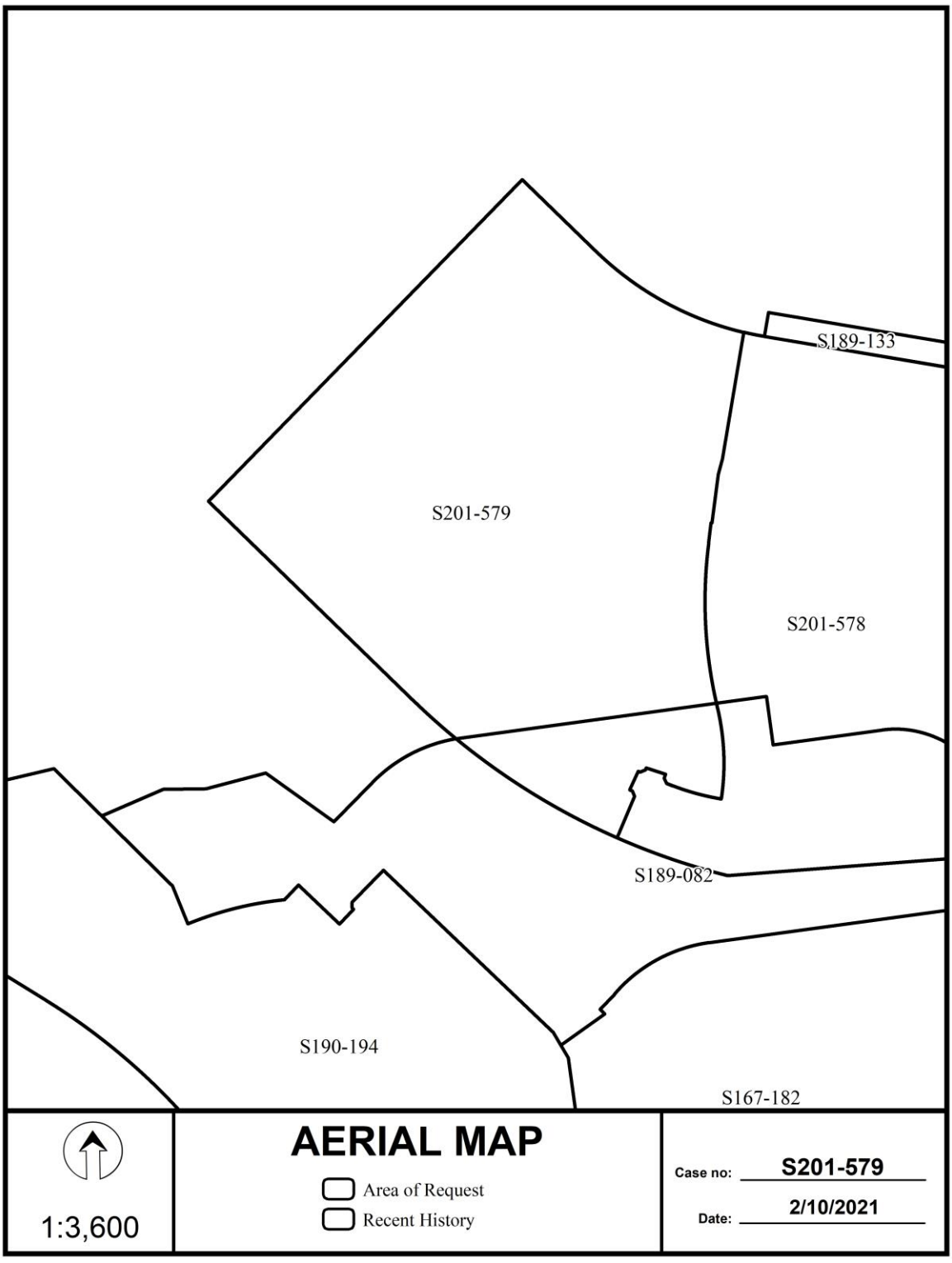
29. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

30. 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.

31. 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.

32. Must comply with DWU Regulations construction of utilities in Dallas E.T.J.

33. Prior to the final plat submittal, contact the City of Dallas Addressing division and Kaufman County 9-1-1 Addressing Coordinator for help determining an acceptable name for the new streets and verifying that the existing names are correct. Section 51A-8.403(a)(1)(A)(xii), Section 51A-8.403 (a) (1) (A) (xiv), Section 51A-8.506 (e)


S189-133
S201-579
S201-578
S189-082
S190-194
S167-182
AERIAL MAP
Area of Request
Recent History
1:3,600
Case no: S201-579
Date: 2/10/2021

PRELIMINARY PLAT
DEVONSHIRE
VILLAGE 18
LOTS 4-27, BLOCK 60; LOTS 13-24, BLOCK 61; LOTS 1-36 BLOCK 62 & LOTS 1-23 BLOCK 63
95 SINGLE FAMILY LOTS AND
3 OPEN SPACE LOTS
28.104 ACRES
OUT OF THE
JUAN LOPEZ SURVEY, ABSTRACT NO 286
CITY OF DALLAS ETJ
KAUFMAN COUNTY, TEXAS
FILE NO. S201-579
03 February 2021
SHEET 1 OF 2
PURPOSE OF PLAT
THE PURPOSE OF THIS PLAT IS TO CREATE 95 RESIDENTIAL LOTS FROM A 28.104 ACRE TRACT OF LAND CONVEYED TO DEVONSHIRE (DALLAS) ASU VIII, LLC
GENERAL NOTES:
1. All lot corners monumented with a 1/2" iron rod with "JVC" cap set (unless otherwise noted).
2. Bearing system for this survey is based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (2011). Coordinate values, No Scale and no Projection.
3. 1/2" iron rods with "JVC" caps were set in previous surveys, topped over or lost during construction.
4. No structures exist within the boundaries of the property.
5. Coordinates shown hereon refer to "Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (2011)."
6. All distances are surface values and may be converted to grid using a combined scale factor of 1.00013.
7. Bearings based on the Texas Coordinate System, North Central Zone (4202), North American Datum of 1983 (2011).
LEGEND
Point of Curvature or Tangency on Center Line
1/2" iron rod w/ yellow plastic cap stamped "JVC" set (unless otherwise noted)
1/2" iron rod found w/ yellow plastic cap stamped "JVC" (unless otherwise noted)
Building Line
Curve No.
Line No.
Center Monument
Drainage Easement
Easement
Square Feet
Utility Easement
Public Ingress/Egress Easement
Public Overflow Easement
Right-of-Way Maintenance Easement
Map Records of Kaufman County, Texas
Deed Records of Kaufman County, Texas
VICINITY MAP
NOT TO SCALE
MAPSCO PAGE 127 (6E & 6F)
PROJECT
RANCH ROAD
(COUNTY ROAD NO. 223)
NORA LANE
FUTURE ABBEYGREEN ROAD
ELGIN GLEN
BALFOUR BEND
CAPECASTLE LANE
POINT OF BEGINNING
POINT OF COMMENCING
BLOCK 60
BLOCK 61
BLOCK 62
BLOCK 63
COMMON AREA A
COMMON AREA B
COMMON AREA M
Owner/Applicant:
Devonshire (Dallas) ASU VIII, LLC
501 N. Peak St., Suite 123
Wichita Falls, TX 76301
940-723-7789
Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, TX 75074
972-201-3100
TBPLS NO.: 10194033
J. VOLK
consulting
830 Central Parkway East, Suite 300, Plano, TX 75074
972.201.3100 Texas Registration No. F-12962

LEGAL DESCRIPTION:

STATE OF TEXAS §
COUNTY OF KAUFMAN §

BEING a tract of land situated in the JUAN LOPEZ SURVEY, ABSTRACT NO. 286, Kaufman County, Texas and being part of that tract of land described as Tract 2 in Deed to Devonshire (Dallas) ASLI VIII, LLC, as recorded in Document No. 2017–0001848, Deed Records, Kaufman County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the south line of Abbeygreen Road, a 60 foot right–of–way, for the most westerly, southwest corner of DEVONSHIRE VILLAGE 10B, an Addition to Kaufman County, Texas according to the Plat thereof recorded in Document No. 2020–00262B9 (Cabinet 3, Slide 630), Map Records, Kaufman County, Texas, said point being at the beginning of a curve to the right having a central angle of 03 degrees 47 minutes 50 seconds, a radius of 780.00 feet and a chord bearing and distance of North 78 degrees 31 minutes 29 seconds West, 51.89 feet;

THENCE Northwesterly, leaving said south line and with said curve to the right, an arc distance of 51.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the POINT OF BEGINNING of the tract of land herein described:

THENCE South 09 degrees 34 minutes 05 seconds West, a distance of 315.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 15 degrees 10 minutes 37 seconds West, a distance of 39.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 07 degrees 22 minutes 45 seconds West, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non–tangent curve to the left having a central angle of 00 degrees 17 minutes 03 seconds, a radius of 475.00 feet and a chord bearing and distance of North 83 degrees 02 minutes 57 seconds West, 2.36 feet;

THENCE Westerly, with said curve to the left, an arc distance of 2.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 06 degrees 48 minutes 31 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 20 degrees 43 minutes 20 seconds, a radius of 1,120.00 feet and a chord bearing and distance of South 02 degrees 58 minutes 59 seconds East, 402.87 feet;

THENCE Southerly, with said curve to the left, an arc distance of 405.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a reverse curve to the right having a central angle of 21 degrees 47 minutes 17 seconds, a radius of 600.00 feet and a chord bearing and distance of South 02 degrees 27 minutes 01 seconds East, 226.79 feet;

THENCE Southerly, with said curve to the right, an arc distance of 228.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non–tangent curve to the right having a central angle of 11 degrees 17 minutes 27 seconds, a radius of 625.00 feet and a chord bearing and distance of North 74 degrees 38 minutes 47 seconds West, 122.96 feet;

THENCE Westerly, with said curve to the right, an arc distance of 123.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a compound curve to the right having a central angle of 00 degrees 36 minutes 53 seconds, a radius of 1,530.00 feet and a chord bearing and distance of North 68 degrees 41 minutes 37 seconds West, 16.41 feet;

THENCE Westerly, with said curve to the right, an arc distance of 16.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 24 degrees 02 minutes 44 seconds West, a distance of 13.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non–tangent curve to the left having a central angle of 02 degrees 05 minutes 11 seconds, a radius of 280.00 feet and a chord bearing and distance of North 19 degrees 15 minutes 07 seconds East, 10.20 feet;

THENCE Northerly, with said curve to the left, an arc distance of 10.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 71 degrees 47 minutes 29 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non–tangent curve to the right having a central angle of 01 degrees 14 minutes 44 seconds, a radius of 230.00 feet and a chord bearing and distance of South 18 degrees 49 minutes 53 seconds West, 5.00 feet;

THENCE Southerly, with said curve to the right, an arc distance of 5.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 66 degrees 51 minutes 19 seconds West, a distance of 14.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non–tangent curve to the right having a central angle of 00 degrees 11 minutes 14 seconds, a radius of 1,530.00 feet and a chord bearing and distance of North 65 degrees 39 minutes 00 seconds West, 5.00 feet;

THENCE Westerly, with said curve to the right, an arc distance of 5.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 24 degrees 26 minutes 37 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non–tangent curve to the left having a central angle of 00 degrees 15 minutes 38 seconds, a radius of 1,580.00 feet and a chord bearing and distance of South 65 degrees 41 minutes 12 seconds East, 7.18 feet;

THENCE Easterly, with said curve to the left, an arc distance of 7.18 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 21 degrees 26 minutes 52 seconds East, a distance of 13.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 22 degrees 55 minutes 18 seconds West, a distance of 110.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non–tangent curve to the right having a central angle of 20 degrees 28 minutes 38 seconds, a radius of 1,700.00 feet and a chord bearing and distance of North 55 degrees 59 minutes 50 seconds West, 604.34 feet;

THENCE Northwesterly, with said curve to the right, an arc distance of 607.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 45 degrees 45 minutes 31 seconds West, a distance of 700.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the southeast line of Ranch Road, a variable width right–of–way;

THENCE North 44 degrees 15 minutes 12 seconds East, with said southeast line, a distance of 1,103.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 45 minutes 31 seconds East, leaving said southeast line, a distance of 251.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 30 degrees 52 minutes 03 seconds, a radius of 780.00 feet and a chord bearing and distance of South 81 degrees 11 minutes 33 seconds East, 415.15 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 420.22 feet to the POINT OF BEGINNING and containing 28.104 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Devonshire (Dallas) ASLI VIII, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **DEVONSHIRE VILLAGE 18** an addition to the County of Kaufman, Texas, and do hereby dedicate in fee simple the streets, alleys, and common areas shown thereon to Kaufman County Municipal Utility District No. 3. The streets, alleys, and utility easements shall be open to the public, fire and police units, garbage and rubbish collection agencies. The maintenance of common areas and of paving on the streets is the responsibility of Kaufman County Municipal Utility District No. 3. The maintenance of paving on the utility easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. The easements shown shall be for Kaufman County Municipal Utility District No. 3's exclusive use, provided, however, that at the sole and exclusive discretion of the district and subject to its written approval, easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by other public utilities being subordinate to the district's use thereof. If approved by Kaufman County Municipal Utility District No. 3, public utilities shall place utilities only in designated easements shown thereon reserved for the purposes indicated. All and any public utilities given the right by Kaufman County Municipal Utility District No. 3 to use said easements shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

Witness, my hand at Dallas, Texas, this _____ day of _____, 20__.

DEVONSHIRE (DALLAS) ASLI VIII, LLC
a Delaware limited liability company

By: AVANTI STRATEGIC LAND INVESTORS VIII, L.L.L.P.
a Delaware limited liability limited partnership, its sole Member

By: APG ASLI VIII GP, LLC
a Delaware limited liability company, its sole General Partner

By: AVANTI PROPERTIES GROUP III, L.L.L.P.
a Delaware limited liability partnership, its Managing Member

By: APG III GP, LLC
a Florida limited liability company, its sole General Partner

By: AVANTI MANAGEMENT CORPORATION
a Florida corporation, its sole Manager

By: _____

Name _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ (of _____), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

Given under my hand and seal of office, this ___ day of _____, 20__.

_____
Notary public for and in the State of Texas

My commission expires: _____

SURVEYOR'S STATEMENT:

I, Ryan S. Reynolds, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A–8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the_____ day of _____, 20__.

FOR REVIEW PURPOSES ONLY. PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this ___ day of _____, 20__.

_____
Notary public for and in the State of Texas

My commission expires: _____

GENERAL NOTES:

1. All lot corners monumented with a 1/2" iron rod with a yellow plastic cap stamped "JVC" per Section 51A–8.617, Dallas Development Code Ordinance No. 24843 unless otherwise noted.
2. Lot–to–lot drainage is not permitted without Engineering Section approval.
3. Basis of Bearing is the south line of Knoxbridge Road, being North 31 degrees 02 minutes 13 seconds East, according to the Plat of Devonshire Phase 1C, as recorded in Cabinet J, Page 58, Map Records, Kaufman County, Texas..
4. All Utility easements and Drainage easements within this platted property are created by this plat, unless otherwise noted.
5. Coordinates shown hereon refer to "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
6. All 1/2" iron rods found w/ yellow plastic caps stamped "JVC" were set in previous surveys.

PURPOSE OF PLAT
THE PURPOSE OF THIS PLAT IS TO CREATE 95 RESIDENTIAL LOTS FROM A 28.104 ACRE TRACT OF LAND CONVEYED TO DEVONSHIRE (DALLAS) ASLI VIII, LLC.

PRELIMINARY PLAT
DEVONSHIRE VILLAGE 18

LOTS 4–27, BLOCK 60; LOTS 13–24, BLOCK 61;
LOTS 1–36 BLOCK 62 & LOTS 1–23 BLOCK 63
95 SINGLE FAMILY LOTS AND
3 COMMON AREAS
28.104 ACRES
OUT OF THE
JUAN LOPEZ SURVEY, ABSTRACT NO 286
CITY OF DALLAS ETJ
KAUFMAN COUNTY, TEXAS
FILE NO. S201-579

03 February 2021
SHEET 2 OF 2

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100
TBPLS NO.: 10194033

Owner/Applicant:
Devonshire (Dallas) ASLI VIII, LLC
903 N. Pennsylvania Ave.
Winter Park, FL 32789
407-628-8488

J. VOLK consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. P-11962

S201-579

3(g)

City Plan Commission Date: 3/4/2021

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

FILE NUMBER: S201-580 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Cedar Crest Boulevard, north of Morrell Avenue

DATE FILED: February 3, 2021 **ZONING:** CR

CITY COUNCIL DISTRICT: 4 **SIZE OF REQUEST:** 1.1709-acre **MAPSCO:** 55H

OWNER: Gerard Scott Gonzalez

REQUEST: An application to replat a 1.1709-acre tract of land containing all of Lots K through S in City Block 1/5907 to create one lot on property located on Cedar Crest Boulevard, north of Morrell Avenue.

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 the CR Community Retail District; therefore, staff recommends approval subject to compliance with the following conditions:

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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is one.

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).

14. Place a note on the final plat stating “Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.” Section 51A-8.611(e).

15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established centerline of Cedar Crest Boulevard. Section 51A-8.602(c)

16. On the final plat, determine the 100-year water surface elevation across this addition.

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) DWU Floodplain Management, and 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), DWU Floodplain Management; Drainage Manual, Article V.

19. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permit exists. Section 51A-8.611(d), DWU Floodplain Management.

20. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), DWU Floodplain 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 property.

24. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

25. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

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.

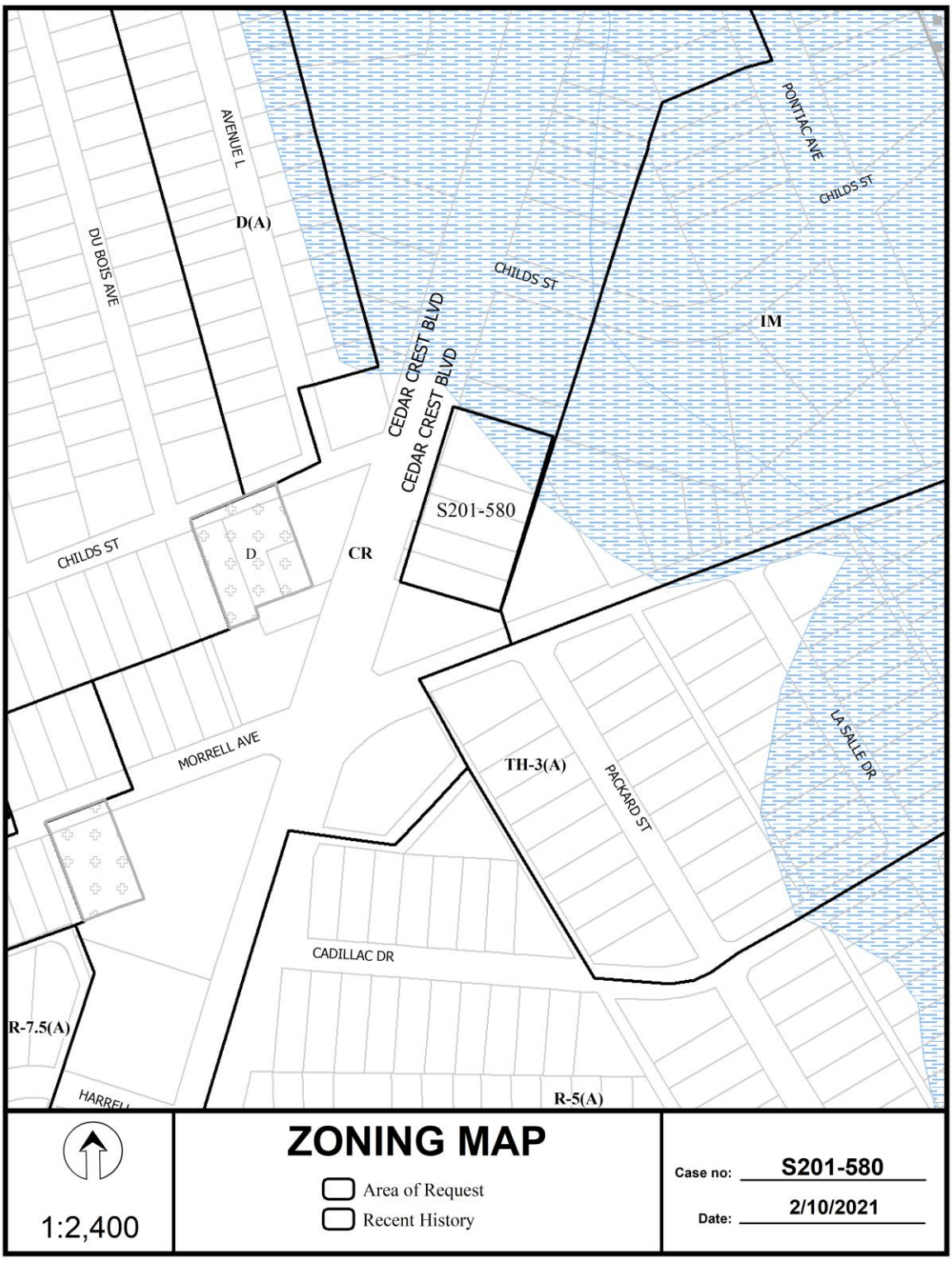
27. Water main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

28. 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.

29. On the final plat, change “Packard Avenue” to “Packard Street (A.K.A. Packard Avenue)”. Section 51A-8.403(a)(1)(A)(xii)

30. On the final plat, change “Cedar Crest Boulevard” to “Cedar Crest Boulevard (F.K.A. Forest Avenue Road)” per Ordinance 7557. Section 51A-8.403(a)(1)(A)(xii)

31. On the final plat, identify the property as Lot 1K in City Block 1/5907. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


AVENUE L
DU BOIS AVE
D(A)
CHILDS ST
CEDAR CREST BLVD
CEDAR CREST BLVD
PONTIAC AVE
CHILDS ST
IM
S201-580
CHILDS ST
D
CR
MORRELL AVE
TH-3(A)
PACKARD ST
LA SALLE DR
CADILLAC DR
R-7.5(A)
R-5(A)
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S201-580
Date: 2/10/2021

AERIAL MAP

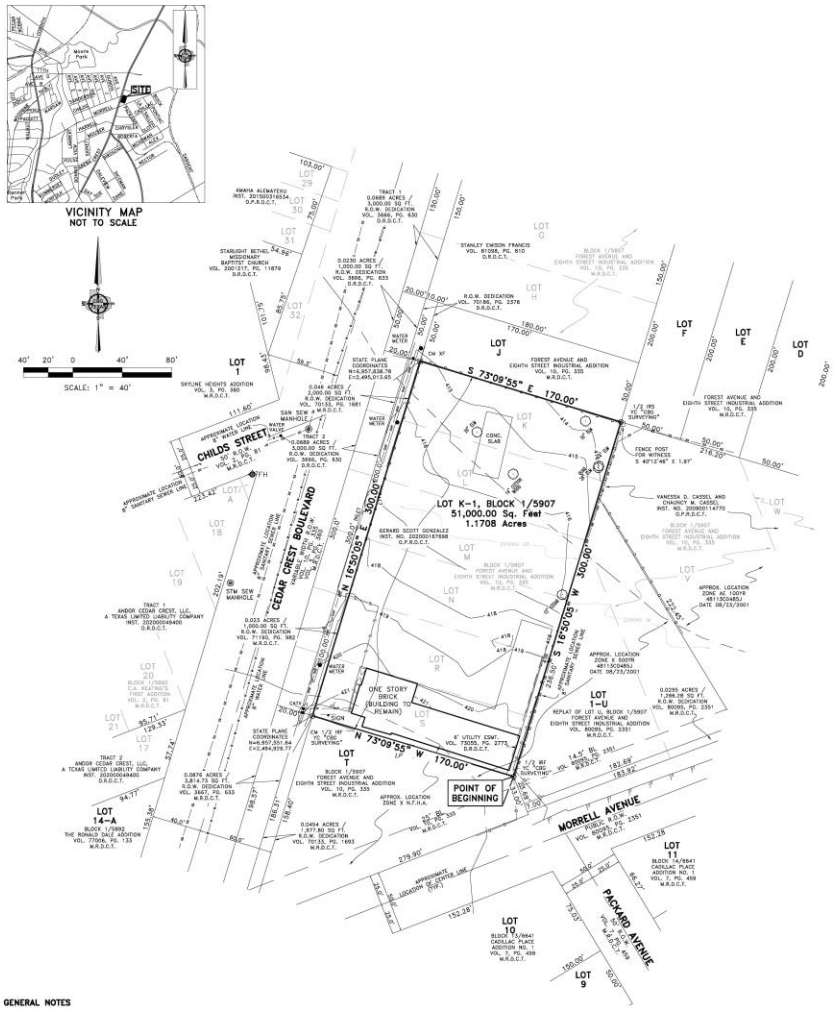
1:2,400

Area of Request

Recent History

Case no: S201-580

Date: 2/10/2021



GENERAL NOTES

1) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM 6 PLATTED LOTS.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Gerard Scott Gonzalez is the owner of a 1.1708 acre tract of land situated in the W J Elliott Survey, Abstract No. 448, City of Dallas, Dallas County, Texas, and also being a Lots K through S, Block 1/5907, of Forest Avenue and Eight Street Industrial Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 10, Page 335, Map Records, Dallas County, Texas, same being that tract of land conveyed to Gerard Scott Gonzalez, by General Warranty Deed, recorded in Instrument Number 202000167698, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of Lot T, Block 1/5907, of said Forest Avenue and Eight Street Industrial Addition, same being the Northwest corner of Lot 1-U, Block 1/5907, of replat Forest Avenue and Eight Street Industrial Addition, and Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 80095, Page 2351, Map Records, Dallas County, Texas;

THENCE North 73 degrees 09 minutes 55 seconds West, along the North line of said Lot T, a distance of 170.00 feet to a 1/2 inch iron rod found with yellow cap stamped "CBG Surveying, said corner being the North corner of said Lot T, same being along the Southeast right-of-way line of Cedar Crest Boulevard (a 100 foot right-of-way);

THENCE North 16 degrees 50 minutes 05 seconds East, along the Northeast line of said Cedar Crest Boulevard, a distance of 300.00 feet to a "X" cut found for corner, said corner being the West corner of Lot J, of said Forest Avenue and Eight Street Industrial Addition;

THENCE South 73 degrees 09 minutes 55 seconds East, along the South line of said Lot J, a distance of 170.00 feet to a point for corner, said corner being the South corner of said Lot J, same being the North corner of a tract of land conveyed to Vanessa D. Cassel and Chauncy M. Cassel, by Special Warranty Deed recorded in Instrument Number 200900114770, Official Public Records, Dallas County, Texas, from which a fence post found bears South 40 degrees 12 minutes 48 seconds East, a distance of 1.97 feet for witness;

THENCE South 16 degrees 50 minutes 05 seconds West, along the Northwest line of said Cassel tract, a distance of 300.00 feet to the POINT OF BEGINNING and containing 51,000.00 square feet and or 1.1709 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Gerard Scott Gonzalez, is the sole owners, do hereby adopt this plat, designating the herein described property as **GERARD SCOTT ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2020.

BY: _____
Gerard Scott Gonzalez (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Gerard Scott Gonzalez known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

_____
Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT

I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended) , and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (e)(6)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2020.

RELEASED FOR REVIEW 11/02/2020 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

_____
Notary Public in and for the State of Texas

LEGEND:

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET
A.C.S.	.5 INCH ALUMINUM DISK STAMPED "_____" & "5513" SET OVER A 1/2 INCH IRON ROD SET
A.W.S.	ALUMINUM WASHER SET OVER A MAGNAIL STAMPED "_____ & RPLS 5513"
MON	.5 INCH ALUMINUM DISK STAMPED "APA" & "5513" OVER A 1/2 INCH IRON ROD FOUND
A.W.F.	ALUMINUM WASHER OVER A MAGNAIL STAMPED "APA & RPLS 5513" FOUND
P.F.C.	POINT FOR CORNER
FPF	FENCE POST FOUND
ESMT.	EASEMENT
VOL.	VOLUME
VOM.	PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

OWNER: GERARD SCOTT GONZALEZ
3521 CEMENT VALLEY
TOWN OF MIDLOTHIAN,
ELLIS COUNTY,
TEXAS, 76084
214-797-4885

PRELIMINARY REPLAT
GERARD SCOTT ADDITION
LOT K-1, BLOCK 1/5907
BEING A REPLAT OF LOTS K-S, BLOCK 1/5907, FOREST AVENUE AND EIGHT STREET INDUSTRIAL ADDITION
W J ELLIOTT SURVEY, ABSTRACT NO. 448
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-580

CBG SURVEYING TEXAS LLC
PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=40' / DATE: 09/24/2020 / JOB NO. 2007789-01 / DRAWN BY: JLA

S201-580

4(f)

City Plan Commission Date: 3/4/2021

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

FILE NUMBER: S201-582 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Beckleymeade Avenue, west of Penn Farm Road

DATE FILED: February 3, 2021 **ZONING:** PD 240 (Tract 3A, 3B, 3C)

PD LINK: http://www.dallascityattorney.com/51P/Articles%20Supp%2032/ARTICLE%20240.pdf

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 16.3383-acres **MAPSCO:** 74E

OWNER: Iac Beckleymeade, LLC

REQUEST: An application to create one 16.3383-acre lot and one 12.4920-acre lot from a 28.8304-acre tract of land in City Block 7558 on property located on Beckleymeade Avenue, west of Penn Farm Road.

SUBDIVISION HISTORY:

1. S190-230 was a request located at the present request to create one 28.83074-acre lot from a tract of land in City Block 7558 on property located on Beckleymeade Avenue, east of Hampton Road. The request was approved October 1, 2020 and withdrawn February 3, 2021.

2. S178-293 was a request north of the present request to replat a 4.6649-acre tract of land containing all of Lot 4 in City Block A/7558 into one 3.2192-acre, and one 1.4456-acre lot on property located on Lyndon B. Johnson Freeway (Interstate Highway 20), East of Hampton Road. The request was approved September 6, 2018 and recorded February 4, 2019.

3. S178-129 was a request southwest of the present request to create one 10.336-acre lot from a tract of land in City Block 7558 located at 9000 South Hampton Road, north of Danieldale Road. The request was approved March 22, 2018 and recorded August 3, 2020.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 240 (Tract 3A, 3B, and 3C); therefore, staff recommends approval subject to compliance with the following conditions:

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

4. The number and location of fire hydrants must comply with the Dallas Fire Code.

5. Any structure, new or existing, may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is two.

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).

14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Beckley Meade Avenue and Penn Farm Road. Section 51A-8.602(d)(1)

16. A larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip. Section 51A-8.602 (d) (1)

17. On the final plat, show recording information on all existing easements within 150 feet of property.

18. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

19. Detention pond easement and maintenance easement need to be done by separate instrument.

20. Preliminary plat shows a significant area of encroachment along north property line. Any boundary line conflict needs to be resolve before platting process is complete.

21. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

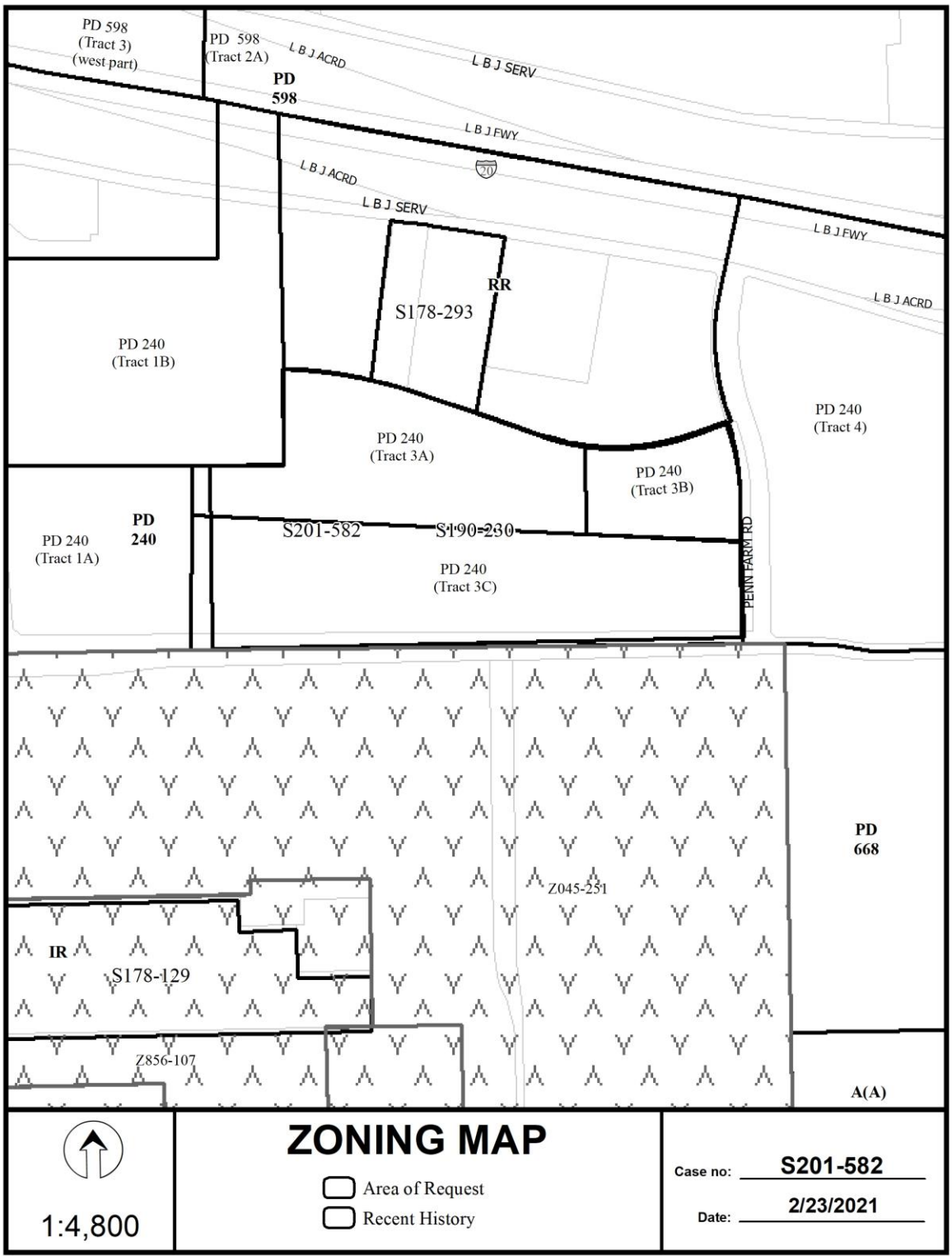
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

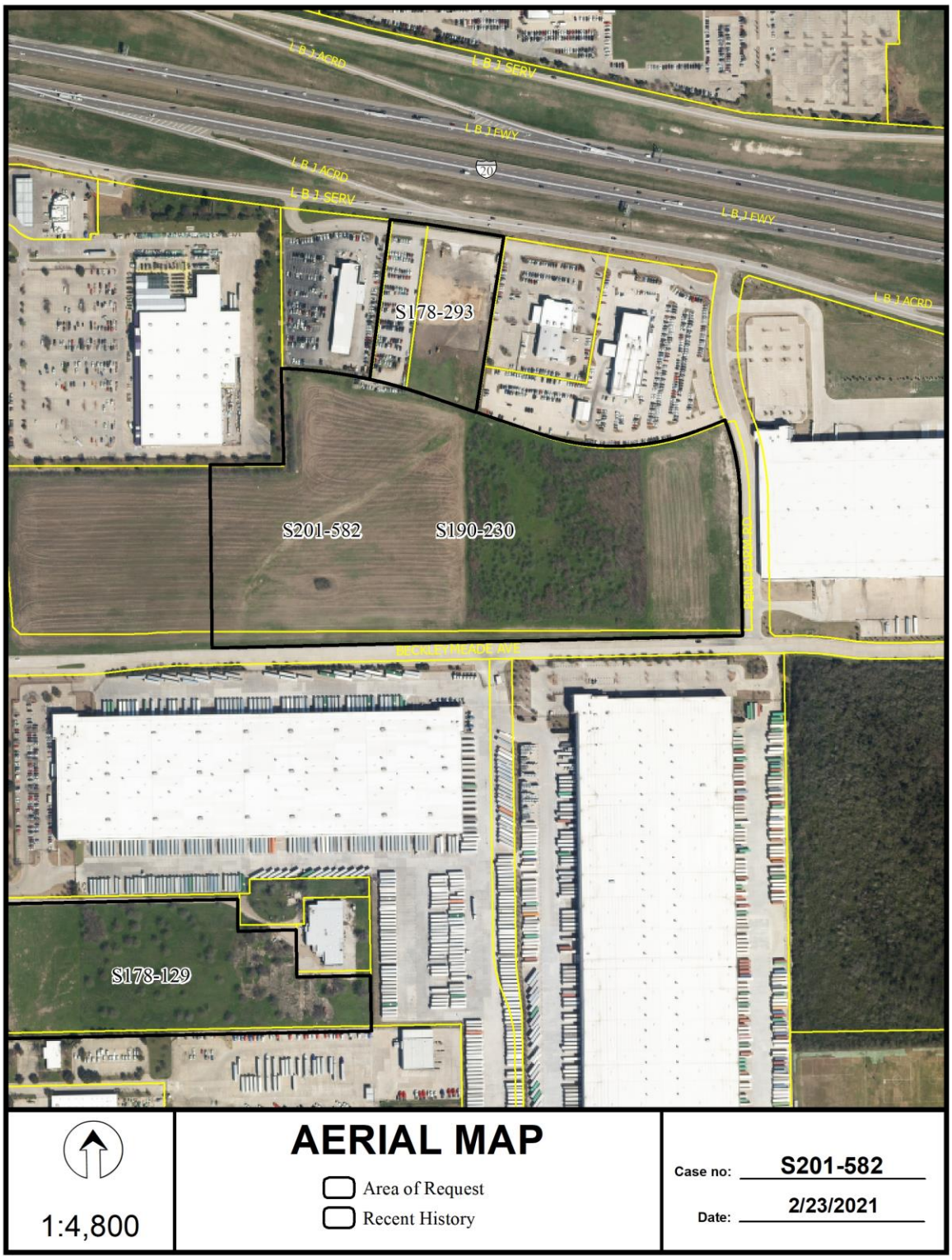
23. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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. Submit proposed wastewater discharge (gpm) of development for further assessment.

26. On the final plat, identify the property as Lots 6 and 7 in City Block A/7558. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


PD 598
(Tract 3)
(west part)
PD 598
(Tract 2A)
PD
598
L B J ACRD
L B J SERV
L B J FWY
L B J ACRD
L B J SERV
L B J FWY
L B J ACRD
RR
S178-293
PD 240
(Tract 1B)
PD 240
(Tract 3A)
PD 240
(Tract 3B)
PD 240
(Tract 4)
PD
240
PD 240
(Tract 1A)
S201-582
S190-230
PD 240
(Tract 3C)
PENN FARM RD
PD
668
Z045-251
IR
S178-129
Z856-107
A(A)
ZONING MAP
Area of Request
Recent History
1:4,800
Case no: S201-582
Date: 2/23/2021


L B J ACRD
L B J SERV
L B J FWY
L B J FWY
L B J ACRD
L B J SERV
L B J FWY
L B J ACRD
S178-293
S201-582
S190-230
BROOKHAVEN CLUB DRIVE
MONTFORT MEADE AVE
S178-129
AERIAL MAP
1:4,800
Area of Request
Recent History
Case no: S201-582
Date: 2/23/2021

PRELIMINARY PLAT
OF
BRW
LOTS 1 & 2, BLOCK A/7558
BEING
A CALLED 28.8304 ACRE TRACT
BLOCK A/7558
A. CRUTCHFIELD SURVEY, ABSTRACT NO. 243
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-582
ENGINEERING NO. 3117—
SCALE: 1" = 60' DATE: JANUARY 19, 2021
OWNER:
IAC BERKELEYPRAIRIE LLC
1323 N. HUDSON AVE #10
HIGHLAND PARK, ILLINOIS 60035
ATTN: SCOTT TAYLOR
SURVEYOR
RAYMOND L. GOODSON JR., INC.
PROFESSIONAL LAND SURVEYORS
DALLAS, TEXAS
TBPELS REG #10014400
RECORDING DATE – JOB NO. 2111.007 F. FILE 2111.007PP DWG. NO. SHEET 1 OF 3

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

FILE NUMBER: S201-583 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Fort Worth Avenue at Jacqueline Drive, west corner

DATE FILED: February 4, 2021 **ZONING:** PD 714 (Subdistrict 5)

PD LINK: http://www.dallascityattorney.com/51P/Supp%2060/Articles/ARTICLE%20714.pdf

CITY COUNCIL DISTRICT: 1 **SIZE OF REQUEST:** 0.842-acre **MAPSCO:** 43Y

OWNERS: Lindsey Property Portfolio I, LLC-FTW Avenue Series

REQUEST: An application to create one 0.322-acre lot and one 0.520-acre lot from a 0.842-acre tract of land in City Block 6168 on property located on Fort Worth Avenue at Jacqueline Drive, west corner.

SUBDIVISION HISTORY:

1. S178-124 was a request west of the present request to create one 1.831-acre lot from a tract of land in City Block 6169 on property located on Westmount Avenue at Fort Worth Avenue, northeast corner. The request was approved March 22, 2018 and recorded November 2, 2020.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 714 (Subdistrict 5); therefore, staff recommends approval subject to compliance with the following conditions:

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

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is two.

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).

14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Fort Worth Avenue & Jacqueline Drive. Section 51A-8.602(d)(1)

16. A larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip. Section 51A-8.602 (d) (1)

17. On the final plat, show recording information on all existing easements within 150 feet of property.

18. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

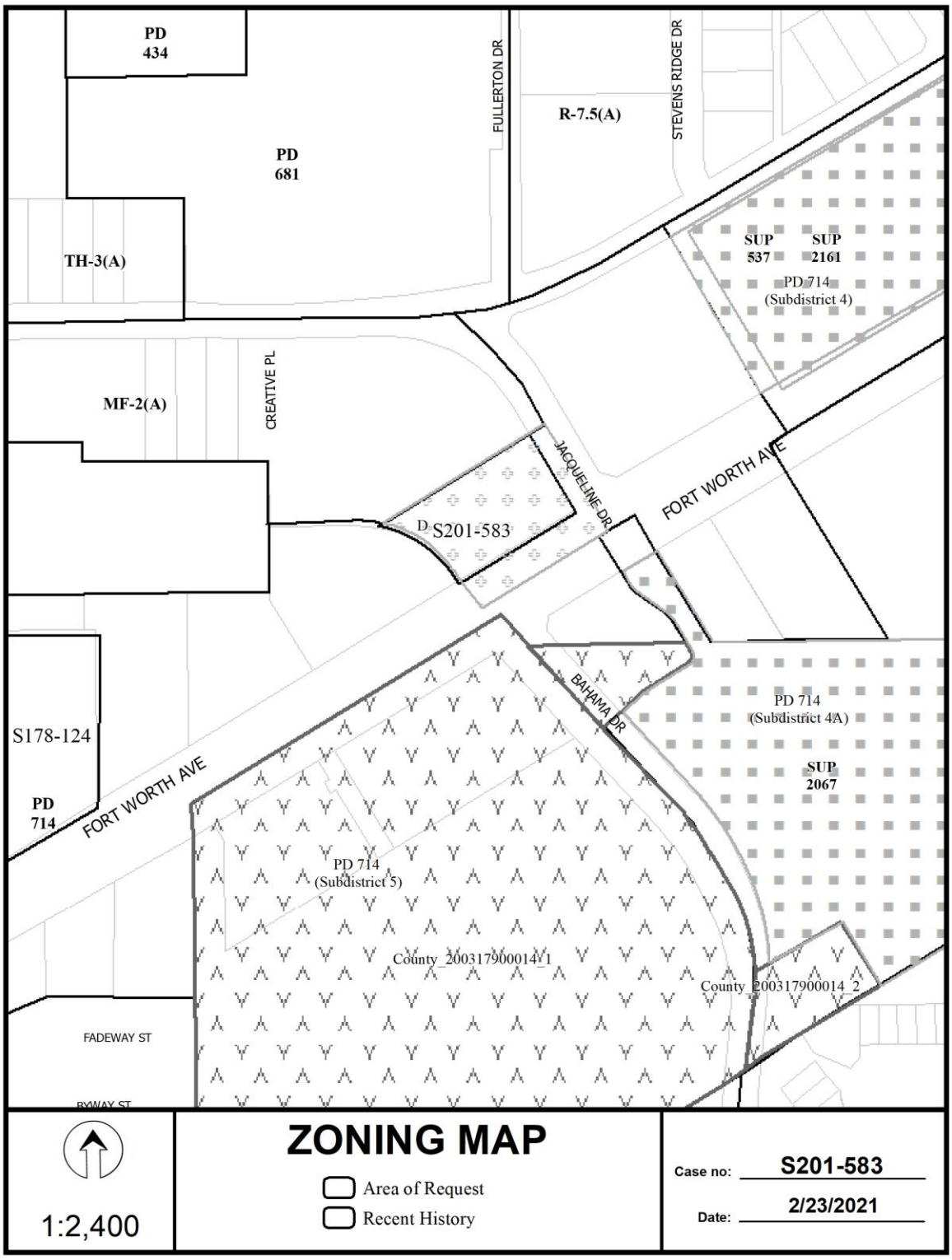
19. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

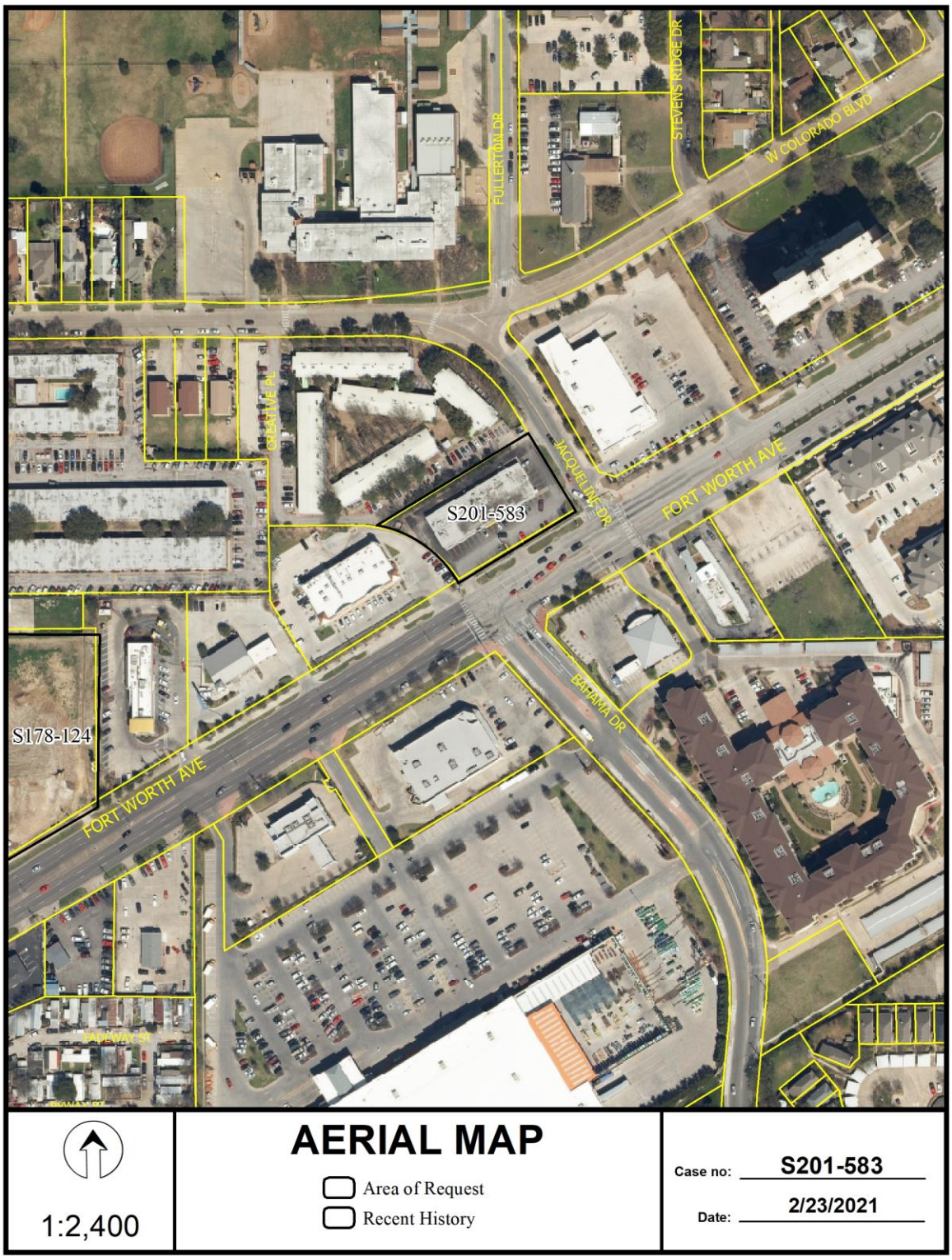
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

21. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

22. 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.

23. On the final plat, identify the property as Lots 2 and 3 in City Block A/6168. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


PD 434
PD 681
TH-3(A)
MF-2(A)
R-7.5(A)
FULLERTON DR
STEVENS RIDGE DR
CREATIVE PL
JACQUELINE DR
FORT WORTH AVE
SUP 537
SUP 2161
PD 714 (Subdistrict 4)
S201-583
S178-124
PD 714
PD 714 (Subdistrict 5)
BAHAMA DR
PD 714 (Subdistrict 4A)
SUP 2067
County_200317900014_1
County_200317900014_2
FADEWAY ST
BYWAY ST
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S201-583
Date: 2/23/2021



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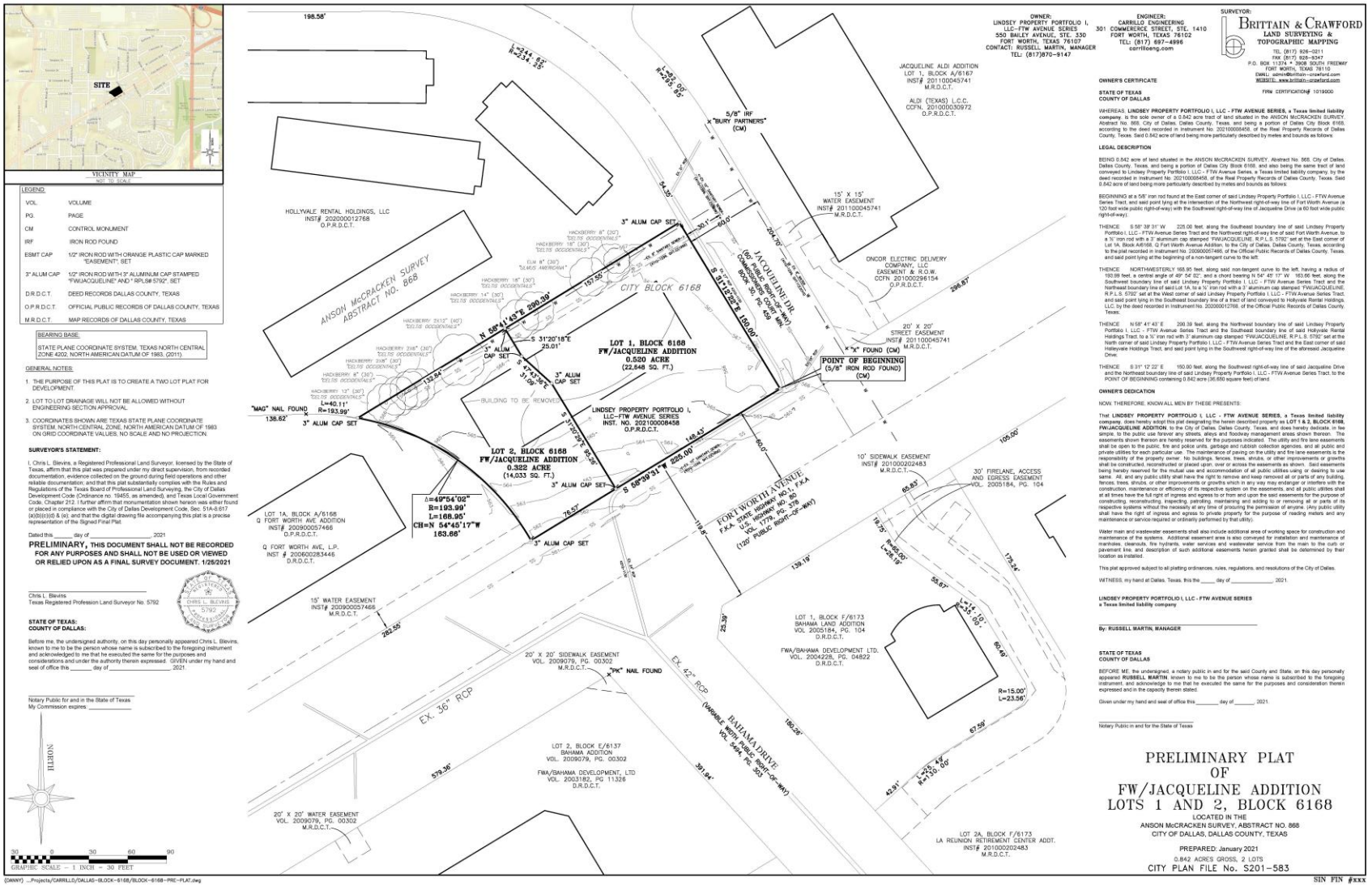
AERIAL MAP

Area of Request

Recent History

Case no: S201-583

Date: 2/23/2021



S201-583

6(f)

City Plan Commission Date: 3/4/2021

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

FILE NUMBER: S201-584 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Twelfth Street, between Beckley Avenue and Cumberland Street

DATE FILED: February 4, 2021 **ZONING:** MU-1

CITY COUNCIL DISTRICT: 1 **SIZE OF REQUEST:** 3.041-acres **MAPSCO:** 54H

OWNER: Dallas County

REQUEST: An application to replat a 3.041-acre tract of land containing all of Lots 5 through 9 in City Block 132/3127 to create one lot on property located on Twelfth Street, between Beckley Avenue and Cumberland Street.

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 the MU-1 Mixed Use District; therefore, staff recommends approval subject to compliance with the following conditions:

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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is one.

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).

14. Place a note on the final plat stating “Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.” Section 51A-8.611(e).

15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Beckley Avenue and Twelfth Street. Section 51A-8.602(d)(1)

16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Cumberland Street and Twelfth Street. Section 51A-8.602(d)(1)

17. A larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip. Section 51A-8.602 (d) (1)

18. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at Beckley Avenue and the alley. Section 51A-8.602 (e)

19. On the final plat, dedicate 15-foot by 15-foot alley sight easement at Cumberland Street and the alley. Section 51A-8.602 (e)

20. On the final plat, show recording information on all existing easements within 150 feet of property.

21. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

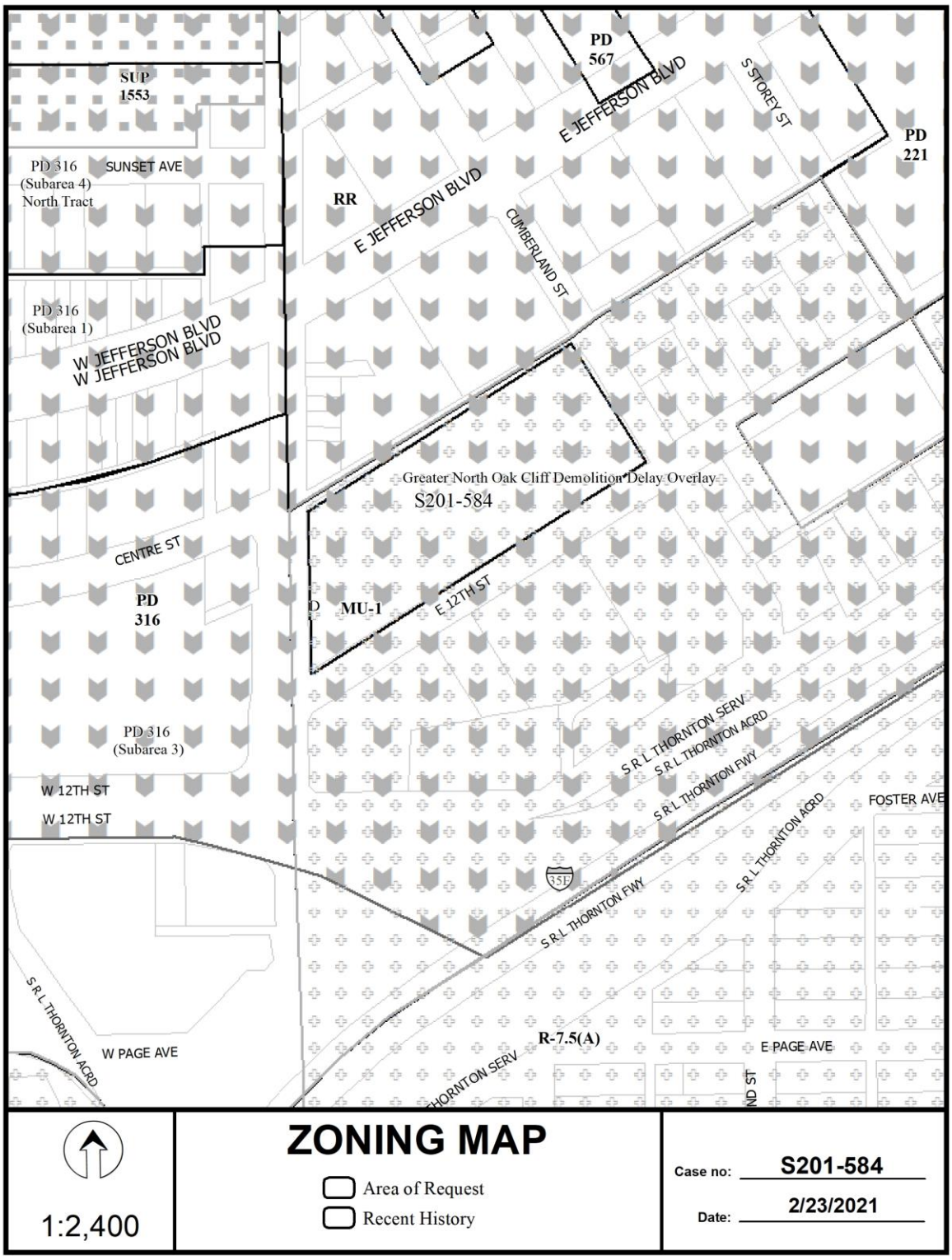
23. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

24. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.

25. On the final plat, change “S. Beckley Avenue” to “Beckley Avenue”. Section 51A-8.403(a)(1)(A)(xii)

26. On the final plat, change “E. Twelfth Street” to “Twelfth Street”. Section 51A-8.403(a)(1)(A)(xii)

27. On the final plat, identify the property as Lot 5A in City Block 132/3127. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


SUP
1553
PD 316
(Subarea 4)
North Tract
SUNSET AVE
PD 316
(Subarea 1)
W JEFFERSON BLVD
W JEFFERSON BLVD
RR
E JEFFERSON BLVD
CUMBERLAND ST
PD
567
E JEFFERSON BLVD
S STOREY ST
PD
221
Greater North Oak Cliff Demolition Delay Overlay
S201-584
CENTRE ST
PD
316
MU-1
E 12TH ST
PD 316
(Subarea 3)
W 12TH ST
W 12TH ST
S R L THORNTON SERV
S R L THORNTON ACRD
S R L THORNTON FWY
S R L THORNTON ACRD
FOSTER AVE
35E
S R L THORNTON FWY
S R L THORNTON ACRD
W PAGE AVE
R-7.5(A)
E PAGE AVE
THORNTON SERV
ND ST
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S201-584
Date: 2/23/2021

AERIAL MAP

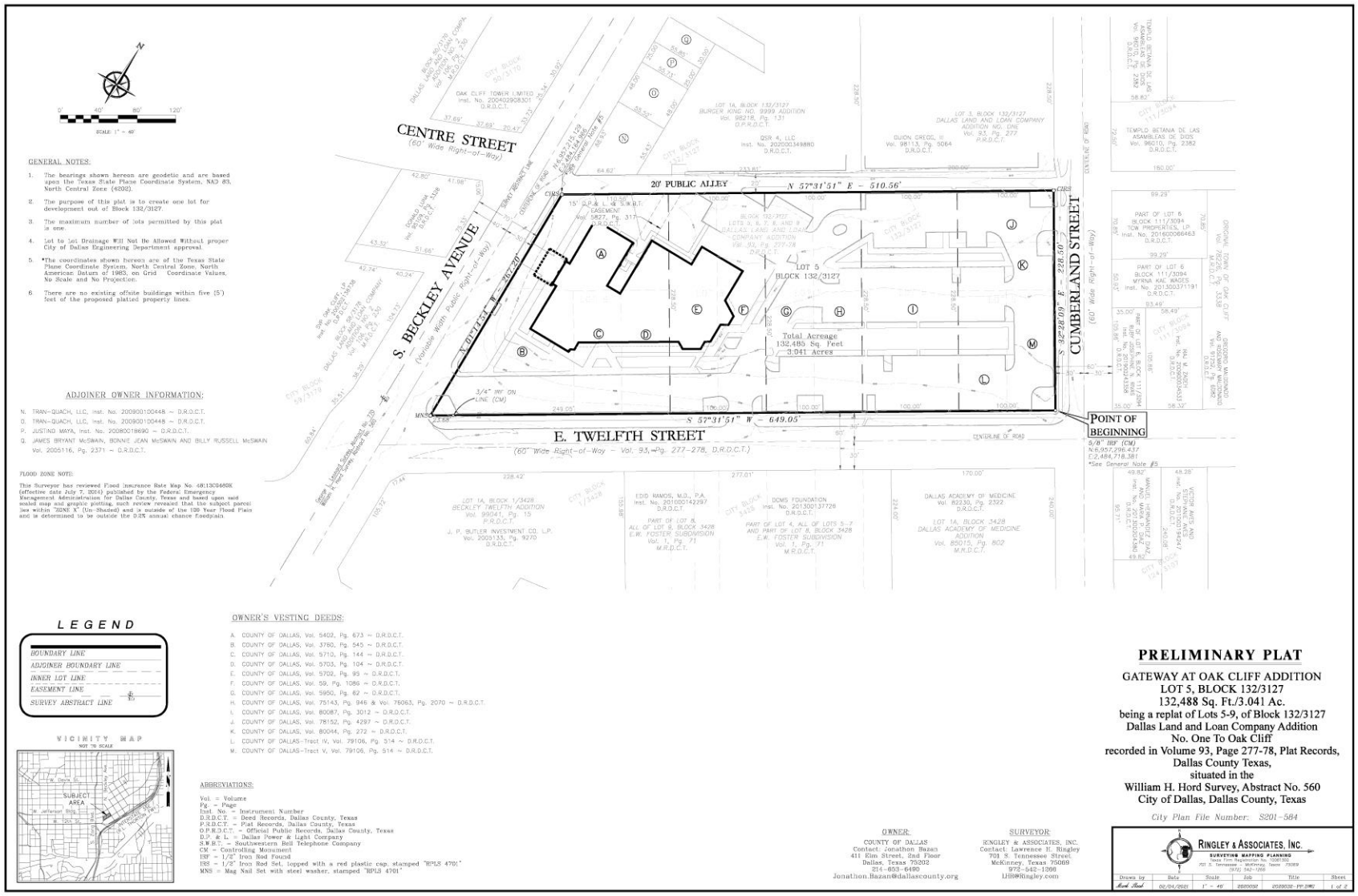
1:2,400

Area of Request

Recent History

Case no: S201-584

Date: 2/23/2021



GENERAL NOTES:

1. The bearings shown hereon are geodetic and are based upon the Texas State Plane Coordinate System, NAD 83, North Central Zone (4202).
2. The purpose of this plat is to create one lot for development out of Block 132/3127.
3. The maximum number of lots permitted by this plat is one.
4. Lot to Lot Drainage Will Not Be Allowed Without proper City of Dallas Engineering Department approval.
5. *The coordinates shown hereon are of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, on Grid Coordinate Values, No Scale and No Projection.
6. There are no existing offsite buildings within five (5') feet of the proposed platted property lines.

ADJOINER OWNER INFORMATION:

N. TRAN-QUACH, LLC, Inst. No. 20090010448 ~ D.R.D.C.T.
O. TRAN-QUACH, LLC, Inst. No. 20090010448 ~ D.R.D.C.T.
P. JUSTINO MAYA, Inst. No. 20080018690 ~ D.R.D.C.T.
Q. JAMES BRYANT McSWAIN, BONNIE JEAN McSWAIN AND BILLY RUSSELL McSWAIN Vol. 2005116, Pg. 2371 ~ D.R.D.C.T.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48113C0460K (effective date July 7, 2014) published by the Federal Emergency Management Administration for Dallas County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

LEGEND

BOUNDARY LINE
ADJOINER BOUNDARY LINE
INNER LOT LINE
EASEMENT LINE
SURVEY ABSTRACT LINE

VICINITY MAP
NOT TO SCALE

OWNER'S VESTING DEEDS:

A. COUNTY OF DALLAS, Vol. 5402, Pg. 673 ~ D.R.D.C.T.
B. COUNTY OF DALLAS, Vol. 3760, Pg. 545 ~ D.R.D.C.T.
C. COUNTY OF DALLAS, Vol. 5710, Pg. 144 ~ D.R.D.C.T.
D. COUNTY OF DALLAS, Vol. 5703, Pg. 104 ~ D.R.D.C.T.
E. COUNTY OF DALLAS, Vol. 5702, Pg. 95 ~ D.R.D.C.T.
F. COUNTY OF DALLAS, Vol. 59, Pg. 1086 ~ D.R.D.C.T.
G. COUNTY OF DALLAS, Vol. 5950, Pg. 82 ~ D.R.D.C.T.
H. COUNTY OF DALLAS, Vol. 75143, Pg. 946 & Vol. 76063, Pg. 2070 ~ D.R.D.C.T.
I. COUNTY OF DALLAS, Vol. 80087, Pg. 3012 ~ D.R.D.C.T.
J. COUNTY OF DALLAS, Vol. 78152, Pg. 4297 ~ D.R.D.C.T.
K. COUNTY OF DALLAS, Vol. 80044, Pg. 272 ~ D.R.D.C.T.
L. COUNTY OF DALLAS-Tract IV, Vol. 79106, Pg. 514 ~ D.R.D.C.T.
M. COUNTY OF DALLAS-Tract V, Vol. 79106, Pg. 514 ~ D.R.D.C.T.

ABBREVIATIONS:

Vol. = Volume
Pg. = Page
Inst. No. = Instrument Number
D.R.D.C.T. = Deed Records, Dallas County, Texas
P.R.D.C.T. = Plat Records, Dallas County, Texas
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
D.P. & L. = Dallas Power & Light Company
S.W.B.T. = Southwestern Bell Telephone Company
CM = Controlling Monument
IRF = 1/2" Iron Rod Found
IRS = 1/2" Iron Rod Set, lapped with a red plastic cap, stamped "RPLS 4701."
MNS = Mag Nail Set with steel washer, stamped "RPLS 4701"

OWNER:
COUNTY OF DALLAS
Contact: Jonathon Bazan
411 Elm Street, 2nd Floor
Dallas, Texas 75202
214-653-6490
Jonathon.Bazan@dallascounty.org

SURVEYOR:
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

PRELIMINARY PLAT

GATEWAY AT OAK CLIFF ADDITION
LOT 5, BLOCK 132/3127
132,488 Sq. Ft./3.041 Ac.
being a replat of Lots 5-9, of Block 132/3127
Dallas Land and Loan Company Addition
No. One To Oak Cliff
recorded in Volume 93, Page 277-78, Plat Records,
Dallas County Texas,
situated in the
William H. Hord Survey, Abstract No. 560
City of Dallas, Dallas County, Texas

City Plan File Number: S201-584

RINGLEY & ASSOCIATES, INC.
SURVEYING MAPPING PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee ~ McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hook	02/04/2021	1" = 40'	2020032	2020032-PP.DWG	1 of 2

S201-584

7(f)

City Plan Commission Date: 3/4/2021

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, THE COUNTY OF DALLAS is the owner of those certain tracts of land, situated in the City of Dallas, in the William H. Hord Survey, Abstract No. 560 of Dallas County, Texas and being all of Lots 5 through 9, Block 132/3127 of Dallas Land & Loan Company Addition No. One to Oak Cliff (now a part of the City of Dallas) according to the map thereof, recorded June 26, 1888 in Volume 93, Page 277–278, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being the same land described in the following documents: 1.) Tracts IV and V, described in a Judgement Of Court In Absence Of Objection, Cause No. CC–78–4177–a to the County of Dallas, dated May 9, 1978 and recorded in Volume 79106, Page 514, Deed Records, Dallas County, Texas (D.R.D.C.T.); 2.) Condemnation Judgement, Cause No. CC–78–4708–d to the County of Dallas, dated April 9, 1980 and recorded in Volume 80087, Page 3012, D.R.D.C.T.; 3.) Judgement Of Court In Absence Of Objection, Cause No. CC–75–7236–d to the County of Dallas, dated May 29, 1975 and recorded in Volume 75143, Page 946 and Volume 76063, Page 2070, D.R.D.C.T.; 4.) Deed to the County of Dallas, dated January 10, 1963, recorded in Volume 5950, Page 62, D.R.D.C.T.; 5.) Deed to the County of Dallas, dated May 1, 1963, recorded in Volume 59, Page 1086, D.R.D.C.T.; 6.) Deed to the County of Dallas, dated January 15, 1962, recorded in Volume 5702, Page 95, D.R.D.C.T.; 7.) Deed to the County of Dallas, dated January 10, 1962, recorded in Volume 5703, Page 104, D.R.D.C.T.; 8.) Deed to the County of Dallas, dated January 10, 1962, recorded in Volume 5710, Page 144, D.R.D.C.T.; 9.) Warranty Deed to the County of Dallas, dated November 14, 1952, recorded in Volume 3760, Page 545, D.R.D.C.T.; 10.) Warranty Deed to the County of Dallas, dated August 18, 1960, recorded in Volume 5402, Page 673, D.R.D.C.T.; 11.) Right–of Way Deed to the County of Dallas, dated June 29, 1978, recorded in Volume 78152, Page 4297, D.R.D.C.T.; 12.) Judgement by Eminent Domain, Cause No. CC–78–4807–c to the County of Dallas, dated February 7, 1980, recorded in Volume 80044, Page 272, D.R.D.C.T. and the consolidation of the above described Lots being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the intersection of the northwest right–of–way line of Twelfth Street (60' wide public right–of–way) and the southwest right–of–way line of Cumberland Street (60' wide public right–of–way) for the southeast corner of the above described Lot 5, Block 132/3127;

THENCE: South 57 deg. 31 min. 51 sec. West, along the common line of said Twelfth Street and said Lots 5, 6, 7, 8 and 9, Block 132/3127, at a distance of 625.37 feet, passing a 3/4 inch iron rod found and continuing for a total distance of 649.05 feet to a mag nail with a steel washer, stamped "RPLS 4701", set in a concrete sidewalk for the southwest corner of said Lot 9, Block 132/3127, at the intersection of the northwest right–of–way line of said Twelfth Street and the east right–of–way line of Beckley Avenue (variable width public right–of–way);

THENCE: North 01 deg. 14 min. 54 sec. West, along the common line of said Beckley Avenue and said Lot 9, a distance of 267.20 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 4701", set for the northwest corner of said Lot 9, Block 132/3127, at the intersection of the east right–of–way line of said Beckley Avenue and the southeast line of a 20 foot wide public alley;

THENCE: North 57 deg. 31 min. 51 sec. East, along the common line of said 20 foot public alley and said Lots 9, 8, 7, 6 and 5, Block 132/3127, a distance of 510.56 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 4701", set for the northeast corner of the above mentioned Lot 5, Block 132/3127, at the intersection of the southeast line of said 20 foot public alley and the southwest right–of–way line of the above described Cumberland Street;

THENCE: South 32 deg. 28 min. 09 sec. East, along the common line of said Cumberland Street and said Lot 5, Block 132/3127, a distance of 228.50 feet to the POINT OF BEGINNING and containing 132,488 square feet or 3.041 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **THE COUNTY OF DALLAS**, acting by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as **GATEWAY AT OAK CLIFF ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring in use same. All and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of, _____, 2021.

By: COUNTY OF DALLAS, TEXAS

By: _____
Jonathon Bazan
Assistant County Administrator

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **JONATON BAZAN**, known to me to the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose, and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

_____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

I, Lawrence H. Ringley, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A–8.617 (a) (b) (c) (d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

DATED this the _____ day of _____, 2021

PRELIMINARY
RELEASED 02/04/2021 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

_____
Lawrence H. Ringley
Texas Registered Professional
Land Surveyor No. 4701

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **LAWRENCE H. RINGLEY**, known to me to the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose, and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021

_____
Notary Public in and for the State of Texas

PRELIMINARY PLAT

GATEWAY AT OAK CLIFF ADDITION
LOT 5, BLOCK 132/3127
132,488 Sq. Ft./3.041 Ac.
being a replat of Lots 5-9, of Block 132/3127
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Dallas County Texas,
situated in the
William H. Hord Survey, Abstract No. 560
City of Dallas, Dallas County, Texas

City Plan File Number: S201–584

OWNER:
COUNTY OF DALLAS
Contact: Jonathon Bazan
411 Elm Street, 2nd Floor
Dallas, Texas 75202
214–653–6490
Jonathon.Bazan@dallascounty.org

SURVEYOR:
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972–542–1266
LHR@Ringley.com

RINGLEY & ASSOCIATES, INC.
SURVEYING MAPPING PLANNING
Texas Firm Registration No. 10081300
701 S. Tennessee – McKinney, Texas 75069
(972) 542–1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Rook	02/04/2021	1" = 40'	2020032	2020032-PP.DWG	2 of 2

S201-584

7(g)

City Plan Commission Date: 3/4/2021

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

FILE NUMBER: S201-585 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: South Beltline Road, northeast of Seagoville Road

DATE FILED: February 4, 2021 **ZONING:** PD 1042

PD LINK: Not available

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 9.624-acres **MAPSCO:** 70F

OWNER: Big Score Investors, LLC

REQUEST: An application to create one 9.624-acre lot from a tract of land in City Block 8818 on property located on South Beltline Road, northeast of Seagoville Road.

SUBDIVISION HISTORY:

1. S190-196 was a request northwest of the present request to replat a 1.488-acre tract of land containing all of Lot 2 in City Block D/8823 and part of City Block D/8823 into one 19,437 square foot lot and one 45,397 square foot lot on property located on S. Belt Line Road, east of Seagoville Road. The request was approved August 20, 2020 but has not been recorded.

2. S190-182 was a request northwest of the present request to replat a 1.488-acre tract of land containing all of Lot 2 in City Block D/8823 and part of City Block D/8823 into one 19,437 square foot lot and one 45,397 square foot lot on property located on South Belt Line Road, east of Seagoville Road. The request was submitted July 20, 2020 and was withdrawn July 16, 2020.

3. S190-084 was a request west of the present request to create three lots ranging in size from 0.809-acre (35,261 square foot) to 1.133-acre (58,118 square foot) from a 3.08-acre tract of land in City Block 8822 on property located on Seagoville Road, North of Belt line Road. The request was approved February 20, 2020 but has not been approved.

4. S189-201 was a request north of the present request to create one 0.964-acre lot from a tract of land in City Block 8823 on property located on Greengrove Lane at South Beltline Road, north corner. The request was approved June 6, 2019 and recorded September 21, 2020.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 1042; therefore, staff recommends approval subject to compliance with the following conditions:

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

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. The number and location of fire hydrants must comply with the Dallas Fire Code.

5. Any structure, new or existing, may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is one.

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).

14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

15. On the final plat, dedicate 53.5 feet of right-of-way (via fee simple) from the established centerline of South Belt Line Road. Section 51A-8.602(c)

16. On the final plat, show how all adjoining right-of-way was created.

17. On the final plat, show distances/width across all adjoining right-of-way.

18. On the final plat, show recording information on all existing easements within 150 feet of property.

19. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

20. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

22. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

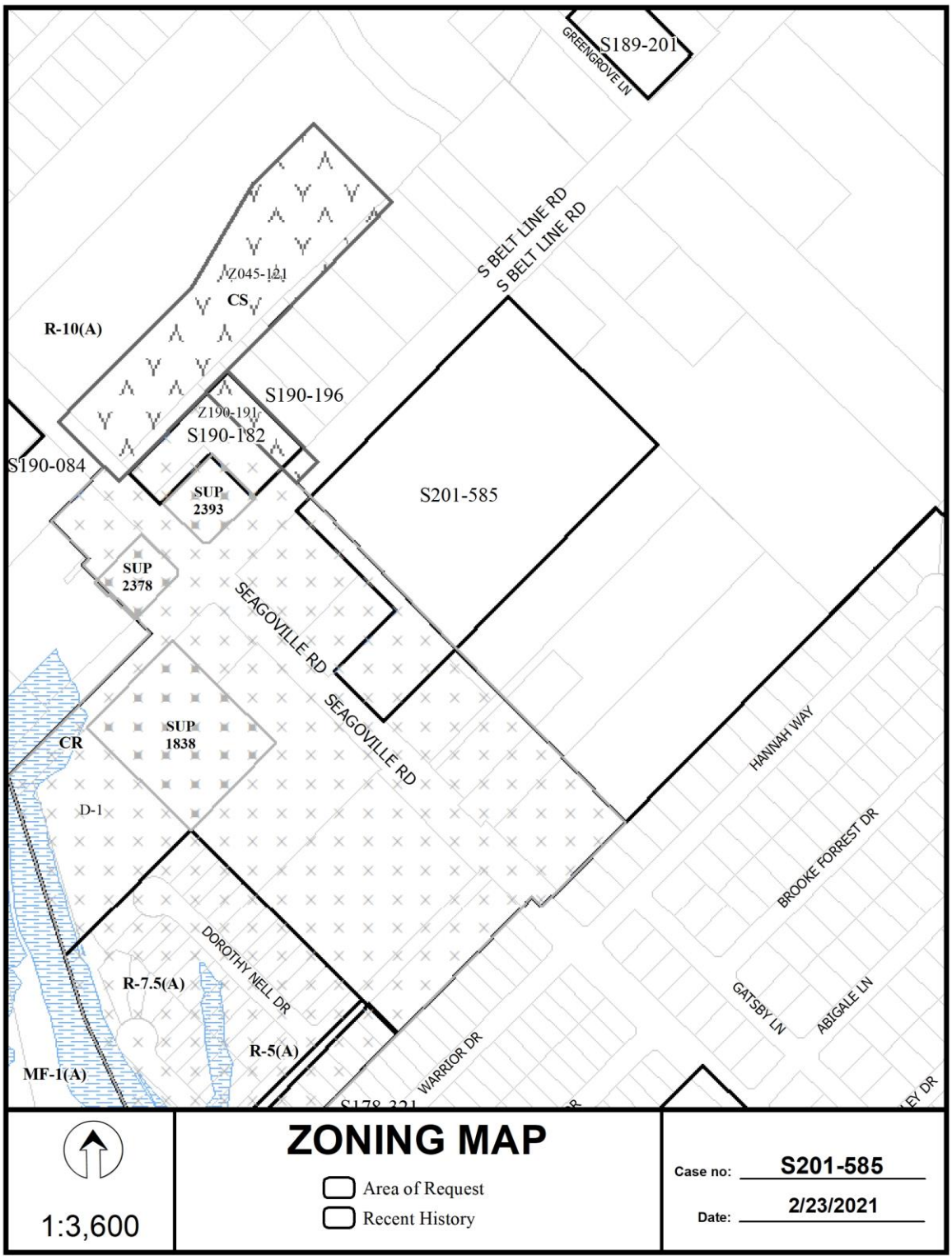
23. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

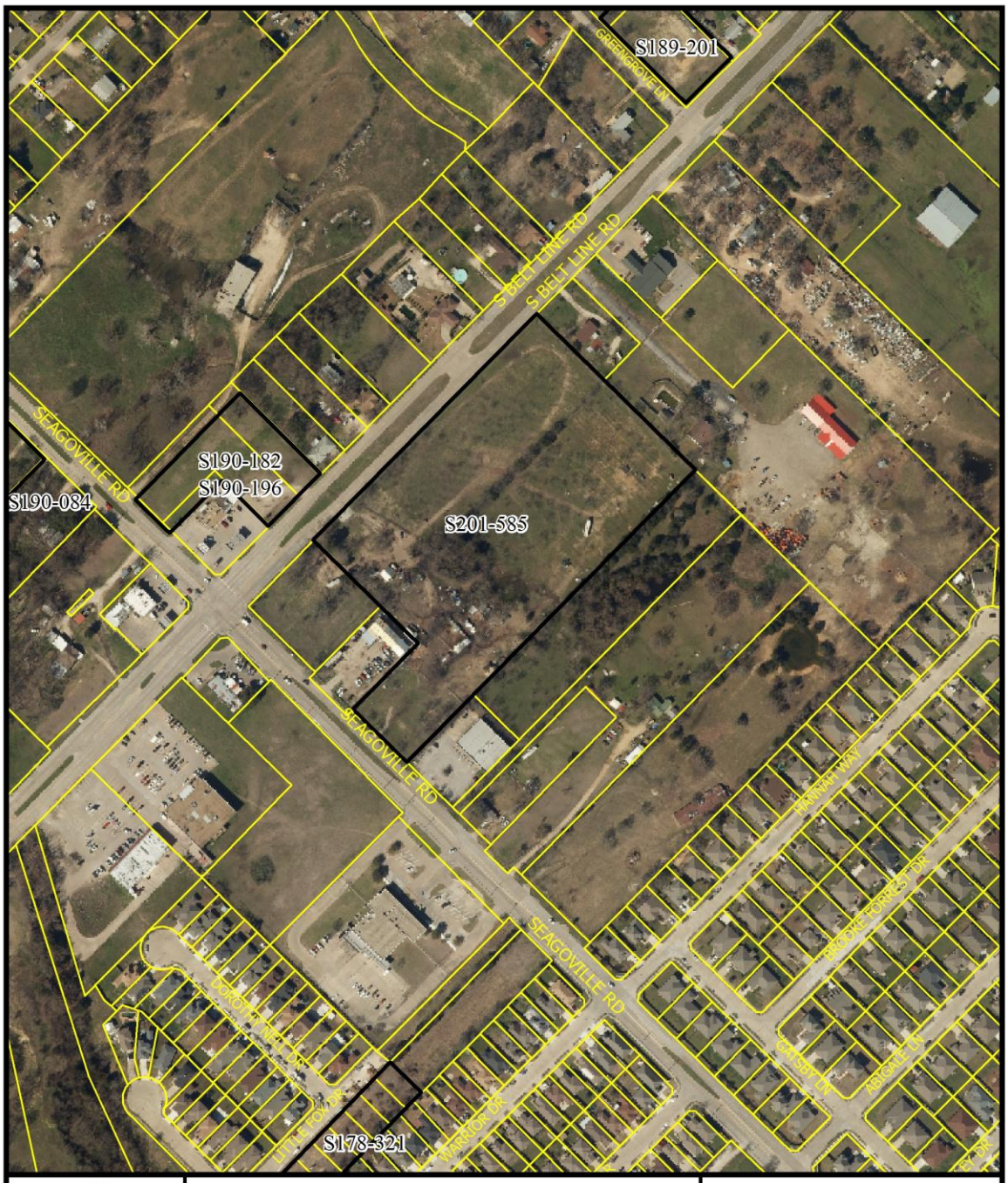
24. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.

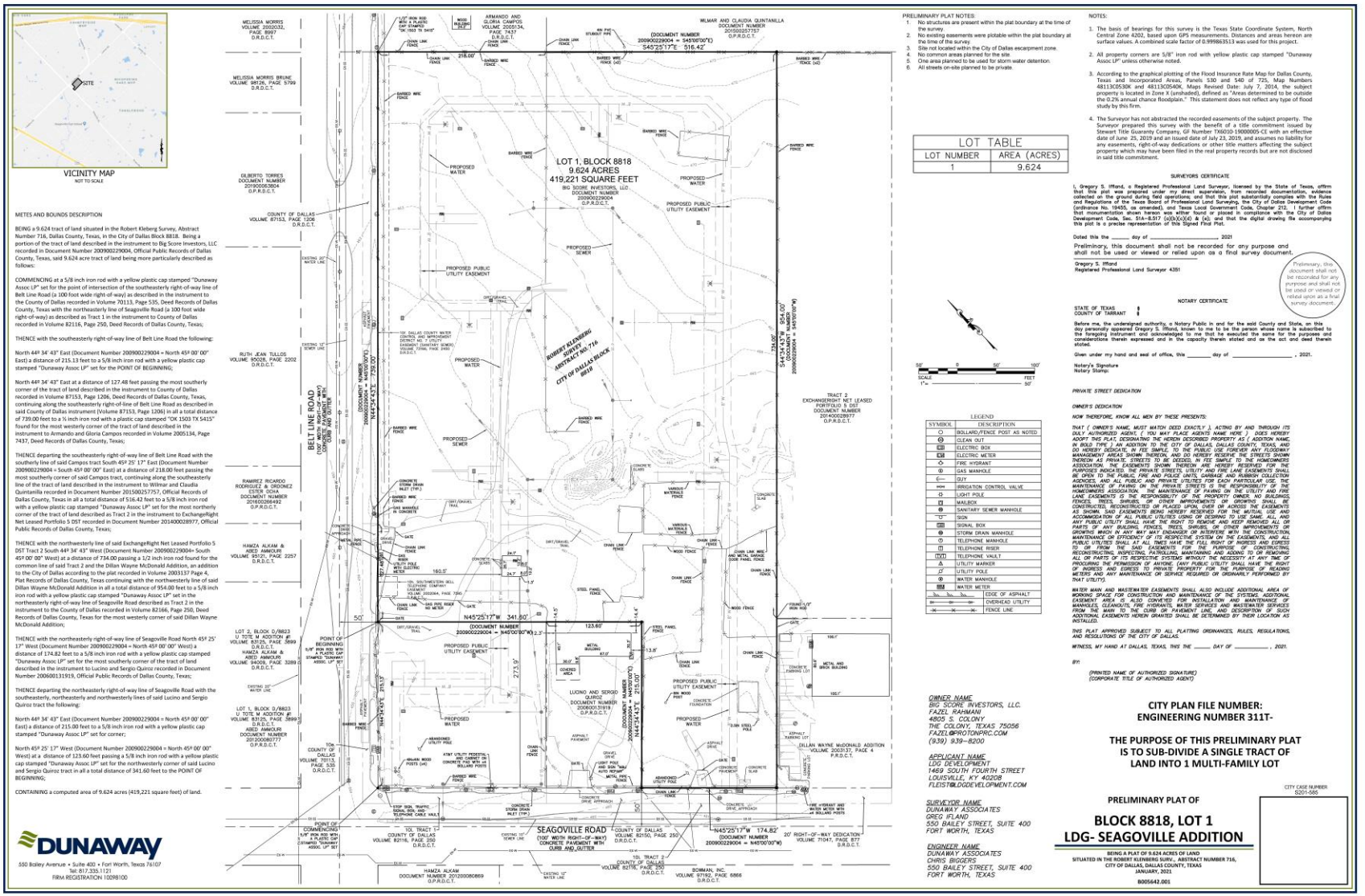
25. Prior to final plat submittal, confirm if the proposed abandonment of utility poles is public or private. If private, provide the recording information. If public, please provide standard language "Abandonment authorized by Ordinance No. _____ and recorded Instrument No. _____".

26. On the final plat, change "Belt Line Road" to "South Belt Line Road" per Ordinance 16185. Section 51A-8.403(a)(1)(A)(xii)

27. On the final plat, identify the property as Lot 1 in City Block K/8818. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


S189-201
GREENGROVE LN
S BELT LINE RD
S BELT LINE RD
Z045-121
CS
R-10(A)
S190-196
Z190-191
S190-182
S190-084
SUP 2393
S201-585
SUP 2378
SEAGOVILLE RD
SEAGOVILLE RD
SUP 1838
CR
D-1
HANNAH WAY
BROOKE FORREST DR
DOROTHY NELL DR
R-7.5(A)
R-5(A)
MF-1(A)
WARRIOR DR
GATSBY LN
ABIGALE LN
ZONING MAP
Area of Request
Recent History
1:3,600
Case no: S201-585
Date: 2/23/2021


S189-201
GREENGROVE LN
S BELT LINE RD
S BELT LINE RD
SEAGOVILLE RD
S190-182
S190-196
S190-084
S201-585
SEAGOVILLE RD
HANNAH WAY
BROOKE FORREST DR
SEAGOVILLE RD
DOROTHY DR
LITTLE FOX
S178-321
MARRION DR
GATSBY LN
ABIGAIL LN
1:3,600
AERIAL MAP
Area of Request
Recent History
Case no: S201-585
Date: 2/23/2021



PRELIMINARY PLAT NOTES:

1. No structures are present within the plat boundary at the time of the survey.
2. No existing easements were plotable within the plat boundary at the time of the survey.
3. Site not located within the City of Dallas escarpment zone.
4. No common areas planned for the site.
5. One area planned to be used for storm water detention.
6. All streets on-site planned to be private.

LOT TABLE	
LOT NUMBER	AREA (ACRES)
1	9.624

LEGEND	
SYMBOL	DESCRIPTION
○	BOLLARD/FENCE POST AS NOTED
CO	CLEAN OUT
EB	ELECTRIC BOX
EM	ELECTRIC METER
◇	FIRE HYDRANT
G	GAS MANHOLE
⟵	GUY
IVCM	IRRIGATION CONTROL VALVE
☼	LIGHT POLE
▣	MAILBOX
S	SANITARY SEWER MANHOLE
▽	SIGN
SB	SIGNAL BOX
D	STORM DRAIN MANHOLE
T	TELEPHONE MANHOLE
TR	TELEPHONE RISER
TV	TELEPHONE VAULT
△	UTILITY MARKER
○'	UTILITY POLE
W	WATER MANHOLE
WM	WATER METER
	EDGE OF ASPHALT
	OVERHEAD UTILITY
	FENCE LINE

NOTES:

1. The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone 4202, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99986353 was used for this project.
2. All property corners are 5/8" iron rod with yellow plastic cap stamped "Dunaway Assoc LP" unless otherwise noted.
3. According to the graphical plotting of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Panels 530 and 540 of 725, Map Numbers 48113C0530K and 48113C0540K, Maps Revised Date: July 7, 2014, the subject property is located in Zone X (unshaded), defined as "Areas determined to be outside the 0.2% annual chance floodplain." This statement does not reflect any type of flood study by this firm.
4. The Surveyor has not abstracted the recorded easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment issued by Stewart Title Guaranty Company, GF Number TX0010-19000005-CE with an effective date of June 25, 2019 and an issued date of July 23, 2019, and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

SURVEYORS CERTIFICATE

I, Gregory S. Iffland, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2021

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Gregory S. Iffland
Registered Professional Land Surveyor 4351

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gregory S. Iffland, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2021.

Notary's Signature
Notary Stamp:

PRIVATE STREET DEDICATION

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I (OWNER'S NAME, MUST MATCH DEED EXACTLY), ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, (YOU MAY PLACE AGENTS NAME HERE) DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS (ADDITION NAME, OR BOLLARD ADDITION, OR SUBDIVISION NAME) AN ADDITION TO DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE IN FEE SIMPLE TO THE PUBLIC USE FOREVER ALL FLOODWAY MANAGEMENT AREAS SHOWN THEREON, AND DO HEREBY RESERVE THE STREETS SHOWN THEREON AS PRIVATE STREETS TO BE DEEDED, IN FEE SIMPLE TO THE HOMEOWNERS ASSOCIATION. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE PRIVATE STREETS, UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE PRIVATE STREETS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN ON THIS PLAT. SAID EASEMENTS ARE HEREBY RESERVED FOR THE INSTALLATION AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY)

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2021.

BY:

(PRINTED NAME OF AUTHORIZED SIGNATURE)
(CORPORATE TITLE OF AUTHORIZED AGENT)

OWNER NAME
BIG SCORE INVESTORS, LLC.
FAZEL RAHMANI
4805 S. COLONY
THE COLONY, TEXAS 75056
FAZEL@PROTONPRC.COM
(939) 939-8200

APPLICANT NAME
LDG DEVELOPMENT
1469 SOUTH FOURTH STREET
LOUISVILLE, KY 40208
FLEIST@LDGDEVELOPMENT.COM

SURVEYOR NAME
DUNAWAY ASSOCIATES
GREG IFLAND
550 BAILEY STREET, SUITE 400
FORT WORTH, TEXAS

ENGINEER NAME
DUNAWAY ASSOCIATES
CHRIS BIGGERS
550 BAILEY STREET, SUITE 400
FORT WORTH, TEXAS

CITY PLAN FILE NUMBER:
ENGINEERING NUMBER 311T-

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUB-DIVIDE A SINGLE TRACT OF LAND INTO 1 MULTI-FAMILY LOT

PRELIMINARY PLAT OF

BLOCK 8818, LOT 1
LDG- SEAGOVILLE ADDITION

BEING A PLAT OF 9.624 ACRES OF LAND
SITUATED IN THE ROBERT KLENBERG SURV., ABSTRACT NUMBER 716,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
JANUARY, 2021

B005642.001

CITY CASE NUMBER
S201-585

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10098100

S201-585

8(f)

City Plan Commission Date: 3/4/2021

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

FILE NUMBER: S201-586 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Lovers Lane at Bluffview Boulevard, northeast corner

DATE FILED: February 4, 2021 **ZONING:** PD 326 (Area A)

PD LINK: http://www.dallascityattorney.com/51P/Articles%20Supp%2046/ARTICLE%20326.pdf

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 1.25-acre **MAPSCO:** 34B

OWNER: 4215 WLL, LLC

REQUEST: An application to replat a 1.25-acre tract of land containing all of Lots 4, 5A, and 5B in City Block B/4972 to create one lot on property located on Lovers Lane at Bluffview Boulevard, northeast 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 326 (Area A); therefore, staff recommends approval subject to compliance with the following conditions:

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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is one.

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).

14. Place a note on the final plat stating “Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.” Section 51A-8.611(e).

15. On the final plat, dedicate 45 feet of right-of-way (via fee simple) from the established centerline of Lovers Lane. Section 51A-8.602(c)

16. On the final plat, dedicate a minimum 25-foot by 25-foot corner clip (via fee simple or street easement) at Lovers Lane and Bluff View Boulevard. Section 51A-8.602(d)(1)

17. A larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip. Section 51A-8.602 (d) (1)

18. On the final plat, show how all adjoining right-of-way was created.

19. On the final plat, show recording information on all existing easements within 150 feet of property.

20. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

21. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

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.

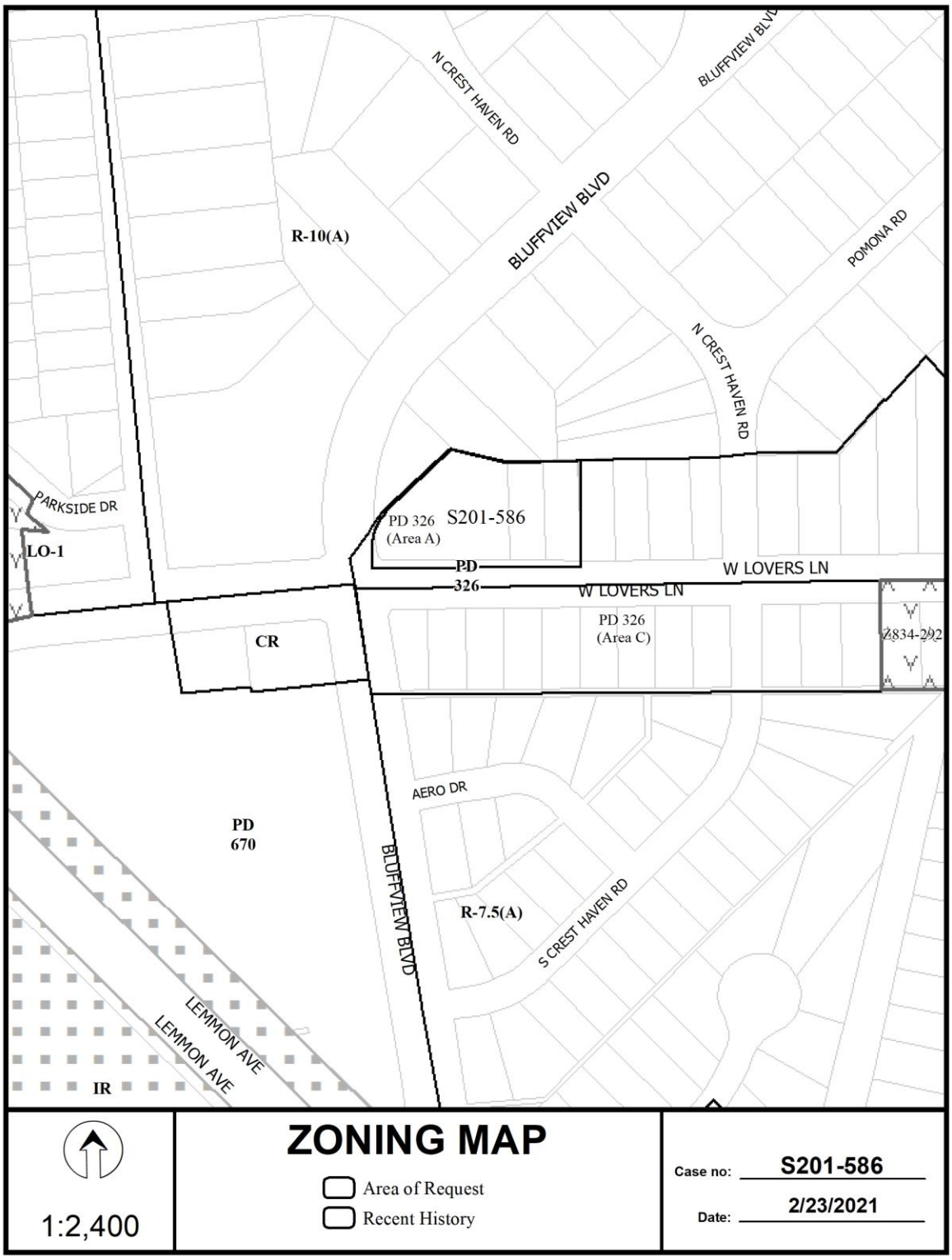
24. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20’ for one utility and 25’ for both water and sewer. Larger diameter or deeper mains may require additional width.

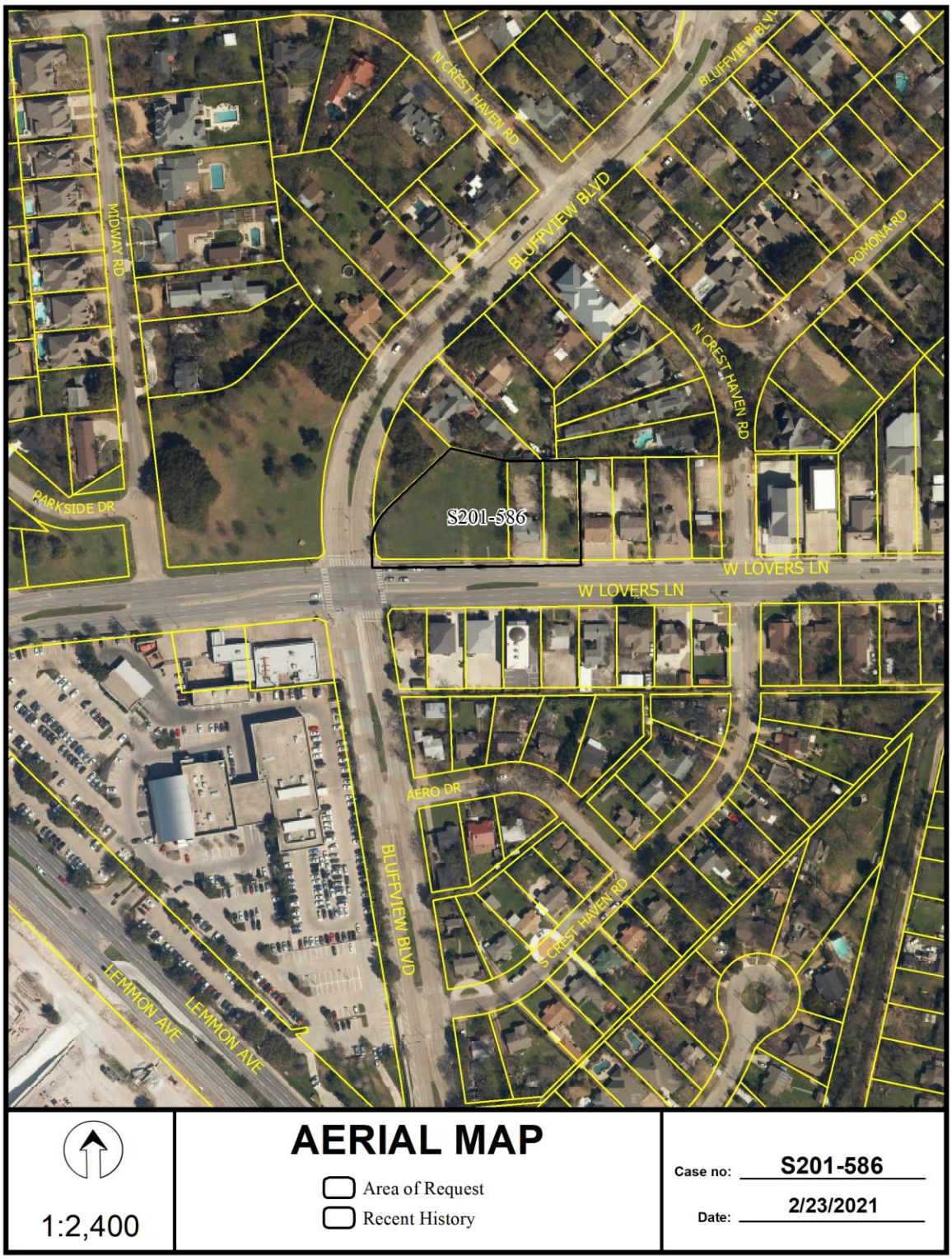
25. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.

26. On the final plat, change “Bluffview Boulevard” north of Lovers Lane to “Bluffview Boulevard (A.K.A. Bluff View Boulevard)”. Section 51A-8.403(a)(1)(A)(xii)

27. On the final plat, change “Bluffview Boulevard (Formerly known as Airway)” to “Bluffview Boulevard (A.K.A. Bluff View Boulevard) (F.K.A. Airway Boulevard)”. Section 51A-8.403(a)(1)(A)(xii)

28. On the final plat, identify the property as Lot 4A in City Block B/4972. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


N CREST HAVEN RD
BLUFFVIEW BLVD
R-10(A)
BLUFFVIEW BLVD
POMONA RD
N CREST HAVEN RD
PARKSIDE DR
LO-1
PD 326 (Area A)
S201-586
PD 326
W LOVERS LN
W LOVERS LN
PD 326 (Area C)
Z834-292
CR
AERO DR
PD 670
BLUFFVIEW BLVD
R-7.5(A)
S CREST HAVEN RD
LEMMON AVE
LEMMON AVE
IR
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S201-586
Date: 2/23/2021



AERIAL MAP

1:2,400

Area of Request

Recent History

Case no: S201-586

Date: 2/23/2021

VICINITY MAP - NOT TO SCALE

GENERAL NOTES:

1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011)

2) THE PURPOSE OF THIS PLAT IS TO COMBINE ALL OF LOT 4, BLOCK B OF BLUFF VIEW ESTATES AND ALL OF LOTS 5A AND 5B, BLOCK B/4972 OF BROWN SUBDIVISION OF LOT 5 AND WEST 70 FEET OF LOT 6 OF BLOCK B/4972 OF BLUFFVIEW ESTATES ADDITION INTO ONE LOT.

3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

4) ACCORDING TO THE F.I.R.M. PANEL NO. 48113C0335K, THE SUBJECT PROPERTY LIES IN ZONE X (MINIMAL) AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA.

5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.

6) THERE ARE NO STRUCTURES ON THE SUBJECT TRACT.

7) BENCHMARKS:
CITY OF DALLAS BENCHMARK IS SET ON THE NORTH END OF A CONCRETE STORM SEWER DROP INLET THE FIRST INLET ON THE EAST SIDE OF LEMMON AND NORTH OF CAPPS DRIVE. ELEV = 481.55'

A SQUARE IS CUT ON TOP OF CONCRETE CURB TO A 2.5' X 6' STORM SEWER DROP INLET ON THE WEST CURB OF LEMMON AVENUE AND 240' SOUTH OF CRESTHAVEN DRIVE. ELEV = 502.07'

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, 4215 WLL, LLC, is the sole owner of a tract of land situated in the Wilson Baker Survey Abstract No. 34 and being all of Lot 4, Block B/4972, of Bluff View Estates, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 3, Page 131, Map Records, Dallas County, Texas, also being all of Lots 5A and 5B, Block B/4972, of Brown Subdivision of Lot 5 and West 70 feet of Lot 6 of Block B/4972 of Bluff View Estates Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 11, Page 439, Map Records, Dallas County, Texas, and also being that same tract of land described in Special Warranty Deed to 4215 WLL, LLC, as recorded in Instrument Number 202003304592, Official Public Records, Dallas County, Texas, together with that tract of land described in Special Warranty Deed to 4215 WLL, LLC, as recorded in Instrument Number 202003349865, Official Public Records, Dallas County, Texas, and together being more particularly described by metes and bounds as follows:

BEGINNING at an "X" in concrete set, said point being the southeast corner of said Lot 5B, Block B/4972, said point also being the southwest corner of Lot 5C, Block B/4972 of said Brown Subdivision of Lot 5 and West 70 feet of Lot 6 of Block B/4972 of Bluff View Estates Addition, and lying on the north right-of-way line of Lovers Lane (variable width public right-of-way);

Thence South 89 degrees 16 minutes 59 seconds West, along the north right-of-way line of said Lovers Lane, passing the southwest corner of said Lot 5B, Block B/4972, common with the southeast corner of said Lot 5A, Block B/4972, at a distance of 116.83 feet, continuing along said line for a total distance of 342.00 feet to an "X" in concrete set, said point being the southwest corner of said Lot 4, Block B/4972, also being the northwest corner of the intersection of said Lovers Lane and Bluffview Boulevard (variable width public right-of-way);

Thence North 01 degrees 59 minutes 32 seconds West, departing the north right-of-way line of said Lovers Lane, along the east right-of-way line of said Bluffview Boulevard, a distance of 36.08 feet to an "X" in concrete set, said point being the beginning of a tangent curve to the right having a radius of 80.00 feet, said point also being the south corner of the remaining park tract in said Block B/4972 of said Bluff View Estates;

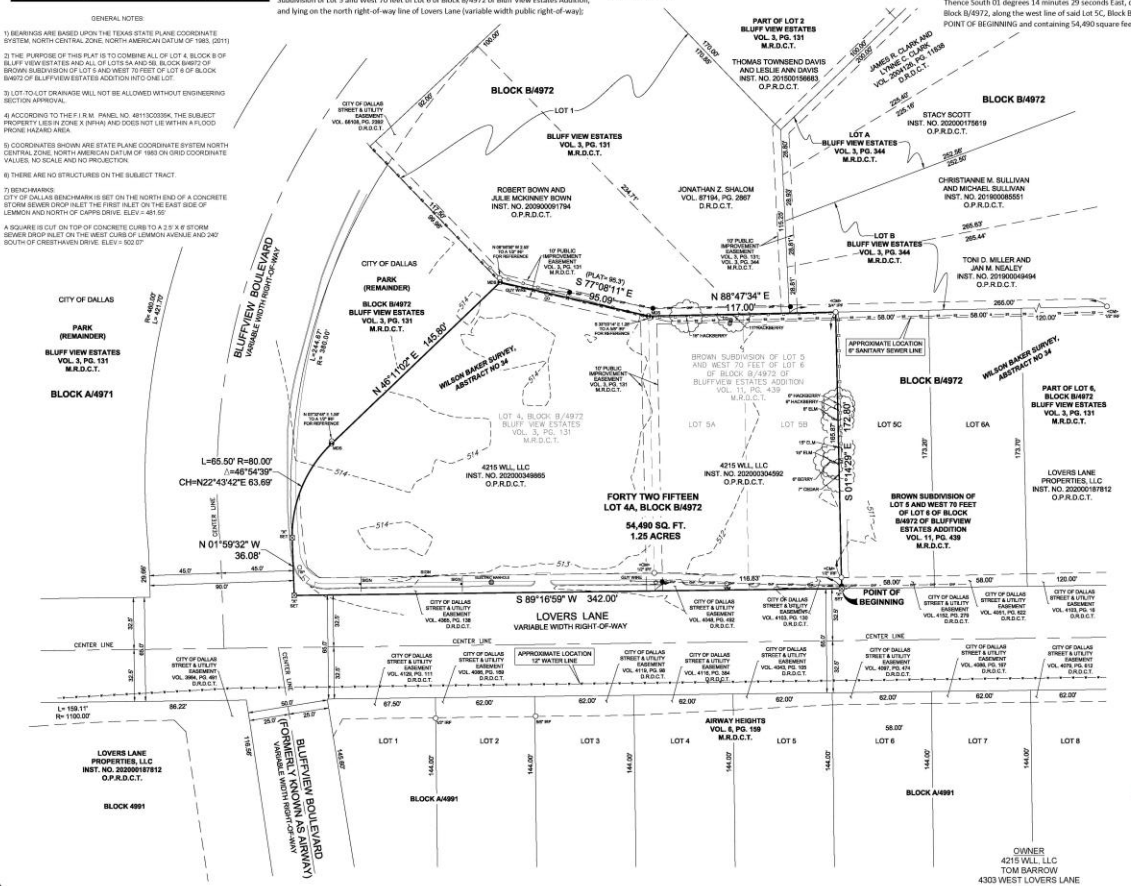
Thence along the southeasterly line of said remaining park tract in said Block B/4972 of said Bluff View Estates, and along said tangent curve to the right having a delta angle of 46 degrees 54 minutes 39 seconds, a chord distance that bears North 22 degrees 43 minutes 42 seconds East, a chord distance of 63.69 feet, an arc length of 65.50 feet to a 3-1/4" metallic disk stamped "FORTY TWO FIFTEEN & RPLS 5390" set at the end of said curve, from which a 1/2 inch iron rod found bears North 03 degrees 32 minutes 46 seconds East, a distance of 1.59 feet for reference;

Thence North 46 degrees 11 minutes 02 seconds East, continuing along said southeasterly line of remaining park tract in said Block B/4972 of said Bluff View Estates, and along the most northwesterly line of said Lot 4, Block B/4972, a distance of 145.80 feet to a 3-1/4" metallic disk stamped "FORTY TWO FIFTEEN & RPLS 5390" set for corner, said point being the northwest corner of said Lot 4, Block B/4972, said point lying on a southwesterly line of Lot 1, Block B/4972, of said Bluff View Estates, from which a 1/2 inch iron rod found bears North 06 degrees 56 minutes 30 seconds West, a distance of 2.53 feet for reference;

Thence South 77 degrees 08 minutes 11 seconds East, along the north line of said Lot 4, Block B/4972, common with the southwesterly line of said Lot 1, Block B/4972, a distance of 95.09 feet to a 3-1/4" metallic disk stamped "FORTY TWO FIFTEEN & RPLS 5390" set for corner, said point being the northeast corner of said Lot 4, Block B/4972, also being the northwest corner of said Lot 5A, Block B/4972, from which a 5/8 inch iron rod found bears South 33 degrees 53 minutes 14 seconds East, a distance of 1.26 feet for reference;

Thence North 88 degrees 47 minutes 34 seconds East, along the north line of said Lot 5A, Block B/4972, a distance of 117.00 feet to a 3/4 inch iron pipe found, said point being the northeast corner of said Lot 5B, Block B/4972, said point also being the northwest corner of said Lot 5C, Block B/4972, lying on the south line of Lot 3, Block B/4972, of said Bluff View Estates;

Thence South 01 degrees 14 minutes 29 seconds East, departing the south line of said Lot 3, Block B/4972, along the west line of said Lot 5C, Block B/4972, a distance of 172.80 feet to the POINT OF BEGINNING and containing 54,490 square feet or 1.25 acres of land.



LEGEND	
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ.FT.	SQUARE FEET
Δ	DELTA
L	LENGTH
R	RADIUS
CH	CHORD
MDS	3-1/4" METALLIC DISK STAMPED "FORTY TWO FIFTEEN & RPLS 5390" SET FOR CORNER
⊠	"X" IN CONCRETE SET
○ IRF	IRON ROD FOUND
○ IPF	IRON PIPE FOUND
MEAS.	MEASURED
CM	CONTROL MONUMENT
TSP	TRAFFIC SIGNAL POLE
O.C.O	CLEAN OUT
● PP	POWER POLE
◆ FH	FIRE HYDRANT
⊖ WV	WATER VALVE
○ WM	WATER METER
⊕ GM	GAS METER
☼	LIGHT POLE
○—○—	WOOD FENCE
OHW	OVERHEAD POWER LINE
W	WATER LINE
SS	SANITARY SEWER LINE

OWNER
4215 WLL, LLC
TOM BARROW
4303 WEST LOVERS LANE
SUITE 200
DALLAS, TEXAS

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 4215 WLL, LLC, acting by and through it's duly authorized agent, does hereby adopt this plat, designating the herein described property as **FORTY TWO FIFTEEN**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2021.

4215 WLL, LLC, a Texas Limited Liability Company

_____
Tom Barrow, Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Tom Barrow, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

_____
Notary Signature

SURVEYOR'S STATEMENT

I, Gary E. Johnson, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision; from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2021.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (02/05/2021)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5390

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

_____
Notary Signature

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

PRELIMINARY PLAT
FORTY TWO FIFTEEN
LOT 4A, BLOCK B/4972
REPLAT OF LOT 4, BLOCK B/4972 OF BLUFFVIEW ESTATES AND LOTS 5A AND 5B, BLOCK B/4972 OF BROWN SUBDIVISION OF LOT 5 AND WEST 70 FEET OF LOT 6 OF BLOCK B/4972 OF BLUFFVIEW ESTATES ADDITION.
WILSON BAKER SURVEY, ABSTRACT NO. 34
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-586

DATE: 01/08/21 / JOB # 2022309-1/ SCALE - 1" = 30' /JAM

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

FILE NUMBER: S201-587 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Esterine Road, north of C F Hawn Freeway/ U.S. Highway No. 175

DATE FILED: February 5, 2021 **ZONING:** PD 535 (Subdistrict 2, Tract 1)

PD LINK: http://www.dallascityattorney.com/51P/Articles%20Supp%2028/Article%20535.pdf

CITY COUNCIL DISTRICT: 5 **SIZE OF REQUEST:** 0.190-acre **MAPSCO:** 69C

OWNER: Jose D. Tinajero

REQUEST: An application to create one 0.190-acre lot from a tract of land in City Block 7789 on property located on Esterine Road, north of C F Hawn Freeway/ U.S. Highway No. 175.

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 535 (Subdistrict 2, 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, may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is one.

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).

14. Place a note on the final plat stating “Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.” Section 51A-8.611(e).

15. On the final plat, dedicate a minimum 3-foot by 3-foot corner clip (via fee simple or street easement) at C F Hawn Freeway/ U.S. Highway No. 175 and Esterine Road. Section 51A-8.602(d)(1)

16. A larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip. Section 51A-8.602 (d) (1)

17. On the final plat, dedicate 15-foot by 15-foot alley sight easement at Alley and C F Hawn Freeway/ U.S. Highway No. 175. Section 51A-8.602 (e)

18. TXDOT approval may be required for any driveway modifications or new access.

19. On the final plat, show how all adjoining right-of-way was created.

20. On the final plat, show distances/width across all adjoining right-of-way.

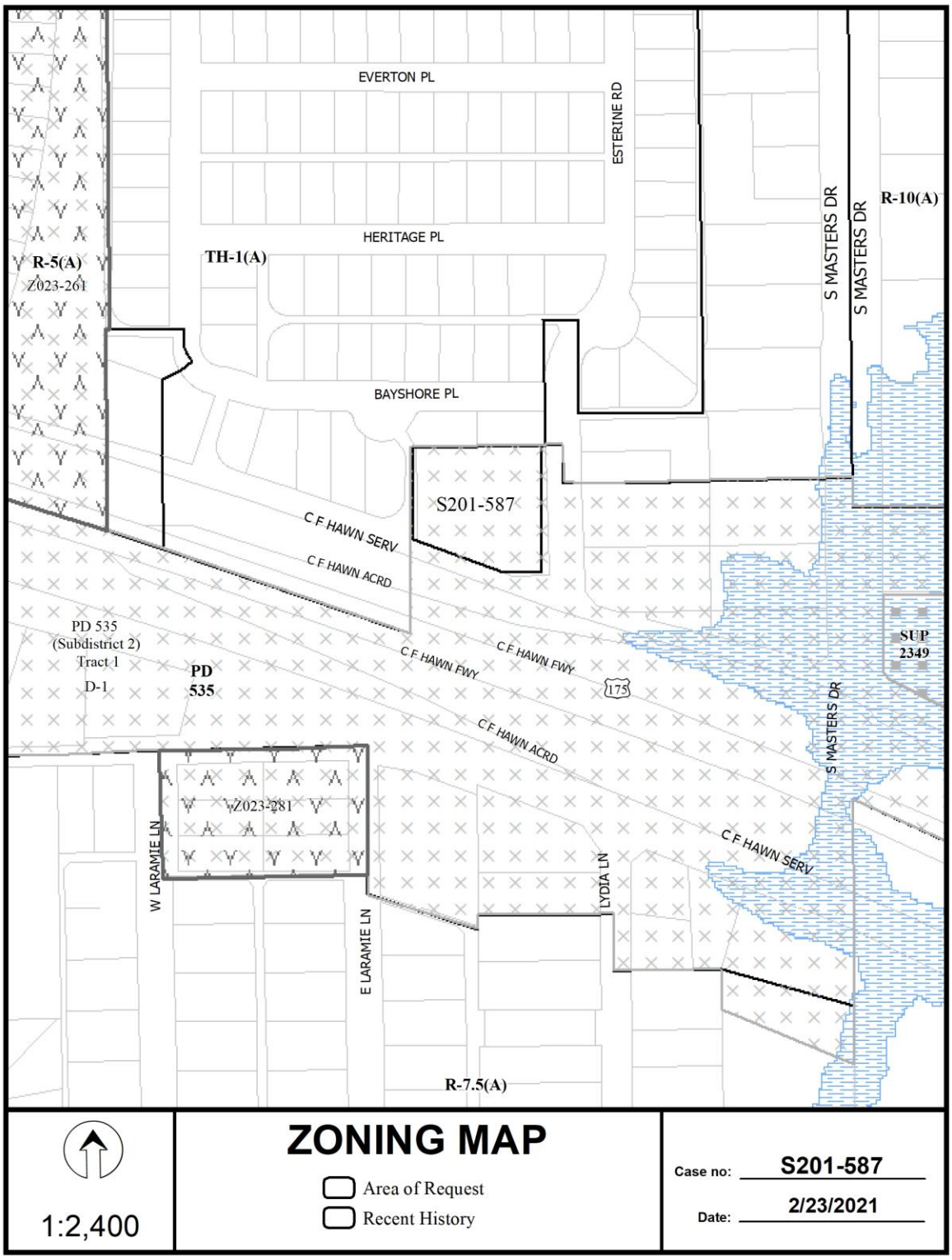
21. On the final plat, show recording information on all existing easements within 150 feet of property.

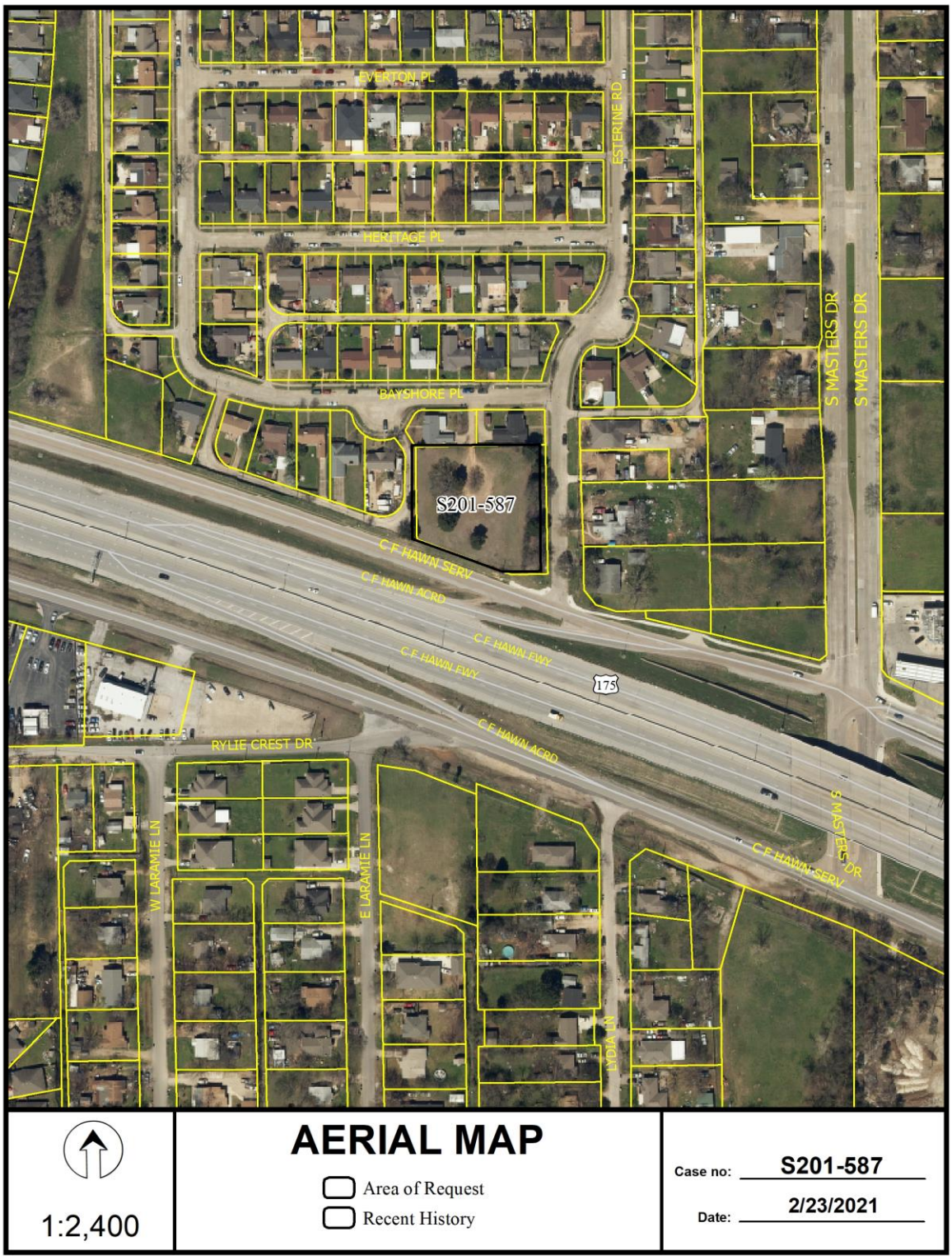
22. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

23. Prior to the final plat, remove fence and wood sign from city right-of-way. Applicant may obtain a license to use city public right-of-way. Contact Real Estate for more information.

24. On the final plat, change “U.S. Highway No. 175” to “C F Hawn Freeway/ U.S. Highway No. 175”. Section 51A-8.403(a)(1)(A)(xii)

25. On the final plat, identify the property as Lot 41 in City Block 1/7789. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


EVERTON PL
ESTERINE RD
HERITAGE PL
TH-1(A)
R-5(A)
Z023-261
S MASTERS DR
S MASTERS DR
R-10(A)
BAYSHORE PL
S201-587
C F HAWN SERV
C F HAWN ACRD
PD 535
(Subdistrict 2)
Tract 1
D-1
PD
535
C F HAWN FWY
C F HAWN FWY
175
SUP
2349
C F HAWN ACRD
S MASTERS DR
Z023-281
W LARAMIE LN
E LARAMIE LN
LYDIA LN
C F HAWN SERV
R-7.5(A)
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S201-587
Date: 2/23/2021


EVERTON PL
ESTERINE RD
HERITAGE PL
BAYSHORE PL
S MASTERS DR
S201-587
C F HAWN SERV
C F HAWN ACRD
C F HAWN FWY
175
RYLIE CREST DR
W LARAMIE LN
E LARAMIE LN
LYDIA LN
1:2,400
AERIAL MAP
Area of Request
Recent History
Case no: S201-587
Date: 2/23/2021

OWNER'S CERTIFICATE
STATE OF TEXAS ~
COUNTY OF DALLAS ~
WHEREAS, Jose D. Tinajero is the sole owner of a 0.910 acre tract of land situated in the SAMUEL KR. Co. Survey, Abstract Number 1406, City of Dallas, Dallas County, Texas, and being all of that certain tract of land described by Special Warranty Deed to Jose D. Tinajero, recorded in Instrument No. 20120261, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;
BEGINNING at a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the northeast corner of said Tinajero tract, and being on the West right-of-way line of Bayshore Road, a 50' right-of-way, from which a 1/2" IRON ROD FOUND at the northeast corner of said Lot 43 bears North 00 Degrees 38 Minutes 36 Seconds West, a distance of 50.00 feet;
THENCE South 00 Degrees 38 Minutes 36 Seconds East, departing said West right-of-way line and along the East line of said Tinajero tract, a distance of 100.00 feet to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the southeast corner of said Tinajero tract, being at the intersection of the West right-of-way line of said Bayshore Road and the North right-of-way line of a 15' Alley;
THENCE South 89 Degrees 21 Minutes 24 Seconds West, departing said West right-of-way line and along the South line of said Tinajero tract and said North right-of-way line of said 15' Alley, a distance of 100.00 feet to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the southwest corner of said Tinajero tract, being at the intersection of said North right-of-way line of said 15' Alley and the East right-of-way line of a 15' Alley;
THENCE North 00 Degrees 38 Minutes 36 Seconds West, departing said North right-of-way line and along the West line of said Tinajero tract and said East right-of-way line of said 15' Alley, a distance of 100.00 feet to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the northwest corner of said Tinajero tract, being at the intersection of said East right-of-way line of said 15' Alley and the South right-of-way line of said Bayshore Road;
THENCE North 89 Degrees 21 Minutes 24 Seconds East, departing said East right-of-way line and along the North line of said Tinajero tract and said South right-of-way line of said Bayshore Road, a distance of 100.00 feet to the POINT OF BEGINNING, and containing 0.910 acres or 39,653 square feet of land, more or less.
OWNER'S DEDICATION
NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:
That Jose D. Tinajero, does hereby adopt this plan designating the herein described property as Lot 1, Block 1, ESTERINE ADDITION, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public, the use of the public streets shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and refuse collection agencies, and all public and private utilities for the purpose of serving the property and adjacent properties with utility services and any necessary maintenance of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the utility easements as shown on this plat. Any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these utility easements. Any public utility shall at all times have the right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to and from its property for the purpose of reading meters and any maintenance or service required or ordinarily performed to the system.
Water main and wastewater easements shall also include additional area of working space for construction and maintenance purposes. All public utilities shall at all times have the full right of ingress and egress to and from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective water and wastewater systems, without the necessity at any time of procuring the permission of anyone. No buildings, fences, trees, shrubs, or other improvements or growths may be constructed or placed upon, over or across the easements as shown on this plat. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective water and wastewater systems on any of these easements. Any public utility shall at all times have the right of ingress and egress to and from and upon said easements for the purpose of reading meters and for the purpose of maintenance, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective water and wastewater systems without the necessity at any time of procuring the permission of anyone. The owner of the property will maintain the paving on the street and alleys. Ingress and egress shall be provided for fire and police protection and garbage collection.
This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.
WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 20___.
Jose D. Tinajero
SWORN AND SUBSCRIBED BEFORE ME BY _____
THIS THE _____ DAY OF _____, 20___.
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:_____
Surveyor's Certification
KNOW ALL MEN BY THESE PRESENTS:
This is to certify that I, Jeremy Luke Deal, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all lot corners, angle points, and points of curve are properly marked as shown hereon, and that this plat correctly represents that survey made by me or under my direction and supervision.
Executed this the 22nd day of January, 20 the year of our Lord 2021.
PRELIMINARY
Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 6206
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document
SWORN AND SUBSCRIBED BEFORE ME BY _____
THIS THE _____ DAY OF _____, 20___.
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:_____
Application File Number: S201-587
PRELIMINARY PLAT OF
LOT 1, BLOCK 1
ESTERINE ADDITION
BEING 0.910 acres of land, SAMG RR Co.
Survey, Abstract Number 1406, City of Dallas,
Dallas County, Texas.
Project Number: 200324
Date: February 2, 2021
Revised Date:
Revision Notes:
Sheet 1 of 1
Notes
1. The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.
2. The purpose of this plat is to create a single 0.910 acre lot and dedicate all easements and right-of-ways necessary for development.
Owner
Jose D. Tinajero
2525 Bayshore Road
Dallas, TX 75227
Engineer
Pathfort Consulting
14755 Preston Rd.
Suite 1000
Dallas, TX 75243
REALSEARCH OF TEXAS, LLC
VICINITY MAP
SITE
BAYSHORE
ESTERINE
MASTERS
LOOKOUT
Flood Statement
According to Community Panel Number 48113C0355K dated July 7, 2014 of the Federal Emergency Management Agency, National Flood Insurance Program Maps, this property is within Zone X, Special Flood Hazard Area. This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions greater floods can occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
Lot 36, Block 17789
Heritage Square Phase 2
Volume 83234, Page 4251
P.R.D.C.T.
Lot 37, Block 17789
Heritage Square Phase 2
Volume 83234, Page 4251
P.R.D.C.T.
Lot 38, Block 17789
Heritage Square Phase 2
Volume 83234, Page 4251
P.R.D.C.T.
Lot 39, Block 17789
Heritage Square Phase 2
Volume 83234, Page 4251
P.R.D.C.T.
Lot 40, Block 17789
Heritage Square Phase 2
Volume 83234, Page 4251
P.R.D.C.T.
Lot 41, Block 17789
Heritage Square Phase 2
Volume 83234, Page 4251
P.R.D.C.T.
Lot 42, Block 17789
Heritage Square Phase 2
Volume 83234, Page 4251
P.R.D.C.T.
Lot 43, Block 17789
Heritage Square Phase 2
Volume 83234, Page 4251
P.R.D.C.T.
Bayshore Place
Volume 83234, Page 4251
P.R.D.C.T.
15' Alley
S 89°21'24" W 100.00'
N 89°21'24" E 100.00'
N 00°38'36" W 100.00'
S 00°38'36" E 100.00'
POINT OF BEGINNING
5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH"
Lot 1, Block 1
0.910 Acres
39,653 Sq. Ft.
Jose D. Tinajero
Instrument No. 20120261
Volume 20120261, Page 2253
P.R.D.C.T.
U.S. Highway No. 175
(Variable Width Right-of-Way)
Gonzalez Addition
Volume 1, Page 97
D.R.D.C.T.
Esterine Road
(a/k/a Variable Width Right-of-Way
Per TXDOT R.O.W. map)
Lot 1, Block 1789
Esterine Addition
CCN# 20080225165
D.R.D.C.T.
Lot 2, Block 1789
Esterine Addition
CCN# 20080225165
D.R.D.C.T.
Fernando Batista Cisneros and
Maricela Becerra Gallegos
Deed 1/2 Ann
CCN# 20080225165
D.R.D.C.T.
Gregorio J. Hernandez
Vol. 1, Pg. 97
D.R.D.C.T.
LEGEND
Found 1/2" iron rod
Found 5/8" iron rod
Found "X" cut
Found Mag nail
Set 5/8" iron rod with "REALSEARCH" cap
Set Mag nail
Set "X" cut
Found Monument
Set Monument
Water Valve
Water Meter
Fire Hydrant
Gas Valve
Gas Meter
Electric Box
Electric Meter
Power Pole
Guy Anchor
Light Pole
Sign
Telephone Pedestal
Telephone Riser
Cable TV Riser
Mail Box
Sanitary Sewer Manhole
Storm Sewer Manhole
Storm Sewer Inlet
Sanitary Sewer Cleanout
Water Line
Sanitary Sewer Line
Storm Sewer Line
Gas Line
Overhead Utility Line
Chain Link Fence
Wood Fence
Iron Fence
Concrete Fence
Brick Fence
Metal Fence
Concrete Flume
Concrete Headwall
Concrete Culvert
Concrete Pavement
Asphalt Pavement
Gravel
Building
Building Overhang
Building Setback
Easement
Right-of-Way
Property Line
Adjoining Property Line
Centerline
Survey Line
Deed Call
Measured Call
Plat Call
Found Corner
Set Corner
Point of Beginning
Point of Commencing
Point of Ending
Point of Curvature
Point of Tangency
Point of Reverse Curvature
Point of Compound Curvature
Point of Intersection
Point of Offset
Point of Reference

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

FILE NUMBER: S201-589 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Brierwood Lane at Acadia Drive, northeast corner

DATE FILED: February 8, 2021 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 3.142-acres **MAPSCO:** 69K

OWNER: Brierwood Developers, LLC

REQUEST: An application to create a 16-lot single family subdivision with lots ranging in size from 7,781 square feet to 9,867 square feet and to dedicate a right-of-way from a 3.142-acre tract of land in City Block 8483 on property located on Brierwood Lane at Acadia Drive, northeast corner.

SUBDIVISION HISTORY:

1. S178-229 was a request south of the present request to create 79 lots with one detention area from a 19.108 acres tract of land in City Block 8484 on property located between Bloomfield Drive, St. Augustine Road, Brierwood Drive, and Interstate 20. The request was approved July 19, 2018 but has not been recorded.

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

This request is in a residential zoning district R-7.5(A) Single Family District. The lot is being created from tracts of land that has never been platted before; therefore, it does not qualify as a residential replat and can be approved on the consent agenda.

The request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create a 16-lot single family subdivision with lots ranging in size from 7,781 square feet to 9,867 square feet. Staff finds that there is an established lot pattern within the immediate vicinity of the request and the proposed lots are with similar lot width and area pattern. Staff concludes that the request is in compliance with Section 51A-8.503 and also with the requirements of R-7.5(A) Single Family District; therefore, staff recommends approval subject to compliance with the following conditions:

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

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. The number and location of fire hydrants must comply with the Dallas Fire Code.

5. Any structure, new or existing, may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is 16.

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).

14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Brierwood Lane. Section 51A 8.611(e); 51A-8.602(c); 51A 8.604(c)

16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Acadia Drive and Brierwood Lane. Section 51A-8.602(d)(1)

17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Laurenwood Drive Drive and Brierwood Lane. Section 51A-8.602(d)(1)

18. A larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip. Section 51A-8.602 (d) (1)

19. On the final plat, dedicate 15-foot by 15-foot alley sight easement at Acadia Drive and Alley. Section 51A-8.602 (e)

20. On the final plat, dedicate 15-foot by 15-foot alley sight easement at Laurenwood Drive and Alley. Section 51A-8.602 (e)

21. On the final plat, dedicate 15-foot by 15-foot alley sight easement at Brierwood Lane and Alley. Section 51A-8.602 (e)

22. On the final plat, dedicate 7.5 feet right-of-way (via fee simple) from the established centerline of Alley to the back of Lots 15 and 16, Block 10/8483.

23. On the final plat, show how all adjoining right-of-way was created.

24. On the final plat, show recording information on all existing easements within 150 feet of property.

25. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

26. On the final plat, need new/different plat name.

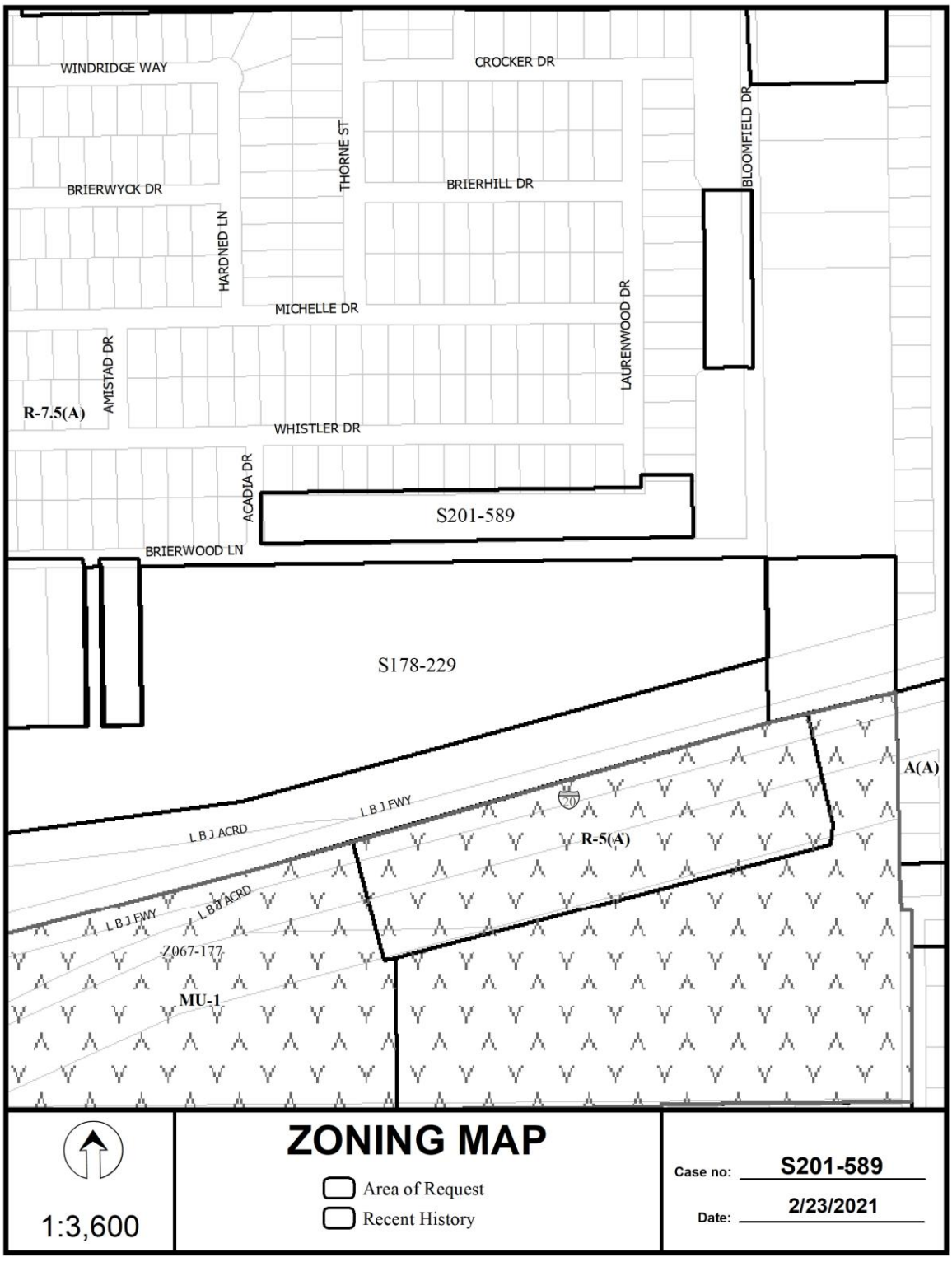
27. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

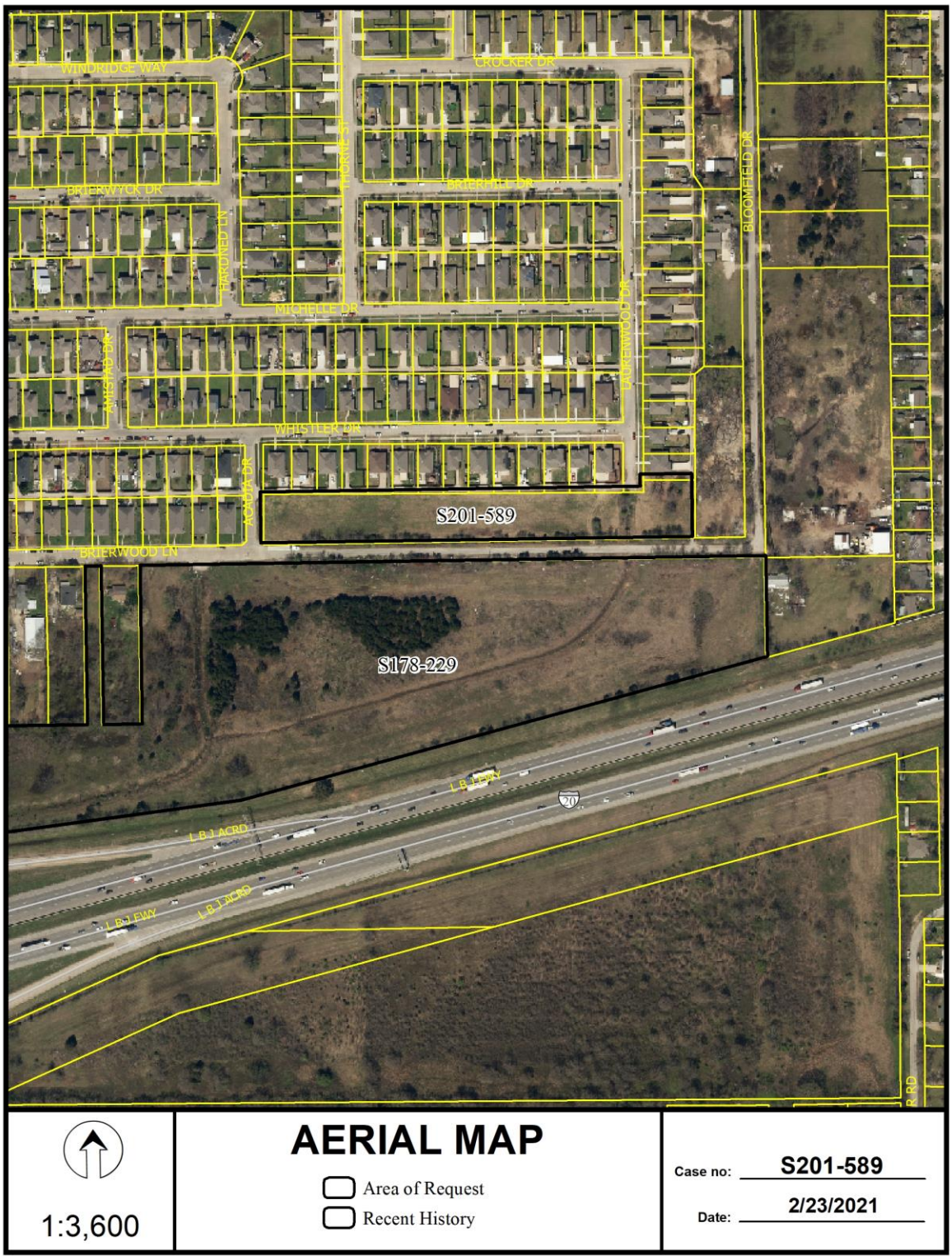
28. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

29. 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.

30. On the final plat, change the north south “Brierwood Lane” label to “Bloomfield Drive”. Section 51A-8.403(a)(1)(A)(xii)

31. On the final plat, identify the property as Lots 15 through 28 in City Block 9/8483 and Lots 20 and 21 in City Block 10/8483. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


WINDRIDGE WAY
CROCKER DR
THORNE ST
BLOOMFIELD DR
BRIERWYCK DR
BRIERHILL DR
HARDNED LN
MICHELLE DR
LAURENWOOD DR
AMISTAD DR
R-7.5(A)
WHISTLER DR
ACADIA DR
S201-589
BRIERWOOD LN
S178-229
A(A)
L B J FWY
L B J ACRD
R-5(A)
Z067-177
MU-1
ZONING MAP
Area of Request
Recent History
1:3,600
Case no: S201-589
Date: 2/23/2021



AERIAL MAP

1:3,600

Area of Request

Recent History

Case no: S201-589

Date: 2/23/2021

OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS Briarwood Developers are the owners of a 3.142 acre tract of land situated in the I. Browder Survey, Abstract Number 71, City of Dallas Block No. 8483, being a remaining portion of a Special Warranty Deed recorded in Instrument Number 201100308613, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows: (State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011);

BEGINNING at an "X" Cut found for the southwest corner of Lot 1, Block 9/8483 of Briarwood Heights Phase 2, an addition to the City of Dallas, as recorded in Volume 2004175, Page 30, Deed Records, Dallas County, Texas, same being a point on the east right-of-way line of Acadia Drive (50 foot right-of-way, as created in Volume 2003180, Page 42, Deed Records, Dallas County, Texas);

THENCE North 89 degrees 09 minutes 25 seconds East, departing the east right-of-way line of said Acadia Drive, with the south line of said Block 9/8483 of said Briarwood Heights Phase 2, and continuing with the south right-of-way line of Laurenwood Drive (50 foot right-of-way, as created in Volume 2004175, Page 30, Deed Records, Dallas County, Texas a total distance of 934.00 feet to an Aluminum Monument capped "Briarwood Heights Phase 3" set for the current southeast corner of said Laurenwood Drive;

THENCE North 00 degrees 50 minutes 35 seconds West, with an east right-of-way line of said Laurenwood Drive, a distance of 29.97 feet to a 3 and 1/2 inch aluminum disk found for the southwest corner of Lot 19, Block 10/8483 of said Briarwood Heights Phase 2;

THENCE North 89 degrees 09 minutes 25 seconds East, departing the east right-of-way line of said Laurenwood Drive, with the south line of said Lot 19, a distance of 126.50 feet to an "X" Cut found for the southeast corner of said Lot 19, same being a point on the west line of a tract of land described to Sergio Limon by deed recorded in Instrument Number 201300055338, Official Public Records, Dallas County, Texas;

THENCE South 00 degrees 50 minutes 35 seconds East, with the west line of said Limon tract, a distance of 155.47 feet to an Aluminum Monument capped "Briarwood Heights Phase 3" set for the southwest corner of said Limon tract, same being the southeast corner of said subject tract and lying on the north right-of-way line of Briarwood Lane (50 foot public right-of-way);

THENCE South 89 degrees 09 minutes 25 seconds West, with the north right-of-way line of said Briarwood Lane, a distance of 1060.50 feet to an Aluminum Monument capped "Briarwood Heights Phase 3"set for the southwest corner of said subject tract, also being at the intersection of the north right-of-way line of said Briarwood Lane and the east right-of-way line of said Acadia Drive;

THENCE North 00 degrees 50 minutes 35 seconds West, with the east right-of-way line of said Acadia Drive, a distance of 125.50 feet to THE POINT OF BEGINNING and containing 136,884 square feet or 3.142 acres of land, more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That Briarwood Developers, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **BRIERWOOD HEIGHTS PHASE 3**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever, any streets, alleys, and floodway management areas shown hereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area or working space for construction and maintenance of the systems. Additional easement area is also conveyed to installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approval subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS my hand at Dallas, Texas, this the _____ day of _____, 20___.

By: _____

Signature

_____ _____

Printed Name Title

STATE OF TEXAS §

COUNTY OF _____ §

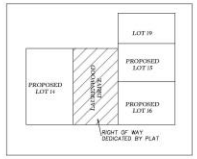
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____20___.

_____

Notary Public in and for the State of Texas

VICINITY MAP
NOT TO SCALE



SURVEYOR'S STATEMENT

I, Mark N. Peoples, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (e)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2020.

PRELIMINARY
THIS DOCUMENT IS NOT, AT ANY TIME, TO BE USED FOR CONVEYANCE PURPOSES OR RELIED UPON AS A FINAL SURVEY DOCUMENT
DATED 8/6/2020

Mark N. Peoples
Texas Registered Professional Land Surveyor No. 6443

STATE OF TEXAS §

COUNTY OF DENTON §

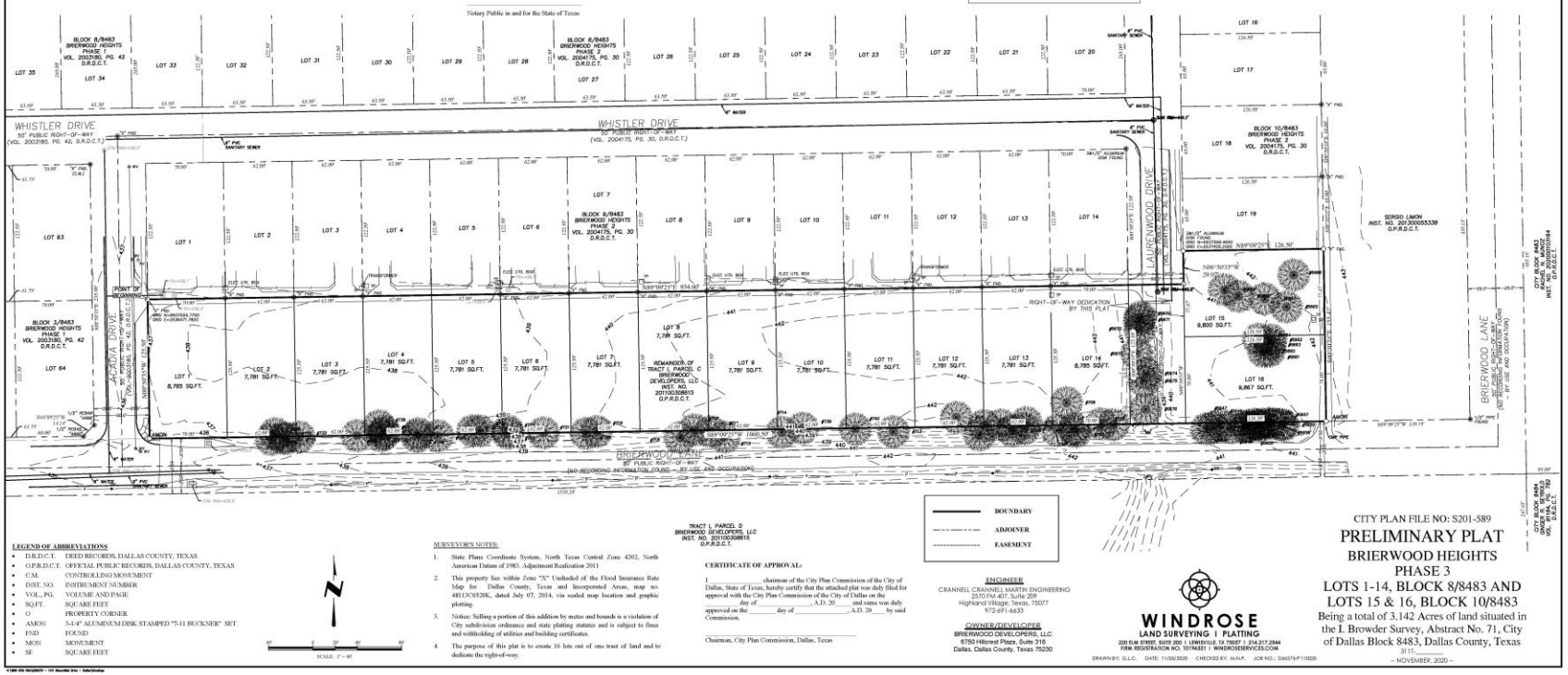
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peoples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____2020.

_____

Notary Public in and for the State of Texas

Tree Table		
Tag #	Size (in)	Type
701	8.0ML(E)	Cedar Elm
702	12	Cedar Elm
703	0.5ML(E)	Cedar Elm
704	20	Cedar Elm
705	8.0ML(E)	Cedar
706	12	Hackberry
707	0.5Dia(E)	Hackberry
708	0.5ML(E)	Cedar Elm
709	9.0ML(E)	Cedar Elm
710	8.0ML(E)	Hackberry
711	6	Cedar Elm
712	8.0Triple	Cedar Elm
713	6	Cedar
714	8	Cedar
715	8	Cedar Elm
716	8	Hackberry
717	20	Hackberry
718	10	Woodland Post
719	6	Hackberry
720	6.0ML(E)	Hackberry
721	14	Pecan
722	8.0Triple	Hackberry
723	12	Elm
724	6	Hackberry
725	6	Hackberry
726	8.0Triple	Woodland Post
727	8.0Quad	Hackberry
728	6.0ML(E)	Hackberry
729	8.0ML(E)	Hackberry
730	8.0ML(E)	Hackberry
731	8	Hackberry
732	20.0ML(E)	Hackberry
733	16.0Triple	Hackberry
734	18	Hackberry
735	6	Woodland Post
736	12.0ML(E)	Hackberry
737	8	Cedar Elm
738	8	Mesquite
739	30	Mesquite
740	8.0ML(E)	Cedar Elm
741	6	Cedar
5850	6	Cedar Elm
5851	6	Cedar Elm
5852	6	Cedar Elm
5853	8	Cedar Elm
5854	6	Cedar Elm
5855	30	Cedar Elm
5856	9	Cedar Elm
5857	9	Cedar Elm
5858	9	Cedar Elm
5859	8	Cedar Elm
5860	9	Cedar Elm
5861	10.0ML(E)	Cedar Elm
5862	30	Cedar Elm
5863	30	Woodland Post
5864	30	Cedar Elm
5865	32.0ML(E)	Cedar Elm
5866	13.0ML(E)	Oak
5867	37.0ML(E)	Cedar Elm
5868	17.0ML(E)	Oak
5869	24.0ML(E)	Oak
5870	30	Oak
5871	30	Willow
5872	16.0ML(E)	Cedar Elm
5873	8.0Triple	Cedar Elm
5874	6	Willow
5875	8.0Triple	Ash
5876	8	Cottonwood
5877	8.0ML(E)	Bradford Pear
5878	8	Cedar Elm
5879	8.0ML(E)	Bradford Pear
5880	32	Cedar Elm
5881	6	Cedar Elm
5882	8	Cedar Elm
5883	8.0ML(E)	Hackberry



LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME AND PAGE
- SQ.FT. SQUARE FEET
- O PROPERTY CORNER
- AMON 3-1/4" ALUMINUM DISK STAMPED "7-11 BUCKNER" SET
- FND FOUND
- MON MONUMENT
- SF SQUARE FEET

SCALE: 1" = 40'

SURVEYOR'S NOTES:

1. State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011
2. This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0520K, dated July 07, 2014, via scaled map location and graphic plotting.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is to create 16 lots out of one tract of land and to dedicate the right-of-way.

CERTIFICATE OF APPROVAL:

I, _____chairman of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____, A.D. 20____ and same was duly approved on the _____ day of _____, A.D. 20____ by said Commission.

_____

Chairman, City Plan Commission, Dallas, Texas

BOUNDARY
ADJOINER
EASEMENT

ENGINEER
CRANNELL CRANNELL MARTIN ENGINEERING
2570 FM 407, Suite 209
Highland Village, Texas, 75077
972-691-6633

OWNER/DEVELOPER
BRIERWOOD DEVELOPERS, LLC
6750 Hillcrest Plaza, Suite 315
Dallas, Dallas County, Texas 75230

WINDROSE
LAND SURVEYING | PLATTING
220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194351 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 11/09/2020 CHECKED BY: M.N.P. JOB NO.: 036575-P113020

CITY PLAN FILE NO: S201-589

PRELIMINARY PLAT

BRIERWOOD HEIGHTS PHASE 3

LOTS 1-14, BLOCK 8/8483 AND LOTS 15 & 16, BLOCK 10/8483

Being a total of 3.142 Acres of land situated in the I. Browder Survey, Abstract No. 71, City of Dallas Block 8483, Dallas County, Texas

3117

– NOVEMBER, 2020 –

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

Planner: Hannah Carrasco

FILE NUMBER: M201-005 **DATE FILED:** November 19, 2020

LOCATION: Southeast corner of Royal Lane and Webb Chapel Road

COUNCIL DISTRICT: 13 **MAPSCO:** 23 G

SIZE OF REQUEST: ± 3.98 acres **CENSUS TRACT:** 97.02

REPRESENTATIVE: Robert Baldwin, Baldwin Planning

APPLICANT/OWNER: The Cambridge School of Dallas

REQUEST: An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 623 for a private school use.

SUMMARY: On September 25, 2002, the Dallas City Council established Planned Development District No. 623 by Ordinance No. 25033.

The applicant is requesting to modify the development plan to account for five-foot additional right-of-way for Webb Chapel Road that was not discovered until after the last Planned Development amendment was approved. This causes a slight shift of the main building to the east. Additionally, covered walkways are being added to the Plan to provide weather protection for students and faculty walking between the buildings. Landscaping was updated to match changes to the site plan.

It was also brought to Staff's attention that three large trees are being removed from the landscape plan, based on a recent and more accurate tree survey. Although it is not part of this request, the arborist reviewed this change and made a preliminary determination that it does not cause a noncompliance, if the removed trees are mitigated at the building permit stage.

STAFF RECOMMENDATION: **Approval.**

PLANNED DEVELOPMENT DISTRICT No. 623
http://www.dallascityattorney.com/51P/Supp%2057/ARTICLES/ARTICLE%20623.pdf

List of Officers

The Cambridge School of Dallas
Board of Trustees

Bob Farrow – Chairman

Carrie Williams – Vice Chairman

Jason Runnels – Treasurer

Carl Bruce – Trustee

Tal Hicks – Trustee

Greg Hosler – Trustee

Laura McBridge – Trustee

Ana Moner – Trustee

John Owens – Trustee

Mark Peterman – Trustee

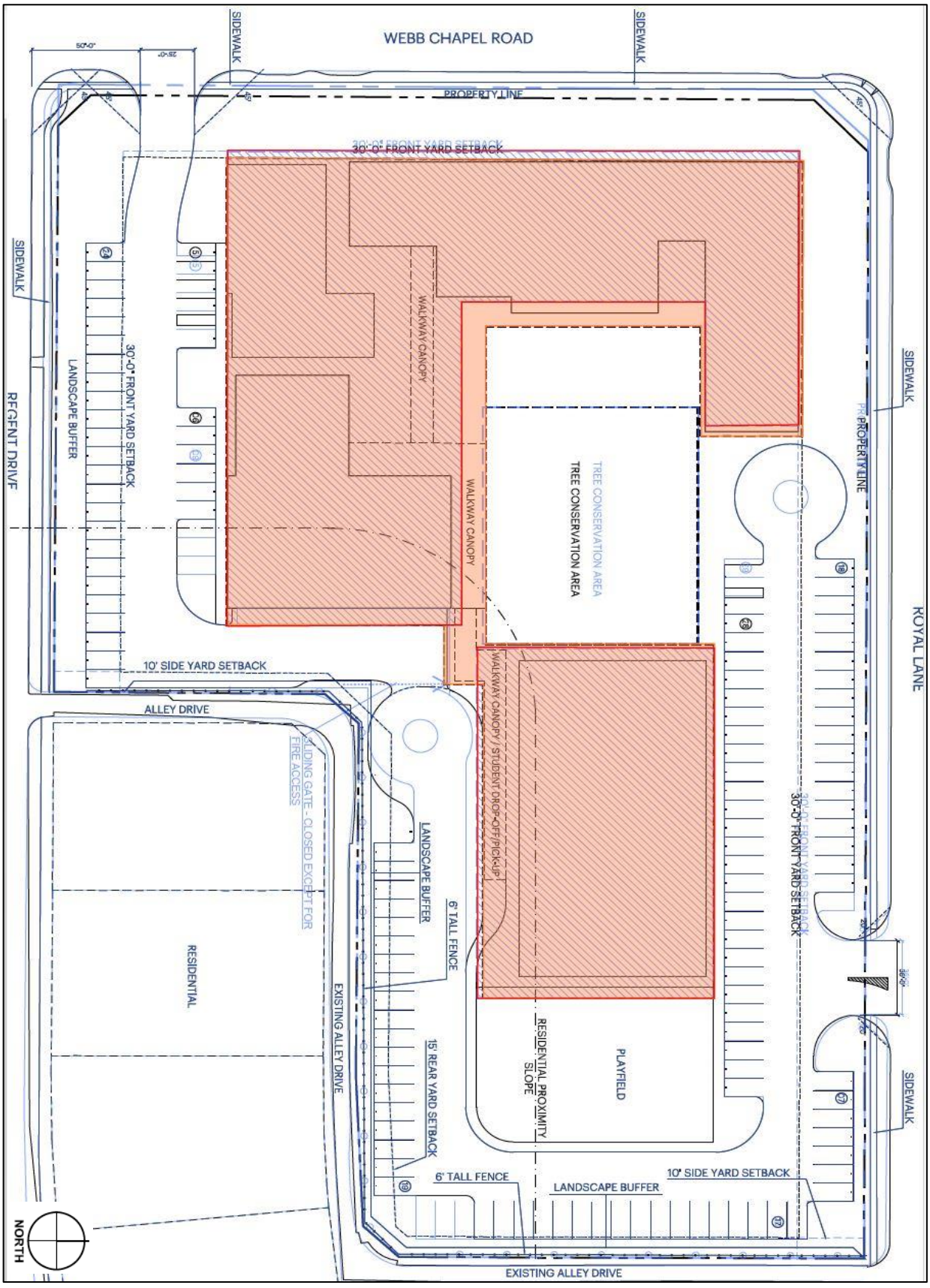
Michael Richmond – Trustee

Scott Upfield – Trustee

Blake Woodall – Trustee

Paul Wolfe – Ex Officio

Proposed Development Plan



Proposed Development Plan – Continued

SITE DATA SUMMARY TABLE

SITE AREA : 3.9815 ACRES / 173,434 SF

LAND USE : PRIVATE SCHOOL

SETBACKS

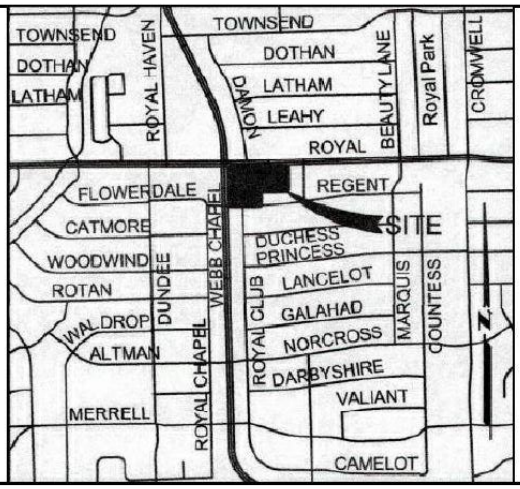
ROYAL LANE	30' SETBACK
WEBBS CHAPEL ROAD	30' SETBACK
REGENT DRIVE	30' SETBACK
SIDE YARD SETBACK	10' SETBACK
REAR YARD SETBACK	15' SETBACK

BULK STANDARDS

FLOOR AREA	63,000 SF
BUILDING HEIGHT	37'-0", SUBJECT TO RESIDENTIAL PROXIMITY SLOPE
LOT COVERAGE	35%

PARKING REQUIREMENTS

PARKING SPACE [TYPICAL]	18'-0" LONG X 9'-0" WIDE			
CLASSROOM TYPE	NUMBER OF CLASSROOMS	PARKING SPACES REQUIRED	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
MIDDLE SCHOOL CLASSROOMS	8	3.5 PER CLASS	28	
HIGH SCHOOL CLASSROOMS	8	9.5 PER CLASS	76	
TOTAL	16		104	124 TOTAL
HC SPACES - ALL TO BE COMPLIANT WITH TAS			4 (1 VAN)	



VICINITY MAP - NOT TO SCALE

NORTH

THE CAMBRIDGE SCHOOL OF DALLAS

3202 ROYAL LANE • DALLAS, TX 75229

PLAN DEVELOPMENT DISTRICT NO. 623

11.18.2020

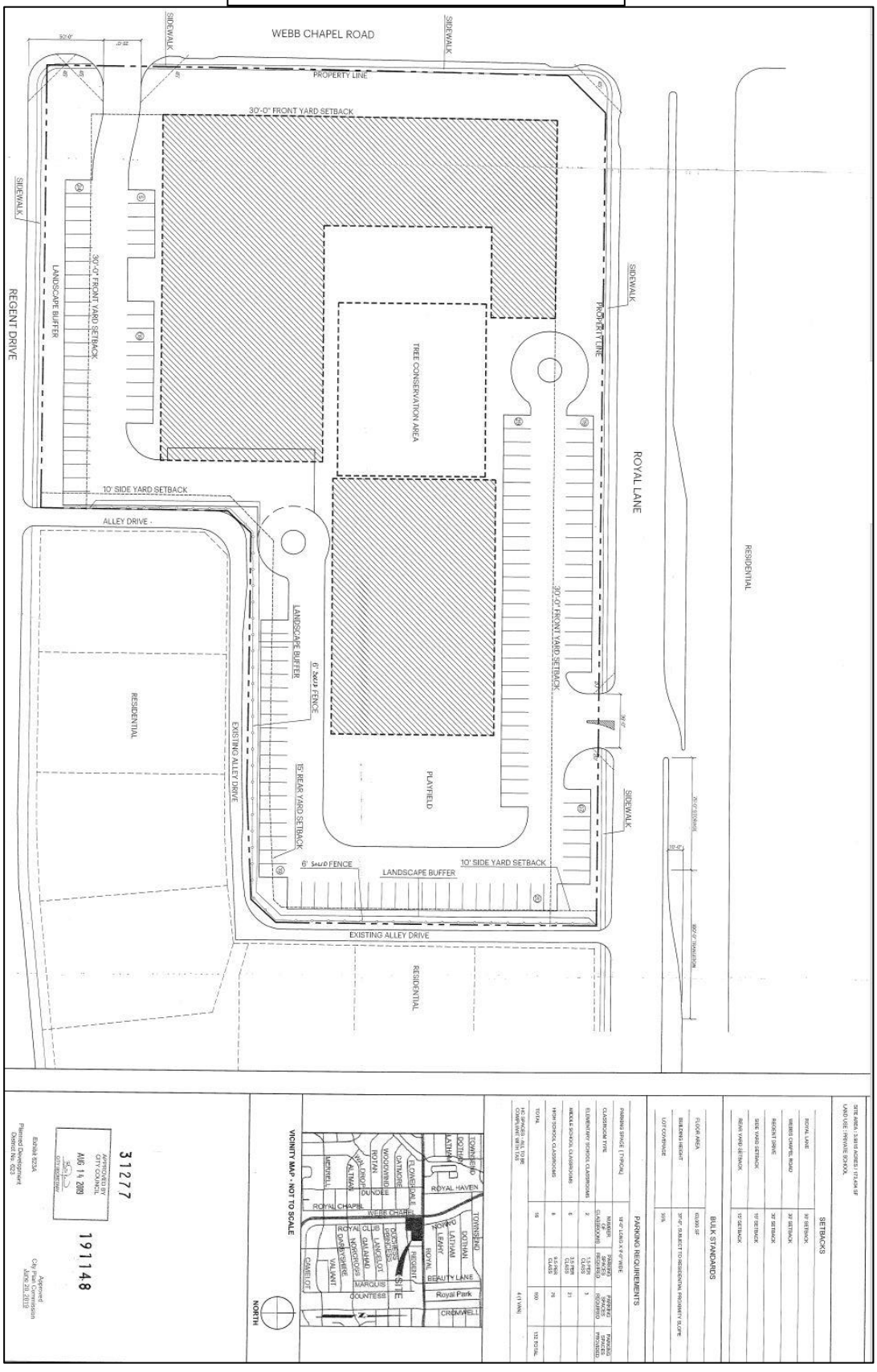
HKS

350 N. SAINT PAUL ST, SUITE 100
DALLAS, TX 75201

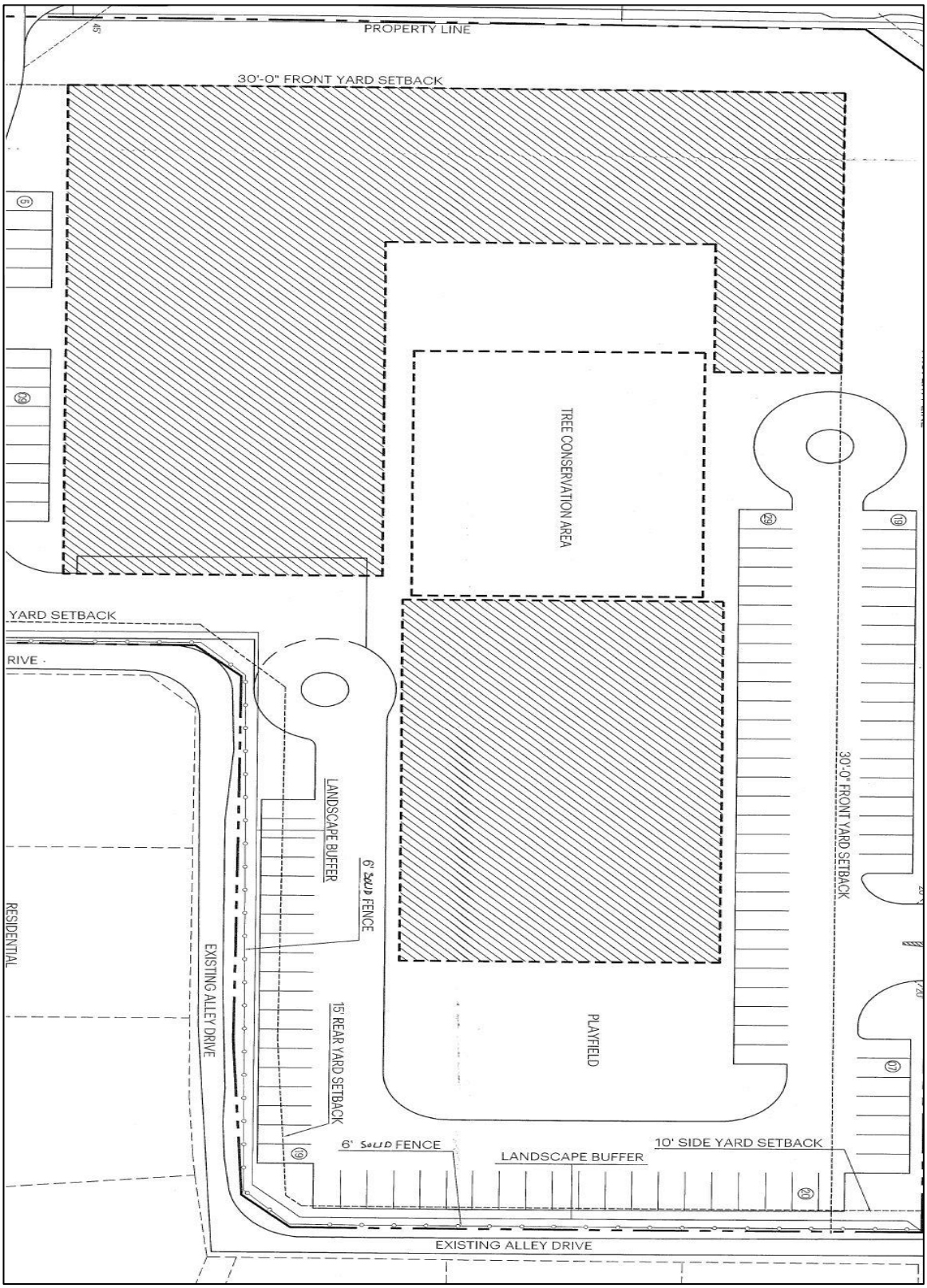
DRAWING: SITE PLAN

SCALE: 1"=30'

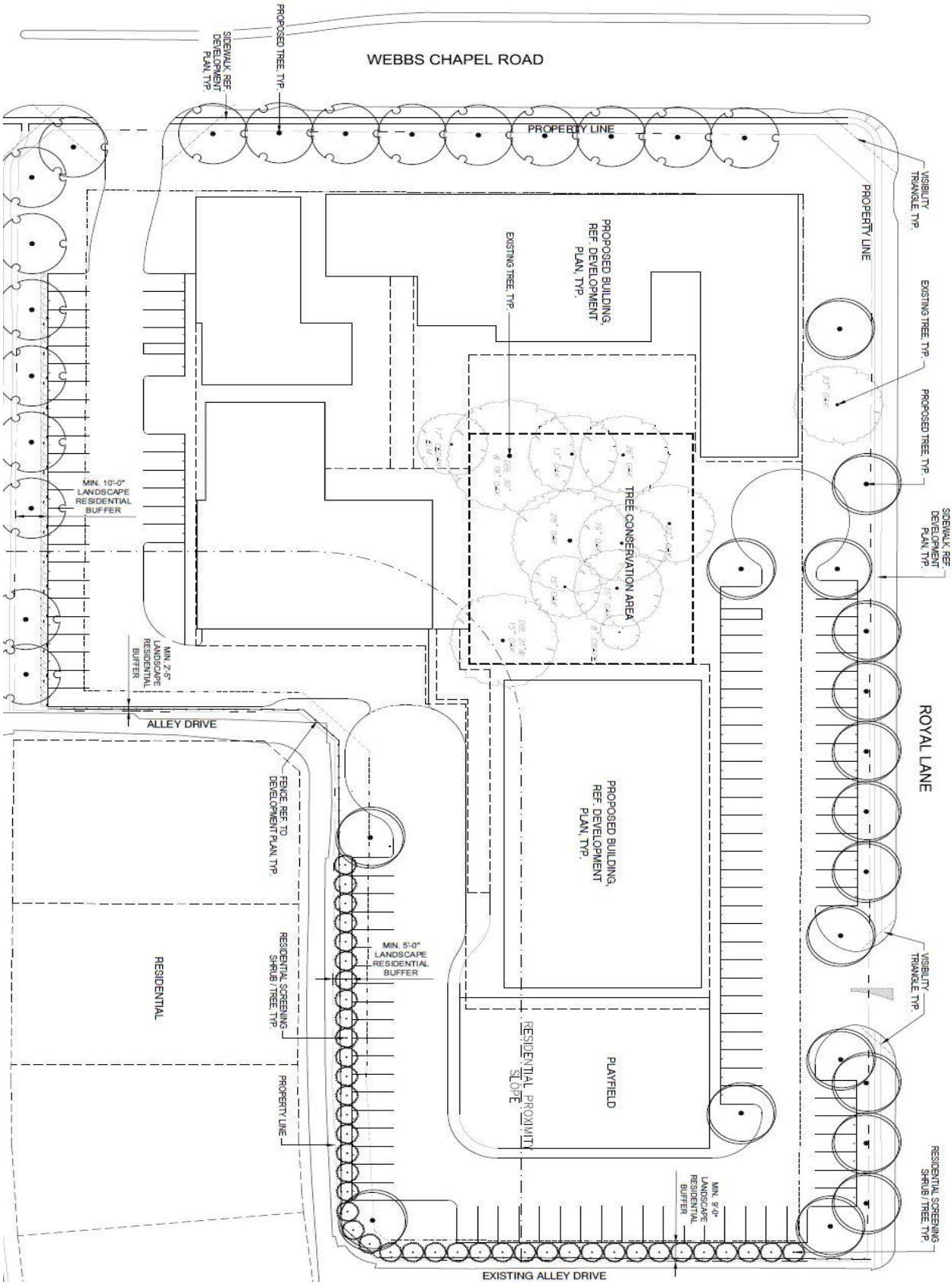
Existing Development Plan



Existing Development Plan - Enlarged



Proposed Landscape Plan



Proposed Landscape Plan Page 2

1 CAMBRIDGE SCHOOL - LANDSCAPE PD PLAN

1" = 30'-0"

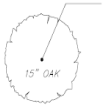
IRRIGATION NOTE:

ALL CODE REQUIRED TREES AND SHRUBS TO EITHER BE WATERED BY A PERMANENT IRRIGATION SYSTEM OR A TEMPORARY SYSTEM. FOR TEMPORARY IRRIGATION, PLANTINGS TO BE LOCATED WITHIN 100 FEET OF WATER SOURCE SUCH AS A PERMANENT HOSE BIB.

CITY OF DALLAS ORDAINANCE, SEC. 51A-10.104 :

ALL CODE REQUIRED TREES AND SHRUBS WILL BE PLANTED IN COMPLIANCE WITH SECTION 51A-10.104 SOIL AND PLANTING AREA REQUIREMENTS.

LEGEND



EXISTING SHADE / CANOPY TREE:

TREE CALIPER SIZE AS OF 02/2019, IF REMOVED, REPLACE WITH ONE 3" CALIPER TREE FROM LIST BELOW

- TEXAS ASH / *FRAXINUS TEXENSIS*
- CEDAR ELM / *ULMUS CRASSIFOLIA*
- LACEBARK ELM / *ULMUS PARVIFOLIA*
- LIVE OAK / *QUERCUS VIRGINIANA*
- BUR OAK / *QUERCUS MACROCARPA*
- CHINQUAPIN OAK / *QUERCUS MUHLENBERGII*
- SHUMARD OAK / *QUERCUS SHUMARDII*
- CHINESE PISTACHE / *PISTACIA CHINENSIS*
- BALD CYPRESS / *TAXODIUM DISTICHUM*

PROPOSED SHADE / CANOPY TREE (3" CALIPER MIN.):

- TEXAS ASH / *FRAXINUS TEXENSIS*
- CEDAR ELM / *ULMUS CRASSIFOLIA*
- LACEBARK ELM / *ULMUS PARVIFOLIA*
- LIVE OAK / *QUERCUS VIRGINIANA*
- BUR OAK / *QUERCUS MACROCARPA*
- CHINQUAPIN OAK / *QUERCUS MUHLENBERGII*
- SHUMARD OAK / *QUERCUS SHUMARDII*
- CHINESE PISTACHE / *PISTACIA CHINENSIS*
- BALD CYPRESS / *TAXODIUM DISTICHUM*

PROPOSED SHADE / CANOPY TREE (4.5" CALIPER MIN.):

- TEXAS ASH / *FRAXINUS TEXENSIS*
- CEDAR ELM / *ULMUS CRASSIFOLIA*
- LACEBARK ELM / *ULMUS PARVIFOLIA*
- LIVE OAK / *QUERCUS VIRGINIANA*
- BUR OAK / *QUERCUS MACROCARPA*
- CHINQUAPIN OAK / *QUERCUS MUHLENBERGII*
- SHUMARD OAK / *QUERCUS SHUMARDII*
- CHINESE PISTACHE / *PISTACIA CHINENSIS*

BALD CYPRESS / *TAXODIUM DISTICHUM*

PROPOSED RESIDENTIAL BUFFER SCREENING SHRUB / TREE (7 GAL MIN., SPACING 8-12' BASED ON SPECIES):

- JUNIPER / *JUNIPERUS SPP.*
- LEYLAND CYPRESS / *CUPRESSOCYPARIS LEYLANDII*
- MAGNOLIA / *MAGNOLIA GRANDIFLORA 'TEDDY BEAR' OR 'SOUTHERN CHARM'*
- NELLIE R. STEVENS / *ILEX X' 'NELLIE R. STEVENS'*
- YAUPON HOLLY / *ILEX VOMITORIA*
- HOLLY / *ILEX SPP.*
- PHOTINIA / *PHOTINIA X FRASERI*
- OTHERS CONFORMING TO ARTICLE X

PARKING LOT SCREENING SHRUBS, EVERGREEN OR SEMI-EVERGREEN (5 GAL. MIN.):

- DWARF BURFORD HOLLY / *ILEX CORNUTA 'BURFORDI NANA'*
- NEEDLEPOINT HOLLY / *ILEX CORNUTA*
- INDIAN HAWTHORN / *RAPHIOLEPIS INDICA AND CV.*
- TEXAS SAGE / *LEUCOPHYLLUM FRUTESCENS AND CV.*

SITE DATA SUMMARY TABLE

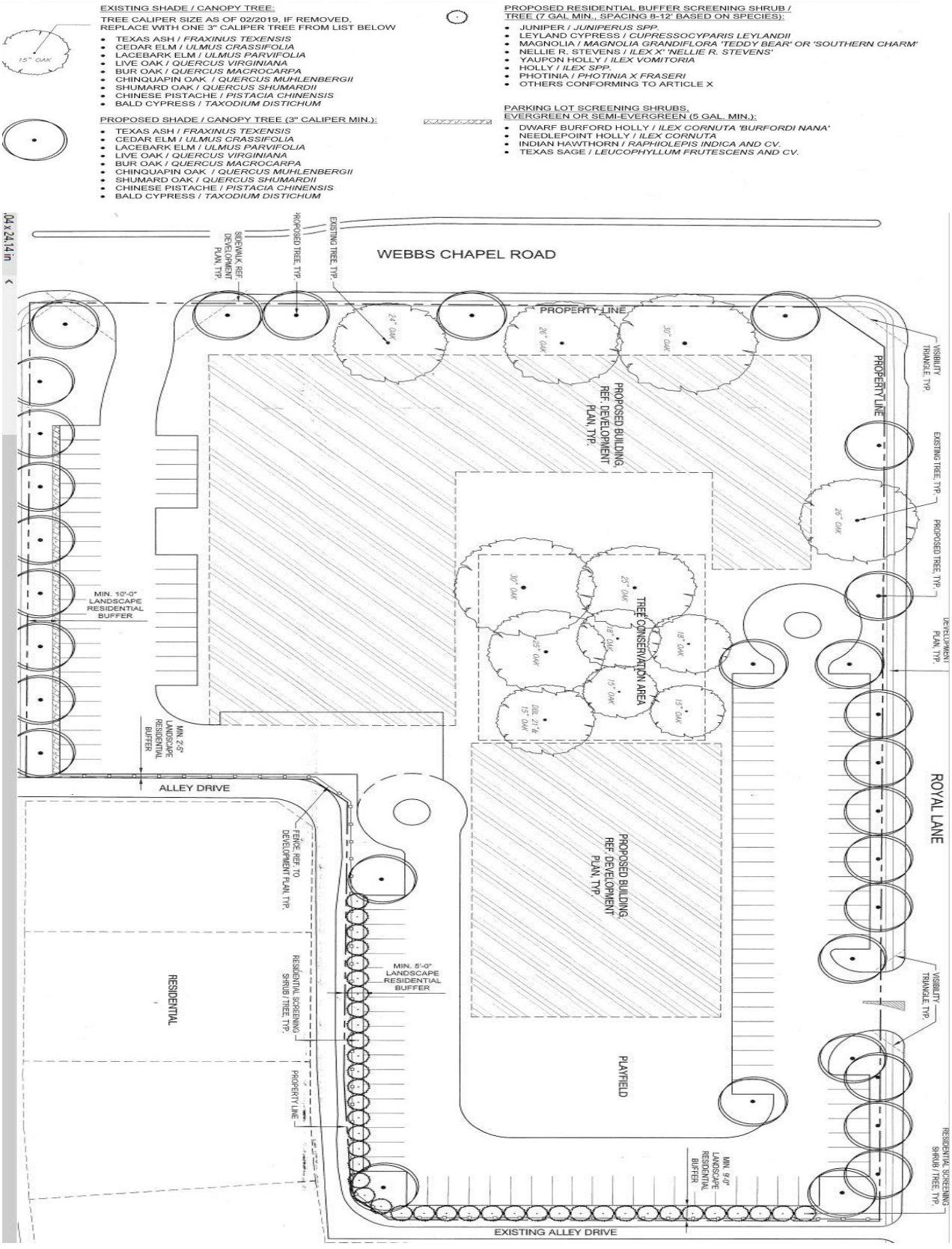
SITE AREA : 3.9815 ACRES / 173,434 SF

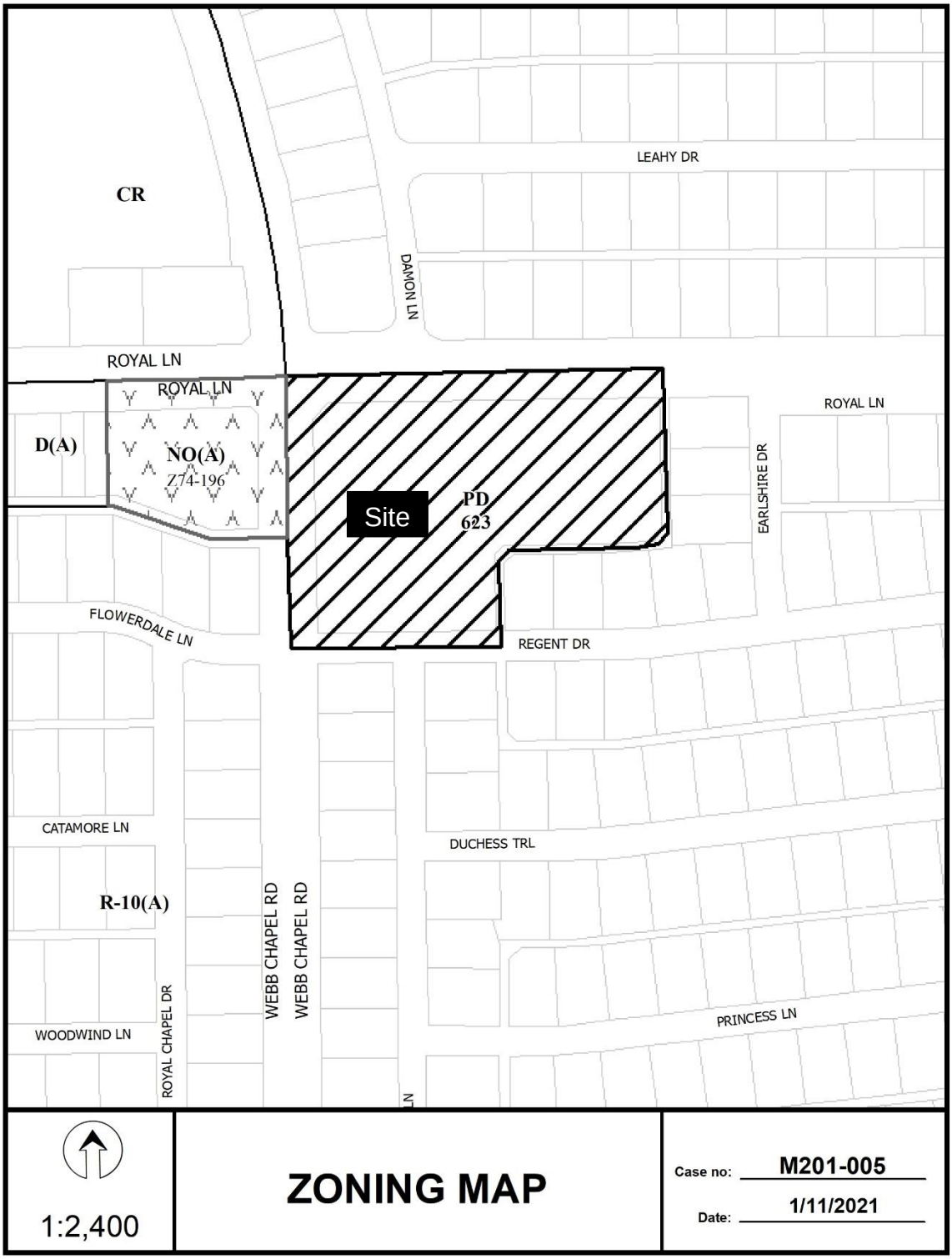
LAND USE : PRIVATE SCHOOL

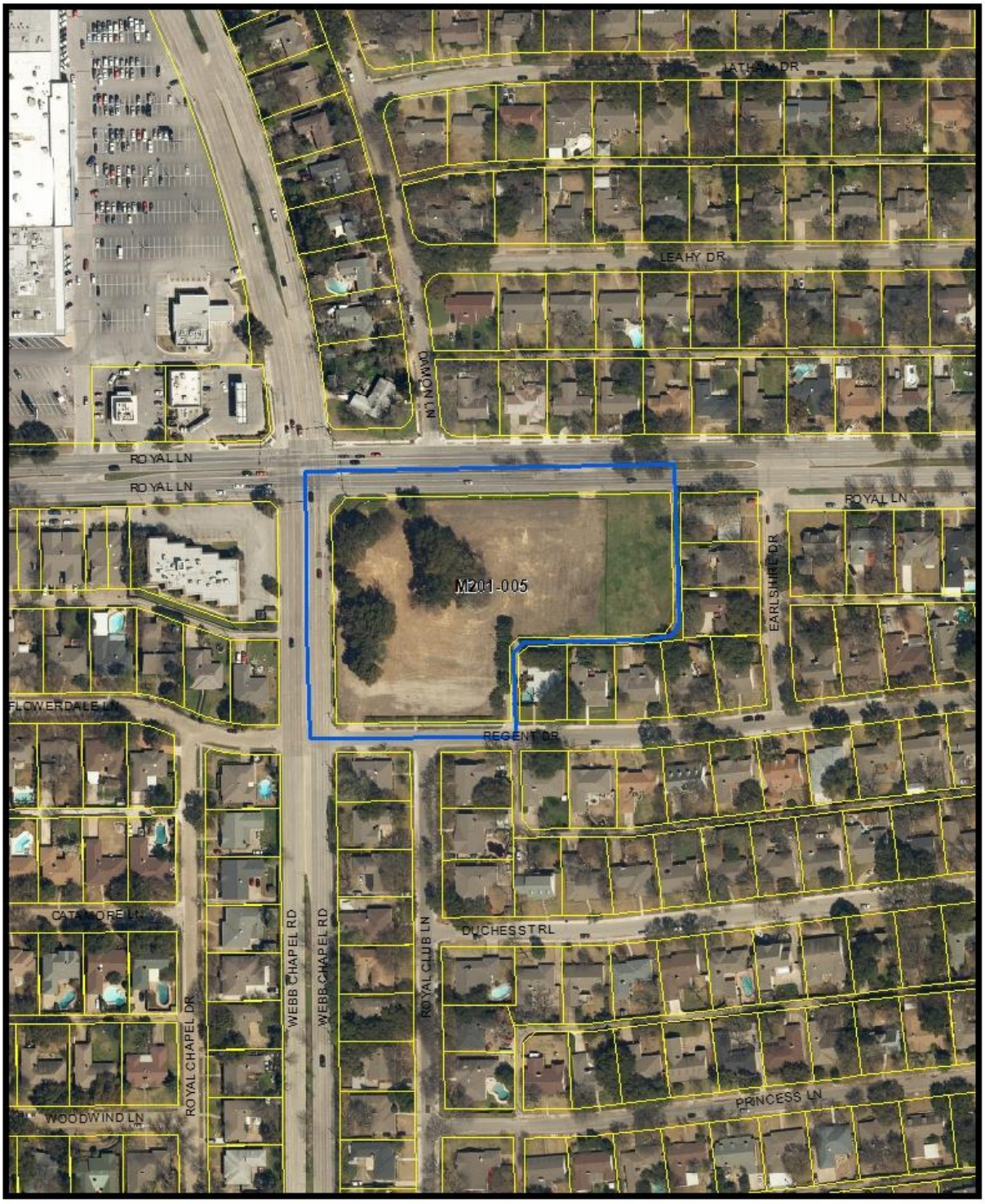
LANDSCAPE RESIDENTIAL BUFFERS

ROYAL LANE	NOT REQUIRED
WEBBS CHAPEL ROAD	NOT REQUIRED
REGENT DRIVE	10' MIN. BUFFER
SIDE YARD SETBACK	10' MIN. BUFFER UNLESS NOTED OTHERWISE
REAR YARD SETBACK	5' MIN. BUFFER

Existing Landscape Plan



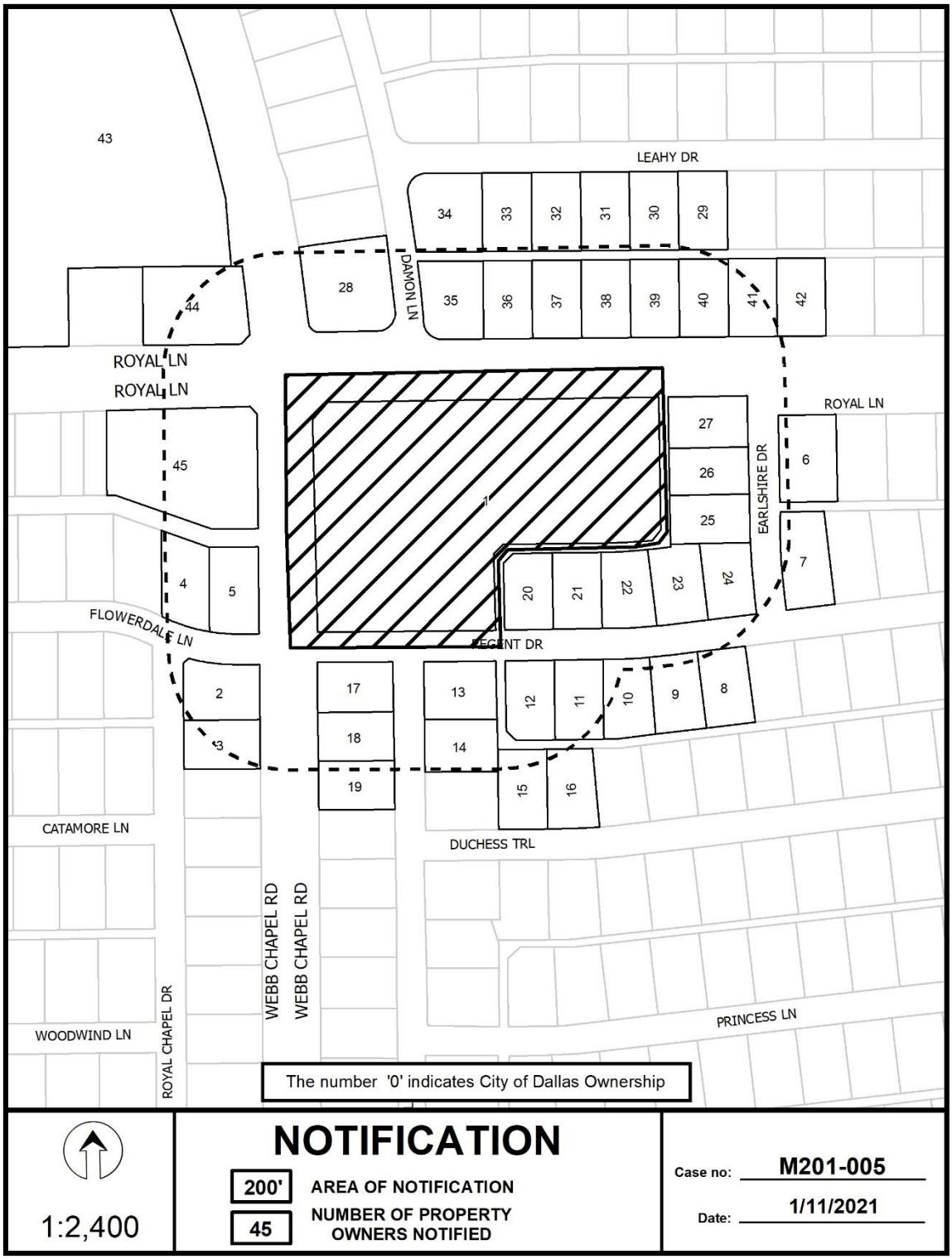

LEAHY DR
CR
DAMON LN
ROYAL LN
ROYAL LN
ROYAL LN
D(A)
NO(A)
Z74-196
Site
PD
623
EARLSHIRE DR
FLOWERDALE LN
REGENT DR
CATAMORE LN
DUCHESS TRL
R-10(A)
WEBB CHAPEL RD
WEBB CHAPEL RD
ROYAL CHAPEL DR
WOODWIND LN
PRINCESS LN
1:2,400
ZONING MAP
Case no: M201-005
Date: 1/11/2021



1:2,400

Aerial Map

Printed Date: 2/23/2021


43
LEAHY DR
34
33
32
31
30
29
28
DAMON LN
35
36
37
38
39
40
41
42
44
ROYAL LN
ROYAL LN
45
1
27
26
25
ROYAL LN
6
EARLSHIRE DR
7
4
5
20
21
22
23
24
FLOWERDALE LN
REGENT DR
2
3
17
18
19
13
14
12
11
10
9
8
15
16
CATAMORE LN
DUCHESS TRL
WEBB CHAPEL RD
WEBB CHAPEL RD
ROYAL CHAPEL DR
WOODWIND LN
PRINCESS LN
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
200'
AREA OF NOTIFICATION
45
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: M201-005
Date: 1/11/2021

01/11/2021

Notification List of Property Owners

M201-005

45 Property Owners Notified

Label #	*Address*		*Owner*
1	3202	ROYAL LN	CAMBRIDGE SCHOOL OF DALLAS THE
2	10636	ROYAL CHAPEL DR	CHISOLM ROBERT & HELEN
3	10632	ROYAL CHAPEL DR	SOLANO BENITA
4	3247	FLOWERDALE LN	ORTIZ BRENDA
5	3253	FLOWERDALE LN	ORTIZ JUAN C
6	3304	ROYAL LN	KING RAYMOND MICHAEL &
7	3305	REGENT DR	WALKER CAROL
8	3256	REGENT DR	Taxpayer at
9	3248	REGENT DR	WIESNER JOSEPH P & TAYLOR A
10	3242	REGENT DR	HARP JARED & BRITTNEY
11	3236	REGENT DR	PFANNENSTIEL DARRIN
12	3228	REGENT DR	BENDER CRAIG ALEXANDER
13	10636	ROYAL CLUB LN	OBRIEN JAMES B &
14	10632	ROYAL CLUB LN	HARRIS JOE DANIEL &
15	3217	DUCHESS TRL	DEBTER CHARLES F &
16	3223	DUCHESS TRL	KEATHLEY DARRELL H
17	10637	ROYAL CLUB LN	VILLAVICENCIO REGINALD &
18	10633	ROYAL CLUB LN	SCOTT HEATHER
19	10627	ROYAL CLUB LN	CALVER LEWIS C
20	3229	REGENT DR	HAGGARD DAVID II &
21	3237	REGENT DR	FRAHER KAREN ELIZABETH &
22	3243	REGENT DR	STEVENS JAMES COLIN & AMY LEE
23	3249	REGENT DR	OTTOSEN DONALD CHAD
24	3257	REGENT DR	PROUSE GREG HOWARD &
25	10711	EARLSHIRE DR	HANCOCK JOHN R &
26	10717	EARLSHIRE DR	KIRKHAM RICHARD S & STEPHANIE

Label #	*Address*		*Owner*
27	10723	EARLSHIRE DR	MILLER CASEY A &
28	10811	DAMON LN	WOLOSHEN BRIAN J
29	3238	LEAHY DR	WARD RUSTY ALLEN & KATRINA CRENWELGE
30	3232	LEAHY DR	SULLIVAN BAILEY E
31	3226	LEAHY DR	REEMTSMA JUDITH
32	3220	LEAHY DR	JAIMES JONERICK &
33	3214	LEAHY DR	WALKER WILLIAM M
34	3206	LEAHY DR	LOPEZ CHRISTIAN & RODOLFO
35	3209	ROYAL LN	BENSON BARBARA A
36	3215	ROYAL LN	MITCHELL JOSHUA &
37	3221	ROYAL LN	CAVIGLIA DANIEL
38	3227	ROYAL LN	CAVIGLIA DANIEL L
39	3233	ROYAL LN	VELEZ MARIA A &
40	3239	ROYAL LN	TORRES JOSE DBA PYRAMID DRYWALL INC
41	3245	ROYAL LN	BAILEY CALVIN M JR
42	3251	ROYAL LN	WORTHINGTON WAYNE R &
43	10815	WEBB CHAPEL RD	CENTRO NP HOLDINGS 12 SPE LLC
44	10811	WEBB CHAPEL RD	MDC COAST 6 LLC
45	3198	ROYAL LN	Taxpayer at

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

Planner: Abraham Martinez

FILE NUMBER: M201-010 **DATE FILED:** December 4, 2020

LOCATION: South line of Logistics Drive, west of Blanco Drive

COUNCIL DISTRICT: 8 **MAPSCO:** 76 R

SIZE OF REQUEST: ± 83.4 acres **CENSUS TRACT:** 167.03

REPRESENTATIVE: Lauren Montgomery; JGH Consultants LLC

APPLICANT: Core 5 Industrial Partners

OWNER: C5LC at Bonnie View, LLC

REQUEST: An application for a minor amendment for exception and variation to design guidelines on property zoned LI Logistics Industrial Use in Planned Development District No. 761, the Dallas Logistics Port Special Purpose District.

SUMMARY: On June 27, 2007, the Dallas City Council established Planned Development District No. 761 by Ordinance No. 26872.

The purpose of the request is to provide for a variance to the horizontal and vertical articulation guidelines as listed in the text of the PD under Section 51P-761.117(d)(1) and Section 51P-761(d)(2) through the Exceptions and Variations provision found under Section 51P-761.117(e).

Per Sec. 51P-761.106 *Development Plan*: 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, and development schedule do not apply.

STAFF RECOMMENDATION: **Approval.**

PLANNED DEVELOPMENT DISTRICT No. 761:
http://www.dallascityattorney.com/51P/Articles%20Supp%2036/ARTICLE%20761.pdf

PDD No. 761 EXHIBITS:
http://www.dallascityattorney.com/51P/exhibits.html#a761

BACKGROUND:

During efforts in establishing the vision for the PD across the approximate 1,319 acres, various provisions were adopted to ensure the structures were sensitive in their design and overall place within the PD boundary. As noted in the PD, *'The purpose of these design guidelines is to encourage quality development that will contribute to the overall aesthetics of the special purpose district as a unique place by enhancing the built environment. These guidelines are intended to ensure that new development and redevelopment will be compatible with and enhance the overall appearance of the special purpose district.'*

It should be noted that the majority of anticipated development will cater to manufacturing, warehouse/distribution users that would benefit from the various regional serving transportation options. What was not envisioned was how warehouse/distribution uses would require much larger facilities to provide for their operations. As a result, one area of required design criteria (horizontal and vertical articulation along street-facing facades) can be difficult for warehouse/distribution operations to comply with, for facades on these buildings can span in excess of 1,000 linear feet as well as creating conflicts when these facades accommodate dock-high doors that serve for expansive truck courts.

The PD provides for an applicant to utilize the minor amendment process to request an exception and variation to the design guidelines. Specifically, the City Plan Commission may approve a site plan that does not comply with the design standards if:

- strict compliance with these design standards are impractical due to site constraints or would result in substantial hardship;
- the site plan complies with the spirit and intent of these design standards;
- the site plan furthers the stated purpose of these design standards; and,
- the variation or exception from these design standards will not adversely affect surrounding properties.

At this time, the property owner is requesting an exception and variation to required design guidelines to the vertical and horizontal articulation requirements for development of one industrial warehouse/distribution facility. Specifically, PD No. 761 requires the following:

1) Horizontal articulation- façade walls facing a public right-of-way or residential use may not extend a horizontal length greater than four times the wall's height without having an off-set plane of ten percent of the wall's height (maximum off-set of five feet). The off-set must extend for a horizontal length equal to a minimum of 20 percent of the wall's total length.

2) Vertical articulation- façade walls facing a public right-of-way or residential use may not extend a horizontal length greater than four times the wall's height without changing height by a minimum of ten percent of the wall's height (maximum change in height of five feet). The changed height must extend for a horizontal length equal to a minimum of 20 percent of the wall's total length.

In lieu of the required horizontal and vertical articulations, the property owner is requesting approval of an alternate design that will comply with the spirit and intent of the design standards, further the stated purpose of the design standards, and not adversely affect surrounding properties. The proposed alternative design calls for concrete form-liners, accent paint, and clerestory window openings to provide a type of visual break and texture across the façade walls to adhere to the spirit and intent of the design guidelines and match existing industrial facilities in the area. Additionally, horizontal and vertical articulations are provided at the corners and the north side of the facility to further the stated purpose of the design guidelines.

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

List of Officers

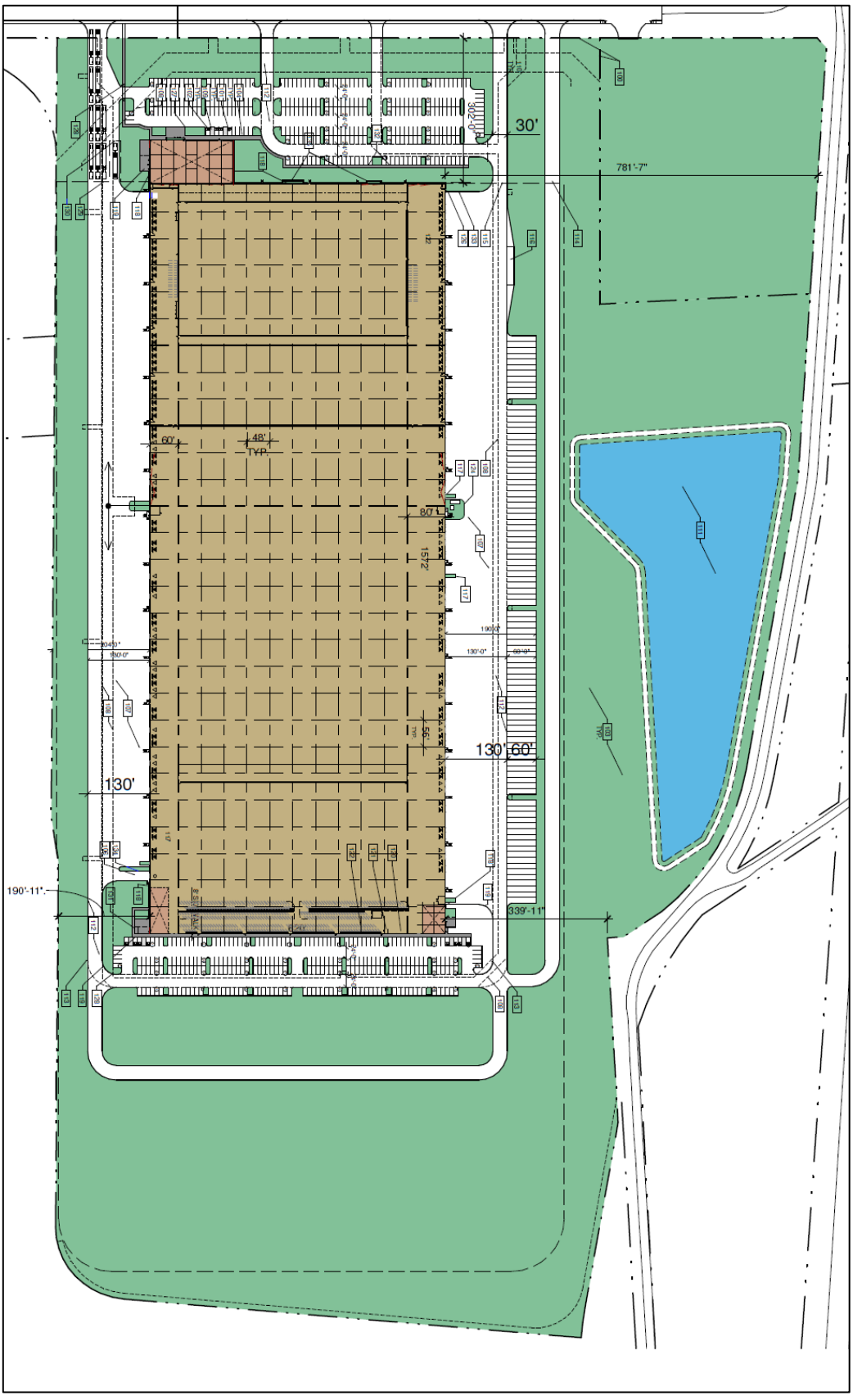
C5LC at Bonnie View, LLC (*Owner*)

- Timothy Gunter – President / CEO
- Linda Booker – CFO / Secretary
- Lisa Ward – Assistant Secretary

Core5 Industrial Partners, LLC (*Applicant*)

- Kajima Real Estate Development Inc. - Member
    - Mr. Keisuke Koshijima – Director
    - Mr. Noriaki Ohashi – Director
    - Mr. Mitsuyoshi Tamura – Director
    - Mr. Hiroto Ichiki – Director
    - Mr. Tim Gunter – Director
    - Ms. Linda Booker - Director

Proposed Exception and Variation
(Site Plan)



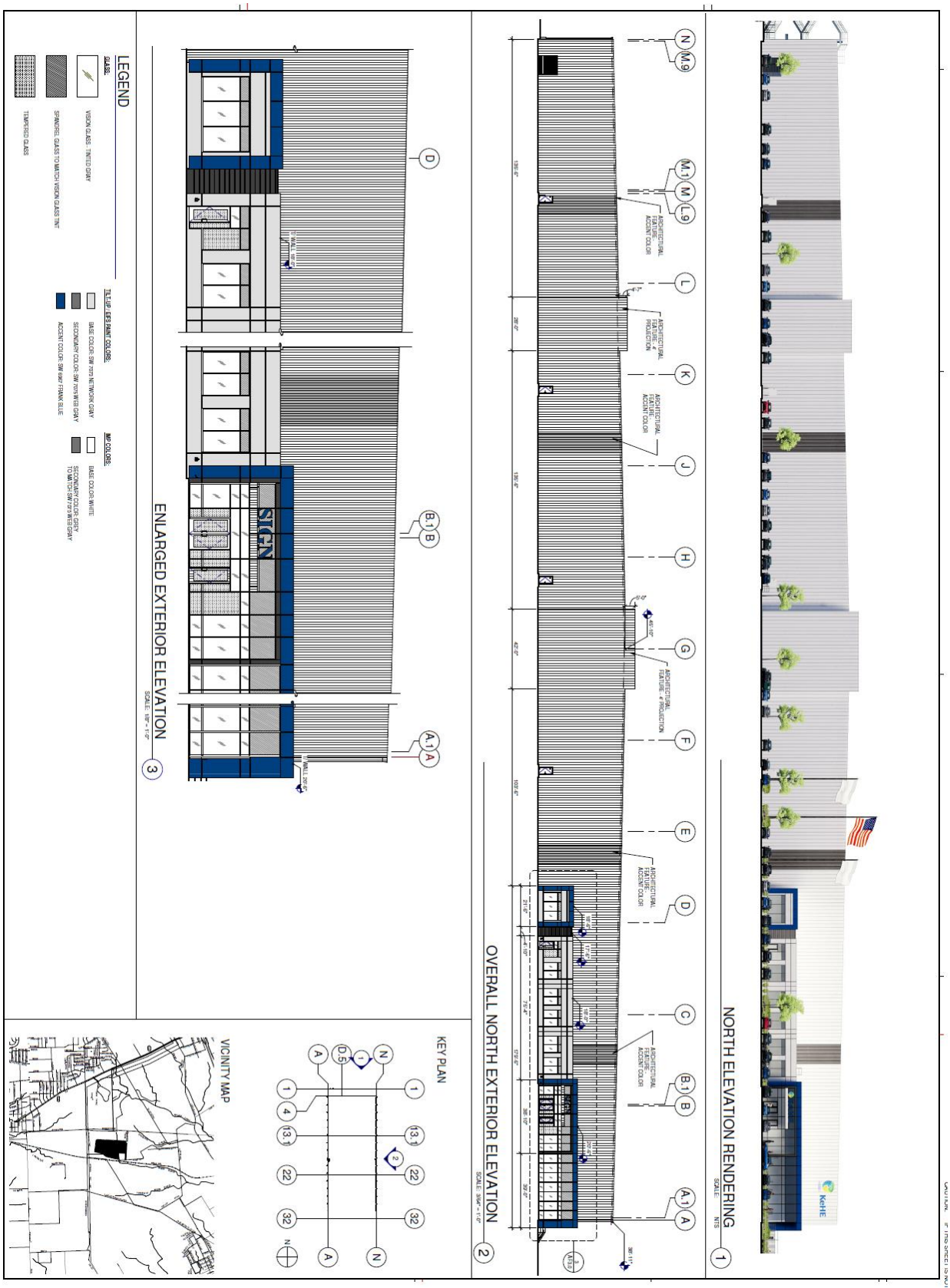
Proposed Exception and Variation
(Elevations)

MAIN OFFICE NORTH/WEST PERSPECTIVE
SCALE: NTS
1

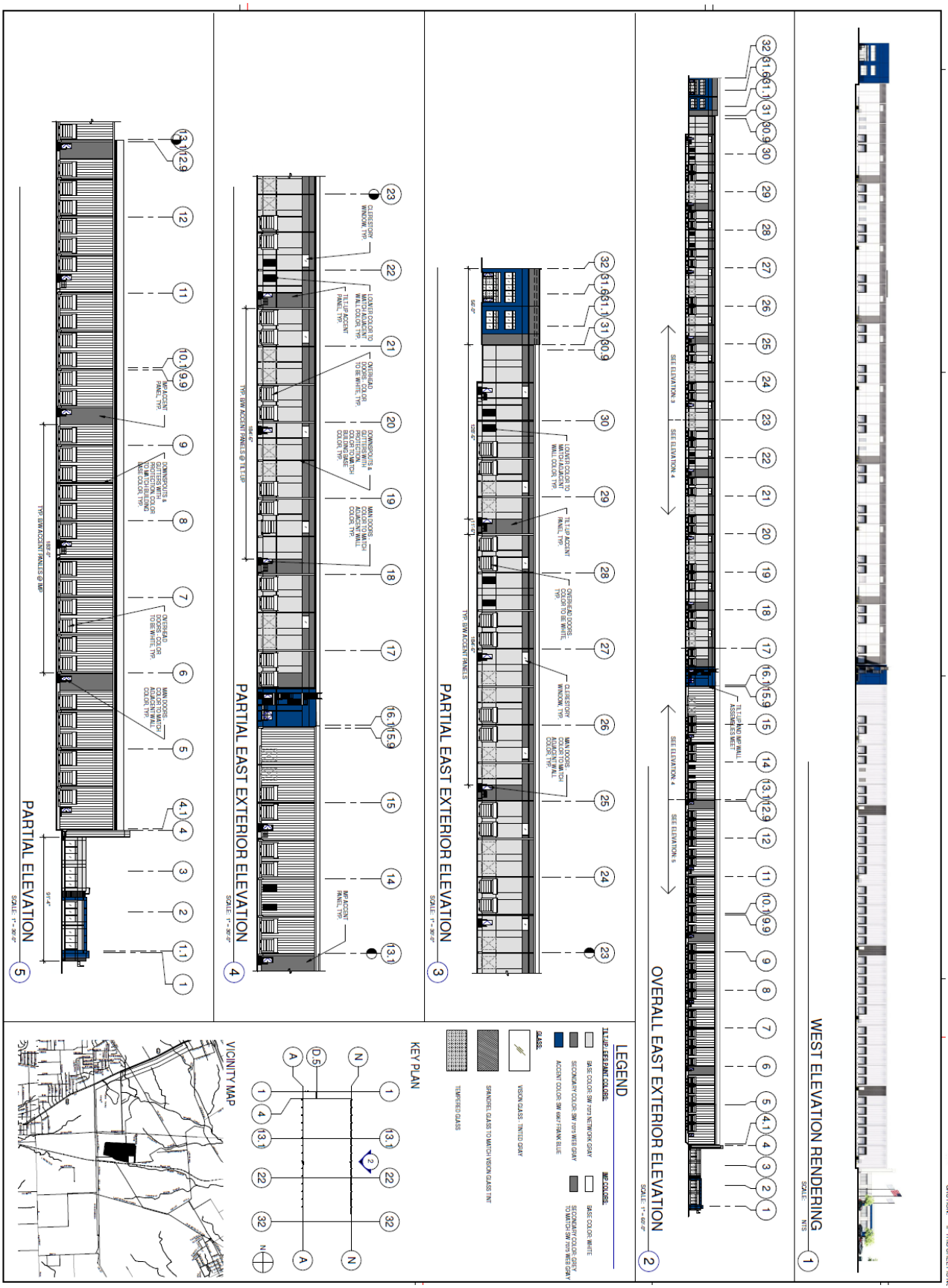
MAIN OFFICE NORTH ELEVATION RENDERING
SCALE: NTS
2

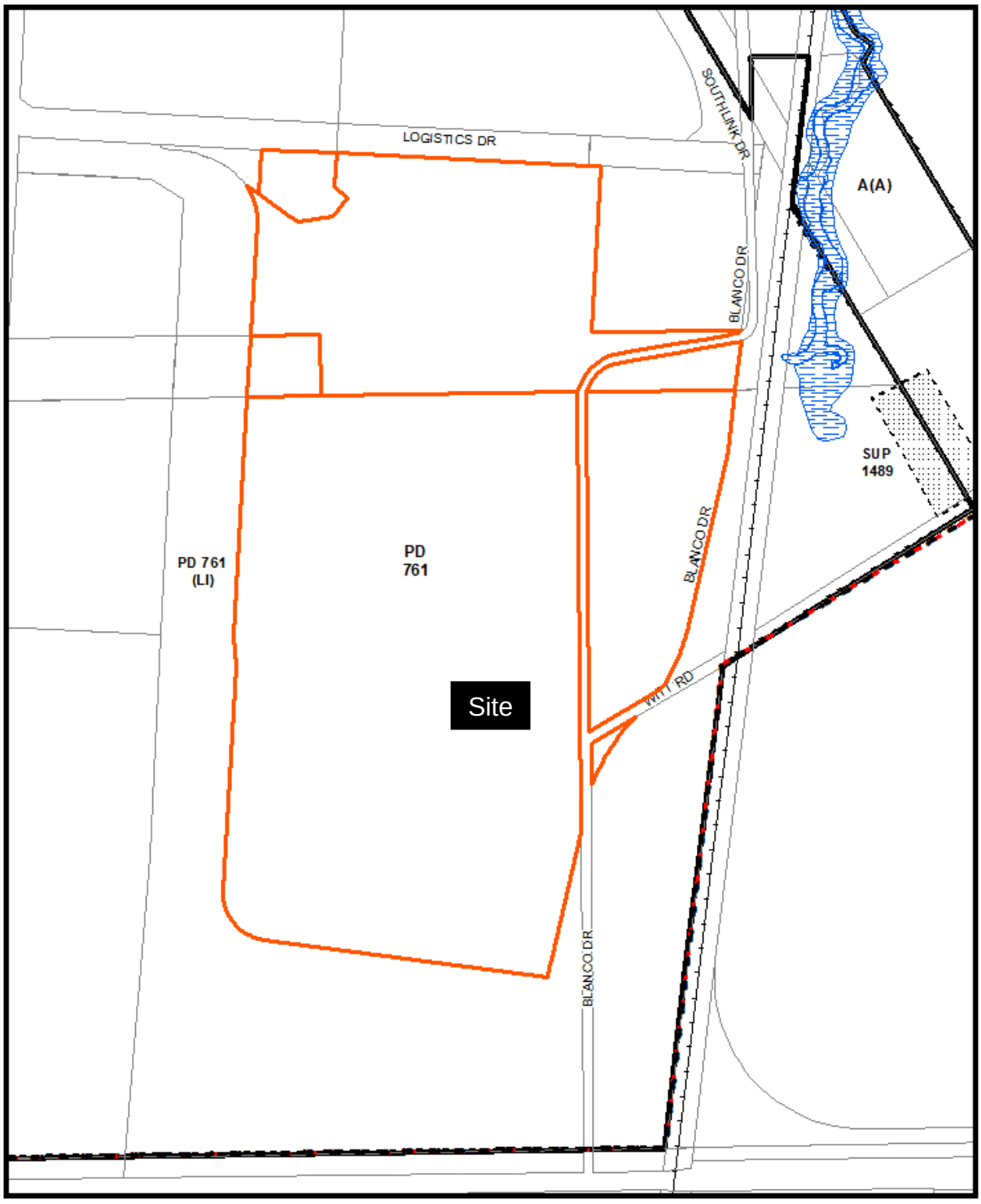
MAIN OFFICE EAST ELEVATION RENDERING
SCALE: NTS
3

Proposed Exception and Variation
(Building Elevations – Sheet 1)



Proposed Exception and Variation
(Building Elevations – Sheet 2)





Printed Date: 2/8/2021

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Zoning Map

Printed Date: 2/8/2021

1:4,800

Aerial Map

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

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

FILE NUMBER:	Z190-279(CT)	**DATE FILED:**	June 8, 2020
LOCATION:	South of Muncie Avenue, between Conklin Street and Borger Street		
COUNCIL DISTRICT:	6	**MAPSCO:**	44 P
SIZE OF REQUEST:	±3.2 acres	**CENSUS TRACT:**	43.00

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: GRBK Frisco, LLC

REQUEST: An application for a Planned Development District for TH-3(A) Townhouse District Uses on property zoned an IR Industrial Research District and an TH-3(A) Townhouse District.

SUMMARY: The purpose of the request is to allow for a townhouse development to include 37 dwelling units.

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

BACKGROUND INFORMATION:

- The request site is comprised of several lots consisting of a mixture of single family homes and undeveloped land.
- The applicant is proposing a Planned Development District for a TH-3(A) Townhouse District uses.

Zoning History:

There have been seven recent zoning change requests in the vicinity within the last five years.

1. **Z167-176:** An application for a Planned Development District for TH-3(A) Townhouse District was withdrawn on July 5, 2017 located on the northeast, southeast, and southwest corners of North Edgefield Avenue and Stafford Avenue.
2. **Z178-159 and Z189-189:** On August 22, 2018 and June 26, 2019, the City Council approved Specific Use Permit No. 1804 for an industrial (outside) not potentially incompatible use limited for a concrete batch plant located on the north line of Commerce Street, west of Sylvan Avenue.
3. **Z189-241:** An authorized Hearing to consider the appropriate zoning for the area including use, development standards, parking, landscaping, signs, and other appropriate regulations in an area generally bounded by Singleton Boulevard on the north, Borger Street on the east, including the southeast corner of Singleton Boulevard and Borger Street, the south side of Duluth Street on the south, and a line running north/ south intersecting the terminus of Bedford Street and Duluth Street on the west.
4. **Z189-301** On November 13, 2019, the City Council approved the renewal of Specific Use Permit No. 1752 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on the North line of Commerce Street, west of Sylvan Avenue.
5. **Z190-116** On May 21, 2020 the City Plan Commission recommended denial of an application for a Planned Development District for MU-3 District on the southeast corner of West Commerce Street and Neal Street.
6. **Z190-277** On September 3, 2020, City Plan Commission denied an application for an MF-2(S) Multifamily District on property zoned TH-3(A) on the south line of Bayonne Street, east of Conklin Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Borger Street	Local	Variable
Crossman Avenue	Local	55’
North Winnetka Avenue	Local	55’
Conklin Street	Local	50’

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.

COMPREHENSIVE PLAN:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY.

Policy 5.2.1 Maintain neighborhood scale and character.

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

West Dallas Comprehensive Land Use Study (2009)

Subarea 9: Western Heights/La Loma

Subarea 9 is comprised of single family (R-5(A)), industrial (IR and IM), townhouse (TH-3), mid-range office (M)-1), multi-family (MF-2 and 4) zoned districts, with scattered vacant lots throughout those districts. The subarea has a large concentration of incompatible single family uses located south of Singleton Boulevard. There are two (2) nonconforming uses, manufactured home park and a multi-family complex located in an IR zoned district, The PDDs in Subarea 9 include Nos. 319 and 256, and the SUPs include Nos. 98 and 788.

Although, the area plan does not speak to residential development in the area, since 2009, the area has moved toward residential nature.

Surrounding Land Uses:

	Zoning	Land Use
Site	IR TH-3(A)	Undeveloped
North	TH-3(A)	Single Family Undeveloped Church
South	IR IM SUP No. 1804; SUP No. 1752	Concrete Batch Plant Warehouse
West	TH-3(A) R-5(A)	Single Family Undeveloped
East	TH-3(A)	Single Family Undeveloped

Land Use Compatibility

The request site is currently undeveloped. The subject site is proposed to be developed with 37 townhomes. Surrounding land uses consist of residential zoning to the north comprised of single family dwellings, a church, and undeveloped lots. East of the site are more single family dwellings and undeveloped land. South of the site are the railroad line and industrial uses and west are single family dwellings and undeveloped land.

The proposed development will allow for the development of 37 dwelling unit within the PD. The proposed Planned Development District has a TH-3(A) Townhouse District base. The maximum number of dwelling units allowed is 37. The TH-3(A) allows for no minimum setbacks for single family structures and the PD also follows that standard for setbacks.

Although the land use plan does not recommend residential zoning for the area, recent zoning trends for the area are turning away from the industrial nature to residential properties. In 2014 and 2015, properties to the west (Planned Development District No. 944) and the north (Planned Development District No. 933) have been approved rezoning from IR Districts. PD No. 944 is a residential, R-5(A) based district and PD 933 is a MU-2 Mixed Use based district that is currently developed with residential developments.

Per the code, a shared access development is created by platting for no less than three and no more than 36 individual lots. Shared access development must be restricted by the plat to single family use. The proposed development is seeking 37 individual lots which is a slight deviation from the code. A minimum landscape area equal to 15 percent of the total shared access development area will be required. Also, lot sizes are proposed at 1,800 square feet which would be 200 square feet less than the minimum lot size within a TH-3(A) Townhouse District.

Staff considers the request to be compatible with the surrounding neighborhood as the property to the north is zoned TH-3(A) and single family residences are the main use surrounding the site. The area needs redevelopment and the trend has been moving toward residential development in the area.

Development Standards:

DISTRICT	SETBACKS		Density	Lot Size	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front*	Side/Rear*						
IR Industrial Research – existing	15'	30' adjacent to residential OTHER: No Min.	0.5 for retail and personal service 0.75 for any combination of lodging, office, and retail 2.0 for all uses combined	N/A	200'	80%	Proximity Slope Visual Intrusion	Industrial
TH-3(A) Townhouse – existing	No Minimum	No Min. Rear/Side for single-family structures Duplex: Side - 5' Rear -10' 10' for Other Permitted structures	12 DU/acre	2,000 sq. ft./lot	36'	60% For residential 25% for nonresidential	N/A	Single Family, Duplex
New PD – proposed	No Minimum	No minimum	37 DU (approx. 11.6 DU/acre)	1,800 sq. ft./lot	30'	60%	Open Space	Single Family

Parking:

The PD conditions will follow parking regulations contained in Division 51A-4.200 for off-street parking/loading requirements for each use. Parking requirements for single family uses in the TH-3(A) District require one space per dwelling unit. The applicant will need to meet this requirement at the permitting stage of the development.

Landscaping

Landscaping must be provided in accordance 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 to orange, representing the weakest markets. While the area of request is not categorized as being within an MVA cluster, properties to the north of the site are located within an “E” Category.

LIST OF OFFICERS

GRBK Frisco, LLC

James R. Brickman, CEO and Director
Richard A. Costello, CFO
Jed Dolson, President

PROPOSED PD CONDITIONS

ARTICLE _____.

PD ____.

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

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

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

PD _____ is established on property located at the south terminus of Crossman Ave, N. Winnetka Ave, and Conklin St. The size of PD _____ is approximately 3.2 acres.

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

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

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

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

SEC. 51P- ____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ___A: conceptual plan.

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

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

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

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

(b) For all other uses, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

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

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

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

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

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

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the TH-3(A) Townhouse District apply.

(b) Front, side, and rear yard. No setback is required.

(c) Density. Maximum number of dwelling units is 37.

(d) Height. Maximum structure height is 30 feet.

(d) Floor area ratio. No maximum floor area ratio for residential uses.

(f) Lot size. Minimum lot size is 1,800 square feet.

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

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

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

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

See Article VI.

SEC. 51P-_____.112. LANDSCAPING.

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

(b) For a shared access development, landscaping must be provided in accordance with Sections 51A-10.125(a)(2).

(c) A shared access development that has a maximum of 37 individual lots must provide a minimum of landscape area equal to 15 percent of the total shared access development area.

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

SEC. 51P- ____.113. SIGNS.

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

SEC. 51P- ____.114. ADDITIONAL PROVISIONS.

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

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

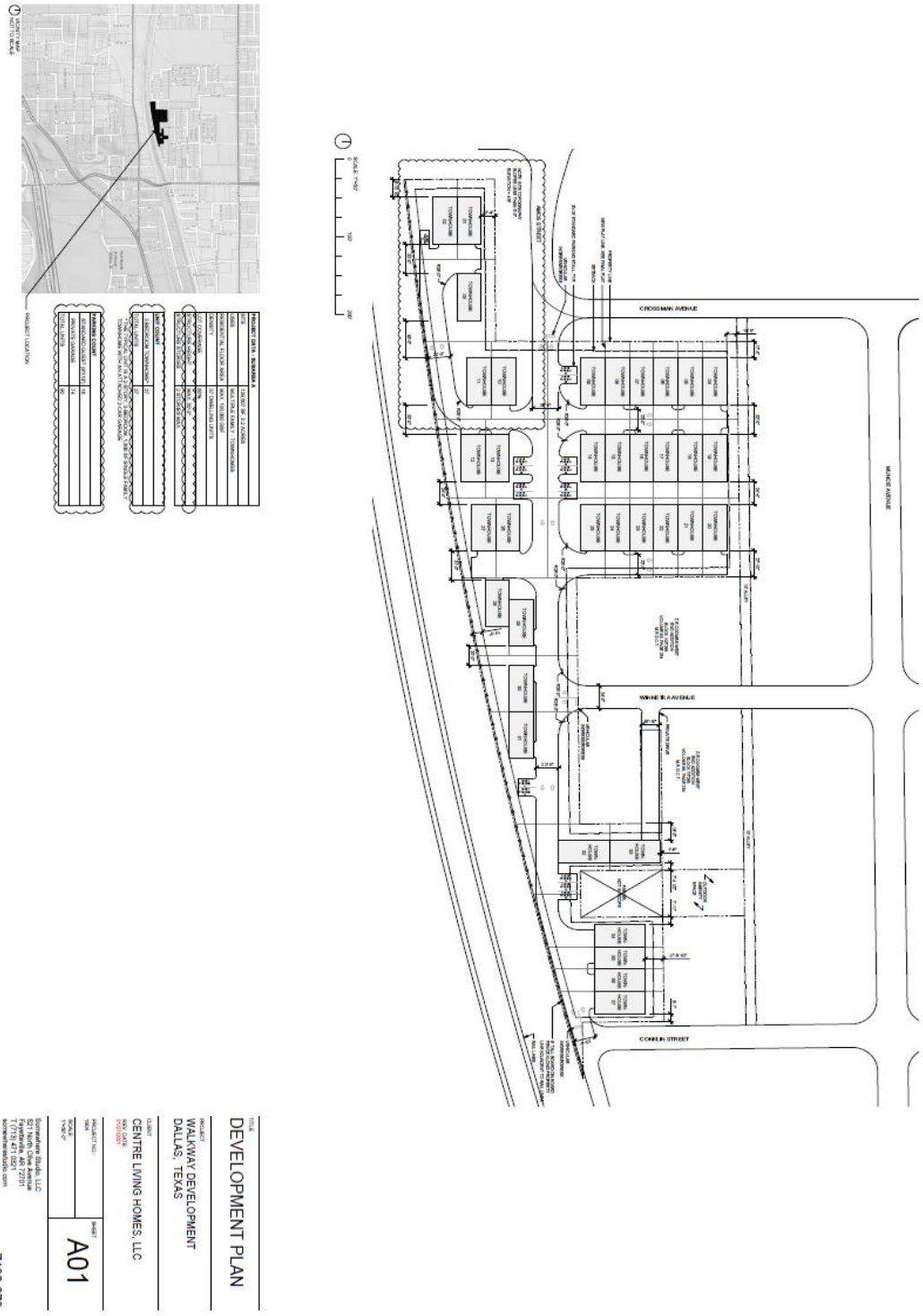
(c) A shared access development may contain no more than 37 individual lots.

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

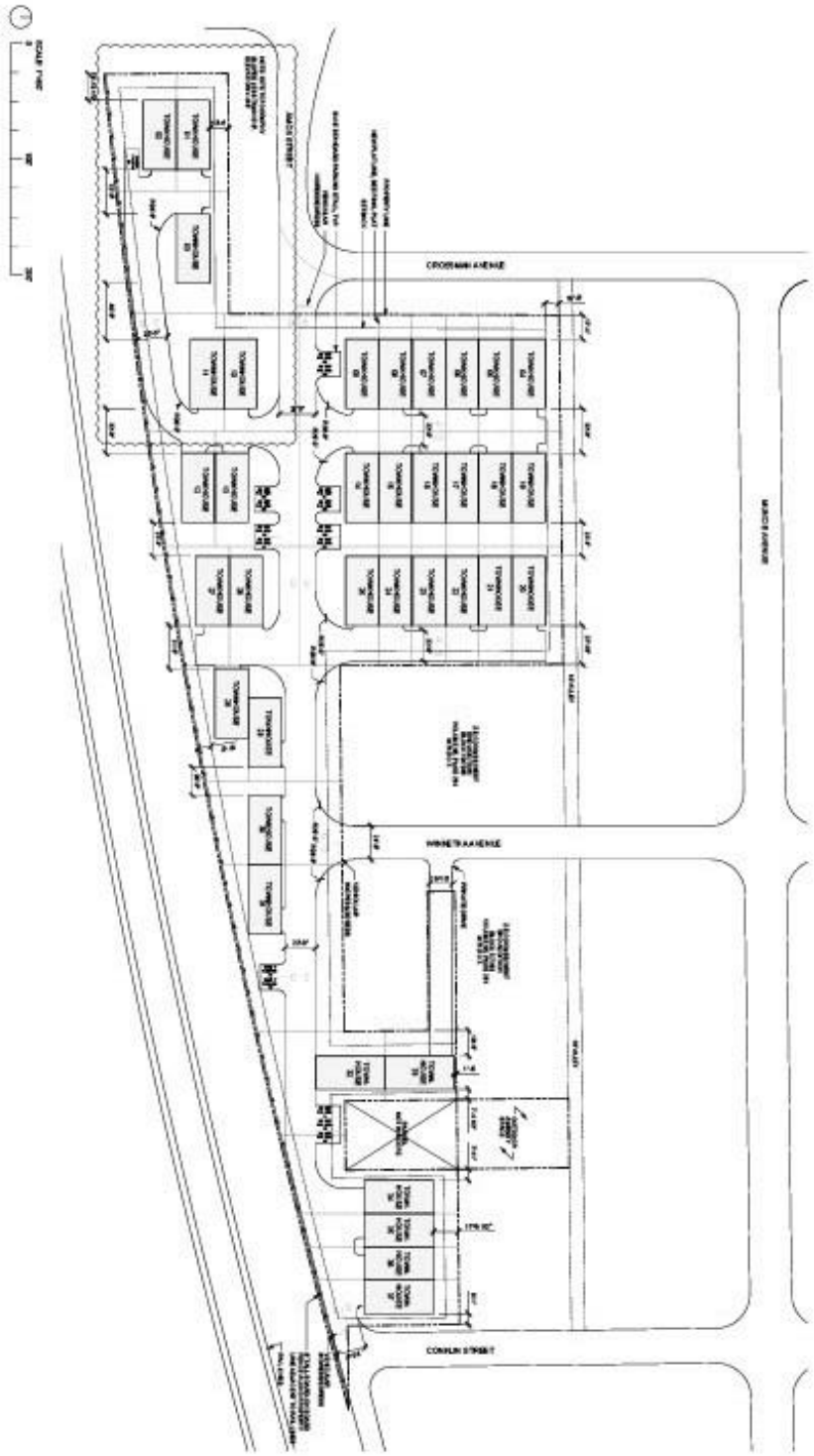
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

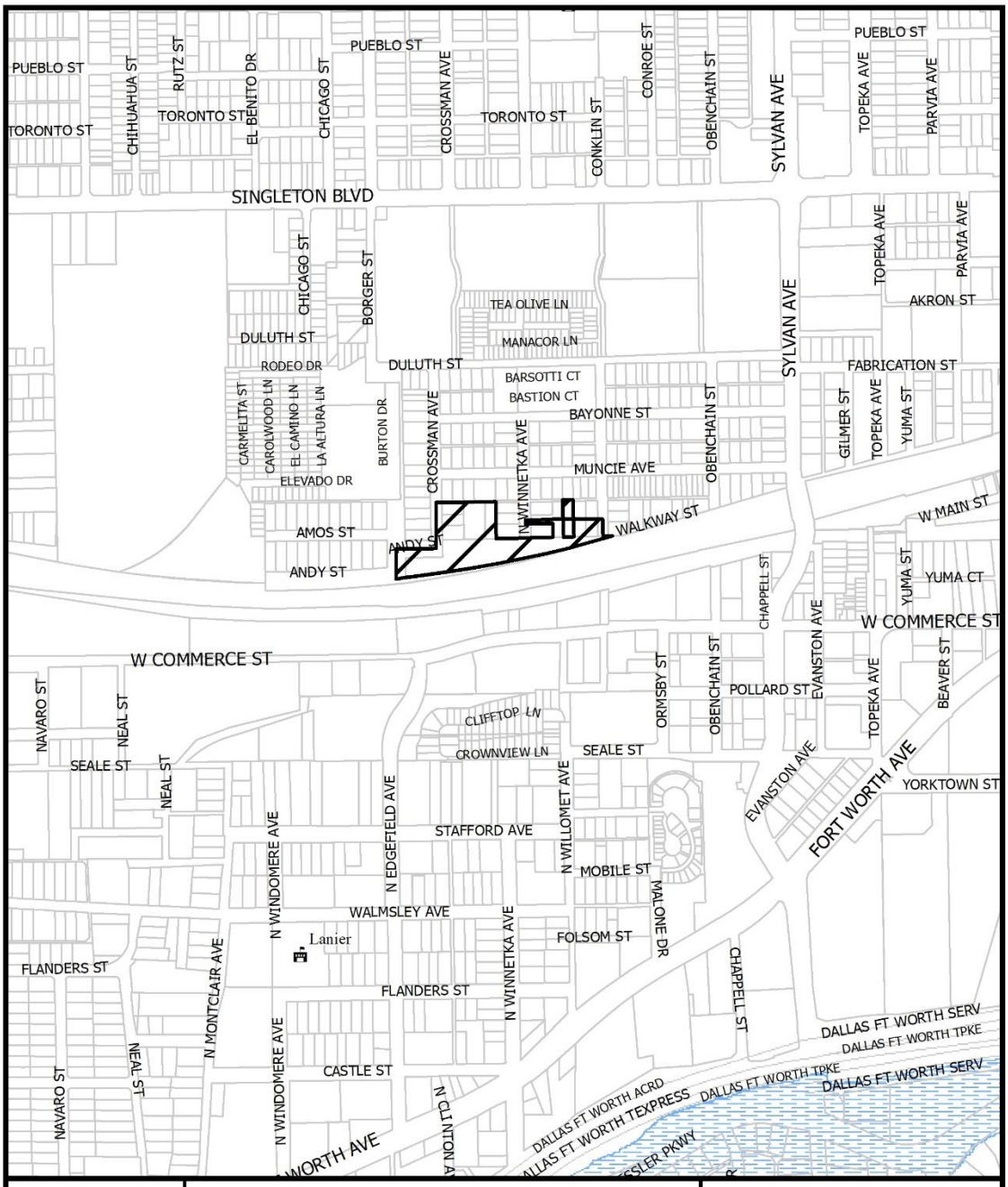
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

PROPOSED CONCEPTUAL PLAN



PROPOSED CONCEPTUAL PLAN (Enlarged)





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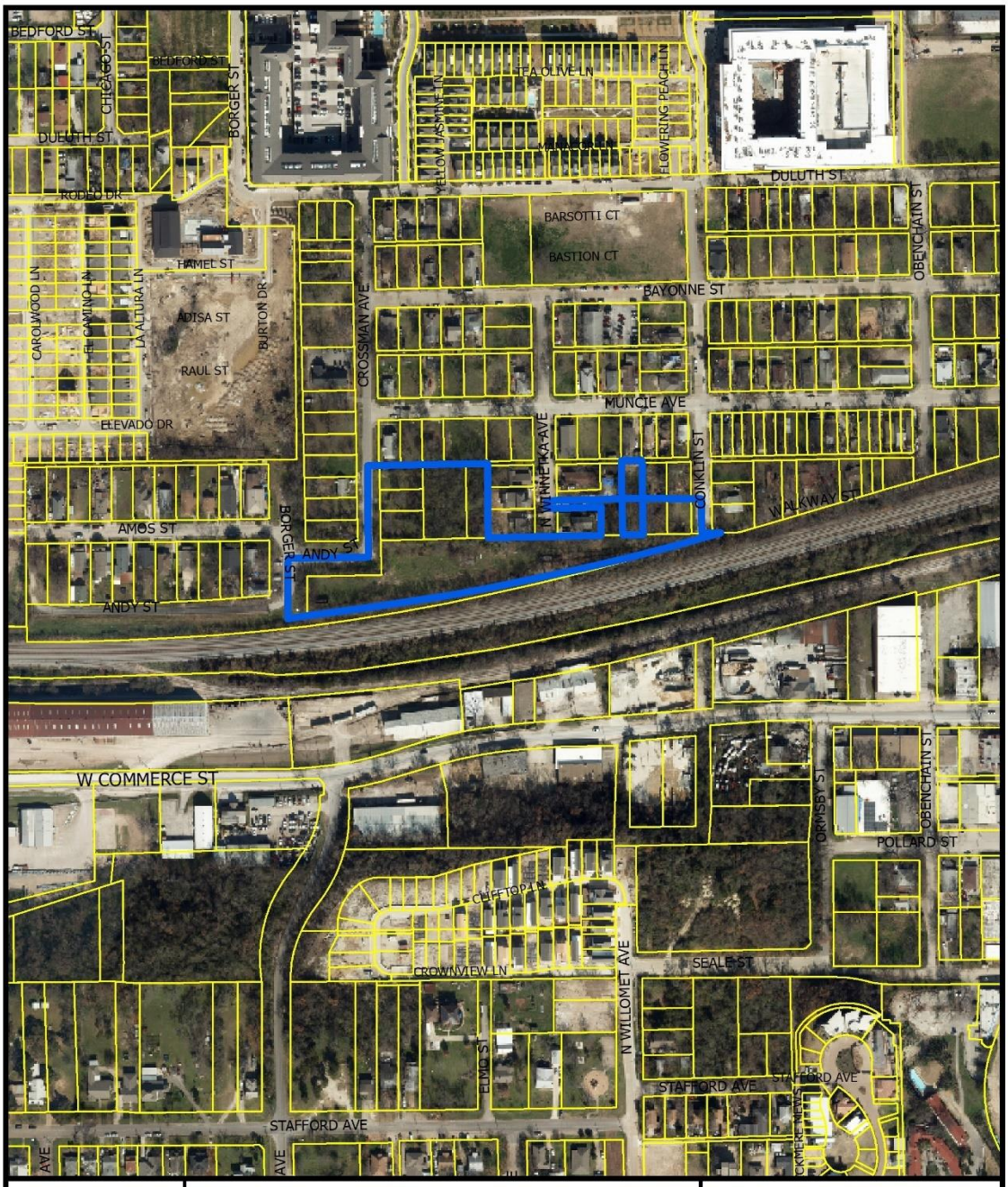
VICINITY MAP

Case no: Z190-279

Date: 2/18/2021



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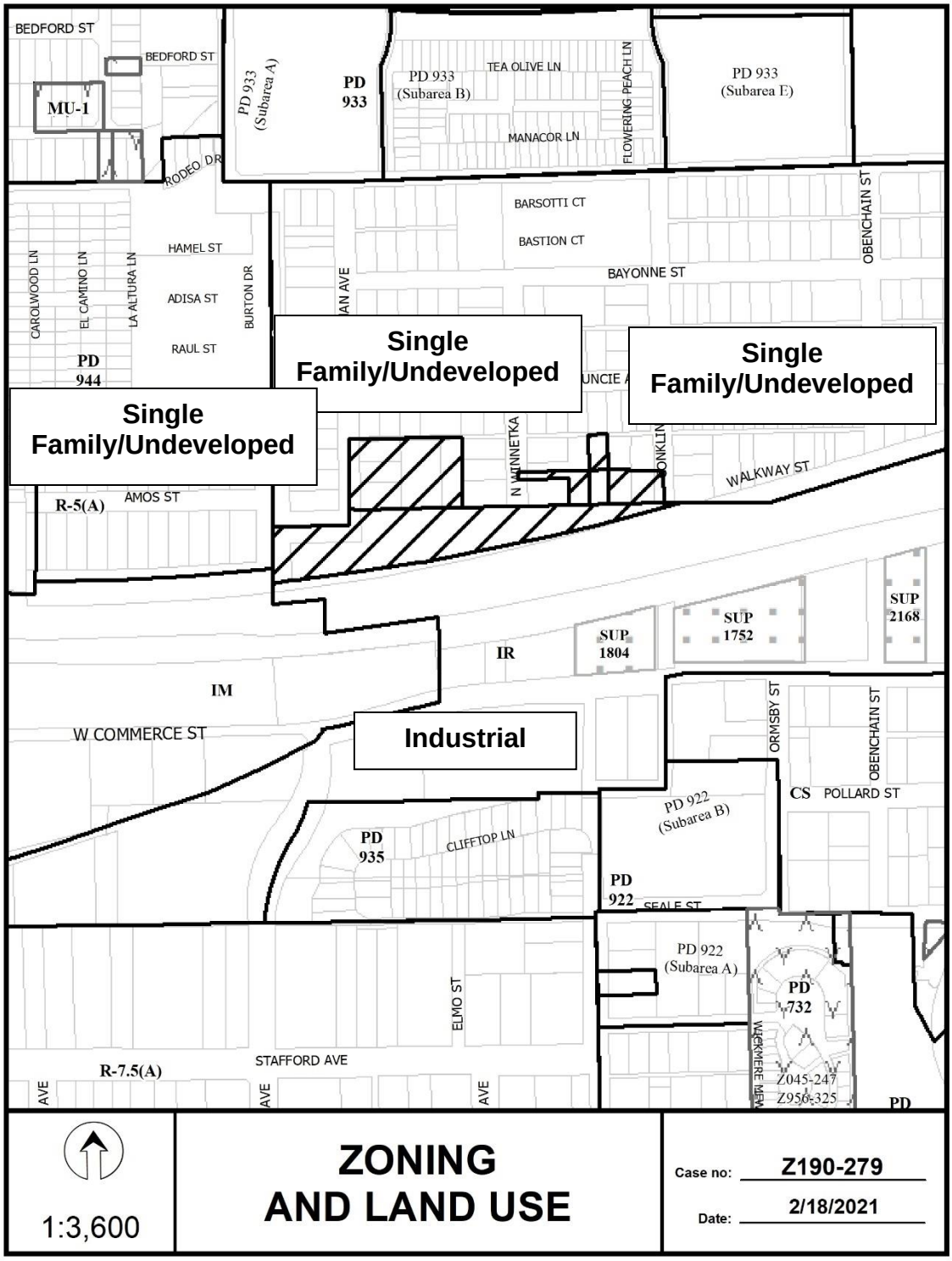
AERIAL MAP

Case no: Z190-279

Date: 2/18/2021


BEDFORD ST
BEDFORD ST
MU-1
PD 933 (Subarea A)
PD 933
PD 933 (Subarea B)
TEA OLIVE LN
FLOWERING PEACH LN
PD 933 (Subarea E)
MANACOR LN
RODEO DR
BARSOTTI CT
BASTION CT
OBENCHAIN ST
HAMEL ST
BAYONNE ST
CAROLWOOD LN
EL CAMINO LN
LA ALTURA LN
ADISA ST
BURTON DR
RAUL ST
PD 944
Single Family/Undeveloped
Single Family/Undeveloped
Single Family/Undeveloped
N WINNETKA
WALKWAY ST
R-5(A)
AMOS ST
SUP 2168
SUP 1752
SUP 1804
IR
IM
W COMMERCE ST
Industrial
ORMSBY ST
OBENCHAIN ST
CS
POLLARD ST
PD 922 (Subarea B)
PD 935
CLIFFTOP LN
PD 922
SEALE ST
PD 922 (Subarea A)
PD 732
ELMO ST
R-7.5(A)
STAFFORD AVE
Z045-247
Z956-325
PD
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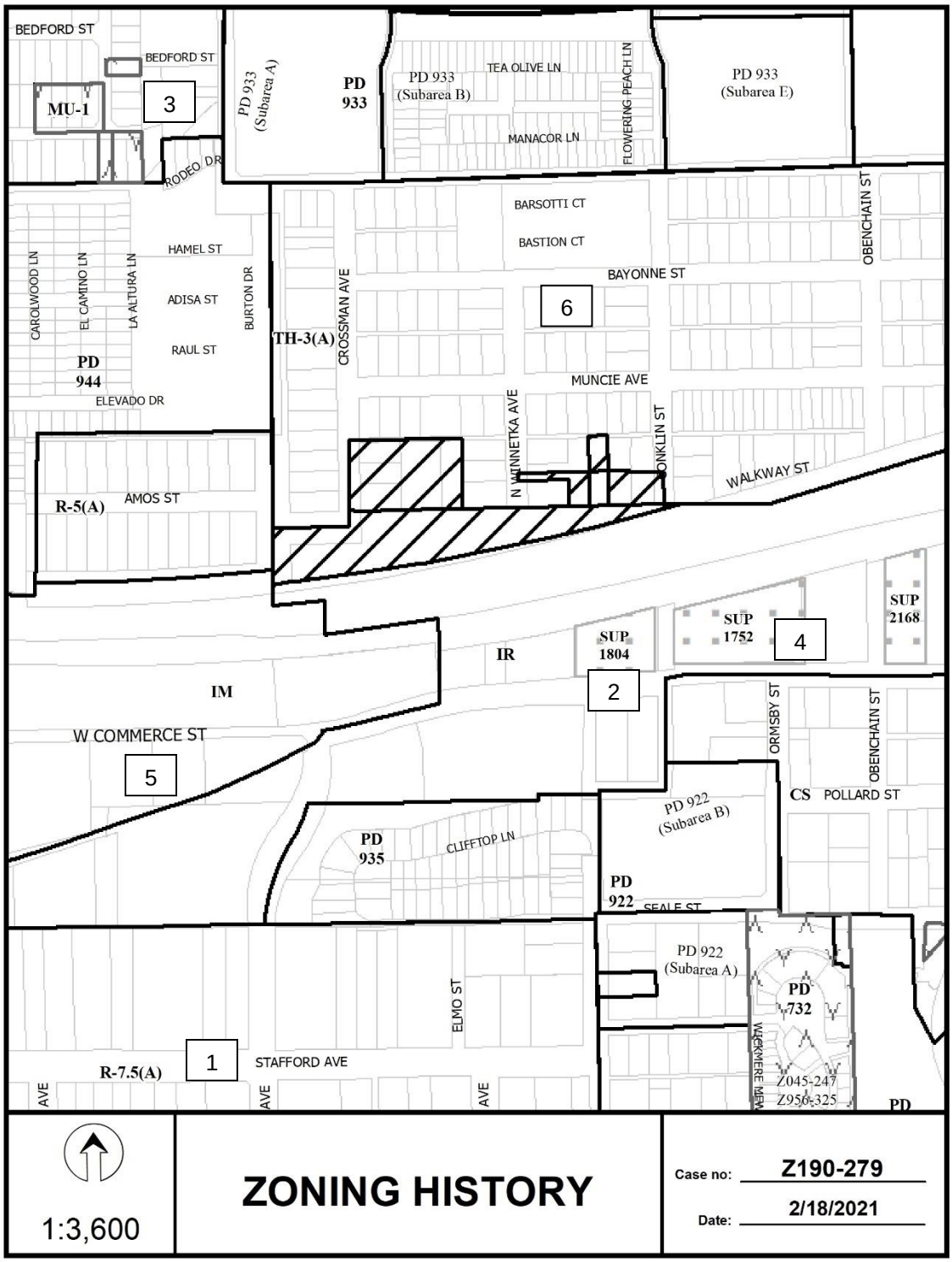
ZONING AND LAND USE
Case no: Z190-279
Date: 2/18/2021


BEDFORD ST
BEDFORD ST
MU-1
3
PD 933 (Subarea A)
PD 933
PD 933 (Subarea B)
TEA OLIVE LN
FLOWERING PEACH LN
MANACOR LN
PD 933 (Subarea E)
RODEO DR
BARSOTTI CT
BASTION CT
OBENCHAIN ST
HAMEL ST
CAROLWOOD LN
EL CAMINO LN
LA ALTURA LN
ADISA ST
BURTON DR
CROSSMAN AVE
BAYONNE ST
6
TH-3(A)
RAUL ST
PD 944
ELEVADO DR
MUNCIE AVE
N WINNETKA AVE
CONKLIN ST
WALKWAY ST
R-5(A)
AMOS ST
SUP 2168
SUP 1752
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SUP 1804
IR
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IM
W COMMERCE ST
5
ORMSBY ST
OBENCHAIN ST
CS
POLLARD ST
PD 922 (Subarea B)
PD 935
CLIFFTOP LN
PD 922
SEALE ST
PD 922 (Subarea A)
PD 732
ELMO ST
R-7.5(A)
1
STAFFORD AVE
WICKMERE MEW
Z045-247
Z956-325
PD
1:3,600
ZONING HISTORY
Case no: Z190-279
Date: 2/18/2021

BASTION CT
BAYONNE ST
CROSSMAN AVE
MUNCIE AVE
WINNETKA AVE
CONKLIN ST
BORGER ST
ANDY ST
Z190-279
COMMERCE ST
EDGEFIELD AVE
Market Value Analysis
A
B
C
D
E
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H
I
NA
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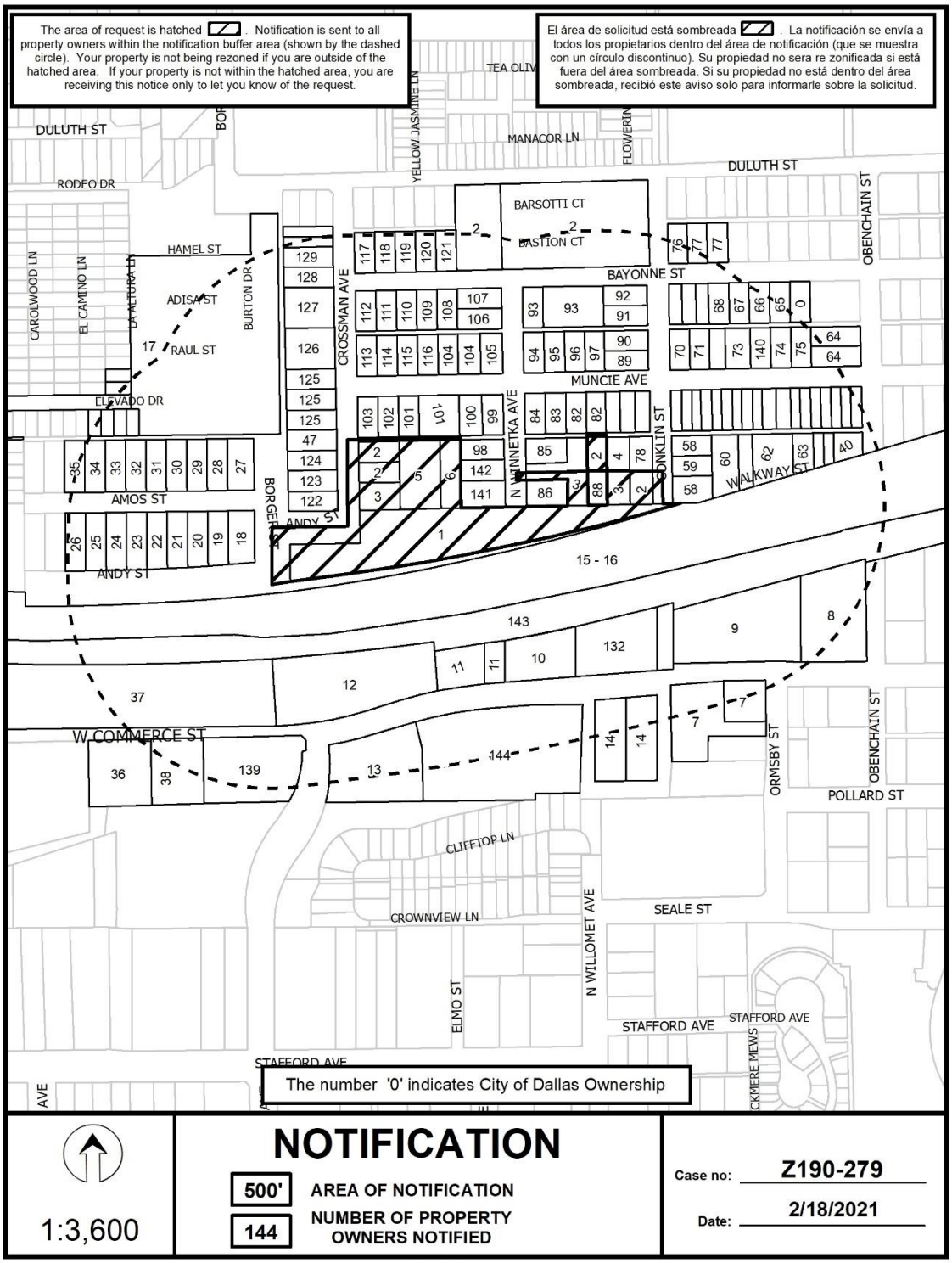
Market Value Analysis
Printed Date: 2/18/2021


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
DULUTH ST
RODEO DR
MANACOR LN
YELLOW JASMINE LN
TEA OLIV
FLOWERIN
BARSOTTI CT
BASTION CT
BAYONNE ST
OBENCHAIN ST
CAROLWOOD LN
EL CAMINO LN
LA ALTURA LN
HAMEL ST
ADISA ST
BURTON DR
RAUL ST
ELEVADO DR
CROSSMAN AVE
MUNCIE AVE
N WINNETKA AVE
CONKLIN ST
WALKWAY ST
AMOS ST
ANDY ST
BORGER ST
15 - 16
143
W COMMERCE ST
ORMSBY ST
POLLARD ST
CLIFFTOP LN
CROWNVIEW LN
SEALE ST
N WILLOMET AVE
ELMO ST
STAFFORD AVE
STAFFORD AVE
The number '0' indicates City of Dallas Ownership
1:3,600
NOTIFICATION
500'
AREA OF NOTIFICATION
144
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z190-279
Date: 2/18/2021

02/16/2021

Notification List of Property Owners

Z190-279

144 Property Owners Notified

Label #	*Address*		*Owner*
1	2404	BORGER ST	Taxpayer at
2	2403	CONKLIN ST	GRBK FRISCO LLC
3	2405	CONKLIN ST	GRBK FRISCO LLC
4	2409	CONKLIN ST	LATIMER LOVE
5	2404	CROSSMAN AVE	ARNOLD WILL
6	2404	CROSSMAN AVE	ARNOLD WILLIAM & BIRDIE
7	1002	W COMMERCE ST	MARTINEZ JAIME
8	921	W COMMERCE ST	921 WEST COMMERCE STREET DAL
9	1001	W COMMERCE ST	MARTINEZ DIONICIO JR
10	1107	W COMMERCE ST	HJ3 VENTURES
11	1201	W COMMERCE ST	Taxpayer at
12	1211	W COMMERCE ST	WILLIEJAXON IV LLC
13	1220	W COMMERCE ST	HJ3 VENTURES LLC
14	1032	W COMMERCE ST	HUERTA AGUSTO
15	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
16	9999	NO NAME ST	UNION PACIFIC RR CO
17	1300	DULUTH ST	Taxpayer at
18	1300	AMOS ST	GRIMALDO ALBERTO & ROSA
19	1304	AMOS ST	SAMARRIPA MARCELINO &
20	1308	AMOS ST	BURROUGHS BILLY JOE &
21	1312	AMOS ST	DE LEON JUAN
22	1316	AMOS ST	SOTO PHILLIP DANIEL
23	1320	AMOS ST	IPINA FELIPE
24	1324	AMOS ST	YBARA REYNALDO &
25	1328	AMOS ST	TORRES ALEJANDRINO
26	1332	AMOS ST	TORRES PEDRO &

Label #	*Address*		*Owner*
27	1301	AMOS ST	URIBE BRENDA JANET
28	1307	AMOS ST	CASTRO ENRIQUE & ELSA R
29	1309	AMOS ST	PARKS MILDRED JOHNSON
30	1315	AMOS ST	MEDINA ELIGIO
31	1317	AMOS ST	CRAYTON LATISHIA D
32	1323	AMOS ST	JOHNSON GLORIA
33	1325	AMOS ST	HAMILTON JERRY R
34	1329	AMOS ST	GRIMALDO J GUADALUPE MEJIA &
35	1333	AMOS ST	GRIMALDO ALBERTO
36	1338	W COMMERCE ST	1400 TRIPLE B HOLDINGS LP
37	1401	W COMMERCE ST	LO 1401 WEST COMMERCE LLC
38	1318	W COMMERCE ST	SMITH RAPHAEL W
39	909	WALKWAY ST	GANTZ & SCODELLER LLC
40	2403	OBENCHAIN ST	BRADFIELD MINNIE B
41	907	WALKWAY ST	CHOYCE MYZELLA
42	906	MUNCIE AVE	GONZALEZ JOSE S
43	900	MUNCIE AVE	MERIAN GROUP THE
44	904	MUNCIE AVE	Taxpayer at
45	902	MUNCIE AVE	GARCIA JUAN P &
46	908	MUNCIE AVE	SRSR INC
47	910	MUNCIE AVE	SRSR INC
48	912	MUNCIE AVE	AMERICA US OF
49	914	MUNCIE AVE	SMITH LILLIE M
50	916	MUNCIE AVE	HERNANDEZ GELACIO
51	926	MUNCIE AVE	MICHEAUX OSCAR
52	924	MUNCIE AVE	ANGELES ENRIQUE SUAREZ &
53	928	MUNCIE AVE	WACHE LLC
54	930	MUNCIE AVE	ROBIN WILLIAM
55	932	MUNCIE AVE	ARANDA PEDRO A & JOSEFINA
56	936	MUNCIE AVE	ALVARADO PORFIRIO &
57	934	MUNCIE AVE	MARTINEZ JOSE ANTONIO

Label #	*Address*		*Owner*
58	2410	CONKLIN ST	BREEDLOVE SADIE
59	2406	CONKLIN ST	PULLAM ALBERTA EST OF
60	925	WALKWAY ST	COLEMAN BEVERLY
61	923	WALKWAY ST	BALLARD MARY &
62	917	WALKWAY ST	ANDERSON CHINA
63	913	WALKWAY ST	RYAN MATTHEW RICHARD
64	2503	OBENCHAIN ST	FOUR WINDS BIBLE CHURCH DALLAS
65	916	BAYONNE ST	PEREZ MARGARITA
66	918	BAYONNE ST	DAVIS JIMMY VERNELL
67	922	BAYONNE ST	GENCO ELISA &
68	928	BAYONNE ST	CARRINGTON BRIAN
69	934	BAYONNE ST	BAYONNE CAPITAL LLC
70	941	MUNCIE AVE	ALVARADO PORFRIO &
71	937	MUNCIE AVE	CC & GB PROPERTIES LLC
72	931	MUNCIE AVE	STAMATINA HOLDINGS LLC
73	927	MUNCIE AVE	KHURSHUDIAN ELLEN
74	915	MUNCIE AVE	BERNAL ENRIQUE & ELVIRA
75	913	MUNCIE AVE	CHESTNUT HILL HOLDINGS LLC
76	939	BAYONNE ST	DAVIS KATHY DINH
77	935	BAYONNE ST	ONE BAYONNE LLC
78	2411	CONKLIN ST	DAVIS ABRAM
79	1004	MUNCIE AVE	UGLY HOUSES R US
80	1006	MUNCIE AVE	GONZILES JOSE S
81	1000	MUNCIE AVE	RIVERA ANDRES GOMEZ LIFE ESTATE
82	1010	MUNCIE AVE	MOSBY LARRY E
83	1020	MUNCIE AVE	GUIDING LIGHT CH OF GOD
84	1024	MUNCIE AVE	GUIDING LIGHT HOLINESS CHURCH
85	2412	N WINNETKA AVE	SHERMAN CHAISL
86	2402	N WINNETKA AVE	CENICEROS GRICELDA S
87	1015	WALKWAY ST	SIGUENZA ISMAEL H & TOMAS
88	1012	WALKWAY ST	WILLIAMS REBECCA

Label #	*Address*		*Owner*
89	2503	CONKLIN ST	ALANCO LLC
90	2507	CONKLIN ST	PIERCE MARY
91	2511	CONKLIN ST	ALVARADO PORFIRIO & ESMERALDA
92	1002	BAYONNE ST	ADVISORY PARTNERS LP
93	1010	BAYONNE ST	GREATER MOUNT PILGRIM
94	1027	MUNCIE AVE	TOLBERT GLORIA J
95	1025	MUNCIE AVE	MUNOZ ADOLFO ALVAREZ &
96	1017	MUNCIE AVE	MEDINA MARIA ROSALINA
97	1011	MUNCIE AVE	HERNANDEZ JUAN ANTONIO &
98	2415	N WINNETKA AVE	KING HOMEBUILDERS LLC
99	1102	MUNCIE AVE	SILPAVIVAT CHAVALIT
100	1106	MUNCIE AVE	TLMIG MANAGEMENT FIRM LLC
101	1112	MUNCIE AVE	SRSR INC
102	1120	MUNCIE AVE	TLMIG MANAGEMENT FIRM LLC
103	1128	MUNCIE AVE	WARE MARY
104	1107	MUNCIE AVE	MUNCIE STREET GROUP LLC
105	1103	MUNCIE AVE	KILSON BENNIE LIFE ESTATE
106	2509	N WINNETKA AVE	CORETZ ALAN &
107	2513	N WINNETKA AVE	CORETZ ALAN & HEIDI
108	1110	BAYONNE ST	MARTINEZ NESTOR J &
109	1114	BAYONNE ST	ARELLANO GERARDO &
110	1118	BAYONNE ST	VASQUEZ FRANCESA EST OF &
111	1120	BAYONNE ST	RODRIGUEZ MONICA
112	1124	BAYONNE ST	VASQUEZ ERICK
113	1127	MUNCIE AVE	HARRIS ROSA LEE
114	1121	MUNCIE AVE	ERVING FREDERICK &
115	1119	MUNCIE AVE	ENRIQUE MARQUEZ
116	1115	MUNCIE AVE	ERVING LARRY
117	1123	BAYONNE ST	ALVARADO RUBEN &
118	1121	BAYONNE ST	COLES MANOR DEV CO LP
119	1119	BAYONNE ST	EUCLID MODERN LLC

Label #	*Address*		*Owner*
120	1115	BAYONNE ST	SUSANTIO RUDY
121	1109	BAYONNE ST	BARBOZA BONIFACIO
122	2403	CROSSMAN AVE	Taxpayer at
123	2405	CROSSMAN AVE	CROSSMAN CITI LLC
124	2411	CROSSMAN AVE	BROWN PEARLIE
125	2419	CROSSMAN AVE	CARTER TEMPLE CME CH
126	2503	CROSSMAN AVE	CARTERS TEMPLE CME CHURCH
127	2515	CROSSMAN AVE	CROSSMAN OF AMERICA LLC
128	2519	CROSSMAN AVE	CROSSMAN STREET CAPITAL LLC
129	2603	CROSSMAN AVE	BOBADILLA EDGAR &
130	2607	CROSSMAN AVE	MENDOZA MIGUEL S
131	2607	CROSSMAN AVE	MENDOZA MIGUEL S &
132	1025	W COMMERCE ST	LISTOCON GROUP LLC
133	1451	ELEVADO DR	Taxpayer at
134	2515	LA ALTURA LN	MEGATEL SOHO SQUARE SA LLC
135	2507	LA ALTURA LN	JONES ERICA
136	1402	ELEVADO DR	Taxpayer at
137	1410	ELEVADO DR	NOLAN CHRISTOPHER J
138	1418	ELEVADO DR	BROWN COREY & ALICIA
139	1316	W COMMERCE ST	FIRST CLASS AUTO INC
140	919	MUNCIE AVE	WILSON BERETTA &
141	2407	N WINNETKA AVE	FARROW TATIANA BRESHA
142	2411	N WINNETKA AVE	ASHITEY SARAH OGBEDEI
143	2300	AL LIPSCOMB WAY	BNSF RAILWAY
144	1212	W COMMERCE ST	Taxpayer at

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

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

FILE NUMBER:	Z190-345(CT)	**DATE FILED:**	August 28, 2020
LOCATION:	Southwest corner of Lawnview Avenue and Hollis Avenue		
COUNCIL DISTRICT:	7	**MAPSCO:**	47 U
SIZE OF REQUEST:	±10.92 acres	**CENSUS TRACT:**	84.00

REPRESENTATIVE: Karl Crawley, MASTERPLAN

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application to amend Planned Development District No. 642 for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school.

SUMMARY: The purpose of the request is to allow expansion of the existing school and modify development standards in relation to setbacks. [Ascher Silberstein Elementary School]

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

BACKGROUND INFORMATION:

- The request site is developed with a 80,250 square feet elementary school with an additional 10,200 square feet of floor area in existing portables.
- The applicant seeks to amend the Planned Development District for the addition of two 800-square foot mechanical additions and new canopies. Setbacks will need to be altered to allow for these additions.

Zoning History: There have been no recent zoning change requests in the vicinity within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Scyene Road	Principal Arterial	100 ft.
Lawnview Avenue	Community Collector	60 ft.
Hollis Avenue	Local	55 ft.

Traffic:

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

COMPREHENSIVE PLAN:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 642	Elementary School
North	R-7.5(A)	Single Family
South	PD No. 755 with D-1 Overlay	Passenger Transit Station
East	R-7.5(A)	Single Family
West	R-7.5(A)	Public Park

Land Use Compatibility

The request site is the location of an elementary school and developed with a structure with portions with one-story and two-story levels. Planned Development District No. 642 which currently allows for a public school other than open-enrollment charter school use and all other main uses permitted within an R-7.5(A) Single Family District. The applicant's request is for an amendment to the development plan to allow for the addition of two 800 square foot mechanical additions and new canopies. Per the PD conditions, the development plan determines the front, side, and rear yard setbacks.

Surrounding land uses consist of single family to the north and east of the site, a public park to the west and south across Scyene Road is a passenger transit station for the DART line.

The PD has a base zoning of R-7.5(A), which would allow for residential uses. This protects the neighborhood in the event of a possible replat or change of use in the property.

Staff supports the planned development district because the school has operated within the community at this location for many years and provides a development plan for the property. Staff considers the amendment to the planned development district to be compatible with the surrounding single-family neighborhood because compliance with the proposed PD conditions, a development plan, and a Traffic Management Plan requiring periodic updates will ensure the operation runs optimally in the future.

Development Standards

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Primary Uses
	Front	Side/Rear				
Existing: PD	As shown on development plan	As shown on development plan	1 Dwelling Unit/ 7,500 Sq. ft	40’	25%	Public School
Proposed: PD	As shown on development plan	As shown on development plan	1 Dwelling Unit/ 7,500 Sq. ft	40’	25%	Public School
R-7.5 (A) Single Family District	25’	5’ for Res. Other: Side: 10’ Rear: 15’	1 Dwelling Unit/ 7,500 Sq. ft	30’	45% for residential 25% for nonresidential	Single Family

Parking:

The requirement for off-street parking for the school is derived from three criterions: 1) the number of classrooms, 2) the type of institution that serves the students (e.g., elementary, middle or high school), and 3) the parking requirement established by the PD. The requirements for off-street parking requires one and one-half spaces for each kindergarten/elementary school classroom. At this ratio, the school is required to provide 62 off-street spaces for the existing 41 classrooms. There are currently 103 parking spaces on site.

Landscaping

Per the PD conditions, landscaping must be provided in accordance 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 to orange, representing the weakest markets. While the area of request is not categorized as being within an MVA cluster, surrounding properties to the north and east are located within the “F” Category.

LIST OF OFFICERS

Dallas Independent School District
Board of Trustees

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

PROPOSED PD CONDITIONS

ARTICLE 642.

PD 642.

SEC. 51P-642.101. LEGISLATIVE HISTORY.

PD 642 was established by Ordinance No. 25286, passed by the Dallas City Council on June 11, 2003. (Ord. 25286)

SEC. 51P-642.102. PROPERTY LOCATION AND SIZE.

PD 642 is established on property bounded on three sides by Hollis Avenue, Lawnview Avenue and Scyene Road. The size of PD 642 is approximately 10.92 acres. (Ord. 25286)

SEC. 51P-642.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, PARKWAY means the portion of a street right-of-way between the projected street curb and the front lot line.

(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. 25286)

SEC. 51P-642.104. DEVELOPMENT PLAN.

(a) For a public school use, development and use of the Property must comply with the development plan (Exhibit 642A). In the event of a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other permitted uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 25286)

SEC. 51P-642.105. MAIN USES PERMITTED.

The only main uses permitted in this district are:

(1) a public school other than an open-enrollment charter school (permitted by right); and

(2) all other main uses permitted in the R-7.5(A) Single Family District subject to the same conditions applicable to uses in that district set out in Chapter 51A. For example, if a use is permitted only by specific use permit (SUP) in the R-7.5(A) Single Family District in Chapter 51A, it is permitted only by SUP in this district; if a use is subject to development impact review (DIR) in the R-7.5(A) Single Family District in Chapter 51A, it is subject to DIR in this district; etc. (Ord. 25286)

SEC. 51P-642.106. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A4.217. (Ord. 25286)

SEC. 51P-642.107. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Except as provided below, the yard, lot, and space regulations set forth in Chapter 51A for an R-7.5(A) Single Family District apply.

(b) The following regulations apply for a public school use.

(1) Minimum front yard is as shown on the development plan. Fences as shown on the development plan may be located in the visibility triangle. A maximum six-foot-high fence may be maintained in the required front yard. Any new fences in the required front yard must not exceed five feet in height.

(2) Minimum side and rear yard is as shown on the development plan.

(3) Maximum height is 40 feet.

(4) Maximum lot coverage is 25 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. (Ord. 25286)

SEC. 51P-642.108. OFF-STREET PARKING AND LOADING.

Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use. Off-street parking for a public school use is allowed in the required yards. (Ord. 25286)

SEC. 51P-642.109. ENVIRONMENTAL PERFORMANCE

STANDARDS. See Article VI. (Ord. 25286)

SEC. 51P-642.110. LANDSCAPING.

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

(b) Maintenance. All plant materials must be maintained in a healthy, growing condition.

(c) Street trees required. Street trees must be planted in the parkway between the existing parking and Lawnview Avenue. Additional street trees must be planted adjacent to the existing fire lane entrance along Hollis Avenue.

(d) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants ("property owner") of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with the Dallas Building Code, or Subsection (e) of this section. This private license shall not terminate at the end of any specific time period; however, the city council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the parkway or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the parkway in a manner satisfactory to the director of public works and transportation.

(2) A property owner is not required to comply with any landscaping requirement if compliance is made impossible due to the director's revocation of a landscape permit or the revocation of the license granted herein affecting landscaping.

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

(4) Each property owner shall be responsible for maintaining the landscaping and related amenities in good repair and condition and to keep the premises safe and from deteriorating in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the landscaping and related amenities. The granting of a license for landscaping and related amenities under this section does not release the property owner

from liability in the installation or maintenance of trees, landscaping, and related amenities in the parkway.

(e) 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 director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form

approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

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

(4) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the parkway. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees or other amenities in the parkway. (Ord. 25286)

SEC. 51P-642.111. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 25286)

SEC. 51P-642.112. ADDITIONAL PROVISIONS.

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

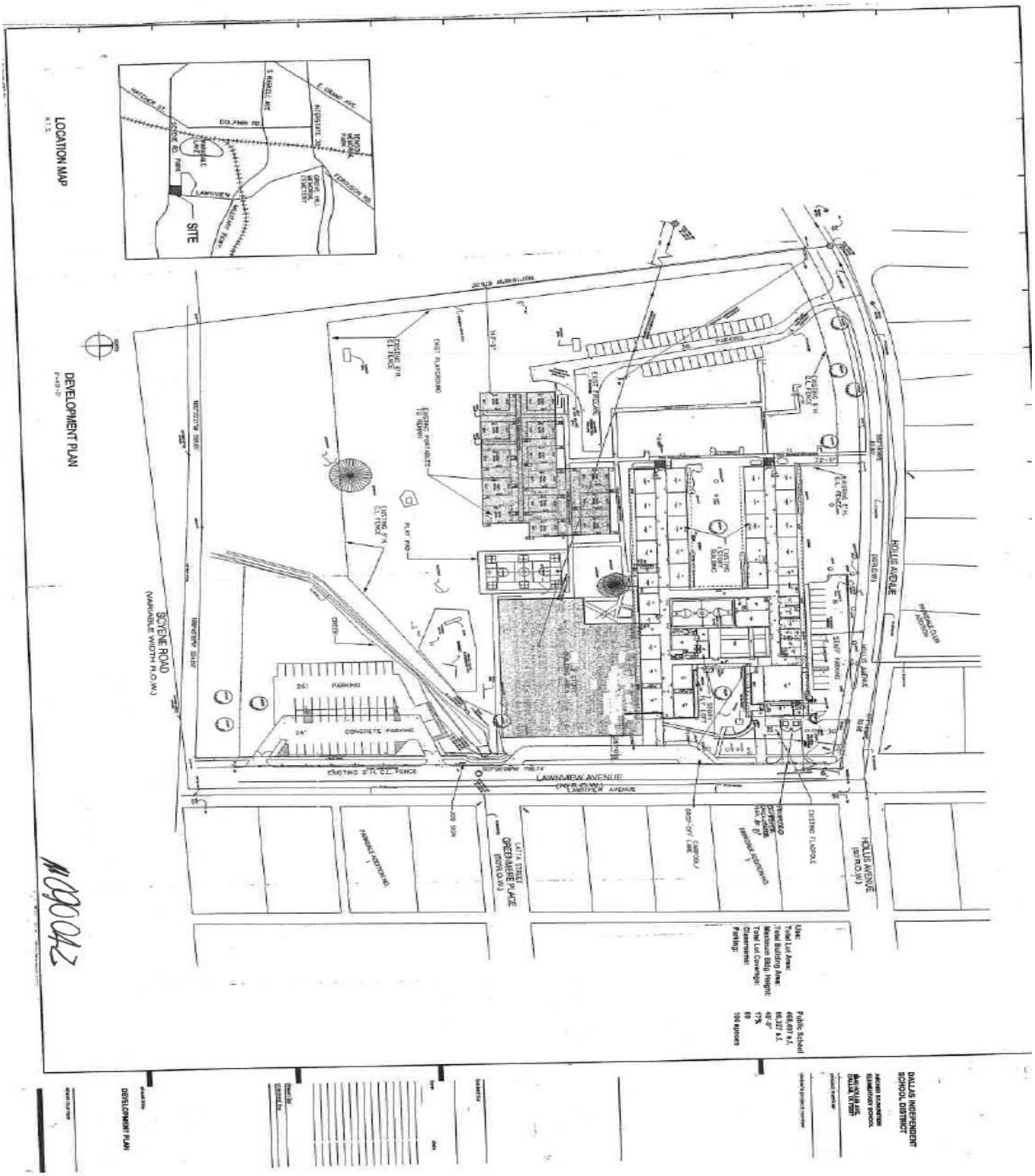
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 25286; 26102)

SEC. 51P-642.113. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit or certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 25286; 26102)

EXISTING DEVELOPMENT PLAN



PROPOSED DEVELOPMENT PLAN

January 29, 2021
PK# 1758-20.089
Z190-345

TRAFFIC MANAGEMENT PLAN

DISD ASCHER SILBERSTEIN ELEMENTARY SCHOOL
CITY OF DALLAS

Introduction

The services of **Pacheco Koch** (PK) were retained by Masterplan Consultants, on behalf of **the Dallas Independent School District**, to prepare a Traffic Management Plan (TMP) for zoning approval in the City of Dallas for Ascher Silberstein Elementary School (the "School") located at 5940 Hollis Avenue in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

School Description

- Type: Public Elementary School
- District: Dallas Independent School District
- Address: 5940 Hollis Avenue
- Grades: Pre-k – 5th
- Start/End Times: 7:45 AM – 3:00 PM
- Existing Zoning/Proposed Zoning: PD 642
- Existing Enrollment: 581 (Future Enrollment: No change)
- Drop-off Loading System: Conventional Loading System

NOTE: A "conventional loading system" at schools refers to the self-regulated method of passenger loading. Designated loading areas are not established. Upon arrival motorists choose a preferred location, typically in close proximity to the building entry, to stand (such as a curbside) or park (such as in a parking lot) while waiting for their passenger. Once passengers are loaded, vehicles may exit accordingly. Vehicle arrivals and departures are not sequential and dwell times are variable.

Pacheco Koch

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

School Access

- Adjacent Streets:
    - Hollis Avenue: Two lanes, two-way operation (one-way operation during drop-off and pick-up periods), no median
    - Lawnview Avenue: Two lanes, two-way operation, no median
    - Scyene Road: Four lanes, two-way operation, median divided
- Projected Travel Modes:
    - Bus: 5%
    - Walk: 15%
        - Sidewalk Connectivity appears to be sufficient for students to walk to and from School.
- NOTE: It is generally recommended that all applicable crosswalks/barrier free ramps/sidewalks comply with current ADA accessibility requirements. Pacheco Koch is not certified to provide a full ADA compliance inspection, which is performed by licensed inspectors during the design and permitting process. All pavement markings, traffic signs, and school zones are recommended to be upgraded at permitting as applicable and meet current city and TMUTCD standards.
    - Picked Up by Parent: 80%

*Enrollment and Travel Mode Data provided by *DISD*

School Administration Input Statement

The engineer collaborated with both the School District personnel and on-site staff/principal and Student Transportation Services as needed, before and during the process of creation of the Traffic Management Plan. Conversations having direct input from the school principal most recently occurred on Wednesday, June 17th, 2020.

NOTE: During the COVID-19 Pandemic of 2020, a portion of students significantly below the total enrollment were only attending in-person. Because of this, conditions are not normal and, out of necessity, recommendations for this study are based upon professional experience and knowledge from similar and prior studies, supplemented by on-site observations.

The site engineer, the architect and the traffic engineer have collaborated the traffic patterns of parent routes, bus routes, and recommendations of the TMP with the on-site and District personnel. The onsite and District personnel have completed a thorough review and any changes that have been discussed have been applied to this version of the plan.

TRAFFIC MANAGEMENT PLAN

Most recent on-site dismissal observations were conducted on Wednesday, December 16, 2020. A summary of existing conditions is stated below:

Field Observed Traffic Management Operations

Dismissal consists of a single dismissal group. The school is surrounded by two local streets – Hollis Avenue and Lawnview Avenue. Parent traffic is to enter the area and queue along both curbsides of Hollis Avenue. Vehicles enter from the west and travel eastbound as Hollis Avenue is one-way during the pick-up and drop off periods. As students enter the vehicles, the vehicles travel eastbound and exit onto Lawnview Avenue. Also, vehicles travel southbound to queue within the provided queuing area on-site along Lawnview Avenue adjacent to the school property.

Queuing within the site along Lawnview Avenue operates as a two-line queue. Cones are placed in the middle of the road to force vehicles to exit the southern driveway as a right-turn only. Assistance is provided for vehicles exiting the southern driveway by authorized personnel. All other queuing on Lawnview Avenue occurs along both curbsides.

See **Exhibit 2** for specific parent routes for entering and exiting the immediate vicinity of the school campus area.

Student crossings with crossing guards for Lawnview Avenue are located at the south leg of the intersection of Lawnview Avenue at Hollis Avenue and the south leg of the intersection of Lawnview Avenue at Greenmere Place.

Staff assistance shall be present to allow students to enter and exit the school building in a safe and efficient manner.

Special Education bus loading/unloading is mixed in with parent vehicles to load/unload students from the provided recessed area along Lawnview Avenue. Only one bus was observed at the time of field observations.

Parking lots for staff and visitor traffic are accessible via Hollis Avenue and Lawnview Avenue.

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

1. **Enforce School Faculty and Staff to Park within School Property Parking Lot by Installing Time Restricted "No Parking" Signs –** To remove school-generated parking on Hollis Avenue, time restricted signs are to be installed to force faculty and staff to park within school property parking lots. This will also provide more queuing capacity along Hollis Avenue.

2. **Install School Zone with Appropriate Signage and Flashers for Hollis Avenue –** Install school zone with appropriate signage and flashers for Hollis Avenue.

Acknowledgement Statement

REVIEW AND COMMITMENT

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

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

_____ _____
Signature Date

Name: _____

Title: _____

_____ _____
Police Department Signature Date

Name: _____

Title: _____

END OF MEMO

Vehicle Accumulation/Capacity		Notes
Projected Enrollment	662	Students
Deductions:		
By School Bus (5%)	33	Students (DISD Estimated)
By Walking (15%)	99	Students (DISD Estimated)
Other (0%)	0	Students (DISD Estimated)
Students by Pick-up/Drop-off	530	Students
Engineer Recommended Rate:	5.12	lf of max. queue per student
Average Length of Vehicle:	23.5	lf/veh (Pacheco Koch Observed)
Projected Maximum Vehicle Accumulation*:	115	Vehicles (2,703 lf)
Projected On-Site Capacity:	20	Vehicles (470 lf)
DEFICIT	-96	

*Validated by actual observed max queues

NOTE: During the COVID-19 Pandemic of 2020, a portion of students significantly below the total enrollment were only attending in-person.

GENERAL NOTES:

1. The subject school administration shall issue a formal communication that summarizes the intent of the Traffic Management Plan at least once every school year.
2. Front of queue must begin at the edge of pavement as shown on the plan, thus requiring students to walk to the front of the driveways. This is to maximize on-site queuing.
3. Parent drop-off activity in the morning has a similar protocol as the parent pick-up in the afternoon. Generally, excessive traffic delays and queuing were not evident during the morning peak.

LEGEND

- ⇦ - Pedestrian Access Point
- ~ - Queue Area (Conventional Loading)
- ⇆ - Circulation/Flow
- ▭ - School Bus Loading/Unloading
- ▯▯▯▯ - Crosswalk
- oooo - Pedestrian Route
- [ ] - School Zone
- •••• - Traffic Cones
- Δ - Crossing Guard(s)

ADJACENT ROADWAYS:

Hollis Avenue: 2-lane, undivided local street
Lawnview Avenue: 2-lane, undivided local street
Scyene Road: 4-lane, divided highway

TMP MANAGEMENT STRATEGIES

Student ID System: *Conventional Loading System*
# of Staff Assistance: *None*
# of Crossing Guards: *None*

BACKGROUND:

Approving Agency: City of Dallas
Event/Type: Public School (Elementary School)
Event Organizer: DISD Public School
Event Time(s)/Date (s): Weekday mornings & evenings
On-Site Contact: Mr. Pasticzny/Principal/(972) 794-1900

NOTE: This drawing is conceptual only and does not reflect a detailed design. Site plan designed and provided by others.

RECOMMENDATIONS

1. Enforce School Faculty and Staff to Park within School Property Parking Lot by installing Time Restricted "No Parking" Signs
2. Install School Zone with Appropriate Signage and Flashers for Hollis Avenue.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HUNTER W. LEMLEY, P.E. 125343 ON 01/29/2021. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS
HUNTER W. LEMLEY
125343
LICENSED
PROFESSIONAL ENGINEER

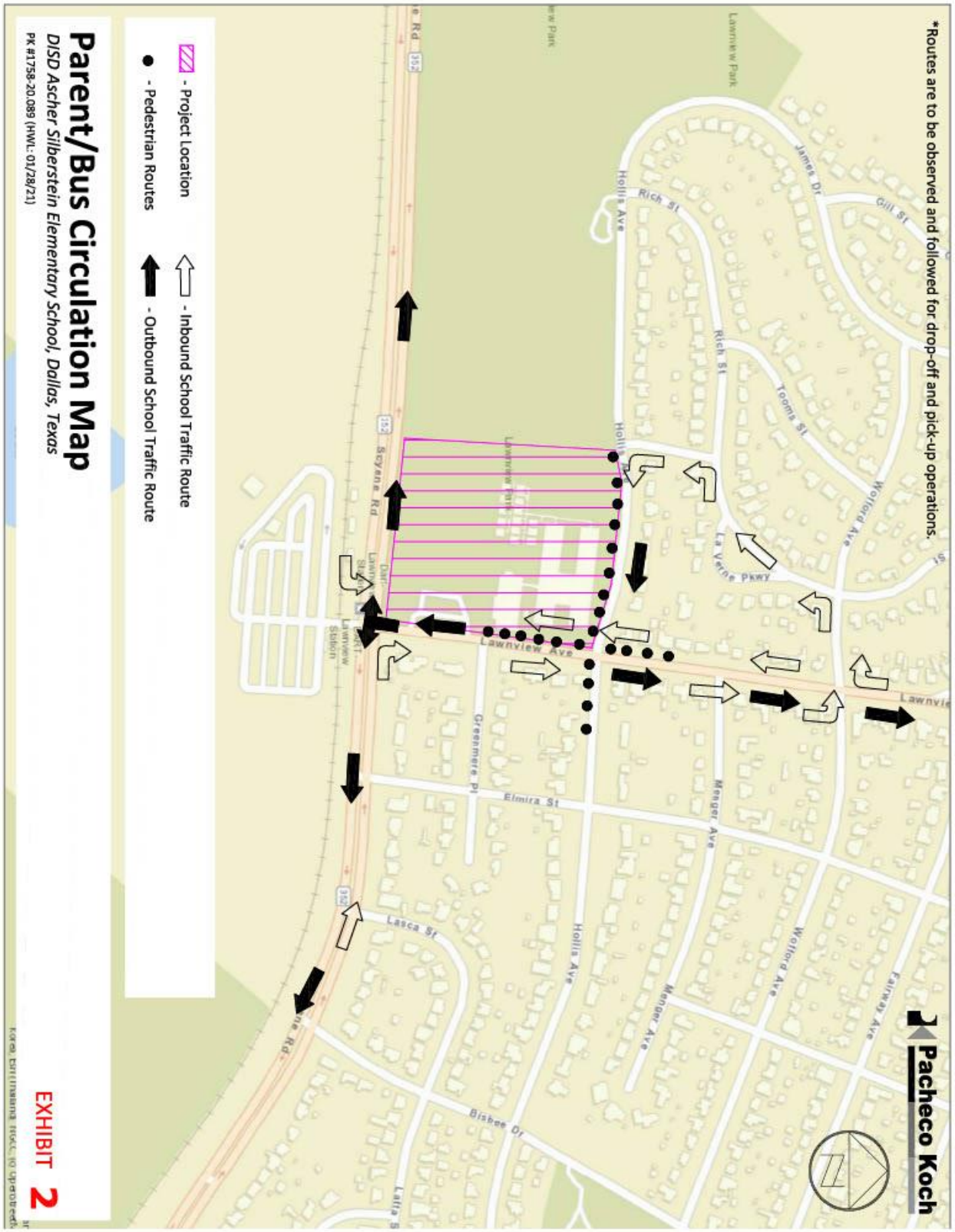
TX. REG. ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00

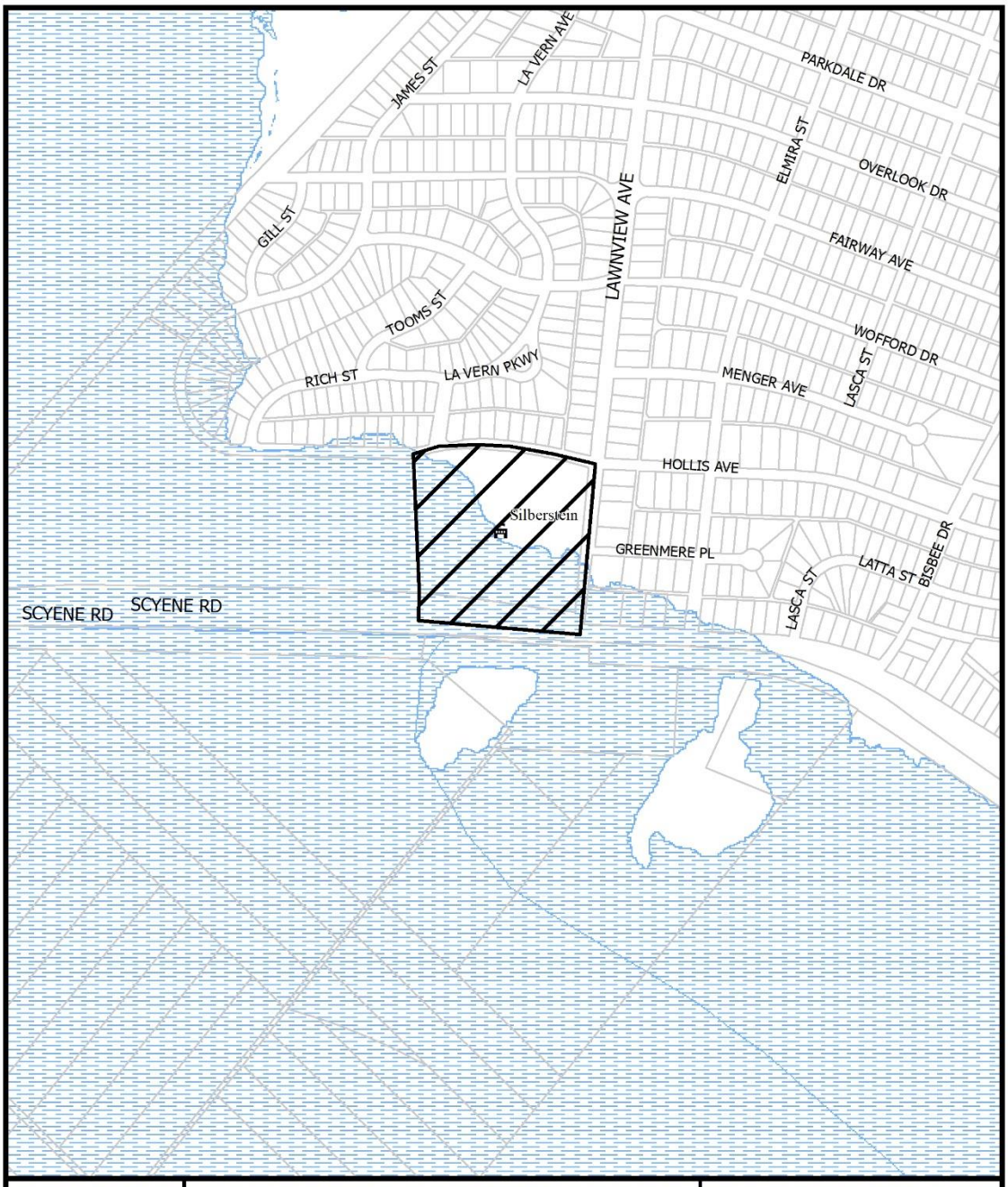
EXHIBIT 1 Z190-345

Traffic Management Plan

DISD Ascher Silberstein Elementary, Dallas, Texas

Pacheco Koch


*Routes are to be observed and followed for drop-off and pick-up operations.
Pacheco Koch
- Project Location
- Inbound School Traffic Route
- Pedestrian Routes
- Outbound School Traffic Route
Parent/Bus Circulation Map
DISD Ascher Silberstein Elementary School, Dallas, Texas
PK #1758-20.089 (HWL: 01/28/21)
EXHIBIT 2
Lawnview Park
James Dr
Gill St
Rich St
Hollis Ave
Tooms St
Wolford Ave
La Verne Pkwy
Lawnview Ave
Scyene Rd
Greenmere Pl
Elmira St
Meager Ave
Lasca St
Bisbee Dr
Fairway Ave
Wolford Ave
Meadow Ave

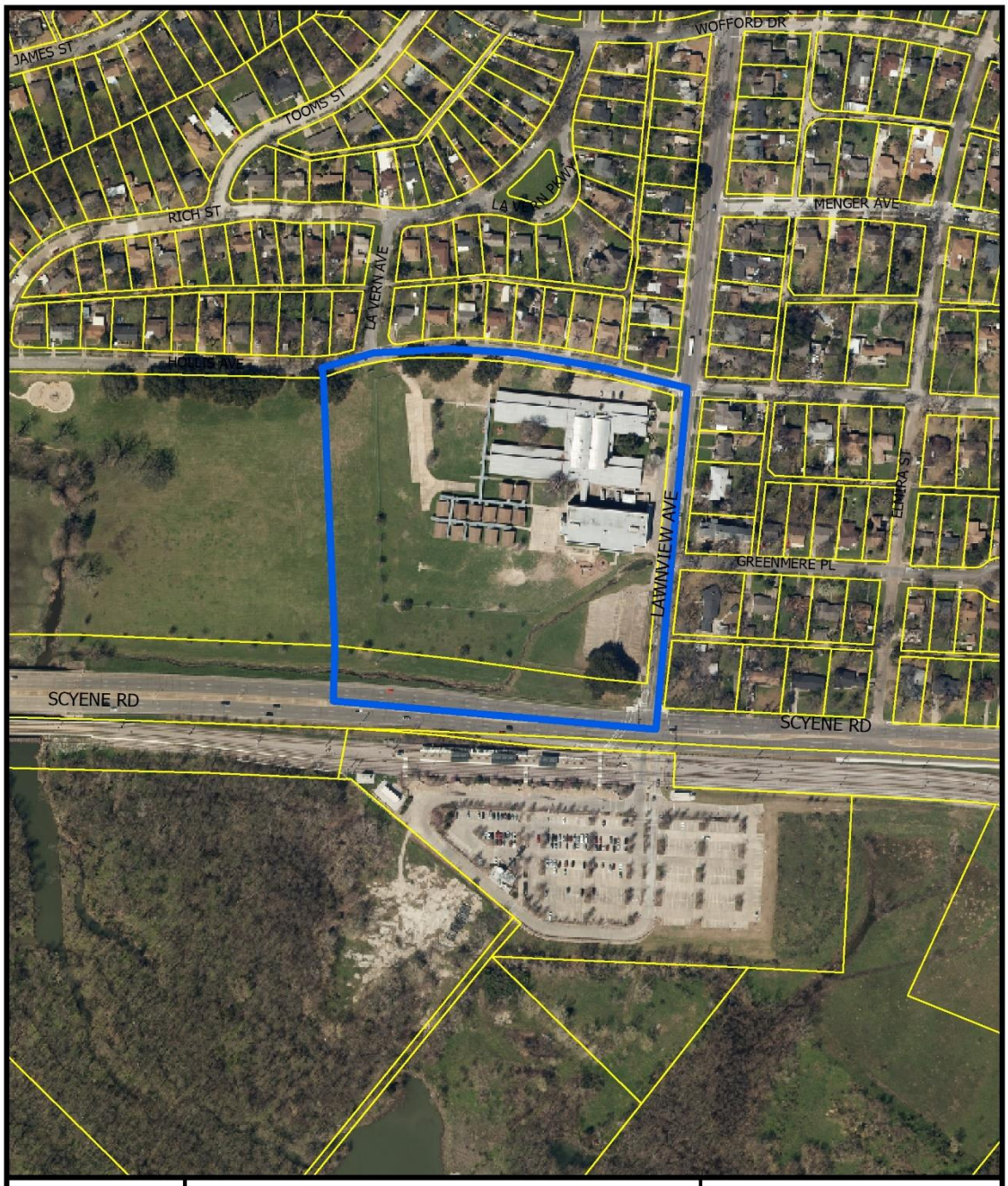


1:7,200

VICINITY MAP

Case no: Z190-345

Date: 11/17/2020



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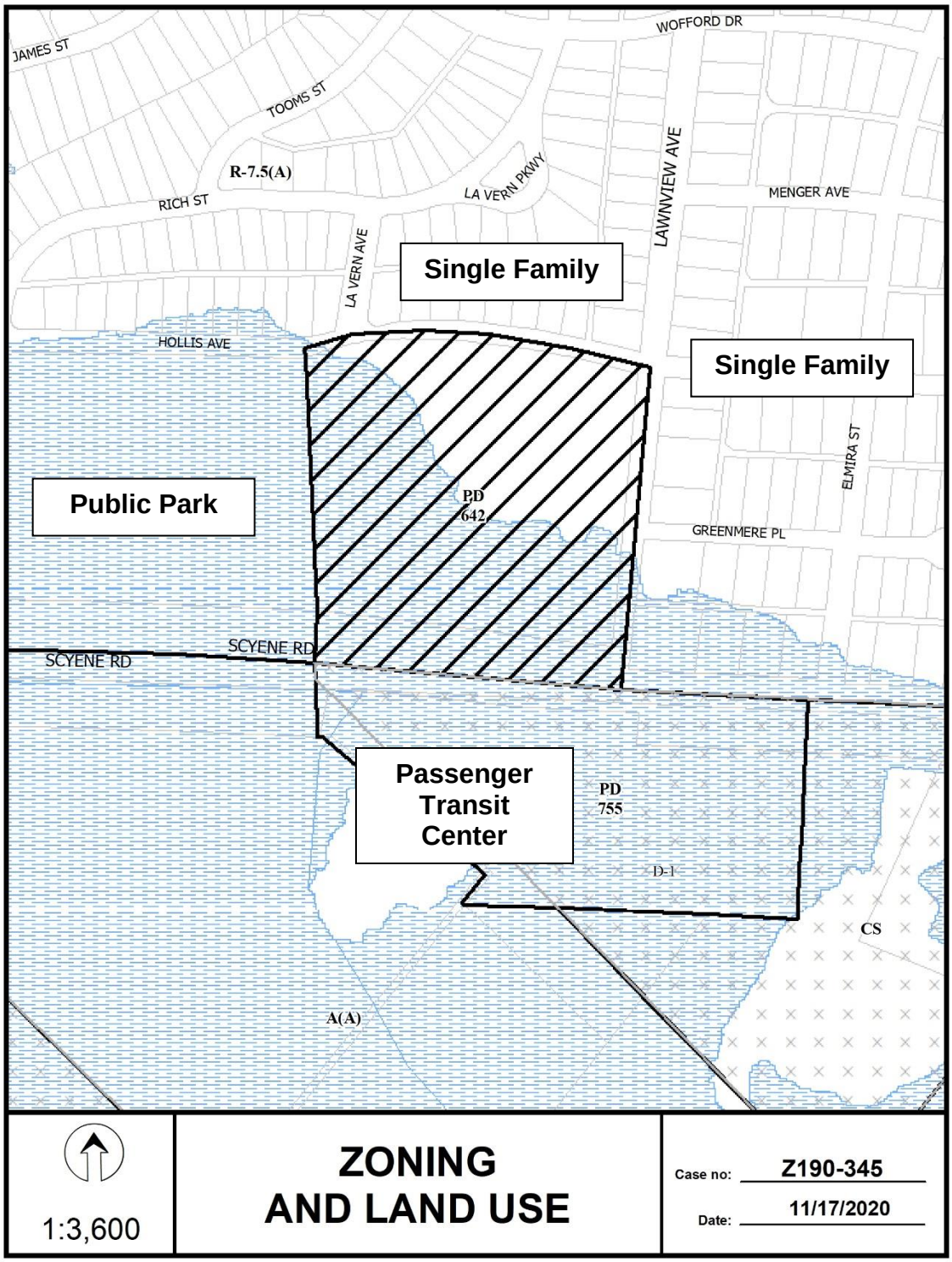
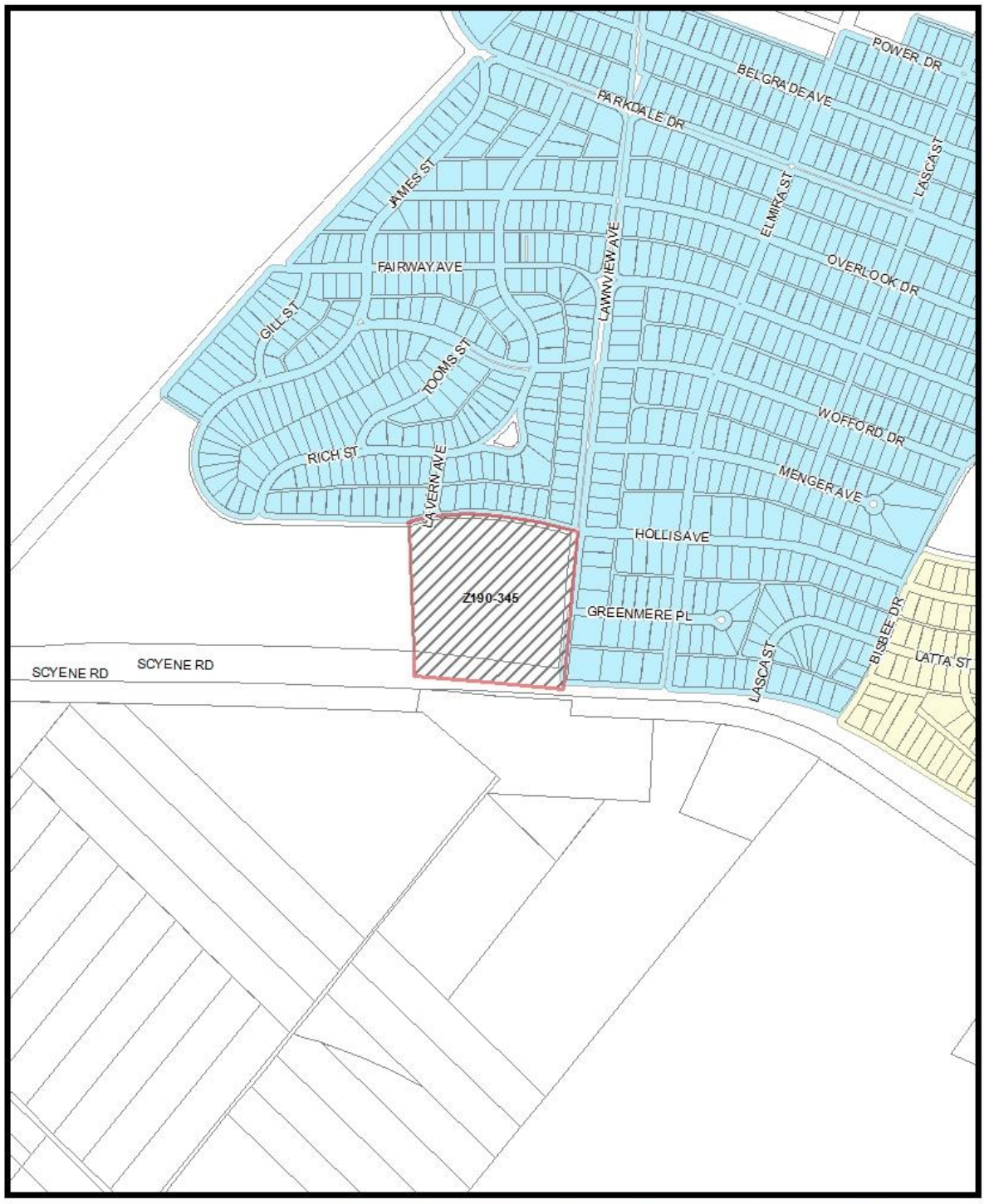
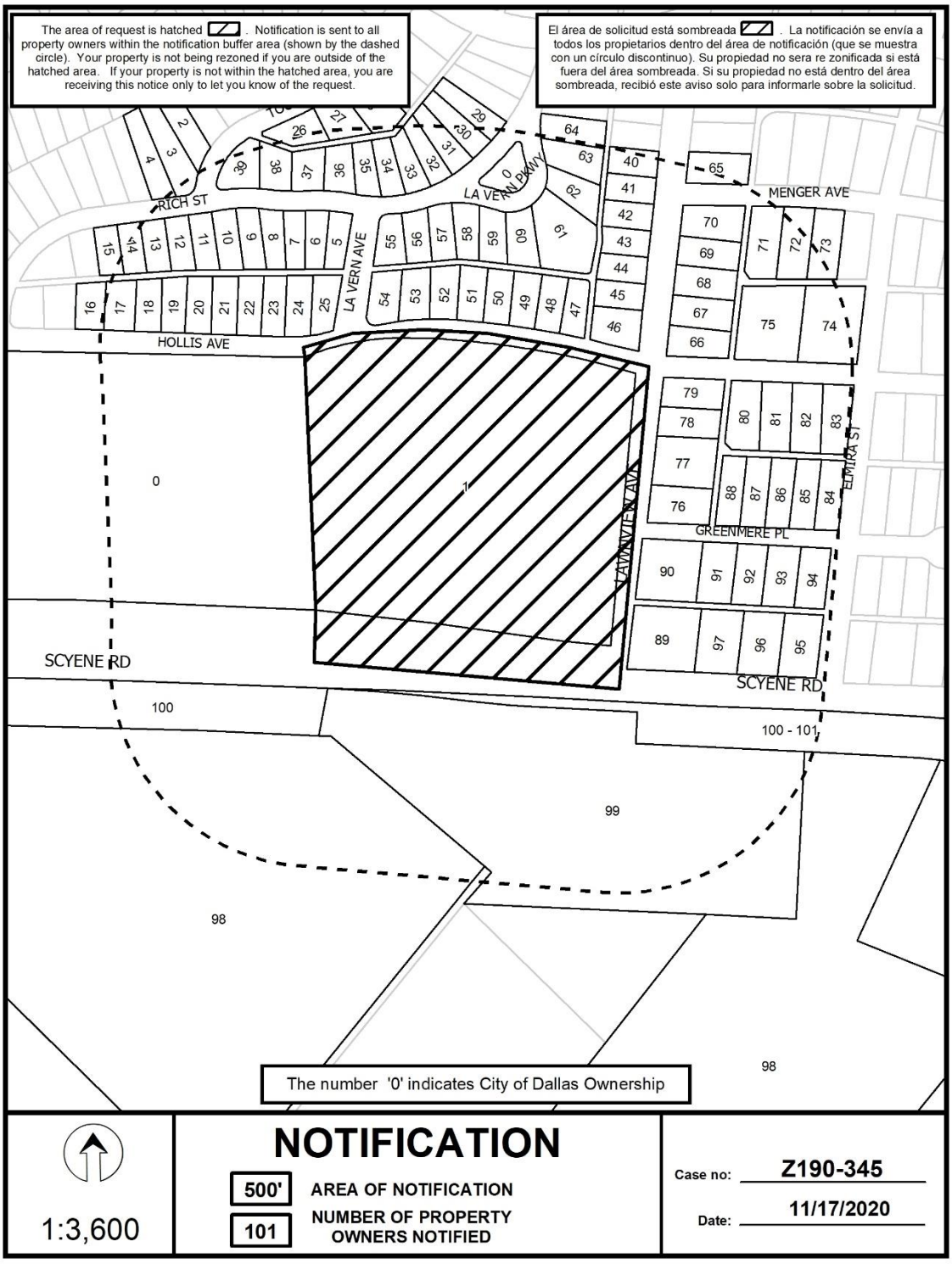
AERIAL MAP

Case no: Z190-345

Date: 11/17/2020


JAMES ST
WOFFORD DR
TOOMS ST
R-7.5(A)
RICH ST
LA VERN PKWY
LAWNVIEW AVE
MENGER AVE
LA VERN AVE
Single Family
HOLLIS AVE
Single Family
ELMIRA ST
Public Park
PD 642
GREENMERE PL
SCYENE RD
SCYENE RD
Passenger Transit Center
PD 755
D-1
CS
A(A)
1:3,600
ZONING AND LAND USE
Case no: Z190-345
Date: 11/17/2020


POWER DR
BELGRADE AVE
PARKDALE DR
LASCA ST
JAMES ST
ELMIRA ST
FAIRWAY AVE
LAWVIEW AVE
OVERLOOK DR
GILL ST
TOOMS ST
WOFFORD DR
RICH ST
LAVERN AVE
MENGER AVE
HOLLIS AVE
Z190-345
GREENMERE PL
BISBEE DR
LATTA ST
SCYENE RD
SCYENE RD
LASCA ST
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:7,200
Market Value Analysis
Printed Date: 11/17/2020


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
RICH ST
LA VERN PKWY
LA VERN AVE
MENGER AVE
HOLLIS AVE
LAWNVIEW AVE
ELMIRA ST
GREENMERE PL
SCYENE RD
SCYENE RD
0
1
98
99
100
100 - 101
98
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
101
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z190-345
Date: 11/17/2020

11/17/2020

Notification List of Property Owners

Z190-345

101 Property Owners Notified

Label #	*Address*		*Owner*
1	5940	HOLLIS AVE	Dallas ISD
2	3307	TOOMS ST	SIMMONS MARIE H
3	5755	RICH ST	KKQ PPTIES LLC
4	5751	RICH ST	SWAN STEVEN WAYNE
5	5826	RICH ST	HUTCHING BOBBIE JEAN
6	5820	RICH ST	BENITEZ EFRAIN C
7	5816	RICH ST	CHEATHAM CHARLES &
8	5812	RICH ST	GARZA DEYANIRA
9	5806	RICH ST	POLK WENDELL C &
10	5802	RICH ST	CARDOSO EVELIA J
11	5748	RICH ST	WILSON JASON W
12	5742	RICH ST	FORMBY TONI E
13	5738	RICH ST	ZAK KARIN MATHIDE
14	5732	RICH ST	CASTILLO GUADALUPE
15	5728	RICH ST	GARCIA RUBEN
16	5717	HOLLIS AVE	CHEPIL CHRISTOPHER W
17	5723	HOLLIS AVE	SYMMONDS JOANNA
18	5729	HOLLIS AVE	POINTS BARBARA L &
19	5735	HOLLIS AVE	GARTH WILBERT P &
20	5803	HOLLIS AVE	MORALES JOSE A
21	5809	HOLLIS AVE	Taxpayer at
22	5815	HOLLIS AVE	TILLIS ETHEL M
23	5819	HOLLIS AVE	MAYER ANDREW
24	5823	HOLLIS AVE	RODRIGUEZ ANGELICA &
25	5829	HOLLIS AVE	BROWN BOBBI L
26	3320	TOOMS ST	Taxpayer at

Label #	*Address*		*Owner*
27	3328	TOOMS ST	SANCHEZ ANDRES R
28	3334	TOOMS ST	MAYER ANDREW J
29	3341	LAVERNE ST	GONZALEZ JOSE P
30	3335	LAVERNE ST	RAMIREZ BARTOLO &
31	3329	LAVERNE ST	TILTON JOHN R & MARQUETTA
32	3323	LAVERNE ST	MARTINEZ EFREN
33	3317	LAVERNE ST	SALINAS JUAN &
34	3311	LAVERNE ST	SALINAS ELENA
35	3305	LAVERNE ST	SALINAS JORGE &
36	5827	RICH ST	HERNANDEZ CARLOS & MARTHA
37	5821	RICH ST	MARTIN HOWARD L & OMA DELL
38	5815	RICH ST	JAIMES LUIS & ISIS CORTES
39	5807	RICH ST	MCCLURE FREDRICK
40	3303	LAWNVIEW AVE	FLOYD DANNY
41	3231	LAWNVIEW AVE	PEREZ MARIA
42	3225	LAWNVIEW AVE	SALINAS GLORIA
43	3221	LAWNVIEW AVE	GARCIA ELODIA & LUCIO JAIMES
44	3215	LAWNVIEW AVE	VARGAS JOVANNI CASTRO
45	3211	LAWNVIEW AVE	3211 LAWNVIEW LLC
46	3203	LAWNVIEW AVE	LEMER GUILLERMO &
47	5943	HOLLIS AVE	MARTINEZ ISMAEL & MARIA E
48	5939	HOLLIS AVE	LUTHER BILLY W TR &
49	5933	HOLLIS AVE	MARTINEZ MERCEDES R &
50	5927	HOLLIS AVE	LEON FIDEL
51	5923	HOLLIS AVE	SALINAS SAMUEL
52	5917	HOLLIS AVE	MORRIS DAVID E &
53	5911	HOLLIS AVE	JOHNSON OCIE JR
54	5905	HOLLIS AVE	STEVENSON BETTY
55	3302	LA VERN AVE	RUIZ JUVENTINO & MARIA G
56	3306	LAVERNE ST	RUIZ FERNANDO
57	3312	LAVERNE ST	FLORES MARIA H

Label #	*Address*		*Owner*
58	3318	LAVERNE ST	BOSTIC BEATRICE
59	3322	LAVERNE ST	NAPHALAY MARY P
60	3328	LAVERNE ST	Taxpayer at
61	3332	LA VERN AVE	PEREZ ELOY & MARIA E
62	3336	LAVERNE ST	ANDRADE DERAMIREZ MARIA E
63	3342	LAVERNE ST	HERNANDEZ ASCENCION J &
64	3346	LAVERNE ST	HERNANDEZ MARIA DE LOS A
65	3302	LAWNVIEW AVE	RUSH DARRYL LEE & KARIN
66	3202	LAWNVIEW AVE	MENDOZA FRANCES
67	3206	LAWNVIEW AVE	BRADFORD ELLA MAE
68	3214	LAWNVIEW AVE	BARRIENTOS BRENDA
69	3220	LAWNVIEW AVE	FLORES CARLOS &
70	3226	LAWNVIEW AVE	WARBINGTON RICK
71	6018	MENGER AVE	LONG ARDIS WAYNE II
72	6022	MENGER AVE	GARCIA CYNTHIA
73	6030	MENGER AVE	OLVERA LORENZO M &
74	6035	HOLLIS AVE	ANTHONY SHIRLEY
75	6019	HOLLIS AVE	Taxpayer at
76	3102	LAWNVIEW AVE	VALERIOPEREZ ROELKY R
77	3114	LAWNVIEW AVE	GUNELS MAXINE FRANKLIN
78	3120	LAWNVIEW AVE	Taxpayer at
79	3126	LAWNVIEW AVE	MARTINEZ RAUL SR &
80	6018	HOLLIS AVE	JUAREZ LUIS & AZUCENA
81	6022	HOLLIS AVE	CRAWFORD JEFF H
82	6030	HOLLIS AVE	MARTINEZ SERGIO A
83	6034	HOLLIS AVE	WRIGHT LARRY L & VICTORIA ANN
84	6035	GREENMERE PL	HERNANDEZ JUAN ANTONIO &
85	6031	GREENMERE PL	RODRIGUEZ RICARDO &
86	6027	GREENMERE PL	PARKDALE RENTALS LLC
87	6021	GREENMERE PL	RODRIGUEZ FERNANDO
88	6017	GREENMERE PL	Taxpayer at

Label #	*Address*		*Owner*
89	3010	LAWNVIEW AVE	SMITH SHELLIE BAMBI
90	3022	LAWNVIEW AVE	RODRIGUEZ MOISES ET AL
91	6020	GREENMERE PL	ESCUTIA ALICIA
92	6026	GREENMERE PL	NEAL ROBIN
93	6032	GREENMERE PL	STEWART JANET E
94	6038	GREENMERE PL	ESCOBAR LINDA & WALTER
95	6035	SCYENE RD	LAMINACK SHARON
96	6027	SCYENE RD	DAVIS ROGER L
97	6021	SCYENE RD	LOYD ETHEL
98	6234	SCYENE RD	DART
99	5900	SCYENE RD	DALLAS AREA RAPID TRANSIT
100	401	S BUCKNER BLVD	DART
101	401	S BUCKNER BLVD	DART

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

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

FILE NUMBER: Z201-123(CT) **DATE FILED:** October 29, 2021

LOCATION: South of Rylie Road, west of Haymarket Road, north of Lyndon B. Johnson Freeway, and east of Prater Road

COUNCIL DISTRICT: 8 **MAPSCO:** 69 G; H; L

SIZE OF REQUEST: 34.21 Acres **CENSUS TRACT:** 116.02

REPRESENTATIVE: Santos Martinez, La Sierra Planning Group

OWNER/APPLICANT: Liberty Banker Life Insurance Company

REQUEST: An application for a Planned Development District for R-5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District

SUMMARY: The purpose of the request is to develop the site with approximately 200 single family dwellings on the site.

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

BACKGROUND INFORMATION:

- The area of request is zoned an R-7.5(A) Single Family District, and with the exception of a single-family structure along Haymarket Road and a few other scattered structures, the site is largely undeveloped, and is partially covered with large mature canopy trees.

- The purpose of the request is to allow for the development of the site with approximately 200 singe family dwellings. The development will also include a walking trail and open space to include amenities.

- The proposed Planned Development District will deviate from the development standards for the R-5(A) District by allowing 4,000 square foot lots. The proposed Planned Development District seeks to use the preliminary plat to satisfy development plan requirements.

- This property was the subject site in a recent case (Z189-318) in which the previous applicant proposed an RV Park use on the property. The purpose of that request was to allow for the development of the site with a recreational vehicle (RV) campground with up to 272 stalls, amenity areas and other customary uses such as manager's office and laundry room. Staff recommended denial on that case, citing the proposal was not in line with the recommendation of the Area Plan and Comprehensive Plan to protect, support and enhance the existing neighborhoods and was incompatible with the single family uses and the existing lot pattern of the neighborhood. City Plan Commission agreed with staff's recommendation and denied the request.

Zoning History:

There have been five zoning change requests in the area in the past five years.

1. Z156-273: On April 12, 2017, City Council approved Specific Use Permit No. 2232 for the placement of fill material, on property zoned an A(A) Agricultural District and an R-10(A) Singe-family District, located on the east line of Haymarket Road, south of LBJ Freeway.

2. Z189-171: On June 12, 2019, City Council approved an amendment to Specific Use Permit No. 1339 for an open-enrollment charter school, on property zoned an R-7.5(A) Single Family District, located on the northwest corner of Rylie Road and Tufts Road.

3. Z189-248: On December 11, 2019, City Council approved an NS(A) Neighborhood Service District and Specific Use Permit No. 2351 for a motor vehicle fueling station for a five-year period with eligibility for automatic renewal for additional five-year periods, on property zoned an R-7.5(A) Single Family District,

located on the northwest corner of Haymarket Road and Interstate Highway 20 [LBJ Freeway].

4. Z189-253: On July 1, 2019 an automatic renewal for Specific Use Permit No. 2100 for an open-enrollment charter school was approved for an additional five-year period, on property zoned an R-7.5(A) Single Family District, located on the southeast corner of Tufts Road and Mulberry Street.

5. Z189-283: On March 25, 2020, City Council approved an R-7.5(A) Single Family District on a property zoned an A(A) Agricultural District, located on the northwest corner of Prater Road and Tempest Drive.

6. Z189-318 On May 21, 2020, City Plan Commission denied without prejudice, a request for a Planned Development District for R-7.5(A) Single Family District uses and manufactured home park, manufactured home subdivision or campground use (limited to a campground use), on property zoned an R-7.5(A) Single Family District. [Area of request]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
Haymarket Rd.	Community Collector	60 feet	60 feet
Interstate Highway 20	Highway	Variable	-
Rylie Rd	Residential Collector	60 feet	60 feet

Traffic

The applicant submitted a Traffic Assessment Memo with this request that evaluates the existing traffic conditions around the request site and includes a traffic impact assessment. The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request together with the Traffic Assessment Memo and determined that the request will not have a negative impact on the existing street system.

STAFF ANALYSIS

Comprehensive Plan

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can

serve as a framework for assisting in evaluating the applicant's request. The request is consistent with the goals and policies of the comprehensive plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character

Neighborhood Plus Plan

4. Attract and Retain the Middle Class

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

5. Expand Homeownership

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

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

Area Plan

The *I-20 Freeway Corridor Land Use Study* was adopted by City Council in December 2000. The I-20 Freeway Corridor Land Use Study area boundary is generally located

along I-20 from Houston School Road (western boundary) to Beltline Road (eastern boundary) and extends approximately 1/8 to 1/2 mile on either side of the freeway.

The request site is located within Subdistrict No. 2. The future land use map for Subdistrict No. 2 reflects the areas west of Dowdy Ferry Road remaining agricultural with possible commercial retail development east of Dowdy Ferry Road and I-20; and encourages single family uses throughout (preferably not along the freeway frontage in the event future service roads are constructed at such time land use should be reassessed); and recommends NS(A) Neighborhood Service District zoning in areas adjacent to residential uses to encourage neighborhood serving commercial/retail services and professional offices principally servicing and compatible in scale and intensity to existing land use.

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
North	R-7.5(A) with SUP No. 1339	Open-enrollment charter school
Northeast	R-7.5(A) with SUP No. 2100	Open-enrollment charter school
East	PD No. 648	Public school, single family
Southeast	NS(A) with SUP No. 2351 CS	Undeveloped
South	R-7.5(A) A(A)	Single family, daycare, crop production
West	R-7.5(A)	Single family

Land Use Compatibility:

The area of request is zoned an R-7.5(A) Single Family District, and with the exception of a single-family structure along Haymarket Road and a few other scattered structures, the site is largely undeveloped, and is partially covered with large mature canopy trees. The entry ramp onto I-20 is bordering the site to the south. The site has no access from I-20 entry ramp. The site has frontages on Haymarket Road, Rylie Road and Prater Street.

The request site is generally surrounded by single family homes and public and open enrollment charter schools. The further surroundings include churches, a mobile home park, and crop production. The overall composition of the surrounding area consists of some established residential neighborhood in large parcels of land, newer single-family subdivisions and a non-conforming mobile home park with a denser lot pattern. Existing schools and churches that are neighborhood supporting uses, are scattered throughout the area.

The purpose of the request is to allow for a single family development and open space amenities for the neighborhood. The proposed district would incorporate main uses of an R-5(A) District and would allow for 4,000 square foot lots within the development.

Should this property remain zoned an R-7.5(A) District, the property could potentially be developed with approximately 199 homes. A standard R-5(A) zoning would allow 298 home and the proposed R-5(A) zoning with 4,000 sq. ft. minimum lot size would allow approximately 373 homes, however, the applicant has agreed to a maximum of 205 dwelling units. Staff believes the added units would not negatively impact the surrounding neighborhood but add to the housing mix in the neighborhood.

The applicant is proposing a maximum height of 30 feet with the allowance of a chimney or vent stacks, clerestory, cooling tower, elevator penthouse or bulkhead, mechanical equipment room, ornamental cupola or dome, parapet wall or deck railing limited to a height of five feet, skylights, tank designed for holding liquids, visual screens which surround roof mounted mechanical equipment extending 12 feet into above the maximum height.

Setbacks are the standard R-5(A) District requirements except corner lots with two street frontages of unequal distance, the shorter frontage is governed by this section, and the longer frontage is governed by the side yard regulations.

Access to the development will originate from Prater Street, Rylie Road, and Haymarket Road. Staff believes that the access point opening to Haymarket Road will be the most used access to the development, as there is access to the Lyndon B. Johnson Freeway just south of this access point and C.F. Hawn Freeway heading north on Haymarket Road. Thereby it limits the possible traffic accessing Prater Street, which dead ends into Lyndon B. Johnson Freeway. Rylie Road is viewed as the second most used access point.

The area plan map of future uses presents this area for single family uses and the request would help develop a large portion of undeveloped land and complete the makeup of the neighborhood. Staff recognizes the zoning for the area per the area plan call for single family dwellings.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards
	Front	Side/Rear				
Existing: R-7.5(A)	25’	5’ for SFD, 10’ other structures	1 DU/7,500 sq. ft.	30’ Max 12’ projection above specified height	45% for Residential, 25% for non-residential	RPS
R-5(A)	20’	5’ for SFD, 10’ other structures,	1 DU/ 5,000 sq. ft.	30’ Max 12’ projection above specified height	45% for Residential, 25% for non-residential	RPS
Proposed PD for R-5(A) uses	20’	Side: 5’ Rear 7’	1 DU/ 4,000 sq. ft.	30’ Max 12’ projection above specified height	45% for Residential, 25% for non-residential	Open Space

The uses permitted in R-7.5(A) and R-5(A) are the same.

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading spaces must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Parking requirements for R-5(A) and R-7.5(A) Districts require one space per dwelling unit. The applicant will need to meet this requirement at the permitting stage of the development.

Landscaping:

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

Open Space:

A minimum of 2 acres of open space will be provided for the site in several locations. The largest being in northeast corner of the development. The development must include recreational amenities that include but is not limited to playground equipment, art, pavilions, gazebos, exercise stations, pedestrian benches, swimming pools, soccer fields, or dog parks.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. Only a small portion of the site is located within the E category. Adjacent properties to the west, north and east, and further south, are located within the E category. Properties further northeast are also located within the G category.

LIST OF OFFICERS

Liberty Bankers Life Insurance Company

Bradford A. Phillips – President, Sole Officer

PROPOSED PD CONDITIONS

ARTICLE ____.
PD ____.

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

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

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

PD ____ is established in the general area_____. The size of PD ___ is approximately _____ acres.

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

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

(1) RECREATIONAL AMENITIES means elements that are used for physical exercise or enjoyment and includes but is not limited to playground equipment, art, pavilions, gazebos, exercise stations, pedestrian benches, swimming pools, soccer fields, or dog parks.

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

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

SEC. 51P____.104 EXHIBITS.

The following exhibit is incorporated into this article: Exhibit ____A: Conceptual plan.

SEC. 51P-____.105. CONCEPTUAL PLAN

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

SEC. 51P-____.106. DEVELOPMENT PLAN

(a) For single family and handicapped group dwelling uses, a preliminary plat may serve as the development plan and must be submitted to city plan commission for approval.

(b) A final plat for single family development may make minor deviations from the lot and street configuration shown on the preliminary plat provided that the final plat does not increase the number of lots or provide additional access points.

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

The only main uses permitted are those main uses permitted in the R-5(A) Single Family District, subject to the same conditions applicable in the R-5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-5(A) Single Family District is subject to DIR in this district, etc.

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

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-5(A) Single Family District apply.

(b) Front yard.

(1) Minimum front yard is 20 feet.

(2) For corner lots with two street frontages of unequal distance, the shorter frontage is governed by this section, and the longer frontage is governed by the side yard regulations.

(c) Side yard. A five foot minimum side yard is required for main structures.

(d) Rear yard. A seven foot minimum rear yard is required for main structures. No minimum rear yard is required for accessory structures under 15 feet in height.

(e) Floor area ratio. No minimum required for single family uses.

(f) Height.

(1) Maximum building height shall be 30 feet.

(2) The following structures may project a maximum of 12 feet above the maximum structure height:

(a) Chimney or vent stacks.

(b) Clerestory.

(c) Cooling tower.

(d) Elevator penthouse or bulkhead.

(e) Mechanical equipment room.

(f) Ornamental cupola or dome.

(g) Parapet wall or deck railing limited to a height of five feet.

(h) Skylights.

(i) Tank designed for holding liquids.

(j) Visual screens which surround roof mounted mechanical equipment.

(g) Lot coverage.

(1) For residential structures, maximum lot coverage is 60 percent.

(2) For all nonresidential uses, maximum lot coverage is 40 percent.

(h) Lot size. Minimum lot area for residential use is 4,000 square feet.

(i) Maximum Number of Dwelling Units. A maximum 205 dwelling units shall be permitted.

SEC. 51P-____.109. DESIGN STANDARDS

(a) Sidewalks.

(1) A minimum five-foot wide unobstructed sidewalk is required. Tree grates, pedestrian streetlamps, utility poles, and service boxes do not count toward the minimum unobstructed sidewalk width. Sidewalks must be level across all driveways and curb cuts. Sidewalks shall be installed in accordance with city standards upon the construction of new right of way.

(2) A minimum of 9400 linear feet of sidewalks shall be provided within the development at the completion of all phases.

r

(b) Lighting.

(1) Lighting must be provided at regular intervals with a spacing of no greater than 60 feet along _____, with the exception of visibility triangles and vehicular drives, in order to provide lighting on sidewalks and walkways to enhance pedestrian safety.

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

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

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

See Article VI.

SEC. 51P.___.112. LANDSCAPING.

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

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

SEC. 51P-____-113. SIGNS.

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

SEC. 51P-____.114. OPEN SPACE

(a) A minimum of 2 acres of open space must be provided.

(b) Recreational Amenities. Open space areas shall have a minimum of three recreational amenities. These amenities include but are not limited to structures that are used for physical exercise or enjoyment, playground equipment, pavilions, gazebos, pedestrian benches, trash receptacles, swimming pools, dog parks, art, water features, shade structures, street furnishings, pop-up cafés, a plaza, seating areas, a pocket park, merchandise displays, and occasional public activities (such as farmers markets or art shows, subject to city permitting requirements), and may be located within the required front yard setback. Pop up café's, merchandise displays, and occasional public activities (such as farmers markets or art shows) shall not be used to satisfy the minimum three requirements.

SEC. 51P-____.115. ADDITIONAL PROVISIONS

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

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

(c) Each single-family dwelling within the subdivision must erect a wooden board fence, six feet in height along the rear property line and the side lot lines of the lot on which such single-family dwelling is situated.

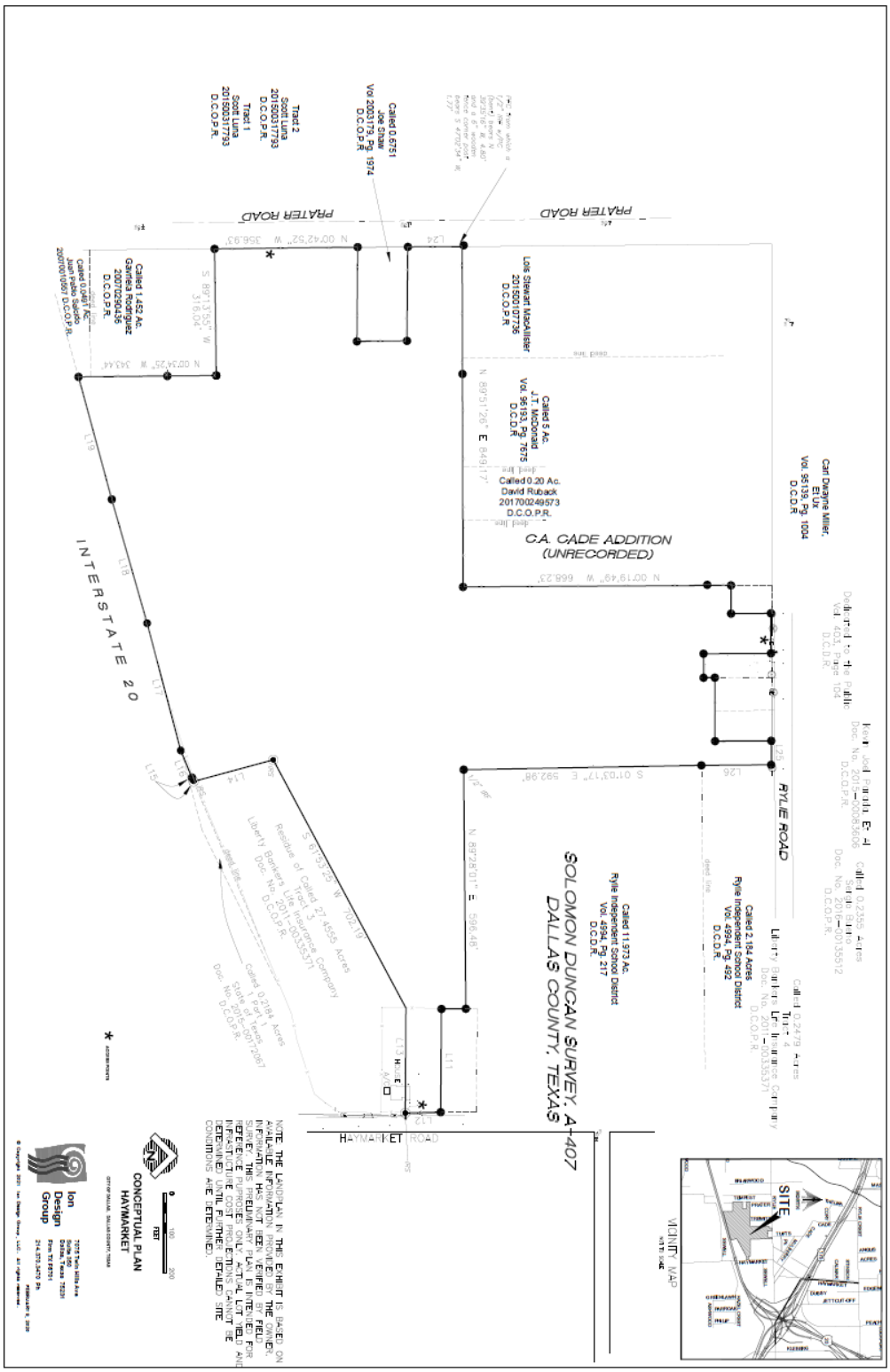
(d) Exterior walls of each single-family dwelling within the subdivision are recommended to be not less than eighty percent brick.

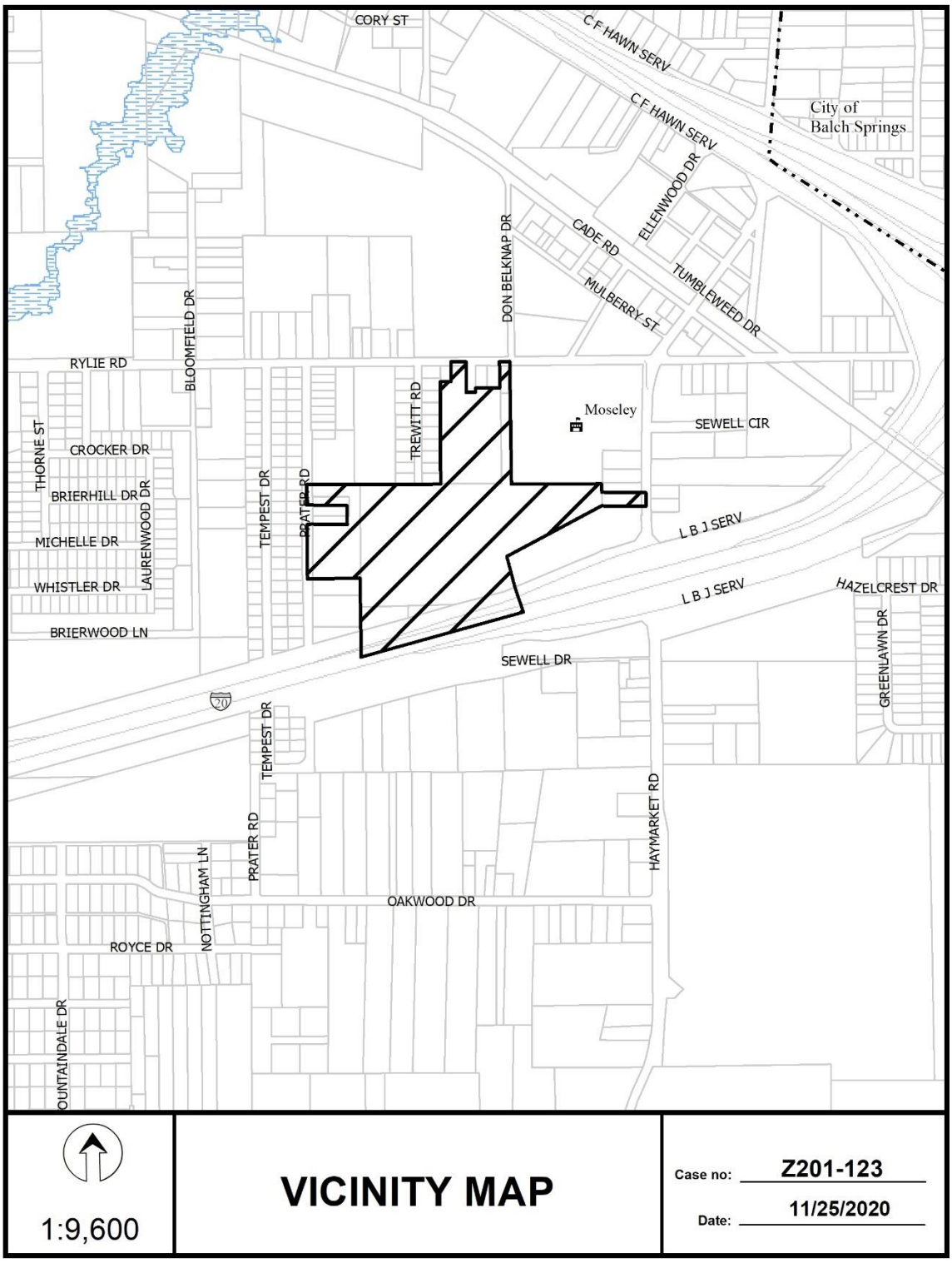
SEC. 51P-_____.116. COMPLIANCE WITH CONDITIONS.

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

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

PROPOSED CONCEPTUAL PLAN




CORY ST
C F HAWN SERV
C F HAWN SERV
City of
Balch Springs
ELLENWOOD DR
DON BELKNAP DR
CADE RD
TUMBLEWEED DR
MULBERRY ST
BLOOMFIELD DR
RYLIE RD
THORNE ST
CROCKER DR
BRIERHILL DR
LAURENWOOD DR
MICHELLE DR
WHISTLER DR
BRIERWOOD LN
TEMPEST DR
PRATER RD
TREWITT RD
Moseley
SEWELL CIR
L B J SERV
L B J SERV
HAZELCREST DR
GREENLAWN DR
SEWELL DR
20
TEMPEST DR
PRATER RD
NOTTINGHAM LN
HAYMARKET RD
OAKWOOD DR
ROYCE DR
OUNTAINDALE DR
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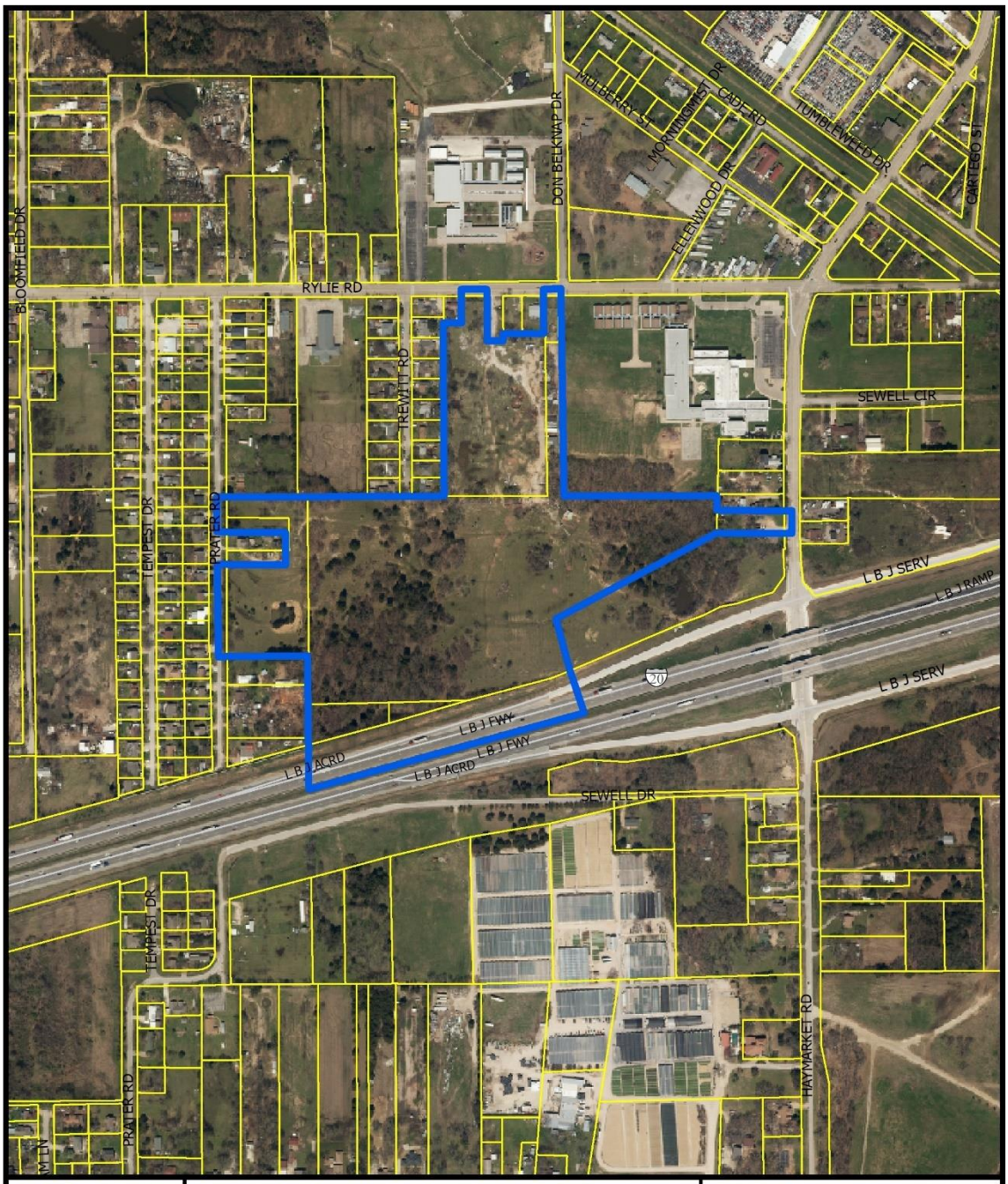
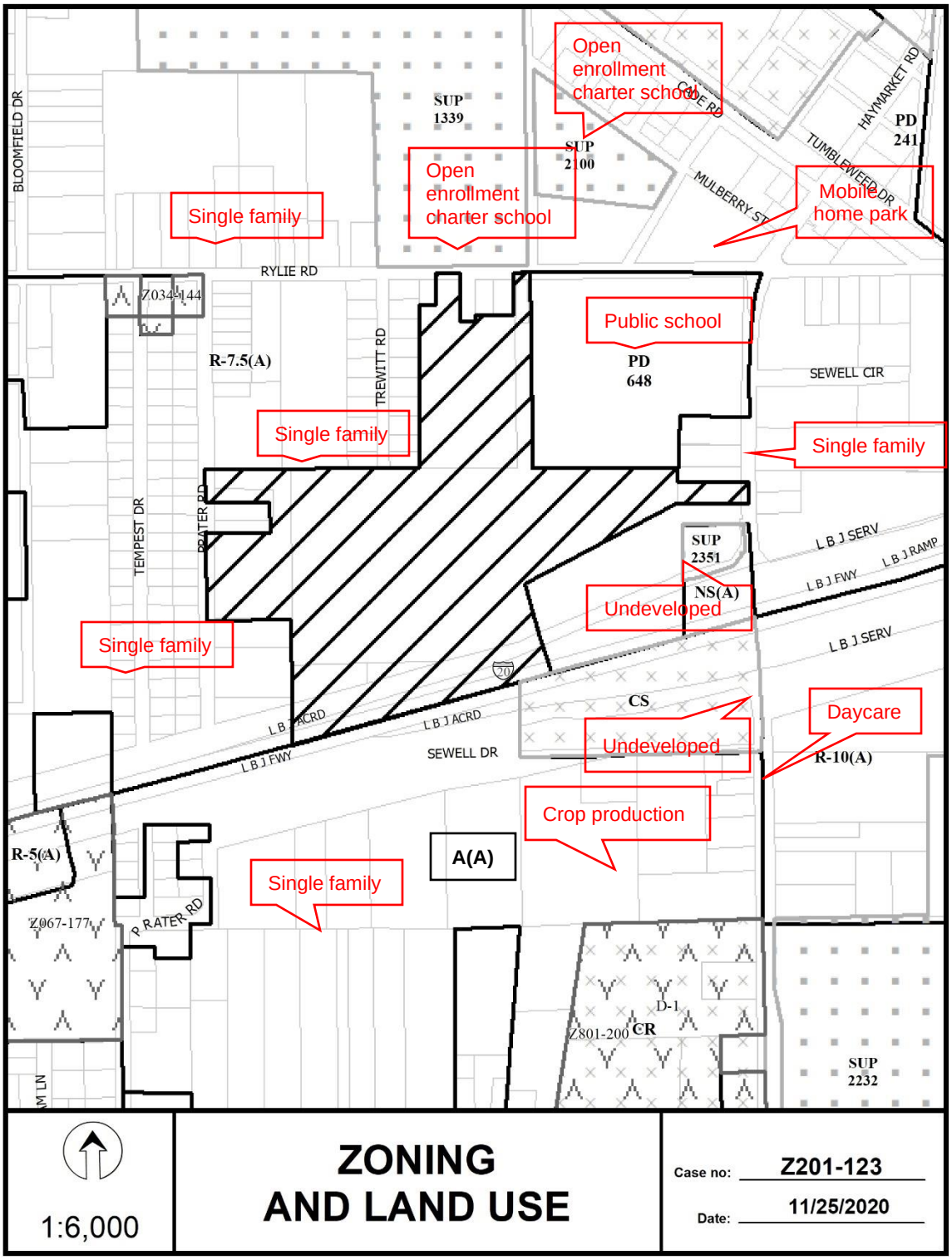
VICINITY MAP
Case no: Z201-123
Date: 11/25/2020


RYLIE RD
BLOOMFIELD DR
DON BELL WAY DR
MULBERRY ST
MORNINGMIST DR
CADET RD
TUMBLEWEED DR
CARTEGO ST
ELLENWOOD DR
TREWITT RD
SEWELL CIR
TEMPEST DR
PRATER RD
L B J SERV
L B J RAMP
L B J FWY
L B J ACRD
SEWELL DR
HAYMARKET RD
1:6,000
AERIAL MAP
Case no: Z201-123
Date: 11/25/2020


Open enrollment charter school
Open enrollment charter school
Single family
Mobile home park
Public school
Single family
Single family
Undeveloped
Single family
Daycare
Undeveloped
Crop production
Single family
SUP 1339
SUP 2100
PD 241
PD 648
SUP 2351
NS(A)
CS
R-7.5(A)
R-10(A)
R-5(A)
A(A)
D-1 CR
SUP 2232
BLOOMFIELD DR
RYLIE RD
TREWITT RD
SEWELL CIR
SEWELL DR
TEMPEST DR
PRATER RD
L B J FWY
L B J SERV
L B J RAMP
L B J ACRD
HAYMARKET RD
TUMBLEWEED DR
MULBERRY ST
CADE RD
Z034-144
Z067-177
Z801-200
ZM LN
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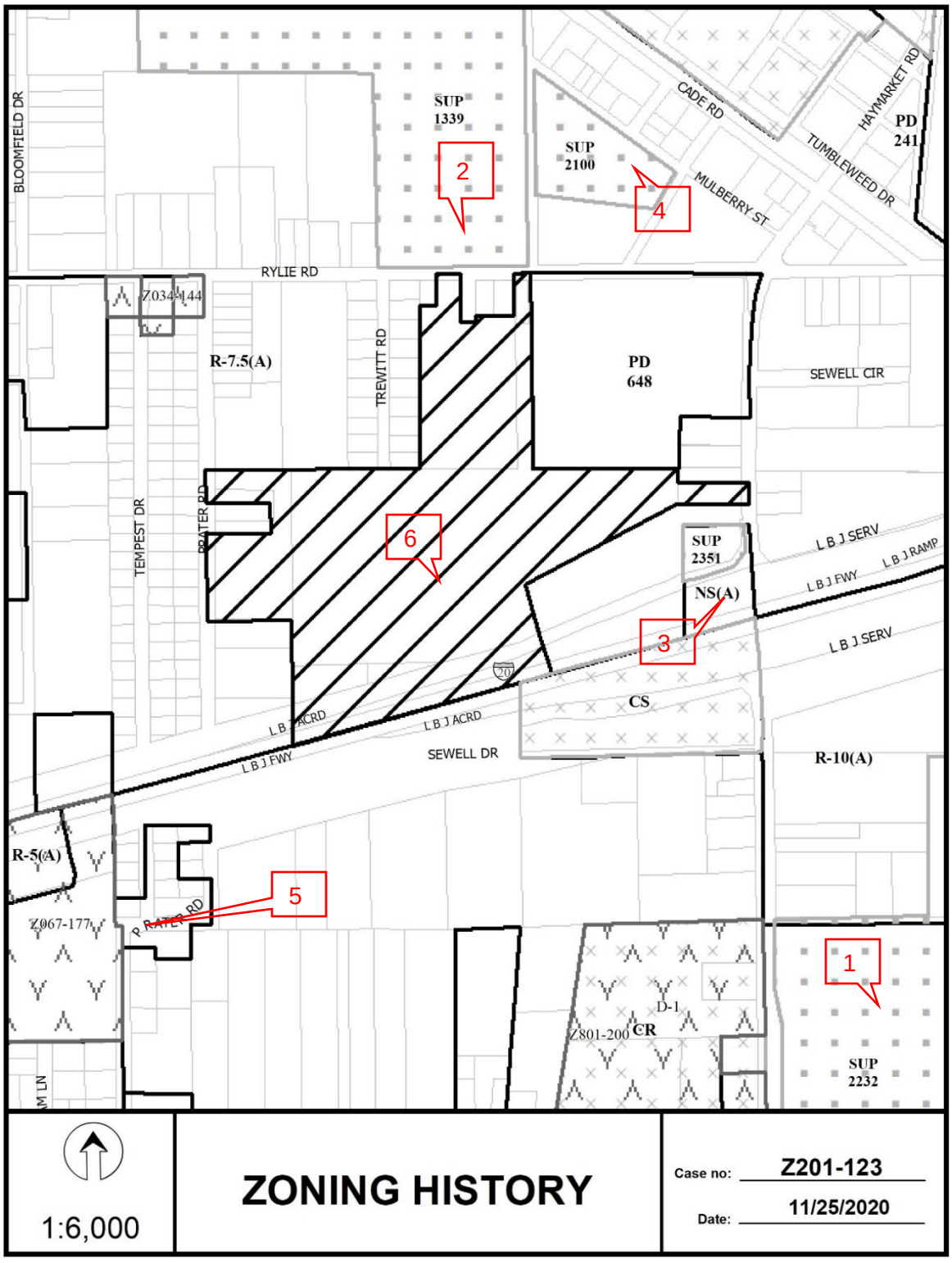
ZONING AND LAND USE
Case no: Z201-123
Date: 11/25/2020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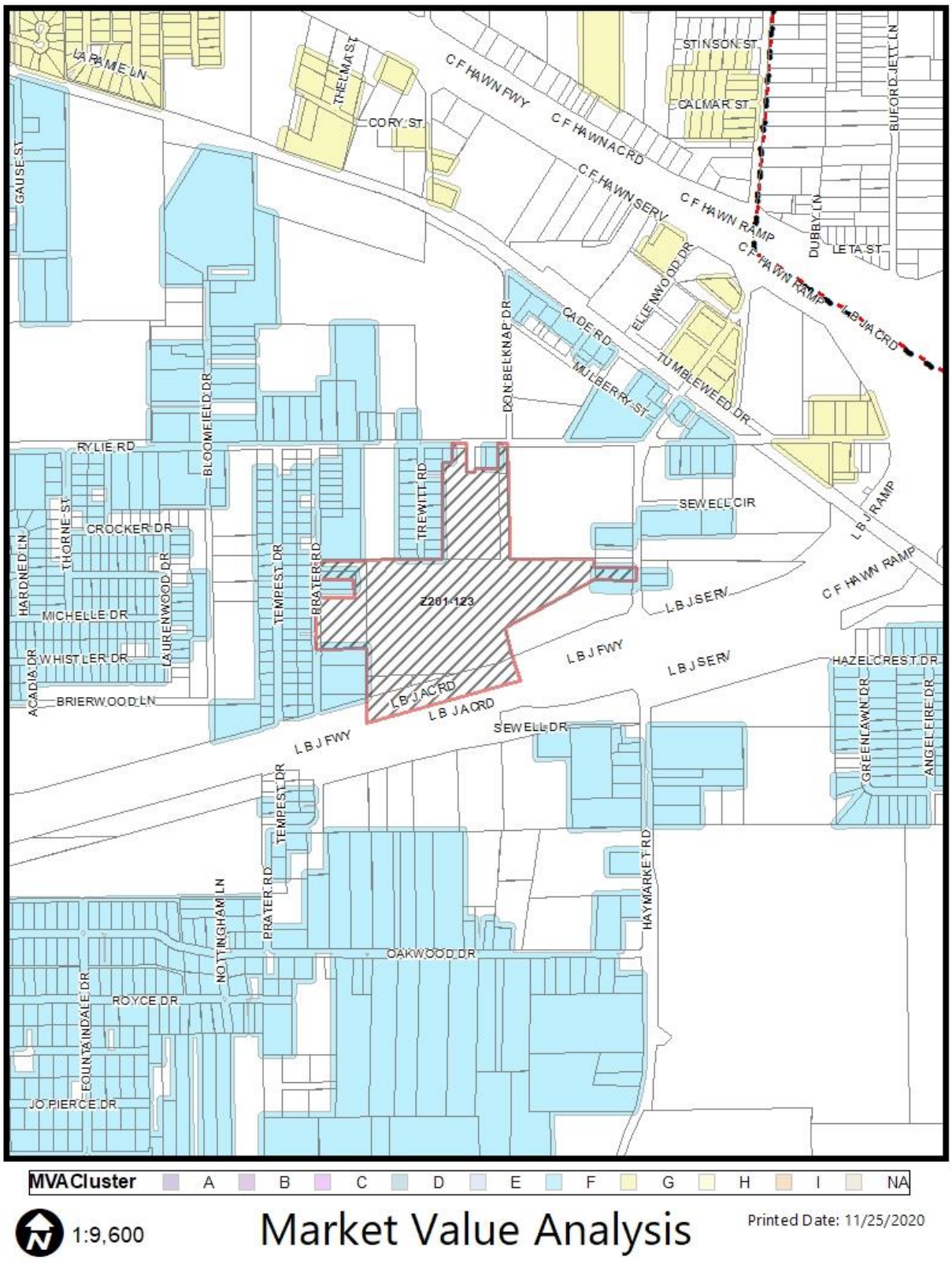
SUP 2100
4
CADE RD
HAYMARKET RD
PD 241
TUMBLEWEED DR
MULBERRY ST
RYLIE RD
Z034-144
R-7.5(A)
TREWITT RD
PD 648
SEWELL CIR
TEMPEST DR
PRATER RD
6
SUP 2351
NS(A)
3
L B J SERV
L B J FWY
L B J RAMP
L B J SERV
20
CS
L B J ACRD
L B J ACRD
L B J FWY
SEWELL DR
R-10(A)
R-5(A)
5
Z067-177
P RATER RD
1
D-1
Z801-200
CR
SUP 2232
M LN
1:6,000
ZONING HISTORY
Case no: Z201-123
Date: 11/25/2020

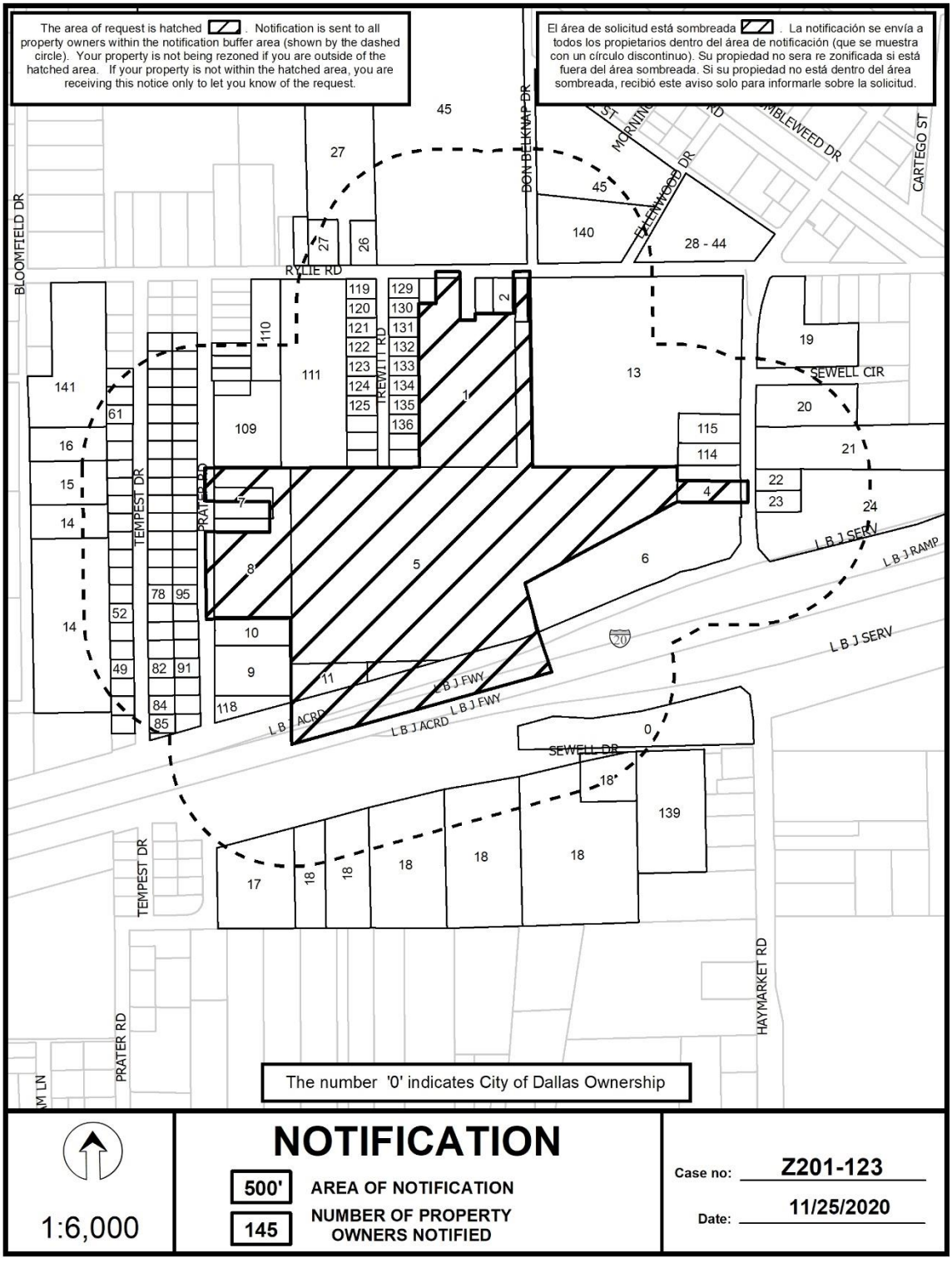


MVA Cluster A B C D E F G H I NA

1:9,600

Market Value Analysis

Printed Date: 11/25/2020


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
BLOOMFIELD DR
DON BELKNAP DR
CARTEGO ST
GREENWOOD DR
RYLIE RD
TREWITT RD
SEWELL CIR
SEWELL DR
TEMPEST DR
PRATER RD
HAYMARKET RD
L B J SERV
L B J RAMP
L B J FWY
L B J ACRD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500' AREA OF NOTIFICATION
145 NUMBER OF PROPERTY OWNERS NOTIFIED
1:6,000
Case no: Z201-123
Date: 11/25/2020

11/25/2020

Notification List of Property Owners

Z201-123

145 Property Owners Notified

Label #	***Address***		***Owner***
1	10328	RYLIE RD	Taxpayer at
2	10334	RYLIE RD	BUENO SERGIO
3	10340	RYLIE RD	Taxpayer at
4	1451	HAYMARKET RD	LIBERTY BANKERS LIFE INSURANCE CO
5	1523	HAYMARKET RD	Taxpayer at
6	1523	HAYMARKET RD	SF INVESTMENT LLC
7	1412	PRATER RD	RODRIGUEZ JOSE
8	1420	PRATER RD	Taxpayer at
9	1444	PRATER RD	RODRIGUEZ GABRIELA
10	1438	PRATER RD	HERNANDEZ MANUELA
11	1479	PRATER RD	Taxpayer at
12	26979	LBJ FWY	Taxpayer at
13	10400	RYLIE RD	Dallas ISD
14	1416	BLOOMFIELD DR	MUNOZ RACHEL NICOLE
15	1400	BLOOMFIELD DR	LOMELI ALFREDO &
16	1400	BLOOMFIELD DR	ZUNIGA RAMIRO &
17	1538	PRATER RD	WHITE KENNETH RAY
18	10230	SEWELL RD	RUIBAL FARMS LP
19	10510	SEWELL CIR	SEWELL CIRCLE LP
20	10510	SEWELL CIR	BUENO NORBERTO & MARIA
21	1430	HAYMARKET RD	GALVAN FRANCISCO
22	1450	HAYMARKET RD	MARTINEZ MARIA D C &
23	1454	HAYMARKET RD	BERLANGA MARIA L
24	1508	HAYMARKET RD	MILLARD MATTHEW
25	10239	RYLIE RD	MALDONADO BLAS &
26	10249	RYLIE RD	SANCHEZ JOSE SANTOS

11/25/2020

Label #	*Address*		*Owner*
27	10245	RYLIE RD	A+ CHARTER SCHOOLS
28	1221	HAYMARKET RD	SANCHEZ LEONEL TRUSTEE
29	10850	MULBERRY ST	LARA, MARTHA
30	10850	MULBERRY ST	GARCIA VIRGINIA
31	10850	MULBERRY ST	RAMIREZ MARIA D SALAZAR
32	10850	MULBERRY ST	PIEDRA FERNANDO
33	10850	MULBERRY ST	SOTO LITZY B
34	10850	MULBERRY ST	SANABRIA, CLAUDIA
35	10850	MULBERRY ST	HERNANDEZ, IVAN PABLO
36	10850	MULBERRY ST	DIMENSIONS INVESTMENT GROUP
37	10850	MULBERRY ST	MURILLO LETICIA
38	10850	MULBERRY ST	LORENA, VILLA
39	10850	MULBERRY ST	MARTINEZ CRYSTAL
40	10850	MULBERRY ST	CABALLERO DANIEL
41	10850	MULBERRY ST	LOLLAR JESSEY
42	10850	MULBERRY ST	TREJO, JOSE
43	10850	MULBERRY ST	NAJERA JAIME
44	10850	MULBERRY ST	CALZADA LIZETH
45	1000	ELLENWOOD DR	A+ CHARTER SCHOOLS INC
46	1451	TEMPEST DR	LUVIANO YANIVE L CAMPOS
47	1449	TEMPEST DR	HERNANDEZ CARMEN
48	1445	TEMPEST DR	NAVARRETE FLORENTINO
49	1443	TEMPEST DR	DELABRA GERARDO & KARINA
50	1441	TEMPEST DR	LAWSON JAMES L
51	1437	TEMPEST DR	TORRES FABIAN & MARY L
52	1435	TEMPEST DR	WBH INVESTMENTS LLC
53	1433	TEMPEST DR	HERNANDEZ ENRIQUE &
54	1429	TEMPEST DR	TOMLIN THOMAS R
55	1427	TEMPEST DR	GUZMAN GUSTAVO
56	1425	TEMPEST DR	GOMEZ CRISTOBAL A &
57	1421	TEMPEST DR	HERNANDEZ ISAIAS &

11/25/2020

Label #	*Address*		*Owner*
58	1419	TEMPEST DR	RAMIREZ BIBIANA &
59	1409	TEMPEST DR	ZUNIGA MARIA ALEJANDRA &
60	1405	TEMPEST DR	IBARRA RICARDO JR &
61	1401	TEMPEST DR	FIGUEROA JOSE
62	1325	TEMPEST DR	BROWN SOPHIA ET AL
63	1319	TEMPEST DR	BUENO SERGIO
64	1314	TEMPEST DR	TOVAR ANA LAURA
65	1318	TEMPEST DR	MORENO MARIA EUGENIA L &
66	1322	TEMPEST DR	ALLEN VERNON & CARRIE
67	1326	TEMPEST DR	ALLEN ANGELA KAY
68	1402	TEMPEST DR	PALACIOS LEONARDO &
69	1406	TEMPEST DR	PALACIOS PATRICIA
70	1410	TEMPEST DR	GOMEZ JIMMY
71	1414	TEMPEST DR	GUZMAN JUANITA
72	1418	TEMPEST DR	Taxpayer at
73	1420	TEMPEST DR	ANGELESMANCILLA BERNARDO &
74	1422	TEMPEST DR	GUZMAN ENRIQUE G & JUANITA
75	1426	TEMPEST DR	BAKER DOROTHY
76	1428	TEMPEST DR	DUARTE RAMIRO &
77	1430	TEMPEST DR	ROGERSGONZALEZ NICOMEDES M
78	1434	TEMPEST DR	MORALES STEPHANIE M & IVAN C
79	1436	TEMPEST DR	VASQUEZ JOAQUIN DE JESUS
80	1438	TEMPEST DR	MONTGOMERY PATRICK L
81	1442	TEMPEST DR	HACKNEY RICHARD E
82	1444	TEMPEST DR	GUZMAN ANTONIO &
83	1446	TEMPEST DR	RAMIREZ JUVENTINO & JUANA
84	1450	TEMPEST DR	MONROY FELIPE
85	1452	TEMPEST DR	RODRIQUEZ GLORIA H
86	1454	TEMPEST DR	JETT MARION B &
87	1451	PRATER RD	LEYVA RUBEN & CARMEN
88	1451	PRATER RD	HENLEY DANIEL W

11/25/2020

Label #	*Address*		*Owner*
89	1449	PRATER RD	LEYVA RUBEN & MARIA
90	1445	PRATER RD	MURILLO ANTONIO
91	1443	PRATER RD	FREEMAN CYNDI
92	1441	PRATER RD	RIVERA ANGEL
93	1437	PRATER RD	CHAVEZ DANIELA
94	1435	PRATER RD	PEREZ RODOLFO BANCHI &
95	1433	PRATER RD	THOMAS JIMMIE L
96	1429	PRATER RD	LIMON FERNANDO & ANA ESPARZA
97	1427	PRATER RD	RAMIREZ ERIK AUGUSTINE
98	1425	PRATER RD	ANDRADE JOSE & ROSA
99	1421	PRATER RD	ANDRADE JOSE & ROSA M
100	1419	PRATER RD	GALVAN LAURENCIO
101	1417	PRATER RD	GARDNER SHIRLEY JEAN
102	1413	PRATER RD	DIAZ SILVERIO & DIAMANTIN
103	1409	PRATER RD	DIAZ SILVERIO G
104	1405	PRATER RD	ANDRADE JOSE
105	1401	PRATER RD	CHAVEZ GUILLERMINA GARCIA &
106	1325	PRATER RD	FUENTES ERNESTO & ABELINA
107	900009	PRATER RD	CHAVEZ GUILLERMINA GARCIA
108	1313	PRATER RD	ESPINOZA MIKE
109	1408	PRATER RD	MACALLISTER LOIS
110	10232	RYLIE RD	RODRIGUEZ JOSE
111	10240	RYLIE RD	RYLIE CHURCH OF CHRIST
112	10330	RYLIE RD	PARADA KEVIN JOEL &
113	10314	RYLIE RD	MILLER LISA GAIL
114	1437	HAYMARKET RD	LOPEZ FRANSISCO &
115	1431	HAYMARKET RD	ALBARRAN MARICELA
116	1523	HAYMARKET RD	Taxpayer at
117	1523	HAYMARKET RD	Taxpayer at
118	1450	PRATER RD	SALCIDO JUAN PABLO
119	1301	TREWITT RD	Taxpayer at

11/25/2020

Label #	*Address*		*Owner*
120	1305	TREWITT RD	GUAJARDO YOLANDA
121	1309	TREWITT RD	GOMEZ GABRIEL & MAURA
122	1315	TREWITT RD	OGAZ FRANCISCO J & THELMA
123	1319	TREWITT RD	PULIDO JAVIER & MARIA
124	1323	TREWITT RD	JUAREZ MATIAS & BEATRIZ PESINA CRUZ
125	1327	TREWITT RD	CORNELIUS WANDA
126	1331	TREWITT RD	AMARO JOSE TORRES
127	1335	TREWITT RD	HERNANDEZ AURELIO
128	1339	TREWITT RD	RUBACK DAVID
129	1300	TREWITT RD	MORA JOSE ALFREDO TIRADO &
130	1304	TREWITT RD	DE LEON JUAN &
131	1308	TREWITT RD	CASTELLANOS ASHLEY
132	1312	TREWITT RD	CARRALES RAMIRO
133	1318	TREWITT RD	DELEON E JAIME
134	1322	TREWITT RD	MARTINEZ MARIA ISABEL &
135	1326	TREWITT RD	SOLIS JUAN
136	1330	TREWITT RD	MURILLO LETICIA
137	1334	TREWITT RD	ROSALES JOSE A
138	1338	TREWITT RD	TORRES JOSE &
139	10440	SEWELL RD	LEMONS JAMES D
140	10410	RYLIE RD	RILEY CEMETERY ASSOC
141	10110	RYLIE RD	NEW HAVEN BAPTIST CHURCH
142	1330	PRATER RD	GALVAN FRANCISCO
143	3	PRATER RD	ZARZOZA EFRAIN
144	1322	PRATER RD	EDWARDS LAVONDA K
145	1336	PRATER RD	ESPINOZA BERNARDO

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

Planner: Carlos A. Talison Sr.

FILE NUMBER:	Z201-129(CT)	**DATE FILED:**	November 13, 2020
LOCATION:	East line of South Marsalis Avenue, north of Ann Arbor Avenue		
COUNCIL DISTRICT:	4	**MAPSCO:**	65 E
SIZE OF REQUEST:	±1.42 acres	**CENSUS TRACT:**	59.01

OWNER/APPLICANT: Patricia Hawkins

REQUEST: An application for a TH-1(A) Townhouse District on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow for the development of the property with townhome dwelling units.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is zoned an R-7.5(A) District and is currently undeveloped.
- The purpose of the request is to allow for the development of the property with townhome dwelling units.

Zoning History:

There have been no zoning changes in the surrounding area, in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Marsalis Avenue	Minor Arterial	100 feet
Ann Arbor Avenue	Community Collector	60 feet

Traffic:

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

STAFF ANALYSIS

Comprehensive Plan

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

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

NEIGHBORHOOD PLUS PLAN

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

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

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family District	Undeveloped
North	R-7.5(A) Single Family District	Single Family
West	R-7.5(A) Single Family District	Single Family
East	R-7.5(A) Single Family District	Single Family
South	CR Community Retail	Retail
Southeast	CR Community Retail with D Liquor Control Overlay	Retail

Land Use Compatibility:

The request is for an TH-1(A) Townhouse District on the subject site. The applicant proposes townhouse dwellings on the property. At this time, the applicant does not have a set number of proposed dwellings for the property. Under the existing R-7.5(A) zoning, the site would be allowed to develop with approximately eight single family homes on the property. The proposed TH-1 Zoning would allow for approximately nine townhomes on the property.

Uses surrounding the request site consist of single family dwellings to the west, north, and east of the subject site and a general merchandise or food store uses to the south and southeast of the subject site.

The proposed TH-1(A) District is considered a low-density, single family district. The subject site will perform as a buffer from the intensity of the CR Community Retail District to the south and the R-7.5(A) District to the north. The property is located on the east line of South Marsalis, a minor arterial, and is just north of Ann Arbor Avenue, a community collector, being near the intersection of these streets limits the intrusion into the surrounding neighborhood. Due to more restrictive setback of R-7.5(A) District that shares

the block face with the subject site, block continuity would create a 25-foot setback for the property.

Staff supports the zoning change as the TH-1(A) District can serve as a buffer from the CR Community Retail District and the R-7.5(A) Single Family District and add housing stock to the area.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
Existing: R-7.5(A)	25’	5’ For single family structures OTHER: Side: 10’ Rear: 15’	1 DU/ 7,500 sq. ft.	30’	45% for res 25% for non res	Single Family
Proposed: TH-1(A)	No Minimum Due to more restrictive setback of R-7.5(A) District, block continuity would require a 25’ setback for the property	No min. for single family Side: 5’ for duplex 10’ other Rear: 10’ duplex & 10’ other	6 DU per acre	36’	60% res 25% nonres	Single Family

Uses:

The uses in the R-7.5(A) and TH-1 Districts are very similar. Both districts are classified as single family districts. Most uses that required obtain a Specific Use Permit are standard across both districts. The TH-1 District does allow for more residential uses including duplex and retirement housing by Specific Use Permit. Below is a use comparison table for existing and proposed districts:

R-7.5(A) – Existing	TH-1(A) – Proposed
(A) Agricultural uses. -- Crop production	(A) Agricultural uses. -- Crop production.
(B) Commercial and business service uses. None permitted.	(B) Commercial and business service uses. None permitted.
(C) Industrial uses. -- Gas drilling and production. [SUP] -- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]	(C) Industrial uses. -- Gas drilling and production. [SUP] -- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]
(D) Institutional and community service uses. -- Adult day care facility. [SUP] -- Cemetery or mausoleum. [SUP] -- Child-care facility. [SUP] -- Church. -- College, university or seminary. [SUP] -- Community service center. [SUP] -- Convent or monastery. [SUP] -- Foster home. [SUP] -- Library, art gallery, or museum. [SUP] -- Public or private school. [SUP]	(D) Institutional and community service uses. -- Adult day care facility. [SUP] -- Cemetery or mausoleum. [SUP] -- Child-care facility. [SUP] -- Church. -- College, university or seminary. [SUP] -- Community service center. [SUP] -- Convalescent and nursing homes, hospice care, and related institutions. [SUP] -- Convent or monastery. [SUP] -- Foster home. [SUP] -- Library, art gallery, or museum. [SUP] -- Public or private school. [SUP]
(E) Lodging uses. None permitted.	(E) Lodging uses. None permitted.
(F) Miscellaneous uses. -- Carnival or circus (temporary). [By special authorization of the building official.] -- Temporary construction or sales office.	F) Miscellaneous uses. -- Carnival or circus (temporary). [By special authorization of the building official.] -- Temporary construction or sales office.
(G) Office uses. None permitted.	(G) Office uses. None permitted.
(H) Recreation uses. -- Country club with private membership. [SUP] -- Private recreation center, club, or area. [SUP] -- Public park, playground, or golf course.	(H) Recreation uses. -- Country club with private membership. [SUP] -- Private recreation center, club, or area. [SUP] -- Public park, playground, or golf course
(I) Residential uses. -- Handicapped group dwelling unit. [See Section 51A-4.209(3.1).] -- Single family.	(I) Residential uses. -- Duplex. -- Retirement housing. [SUP] -- Handicapped group dwelling unit. [See Section 51A-4.209(3.1).]

R-7.5(A) – Existing	TH-1(A) – Proposed
	-- Single family.
(J) Retail and personal service uses. None permitted.	(J) Retail and personal service uses. None permitted
(K) Transportation uses. -- Private street or alley. [SUP] -- Transit passenger shelter. [See Section 51A-4.211.] -- Transit passenger station or transfer center. [SUP]	(K) Transportation uses. -- Private street or alley. [SUP] -- Transit passenger shelter. -- Transit passenger station or transfer center. [SUP]
(L) Utility and public service uses. -- Electrical substation. [SUP] -- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).] -- Police or fire station. [SUP] -- Radio, television, or microwave tower. [SUP] -- Tower/antenna for cellular communication. [See Section 51A-4.212 (10.1).] -- Utility or government installation other than listed. [SUP]	(L) Utility and public service uses. -- Electrical substation. [SUP] -- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).] -- Police or fire station. [SUP] -- Radio, television, or microwave tower. [SUP] -- Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).] -- Utility or government installation other than listed. [SUP]
(M) Wholesale, distribution, and storage uses. -- Recycling drop-off container. [See Section 51A-4.213 (11.2).] -- Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]	(M) Wholesale, distribution, and storage uses. -- Recycling drop-off container. [See Section 51A-4.213 (11.2).] -- Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading spaces must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Parking requirements for single family uses in the TH-1(A) District require one space per dwelling unit. The applicant will need to meet this requirement at the permitting stage of the development.

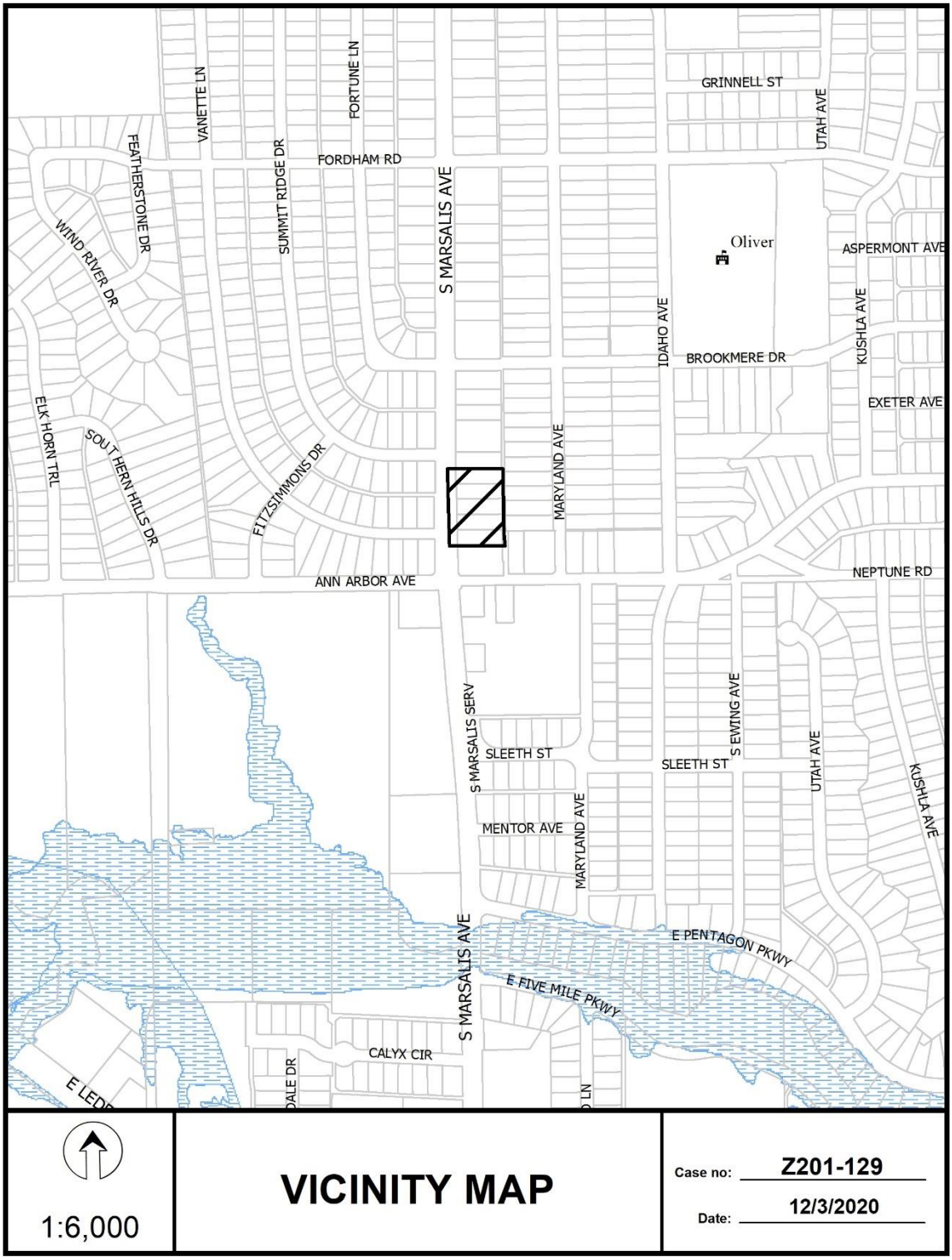
Landscaping:

Landscaping of the property must be provided in accordance 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 to orange, representing the weakest markets. The area of request is not within an identifiable MVA category; however, it is in proximity to a “G” cluster to the west and “H” cluster to the north and east.

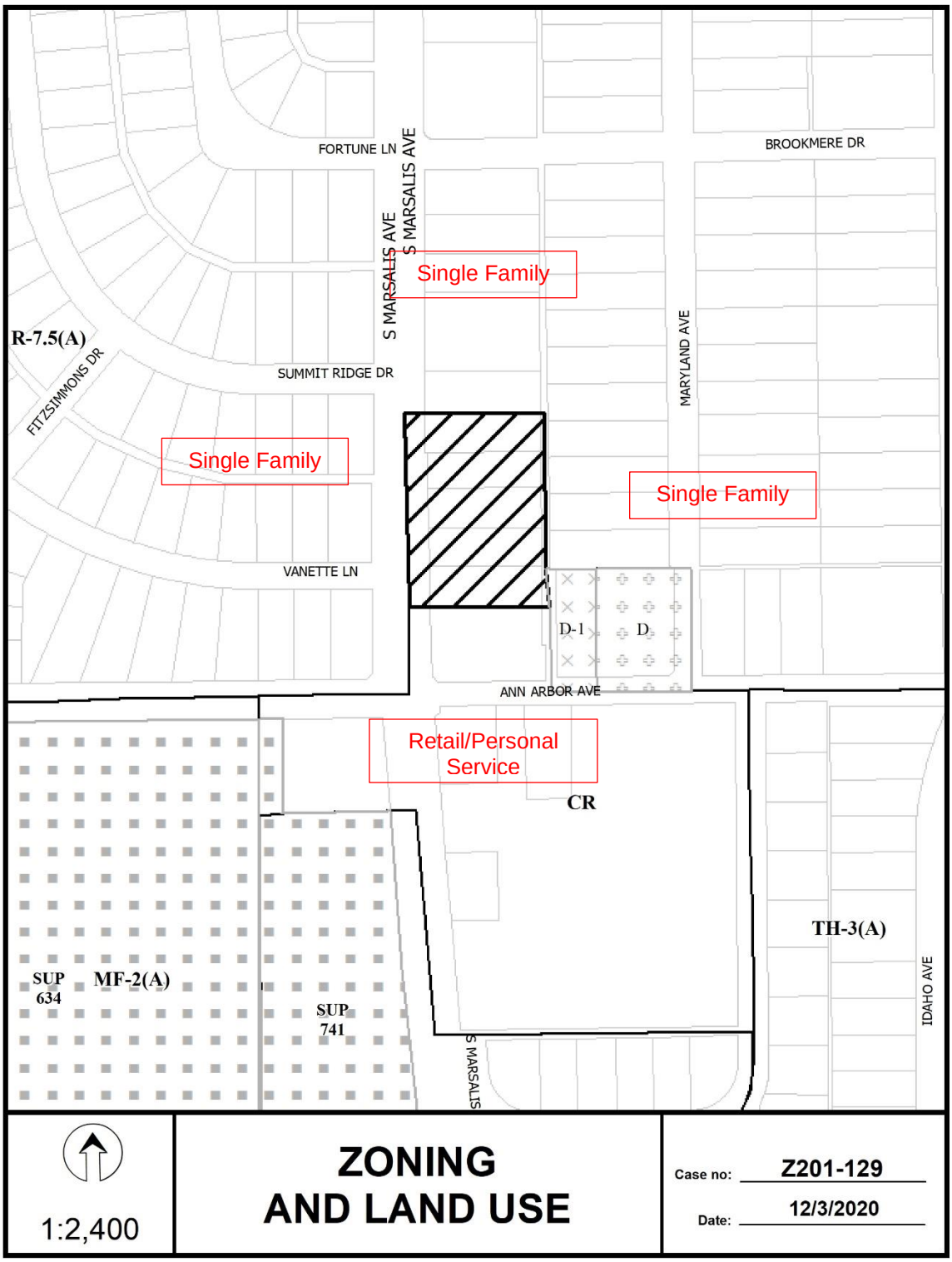

GRINNELL ST
VANETTE LN
FORTUNE LN
UTAH AVE
FEATHERSTONE DR
FORDHAM RD
SUMMIT RIDGE DR
S MARSALIS AVE
Oliver
ASPERMONT AVE
WIND RIVER DR
IDAHO AVE
KUSHLA AVE
BROOKMERE DR
EXETER AVE
ELK HORN TRL
SOUTHERN HILLS DR
FITZSIMMONS DR
MARYLAND AVE
NEPTUNE RD
ANN ARBOR AVE
S MARSALIS SERV
S EWING AVE
SLEETH ST
SLEETH ST
UTAH AVE
KUSHLA AVE
MENTOR AVE
MARYLAND AVE
E PENTAGON PKWY
S MARSALIS AVE
E FIVE MILE PKWY
CALYX CIR
1:6,000
VICINITY MAP
Case no: Z201-129
Date: 12/3/2020

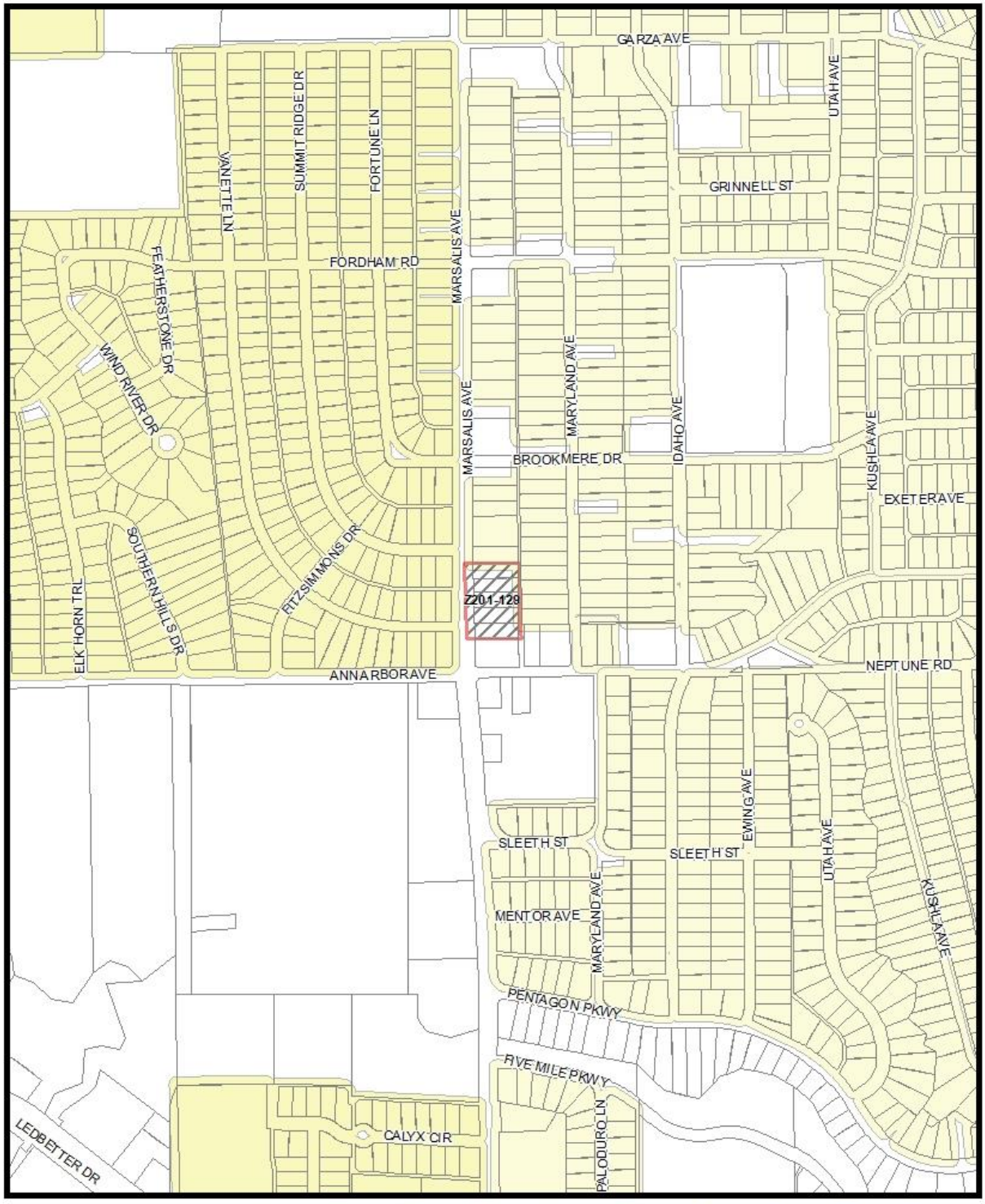
1:2,400

AERIAL MAP

Case no: Z201-129

Date: 12/3/2020


FORTUNE LN
S MARSALIS AVE
S MARSALIS AVE
BROOKMERE DR
Single Family
R-7.5(A)
FITZSIMMONS DR
SUMMIT RIDGE DR
MARYLAND AVE
Single Family
Single Family
VANETTE LN
D-1
D
ANN ARBOR AVE
Retail/Personal Service
CR
TH-3(A)
SUP 634
MF-2(A)
SUP 741
S MARSALIS
IDAHO AVE
1:2,400
ZONING AND LAND USE
Case no: Z201-129
Date: 12/3/2020



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

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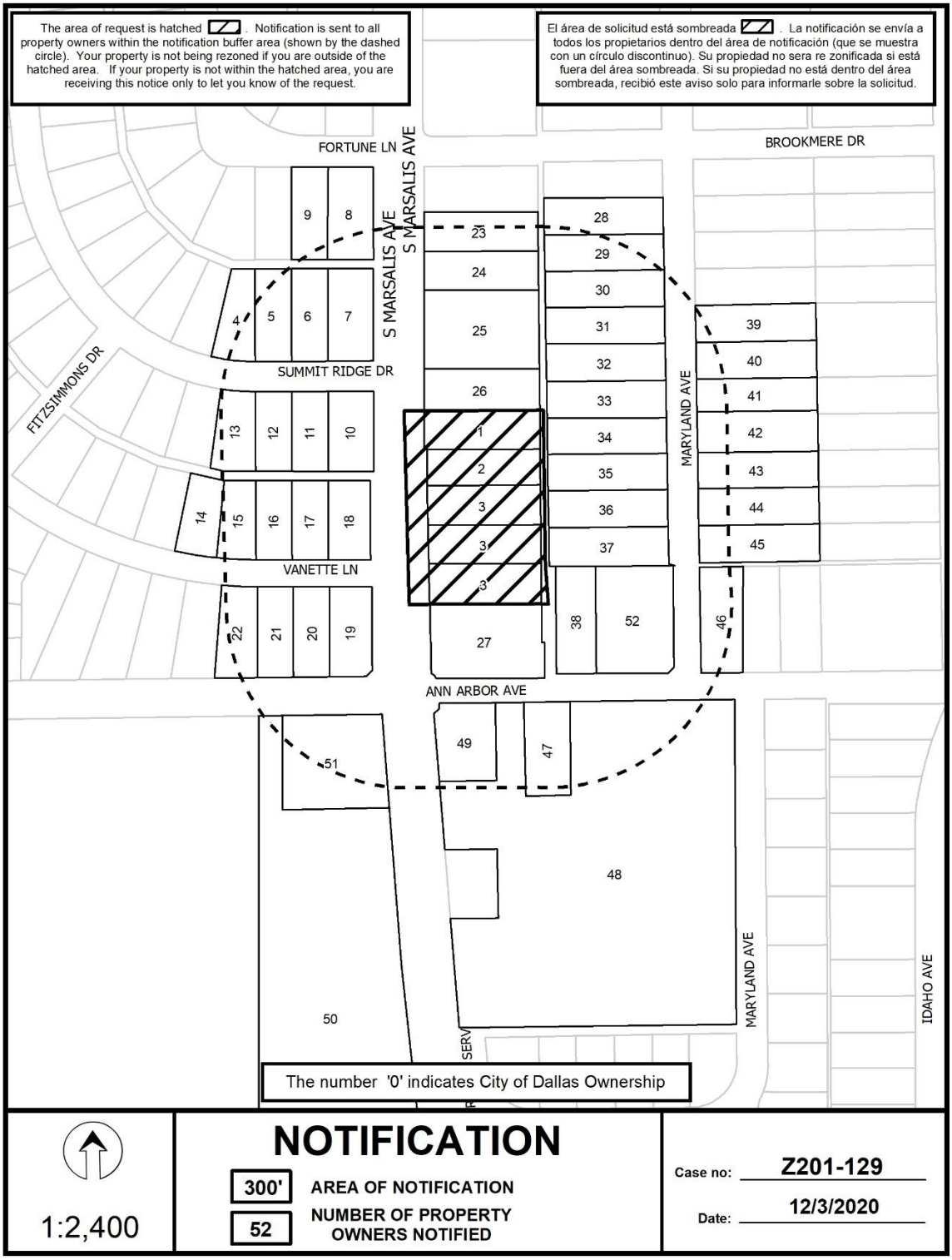
Market Value Analysis

Printed Date: 12/3/2020


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
FORTUNE LN
BROOKMERE DR
S MARSALIS AVE
SUMMIT RIDGE DR
FITZSIMMONS DR
MARYLAND AVE
VANETTE LN
ANN ARBOR AVE
IDAHO AVE
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300' AREA OF NOTIFICATION
52 NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z201-129
Date: 12/3/2020

12/03/2020

Notification List of Property Owners

Z201-129

52 Property Owners Notified

Label #	*Address*		*Owner*
1	4304	S MARSALIS AVE	HAWKINS PATRICIA JO ANN
2	4310	S MARSALIS AVE	HAWKINS PATRICIA DEAL
3	4314	S MARSALIS AVE	HAWKINS PATRICIA
4	4242	SUMMIT RIDGE DR	DUPREE MINNIE L
5	4246	SUMMIT RIDGE DR	ALLEN KELTON
6	4250	SUMMIT RIDGE DR	HAWKINS SYBIL L
7	4254	SUMMIT RIDGE DR	Taxpayer at
8	4149	FORTUNE LN	GRADY HAZEL
9	4145	FORTUNE LN	GILLESPIE CHONITA NICOLE
10	4255	SUMMIT RIDGE DR	LEE LELA MAE
11	4251	SUMMIT RIDGE DR	JACKSON WILLIE FAYE
12	4247	SUMMIT RIDGE DR	HERNANDEZ MARIA ELENA
13	4243	SUMMIT RIDGE DR	HENDERSON HELEN
14	4328	VANETTE LN	FLORES MANUEL U MONSIVAIS
15	4334	VANETTE LN	WILSON LENITTA Y
16	4340	VANETTE LN	TAY VICENTE NECH
17	4344	VANETTE LN	WASHINGTON WILLIS L
18	4350	VANETTE LN	JACKSON CHARLES E
19	4349	VANETTE LN	CROMWELL DEVELOPMENT CORP
20	4343	VANETTE LN	JONES LILLIE JOYCE
21	4339	VANETTE LN	REEVES GEORGIA
22	4335	VANETTE LN	HAYES MAE H
23	4208	S MARSALIS AVE	CARROLL ROSITA L
24	4212	S MARSALIS AVE	TAY VICENTE NECH
25	4218	S MARSALIS AVE	WHITFIELD PHILLIP JAY
26	4226	S MARSALIS AVE	Taxpayer at

Label #	*Address*		*Owner*
27	4328	S MARSALIS AVE	GHIMIRE SUNITA S
28	4207	MARYLAND AVE	STEELE JIMMY & DORETHA
29	4213	MARYLAND AVE	STEELE JIMMY F & DORETHA L
30	4217	MARYLAND AVE	CAZARES GONZALO G
31	4223	MARYLAND AVE	DELRIO OTELO
32	4227	MARYLAND AVE	ALMAZAN JOSE &
33	4231	MARYLAND AVE	ESPINO ALBERTO N GARCIA
34	4237	MARYLAND AVE	HOLCOMB IRMA GONZALEZ
35	4241	MARYLAND AVE	PALACIOS HERMAN
36	4247	MARYLAND AVE	PERSPECTIVE PLUS LLC
37	4251	MARYLAND AVE	VICTORY HOUSING VESTERS LLC
38	717	E ANN ARBOR AVE	HOANG CHAU & TU HUYNH
39	4222	MARYLAND AVE	DOMINGUEZ CECILIA
40	4224	MARYLAND AVE	LAMAS DARLA
41	4230	MARYLAND AVE	DUNHAM GEORGE W JR
42	4236	MARYLAND AVE	RUIZ ALBERTICO
43	4240	MARYLAND AVE	Taxpayer at
44	4246	MARYLAND AVE	MAYAGALLEGOS ANGEL &
45	4250	MARYLAND AVE	NOLASCO EVER G
46	803	E ANN ARBOR AVE	CHURCH AT NINEVEH THE
47	710	E ANN ARBOR AVE	HERRON ALFRED
48	4478	S MARSALIS AVE	GALLOWAY HERRON REALTORS
49	4404	S MARSALIS AVE	JEFFERS J C
50	4501	S MARSALIS AVE	NORTH TX CONFERENCE OF
51	4405	S MARSALIS AVE	ZARATE HERLINDA
52	727	E ANN ARBOR AVE	AGESHEN MALCOLM A

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

Planner: Neva Dean

FILE NUMBER:	Z190-296(ND)	**DATE FILED:**	July 1, 2020
LOCATION:	Southeast corner of Cedar Crest Boulevard and East Kiest Boulevard		
COUNCIL DISTRICT:	4	**MAPSCO:**	55 H
SIZE OF REQUEST:	Approx. 0.55 acre	**CENSUS TRACT:**	55.00

REPRESENTATIVE: Audra Buckley

APPLICANT: Aladdin Mustafa

OWNER: AMA Corporation

REQUEST: An application for a Specific Use Permit for a motor vehicle fueling station use on property zoned an NS(A) Neighborhood Services District.

SUMMARY: The purpose of the request is to allow for a new motor fueling station at an existing general merchandise or food store [Kiest Market].

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

BACKGROUND INFORMATION:

- The area of request is zoned an NS(A) Neighborhood Service District and is currently developed with one structure with three suites: two general merchandise or food store 3,500 square feet or less uses and a dry cleaner or laundry store use.

- The applicant proposes to construct a motor fueling station use in conjunction with the existing general merchandise or food store 3,500 square feet or less.

- The general merchandise or food store and the dry cleaner or laundry store uses are allowed by right in the NS(A) District; however, the motor vehicle fueling station use is allowed by SUP only.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Required ROW
Kiest Blvd	Principal Arterial	100 feet
Cedar Crest Blvd Kiest to Stella	Community Collector	100 feet
Cedar Crest Blvd 11th to Kiest	Principal Arterial	100 feet

Traffic:

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

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:

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.4 Enhance retail, industrial and business operations

Land Use:

	Zoning	Land Use
Site	NS(A)	General merchandise or food stores < 3,500 sf; dry cleaner or laundry store
Northeast	CR with D Overlay, R-5(A)	Auto service center, Undeveloped
Southeast	NS(A)	Multifamily
South	NS(A)	Undeveloped
West	CR	Vacant general merchandise or food store > 3,500 sf
Northwest	CR	Undeveloped

Land Use Compatibility:

The area of request is zoned an NS(A) Neighborhood Service District and is currently developed with one structure with three suites: two general merchandise or food store 3,500 square feet or less uses and a dry cleaner or laundry store use. The applicant proposes to construct a motor fueling station use in conjunction with the existing general merchandise or food store 3,500 square feet or less.

Uses surrounding the area of request include an auto service center and undeveloped property to the northeast across Kiest Boulevard, multifamily and undeveloped property to the southeast and south. A vacant general merchandise or food store greater than 3,500 square feet and undeveloped property is to the west and northwest.

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

established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff is recommending a five-year period with eligibility for automatic renewal for additional 10-year periods. A shorter initial time-period allows staff and the surrounding property owners to evaluate compliance with the conditions and site plan and comment on the compatibility of the use. Automatic renewals are being recommended as the property is adjacent to non-residential uses, except for the non-conforming multifamily uses to the southeast, and is located on two major roadways. The applicant is proposing to satisfy required parking through a remote parking agreement. The initial short time-period will also allow staff to evaluate if the remote parking is working properly.

The applicant's request, subject to a site plan and conditions, complies with the general provisions for consideration of an SUP.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Existing: NS(A) Neighborhood Service	15'	20' adjacent to res, other no min.	No max. dwg density. Max FAR = 0.5	35' for structures w/gable, hip, or gambrel roof; 30' other	40%	RPS and Visual Intrusion	Retail and personal service, office

Parking:

Parking must be provided in accordance with the Dallas Development Code, as amended.

The approximately 7,729 square foot, one-story building contains three uses: two general merchandise or food store uses and a dry cleaner or laundry store use. Both uses require a ratio of one off-street parking space for every 200 square feet of floor area. Additionally, the parking regulations establish that for a motor vehicle fueling station, a minimum of two off-street parking are required. The total parking required for the site is 41 spaces.

As depicted on the proposed site plan, a total of 18 off-street parking spaces will be provided on site. The applicant indicated the additional required parking will be provided through a remote parking agreement per the Development Code.

Landscaping:

At the time of development, landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

Market Value Analysis

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

LIST OF OFFICERS

AMA Corporation

Abdel Rizek Hijaz, President
Anwar Haifa, Vice-President
Mohammed Hejaz, Secretary

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a motor vehicle fueling station.

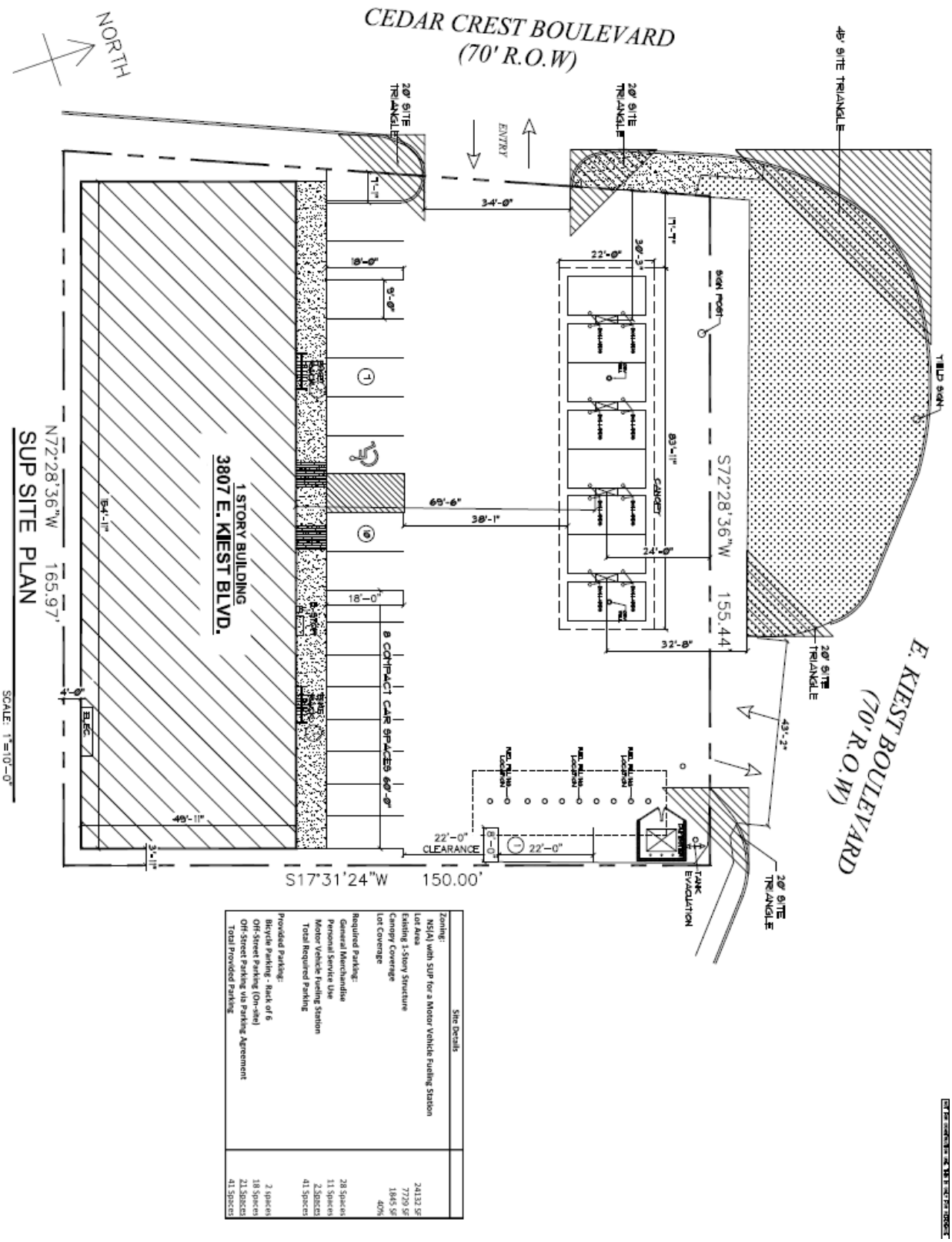
2. SITE PLAN: Use and development of the Property must comply with the attached site plan and elevation.

3. TIME LIMIT: This specific use permit expires on (five years from this date) 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.)

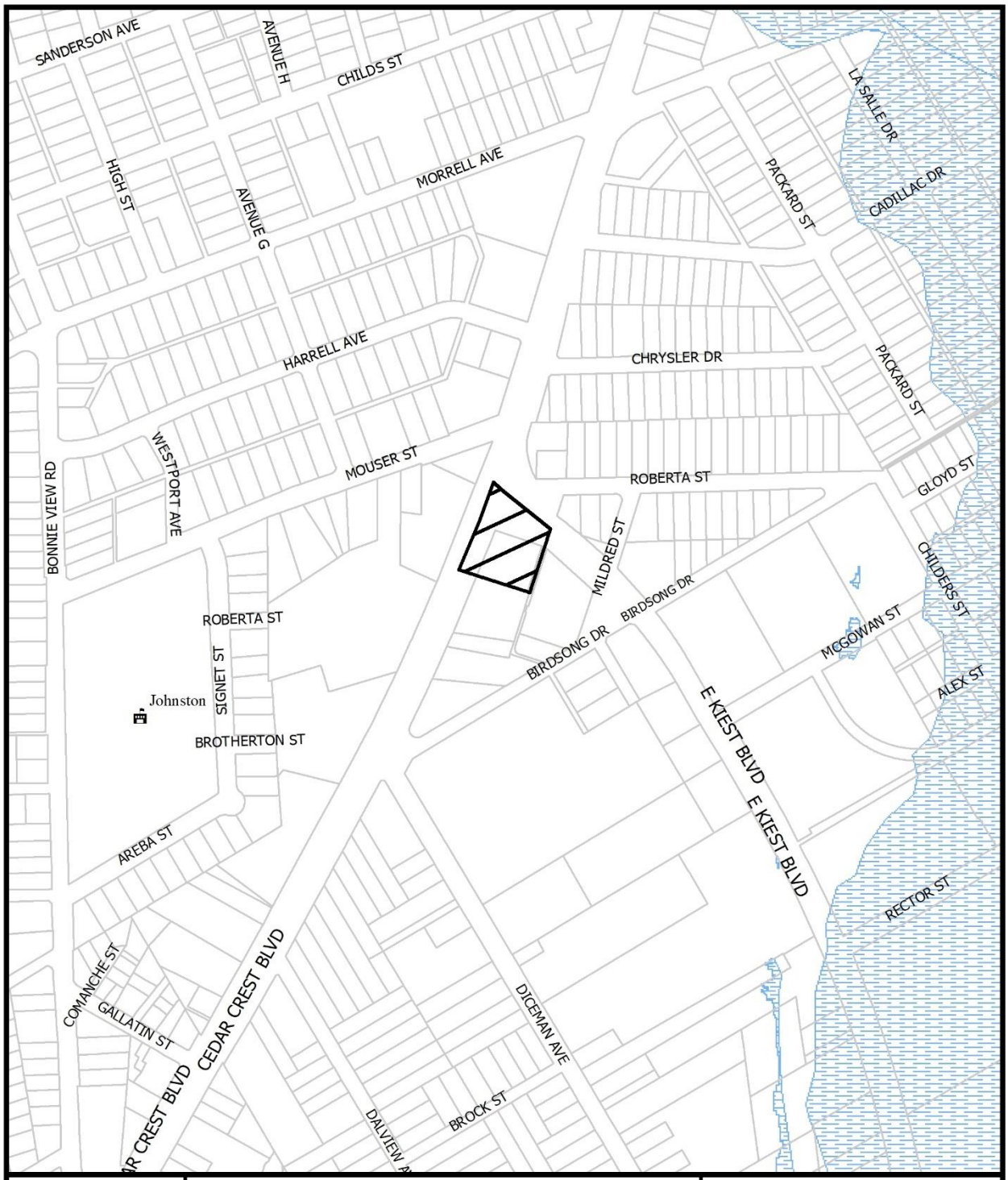
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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

PROPOSED SITE PLAN



Site Details	
Zoning:	
MS(A) with SUP for a Motor Vehicle Fueling Station	
Lot Area	24133 SF
Existing 1-Story Structure	7729 SF
Canopy Coverage	1845 SF
Lot Coverage	40%
Required Parking:	
General Merchandise	28 Spaces
Personal Service Use	11 Spaces
Motor Vehicle Fueling Station	2 Spaces
Total Required Parking	41 Spaces
Provided Parking:	
Bicycle Parking - Rack of 6	2 spaces
Off-Street Parking (On-site)	18 Spaces
Off-Street Parking via Parking Agreement	21 Spaces
Total Provided Parking	41 Spaces



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VICINITY MAP

Case no: Z190-296

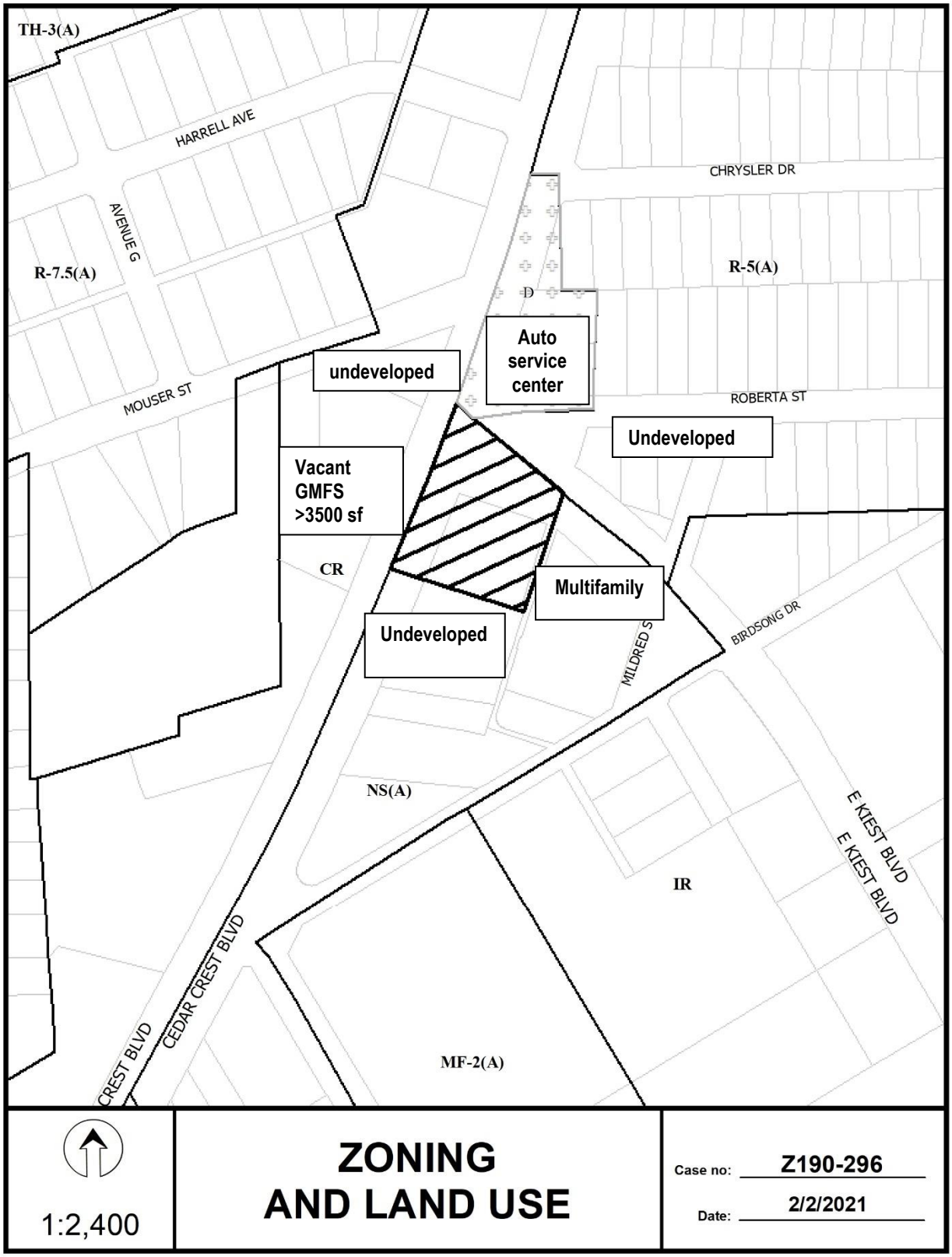
Date: 2/2/2021

1:2,400

AERIAL MAP

Case no: Z190-296

Date: 2/2/2021


TH-3(A)
HARRELL AVE
AVENUE G
R-7.5(A)
MOUSER ST
CHRYSLER DR
R-5(A)
D
Auto service center
undeveloped
ROBERTA ST
Undeveloped
Vacant GMFS >3500 sf
CR
Multifamily
Undeveloped
MILDRED S
BIRDSONG DR
NS(A)
E KIEST BLVD
E KIEST BLVD
IR
CREST BLVD
CEDAR CREST BLVD
MF-2(A)
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ZONING AND LAND USE
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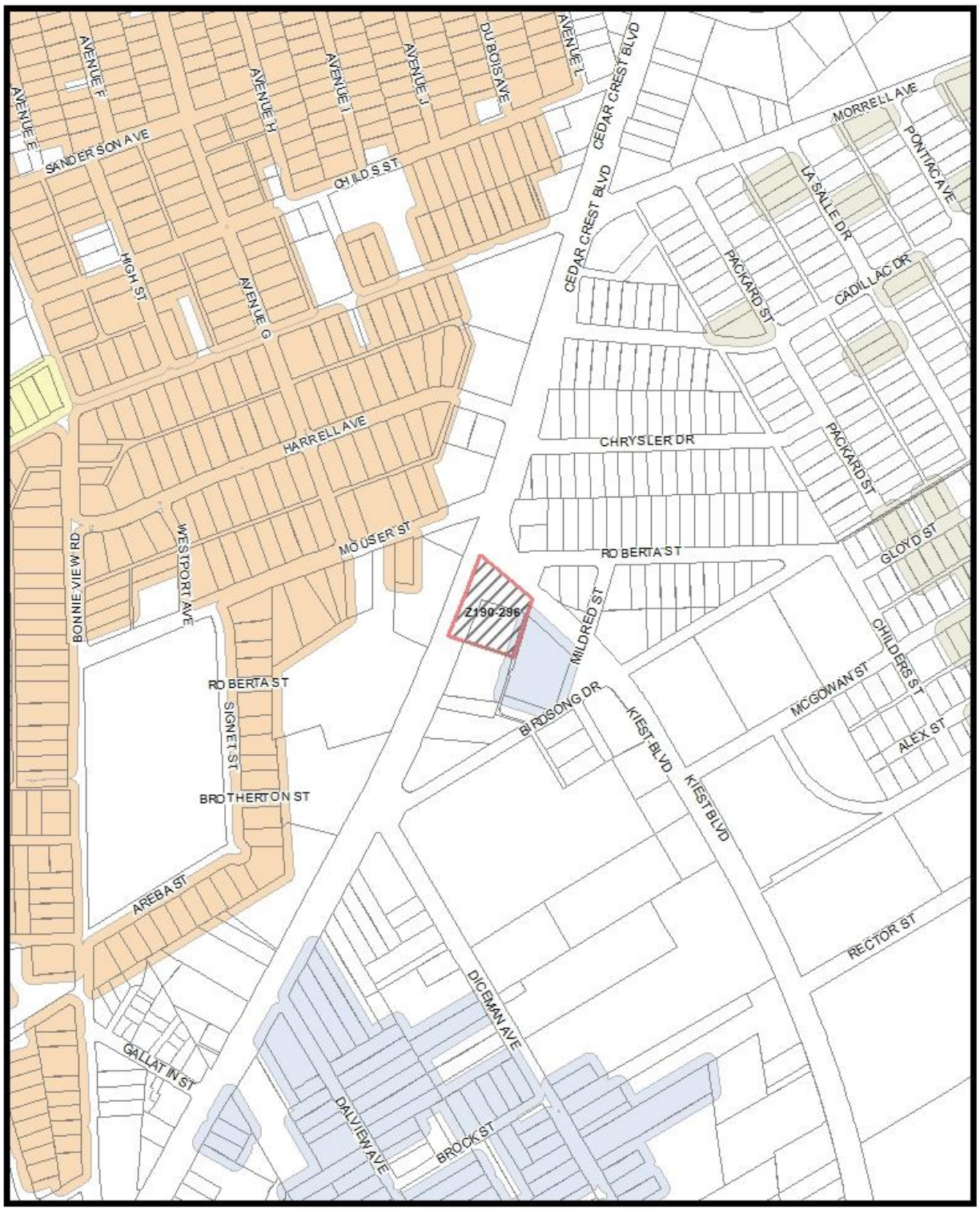
AVENUE E
AVENUE F
AVENUE H
AVENUE I
AVENUE J
DU BOIS AVE
AVENUE L
SANDERSON AVE
CHILDS ST
CEDAR CREST BLVD
MORRELL AVE
PONTIAC AVE
LA SALLE DR
CADILLAC DR
PACKARD ST
HIGH ST
AVENUE G
HARRELL AVE
CHRYSLER DR
BONNIE VIEW RD
WESTPORT AVE
MOUSER ST
ROBERTA ST
GLOYD ST
Z190-296
MILDRED ST
CHILDERS ST
MCGOWAN ST
BIRDSONG DR
KIEST BLVD
ALEX ST
SIGNET ST
BROTHERTON ST
AREBA ST
RECTOR ST
DICEMAN AVE
GALLATIN ST
DALVIEW AVE
BROCK ST
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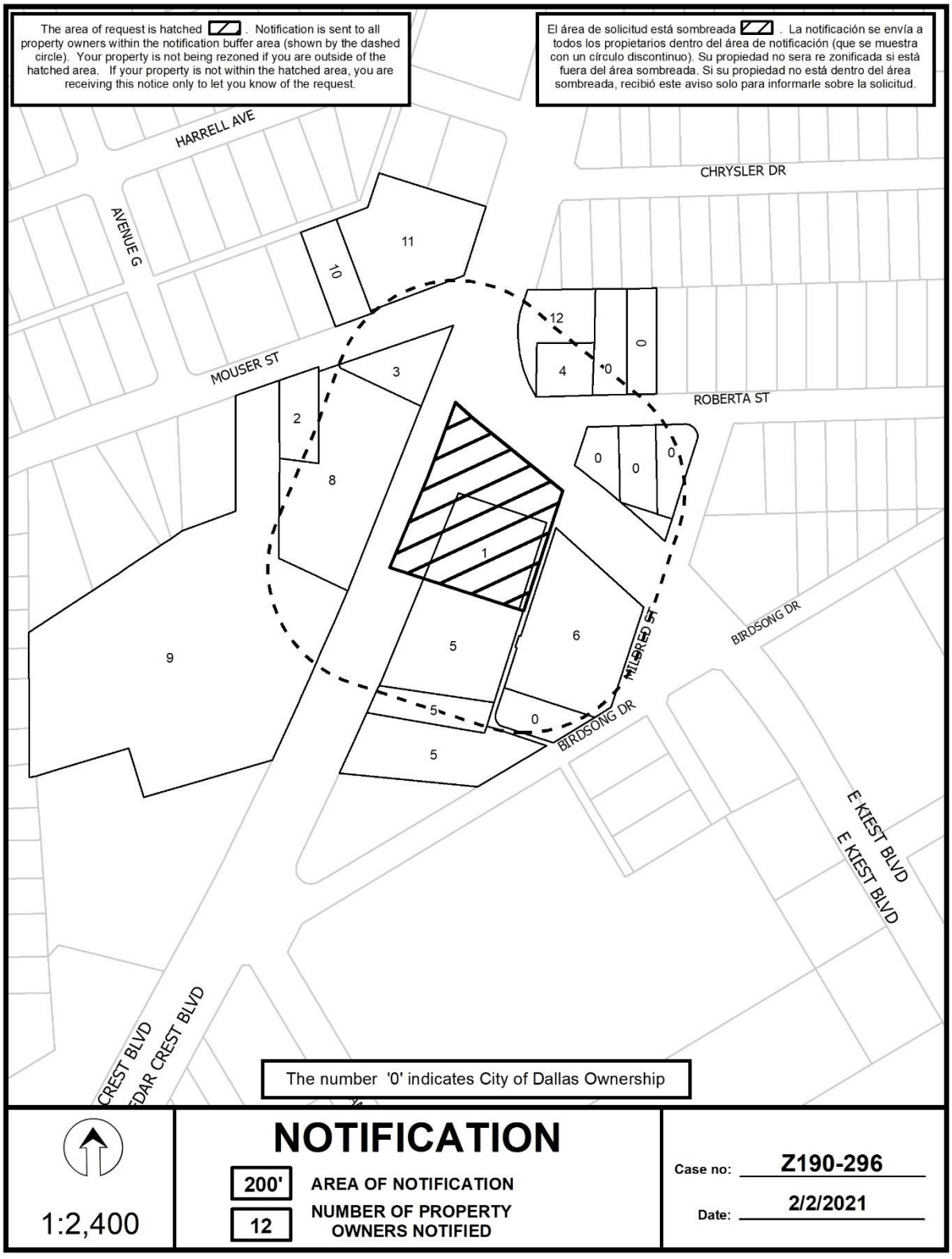
1:4,800
Market Value Analysis
Printed Date: 2/2/2021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CHRYSLER DR
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MOUSER ST
ROBERTA ST
BIRDSONG DR
MILDRED ST
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CREST BLVD
DAR CREST BLVD
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9
10
11
12
0
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
12
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z190-296
Date: 2/2/2021

02/02/2021

Notification List of Property Owners

Z190-296

12 Property Owners Notified

Label #	*Address*		*Owner*
1	3801	E KIEST BLVD	A M A CORPORATION
2	2214	MOUSER ST	TURNER LOUISE
3	2697	CEDAR CREST BLVD	WILHITE ELIZA
4	2710	CEDAR CREST BLVD	WEBB TOMMY
5	2660	CEDAR CREST BLVD	WATERS BROTHERS LLP
6	3811	E KIEST BLVD	KIEST APTS LLC
7	1015	MILDRED ST	GILLIAM MARK D
8	2683	CEDAR CREST BLVD	2683 CEDAR CREST LLC
9	2653	CEDAR CREST BLVD	BRAHMDELL MANAGEMENT COMPANY
10	2223	MOUSER ST	BRIONES CHER DANCER
11	2303	MOUSER ST	Taxpayer at
12	2722	CEDAR CREST BLVD	Taxpayer at

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

Planner: La'Kisha Girder

FILE NUMBER: Z201-107(LG) **DATE FILED:** October 7, 2020

LOCATION: North side of Telephone Road, west of Bonnie View Road

COUNCIL DISTRICT: 8 **MAPSCO:** 76 G; L

SIZE OF REQUEST: ±20.326 acres **CENSUS TRACT:** 167.03

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT: RPG Acquisitions, LLC

OWNER: John H. Adams

REQUEST: An application for an LI Light Industrial District on property zoned an A(A) Agricultural District.

SUMMARY: The purpose of this request is to allow for the development of warehouse uses.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is zoned an A(A) Agricultural District and is largely undeveloped with a few single-family homes located west of the site along Telephone Road.

- The applicant intends to develop the site with warehouse uses. The warehouse use is defined as a wholesale, distribution, and storage use in the Dallas Development Code. This land use is allowed by right in the proposed LI Light Industrial District.

- The proposed LI Light Industrial District would add a multitude of new uses, including commercial and business service; office; lodging; retail and personal service; and wholesale, distribution, and storage uses.

- Section 51A-4.111 states the purpose of property zoned A(A) Agricultural District is for agricultural uses and for areas throughout the city where urban services are not yet available. While uses permitted in this district include farming, ranching, and gardening activities; residential uses, such as college dormitory, fraternity, or sorority house and single family are also permitted in this district. Usually, property zoned A(A) will be changed to other urban zoning categories as the areas within the corporate limits of Dallas becomes fully developed.

- The area of request was a part of a prior zoning case totaling approximately 70 acres (see Z178-288) but the request was denied without prejudice by the City Plan Commission on January 3, 2019. The applicant and owner submitted another request for approximately 55.446 acres (see Z189-252) and the application was approved by the City Council on October 23, 2019 with deed restrictions that prohibit certain industrial, transportation, retail and personal service, institutional and community services and accessory uses. The area of request reflects the remainder of the property from Z178-288.

Zoning History:

There have been five zoning requests in the surrounding area in the past five years:

1. **Z167-243:** On August 23, 2017, the City Council granted a CS Commercial Services District with deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District, south of Telephone Road, east of Travis Trail.
2. **Z167-253:** On June 28, 2017, the City Council granted a CS Commercial Service District and Specific Use Permit No. 2248 for a commercial motor vehicle parking on property zoned an A(A) Agricultural District, on the west line of Bonnie View Road, south of Telephone Road.
3. **Z178-246:** On August 8, 2018, the City Council granted a CS Commercial Services District on property zoned an A(A) Agricultural District, located south of Telephone Road, east of Travis Trail.

4. **Z178-288** On January 3, 2019, the City Plan Commission recommended denial without prejudice of an application for an LI Light Industrial District on Property zoned A(A) Agricultural District at the northwest corner of Telephone Road and Bonnie View Road.

5. **Z189-252** On October 23, 2019, the City Council granted an LI Light Industrial District with deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District at the northwest corner of Telephone Road and Bonnie View Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Telephone Road	Principal Arterial	80 feet	S-D-4 with bike plan
Bonnie View Road	Minor Arterial	100 feet	M-6-D(A) with bike plan

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and the applicant will need to provide a preliminary traffic assessment of the proposed development before permits are obtained.

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 2.1.4 Support efforts to expand targeted business and industry development within the Southern Sector.

Policy 2.2.4 Focus on logistics-related jobs for the expansion of employment opportunities, particularly in the Southern Sector.

Dallas' future development opportunities and much of the projected growth capacity lie in the Southern Sector, offering a great opportunity to guide development and direct economic activity. The vast majority of vacant land in the city is located in the Southern Sector. As such, developments similar to this are necessary in order to promote and encourage efforts for continued investment in these underutilized areas of the city.

Area Plan:

The site is located within the Agile Port Industrial Plan Area adopted by the City Council in June 2006. The plan recommends changes to zoning regulations and their locations will be needed to facilitate development of the area with industrial uses. This area is considered to be a highly sophisticated information-based industry that seeks to minimize inventories and respond to the growing demand for next-day or even several-times a day delivery. The Southern Sector's Agile Port Industrial Area is striving to become an intermodal freight facilities complex that can move goods from one transportation system to another (rail to truck) on a huge scale. The proposed distribution warehouse use can become a contributing element to this development pattern. Therefore, the applicant's request is consistent with the area plan, and staff is in support of this request.

Surrounding Land Uses:

	Zoning	Land Use
Site	A(A)	Undeveloped land
North/ Northwest	PD No. 980 and A(A)	Crop Production, Single Family, and Undeveloped land
Northeast	A(A) and LI	Crop Production, Single Family, and Undeveloped land
East	LI with Deed restrictions	Warehouse
South/ Southeast	PD No. 761, LI and SUP No. 2145, CS and SUP No. 2248	Single Family, Undeveloped land, Truck Sales and Service, & Commercial Motor Vehicle Parking
Southwest	A(A) and CS with Deed restrictions	Commercial Motor Vehicle Parking, Undeveloped land, & Single Family
West	A(A)	Undeveloped Land, Single Family

Land Use Compatibility:

The subject site is largely undeveloped, with a few single family houses located at the northeast corner of the property, and along Telephone Road. Surrounding land uses consist of crop production, single family, and undeveloped land to the northeast and northwest; single family, undeveloped land, truck sales and service, and commercial

motor vehicle parking to the southeast; and, commercial motor vehicle parking, undeveloped land, and single family to the southwest.

The area of request is adjacent to PD No. 980 for commercial and business service and industrial uses to the northwest, A(A) Agricultural District to the west, north, east, and south, with LI Light Industrial District further west, and PD No. 761 (for LI uses), The Dallas Logistics Port Special Purpose District, to the southeast.

The subject site is currently zoned an A(A) Agricultural District. The Dallas Development Code describes the purpose of this district as largely transitional. As the area develops with utilities and resources become available, the area should change based on development needs.

The proposed LI Light Industrial District is described as being able to provide for light industrial office, research and development, and commercial uses in an industrial park setting. This district is designed to be located in areas appropriate for industrial development which may be adjacent to residential communities. In recent years, the surrounding areas have been developed with industrial uses. However, since the A(A) District allowed for development of single family residences, there are pockets of residential uses nearby.

The proposed LI Light Industrial District is complementary to the surrounding trend in land uses shifting from A(A) District uses to industrial uses including PD No. 980 to the north and PD No. 761 (for LI uses), the Dallas Logistics Port Special Purpose District, to the southeast.

Developmental Standards:

District	Setbacks		Height (max)	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: A(A)	50’	20’ side 50’ rear	24’	10-25%	1 DU per 3 acres	Agricultural & single family.
Proposed: LI	15’	30’ adj. to res. (not including A(A)) 0’ all others	70’	80%	Residential Proximity Slope	Commercial & business service, industrial, institutional, retail & personal service, wholesale, distribution, and storage, and office.

Land Use Comparison:	**Proposed**	**Existing**
Use	**LI**	**A (A)**
Animal production.		**X**
Commercial stable.		**X**
Building repair and maintenance shop.	**RAR**	
Bus or rail transit vehicle maintenance or storage facility.	**RAR**	
Catering service.	**X**	
Commercial bus station and terminal.	**X**	
Commercial cleaning or laundry plant.	**RAR**	
Custom business services.	**X**	
Custom woodworking, furniture construction, or repair.	**X**	
Electronics service center.	**X**	
Job or lithographic printing.	**RAR**	
Labor hall.	**SUP**	
Machine or welding shop.	**RAR**	
Machinery, heavy equipment, or truck sales and services.	**RAR**	
Medical or scientific laboratory.	**X**	
Technical school.	**X**	
Tool or equipment rental.	**X**	
Vehicle or engine repair or maintenance.	**X**	
Alcoholic beverage manufacturing.	**RAR**	
Industrial (inside) for light manufacturing.	**X**	
Inside industrial.	**RAR**	
Mining.		**SUP**
Organic compost recycling facility.		**SUP**
Adult day care facility.	**X**	**SUP**
Child-care facility.	**X**	**SUP**
Convalescent and nursing homes, hospice care, and related institutions.		**SUP**
Halfway house.	**SUP**	
Convent or monastery.		**X**
Foster home.		**SUP**
Library, art gallery, or museum.		**SUP**
Extended stay hotel or motel.	**SUP**	
Hotel or motel.	**RAR or SUP**	

Land Use Comparison:	**Proposed**	**Existing**
Use	**LI**	**A (A)**
Lodging or boarding house.	**X**	
Overnight general purpose shelter.	**Check use.**	
Attached non-premise sign.	**SUP**	
Alternative financial establishment.	**SUP**	
Financial institution without drive-in window.	**X**	
Financial institution with drive-in window.	**RAR**	
Medical clinic or ambulatory surgical center.	**X**	
Office.	**X**	
Country club with private membership.	**X**	**SUP**
Private recreation center, club, or area.	**X**	**SUP**
College dormitory, fraternity, or sorority house.		**X**
Handicapped group dwelling unit.		**Check use.**
Single family (Existing Use)		**X**
Alcoholic beverage establishments.	**Check use.**	
Animal shelter or clinic with outside run.	**Check use.**	**SUP**
Auto service center.	**RAR**	
Business school.	**X**	
Car wash.	**RAR**	
Commercial amusement (inside).	**Check use.**	
Commercial amusement (outside).		**X**
Drive-in theater.		**SUP**
Dry cleaning or laundry store.	**X**	
Furniture store.	**X**	
General merchandise or food store 3,500 square feet or less.	**X**	
General merchandise or food store 100,000 square feet or more.	**SUP**	
Home improvement center, lumber, brick or building materials sales yard.	**RAR**	
Household equipment and appliance repair.	**X**	
Liquefied natural gas fueling station.	**Check use.**	
Nursery, garden shop, or plant sales.		**X**
Motor vehicle fueling station.	**X**	
Paraphernalia shop.	**SUP**	
Personal service uses.	**X**	

Land Use Comparison:	**Proposed**	**Existing**
Use	**LI**	**A (A)**
Restaurant without drive-in or drive-thru service.	**RAR**	
Restaurant with drive-in or drive-through service.	**DIR**	
Taxidermist.	**X**	
Temporary retail use.	**X**	
Theater.	**X**	
Truck stop.	**SUP**	
Vehicle display, sales, and service.	**RAR**	
Commercial bus station and terminal.	**RAR**	
Heliport.	**SUP**	
Railroad passenger station.	**SUP**	
Transit passenger station or transfer center.	**Check use.**	**SUP**
Electrical substation.	**X**	**SUP**
Police or fire station.	**X**	**SUP**
Post office.	**X**	
Radio, television, or microwave tower.	**RAR**	**SUP**
Tower/antenna for cellular communication.	**Check use.**	**Check use.**
Water treatment plant.		**SUP**
Freight terminal.	**RAR**	
Livestock auction pens or sheds.		**SUP**
Manufactured building sales lot.	**RAR**	
Mini-warehouse.	**X**	
Office showroom/warehouse.	**X**	
Outside storage.	**RAR**	
Recycling buy-back center.	**Check use.**	
Recycling collection center.	**Check use.**	
Recycling drop-off container.	**Check use.**	**Check use.**
Recycling drop-off for special occasion collection.	**Check use.**	**Check use.**
Sand, gravel, or earth sales and storage.		**SUP**
Trade center.	**X**	
Warehouse (Proposed Use).	***RAR***	
X *indicates permitted by right.* ***SUP*** *indicates permitted with a Specific Use Permit.* ***RAR*** *indicates permitted, but subject to Residential Adjacency Review.* ***Check use*** *indicates special provisions in Sec.51A-4.200.*		
Alternating color pattern indicates a new category of uses as separated in the Dallas Development Code.		

Parking:

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. A warehouse use will require one space per 1,000 square feet of floor area up to 20,000 square feet, and one space per 4,000 square feet of floor area over 20,000 square feet.

Landscaping:

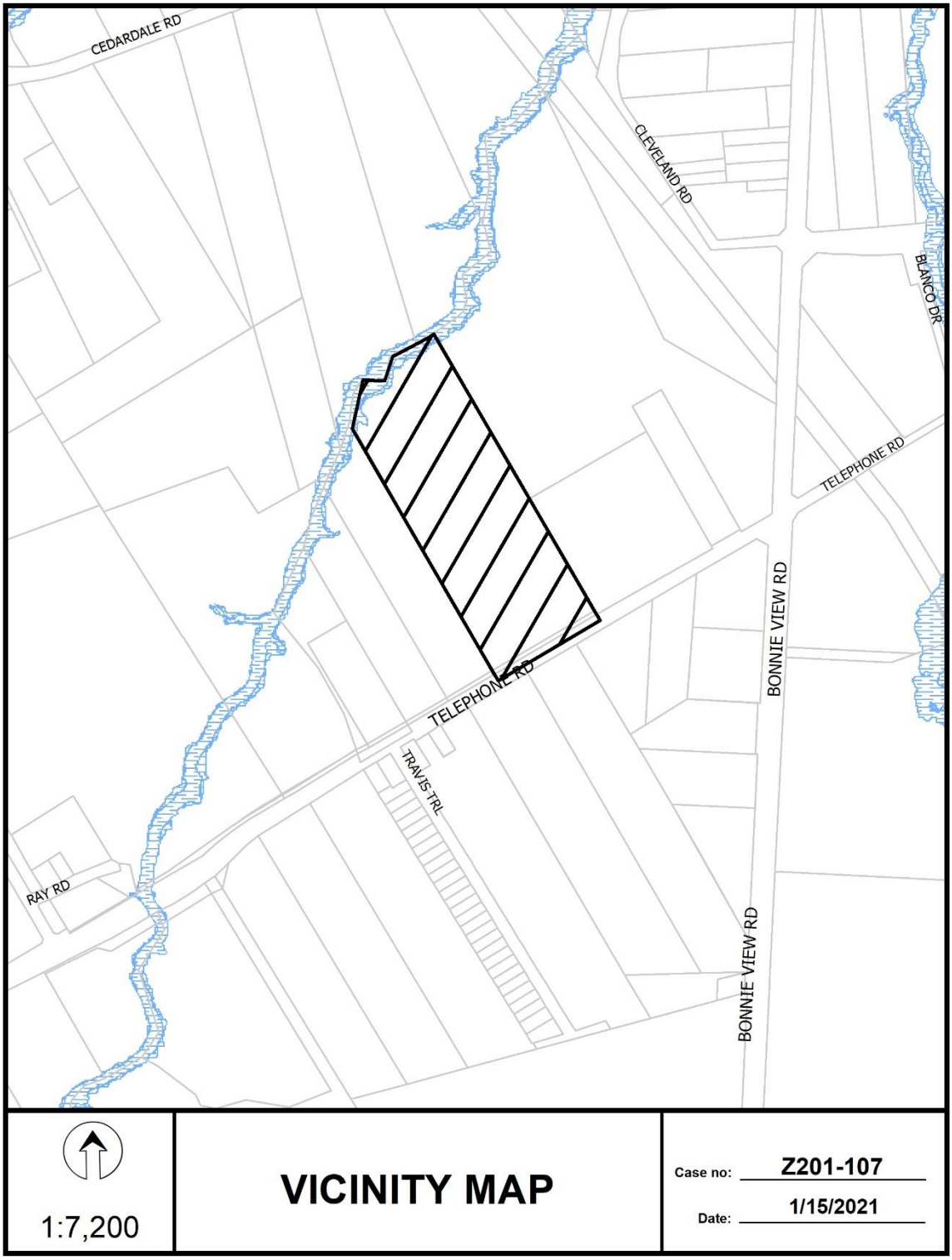
Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

Market Value Analysis

Market Value Analysis (MVA) is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. A portion of the site lies within Category F. The remainder is uncategorized. The surrounding properties are also either uncategorized, or within Category F.

List of Officers

RPG Acquisitions, LLC
- Mike Gray, Manager
- Greg Thurman, Manager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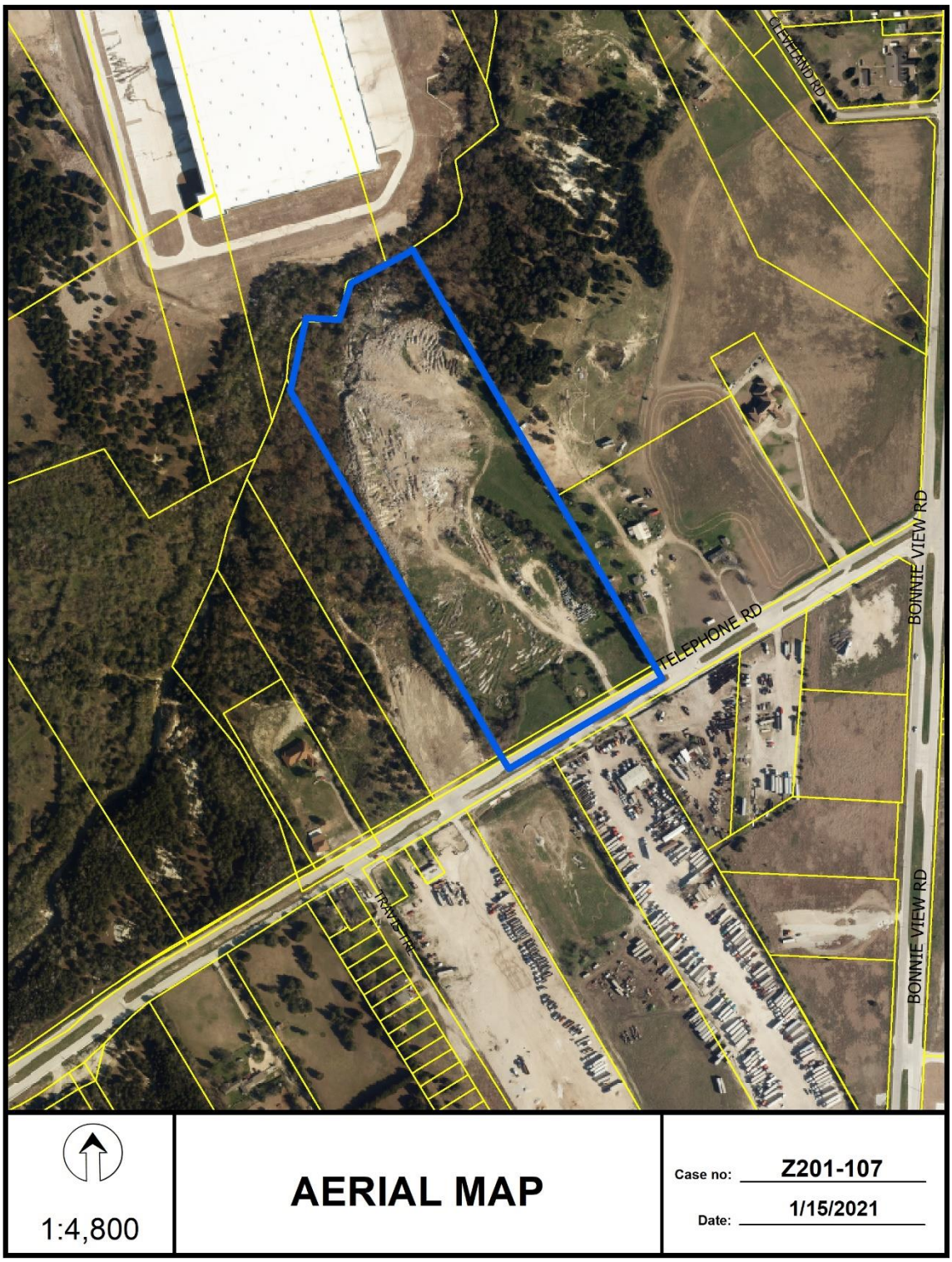
CLEVELAND RD
BLANCO DR
TELEPHONE RD
BONNIE VIEW RD
TELEPHONE RD
TRAVIS TRL
RAY RD
BONNIE VIEW RD
1:7,200
VICINITY MAP
Case no: Z201-107
Date: 1/15/2021



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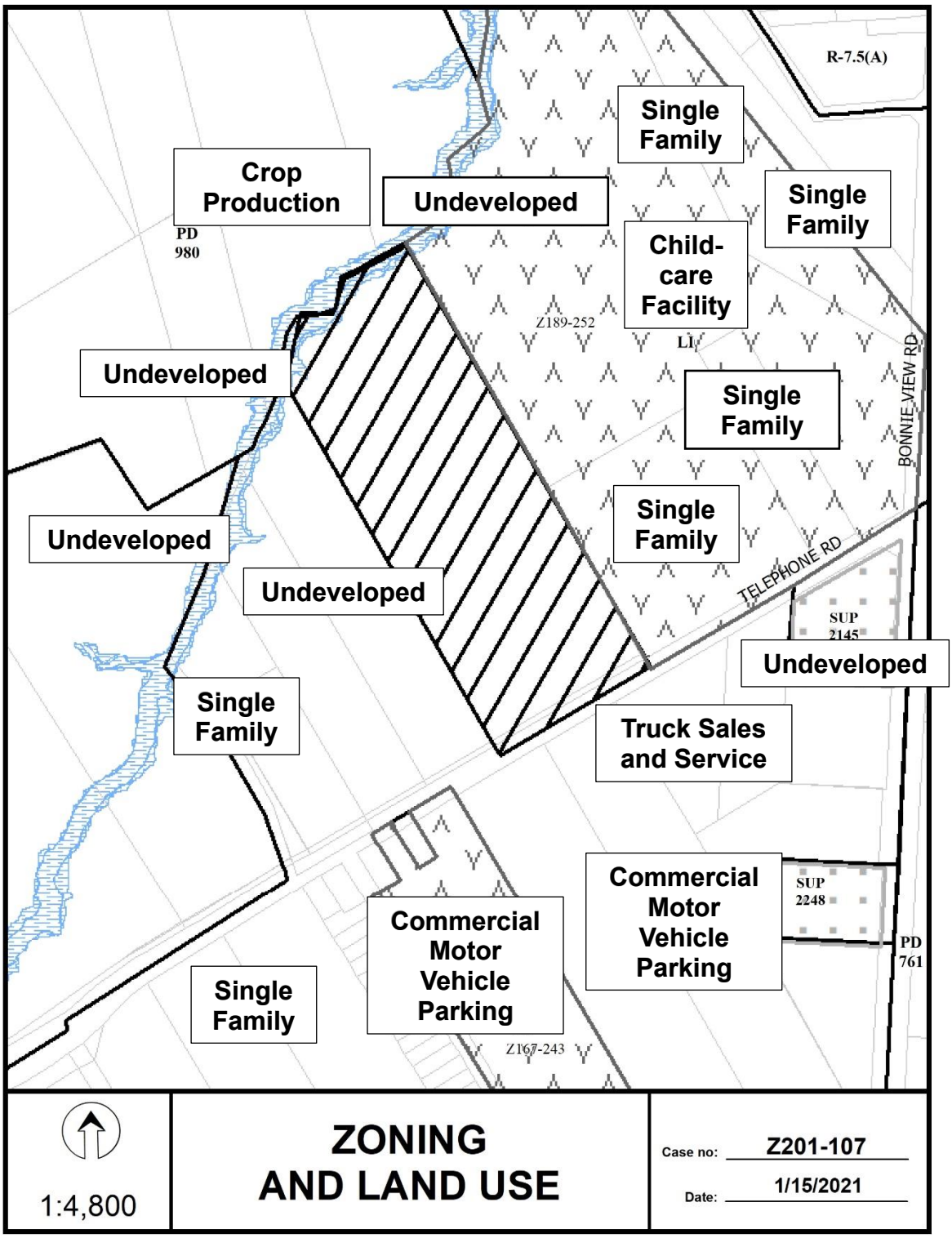
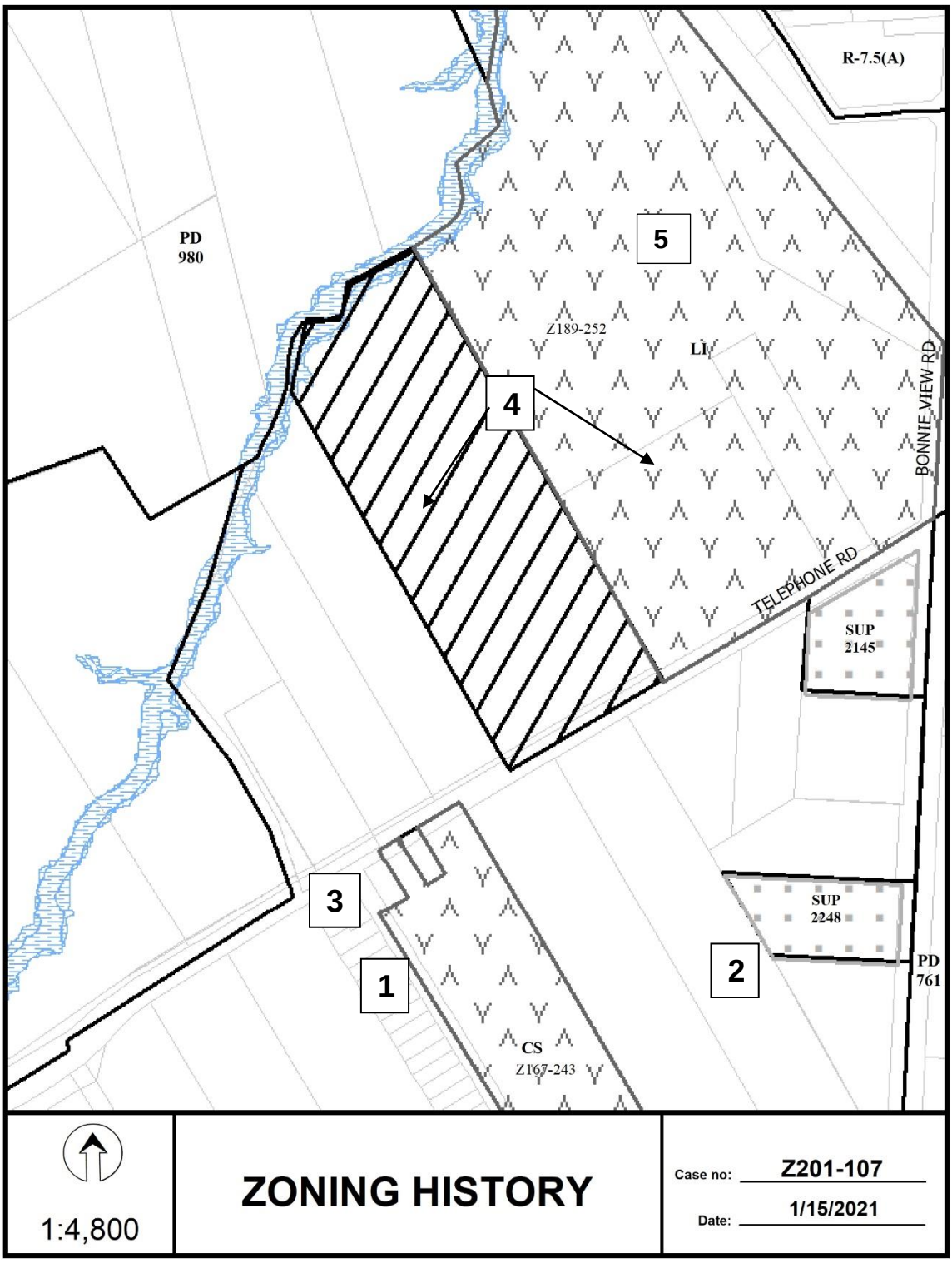
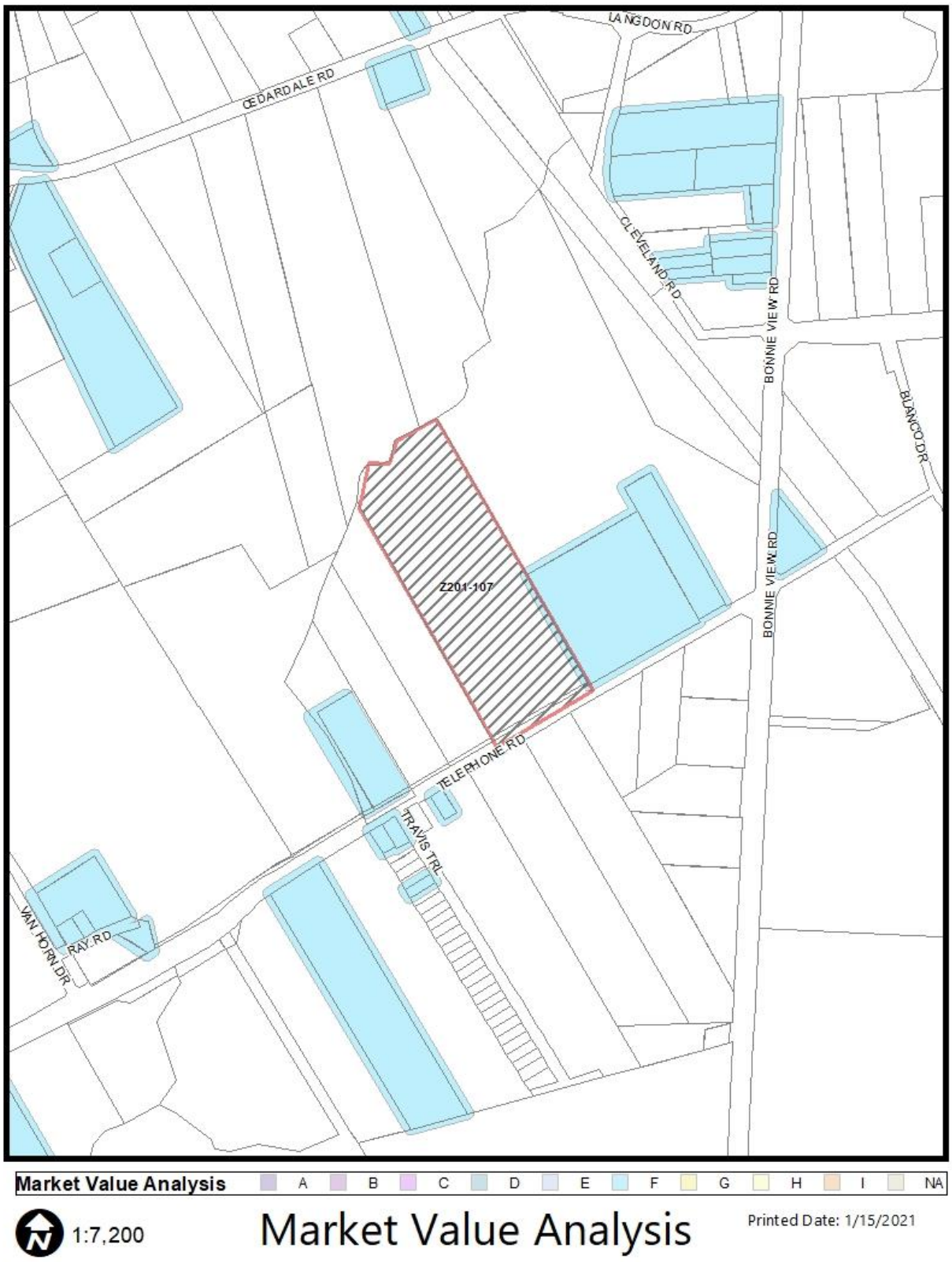
AERIAL MAP

Case no: Z201-107

Date: 1/15/2021


R-7.5(A)
Single Family
Crop Production
Undeveloped
Single Family
PD 980
Child-care Facility
Z189-252
LI
Undeveloped
Single Family
BONNIE VIEW RD
Single Family
Undeveloped
Undeveloped
TELEPHONE RD
SUP 2145
Undeveloped
Single Family
Truck Sales and Service
Commercial Motor Vehicle Parking
SUP 2248
PD 761
Commercial Motor Vehicle Parking
Single Family
Z167-243
1:4,800
ZONING AND LAND USE
Case no: Z201-107
Date: 1/15/2021


R-7.5(A)
PD
980
5
Z189-252
LI
4
BONNIE VIEW RD
TELEPHONE RD
SUP
2145
SUP
2248
PD
761
3
2
1
CS
Z167-243
1:4,800
ZONING HISTORY
Case no: Z201-107
Date: 1/15/2021


LANGDON RD
CEDARDALE RD
CLEVELAND RD
BONNIE VIEW RD
BLANCO DR
Z201-107
BONNIE VIEW RD
TELEPHONE RD
TRAVIS TRL
VAN HORN DR
RAY RD
Market Value Analysis
A
B
C
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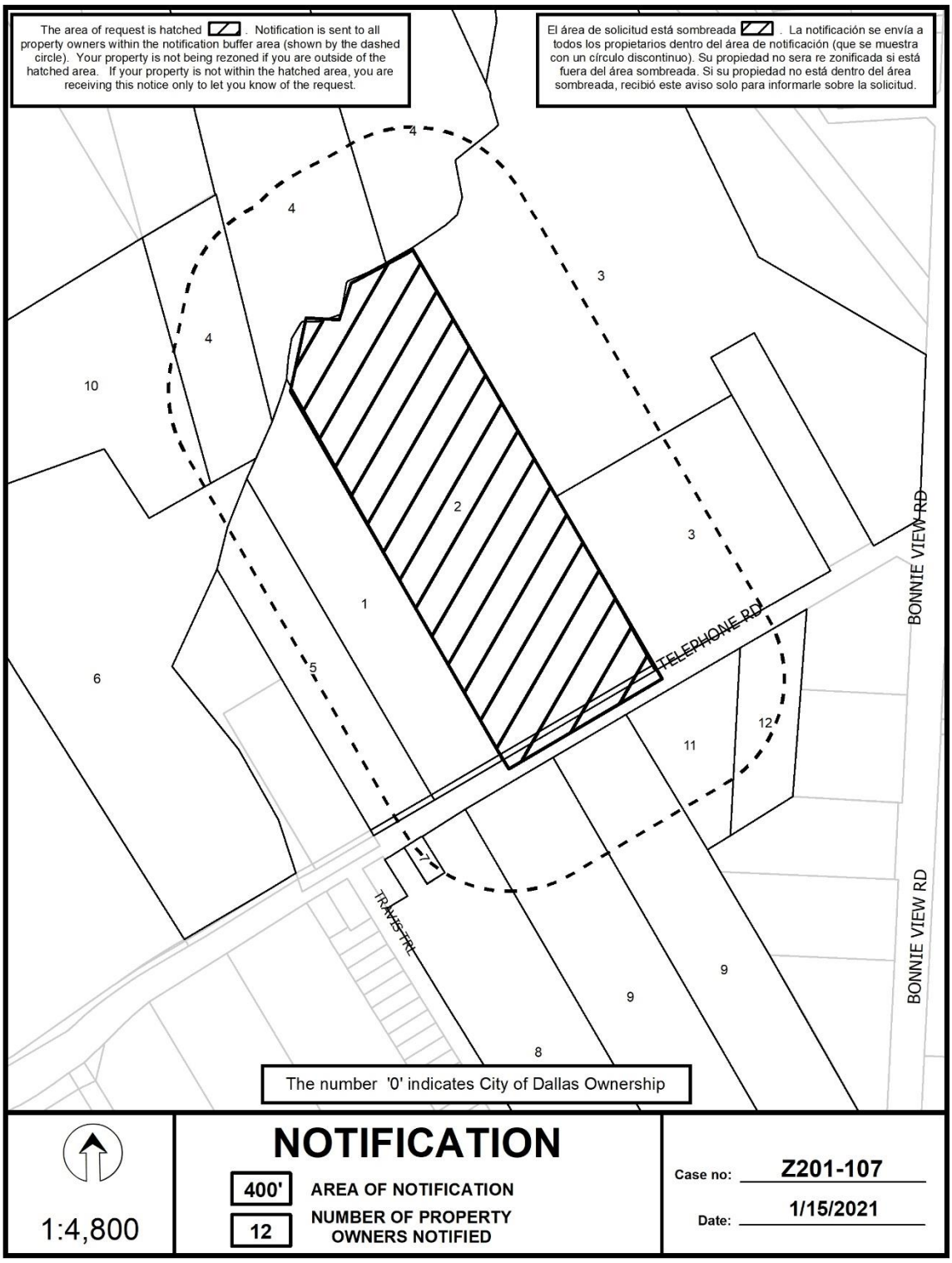
G
H
I
NA
1:7,200
Market Value Analysis
Printed Date: 1/15/2021


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
BONNIE VIEW RD
TELEPHONE RD
TRAMS TRL
BONNIE VIEW RD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
400'
AREA OF NOTIFICATION
12
NUMBER OF PROPERTY OWNERS NOTIFIED
1:4,800
Case no: Z201-107
Date: 1/15/2021

01/15/2021

Notification List of Property Owners

Z201-107

12 Property Owners Notified

Label #	*Address*		*Owner*
1	3935	TELEPHONE RD	Taxpayer at
2	4041	TELEPHONE RD	ADAMS JOHN H
3	4125	TELEPHONE RD	RALPHS GROCERY COMPANY
4	3900	CEDARDALE RD	CEDARDALE PHASE I LLC
5	3925	TELEPHONE RD	CHAVEZ MANUEL VALENCIA &
6	3845	TELEPHONE RD	TC ALTAMOORE PHASE 1 VENTURE LLC
7	3918	TELEPHONE RD	ROBERTS QUINCY
8	9600	TRAVIS TRL	Taxpayer at
9	4100	TELEPHONE RD	NFL LOGISTICS LLC
10	3800	CEDARDALE RD	Taxpayer at
11	4200	TELEPHONE RD	SOTO JUAN CARLOS CRUZ
12	4130	TELEPHONE RD	BENSON FREDDIE LEE &

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

Planner: La'Kisha Girder

FILE NUMBER: Z201-136(LG) **DATE FILED:** November 19, 2020

LOCATION: North line of Canada Drive, between Darien Street and Finis Street

COUNCIL DISTRICT: 6 **MAPSCO:** 44 E

SIZE OF REQUEST: ± 0.402 Acres **CENSUS TRACT:** 101.01

REPRESENTATIVE: Kelly Nyfeler, Coldwell Banker

APPLICANT/OWNER: Iconick Homes, LLC

REQUEST: An application for an R-5(A) Single Family District on property zoned a CR Community Retail District.

SUMMARY: The purpose of the request is to develop the site with two single family dwellings.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is comprised of two vacant lots fronting Canada Drive. The area of request is currently zoned a CR Community Retail District.

- The applicant intends to build two single family homes on the lots under the R-5(A) Single Family District regulations.

- The property is protected from the floodplain by a levee on the north side.

Zoning History: There has been one zoning change request in the surrounding area in the past five years.

1. **Z189-370** On March 25, 2020, the City Council approved a request for an R-5(A) Single Family District on property zoned a CR Community Retail District.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW
Canada Drive	Principal Arterial	80 feet Bike plan

Traffic

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

STAFF ANALYSIS

Comprehensive Plan

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.1 Implement the Trinity River Corridor Plan.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

2.1.1.8 Promote development of sustainable and quality housing through zoning regulations that provide for higher densities at appropriate infill and Greenfield site locations in order to attract and retain urban homeowners.

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

GOAL 5. EXPAND HOMEOWNERSHIP

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

Area Plans

In May 1999, City Council approved the *West Dallas Comprehensive Land Use Study*, with the mission to inventory all existing West Dallas land uses and identify zoning issues and strategic options that will influence the positive redevelopment and stability of the area. The request site is located within zoning Subarea 8, Los Altos, largely comprised of single-family housing and makes no recommendation for zoning changes. Among the policies included in the plan are:

- Encourage infill housing development consistent with the existing residential character of the neighborhood.
- Encourage R-7.5(A) and R-5(A) zoning uses in subarea 8 to decrease the number of vacant and abandoned lots. Promote infill, new construction, and rehabilitation of existing structures where possible in subarea 8.

The applicant's request for a residential zoning district is consistent with the goals and policies of the *West Dallas Comprehensive Land Use Study.*

Trinity River Corridor Comprehensive Land Use Study was adopted by City Council in March 2005, and then revised in December 2009. Trinity River Corridor is a unified

collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment.

Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City's urban form to increase the appeal of urban life.

The request site is located within the Residential Traditional Module. This module recommends residential single-family detached homes as primary land use, a combination of residential multifamily, retail neighborhood, office neighborhood, and civic uses as secondary land-uses, and parks and open spaces and single-family estate as optional land uses. The request site is also located within the West Dallas District. Within this district the existing single-family residential uses, both in the interior and along the riverfront, are recommended to be protected and enhanced. The Residential Traditional land use module applied here maintains this development pattern. The applicant's request is consistent with the goals and policies of the *Trinity River Corridor Comprehensive Land Use Study.*

Surrounding Land Uses

	Zoning	Land Use
Site	CR Community Retail	Undeveloped
North	A(A) Agricultural	Trinity River
East	R-5(A) Single Family	Single family
Southeast	R-5(A) Single Family	Single family
South	CR Community Retail	Single family, Church
Southwest	CR Community Retail	Church
West	CR Community Retail	Undeveloped

Development Standards

District	Setbacks		Height (max)	Lot Coverage (max)	Density/ FAR	Special Standards	Primary Uses
	Front (min)	Side & Rear (min)					
Existing: CR	15' (20' due to block face continuity requirements)	20' adj. to res. (not including A(A) 0' all others	54' Max 4 stories	60%	FAR: 0.5 office 0.75 combined	Residential Proximity Slope	Retail and personal service, office
Proposed: R-5(A)	20'	5' (single family);10' other uses	30'	45% SF; 25% others	1 DU/lot; 5,000 sq. ft.	Residential Proximity Slope	Single family

The proposed R-5(A) district will move the residential proximity slope generating line further west, thus having an impact in the surrounding properties that will remain within the CR district, to the south and west. It is important to note that this is an existing condition due to the CR district being surrounded by R-5(A), CR and A(A) districts. district. Furthermore, considering that the majority of the remaining properties within the CR district are developed with single family and church uses, staff considers that the current uses will not be negatively affected by this zoning change.

With the exception of the churches located south and west of the area of request, most of the properties in this area have been developed as single family homes. The area of request was zoned as CR Community Retail District in 1989 but based on historic aerial maps dating back to 1952, the area of request has always been undeveloped and does not have a history of commercial uses on the property. Building permit records also show that no permit history exists for the subject site. Meanwhile, single family uses have existed on the surrounding properties in historic aerials; therefore, the applicant's request is consistent with past and future proposed land uses within the vicinity.

After review of the existing development patterns of the surrounding properties and the necessity to preserve the character of the existing single-family neighborhood, staff recognizes the positive benefits of the expansion of the R-5(A) single family district. The proposed zoning change is consistent with the development and zoning patterns found in the area, and especially with the need to preserve the single-family character of Bikers Park neighborhood. Staff is in support of the applicant's request, since the request

proposes to develop the property in a manner that is consistent with surrounding uses. This request also allows for the development of infill housing in a manner that is consistent with future land uses.

Land Use Compatibility

The area of request is comprised of two vacant lots fronting Canada Drive and zoned a CR Community Retail District. The applicant intends to build two single family homes on the existing lots that comprise the area of request. The proposed development will conform to the R-5(A) Single Family District regulations. The request site is surrounded by single-family uses to the east, west and south and church use to the southwest. Undeveloped properties are immediately adjacent to the west.

The existing CR district is comprised of a total of twelve lots on both sides of Canada Drive, between Finis Street and the west line of Darien Street, and is surrounded by R-5(A), A(A) and CR districts. Six of the existing lots within the CR district are currently developed with single family and church uses, with the remaining lots being undeveloped.

Use Comparison Table:

Existing Zoning: CR Community Retail District	**Proposed Zoning: R-5(A) Single Family District**
Agricultural uses. -- Crop production.	Agricultural uses. -- Crop production.
Commercial and business service uses. -- Building repair and maintenance shop. *[RAR]* -- Catering service. -- Custom business services. -- Electronics service center. -- Medical or scientific laboratory. *[SUP]* -- Tool or equipment rental.	Commercial and business service uses. None permitted.
Industrial uses. -- Gas drilling and production. *[SUP]* -- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*	Industrial uses. -- Gas drilling and production. *[SUP]* -- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*
Institutional and community service uses. -- Adult day care facility.	Institutional and community service uses. -- Adult day care facility. *[SUP]*

Existing Zoning: **CR Community Retail District**	**Proposed Zoning:** **R-5(A) Single Family District**
-- Cemetery or mausoleum. *[SUP]* -- Child-care facility. -- Church. -- College, university, or seminary. -- Community service center. *[SUP]* -- Convent or monastery. -- Hospital. *[SUP]* -- Library, art gallery, or museum. -- Open-enrollment charter school or private school. *[SUP]* -- Public school other than an open-enrollment charter school. *[RAR]*	-- Cemetery or mausoleum. *[SUP]* -- Child-care facility. *[SUP]* -- Church. -- College, university, or seminary. *[SUP]* -- Community service center. *[SUP]* -- Convent or monastery. *[SUP]* -- Foster home. *[SUP]* -- Library, art gallery, or museum. *[SUP]* -- Public or private school. *[SUP]*
Lodging uses. -- Hotel and motel. *[SUP]* -- Lodging or boarding house. *[SUP]* -- Overnight general purpose shelter. *[See Section 51A-4.205 (2.1)]*	Lodging uses. None permitted.
Miscellaneous uses. -- Attached non-premise sign. *[SUP]* -- Carnival or circus (temporary). *[By special authorization of the building official.]* -- Temporary construction or sales office.	Miscellaneous uses. -- Carnival or circus (temporary). *[By special authorization of the building official.]* -- Temporary construction or sales office.
Office uses. -- Alternative financial establishment. *[SUP]* -- Financial institution without drive-in window. -- Financial institution with drive-in window. *[DIR]* -- Medical clinic or ambulatory surgical center. -- Office.	Office uses. None permitted.

Existing Zoning: CR Community Retail District	Proposed Zoning: R-5(A) Single Family District
Recreation uses. -- Country club with private membership. -- Private recreation center, club, or area. -- Public park, playground, or golf course.	Recreation uses. -- Country club with private membership. *[SUP]* -- Private recreation center, club, or area. *[SUP]* -- Public park, playground, or golf course.
Residential uses. -- College dormitory, fraternity, or sorority house.	Residential uses. -- Handicapped group dwelling unit. *[See Section 51A-4.209(3.1).]* **-- Single family.* (proposed use)**
Retail and personal service uses. -- Alcoholic beverage establishments. *[See Section 51A-4.210 (b)(4).]* -- Ambulance service. *[RAR]* -- Animal shelter or clinic without outside runs. *[RAR]* -- Auto service center. *[RAR]* -- Business school. -- Car wash. *[DIR]* -- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]* -- Commercial amusement (outside). *[SUP]* -- Commercial parking lot or garage. *[RAR]* -- Convenience store with drive-through. *[SUP]* -- Dry cleaning or laundry store. -- Furniture store. -- General merchandise or food store 3,500 square feet or less. -- General merchandise or food store greater than 3,500 square feet. -- General merchandise or food store 100,000 square feet or more. *[SUP]*	Retail and personal service uses. None permitted.

Existing Zoning: CR Community Retail District	Proposed Zoning: R-5(A) Single Family District
-- Home improvement center, lumber, brick or building materials sales yard. *[DIR]* -- Household equipment and appliance repair. -- Liquor store. -- Mortuary, funeral home, or commercial wedding chapel. -- Motor vehicle fueling station. -- Nursery, garden shop, or plant sales. -- Paraphernalia shop. *[SUP]* -- Pawn shop. -- Personal service uses. -- Restaurant without drive-in or drive-through service. *[RAR]* -- Restaurant with drive-in or drive-through service. *[DIR]* -- Swap or buy shop. *[SUP]* -- Temporary retail use. -- Theater.	
Transportation uses. -- Transit passenger shelter. -- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211.]*	Transportation uses. -- Private street or alley. *[SUP]* -- Transit passenger shelter. *[See Section 51A-4.211.]* -- Transit passenger station or transfer center. *[SUP]*
Utility and public service uses. -- Commercial radio and television transmitting station. -- Electrical substation. -- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]* -- Police or fire station. -- Post office. -- Radio, television or microwave tower. *[SUP]* -- Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1).]*	Utility and public service uses. -- Electrical substation. *[SUP]* -- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]* -- Police or fire station. *[SUP]* -- Radio, television, or microwave tower. *[SUP]* -- Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1).]* -- Utility or government installation other than listed. *[SUP]*

Existing Zoning: CR Community Retail District	Proposed Zoning: R-5(A) Single Family District
--Utility or government installation other than listed. *[SUP]*	
Wholesale, distribution, and storage uses. -- Mini-warehouse. *[SUP]* -- Recycling buy-back center. *[See Section 51A-4.213 (11).]* -- Recycling collection center. *[See Section 51A-4.213 (11.1).]* -- Recycling drop-off container. *[See Section 51A-4.213 (11.2).]* -- Recycling drop-off for special occasion collection. *[See Section 51A-4.213 (11.3).]*	Wholesale, distribution, and storage uses. -- Recycling drop-off container. *[See Section 51A-4.213 (11.2).]* -- Recycling drop-off for special occasion collection. *[See Section 51A-4.213 (11.3).]*

Parking

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. A single-family use requires one parking space per dwelling unit when located within an R-5(A) District.

Landscaping

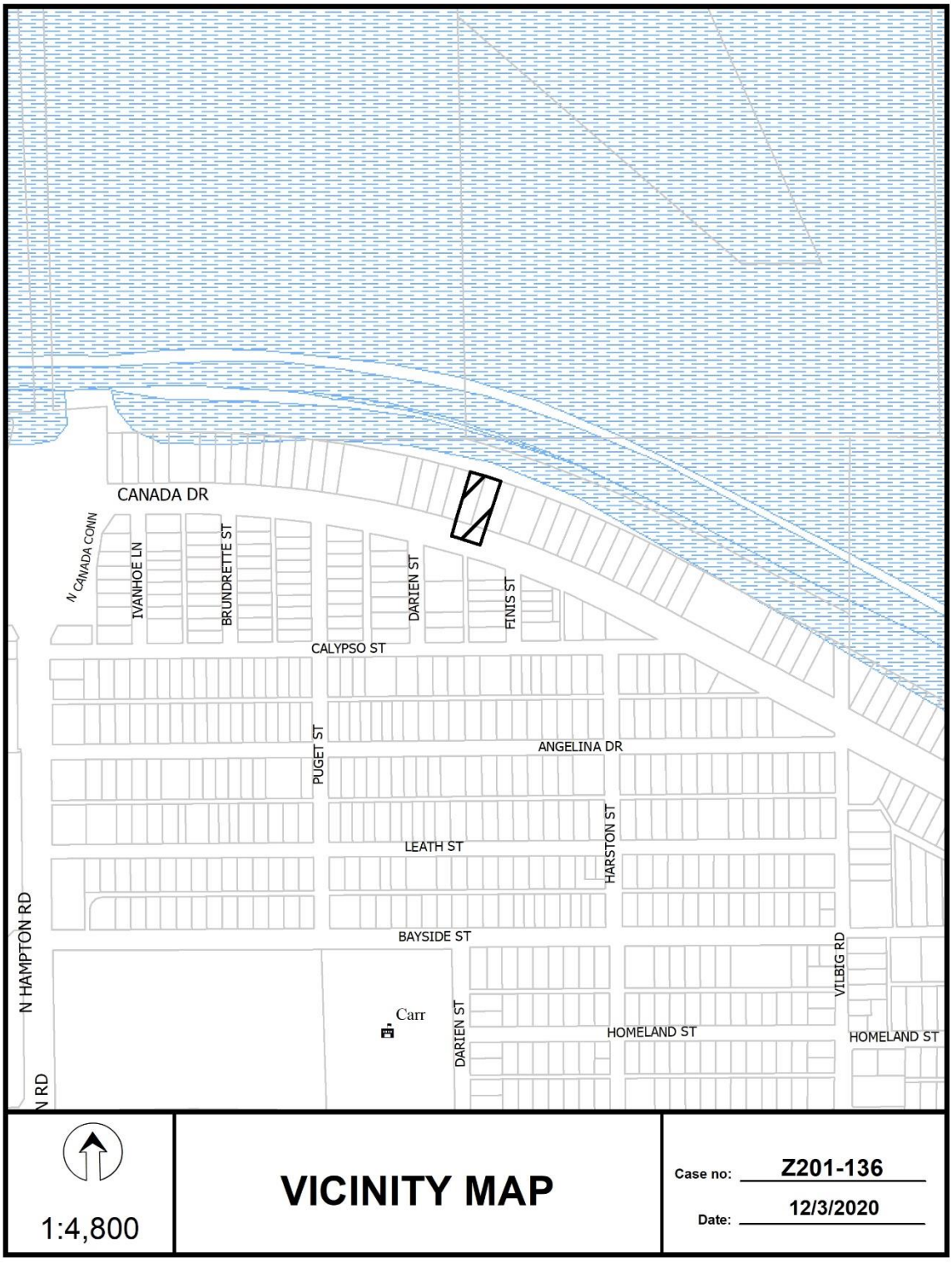
Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

Market Value Analysis

Market Value Analysis (MVA) is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The subject site is uncategorized. Adjacent properties to the east, south and west are within Category H.

List of Officers

Information will be provided before the February 18, 2021 CPC Meeting.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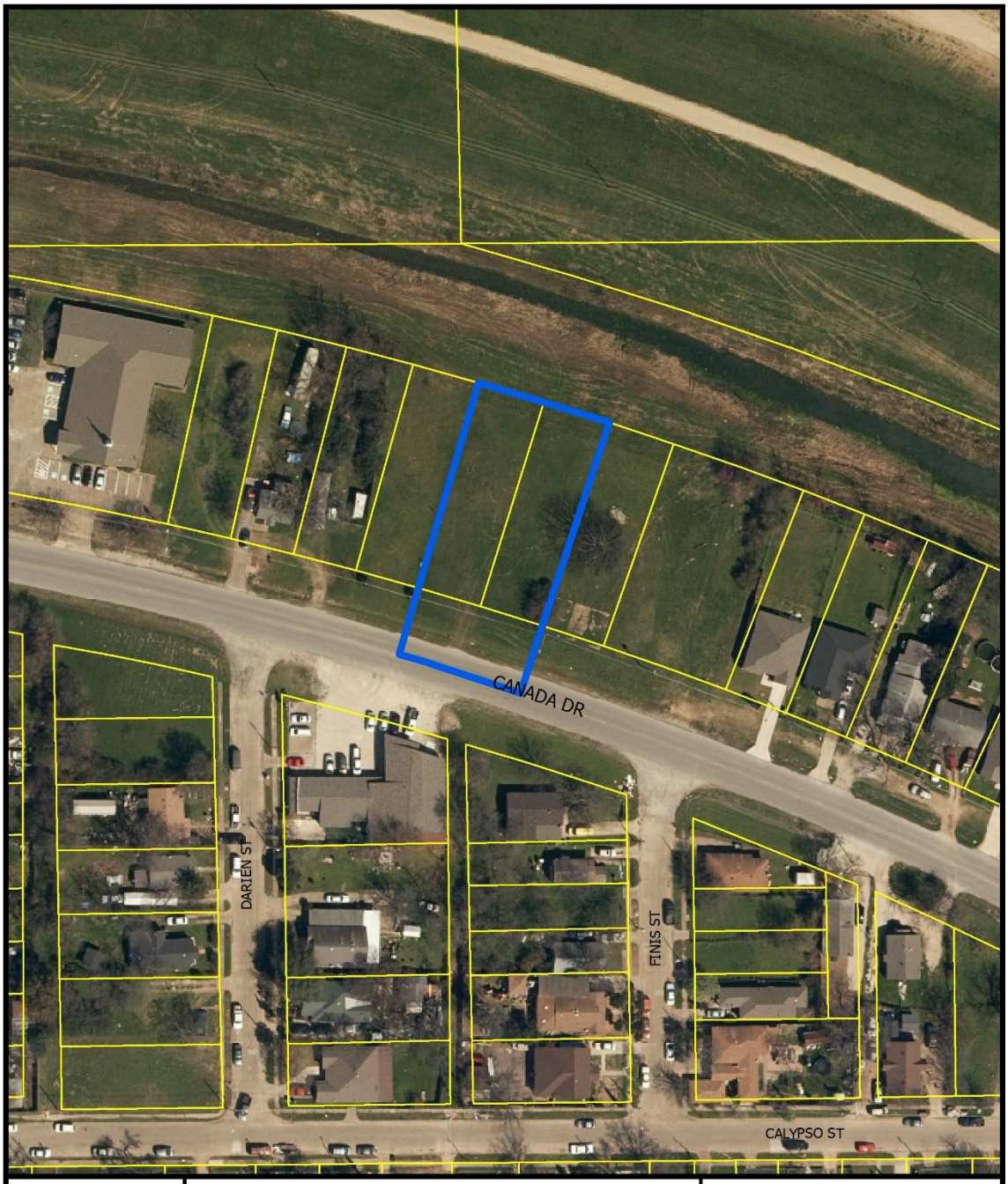
VICINITY MAP
Case no: Z201-136
Date: 12/3/2020



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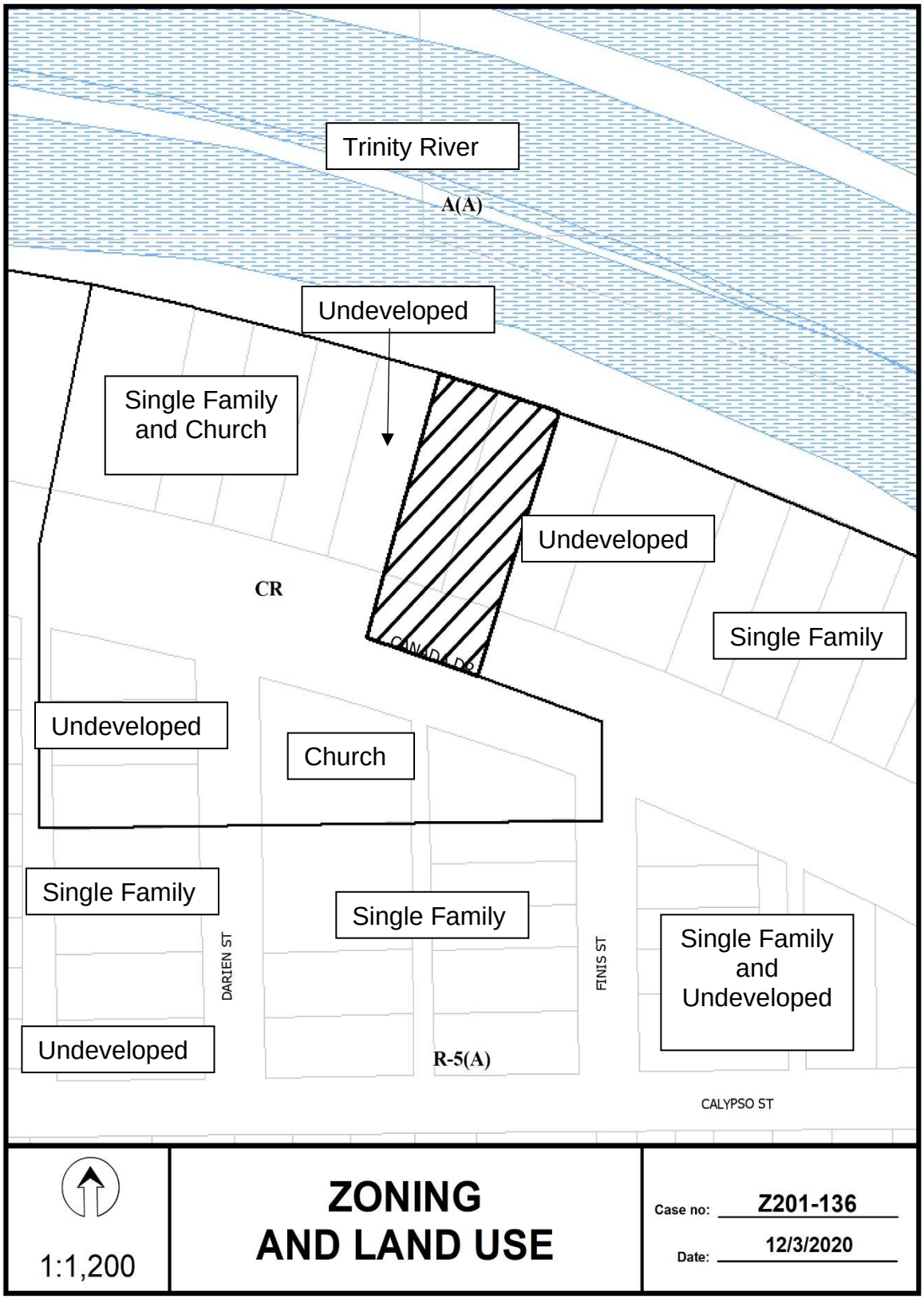
AERIAL MAP

Case no: Z201-136

Date: 12/3/2020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FINIS ST
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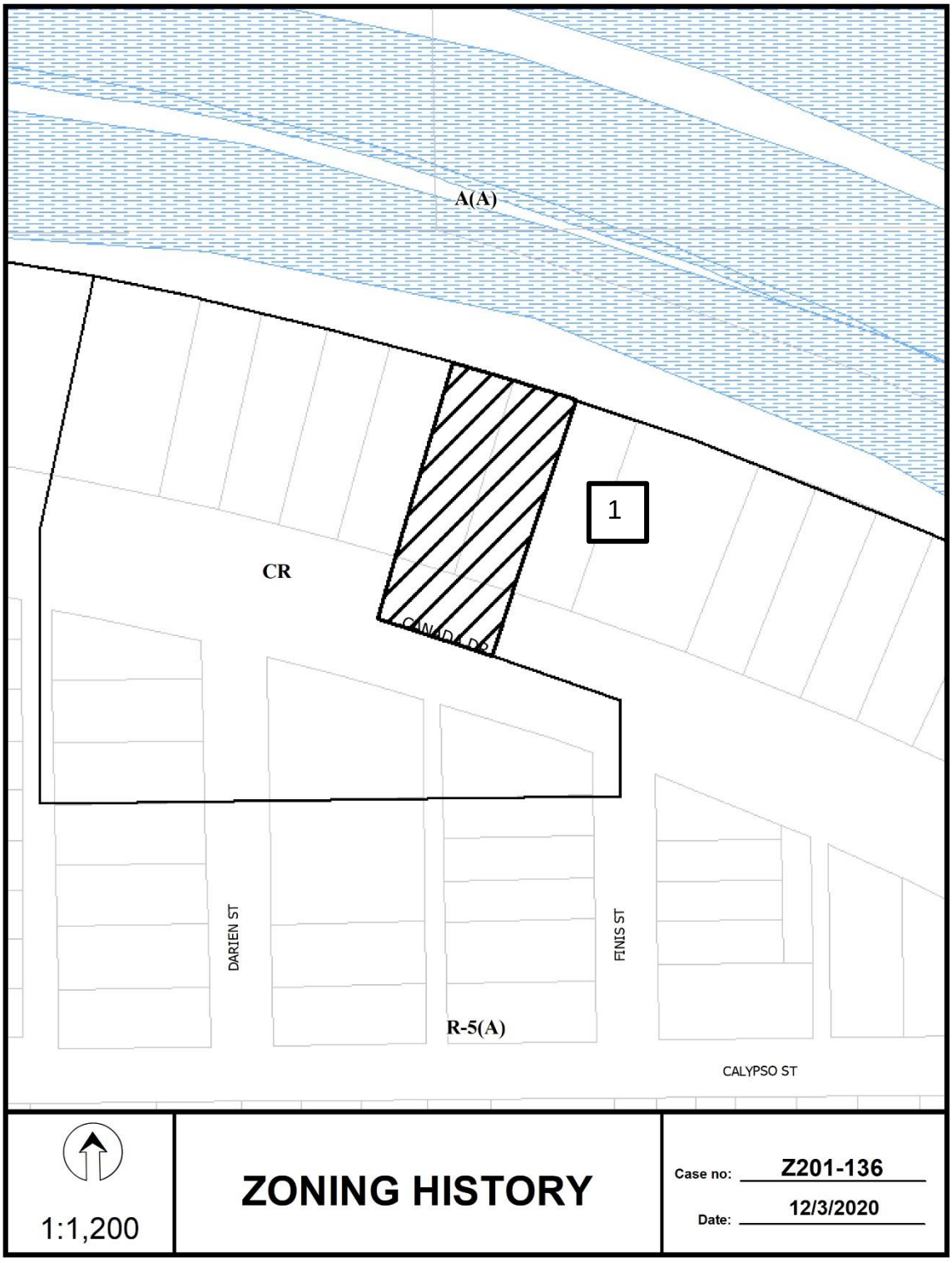
ZONING AND LAND USE
Case no: Z201-136
Date: 12/3/2020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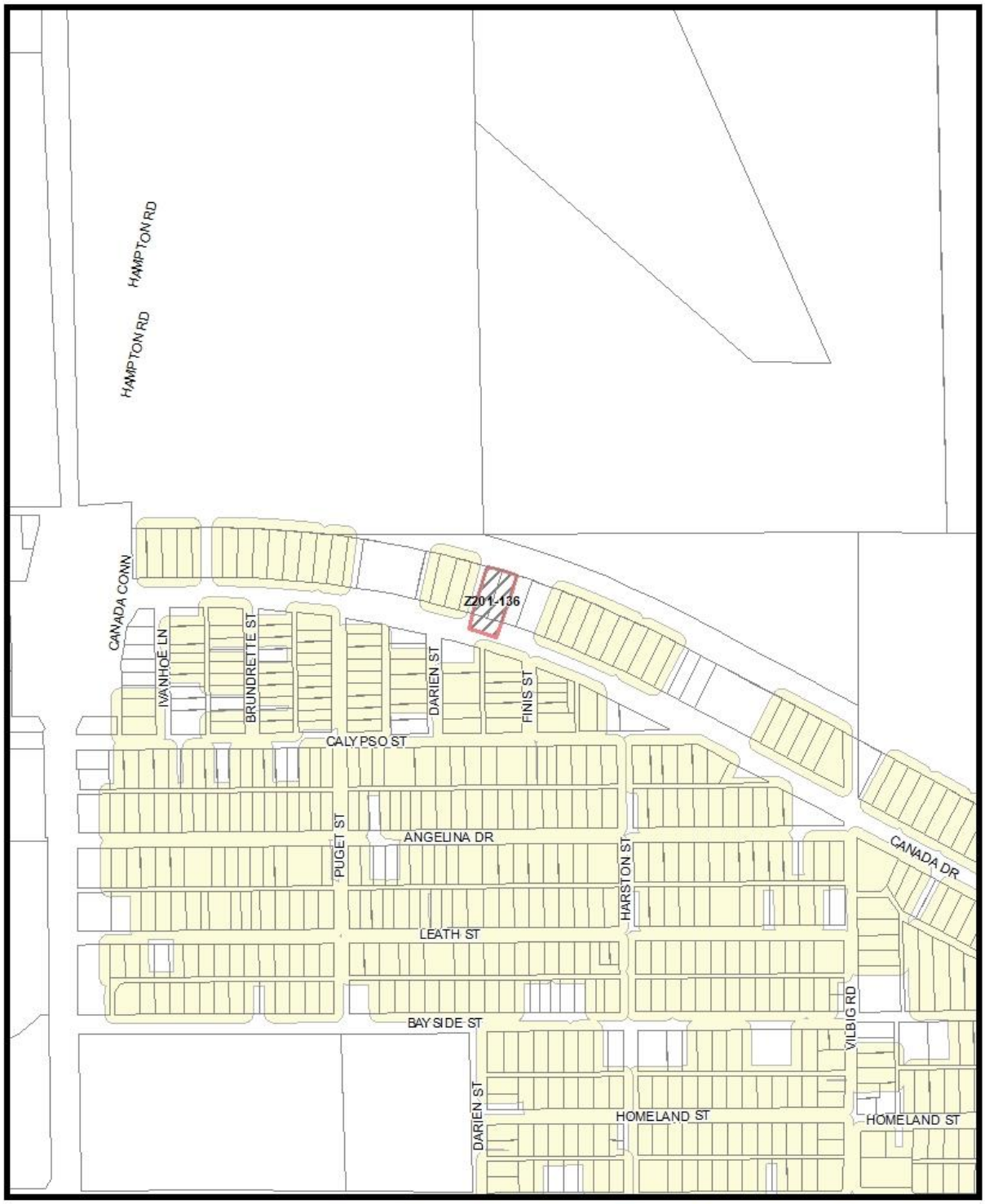
ZONING HISTORY
Case no: Z201-136
Date: 12/3/2020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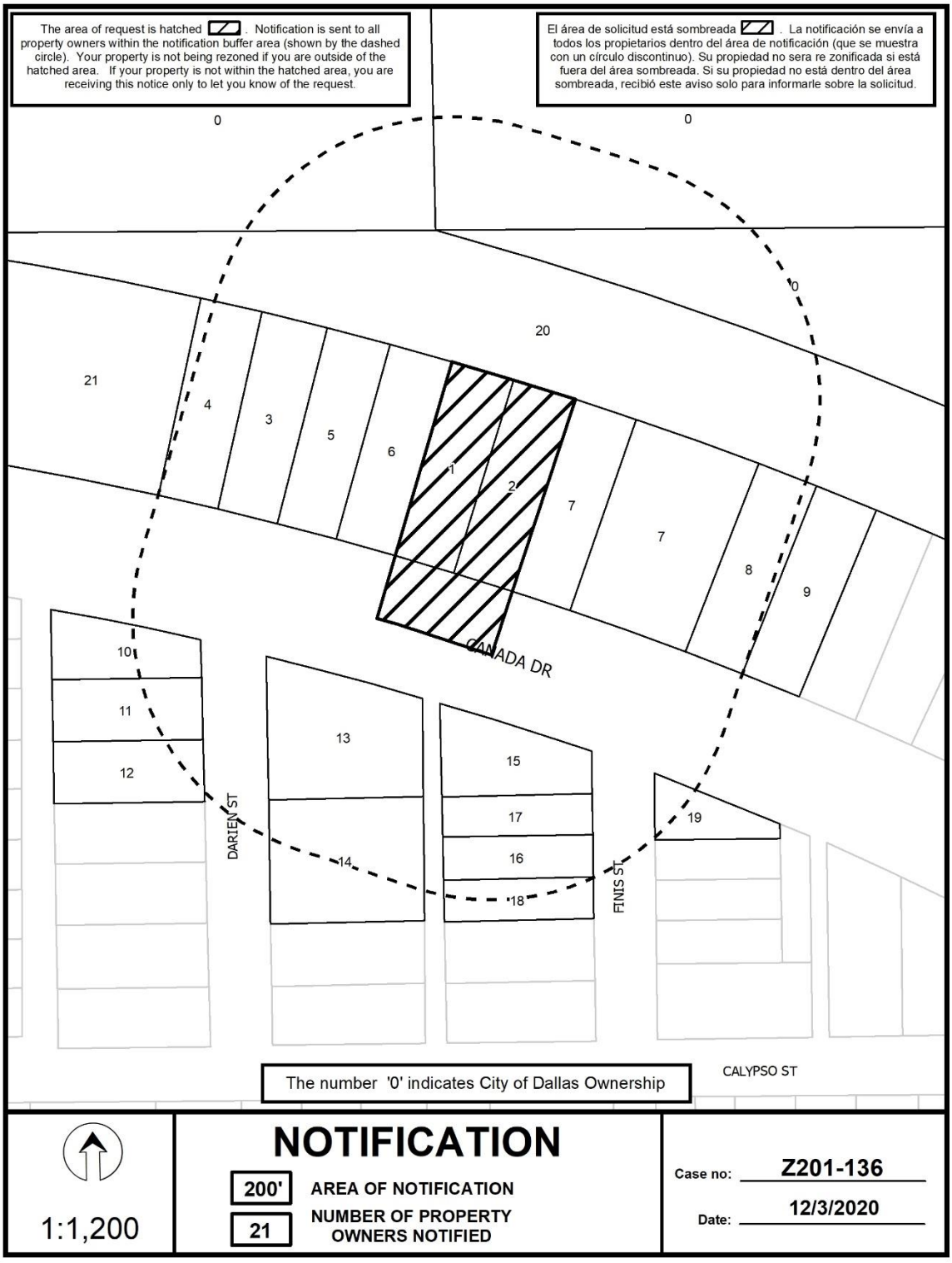
Market Value Analysis
Printed Date: 12/3/2020


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
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DARIEN ST
FINIS ST
CALYPSO ST
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
21
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z201-136
Date: 12/3/2020

12/03/2020

Notification List of Property Owners

Z201-136

21 Property Owners Notified

Label #	*Address*		*Owner*
1	1943	CANADA DR	SHERMAN JAMES
2	1939	CANADA DR	SHERMAN JAMES
3	1955	CANADA DR	RIVERS EDGE INVESTMENTS LLC
4	1959	CANADA DR	ARROYO ANTONIO
5	1951	CANADA DR	CARTER FAYE DELL &
6	1947	CANADA DR	CHAVEZ CHRISTOPHER &
7	1935	CANADA DR	FODAP LLC
8	1923	CANADA DR	GAVILANES ESMERALDA
9	1919	CANADA DR	ROJASLOPEZ LONDY MARISOL
10	4027	DARIEN ST	RIVER EDGE INVESTMENTS LLC
11	4023	DARIEN ST	WASHINGTON TERRY C & GENOVA
12	4019	DARIEN ST	RIVERA MARIA DEL ROSARIO
13	4030	DARIEN ST	IGLESIA JESUCRISTO TE AMA
14	4010	DARIEN ST	SHELBY FAYE DEAN
15	4019	FINIS LN	HOWARD CATHY ELIZABETH
16	4011	FINIS LN	ANCHORED WINGS PRIVATE
17	4015	FINIS LN	MIMS WILLIAMS MILDRED LEE
18	4009	FINIS LN	SHAW C W ESTATE OF
19	4014	FINIS LN	FIELDS LEONARD
20	242	CANADA DR	EASON RICHARD B
21	1967	CANADA DR	MACEDONIA BAPTIST CHURCH

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

Planner: Ryan Mulkey

FILE NUMBER:	Z201-141(RM)	**DATE FILED:**	December 4, 2020
LOCATION:	On the east side of Greenville Avenue, south of Phoenix Drive		
COUNCIL DISTRICT:	13	**MAPSCO:**	26 Q
SIZE OF REQUEST:	Approx. 0.81 acre	**CENSUS TRACT:**	0078.15

REPRESENTATIVE: Latrice Andrews, Sheils Winnubst, P.C.

APPLICANT: JDB Texas Ventures, LP

OWNER: Barch Interests, LP

REQUEST: An application for a Specific Use Permit for a commercial amusement (inside) use on property zoned an MU-3 Mixed Use District.

SUMMARY: The purpose of the request is to allow a commercial amusement (inside) use on the site for a nonprofit organization to host fundraising activities.

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

BACKGROUND INFORMATION:

- The area of request is currently zoned an MU-3 Mixed Use District and is developed with a 4,760 square foot building.
- The existing building was formally occupied by a personal service use.
- The applicant proposes to operate a commercial amusement (inside) use in the existing building.
- The commercial amusement (inside) use is defined as a facility wholly enclosed in a building that offers entertainment or games of skill to the general public for a fee. This includes but is not limited to an adult arcade, adult cabaret, adult theater, amusement center, billiard hall, bowling alley, a children's amusement center, dance hall, motor track or skating rink.

Zoning History:

There have been three zoning changes for the area of request in the past five years.

1. **Z167-378:** On August 3, 2017, the City Plan Commission approved a request to determine proper zoning on property zoned Planned Development District Nos. 65, 85, 182, 267, 344, 476, 488, 529, 530, 531, 592, 720, and 984; an MU-2 Mixed Use District, and MU-3 Mixed Use District, an MO-1 Mid-Range Office District, a GO(A) General Office District, an LI Light Industrial District, an NS(A) Neighborhood Service District, a CR Community Retail District, an MF-1(A) Multifamily District, an MF-2(A) Multifamily District, an MF-3(A) Multifamily District, a TH-3(A) Townhouse District, and an R-7.5(A) Single Family District in an area generally bounded by Walnut Hill Lane to the north, Northwest Highway to the south, Pineland Drive to the east, and Greenville Avenue to the west.

2. **Z189-130:** On April 10, 2019, City Council approved a change from Tract I, Subarea I to Tract III within Planned Development District No. 65, located at the southeast line of Holly Hill Drive, between Ridgecrest Road and Phoenix Drive.

3. **Z189-323:** On January 22, 2020, City Council approved a change to an MU-2 Mixed Use District on property zoned Planned Development District No. 85 located on the northeast corner of Greenville Avenue and Pineland Drive, south of Walnut Hill Lane.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Greenville Avenue	Principal Arterial	100 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Land Use:

	Zoning	Land Use
Site	MU-3 Mixed Use District	Vacant
North	MO-1 Mid-Range Office District	Office
East	MF-1(A) Multifamily District; MU-3 Mixed Use District	Multifamily
South	MU-3 Mixed Use District	Liquor Store; Parking Lot
West	Planned Development District No. 453	Office

Land Use Compatibility:

The site is developed with a one-story building and a surface parking lot. The proposed location of the commercial amusement (inside) use is in this building. Directly north of the area of request along Greenville Avenue is a multi-story office building. Directly southeast of the property is a retail building that shares parking with the subject site. Behind the site to the east is a multifamily residential development, and to the west of the property across Greenville Avenue is a multi-story office building.

The applicant intends to operate a charitable campaign program designed to collect donations for a nonprofit organization. Per the applicant, the use is not an amusement center that charges an admission fee, the intention is for the patrons to make a donation and they would receive a free admission for each donation. However, the conditions do not restrict the operation of any use that would be classified as commercial amusement (inside).

The applicant intends to run the charitable campaign program during operating hours that will be posted on the building. However, they are requesting allowable operating hours of 8:00 a.m. to 2:00 a.m., Monday through Sunday, to offer more flexibility according to demand and donator schedules.

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

Staff supports the request because the use is not foreseen to be detrimental to surrounding properties. To the north, south, and west of the area of request are commercial uses such as offices and a liquor store. Although there are multifamily uses to the east, they are not accessed from the same street as the area of request.

Additionally, staff recommends approval for a two-year period because this would allow for the use to be re-evaluated in a short period of time.

Landscaping:

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

Parking:

The off-street parking requirement for the commercial amusement (inside) use is one parking space per each 100 square feet of floor area. The applicant has proposed a floor area of 4,760 square feet for the use, resulting in a minimum of 48 required parking spaces. The site provides 68 parking spaces. Although the 26 spaces at the rear of the site are shared with the liquor store to the southeast, the large majority of the liquor store's required parking is on its own lot.

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, the nearest MVA cluster is located immediately to the east and is identified as an "E" MVA cluster.

List of Partners/Principals/Officers

Barch Interests, LP

Big Sky Holdings, Inc., General Partner
John Derick Barch – President, Secretary, Shareholder, Limited Partner

JDB Texas Ventures, LP

JDB Texas Management, Inc., General Partner
John Derick Barch – President, Secretary, Shareholder, Limited Partner

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is commercial amusement (inside).

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

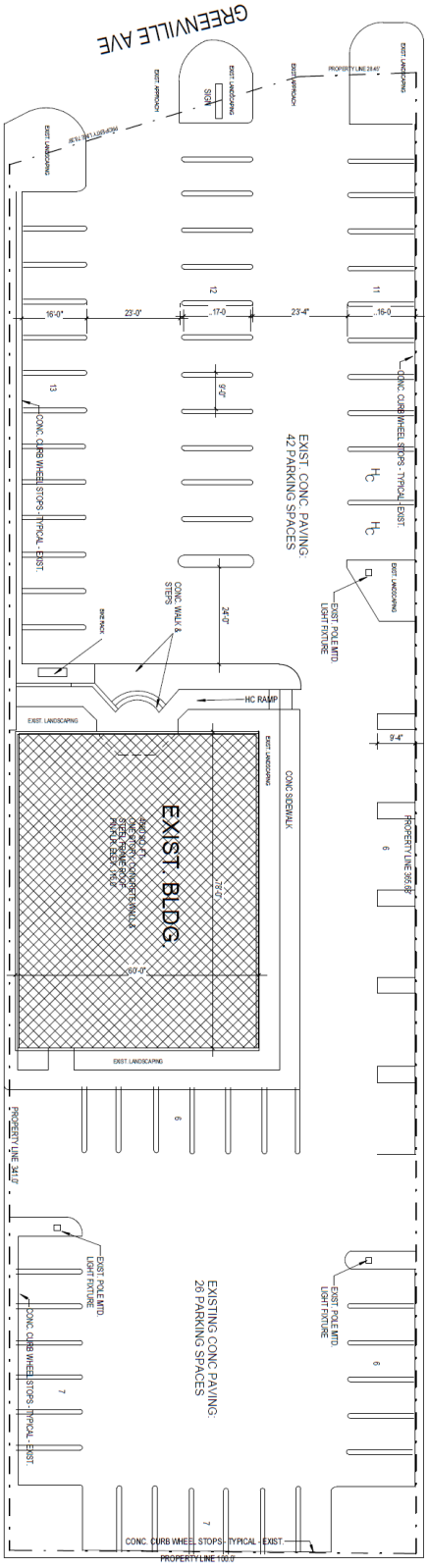
3. TIME LIMIT: This specific use permit expires on (two years from the passage of this ordinance) _____.

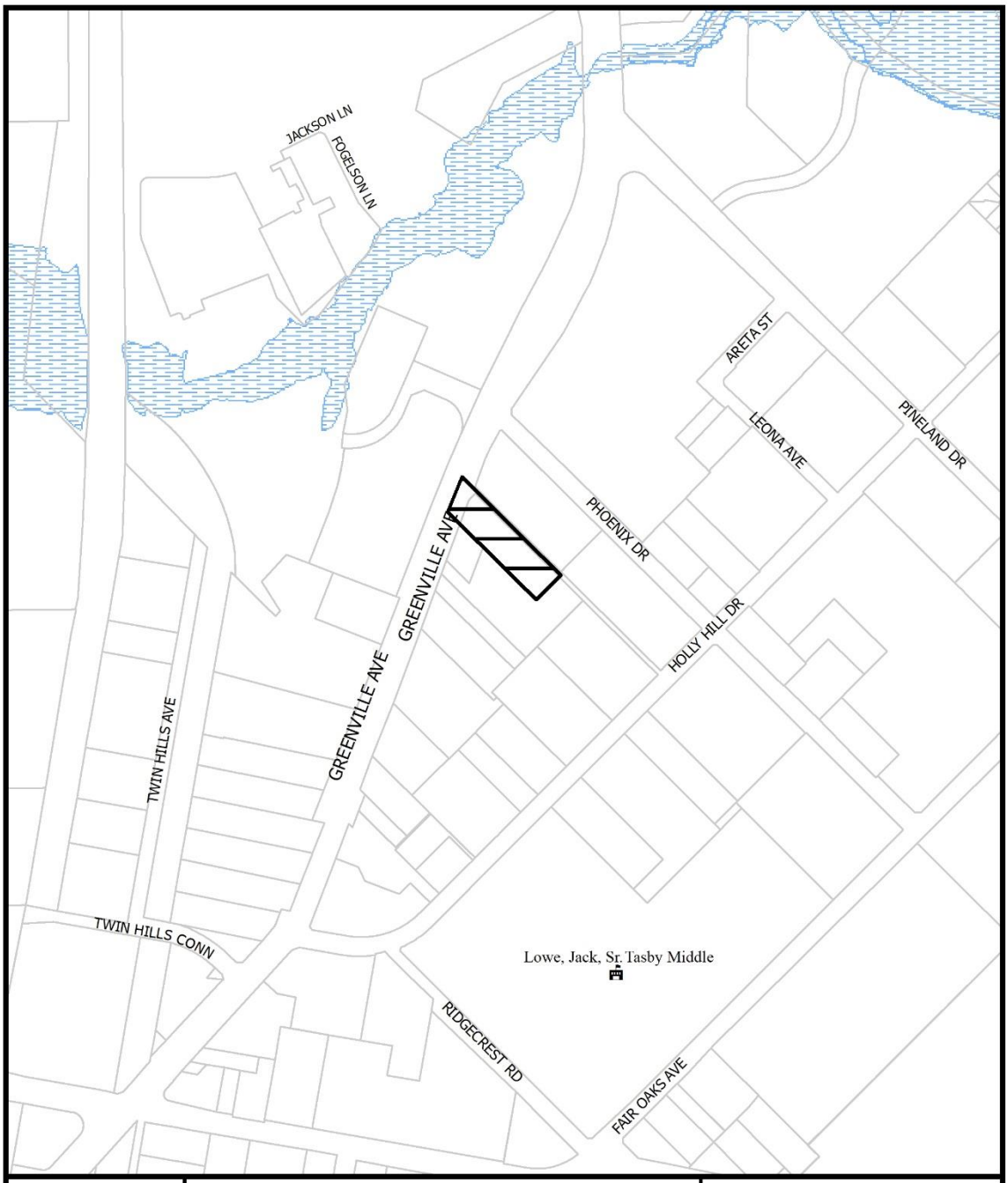
4. HOURS OF OPERATION: A commercial amusement (inside) may only operate between 8:00 a.m. and 2:00 a.m., Monday through Sunday.

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

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

PROPOSED SUP SITE PLAN

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GREENVILLE AVE
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TWIN HILLS AVE
TWIN HILLS CONN
Lowe, Jack, Sr. Tasby Middle
RIDGECREST RD
FAIR OAKS AVE
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VICINITY MAP
Case no: Z201-141
Date: 2/8/2021

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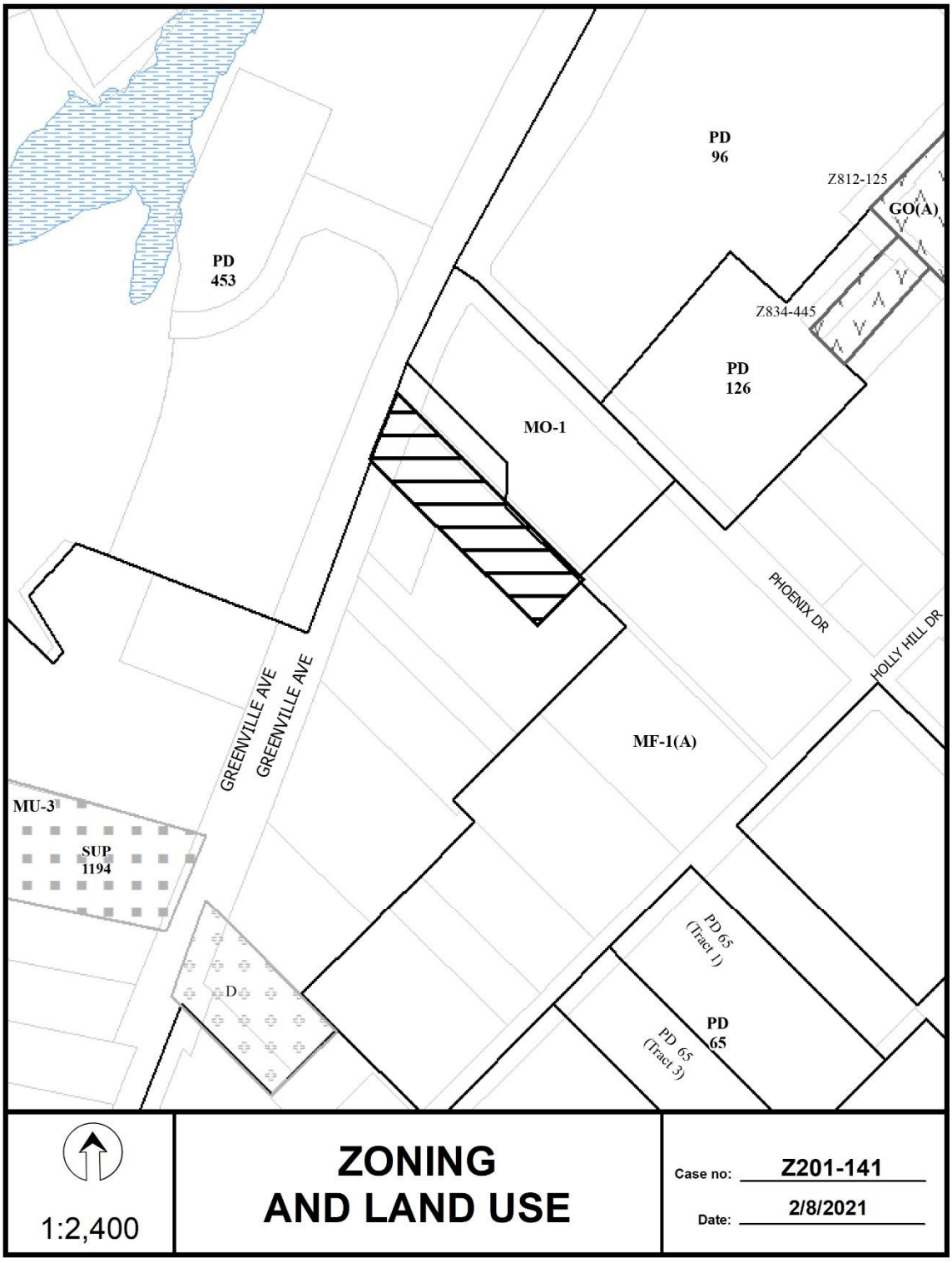
AERIAL MAP

Case no: Z201-141

Date: 2/8/2021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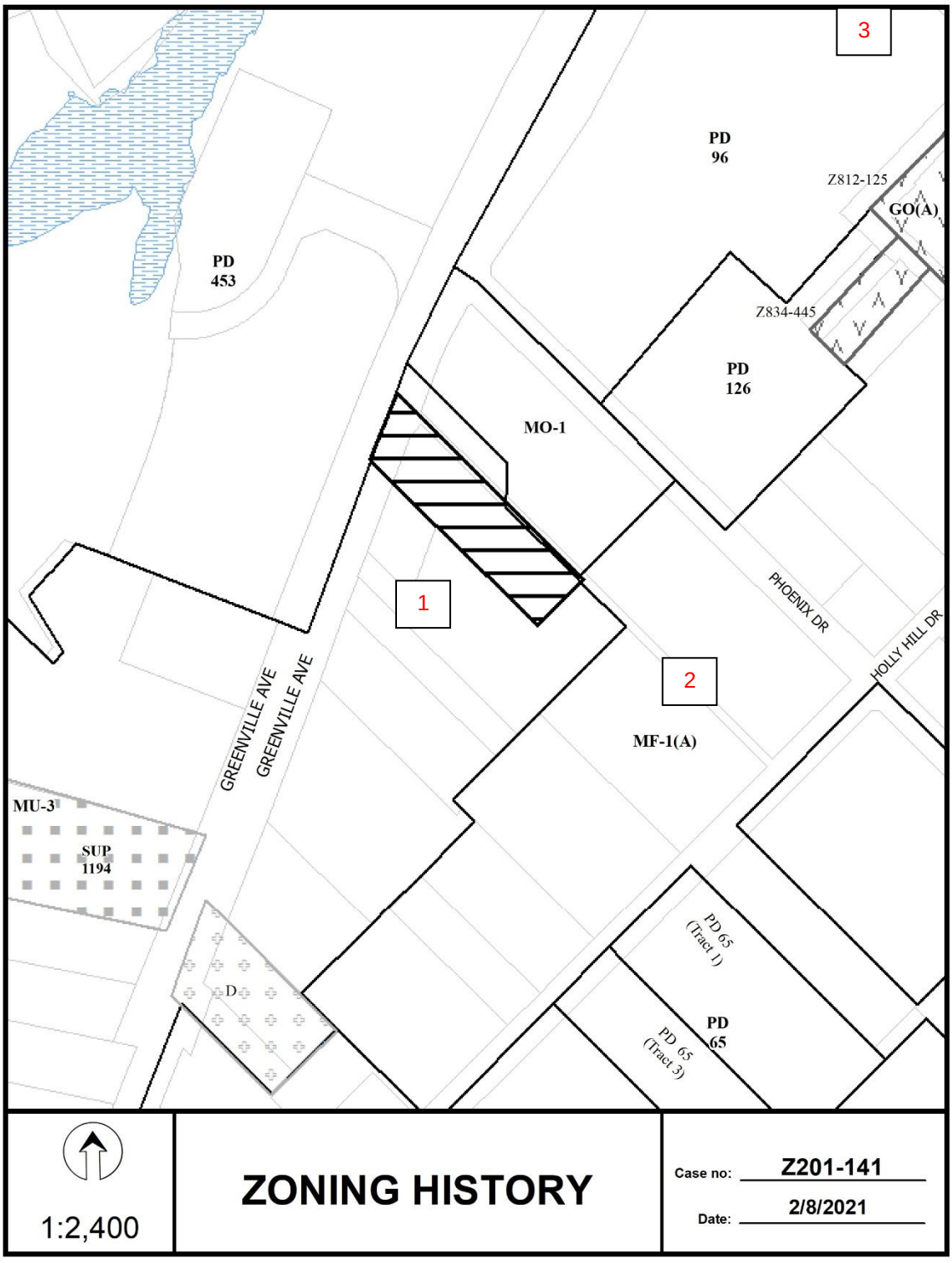
Case no: Z201-141
Date: 2/8/2021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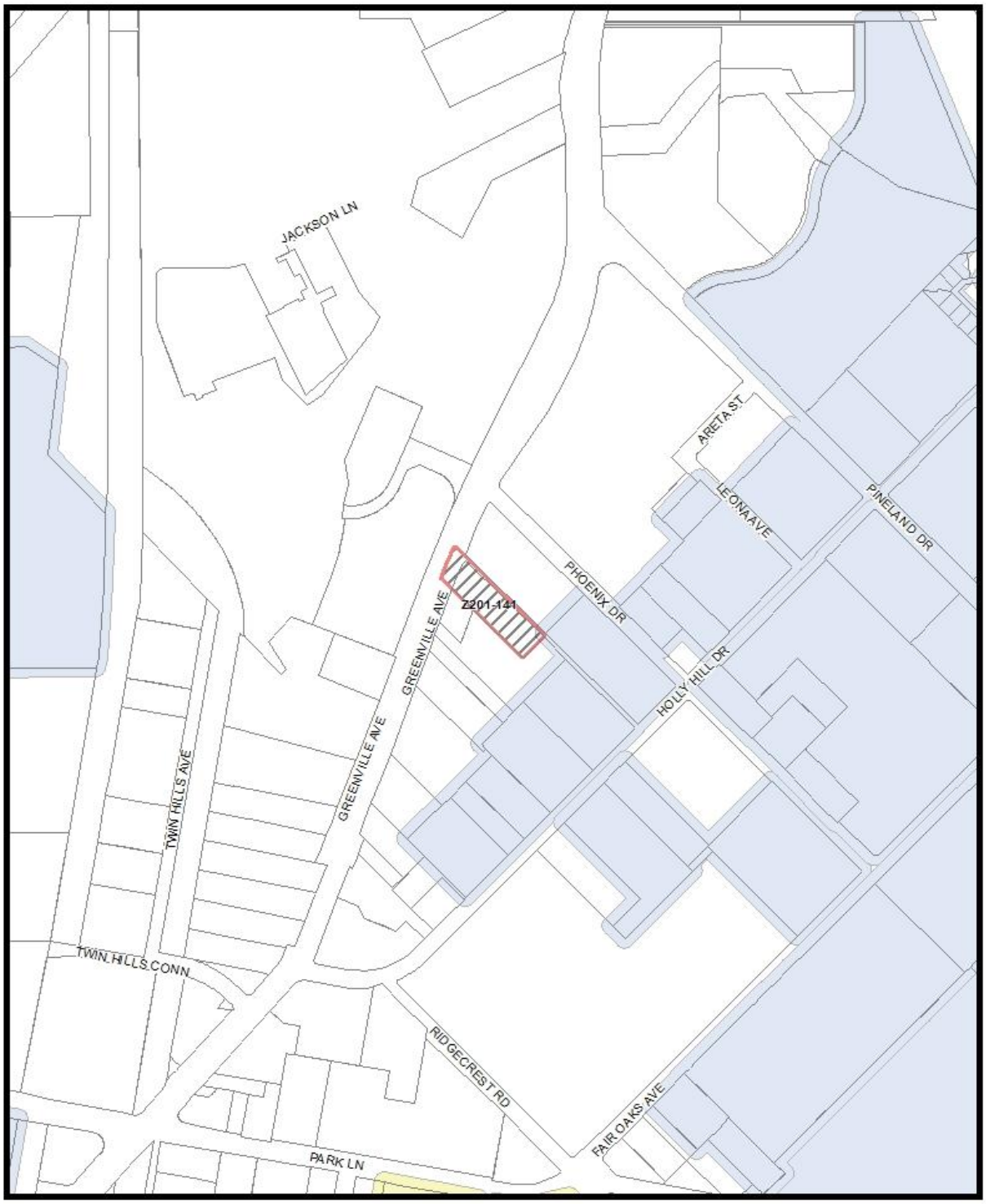
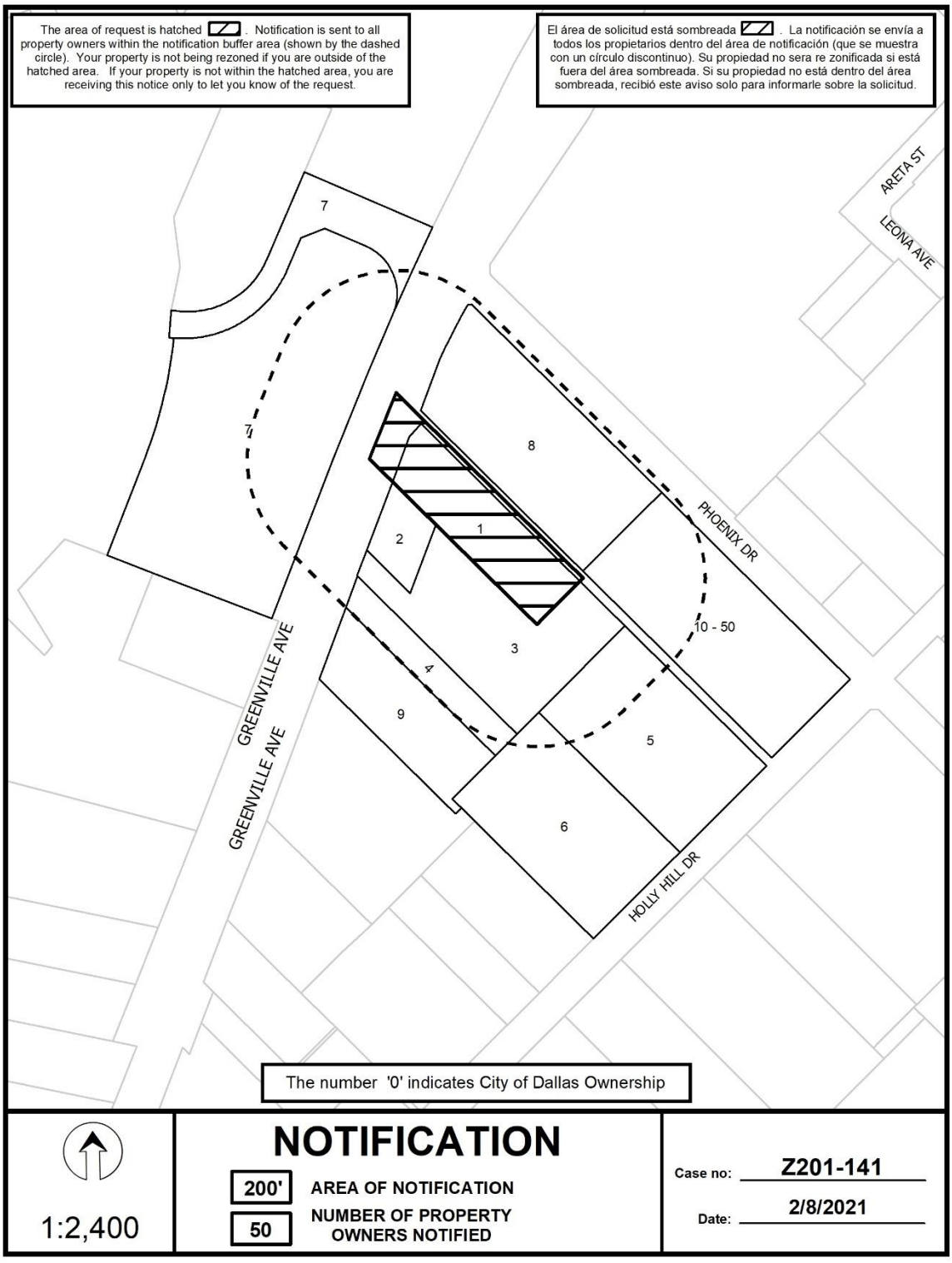
ZONING HISTORY
Case no: Z201-141
Date: 2/8/2021


JACKSON LN
ARETA ST
LEONA AVE
PINELAND DR
PHOENIX DR
Z201-141
GREENVILLE AVE
GREENVILLE AVE
HOLLY HILL DR
TWIN HILLS AVE
TWIN HILLS CONN
RIDGECREST RD
FAIR OAKS AVE
PARK LN
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:4,800
Market Value Analysis
Printed Date: 2/8/2021


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
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ARETA ST
LEONA AVE
PHOENIX DR
GREENVILLE AVE
GREENVILLE AVE
HOLLY HILL DR
7
8
1
2
3
4
9
5
6
10 - 50
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
50
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z201-141
Date: 2/8/2021

02/08/2021

Notification List of Property Owners

Z201-141

50 Property Owners Notified

Label #	*Address*		*Owner*
1	7136	GREENVILLE AVE	BARCH INTERESTS LP
2	7128	GREENVILLE AVE	7128 GREENVILLE AVE P LTD
3	7124	GREENVILLE AVE	7124 GREENVILLE LTD
4	7118	GREENVILLE AVE	SUNSHINE RICHARD B
5	7131	HOLLY HILL DR	Taxpayer at
6	7117	HOLLY HILL DR	Taxpayer at
7	7115	GREENVILLE AVE	TEXAS HEALTH RESOURCES
8	7150	GREENVILLE AVE	7150 DALLAS PROPERTIES LLC
9	7110	GREENVILLE AVE	KLINE STANLEY N TRUSTEE
10	5750	PHOENIX DR	VASQUEZ ISRAEL
11	5750	PHOENIX DR	COHEN ABRAHAM
12	5750	PHOENIX DR	GANDARA CARLOS &
13	5750	PHOENIX DR	GARRETSON BILLY C II
14	5750	PHOENIX DR	SIGNATURE LEASING SIGNATURE
15	5750	PHOENIX DR	SANCHEZ JOHN MICHAEL
16	5750	PHOENIX DR	PIKE JAMES L &
17	5750	PHOENIX DR	COHEN ABRAHAM
18	5750	PHOENIX DR	VO LONG V
19	5750	PHOENIX DR	TRAN DUONG HUU HOANG &
20	5750	PHOENIX DR	MUHLBERG CURTIS H
21	5750	PHOENIX DR	MUHLBERG CURTIS
22	5750	PHOENIX DR	MAJESTIC SKIES SERIES LLC
23	5750	PHOENIX DR	CAMPBELL WILL G III TR&
24	5750	PHOENIX DR	SIGNATURE LEASING & MGMT INC
25	5750	PHOENIX DR	DUKE HOLDINGS LLC
26	5750	PHOENIX DR	RINN ED M JR

02/08/2021

Label #	*Address*		*Owner*
27	5750	PHOENIX DR	DELACRUZ JOEL A TRUSTEE &
28	5750	PHOENIX DR	C&C RESIDENTIAL PROPERTIES INC
29	5750	PHOENIX DR	JOHNSON ROBBIE M &
30	5750	PHOENIX DR	VALVERDE ALBIS
31	5750	PHOENIX DR	MILAZZO DAVID A
32	5750	PHOENIX DR	TALON SARAH GJW RICHARDSON PROPERTIES LLC
33	5750	PHOENIX DR	HERRERA JOSE J
34	5750	PHOENIX DR	HERRERA JOSE J
35	5750	PHOENIX DR	RAFRAF KAMBIZ & REGINA
36	5750	PHOENIX DR	NGUYEN HAI TRONG
37	5750	PHOENIX DR	ROWLAND JAY & THERESA
38	5750	PHOENIX DR	NOLK INVESTMENTS LLC
39	5750	PHOENIX DR	SCHEDULE SEA SERIES F LLC
40	5750	PHOENIX DR	MARTINEZ RAYMOND
41	5750	PHOENIX DR	MEHANI AVIRAM
42	5750	PHOENIX DR	DAN YARON MOSHE MOSES
43	5750	PHOENIX DR	HOLMES SAMUEL A & EBONY M
44	5750	PHOENIX DR	NELSON PAUL & DAGMAR
45	5750	PHOENIX DR	TUCKER TERRELL JACK
46	5750	PHOENIX DR	COHEN ABRAHAM
47	5750	PHOENIX DR	JACKSON DONALD F
48	5750	PHOENIX DR	NEMERKS LLC
49	5750	PHOENIX DR	ROWLAND JAY T
50	5750	PHOENIX DR	NJOKU CHIDI

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

Planner: Ryan Mulkey

FILE NUMBER:	Z201-153(RM)	**DATE FILED:**	December 18, 2020
LOCATION:	Southwest corner of Ellenwood Drive and C.F. Hawn Freeway		
COUNCIL DISTRICT:	8	**MAPSCO:**	69 H
SIZE OF REQUEST:	Approx. 1.17 acres	**CENSUS TRACT:**	117.02

APPLICANT/OWNER: Salvador Jimenez

REQUEST: An application for the renewal of Specific Use Permit No. 2276 for vehicle display, sales, and service on property zoned Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay

SUMMARY: The purpose of the request is to continue the use of the property as a vehicle display, sales, and service use. [Sal's Auto Sales and Parts].

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

BACKGROUND INFORMATION:

- The area of request is currently zoned Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, and is being used for vehicle display, sales, and service.
- The vehicle display, sales, and service use requires a Specific Use Permit in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3.
- On February 28, 2018, the City Council approved a Specific Use Permit for vehicle display, sales, and service for a two-year period on the request site.
- The vehicle display, sales, and service use is defined as a facility for the display, service, and retail sale of new or used automobiles, boats, trucks, motorcycles, motor scooters, recreational vehicles, or trailers.
- Since approval of the original SUP, the applicant has added paved area in a location originally designated as pervious area. Staff has worked with the applicant to revise the original site plan to reflect current site conditions. This revised site plan is included in case report.

Zoning History:

There have been four zoning changes for the area of request in the past five years.

1. **Z167-298:** On October 5, 2017, staff approved an automatic renewal of Specific Use Permit No. 1717 for a vehicle display, sales, and service use for a three-year period on property zoned Planned Development District No. 535, Subdistrict 1 Tract 2, located at the northwest corner of C.F. Hawn Freeway and Haymarket Street.

2. **Z167-399:** On February 28, 2018, the City Council approved Specific Use Permit No. 2276 for a vehicle display, sales, and service use on property zoned Subdistrict 1 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay. [Subject Site]

3. **Z189-171:** On June 12, 2019, City Council approved an amendment to Specific Use Permit No. 1339 for an open enrollment charter school on property zoned R-7.5(A) Single Family District.

4. **Z201-116:** On February 4, 2021, the City Plan Commission recommended approval of the renewal of Specific Use Permit No. 2088 for a vehicle display, sales, and service use for a three-year period on property zoned Planned Development District

No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay. The request is pending approval by City Council.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Ellenwood Drive	Local Street	-
C.F. Hawn Freeway	Highway	-

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Policy 2.1.4 Support efforts to expand targeted business and industry development within the Southern Sector.

Land Use:

	Zoning	Land Use
Site	Planned Development District No. 535, Subdistrict 1 Tract 2	Vehicle Display, Sales & Service
North	Planned Development District No. 535, Subdistrict 1 Tract 2; SUP No. 1717	Vehicle Display, Sales & Service
East	Planned Development District No. 535, Subdistrict 1 Tract 2	Undeveloped
South	CS Commercial Service District	Vehicle Display, Sales & Service
West	Planned Development District No. 535, Subdistrict 1 Tract 2, and Subdistrict 2 Tract 4	Building Repair & Maintenance Shop

Land Use Compatibility:

The area of request is being used for a vehicle display, sales, and service use. North of the area of request, across C.F. Hawn Freeway, is another vehicle display, sales, and service use. East of the property is undeveloped, and south is another vehicle display, sales, and service use. Directly west of the area of request is a building repair and maintenance shop.

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

Staff supports the request because the use is not foreseen to be detrimental to surrounding properties. Uses immediately surrounding the area of request include other vehicle display, sales, and service uses, undeveloped land, and a building repair and maintenance shop. Additionally, staff recommends approval a two-year period because this would allow for the use to be re-evaluated in a short period of time.

Landscaping:

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

Parking:

Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, refers to the Dallas Development Code for parking regulations. Pursuant to the Dallas Development Code, the off-street parking requirement for the vehicle display, sales, and service use is one space per 500 square feet of floor area, inclusive of the display area.

Because the applicant has added additional display area to the site since approval of the original site plan, the required parking calculation has increased from the original 12 required spaces. The combined floor area of the existing and proposed structures is approximately 4,494 square feet. The new display area is approximately 6,790 square feet. In total, the applicant is now required to provide 22 spaces. As illustrated on the revised site plan, 22 spaces are provided.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is located within a “G” MVA cluster. Southeast of the area of request is another “G” MVA cluster along Haymarket Road. North and east of the area of request, across C.F. Hawn Freeway is a “G” MVA cluster. South of the area of request along Cade Road is an “F” MVA cluster.

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a vehicle display, sales, and service use.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires ~~February 28, 2021~~ (two years from the passage of this ordinance).

4. FENCING: A six-foot high wrought iron fence must be maintained along the boundary of the Property.

5. HOURS OF OPERATION: The vehicle display, sales, and service use may only operate between 8:00 a.m. and 8:00 p.m., Monday through Saturday.

6. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.

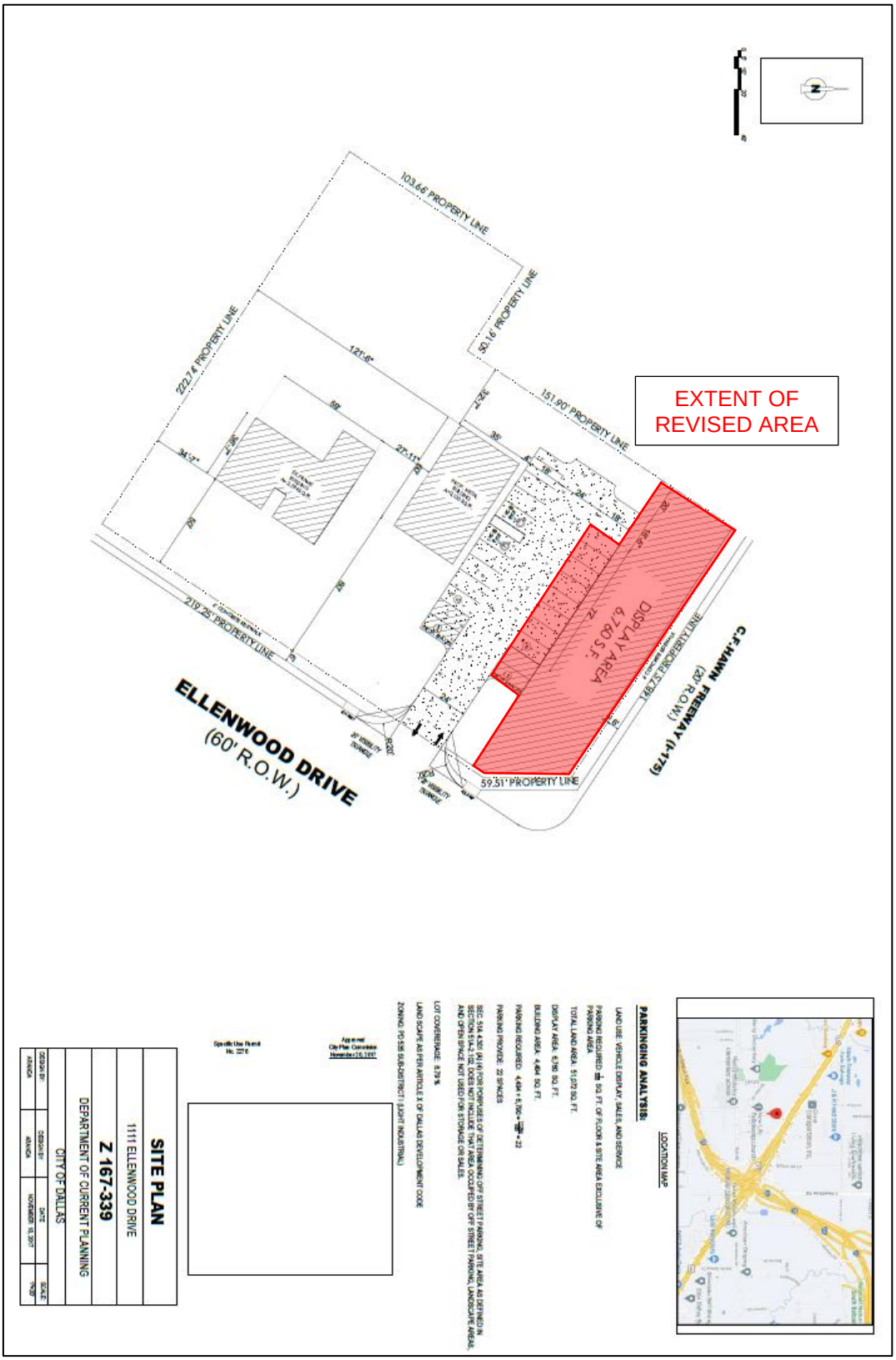
7. PARKING: Parking must be located as shown on the attached site plan. Areas for parking, vehicle display, and maneuvering of vehicles must be paved with a nonpermeable surface.

8. SIGNS: Flags and pennants are prohibited.

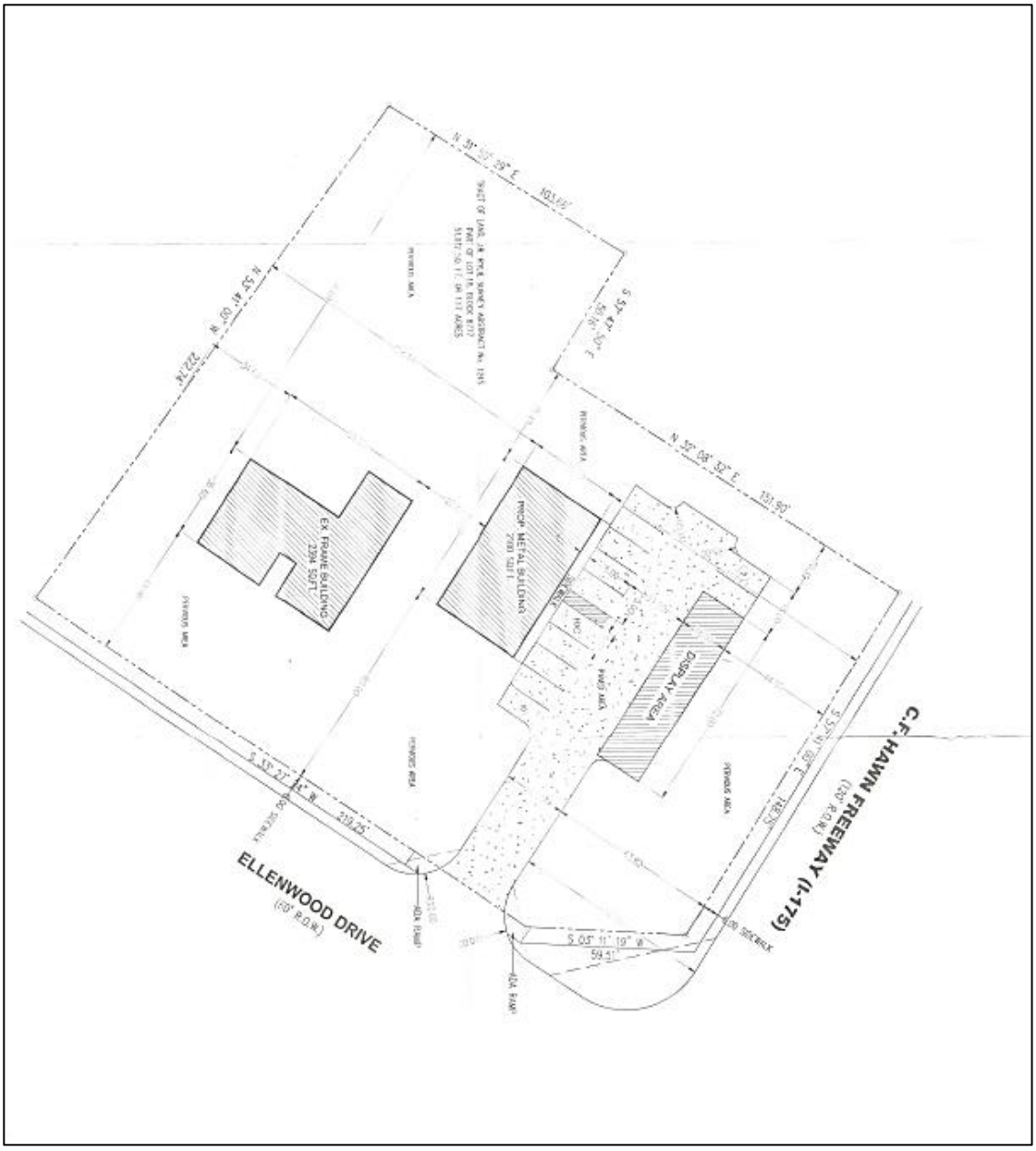
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

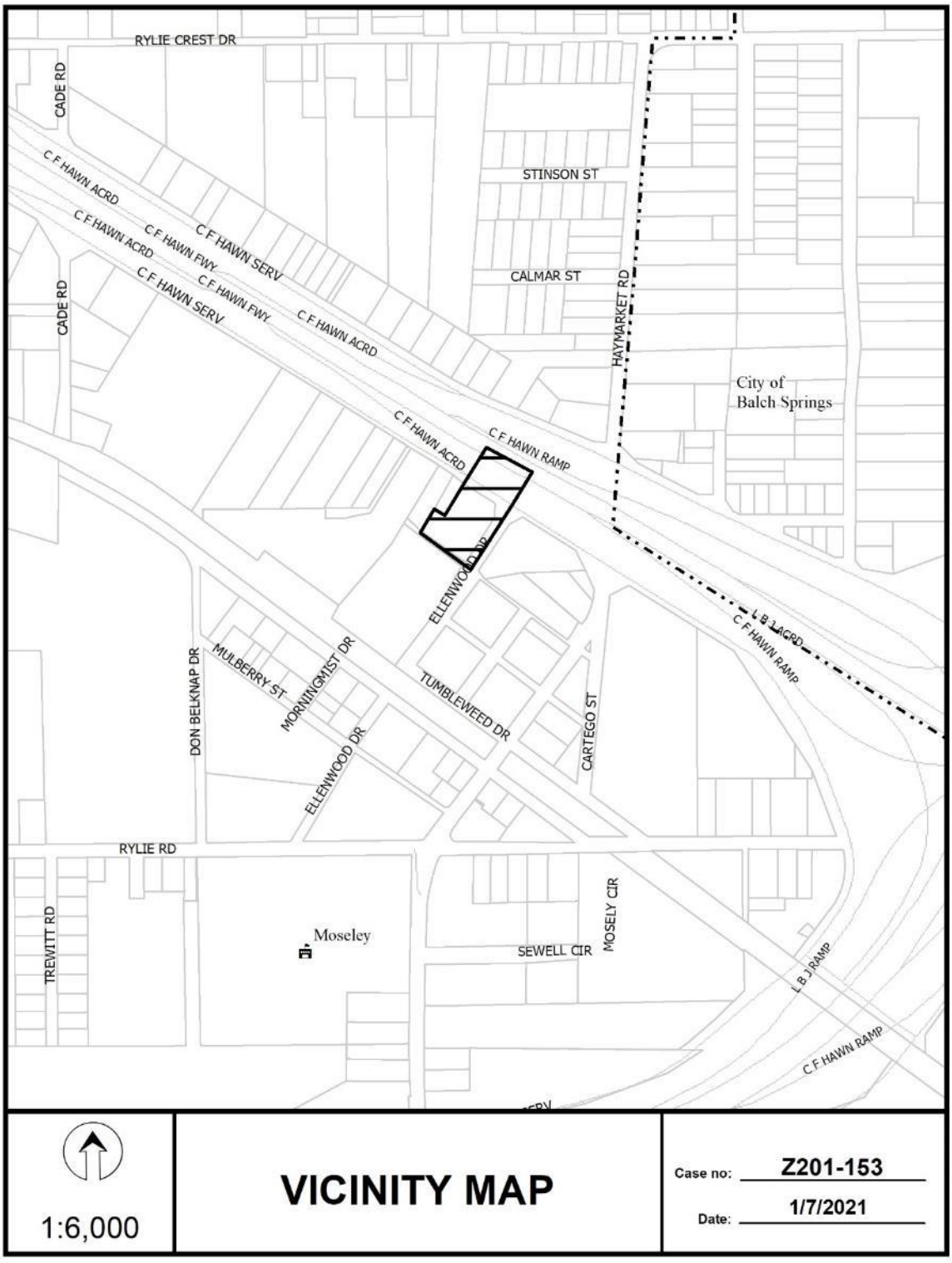
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SUP SITE PLAN



EXISTING SITE PLAN



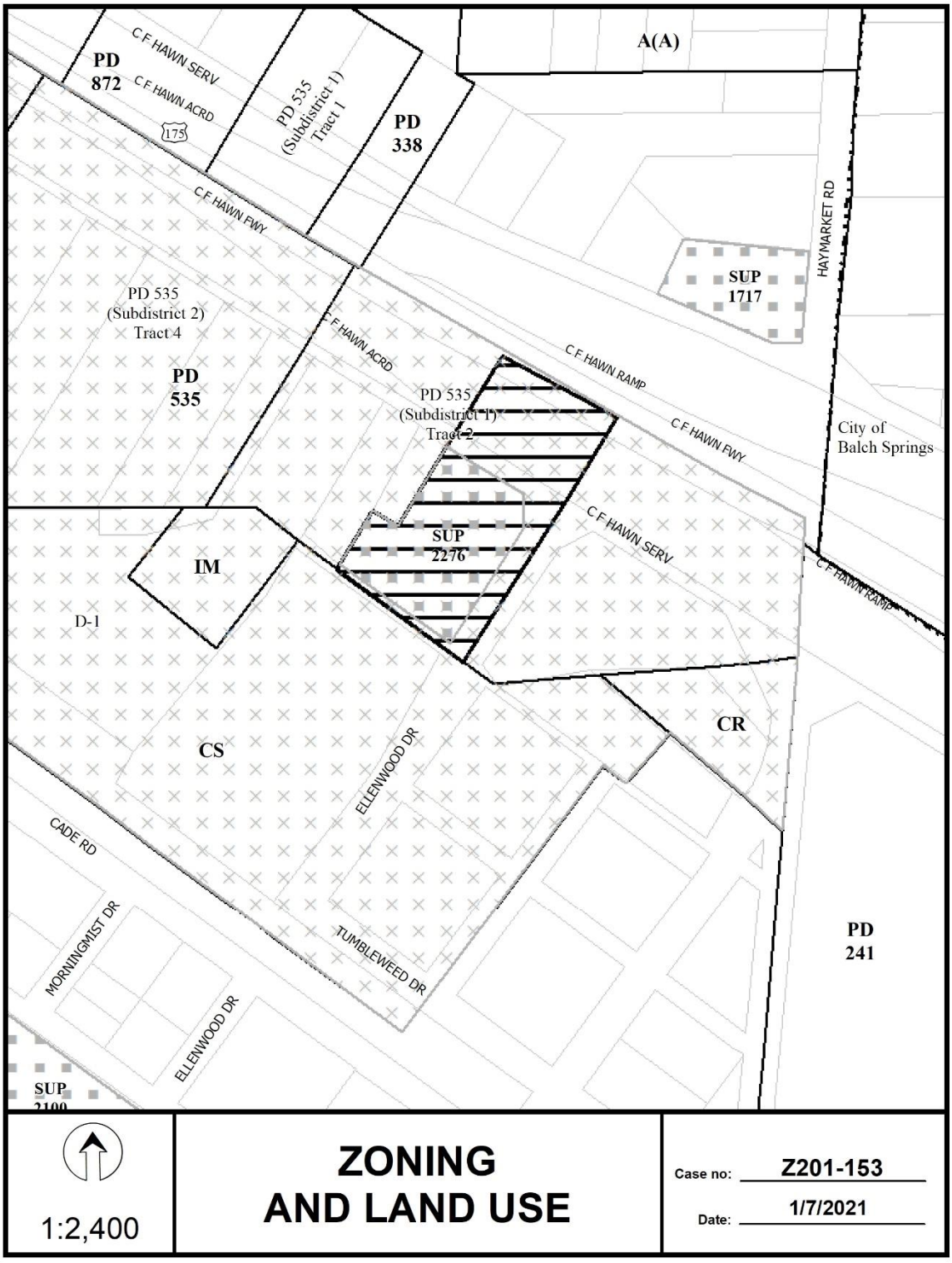

RYLIE CREST DR
CADE RD
C F HAWN ACRD
C F HAWN FWY
C F HAWN SERV
STINSON ST
CALMAR ST
HAYMARKET RD
City of
Balch Springs
C F HAWN RAMP
ELLENWOOD DR
L B 1 ACRD
MULBERRY ST
MORNINGMIST DR
TUMBLEWEED DR
CARTEGO ST
DON BELKNAP DR
RYLIE RD
TREWITT RD
Moseley
SEWELL CIR
MOSELY CIR
L B J RAMP
1:6,000
VICINITY MAP
Case no: Z201-153
Date: 1/7/2021

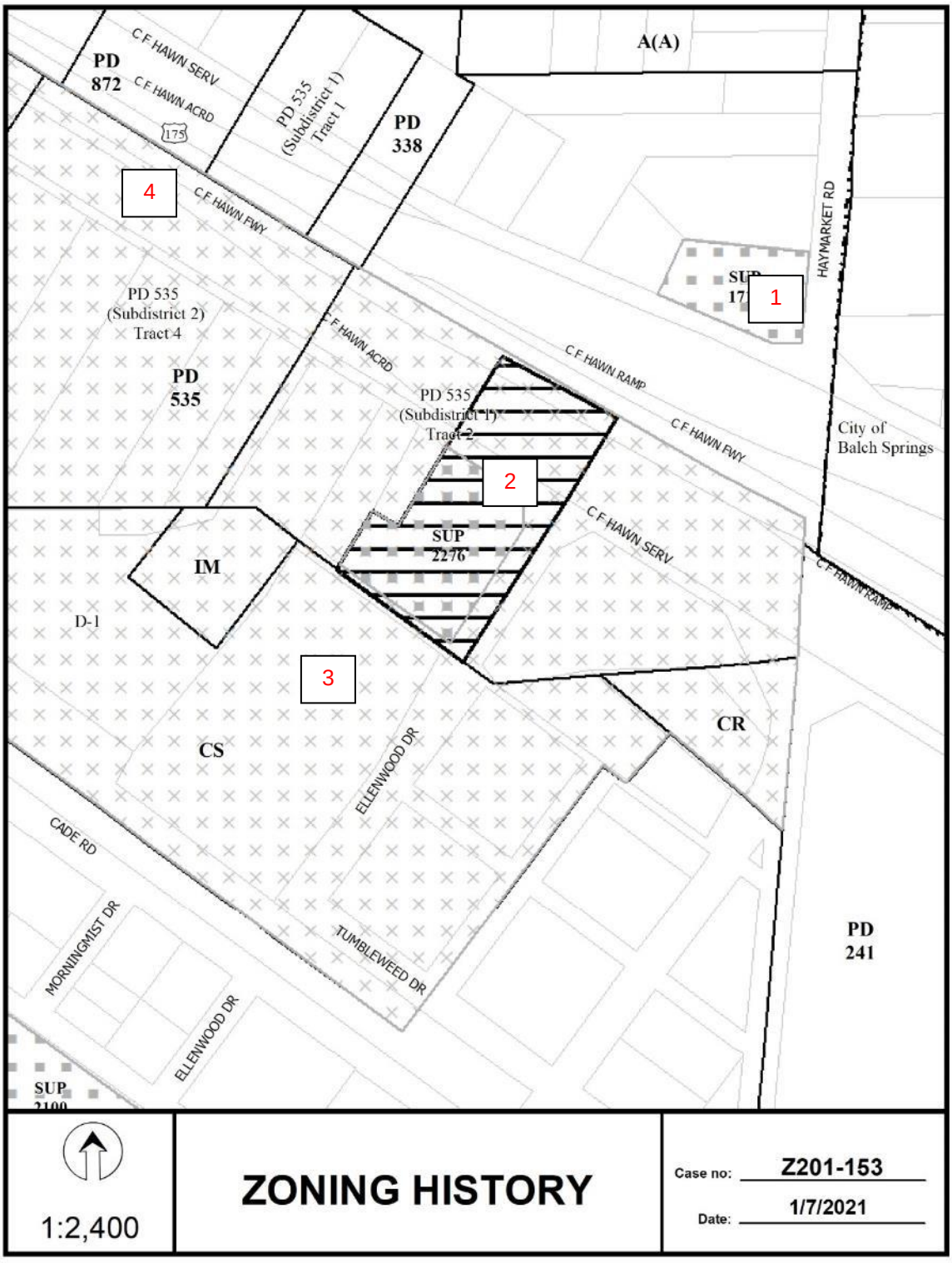
1:2,400

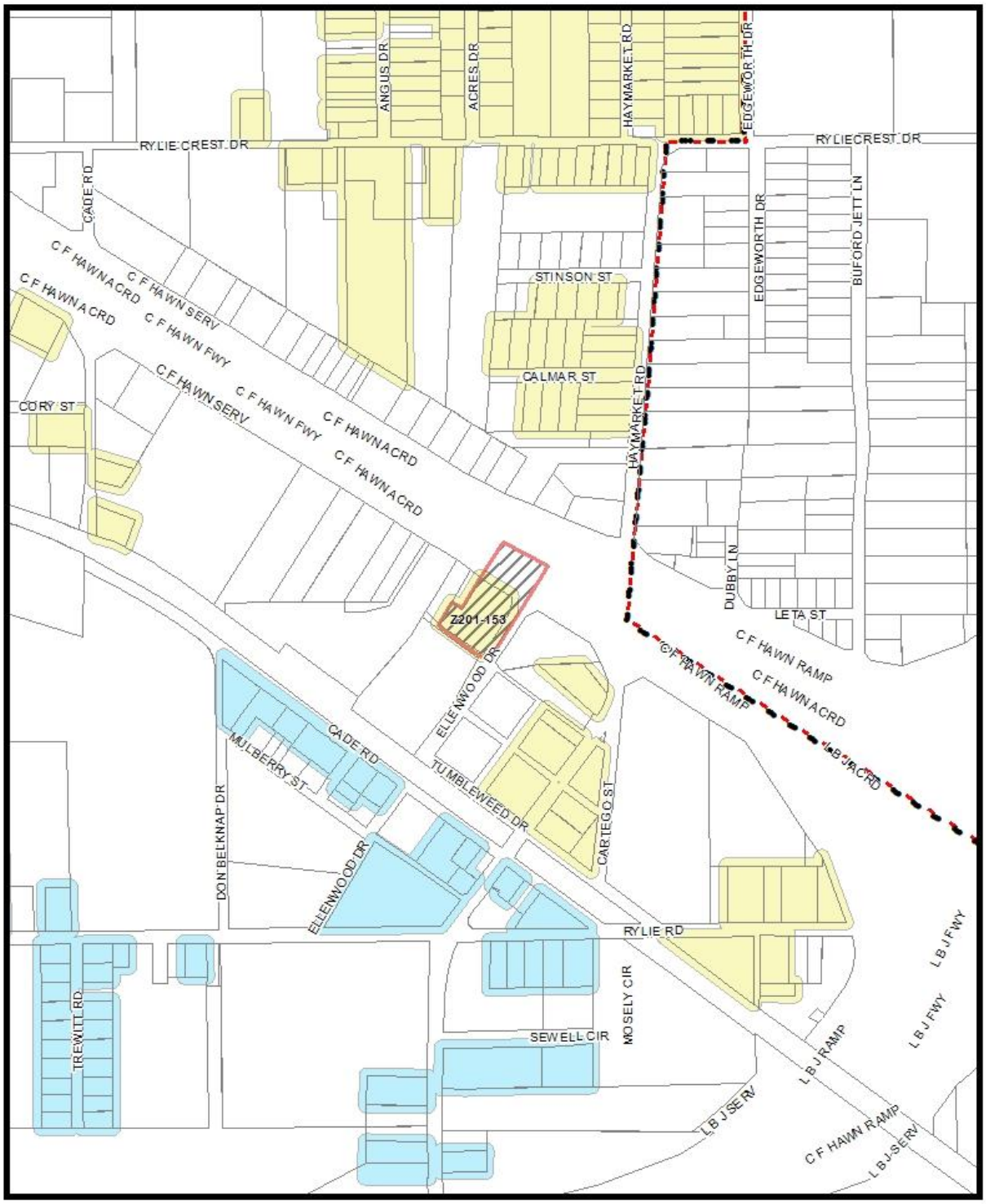
AERIAL MAP

Case no: Z201-153

Date: 1/7/2021


PD 872
C F HAWN SERV
C F HAWN ACRD
175
PD 535 (Subdistrict 1) Tract 1
PD 338
A(A)
C F HAWN FWY
HAYMARKET RD
SUP 1717
PD 535 (Subdistrict 2) Tract 4
PD 535
C F HAWN ACRD
C F HAWN RAMP
PD 535 (Subdistrict 1) Tract 2
C F HAWN FWY
City of Balch Springs
SUP 2276
C F HAWN SERV
C F HAWN RAMP
IM
D-1
CR
CS
ELLENWOOD DR
CADE RD
MORNINGMIST DR
TUMBLEWEED DR
PD 241
ELLENWOOD DR
SUP 2100
1:2,400
ZONING AND LAND USE
Case no: Z201-153
Date: 1/7/2021


PD 872
C F HAWN SERV
C F HAWN ACRD
175
PD 535 (Subdistrict 1) Tract 1
PD 338
A(A)
4
C F HAWN FWY
PD 535 (Subdistrict 2) Tract 4
PD 535
C F HAWN ACRD
HAYMARKET RD
SUP 17
1
C F HAWN RAMP
PD 535 (Subdistrict 1) Tract 2
C F HAWN FWY
City of Balch Springs
2
SUP 2276
C F HAWN SERV
IM
D-1
C F HAWN RAMP
3
CR
CS
ELLENWOOD DR
CADE RD
MORNINGMIST DR
TUMBLEWEED DR
PD 241
ELLENWOOD DR
SUP 2100
1:2,400
ZONING HISTORY
Case no: Z201-153
Date: 1/7/2021

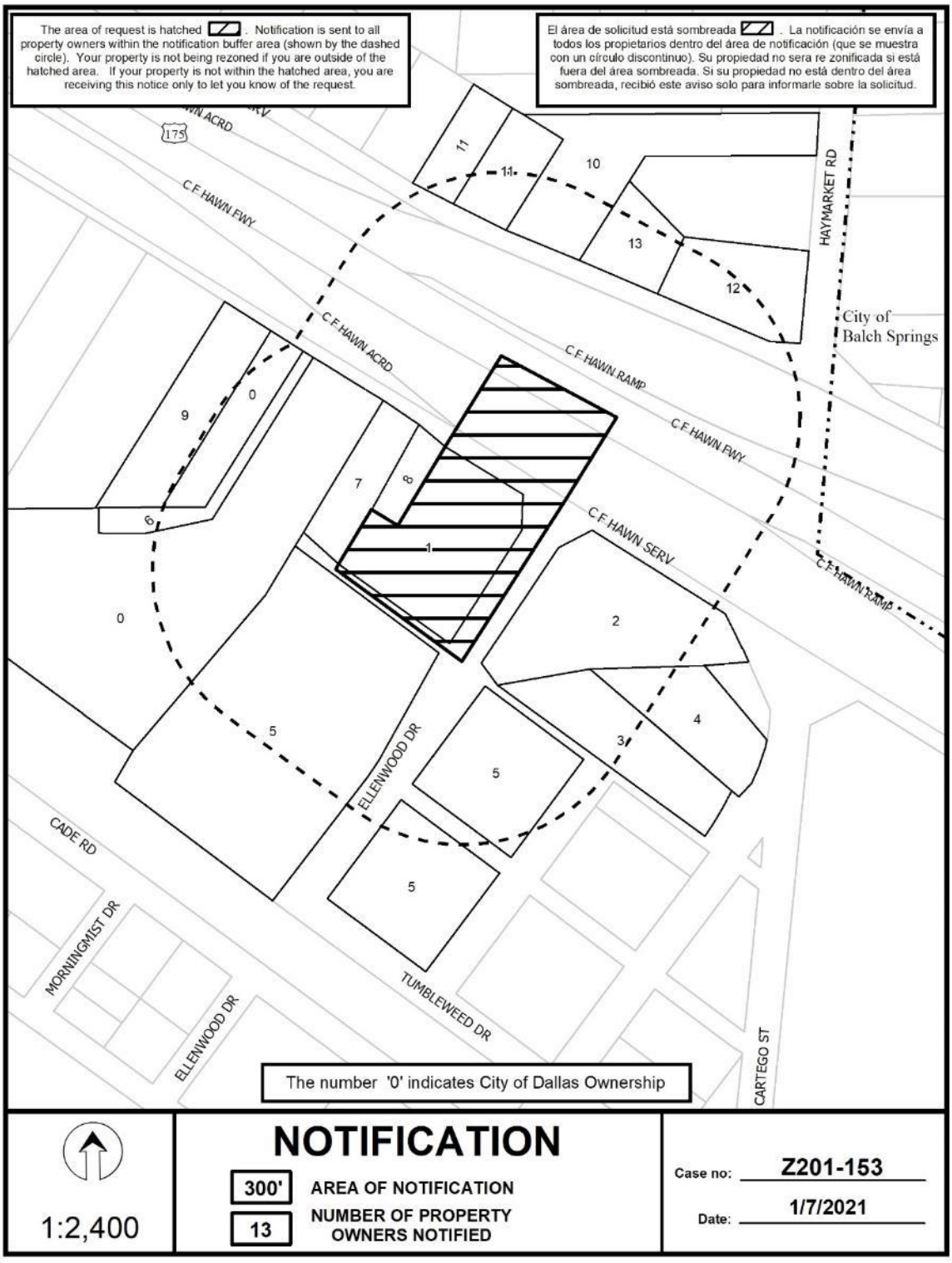


MVA Cluster A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 1/7/2021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C.F. HAWN FWY
C.F. HAWN ACRD
C.F. HAWN RAMP
C.F. HAWN SERV
HAYMARKET RD
City of Balch Springs
ELLENWOOD DR
CADE RD
MORNINGMIST DR
TUMBLEWEED DR
CARTEGO ST
175
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
13
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z201-153
Date: 1/7/2021

01/07/2021

Notification List of Property Owners

Z201-153

13 Property Owners Notified

Label #	*Address*		*Owner*
1	1111	ELLENWOOD DR	JIMENEZ SALVADOR
2	10900	C F HAWN FWY	GALEANO CARLOS
3	1119	HAYMARKET RD	ORTIZ BEDER BRISENO
4	1115	HAYMARKET RD	HERNANDEZ ROLAND & ROCIO
5	1115	ELLENWOOD DR	MM RYLIE HOLDINGS LLC
6	10818	C F HAWN FWY	OMEGA INDUSTRIES INC
7	10820	C F HAWN FWY	ROKU PARTNERS LLC
8	10822	C F HAWN FWY	SAUCEDO JUAN A &
9	10750	C F HAWN FWY	CEDANO ALBERTO M
10	10829	C F HAWN FWY	SULE ETC LLC
11	10821	C F HAWN FWY	EGBUNA JOHN
12	10931	C F HAWN FWY	MARTINEZ OSCAR R
13	10831	C F HAWN FWY	BROWN FRANK

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

Planner: Pamela Daniel

FILE NUMBER: Z190-284(PD) **DATE FILED:** June 17, 2020

LOCATION: Northwest side of Hickory Street, northeast of South Malcolm X Boulevard

COUNCIL DISTRICT: 7 **MAPSCO:** 46 N

SIZE OF REQUEST: ± 0.1148 acres **CENSUS TRACT:** 204.00

APPLICANT: Rafael Jamaica

OWNER: Rafael Jamaica and Henrietta Jamaica

REQUEST: An application for the renewal of Specific Use Permit No. 2087 for a recycling buy-back center for the collection of household metals and recyclable materials on property zoned an IM Industrial Manufacturing District.

SUMMARY: The purpose of the request is to continue the operation of a recycling buy-back center. [R & E Recycling]

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

BACKGROUND INFORMATION:

- The Dallas Development Code, as amended, defines *recycling buy-back center* as a facility wholly enclosed within a building or an automatic collection machine, used for the collection and temporary storage of recyclable materials.

- The recycling buy-back center use is permitted by right in the IM Industrial Manufacturing District, limited to the collection of aluminum cans, steel cans, glass, paper, clothing, and plastics.

- The development code also establishes that to collect household metals or industrial metals[1] under the recycling buy-back center use, a Specific Use Permit is required. Additionally, the development code limits the time period of the use to no more than a two-year time period.

- The area of request is zoned IM Industrial Manufacturing District with Specific Use Permit No. 2087 and is currently developed with a one-story 4,477-square-foot building that includes a 493-square foot office space, an approximately 2,000-square-foot storage area for the recyclable materials, and a 1984-square-foot covered parking area.

- SUP No. 2087 was approved by City Council on August 12, 2015 for a two-year period.

- On December 13, 2017, the City Council approved the renewal of SUP No. 2087 for a two-year period with an expiration date of December 13, 2019.

- On October 23, 2019, the City Council approved the renewal of SUP No. 2087 for a one-year period with an expiration date of October 23, 2020.

- The recycling buy-back center has been in operation since 1994. Previously, the facility operated under SUP No. 1765 for a recycling buy-back center for the collection of household metals, industrial metals, and recyclable materials. However, SUP No. 1765 expired on August 8, 2014, due to the applicant failing to submit the application for the renewal before the expiration date.

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

[1] **Household metals** mean items that are customarily used in a residential dwelling, comprised of any quantity of ferrous or nonferrous materials such as kitchen pots, cooking tools, window screens and gardening tools.
Industrial metals mean pipes, wires, coils, condensers, guard rails, automotive parts, bulky appliances, and similar industrial or construction materials comprised of ferrous or nonferrous metal.

- **Z190-197** On June 24, 2020, the City Council approved an amendment to and an expansion of Planned Development District No. 346 located on the northwest line of Hickory Street, on both sides of Jeffries Street, northeast of South Malcom X Boulevard and southwest of Chestnut Street.

- **Z189-302** On October 23, 2019, the City Council approved the renewal of SUP No. 2087 for a recycling buy-back center for the collection of household materials, industrial metals and recyclable materials for the area of request. (subject site)

- **Z167-189** On June 14, 2017, the City Council approved an MU-1 Mixed Use District located on the northwest side of Hickory Street, northeast of Malcolm X Boulevard.

- **Z167-272** On December 13, 2017 the City Council approved the renewal of Specific Use Permit No. 2087 for a recycling buy-back center for the collection of household metals, industrial metals and recyclable materials for the area of request. (subject site)

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW	Required ROW
Hickory Street	Minor Arterial	60 ft	60 ft

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the requested renewal and determined it will not significantly 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.

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

ENVIRONMENT ELEMENT

Goal 2.3 INCREASE RECYCLING AND CONSERVATION OF RENEWABLE RESOURCES.

Policy 2.3.3 Increase recycling and composting

Land Use:

	Zoning	Land Use
Site	IM Industrial Manufacturing with SUP No. 2087	Recycling buy-back center for the collection of household metals, industrial metals and recyclable materials
North	PDD No. 346 w/IM Industrial Manufacturing base	Undeveloped
West; Southwest	PDD No. 346 w/IM Industrial Manufacturing base	Vacant office/showroom warehouse
South	IM Industrial Manufacturing	DISD Natatorium
East	IM Industrial Manufacturing	Single Family

Land Use Compatibility:

The area of request is zoned IM Industrial Manufacturing District with SUP No. 2087 for a Recycling buy-back center for the collection of household metals, industrial metals and recyclable materials.

The recycling buy-back center use is permitted by right in the IM Industrial Manufacturing District, when limited to the collection of aluminum cans, steel cans, glass, paper, clothing, and plastics.

The Development Code requires a Specific Use Permit for the collection of household metals or industrial metals under the recycling buy-back center use.

Additional regulations for recycling buy-back centers include:

1. The maximum floor area for a recycling buy-back center is 10,000 square feet.
2. No more than one recycling use is permitted on a building site.
3. The use must be located at least 1,000 feet from another recycling use.
4. Materials stored at this use must be removed at least once a week or before reaching capacity.
5. Limitations of the two types of accepted metals to household and industrial metals

The existing recycling buy-back center has been in operation since 1994. Initially the use operated by right as a recycling buy-back center for the collection of aluminum cans, steel cans, glass, paper, and plastics. Subsequently, Specific Use Permit No. 1765, approved in 2009, expanded the operation to include the household metals or industrial metals. SUP No. 1765 expired in 2014. However, Specific Use Permit No.

2087 was approved by City Council on August 12, 2015 and renewed in 2017 and 2019 for two-year periods, respectively.

The purchasing, collecting, or soliciting of metals is regulated under Chapter 40B of the Dallas City Code, secondary metal recyclers. Chapter 40B requires a secondary metal recycler's license and specifies operations for secondary metal recyclers. The purpose of the regulations in Chapter 40B is to promote the recovery of stolen property, particularly property composed of certain metals.

Land uses surrounding the area of request include a vacant office/showroom warehouse use abutting the site to the east, a Dallas Independent School District natatorium facility to the south across Hickory Street, a single family use is directly adjacent to the west, and several undeveloped tracts along the north.

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 existing recycling buy-back center is contained entirely within a 2,146 square foot structure with a solid screening fence and gate within the front yard along Hickory Street. The required off-street parking is covered and located behind the main gates through the main driveway. The site is gated when the recycling buy-back center is not in operation. Staff has revised the conditions to include the maximum floor area as it exists today and prohibition of outside storage which is not allowed for the use. Staff supports approval of the request since the continued operation of the use is not foreseen to have a negative impact on the surrounding area. Therefore, staff recommends approval for a two-year period subject to a revised site plan and revised conditions.

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, proximity to an “E” MVA Cluster lies to the southeast and northeast.

Parking:

The off-street parking requirement for a recycling buy-back center is one space per 500 square feet of floor area. The applicant is required to provide 4 off-street parking spaces for the covered floor area, measuring approximately 2,146 square feet [2,146/500=4.29 ~ 4 spaces]. As depicted on the existing site plan, the required parking spaces are provided on site.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant’s request will not trigger any Article X requirements, as no new construction is proposed.

Dallas Police Department:

The Dallas Police Department monitors compliance with the Chapter 40B license for the operation of a recycling buy-back center. However, staff has not yet received confirmation of compliance with the license for the request but can ensure that confirmation will be available prior to the public hearing.

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a recycling buy-back center for the collection of household metals, industrial metals, and recyclable materials. No other materials may be collected or recycled.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on ~~October 23, 2020~~, (2 years from the passage of this ordinance).

4. FLOOR AREA: The maximum floor area is 2,146 square feet.

5. GATE: The driveway gate abutting Hickory Street must remain open during the hours of operation.

6. HOURS OF OPERATION: The recycling buy-back center may only operate between 8:00 am. and 7:00 p.m., Monday through Sunday.

7. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.

8. OUTSIDE STORAGE: Outside storage is prohibited.

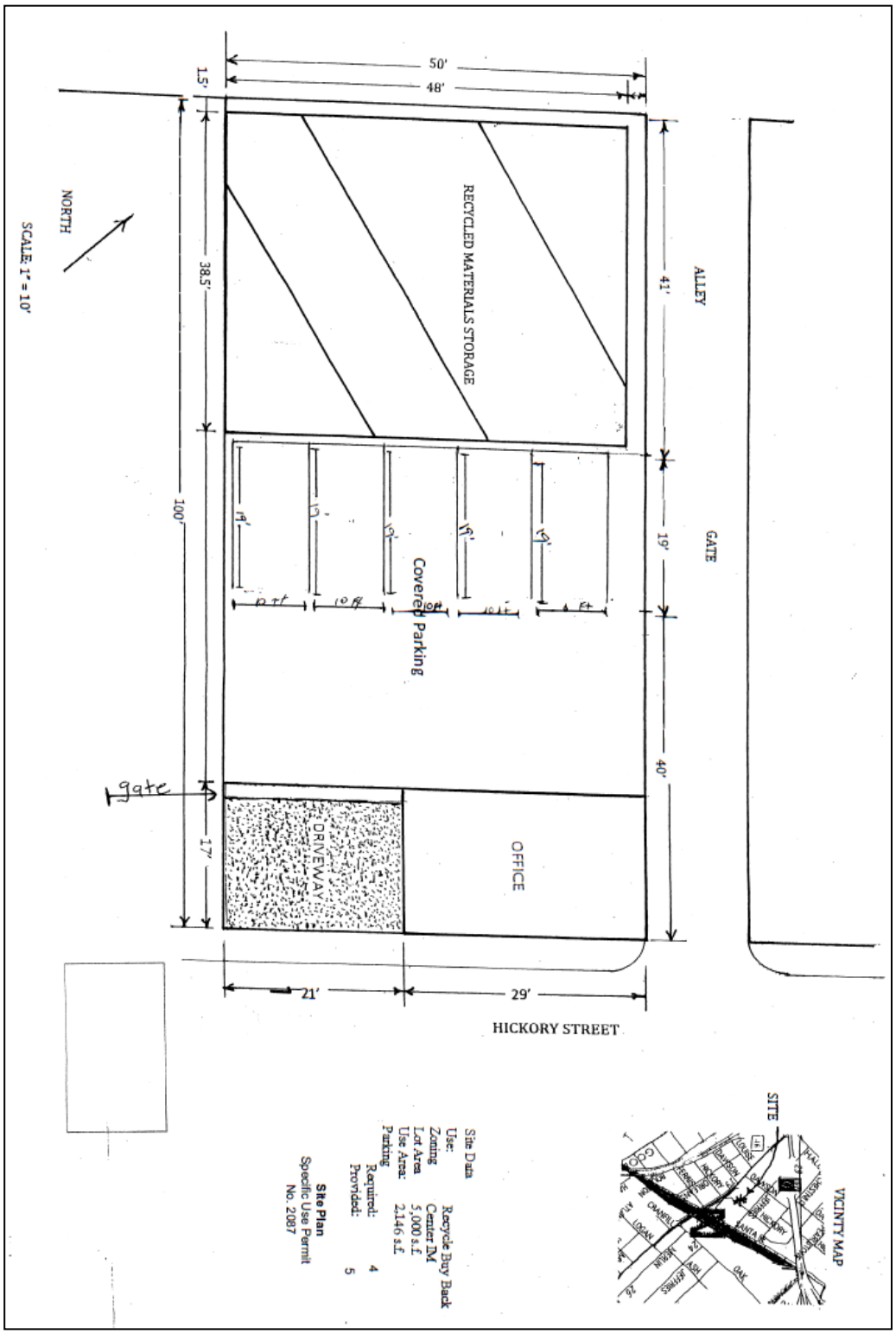
9. PARKING: Off-street parking must be located as shown on the attached site plan.

10. REGULATED PROPERTY LICENSE: The operator of this use must have a secondary metal recycler's license under Dallas City Code Chapter 40B.

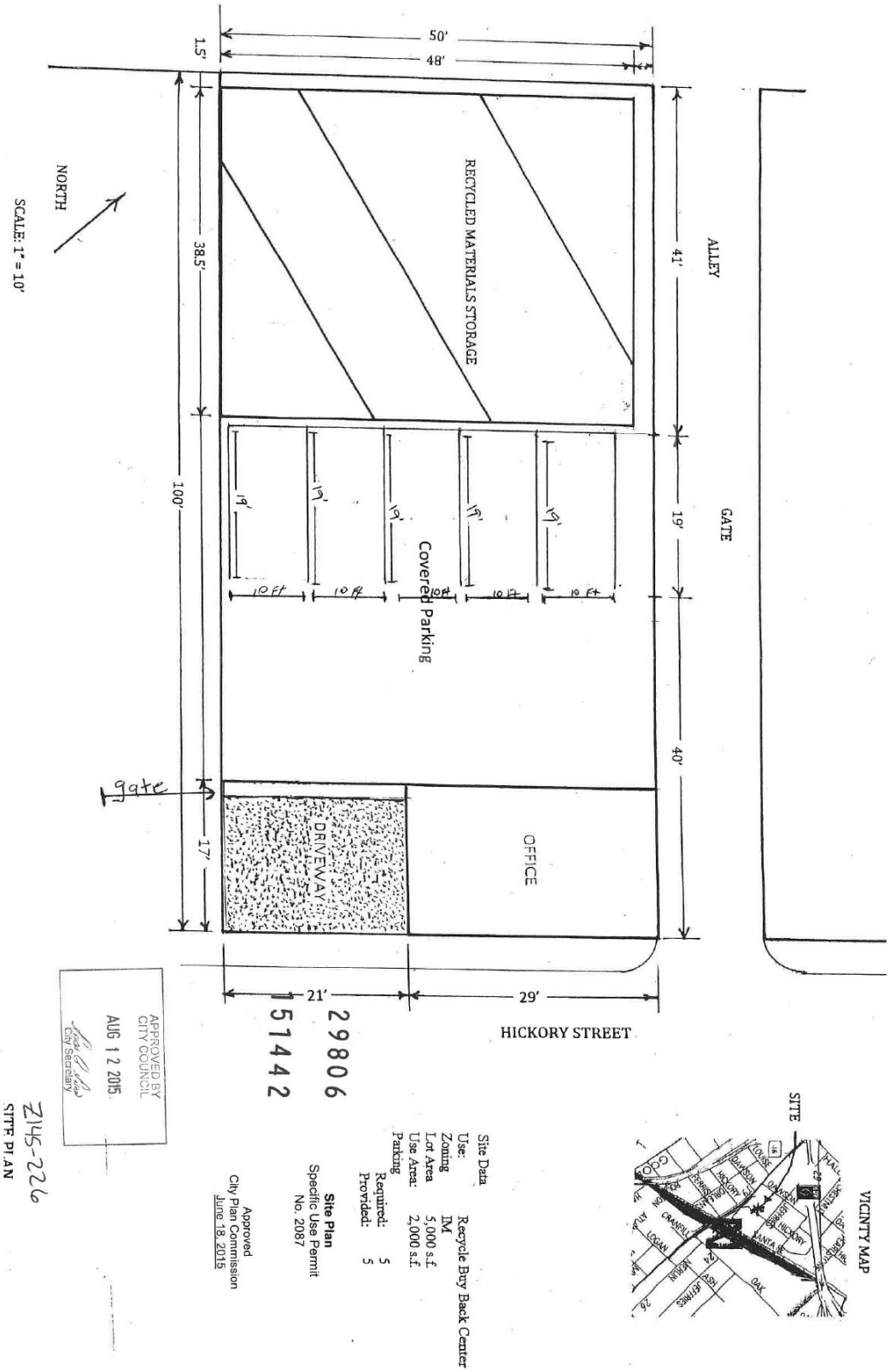
11. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

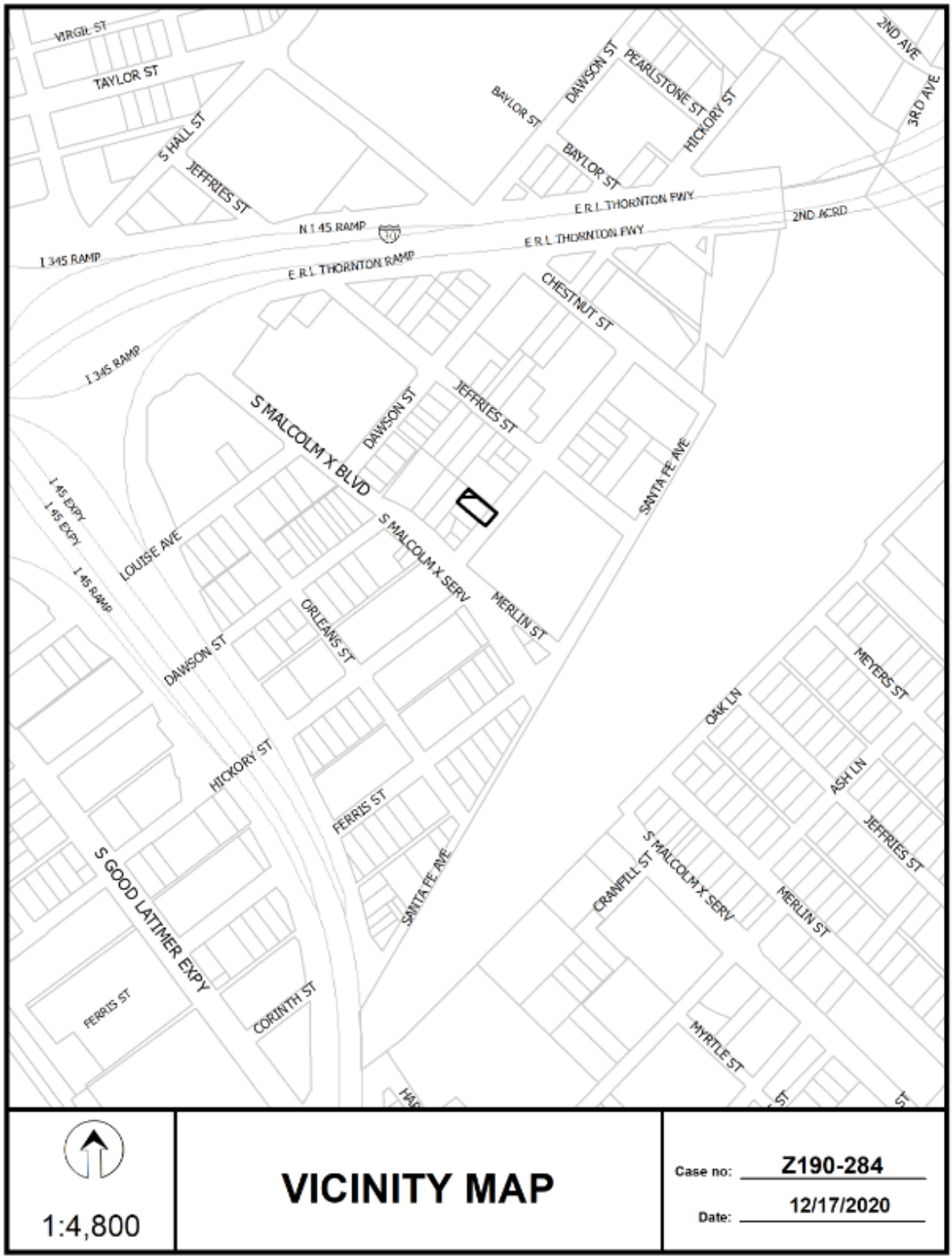
12. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas."

PROPOSED SITE PLAN



EXISTING SITE PLAN

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VICINITY MAP
Case no: Z190-284
Date: 12/17/2020

E R L THORNTON FWY
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DAWSON ST
ORLEANS ST
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FERRIS ST
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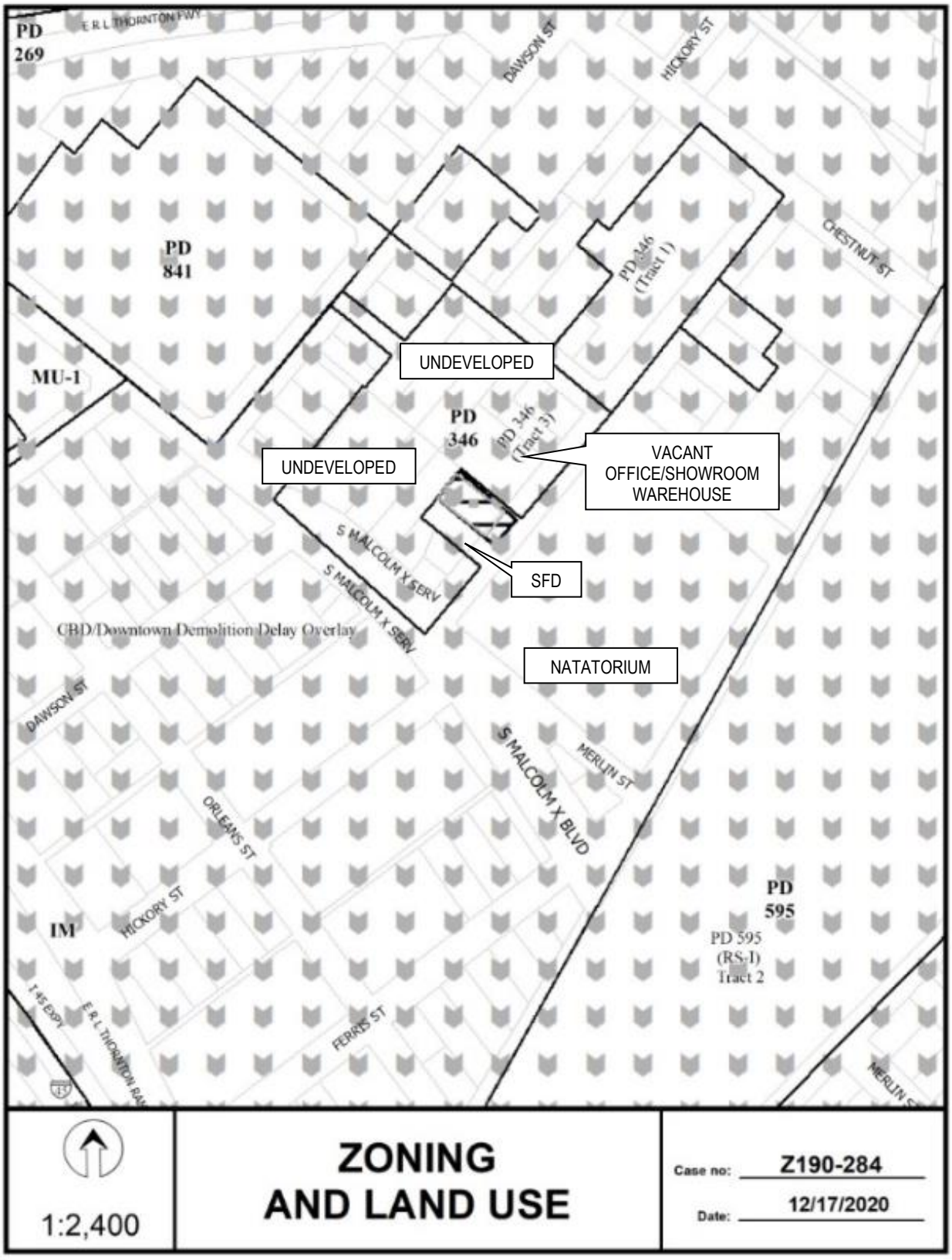
AERIAL MAP
Case no: Z190-284
Date: 12/17/2020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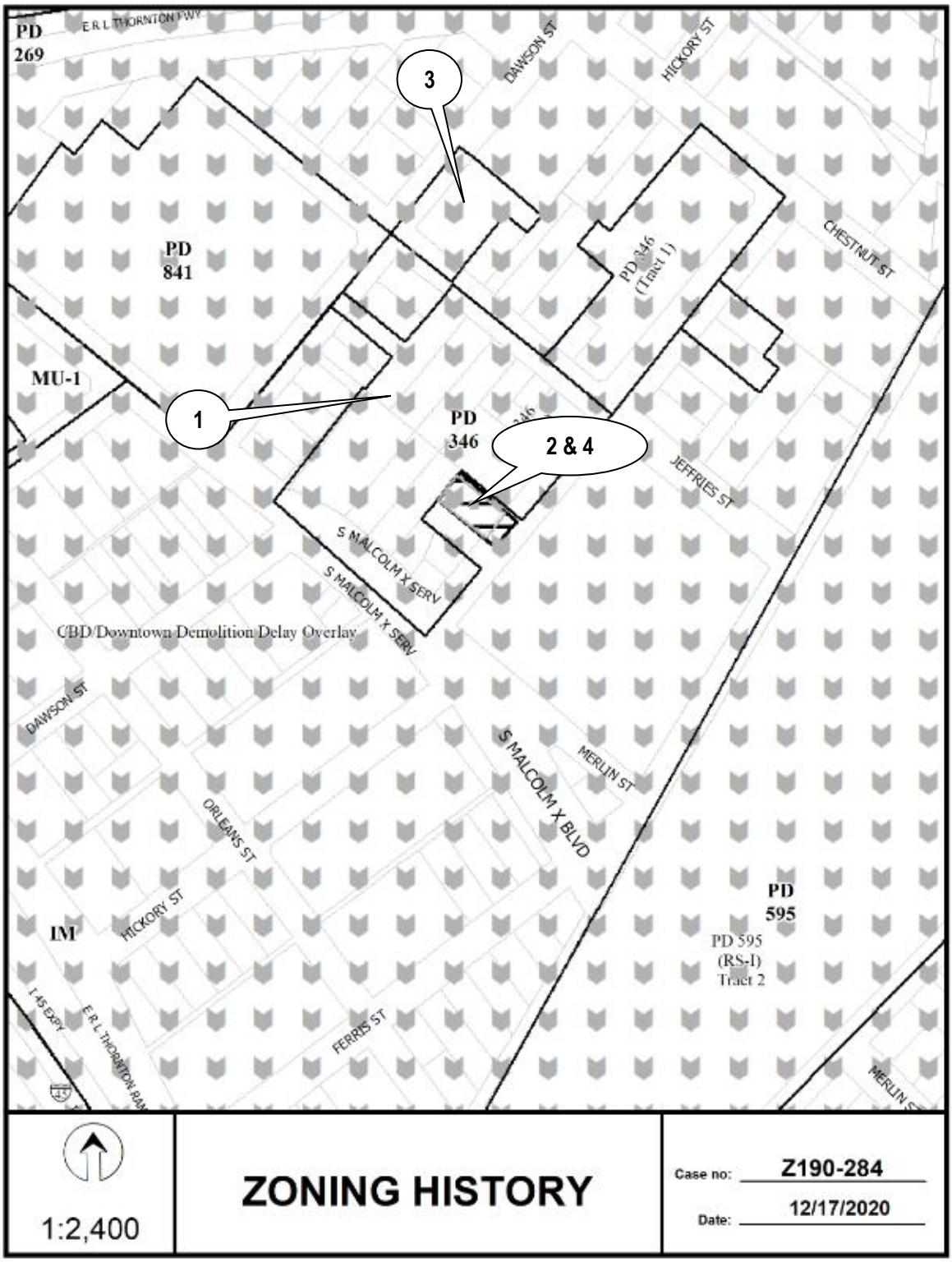
AND LAND USE
Case no: Z190-284
Date: 12/17/2020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1:2,400
ZONING HISTORY
Case no: Z190-284
Date: 12/17/2020

GLOVER ST
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VIRGIL ST
TAYLOR ST
WALTON ST
HALL ST
JEFFRIES ST
ST LOUIS ST
1345 RAMP
R L THORNTON RAMP
R L THORNTON FWY
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CHESTNUT ST
JEFFRIES ST
DAWSON ST
HICKORY ST
SANTA FE AVE
Z190-284
MALCOLM X SERV
MERLIN ST
ORLEANS ST
LOUISE AVE
145 EXPY
145 RAMP
FERRIS ST
GOOD LATIMER EXPY
CORINTH ST
TRUNK AVE
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1ST AVE
3RD AVE
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RAYLOR ST
OAK LN
MEYERS ST
ASH LN
JEFFRIES ST
LOGAN ST
MYRTLE ST
MALCOLM X BLVD
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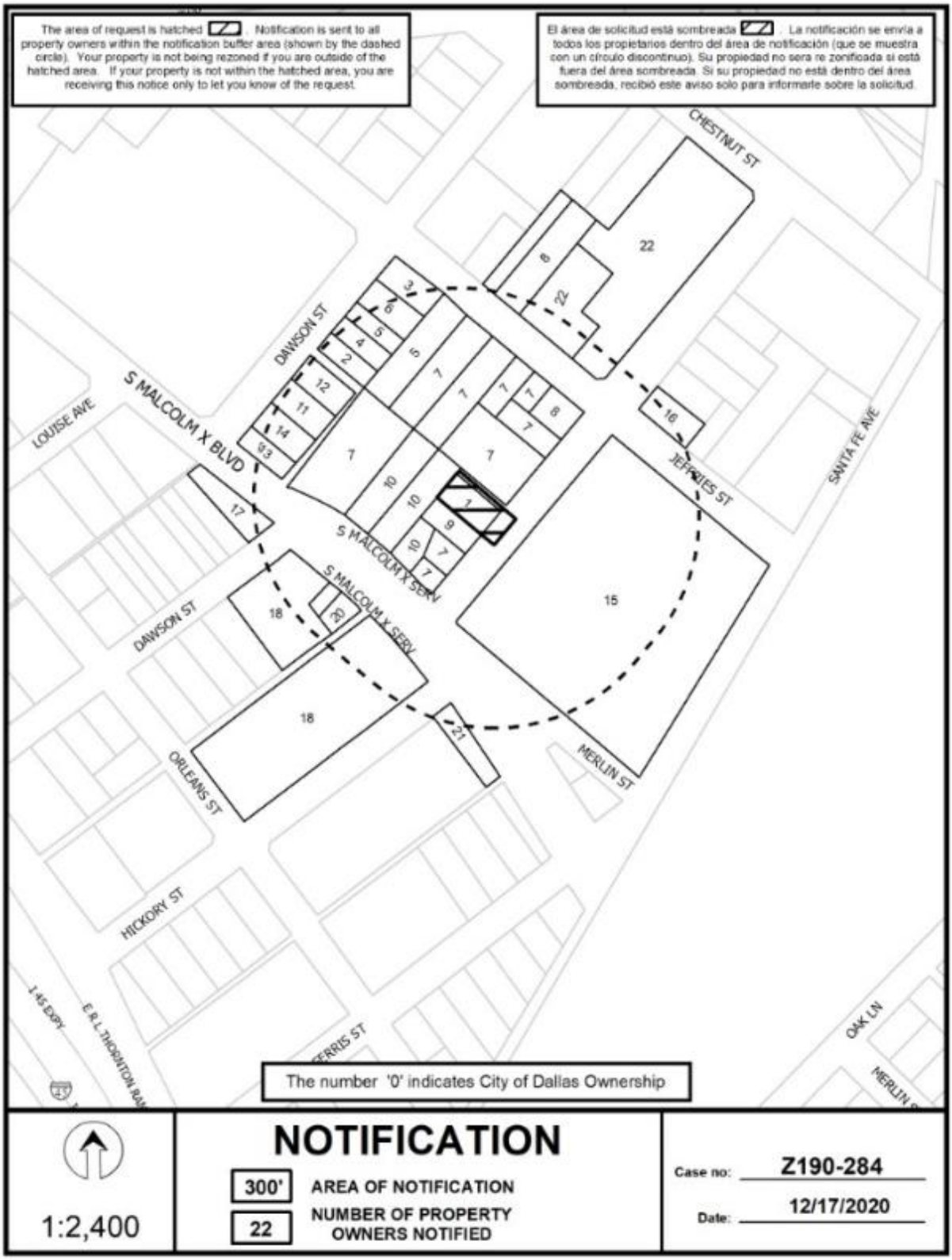
1:4,800
Market Value Analysis
Printed Date: 12/17/2020


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
CHESTNUT ST
DAWSON ST
S MALCOLM X BLVD
LOUISE AVE
JEFFRIES ST
SANTA FE AVE
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DAWSON ST
S MALCOLM X SERV
ORLEANS ST
MERLIN ST
HICKORY ST
OAK LN
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
22
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z190-284
Date: 12/17/2020

12/16/2020

Notification List of Property Owners

Z190-284

22 Property Owners Notified

Label #	*Address*		*Owner*
1	2813	HICKORY ST	JAMAICA RAFAEL &
2	2814	DAWSON ST	CRABTREE J M EST
3	2826	DAWSON ST	ALLIED ROOFING OF TEX INC
4	2816	DAWSON ST	TOVAR DOMINGA &
5	2818	DAWSON ST	SHELTER MINISTRIES OF DALLAS
6	2822	DAWSON ST	SILVA PEDRO & JOSE
7	1715	JEFFRIES ST	SHELTER MINISTRIES OF DALLAS
8	2827	HICKORY ST	SHELTER MINISTRIES OF DALLAS
9	2811	HICKORY ST	JAMAICA RAFAEL & HENRIETTA
10	1824	S MALCOLM X BLVD	SHELTER MINISTRIES OF DALLAS
11	2808	DAWSON ST	RAMIREZ HERMAN
12	2812	DAWSON ST	GARCIA FRED
13	2800	DAWSON ST	CITY SQUARE
14	2804	DAWSON ST	SERRANO ROSEMARY RODRIGUEZ
15	1940	S MALCOLM X BLVD	Dallas ISD
16	2900	HICKORY ST	SHELTER MINISTRIES OF
17	2723	DAWSON ST	JONES BERNICE
18	2711	HICKORY ST	VISHNUKRIPA LLC
19	1805	S MALCOLM X BLVD	MARTINEZ MARIA DOLORES
20	1807	S MALCOLM X BLVD	MONROY BENJAMIN &
21	2728	HICKORY ST	LARA RAFAEL JAMAICA
22	2929	HICKORY ST	SHELTER MINISTRIES OF

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

Planner: Pamela Daniel

FILE NUMBER: Z190-365(PD) **DATE FILED:** September 25, 2020

LOCATION: Southeast corner of Ferguson Road and Peavy Road

COUNCIL DISTRICT: 7 **MAPSCO:** 38 U

SIZE OF REQUEST: ±22.7 acres **CENSUS TRACT:** 123.01

REPRESENTATIVE: William Dahlstrom, Jackson Walker LLP

OWNER: Bishop Lynch High School/BLHS Building & Endowment Trust/Guzman Ent, LLC

APPLICANT: Bishop Lynch High School

REQUEST: An application for an amendment to and expansion of Planned Development District No. 490 for a private school on property zoned Planned Development District No. 490 and an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to 1) increase the maximum height of the backstop fence; 2) depict dumpster and enclosure on the plan; 3) increase the maximum area of the baseball scoreboard; 4) increase the maximum area of the football scoreboard; 5) install new practice field and baseball field lighting; 6) expand the existing six-lane track to an eight-lane track; 7) install new turf on the football field and practice field; 8) construct an approximately 62,592 square foot athletic facility with bleacher seating and a press box; and 9) expand the size of the PD from 21.79 acres to 22.76 acres for an increase of .986 acres to install a surface parking lot along the southeastern portion of the property. (Bishop Lynch High School)

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

PLANNED DEVELOPMENT DISTRICT NO. 490:
http://www.dallascityattorney.com/51P/Articles%20Supp%2030/Article%20490.pdf

PLANNED DEVELOPMENT DISTRICT NO. 490 EXHIBIT:
http://www.dallascityattorney.com/51P/Exhibits%20Supp%2030/Exhibit%20490A.pdf
http://www.dallascityattorney.com/51P/Exhibits%20Supp%2030/Exhibit%20490B.pdf
http://www.dallascityattorney.com/51P/Exhibits%20Supp%2030/Exhibit%20490C.pdf

BACKGROUND INFORMATION:

- PD No. 490 was approved by the City Council on November 12, 1997 for a private school use. Subsequent amendments were approved by the City Council on May 13, 1998, October 27, 1999, March 28, 2001, and January 9, 2002.

- PD No. 490 contains approximately 21.79 acres of land, a maximum floor area of 258,532 square feet and a maximum height of 50 feet. Additionally, the PD capped the number of classrooms to 57 high school classrooms and 495 off-street parking spaces.

- The school was originally constructed in 1965 according to Dallas Central Appraisal District records.

- On December March 23, 2016, a building permit was issued to add 30,900 square feet of floor area. Subsequent remodel permits have been obtained between 2005 and 2016, according to permit records.

- On November 14, 2012, the City Council approved a PD amendment to the development plan, landscape plan and conditions to provide the following improvements: demolition and construction of new classroom areas which netted seven additional high school classrooms, an increase in lot coverage from 20 percent to 25 percent, removal of a baseball field to accommodate new off-street parking, and an increase in off-street parking from 404 parking spaces to 479 parking spaces.

- The request site is developed with a high school use and contains approximately 258,532 square feet of floor area.
- The applicant proposes to 1) increase the maximum height of the backstop fence; 2) depict dumpster and enclosure on the plan; 3) increase the maximum area of the baseball scoreboard; 4) increase the maximum area of the football scoreboard; 5) install new practice field and baseball field lighting; 6) expand the existing six-lane track to an eight-lane track; 7) install new turf on the football field and practice field; 8) construct an approximately 62,592 square foot athletic facility with bleacher seating and a press box; and 9) expand the size of the PD from 21.79 acres to 22.76 acres for an increase of .986 acres to install a surface parking lot along the southeastern portion of the property.

Zoning History: There have been no recent zoning change requests in the vicinity within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Ferguson Road	Principal Arterial	100 feet
Peavy Road	Local Collector	60 feet
Inadale Road	Local Collector	50 feet

Traffic:

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

COMPREHENSIVE PLAN:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 490, R-7.5(A)	Private School
North	R-7.5(A)	Single Family
Northwest	R-7.5(A), LO-1-D	Church, Office
East	R-7.5(A)	Single Family
Southeast	R-7.5(A)	Single Family
South	R-7.5(A)	Public Park
Southwest	PD No. 884	Public School
West	R-7.5(A)	Single Family

Land Use Compatibility

The request site is developed with improvements that have supported the private school for more than 50 years. Currently, the private school use houses both junior high and high school classrooms. The applicant proposes to 1) increase the maximum height of the backstop fence from 22 feet to 30 feet; 2) depict dumpster and enclosure locations on the plan that were not previously shown; 3) increase the maximum area of the baseball scoreboard from 20'x14' to 30'x14'; 4) increase the maximum area of the football scoreboard from 28'x14' to 32;x14'; 5) install new practice field and baseball field lighting at a maximum height of 50 feet; 6) expand the existing six-lane track to an eight-lane track; 7) install new turf on the football field and practice field; 8) construct an approximately 62,592 square foot athletic facility with bleacher seating and a press box; and 9) expand the size of the PD from 21.79 acres to 22.76 acres for an increase of .986 acres to install a surface parking lot consisting of 25 parking spaces surrounding by a six-foot tall wrought iron fence and nine large evergreen shrubs along the southeastern portion of the property. No additional classrooms are proposed with the request.

Surrounding uses consist of predominately single family on all sides with the exception of an office uses and a church to the northeast, a public-school use [George W. Truett Elementary School] to the southwest, and a public park to the south.

Staff supports the amendment because the school has operated within the community at this location for more than 50 years and the proposed addition will facilitate needed enlargements to accommodate the staff and students. Staff considers the requested amendment to be compatible with the surrounding single-family neighborhood because of consistency in application, intensity, and scale with the existing built environment. As a result of this analysis, a revised development plan, a revised landscape plan, a revised Traffic Management Plan, and traffic circulation plan requiring periodic updates will ensure the operation of the school runs optimally in the future.

Parking:

The requirement for off-street parking for the school is derived from three criterions: 1) the number of classrooms, 2) the type of institution that serves the students (e.g., elementary, middle or high school), and 3) the parking requirement established by the PD. The requirements for off-street parking requires three and one-half spaces for junior high school classrooms and nine and one-half spaces for each high school classrooms, respectively. The school proposed 12 junior high classrooms and 46 high school classrooms. At this ratio, the school is required to provide 437 off-street spaces for the existing 46 high school classrooms and 42 off-street spaces for the existing 12 junior high school classrooms for a total of 479 off-street spaces being required. The site will provide 441 parking spaces with a condition that requires the additional 38 spaces be provided in accordance with Division Section 51A-4.300, et seq.

Market Value Analysis

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

Landscaping

Landscape requirements must comply with the revised landscape plan, per PD No. 490.

LIST OF OFFICERS

Bishop Lynch Highs School, Incorporated
Sole Corporate Member – Most Reverend Edward J. Burns
President – Christopher L. Rebuck
Superintendent of Schools – Dr. Matthew Vereecke
Chairman of the Board of Directors – Tony Mendoza

Bishop Lynch High School Building and Endowment Trust
Corporation President – Christopher L. Rebuck
Superintendent of Schools – Dr. Matthew Vereecke
Chairman of the Board of Directors – Tony Mendoza

Bishop Lynch High School Board of Directors
Christopher L. Rebuck – President
Tony Mendoza – Chairman
Kristina Barrington – Vice Chair
Darlene Aguilar
Rob Baldwin
Andy Bautz
Win Bell
Tim Carey
David Carroll
Tom Chambers
Ellen Dorn
Kevin Jordan
Susie Nevitt
Tony Parsons
Roman Plugge
Allen Schaar
Sandy Stansbury
Tom Yoxall

Guzman Enterprises, LLC
Christopher L. Rebuck

PROPOSED CONDITIONS

ARTICLE 490.

PD 490.

SEC. 51P-490.101. LEGISLATIVE HISTORY.

PD 490 was established by Ordinance No. 23336, passed by the Dallas City Council on November 12, 1997. Ordinance No. 23336 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 23336 was amended by Ordinance No. 23515, passed by the Dallas City Council on May 13, 1998; Ordinance No. 24074, passed by the Dallas City Council on October 27, 1999; Ordinance No. 24560, passed by the Dallas City Council on March 28, 2001; and Ordinance No. 24817, passed by the Dallas City Council on January 9, 2002. (Ord. Nos. 19455; 23336; 23515; 24074; 24560; 24817; 26042; 28837)

SEC. 51P-490.102. PROPERTY LOCATION AND SIZE.

PD 490 is established on property generally located at the southeast corner of Ferguson Road and Peavy Road. The size of PD 490 is approximately ~~21.79~~ 22.776 acres. (Ord. Nos. 23336; 26042; 28837)

SEC. 51P-490.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(c) This district is considered to be a nonresidential zoning district. (Ord. Nos. 23336; 26042; 28837)

SEC. 51P-490.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 490A: development plan.

(2) Exhibit 490B: landscape plan.

(3) Exhibit 490C: traffic management plan. (Ord. 28837)

SEC. 51P-490.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 490A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control. (Ord. Nos. 23515; 24560; 26042; 28837)

SEC. 51P-490.105. MAIN USES PERMITTED.

The only main use permitted is a private school. (Ord. Nos. 23336; 26042; 28837)

SEC. 51P-490.106. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. Nos. 23336; 26042; 28837)

SEC. 51P-490.107. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Front, side, and rear yard. Minimum front, side, and rear yards are as shown on the development plan.

(b) Floor area. Floor area is as shown on the development plan.

(c) Height. Maximum structure height is 50 feet.

(d) Lighting. Maximum installation height is 70 feet.

(e) Lot coverage. Maximum lot coverage is 25 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(f) Lot size. No minimum lot size.

(g) Stories. Maximum number of stories is two. (Ord. Nos. 23515; 24817; 26042; 28837)

SEC. 51P-490.108. OFF-STREET PARKING AND LOADING.

(a) Off-street parking must be provided in accordance with Section 51A-4.204(17), but in no event may there be less than 479. ~~off-street parking spaces which must be provided in the locations shown on the development plan except as otherwise provided herein~~.

(b) Prior to the issuance of building permits, ~~for structures to be constructed on existing parking spaces, replacement~~ the required parking spaces shall be provided ~~either with new parking spaces within the Property or with parking spaces provided~~ in accordance with Division 51A-4.300, et seq.

(c) Consult the off-street parking regulations (Divisions 51A-4.300) for information regarding

off-street parking generally. (Ord. Nos. 23515; 26042; 28837)

SEC. 51P-490.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23336; 26042; 28837)

SEC. 51P-490.110. LANDSCAPING.

(a) Landscaping must be provided as shown on the landscape plan (Exhibit 490B).

~~(b) No certificate of occupancy may be issued for a structure in Area B or Area C shown on the development plan until Subsection (a) is complied with. Area A and Area C can be treated as artificial lots for the purposes of compliance with the landscape regulations.~~

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

(d) Landscaping must be completed in accordance with Section 51A-10.127. (Ord. Nos. 24560; 26042; 28837)

SEC. 51P-490.111. SIGNS.

~~(a)~~ All signs must comply with the provisions for non- business zoning districts in Article VII.

~~(b) A detached premise sign is permitted as shown on the development plan. (Ord Nos. 24560, 26042; 28837)~~

SEC. 51P-490.112. PARKING RESTRICTIONS ON INADALE AVENUE.

Parking on the street is prohibited between the hours of 8:00 a.m. and 3:00 p.m., Monday through Friday, along the north line of Inadale Avenue adjacent to the Property, and no certificate of occupancy may issuef for any structure in Area A or Area B as shown on the development plan. ~~until the Property owner has reimbursed the city for the cost of installing appropriate "No Parking" signs at that location~~. (Ord. Nos. 24560; 26042; 28837)

SEC. 51P-490.112.1. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a private school must comply with the traffic management plan (Exhibit 490C).

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

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by ~~November 1, 2014~~ November 1, 2023. After the initial traffic study, the Property owner or operator shall

submit updates of the traffic study to the director by November 1st of each odd-numbered year.

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

(A) ingress and egress points;

(B) queue lengths;

(C) number and location of personnel assisting with loading and unloading of students; drop-off and pick-up locations;

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

(E) hours for each grade level; and

(F) circulation.

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

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

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

(d) Amendment process.

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

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion. (Ord. 28837)

SEC. 51P-490.113. FENCING.

A fence must be provided and located as shown on the development plan. (Ord. Nos. 23336; 26042; 28837)

SEC. 51P-490.114. ATHLETIC FIELD LIGHT POLES.

Athletic field light poles must be provided and located as shown on the development plan. (Ord. Nos. 23336; 26042; 28837)

SEC. 51P-490.115. ADDITIONAL PROVISIONS.

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 23336; 26042; 28837)

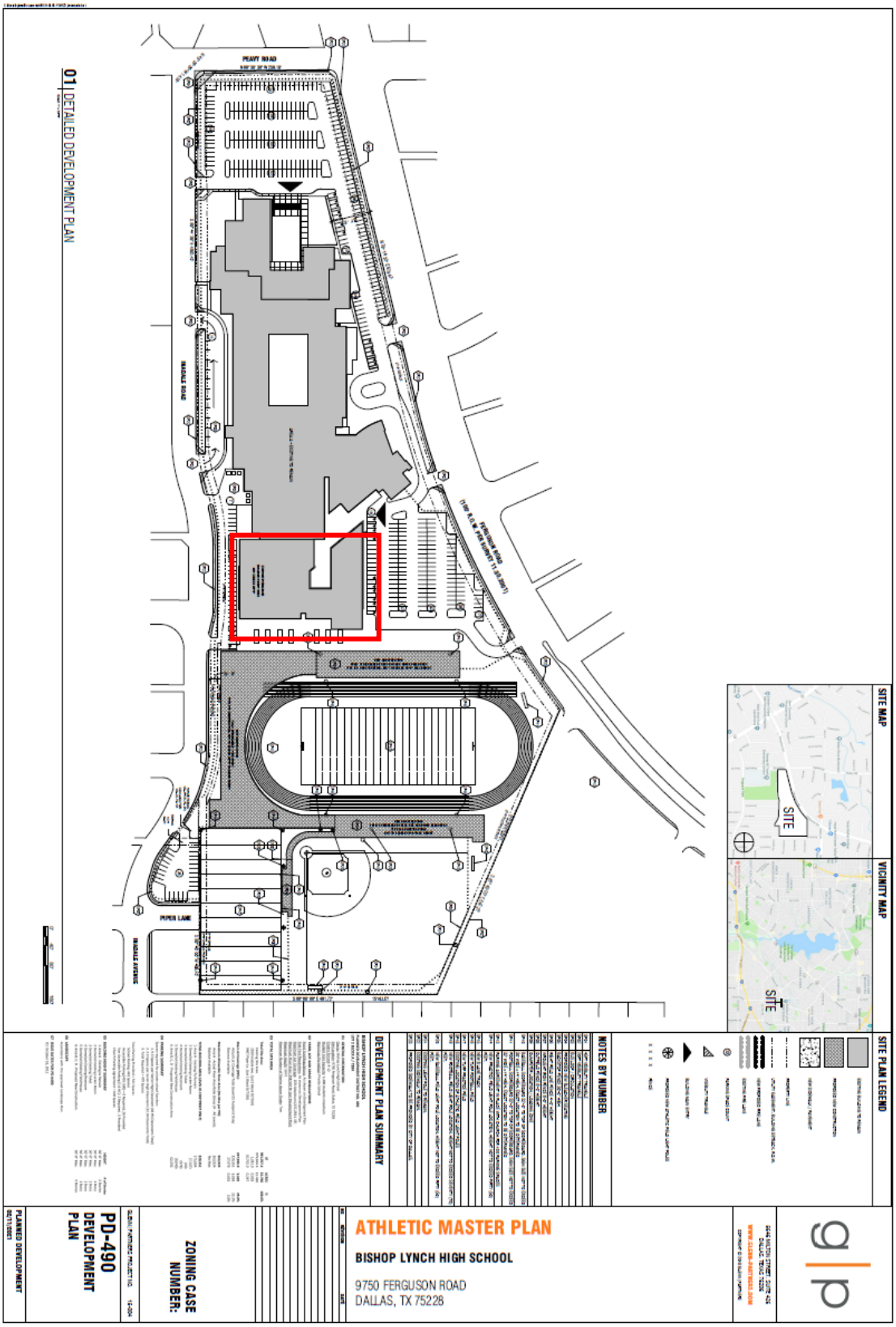
SEC. 51P-490.116. PAVING.

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. 24560; 26042; 28837)

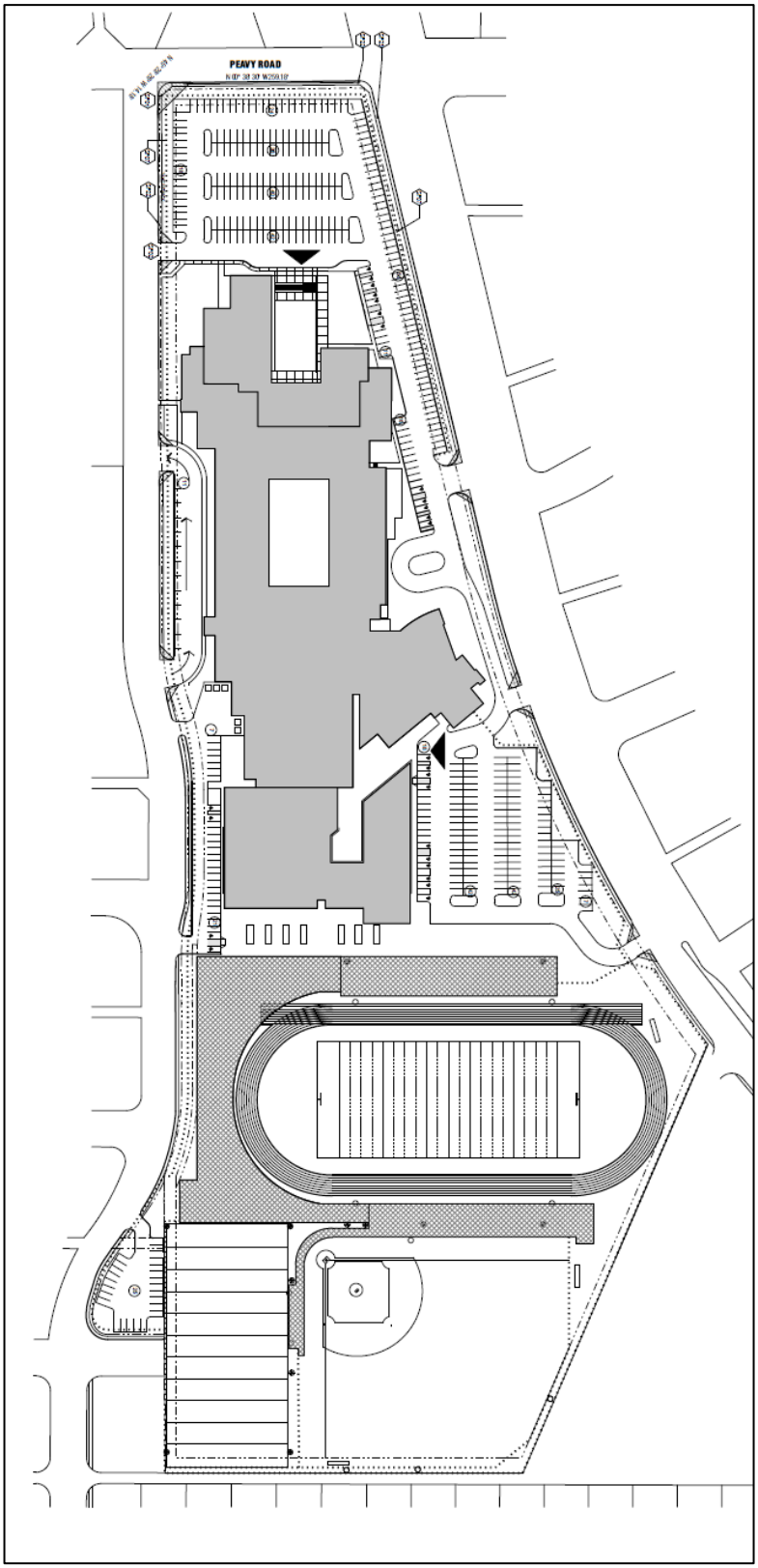
SEC. 51P-490.117. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24560; 26042; 28837)

PROPOSED DEVELOPMENT PLAN



ENLARGED PROPOSED DEVELOPMENT PLAN



NOTES BY NUMBER

SP01	45FT VISIBILITY TRIANGLE
SP02	20FT VISIBILITY TRIANGLE
SP03	BUS LOOP / CIRCULATION
SP04	PROPOSED NEW BLEACHER SEATING
SP05	BACKSTOP FENCE 30'-0" HIGH
SP06	RIGHT FIELD LINE FENCE 4'-0" HEIGHT
SP07	WROUGHT IRON FENCE 6'-0" HEIGHT
SP08	OUTFIELD FENCE 8'-0" HEIGHT
SP09	DUMPSTER LOCATION / LOADING ZONE
SP10	BASEBALL SCOREBOARD 32'-0" TO TOP OF SCOREBOARD, SIGN SIZE NOT TO EXCEED 30' WIDE x 14' HIGH, EXACT LOCATION TO BE DETERMINED
SP11	FOOTBALL SCOREBOARD 32'-0" TO TOP OF SCOREBOARD, SIGN SIZE NOT TO EXCEED 32' WIDE x 14' HIGH, EXACT LOCATION TO BE DETERMINED
SP13	PARKING AGREEMENT IN PLACE WITH CHURCH FOR 100 PARKING SPACES
SP14	NEW PRACTICE FIELD LIGHT POLE LOCATION. HEIGHT NOT TO EXCEED FIFITY (60) FEET.
SP15	NEW 8 LANE TRACK
SP16	NEW TURF FOOTBALL FIELD
SP17	NEW TURF PRACTICE FIELD
SP18	EXISTING LOCATION OF ATHLETIC FIELD LIGHT POLES
SP19	NEW FOOTBALL FIELD LIGHT POLE LOCATION. HEIGHT NOT TO EXCEED SEVENTY (70) FEET.
SP20	NEW BASEBALL FIELD LIGHT POLE LOCATION. HEIGHT NOT TO EXCEED FIFTY (60) FEET.
SP21	EXISTING LIGHT POLE TO REMAIN.
SP22	EXISTING SIDEWALK TO REMAIN.
SP23	PROPOSED SIDEWALK TO BE PROVIDED BY CITY OF DALLAS.

DEVELOPMENT PLAN SUMMARY

BISHOP LYNCH HIGH SCHOOL
PLANNED DEVELOPMENT DISTRICT NO. 490
LOT 2 BLOCK A / 7384

01 GENERAL INFORMATION
Owner: Bishop Lynch High School
Site Location: 9750 Ferguson Road, Dallas, TX 75238
Grades Served: 9-12
Student Core Capacity: 1,400 students maximum
Main Uses Permitted: Private School

02 YARD, LOT AND SPACE REGULATIONS
Front Yard Regulations: As shown on Development Plan
Side Yard Regulations: As shown on Development Plan
Maximum Lot Coverage: 25% Maximum (237,293.1 SF)
Maximum Floor Area: 258,532 SF (per Development Plan)
Maximum Height: 50 Ft
Maximum Number of Stories above Grade: Two

03 TOTAL SITE AREA

	SF	ACRES	%
Total Site Area:	**991,707.4**	**22.766**	**100.0%**
Existing Site Area	979,664.4	22.490	
2100 Inadale Ave. (Lot 2 Block D/7350)	1,281.0	0.029	
9407 Piper Ln. (Lot 1 Block D/7350)	10,762.0	0.247	
Max Lot Coverage (25%):	**247,926.9**	**5.692**	**25.0%**
Actual Lot Coverage Total (Level 01 Footprint Only)	220,351	5.059	22.2%
Balance Available:	27,576	0.633	2.8%
Maximum Allowable Floor Area (No Max per PD):	**263,924**		
Area A - Actual Floor Area Ratio (Gross SF - All Levels):	263,924		
Balance Available:	No Max		
TOTAL BUILDING AREA (LEVEL 01 FOOTPRINT ONLY)	**220,351**		
1 Area A - Existing To Remain	175,084		
2 Demolish Existing Locker Room	(7,247)		
3 Demolish Existing Ticket	(60)		
4 Demolosh Existing Restroom	(978)		
5 Demolish Existing Field House	(9,040)		
6 Area B, C, D - Proposed New Construction Area	62,592		

04 PARKING SUMMARY
Spaces required for private school funciton:
1. 9.5 Spaces per Senior High Classroom (46 HS Classrooms Total)
2. 3.5 Spaces per Junior High Classroom (12 JH Classrooms Total)
3. Total Required = 479 Spaces

Total Parking Provided = 541 Spaces
School Parking: 441 Spaces
Accessible Parking (401-500) = 9 Required, 26 Provided
Van Accessible Parking (1:6 HC): 2 Required , 5 Provided
Church Parking Agreement = 100 Spaces

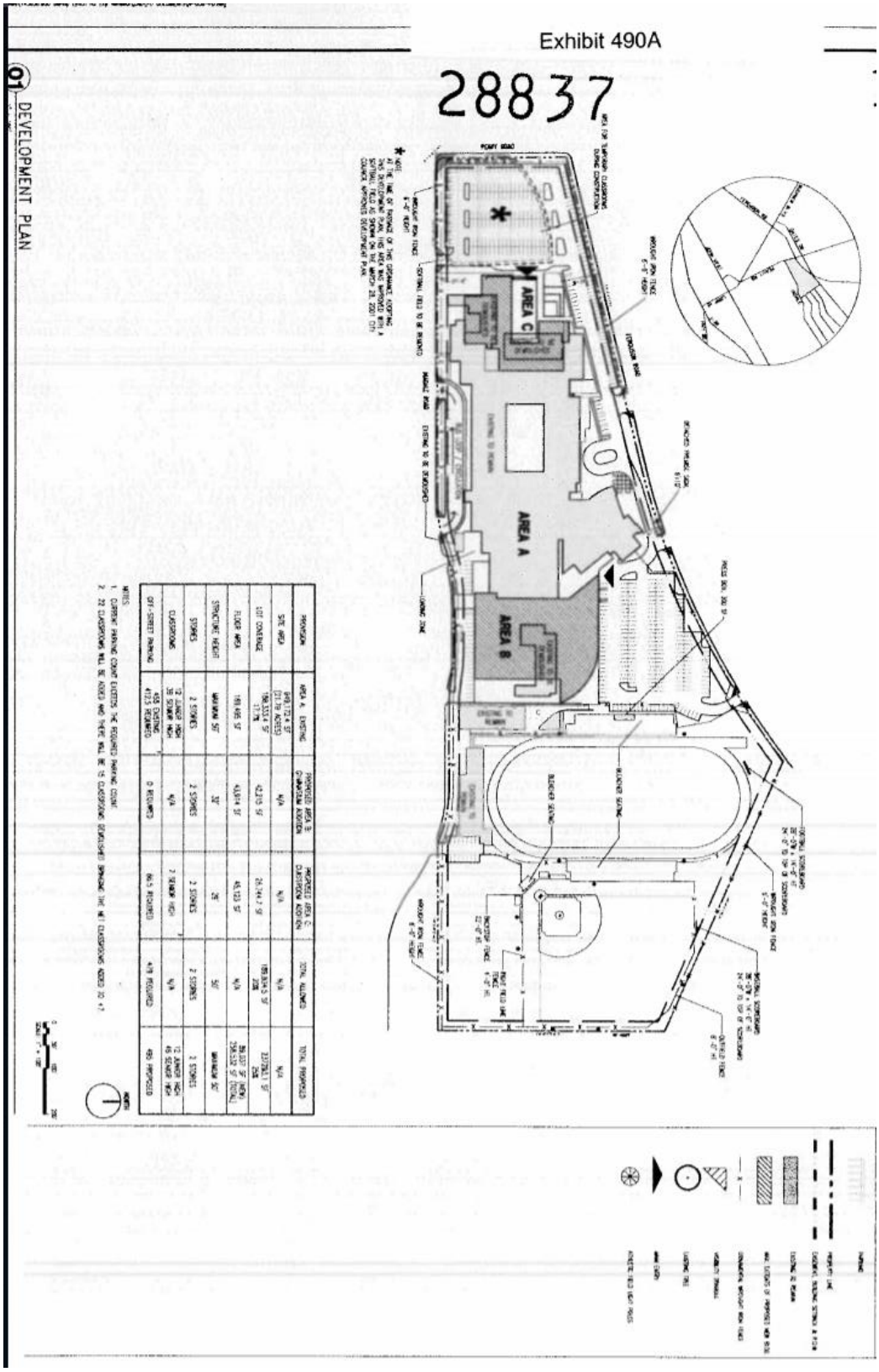
05 BUILDING HEIGHT SUMMARY

	HEIGHT	# of Stories
1 Area A - Existing to Remain	50'-0" Max.	2 Stories
2 Demolish Existing Locker Room	50'-0" Max.	1 Story
3 Demolish Existing Ticket	50'-0" Max.	1 Story
4 Demolosh Existing Restroom	50'-0" Max.	1 Story
5 Demolish Existing Field House	50'-0" Max.	1 Story
6 Area B, C, D - Proposed New Construction	50'-0" Max.	2 Stories

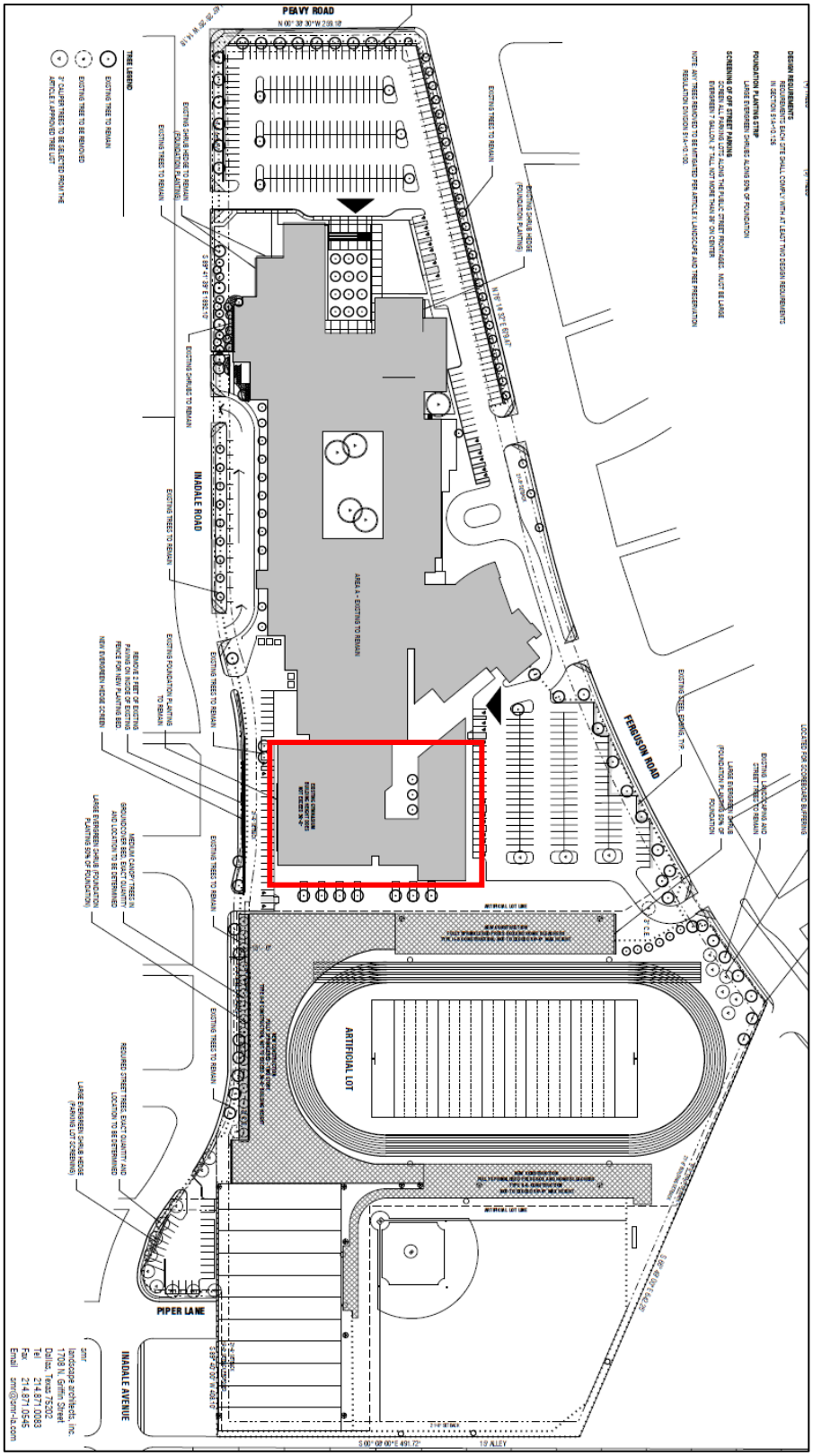
06 LANDSCAPE
Accordance with the approved Landscape Plan

07 ISSUE DATES FOR PD #490
01 October 18, 2012

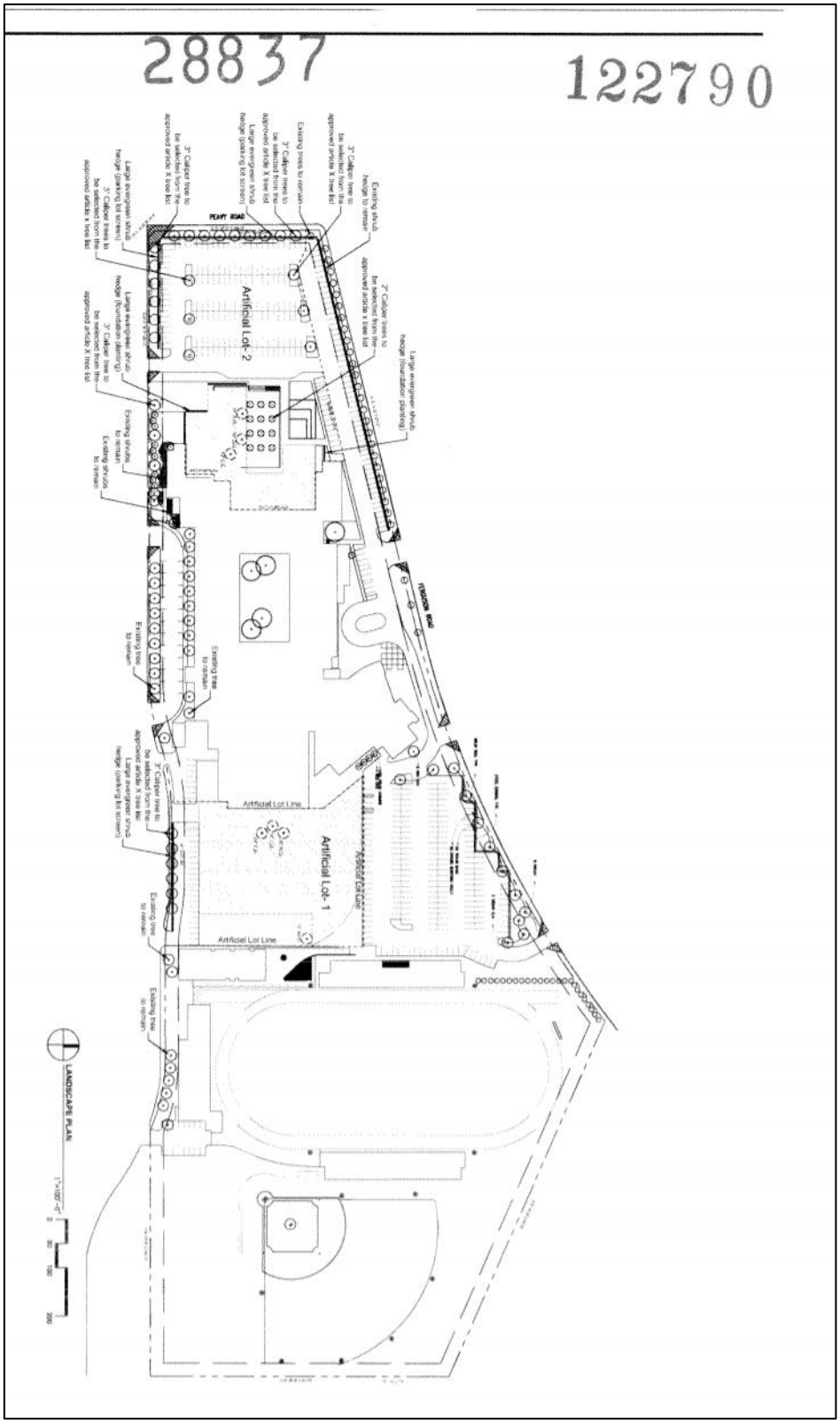
EXISTING DEVELOPMENT PLAN



PROPOSED LANDSCAPE PLAN



EXISTING LANDSCAPE PLAN



PROPOSED TRAFFIC MANAGEMENT PLAN

Kimley»Horn

Traffic Management Plan and Queueing Analysis
2020 Update for Athletics Master Plan
Bishop Lynch High School
9750 Ferguson Road, Dallas, TX 75228
September 18, 2020

Introduction:
The purpose of this memo is to provide an update to the Traffic Mangement Plan for the Planned Development District 490, Bishop Lynch High School (BLHS) that was completed in 2012 and updated in 2018. The TMP operations represented in this memo are generally consistent with the 2018 TMP update. *With the COVID-19 pandemic, BLHS operations have been disrupted since March 2020, so no observation of the TMP operation has been possible to test the TMP. As of September 15, BLHS is in Phase 2 of their reopening plan (https://www.bishoplynch.org/about/reopeningcovid-19), which has classes on campus on a limited schedule for the part of the student body that has selected in-person instruction. In Phase 3, those in-person students will expand the school day to the normal hours, but the student numbers on campus will still be lower than normal. For the in-person students, there are no changes to the arrival or departure plans indicated in the TMP. After this point, all TMP discussions will assume full daily attendance and using the normal school day schedule. If future COVID-19 conditions force change to the TMP operation, the school will adjust daily operations as needed, within their obligation to avoid impacts to the surrounding public streets.*

The Bishop Lynch High School (BLHS) is a private Catholic high school located on the southeast corner of Ferguson Road and Peavy Road. The school has been in operation on the current site since 1963. BLHS is proposing to amend PD 490 to change the development plan to include the Athletics Master Plan, which would construct new press boxes and bleachers at the football field, with resulting minor changed to the existing parking and north driveway. Classrooms on the site would remain as existing. Enrollment, which will remain at approximately current levels, so there would be no change in the typical daily traffic volumes, or in the specific morning drop-off and afternoon pick-up volumes which have been present for many years.

For the 2019-2020 school year the school had approximately 1,110 students in grades 9 through 12, along with 135 staff members. The following table shows the approximate distribution of students for the 2019-2020 school year:

Grade	Approx. Number of Students
9th Grade	254
10th Grade	269
11th Grade	237
12th Grade	250
Total	**1,110**

For daily access to the site, there are no significant changes to the three current access points to Ferguson Road or Inadale Avenue. The eastern parking lot is slightly changed to accommodate the

football field new bleachers and press box, with one row of parking eliminated and a realignment of the driveway throat at the easternmost driveway to Ferguson Road.

Study Area

Daily access to the site is provided at four locations for students and parents; one location along Inadale Avenue and two locations along Ferguson Road. The access locations along Ferguson Road are full access locations for incoming traffic and right-out only for outbound traffic. The access location on Inadale Avenue is a full access location. The separate Bus Loop is provided along Inadale Avenue.

Ferguson Road is a six-lane divided Principal Arterial with daily traffic of approximately 19,000 (TxDOT 2019 count) adjacent to the school. Peavy Road is a four-lane undivided Community Collector, and Inadale Avenue is a two-lane undivided local street with parking on both sides. All adjacent roadways have a posted school speed limit of 20 MPH

Current Traffic Management Plan (TMP) Operation:

The school operates on weekdays with several pick-up and drop-off times due to activities and varying student schedules. In addition, there are significant numbers of students on the bus system and driving their own vehicles, further reducing the peak drop-off and pick-up vehicle flows. The following table shows the type, times, and approximate 2019-2020 populations of each arrival and dismissal group.

Arrival Type	Arrival Time	Approx. Number of Students (% Of Total)
Early Arrival	7:00 AM	202 (20%)
Buses	8:00 AM	212 (21%)
Normal Arrival	8:20 AM	545 (54%)
Late Arrival	9:30 AM	51 (5%)
Departure Type	**Departure Time**	**Approx. Number of Students (% Of Total)**
Early Dismissal	2:00 PM	91 (9%)
Normal Dismissal	3:30 PM	273 (27%)
Buses	3:50 PM	212 (21%)
After School Practice	Various Groups 6:00-6:30 PM	434 (43%)

The spacing out of significant numbers of arrivals and dismissals away from the traditional drop-off and pick-up time periods results in much less intense peak traffic levels at those times. The school-related traffic is further reduced by the fact that approximately 360 student-driven vehicles are present each day. This represents at least 36% of the enrollment, and probably more since some vehicles will have more than one student. The student-driven vehicles do not further reduce the arrival and dismissal numbers in the above table, but they do reduce the number of vehicles using the loading and unloading areas and reduce the overall number of vehicle trips in and out of the campus each day.

BLHS currently operates three loading areas. One is circulating counterclockwise in the east parking lot, entering and exiting from the easternmost driveway on Ferguson Road. The second enters at the western driveway on Ferguson Road, unloads/loads at the circle, and exits at the central driveway. The third operates on a one-way loop driveway on the south side of the campus, entering and exiting on Inadale Avenue. Each loading area operates with staff supervision.

The BLHS bus system currently loads and unloads students at the bus parking area which is reached from Inadale Avenue. The system operates seven buses and transports approximately 212 students.

In general, the school's traffic operations have little impact on the surrounding roadways. While it is a 6-lane arterial, Ferguson Road handles only moderate traffic volumes (19,000 vehicles per day in a 2019 TxDOT count), so entering and exiting the school's Ferguson Road driveways does not result in excessive delays. Occasional queuing is reported at the western driveway on Ferguson Road, where there is a relatively short queue length between the driveway and the loading area at the circle.

Proposed TMP Operation and Queue Analysis:

The proposed BLHS TMP will operate with three loading areas for parent vehicles and a third for the bus system. Buses load and unload in a one-way gated loop along Inadale Avenue, with no interaction with drop-off/pick-up traffic. Buses are stored at other locations. The one-way loop provides at least 300' of storage space (not accounting for possible side-by-side stacking), which can accommodate the seven buses used for the bus system.

One row of parking is being removed from the eastern parking lot to accommodate the stadium bleachers. The East Loading Area follows the same circulation pattern as the existing eastern loading area, with the loading area along the face of the Leyden Arts & Athletics Complex. Entry and exit are via the eastern driveway to Ferguson Road. The East Loading Area has an available queue distance of 660', or 29 vehicles (all queue calculations are made with an assumed 22.5' per vehicle). This is the same available queue distance as the 2018 TMP.

The Central Loading Area is to remain in the same location and vehicles entering from both the western Ferguson Road driveway and the Inadale Avenue driveway can utilize this loading area. When entering, the queue moves along the building faces and vehicles can choose to either use the West Loading area of continue north to use the Central Loading Area. Vehicles entering from Ferguson Road are directed west through the parking area to join the rear of the queue. Once through the loading area, vehicles will exit to Ferguson Road at the center driveway. Additional cones or barricades should be used to prevent vehicles from using the western driveway to exit. The primary queue from Inadale Avenue to the Central Loading Area is 840', or 37 vehicles. The available queue distance for the secondary queue from the western Ferguson Road driveway back to the end of the primary queue is an additional 920', or 40 vehicles.

In prior observations for the 2018 TMP, is was concluded that staff supervision was not necessary for successful operations. If the school would like the TMP to operate optimally, staff supervision is recommended at each of the loading areas. An additional staff member should be stationed near the western driveway on Ferguson Road, to direct inbound vehicles in the appropriate direction based on the queuing conditions. At all locations loading is performed on the passenger side, and no student has to cross vehicle paths.

Signage to direct outbound right turns only during school TMP times has been installed at each access point to Ferguson road.

Queuing Analysis

Based on observations of queuing at other private and public charter schools in the DFW area, Kimley-Horn uses a design standard for projecting queue demands at similar sites. The expected maximum queue in vehicles is equal to 20% of the largest number of students dismissed at one time. Students using buses, driving themselves, or walking/biking are deducted from the student number since they do not attract personal vehicles to the campus. This method accounts for the differences in how schools divide up the pick-up time period, as some dismiss all students in one group and therefore have higher vehicle demands in a short time period, while some spread out the dismissals over two or more groups. The projected queue formula can be stated as:

*(Students dismissed in time period – Students using other modes) * 0.20 = Number of vehicles in queue*

With the BLHS dismissal traffic spread out between 2:00 PM and 6:30 PM and having a sizeable bus system, the loading areas will need to handle only 273 students in the normal peak dismissal time at 3:30 PM. This number is further reduced by the fact that a percentage of those students will be departing using their own vehicles. Therefore, the projected maximum queue length is:

273 students dismissed - 68 student drivers * 0.20 = 41 vehicles in queue

The projected queue of 41 vehicles translates to 923' of queuing distance which needs to be provided in the loading areas. This distance corresponds well with the recommended values for equivalent Texas schools found in the Texas Transportation Institute (TTI) research report 0-4286 *Operations and Safety Around Schools* published in January 2004.

The two loading areas have an available queue distance of 1,500', or over 570' in excess of the projected maximum queue demand. This excess distance would accommodate an additional 25 vehicles over the projected 41-vehicle maximum queue.

Additionally, the secondary queue serving the Central Loading Area provides 920' of queue distance which is available but is not expected to be used. With this additional space leading to the Central Loading Area, there should be no chance for the inbound traffic to queue back to Ferguson Road.

Drop-Off Queuing Summary - 1,010 Students								
Group Grades Arriving	Start Time	Students Arriving	Bus / Bike / Walk	Student Drivers	Parent Drop-Off	Maximum Queue	Available Stacking	Surplus (Deficiency)
Early Arrival 9, 10, 11, 12	7:00 AM	202	0	50	152	16 Vehicles 360'	66 Vehicles 1,500'	50 Vehicles 1,140'
Buses 9, 10, 11, 12	8:00 AM	212	n/a	n/a	n/a	n/a	n/a	n/a
Late Arrival 9, 10, 11, 12	8:20 AM	545	0	137	408	41 Vehicles 923'	66 Vehicles 1,500'	25 Vehicles 578'
Late Arrival 9, 10, 11, 12	9:30 AM	51	0	13	38	4 Vehicles 90'	66 Vehicles 1,500'	62 Vehicles 1,410'

Assumed 0.1 vehicles per student, 22.5' per vehicle
Available stacking distance is primary stacking only, not counting 920' additional secondary stacking available

Pick-Up Queuing Summary - 1,010 Students								
Group Grades Dismissed	Dismissal Time	Students Dismissed	Bus / Bike / Walk	Student Drivers	Parent Pick-Up	Maximum Queue	Available Stacking	Surplus (Deficiency)
Early Dismissal 9, 10, 11, 12	2:00 PM	91	0	23	68	14 Vehicles 315'	66 Vehicles 1,500'	52 Vehicles 1,185'
Normal Dismissal 9, 10, 11, 12	3:30 PM	273	0	68	205	41 Vehicles 923'	66 Vehicles 1,500'	25 Vehicles 578'
Buses 9, 10, 11, 12	3:50 PM	212	n/a	n/a	n/a	n/a	n/a	n/a
After School/Practice 9, 10, 11, 12	Varies Approx. 6:00 PM	200	0	50	150	30 Vehicles 675'	66 Vehicles 1,500'	36 Vehicles 825'
After School/Practice 9, 10, 11, 12	Varies Approx. 6:30 PM	234	0	59	175	35 Vehicles 788'	66 Vehicles 1,500'	31 Vehicles 713'

Assumed 0.2 vehicles per student, 22.5' per vehicle
Available stacking distance is primary stacking only, not counting 920' additional secondary stacking available

Summary:

This TMP defines the drop-off and pick-up procedures for the Bishop Lynch High School for operations with the new development plan. The TMP vehicle routes provide an available stacking distance within the site that is greater than the projected maximum expected queue for the school's operations. With the TMP operating as shown and the dismissed students balanced between the loading areas, the school traffic will not need to queue vehicles in the right-of-way of any City street. Inbound vehicles should always have an open receiving space on the campus. There may be reasonable delays from opposing traffic when making the entering maneuver, but this will not form constant queues of static vehicles.

The property owner/school administrator is responsible for the administration of the TMP and minimizing the impact of the vehicle queue on the City streets. The TMP should be reevaluated at intervals as directed by the PD language.

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

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

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

Prepared by:

Kimley-Horn and Associates, Inc.
Scot A. Johnson, P.E., PTOE
Iman Rahim, EIT
13455 Noel Road, Suite 700
Dallas, TX 75240
(972) 770-1300
September 18, 2020

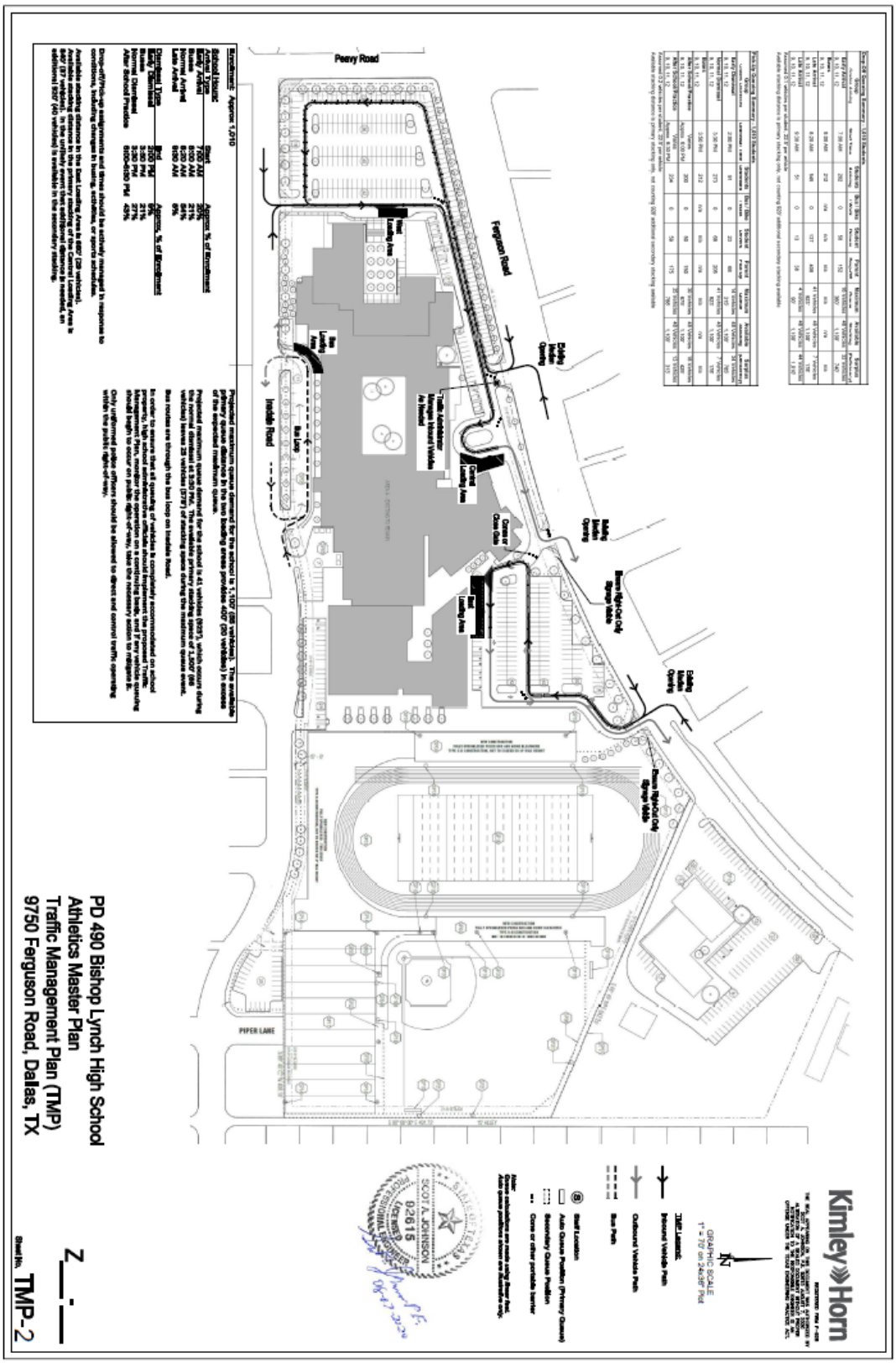
Bishop Lynch High School has reviewed and will comply with the approved traffic management plan. The school will monitor the operation on a continuing basis to ensure that school traffic does not form queues in the public right-of-way. If any queuing should begin to occur in the public right-of-way the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

Signature	Date
Name	Title

Attachments

1. TMP-1 Traffic Management Plan (2018 approved)
2. TMP-2 Proposed Traffic Management Plan for Athletics Master Plan

Proposed Traffic Management Circulation Plan



EXISTING TRAFFIC MANAGEMENT PLAN

Z112-271(RB) Exhibit 490C

28837 122790

Traffic Management Plan and Queuing Analysis
Bishop Lynch High School Z112-271
9750 Ferguson Road, Dallas, TX
August 21, 2012

Introduction:

The Bishop Lynch High School (BLHS) is a private Catholic high school located on the southeast corner of Ferguson Road and Peavy Road. The school has been in operation on the current site since 1963. For the 2012-2013 school year the school has approximately 1,114 students in grades 9 through 12, along with 135 staff members. The following table shows the approximate distribution of students for the 2012-2013 school year:

Grade	Approx. Number of Students
9th Grade	267
10th Grade	281
11th Grade	267
12th Grade	299
Total	**1,114**

BLHS is proposing to amend PD 490 to change the development plan to include a gymnasium addition, a classroom addition, and parking lot modifications. Classrooms on the site would increase by 7 to a total of 58. Enrollment, which will remain at approximately current levels, so there would be no significant change in the typical daily traffic volumes, or in the specific morning drop-off and afternoon pick-up volumes which have been present for many years.

For daily access to the site, there are no significant changes to the three current access points to Ferguson Road. Along Inadale Road, the existing driveways will remain at the same locations, with only the bus storage area being converted to accommodate the gymnasium addition and a reconfigured surface parking lot. In the future, the bus storage will be provided at other locations.

Current TMP Operation:

The school operates on weekdays with a number of pick-up and drop-off times due to activities and varying student schedules. In addition, there are significant numbers of students on the bus system and driving their own vehicles, further reducing the peak drop-off and pick-up vehicle flows. The following table shows the type, times, and approximate 2012-2013 populations of each arrival and dismissal group.

Arrival Type	Arrival Time	Approx. Number of Students (% Of Total)
Early Arrival	7:00 AM	220 (20%)
Buses	8:00 AM	240 (21%)
Normal Arrival	8:20 AM	604 (54%)
Late Arrival	9:30 AM	50 (5%)

Approved
City Plan Commission
October 18, 2012

Planned Development
District No. 490

122790

28837

Departure Type	Departure Time	Approx. Number of Students (% Of Total)
Early Dismissal	2:00 PM	100 (9%)
Normal Dismissal	3:30 PM	299 (27%)
Buses	3:50 PM	240 (21%)
After School Practice	6:00-6:30 PM	475 (43%)

The spacing out of significant numbers of arrivals and dismissals away from the traditional drop-off and pick-up time periods results in much less intense peak traffic levels at those times. The school-related traffic is further reduced by the fact that approximately 400 student-driven vehicles are present each day. This represents at least 36% of the enrollment, and probably more since some vehicles will have more than one student. The student-driven vehicles do not further reduce the arrival and dismissal numbers in the above table, but they do reduce the number of vehicles using the loading and unloading areas, and reduce the overall number of vehicle trips in and out of the campus each day.

BLHS currently operates three loading areas. One is circulating counterclockwise in the east parking lot, entering and exiting from the easternmost driveway on Ferguson Road. The second enters at the western driveway on Ferguson Road, unloads/loads at the circle, and exits at the central driveway. The third operates on a one-way loop driveway on the south side of the campus, entering and exiting on Inadale Road. Each loading area operates with staff supervision.

The BLHS bus system currently loads and unloads students at the bus parking area which is reached from Inadale Road. The system operates seven buses and transports approximately 240 students.

In general, the school's traffic operations have little impact on the surrounding roadways. While it is a 6-lane arterial, Ferguson Road handles only moderate traffic volumes (18,500 vehicles per day in a 2009 TxDOT count), so entering and exiting the school's Ferguson Road driveways does not result in excessive delays. Occasional queuing is reported at the western driveway on Ferguson Road, where there is a relatively short queue length between the driveway and the loading area at the circle.

Proposed TMP Operation:

The proposed BLHS TMP will operate with two loading areas for parent vehicles and a third for the bus system. The current bus parking area is being redeveloped, so the buses will load and unload in the one-way loop on Inadale Road. Buses will now be stored at other locations. The one-way loop provides at least 280' of storage space, which can accommodate the seven buses used for the bus system. The parent vehicles previously using the one-way loop on Inadale Road will use one of the two remaining loading areas.

One row of parking is being removed from the eastern parking lot to accommodate the gymnasium addition. The East Loading Area follows the same circulation pattern as the existing eastern loading area, with the loading area along the face of the new building. Entry and exit is via the eastern driveway to Ferguson Road. The East Loading Area has an available queue distance of 660', or 33 vehicles.

The Central Loading Area is in the same spot as the current location. The revisions to the west side of the campus make it easier to provide a long queue distance, while supporting entry from either Ferguson Road or Inadale Road. When entering from Inadale Road, the queue moves along the building face north and then east towards the Central Loading Area. Vehicles entering from Ferguson Road are directed west through the parking area to join the rear of the queue. Once through the loading area, vehicles will exit to Ferguson Road at the center driveway. The primary queue from Inadale Road to the Central Loading Area is 840', or 42 vehicles. The available queue distance for the secondary queue from the western Ferguson Road driveway back to the end of the primary queue is an additional 920', or 46 vehicles.

Each of the loading areas will operate with staff supervision. An additional staff member should be stationed near the western driveway on Ferguson Road, to direct inbound vehicles in the appropriate direction. At all locations loading is performed on the passenger side, and no students have to cross vehicle paths.

Queuing Analysis:

Based on observations of queuing at other public charter schools in the DFW area, KHA uses a design standard for projecting queue demands at similar sites. The expected maximum queue in vehicles is equal to 20% of the largest number of students dismissed at one time. Students using buses, driving themselves, or walking/biking are deducted from the student number since they do not attract personal vehicles to the campus. This method accounts for the differences in how schools divide up the pick-up time period, as some dismiss all students in one group and therefore have higher vehicle demands in a short time period, while some spread out the dismissals over two or more groups. The projected queue formula can be stated as:

(Students dismissed in time period – Students using other modes) * 0.20 = Number of vehicle in queue

With the BLHS dismissal traffic spread out between 2:00 PM and 6:30 PM and having a sizeable bus system, the loading areas will need to handle only 299 students in the normal peak dismissal time at 3:30 PM. This number is further reduced by the fact that a percentage of those students will be departing using their own vehicles. However, to maintain a conservatively high analysis, the queuing analysis will assume all 299 students are being picked up. Therefore, the projected maximum queue length is:

299 net students dismissed * 0.20 = 60 vehicles in queue

The projected queue of 60 vehicles translates to 1,200' of queuing distance which needs to be provided in the loading areas. This distance corresponds well with the recommended values for equivalent Texas schools found in the Texas Transportation Institute (TTI) research report 0-4286 *Operations and Safety Around Schools* published in January 2004.

The two loading areas have an available queue distance of 1,500', or 300' in excess of the projected maximum queue demand. This 300' distance would accommodate an additional 15 vehicles over the projected 60-vehicle maximum queue.

Additionally, the secondary queue serving the Central Loading Area provides 920' of queue distance which is available but is not expected to be used. With this additional space leading to the Central Loading Area, there should be no chance for the inbound traffic to queue back to Ferguson Road.

122790

28837

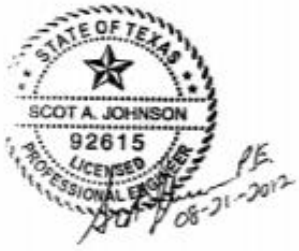
Summary:

This TMP defines the drop-off and pick-up procedures for Bishop Lynch High School once the site is modified in accordance with the development plan in the modified PD 490. The proposed TMP uses the same basic principles as the existing operation, while adding usable queue distance to the Central Loading Area. The TMP vehicle routes provide an available queue distance within the site that is greater than the projected maximum expected queue for the school's operations. With the TMP operating as shown, the school traffic should not need to queue vehicles in the ROW of any City street. The school administrator is responsible for the administration of the TMP and minimizing the impact of the vehicle queue on the City streets. Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.

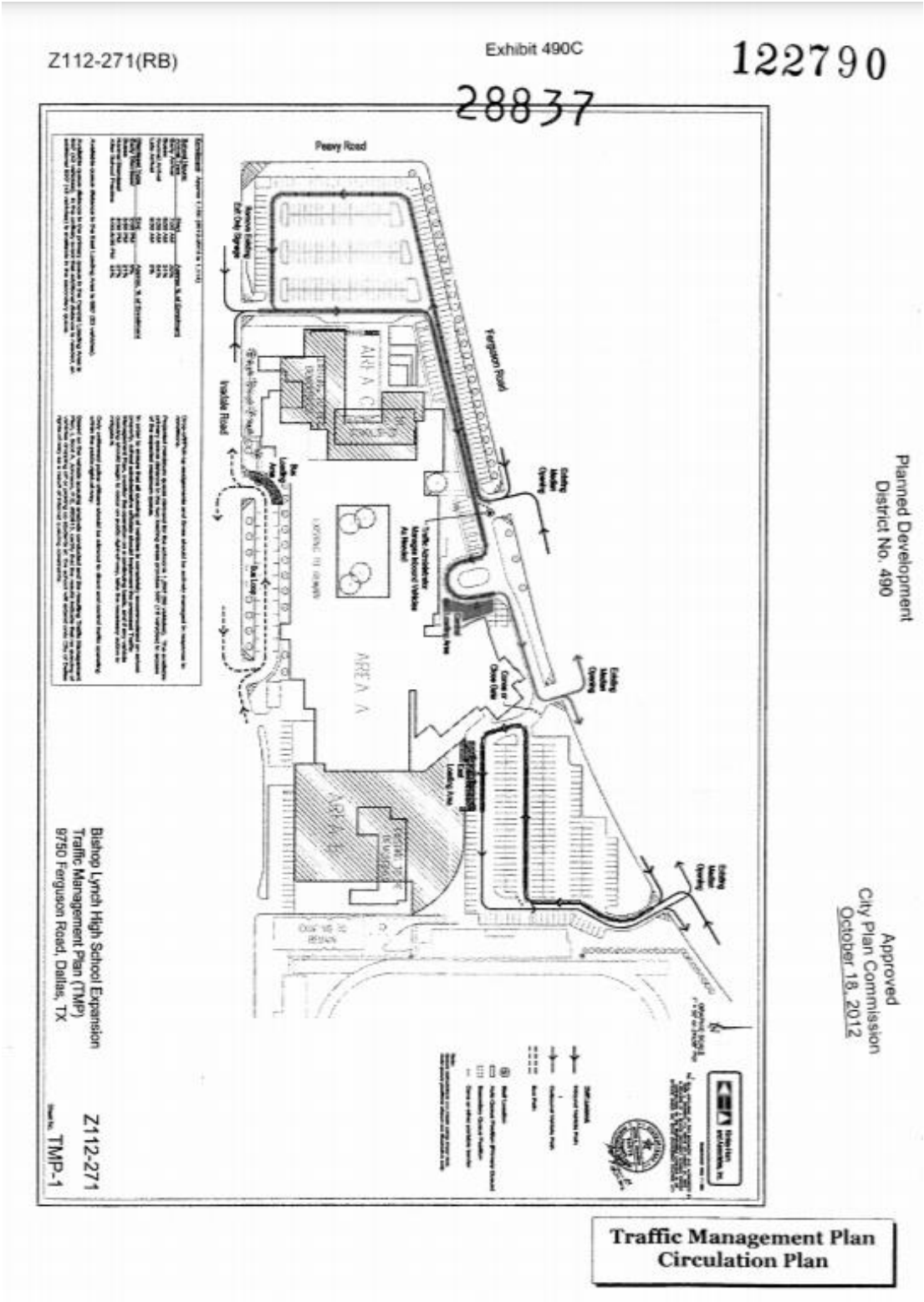
Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, Scot A. Johnson, P.E. #92615, certify that the results indicate that no queuing of vehicles dropping off or picking up students at Bishop Lynch High School will extend onto City of Dallas rights-of-way as a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

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

Prepared by:
Kimley-Horn and Associates, Inc.
Scot A. Johnson, P.E., PTOE
12700 Park Central Drive, Suite 1800
Dallas, TX 75251
(972) 770-1300



Existing Traffic Management Circulation Plan



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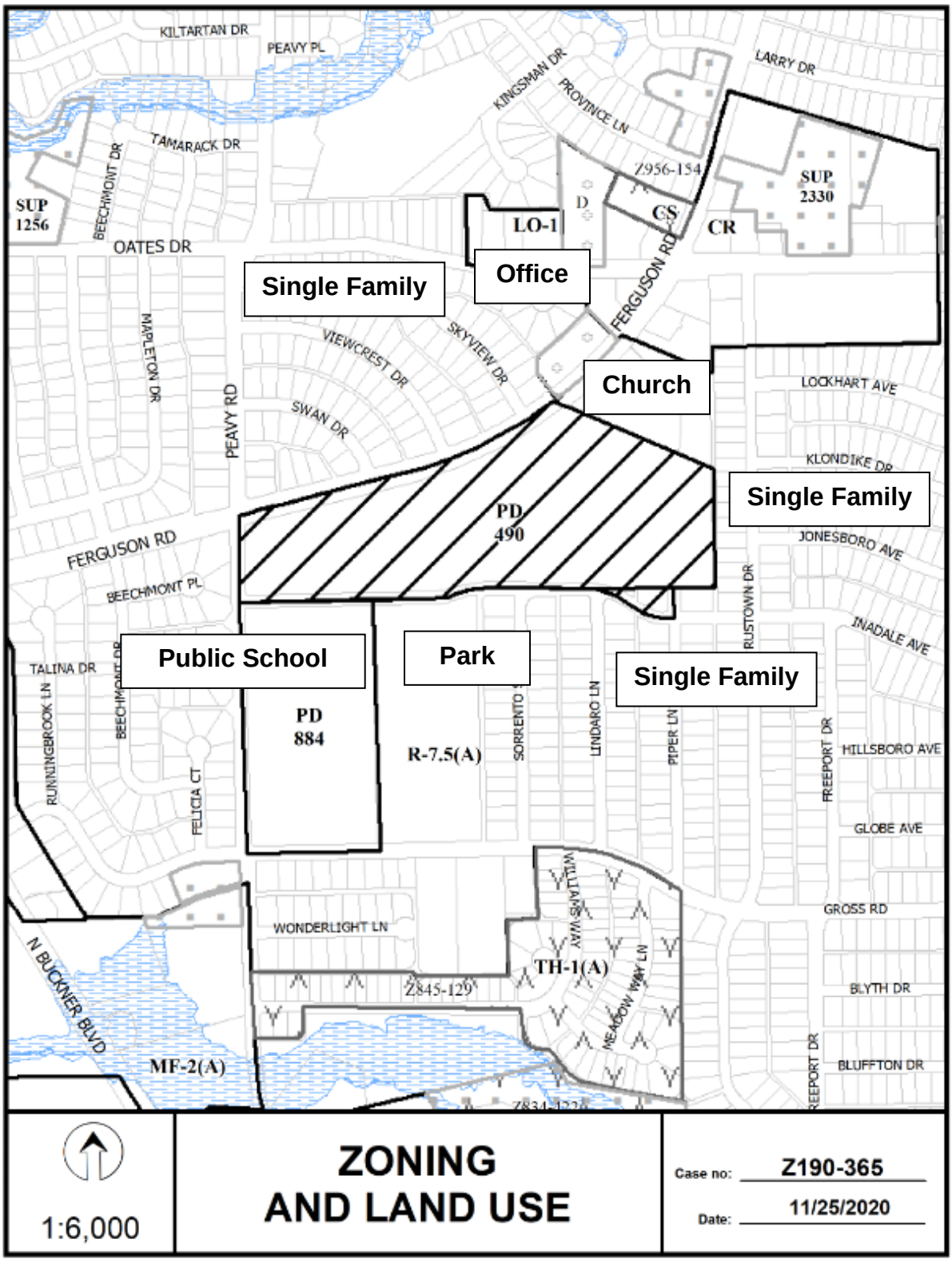
MILLMAR CIR
PEAVY CIR
CLARKSDALE DR
TWIN CREEK DR
CROWBERRY DR
BETHANY DR
KILTARTAN DR
PEAVY PL
PROVINCE LN
HILLGLENN RD
HEALEY DR
LARRY DR
TELLERSON AVE
PROVINCE LN
TAMARACK DR
VINEWOOD DR
BEECHMONT DR
OATES DR
MAVERICK AVE
FOXGROVE CIR
HEATHERWOOD DR
MAPLETON DR
VIEWCREST DR
SKYVIEW DR
SWAN DR
LOCKHART AVE
KLONDIKE DR
FERGUSON RD
FERGUSON RD
BEECHMONT PL
JONESBORO AVE
RUSTOWN DR
ASHDOWN DR
TALINA DR
PEAVY RD
Truett
SORRENTO ST
LINDARO LN
PIPER LN
FREEPORT DR
HILLSBORO AVE
BECK AVE
FELICIA CT
GLOBE AVE
GROSS RD
WONDERLIGHT LN
N BUCKNER BLVD
WILLIAMS WAY
MEADOW WAY CT
BLYTH DR
BLUFFTON DR
BLAYDON DR
PARK VISTA DR
ABSHIRE LN
N BUCKNER BLVD
HOMEWAY CIR
1:8,400
VICINITY MAP
Case no: Z190-365
Date: 11/25/2020

OATES DR
FERGUSON RD
FERGUSON RD
PEAVY RD
LOCKHART AVE
KLONDIKE DR
JONESBORO AVE
INADALE AVE
MILLSBORO AVE
GLOBE AVE
GROSS RD
BLYTH DR
BLUFFTON DR
WILLIAMS WAY
N BUCKNER BLVD
N BUCKNER BLVD
1:6,000
AERIAL MAP
Case no: Z190-365
Date: 11/25/2020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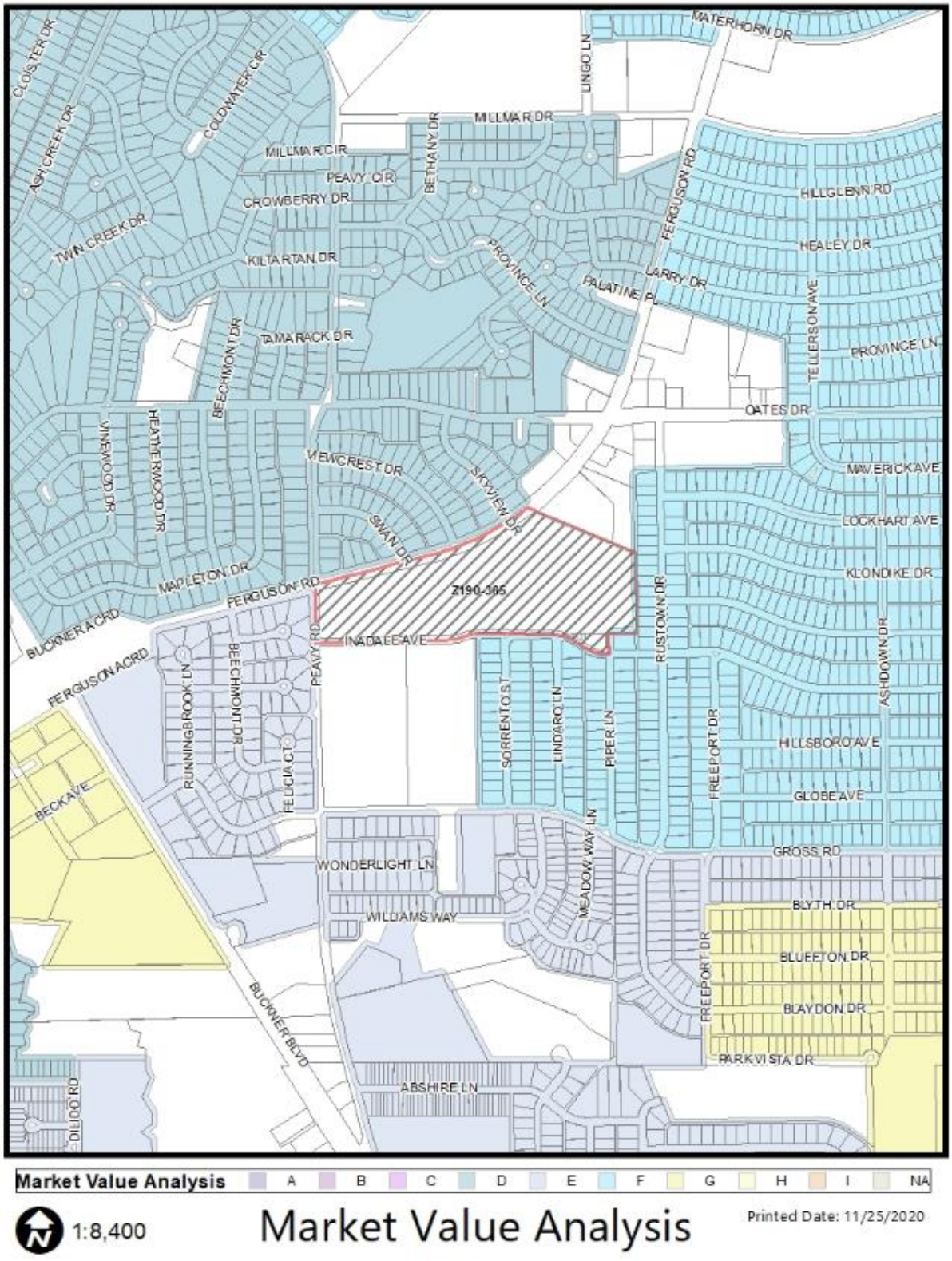
KINGSMAN DR
PROVINCE LN
LARRY DR
TAMARACK DR
BEECHMONT DR
SUP 1256
Z956-154
SUP 2330
LO-1
CS
CR
OATES DR
Single Family
Office
FERGUSON RD
MAPLETON DR
VIEWCREST DR
SKYVIEW DR
Church
LOCKHART AVE
PEAVY RD
SWAN DR
KLONDIKE DR
Single Family
PD 490
JONESBORO AVE
FERGUSON RD
BEECHMONT PL
RUSTOWN DR
INADALE AVE
Public School
Park
Single Family
TALINA DR
RUNNINGBROOK LN
BEECHMONT DR
PD 884
R-7.5(A)
SORRENTO
LINDARO LN
PIPER LN
FREEPORT DR
HILLSBORO AVE
FELICIA CT
GLOBE AVE
WILLIAMSWAY
GROSS RD
WONDERLIGHT LN
N BUCKNER BLVD
TH-1(A)
Z845-129
MEADOW WAY LN
BLYTH DR
MF-2(A)
BLUFFTON DR
Z834-122
1:6,000
ZONING
AND LAND USE
Case no: Z190-365
Date: 11/25/2020


MATERHORN DR
UNGO LN
MILLMAR DR
MILLMAR CIR
BETHANY DR
PEAVY CIR
CROWBERRY DR
FERGUSON RD
HILLGLENN RD
HEALEY DR
LARRY DR
PALATINE PL
PROVINCE LN
KILTARTAN DR
TAMARACK DR
BEECHMONT DR
TELLERSON AVE
OATES DR
VIEWCREST DR
SKYVIEW DR
MAVERICK AVE
LOCKHART AVE
KLONDIKE DR
SMAN DR
MAPLETON DR
Z190-365
INADALE AVE
RUSTDOWN DR
ASHDOWN DR
BUCKNER RD
FERGUSON RD
PEAVY RD
BEECHMONT DR
RUNNINGBROOK LN
FELICIA CT
SORRENTO ST
LINDARO LN
PIPER LN
FREEPORT DR
HILLSBORO AVE
GLOBE AVE
BECK AVE
WONDERLIGHT LN
GROSS RD
WILLIAMS WAY
MEADOW WAY LN
BLYTH DR
BLUEFTON DR
BLAYDON DR
PARK VISTA DR
BUCKNER BLVD
ABSHIRE LN
DILDO RD
Market Value Analysis
A
B
C
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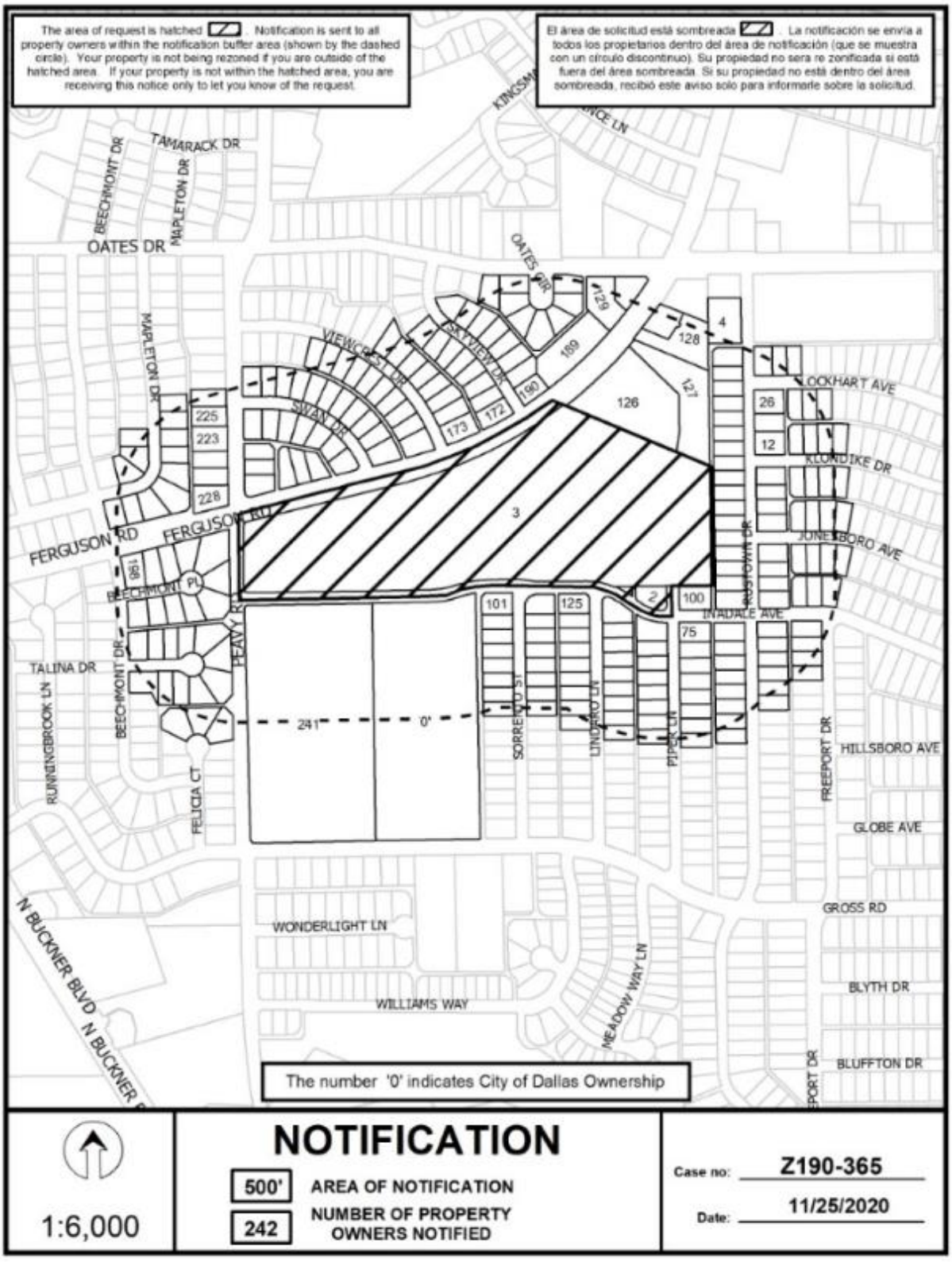
NA
1:8,400
Market Value Analysis
Printed Date: 11/25/2020


The area of request is hatched. Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada. La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
TAMARACK DR
BEECHMONT DR
MAPLETON DR
OATES DR
VIEWCREST DR
SKYVIEW DR
SWAN DR
FERGUSON RD
BEECHMONT PL
HEAVY RD
TALINA DR
RUNNINGBROOK LN
FELICIA CT
SORRENTO ST
LINDERO DR
PIPER LN
ROSEWOOD DR
LOCKHART AVE
KLONDIKE DR
JUNEBORO AVE
INVALDALE AVE
FREEPORT DR
HILLSBORO AVE
GLOBE AVE
GROSS RD
BLYTH DR
BLUFFTON DR
WONDERLIGHT LN
WILLIAMS WAY
MEADOW WAY LN
N BUCKNER BLVD
241'
0'
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
242
NUMBER OF PROPERTY OWNERS NOTIFIED
1:6,000
Case no: Z190-365
Date: 11/25/2020

11/25/2020

Notification List of Property Owners

Z190-365

242 Property Owners Notified

Label #	*Address*		*Owner*
1	2100	INADALE AVE	BISHOP LYNCH HS BLDG & ENDOWMENT TR
2	9407	PIPER LN	GUZMAN ENTERPRISES LLC
3	9750	FERGUSON RD	BISHOP LYNCH HIGH SCHOOL
4	9725	RUSTOWN DR	LEGENDARY INVESTMENTS
5	9709	RUSTOWN DR	RODRIGUEZ FABIAN
6	9703	RUSTOWN DR	Taxpayer at
7	9621	RUSTOWN DR	WYATT NAKEISHA
8	9615	RUSTOWN DR	PIPKIN PATTY P
9	9611	RUSTOWN DR	PATINO RAUL SR
10	9607	RUSTOWN DR	FLORES ROBERT M &
11	9603	RUSTOWN DR	HERNANDEZ HERMINIO &
12	9519	RUSTOWN DR	GRANDINETTI TONY
13	9515	RUSTOWN DR	TORRES BRUNO &
14	9511	RUSTOWN DR	TREJO JOEL EDWARD
15	9507	RUSTOWN DR	SOL CRUZ REYNALDO T &
16	9503	RUSTOWN DR	HARRIS ERICA L
17	9423	RUSTOWN DR	Taxpayer at
18	9419	RUSTOWN DR	ESPINDOLA BERNARDINO
19	9415	RUSTOWN DR	NAJERA MARTIN B & ALICIA
20	9409	RUSTOWN DR	Taxpayer at
21	9405	RUSTOWN DR	GONZALEZ AGUSTIN H
22	2305	LOCKHART AVE	LATIMER WENDELL
23	2309	LOCKHART AVE	GABA GROUP LLC
24	2315	LOCKHART AVE	AGUILAR AURELIO & NOEMI
25	9610	RUSTOWN DR	GRANDINETTI ANTONIO
26	9616	RUSTOWN DR	GRIFFITH LUCY A & STEPHEN C

11/25/2020

Label #	*Address*		*Owner*
27	2316	LOCKHART AVE	WALKER LEE ALLEN R
28	2320	LOCKHART AVE	HINOJOSA JOSEPHINE JAURIGUI
29	2324	LOCKHART AVE	BUSTAMANTE JOSE CORREA
30	2327	KLONDIKE DR	MOORE MONICA L
31	2323	KLONDIKE DR	SANCHEZ MARIA E &
32	2319	KLONDIKE DR	SOTO JOSE L
33	2315	KLONDIKE DR	PRESLOPSKI ALEXANDER T
34	9504	RUSTOWN DR	MDP 9504 RUSTOWN SERIES LLC
35	9508	RUSTOWN DR	ROGERS ERTIS & GLORIA
36	9512	RUSTOWN DR	HERRERA EVODIO
37	9516	RUSTOWN DR	MENDOZAMALDONADO FEDERICO
38	2314	KLONDIKE DR	LOPEZ MELQUIADES
39	2318	KLONDIKE DR	REA TOMAS
40	2324	KLONDIKE DR	GUZMAN LUIS F
41	2328	KLONDIKE DR	FLORES ORLANDO C
42	2327	JONESBORO AVE	TURNER RONNIE W
43	2323	JONESBORO AVE	RUIZ MIGUEL JUAREZ &
44	2319	JONESBORO AVE	CHUC MANUEL
45	2315	JONESBORO AVE	HERNANDEZ PABLO V &
46	9404	RUSTOWN DR	DOZAL RODRIGO &
47	9408	RUSTOWN DR	QUINTERO JORGE G
48	9414	RUSTOWN DR	Taxpayer at
49	9418	RUSTOWN DR	YANES JOE S TR &
50	2314	JONESBORO AVE	CASTANEDA LUIS
51	2318	JONESBORO AVE	MOKMAS REALTY INC
52	2324	JONESBORO AVE	HERNANEZ MARIA E &
53	2330	JONESBORO AVE	STANFILL MICHAEL GLEN
54	2315	INADALE AVE	ADAIR CONNIE & DON
55	2319	INADALE AVE	Taxpayer at
56	2323	INADALE AVE	SAXTON JANA
57	9204	RUSTOWN DR	ZAMORA MARIA I &

11/25/2020

Label #	*Address*		*Owner*
58	9208	RUSTOWN DR	TRAN LINDA HUE THI
59	9214	RUSTOWN DR	OLVERA ENRIQUE & MARIA
60	9306	RUSTOWN DR	HEMPHILL CHARLES W
61	9310	RUSTOWN DR	DOZAL RODRIGO & ANA
62	9316	RUSTOWN DR	SECREST MARY ALICE
63	9233	FREEPORT DR	RAMIREZ NICOLAS
64	9227	FREEPORT DR	BOUDEWYN DOLLY
65	9223	FREEPORT DR	CASTILLO JOSE &
66	9217	FREEPORT DR	JIMENEZ CIRILO &
67	9119	RUSTOWN DR	BARTELL RICK
68	9123	RUSTOWN DR	Taxpayer at
69	9205	RUSTOWN DR	CORTEZ FILIBERTA
70	9209	RUSTOWN DR	WILSON SONJA R
71	9215	RUSTOWN DR	NEWMAN MARCIE
72	9307	RUSTOWN DR	RAMIREZ SANDRA ARACELY
73	9311	RUSTOWN DR	Taxpayer at
74	9317	RUSTOWN DR	GARZA GUADALUPE
75	9314	PIPER LN	MEDINA JUAN M
76	9308	PIPER LN	LERMA NARCISO SR &
77	9302	PIPER LN	MDC INVESTMENTS
78	9214	PIPER LN	DECKERT KATHY ELAINE
79	9208	PIPER LN	JONES JENNIFER F
80	9202	PIPER LN	SALAS JOHN EST OF
81	9118	PIPER LN	POEHLMANN MIA
82	9114	PIPER LN	CARREON JESUS M
83	9314	LINDARO LN	PUENTE RACHEL ANN
84	9308	LINDARO LN	PENA GABRIEL & ZULEYKA
85	9302	LINDARO LN	RANGEL MARIO MARTELL &
86	9212	LINDARO LN	Taxpayer at
87	9208	LINDARO LN	MCFERRIN JOHN DAVID
88	9202	LINDARO LN	GUTIERREZ JOHN A

11/25/2020

Label #	*Address*		*Owner*
89	9118	LINDARO LN	Taxpayer at
90	9112	LINDARO LN	JENNINGS ANTHONY E
91	9108	LINDARO LN	RODRIGUEZ LEONARDO
92	9115	PIPER LN	KERSHAW CELIA R
93	9119	PIPER LN	BATES SUSAN C
94	9203	PIPER LN	CRONE PATRICIA &
95	9209	PIPER LN	ORTUNO SAI &
96	9215	PIPER LN	FIELDING FOSTER L
97	9303	PIPER LN	WHITE PAMELA ANN
98	9309	PIPER LN	KEITH WENDY LEE &
99	9315	PIPER LN	RUIZ ALEJANDRA &
100	9406	PIPER LN	TODD JOHN KEVIN
101	9317	SORRENTO ST	ENRIQUEZ JASON & KATHERINE
102	9309	SORRENTO ST	UJAQUE PESANTE MARIZA &
103	9303	SORRENTO ST	STEELE JANET M
104	9215	SORRENTO ST	DEWS RANDY & DEBORAH
105	9209	SORRENTO ST	JACKSON L M
106	9203	SORRENTO ST	ROESLE MICHELE K
107	9119	SORRENTO ST	BARTHOLD CHRISTOPHER S
108	9111	SORRENTO ST	ROJAS ABEL &
109	9318	SORRENTO ST	Taxpayer at
110	9310	SORRENTO ST	LAZARO ROSENDO
111	9304	SORRENTO ST	LOPEZ PABLO & MA DELCARMEN
112	9216	SORRENTO ST	RIGGS PAUL F JR &
113	9210	SORRENTO ST	PERSINGER GEORGE WILLIAM
114	9204	SORRENTO ST	BLANCHETTE MICHAEL P
115	9120	SORRENTO ST	SHIVES JAMES ROY
116	9112	SORRENTO ST	FLETCHER SHARON
117	9107	LINDARO LN	THOMPSON NORMA JEAN BEACH
118	9111	LINDARO LN	Taxpayer at
119	9119	LINDARO LN	Taxpayer at

11/25/2020

Label #	*Address*		*Owner*
120	9203	LINDARO LN	HUGHES THOMAS W EST OF
121	9209	LINDARO LN	TRULL MARY LOUISE
122	9215	LINDARO LN	FREIS ERIC SEAN
123	9303	LINDARO LN	CHITIQUE ALBA &
124	9309	LINDARO LN	OLIVO JOSE G & LOURDES A
125	9317	LINDARO LN	MENDEZGALLARDO JESUS M
126	9780	FERGUSON RD	DALLAS BAPTIST ASSOCIATION INC
127	9780	FERGUSON RD	BISHOP LYNCH HIGH SCHOOL INC
128	9784	FERGUSON RD	Taxpayer at
129	9785	FERGUSON RD	PRIKRYL ROBERT GENE
130	9791	FERGUSON RD	SKINNER ALAN INC
131	1806	SWAN DR	BARAJAS AGUSTINA
132	1812	SWAN DR	MCGURK DEBORAH
133	1818	SWAN DR	STRONG SOLUTIONS INC
134	1828	SWAN DR	Taxpayer at
135	1838	SWAN DR	Taxpayer at
136	1848	SWAN DR	Taxpayer at
137	1858	SWAN DR	STEPHENSON CLINTON G
138	9719	FERGUSON RD	MALLILLIN FILOMENO R & JUDY
139	9715	FERGUSON RD	HERNANDEZ SADIE
140	9711	FERGUSON RD	DUFFY JOHN F III
141	2676	PEAVY RD	MCWILLIAMS TENEZEE
142	2670	PEAVY RD	BRIAN EDWARDS & RACHEL
143	2666	PEAVY RD	REYES CELIA LIFE ESTATE
144	1830	VIEWCREST DR	INGRAM EMILY
145	1836	VIEWCREST DR	STRONG SOLUTIONS INC
146	1840	VIEWCREST DR	STUMP KENT & JUDY
147	1844	VIEWCREST DR	BRYANT DANIEL
148	1906	VIEWCREST DR	WHITE DORRIT C
149	1914	VIEWCREST DR	PINEDA REAL ESTATE HOLDINGS LLC
150	1918	VIEWCREST DR	POTAK PAUL J JR & LAUREN B

11/25/2020

Label #	*Address*		*Owner*
151	1928	VIEWCREST DR	KRIEGER JACQUELYN R
152	1934	VIEWCREST DR	CARPENTER MELISSA J
153	1940	VIEWCREST DR	YONICK KEITH A &
154	1857	SWAN DR	MCGEE PEYTON EARL &
155	1851	SWAN DR	CLEMENTS RICHARD L
156	1847	SWAN DR	WILLIAM MICHAEL SCOTT ESTATE OF
157	1841	SWAN DR	WHITEMAN ERIKA
158	1837	SWAN DR	JACKSON JANA
159	1831	SWAN DR	LACKEY MEGAN
160	1827	SWAN DR	HOWARD GLENN O & DONNA M
161	1821	SWAN DR	PIMENTEL ANDRES &
162	1817	SWAN DR	WHITE MEGAN
163	1811	SWAN DR	BOGDON SEJAL & J D &
164	1805	SWAN DR	SHADDOX LAUREN &
165	9737	SKYVIEW DR	GUY J W
166	9731	SKYVIEW DR	BROCKMAN MARY CLAIRE &
167	9727	SKYVIEW DR	Taxpayer at
168	9723	SKYVIEW DR	SHOCKLEY STEVE G
169	9719	SKYVIEW DR	DENNING GLENN & MAUREEN
170	9715	SKYVIEW DR	KENNAMER JEAN ALICE
171	9709	SKYVIEW DR	ARMSTRONG DORINDA LEE
172	9705	SKYVIEW DR	MORIN FELIPE &
173	1939	VIEWCREST DR	HERNANDEZ JOHN & CHRISTINE
174	1933	VIEWCREST DR	Taxpayer at
175	1929	VIEWCREST DR	Taxpayer at
176	1923	VIEWCREST DR	Taxpayer at
177	1919	VIEWCREST DR	LUFF ALYSSA MARIE &
178	1915	VIEWCREST DR	AYALA UBALDO JARAMILLO
179	1909	VIEWCREST DR	PAVLAKIS ADRIADNE E
180	1903	VIEWCREST DR	CAMPAGNA ANTHONY JOHN JR
181	2016	OATES DR	MONTES NANCY K G

11/25/2020

Label #	*Address*		*Owner*
182	2024	OATES CIR	POTTENGER WARREN
183	2028	OATES CIR	Taxpayer at
184	2032	OATES CIR	WISE W FOSTER III EST OF
185	2036	OATES CIR	Taxpayer at
186	2040	OATES CIR	HERNANDEZ KARLA Y
187	2044	OATES CIR	MELENDEZ OSCAR & ROSA
188	2050	OATES CIR	ROSAL JUAN
189	9777	FERGUSON RD	F.I. & B.MANAGEMENT, LTD.
190	9704	SKYVIEW DR	NGUYEN CHUONG CONG
191	9708	SKYVIEW DR	SOLOMON MONICO JR
192	9714	SKYVIEW DR	SCHESKE CLAIRE
193	9718	SKYVIEW DR	Taxpayer at
194	9722	SKYVIEW DR	Taxpayer at
195	9726	SKYVIEW DR	QUANRIOS SHARI & ROMAN
196	9730	SKYVIEW DR	RYAN DALEY M & JULIE A
197	9740	SKYVIEW DR	JONES PHYLLIS MARIE
198	2704	BEECHMONT PL	OXLEY DAVIS BEVERLY ANN
199	2708	BEECHMONT PL	MARTINEZ JESUS ANDREW & VITIA B
200	2712	BEECHMONT PL	Taxpayer at
201	2716	BEECHMONT PL	REYES ARIZBE M
202	2720	BEECHMONT PL	VARELA ISRAEL R &
203	2724	BEECHMONT PL	CHEEVER TRINA D ETAL
204	2728	BEECHMONT PL	SMITH DAVID G & J CAROL
205	2732	BEECHMONT PL	RANGEL GEORGE G
206	2736	BEECHMONT PL	RANGEL BRYAN A &
207	2742	BEECHMONT PL	DELEON DORILA
208	2746	BEECHMONT PL	GALVEZ IRENE
209	9605	TALINA DR	TURNER DIANE WIBBENMEYER
210	9611	TALINA DR	WILLIAMS CHARLIE H JR
211	9617	TALINA DR	AMERICAN ESTATE & TRUST LC
212	9623	TALINA DR	URIBE VICTOR M &

11/25/2020

Label #	*Address*		*Owner*
213	9629	TALINA DR	PIERCE CHARLES H
214	9635	TALINA DR	KUNDL JOHN
215	9630	TALINA DR	TURNER LIVING TRUST
216	9624	TALINA DR	JONES MICHAEL F & JANET E
217	9618	TALINA DR	MURPHY LADD SIKES &
218	9612	TALINA DR	DRW REAL ESTATE HOLDING LLC &
219	2760	BEECHMONT DR	MOQUETE AURY &
220	2705	FELICIA CT	MCCOY JULIE D
221	2702	FELICIA CT	DOWD KELLY M
222	2708	FELICIA CT	SCALES REIGH M
223	2665	PEAVY RD	ROSE EMILY C
224	2649	PEAVY RD	MICHALAKEAS HARRY
225	2655	PEAVY RD	REIBENSTEIN CHARLES JR
226	2671	PEAVY RD	Taxpayer at
227	2677	PEAVY RD	STILLWELL RONAL F
228	2683	PEAVY RD	GANTZ & SCODELLER LLC
229	1736	MAPLETON DR	Taxpayer at
230	1732	MAPLETON DR	DUBEAU JUSTIN D
231	1728	MAPLETON DR	MAY JEFFREY &
232	1724	MAPLETON DR	JAMES DYLAN R & KEELY E
233	1720	MAPLETON DR	SMITH JOYCE L
234	1716	MAPLETON DR	KEYSER JOHN A & NANCY E
235	1712	MAPLETON DR	HERNDON MARY CHRISTINE
236	1708	MAPLETON DR	GOLIHAR DANIEL J
237	1704	MAPLETON DR	PEREZ DAVID HECTOR &
238	1729	MAPLETON DR	GOLDBERG BRITTNEY MICHELLE &
239	1725	MAPLETON DR	MANEY GEORGE M
240	1715	MAPLETON DR	ANDERSON DAVID
241	1811	GROSS RD	Dallas ISD
242	9788	FERGUSON RD	Taxpayer at

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

Planner: Pamela Daniel

FILE NUMBER: Z201-151(PD) **DATE FILED:** December 16, 2020

LOCATION: Northeast corner of Lake June Road and Holcomb Road

COUNCIL DISTRICT: 5 **MAPSCO:** 58 M

SIZE OF REQUEST: ± .3916 ac. **CENSUS TRACT:** 92.10

REPRESENTATIVE: Parvez Malik, Business Zoom

OWNER/APPLICANT: Karim Rashid, Creek Rental Property, LLC

REQUEST: An application for a renewal of Specific Use Permit No. 1871 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to continue to sell alcohol for off-premise consumption in conjunction with the existing convenience store [Buy & Ride].

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

BACKGROUND INFORMATION:

- The request site is currently developed with a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station.

- The proposed use is to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property.

- Although the general merchandise or food store 3,500 square feet or less is permitted by right, the sale of alcoholic beverages requires a specific use permit in the D-1 Liquor Control Overlay.

- On August 10, 2011, SUP No. 1871 was approved by Council with a two-year approval period with eligibility for five-year automatic renewals.

- On October 8, 2013, the Council approved an amendment to SUP No. 1871 for a five-year period with eligibility for five-year automatic renewals.

- On May 8, 2019, the City Council approved the renewal of SUP No. 1871 for a two-year period.

Zoning History: There have been four zoning change requested in the area in the past five-years.

1. **Z190-357**: On February 24, 2021, the City Council will hear a request for the renewal of SUP No. 2365 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay located on the southwest corner of Lake June Road and Holcomb Road.

2. **Z189-367**: On February 26, 2020, the City Council approved an ordinance granting SUP No. 2365 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay located on the southwest corner of Lake June Road and Holcomb Road.

3. **Z178-378**: On May 8, 2019, the City Council approved the renewal of SUP No. 1871 for a two-year period. (subject site)

4. **Z167-146**: On October 24, 2018, the City Council approved a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District located on the north line of Lake June Road, east of Holcomb Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	ROW
Lake June Road	Principal Arterial	80 ft.
Holcomb Road	Local	60 ft.

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

Comprehensive Plan:

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	CR-D-1, SUP No. 1871	General Merchandise store & fueling station
North	R-7.5(A)	Undeveloped, Single Family
East	CR with DR No. Z167-146	Undeveloped
South	CR-D-1 with SUP No. 1866, RR-D	General Merchandise store & fueling station, Auto related uses
West	RR-D	Auto related uses

Land Use Compatibility:

The site is zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and is currently developed with a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station. The applicant proposes to continue to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which is requires a Specific Use Permit in the D-1 Liquor Control Overlay.

The surrounding land uses consist of a variety of auto related, retail, and convenience stores with fueling station uses along Lake June Road. There are two convenience stores with fueling stations that are located on the southeast and southwest corners of Lake June Road and Holcomb Road. Properties north of the request site are developed with residential uses and the undeveloped land to the east was recently approved a zoning change to allow certain CR Community Retail District uses.

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

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

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

convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

- surveillance camera systems,
- video recording and storage systems,
- alarm systems,
- drop safes,
- security signs,
- height markers,
- store visibility,
- safety training programs, and
- trespass affidavits.

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. The site is currently in compliance with Chapter 12B.

Staff supports the request subject to the attached conditions due to consistency with the intent of the Dallas Development Code.

Landscaping:

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

Parking:

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and two spaces for a motor vehicle fueling station. Therefore, the development requires 12 spaces and 13 are provided on 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. The area of request is not within an identifiable MVA category; however, it abuts an “H” MVA cluster on the north.

Crime Report:

Dallas Police Department (DPD) data reflects crime statistics from the previous date of approval or May 8, 2019 to February 2, 2021. The data reflects nine calls, two offenses, and no arrests.

Calls:

Row Labels	Count of Problem
09V - UUMV	1
09V-01 UUMV Just Ocrd	1
16A - Injured Person w/Amb	2
24 - Abandoned Property	1
40 - Other	1
41/20 - Robbery - In Progress	1
6X - Major Dist (Violence)	2
Grand Total	**9**

Offenses:

DataSource	IncidentNum	ServYr	ServNumID	Watch	Signal	Level_ID	OffIncident	Premise
RMS/NIBRS	096360-2020	2020	096360-2020-01	3	7X - MAJOR ACCIDENT	NULL	ASSAULT (AGG) -DEADLY WEAPON	Parking (Business)
RMS/NIBRS	213194-2019	2019	213194-2019-01	1	41/20 - ROBBERY - IN PROGRESS	NULL	ROBBERY OF BUSINESS (AGG)	Gas or Service Station

Proposed Conditions
SUP No. 1871

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

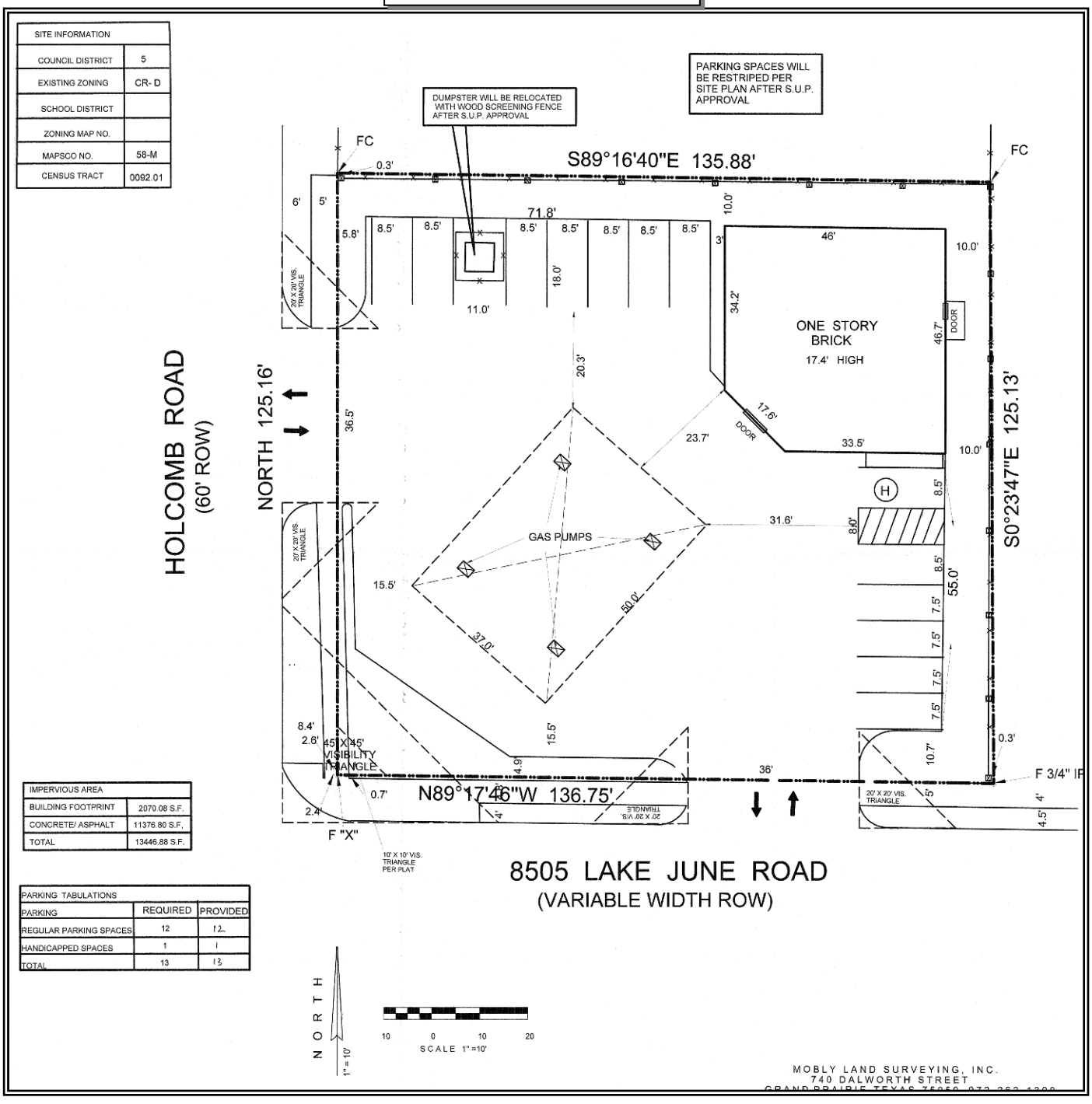
3. TIME LIMIT: This specific use permit expires on (five-years from the passage of this ordinance). [May 8, 2021, but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)]

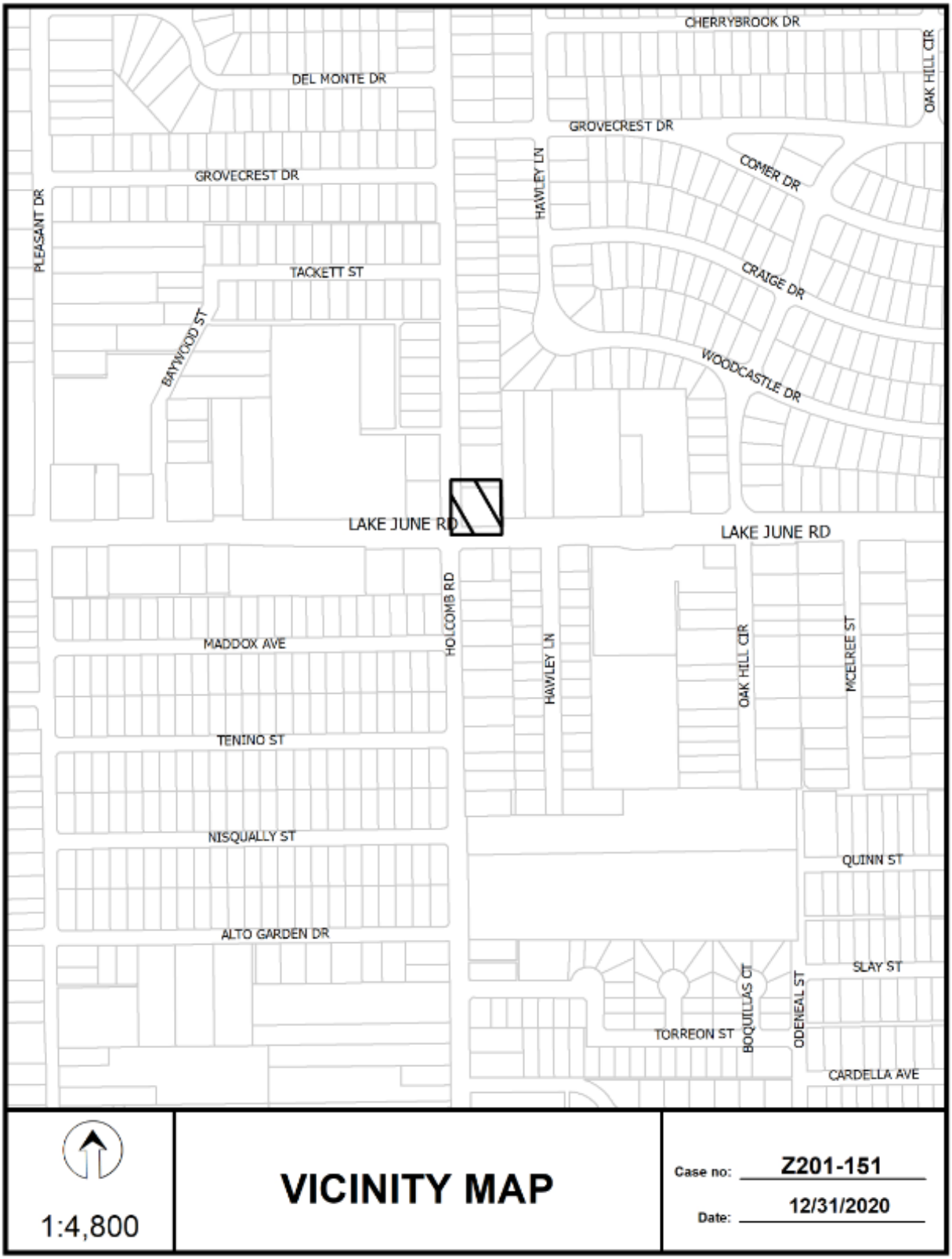
4. INGRESS/EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.

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

6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations,

EXISTING SITE PLAN
(no changes)



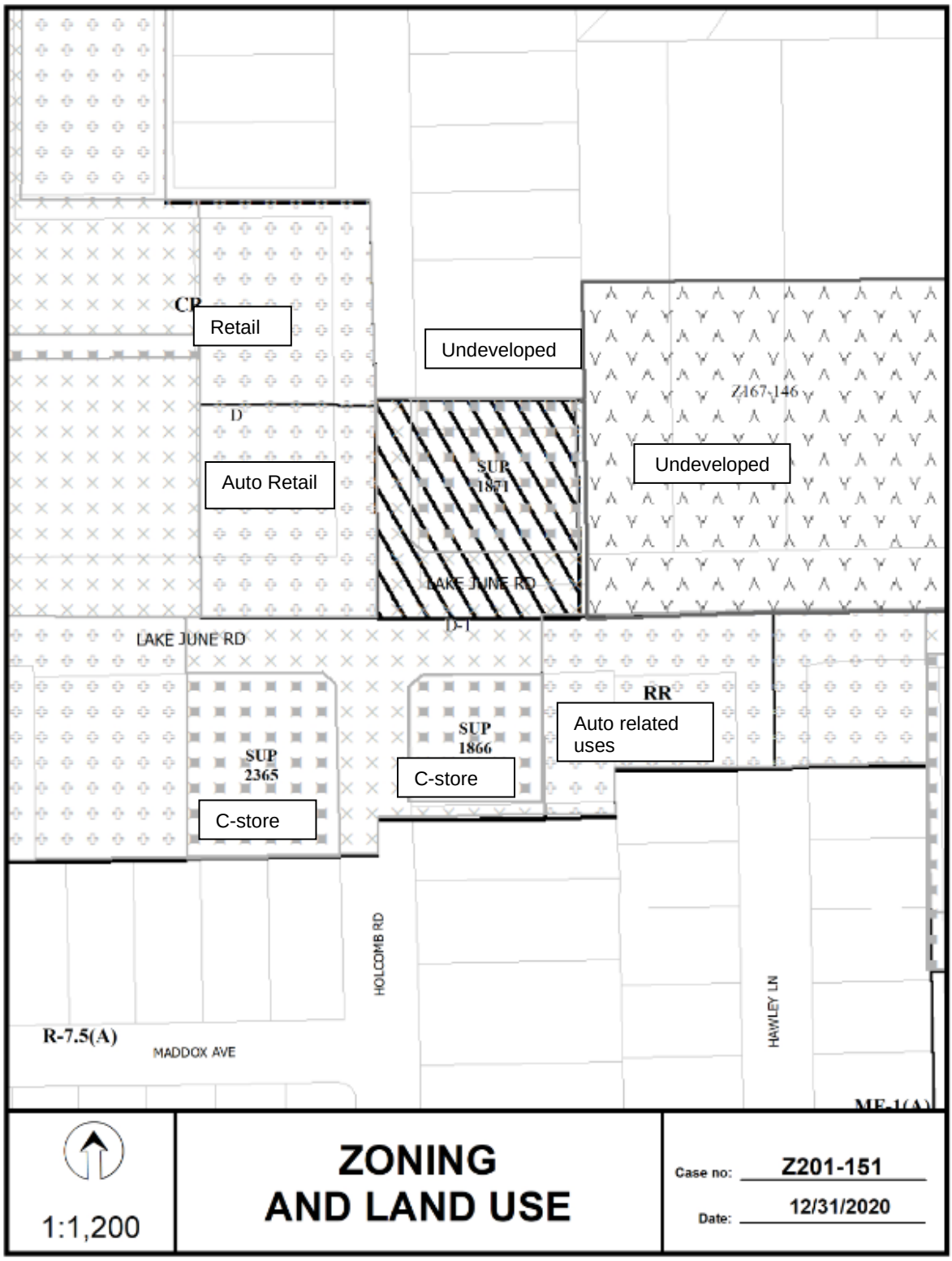

CHERRYBROOK DR
OAK HILL CIR
DEL MONTE DR
GROVECREST DR
GROVECREST DR
HAWLEY LN
COMER DR
PLEASANT DR
TACKETT ST
CRAIGE DR
BAYWOOD ST
WOODCASTLE DR
LAKE JUNE RD
LAKE JUNE RD
HOLCOMB RD
MADDOX AVE
HAWLEY LN
OAK HILL CIR
MCELREE ST
TENINO ST
NISQUALLY ST
QUINN ST
ALTO GARDEN DR
SLAY ST
BOQUILLAS CT
ODENEAL ST
TORREON ST
CARDELLA AVE
1:4,800
VICINITY MAP
Case no: Z201-151
Date: 12/31/2020

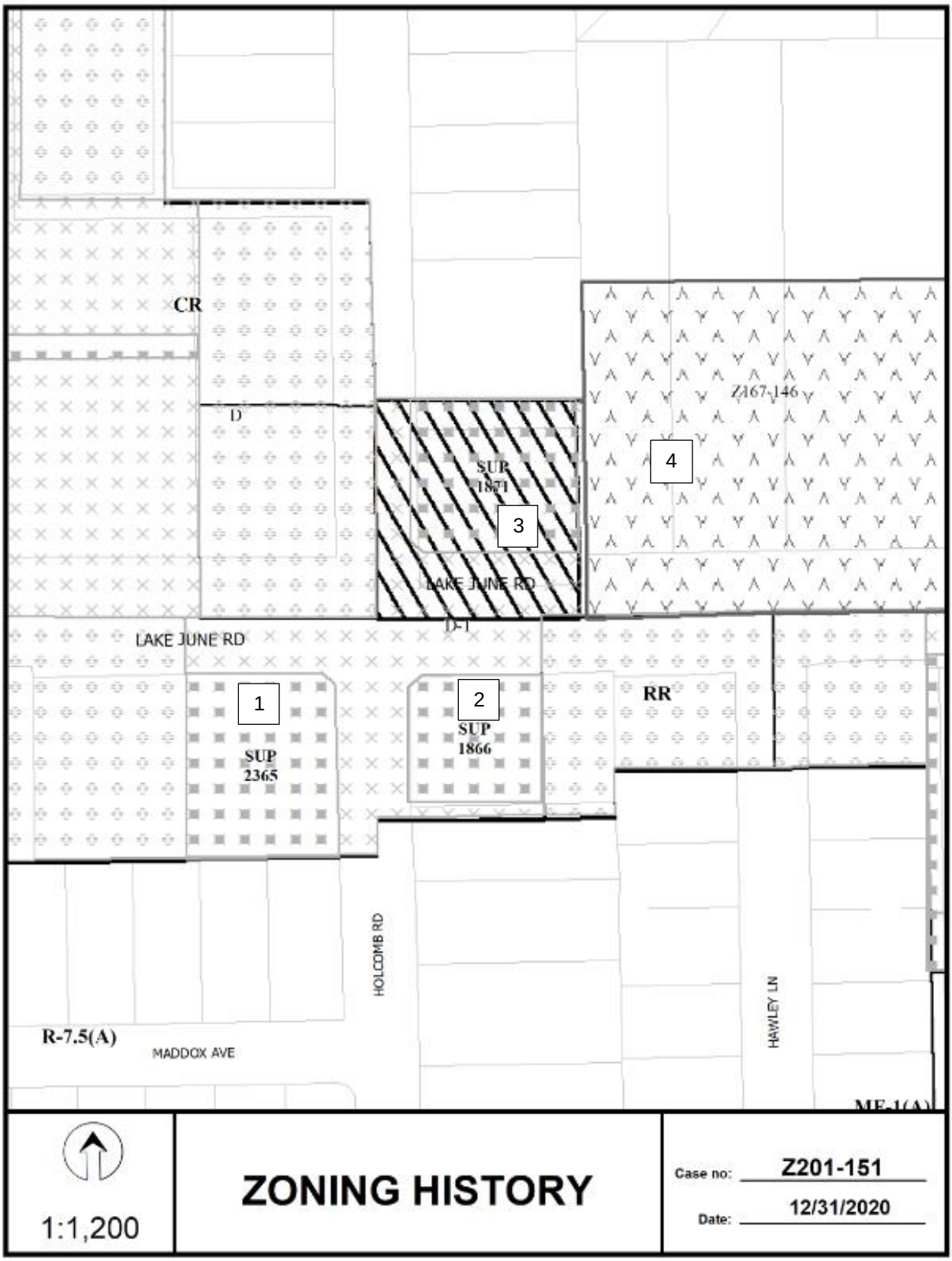
1:1,200

AERIAL MAP

Case no: Z201-151

Date: 12/31/2020


CP
Retail
Undeveloped
Z167-146
D
Auto Retail
SUP
1871
Undeveloped
LAKE JUNE RD
LAKE JUNE RD
D-1
RR
Auto related
uses
SUP
1866
SUP
2365
C-store
C-store
HOLCOMB RD
HAWLEY LN
R-7.5(A)
MADDOX AVE
MF-1(A)
1:1,200
ZONING
AND LAND USE
Case no: Z201-151
Date: 12/31/2020


CR
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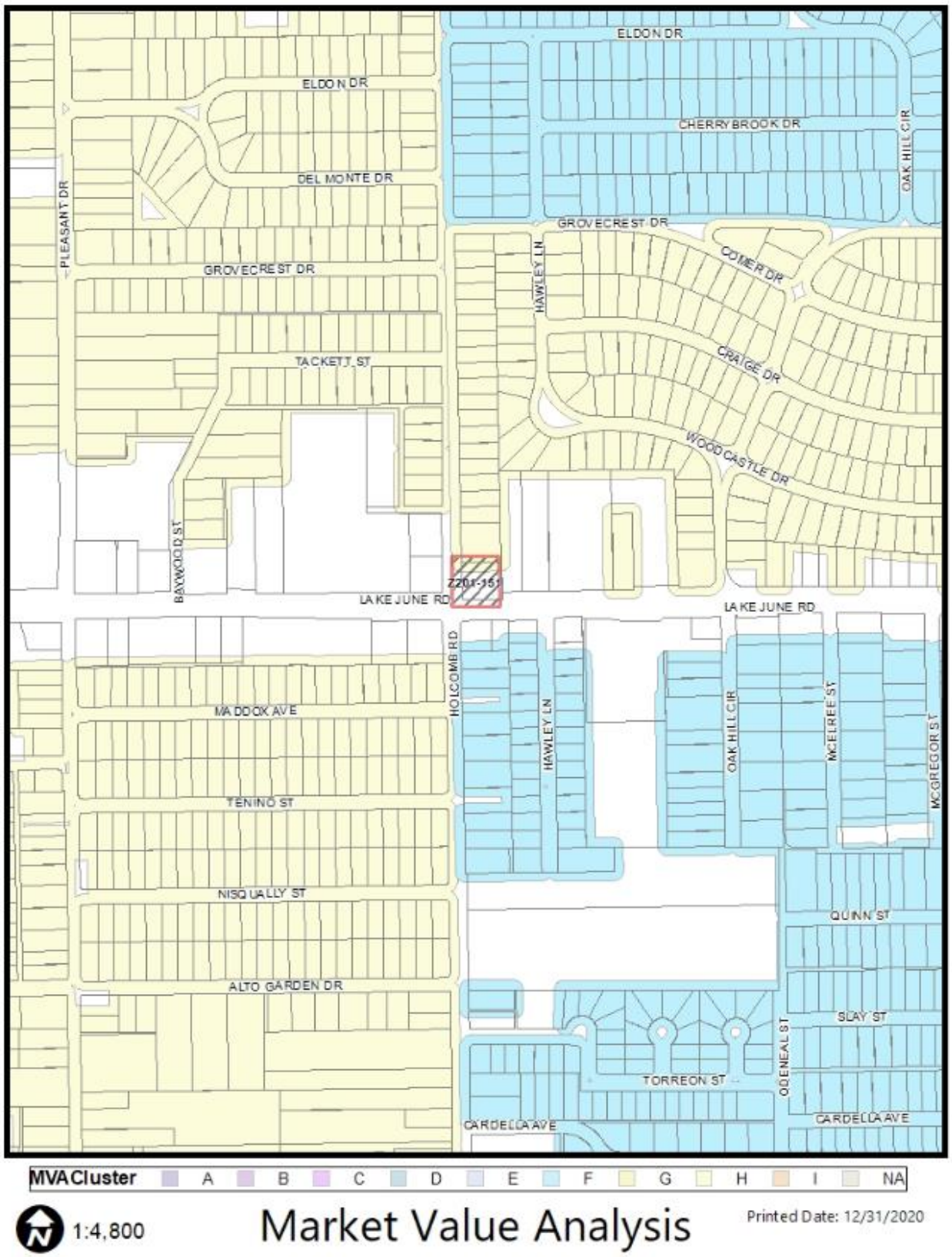
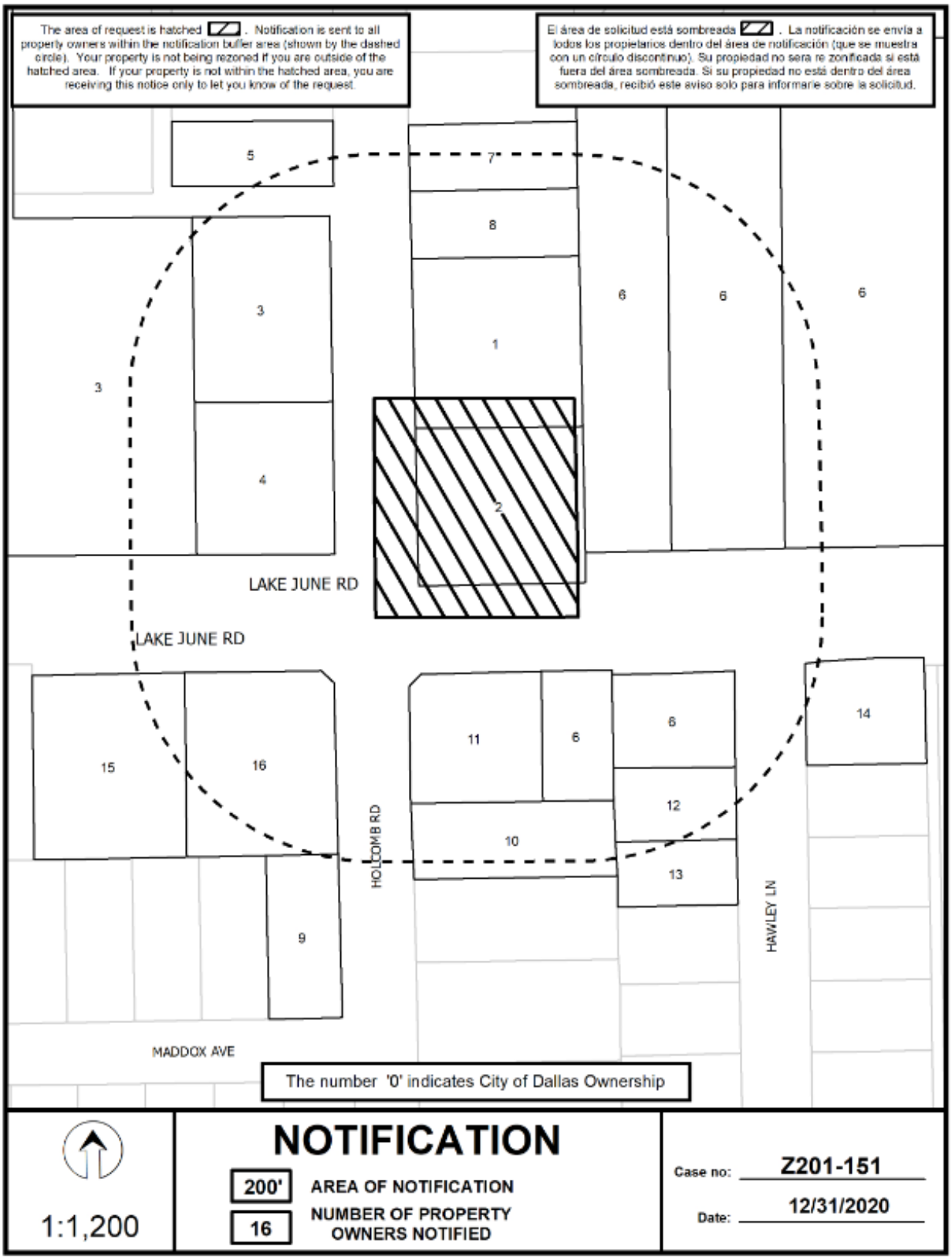
Z167-146
LAKE JUNE RD
LAKE JUNE RD
D-1
1
SUP
2365
2
SUP
1866
RR
HOLCOMB RD
HAWLEY LN
R-7.5(A)
MADDOX AVE
ZONING HISTORY
1:1,200
Case no: Z201-151
Date: 12/31/2020


ELDON DR
CHERRYBROOK DR
OAK HILL CIR
DEL MONTE DR
PLEASANT DR
GROVECREST DR
HAWLEY LN
COMER DR
CRAIGE DR
WOODCASTLE DR
TACKETT ST
BAYWOOD ST
Z201-151
LAKE JUNE RD
HOLCOMB RD
MADDOX AVE
TENINO ST
NISQUALLY ST
ALTO GARDEN DR
MCELREE ST
MCGREGOR ST
QUINN ST
SLAY ST
ODENEAL ST
TORREON ST
CARDELLA AVE
MVACluster A B C D E F G H I NA
1:4,800
Market Value Analysis
Printed Date: 12/31/2020


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
LAKE JUNE RD
LAKE JUNE RD
HOLCOMB RD
HAWLEY LN
MADDOX AVE
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
16
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z201-151
Date: 12/31/2020

12/31/2020

Notification List of Property Owners

Z201-151

16 Property Owners Notified

Label #	*Address*		*Owner*
1	1316	HOLCOMB RD	RAMIREZ JOSEFINA EST OF
2	8505	LAKE JUNE RD	CLUB CREEK RENTAL PROPERTY LLC
3	8443	LAKE JUNE RD	MARTINEZ RUBEN
4	8449	LAKE JUNE RD	ORTIZ JOSE & SANDRA
5	1329	HOLCOMB RD	SEGOVIA JOSE
6	8601	LAKE JUNE RD	MUMITH FAHIM
7	1328	HOLCOMB RD	MORENO ROSA
8	1324	HOLCOMB RD	MONGE JOSE &
9	8451	MADDOX AVE	ALVARADO JAVIER & OLIMPIA
10	1236	HOLCOMB RD	DURAN JOSE JORGE
11	8502	LAKE JUNE RD	FGC PROPERTIES INC
12	1231	HAWLEY LN	HERNANDEZ ROGELIO
13	1227	HAWLEY LN	MENDEZ BELEN V
14	8600	LAKE JUNE RD	MUMITH FAHIM & OMRAN
15	8440	LAKE JUNE RD	WASH JUNE INC
16	8470	LAKE JUNE RD	DEEYANSAI ENTERPRISE INC

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

Planner: Pamela Daniel

FILE NUMBER: Z201-152(PD) **DATE FILED:** December 12, 2018

LOCATION: East corner of Lemmon Avenue and Inwood Road

COUNCIL DISTRICT: 13 **MAPSCO:** 34 R

SIZE OF REQUEST: ±0.6755 acres **CENSUS TRACT:** 006.01

REPRESENTATIVE: Robert Reeves

APPLICANT: Bank of America

OWNER: Mark Thornsburg

REQUEST: An application for a Specific Use Permit for a bank or savings and loan office with a drive-in window use on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to allow an existing bank [Bank of America] to utilize existing stacking lanes and drive-in windows (i.e., a teller window, a teller station, and an unmanned transaction station).

STAFF RECOMMENDATION: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods; subject to a site plan and conditions.

PLANNED DEVELOPMENT DISTRICT NO. 193:
http://www.dallascityattorney.com/51P/Articles%20Supp%2021/Article%20193%20Part%20I.pdf

PLANNED DEVELOPMENT DISTRICT NO. 193 EXHIBITS:
http://www.dallascityattorney.com/51P/exhibits.html#a193

BACKGROUND INFORMATION:

- The request site is developed with a ±4,118-square foot bank which was constructed in 2007.

- A bank or saving and loan office is permitted by right in the GR General Retail Subdistrict but requires a Specific Use Permit if the use includes drive-in window service.

- On April 25, 2007, SUP No. 1722 for a bank or savings and loan office with a drive-in window was approved for a ten-year period with eligibility of automatic renewals for a ten-year period on the subject site.

- On January 18, 2018, the bank received notice of renewal from the City by April 15, 2018. Since neither the bank nor its representative filed for renewal by the tentative date, SUP No. 1722 expired on April 25, 2017 with notification of the expiration provided on January 15, 2019 by the City.

- Internal records show a temporary Certificate of Occupancy was issued for the current operator on December 9, 2009.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Lemmon Avenue	Principal Arterial	100 feet
Inwood Road	Principal Arterial	100 feet

Traffic:

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

COMPREHENSIVE PLAN:

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Area Plan:

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

(1) To achieve buildings more urban in form.

(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

The above referenced objectives do not apply since the use is existing. Additionally, the drive-in windows and stacking lanes exist as well.

STAFF ANALYSIS:

Surrounding Land Use:

	Subdistricts in PDD No. 193	Land Use
Site	GR Subdistrict	Bank w/drive-in window
Northwest	GR Subdistrict, SUP No. 240	Retail and personal service
North	GR Subdistrict	Auto-related
West	GR Subdistrict, DR 889-153	Auto-related
Southeast	GR Subdistrict	Vacant, personal service
Southwest	GR Subdistrict	Retail and personal service

Land Use Compatibility:

The ±0.6755-acre request site is developed with a ±4,118-square foot bank with drive-in window use constructed in 2007. The applicant intends to continue operation of the site with a bank with drive-in window use. Previously, SUP No. 1722 existed on the site allowing the requested use; however, the SUP expired on April 25, 2017. The applicant is the existing and proposed tenant [Bank of America] requesting to operate the bank use within the same capacity as previously operated.

The request site is surrounded by retail and personal service uses to the northwest and southwest, auto-related uses to the north and west, and vacant, retail and personal service uses to the southeast.

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 request is considered compatible with the existing development pattern of the area; therefore, staff recommends approval for a ten-year period with eligibility for automatic renewal for additional ten-year periods; subject to a site plan and conditions.

Landscaping:

Landscaping must be provided in accordance the GR General Retail Subdistrict landscaping requirements of PDD No. 193, the Oak Lawn Special Purpose District. However, the structure is existing, and no plans exist to expand the structure or increase the paved areas. Therefore, the landscape requirement will not be triggered.

Market Value Analysis

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

Parking:

Pursuant to PDD No. 193, bank or saving and loan office with a drive-in window requires one (1) space per 366 square feet of floor area. Therefore, the proposed ±4,118-square foot bank requires 11 spaces; 26 spaces will be provided as depicted on the proposed site plan.

PDD No. 193 does not dictate specific stacking requirements. However, the stacking depicted on the site plan complies with the requirements of Chapter 51A; five spaces per teller window or station and two spaces per unmanned transaction station.

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a bank or savings and loan office with drive-in window.

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-years) 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.

4. MAXIMUM FLOOR AREA: The maximum floor area is 4,118 square feet.

5. LANDSCAPING: Landscaping must be provided and maintained in accordance with Part 1 of PDD No. 193 requirements.

6. DIRECTIONAL SIGNAGE: Directional signage and pavement markings must be provided and must clearly indicate ingress to and egress from the drive-in lanes. Final design of the signage and pavement markings must be approved by the Director before the issuance of a certificate of occupancy for a bank or savings and loan office with drive-in window.

7. DRIVE-IN WINDOW: A maximum of four drive-in window lanes are permitted in the locations shown on the attached site plan.

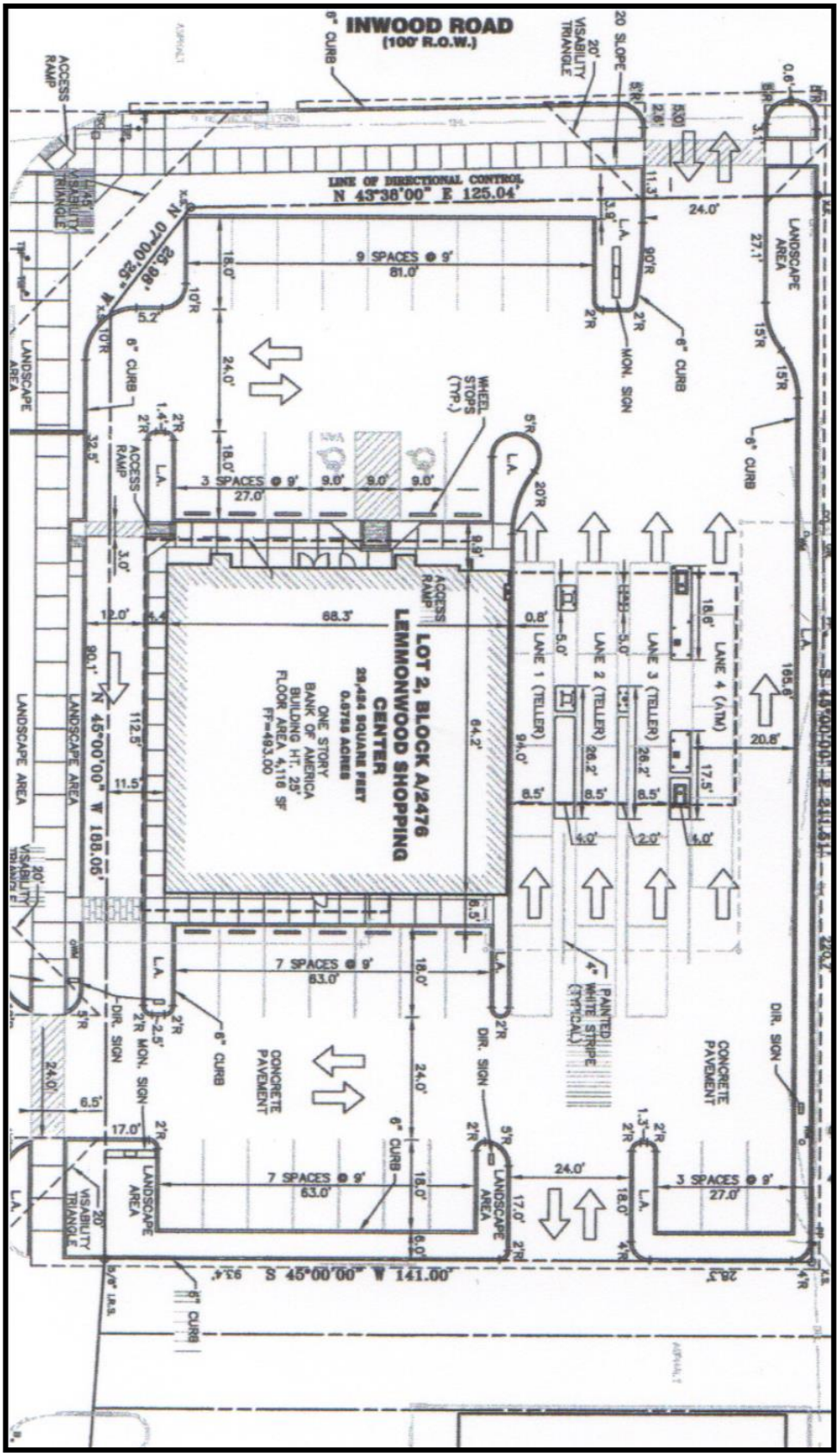
8. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan.

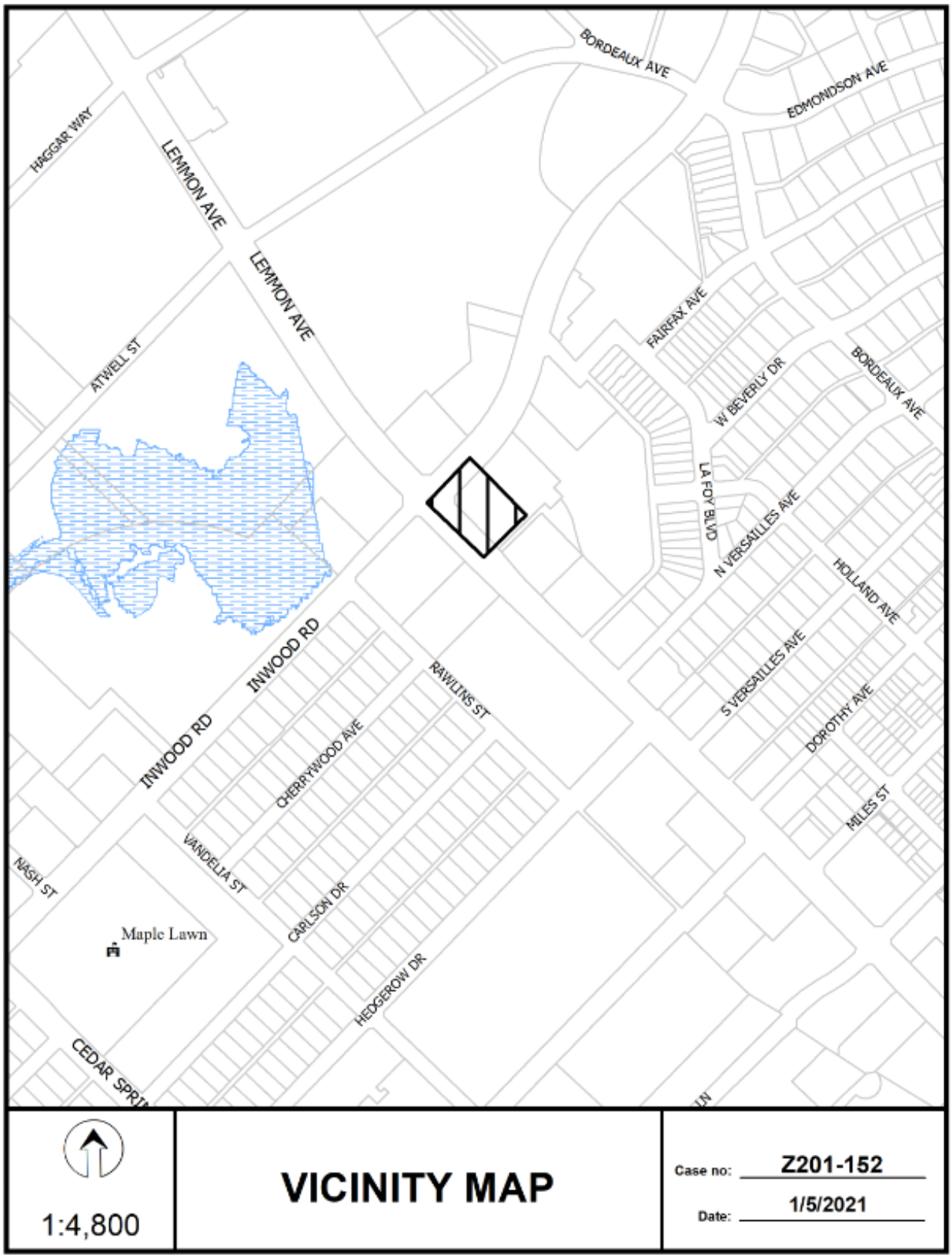
9. STACKING: A minimum of five stacking spaces must be provided for each drive-in window for teller service in the locations shown on the attached site plan. The drive-in window for automated teller machine (ATM) service must have a minimum of three stacking spaces in the location shown on the attached site plan.

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

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

Proposed Site Plan




BORDEAUX AVE
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HAGGAR WAY
LEMMON AVE
LEMMON AVE
ATWELL ST
FAIRFAX AVE
W BEVERLY DR
BORDEAUX AVE
LA FOY BLVD
N VERSAILLES AVE
HOLLAND AVE
INWOOD RD
INWOOD RD
RAWLINS ST
CHERRYWOOD AVE
S VERSAILLES AVE
DOROTHY AVE
MILES ST
VANDELIA ST
NASH ST
CARLSON DR
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HEDGEROW DR
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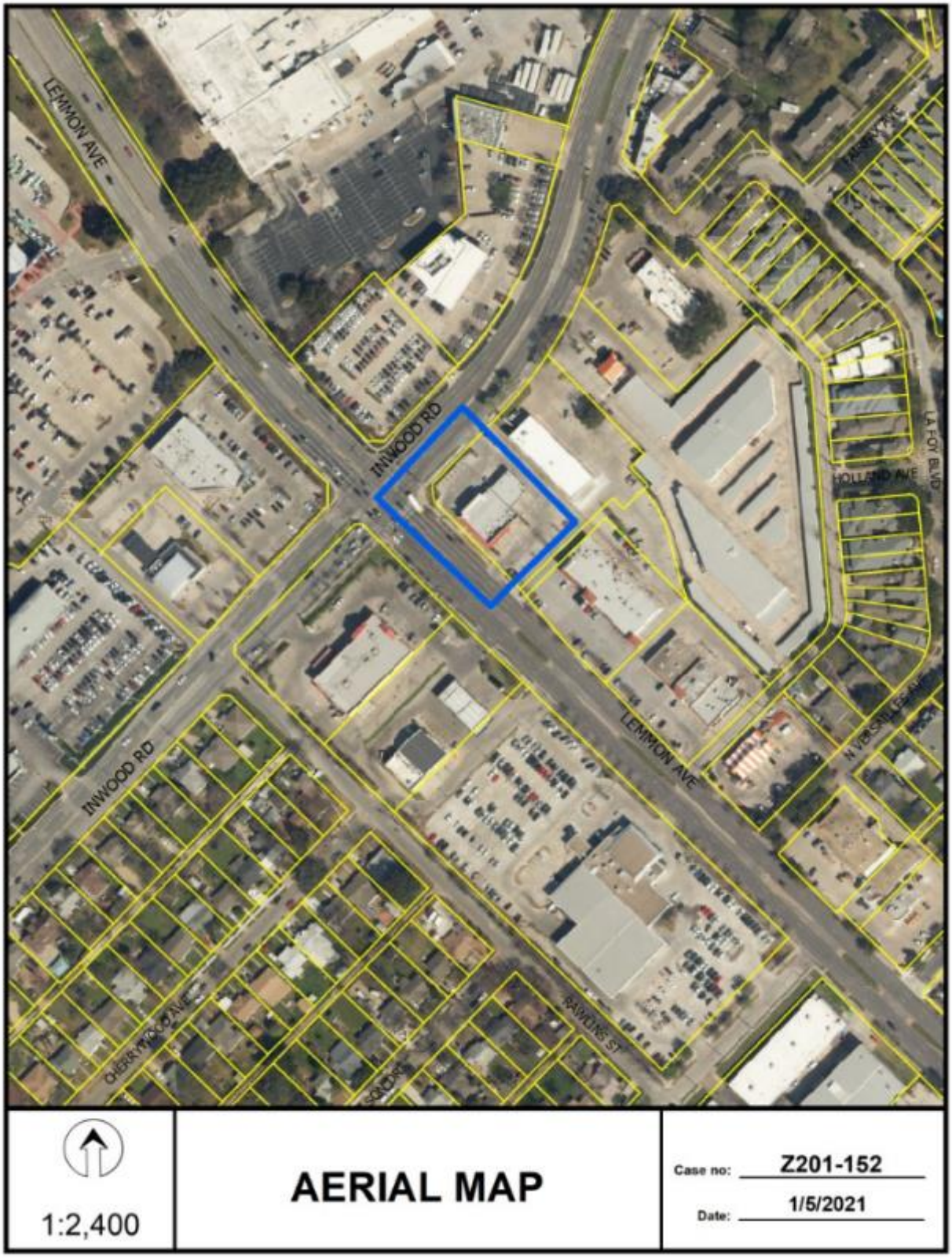
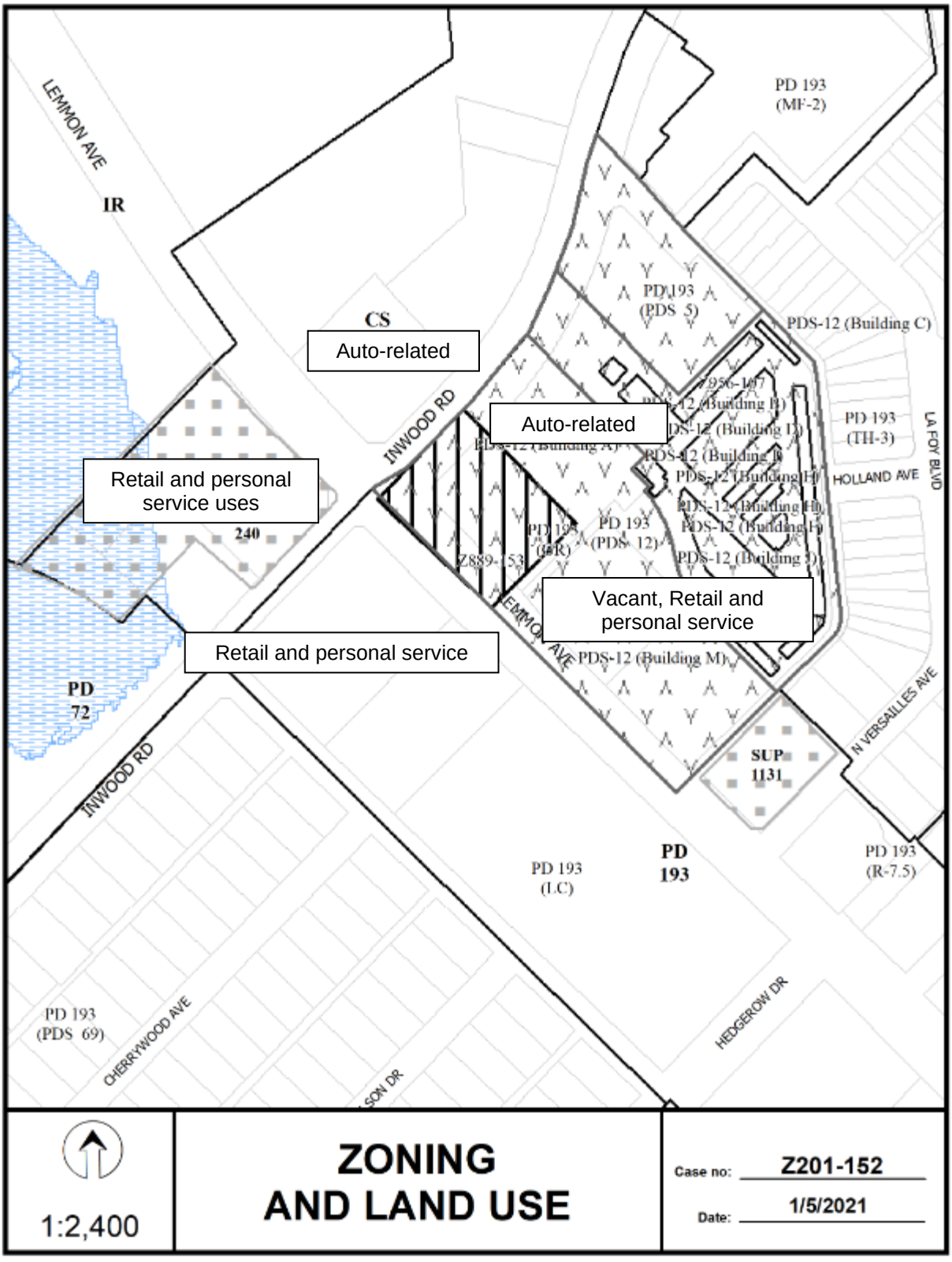
VICINITY MAP
Case no: Z201-152
Date: 1/5/2021


LEMMON AVE
INWOOD RD
HOLLAND AVE
LA FOY BLVD
INWOOD RD
LEMMON AVE
RAWLINS ST
1:2,400
AERIAL MAP
Case no: Z201-152
Date: 1/5/2021


LEMMON AVE
IR
CS
Auto-related
INWOOD RD
Auto-related
Retail and personal service uses
240
Retail and personal service
PD 72
PD 193 (MF-2)
PD 193 (PDS 5)
PDS-12 (Building C)
PD 193 (TH-3)
LA FOY BLVD
HOLLAND AVE
PDS-12 (Building H)
PDS-12 (Building I)
PDS-12 (Building J)
PDS-12 (Building K)
PDS-12 (Building L)
PDS-12 (Building G)
PDS-12 (Building F)
PDS-12 (Building E)
PD 193 (PDS 12)
PD 193 (IR)
Z889-153
Vacant, Retail and personal service
PDS-12 (Building M)
N VERSAILLES AVE
SUP 1131
PD 193 (LC)
PD 193
PD 193 (R-7.5)
PD 193 (PDS 69)
CHERRYWOOD AVE
HEDGEROW DR
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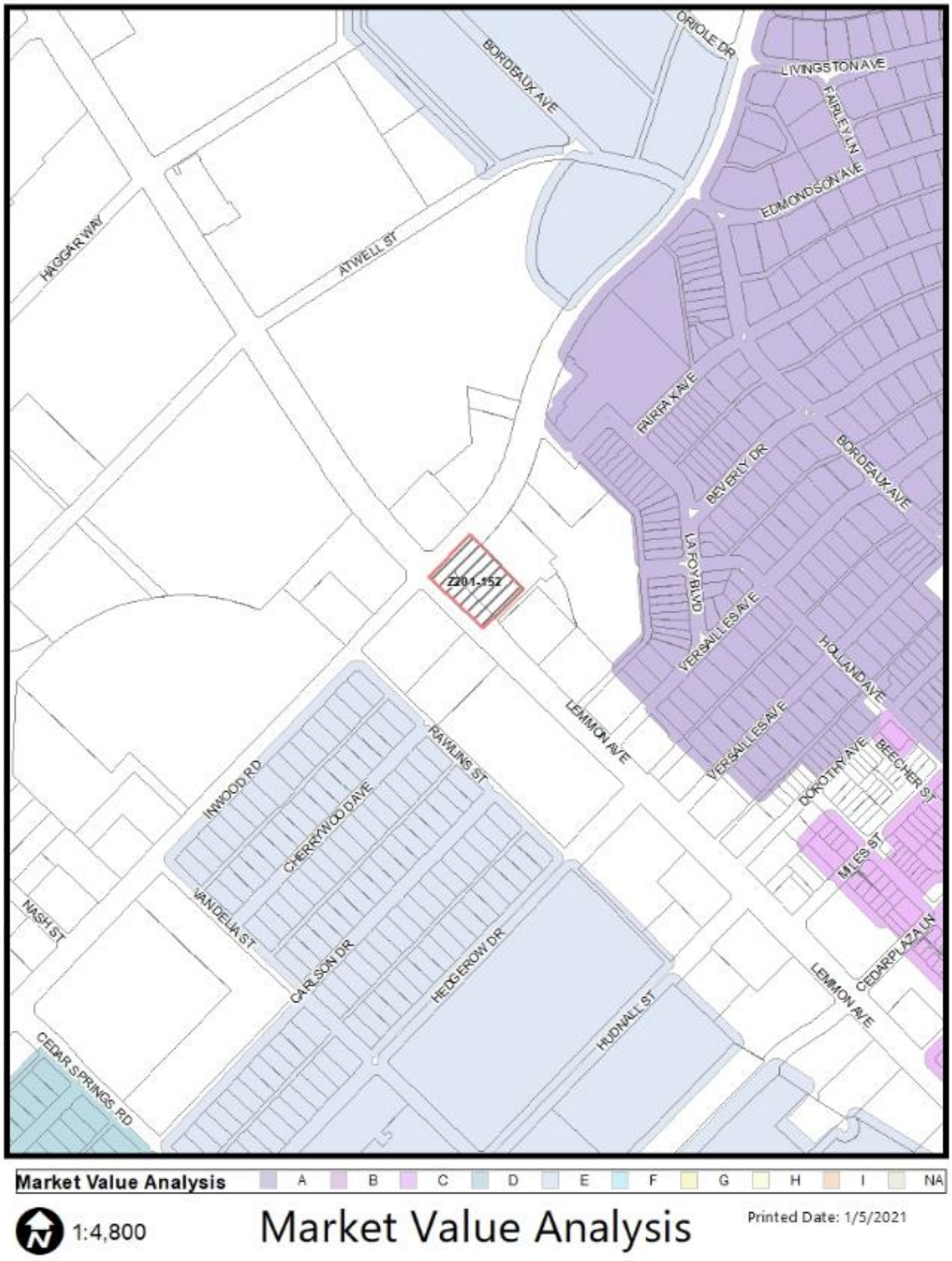
ZONING AND LAND USE
Case no: Z201-152
Date: 1/5/2021


ORIOLE DR
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EDMONDSON AVE
HAGGAR WAY
ATWELL ST
FAIRFAX AVE
BEVERLY DR
BORDEAUX AVE
LA FOY BLVD
Z201-152
VERSAILLES AVE
HOLLAND AVE
LEMMON AVE
VERSAILLES AVE
DOROTHY AVE
BEECHER ST
RAWLINS ST
INWOOD RD
CHERRYWOOD DR
MILES ST
NASH ST
VANDELIA ST
CARLSON DR
HEDGEROW DR
CEDAR PLAZA LN
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HUDNALL ST
CEDAR SPRINGS RD
Market Value Analysis
A
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C
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E
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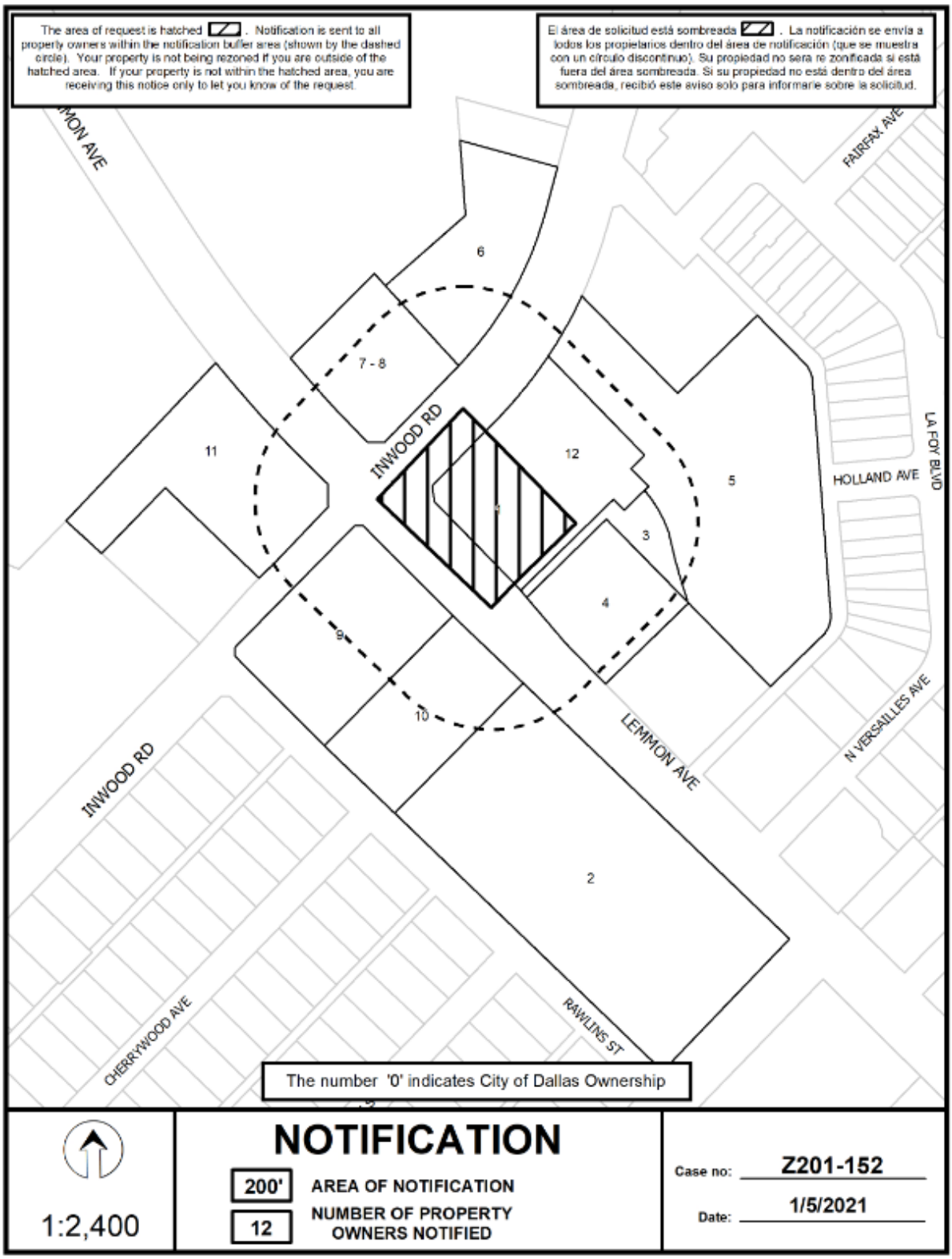
Market Value Analysis
Printed Date: 1/5/2021


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
LEMMON AVE
FAIRFAX AVE
6
7 - 8
INWOOD RD
11
12
1
5
HOLLAND AVE
LA FOY BLVD
3
4
9
10
LEMMON AVE
N VERSAILLES AVE
INWOOD RD
2
CHERRYWOOD AVE
RAWLINS ST
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
200'
AREA OF NOTIFICATION
12
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z201-152
Date: 1/5/2021

01/05/2021

Notification List of Property Owners

Z201-152

12 Property Owners Notified

Label #	*Address*		*Owner*
1	5636	LEMMON AVE	5636 LEMMON LLC
2	5555	LEMMON AVE	PARK CITIES V MOTOR CO LLC
3	3540	INWOOD RD	CONSTANCE LEMMONWOOD LTD
4	5622	LEMMON AVE	CONSTANCE LEMMONWOOD LTD
5	3540	INWOOD RD	STORAGE TRUST PROPERTIES
6	3515	INWOOD RD	KINGS ROAD REALTY LTD
7	5704	LEMMON AVE	COLE AMY W CAMPBELL
8	5704	LEMMON AVE	CAMPBELL HENRY V III
9	3406	INWOOD RD	I & L DEVELOPMENT CO
10	5601	LEMMON AVE	I & L DEVEOLOPMENT CO
11	5715	LEMMON AVE	WEICHSEL FARM - LEMMON LTD PS
12	3524	INWOOD RD	Taxpayer at

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

Planner: Pamela Daniel

FILE NUMBER: Z190-188(PD) **DATE FILED:** January 27, 2020

LOCATION: Northeast corner of McKinney Avenue and Boll Street

COUNCIL DISTRICT: 14 **MAPSCO:** 45 B; F

SIZE OF REQUEST: ± 1.12 acres **CENSUS TRACT:** 0017.04

REPRESENTATIVE: Laura Hoffmann & Tommy Mann, Winstead PC

APPLICANT/OWNER: 2700 McKinney Dallas Partners, Ltd.

REQUEST: An application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and mixed uses on property zoned an LC Light Commercial Subdistrict, an O-2 Office Subdistrict, and a (P) Parking Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District and the termination of deed restrictions [Z834-349].

SUMMARY: The applicant proposes to develop the site with a special mixed-use development that deviates from the maximum floor area ratio of 4.5-to-one, decrease the off-street parking requirement, and terminate deed restrictions [Z834-349] sought to protect and retain a 1940's structure.

STAFF RECOMMENDATION: **Approval**, subject to a development plan, a height exhibit, a landscape plan, and staff's recommended conditions; and **approval** of the termination of deed restrictions [Z834-349].

PRIOR CPC ACTION: On February 4, 2021, the Commission held the request under advisement until March 4th. Subsequently on January 21, 2021 and December 17, 2020, the Commission held the request under advisement. Changes have been made to the plans and conditions.

PLANNED DEVELOPMENT NO. 193:
http://www.dallascityattorney.com/51P/Articles%20Supp%2021/Article%20193%20Part%20I.pdf

PLANNED DEVELOPMENT NO. 193 EXHIBITS:
http://www.dallascityattorney.com/51P/exhibits.html#a193

BACKGROUND INFORMATION:

- On February 8, 1985, Planned Development District No. 193, the Oak Lawn Special Purpose District, was approved by the City Council. The PD is comprised of approximately 2,593 acres, and provides standards to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the objectives outlined in the PD.

- The request site is developed with an office use, surface parking lots, a two-story structure containing a restaurant, personal service and office uses, and a vacant structure that was previously used as a bar, and located within an LC Heavy Commercial Subdistrict, O-2 Office Subdistrict, and a P Parking Subdistrict.

- The applicant proposes to raze the existing improvements and redevelop the site with a mixed-use development including retail on the ground floor, two floors of office uses, and multiple family on the upper floors.

- The applicant requests to create a new subdistrict within PD No. 193. The proposed standards will deviate from the district regulations for LC Subdistricts as follows:

    1. Permit a mixed-use development on-site;

    2. Reduce the off-street parking requirement for guest parking for a multiple family use;

    3. Deviate from the front yard setback and allow encroachments;

    4. Increase the floor area ratio from 4.5-to-one and 4.5-to-one to 8.0-to-one

    5. Reductions in the off-street parking and loading requirements; and,

    6. Terminate existing deed restrictions. [Z834-349]

- The submitted revisions 1) separate the height exhibit from the development plan, 2) increase the maximum height for the top three floors/stories and terrace to 240 feet whereas the previous plan only reflected the terrace reaching the maximum height of 240 feet, 3) increase the minimum side yard setbacks in height zoned B, C, and D from 40 feet to 50 feet for portions of a building between 36 feet and 47 feet in maximum height, increase the minimum side yard setback in height zone A-2 from 60 feet to 75 feet for portions of a building

between 47 feet and 190 feet in maximum height from 228 feet in maximum height, and decrease the maximum side yard setback in height zone A-1 from 100 feet to 85 feet for all portions of the building above 190 feet rather than 228 feet in height, 4) delete the exhibit identifying the adjacent to State Thomas Historic District tract and the applicable language regulating the distance and uses permitted within a 7,200 square foot proximity, 5) delete requirement for setback for portions of a building above 36 feet in height on Boll Street, 6) decrease the maximum height in zone A-2 from 228 feet to 190 feet, 7) increase the maximum height in zone C from 30 feet to 36 feet, 8) increase the maximum height in zone D from 20 to 36 feet, 9). Permit one and five tenths (1.5) percent of the total residential rental units with an income band of 81 percent to 100 percent AMFI which nets only four units required to be available rather than applying the five percent of the total residential rental units with an income band of 51 percent to 60 percent AMFI for a net total of 15 units required to be available, and 10) allow any amendments to the MIH ordinance to apply to this request.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Thoroughfare Plan Dimension; ROW
McKinney Avenue	Minor Arterial	Variable Width
Boll Street	Collector	30 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system. Additionally, pedestrian improvements will be made at the intersection of McKinney Avenue and Boll Street by incorporating a proposed driveway, including mast arm, pedestrian push buttons and crosswalk relocation. These improvements will be assured by conditioning the improvements on issuance of a building permit. Submitted plans should show approval is still pending engineering review. Approval will be based on evaluation of civil plans. The applicant has agreed to this provision.

Comprehensive Plan:

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.4 Capitalize on transit-oriented development opportunities.

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

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Policy 2.2.2 Maximize development opportunities around DART stations.

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

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

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.2 Define urban character in Downtown and urban cores.

Policy 5.1.3 Encourage complementary building height, scale, design, and character. (with staff's recommended conditions)

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character. (with staff's recommended conditions)

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Policy 5.3.3 Encourage transit-oriented developments and transit centers.

NEIGHBORHOOD PLUS PLAN

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

This project has the potential to meet several goals of the comprehensive plan. The site is located along the McKinney trolley line and 1.1 miles from the CityPlace/Uptown transit station which is outside of the one-quarter mile radius to be considered a TOD but still within walking distance for potential residence. However, the request site is located along the McKinney trolley line where public transportation service is provided. This distinctive neighborhood offers a variety of eating, shopping, working, and living opportunities. The proposed development will extend those options by adding a mixed use development consisting of retail uses, office uses, and multifamily uses. The quality of the design will make the site a feature within the neighborhood and of the area.

Area Plans:

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

(1) To achieve buildings more urban in form.

(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

Currently, the LC Heavy Commercial Subdistrict within PD No. 193 allows a maximum height of 240 feet and a maximum FAR of 4.0:1. The proposed request seeks to increase the maximum FAR to 7.99:1 but complies with the maximum height. The request is consistent with the development dynamic of the surrounding area and developments with similar standards are either existing or recently approved. The proposal is including most parking in an underground garage, enhanced sidewalks, landscaped front yards with amenities, thus meeting the vision of the Oak Lawn Plan. Therefore, the request meets all the aforementioned objections of the Oak Lawn Area Plan.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 193 (LC, O-2 & P Subdistricts)	Office, surface parking lot, retail, and personal service, vacant
Northwest	PDD No. 193 (LC Subdistrict)	Retail
North	PDD No. 193 (LC Subdistrict)	Office, surface parking lot
East	PDS No. 225	Multiple family
Southeast	PDD No. 193 (O-2 Subdistrict)	Office, Single family
Southwest	PDD No. 127	Retail
West	PDD No. 193 (LC Subdistrict)	Retail

Land Use Compatibility:

The request site is located within an LC Light Commercial Subdistrict, an O-2 Office Subdistrict, and a P Parking Subdistrict. The site is currently developed with office uses, retail and personal service uses, office uses, a vacant use, and a surface parking lot. The request site is surrounded by retail uses to the northwest, southwest and west, a multiple-family use to the east, an office and surface parking lot to the north, and an office and single family uses to the southeast.

The applicant proposes to raze and redevelop the site with a mixed-use development consisting of below grade parking, retail and personal service uses, office uses, and multiple-family uses with approximately 290 dwelling units.

The request includes development standards to deviate from the LC district regulations as follows: 1) Permit a mixed use development on-site; 2) Reduce the off-street parking requirement for guest parking for a multiple family use; 3) Deviate from the front yard setback and allow encroachments; 4) Increase the floor area ratio from 4.0-to-one and 4.5-to-one to 7.99-to-one 5) Reductions in the off-street parking and loading requirements; and, 6) Terminate existing deed restrictions. [Z834-349]

To promote a more walkable, urban, pedestrian-friendly environment, the applicant is proposing:

1) a minimum eight-foot unobstructed sidewalk along Boll Street, a minimum 10-foot unobstructed sidewalk along McKinney Avenue;

2) along Boll Street and McKinney Avenue frontage the following amenities will be provided; pedestrian streetlamps, one bench, one trash receptacles, one bicycle racks, and one pet waste station;

3) architectural elements at all public entry points;

4) On McKinney Avenue, a minimum 50 percent transparency for the portion of the building on the ground level between grade and on Boll Street a minimum 13 feet and 40 percent transparency for the portion of the building on the ground and 13 feet in height;

5) Articulations for all street facing facades with a minimum depth of three feet at least once every 75 feet of façade length;

6) A minimum of 10,000 square feet of street activating uses at grade;

7) a minimum of 2,500-square-feet of private open space; and,

8) providing most off-street parking below grade.

Staff believes that this development with the above modifications is an opportunity to further activate an area of the city that is currently more urban and walkable which will continue to encourage pedestrian friendly environments with complementary streetscapes. Considering the totality of the request, the current development rights within an LC Heavy Commercial Subdistrict, the requested density increase of 3.49 FAR, the deviation providing all off-street parking underground, the requested parking reduction, and the consideration to provide affordable housing at the percentage recommended by staff is supported.

Development Standards:

	LC (existing)	PDS No. ___ (proposed) for mixed uses
McKinney Ave Front yard (min)	10’	36 feet and below: 10 feet 36 feet and above: 25 feet With encroachments
Boll Street Front yard (min)	10’	36 feet and below: 10 feet No additional setback for portions of the bldg. above 36 feet is required
Side / rear yard (min)	SF, other permitted structures: - D: 5’ / 10’ MF 36’ or less: 10’ /15’ MF over 36’: 10’/25’	No min for portions of a building 36 feet in height and below a minimum 10 feet for portions of a building above 36 feet in height Property adjacent to the 15-foot alley off Boll Street: Below 36 feet: 10 feet Above 36 feet up to 47 feet: 50 feet Above 47 feet up to 190 feet: 75 feet Above 190 feet: 85 feet
Lot area (min)	SF: 2,000sf D:3,000sf MF no separate bedroom (per DU: 100sf MF: 1 bedroom (per DU): 125sf MF: 2 bedrooms (per DU): 150sf MF: for each bedroom over 2 add / DU: 25sf	None included for MF
FAR (max)	4:1 and 4.5:1	6.0:1; 7.99:1 w/ MIH
Height (max)	SF: 36 feet Other structures: 240 feet	240 feet
Density (max)		Max 290 DU
Lot coverage (max)	80%	80%

In general, the applicant is proposing standards to enable a more intensive development for multifamily uses compared to the LC Subdistrict. The applicant requests two major modifications from the LC Subdistrict development standards: 1) increase the floor area ratio (FAR) from 4.0:1 and 4.5:1, respectively to 7.99:1 with a MIH bonus applied only to the density over the base of 6.0:1, and 2) deviate from the off-street parking requirement via a reduction.

The Dallas Development Code has two definitions for floor to area ratio. First, *floor area ratio (FAR)* means the ratio of floor area to lot area. Second, *floor area* means the total square feet of floor space in a building excluding area used solely for off-street parking. The purpose of FAR is to uniformly limit the amount of building mass within the building envelope prescribed by setbacks, height, and lot coverage. However, since above ground parking structures contribute to building massing but are not included in the calculation of FAR because parking garages do not count as floor area, developments that contain above-ground parking structures, which are prevalent in the surrounding properties, have more building mass without increasing floor area ratio.

The proposed building includes an underground parking garage with a partial surface portion for access, valet service, and loading in the side and rear portion of the lot. Therefore, the proposed FAR and height represent the aboveground building to be used as multifamily, the parking garage not contributing to the building massing and is not visible from public space.

For consideration of the requested bonuses seeking a maximum FAR of 7.99-to-one and maximum dwelling unit density of 290 units, staff considered incorporation of enhanced pedestrian amenities and landscape requirements, the proposed development providing most off-street parking below ground, the requested parking reduction, and conditions to mitigate the impact of the development from the adjacent single family district to the east. Staff has considered the enhanced landscape requirements and enhanced pedestrian amenities as adequate to substantiate some additional development rights. Staff believes the proposed development standards are suitable to the existing built environment. Overall, staff supports the request to redevelop the site with a mixed use development, subject to staff's recommendations on the proposed development standards.

In consideration of additional bonuses, staff also considered whether the proposed request is considered a Transit Oriented Development (TOD). Transit-Oriented Development, or TOD for short, is at the heart of the City of Dallas' long-range land use plan, *forwardDallas! Comprehensive Plan*. The request site is not considered a TOD due to the lack of proximity to a transit station. Specifically, CityPlace/Uptown Station is situated approximately 1.1 miles or 5,808 feet to the northeast. Generally, consideration of increased development rights and the associated building massing for TOD's are situated within one-quarter mile walking distance (1,320 feet) from a transit station with reduced headways during peak hours. While the site is not considered transit-oriented, the site is located along the McKinney trolley line where public transportation service can be provided.

Staff supports the additional floor area ratio base increase from 4.0:1 and 4.5:1 respectively to 6.0:1 considering that the underground garage enables a good street presence and urban form of the proposed building. Furthermore, considering the opportunity for additional housing options in the area, staff is recommending additional FAR increases and off-street parking reductions as a bonus in exchange for mixed-income housing units and the proximity of a rail line fronting the proposed development.

Mixed income housing

The proposed conditions and staff's recommended conditions include a percentage of the total number of units as mixed-income housing units based on the Adjusted Median Family Income.

Staff is proposing the following bonus scheme:

Percentage of units	**Height (maximum)**	**FAR**
Base	240 feet	6:1
5% of the units at 51-60% AMFI	240 feet	7.99:1

The Development Code requires that all reserved affordable dwelling units must be dispersed substantially among the total unit types and allows the development to set aside a maximum of ten percent of the total units as specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type. However, the overall percent requirement for affordable units is calculated based on the total number of all units. This regulation is meant to balance the combination of affordable and specialty units within the same development.

Parking:

Off-street parking will not be provided for each use in accordance with Part I of PD No. 193. The applicant proposes a mixed-use development consisting of retail, office, and multiple-family uses. If a restaurant use is proposed at a ratio of one space per 220 square feet of floor area. At a proposed 16,500 square feet 75 off-street spaces would be required. An office use requires a ratio of one space per 366 square feet of floor area. As proposed, 60,000 square feet of office spaces will require 164 spaces. A multiple family use requires one space per bedroom and .25 unassigned spaces for guests. The applicant is requesting that packed parking be allowed to satisfy the off-street parking requirement when the Development Code prohibits tandem or stacked parking. Additionally, the request is proposing to decrease the number of off-street loading spaces required.

Landscaping:

The new development on the property will require landscaping per the proposed landscape plan. PD No. 193 landscape requirements focus on the front yard and includes a scheme of various types of landscape areas: a certain percentage for landscape site area, general planting area, special planting area, and parkway planting area. In addition, the proposed landscape plan includes street trees for every 25 feet of street frontage, excluding the visibility triangles. This complies with the general requirements of PD No. 193.

Staff supports the request considering that the proposed conditions and landscape plan are meeting the spirit and intent of PD No. 193 by enhancing the front yard and exceeding the minimum requirements for landscaping and urban design.

Market Value Analysis:

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

LISTS OF OFFICERS

2700 McKinney Dallas Partners, Ltd

General Partner: EGP 2017 Management, LLC

Executive Vice President	A. Bryce Miller
Executive Vice President	Jeffery S. Newberg
Executive Vice President	Andrew R. Pastor
Executive Vice President	Kirk A. Rudy
Secretary & Treasurer	
Executive Vice President	David L. Roche
Executive Vice President	Christopher T. Ellis
Executive Vice President	O. Jamil Alam
Executive Vice President	R. Charles Northington
Executive Vice President	Charles A. Marsh
Chief Financial Officer	David L. Roberts

Proposed PDS Conditions

"**DIVISION S- _____.**
PD 193 SUBDISTRICT."

SEC. S-_____.101. LEGISLATIVE HISTORY.

Planned Development Subdistrict ___ for LC Subdistrict uses within Planned Development District No. 193 ("PD Subdistrict ___") was established by Ordinance No. _____ passed by the Dallas City Council on _____, 2021.

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

PD 193 Subdistrict ___ is established on property bounded by McKinney Avenue and Boll Street. The size of PD 193 Subdistrict ___ is approximately 1.1197 acres.

SEC. S-_____.103. DEFINITIONS AND INTERPRETATIONS.

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

(b) PRIVATE OPEN SPACE means an area that is unobstructed to the sky, except structures supporting outdoor activities, such as colonnades, pergolas, gazebos, shade structures, planters, a swimming pool, water features, seating areas, an outdoor kitchen, or similar improvements or fixtures.

(c) SPECIAL PROJECT means a development containing a combination of (i) multiple-family; and (ii) office, retail, professional, personal service, custom craft, and/or restaurant uses that satisfies the urban design requirements of this article in order to allow total floor area ratio greater than 4.5:1.

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

(e) In this division, SUBDISTRICT means a subdistrict of PD 193.

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

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

SEC. S-____.104 EXHIBITS.

(a) The following exhibits are incorporated into this division:

(1) Exhibit S-__A: development plan.

(2) Exhibit S-__B: landscape plan.

(3) Exhíbita S-__C: height map.

SEC. S-____.105. DEVELOPMENT AND LANDSCAPE PLANS.

(a) For a special project, development and use of the Property must comply with the development plan (Exhibit S-__A) and landscape plan (Exhibit S- __B). In the event of a conflict between the text of this division and the development plan or landscape plan, the text of this division controls.

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

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

(a) Except as provided in this section, the main uses permitted in this district are those main uses permitted in a PD 193 LC Subdistrict, subject to the same conditions applicable in the LC Subdistrict, as set out in PD 193. For example, a use permitted in a PD 193 LC Subdistrict only by specific use permit (SUP) is permitted in this Subdistrict only by SUP, and a use subject to development impact review (DIR) in a PD 193 LC Subdistrict is subject to DIR in this district, etc.

(b) For a special project, the following use is not permitted:

-- Bar, lounge, or tavern.

SEC. S-_____.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-_____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot and space regulations in Part I of this article. In the event of a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the PD 193 LC Subdistrict apply.

(b) Special project. The yard, lot, and space regulations for a special project are modified as follows:

(1) Setbacks.

(A) McKinney Avenue.

(i) Minimum front yard for portions of a building 36’ in height

and below is 10 feet.

(ii) Minimum front yard for portions of a building above 36' in height is 25 feet.

(B) Boll Street.

(i) Minimum front yard for portions of a building 36' in height and below is 10 feet.

(ii) No additional setback above 36' in height is required.

(C) Except as otherwise provided herein, no minimum side or rear yard for portions of a building 36' in height and below and a minimum 10' side and rear yard for portions of a building above 36' in height.

(D) Property boundary adjacent to the 15' alley off of Boll Street (as such setbacks are shown on the development plan).

(i) Minimum side yard for the portions of a building 36' in height and below is 10 feet.

(ii) Minimum side yard for the portion of a building above 36' in height up to 47 feet in height is 50 feet.

(iii) Minimum side yard for the portion of a building above 47 feet in height up to 190 feet in height is 75 feet.

(iv) Minimum side yard for the portion of a building above 190 feet in height is 85 feet.

(E) Window sills, belt courses, cornices, trellises, screens, awnings, balconies, roof eaves, canopies, and other architectural features may project up to five feet into the required minimum front, side, or rear yards. Any awnings, balconies, roof eaves or canopies must have a minimum clearance of eight feet above the sidewalk or finished grade (in the event a sidewalk is not required).

(F) Along McKinney Avenue and Boll Street, outside seating areas, retaining walls, signs, benches, landscaping, fences, planters, and related improvements are permitted within the required front yard.

(G) Along McKinney Avenue, a maximum of 60 percent of the required front yard may be outside seating area.

(H) Along Boll Street, a maximum of 25 percent of the required front yard may be outside seating area.

(I) Any improvements allowed to encroach into the required front yard shall not obstruct the minimum sidewalk dimensions required pursuant to Sections S___.109(b)(1)-(2).

(2) Height.

(A) Except as otherwise provided herein, maximum structure height is 240 feet.

(B) Maximum structure height for height zone A-2 as shown on the height map (Exhibit S-__C) is 190 feet.

(C) Maximum structure height for height zone B as shown on the height map (Exhibit S-__C) is 47 feet.

(D) Maximum structure height for height zone C as shown on the height map (Exhibit S-__C) is 36 feet.

(E) Maximum structure height for height zone D as shown on the height map (Exhibit S-__C) is 36 feet.

(3) Maximum Floor Area.

(A) Except as otherwise provided, maximum floor area ratio for all uses combined is 6.0:1. If compliant with Sec. S-___-114, maximum floor area ratio for all uses combined is 7.99:1.

(B) Any land area within a lot that is zoned within a separate zoning district shall be included for floor area ratio calculations so long as such area is within the same platted lot as land within this subdistrict.

(C) Maximum floor area for office uses above the ground story is 60,000 square feet.

(D) Maximum floor area for nonresidential uses within the ground story is 16,500 square feet.

(4) Lot Coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(5) Maximum floor plate for the portion of a building greater than 47 feet in height is 26,000 square feet.

(6) Minimum Lot Area Per Dwelling Unit. None.

(7) Maximum Number of Dwelling Units. 290 units.

SEC. S-_____.109. URBAN DESIGN REQUIREMENTS.

(a) For a special project, the following urban design requirements apply.

(b) Sidewalks.

(1) Minimum 8 foot unobstructed sidewalk along Boll Street.

(2) Minimum 10 foot unobstructed sidewalk along McKinney Avenue.

(3) Sidewalks should be continuous and level across all driveways and curb cuts and should be designed to be at the same grade as the sidewalk.

(c) Pedestrian street lamps are allowed along the street frontage spaced at 45' to 60' with the exception of visibility triangles and vehicular drives.

(d) A minimum of two of each of the following pedestrian amenities must be provided along the McKinney Avenue frontage:

(1) a bench,

(2) a trash receptacle, and

(3) a bicycle rack.

(e) One of each of the following pedestrian amenities must be provided along the Boll Street frontage:

(1) a bench,

(2) a trash receptacle,

(3) a bicycle rack, and

(4) a pet waste station.

(f) Architectural Elements. Architectural elements, such as but not limited to the following, must be provided at all public entry points:

(1) Architecturally prominent public entrances,

(2) Canopies,

(3) Awnings,

(4) Attached towers, or

(5) Turrets.

(g) Ground level transparency. Any façade facing McKinney Avenue must have a minimum transparency of 50 percent for the portion of the building on the ground level between grade and 13 feet in height. Any façade facing Boll Street must have a minimum transparency of 40 percent for the portion of the building on the ground level between grade and 13 feet in height. This provision does not apply to parking structures.

(h) Building articulation. Street-facing facades must provide articulation that is a minimum depth of 3 feet at least once every 75 feet of façade length.

(i) Street level activating uses.

(1) A minimum of 10,000 square feet of floor area on the ground story of any building must contain one or a combination of the following uses:

(A) Restaurant.

(B) Retail.

(C) Professional, personal service and custom craft uses.

(j) Screening of rooftop equipment. All mechanical and related equipment located on the rooftop of any building must be screened so as not to be visible from adjacent public right-of-way.

(k) Street lights on Boll Street. Street lights along Boll Street must be of a historical character and appearance that is compatible with the State Thomas Historic District and be approved by the historic preservation officer.

(l) Private open space. For a development containing 100 or more dwelling units, a minimum of 2,500 square feet of private open space must be provided that is accessible to all residents of the building. Private open space may be located on top of a roof or on any floor of a building, or on the ground floor areas internal to the site.

SEC. S-_____.110. OFF-STREET PARKING AND LOADING.

(a) Except as otherwise provided in this section, consult the use regulations (Section 7, PD 193) for the specific off-street parking and loading regulations for each use.

(b) The following requirements apply for a special project.

(1) Except for surface parking spaces shown on the development plan, all required off-street parking must be located below grade. For retail, restaurant, professional, personal service, and custom craft uses in a special project, packed parking may count toward the off-street parking requirements.

(2) Valet parking drop-off and pick-up:

(A) must be located within the building site; and

(B) may not occur within the surface parking area off of Boll Street shown on the development plan.

(3) Two medium size off-street loading spaces are required and two small size off-street loading spaces are required. Loading spaces must be located within the building site and may not be located in the surface parking area off of Boll Street shown on the development plan. The dimensions of the off-street loading spaces shall comply with the requirements of Section 51P-193.115(b)(5)-(6). Loading may only occur between the hours of 7:00 am to 7:00 pm.

SEC. S-_____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI of Chapter 51A, Dallas Development Code, as amended.

SEC. S-_____.112. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Part I of this article.

(b) For a special project, development and use of the Property must comply with the landscape plan (Exhibit S- __B). In the event of a conflict between the text of this division and the landscape plan, the text of this division controls.

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

(d) Tree wells are allowed within the planting area with a maximum spacing of 30' on-center with the exception of visibility triangles and vehicular drives.

SEC. S-_____.113. SIGNS.

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

(b) Signage placed on a façade facing Boll Street must be compatible with the State Thomas Historic District. Any signage does not need to be shown on a development or landscape plan. The design of the sign must be approved by the historic preservation officer.

SEC. S-___.114. MIXED INCOME HOUSING.

Staff Recommendation:

SEC. S-___.114. MIXED INCOME HOUSING.

(a) Except as provided in this section, compliance with Division 51A-4.1100, ~~as amended~~ is required to obtain the increased density in Section S-___.108(3)(A).

(b) Compliance with Section 51A-4.1107 is not required.

(c) Compliance with Section 20A-27(g) is not required.

(d) During the rental affordability period, for any multifamily use that depends on the increased density in Section S-___.108(3)(A), ~~one and five tenths~~ five percent of the total residential rental units must be made available for lease at an affordable rent (as defined in Section 20A-24 of the Dallas City Code) with an income band of ~~81 percent to 100 percent~~ 51 percent to 60 percent of adjusted median family income. The mixed-income restrictive covenant in Section 20A-26 and the rental affordability period are for a term of 20 years.

Applicant's Request:

(a) Except as provided in this section, compliance with Division 51A-4.1100, as amended, is required to obtain the increased density in Section S-___.108(b)(3)(A).

(b) Compliance with Section 51A-4.1107 is not required.

(c) Compliance with Section 20A-27(g) is not required.

(d) During the rental affordability period, for any multifamily use that depends on the increased density in Section S-___.108(b)(3)(A), one and five tenths percent of the total residential rental units must be made available for lease at an affordable rent (as defined in Section 20A-24 of the Dallas City Code) with an income band of 81 percent to 100 percent of adjusted median family income. The mixed-income restrictive covenant in Section 20A-26 and the rental affordability period are for a term of 20 years.

SEC. S-_____.115. ADDITIONAL PROVISIONS.

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

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

(c) The owner or developer shall design and install a driveway along the McKinney Avenue frontage of the property aligned with the existing eastbound approach of Boll Street in the approximate location shown on the development plan. At the time of building permit, deviations in the location of the driveway may be approved by the building official as necessary such that a traffic signal pole and mast arm may be designed and installed to align with the proposed site driveway for the westbound approach of Boll Street.

(d) Operational requirements for outdoor private amenity areas for a special project. For a residential use, these restrictions apply to amenity areas accessible for use by all residents.

(1) Amplified sound is prohibited.

(2) Lights shall be hooded or shielded to prevent casting of light onto adjacent properties.

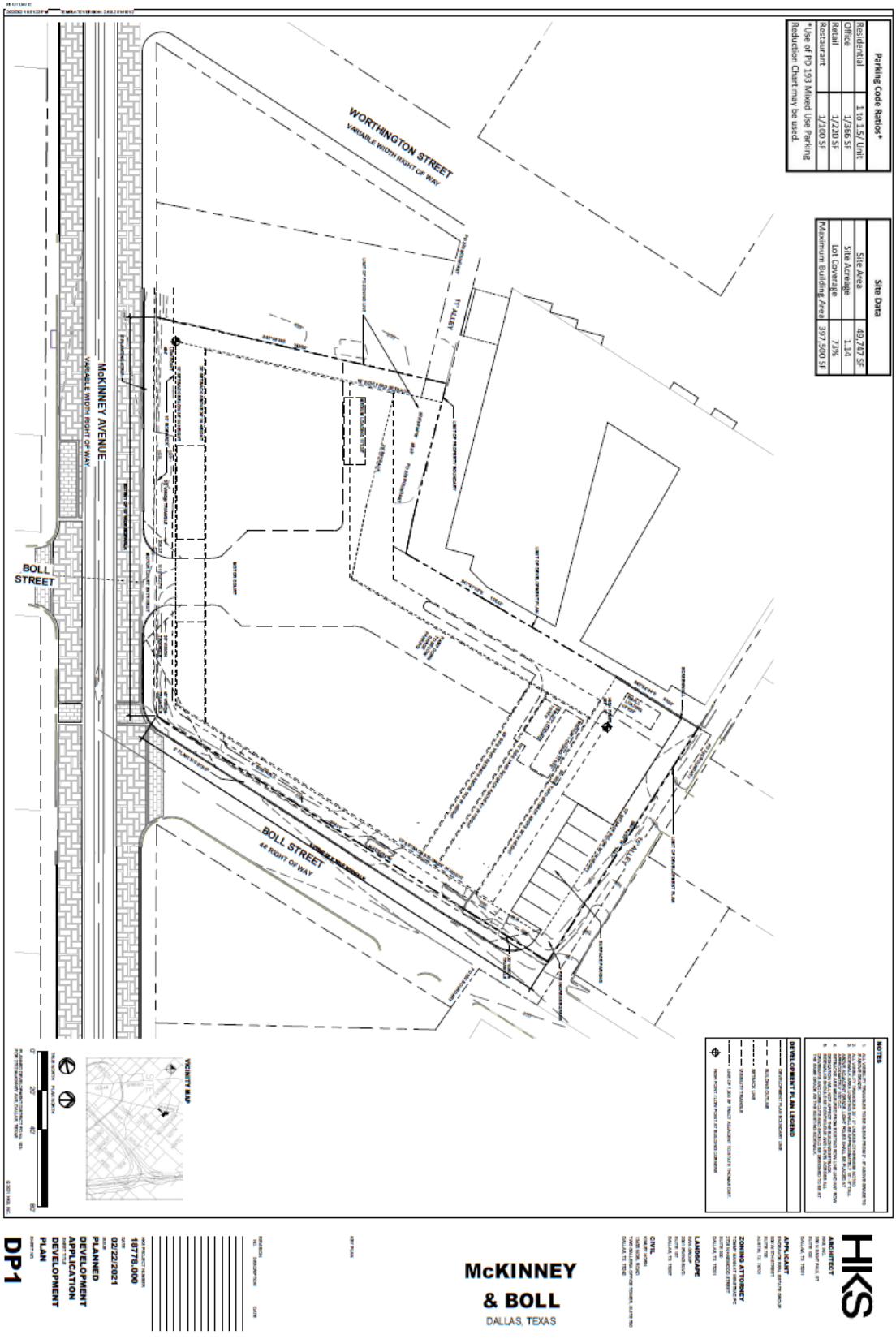
(3) Private outdoor amenity space for office uses may only be used for programmed events between the hours of 8:30 am and 10:00 pm.

SEC. S-____.116. COMPLIANCE WITH CONDITIONS

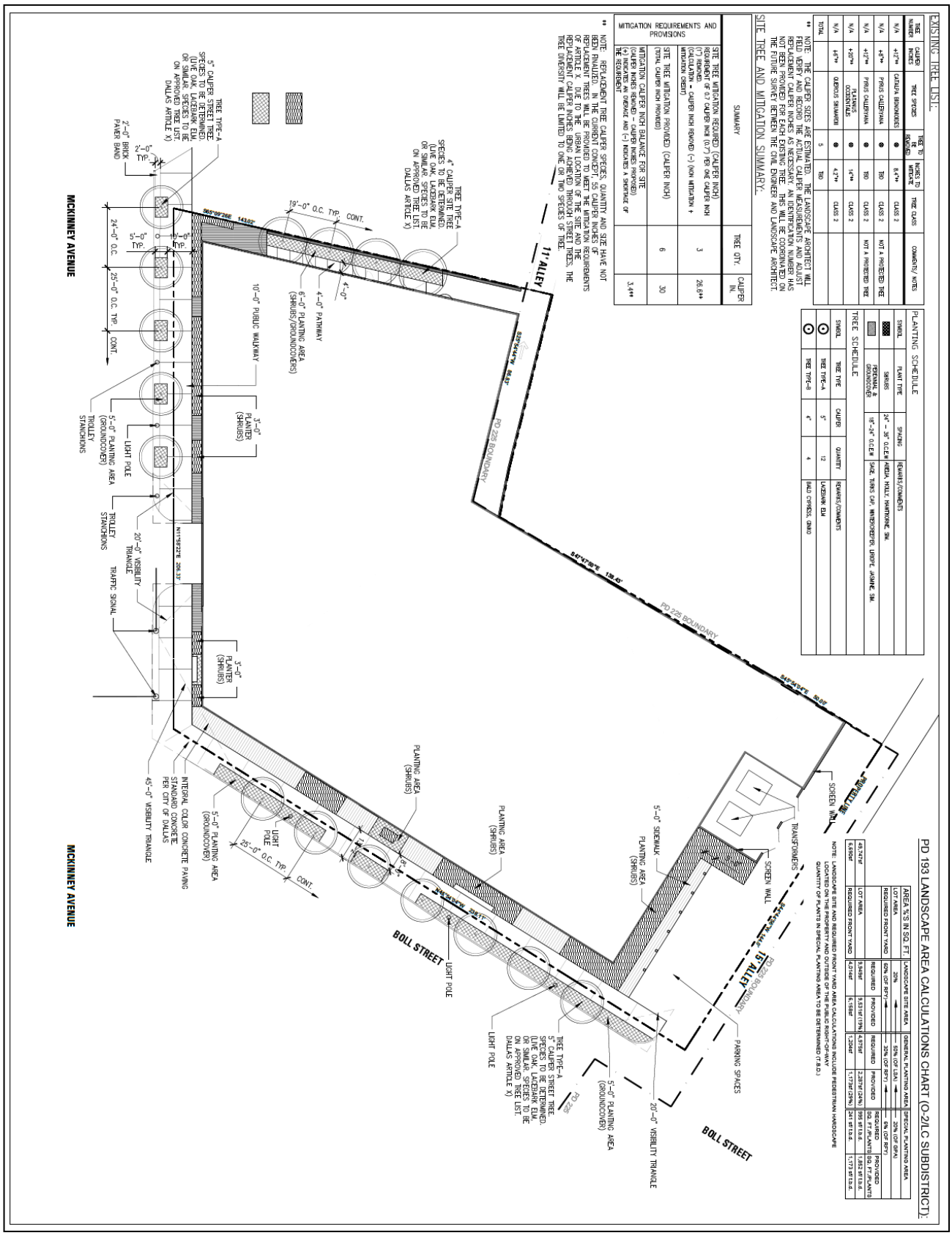
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

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

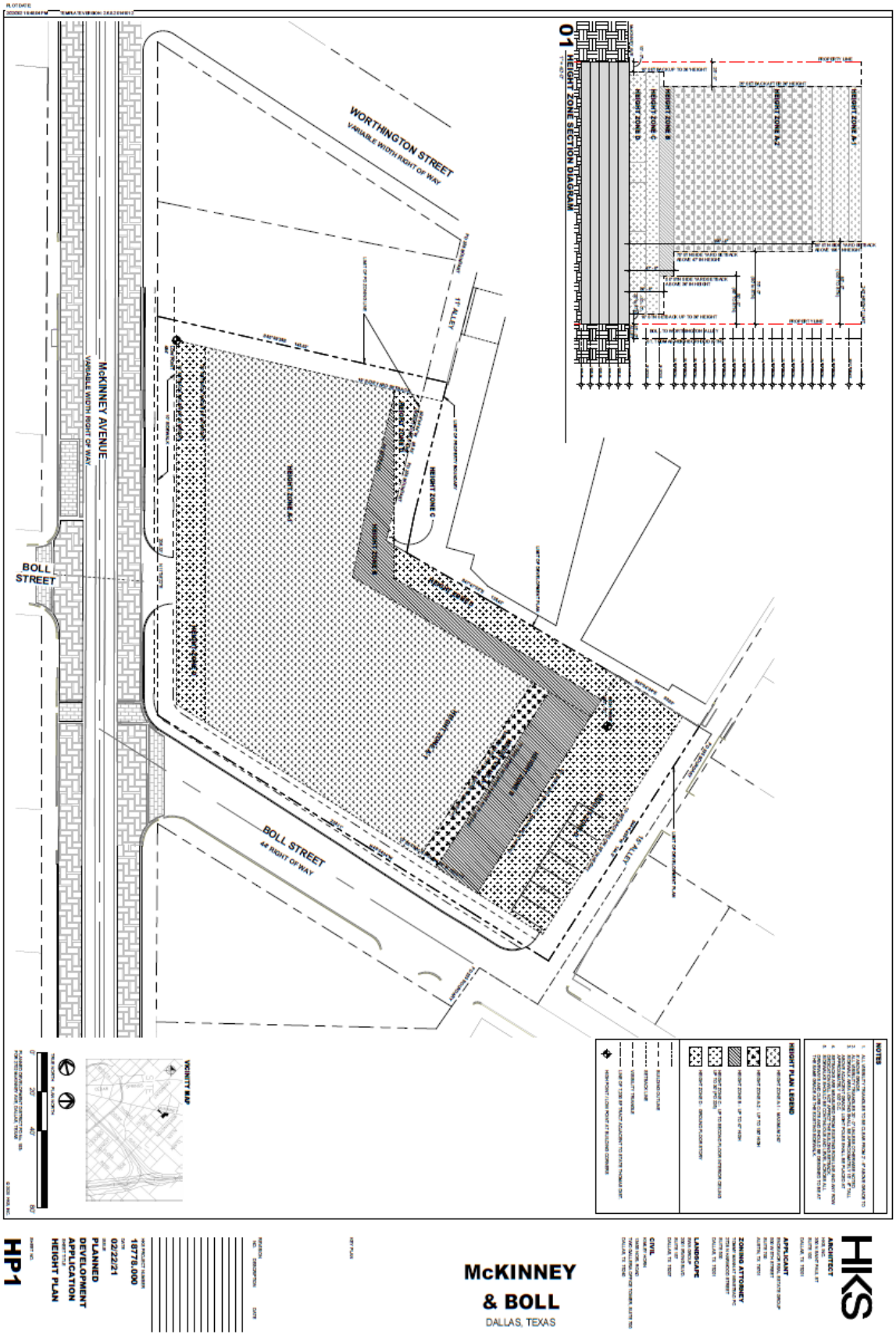
PROPOSED DEVELOPMENT PLAN

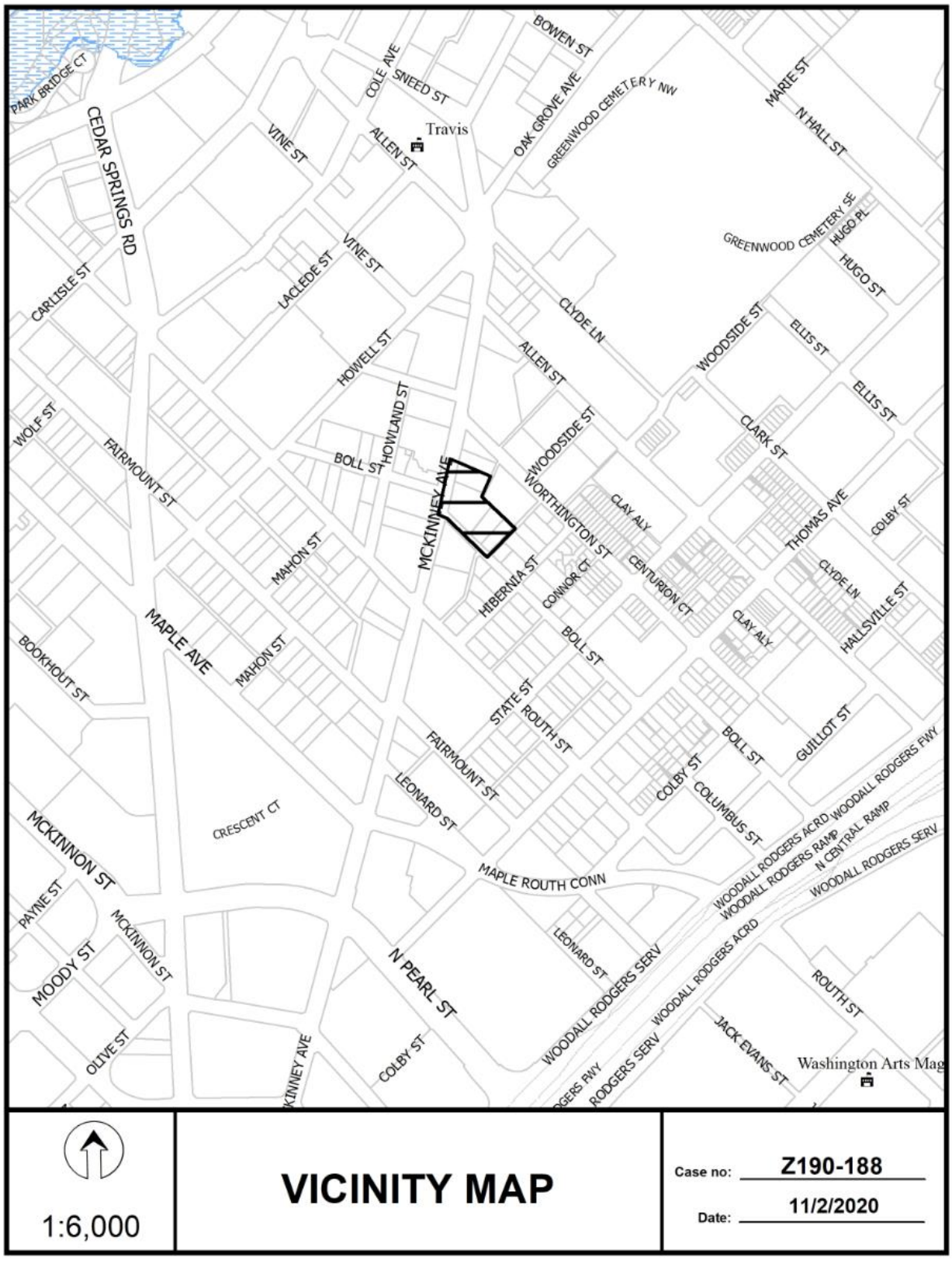


PROPOSED LANDSCAPE PLAN



HEIGHT EXHIBIT





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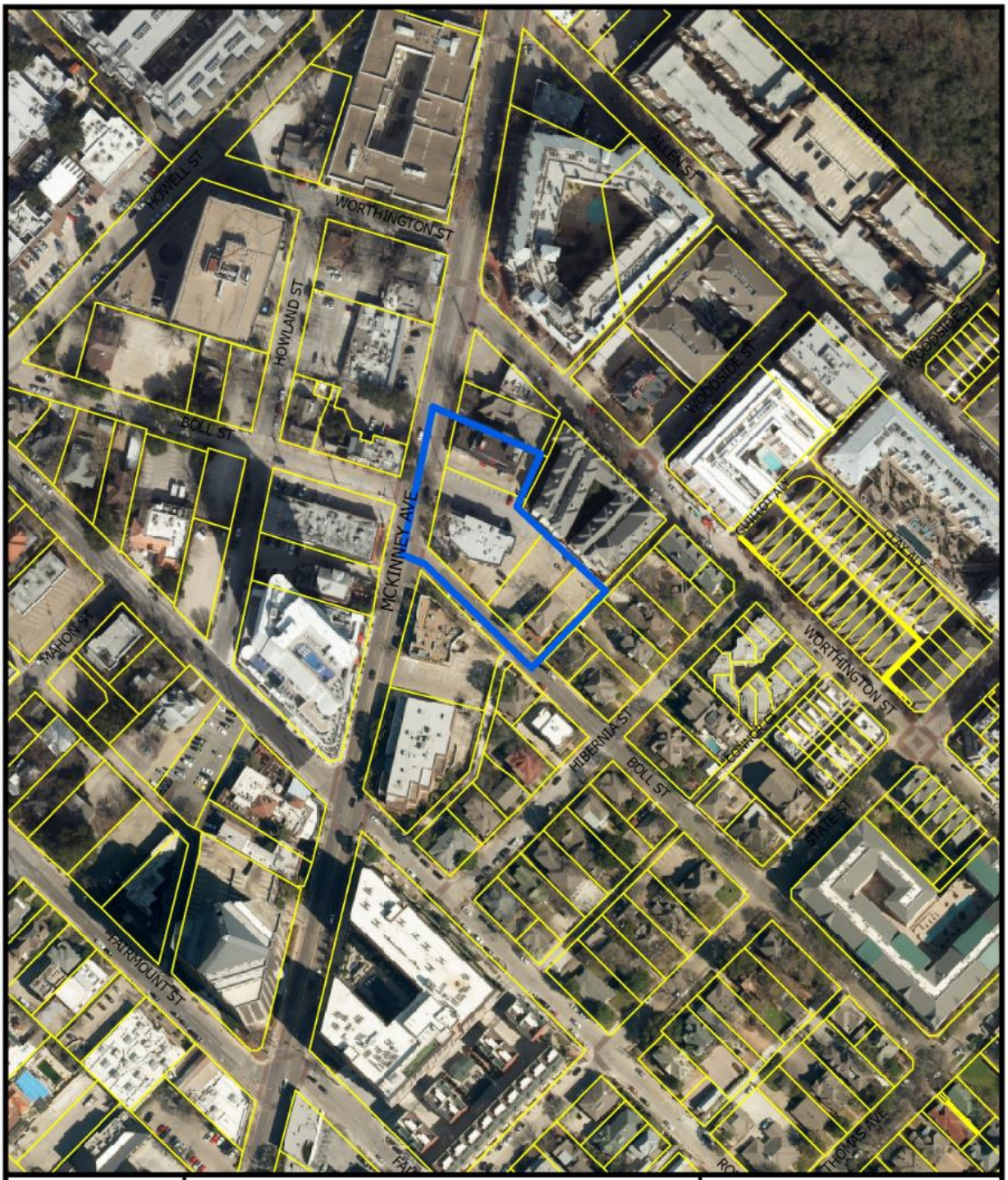
VICINITY MAP

Case no: Z190-188

Date: 11/2/2020



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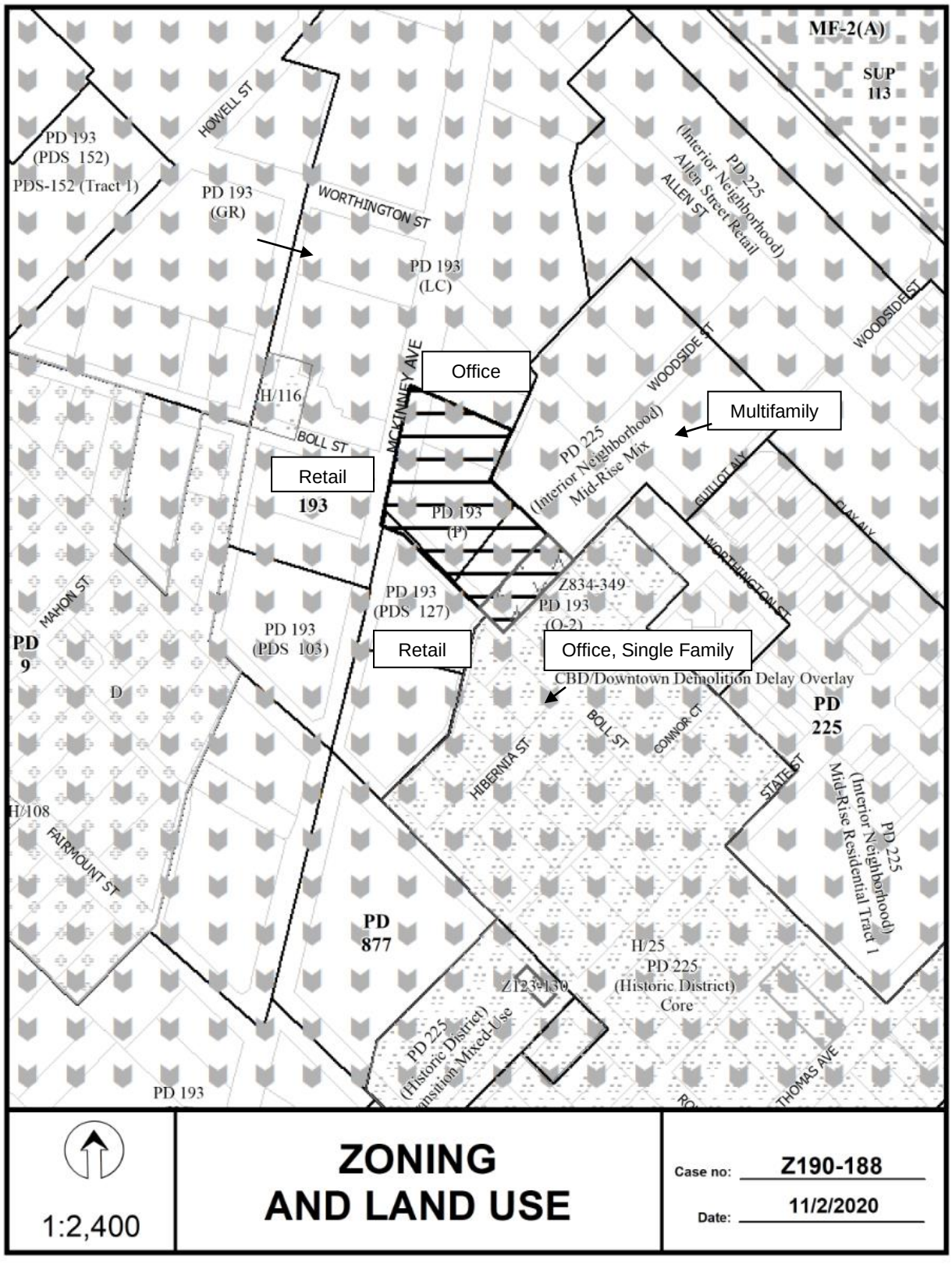
AERIAL MAP

Case no: Z190-188

Date: 11/2/2020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AND LAND USE
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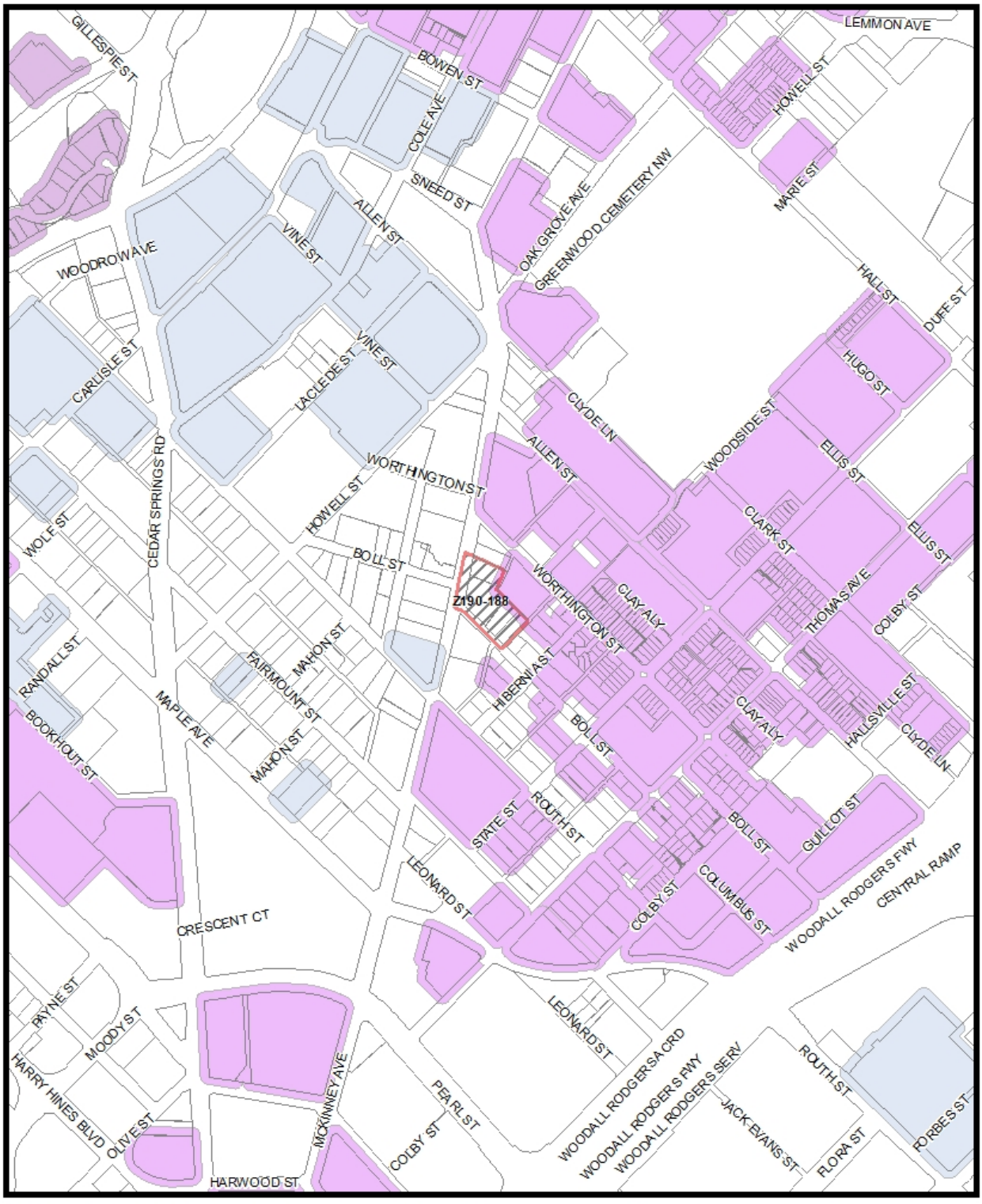
Case no: Z190-188
Date: 11/2/2020
Office
Multifamily
Retail
Retail
Office, Single Family
CBD/Downtown Demolition Delay Overlay
MF-2(A)
SUP 113
PD 193 (PDS 152)
PDS-152 (Tract 1)
PD 193 (GR)
PD 193 (LC)
PD 193 (P)
PD 193 (PDS 127)
PD 193 (PDS 103)
PD 193 (O-2)
PD 225 (Interior Neighborhood) Allen Street Retail
PD 225 (Interior Neighborhood) Mid-Rise Mix
PD 225 (Interior Neighborhood) Mid-Rise Residential Tract 1
PD 225 (Historic District) Core
PD 225 (Historic District) Transition Mixed-Use
PD 877
PD 9
PD 193
H/116
H/108
H/25 PD 225 (Historic District) Core
Z834-349
Z123-130
HOWELL ST
WORTHINGTON ST
ALLEN ST
WOODSIDE ST
MCKINNEY AVE
BOLL ST
GUILLOT ALY
PLAY ALY
MAHON ST
HIBERNIA ST
CONNOR CT
STATE ST
FAIRMOUNT ST
THOMAS AVE


Z190-188
GILLESPIE ST
BOWEN ST
COLE AVE
SNEED ST
ALLEN ST
VINE ST
WOODROW AVE
CARLISLE ST
LACLEDE ST
CEDAR SPRINGS RD
WOLF ST
HOWELL ST
WORTHINGTON ST
BOLL ST
RANDALL ST
BOOKHOUT ST
MAPLE AVE
FAIRMOUNT ST
MAHON ST
CRESCENT CT
PAYNE ST
MOODY ST
HARRY HINES BLVD
OLIVE ST
HARWOOD ST
MCKINNEY AVE
PEARL ST
COLBY ST
LEONARD ST
STATE ST
ROUTH ST
CLYDE LN
CLAY ALY
HIBERNIA ST
WOODSIDE ST
CLARK ST
ELLIS ST
THOMAS AVE
HALLSVILLE ST
GUILLOT ST
COLUMBUS ST
WOODALL RODGERS FWY
CENTRAL RAMP
WOODALL RODGERS CRD
WOODALL RODGERS SERV
JACK EVANS ST
FLORA ST
FORBES ST
LEMMON AVE
HOWELL ST
MARIE ST
OAK GROVE AVE
GREENWOOD CEMETERY NW
HALL ST
DUFF ST
HUGO ST
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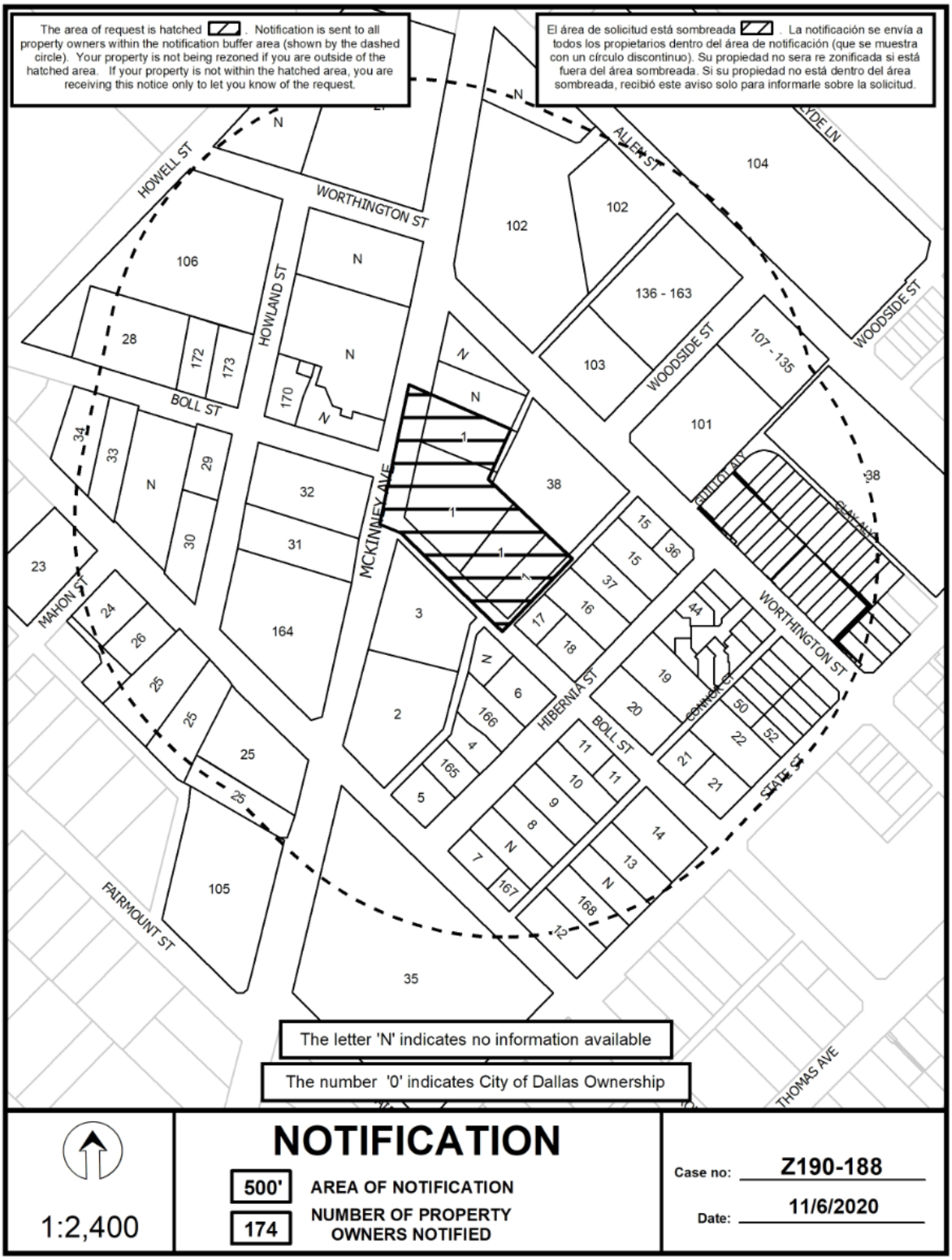
Market Value Analysis
Printed Date: 11/2/2020


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
HOWELL ST
WORTHINGTON ST
ALLEN ST
WOODSIDE LN
WOODSIDE ST
HOWLAND ST
BOLL ST
MCKINNEY AVE
MAHON ST
HIBERNIA ST
CONNOR CT
STATE ST
FAIRMOUNT ST
THOMAS AVE
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500' AREA OF NOTIFICATION
174 NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z190-188
Date: 11/6/2020

11/02/2020

Notification List of Property Owners

Z190-188

164 Property Owners Notified

Label #	*Address*		*Owner*
1	2516	BOLL ST	2700 MCKINNEY DALLAS PARTNERS
2	2602	MCKINNEY AVE	UPTOWN ENERGY PARTNERS LP
3	2614	MCKINNEY AVE	J&K REAL ESTATE INV LTD
4	2609	HIBERNIA ST	SHEVES ENTERPRISE LLC
5	2601	HIBERNIA ST	FATIMA LLC
6	2619	HIBERNIA ST	EHM PROPERTIES HIBERNIA LLC
7	2600	HIBERNIA ST	HIBERNIA INVESTMENT LLC
8	2608	HIBERNIA ST	EHM PROPERTIESHIBERNIA II LLC
9	2614	HIBERNIA ST	SMITH STEPHEN S & MARLA F
10	2616	HIBERNIA ST	STAR B PROPERTIES LLC
11	2620	HIBERNIA ST	SMITH BRADLEY
12	2601	STATE ST	LIBERTY 7 REVOCABLE LIVING TRUST
13	2615	STATE ST	SLATE RIVER PROPERTIES LP
14	2621	STATE ST	PASCAL ENTERPRISES INC
15	2715	HIBERNIA ST	INTOWN CHABAD THE
16	2707	HIBERNIA ST	UPTOWN REAL ESTATE GROUP LLC
17	2508	BOLL ST	LITTLE PAW KNOCKING LLC
18	2701	HIBERNIA ST	FASULLO GREG &
19	2706	HIBERNIA ST	MYSLIWY ALLIE RAYMOND &
20	2700	HIBERNIA ST	WOODS JONATHAN & DAHLIA
21	2701	STATE ST	ADA CAPITAL LTD
22	2707	STATE ST	2707 STATE LLC
23	2711	ROUTH ST	PEGASUS FOUNDATION THE
24	2707	ROUTH ST	TURTLE CREEK MANOR INC
25	2609	ROUTH ST	OR ASSET HOLDINGS LP
26	2703	ROUTH ST	DAYTON JOHN W

11/02/2020

Label #	*Address*		*Owner*
27	2811	MCKINNEY AVE	PJO 2811 LLC &
28	2718	BOLL ST	SRPF BGINGERMAN PROPERTY LLC
29	2703	BOLL ST	OGLE LINDA K ET AL
30	2704	ROUTH ST	SC ONE DALLAS LLC
31	2621	MCKINNEY AVE	AA PLAZA LLC
32	2633	MCKINNEY AVE	CH RETAIL FUND I DALLAS MCKINNEY AVENUE LP
33	2714	ROUTH ST	2714 ROUTH STREET LTD
34	2724	ROUTH ST	FREESTONE HOLDINGS LLC
35	2500	MCKINNEY AVE	LG ROUTH LP
36	2501	WORTHINGTON ST	WOFFRIED LP
37	2711	HIBERNIA ST	PETEMAUS PROPERTIES LLC
38	2521	WORTHINGTON ST	POST APARTMENT HOMES LP
39	2415	WORTHINGTON ST	HIBERNIA TOWNHOUSES OWNER
40	2718	HIBERNIA ST	TUCKER JOHN J
41	2429	WORTHINGTON ST	COLLINS BENJAMIN
42	2716	HIBERNIA ST	NEMOVI S SHAWN
43	2433	WORTHINGTON ST	STUPAY DOUGLAS
44	2714	HIBERNIA ST	SORRELS BARRY J
45	2437	WORTHINGTON ST	CDASM MANAGEMENT LLC
46	2712	HIBERNIA ST	SCHMIDT GEORGE A
47	2449	WORTHINGTON ST	MADAFFARI CARL
48	2445	WORTHINGTON ST	WILLE ERIC KENNETH &
49	2441	WORTHINGTON ST	LIU KEVIN &
50	2409	WORTHINGTON ST	CHOATE ROBERT K
51	2413	WORTHINGTON ST	KELLIHER TIMOTHY J & JAMESON A
52	2715	STATE ST	HUFF STEPHEN P & GWENDOLYN WILLIAMS
53	2717	STATE ST	OLEARY SEAN & LAURA
54	2719	STATE ST	CLARKE LAWRENCE MICHAEL &
55	2415	WORTHINGTON ST	ZAIDI SHAN Y
56	2417	WORTHINGTON ST	MCDOWELL MARK
57	2419	WORTHINGTON ST	HADSELL CHARLES C

11/02/2020

Label #	*Address*		*Owner*
58	2721	STATE ST	PATEL VIMAL & MEGHA
59	2723	STATE ST	SKOMAL MARK EDWARD &
60	2725	STATE ST	SIMS BRADLEY T
61	2510	WORTHINGTON ST	VEREECKE MATTHEW &
62	2506	WORTHINGTON ST	DAVIS JONATHAN SCOTT
63	2502	WORTHINGTON ST	MENDIS ROSHAN & DINELI
64	2522	WORTHINGTON ST	CHINNAPOLAMADA GOUTHAM &
65	2522	WORTHINGTON ST	CHINNAPOLAMADA GOUTHAM &
66	2518	WORTHINGTON ST	THOMPSON VALERIE
67	2518	WORTHINGTON ST	THOMPSON VALERIE
68	2514	WORTHINGTON ST	HOWARD SCOTT HUNTER
69	2514	WORTHINGTON ST	HOWARD SCOTT HUNTER
70	2448	WORTHINGTON ST	JENSEN FAMILY TRUST
71	2444	WORTHINGTON ST	HANSEN LIVING TRUST THE
72	2440	WORTHINGTON ST	MARCIAL JESUS DAVID &
73	2436	WORTHINGTON ST	BOWMAN NICHOLAS J &
74	2432	WORTHINGTON ST	WILDER ELIZABETH
75	2428	WORTHINGTON ST	QUDAH FAIGA
76	2496	WORTHINGTON ST	HURT CHRISTIAN J
77	2496	WORTHINGTON ST	HURT CHRISTIAN J
78	2492	WORTHINGTON ST	WANG NINGYUE
79	2492	WORTHINGTON ST	WANG NINGYUE
80	2488	WORTHINGTON ST	MILLER RYAN TED
81	2488	WORTHINGTON ST	MILLER RYAN TED
82	2484	WORTHINGTON ST	NATHAN NIRAJ R
83	2480	WORTHINGTON ST	BENBROOKS HOLDINGS LLC
84	2476	WORTHINGTON ST	TRAN PHONG N
85	2805	STATE ST	HARRIS RANDELL J & LINDA DARLENE
86	2809	STATE ST	SMITH CHRISTOPHER
87	2813	STATE ST	WILLIAMS PATRICK
88	2817	STATE ST	RAY COLBY

11/02/2020

Label #	*Address*		*Owner*
89	2404	WORTHINGTON ST	CHAMBERS WILLIAM PATRICK
90	2452	WORTHINGTON ST	YU KEVIN &
91	2408	WORTHINGTON ST	DAVIS LEE MICHAEL &
92	2456	WORTHINGTON ST	BALFOUR THOMAS & DAVID
93	2412	WORTHINGTON ST	MCCLAIN RENTAL PROPERTIES LLC
94	2460	WORTHINGTON ST	LITCHFIELD CHRISTOPHER
95	2416	WORTHINGTON ST	GRUBEN ADRIENNE &
96	2464	WORTHINGTON ST	MARTINEZGARCIA ENRIQUE
97	2420	WORTHINGTON ST	COLEMAN ROBERT B &
98	2468	WORTHINGTON ST	CALVERT DAVID
99	2424	WORTHINGTON ST	CONNER EUGENE
100	2472	WORTHINGTON ST	BALFOUR LIVING TR
101	2838	WOODSIDE ST	ALTA STATE THOMAS LP
102	2808	MCKINNEY AVE	POST WORTHINGTON LP
103	2801	WOODSIDE ST	WOODSIDE LTD LLC
104	2610	ALLEN ST	2610 ALLEN ST LTD PS
105	2515	MCKINNEY AVE	CHATEAU PLAZA HOLDINGS LP
106	2626	HOWELL ST	TRINITY BELL APARTMENTS LLC
107	2848	WOODSIDE ST	ZALE ILSE
108	2848	WOODSIDE ST	BEASLEY JOSEPH R & DOROTHY A KNOLL
109	2848	WOODSIDE ST	SEIF FAYEZ G
110	2848	WOODSIDE ST	SLIU 2848 WOODSIDE LLC
111	2848	WOODSIDE ST	WADDELL ELEANOR &
112	2848	WOODSIDE ST	RANSOM CURTIS EVERDY
113	2848	WOODSIDE ST	MAHER PATRICK C
114	2848	WOODSIDE ST	JOSEFEN ANNIE S
115	2848	WOODSIDE ST	PARUK ADNAN A
116	2848	WOODSIDE ST	SMITH MARKE COURTNEY & CAROL LYNN
117	2848	WOODSIDE ST	BURGESS ERIN TIMMINS &
118	2848	WOODSIDE ST	WISE REVOCABLE TRUST
119	2848	WOODSIDE ST	CIMLER FAMILY TRUST THE &

11/02/2020

Label #	*Address*		*Owner*
120	2848	WOODSIDE ST	SCHWARTZ BARBARA E
121	2848	WOODSIDE ST	YATES ERNEST & MARIA E
122	2848	WOODSIDE ST	MCCLELLAND FAMILY TRUST
123	2848	WOODSIDE ST	OWLS NEST LLC
124	2848	WOODSIDE ST	KUAN JOHN
125	2848	WOODSIDE ST	BELETIC JOHN D &
126	2848	WOODSIDE ST	FORD RICHARD R & RENEE D
127	2848	WOODSIDE ST	RICHARDS ELIZABETH ANN & GILL
128	2848	WOODSIDE ST	SESSIONS KAREN D & PETER A
129	2848	WOODSIDE ST	GERARD 2014 TRUST THE
130	2848	WOODSIDE ST	BUCKLEY LAWRENCE J & SUZANNE E SHAFER
131	2848	WOODSIDE ST	TAFFY FRANK
132	2848	WOODSIDE ST	ALMAND MARY LYNN
133	2848	WOODSIDE ST	KRUTSCH SHARRY
134	2848	WOODSIDE ST	ANTOGNELLI PATRICK J & GISELA
135	2848	WOODSIDE ST	CHAMBERS DENNIS L & ANGELINA L
136	2885	WOODSIDE ST	BLAKELEY JULIE
137	2885	WOODSIDE ST	JARDIM JOANNA MACHADO
138	2885	WOODSIDE ST	SILVA PATRICIA LAMBERT
139	2885	WOODSIDE ST	TINWALA UMMEAIMAN &
140	2885	WOODSIDE ST	EKAS COLLEEN E
141	2885	WOODSIDE ST	SRISINROONGRUANG RATTAPOL
142	2885	WOODSIDE ST	FILES THOMAS
143	2885	WOODSIDE ST	LINN ALEXANDER S
144	2885	WOODSIDE ST	COWAN ANDREW &
145	2885	WOODSIDE ST	MANCINI MARY & DAVID
146	2885	WOODSIDE ST	SAMUELS KIMBERLY C
147	2885	WOODSIDE ST	GRISHAM CARISSA
148	2885	WOODSIDE ST	NAIGEON VIRGINIE ANDREE
149	2885	WOODSIDE ST	MOERSCH CHRISTOPHER &
150	2885	WOODSIDE ST	HIERSCHE JERRY L & CATHERINE S

11/02/2020

Label #	*Address*		*Owner*
151	2885	WOODSIDE ST	RODRIGUEZ JEFFREY JOHN
152	2885	WOODSIDE ST	FETE MARGARET
153	2885	WOODSIDE ST	ALLISON LODOWICK B
154	2885	WOODSIDE ST	MANCUSO DALE &
155	2885	WOODSIDE ST	CORDES ROBERT C & KRISTEN T
156	2885	WOODSIDE ST	FOSTER BRADLEY
157	2885	WOODSIDE ST	DUDLEY RICHARD C
158	2885	WOODSIDE ST	ONG ADRIAN
159	2885	WOODSIDE ST	MCDADE JAMES C & RACHEL
160	2885	WOODSIDE ST	LAGER PAIGE MACKENZIE
161	2885	WOODSIDE ST	DAY KENNETH L
162	2885	WOODSIDE ST	REINMILLER GRACE M
163	2885	WOODSIDE ST	WILLIAMS LISA A TR
164	2619	MCKINNEY AVE	ONE DALLAS UPTOWN VENTURE LLC

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

Planner: Jennifer Muñoz

FILE NUMBER:	Z201-119(JM)	**DATE FILED:**	October 20, 2020
LOCATION:	Bounded by Taft Street, North Montclair Avenue, Rainer Street and Mary Cliff Road		
COUNCIL DISTRICT:	1	**MAPSCO:**	54 A
SIZE OF REQUEST:	± 5.4512 acres	**CENSUS TRACT:**	42.02

APPLICANT/OWNER: Dallas Independent School District

REPRESENTATIVE: Karl Crawley, MASTERPLAN

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

SUMMARY: The purpose of the request is for the expansion of Rosemont Prep School from approximately 38,000 square feet to 83,000 square feet in floor area with proposed amendments primarily in relation to lot coverage, building height, and front yard setback.

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

PRIOR CPC ACTION: On February 4, 2021, the CPC held this case under advisement until February 18, 2021. At the time of preparing this report, no changes were made to the request.

BACKGROUND INFORMATION:

- The subject site contains approximately 5.4512 acres of land currently developed with a two-story public school use that was originally built in 1922 according to DCAD records [Rosemont Prep]. The property is zoned an R-7.5(A) Single Family District where a public school other than open enrollment or charter school use requires a Specific Use Permit. The school operates as a nonconforming use.
- The Dallas Development Code allows nonconforming schools to expand by 2,000 square feet without obtaining an SUP per Sec. 51A-4.204(17)(E)(iv). However, the applicant proposed an expansion of up to 45,000 square feet. Therefore, the school use must conform to zoning. Since the applicant is seeking further relief from R-7.5(A) District standards, a PD is requested.
- The proposed expansion would eliminate the eight-existing portable [modular] buildings. Additionally, the current class count is 40 and would be reduced to 33 with the removal of the 3rd grade level. The school will maintain grades 4-8. Ten of the classrooms are for specialty classes.
- The current request is for a Planned Development District to allow:
    - A public school use by right;
    - Parking in the required front yard along Rainer Street with reduced screening;
    - Lighting standards up to 25 feet-in-height within setback areas;
    - Other encroachments including steps and handrails into required setback areas;
    - An increase to lot coverage from 25 to 35 percent;
    - An increase in maximum allowable height, up to 48 feet as identified on the proposed development plan; and,
    - No screening of the existing loading and dumpster area at the northeast corner of the site.

Zoning History: There have not been any recent zoning requests in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Taft Street	Local	50 feet	50 feet
North Montclair Avenue	Local	Variable (58 feet)	58 feet
Rainer Street	Local	50 feet	50 feet
Mary Cliff Road	Local	100 feet	100 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request and determined that the request will not have a negative impact on the existing street system. A traffic management plan was submitted with this request. The plan shows the reduction in overall student population from an existing maximum of 708 (not fully occupied) to about 495. An exact existing student population was not provided.

The TMP identifies that up to 85 percent of the student population utilizes parent pick-up. Queueing is being added within the redesigned and enlarged parking lot fronting on Rainer Street. Due to site constraints, the school will continue to queue onto the public right-of-way including along Taft Street and Montclair Avenue, and into the site parking lot along Rainer Street. The school will continue to utilize an app to coordinate student pick-up with parents for scheduled and orderly pick-up. Staff reviewed the TMP and has no objections to this plan.

Surrounding Land Uses:

Area	Zoning	Use
Site	R-7.5(A)	Public School
North	CD No. 1	Single Family
East	CD No. 1	Single Family
South	CD No. 1	Single Family
West	PD No. 690; PD No. 796; PD No. 830	Public School; Single Family; Church and Private School

STAFF ANALYSIS

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

Land Use Compatibility:

Surrounding land uses consist of single family surrounding the site, as well as two other schools (one public and one private) and a church to the west. The school has been serving the community for nearly 90 years. The use continues to be compatible with surrounding residential uses in the area.

The site contains 38,082 square feet of floor area. The proposed maximum floor area for the school is 83,000 square feet. The school has an enrollment capacity of 708 students in grades 3rd through 8th. There are 40 total classrooms with eight being in portable [modular] buildings and 10 being specialty classes. The applicant is removing all portable buildings. Additionally, the 3rd grade level will be removed from this school campus and relocated to the Lower School across Mary Cliff Road. The projected student population is about 495.

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

Staff supports the applicant's request to allow a public school other than an open-enrollment charter school use by right because the school has operated within the community for nearly 90 years. Further, staff considers the use to be compatible with

the surrounding single-family neighborhood because compliance with the proposed PD conditions, a development plan, a landscape plan, and a Traffic Management Plan requiring periodic updates will ensure the operation runs optimally in the future.

Development Standards:

DISTRICT	SETBACKS		Density	Lot Size	FAR/ Max Floor Area	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear						
Existing: R-7.5(A) Single Family	25'	5' SF 10' Others	One dwelling unit per lot.	7,500 SF	--	30'	45% SF 25% Others	Single family.
Proposed: PD for R-7.5(A) and public school	*15'	5' SF 10' Others	One dwelling unit per lot.	7,500 SF	*83,000 SF for public school	30' Up to 48' for public school 25' for lights	45% SF 25% Others 35% for public school	Single family and public school by right.

*Encroachments allowed.

There are three major differences from the existing zoning and proposed standards: the front yard setback reduction from 25 feet to 15 feet with additional encroachments allowed; the maximum height increase from 30 feet to 48 feet as indicated on the development plan; and, the increase in maximum lot coverage from 25 percent to 35 percent.

Although the request is to reduce the front yard setback to 15 feet, the proposed development plan does not show any main structures within the next 10 feet (total of 25 feet). The encroachments are shown including stairs, handrails, benches, and lighting standards. Additionally, parking, loading, and the dumpsters are located within the required front yards. All encroachments are as shown on the proposed development plan and go from one-foot to 14 feet into the 15-foot front yard setback. The ramp, stairs, and handrails go all the way to the property line.

Staff supports the applicant's request to allow encroachments including lighting standards up to 25 feet-in-height, steps, handrails, and benches within setback areas because the encroachments currently exist and pose no harm to the surrounding properties or neighborhood. New lighting standards are being installed around the perimeter of the site, as well. All existing and proposed encroachments are typical items found in pedestrian areas around public buildings.

However, while staff can understand the complexity of site re-design especially considering the natural slope of the site, the request to allow loading and dumpsters to remain in the required front yard at the northeast corner of the site and to allow for the expansion of the existing parking lot located within the front yard on Rainer Street

should be reconsidered. Staff believes the as school additions are planned, conditions like screening should be met or exceeded to ensure optimal integration into the neighborhood.

The existing dumpster is screened with a solid wall. Ultimately, the pavement conditions and building areas make the addition of loading screening impossible to accomplish without relocation. The applicant has requested relief from required screening of the loading area. While it would be ideal to move the loading area, staff acknowledges the limitations of the site (and existing kitchen facilities) and supports this element of the request. The parking lot is not currently screened. Headlights pointing onto single family residences is not ideal. The applicant is proposing screening per the proposed landscape plan. According to the plan, the shrubs planted will be 24-inches tall, planted 18-inches apart, and be capable of reaching a solid appearance within two-years. This is beyond the existing code requirement; however, other specific deviations exist that require the landscape plan for approval.

The increase in height from 30 feet to up to 48 feet as shown on the plan is significant. The existing structures are up to 38 feet-in-height. The additions include a range of structures from 15 feet-in-height to 48 feet-in-height. The tallest structure is the auditorium, programmed on the northwest portion of the site. The auditorium is 35 feet-in-height plus an extra 13 feet for a fly-loft area, with a total height of 48 feet, as identified on the plan. A comparison of townhouses across Mary Cliff Road indicates the area with the tallest proposed height would not impact the lower R-7.5(A) District properties due to a significant change in grade from the western portion of the site where the tallest addition is proposed.

Market Value Analysis:

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

Parking:

The school contains a total of 23 classrooms. The Dallas Development Code requires one-and-one-half parking spaces for each elementary school classroom and three-and-a-half parking spaces for each junior high/middle school classroom. The school is

required to provide 55 parking spaces. According to the development plan, the site will have 61 parking spaces, exceeding the requirement.

The applicant proposes to allow parking in the required front yards where parking is prohibited in residential districts. The existing parking lot along Rainer Street is not in a front yard, but the applicant has requested to make all street frontages front yards with 15-foot setbacks. This request is made to remedy the existing parking lots within the proposed required front yard along Rainer Street. The parking lot along the south side of the site facing residential uses will be renovated and expanded.

Landscaping:

The applicant proposes to comply with the landscaping on the proposed landscape plan. The landscape plan provides a variety of native trees, shrubs, grasses, and ground covers. All tree mitigation is provided on the school site. Street trees are provided on all the streets surrounding the school. The main building front is enhanced with planting beds of shrubs, ground cover, grasses, and trees off of Rainer Street. Mary Cliff Road has street and site trees. There is enhanced shrub planting at the building walk entries and parking lot on Taft Street. The buildings on Montclair Avenue have foundation plantings and enhanced plantings at the building entry walks. In the central courtyard there is a learning garden. In all, there are 62 large trees, 14 medium trees, and 24 small trees being added to the site, along with countless shrubs, annuals, ground covers, and grasses.

The existing parking lot is not currently screened. Section 51A-4.602(b)(C) identifies required screening of evergreen plant materials must be recommended for local area use by the building official. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years. According to the plan, the shrubs planted will be 24-inches tall, planted 18-inches apart, and be capable of reaching a solid appearance within two-years. This is beyond the existing code requirement; however, other specific deviations exist that require the landscape plan for approval.

List of Officers

Dallas Independent School District

Board of Trustees

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

Staff's Recommended PD Conditions

ARTICLE XXX

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

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

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

PD XXX is established on property generally located on North Montclair Avenue. The size of PD XXX is approximately 5.46 acres.

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

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

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

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

SEC. 51P-xxx.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit xxxA: development plan.

(2) Exhibit xxxB; landscape plan

(3) Exhibit xxxC: traffic management plan

SEC. 51P-xxx.105. DEVELOPMENT PLAN.

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

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

SEC. 51P-xxx.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District by specific use permit (SUP) only is permitted in this district by SUP; A use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) The following use is permitted by right:

-- Public school other than an open-enrollment charter school.

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

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

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

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

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

(b) Floor area: Maximum floor area for a public school other than an open enrollment charter school use is 83,000 square feet.

(c) Height: Maximum height for a public school other than an open

enrollment charter school is 48 feet in the portions shown on the development plan. Light poles are allowed a maximum height of 25 feet.

(d) Setbacks: Setbacks for a public school other than an open enrollment charter school is 15 feet. Steps, handrails and light poles are allowed in the required setbacks. Parking for a public school other than an open enrollment charter school is allowed in the required yard along Rainier Street. Loading for a public school other than an open enrollment charter school is allowed in the required yard along North Montclair Avenue.

(e) Lot coverage: Maximum lot coverage for a public school other than an open enrollment charter school use is 35 percent.

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

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

Staff's Recommendation:

(b) Parking lot and loading screening is required per the Dallas Development Code.

Applicant's Request:

(b) Parking lot and loading screening is not required.

(c) Loading for a public school, other than an open enrollment charter school, is a minimum of one small space.

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

See Article VI.

SEC. 51P-xxx.111. LANDSCAPING.

~~(a)~~ For a public school use other than an open enrollment charter school, landscaping must be provided as shown on the landscape plan (Exhibit XXXB). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(b) Landscaping for all other allowed uses must be provided in accordance with Article X.

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

SEC. 51P-_____.112. 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 ___C).

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each odd-numbered year.

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

(A) ingress and egress points;

(B) queue lengths;

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

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

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

(F) hours for each grade level; and

(G) circulation.

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

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

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

(d) Amendment process.

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

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

SEC. SlP-xxx.113. SIGNS.

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

SEC. SlP-xxx.114. ADDITIONAL PROVISIONS.

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

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

(c) For a public school other than an open enrollment charter school use, fencing may be provided in the required yards with a maximum height of eight feet. The fence may not be solid in nature.

SEC. SlP-xxx.115 COMPLIANCE WITH CONDITIONS.

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

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

Proposed Development Plan

TOTAL CLASSROOMS:
23 CLASSROOMS
(13 ELEMENTARY, 10 MIDDLE SCHOOL)

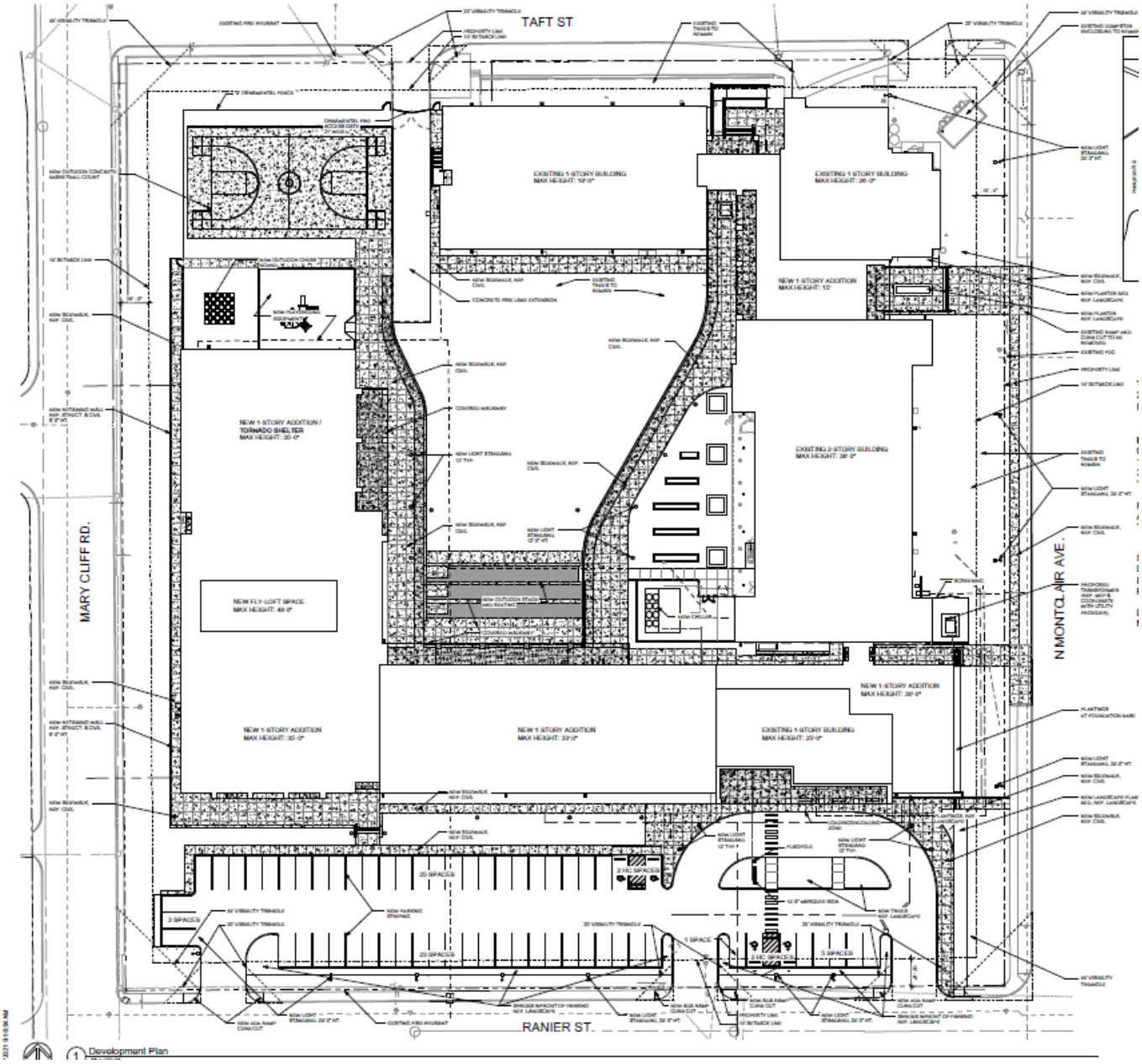
PARKING REQUIREMENTS:
CITY REQUIRED:
1.5 PER EACH ELEMENTARY CLASSROOM (13)
3.5 PER EACH MIDDLE SCHOOL CLASSROOM (10)
TOTAL REQUIRED BY CITY: 19.5+35=55

REGULAR PARKING SPACES PROVIDED: 57
ACCESSIBLE SPACES PROVIDED: 4
TOTAL PARKING SPACES PROVIDED: 61

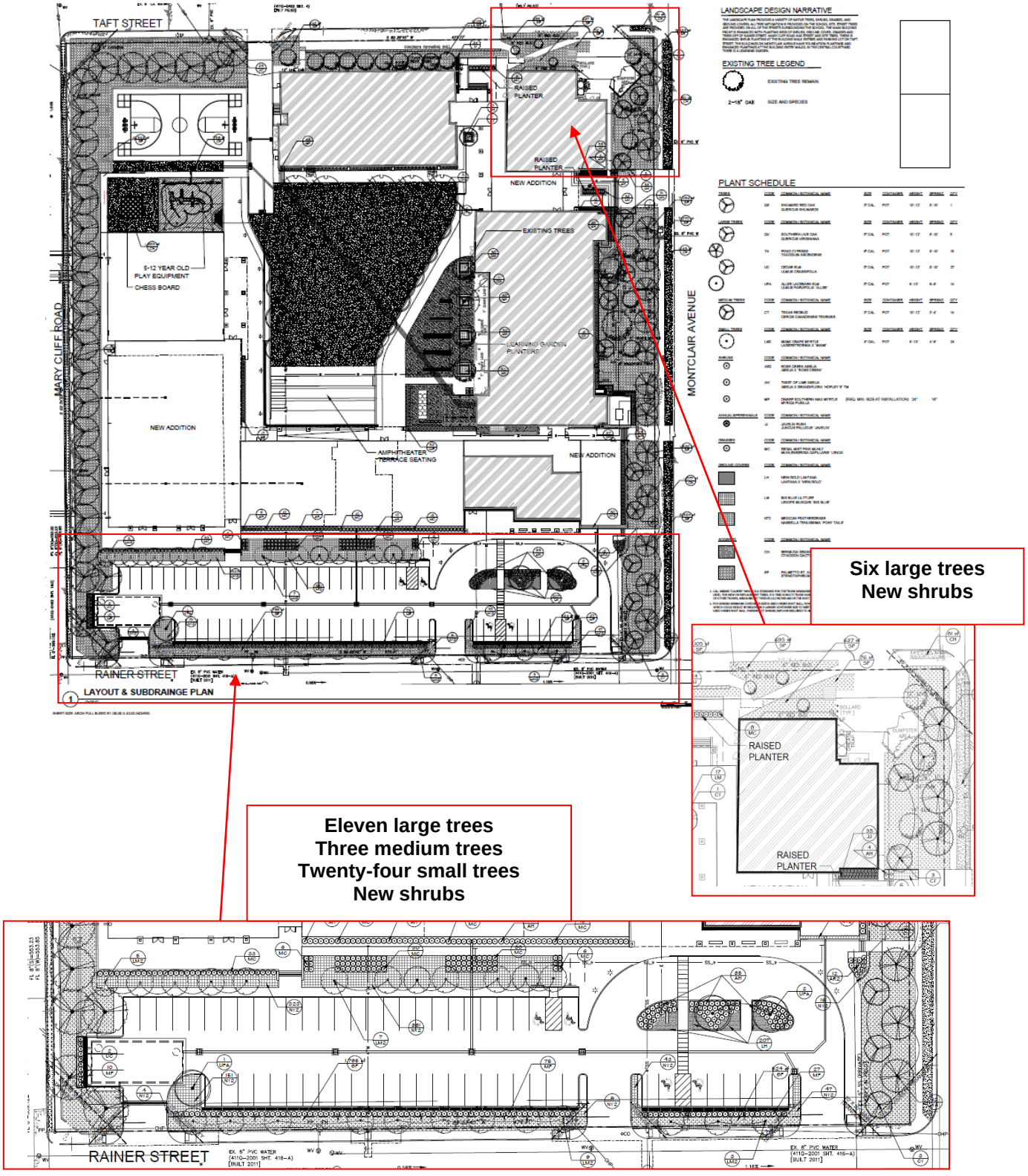
SITE DATA:
LAND AREA: 238,039 SF
EXISTING BUILDING: 38082 SF
PROPOSED BUILDING: 44,751 SF

LOT COVERAGE: 35%
MAX HT. 50'-0"

TRUCTION



Proposed Landscape Plan



Proposed Traffic Management Plan

January 11, 2021
PK# 2519-19.550
Z201-119

TRAFFIC MANAGEMENT PLAN

ROSEMONT PREP
CITY OF DALLAS

Introduction

The services of **Pacheco Koch** (PK) were retained by Masterplan, on behalf of **Dallas Independent School District (DISD)**, to prepare a Traffic Management Plan (TMP) for zoning approval in the City of Dallas for Rosemont Prep (the "School") located at 719 N Montclair Ave, Dallas, TX 75208 Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

School Description

- Type: Public Prep School
- District: Dallas Independent School District
- Address: 719 N Montclair Ave, Dallas, TX 75208
- Grades:
  - 4th-8th
- Start/End Times:
  - 8:20 AM – 3:25 PM (4th – 8th)
- Existing Zoning: R-7.5(A)
- Future Enrollment: 495

Pacheco Koch

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

School Access

- Adjacent Streets:
    - Montclair Avenue: Two lanes, two-way operation, un-divided [southbound one-way operational during school hours] *[School Zone]*
    - Taft Street: Two lanes, two-way operation, no median [eastbound one-way operational during school hours] *[School Zone]*
    - Mary Cliff Road: Two lanes, two-way operation, no median, designated bike lanes. *[School Zone]*
    - Ranier Street: Two lanes, two-way operation, no median. [westbound one-way operational during school hours] *[School Zone]*
- Adjacent Intersections:
    - Montclair Avenue and Taft Street - Marked crosswalks on east, west, and south approaches, barrier free ramps provided on all corners.
    - Montclair Avenue and Ranier Street – Marked crosswalks on east, west, and south approaches, barrier free ramps provided on all corners.
    - Mary Cliff Road and Ranier Street – Marked crosswalks on east (faded) and south approaches, barrier free ramps provided on northeast and southeast corners.
    - Mary Cliff Road and Taft Street – Marked crosswalks on east and south approaches, barrier free ramps provided on northeast, southeast, and southwest corners.
    - Sidewalks within walking distance of the school campus along adjacent streets appear to be sufficient for students to walk to and from School.

NOTE: It is generally recommended that all applicable crosswalks/barrier free ramps/sidewalks comply with current ADA accessibility requirements. Pacheco Koch is not certified to provide a full ADA compliance inspection, which is performed by licensed inspectors during the design and permitting process. All pavement markings, traffic signs, school zones, and pedestrian infrastructure improvements are recommended to be upgraded at permitting as applicable and meet current city and TMUTCD standards.

- Projected Travel Modes:
    - Bus: 5%
    - Walk: 10%
        - Sidewalk Connectivity appears to be sufficient for students to walk to and from School.
    - Picked Up by Parent: 85%

*Enrollment and Travel Mode Data assumed by *DISD and validated by field observations.*

School Administration Input Statement

The engineer collaborated with both the School District personnel and on-site staff/principal (Mr. Barker at 972-749-5026) and Student Transportation Services as needed, before and during the process of creation of the Traffic Management Plan. Conversations having direct input from the school principal most recently occurred on January 11th, 2021.

NOTE: During the COVID-19 Pandemic of 2020, a portion of students significantly below the total enrollment (approximately 50%) have been in-person at the school building. Because of this, conditions are not normal and, out of necessity, recommendations for this study are based upon professional experience and knowledge from similar and prior studies, supplemented by on-site observations.

The site engineer, the architect and the traffic engineer have collaborated the traffic patterns of parent routes, bus routes, and recommendations of the TMP with the on-site and District personnel. The onsite and District personnel have completed a thorough review and any changes that have been discussed have been applied to this version of the plan.

TRAFFIC MANAGEMENT PLAN

Most recent on-site dismissal observations were conducted on Monday, January 11, 2021. A summary of existing conditions is stated below:

Field Observed Traffic Management Operations

Dismissal consists of a single dismissal group. The school is surrounded by four local streets – Montclair Avenue, Taft Street, Mary Cliff Road, Ranier Street. Parent traffic enters the area and queues along both curbsides of Montclair Avenue, and the school property curbside of Taft Street and Ranier Street. The school uses an "app" for parents to coordinate with staff members to make the pick-up operations more efficient.

Montclair Avenue operates as one-way southbound as vehicles enter from the north and travel southbound during the pick-up and drop off periods. As students enter the vehicles, the vehicles continue to travel southbound to exit the area. This queuing area is designated for 5th Grade.

Taft Street operates as one-way eastbound as vehicles enter from the west and travel eastbound during the pick-up and drop off periods. As students enter the vehicles, the vehicles continue to travel eastbound to exit the area. This queuing area is designated for Middle School.

Ranier Street operates as one-way westbound as vehicles enter from the east and travel westbound during the pick-up and drop off periods. As students enter the vehicles, the vehicles continue to travel westbound to exit the area. This queuing area is designated for 5th Grade.

Student crossings with crossing guards are located at the intersections of Taft Street and Montclair Avenue, at the intersection of Ranier Street and Montclair Avenue, and Taft Street and Mary Cliff Road.

A parking lot for staff and visitor traffic is accessible via Ranier Street.

Staff assistance shall be present to allow students to enter and exit the school building in a safe and efficient manner.

School buses load and unload students along Montclair Avenue. Bus ridership is minimal for Rosemont Elementary School.

Proposed Traffic Management Operations

With all operations stated in the preceding section of field observed traffic management operations, the following changes are proposed to be implemented for traffic management operations.

In lieu of parent vehicles queuing on the east curbside of Montclair Avenue, queuing is to occur in the existing parking lot on Ranier Street as shown in **Exhibit 1**. This queuing area, along with Montclair Avenue, will be designated for 4th Grade in addition to 5th Grade.

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

1. **Provide Ability for Queuing within Parking Lot** – In lieu of parent vehicles queuing on the east curbside of Montclair Avenue, queuing is to occur in the existing parking lot on Ranier Street.

January 11, 2021

Pacheco Koch

Acknowledgement Statement

REVIEW AND COMMITMENT

This school traffic management plan (TMP) for Rosemont Prep was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. This plan was developed with direct input from individuals familiar with the general characteristics of the traffic needs of the school. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals.

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

Signature — Date: 01/11/21

Name: Marco Barker

Title: Principal

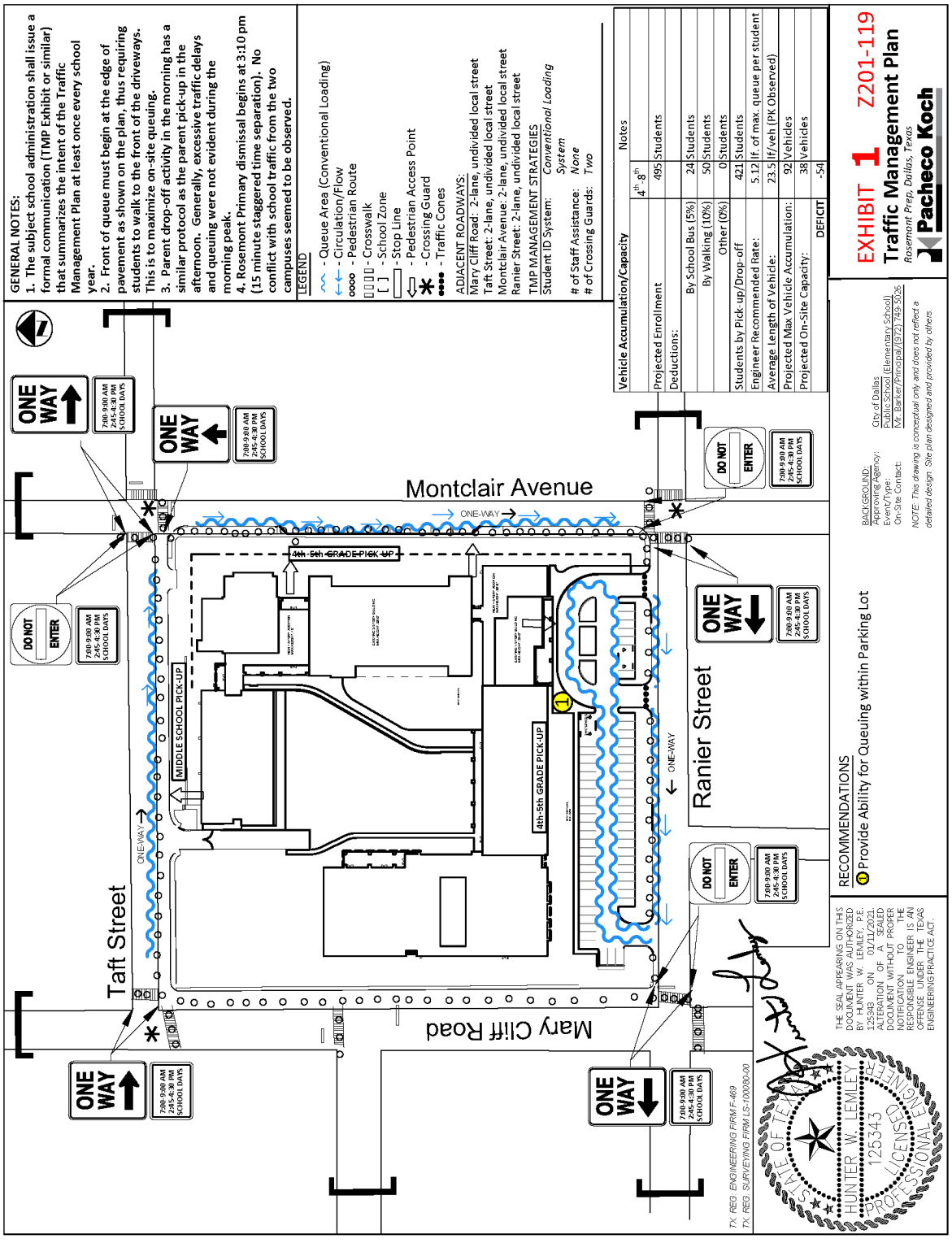
Police Department Signature — Date

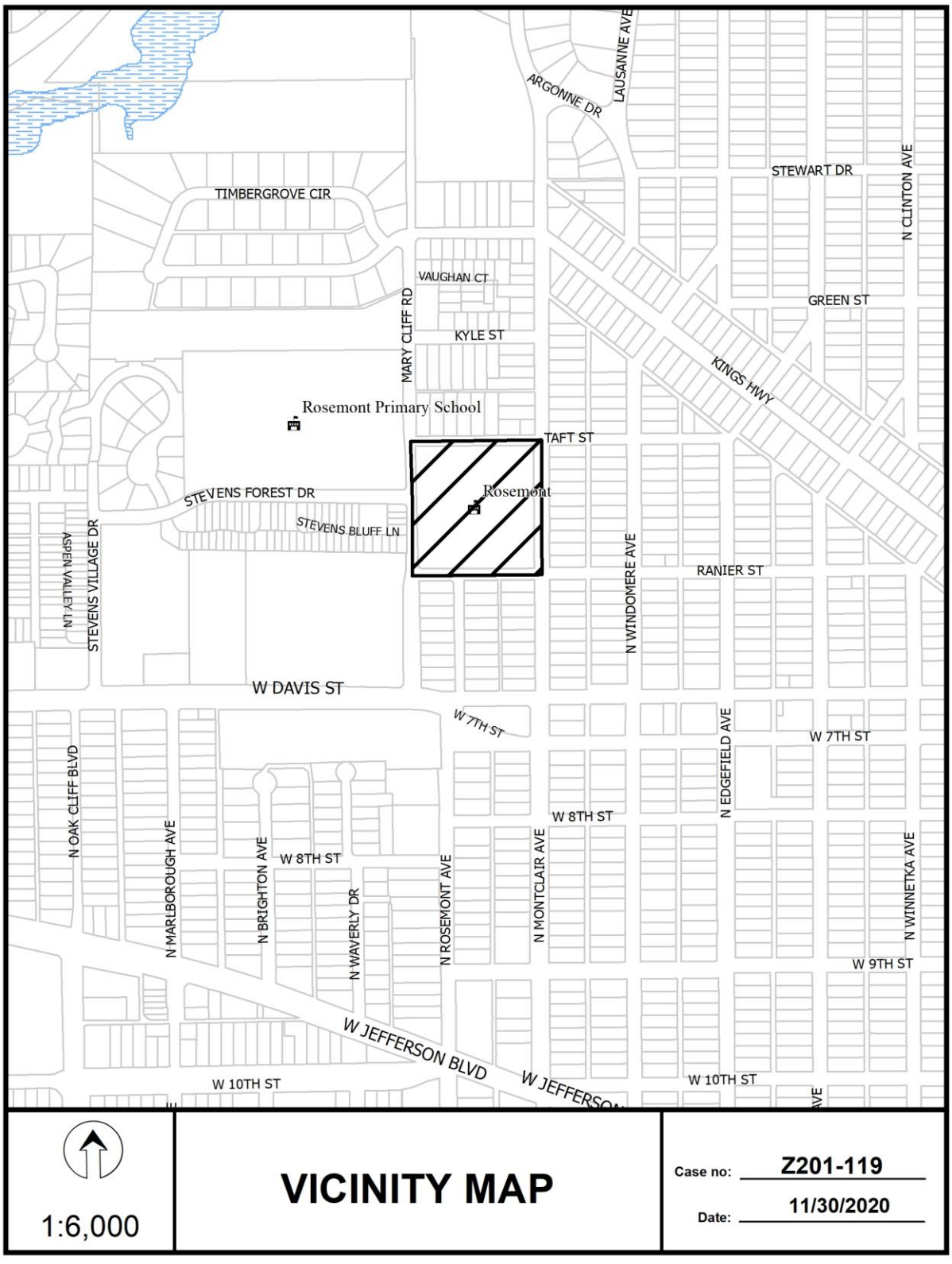
Name: _____

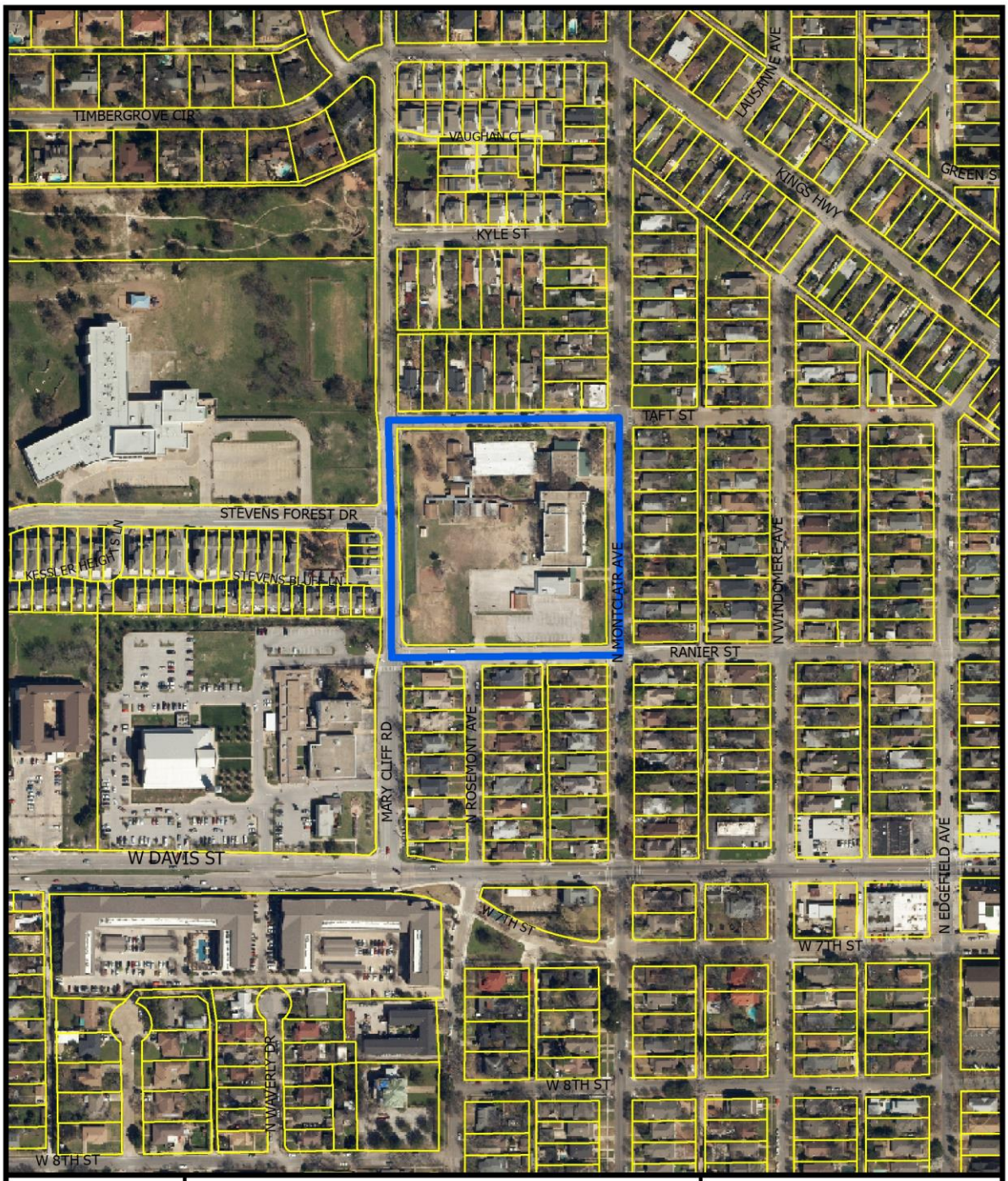
Title: _____

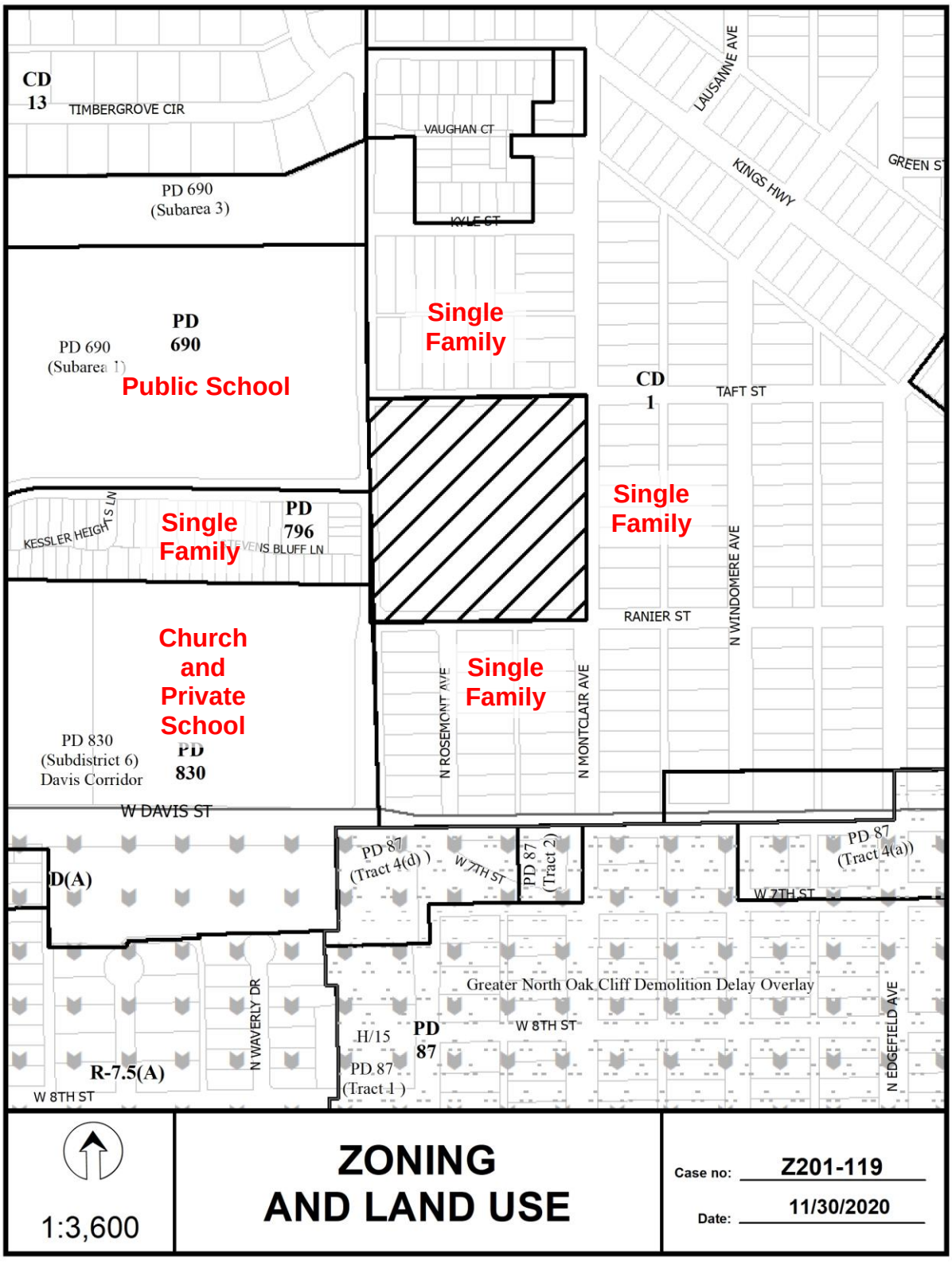
END OF MEMO

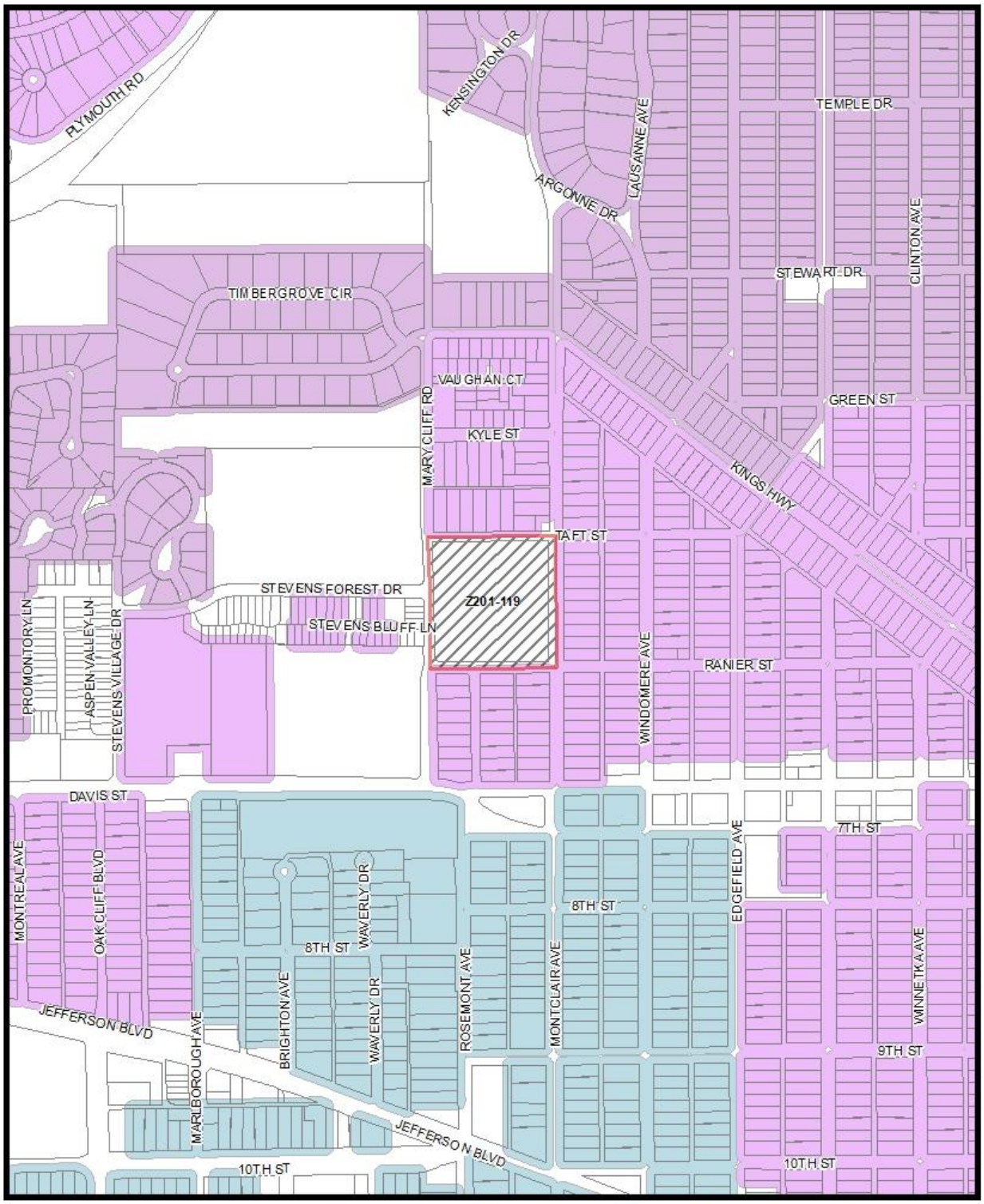
Proposed Traffic Management Plan

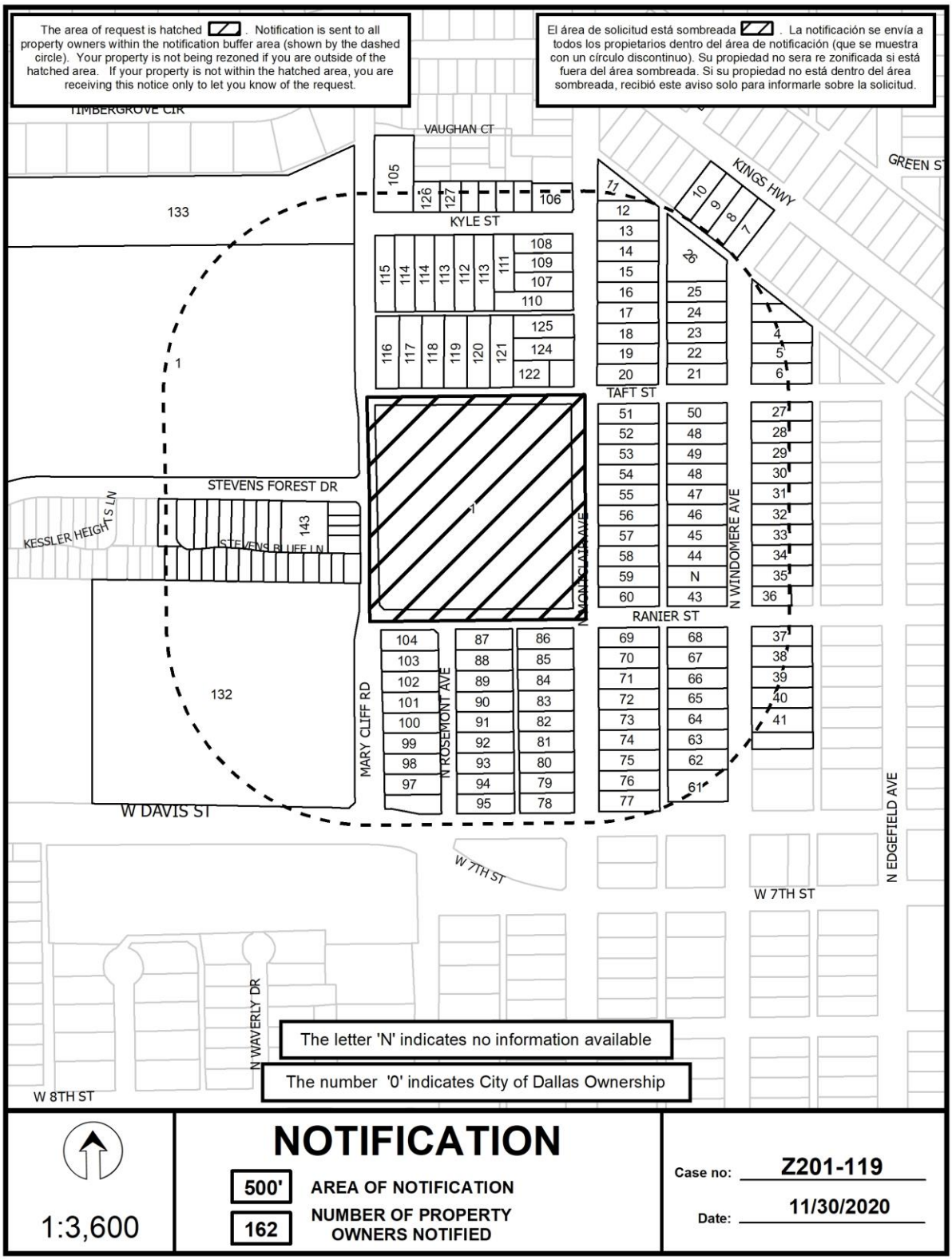



ARGONNE DR
LAUSANNE AVE
STEWART DR
N CLINTON AVE
TIMBERGROVE CIR
VAUGHAN CT
GREEN ST
MARY CLIFF RD
KYLE ST
KINGS HWY
Rosemont Primary School
TAFT ST
Rosemont
STEVENS FOREST DR
STEVENS BLUFF LN
ASPEN VALLEY LN
STEVENS VILLAGE DR
N WINDOMERE AVE
RANIER ST
W DAVIS ST
W 7TH ST
N EDGEFIELD AVE
N OAK CLIFF BLVD
W 8TH ST
N MARLBOROUGH AVE
N BRIGHTON AVE
N WAVERLY DR
N ROSEMONT AVE
N MONTCLAIR AVE
N WINNETKA AVE
W 9TH ST
W JEFFERSON BLVD
W 10TH ST
1:6,000
VICINITY MAP
Case no: Z201-119
Date: 11/30/2020


TIMBERGROVE CIR
VAUGHAN CT
KYLE ST
LAUSANNE AVE
KINGS HWY
GREEN S
TAFT ST
STEVENS FOREST DR
KESSLER HEIGHTS LN
STEVENS BLUFF LN
N MONTCLAIR AVE
N WINDOMERE AVE
RANIER ST
MARY CLIFF RD
N ROSEMONT AVE
W DAVIS ST
W 7TH ST
N EDGEFIELD AVE
N WAVERLY DR
W 8TH ST
1:3,600
AERIAL MAP
Case no: Z201-119
Date: 11/30/2020


CD 13
TIMBERGROVE CIR
PD 690 (Subarea 3)
VAUGHAN CT
KYLE CT
LAUSANNE AVE
KINGS HWY
GREEN ST
Single Family
PD 690 (Subarea 1)
PD 690
Public School
CD 1
TAFT ST
Single Family
KESSLER HEIGHTS LN
Single Family
PD 796
STEVENS BLUFF LN
N WINDOMERE AVE
RANIER ST
Church and Private School
Single Family
N ROSEMONT AVE
N MONTCLAIR AVE
PD 830 (Subdistrict 6) Davis Corridor
PD 830
W DAVIS ST
PD 87 (Tract 4(d))
W 7TH ST
PD 87 (Tract 2)
PD 87 (Tract 4(a))
W 7TH ST
D(A)
Greater North Oak Cliff Demolition Delay Overlay
N WAVERLY DR
H/15
PD 87
W 8TH ST
N EDGEFIELD AVE
R-7.5(A)
PD 87 (Tract 1)
W 8TH ST
1:3,600
ZONING AND LAND USE
Case no: Z201-119
Date: 11/30/2020


PLYMOUTH RD
KENSINGTON DR
ARGONNE DR
LAUSANNE AVE
TEMPLE DR
CLINTON AVE
STEWART DR
TIMBERGROVE CIR
VAUGHAN CT
KYLE ST
MARYCLIFF RD
GREEN ST
KINGS HWY
TAFT ST
Z201-119
STEVENS FOREST DR
STEVENS BLUFF LN
PROMONTORY LN
ASPEN VALLEY LN
STEVENS VILLAGE DR
WINDOMERE AVE
RANIER ST
DAVIS ST
7TH ST
EDGEFIELD AVE
MONTREAL AVE
OAK CLIFF BLVD
8TH ST
WAVERLY DR
ROSEMONT AVE
MONTCLAIR AVE
WINNETKA AVE
JEFFERSON BLVD
BRIGHTON AVE
MARLBOROUGH AVE
9TH ST
10TH ST
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:6,000
Market Value Analysis
Printed Date: 11/30/2020


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
TIMBERGROVE CIR
VAUGHAN CT
KYLE ST
KINGS HWY
GREEN ST
TAFT ST
RANIER ST
STEVENS FOREST DR
KESSLER HEIGHTS LN
STEVENS BLUFF LN
MONTCLAIR AVE
N WINDOMERE AVE
MARY CLIFF RD
N ROSEMONT AVE
W DAVIS ST
W 7TH ST
N EDGEFIELD AVE
N WAVERLY DR
W 8TH ST
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500' AREA OF NOTIFICATION
162 NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z201-119
Date: 11/30/2020

11/30/2020

Notification List of Property Owners

Z201-119

162 Property Owners Notified

Label #	*Address*		*Owner*
1	719	N MONTCLAIR AVE	Dallas ISD
2	816	N WINDOMERE AVE	REITER AMANDA &
3	818	N WINDOMERE AVE	LOPEZ RUBEN ARTURO
4	810	N WINDOMERE AVE	POWELL AARON C
5	806	N WINDOMERE AVE	PROVENZALE ANTHONY B & MARY M
6	802	N WINDOMERE AVE	ALLINGER ALAN LOUIS
7	1500	KINGS HWY	KINGS HIGHWAY 1500 PROPERTY LLC
8	1506	KINGS HWY	CROWDER LESLIE MONTELLE
9	1510	KINGS HWY	BYROM KYLE
10	1514	KINGS HWY	MALONEY STEPHANIE &
11	838	N MONTCLAIR AVE	MARTYN ALICE CLAUDINE
12	834	N MONTCLAIR AVE	RANGE WILLIE & SYNTHIA
13	830	N MONTCLAIR AVE	REED JAMES LEE &
14	826	N MONTCLAIR AVE	GRABOWY CHRISTOPHER &
15	822	N MONTCLAIR AVE	Taxpayer at
16	818	N MONTCLAIR AVE	GALLEGOS PEDRO
17	814	N MONTCLAIR AVE	Taxpayer at
18	810	N MONTCLAIR AVE	RAGLAND FRANK W
19	806	N MONTCLAIR AVE	CALLAWAY JEANETTE EST OF
20	802	N MONTCLAIR AVE	AHUYON NOEMI
21	801	N WINDOMERE AVE	LEONARD CHRISTOPHER &
22	805	N WINDOMERE AVE	POSADA MARIA LOURDES & FRANK
23	811	N WINDOMERE AVE	CARDOZA JOSE C & RITA
24	817	N WINDOMERE AVE	LOPEZ DAVID
25	819	N WINDOMERE AVE	LOPEZ MANUEL & OTILIA
26	821	N WINDOMERE AVE	NITSCHKE JOHN B &

11/30/2020

Label #	*Address*		*Owner*
27	738	N WINDOMERE AVE	DUNN JENNIFER ERIN
28	734	N WINDOMERE AVE	CARTER REBECCA S
29	730	N WINDOMERE AVE	730 & 732 NORTH WINDOMERE LLC
30	726	N WINDOMERE AVE	SOECHTING CHARLES E &
31	722	N WINDOMERE AVE	FULLER JOSHUA CLYDE
32	718	N WINDOMERE AVE	JAITLA RAMNEEK
33	714	N WINDOMERE AVE	Taxpayer at
34	708	N WINDOMERE AVE	PHILLIPS CHAD
35	706	N WINDOMERE AVE	MCKAY BRIAN A &
36	702	N WINDOMERE AVE	MUNIZ CLAUDIA B
37	634	N WINDOMERE AVE	JENSEN ANNETTE
38	630	N WINDOMERE AVE	ALCALA LAUREN A
39	626	N WINDOMERE AVE	VEATCH JOHN & ADAY ARIEL
40	620	N WINDOMERE AVE	GILLIAM LAWRENCE W
41	618	N WINDOMERE AVE	ROBERTS CHASE &
42	614	N WINDOMERE AVE	STEPHENS DAWN VERNISE
43	703	N WINDOMERE AVE	JACOBY BRYAN M
44	711	N WINDOMERE AVE	SHAUGHNESSY AMANDA & RYAN
45	715	N WINDOMERE AVE	ESCOBAR JESUS & ROSA F
46	719	N WINDOMERE AVE	CAMACHO ARMANDO &
47	721	N WINDOMERE AVE	CRUZ JAVIER L & SOSA
48	725	N WINDOMERE AVE	SARMIENTO VERONICA &
49	731	N WINDOMERE AVE	SARMIENTO MANUEL
50	739	N WINDOMERE AVE	BRUMFIELD WILLIE G &
51	738	N MONTCLAIR AVE	BOHANAN ANN MARGARET
52	734	N MONTCLAIR AVE	ANDERSON CARSON T
53	730	N MONTCLAIR AVE	TERESI REBECCA QUINN &
54	726	N MONTCLAIR AVE	GARRETT MARIA DELOSANGELES &
55	722	N MONTCLAIR AVE	WHITE JARED
56	718	N MONTCLAIR AVE	COUCH JUANITA LANETTE
57	714	N MONTCLAIR AVE	BERG SHERRY

11/30/2020

Label #	*Address*		*Owner*
58	710	N MONTCLAIR AVE	IGO BROOKS & ELIZABETH BONNIN
59	706	N MONTCLAIR AVE	KIENINGER DANIEL
60	700	N MONTCLAIR AVE	SCHIKNER ROBERT C &
61	1505	W DAVIS ST	HIXSON FAMILY TRUST
62	611	N WINDOMERE AVE	MCGREGOR THOMAS WILLIAM
63	617	N WINDOMERE AVE	FLINT JAMES E
64	619	N WINDOMERE AVE	RANGEL FRANCISCO J
65	621	N WINDOMERE AVE	HUERTA ALBERT & ISABEL
66	627	N WINDOMERE AVE	HOWARD HAMILTON
67	631	N WINDOMERE AVE	SARMIENTO ROCIO
68	633	N WINDOMERE AVE	SARMIENTO FRANCISCO & CRISTINA
69	634	N MONTCLAIR AVE	ALONSO MARIA DE JESUS &
70	630	N MONTCLAIR AVE	Taxpayer at
71	626	N MONTCLAIR AVE	LYTLE HEATHER M & ZACHARY J
72	622	N MONTCLAIR AVE	Taxpayer at
73	618	N MONTCLAIR AVE	LOCKE JERRI A
74	614	N MONTCLAIR AVE	PETERSON ROBERT S
75	608	N MONTCLAIR AVE	PEREZ ISAAC & EUGENIA
76	606	N MONTCLAIR AVE	ROBINSON KARA &
77	600	N MONTCLAIR AVE	600 N MONTCLAIR LLC
78	601	N MONTCLAIR AVE	ELLIS DANIEL &
79	607	N MONTCLAIR AVE	ARISTA FLORENCE
80	611	N MONTCLAIR AVE	HENSON CLAIRE ELIZABETH &
81	615	N MONTCLAIR AVE	BERRY KATHLEEN W
82	619	N MONTCLAIR AVE	FEINBERG JONATHAN SETH &
83	623	N MONTCLAIR AVE	CARLOS JOSEPH M
84	627	N MONTCLAIR AVE	SCOGGIN STEPHANIE & ELLIOT JOHNSON
85	631	N MONTCLAIR AVE	BERKELEY BARBARA B
86	635	N MONTCLAIR AVE	Taxpayer at
87	634	N ROSEMONT AVE	FLACCO JORDAN & JAMIE
88	630	N ROSEMONT AVE	RUCCIO DANE &

11/30/2020

Label #	*Address*		*Owner*
89	626	N ROSEMONT AVE	SMITH STUART L & MARILYNN M
90	622	N ROSEMONT AVE	ARNOLD ZACHARY & DANNAE
91	618	N ROSEMONT AVE	Taxpayer at
92	614	N ROSEMONT AVE	FERREL CHRISTOPHER W &
93	610	N ROSEMONT AVE	CHILDRESS JUSTIN S
94	606	N ROSEMONT AVE	MAGANA JUAN JURADE
95	602	N ROSEMONT AVE	RODRIGUEZ PAUL E &
96	601	N ROSEMONT AVE	RODRIGUEZ ESTER
97	607	N ROSEMONT AVE	CARMONA NICOLAS III &
98	609	N ROSEMONT AVE	RODRIGUEZ RICHARD
99	619	N ROSEMONT AVE	CHENG RAYMOND SHEWLAY &
100	623	N ROSEMONT AVE	HYLDEN JORDAN L & EMILY R
101	627	N ROSEMONT AVE	CHRISTENSEN KEVIN D
102	631	N ROSEMONT AVE	CURIEL LYDIA M
103	635	N ROSEMONT AVE	VILLARREAL ELPIDIO
104	639	N ROSEMONT AVE	MAREZ ELIA ORTA LIFE EST
105	1635	KYLE AVE	NASH HORACE R JR &
106	903	N MONTCLAIR AVE	ALLEN BENJAMIN J &
107	823	N MONTCLAIR AVE	Taxpayer at
108	831	N MONTCLAIR AVE	RODRIGUEZ YOLANDA RUIZ
109	829	N MONTCLAIR AVE	FAZ ISAAC &
110	819	N MONTCLAIR AVE	FLORES ASHLEY BRYAN
111	1614	KYLE AVE	GRANADOS JOSE & SARA M
112	1620	KYLE AVE	CLOUD NINE VENTURES LLC
113	1616	KYLE AVE	CANTU CLAUDIA S
114	1628	KYLE AVE	JC LEASING LLP
115	1638	KYLE AVE	RAMIREZ REFUGIO RAYMUNDO
116	1635	TAFT ST	VACHON SAMUEL & MEREDITH
117	1631	TAFT ST	MARTINEZ BENJAMIN M &
118	1627	TAFT ST	GONZALEZ DIANA R
119	1623	TAFT ST	FLOYD JAMES E

11/30/2020

Label #	*Address*		*Owner*
120	1619	TAFT ST	CEJA FREDY & MARIA
121	1615	TAFT ST	GARCIA NOEL & RAFAELA
122	1611	TAFT ST	GARZA PEDRO A &
123	805	N MONTCLAIR AVE	KRUKIEL DAVID
124	811	N MONTCLAIR AVE	MAYNOR KELLAM
125	815	N MONTCLAIR AVE	ALVAREZ JOSE CRUZ &
126	1629	KYLE AVE	NELSON CHARLES DAVID & KATHRYN
127	1625	KYLE AVE	LACHOWICZ NICOLE
128	1621	KYLE AVE	THOMPSON DUSTY RAY &
129	1617	KYLE AVE	FLIPPO JAMES & SHARYN
130	1613	KYLE AVE	MALLORY LARRY SCOTT & LEE ANN
131	1609	KYLE AVE	QUINLAN BRIAN &
132	1845	W DAVIS ST	ROMAN CATHOLIC DIOCESE DALLAS
133	817	MARY CLIFF RD	TWELVE HILLS NATURE
134	770	HIGH GARDEN PL	MUNOZ MARIO A & MAYRA E
135	750	HIGH GARDEN PL	PATTERSON JOSHUA & EMILY
136	730	HIGH GARDEN PL	GRATTON BERNADETTE
137	710	HIGH GARDEN PL	SMITH AMANDA LYNNE
138	1802	STEVENS BLUFF LN	ROBERTS MATTHEW D & JULIE M
139	1808	STEVENS BLUFF LN	CARAWAY THOMAS G II &
140	1814	STEVENS BLUFF LN	RIOS ANTHONY D &
141	1820	STEVENS BLUFF LN	ROSALES SARAH &
142	1826	STEVENS BLUFF LN	2017 BISHOP PLACE TRUST
143	1821	STEVENS BLUFF LN	HIGH GROVE AT WEST KESSLER
144	1832	STEVENS BLUFF LN	GOEN MONTE L
145	1838	STEVENS BLUFF LN	KOFFLER MICHAEL J TRUST
146	1844	STEVENS BLUFF LN	MCFADDEN BRENT D & BETHANY M
147	1850	STEVENS BLUFF LN	COLON GLORIMAR RIVERA &
148	1856	STEVENS BLUFF LN	LALANGAS EVANGELINE O
149	1862	STEVENS BLUFF LN	KEMP WILLIAM JAMES III &
150	1868	STEVENS BLUFF LN	SCHARTON GARRETT &

11/30/2020

Label #	*Address*		*Owner*
151	1874	STEVENS BLUFF LN	RICE BRANDON
152	1880	STEVENS BLUFF LN	GROTIUS FRANS JOHANNES
153	1810	WOOD LEDGE PL	HERMOSO INES M
154	1825	WOOD LEDGE PL	DALE VIRGINIA
155	1877	STEVENS BLUFF LN	DI BENEDETTI DANA B
156	1871	STEVENS BLUFF LN	PENTECOST BLAIR L
157	1865	STEVENS BLUFF LN	ELSHOT KITTY &
158	1859	STEVENS BLUFF LN	CANNON JOHN L IV &
159	1853	STEVENS BLUFF LN	DESOUSA LUCIA
160	1847	STEVENS BLUFF LN	ROSE DEAN T &
161	1841	STEVENS BLUFF LN	ADAMS JEFFREY L & SHERI S
162	1835	STEVENS BLUFF LN	CANTU STACY G &

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

Planner: Jennifer Muñoz

FILE NUMBER:	Z201-121(JM)	**DATE FILED:**	October 22, 2020
LOCATION:	Southwest corner of Copeland Street and Gay Street		
COUNCIL DISTRICT:	7	**MAPSCO:**	46 V
SIZE OF REQUEST:	±0.21 acres	**CENSUS TRACT:**	27.01

REPRESENTATIVE: Rik Adamski

APPLICANT/OWNER: Anilkumar and Rama Thakrar Family Trust

REQUEST: An application for an MF-1(A) Multifamily Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of the request is to bring an existing non-conforming multifamily use into compliance.

STAFF RECOMMENDATION: Denial.

PLANNED DEVELOPMENT No. 595
http://dallascityattorney.com/51P/Articles%20Supp%2039/ARTICLE%20595.pdf

PRIOR CPC ACTION: On February 4, 2021, the City Plan Commission held this case under advisement until February 18, 2021 to allow for further consideration of possibly adding volunteered deed restrictions. The applicant has submitted voluntary deed restrictions reducing the maximum allowable height to 30 feet.

BACKGROUND INFORMATION:

- On September 26, 2001, the City Council approved the creation of PD No. 595 comprised of nine residential and seven nonresidential subdistricts including form districts. Upon adoption, the 0.21-acre subject site zoned an MF-2(A) Multifamily District and developed with a one-story multifamily use containing four dwelling units, became nonconforming.

- The structure is approximately 2,640-square-feet and was constructed in 1960 per City records. DCAD states that the structure was built in 1925, but this is not consistent with historic aerials and City records for the property.

- The proposed MF-1(A) Multifamily Subdistrict will allow the land use of multifamily by right, permitting the existing four-plex to be legally occupied. Any future structures would have to comply with all requirements of the Dallas Development Code, including setbacks, separation from lower density uses, parking, screening, and landscaping.

- The surrounding land uses consist of single-family dwelling units to the northwest, east, and southwest, with several undeveloped parcels to the northeast and southeast. All surrounding properties are zoned an R-5(A) Single Family Subdistrict.

Zoning History: There have been no zoning cases in the area over the past five years; however, the subject site did have the following requests:

1. **Z189-254**: On January 9, 2020, the City Plan Commission recommended denial of an application for a MF-1(A) Multifamily Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

2. **W190-005**: On August 12, 2020, the City Council overturned the March 26, 2020 denial of City Plan Commission for a waiver to the two-year waiting period on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Copeland Street	Local Street	50 feet
Gay Street	Local Street	50 feet

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.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request does not support the following Plan's goals or policies.

The applicant's request is not consistent with the following goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.15 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

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

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

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

The multifamily land use is not consistent with the neighborhood land use pattern. The PD changed the vision for the area, no longer permitting multifamily uses in this area. This use does not allow a transition among uses since it is the only multifamily use surrounded by single family properties. Finally, while the request does provide affordable housing, equal consideration should also be given to the quality, safety, and structural integrity of the housing. Over the years, the site has been the subject of code compliance violations, as per reports obtained from Building Inspection. Thus, staff does not believe that the request meets the goal of providing equitable opportunities for Dallas residents. Nonconforming uses are intended to be terminated upon vacancy of six months.

NEIGHBORHOOD PLUS

One of the goals of *Neighborhood Plus* is to expand homeownership. This goal encourages a wider range of housing types to respond to emerging preferences, identifies incentives for infill development and home improvements in targeted neighborhoods, expands programs to reach a broader range of potential home buyers, and develops partnership to increase the pool of eligible loan applicants.

GOAL 6 Enhance Rental Housing Options

> **Policy 6.1** Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.
>
> > **Action 6.1.3** Strengthen regulatory standards and provide incentives for volume single family and multi-family developers to provide a range of housing unit sizes and include family-friendly amenities such as play area or open/green space for active, healthy living.

Currently, the site cannot provide any of the amenities described above. The site is noncompliant with the front yard block face continuity along Gay Street, cannot comply with Article X which requires off-street parking and multifamily uses to be screened from single family use; and cannot comply with the off-street parking requirement. If the existing structure were demolished and reconstructed, it would be extremely difficult, even impossible, to comply with the Dallas Development Code and programing of amenities as described in the *Neighborhood Plus* plan.

Surrounding Land Uses:

	Subdistricts in PD No. 595	Land Use
Site	R-5(A)	Multifamily
Northwest	R-5(A)	Single Family
Northeast	R-5(A)	Undeveloped
East	R-5(A)	Single Family
Southeast	R-5(A)	Undeveloped
Southwest	R-5(A)	Single Family

Land Use Compatibility:

Upon research, staff could not obtain evidence of an active Certificate of Occupancy, the required multitenant permit or permits for necessary utility connections.

The surrounding land uses consist of single-family dwelling units to the northwest, east, and southwest, with several undeveloped parcels to the northeast and southeast. All surrounding properties are zoned an R-5(A) Single Family Subdistrict.

Staff believes that the continued operation of a multifamily use in this predominately low-density single-family neighborhood could have a potentially negative impact on the character of the surrounding area. As indicated in the development standards table below, the regulations differ between the existing R-5(A) Single Family Subdistrict and proposed MF-1(A) Multifamily Subdistrict as they relate to the height, lot coverage, lot size, parking, and screening requirements. While the proposed multifamily district technically allows a height of up to 36 feet-in-height and the applicant volunteered deed restrictions to limit height to 30 feet, according to the residential proximity slope standards within Chapter 51A-4.412, for any structure over 26 feet-in-height, that portion may not be located above a residential proximity slope originating in an R-District. Since the subject site is surrounded by R-District properties, the maximum height is 26 feet.

The biggest change in development rights is lot coverage. The MF-1(A) District proposed would allow up to 60 percent in impervious lot coverage versus 45 percent in single family districts.

Similar to the issue with the added height, a five-foot reduction in the required front yard setback from the proposed MF-1(A) District is not achieved due to a provision requiring the site to adhere to block continuity or maintain the established front yard setback pattern.

While the use previously operated in the neighborhood and in compliance with zoning, the use is no longer an adequate or compatible use as the neighborhood is predominately low-density single family and the rights granted through the requested zoning will allow a use and regulations inconsistent with the existing single family lot pattern. Therefore, staff is recommending denial of the proposed zoning change. This is the second zoning request made on this site, changing the request to MF-1(A), while the previous request was for MF-2(A). Additionally, the applicant is proposing one-bedroom units rather than two-bedroom units. Ultimately, this is what was previously permitted in 1960.

The change from an R-5(A) to an MF-1(A) District would allow for the multifamily use to remain in the existing nonconforming structure (to setbacks) and with nonconforming parking. All other building permit issues could potentially be resolved since the zoning would now allow the use.

Below, all three (current, proposed, previously proposed) districts are compared.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Cover-age	Special Stand-ards	PRIMARY Uses
	Front	Side/ Rear					
PD No. 595 R-5(A) - Existing Single Family	20’	5’	1 Dwelling Unit/ 5,000 sq. ft.	30’	45%	Min. Lot: 5,000 sq. ft.	Single family
PD No. MF-1(A) - Proposed Multifamily	15’ However, 20’ is required for continuity	10’/15’ for other permitted uses	Min lot 3,000 sq. ft. 1,000 sq. ft – E 1,400 sq. ft – 1 BR 1,800 sq. ft – 2 BR +200 sq. ft each add BR	36’* ***DRs volunteered to reduce max to 30’**	60%	RPS	Multifamily, Duplex & single family
PD No. MF-2(A) – Previously Proposed Multifamily	15’ However, 20’ is required for continuity	10’/15’ for other permitted uses	Min lot 1,000 sq. ft. 800 sq. ft – E 1,000 sq. ft – 1 BR 1,200 sq. ft – 2 BR +150 sq. ft each add BR	36’	60%	RPS	Multifamily, Duplex & single family

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. For multifamily uses, one parking space is required per bedroom. An additional one-quarter space per dwelling unit must be provided for resident parking if the required parking is restricted to resident parking only.

The existing multifamily use and layout on the site does not provide any off-street parking as required by code. If the previously nonconforming use is established as a legal land use with this rezoning request, the nonconforming parking provided originally will allow the property to be re-occupied without meeting today's code requirements as described above due to delta theory. However, those parking credits must be maintained according to the rules under delta theory.

If the delta credits were ever lost, a fourplex with one-bedroom units would require a minimum of four parking spaces plus up to two parking spaces for guests if the parking provided is reserved for tenants. Additionally, the required parking cannot be in the required front yard. If the site were redeveloped under today's code, it would be extremely difficult to comply with parking requirements.

Landscaping:

Landscaping of any development will be in accordance with the landscape regulations of PD No. 595. No landscaping is triggered if the impervious lot coverage is not being increased. Maintaining the existing structure in a nonconforming state in accordance with the provisions of the code is possible; however, future redevelopment as a multifamily use would prove difficult to meet the required landscaping.

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 immediately surrounding properties on the block are categorized as being within an "H" MVA cluster.

List of Partners/Principals/Officers

Anilkumar and Rama Thakrar Family Trust

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

Deed Restrictions Volunteered on 2-8-21:

DEED RESTRICTIONS

THE STATE OF TEXAS)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS)

I.

The undersigned, Anilkumar and Rama Thakrar Family Trust ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out ofthe Thomas Lagow Survey, Abstract No. 759, City Block 10/1856, an Addition to the City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Biniam Teffera and Yewubday Assefa Tekelmariyam, by deed dated December 11, 2018, and recorded in Instrument No. 201800323986, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

HARLEM BLK 10/1856 LOT 3 & 4

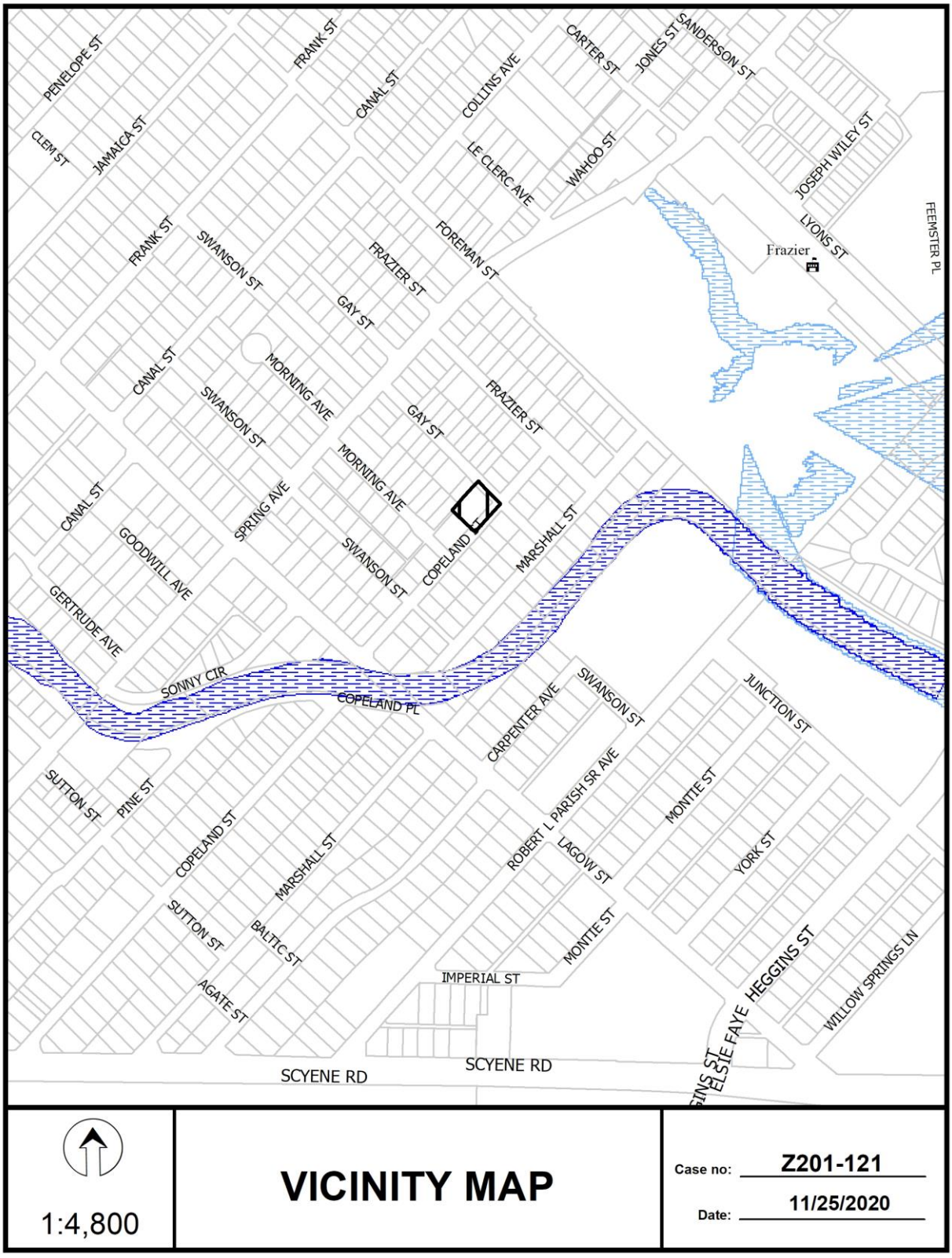
II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

Maximum building height is 30 feet.

III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.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CLEM ST
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FRANK ST
CANAL ST
COLLINS AVE
CARTER ST
JONES ST
SANDERSON ST
LE CLERC AVE
WAHOO ST
JOSEPH WILEY ST
LYONS ST
FEEMSTER PL
Frazier
FOREMAN ST
FRAZIER ST
SWANSON ST
GAY ST
MORNING AVE
SPRING AVE
GOODWILL AVE
GERTRUDE AVE
COPELAND
MARSHALL ST
SONNY CIR
COPELAND PL
CARPENTER AVE
JUNCTION ST
ROBERT L PARISH SR AVE
MONTIE ST
YORK ST
LAGOW ST
SUTTON ST
PINE ST
COPELAND ST
BALTIC ST
AGATE ST
IMPERIAL ST
SCYENE RD
ELSIE FAYE HEGGINS ST
WILLOW SPRINGS LN
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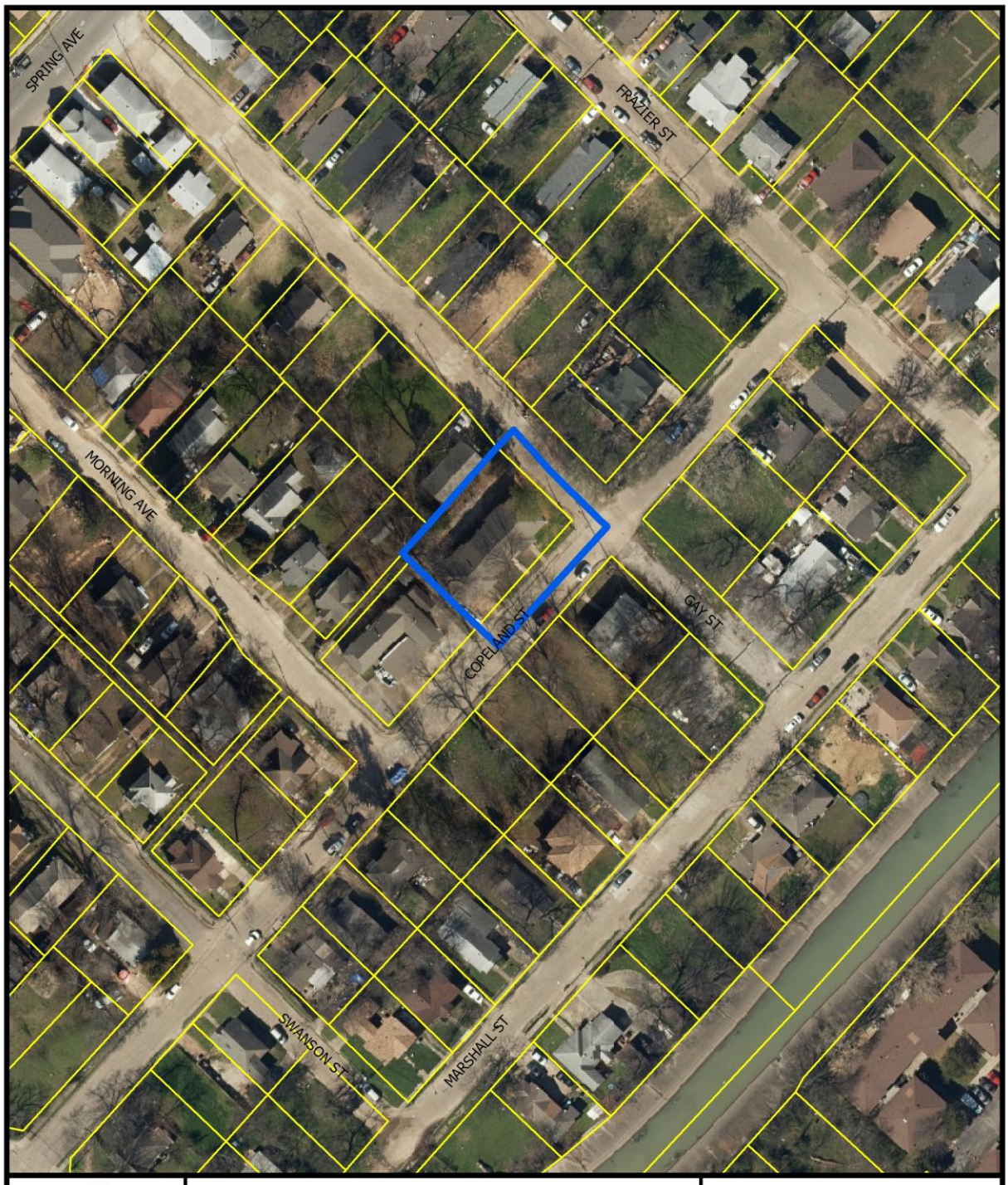
VICINITY MAP
Case no: Z201-121
Date: 11/25/2020



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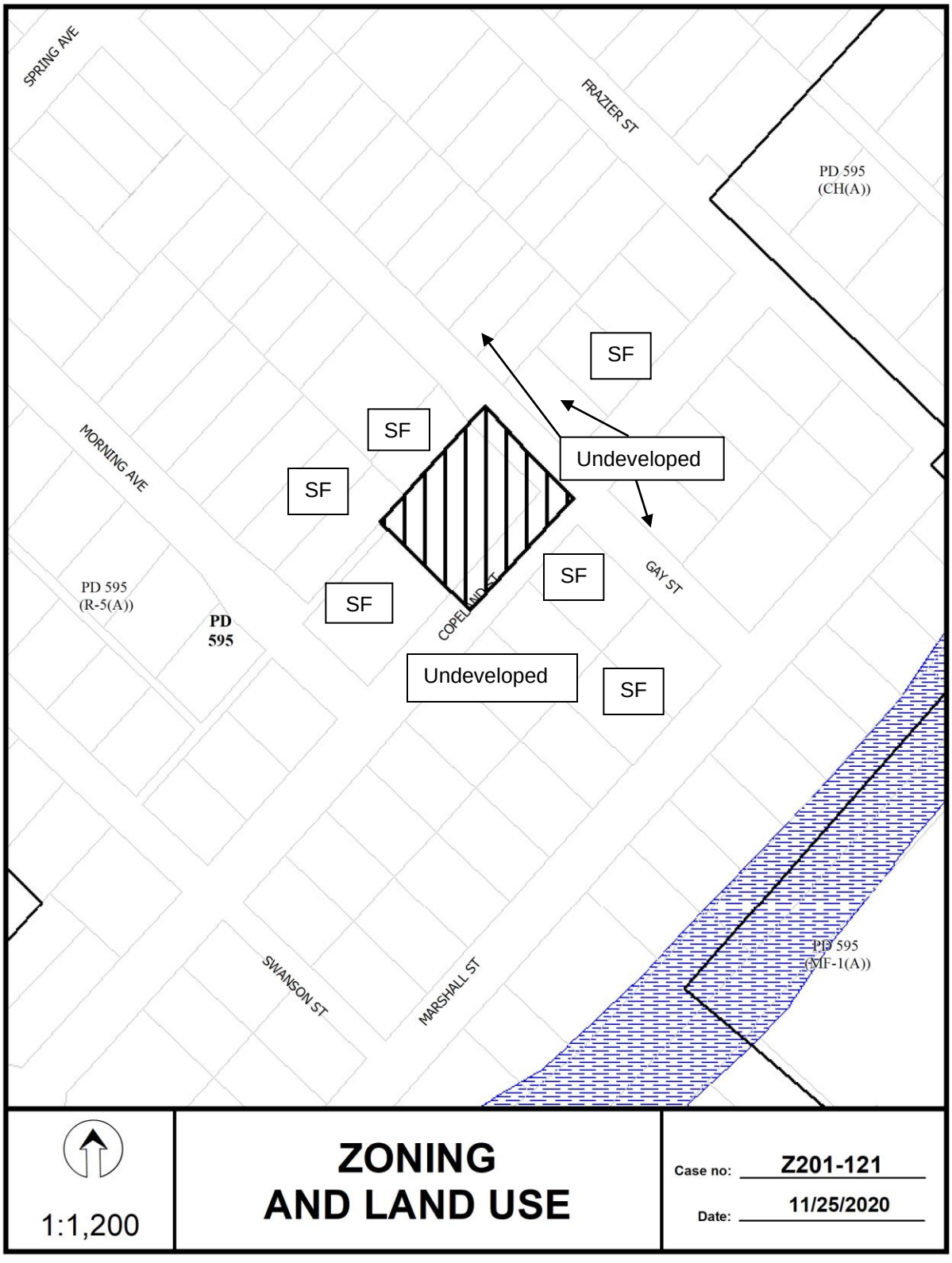
AERIAL MAP

Case no: Z201-121

Date: 11/25/2020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MORNING AVE
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GAY ST
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(R-5(A))
PD
595
Undeveloped
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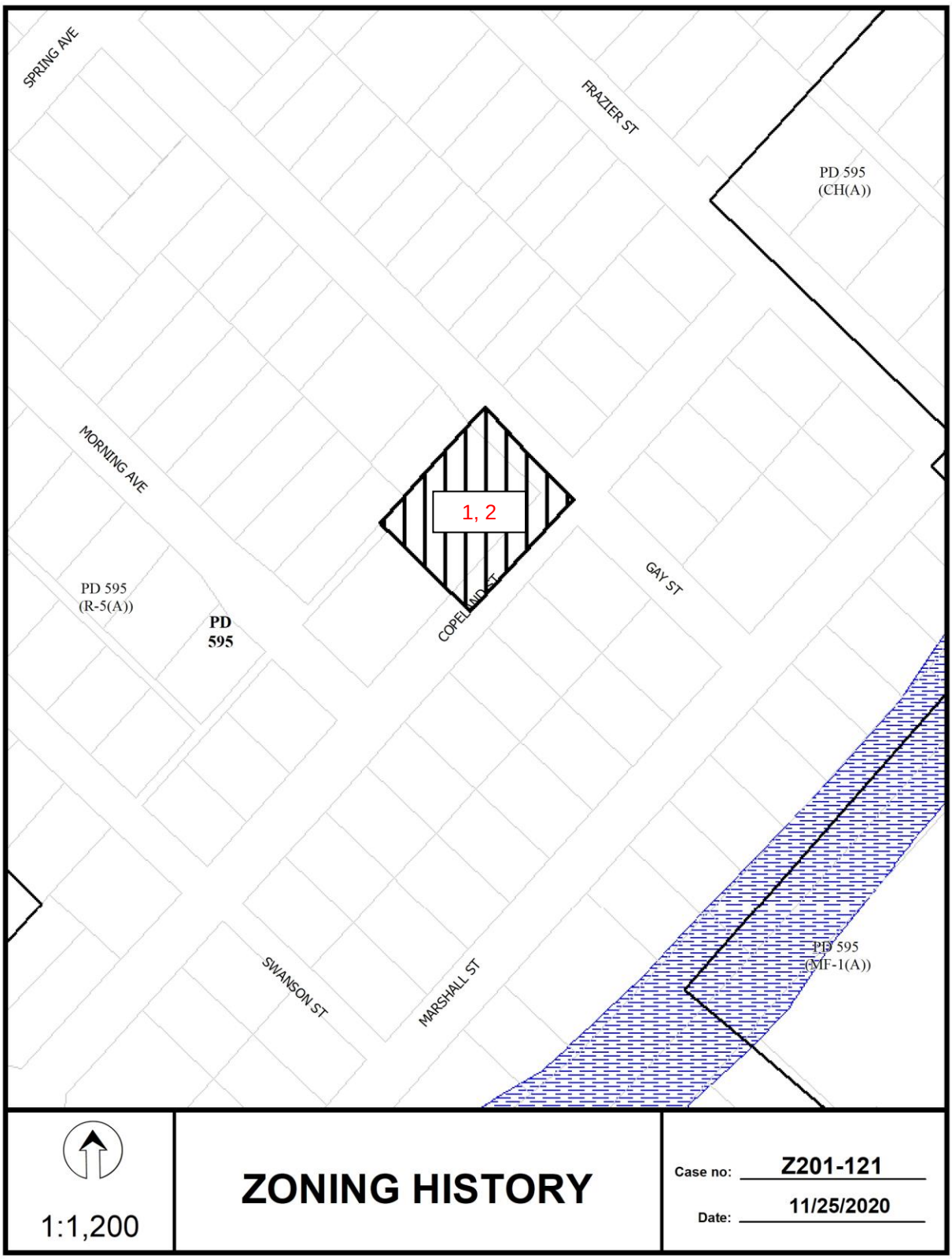
PD 595
(MF-1(A))
SWANSON ST
MARSHALL ST
1:1,200
ZONING
AND LAND USE
Case no: Z201-121
Date: 11/25/2020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595
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GAY ST
SWANSON ST
MARSHALL ST
PD 595
(MF-1(A))
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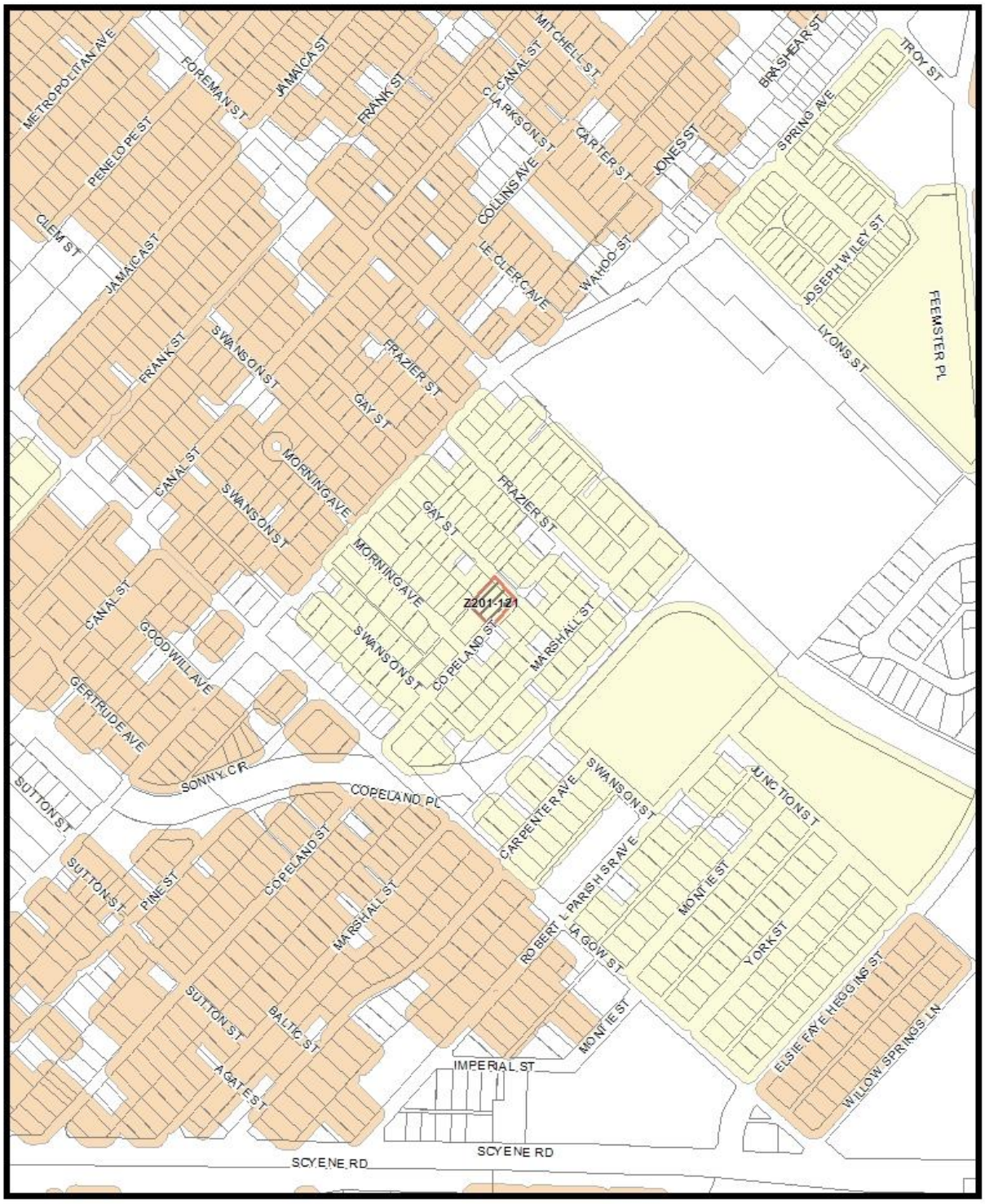
ZONING HISTORY
Case no: Z201-121
Date: 11/25/2020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PENELOPE ST
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COLLINS AVE
LE CLERC AVE
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JOSEPH WILEY ST
FEEMSTER PL
LYONS ST
SWANSON ST
FRAZIER ST
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Z201-121
COPELAND ST
MARSHALL ST
GOODWILL AVE
GERTRUDE AVE
SONNY CIR
COPELAND PL
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MONTIE ST
ROBERT L PARISH SR AVE
LAGOW ST
YORK ST
ELSIE FAYE HEGGINS ST
WILLOW SPRINGS LN
BALTIC ST
AGATE ST
IMPERIAL ST
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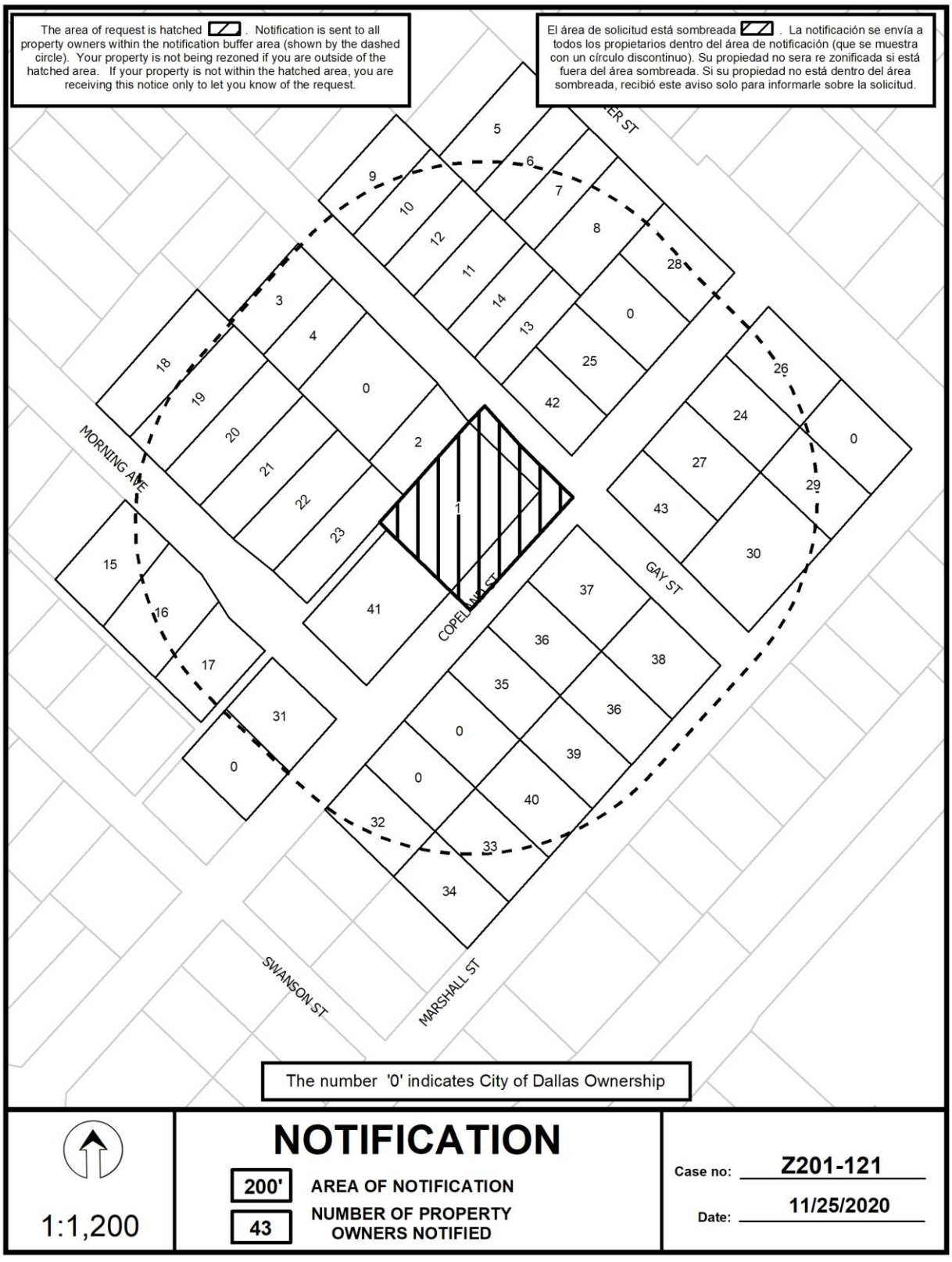
Market Value Analysis
Printed Date: 11/25/2020


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
MORNING AVE
COPELAND ST
GAY ST
SWANSON ST
MARSHALL ST
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
43
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z201-121
Date: 11/25/2020

Notification List of Property Owners

Z201-121

43 Property Owners Notified

Label #	*Address*		*Owner*
1	4311	COPELAND AVE	THAKAR ANIKUMAR & RAMA FAMILY
2	2919	GAY ST	AGUIRRE MARIA T
3	2905	GAY ST	PHILLIPS MIRIAM EST OF
4	2909	GAY ST	RAYE COPLEY LEE
5	2905	FRAZIER ST	LUCKY BOOKER
6	2909	FRAZIER ST	TURNER CHRISTINE
7	2911	FRAZIER ST	SEBASTIAN PROPERTIES LLC
8	2915	FRAZIER ST	DALLAS HOUSING ACQUISITION & DEV CORP
9	2902	GAY ST	DEBELLO ARMIAS
10	2904	GAY ST	WILLIAMS LIZERA PRIEST &
11	2910	GAY ST	BELTRAN BENITA
12	2908	GAY ST	DEUMANA YESENIA MARISOL A &
13	2914	GAY ST	MILAN OSCAR
14	2912	GAY ST	TOVAR OSCAR OMAR MILAN &
15	2907	MORNING AVE	STAFFORD DONALD A
16	2911	MORNING AVE	ROSS JAMES FRANCIS
17	2915	MORNING AVE	REYNOLDS JAMES &
18	2902	MORNING AVE	WATSON JACKIE EST OF
19	2904	MORNING AVE	BROWN ARGIE REE PRICE
20	2908	MORNING AVE	WINSTON DERRICK D
21	2910	MORNING AVE	THORNTON LINDA D
22	2914	MORNING AVE	RILEY JESSIE MAE
23	2918	MORNING AVE	JOHNSON OTTO JR &
24	4330	COPELAND AVE	DELAROSAPICASO RAMON &
25	4327	COPELAND AVE	TOVAR OSCAR OMAR MILAN &
26	4334	COPELAND AVE	SANTAMARIA MA SONIA

11/25/2020

Label #	*Address*		*Owner*
27	4326	COPELAND AVE	CLARKSON SHERRI K & JOSEPH
28	4335	COPELAND AVE	LASTER ABE
29	4331	MARSHALL ST	TEFFERA BINIAM
30	4327	MARSHALL ST	WILEY ANTOINETTA W
31	4231	COPELAND AVE	DEBELLO ARMIAS
32	4228	COPELAND AVE	BULLOCK JEFF
33	4235	MARSHALL ST	SKCS TRUST
34	4229	MARSHALL ST	JACKSON JOHN L
35	4306	COPELAND AVE	FREENEY CLIFFORD &
36	4310	COPELAND AVE	GADSON CLOTILE
37	4314	COPELAND AVE	JAIMEZ GLORIA
38	4315	MARSHALL ST	OSA IDUWE AITOR
39	4307	MARSHALL ST	THAKRAR ANIKUMA & RAMA
40	4303	MARSHALL ST	SANDERS SARAH
41	4307	COPELAND AVE	ZENO WILLIAM
42	4323	COPELAND AVE	BUTLER BETTY W
43	4322	COPELAND AVE	JAMES JOE W

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

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

FILE NUMBER: Z201-105(CT) **DATE FILED:** October 6, 2020

LOCATION: South side of Singleton Boulevard and east side of Vilbig Road

COUNCIL DISTRICT: 6 **MAPSCO:** 44 N; P

SIZE OF REQUEST: ±45.734 acres **CENSUS TRACT:** 43.00

REPRESENTATIVE: Santos Martinez, La Sierra Planning Group

OWNER/APPLICANT: Villages at SOHO Square, LLC

REQUEST: An application for a Planned Development District for MU-2 Mixed Use District uses on property zoned an IR Industrial Research District and an IM Industrial Manufacturing District.

SUMMARY: The purpose of this request is to allow for a mixed use development on the site to include multifamily, retail/personal service, and commercial amusement (outside) uses.

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

PRIOR CPC ACTION: On February 4, 2021, City Plan Commission held this item under advisement until February 18, 2021.

BACKGROUND INFORMATION:

- The area is dually zoned an IR Industrial Research and an IM Industrial Manufacturing District. Neither district allows residential uses. There are nonconforming single-family residences within the area, adjacent to industrial uses.
- The applicant proposes to develop the site with a mixed-use project to include a restaurant, spa, artificial swimming lagoon, and multifamily development.

Zoning History:

There have been 11 zoning requests in the vicinity of the subject site in the last five years.

1. **Z167-319:** On August 3, 2017 City Plan Commission recommended denial of an application for an R-5(A) Single Family District on property zoned a CR Community Retail District, located on the southeast corner of Pueblo Street and Navaro Street.

2. **Z178-159:** On August 22, 2018, the City Council granted the renewal of SUP No. 1804 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant for a one-year period on property zoned an IR Industrial Research District, located on the north line of Commerce Street, west of Sylvan Avenue.

3. **Z178-162:** On January 23, 2019, the City Council granted PD No. 1010 for CR Community Retail District, a private school, and residential uses on property zoned an IR Industrial Research District, generally bounded by Singleton Boulevard and Bedford Street to the north, to the east and west of Vilbig Road, and Akron Street and Duluth Street to the south.

4. **Z178-366:** On May 22, 2019, City Council approved an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, located on the east line of Chicago Street, north of Duluth Street.

5. **Z178-367:** On May 22, 2019, City Council approved an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the south line of Duluth Street, at the terminus of Chicago Street.

6. **Z178-368:** On August 14, 2019, City Council approved an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the northwest corner of Duluth Street and Chicago Street.

7. **Z178-369:** On May 22, 2019, City Council approved an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the south line of Duluth Street, east of Chicago Street.

8. **Z189-189:** On June 26, 2019, City Council approved the renewal of SUP No. 1804 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant, for a six-month period, on property zoned an IR Industrial Research District, located on the north line of Commerce Street, west of Sylvan Avenue.

9. **Z189-225:** On June 20, 2019 City Plan Commission recommended denial of an application for a Specific Use Permit for commercial motor vehicle parking on property zoned an IR Industrial Research, located on the southeast corner of Vilbig Road and Seale Street.

10. **Z189-241:** On April 4, 2019, City Plan Commission authorized a public hearing to determine proper zoning on property zoned IR Industrial Research with consideration to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations for an area generally bounded by Singleton Boulevard on the north, Borger Street on the east, including the southeast corner of Singleton Boulevard and Borger Street, the south side of Duluth Street on the south, and a line running north/ south intersecting the terminus of Bedford Street and Duluth Street on the west. (*Pending the authorized hearing process.)*

11. **Z190-116:** On May 21, 2020, the City Plan Commission recommended denial of an application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an IM Industrial Manufacturing District and an IR Industrial Research District, located on the southeast corner of West Commerce Street and Neal Street.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the request and the Traffic Impact Analysis submitted with the application and determined that the proposed development is not foreseen to cause a significant impact to the adjacent roadways.

Staff has added conditions to not allow the issuance of a building permit to authorize work, or a final certificate of occupancy for new construction unless there is an executed developer agreement or contract for the installation of detection equipment at the intersection of Singleton Boulevard and Vilbig Road as determined by the director and once the multifamily portion of the project has reached 50 percent occupancy of the entire development plan or within one year of issuance of the final certificate of occupancy of more than 1,000 dwelling units, whichever occurs first, the property owner or operator shall submit a developer report to the director.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Singleton Boulevard	Principal Arterial	80 feet	100 feet
Akron Street	Local (Abandoned)	25 feet	None
Duluth Street	Local	30-50 feet	30-50 feet
Vilbig Road	Community Collector	35 feet	60 feet
Bedford Street	Local	30 feet	30 feet
Borger Street	Local	80 feet	80 feet
Bayonne Street	Local	50 feet	50 feet
Muncie Avenue	Local	50 feet	50 feet
Pablo Street	Local	50.5 feet	50.5 feet
Andy Street	Local	80 feet	80 feet
Amost Street	Local	50 feet	50 feet

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.

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.

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

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

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

1.3.1.6 Promote incentives for ownership and affordable housing development in Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

NEIGHBORHOOD PLUS PLAN

GOAL 4 ATTRACT AND RETAIN THE MIDDLE CLASS

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

The proposed project has the potential to meet several goals of the comprehensive plan related to providing affordable housing and expanding homeownership opportunities.

West Dallas Comprehensive Land Use Study (1999):

The request site is within the *West Dallas Comprehensive Land Use Study* area adopted in May 1999. The Study identifies the request site as being in the Western Heights/La Loma subarea. The Study notes, "The need exists to develop economic development and land use concepts for major/minor business nodes along the Singleton Boulevard and Fort Worth-Commerce Avenue corridors". Staff believes that the proposed zoning is in support of the future land use needs as identified by the Study.

Surrounding Land Uses:

	Zoning	Land Use
Site	IM Industrial Manufacturing, IR Industrial Research	Warehouse, undeveloped
North	IR Industrial Research, CR Community Retail, and PD No. 933	Vehicle display, sales, and service; restaurant without drive-through; furniture store; auto-related; single family.
East	IR Industrial Research, PD No. 944, and R-5(A)	Warehouse; single family; office; surface parking; undeveloped; multifamily; auto service center.
South	IM Industrial Manufacturing and PD No. 538	Outside storage; warehouse; and single family.
West	TH-3(A), PD No. 1010	Single family; church; private school.

Land Use Compatibility:

A portion of the request site is occupied by warehouse uses and a portion is undeveloped.

Surrounding land uses consist of vehicle display, sales, and service; restaurant without drive-through, furniture store, auto-related, and single family uses to the north; warehouse, single family, office, surface parking, undeveloped land, multifamily, and auto service center to the east; outside storage, warehouse, and single family with railroad right-of-way to the south; and, single family, church, and private school uses to the west.

Staff is supportive of the intent to redevelop the area and provide new housing opportunities in West Dallas.

The proposal includes a change of the zoning base from an IR Industrial Research District and an IM Industrial Manufacturing District to an MU-2 Mixed Use District adding multifamily, retail, personal service, and an artificial swimming lagoon use.

The development will be a phased project, Phase 1 will begin on the Singleton Frontage and include the retail/personal services uses, multifamily uses, and the artificial lagoon use. Phase 2 of the development is projected to include more multifamily units south of the artificial lagoon.

The proposal offers a definition for the proposed artificial swimming lagoon which is a commercial amusement (outside) use that includes at least 1.5 acres of continuous open water area and regulated by State of Texas Department of Health and Human Services and House Bill 1468. This use is limited to water events and activities and accessory beach. A feature that would be available to residents of the multifamily development and the public. The hours of operation for the lagoon use are proposed to be Monday through Thursday 8:00 a.m. to 9:00 p.m. and Friday through Sunday 8:00 a.m. to 10:00 p.m.

Height for the development is proposed at 60 feet except for structures fronting Singleton Boulevard for a length of 50 feet are proposed at 80 feet. Density for the development will follow MU-2 District standards for the proposed PD listed below.

Staff's base density for the development is 50 dwelling units per acre for the site, as Staff determined that amount of retail/personal services proposed not being substantial and the lagoon being a regional draw does not effectively contribute to the site to have a mix of two categories.

A density bonus is allowed as follows: (1) A development offering five percent units at Income band 2 allows a maximum dwelling density of an additional 35 dwelling units per acre, (2) A development offering 10 percent units at Income band 2 allows for an additional 55 dwelling units per acre, and (3) A development offering 10 percent of dwelling units at income band 2 and 5 percent at income band 1 allows for an additional 75 dwelling units per acre.

Development Standards:

District	Setbacks		Height/ Stories	Lot Coverage	Density/ FAR
	Front	Side/Rear			
Existing: IR District	15’	30’ adjacent to residential Other: No Min.	200’ 15 stories (+RPS, visual intr.)	80%	2.0 FAR overall 0.75 office/ retail 0.5 retail
Existing: IM District	15’	30’ adjacent to residential Other: No Min.	110’ 8 stories (+RPS, visual intr.)	80%	2.0 FAR overall 0.75 office/ retail 0.5 retail
MU-2 District	15’	20 feet where adjacent to residential Other: No min.	135’ 180’ MUP w/Retail	80%	50 DU/acre for no MUP 75 DU/acre with Mix of 2 Categories 100 DU/acre with Mix of 3 Categories
Proposed: New PD	15’ SF: 0’	0’	60’ 80’ for structures with over 50 feet of frontage length along Singleton Boulevard	80%	50 DU/acre additional 35 dwelling units per acre for a development offering five percent units at Income band 2 additional 55 dwelling units per acre for a development offering 10 percent units at Income band 2 additional 75 dwelling units per acre for a development offering 10 percent of dwelling units at income band 2 and 5 percent at income band 1

Landscaping:

Landscaping will be provided per a landscape plan. The landscape plan must be approved by the City Plan Commission before development of the property.

Parking:

Except as provided below, off-street parking and loading must be provided in accordance with Division 51A-4.200 for each use. The applicant proposes to park multifamily uses at one space per bedroom and 0.25 spaces for visitor parking with maximum of two parking spaces shall be provided for each dwelling unit. Three bedroom units will have reduced parking requirement as the maximum number of parking spaces is two for multifamily units. Retail uses shall qualify for a fifteen (15) percent reduction of required parking if a minimum of seven spaces are designated on private property for ride sharing vehicles. For the purposes of parking, the entire district shall be considered one lot.

Market Value Analysis:

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

List of Officers

Villages at SOHO Square, LLC

Megatel Holdings, LLC
Armin Afzalipour, Member
Arash Afzalipour, Member

PROPOSED PD CONDITIONS

ARTICLE ____.
PD ____.

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

PD ____ was established by Ordinance No., passed by the Dallas City Council on June 17, 2015.

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

PD ____ is established in the general area southwest of the intersection of Duluth Street and Borger Street. The size of PD ___ is approximately _____ acres.

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

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

A. ARTIFICIAL SWIMMING LAGOON means commercial amusement (outside) use that includes at least 1.5 acres of continuous open water area and regulated by State of Texas Department of Health and Human Services and House Bill 1468. This use is limited to water events and activities and accessory beach.

B. LIVE MUSIC VENUE means a commercial amusement (outside) use that is used for the performance of live (not recorded) music for an audience. This use may be accessory to an artificial swimming lagoon use. This use is limited to an area designated on an approved development plan and may include a band shell.

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

D. RECREATIONAL AMENITIES means structures that are used for physical exercise or enjoyment and includes but is not limited to playground equipment, pavilions, gazebos, exercise stations, pedestrian benches, trash receptacles, swimming pools, dog parks, art, water features, shade structures, street furnishings, pop-up cafés, a plaza, seating areas, a pocket park,

merchandise displays, and occasional public activities (such as farmers markets or art shows, subject to city permitting requirements), and may be located within the required front yard setback.

E. SOCIAL FUNCTION means a celebration or gathering, not open to the public, which involves the use of all or a portion of the artificial swimming lagoon. Weddings, receptions, parties, and meetings are examples of social functions. This shall be considered an accessory use to an artificial swimming lagoon.

F. STOOPS mean a small porch leading to the entrance of a dwelling unit.

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

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

SEC. 51P____.104 EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit A: Conceptual Plan

SEC. 51P-____.105. CONCEPTUAL PLAN

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

SEC. 51P-____.106. DEVELOPMENT PLAN

(a) Except as provided in this section, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. Development plans may be processed in phases and include any portion of the Property. If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P-____.107. LANDSCAPE PLAN

(a) Except as provided in this section, a landscape plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. Landscape plans may be processed in phases and include any portion of the Property. If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

SEC. 51P-____.108. MAIN USES PERMITTED.

(a) Phase 1. The following uses are the only main uses permitted:

(1) Residential uses.

-- Multifamily.

(2) Retail and personal services.

-- Artificial swimming lagoon.
-- Dry cleaning or laundry store *(no on-site dry cleaning allowed)*.
-- General merchandise or food store 3,500 square feet or less.
-- Personal service uses. [*excluding tattoo or body piercing studio and massage establishment*].
-- Restaurant without drive-through or drive-in service.

(3) Utility and public service uses.
-- Local utilities.
-- Tower/antenna for cellular communication. *[Must be mounted on the roof or attached to a building or parking structure.]*

(b) Artificial swimming lagoon. This use shall provide access to the general public with the following days and hours of operation:

1. Monday- Thursday: 8:00 a.m. to 9:00 p.m.
2. Friday – Sunday: 8:00 a.m. to 10:00 p.m.
   a. Amplified sound and lighting for an artificial swimming lagoon shall maintain usage that match allowable hours and days of operation.
   b. Amplified sound shall comply with required standards listed in Chapter 30.
   c. Minimum fencing height of at least six feet.
   d. Property is permitted five calendar days for events that may be conducted after hours. These events must be coordinated and approved with the City of Dallas Special Events Office. Live music venue use is permitted only in conjunction with approved special events.
   e. Social functions shall be conducted within the normal operating hours of an artificial swimming lagoon. Amplified sound shall not exceed 63 decibels as measured on the A scale over a 15-minute period at the boundary line with a residential zoning district.
   f. An artificial swimming lagoon shall be located in its entirety within 800 feet of Singleton Boulevard. A band shell or similar area shall be located only on the western boundary of the artificial swimming lagoon.

(c) Future Phases. All future phases located south of an approved artificial swimming lagoon.

(1) Residential uses.

-- Multifamily

SEC. 51P-____.109. ACCESORY USES.

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

(b) The following accessory uses are not permitted:

Accessory helistop.
Accessory medical/infectious waste incinerator.
Accessory outside display of merchandise.
Accessory outside sales.
Accessory pathological waste incinerator.

SEC. 51P-____.110. YARD, LOT, AND SPACE REGULATIONS

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

(a) In general, except as provided in this section, the yard, lot, and space regulations for MU-2 Mixed Use District apply.

1. Front yard. Minimum front yard is 15 feet.

   a. Urban form setback is not required.

   b. Seat walls, porches, balconies, stoops, steps, ramps, handrails, and safety railings not exceeding four feet in height and extending a maximum of five feet into the required minimum front yard.

   c. Pedestrian benches and landscape planters may be located within a required front yard for a maximum of 5 feet.

2. Side yard. No minimum side yard is required.

   a. Tower spacing is not required.

3. Rear yard. No minimum rear yard is required.

   a. Tower spacing is not required.

4. Density. Maximum number of dwelling units is 50 Dwelling Units per acre. If compliant with SEC. 51P-___-117(a)(1), the maximum number of dwelling units is 85 units per acre. If compliant with SEC. 51P-___-117(a)(2), the maximum number of dwelling units is 105 dwelling units per acre. If compliant with SEC. 51P-___-117(a)(3), the maximum number of dwelling units is 125 dwelling units per acre.

5. Floor area ratio. MU-2 standards apply to this section.

6. Height. Maximum structure height is 80 feet for structures with over 50 linear feet of frontage length along Singleton Boulevard. All other structures shall have a maximum building height of 60 feet.

    a. The following structures may project a maximum of 12 feet above the maximum structure height:

        (a) Chimney or vent stacks.

        (b) Clerestory.

        (c) Cooling tower.

        (d) Elevator penthouse or bulkhead.

        (e) Mechanical equipment room.

        (f) Ornamental cupola or dome.

        (g) Parapet wall or deck railing limited to a height of five feet.

        (h) Skylights.

        (i) Tank designed for holding liquids.

        (j) Visual screens which surround roof mounted mechanical equipment.

SEC. 51P-____.111. DESIGN STANDARDS

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

(b) Ground story multifamily uses.

(1) For residential uses with street level access along Singleton Boulevard, at least 80 percent of individual dwelling unit entries must provide direct access via an improved pedestrian way to the sidewalk along abutting streets and abutting privately owned, publicly accessible driveways. A dwelling unit is not required to have more than one point of access.

(2) The ground level, street-facing facade must provide a minimum of 20 percent transparency.

(c) Service and loading zones

(1) Service and loading zones shall not be placed along Singleton Boulevard and Vilbig Road will be screened so as not to be visible from any adjacent public right-of-way.

(2) Service entries and back of house functions for non-residential uses must be located

away from primary facades and should be visually screened with landscaping such as shrubs, bushes, and trees.

(d) Sidewalks.

(1) A minimum seven-foot sidewalk is required along Singleton Boulevard, with a minimum of six feet unobstructed, except for tree grates, pedestrian streetlamps, street furnishings, utility poles, and service boxes. Suspended brick, pave stones, or similar materials may be used instead of a metal grate to protect tree roots and provide a pedestrian surface. These materials must conform to state standards and specifications adopted to eliminate, insofar as possible, architectural barriers encountered by aged, handicapped, or disabled persons. The grates or containment areas must be large enough to permit healthy tree growth.

(2) A minimum of 12,500 linear feet of sidewalks, with a minimum width of five feet, shall be provided throughout the property. This section may be completed in phases.

(3) Sidewalks must be continuous and level across all driveways and curb cuts and designed to be at the same grade as the existing sidewalk, subject to approval by the Director.

(4) Pedestrian driveway crossings. Driveways that intersect with pedestrian sidewalks, must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

(e) Lighting.

(1) For lighting along Singleton Boulevard and Vilbig Street, a minimum maintained average illumination level of 1.5foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(2) Lighting must be directed downward and away from residential districts or residential uses.

(3) This section can be satisfied with a combination of pole lights, bollards, wall packs, or tree lighting. Bollards shall not be used adjacent to public streets.

(f) Pedestrian amenity spaces.

(1) Along Singleton Boulevard frontage. A minimum of 3 pedestrian benches and two trash receptacles shall be provided along Singleton Boulevard.

(g) Above Grade Parking Structures.

a. That portion of the ground-level floor facing the street of any multi-floor parking facility must have an active use other than parking for a minimum of 80 percent of the cumulative length of the street-facing facade. For purpose of this section, street facing facades are those facades within 150’ of Singleton Boulevard or Vilbig Road and do not have an intervening

structure between the parking structure and the right of way. Dwelling units may be used to satisfy this requirement.

b. Exterior parking structure façade openings must provide solid screening with a painted, stained, or masonry-like finish a minimum of 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

c. Aboveground parking structures must be constructed so as to screen vehicle headlights from shining on adjacent properties. Sloping ramps located at the perimeter of aboveground parking structures must be screened through use of vegetation, panels, solid walls, or other architectural elements to obscure at least 80 percent of the sloping ramps' length from view. Screening may include architectural grill work or other materials that provide ventilation. This required screening shall not prohibit the garage from being considered "open air" for ventilation purposes. Screening requirements for aboveground parking structures may be satisfied by dwelling units developed around these structures.

(h) Mechanical Equipment. All roof top mechanical equipment shall be appropriately screened from adjacent properties.

(1) Aboveground utility boxes, generators, and other large mechanical equipment should be located out of view Singleton Boulevard and Vilbig Street. When conditions do not permit, equipment shall be screened from view by a solid wood or masonry fence, wall, or building element at least six feet in height and shall be screened with landscaping such as shrubs, bushes, and trees.

SEC. 51P-____.112. OFF STREET PARKING AND LOADING

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

(b) Multifamily uses shall park one space per bedroom and .25 spaces for visitor parking. A maximum of 2 parking spaces shall be provided for each dwelling unit.

(c) Retail and personal service uses shall qualify for a fifteen (15) percent reduction of required parking if a minimum of seven spaces are designated on private property for ride sharing vehicles.

(d) Multifamily uses shall have designated off street loading space.

(e) An artificial swimming lagoon use shall be parked at a ratio of .88 per 1,000 square feet of land area, to include water and accessory beach created to comprise the use.

(f) For purpose of this section, the entire district shall be considered one lot.

SEC. 51P-____-113. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P.___.114. LANDSCAPING.

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

(b) Landscaping must be provided in accordance with an approved landscape plan.

(c) One street tree shall be provided for every 30 feet of street frontage along Singleton Boulevard, with the exception of drive approaches and visibility triangles. Street trees must be located within a front yard, parkway, landscape median, or within 15 feet of a public right of way.

(d) A minimum four-foot planting zone must be maintained between a sidewalk and back of curb alignment along Singleton Boulevard. Landscape areas along Singleton Boulevard shall use small trees.

SEC. 51P-____-115. SIGNS.

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

SEC. 51P-____.116. OPEN SPACE

(a) Amount of Open Space. Excluding the artificial swimming lagoon use, 3.1 acres of open space is required for the development. Open space may consist of private courtyards and areas below grade or aboveground. Open space may be completed in phases.

(b) Recreational Amenities. Open space areas shall have a minimum of three recreational amenities. These amenities include but are not limited to structures that are used for physical exercise or enjoyment, playground equipment, pavilions, gazebos, pedestrian benches, trash receptacles, swimming pools, dog parks, art, water features, shade structures, street furnishings, pop-up cafés, a plaza, seating areas, a pocket park, merchandise displays, and occasional public activities (such as farmers markets or art shows, subject to city permitting requirements), and may be located within the required front yard setback. Pop up cafés, merchandise displays, and occasional public activities (such as farmers markets or art shows) shall not be used to satisfy the minimum three requirements.

(c) Amount of Contiguous Open Space. A minimum of 25,600 square feet of contiguous open space is required on the property at the completion of all phases. This area cannot be calculated with courtyards or aboveground structures. This area shall maintain one site tree of at least 3 caliper inches for every 4,000 square feet of land area. This area shall have a minimum of five recreational amenities.

(d) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.

(e) Open spaces must be properly maintained in a state of good repair and neat appearance, and plants must be maintained in a healthy, growing condition.

SEC.51P-___-117 DEVELOPMENT BONUS FOR MIXED INCOME HOUSING.

(a) In general. Except as provided in this section, to obtain a development bonus set forth in Section 51P-____.110, mixed-income housing compliance with the provisions of Division 51A-4.1100 not inconsistent with this Article is required for units made available to households earning incomes within the income ranges referenced in the applicable section.

(1) The development bonuses set forth in Section 51P-____.110 apply if a minimum of five percent of the total number of units are available to households earning between 61 and 80 percent of area median family income.

(2) The development bonuses set forth in Section 51P-____.110 apply if a minimum of ten percent of the total number of units are available to households earning between 61 and 80 percent of area median family income.

(3) The development bonuses set forth in Section 51P-____.110 apply if a minimum of ten percent of the total number of units are available to households earning between 61 and 80 percent of area median family income and five percent of the total number of units are available to households earning between 81 and 100 percent of the area median family income.

(4) Compliance with Section 51A-4.1107 is not required.

SEC. 51P-____.118. ADDITIONAL PROVISIONS

(a) Solid fences along the southern boundary of the district may be greater than 9 (nine) feet in height and subject to required permits.

(b) Any required detention shall be based upon weighted run-off coefficients of impervious and pervious areas for both existing and proposed site conditions and 100-year storm sewer design intensities.

(c) 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.

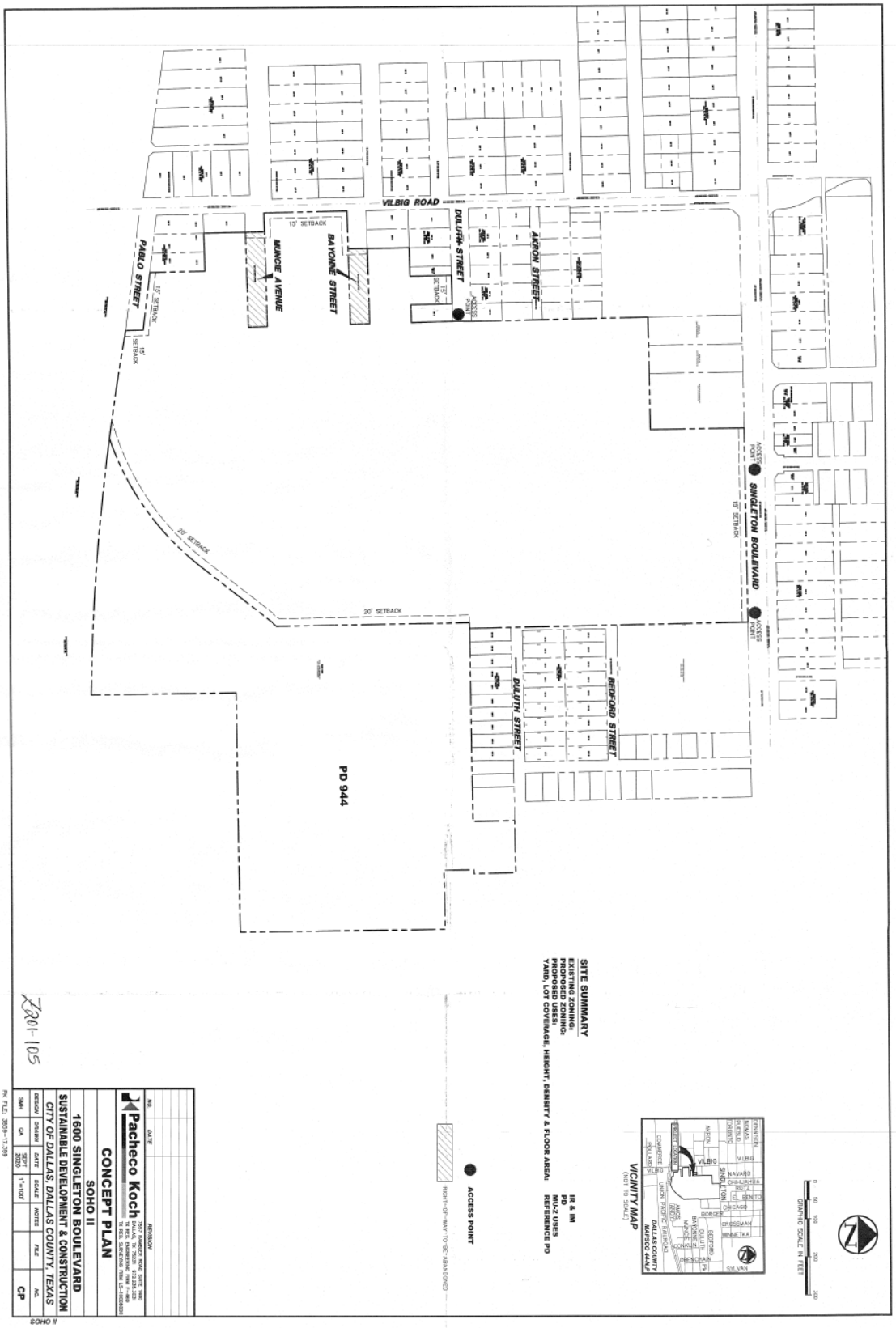
(d) The building official shall not issue a building permit to authorize work, or a final certificate of occupancy for new construction unless there is an executed developer agreement or contract for the installation of detection equipment at the intersection of Singleton Boulevard and Vilbig Road as determined by the director.

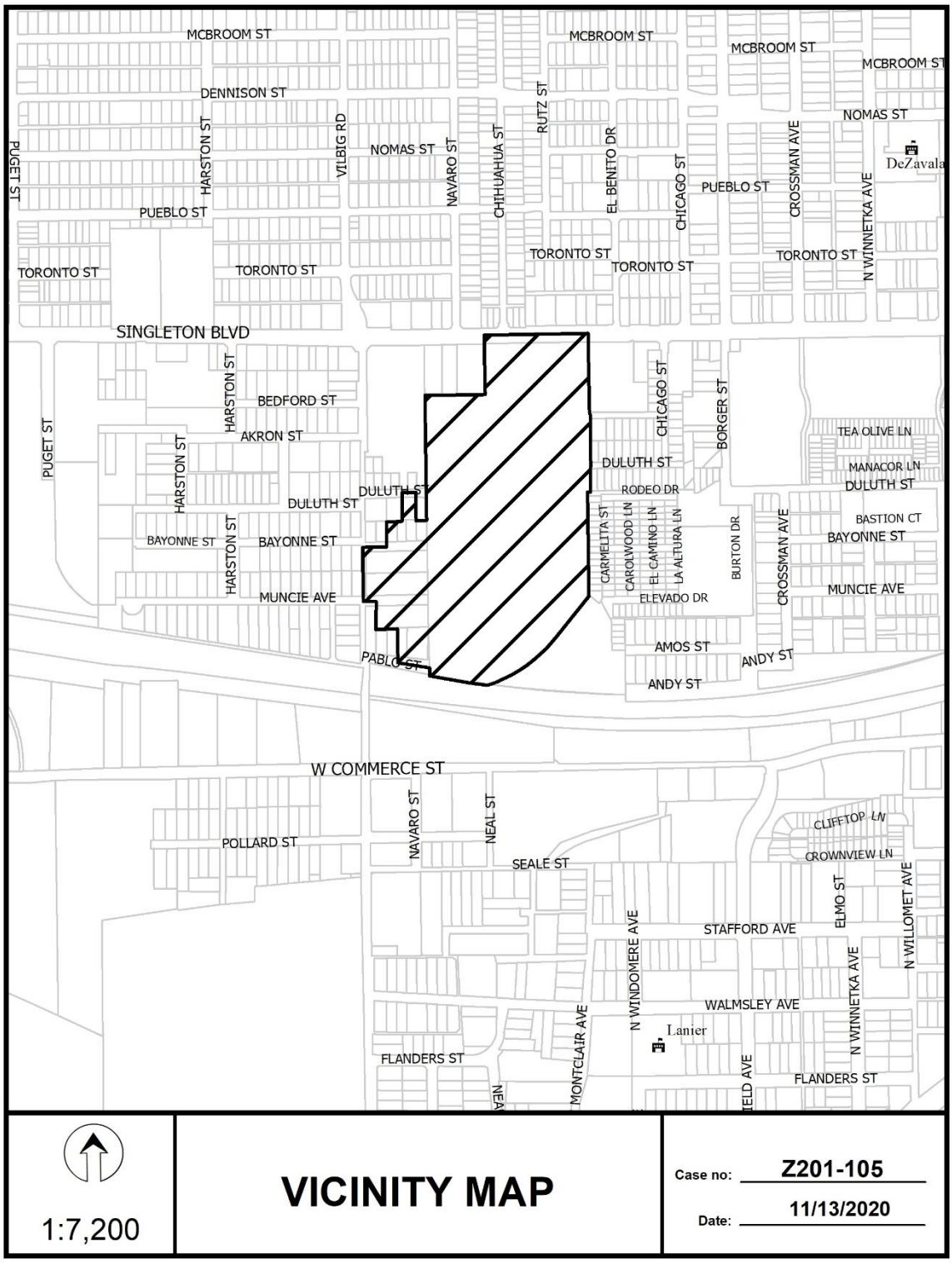
(e) Once the multifamily portion of the project has reached 50 percent occupancy of the entire development plan or within one year of issuance of the final certificate of occupancy of more than 1,000 dwelling units, whichever occurs first, the property owner or operator shall submit a developer report to the director in accordance with Section 51A-1.109(b). The director shall then determine what infrastructure improvements are needed, if any, following the procedure set forth in Section 51A-1.109.

(f) No vehicular access points are permitted between the Property and the neighborhood east of the development.

(g) A restricted pedestrian access connection with the neighborhood east of the development is allowed as shown on an approved conceptual plan.

PROPOSED CONCEPTUAL PLAN

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MCBROOM ST
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DENNISON ST
RUTZ ST
NOMAS ST
PUGET ST
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VILBIG RD
NOMAS ST
NAVARO ST
CHIHUAHUA ST
EL BENITO DR
CHICAGO ST
PUEBLO ST
CROSSMAN AVE
DeZavala
PUEBLO ST
N WINNETKA AVE
TORONTO ST
TORONTO ST
TORONTO ST
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SINGLETON BLVD
HARSTON ST
BEDFORD ST
CHICAGO ST
BORGER ST
TEA OLIVE LN
PUGET ST
AKRON ST
HARSTON ST
DULUTH ST
MANACOR LN
DULUTH ST
DULUTH ST
RODEO DR
BASTION CT
BAYONNE ST
BAYONNE ST
HARSTON ST
BAYONNE ST
CARMELITA ST
CAROLWOOD LN
EL CAMINO LN
LA ALTURA LN
BURTON DR
CROSSMAN AVE
BAYONNE ST
MUNCIE AVE
ELEVADO DR
MUNCIE AVE
AMOS ST
ANDY ST
PABLO ST
ANDY ST
W COMMERCE ST
NAVARO ST
NEAL ST
CLIFFTOP LN
POLLARD ST
SEALE ST
CROWNVIEW LN
ELMO ST
N WILLOMET AVE
STAFFORD AVE
N WINDOMERE AVE
WALMSLEY AVE
N WINNETKA AVE
Lanier
MONTCLAIR AVE
FLANDERS ST
FIELD AVE
FLANDERS ST
1:7,200
VICINITY MAP
Case no: Z201-105
Date: 11/13/2020

PUEBLO ST
VILBIG RD
TORONTO ST
NAVARO ST
CHIHUAHUA ST
RUTZ ST
EL BENITO DR
CHICAGO ST
SINGLETON BLVD
HARSTON ST
BEDFORD ST
AKRON ST
HARSTON ST
GUYMON ST
DULUTH ST
BAYONNE ST
MUNCIE AVE
PABLO ST
BORGER ST
RODEO DR
HAMEL ST
ADISA ST
RAUL ST
ELEVADO DR
CAROLWOOD LN
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CARMELITA ST
BURTON DR
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AMOS ST
ANDY ST
W COMMERCE ST
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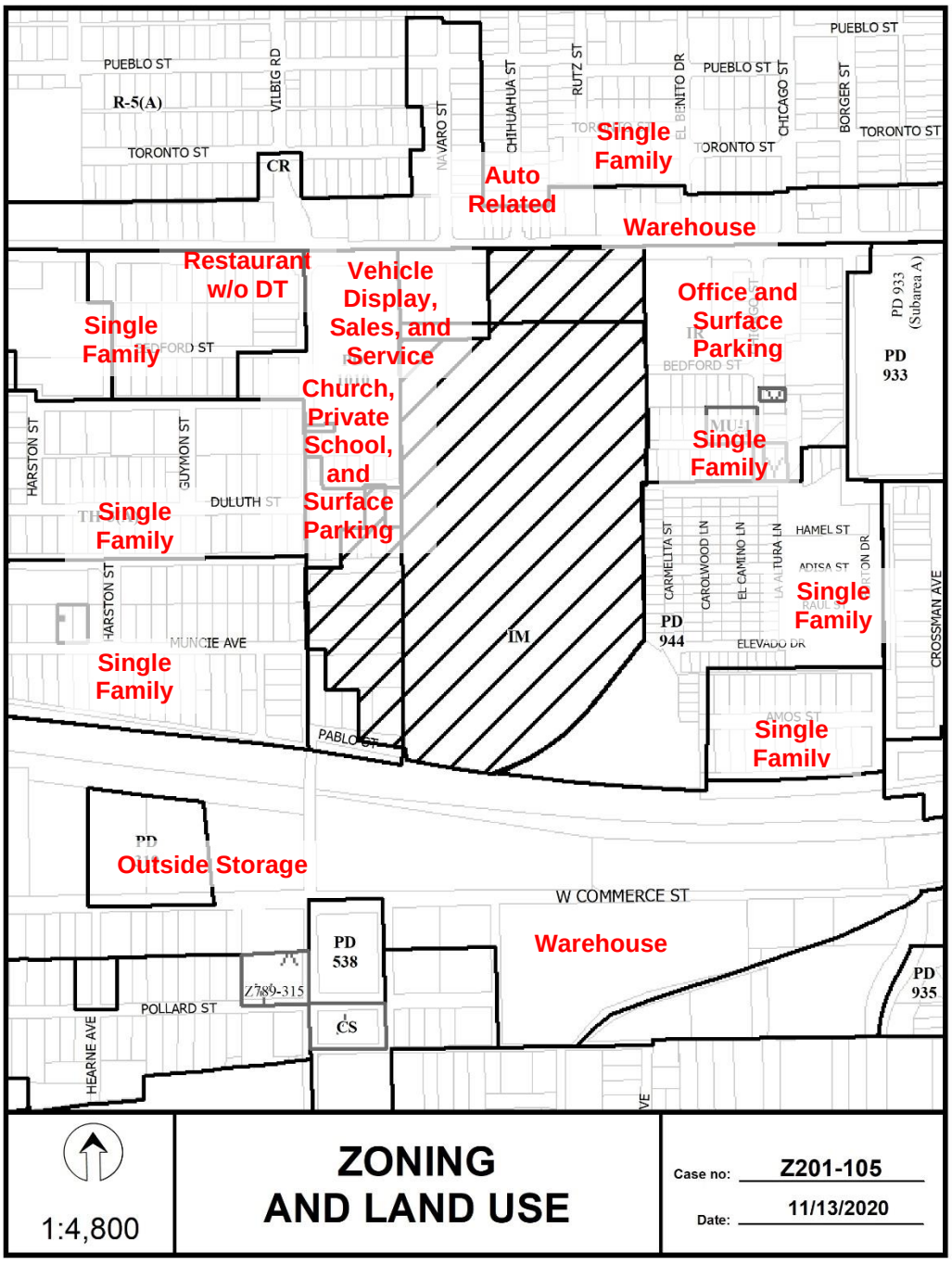
AERIAL MAP
Case no: Z201-105
Date: 11/13/2020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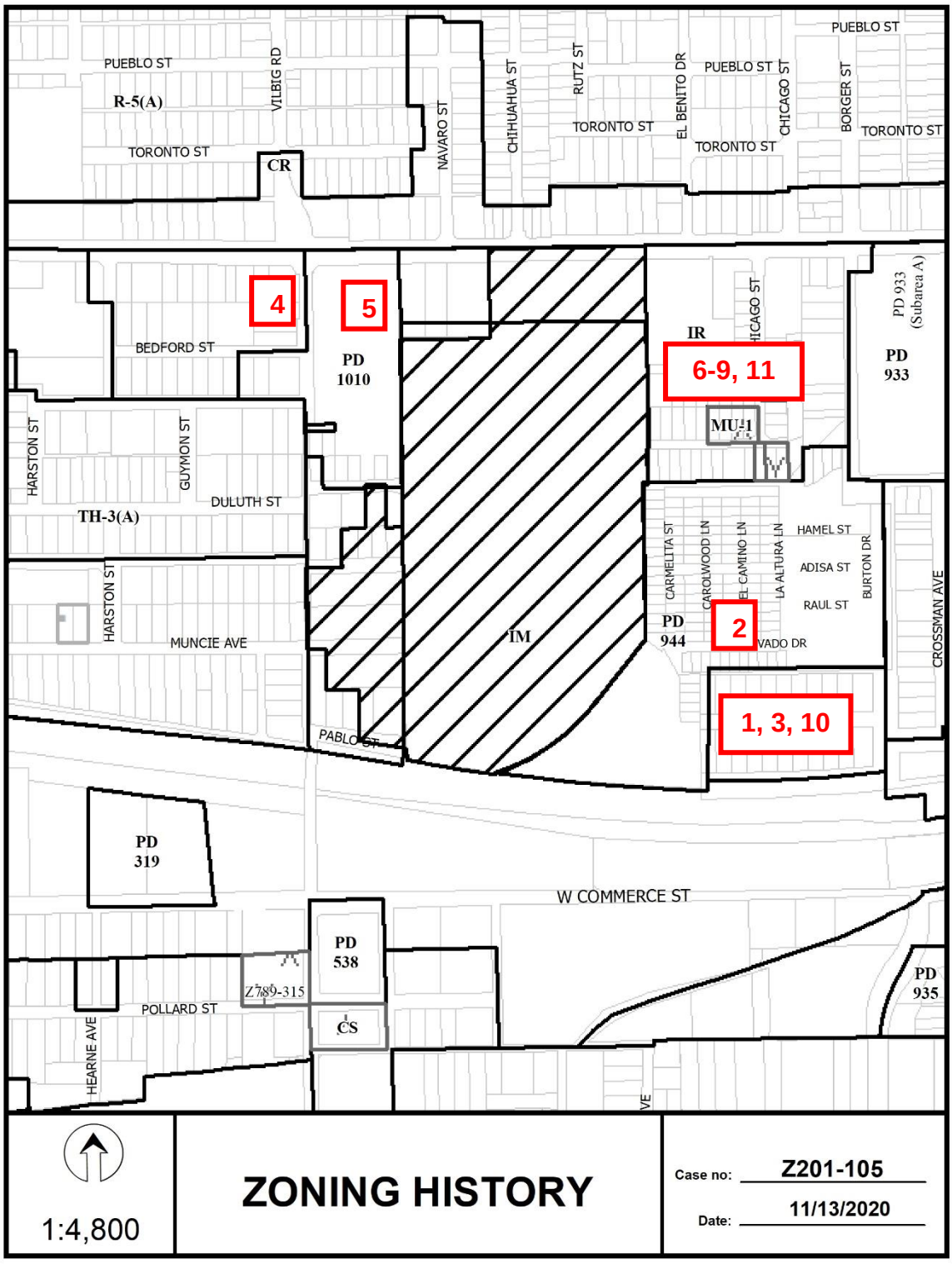
CR
VILBIG RD
NAVARO ST
CHIHUAHUA ST
RUTZ ST
EL BENITO DR
CHICAGO ST
BORGER ST
Single Family
Auto Related
Warehouse
Restaurant w/o DT
Vehicle Display, Sales, and Service
Office and Surface Parking
PD 933 (Subarea A)
PD 933
Single Family
BEDFORD ST
Church, Private School, and Surface Parking
Single Family
HARSTON ST
GUYMON ST
DULUTH ST
Single Family
MUNCIE AVE
Single Family
IM
PD 944
CARMELITA ST
CAROLWOOD LN
EL CAMINO LN
LA ALTURA LN
HAMEL ST
ADISA ST
RAUL ST
ELEVADO DR
Single Family
CROSSMAN AVE
AMOS ST
Single Family
PABLO ST
PD
Outside Storage
W COMMERCE ST
Warehouse
PD 538
Z789-315
CS
POLLARD ST
HEARNE AVE
PD 935
1:4,800
ZONING
AND LAND USE
Case no: Z201-105
Date: 11/13/2020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4
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BEDFORD ST
PD 1010
IR
6-9, 11
MU-1
PD 933 (Subarea A)
PD 933
HARSTON ST
GUYMON ST
DULUTH ST
TH-3(A)
CARMELITA ST
CAROLWOOD LN
EL CAMINO LN
LA ALTURA LN
HAMEL ST
ADISA ST
RAUL ST
BURTON DR
HARSTON ST
MUNCIE AVE
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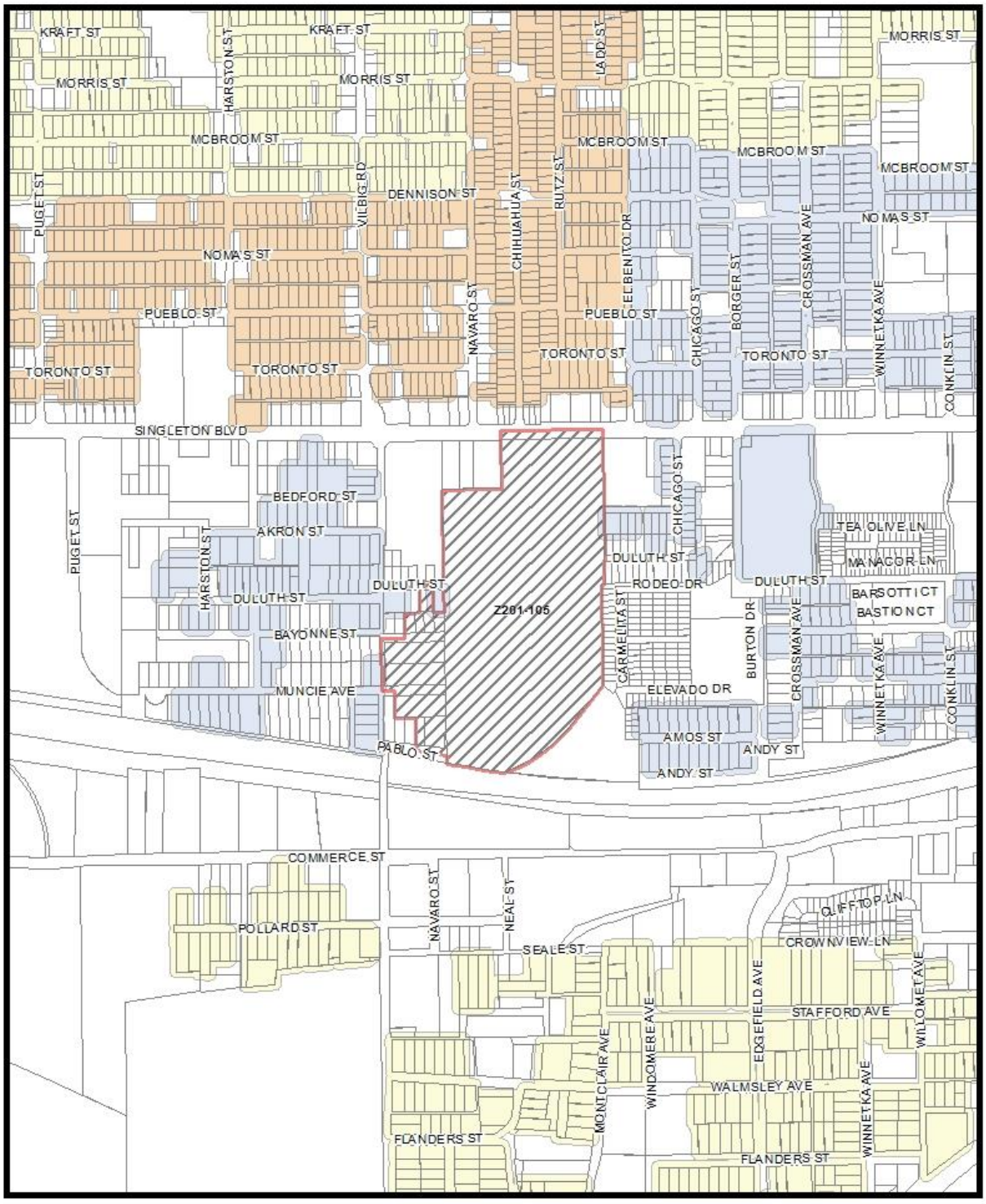
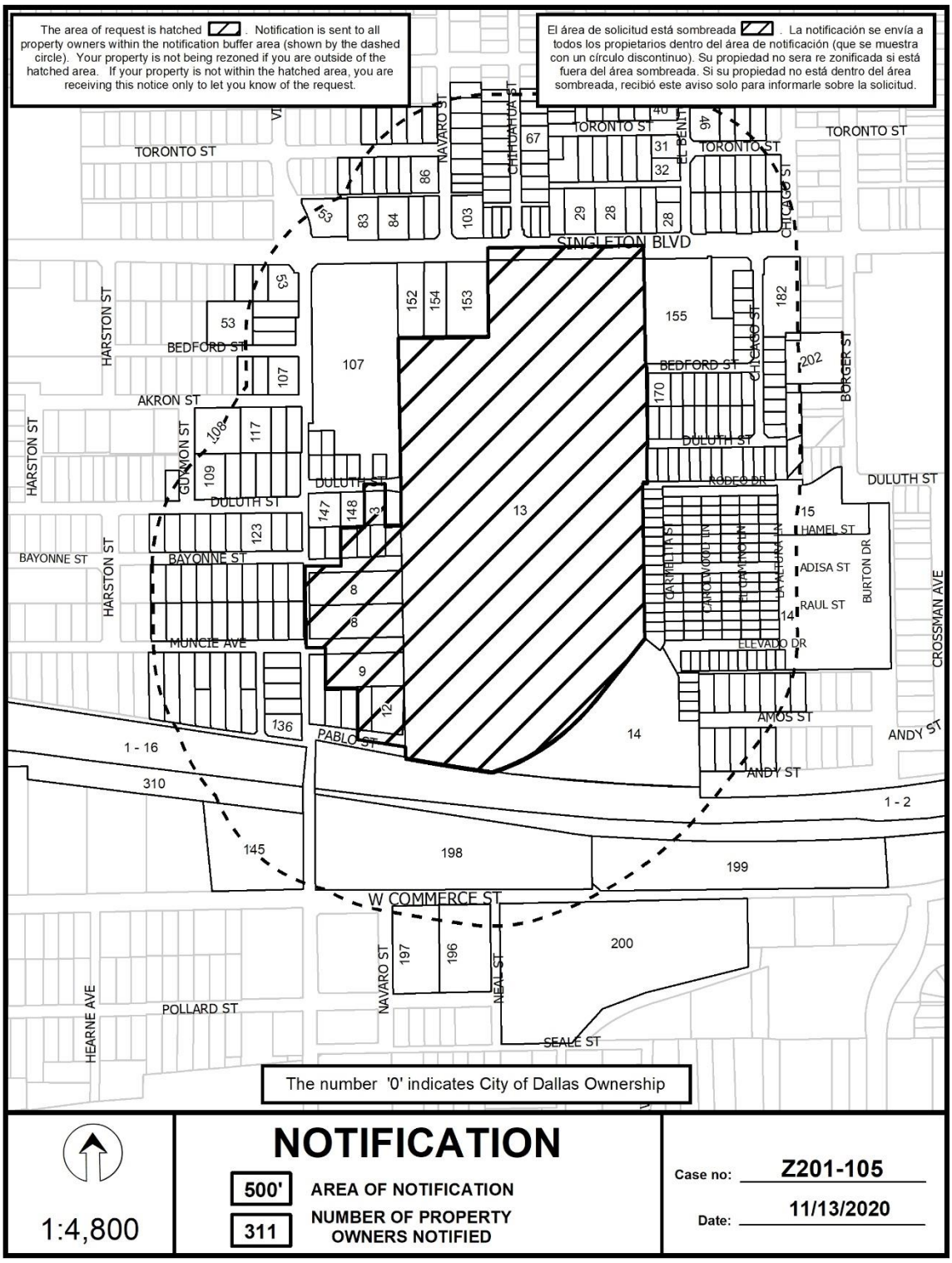
2
VADO DR
CROSSMAN AVE
1, 3, 10
PABLO ST
PD 319
W COMMERCE ST
PD 538
Z789-315
CS
POLLARD ST
HEARNE AVE
PD 935
1:4,800
ZONING HISTORY
Case no: Z201-105
Date: 11/13/2020


KRAFT ST
MORRIS ST
HARSTON ST
MCBROOM ST
PUGET ST
DENNISON ST
VILBIG RD
NOMA ST
PUEBLO ST
TORONTO ST
NAVARO ST
CHIHUAHUA ST
RUTZ ST
LADD ST
ELBENITO DR
CHICAGO ST
BORGER ST
CROSSMAN AVE
WINNETKA AVE
CONKLIN ST
SINGLETON BLVD
BEDFORD ST
AKRON ST
DULUTH ST
BAYONNE ST
MUNCIE AVE
PABLO ST
Z201-105
CARMELITA ST
RODEO DR
ELEVADO DR
BURTON DR
TEA OLIVE LN
MANACOR LN
BARSOTTI CT
BASTION CT
AMOS ST
ANDY ST
COMMERCE ST
POLLARD ST
SEALE ST
CLIFFTOP LN
CROWNVIEW LN
STAFFORD AVE
WILLOMET AVE
EDGEFIELD AVE
WINDOMERE AVE
MONTCLAIR AVE
WALMSLEY AVE
FLANDERS ST
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:7,200
Market Value Analysis
Printed Date: 1/22/2021


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
TORONTO ST
NAVARRO ST
CHIHUAHUA ST
EL BENITO
CHICAGO ST
SINGLETON BLVD
HARSTON ST
BEDFORD ST
AKRON ST
GUNTER ST
DULUTH ST
BAYONNE ST
MUNCIE AVE
PABLO ST
1 - 16
310
145
198
199
1 - 2
W COMMERCE ST
200
197
196
NEAL ST
POLLARD ST
HEARNE AVE
SEALE ST
155
182
202
BORGER ST
170
ROPES DR
15
HAMEL ST
ADISA ST
RAUL ST
14
ELEVADO DR
BURTON DR
CROSSMAN AVE
AMOS ST
ANDY ST
CARMELITA S
CAROLWOOD LN
EL CAMINO LN
LA ALTURA LN
13
107
8
9
12
136
123
147
148
109
108
117
63
53
67
31
32
29
28
103
86
83
84
40
46
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
311
NUMBER OF PROPERTY OWNERS NOTIFIED
1:4,800
Case no: Z201-105
Date: 11/13/2020

11/13/2020

Notification List of Property Owners

Z201-105

311 Property Owners Notified

Label #	*Address*		*Owner*
1	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
2	9999	NO NAME ST	UNION PACIFIC RR CO
3	1722	DULUTH ST	Taxpayer at
4	1732	BAYONNE ST	Taxpayer at
5	1727	BAYONNE ST	Taxpayer at
6	1723	BAYONNE ST	Taxpayer at
7	1717	BAYONNE ST	Taxpayer at
8	2600	VILBIG RD	Taxpayer at
9	1734	MUNCIE AVE	Taxpayer at
10	2406	VILBIG RD	2406 VILBIG ROAD LLC &
11	1727	PABLO ST	Taxpayer at
12	1717	PABLO ST	Taxpayer at
13	1600	SINGLETON BLVD	Taxpayer at
14	1300	DULUTH ST	Taxpayer at
15	1351	HAMEL ST	Taxpayer at
16	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
17	1511	TORONTO ST	DELEON UBALDO
18	1515	TORONTO ST	MARCELENO MARIA MAGDALENA LF EST
19	1519	TORONTO ST	MARTINEZ JESUS
20	1523	TORONTO ST	FRANCO ANITA Z &
21	1510	PUEBLO ST	ONTIVEROS LARRY
22	1514	PUEBLO ST	HERNANDEZ GONZALO
23	1518	PUEBLO ST	HINOJOSA HILARIO
24	3110	RUTZ ST	HINOJOSA HILARIO & CELIA
25	3103	RUTZ ST	ANTILLON PEDRO JR
26	3105	RUTZ ST	SOLIS SAMMY G LIFE ESTATE

Label #	*Address*		*Owner*
27	3109	RUTZ ST	SALAZAR ELIZABETH
28	1533	SINGLETON BLVD	PINNEBOG TEMPLE PARTNERS LTD
29	1525	SINGLETON BLVD	PINNEBOG TEMPLE PARTNERS LTD
30	3011	EL BENITO DR	Taxpayer at
31	1500	TORONTO ST	BETHEL BAPTIST MISSION
32	3000	EL BENITO DR	BETEL IGLESIA B
33	1510	TORONTO ST	Taxpayer at
34	1514	TORONTO ST	DELAGARZA MATIAS JR
35	1518	TORONTO ST	ZEPADA FRANCES &
36	1522	TORONTO ST	Taxpayer at
37	1526	TORONTO ST	CHOVANEC ROBERT H JR
38	1528	TORONTO ST	Taxpayer at
39	1534	TORONTO ST	ESPARZA MARY TERESA
40	3119	EL BENITO DR	BETHEL BAPTIST MISSION
41	3125	EL BENITO DR	BETHEL BAPTIST MISSION
42	1422	PUEBLO ST	LOZADA CHEVELA
43	1418	PUEBLO ST	NEW DIMENSION HOMES LLC
44	1407	TORONTO ST	ROSALES JUAN &
45	1411	TORONTO ST	MIRAMONTES MARTHA
46	1423	TORONTO ST	ARAGON OMAR F
47	1422	TORONTO ST	MENDEZ MIGUEL ANGEL &
48	1420	TORONTO ST	RODRIGUEZ WILFREDO MURILLO
49	1414	TORONTO ST	ESPARZA ANTONIA
50	1410	TORONTO ST	MONTEMAYOR JOSEFINA G
51	1406	TORONTO ST	CASTILLO RAYMOND J
52	3019	CHICAGO ST	ALONZO MARY G
53	1403	SINGLETON BLVD	HMK LTD
54	1405	SINGLETON BLVD	COSS LUCIA
55	1407	SINGLETON BLVD	DESANTIAGO MARIA
56	1409	SINGLETON BLVD	FLORIDO ELIAS
57	1413	SINGLETON BLVD	RUELAS JOHN EST OF

Label #	*Address*		*Owner*
58	1419	SINGLETON BLVD	PINNEBOG TEMPLE PARTNERS LTD
59	1423	SINGLETON BLVD	VILLANUEVA JUAN
60	1535	SINGLETON BLVD	PINNEBOG TEMPLE PTNRS LTD
61	1537	SINGLETON BLVD	1537 SINGLETON LLC
62	1539	SINGLETON BLVD	Taxpayer at
63	3010	CHIHUAHUA ST	Taxpayer at
64	3014	CHIHUAHUA ST	DELEON EFRAIN &
65	3018	CHIHUAHUA ST	ROJAS MILCIADES A NIMAJUAN &
66	3022	CHIHUAHUA ST	HERNANDEZ PORFIRIO &
67	3026	CHIHUAHUA ST	RAMIREZ JORGE
68	3106	CHIHUAHUA ST	DELEON EFRAIN ELIZONDO
69	3110	CHIHUAHUA ST	DELEON EFRAIN
70	3114	CHIHUAHUA ST	SUNSET MANOR LLC
71	1601	SINGLETON BLVD	MALAGON ABEL OCTAVIO
72	1603	SINGLETON BLVD	Taxpayer at
73	1605	SINGLETON BLVD	Taxpayer at
74	3011	CHIHUAHUA ST	RODRIGUEZ JUAN &
75	3015	CHIHUAHUA ST	MOTSI INVESTMENTS LLC
76	3019	CHIHUAHUA ST	DELEON RAUL
77	3023	CHIHUAHUA ST	VALENZUELA MARIA D &
78	3029	CHIHUAHUA ST	TREVINO JESSICA
79	3101	CHIHUAHUA ST	RICE RUBY JEAN &
80	3105	CHIHUAHUA ST	QUIROZ PEDRO & GILMA FLORES
81	3111	CHIHUAHUA ST	MORALES MARTIN
82	3113	CHIHUAHUA ST	CASTILLO MARCELLO
83	1723	SINGLETON BLVD	JSM DEVELOPMENT COMPANY
84	1713	SINGLETON BLVD	JSM DEVELOPMENT CO
85	1701	SINGLETON BLVD	MONREAL ROGELIO
86	3013	NAVARO ST	ANTHONY WILLIAM DOUGLAS
87	1710	TORONTO ST	RICHARDSON JESSIE LAVANDA &
88	1708	TORONTO ST	HERNANDEZ MARIO

11/13/2020

Label #	*Address*		*Owner*
89	1714	TORONTO ST	DAVIS CARLOES LEE
90	1718	TORONTO ST	MEADOWS ZACHARY ALAN
91	1720	TORONTO ST	BEYENE ENYEW
92	1719	TORONTO ST	RODRIGUEZ ANTONIO
93	1715	TORONTO ST	GRAY LARRY JAMES &
94	1711	TORONTO ST	DUNN BENNIE L
95	1707	TORONTO ST	BENITEZ PATRICIO
96	3103	NAVARO ST	DUVALL RICHARD DUANE
97	3112	NAVARO ST	POSADA FRANCISCO & MARIA
98	3110	NAVARO ST	CASTILLO MARCELO
99	3104	NAVARO ST	GEDALIA PARTNERSHIP LP
100	3100	NAVARO ST	SESSION CLEVELAND R
101	3020	NAVARO ST	SESSION CLEVELAND R &
102	3018	NAVARO ST	SMITH CURTIS
103	3012	NAVARO ST	WDA PROPERTIES LLC
104	1837	DULUTH ST	JOHNSON JANET &
105	2921	VILBIG RD	Taxpayer at
106	2913	VILBIG RD	DEAVILA MARIA C
107	1815	AKRON ST	SMCCP RC
108	2818	GUYMON ST	CHAVEZ MARY ANN
109	1825	DULUTH ST	JOHNSON ANNIE LF EST
110	1819	DULUTH ST	HERNANDEZ MANUEL &
111	1813	DULUTH ST	POSADA FRANCISCO
112	1811	DULUTH ST	MEDINA ANTONIA
113	1807	DULUTH ST	MEDINA DAGABERTO
114	1801	DULUTH ST	MEDINA DAGOBERTO
115	1802	AKRON ST	MEDINA ANTONIO &
116	1806	AKRON ST	TORRES JESUS
117	1810	AKRON ST	HALL DOROTHY J
118	1838	DULUTH ST	WHITE WILLIE
119	1834	DULUTH ST	FRANKLIN L A &

11/13/2020

Label #	*Address*		*Owner*
120	1828	DULUTH ST	DALLAS AREA HABITAT FOR HUMANITY INC
121	1826	DULUTH ST	CONFIA HOMES LLC
122	1822	DULUTH ST	MEDINA JOSE G
123	1814	DULUTH ST	EDWARDS SILAS M &
124	1804	DULUTH ST	VELEZ ABEL
125	1800	DULUTH ST	MOUNTAIN TOP CONTRACTORS LLC
126	1838	BAYONNE ST	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT&
127	1830	BAYONNE ST	DALLAS AREA HABITAT FOR HUMANITY INC
128	1810	BAYONNE ST	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT
129	2603	VILBIG RD	PURDIE ROBERT
130	1809	MUNCIE AVE	DALLAS AREA HABITAT FOR HUMANITY
131	1811	MUNCIE AVE	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT &
132	2513	VILBIG RD	ALVAREZ EPIFANIO & JULIA
133	2507	VILBIG RD	MARTINEZ LORENA
134	2503	VILBIG RD	BASORIA JOSE ABEL &
135	2409	VILBIG RD	GALINDO DOUGLAS
136	2405	VILBIG RD	BATRES WILIAN WALDEMAR GARCIA &
137	1812	MUNCIE AVE	DEAVILA MARIA CATALINA
138	1816	MUNCIE AVE	ABDU BINYAM K & ZEYNEB K IBRAHIM
139	1820	MUNCIE AVE	Taxpayer at
140	1822	MUNCIE AVE	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT &
141	1824	MUNCIE AVE	LAWRENCE REGINALD SR
142	1828	MUNCIE AVE	SOTO JOSE A ARREOLA &
143	1832	MUNCIE AVE	AMAYA J JESUS CAMACHO &
144	1836	MUNCIE AVE	PONCE CESAR
145	1813	W COMMERCE ST	LOTT SUSAN ELIZABETH S
146	2800	VILBIG RD	VALDEZ JESSIE
147	2708	VILBIG RD	MARTINEZ EJINIO EST OF
148	1730	DULUTH ST	GEBBIA ANTHONY &
149	1716	DULUTH ST	SHERMAN CHAISL

Label #	*Address*		*Owner*
150	2726	VILBIG RD	CERVANTES RAYMOND
151	1735	BAYONNE ST	CERVANTES RAYMOND
152	1710	SINGLETON BLVD	LEE CHONG Y
153	1616	SINGLETON BLVD	WEST DALLAS INVESTS LP
154	1702	SINGLETON BLVD	LEE CHONG Y &
155	1500	SINGLETON BLVD	Dallas ISD
156	1404	SINGLETON BLVD	ROBINSON MONA &
157	1314	DULUTH ST	Taxpayer at
158	1318	DULUTH ST	Taxpayer at
159	1320	DULUTH ST	MACIAS JULIA SUAREZ
160	1400	DULUTH ST	GALINDO JAVIER FLORENTINO L &
161	1404	DULUTH ST	TEMPLO PENA DE HOREB
162	1401	DULUTH ST	Taxpayer at
163	1403	DULUTH ST	SAENZ IRMA HERNANDEZ
164	1407	DULUTH ST	SAENZ IRMA
165	2819	CHICAGO ST	LOPEZ FLORENTINO ET AL
166	1404	BEDFORD ST	HERNANDEZ JENNIFER N
167	1406	BEDFORD ST	Taxpayer at
168	1410	BEDFORD ST	Taxpayer at
169	1412	BEDFORD ST	RODRIGUEZ ALFREDO S
170	1420	BEDFORD ST	ORTIZ YOLANDA
171	2802	CHICAGO ST	SRSR INC
172	2814	CHICAGO ST	BANDA ELIDIO
173	2818	CHICAGO ST	SRSR INC
174	2820	CHICAGO ST	SAN SABA ROCK REAL ESTATE LLC
175	2902	CHICAGO ST	DILLARD CHARLES E JR &
176	2904	CHICAGO ST	ELVISARA LLC
177	2903	CHICAGO ST	LOPEZ SEFERINA
178	2907	CHICAGO ST	WILCHES MARCELEN A
179	2919	CHICAGO ST	YANEZ JORGE & MARIELA
180	2923	CHICAGO ST	WILONSKY DOROTHY &
181	2927	CHICAGO ST	LUNA GETRUDIS

Label #	*Address*		*Owner*
182	1318	SINGLETON BLVD	ZARATE ANTONIO
183	1310	DULUTH ST	SALAZAR RICHARD EST OF
184	1311	DULUTH ST	Taxpayer at
185	1324	AMOS ST	YBARA REYNALDO &
186	1328	AMOS ST	TORRES ALEJANDRINO
187	1332	AMOS ST	TORRES PEDRO &
188	1336	AMOS ST	VELASQUEZ ABIGAIL &
189	1317	AMOS ST	CRAYTON LATISHIA D
190	1323	AMOS ST	JOHNSON GLORIA
191	1325	AMOS ST	HAMILTON JERRY R
192	1329	AMOS ST	GRIMALDO J GUADALUPE MEJIA &
193	1333	AMOS ST	GRIMALDO ALBERTO
194	1337	AMOS ST	GRIMALDO MARIA
195	1341	AMOS ST	GRIMALDO FLORENTINA
196	1610	W COMMERCE ST	COMMERCIAL METALS COMPANY
197	1618	W COMMERCE ST	JUNG BUCK L & HELEN W
198	1607	W COMMERCE ST	RINGER LLC
199	1401	W COMMERCE ST	LO 1401 WEST COMMERCE LLC
200	1400	W COMMERCE ST	1400 TRIPLE B HOLDINGS LP
201	2911	CHICAGO ST	QUINTERO MARIA EULALIA
202	2901	BORGER ST	Taxpayer at
203	1450	RODEO DR	Taxpayer at
204	2561	EL CAMINO LN	Taxpayer at
205	1451	ELEVADO DR	Taxpayer at
206	2444	CARMELITA ST	Taxpayer at
207	2659	CARMELITA ST	Taxpayer at
208	2651	CARMELITA ST	Taxpayer at
209	2643	CARMELITA ST	Taxpayer at
210	2635	CARMELITA ST	Taxpayer at
211	2627	CARMELITA ST	Taxpayer at
212	2619	CARMELITA ST	Taxpayer at

Label #	*Address*		*Owner*
213	2611	CARMELITA ST	Taxpayer at
214	2603	CARMELITA ST	Taxpayer at
215	2557	CARMELITA ST	Taxpayer at
216	2549	CARMELITA ST	Taxpayer at
217	2541	CARMELITA ST	Taxpayer at
218	2533	CARMELITA ST	Taxpayer at
219	2525	CARMELITA ST	Taxpayer at
220	2517	CARMELITA ST	Taxpayer at
221	2509	CARMELITA ST	Taxpayer at
222	2501	CARMELITA ST	Taxpayer at
223	2502	CARMELITA ST	Taxpayer at
224	2510	CARMELITA ST	Taxpayer at
225	2518	CARMELITA ST	Taxpayer at
226	2526	CARMELITA ST	Taxpayer at
227	2534	CARMELITA ST	Taxpayer at
228	2542	CARMELITA ST	Taxpayer at
229	2550	CARMELITA ST	Taxpayer at
230	2604	CARMELITA ST	Taxpayer at
231	2612	CARMELITA ST	Taxpayer at
232	2620	CARMELITA ST	Taxpayer at
233	2628	CARMELITA ST	Taxpayer at
234	2636	CARMELITA ST	Taxpayer at
235	2644	CARMELITA ST	Taxpayer at
236	2652	CARMELITA ST	Taxpayer at
237	2653	CAROLWOOD LN	Taxpayer at
238	2645	CAROLWOOD LN	Taxpayer at
239	2637	CAROLWOOD LN	Taxpayer at
240	2629	CAROLWOOD LN	Taxpayer at
241	2621	CAROLWOOD LN	Taxpayer at
242	2613	CAROLWOOD LN	Taxpayer at
243	2605	CAROLWOOD LN	Taxpayer at

Label #	*Address*		*Owner*
244	2551	CAROLWOOD LN	Taxpayer at
245	2543	CAROLWOOD LN	Taxpayer at
246	2535	CAROLWOOD LN	Taxpayer at
247	2527	CAROLWOOD LN	Taxpayer at
248	2519	CAROLWOOD LN	Taxpayer at
249	2511	CAROLWOOD LN	Taxpayer at
250	2503	CAROLWOOD LN	Taxpayer at
251	2504	CAROLWOOD LN	Taxpayer at
252	2512	CAROLWOOD LN	Taxpayer at
253	2520	CAROLWOOD LN	Taxpayer at
254	2528	CAROLWOOD LN	Taxpayer at
255	2536	CAROLWOOD LN	Taxpayer at
256	2544	CAROLWOOD LN	Taxpayer at
257	2552	CAROLWOOD LN	Taxpayer at
258	2606	CAROLWOOD LN	Taxpayer at
259	2614	CAROLWOOD LN	MEGATEL SOHO SQUARE SA LLC
260	2622	CAROLWOOD LN	Taxpayer at
261	2630	CAROLWOOD LN	Taxpayer at
262	2654	CAROLWOOD LN	Taxpayer at
263	2655	EL CAMINO LN	MEGATEL SOHO SQUARE
264	2639	EL CAMINO LN	WANG CLIFFORD &
265	2631	EL CAMINO LN	TURKSON MASERA ASAMNUA &
266	2615	EL CAMINO LN	Taxpayer at
267	2607	EL CAMINO LN	Taxpayer at
268	2553	EL CAMINO LN	NAFZIGER JONATHAN &
269	2537	EL CAMINO LN	CHOICE JAMEILE
270	2529	EL CAMINO LN	NGUYEN DIANE
271	2521	EL CAMINO LN	RICHARDSON ANN M
272	2513	EL CAMINO LN	SPENCER EDDRICK LAWRENCE
273	2505	EL CAMINO LN	JAROUN IBRAHIM &
274	2514	EL CAMINO LN	RAZO JOSE EMMANUEL &

Label #	*Address*		*Owner*
275	2522	EL CAMINO LN	RODRIGUEZ VALERIA &
276	2530	EL CAMINO LN	GRINNELL NEVIN E
277	2538	EL CAMINO LN	MEGATEL SOHO SQUARE
278	2546	EL CAMINO LN	SEALS KARIMAH &
279	2554	EL CAMINO LN	VIOLA SHAUN
280	2608	EL CAMINO LN	BRYANTHARRELL TERRI
281	2616	EL CAMINO LN	BARCLAY MICHAEL &
282	2632	EL CAMINO LN	WANG CHEN HAN
283	2640	EL CAMINO LN	DIAZGARCIA EDUARDO ANTONIO &
284	2649	LA ALTURA LN	Taxpayer at
285	2641	LA ALTURA LN	GOODSPEED KIMBERLY & PETER
286	2633	LA ALTURA LN	BRANSON MARQUEZ
287	2625	LA ALTURA LN	PAYROVI DUSTIN
288	2617	LA ALTURA LN	LINK MARC W
289	2609	LA ALTURA LN	MCCARTHY JOHN &
290	2601	LA ALTURA LN	PATTERSON BRANDI
291	2555	LA ALTURA LN	LESNANSKY MARK & LORI
292	2547	LA ALTURA LN	MEGATEL SOHO SQUARE S A LLC
293	2539	LA ALTURA LN	Taxpayer at
294	2523	LA ALTURA LN	ANTHONY KEITH
295	2507	LA ALTURA LN	JONES ERICA
296	1402	ELEVADO DR	Taxpayer at
297	1410	ELEVADO DR	NOLAN CHRISTOPHER J
298	1418	ELEVADO DR	BROWN COREY & ALICIA
299	1434	ELEVADO DR	PROCTOR MICHAEL &
300	1442	ELEVADO DR	Taxpayer at
301	1450	ELEVADO DR	Taxpayer at
302	1458	ELEVADO DR	Taxpayer at
303	1466	ELEVADO DR	Taxpayer at
304	1474	ELEVADO DR	Taxpayer at
305	1482	ELEVADO DR	Taxpayer at

11/13/2020

Label #	*Address*		*Owner*
306	2476	CARMELITA ST	Taxpayer at
307	2468	CARMELITA ST	Taxpayer at
308	2460	CARMELITA ST	Taxpayer at
309	2452	CARMELITA ST	Taxpayer at
310	2300	AL LIPSCOMB WAY	BNSF RAILWAY
311	2300	AL LIPSCOMB WAY	BNSF RAILWAY

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

FILE NUMBER:	Z201-128(CT)	**DATE FILED:**	November 11, 2020
LOCATION:	South corner of Cedar Springs Road and Throckmorton Street and the northeast side of Throckmorton Street, between Cedar Springs Road and Dickason Avenue		
COUNCIL DISTRICT:	2	**MAPSCO:**	35 W
SIZE OF REQUEST:	± 3.47 acres	**CENSUS TRACT:**	5.00

REPRESENTATIVE: Suzan Kedron, Jackson Walker, L.L.P.

OWNER: Caven Enterprises Inc.

APPLICANT: Pegasus Ablon Caven, LLC

REQUEST: An application for an amendment to Planned Development Subdistrict No. 19 within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to allow for a revised development plan and landscape plan and modified development standards primarily in relation to height, density, setbacks, and mixed income housing bonus for the proposed multifamily development and deletion of the concept plan.

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

PLANNED DEVELOPMENT NO. 193:
http://www.dallascityattorney.com/51P/Articles%20Supp%2021/Article%20193%20Part%20I.pdf

PLANNED DEVELOPMENT NO. 193 EXHIBITS:
http://www.dallascityattorney.com/51P/exhibits.html#a193

BACKGROUND INFORMATION:

- The request site is developed with several retail uses including bars and restaurants and a parking lot that supports the retail uses.
- The applicant proposes to preserve the nature of the intersection by retaining the bars and restaurants along Cedar Springs Road, removing the parking, and adding a multifamily component to the site.
- The proposed amendment includes a revised development plan and landscape plan and modified development standards primarily in relation to height, density, setbacks, and mixed income housing bonus for the proposed multifamily development and deletion of the concept plan.

Zoning History:

There have been no recent zoning requests within the vicinity in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Cedar Springs Road	Community Collector	60’
Throckmorton Street	Local	-
Dickason Street	Local	-

Traffic:

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

Comprehensive Plan:

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.2 Define urban character in Downtown and urban cores.

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

NEIGHBORHOOD PLUS PLAN

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

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

GOAL 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

GOAL 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Area Plan:

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 feels that the proposed development achieves the urban form with the proposed structures added to the subject site. The site also promotes and protects an attractive street level pedestrian environment. The development allows area mainstays on the Cedar Springs frontage to remain while adding a plaza and pocket parks for the community to enjoy. The project also promotes landscape and streetscape quality with the aforementioned additions. The development is appropriate to the character of the nearby neighborhood, as the community is growing and in need of housing stock to support those seeking to live in the area.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 193 (PDS No. 19) Subareas A1, B1, A2, B2	Retail, Parking
Northwest	PD No. 193 (PDS No. 56)	Retail
North	PD No. 193 (GR)	Retail
Northeast	PD No. 193 (GR)	Retail/Personal Service
Southeast	PD No. 193 (GR) PD No. 193 (P)	Retail/Personal Service Parking
South	PD No. 193 (MF-2)	Multifamily
Southwest	PD No. 193 (MF-2)	Public School
West	PD No. 193 (MF-2)	Multifamily
East	PD No. 193 (GR) SUP No. 9	Retail/Personal Service Billiard Hall

Land Use Compatibility:

The subject site is located at the corner of Cedar Springs Road and Throckmorton Road. The site is developed with bars, restaurants, and parking for the uses.

Surrounding land uses consist of retail/personal service uses north, northwest, and northeast of the site. South and southeast of the site are multifamily, retail uses, and a parking district. Southwest of the property is a public school.

The request site is zoned PDS No. 19 within Planned Development District No. 193, the Oak Lawn Special Purpose District, and is currently developed with bars, restaurants, and parking. PDS 19 currently allows for the proposed uses on the site (bars, restaurants, and multifamily uses). The applicant proposes to allow the structures to remain in subareas A-1 and B-1. Subareas A-2 and B-2 currently house parking for surrounding uses. This parking is proposed to be removed and developed with above ground parking structure and a multifamily above. The development will provide open space in the form of existing courtyards, a 3,000 square- foot plaza and two pocket parks of 2,000 square-foot collectively. The development seeks to replace the conceptual plan with the proposed development plan.

Deviations from the preciously approved PD conditions include changes to the setback regulations, height regulations, off-street parking, sign regulations, and the addition of design standards for the proposed development.

Setback for the development will remain 10 feet for all subareas on Dickson Avenue and Reagan Street. On Throckmorton Street, the applicant proposes a 10-foot setback up to 75 feet in height and a 25-foot setback for any portion of a structure above 75 feet in height for both subareas A-2 and B-2. This deviates from the 10-foot setback up to 36 feet within Subarea A-1 and a 10-foot setback in Subarea B-2. On Cedar Springs Road the setbacks are to remain as previously approved by the PD, eight foot setback for the first story, no setback for the second story up to a height of 36 feet, and a 25 foot setback for any portion of a structure above 36 feet in height for Subarea A-1 and Ten foot setback with a covered patio permitted in the setback area for Subarea B-1. The northwesterly property line of Subarea B-1 has no setback up to a height of 36 feet and a 10 foot setback for any portion of a structure above 36 feet in height and Subarea B-2 has a 10 foot setback.

The maximum height within Subarea A-1 is lowering from 120 feet to 36 feet. Subarea A-2 allows for a maximum of 120 feet with a residential proximity slope for structures over 26 feet measured at a slope of one to one. (PD No. 193 generally does not have RPS.) The applicant proposes to remove the existing residential proximity slope and allow for a maximum height of 260 feet, where 180 feet is the base and 260 feet height is allowed with two and a half percent mixed-income housing between 81 and 100 percent of the area median family income. Subarea B-1 allows for 120 feet and is proposed to be lowered to a maximum of 36 feet. Subarea B-2 is seeking an increase from the allowed maximum of 36 feet to 260 feet, where 180 feet is the base and 260 feet height is allowed with two and a half percent mixed-income housing between 81 and 100 percent of the area median family income. Staff recommends a base height of 36 feet for subareas A-1 and B-1 and a base height of 120 feet for subareas A-2 and B-2, and up to 150 feet height with five percent mixed-income housing between 61 and 80 percent of the area median family income.

Design standards added for the PD include sidewalk minimums of six feet along Reagan Street and Dickason Street, along Cedar Springs Road, Subarea A1 has minimum of an eight foot sidewalk, Subarea B1 has a minimum of five foot setback. Along Throckmorton Street, Subareas A1 and B1 have a minimum five-foot sidewalk and Subareas A2 and B2 have a minimum of eight-foot sidewalk.

The development proposes to include pedestrian amenities such as benches, bicycle racks trash receptacles, street lighting, architectural elements such as green walls,

pedestrian refuge areas, maximum of 30 feet of blank walls, screening of aboveground parking, and a public plaza and two pocket parks.

The base floor area ratio for the development is 2.5:1. The applicant proposes a mixed income housing bonus for a floor area ratio of 5:1 should two and a half percent of the total dwelling units be available to households earning between 81 and 100 percent of the area median family income. Staff recommends five percent of dwelling units at 51 to 60 percent of the area median family income for a floor area ratio of 5:1. The applicant proposes maximum 20 percent of the total units may be specialty units including club suites and penthouse suites. Staff recommends ten percent of the units to be allowed as specialty units.

The proposed development fits the make-up of the area and the uses were previously allowed within the PDS. The amendments to the Planned Development District would allow for a walkable neighborhood section open to the corner of Throckmorton and Cedar Springs. Staff cannot recommend a height of 260 feet even with the removal of the residential proximity slope to conform with the PD 193. Allowing such height for this development would be intrusive and towering over many structures in the surrounding area. Staff believes that this development could be an opportunity to provide housing for the growing community.

Development Standards:

The table below shows a comparison between the existing zoning and the proposed Planned Development Subdistrict.

SUBDISTRICT	Height	Lot Coverage	PRIMARY Uses
PDS No. 19 - Existing Subarea A-1	120’	80%	Retail
PDS No. 19 - Existing Subarea A-2	120’	80%	Parking
PDS No. 19 - Existing Subarea B-1	120’	80%	Retail
PDS No. 19 - Existing Subarea B-2	36’	80%	Parking
PDS No. 19 – Proposed Subarea A-1	36’	80% for first 80 feet 60% for 81 feet or higher	Retail
PDS No. 19 - Proposed Subarea A-2	180’ (base) 260’(with MIH)	80% for first 80 feet 60% for 81 feet or higher	Multifamily
PDS No. 19 - Proposed Subarea B-1	36’	80% for first 80 feet 60% for 81 feet or higher	Retail
PDS No. 19 - Proposed Subarea B-2	180’ (base) 260’(with MIH)	80% for first 80 feet 60% for 81 feet or higher	Multifamily
PDS No. 19 – Staff Recommendation Subarea A-1	36’	80% for first 80 feet 60% for 81 feet or higher	Retail

SUBDISTRICT	Height	Lot Coverage	PRIMARY Uses
PDS No. 19 – Staff Recommendation Subarea A-2	120' (base) 150'(with MIH)	80% for first 80 feet 60% for 81 feet or higher	Multifamily
PDS No. 19 – Staff Recommendation Subarea B-1	36'	80% for first 80 feet 60% for 81 feet or higher	Retail
PDS No. 19 - Staff Recommendation Subarea B-2	120' (base) 150'(with MIH)	80% for first 80 feet 60% for 81 feet or higher	Multifamily

Existing Setbacks

	Existing Setbacks
Dickason Avenue	Ten-foot setback for all subareas.
Reagan Street	Ten-foot setback for all subareas.
Throckmorton Street	Subarea A-1. Two and one-half foot setback for the first story, no setback for the second story up to a height of 36 feet, and a 25 foot setback for any portion of a structure above 36 feet in height. Subarea A-2. Ten-foot setback up to 36 feet in height and a 25 foot setback for any portion of a structure above 36 feet in height. Subarea B-1. Two and one-half foot setback up to a height of 36 feet and 25-foot setback for any portion of a structure above 36 feet in height. Subarea B-2. Ten-foot setback.
Cedar Springs Road	Subarea A-1. Eight foot setback for the first story, no setback for the second story up to a height of 36 feet, and a 25 foot setback for any portion of a structure above 36 feet in height. Subarea B-1. Ten foot setback with a covered patio permitted in the setback area. Northwesterly property line of Subareas B-1 and B-2: Subarea B-1. No setback up to a height of 36 feet and a 10 foot setback for any portion of a structure above 36 feet in height. Subarea B-2. Ten foot setback.

Proposed Setbacks

	Proposed Setbacks
Dickason Avenue	Ten-foot setback for all subareas.
Reagan Street	Ten-foot setback for all subareas.
Throckmorton Street	Subarea A-1. Two and one-half foot setback for the first story, no setback for the second story up to a height of 36 feet, and a 25-foot setback for any portion of a structure above 36 feet in height Subarea A-2. Ten-foot setback up to 75 feet in height and a 25 foot setback for any portion of a structure above 75 feet in height. Subarea B-1. Two and one-half foot setback up to a height of 36 feet and 25-foot setback for any portion of a structure above 36 feet in height. Subarea B-2. Ten-foot setback up to 75 feet in height and a 25 foot setback for any portion of a structure above 75 feet in height.
Cedar Springs Road	Subarea A-1. Eight foot setback for the first story, no setback for the second story up to a height of 36 feet, and a 25 foot setback for any portion of a structure above 36 feet in height. Subarea B-1. Ten foot setback with a covered patio permitted in the setback area. Northwesterly property line of Subareas B-1 and B-2: Subarea B-1. No setback up to a height of 36 feet and a 10 foot setback for any portion of a structure above 36 feet in height. Subarea B-2. Ten foot setback.

Parking:

Off-street parking will not be provided for each use in accordance with PD No. 193, as amended. Parking for multifamily uses must be provided a 1.25 spaces per dwelling unit. Parking for a dance floor will remain at one per 100 feet of floor area. Parking may be allowed in the setback as well. The proposed parking structure will provide parking for the existing uses on the site.

Signs:

Signs must comply with the provisions for business zoning districts contained in Article VII with the addition of a District Identification Sign which may be attached to a building or landscape design and the maximum effective area is 100 square feet.

Landscaping:

Landscaping for the Property must be provided in accordance with the Landscape Plan.

Market Value Analysis:

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

LISTS OF OFFICERS

Caven Enterprises, Inc.

Michael Ben Ablon – President
Stephen Brookshire – Vice President, Treasurer, and Secretary
Patricia Keath, Vice President, Secretary, and Assistant Treasurer

Pegasus Ablon Caven, LLC

Gregory Kilhoffer, President
Ben Polachek, CFO/Controller
Christine Bengston, Secretary

PROPOSED PD CONDITIONS

Division S-19. PD Subdistrict 19.

SEC. S-19.101. LEGISLATIVE HISTORY.

PD Subdistrict 19 was established by Ordinance No. 23022, passed by the Dallas City Council on February 12, 1997. Ordinance No. 23022 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; 23022; 25267,_____)

SEC. S-19.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 19 is established on property generally fronting on both sides of Throckmorton Street between Cedar Springs Road and Dickason Avenue. The size of PD Subdistrict 19 is approximately 3.5385 acres. (Ord. Nos. 23022; 25267)

SEC. S-19.103. 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 this division, SUBDISTRICT means a subdistrict of PD 193.

(b) Unless otherwise stated, all code references are to Chapter 51.

(c) SUBDISTRICT means the property area located within PD Subdistrict 19.

(d) ~~(c)~~ This subdistrict is considered to be a nonresidential zoning district. (Ord. Nos. 23022~~;~~ 25267.)

SEC. S-19.104. ~~CONCEPTUAL~~DEVELOPMENT PLAN.

Development and use of the Property must comply with the ~~conceptual~~development plan (Exhibit S-19A). This plan replaces any prior existing conceptual plans or development plans. In the event of a conflict between the provisions of this division and the ~~conceptual~~development plan, the provisions of this division control. (Ord. Nos. 23022; 25267)

~~**SEC. S-19.105. DEVELOPMENT PLANS.**~~

~~(a) Development of the Property must comply with the approved development plans.~~

~~(b) All development plans must comply with the conceptual plan and this division.~~

~~(c) Development of Phase One must be in compliance with the development/landscape plan for Phase One (Exhibit S-19B).~~

~~(d) Development plans for later phases of development only require city plan commission approval without the requirement of notice and public hearing.~~

~~(e) Development plans for later phases of development must cover the entire planned development subdistrict.~~

~~(f) No time limit exists for submission of development plans for later phases of development.~~

~~(g) Minor amendments to an approved development plan may be authorized by the director of development services.~~

~~(h) If the commission disapproves a development plan, the applicant may appeal the decision to the city council. (Ord. Nos. 23022; 25267)~~

~~SEC. S-19.106.~~

MAIN USES PERMITTED.

(a) Subareas A-1 and B-1.

(1) Residential uses.

-- Multiple-family.
-- Hotel and motel.
-- Retirement housing.

(2) Utility and service uses.

-- Utility or government installation, other than listed.
-- Local utilities.
-- Electrical substation.
-- Radio, television, or microwave tower.
-- Commercial radio or television transmitting station.
-- Sewage pumping station.
-- Telephone exchange, switching, and transmitting equipment.
-- Water reservoir, well, or pumping station.
-- Water treatment plant.

(3) Transportation uses.

-- Bus passenger shelter.

(4) Community service uses.

-- Adult day care facility.
-- Post office.
-- Child-care facility.

(5) Medical uses.

-- Convalescent and nursing homes, hospice care, and related institutions.
-- Medical clinic.
-- Medical or scientific laboratory.
-- Optical shop.
-- Medical appliance fitting and sales.

(6) Religious uses.

-- Church.
-- Rectory.
-- Convent or monastery.

(7) Educational uses.

-- Business school.
-- Library, art gallery, or museum.

(8) Recreation and entertainment uses.

-- Game court center.
-- Private recreation club or area.
-- Inside commercial amusement.
-- Theater.

(9) Bar and restaurant uses.

-- Bar, lounge, or tavern.
-- Restaurant without drive-in or drive-through service.
-- Private club.
-- Catering service.
-- Dance hall.

(10) Professional, personal service, and custom crafts uses.

-- Office.
-- Temporary construction or sales office.
-- Bank or savings and loan office.
-- Barber and beauty shop.
-- Mortuary or funeral home.
-- Health studio.
-- Custom cleaning shop.
-- Self service laundry or dry cleaning.
-- Laundry or cleaning pickup and receiving station.
-- Key shop.
-- Tailor, custom sewing, and millinery.
-- Travel bureau.
-- Broadcasting or recording studio.
-- Instructional arts studio.
-- Handcrafted art work studio.

-- Handcraft bookbinding.
-- Photography studio.
-- Safe deposit boxes.
-- Commercial wedding chapel.

(11) Retail uses.

-- Retail stores other than listed.
-- Antique shop.
-- Retail food store.
-- Bakery or confectionery shop.
-- Book and stationery store.
-- Camera shop.
-- Cigar, tobacco, and candy store.
-- Clothing store.
-- Drug store.
-- Liquor store.
-- Florist store.
-- Feed store.
-- Pet shop.
-- Furniture store.
-- Second hand store.
-- Hardware or sporting goods store.
-- Home improvement center.
-- Hobby and art supplies store.
-- Paint and wallpaper store.
-- Swimming pool sales and supply.

(12) Motor vehicle related uses.

-- Auto glass, muffler, or seat cover shop.
-- Auto parts sales (inside only).
-- Auto repair garage (inside).
-- Car wash.
-- Service station.
-- Commercial parking lot or garage.

(13) Commercial uses.

-- Appliance fix-it shop.
-- Tool and equipment rental (inside display only).
-- Duplication shop.
-- Garden shop, plant sales, or greenhouse.
-- Diamond and precious stone sales (wholesale only).

(14) Storage and waste disposal uses.

-- Recycling drop-off container.

(15) Animal related uses.

-- Veterinarian's office.
-- Animal clinic without outside runs.

(16) Industrial and manufacturing uses.

-- None permitted.

(b) Subarea A-2.

(1) Residential uses.

-- Multiple-family.
-- Hotel and motel.
-- Retirement housing.

(2) Utility and service uses.

-- Utility or government installation, other than listed.
-- Local utilities.
-- Electrical substation.
-- Radio, television, or microwave tower.
-- Commercial radio or television transmitting station.
-- Sewage pumping station.
-- Telephone exchange, switching, and transmitting equipment.
-- Water reservoir, well, or pumping station.
-- Water treatment plant.

(3) Transportation uses.

-- Bus passenger shelter.

(4) Community service uses.

-- Adult day care facility.
-- Post office.
-- Child-care facility.

(5) Medical uses.

-- Convalescent and nursing homes, hospice care, and related institutions.
-- Medical clinic.
-- Medical or scientific laboratory.
-- Optical shop.
-- Medical appliance fitting and sales.

(6) Religious uses.

-- Church.
-- Rectory.
-- Convent or monastery.

(7) Educational uses.

-- Business school.
-- Library, art gallery, or museum.

(8) Recreation and entertainment uses.

-- Game court center.
-- Private recreation club or area.

(9) Bar and restaurant uses.

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

(10) Professional, personal service, and custom crafts uses.

-- Office.
-- Temporary construction or sales office.
-- Bank or savings and loan office.
-- Barber and beauty shop.
-- Mortuary or funeral home.
-- Health studio.
-- Custom cleaning shop.
-- Self service laundry or dry cleaning.
-- Laundry or cleaning pickup and receiving station.
-- Key shop.
-- Tailor, custom sewing, and millinery.
-- Travel bureau.
-- Broadcasting or recording studio.
-- Instructional arts studio.
-- Handcrafted art work studio.
-- Handcraft bookbinding.
-- Photography studio.
-- Safe deposit boxes.
-- Commercial wedding chapel.

(11) Retail uses.

-- Retail stores other than listed.
-- Antique shop.
-- Retail food store.
-- Bakery or confectionery shop.
-- Book and stationery store.
-- Camera shop.
-- Cigar, tobacco, and candy store.
-- Clothing store.
-- Drug store.
-- Liquor store.
-- Florist store.
-- Feed store.
-- Pet shop.
-- Furniture store.

-- Second hand store.
-- Hardware or sporting goods store.
-- Home improvement center.
-- Hobby and art supplies store.
-- Paint and wallpaper store.
-- Swimming pool sales and supply.

(12) Motor vehicle related uses.

-- Commercial parking lot or garage.

(13) Commercial uses.

-- Appliance fix-it shop.
-- Duplication shop. *[L]*
-- Garden shop, plant sales, or greenhouse.
-- Diamond and precious stone sales (wholesale only).

(14) Storage and waste disposal uses.

-- Recycling drop-off container.

(15) Animal related uses.

-- Veterinarian's office.
-- Animal clinic without outside runs.

(16) Industrial and manufacturing uses.

-- None permitted.

(c) Subarea B-2.

(1) Residential uses.

-- Multiple-family.
-- Hotel and motel.
-- Retirement housing.

(2) Utility and service uses.

-- Utility or government installation, other than listed.
-- Local utilities.
-- Electrical substation.
-- Radio, television, or microwave tower.
-- Commercial radio or television transmitting station.
-- Sewage pumping station.
-- Telephone exchange, switching, and transmitting equipment.
-- Water reservoir, well, or pumping station.
-- Water treatment plant.

(3) Transportation uses.

-- Bus passenger shelter.

(4) Community service uses.

-- Adult day care facility.
-- Post office.
-- Child-care facility.

(5) Medical uses.

-- Convalescent and nursing homes, hospice care, and related institutions.
-- Medical clinic.
-- Medical or scientific laboratory.
-- Optical shop.
-- Medical appliance fitting and sales.

(6) Religious uses.

-- Church.
-- Rectory.
-- Convent or monastery.

(7) Educational uses.

-- Business school.
-- Library, art gallery, or museum.

(8) Recreation and entertainment uses.

-- Game court center.
-- Private recreation club or area.

(9) Bar and restaurant uses.

-- None permitted.

(10) Professional, personal service, and custom crafts uses.

-- Office.
-- Temporary construction or sales office.
-- Bank or savings and loan office.
-- Barber and beauty shop.
-- Mortuary or funeral home.
-- Health studio.
-- Custom cleaning shop.
-- Self service laundry or dry cleaning.
-- Laundry or cleaning pickup and receiving station.
-- Key shop.
-- Tailor, custom sewing, and millinery.
-- Travel bureau.
-- Broadcasting or recording studio.

-- Instructional arts studio.
-- Handcrafted art work studio.
-- Handcraft bookbinding.
-- Photography studio.
-- Safe deposit boxes.
-- Commercial wedding chapel.

(11) Retail uses.

-- Retail stores other than listed.
-- Antique shop.
-- Retail food store.
-- Bakery or confectionery shop.
-- Book and stationery store.
-- Camera shop.
-- Cigar, tobacco, and candy store.
-- Clothing store.
-- Drug store.
-- Liquor store.
-- Florist store.
-- Feed store.
-- Pet shop.
-- Furniture store.
-- Second hand store.
-- Hardware or sporting goods store.
-- Home improvement center.
-- Hobby and art supplies store.
-- Paint and wallpaper store.
-- Swimming pool sales and supply.

(12) Motor vehicle related uses.

-- Commercial parking lot or garage.

(13) Commercial uses.

-- Appliance fix-it shop.
-- Duplication shop. *[L]*
-- Garden shop, plant sales, or greenhouse.
-- Diamond and precious stone sales (wholesale only).

(14) Storage and waste disposal uses.

-- Recycling drop-off container.

(15) Animal related uses.

-- Veterinarian's office.
-- Animal clinic without outside runs.

(16) Industrial and manufacturing uses.

-- None
permitted. (Ord. Nos. 23022; 25267)

SEC. S-~~19.107~~19.106. ACCESSORY USES.

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

(b) The following accessory uses are permitted by right within this subdistrict:

-- Game court (private).
-- Swimming pool (private).
-- Community center
(private). (Ord. Nos. 23022; 25267)

SEC. S-~~19.108~~19.107. YARD, LOT, AND SPACE REGULATIONS.

(a) Setbacks. Setbacks must be provided as follows:

(1) Dickason Avenue. Ten foot setback for all subareas.

(2) Throckmorton Street.

(A) Subarea A-1. Two and one-half foot setback for the first story, no setback for the second story up to a height of 36 feet, and a 25 foot setback for any portion of a structure above 36 feet in height.

(B) Subarea A-2. Ten foot setback up to ~~36~~75 feet in height and a 25 foot setback for any portion of a structure above ~~36~~75 feet in height.

(C) Subarea B-1. Two and one-half foot setback up to a height of 36 feet and 25 foot setback for any portion of a structure above 36 feet in height.

(D) Subarea B-2. Ten foot setback up to 75 feet in height and a 25 foot setback for any portion of a structure above 75 feet in height.

(3) Reagan Street. Ten foot setback for all subareas.

(4) Cedar Springs Road.

(A) Subarea A-1. Eight foot setback for the first story, no setback for the second story up to a height of 36 feet, and a 25 foot setback for any portion of a structure above 36 feet in height.

(B) Subarea B-1. Ten foot setback with a covered patio permitted in the setback area.

(5) Northwesterly property line of Subareas B-1 and B-2.

(A) Subarea B-1. No setback up to a height of 36 feet and a 10 foot setback for any portion of a structure above 36 feet in height.

(B) Subarea B-2. Ten foot setback.

Staff's Recommendaton

(b) Floor area~~. If no residential component, maximum permitted floor area for all uses combined is 200,000 square feet. An additional one square foot of floor area for each two square feet of residential floor area is permitted up to a maximum permitted floor area of 250,000 square feet for all uses combined on the Property~~ ratio.

(1) Except as otherwise provided, the maximum floor area ratio for all uses is 2.5:1. For purposes of this section, portions of the public plaza areas beneath translucent coverings and their support structures providing protection from weather elements in outdoor areas are not considered Floor Area.

(2) Mixed Income Housing Bonus. When a multifamily use complies with the requirements in Sections S-19.114 and S-19.115, maximum floor area ratio is increased up to 5:1 if _five percent of the total dwelling units are available to households earning between_51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

Applicant's Request

(b) Floor area~~. If no residential component, maximum permitted floor area for all uses combined is 200,000 square feet. An additional one square foot of floor area for each two square feet of residential floor area is permitted up to a maximum permitted floor area of 250,000 square feet for all uses combined on the Property~~ ratio.

(1) Except as otherwise provided, the maximum floor area ratio for all uses is 2.5:1. For purposes of this section, portions of the public plaza areas beneath translucent coverings and their support structures providing protection from weather elements in outdoor areas are not considered Floor Area.

(2) Mixed Income Housing Bonus. When a multifamily use complies with the requirements in Sections S-19.114 and S-19.115, maximum floor area ratio is increased up to 5:1 if two and a half percent of the total dwelling units are available to households earning between 81 and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

Staff's Recommendaton

(c) Height. Except as otherwise provided, maximum permitted structure heights are as follows:

(1) ~~Subareas A-1 and A-2.~~Subarea A-1. 36 feet.

~~(A) Maximum structure height. Unless further restricted by Subparagraph~~

(2) ~~(B) below, maximum structure height is 120~~ Subarea A-2. 120 feet.

~~(B) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope of one-to-one measured from the south right-of-way line of Dickason Avenue.~~

(3) ~~(2)~~ Subarea B-1. ~~One hundred and twenty~~36 feet.

(4) ~~(3)~~ Subarea B-2. ~~Thirty-six~~ 120 feet.

(5) Mixed Income Housing Bonus. When a multifamily use complies with the requirements in Sections S-19.114 and S-19.115, maximum height for Subarea A-2 and Subarea B-2 is increased up to 150 feet if 5 percent of the total dwelling units are available to households earning between 61 and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

Applicant's Request

(c) Height. Except as otherwise provided, maximum permitted structure heights are as follows:

(1) ~~Subareas A-1 and A-2.~~Subarea A-1. 36 feet.

~~(A) Maximum structure height. Unless further restricted by Subparagraph~~

(2) ~~(B) below, maximum structure height is 120~~ Subarea A-2. 180 feet.

~~(B) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope of one-to-one measured from the south right-of-way line of Dickason Avenue.~~

(3) ~~(2)~~ Subarea B-1. ~~One hundred and twenty~~36 feet.

(4) ~~(3)~~ Subarea B-2. ~~Thirty-six~~ 180 feet.

(5) Mixed Income Housing Bonus. When a multifamily use complies with the requirements in Sections S-19.114 and S-19.115, maximum height for Subarea A-2 and Subarea B-2 is increased up to 260 feet if two and a half percent of the total dwelling units are available to households earning between 81 and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(d) Lot coverage. Maximum permitted lot coverage for the first eighty feet is 83 percent. Maximum permitted lot coverage for structures eighty-one feet and higher shall be 60 percent. Surface parking lots ~~and,~~ underground parking structures are not ~~included~~considered in lot coverage calculations. For purposes of lot coverage calculations, Subareas A-1 and A-2 are considered one lot, and Subareas B-1 and B-2 are considered one lot. (Ord. Nos. 23022; 25267)

SEC. S-~~19.109~~19.108. OFF-STREET PARKING AND LOADING.

~~(a) One hundred and sixty-six off-street parking spaces must be provided for the uses as shown on the Phase One Development and Landscape Plan. Parking spaces located in the parking lot designated as "commercial parking" on the development/landscape plan for Phase One is excess off-street parking.~~

(a) ~~(b)~~ Except ~~for dance hall uses~~as provided in this section, off-street parking ~~attributable to any new floor area~~ must be provided in accordance with PD 193, as amended.

(b) 245 parking spaces must be provided for the existing uses in the buildings in Subarea A-1, B-1, and A-2 and allows for a maximum of 6,810 square feet of additional retail, personal service, bar, or restaurant uses.

(c) Off-street parking for dance hall floor area must be provided at a ratio of one space for each 100 square feet of floor area.

(d) Parking for multifamily use and guest parking must be provided at 1.25 spaces per dwelling unit.

(e) ~~(c)~~ Off-street surface parking may be provided in the required setback area.

(f) The loading space identified on Subarea A-2 shall be shared by all uses in Subarea A-1 and Subarea A-2 and satisfy the loading requirements for the uses identified on the development plan for Subarea A-1 and Subarea A-2.

(g) The loading space identified on Subarea B-2 shall be shared by all uses in Subarea B-1 and Subarea B-2 and satisfy the loading requirements for the uses identified on the development plan for

(h) ~~(d)~~ For purposes of the off-street parking regulations, the entire PD subdistrict is considered one lot. (Ord. Nos. 23022; 25267)

SEC. S-~~19.110~~19.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23022; 25267)

SEC. S-~~19.111. INGRESS AND EGRESS.~~

~~Except for access to the public or private school, off-site parking areas located in Subarea B-2,~~

~~no vehicular access is permitted from Dickason Avenue or Throckmorton Street to Subarea B-2. (Ord. Nos. 23022; 25267)~~

~~SEC. S-19.112~~19.110. LANDSCAPING.

Landscaping for the Property must be provided in accordance with the ~~Phase One~~ Landscape Plan. ~~If the floor area, as shown on the Phase One Development and Landscape Plan is increased by more than 30,000 square feet or if the lot coverage is increased by more than 15,000 square feet, a landscape plan for the entire Property meeting the intent of the landscape provisions contained in PD 193 must be approved by the city plan commission.~~ (Ord. Nos. ~~23022; 25267~~23022;25267)

SEC. S-~~19.113~~19.111. SIGNS.

~~Signs~~

(a) In this section, DISTRICT IDENTIFICATION SIGN means an attached sign that contains names or words identifying and welcoming people to this District.

(b) Except as provided, signs must comply with the provisions for business zoning districts contained in Article VII. ~~(Ord. Nos. 23022; 25267)~~

(1) The provisions in 51A-7.400 do not apply.

(2) Signs may be illuminated.

(c) Projecting signs may not project more than 5 feet from vertical building plane and not exceed 25 square feet.

(d) District Identification Signs may be attached to a building or landscape design that creates a base for the sign in conjunction with a retaining wall or an open space created with the use of water or planting material, The maximum effective area of a District Identification Sign is 100 square feet. (Ord. Nos. 23022;25267)

(c) A maximum of two District Identification Signs are allowed.

SEC. S-~~19.114~~19.112. GENERAL REQUIREMENTS.

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 23022; 25267; 26102)

SEC. S-~~19.115~~19.113. 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. 23022; 25267; 26102)

SEC. S-19.114. DESIGN STANDARDS.

(a) Public realm design.

(6) Sidewalks.

(A) Along Cedar Springs Road, Subarea A1: 8 foot minimum sidewalk.

(B) Along Cedar Springs, Subarea B1: 5 foot minimum sidewalk.

(C) Along Throckmorton Street, Subarea A1 and B1: 5 foot minimum sidewalk.

(D) Along Throckmorton Street, Subarea A2 and B2: 8 foot minimum sidewalk.

(E) Along Reagan Street: 6 foot minimum sidewalk.

(F) Along Dickason Street: 6 foot minimum sidewalk.

(G) Sidewalks must be located in an area between 5 feet and 30 feet of the back of the projected street curb.

(H) Sidewalks must be ADA accessible across all driveways.

(I) Sidewalks that cross vehicular driveways must be constructed with a material, pattern, or color that contrasts with the driveway.

(J) If a portion of a sidewalk is located on private property, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way.

(K) In each subarea, a minimum of two of each of the following pedestrian amenities must be provided in the plaza or pocket parks as shown on the development plan:

i. Benches.

ii. Bicycle racks.

iii. Trash receptacles.

(7) Street lighting.

(L) Lights must be provided at regular intervals with a spacing of nor greater than 60 feet along all street-facing facades, with the exception of visibility triangles and vehicular drives, in order to provide lighting on sidewalks, streets, walkways, and plazas to enhance pedestrian safety.

(B) Lighting must be directed away from adjacent properties.

(b) Design standards for architectural elements.

(1) Definitions.

(A) BLANK WALL means a ground floor portion of the exterior of a building that fronts on a street that does not include material change, windows, doors, columns, pilaster, or other articulation greater than 12 inches in depth. Blank Wall area is measured horizontally.

(B) FACADE means the portion of a building facade under 16 feet in height that faces a public street, excluding facade openings for garage entrances and service area accesses.

(C) GREEN WALL means a wall with vertical surfaces that are covered by plants and include walls or screens with climbing vines, trailing plants, or modular "green wall" planting or artificial planting systems.

(D) PEDESTRIAN REFUGE AREA means a sidewalk area with a minimum width of 10 feet between multiple driveways to allow pedestrians respite for safety.

(2) Design standards for facades. The following design standards apply to facades:

(A) Variations in facade color and texture must be provided.

(B) Variations in facade plane must be provided, which may include wall recesses and projections, bays, offsets, or reveals.

(C) Building entries must be architecturally prominent and clearly visible from the street.

(D) Green Walls are permitted and may be used as screening for aboveground parking garage facades. Not less than 15 percent of the garage facade on the Dickason Avenue Façade frontage must be screened with green walls or screened by occupiable spaces a minimum of 18 feet deep. Plant material must be maintained in a living condition at all times. Drainage over public property is not permitted.

(E) Blank walls longer than 30 feet in length are prohibited.

(F) A porte cochere with a maximum of two curb cuts is permitted. Each drive may not exceed 18 feet in width.

(G) Driveways are permitted to access above and below grade parking facilities and internal loading dock areas. Combined driveways exceeding 36 feet in width require a 10-foot pedestrian refuge area.

(c) Architectural elements for parking structures.

(1) Aboveground parking structures must be constructed so as to screen vehicles from pedestrians on adjacent streets and diffuse vehicle headlights from shining onto adjacent properties.

(2) All non-entry openings in aboveground parking structure facades must be screened, except for vehicle access. Screening may include architectural grillwork or other materials that provide ventilation.

(3) Garage ramps that are expressed in the exterior facade must be concealed through facade screening.

(4) Gate arms or overhead doors must be provided at the exits to all vehicular parking garages.

(d) Public plaza and pocket parks.

(1) The public plaza as identified on the development plan shall be a minimum of 3,000 square feet.

(2) The pocket park in Subarea A-2 as identified on the development plan shall be a minimum of 1,200 square feet and the pocket park in Subarea B-2 as identified on the development plan shall be a minimum of 800 square feet.

(3) A minimum of 15 percent of the public plaza and pocket parks as identified on the development plan must be landscaped and may include movable planters, urns, potted plants, arbors, pergolas, and trellises with planted materials.

(4) A minimum of 50 percent of the public plaza and pocket parks as identified on the development plan must be visually enhanced with geometric patterns of colored pavers, stamped or stained concrete, enhanced paving, or other similar treatments.

SEC. S-19.115. MIXED-INCOME HOUSING.

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain development bonuses in Section S-19.108(e).

(b) Compliance with Section 51A-4.1107 is not required.

Staff's Recommendation

(c) A maximum 10 percent of the total units may be specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type; however, the overall 20 percent requirement is calculated based on the total number of all units.

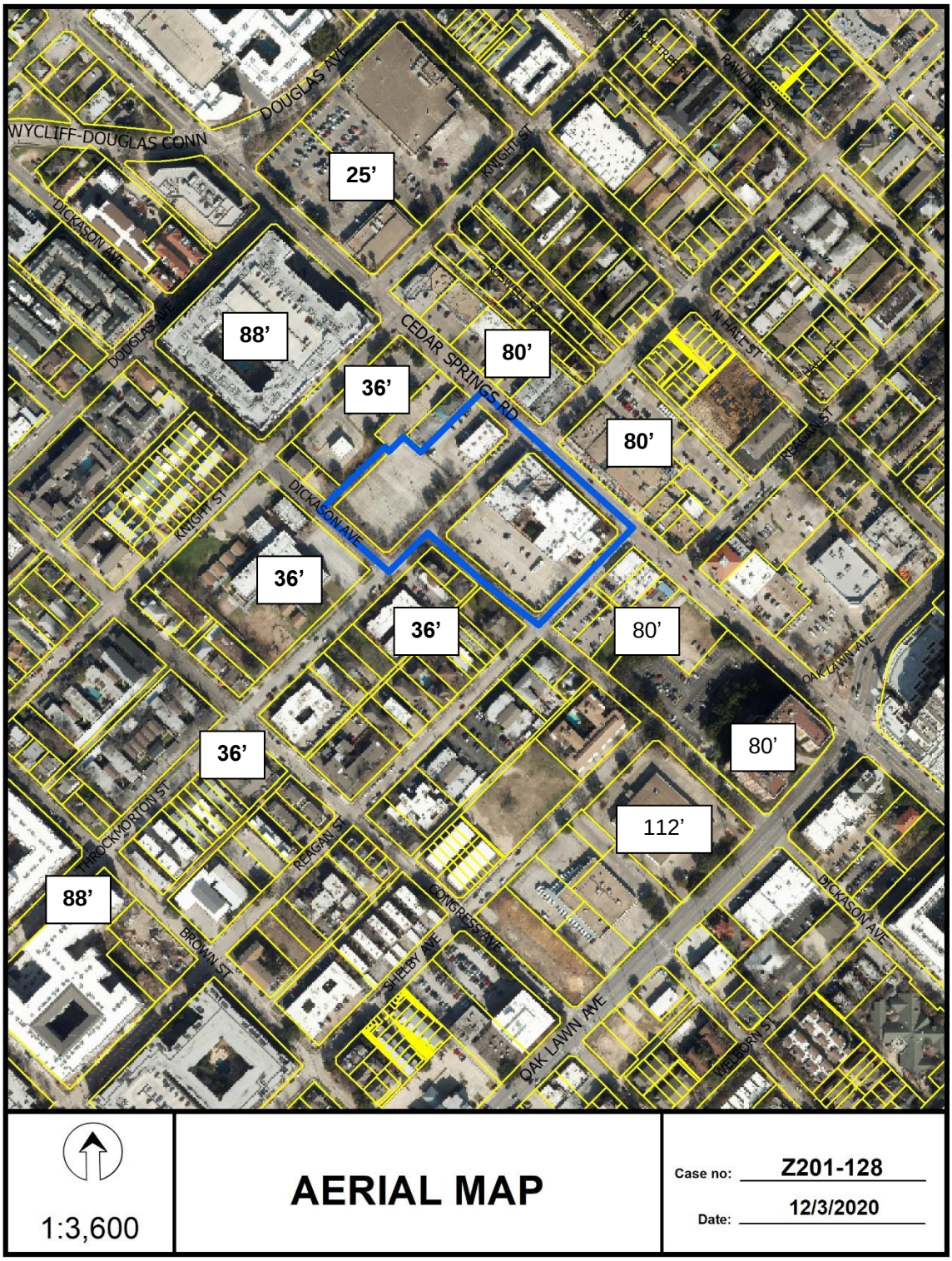
Applicant's Request

(c) A maximum 20 percent of the total units may be specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type; however, the overall 20 percent requirement is calculated based on the total number of all units.

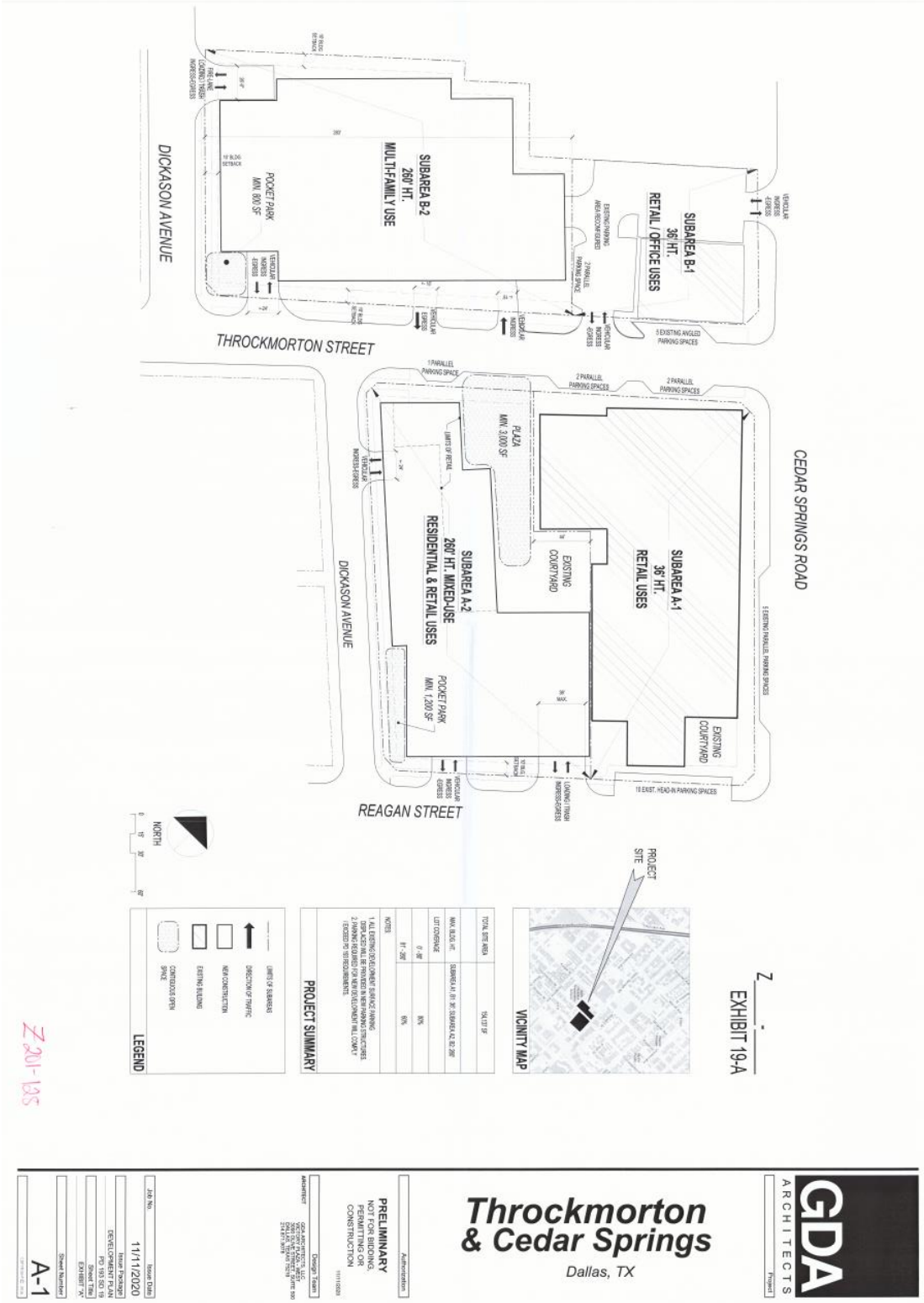
SEC. S-19.116. COMPLIANCE WITH CONDITIONS.

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. 23022; 25267; 26102)

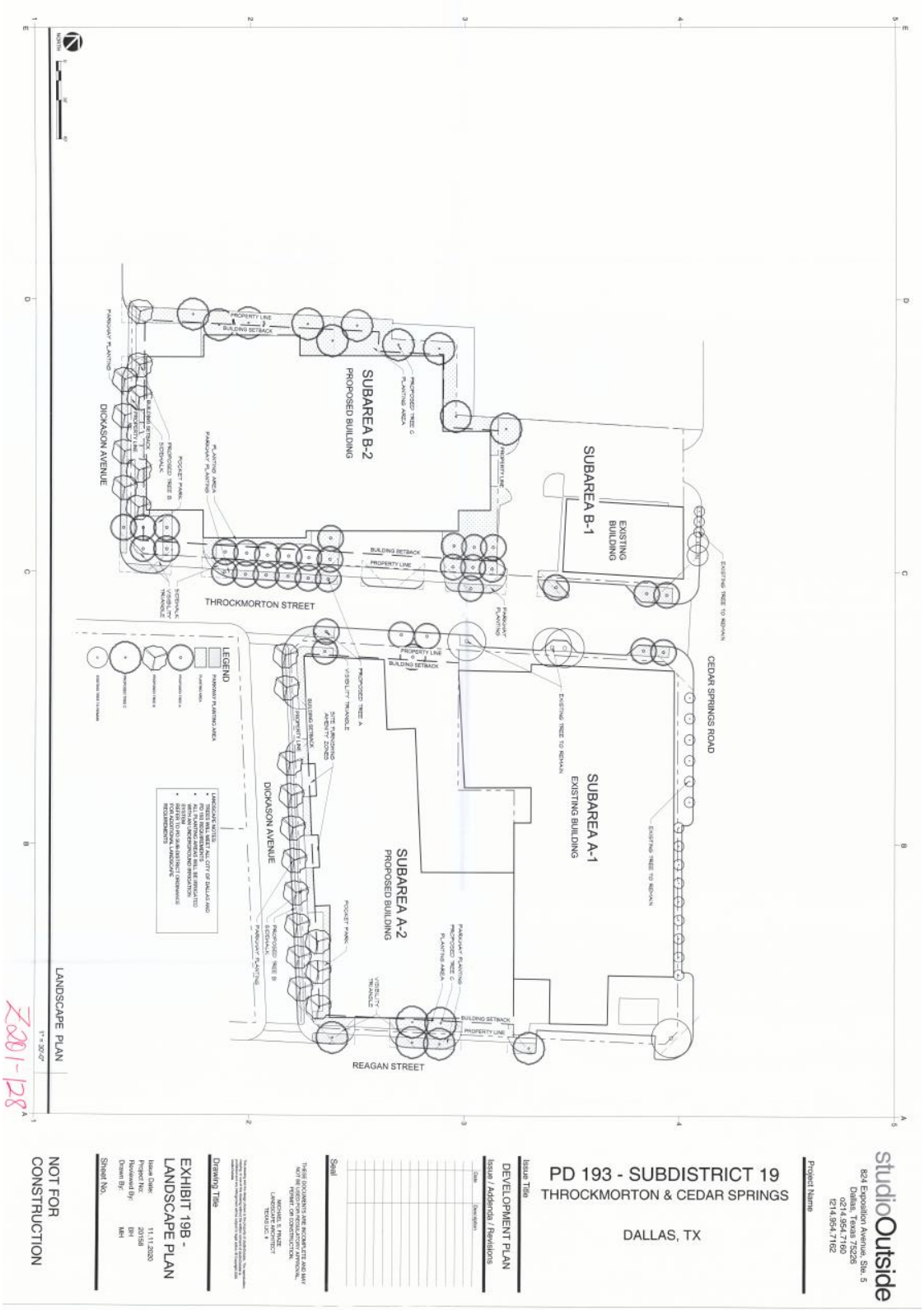
Allowed Height for Surrounding Developments (Illustration Purposes Only)

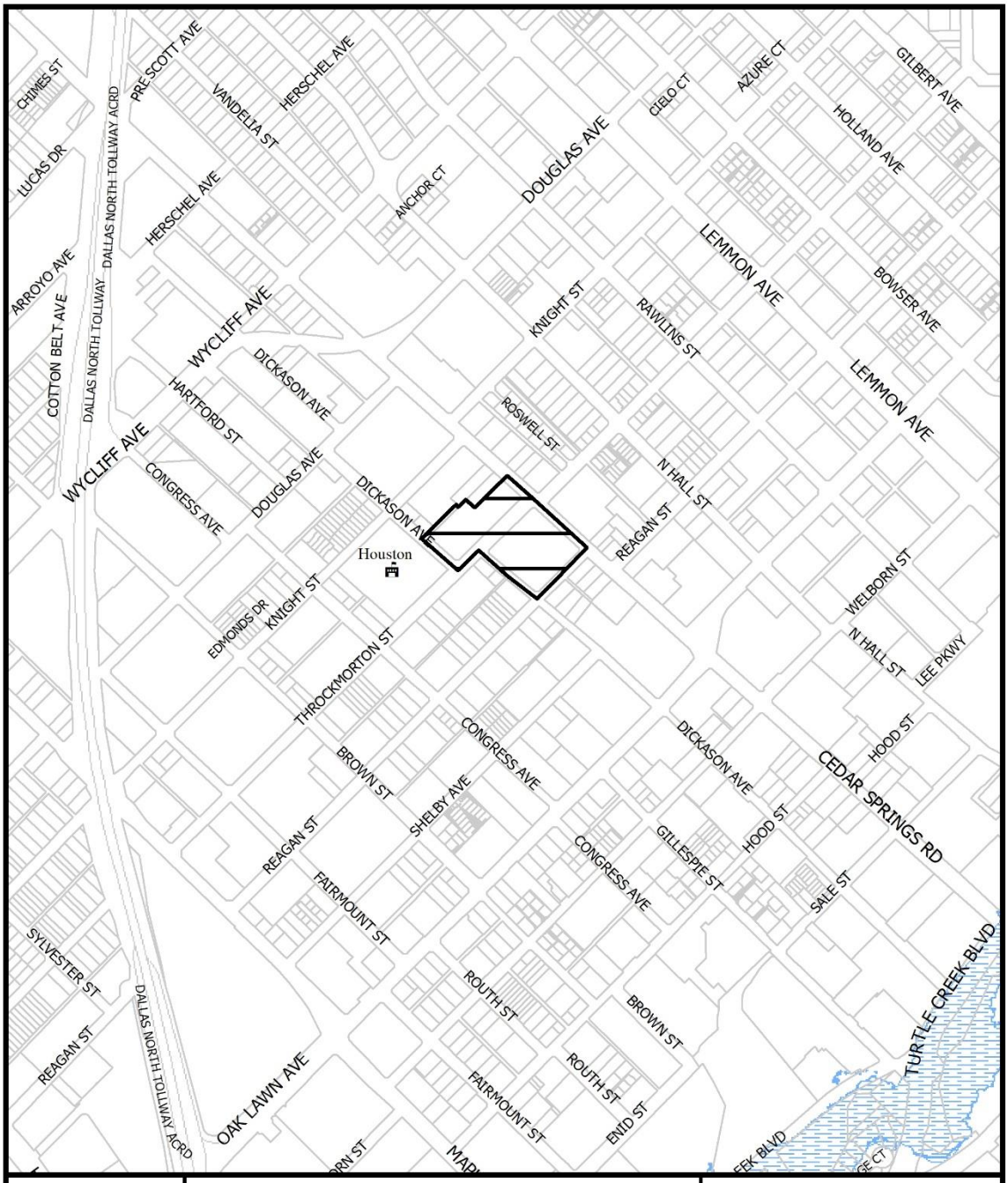


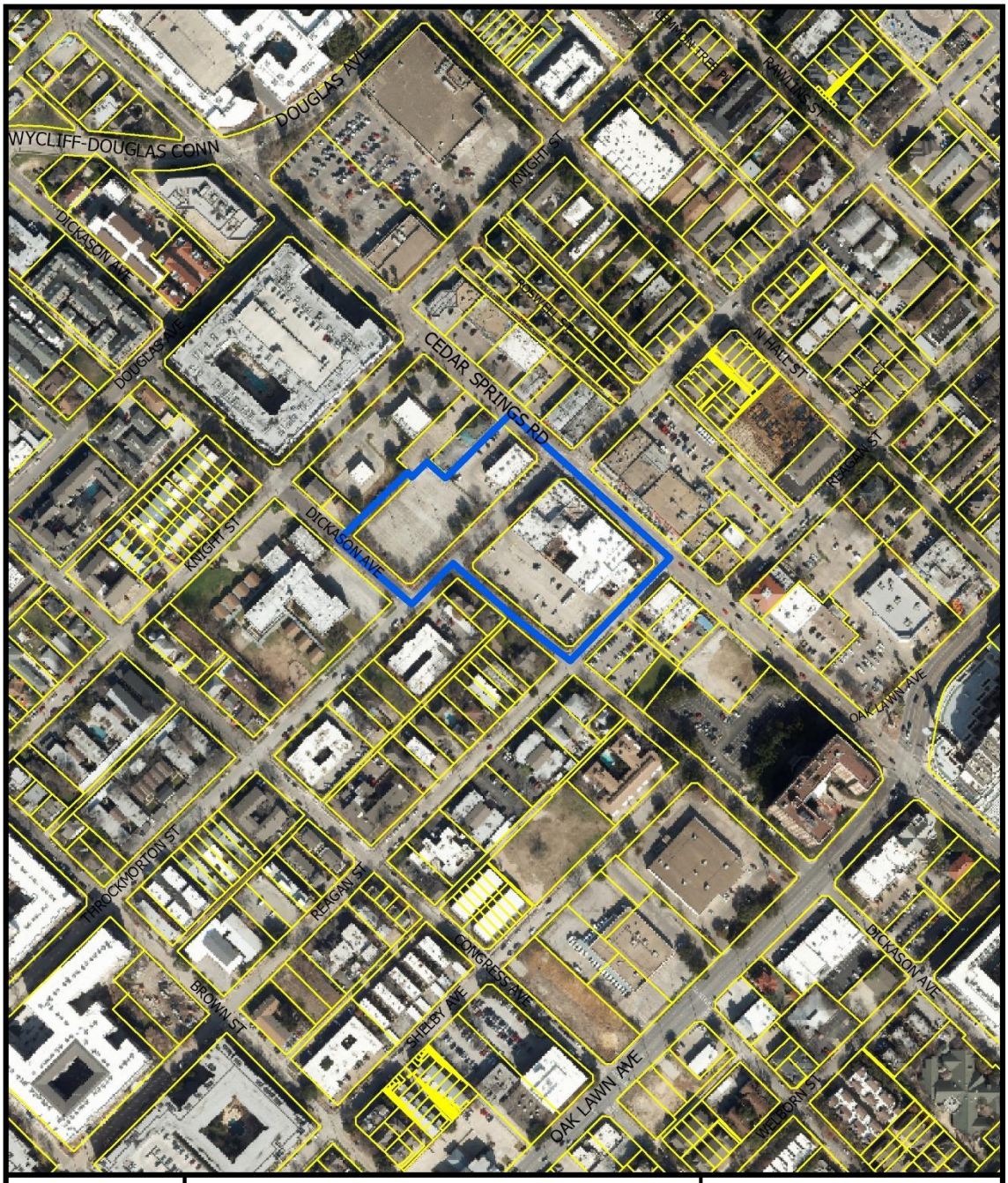
PROPOSED DEVELOPMENT PLAN



PROPOSED LANDSCAPE PLAN




CHIMES ST
LUCAS DR
ARROYO AVE
COTTON BELT AVE
DALLAS NORTH TOLLWAY
DALLAS NORTH TOLLWAY ACRD
PRESCOTT AVE
VANDELIA ST
HERSCHEL AVE
HERSCHEL AVE
ANCHOR CT
DOUGLAS AVE
CIELO CT
AZURE CT
GILBERT AVE
HOLLAND AVE
LEMMON AVE
BOWSER AVE
KNIGHT ST
RAWLINS ST
LEMMON AVE
WYCLIFF AVE
WYCLIFF AVE
DICKASON AVE
HARTFORD ST
CONGRESS AVE
DOUGLAS AVE
ROSWELL ST
N HALL ST
DICKASON AVE
REAGAN ST
Houston
EDMONDS DR
KNIGHT ST
THROCKMORTON ST
WELBORN ST
N HALL ST
LEE PKWY
CONGRESS AVE
DICKASON AVE
HOOD ST
CEDAR SPRINGS RD
BROWN ST
SHELBY AVE
REAGAN ST
FAIRMOUNT ST
CONGRESS AVE
GILLESPIE ST
HOOD ST
SALE ST
SYLVESTER ST
REAGAN ST
DALLAS NORTH TOLLWAY ACRD
OAK LAWN AVE
ROUTH ST
BROWN ST
ROUTH ST
FAIRMOUNT ST
ENID ST
TURTLE CREEK BLVD
1:7,200
VICINITY MAP
Case no: Z201-128
Date: 12/3/2020



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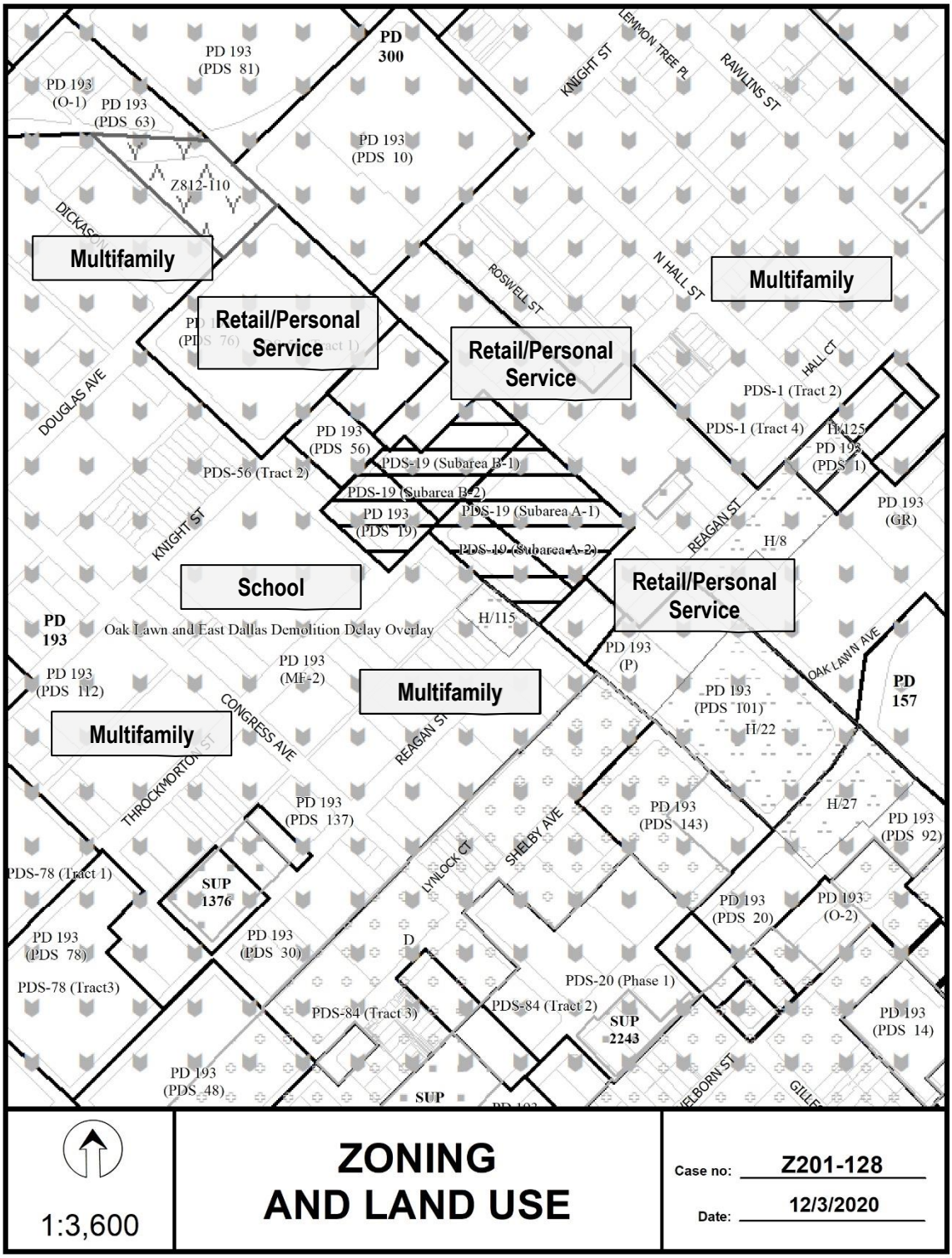
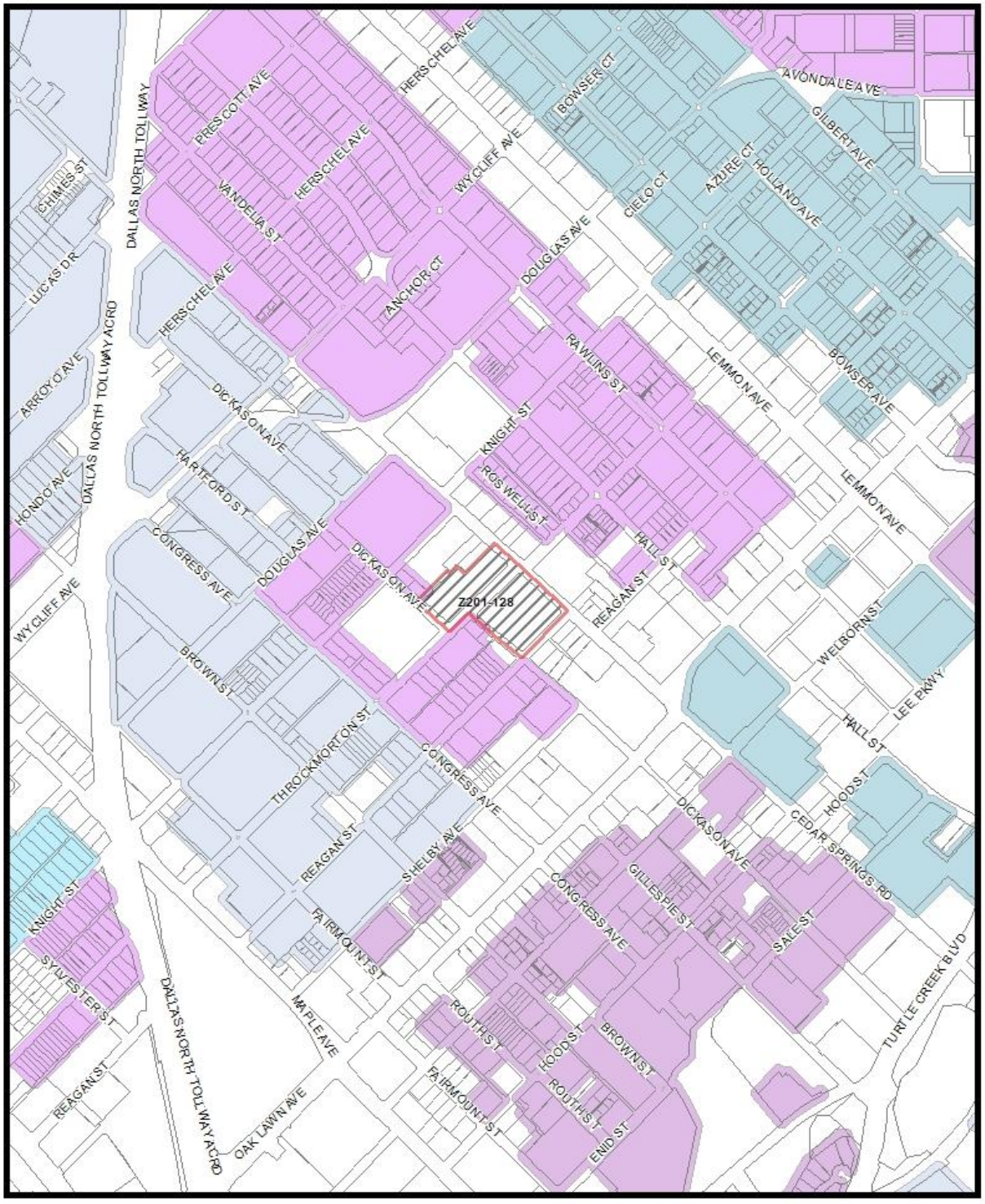
AERIAL MAP

Case no: Z201-128

Date: 12/3/2020


PD 193 (PDS 81)
PD 300
PD 193 (O-1)
PD 193 (PDS 63)
PD 193 (PDS 10)
Z812-110
DICKASON
Multifamily
Retail/Personal Service
Retail/Personal Service
Multifamily
KNIGHT ST
LEMMON TREE PL
RAWLINS ST
ROSWELL ST
N HALL ST
HALL CT
DOUGLAS AVE
PDS-1 (Tract 2)
PDS-1 (Tract 4)
H/125
PD 193 (PDS 1)
PD 193 (PDS 56)
PDS-56 (Tract 2)
PDS-19 (Subarea B-1)
PDS-19 (Subarea B-2)
PDS-19 (Subarea A-1)
PD 193 (PDS 19)
PDS-19 (Subarea A-2)
KNIGHT ST
REAGAN ST
H/8
PD 193 (GR)
School
Retail/Personal Service
PD 193
Oak Lawn and East Dallas Demolition Delay Overlay
H/115
PD 193 (P)
OAK LAWN AVE
PD 157
PD 193 (PDS 112)
PD 193 (MF-2)
Multifamily
PD 193 (PDS 101)
H/22
Multifamily
CONGRESS AVE
REAGAN ST
THROCKMORTON ST
PD 193 (PDS 137)
PD 193 (PDS 143)
H/27
PD 193 (PDS 92)
SHELBY AVE
LYNLOCK CT
PDS-78 (Tract 1)
SUP 1376
PD 193 (PDS 20)
PD 193 (O-2)
PD 193 (PDS 78)
PD 193 (PDS 30)
D
PDS-20 (Phase 1)
PDS-78 (Tract3)
PDS-84 (Tract 3)
PDS-84 (Tract 2)
SUP 2243
PD 193 (PDS 14)
PD 193 (PDS 48)
SUP
ZONING AND LAND USE
1:3,600
Case no: Z201-128
Date: 12/3/2020


Z201-128
PRESCOTT AVE
HERSCHEL AVE
WYCLIFF AVE
BOWSER CT
AVONDALE AVE
GILBERT AVE
CHIMES ST
DALLAS NORTH TOLLWAY
VANDELIA ST
CIELO CT
AZURE CT
HOLLAND AVE
LUCAS DR
ANCHOR CT
DOUGLAS AVE
RAWLINS ST
LEMMON AVE
BOWSER AVE
ARROYO AVE
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CONGRESS AVE
HALL ST
REAGAN ST
WELBORN ST
BROWN ST
LEE PKWY
THROCKMORTON ST
HOOD ST
CEDAR SPRINGS RD
SHELBY AVE
GILLESPIE ST
SALE ST
FAIRMOUNT ST
SYLVESTER ST
MAPLE AVE
ROUTH ST
BROWN ST
TURTLE CREEK BLVD
OAK LAWN AVE
ENID ST
MVA Cluster
A
B
C
D
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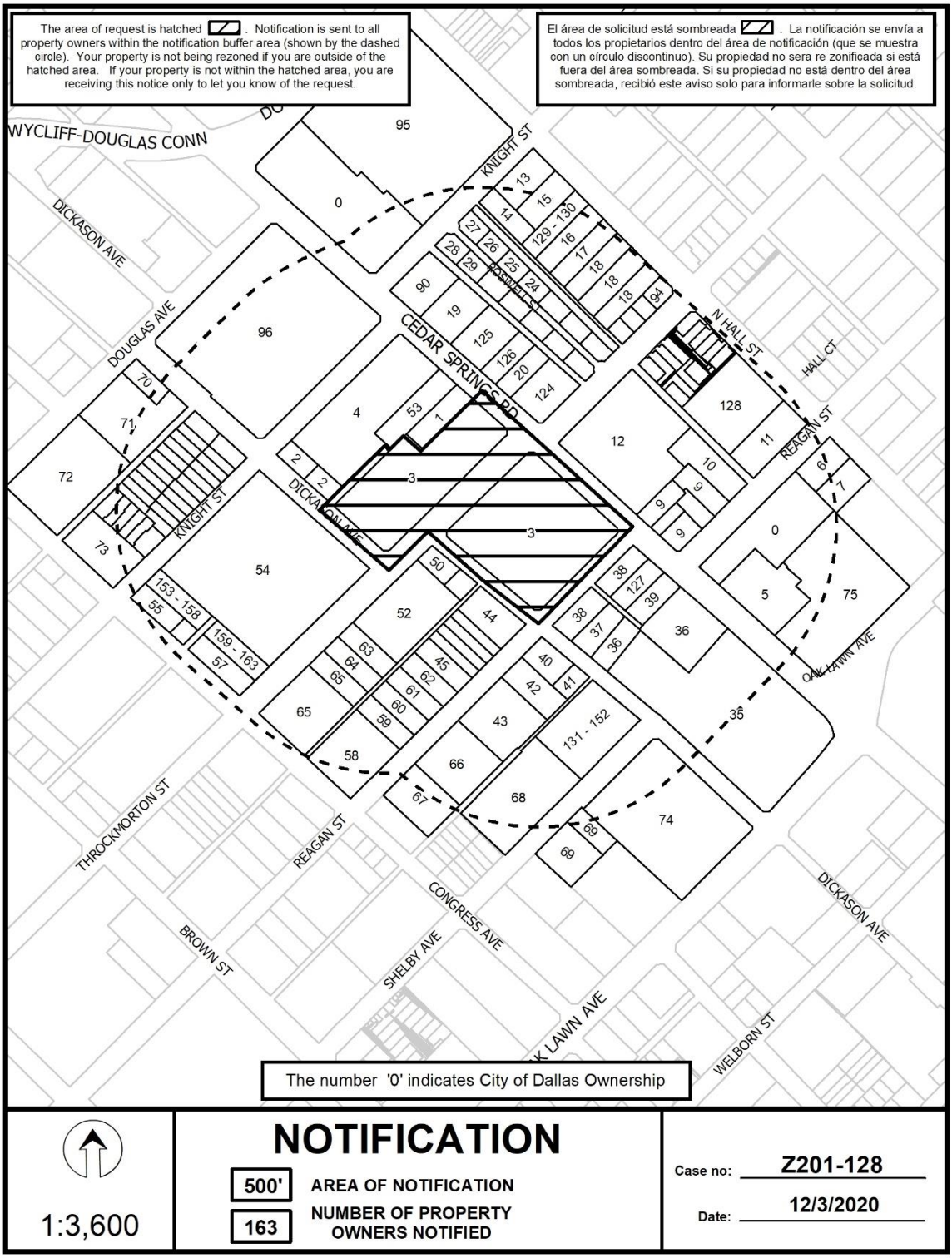
I
NA
1:7,200
Market Value Analysis
Printed Date: 12/3/2020


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
WYCLIFF-DOUGLAS CONN
DICKASON AVE
DOUGLAS AVE
KNIGHT ST
CEDAR SPRINGS RD
N HALL ST
HALL CT
REAGAN ST
OAK LAWN AVE
THROCKMORTON ST
CONGRESS AVE
SHELBY AVE
BROWN ST
WELBORN ST
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
163
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z201-128
Date: 12/3/2020

12/03/2020

Notification List of Property Owners

Z201-128

163 Property Owners Notified

Label #	*Address*		*Owner*
1	4011	CEDAR SPRINGS RD	Taxpayer at
2	3002	KNIGHT ST	CHANEY TIMOTHY ALAN &
3	3917	CEDAR SPRINGS RD	CAVEN ENTERPRISES INCORP
4	4023	CEDAR SPRINGS RD	CLK PROPERTY INV LLC
5	3818	CEDAR SPRINGS RD	GILLILAND PPTIES II LTD
6	3829	N HALL ST	SAMPER OMAR D
7	3823	N HALL ST	Taxpayer at
8	3105	REAGAN ST	Taxpayer at
9	3109	REAGAN ST	CEDAR SPRINGS LLC
10	3113	REAGAN ST	CEDAR SPRING LLC
11	3901	N HALL ST	SESKINORE 1031 LLC &
12	3912	CEDAR SPRINGS RD	RSA INC
13	4039	N HALL ST	TURNER PARKER STEWART
14	3206	KNIGHT ST	LAURO ANTHONY I & AMANDA M
15	4029	N HALL ST	Taxpayer at
16	4021	N HALL ST	BOWSER LEMMON PPTY LLC
17	4017	N HALL ST	BOLK WILLIAM JOSEPH
18	4013	N HALL ST	HERSCHEL HAWTHORNE LLC
19	4030	CEDAR SPRINGS RD	SHERRY ENTERPRISES
20	4010	CEDAR SPRINGS RD	Taxpayer at
21	4004	ROSWELL CT	SERRETTE ELROD J
22	4006	ROSWELL CT	JAROUSE MARK
23	4012	ROSWELL CT	LONG CHRISTOPHER R
24	4018	ROSWELL CT	MANDALA STEPHEN & JESSICA
25	4024	ROSWELL CT	CORNILLAULT MATTHIEU M
26	4030	ROSWELL CT	Taxpayer at

Label #	*Address*		*Owner*
27	4036	ROSWELL CT	COFFEE NATHAN WATSON &
28	4037	ROSWELL CT	Taxpayer at
29	4031	ROSWELL CT	CORNILLAULT MATTHIEU
30	4025	ROSWELL CT	Taxpayer at
31	4019	ROSWELL CT	SOLIZ MARTIN L &
32	4011	ROSWELL CT	FRANKEL ANDREW H & JANELL L EILERS
33	4007	ROSWELL CT	IRION ROBERT P & TERRI T
34	4001	ROSWELL CT	KOWEN BRENDA MARIE
35	3015	OAK LAWN AVE	WARWICK MELROSE DALLAS
36	3912	DICKASON AVE	WARWICK MELROSE DALLAS
37	3914	DICKASON AVE	Taxpayer at
38	3918	DICKASON AVE	CEDAR SPRINGS IV LLC
39	3847	CEDAR SPRINGS RD	LERER JANE SAGINAW
40	2918	REAGAN ST	JUREK PROPERTIES LTD
41	3915	DICKASON AVE	Taxpayer at
42	2914	REAGAN ST	Taxpayer at
43	2900	REAGAN ST	Taxpayer at
44	4011	DICKASON AVE	Taxpayer at
45	2901	REAGAN ST	Taxpayer at
46	2909	REAGAN ST	RODRIGUEZ ALAN F
47	2911	REAGAN ST	INGRAHAM WILLIAM B
48	2913	REAGAN ST	HUGH ROGER P &
49	2915	REAGAN ST	ZELMAN BRIAN
50	2916	THROCKMORTON ST	Taxpayer at
51	4015	DICKASON AVE	Taxpayer at
52	2910	THROCKMORTON ST	BRIDGE TOWER DALLAS THREE LLC
53	4015	CEDAR SPRINGS RD	Taxpayer at
54	2827	THROCKMORTON ST	Dallas ISD
55	2800	KNIGHT ST	VU LONG
56	4116	CONGRESS AVE	JIMY INVESTMENTS SERIES 2 LLC
57	2801	THROCKMORTON ST	JIMY INVESTMENTS SERIES 3 LLC

Label #	*Address*		*Owner*
58	2805	REAGAN ST	PKBMAB TX 1 LLC
59	2815	REAGAN ST	STODEL PATRICK
60	2821	REAGAN ST	Taxpayer at
61	2825	REAGAN ST	S WALSH DESIGN LLC
62	2829	REAGAN ST	ELLERBACH LYLE
63	2824	THROCKMORTON ST	SANTILLAN VIRGINIA B ETAL
64	2820	THROCKMORTON ST	TO KIM LOAN THI
65	2816	THROCKMORTON ST	1200 INVESTMENT LLC
66	2820	REAGAN ST	Taxpayer at
67	2806	REAGAN ST	RYEGRASS REAGAN LLC
68	2817	SHELBY AVE	SHELBY AVE INVESTMENTS LLC
69	2818	SHELBY AVE	U S POSTAL SERVICE
70	2914	DOUGLAS AVE	MARTINEZ CLAUDIO
71	2902	DOUGLAS AVE	OAK LAWN YUGEN SEKININ
72	2800	DOUGLAS AVE	KUMIAI ASTON YUGEN SEKININ JIGYO
73	2801	KNIGHT ST	KNIGHT STREET APARTMENTS LLC
74	2929	OAK LAWN AVE	OH-NADG OAK LAWN LP
75	3802	CEDAR SPRINGS RD	WALGREENS STORE NO 7839
76	3951	N HALL ST	CETINKAYA OSMAN OLCA
77	3947	N HALL ST	PADGETT FREDERICK SCOTT
78	3242	THROCKMORTON ST	CHUNG YUN J
79	3238	THROCKMORTON ST	DRAKE ABIGAIL
80	3234	THROCKMORTON ST	CARPENTER CHARLES E
81	3230	THROCKMORTON ST	DOLL PATRICK & ALISSA DAWN ZASTROW
82	3943	N HALL ST	TRAN THUVAN THI
83	3939	N HALL ST	PIRTLE JUSTIN DAVID
84	3935	N HALL ST	AMBARTSOUMIAN GAIK &
85	3931	N HALL ST	AKINS RYAN &
86	3258	THROCKMORTON ST	CORTON MARLENE M
87	3254	THROCKMORTON ST	BRAVO JORGE A
88	3250	THROCKMORTON ST	SERIES 3250 TROCKMORTON

Label #	*Address*		*Owner*
89	3246	THROCKMORTON ST	RESI SFR SUB LLC
90	4040	CEDAR SPRINGS RD	SETHI TAJ INV INC
91	3241	THROCKMORTON ST	GRAY DANIEL &
92	3237	THROCKMORTON ST	MORRIS MICHAEL LOUIE
93	3233	THROCKMORTON ST	MCCALL VICTOR L
94	3229	THROCKMORTON ST	MILLER JEFFREY D
95	4142	CEDAR SPRINGS RD	KROGER TEXAS LP
96	4123	CEDAR SPRINGS RD	VR OAK LAWN LIMITED PS
97	4213	DICKASON AVE	HOLTKAMP RANDALL S
98	4213	DICKASON AVE	POST MARA K &
99	4213	DICKASON AVE	ROSZCZYK BARTLOMIEJ JERZY
100	4213	DICKASON AVE	MOON WOO
101	4213	DICKASON AVE	FRUMKIN DAVID B & HEIDI L
102	4213	DICKASON AVE	Taxpayer at
103	4213	DICKASON AVE	NUAKO KWAME WIREDU
104	4213	DICKASON AVE	LEWIS RICHARD S &
105	4213	DICKASON AVE	HOLBEIN RICHARD E & M E BLAIR
106	4213	DICKASON AVE	GALBIS FRANCES M ALONSO &
107	4213	DICKASON AVE	LINAKER GREGORY
108	4213	DICKASON AVE	TERRY MILES A &
109	4213	DICKASON AVE	SCHIPPER THOMAS J
110	4213	DICKASON AVE	RH OAK LAWN LLC
111	4213	DICKASON AVE	FARAH RICKIE & KENNETH
112	4213	DICKASON AVE	HEFNER MARK A &
113	4213	DICKASON AVE	DETTMAN ROBERT III
114	4213	DICKASON AVE	SESSA MICHAEL J
115	4213	DICKASON AVE	MARTIN MATTHEW S
116	4213	DICKASON AVE	STRAHAN CHARLES B &
117	4213	DICKASON AVE	HANDA MANOJ &
118	4213	DICKASON AVE	SOUTNER PAUL E
119	4213	DICKASON AVE	DUBE DOROTHEA

Label #	*Address*		*Owner*
120	4213	DICKASON AVE	MUGIANTO LONG
121	4213	DICKASON AVE	MCLAURIN ROBERT C
122	4213	DICKASON AVE	WEBOANMA INVESTMENTS LLC
123	4213	DICKASON AVE	RABINOWITZ DOV
124	4000	CEDAR SPRINGS RD	Taxpayer at
125	4026	CEDAR SPRINGS RD	Taxpayer at
126	4012	CEDAR SPRINGS RD	Taxpayer at
127	3851	CEDAR SPRINGS RD	Taxpayer at
128	3915	N HALL ST	ALTO TOWNHOMES ON HALL THE LLC
129	4023	N HALL ST	HARMON FLOYD E SEPARATE
130	4023	N HALL ST	Z PROPERTY MANAGEMENT LLC
131	2907	SHELBY AVE	STRAHLER TONYA
132	2909	SHELBY AVE	BUSHE PRISCILLA W
133	2929	SHELBY AVE	MAH YEE CHING
134	2931	SHELBY AVE	BERG JOHN RYAN
135	2925	SHELBY AVE	EQUITY TRUST CO CUSTODIAN FBO
136	2927	SHELBY AVE	BOLDEN LARRY
137	2947	SHELBY AVE	ALLEN JACQUELINE JONES
138	2949	SHELBY AVE	RUSH BENJAMIN SCOTT
139	2911	SHELBY AVE	MENDOLIA PAUL JR
140	2913	SHELBY AVE	RAMIREZ VIRGINIA NOEMI SANZ
141	2915	SHELBY AVE	JJEMMA LLC
142	2917	SHELBY AVE	RUIZ LUIGI
143	2919	SHELBY AVE	SCHULTZ LAUREN
144	2921	SHELBY AVE	519 LLC
145	2923	SHELBY AVE	2923 SHELBY LLC
146	2933	SHELBY AVE	RODRIGUEZ NATHANIEL
147	2935	SHELBY AVE	BRAY WADE
148	2937	SHELBY AVE	RODRIGUEZ ROSA M
149	2939	SHELBY AVE	MCGLOIN DAVID FRANK BERNARD
150	2941	SHELBY AVE	SANDERS DAVID LEE & EDNA M

Label #	*Address*		*Owner*
151	2943	SHELBY AVE	YOUNG KAREN E
152	2945	SHELBY AVE	OBRIEN ANN LOUISE
153	2807	THROCKMORTON ST	FULLCHANGE OMARI NKOSE & AILEEN
154	2807	THROCKMORTON ST	GUO SIHAN
155	2807	THROCKMORTON ST	CATINO JUSTIN TYLER
156	2807	THROCKMORTON ST	DUGGER JAMES A &
157	2807	THROCKMORTON ST	PEREZ JOSE ALEJANDRO
158	2807	THROCKMORTON ST	CUCCHI MARIA
159	2806	KNIGHT ST	JENNINGS LESLIE D
160	2806	KNIGHT ST	WATKINS ALANA
161	2806	KNIGHT ST	BURNETT BENJAMIN &
162	2806	KNIGHT ST	PULFORD TAYLOR
163	2806	KNIGHT ST	HO CARLOS

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

Planner: Hannah Carrasco

FILE NUMBER:	Z201-125(HC)	**DATE FILED:**	November 6, 2020
LOCATION:	Northeast side of Market Center Boulevard, southeast of Oak Lawn Avenue		
COUNCIL DISTRICT:	6	**MAPSCO:**	44 H
SIZE OF REQUEST:	Approx. 0.19 acres	**CENSUS TRACT:**	100.00

REPRESENTATIVE: Kiesha Kay, MASTERPLAN

APPLICANT/OWNER: ICP 1622 Market Center Blvd., LP

REQUEST: An application for the renewal of Specific Use Permit No. 2326 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 continue the operation of an alcoholic beverage establishment in an approximately 1,696-square-foot suite within an existing one-story building [The Charles].

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

PLANNED DEVELOPMENT DISTRINCT 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 and restaurant use.

- The applicant is requesting to continue operating an alcoholic beverage establishment in an approximately 1,696-square-foot suite that is in the rear of the existing building.

- An alcoholic beverage establishment is allowed in Subdistrict 1 by SUP only.

- On March 27, 2019, City Council approved Specific Use Permit No. 2326 for an alcoholic beverage establishment limited to a bar, lounge, or tavern use at the subject site for a two-year time period.

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

1. Z189-116: On March 27, 2019, City Council approved Specific Use Permit 2326 for an alcoholic beverage establishment limited to a bar, lounge, or tavern use at the subject site for a two-year time period, subject to a site plan and conditions.

2. Z190-136: On October 15, 2020, City Plan Commission approved a request to determine proper zoning on property zoned Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on area generally bounded by Sylvan Avenue/Wycliff Avenue, the meanders of the old channel of the Trinity River, Interstate 35, Continental Avenue, and the Trinity River Floodway. [Pending City Council action on February 24, 2021].

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 original SUP request and determined that the existing development would not have a negative impact on the surrounding street system and the Engineering Division maintains this recommendation.

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 with SUP No. 2326	Office, Personal Service, bar, lounge, or tavern
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, Retail, Personal Services
West	PD No. 621 Subdistrict 1	Restaurant, Personal Service

Land Use Compatibility:

The applicant proposes to continue operating an alcoholic beverage establishment in an approximately 1,696-square-foot suite within the existing building. The continued

operation of the alcoholic beverage establishment use is consistent with the commercial uses within the immediate area. The use has been in operation since 2019.

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, and to the 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 use will continue to be compatible with the surrounding area and is not foreseen to have a negative impact from a land use perspective. The Fire Department noted a violation regarding the fire wall being taken down and the applicant should work with the Fire Department to resolve it.

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

Staff has determined the request complies with the general provisions for consideration of approval of the SUP renewal as the request is consistent with the character of the neighborhood and does not pose a negative impact. Although the applicant is requesting the renewal for a five year period with eligibility for automatic renewal for additional five years, staff believes that it would be beneficial to reevaluate the use and its impact in three years since this is the first renewal request for this use, therefore, staff recommends approval for three years.

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.

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 bar, lounge or tavern occupies 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)(N)]. Subtracting the area of the suite used for the bar from the total square footage of the building, the office/showroom warehouse use would be approximately 1,679 sq. ft. Based on the requirement, the existing office/showroom warehouse use will require a minimum of two parking spaces, requiring 18 parking spaces for the building.

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)]

Landscaping:

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

Police Report:

Staff requested a report of site-related crime statistics for a time period starting March 2019 to date. The crime statistics obtained reported no arrests, offenses, or calls placed to the emergency call system.

LIST OF OFFICERS

ICP 1622 Market Center Blvd., LP

- 0% general partner ICP 1622 Market Center Blvd. GP, LLC, and
- 100% limited partner Indian Creek Partners, LP

ICP 1622 Market Center Blvd., GP, LLC – General Partner

- Henry Seeligson, Manager
- Suzanne S. Nash, Manager
- Cameron R. Nash, Manager

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a bar, lounge, or tavern.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT:

   Staff recommendation:

   This specific use permit expires on _____ (three-year period from the passage of this ordinance).

   Applicant request:

   This specific use permit expires on _____ (five-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

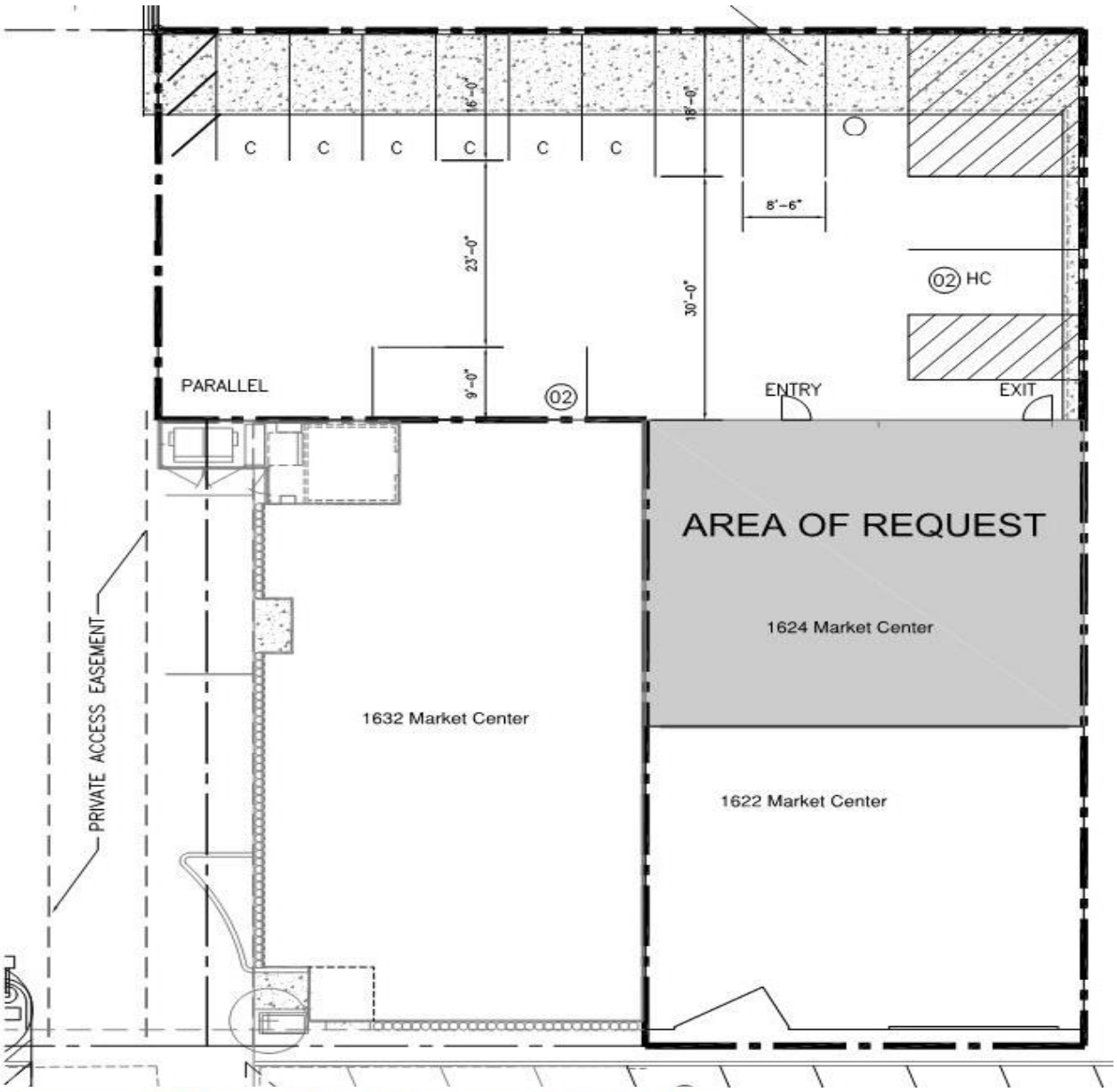
4. FLOOR AREA: The maximum floor area for an alcoholic beverage establishment limited to a bar, lounge, or tavern, is 1,696 square feet in the location shown on the attached site plan.

5. HOURS OF OPERATION: The alcoholic beverage establishment limited to a bar, lounge, or tavern, may only operate between 6:00 p.m. and 12:00 a.m. (the next day), Monday through Thursday, and between 6:00 p.m. and 2:00 a.m. (the next day), Friday and Saturday.

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

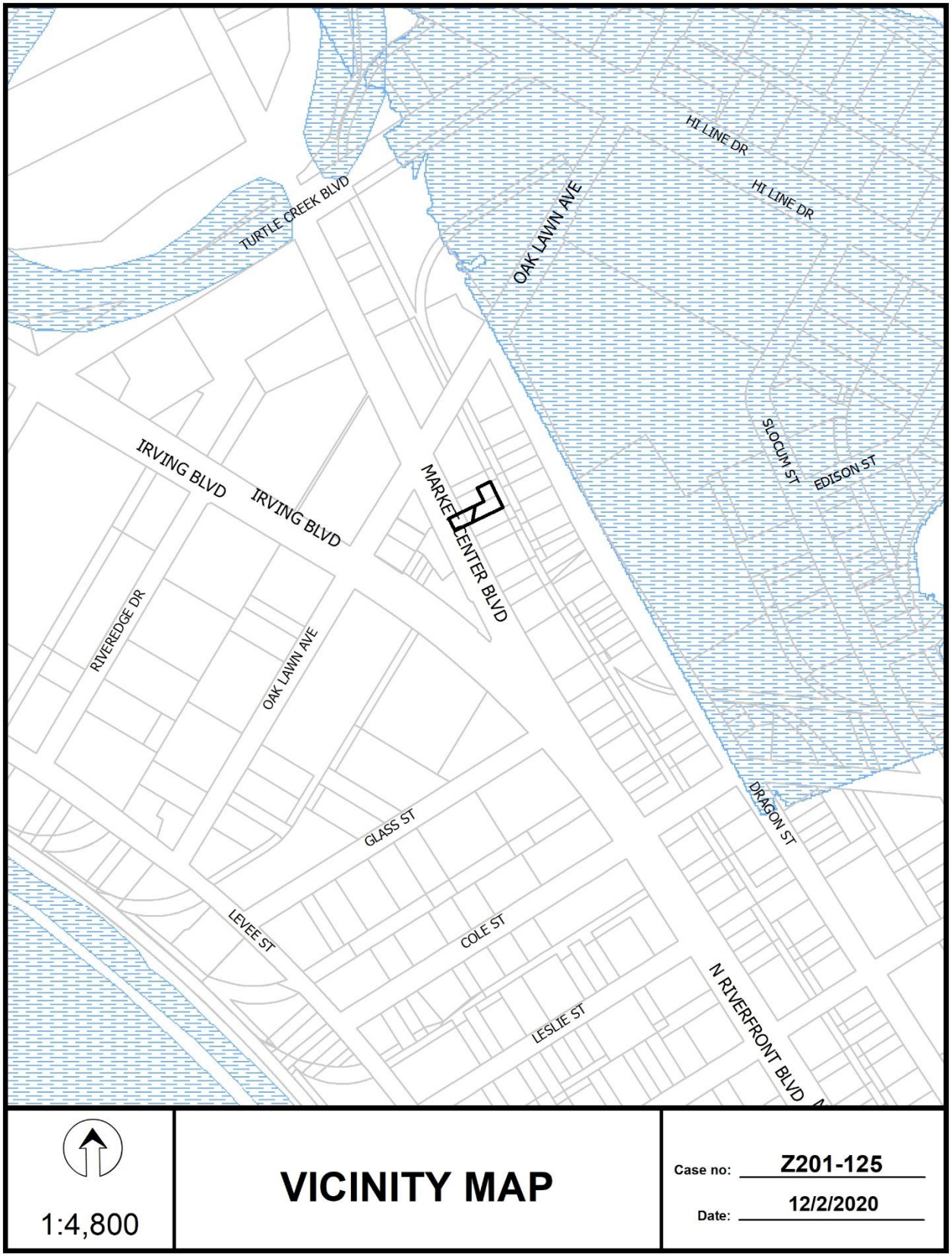
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN (No Changes)



SITE SUMMARY

ZONING: PDD 621 SD 1
LOT AREA: .19 acres
PROPOSED USE: alcoholic beverage establishment
FLOOR AREA: 1696 S.F.
OTHER USES: office showroom warehouse
REQUIRED PARKING: 16
PROVIDED PARKING: 18

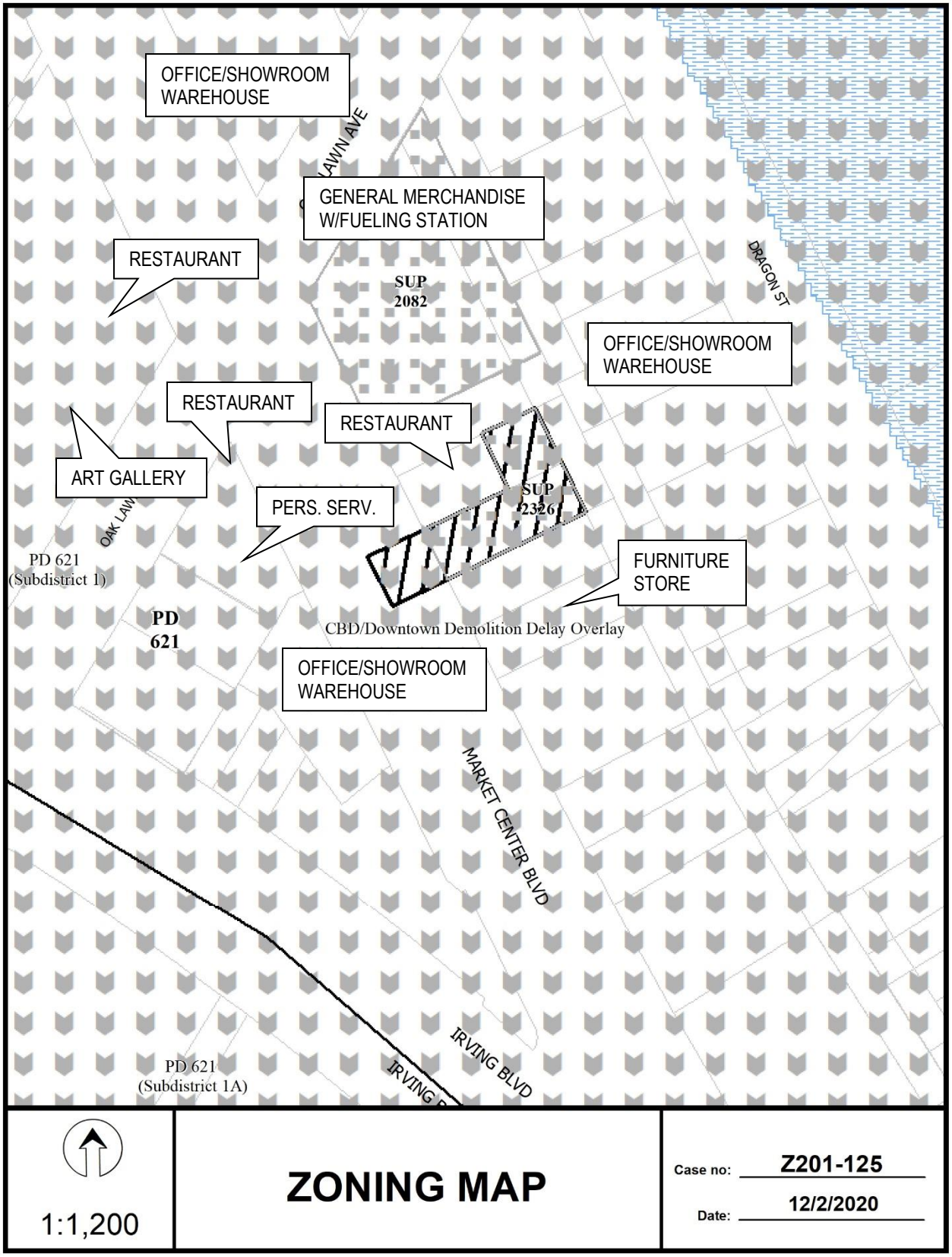

HI LINE DR
HI LINE DR
TURTLE CREEK BLVD
OAK LAWN AVE
SLOCUM ST
EDISON ST
IRVING BLVD
IRVING BLVD
MARKET CENTER BLVD
RIVEREDGE DR
OAK LAWN AVE
DRAGON ST
GLASS ST
LEVEE ST
COLE ST
LESLIE ST
N RIVERFRONT BLVD
1:4,800
VICINITY MAP
Case no: Z201-125
Date: 12/2/2020

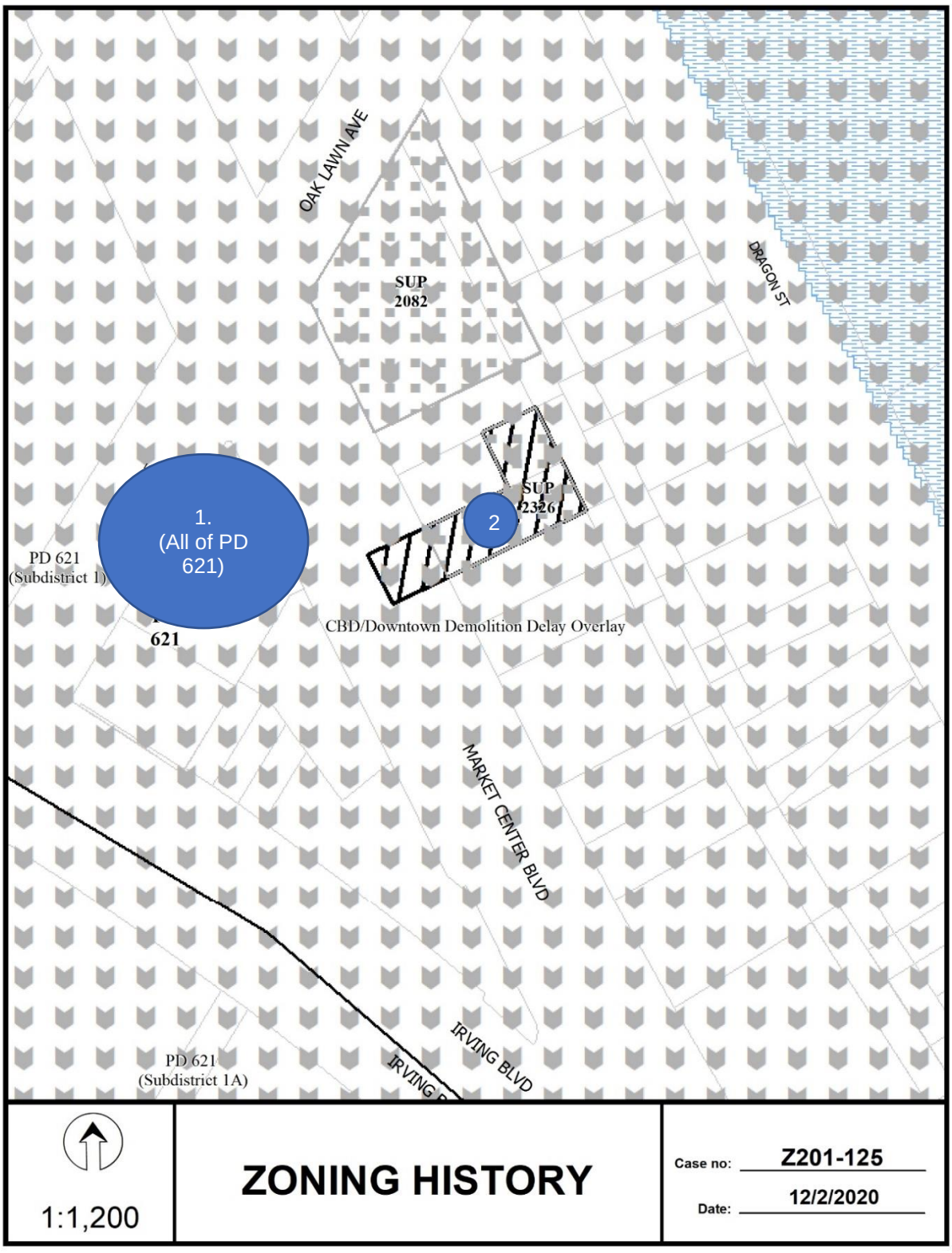
1:1,200

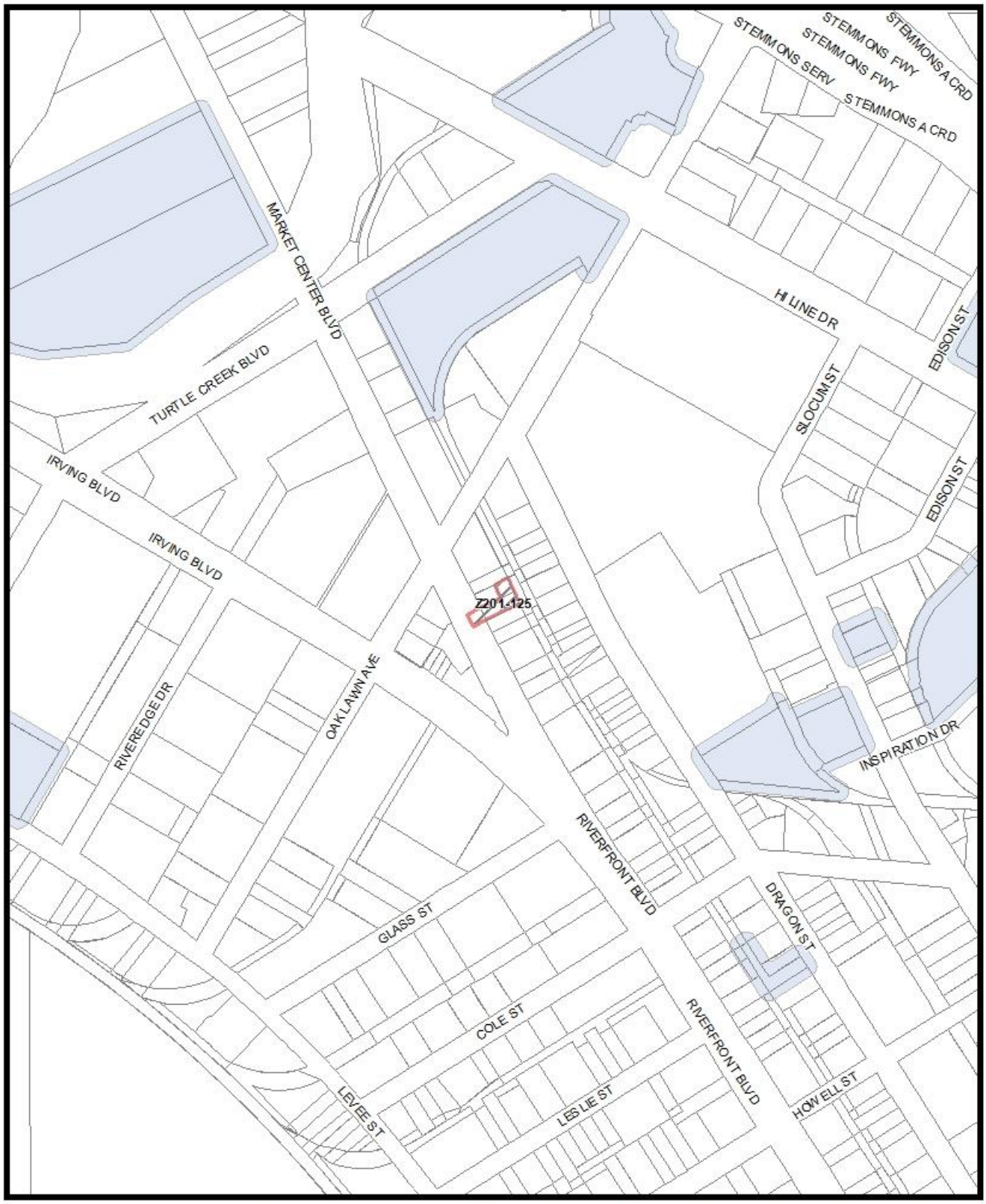
AERIAL MAP

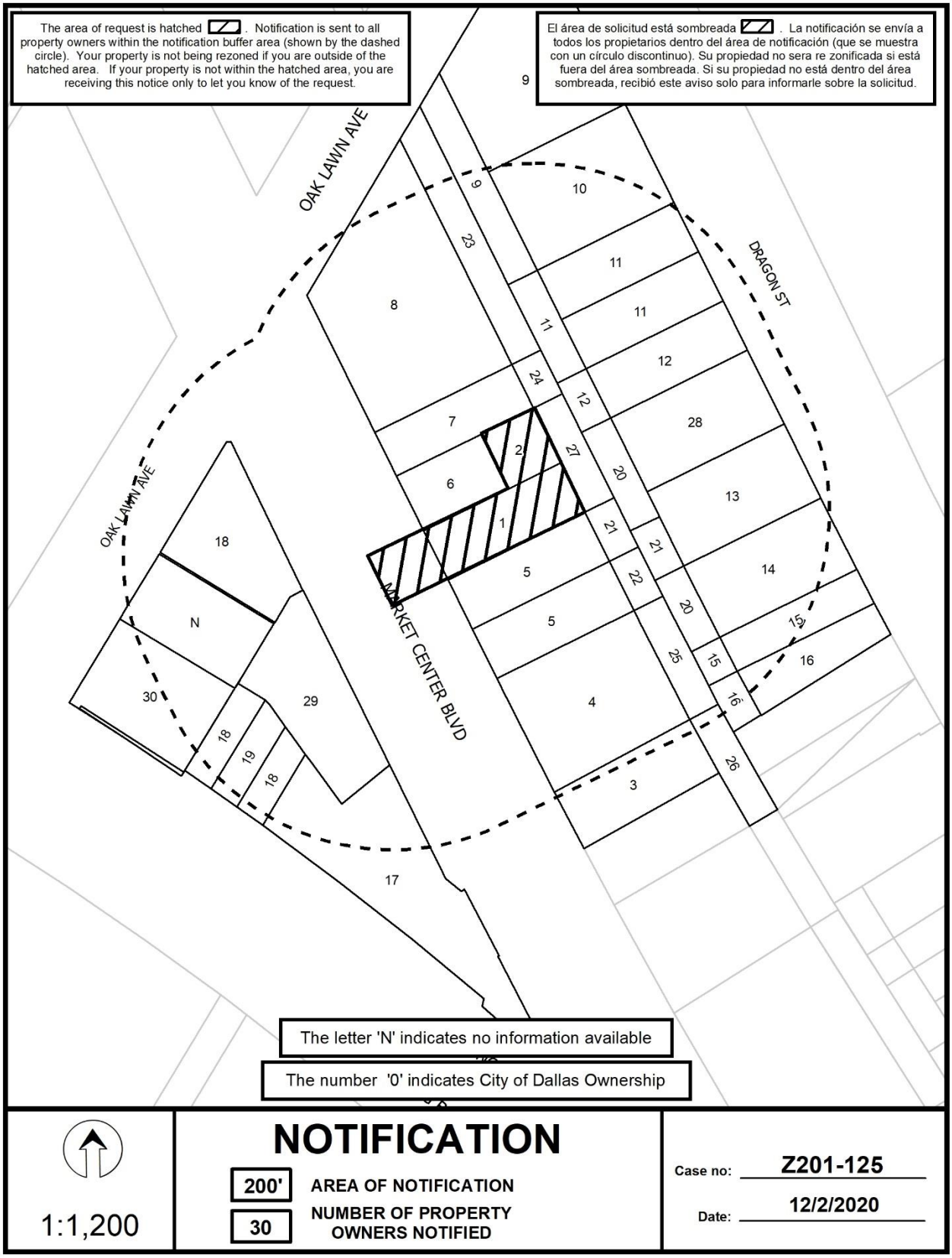
Case no: Z201-125

Date: 12/2/2020


OFFICE/SHOWROOM WAREHOUSE
GENERAL MERCHANDISE W/FUELING STATION
RESTAURANT
SUP 2082
DRAGON ST
OFFICE/SHOWROOM WAREHOUSE
RESTAURANT
RESTAURANT
ART GALLERY
PERS. SERV.
SUP 2326
PD 621 (Subdistrict 1)
FURNITURE STORE
PD 621
CBD/Downtown Demolition Delay Overlay
OFFICE/SHOWROOM WAREHOUSE
MARKET CENTER BLVD
IRVING BLVD
PD 621 (Subdistrict 1A)
1:1,200
ZONING MAP
Case no: Z201-125
Date: 12/2/2020


OAK LAWN AVE
SUP
2082
DRAGON ST
SUP
2326
1.
(All of PD
621)
2
PD 621
(Subdistrict 1)
621
CBD/Downtown Demolition Delay Overlay
MARKET CENTER BLVD
IRVING BLVD
PD 621
(Subdistrict 1A)
1:1,200
ZONING HISTORY
Case no: Z201-125
Date: 12/2/2020


STEMMONS FWY
STEMMONS SERV
STEMMONS FWY
STEMMONS A CRD
STEMMONS A CRD
MARKET CENTER BLVD
H LINE DR
EDISON ST
SLOCUM ST
TURTLE CREEK BLVD
IRVING BLVD
IRVING BLVD
EDISON ST
Z201-125
OAK LAWN AVE
RIVEREDGE DR
INSPIRATION DR
RIVERFRONT BLVD
DRAGON ST
GLASS ST
COLE ST
RIVERFRONT BLVD
LEVEE ST
LESLIE ST
HOWELL ST
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:4,800
Market Value Analysis
Printed Date: 12/2/2020


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
OAK LAWN AVE
OAK LAWN AVE
DRAGON ST
MARKET CENTER BLVD
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200' AREA OF NOTIFICATION
30 NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z201-125
Date: 12/2/2020

12/02/2020

Notification List of Property Owners

30 Property Owners Notified

Label #	*Address*		*Owner*
1	1622	MARKET CENTER BLVD	Taxpayer at
2	1624	MARKET CENTER BLVD	ICP 1622 MARKET CENTER BLVD LP
3	1602	MARKET CENTER BLVD	Taxpayer at
4	1606	MARKET CENTER BLVD	K&B INVESTMENTS INC
5	1614	MARKET CENTER BLVD	PADIAN JOSEPH J
6	1626	MARKET CENTER BLVD	1632 MARKET CENTER LLC
7	1632	MARKET CENTER BLVD	1632 MARKET CENTER LLC
8	1634	MARKET CENTER BLVD	1634 MARKET CENTER LLC
9	1643	DRAGON ST	Taxpayer at
10	1641	DRAGON ST	Taxpayer at
11	1633	DRAGON ST	NR YANG PROPERTIES LLC
12	1627	DRAGON ST	ASHORALI GHASEM
13	1615	DRAGON ST	Taxpayer at
14	1611	DRAGON ST	ZUEGER SECOND FAMILY LTD
15	1607	DRAGON ST	LAMY ODILE MARIE
16	1605	DRAGON ST	Taxpayer at
17	1601	MARKET CENTER BLVD	Taxpayer at
18	1639	MARKET CENTER BLVD	CONSTANCE TRINITY TRIANGLE LTD
19	1628	IRVING BLVD	CONSTANCE TRINITY TRIANGLE LTD
20	1611	DRAGON ST	ZUEGER 2ND FAMILY LTD PR
21	1615	DRAGON ST	THE ZUEGER 2ND FAMILY LP
22	1300	OAK LAWN AVE	ZUEGER DAVID M
23	1300	OAK LAWN AVE	1634 MARKET CENTER LLC
24	1632	MARKET CENTER BLVD	Taxpayer at
25	1611	DRAGON ST	ZUEGER SECOND FAMILY LTD
26	1538	MARKET CENTER BLVD	XFP LTD PS
27	1611	DRAGON ST	ZUEGER SECOND FAMILY LP
28	1621	DRAGON ST	Taxpayer at
29	1617	MARKET CENTER BLVD	Taxpayer at
30	1644	IRVING BLVD	Taxpayer at

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

Planner: La'Kisha Girder

FILE NUMBER: Z201-126(LG) **DATE FILED:** November 6, 2020

LOCATION: Southwest corner of Maple Avenue and Medical District Drive

COUNCIL DISTRICT: 2 **MAPSCO:** 34 U

SIZE OF REQUEST: +/- 25 acres **CENSUS TRACT:** 4.01

REPRESENTATIVE: Jonathan Vinson, Jackson Walker LLP

APPLICANT/OWNER: Dallas County Hospital District (Parkland)

REQUEST: An application for a Planned Development District on property zoned an IR Industrial Research District.

SUMMARY: The purpose of the request is to create a Planned Development District that will encompass a medical clinic or ambulatory surgical center with surface parking and a parking garage. The PD will allow the applicant (Parkland Hospital) to charge for parking.

STAFF RECOMMENDATION: **Denial.**

BACKGROUND INFORMATION

- The area of request is developed with a medical clinic, parking garage and surface parking for use by employees and visitors to Parkland Hospital, which is situated southwest of the area of request.

- After permits were issued to construct a new parking garage with 1,430 parking spaces, it was determined by the Building Inspections Division of the Department of Sustainable Development and Construction that the use related to charging fees for parking did not exist.

- The applicant is requesting a new planned development district to permit the medical clinic to charge fees for required parking in conjunction with the parking garage.

Zoning History

There has been one new zoning request in the area within the last five years.

1. **Z189-308** An application for the creation of a new subdistrict in Planned Development District No. 663 [under review].

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW
Maple Avenue	Community Collector	42’ / SPCL 4U
Medical District Drive	Community Collector	85’ / SPCL 5U

Traffic

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request and has no objections to the applicant’s request.

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 is not directly consistent or inconsistent with the policies outlined in the plan.

Area Plan

The *forwardDallas! Comprehensive Plan* identifies the Stemmons Corridor – Southwestern Medical District area as an area of growth and stressed the need for an area plan to guide this growth to foster desirable development patterns. This area has been undergoing major changes, with numerous forces are moving development and redevelopment forward in the area. Among these are the expansion of the Medical District as an employment center; new development occurring around the American Airlines Center and Design District activity hubs; transportation improvements including new DART stations which will enhance regional accessibility and influence development patterns; and the Trinity River project and anticipated public and private development associated with it.

The proposed project is consistent with the Stemmons Corridor-Southwestern Medical District Area Plan.

Developmental Standards

District	Setbacks			Height (max)	Lot Coverage (max)	Special Standards	Primary Uses
	Front (min)	**Side** (min)	**Rear** (min)				
Existing: IR	15’	30’ adj. to res. Other: no min.	30’ adj. to res. Other: no min.	200’ 15 stories	80%	Residential Proximity Slope	Industrial, wholesale distribution, storage, supporting office and retail
Proposed: New PDD	15’	30’ adj. to res. Other: no min.	30’ adj. to res. Other: no min.	200’ 15 stories	80%	Residential Proximity Slope	Industrial, wholesale distribution, storage, supporting office and retail

Surrounding Land Uses

	Zoning	Land Use
Site	IR	Medical Clinic with surface parking
Northwest/ North	PD No. 193 LC, PD No. 193 with PDS 145	Undeveloped Land, Multifamily, Retail and Personal Service uses
Northeast	PD No. 193 PDS 115, PD No. 193 PDS 145	Retail & Single Family
East	IR, PD No. 843, PD No. 712	Office, Multifamily
Southeast	PD No. 663	Multifamily
South	IR with SUP No. 1645, IR and IM	Transit Passenger Station, Hospital (Parkland)
Southwest	IR	Office & Undeveloped Land
West	MF-3(A) and MU-2, IR	Multifamily, Self-Storage

Land Use Compatibility

The area of request is zoned IR and has a medical clinic on the premises with surface parking. Undeveloped land, multifamily, retail and personal service uses are to the north and northwest. Retail and single family uses are to the northeast. Office and multifamily uses are to the east and southeast. The Market Center Station serving the DART Orange and Green Lines is to the south of the property, along with Parkland Hospital. Office and undeveloped land are to the southwest of the site. Multifamily and self-storage uses are also located to the west of the area of request.

Staff cannot support a planned development district simply to enable the operator to charge parking fees, as it is not an appropriate application of a planned development district.

Parking

Parking will comply with Section 51(A) 4.200 for the specific off street parking and loading requirements. A medical clinic requires one space per 200 square feet of floor area. The floor area of the current medical clinic is 525,840 square feet. The applicant is required to provide a total of 2,137 spaces but will provide a total of 2,550 spaces. The applicant is allowed a reduction of 20% plus 5 spaces per Section 51(A)-4.313 of the Dallas Development Code due to its proximity to the Market Center Station.

Landscaping

Landscaping must comply with provisions of Article X of Dallas Development Code.

Market Value Analysis

Market Value Analysis (MVA) is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the area of request is considered to be uncategorized, the surrounding areas to the north, east and west are within MVA Category “E.” Properties further north are within MVA Category “D”. Properties to the northeast are within MVA Categories “C”, “E” and “F.” Properties further east are within MVA Category “F.”

APPICANT'S PROPOSED PD CONDITIONS

PROPOSED ARTICLE 1____

PD 1____.

SEC. 51P-1____.101. LEGISLATIVE HISTORY.

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

SEC. 51P-1____.102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property located at the northwest corner of Medical District Drive and Maple Avenue. The size of PD_____ is approximately 24.4 acres.

SEC. 51P-1____.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) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This district is considered to be a nonresidential district.

SEC. 51P-1_____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 1_____A: development plan.

SEC. 51P-1____.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 1____A). If there is a conflict between the text of this article and the development plan, the text controls.

SEC. 51P-1____.106. MAIN USES PERMITTED.

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

SEC. 51P-1____.107. ACCESSORY USES.

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

SEC. 51P-1____.108. YARD, LOT, AND SPACE REGULATIONS.

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

The yard, lot, and space regulations for the IR Industrial/Research District apply.

SEC. 51P-1____.109. OFF-STREET PARKING AND LOADING.

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

(b) Section 51A-4.301(a)(8) does not apply in this district.

SEC. 51P-1____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-1____.111. LANDSCAPING.

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

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

SEC. 51P-1____.112. SIGNS.

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

SEC. 51P-1_____.113. ADDITIONAL PROVISIONS.

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

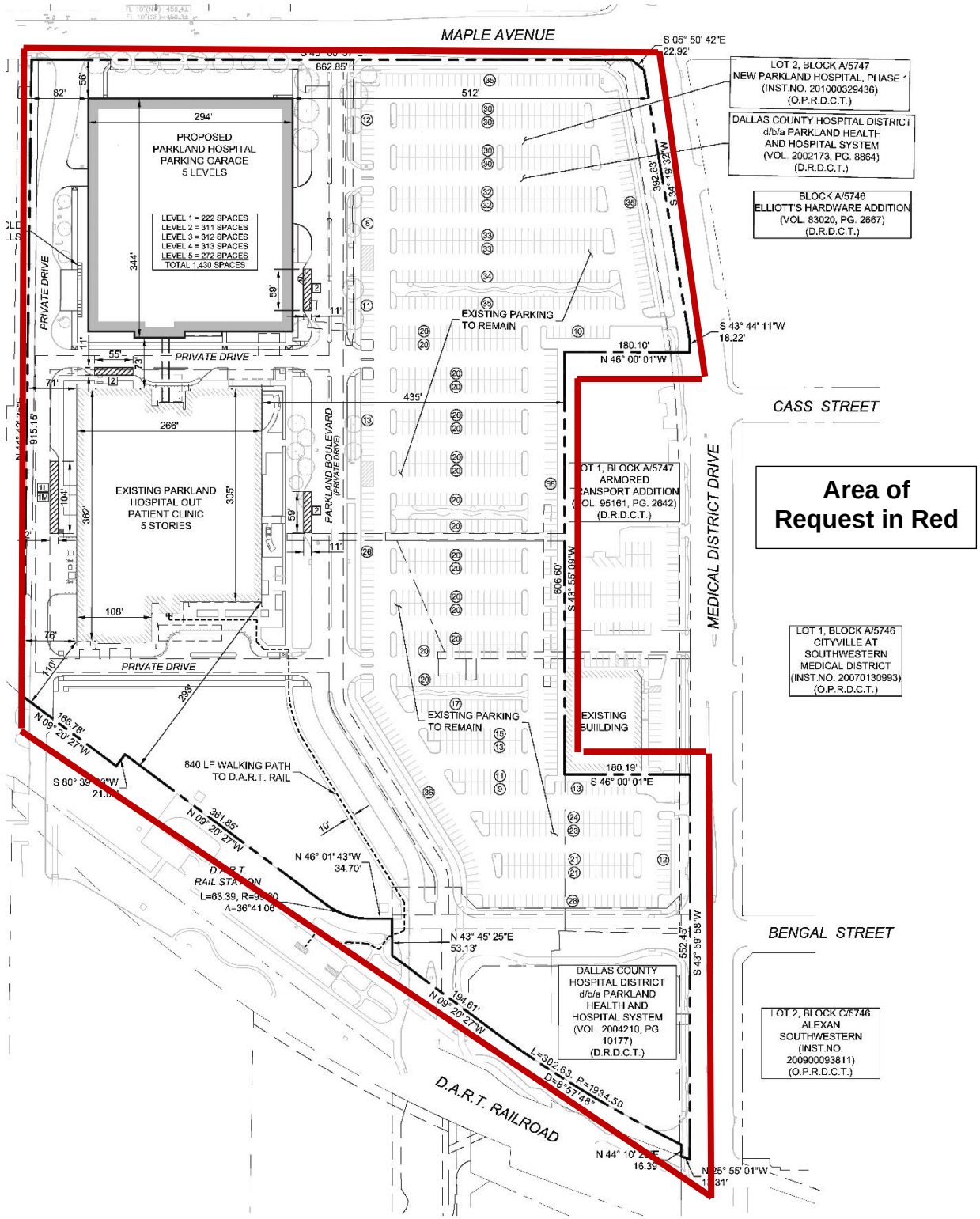
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

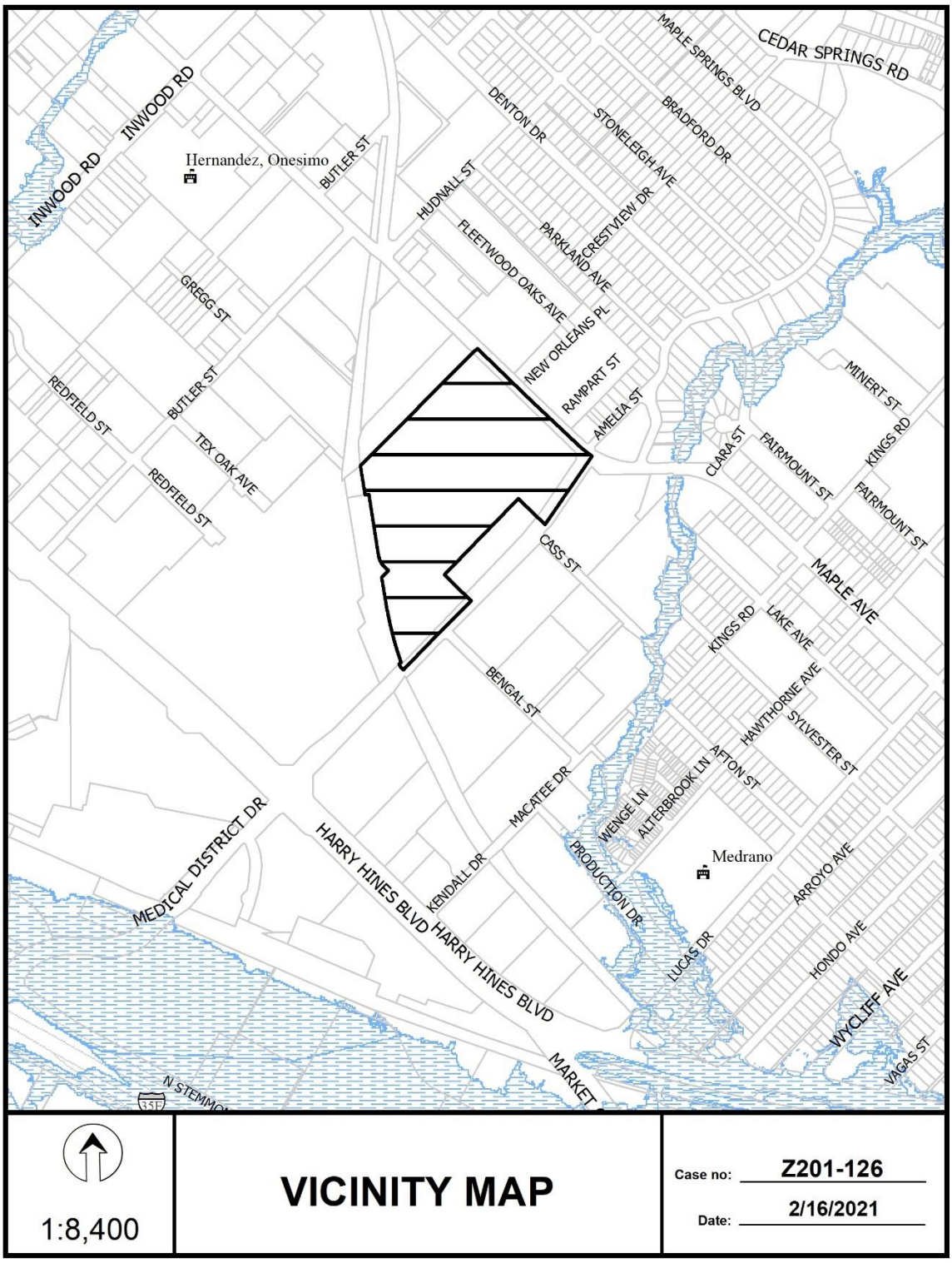
SEC. 51P-1_____.114. COMPLIANCE WITH CONDITIONS.

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

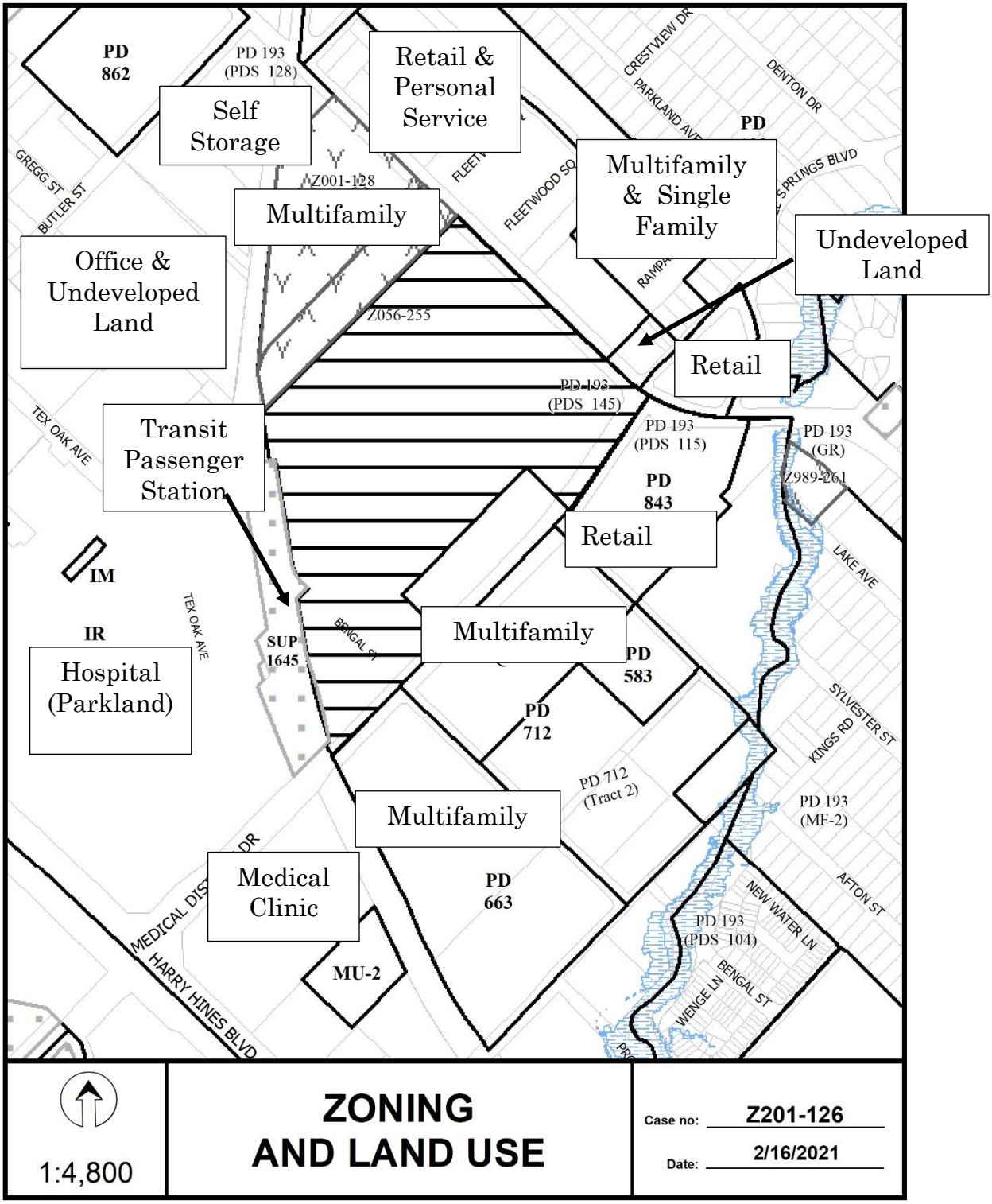
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

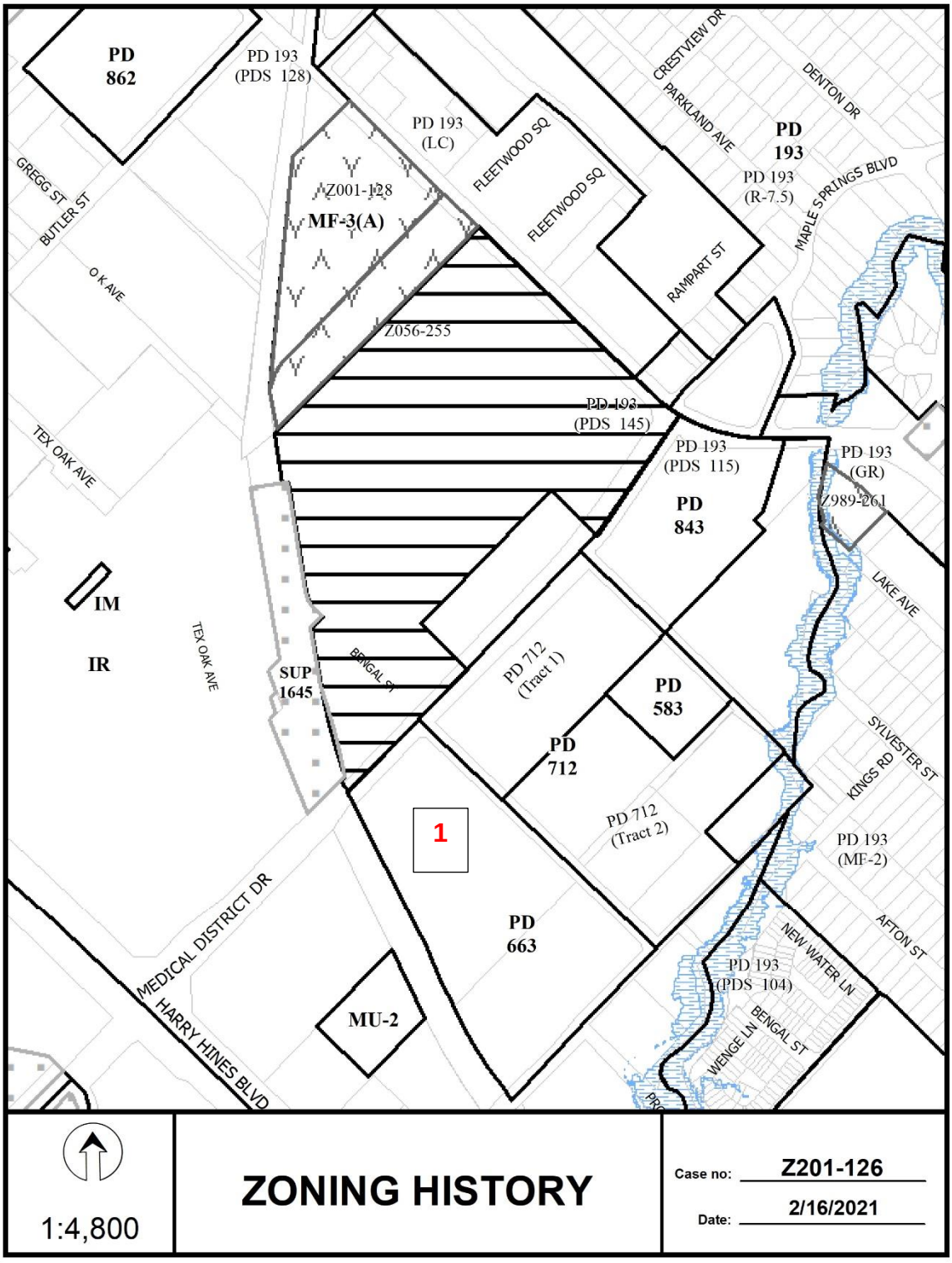
PROPOSED DEVELOPMENT PLAN

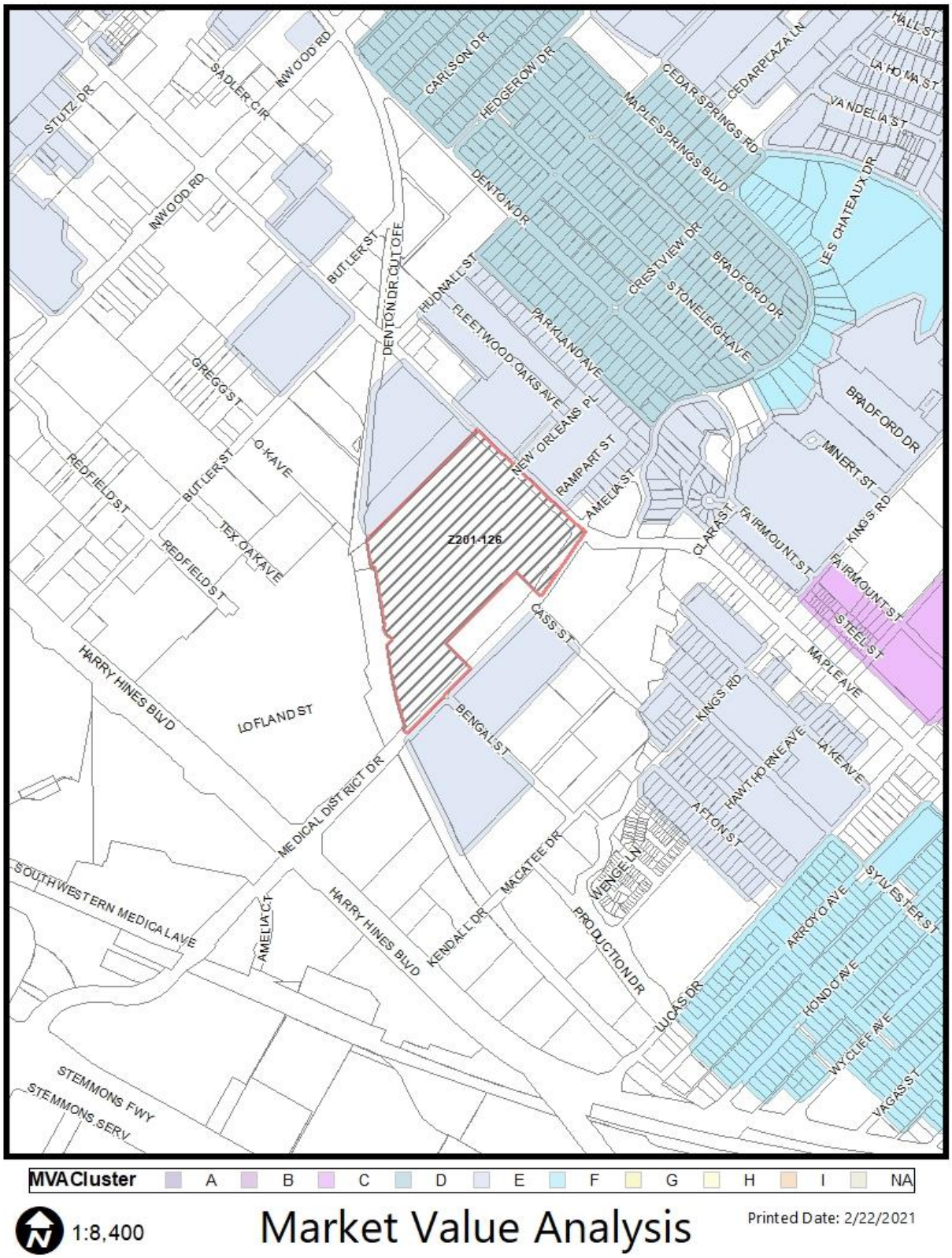


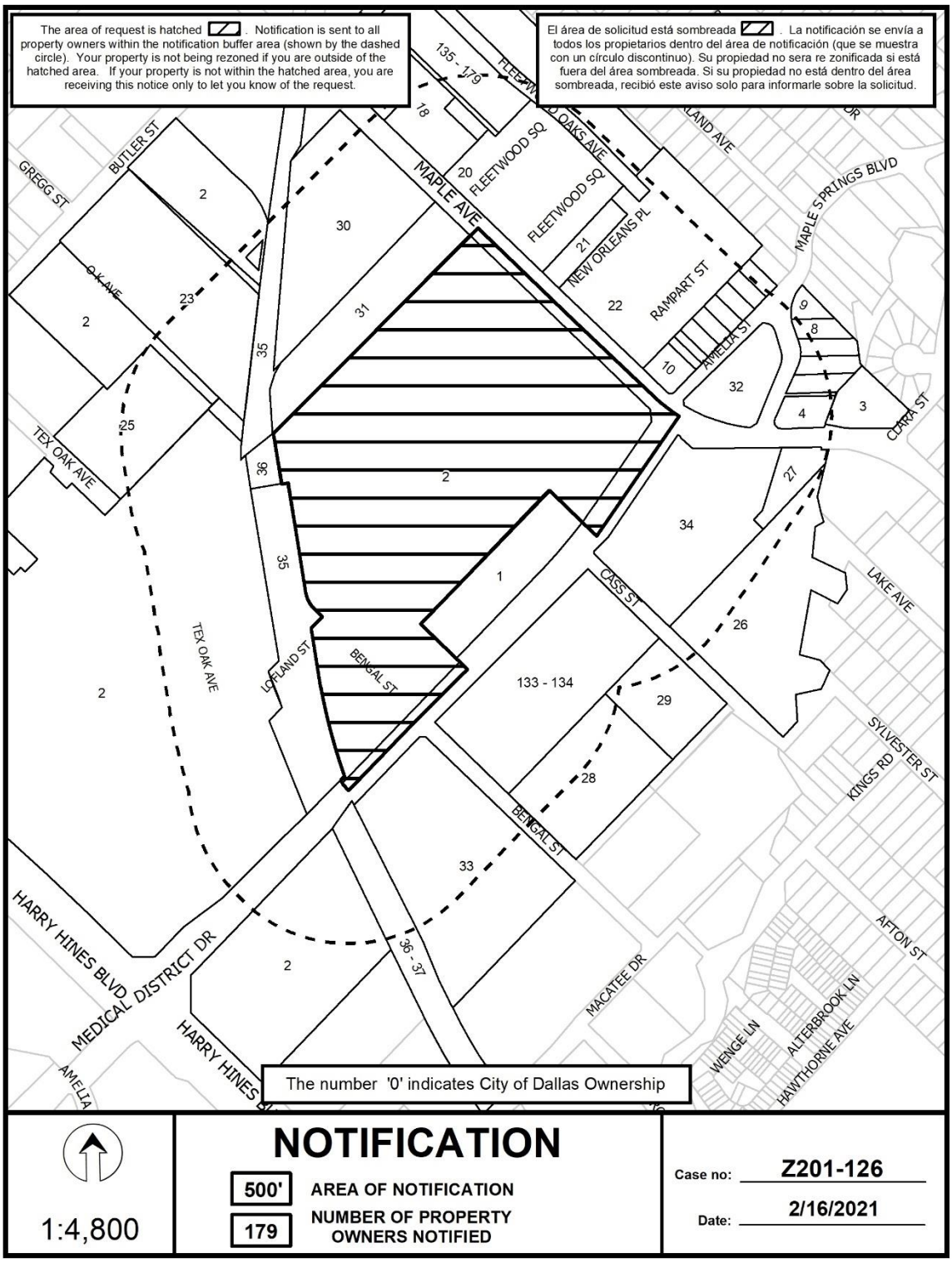

CEDAR SPRINGS RD
MAPLE SPRINGS BLVD
BRADFORD DR
STONELEIGH AVE
DENTON DR
CRESTVIEW DR
PARKLAND AVE
HUDNALL ST
FLEETWOOD OAKS AVE
NEW ORLEANS PL
RAMPART ST
AMELIA ST
BUTLER ST
INWOOD RD
INWOOD RD
Hernandez, Onesimo
GREGG ST
BUTLER ST
REDFIELD ST
TEX OAK AVE
REDFIELD ST
CASS ST
BENGAL ST
MINERT ST
KINGS RD
CLARA ST
FAIRMOUNT ST
FAIRMOUNT ST
MAPLE AVE
KINGS RD
LAKE AVE
HAWTHORNE AVE
SYLVESTER ST
AFTON ST
ALTERBROOK LN
WENGE LN
MACATEE DR
Medrano
PRODUCTION DR
KENDALL DR
MEDICAL DISTRICT DR
HARRY HINES BLVD
HARRY HINES BLVD
ARROYO AVE
HONDO AVE
LUCAS DR
WYCLIFF AVE
VAGAS ST
MARKET
N STEMMONS
1:8,400
VICINITY MAP
Case no: Z201-126
Date: 2/16/2021

HUDNALL ST
FLEETWOOD OAKS AVE
CREST VIEW DR
PARKLAND AVE
DENTON DR
BUTLER ST
GREGG ST
MAPLE AVE
FLEETWOOD SQ
NEW ORLEANS PL
RAMPART ST
MAPLE SPRINGS BLVD
AMELIA ST
CLARA ST
TEX OAK AVE
CASS ST
LAKE AVE
LOFLAND ST
BENGAL ST
SYLVESTER ST
KINGS RD
HARRY HINES BLVD
MEDICAL DISTRICT DR
MACATEE DR
WEINGE LN
HAWTHORNE AVE
1:4,800
AERIAL MAP
Case no: Z201-126
Date: 2/16/2021


PD 862
PD 193 (PDS 128)
Self Storage
Retail & Personal Service
Multifamily
Multifamily & Single Family
Undeveloped Land
Office & Undeveloped Land
Retail
Transit Passenger Station
Retail
Multifamily
Hospital (Parkland)
Multifamily
Medical Clinic
Z001-128
Z056-255
PD 193 (PDS 145)
PD 193 (PDS 115)
PD 193 (GR)
Z989-261
PD 843
PD 583
PD 712
PD 712 (Tract 2)
PD 193 (MF-2)
PD 193 (PDS 104)
PD 663
SUP 1645
MU-2
IM
IR
CRESTVIEW DR
PARKLAND AVE
DENTON DR
GREGG ST
BUTLER ST
FLEETWOOD SQ
TEX OAK AVE
LAKE AVE
SYLVESTER ST
KINGS RD
AFTON ST
NEW WATER LN
BENGAL ST
WENGE LN
HARRY HINES BLVD
1:4,800
ZONING AND LAND USE
Case no: Z201-126
Date: 2/16/2021


PD 862
PD 193 (PDS 128)
PD 193 (LC)
Z001-128
MF-3(A)
FLEETWOOD SQ
FLEETWOOD SQ
CRESTVIEW DR
PARKLAND AVE
DENTON DR
PD 193
PD 193 (R-7.5)
MAPLE SPRINGS BLVD
RAMPART ST
GREGG ST
BUTLER ST
O K AVE
Z056-255
PD 193 (PDS 145)
PD 193 (PDS 115)
PD 193 (GR)
Z989-261
PD 843
TEX OAK AVE
IM
IR
TEX OAK AVE
SUP 1645
BENGAL ST
PD 712 (Tract 1)
PD 583
PD 712
PD 712 (Tract 2)
LAKE AVE
SYLVESTER ST
KINGS RD
1
PD 193 (MF-2)
PD 663
MEDICAL DISTRICT DR
HARRY HINES BLVD
MU-2
NEW WATER LN
AFTON ST
PD 193 (PDS 104)
WENGE LN
BENGAL ST
1:4,800
ZONING HISTORY
Case no: Z201-126
Date: 2/16/2021


Z201-126
MVA Cluster A B C D E F G H I NA
1:8,400
Market Value Analysis
Printed Date: 2/22/2021


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
MAPLE AVE
FLEETWOOD SQ
NEW ORLEANS PL
RAMPART ST
AMELIA ST
MAPLE SPRINGS BLVD
CLARA ST
LAKE AVE
CASS ST
BENGAL ST
LOFLAND ST
TEX OAK AVE
OAK AVE
BUTLER ST
GREGG ST
HARRY HINES BLVD
MEDICAL DISTRICT DR
MACATEE DR
WENGE LN
ALTERBROOK LN
HAWTHORNE AVE
AFTON ST
SYLVESTER ST
KINGS RD
The number '0' indicates City of Dallas Ownership
1:4,800
NOTIFICATION
500'
AREA OF NOTIFICATION
179
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z201-126
Date: 2/16/2021

02/03/2021

Notification List of Property Owners

Z201-126

179 Property Owners Notified

Label #	*Address*		*Owner*
1	2311	MEDICAL DISTRICT DR	DALLAS COUNTY HOSPITAL DIST DBA
2	5220	TEX OAK AVE	DALLAS COUNTY HOSPITAL DISTRICT
3	4810	MAPLE AVE	TCG MMB INVESTORS LLC
4	4906	MAPLE AVE	DREKAJ DAVID
5	2510	MAPLE SPRINGS BLVD	GONZALES FELIX
6	2514	MAPLE SPRINGS BLVD	BALDWIN PHILIP M
7	2518	MAPLE SPRINGS BLVD	BROOKER RICHARD I V
8	2600	MAPLE SPRINGS BLVD	LAVES BARRY A
9	2612	MAPLE SPRINGS BLVD	SPARKS GLENN C &
10	5000	MAPLE AVE	MAPLE B A CONCEPTS & DEVELOPMENT LLC
11	2511	AMELIA ST	AMELIA B A CONCEPTS &
12	2515	AMELIA ST	MONTES DAVID
13	2521	AMELIA ST	JACINTO GRACIE & MICHAEL
14	2523	AMELIA ST	Taxpayer at
15	2527	AMELIA ST	AMARASINGHAM RUBEN &
16	2603	AMELIA ST	HERNANDEZ EDWARD R
17	2605	MAPLE SPRINGS BLVD	CAWTHON JOEL ALEXANDER &
18	5308	MAPLE AVE	MAYA FOODS INC
19	5312	MAPLE AVE	SCHWARTZ JERRY TRUSTEE &
20	5225	FLEETWOOD OAKS DR	HOCTOR TIC LLC &
21	5120	MAPLE AVE	QUINTANILLA TECHNOLOGIES INC
22	5010	MAPLE AVE	SAN CARLOS ASSOC LP
23	2420	BUTLER ST	DALLAS COUNTY HOSPITAL DISTRICT
24	2422	BUTLER ST	AMERICAN TOWER ASSET SUB II LLC
25	5280	TEX OAK AVE	DALLAS COUNTY HOSPITAL DISTRICT
26	4714	CASS ST	Taxpayer at

02/03/2021

Label #	*Address*		*Owner*
27	4821	MAPLE AVE	Taxpayer at
28	4814	BENGAL ST	TCF INTERESTS PARTNERSHIP
29	4815	CASS ST	UGM OF DALLAS
30	5225	MAPLE AVE	MAEDC MAPLE APTS LLC
31	5219	MAPLE AVE	CC MAPLE LLC
32	4930	MAPLE AVE	BR UPTOWN DALLAS INVEST 1 LLC &
33	2140	MEDICAL DISTRICT DR	SPUS8 VIBE LP
34	4901	MAPLE AVE	KROGER TEXAS LP
35	2101	MEDICAL DISTRICT DR	DART
36	555	2ND AVE	DART
37	555	2ND AVE	DART
38	5322	FLEETWOOD OAKS DR	REZA ADRIANA
39	5322	FLEETWOOD OAKS DR	GUZMAN MANUEL
40	5322	FLEETWOOD OAKS DR	LASKA DAVID
41	5322	FLEETWOOD OAKS DR	LITTLE ROGER L
42	5326	FLEETWOOD OAKS DR	STORY SHAN
43	5326	FLEETWOOD OAKS DR	GONZALEZ JULIO E
44	5326	FLEETWOOD OAKS DR	LIU ANQI
45	5326	FLEETWOOD OAKS DR	BURK MICHAEL T &
46	5322	FLEETWOOD OAKS DR	JOUZDANI ELAHE
47	5322	FLEETWOOD OAKS DR	MIDDLETON RICHARD H
48	5322	FLEETWOOD OAKS DR	JOYNER EDWIN E &
49	5322	FLEETWOOD OAKS DR	PELLEGRINE JOSEPH MARK
50	5326	FLEETWOOD OAKS DR	EATON STEVEN &
51	5326	FLEETWOOD OAKS DR	WATSON MATTHEW M
52	5326	FLEETWOOD OAKS DR	YUAN JAY &
53	5326	FLEETWOOD OAKS DR	DARTY STEPHANIE W
54	5310	FLEETWOOD OAKS DR	WELTY TROY
55	5310	FLEETWOOD OAKS DR	ARANDAFAUST LLC
56	5310	FLEETWOOD OAKS DR	BENNETT HARALD
57	5310	FLEETWOOD OAKS DR	MIDDLETON RICHARD

02/03/2021

Label #	*Address*		*Owner*
58	5322	FLEETWOOD OAKS DR	RIVERA JAIME ENRIQUE
59	5322	FLEETWOOD OAKS DR	HUNT AESHA J
60	5322	FLEETWOOD OAKS DR	ZANONI MARK TRUST &
61	5310	FLEETWOOD OAKS DR	ARATA DAVID MICHAEL
62	5310	FLEETWOOD OAKS DR	JLC PROPERTIES LLC
63	5310	FLEETWOOD OAKS DR	MIDDLETON RICHARD
64	5310	FLEETWOOD OAKS DR	BARRETT JAMES
65	5322	FLEETWOOD OAKS DR	HENNEN WILMA MARIE &
66	5322	FLEETWOOD OAKS DR	MOSLEY ANGELA ET AL
67	5322	FLEETWOOD OAKS DR	SIMMONS CYNTHIA ANN
68	5322	FLEETWOOD OAKS DR	BOLIVER DOUGLAS
69	5310	FLEETWOOD OAKS DR	MORGAN BRYAN II
70	5310	FLEETWOOD OAKS DR	WEIDEMANN DANIELLE GRACE
71	5310	FLEETWOOD OAKS DR	REGAN MICHAEL
72	5310	FLEETWOOD OAKS DR	TREDWAY ROBERT J
73	5310	FLEETWOOD OAKS DR	BLACHUT AGNES STELLA
74	5310	FLEETWOOD OAKS DR	PARAYIL TRUST
75	5306	FLEETWOOD OAKS DR	COLBERT KENNETH TAYLOR &
76	5306	FLEETWOOD OAKS DR	WILLIAMS DARYL
77	5306	FLEETWOOD OAKS DR	RODRIGUEZ ENRIQUE
78	5306	FLEETWOOD OAKS DR	MIDDLETON RICHARD
79	5310	FLEETWOOD OAKS DR	GONZALEZ RAY L
80	5310	FLEETWOOD OAKS DR	MAYIM FL LLC
81	5310	FLEETWOOD OAKS DR	SAUNDERS SARAH
82	5310	FLEETWOOD OAKS DR	LEBLANC STEPHEN BLAKE
83	5306	FLEETWOOD OAKS DR	CLAYTON SARAH C
84	5306	FLEETWOOD OAKS DR	MCCLURE WAYNE
85	5306	FLEETWOOD OAKS DR	OMAR YAZAN
86	5306	FLEETWOOD OAKS DR	GALVAN STEVEN
87	5310	FLEETWOOD OAKS DR	BOWLES AMY PATRICE
88	5310	FLEETWOOD OAKS DR	NORTON DALE H &

02/03/2021

Label #	*Address*		*Owner*
89	5310	FLEETWOOD OAKS DR	STONE DYLAN & CAROLINE
90	5310	FLEETWOOD OAKS DR	LEBLANC STEPHEN B
91	5234	FLEETWOOD OAKS DR	CASPER CHARLES
92	5234	FLEETWOOD OAKS DR	FERGUSON STEPHEN
93	5234	FLEETWOOD OAKS DR	DUBE CHARLES M &
94	5238	FLEETWOOD OAKS DR	MCCLURE WAYNE &
95	5238	FLEETWOOD OAKS DR	COLLINS CHARLES ANDREW
96	5238	FLEETWOOD OAKS DR	MCGOWEN WILLIAM BUSTER III
97	5234	FLEETWOOD OAKS DR	HAGE DONNA J LIVING TRUST
98	5234	FLEETWOOD OAKS DR	DEAVILA JUAN M
99	5234	FLEETWOOD OAKS DR	CAVAZOS DEBORAH JEAN
100	5238	FLEETWOOD OAKS DR	MCCLURE WAYNE
101	5238	FLEETWOOD OAKS DR	LATA ARIJETA DOKO &
102	5218	FLEETWOOD OAKS DR	DEJA STAINSLAW MAREK & KATARZYNA
103	5218	FLEETWOOD OAKS DR	WARREN MATTHEW S
104	5220	FLEETWOOD OAKS DR	TABER WAYLAN
105	5220	FLEETWOOD OAKS DR	HILL DARRYL W
106	5222	FLEETWOOD OAKS DR	MORSHED TANYA F
107	5222	FLEETWOOD OAKS DR	ULRICH HAROLD H
108	5226	FLEETWOOD OAKS DR	HAN MEI &
109	5226	FLEETWOOD OAKS DR	WATERS BRIAN
110	5232	FLEETWOOD OAKS DR	TOMASI SALVATORE
111	5232	FLEETWOOD OAKS DR	SIMPSON JOHN K
112	5218	FLEETWOOD OAKS DR	KRAATZ JERAMEY
113	5218	FLEETWOOD OAKS DR	ALFARO MANUEL
114	5220	FLEETWOOD OAKS DR	DURRANT CORY E &
115	5220	FLEETWOOD OAKS DR	KUZNETSOVA EKATERINA
116	5222	FLEETWOOD OAKS DR	MACMAHON PAUL
117	5222	FLEETWOOD OAKS DR	JRTZ PROPERTIES LLC
118	5226	FLEETWOOD OAKS DR	PRIDDY SOPHIA
119	5226	FLEETWOOD OAKS DR	SMITHERMAN THOMAS SCOTT

02/03/2021

Label #	*Address*		*Owner*
120	5232	FLEETWOOD OAKS DR	YU YONGHAO &
121	5232	FLEETWOOD OAKS DR	NEWLAND ALAN R
122	5212	FLEETWOOD OAKS DR	WILMORE DAVID E &
123	5212	FLEETWOOD OAKS DR	BOLIVER DOUGLAS B
124	5212	FLEETWOOD OAKS DR	STARICHA PAIGE
125	5214	FLEETWOOD OAKS DR	HART CHARLES
126	5214	FLEETWOOD OAKS DR	HACKETT EDWARD PAUL
127	5212	FLEETWOOD OAKS DR	TIRADO THIERRY ROLAND
128	5212	FLEETWOOD OAKS DR	BACALAO NELSON & MARIA DE ARIZON
129	5212	FLEETWOOD OAKS DR	WHEELER PEGGY
130	5214	FLEETWOOD OAKS DR	RATIGAN CHRISTOPHER R
131	5214	FLEETWOOD OAKS DR	PRENTICE PHILIP
132	5214	FLEETWOOD OAKS DR	MARTINEZ FERNANDO &
133	2222	MEDICAL DISTRICT DR	CRLP MEDICAL DISTRICT DRIVE LLC
134	2222	MEDICAL DISTRICT DR	GIC - MOTOR RETAIL, LP
135	5325	FLEETWOOD OAKS DR	BIRDWELL CARY
136	5325	FLEETWOOD OAKS DR	LAMBERTY JEAN ANN
137	5323	FLEETWOOD OAKS DR	MARCHBANKS DAVID M &
138	5323	FLEETWOOD OAKS DR	TURNER LARRY J
139	5323	FLEETWOOD OAKS DR	BOLIVER DOUGLAS B
140	5325	FLEETWOOD OAKS DR	AHMADIAN AMIR
141	5325	FLEETWOOD OAKS DR	WHITE CALEB BISHOP
142	5325	FLEETWOOD OAKS DR	DALLAS LA VIDA LLC
143	5323	FLEETWOOD OAKS DR	ANWEILER DAVID W
144	5323	FLEETWOOD OAKS DR	REYNOLDS JEAN H
145	5319	FLEETWOOD OAKS DR	CASTILLOWILSON CASIDY
146	5319	FLEETWOOD OAKS DR	GHEEN BOBBY D
147	5315	FLEETWOOD OAKS DR	REYNOSO JOSE
148	5315	FLEETWOOD OAKS DR	IVEY EDWARD W JR
149	5315	FLEETWOOD OAKS DR	MARTIN CHARLES D
150	5319	FLEETWOOD OAKS DR	ESPINO HECTOR

02/03/2021

Label #	*Address*		*Owner*
151	5319	FLEETWOOD OAKS DR	HARRELL MICHAEL H
152	5315	FLEETWOOD OAKS DR	PANTOJA PONCIANO R
153	5311	FLEETWOOD OAKS DR	SHARKEY DANIEL P
154	5311	FLEETWOOD OAKS DR	GIBSON MARK
155	5311	FLEETWOOD OAKS DR	MOSHINSKI KEVIN C
156	5311	FLEETWOOD OAKS DR	FREEMAN RACHEL D
157	5311	FLEETWOOD OAKS DR	SECORE RACHEL
158	5311	FLEETWOOD OAKS DR	KAMY REAL PPTY TRUST
159	5311	FLEETWOOD OAKS DR	HENKE JOHN R
160	5311	FLEETWOOD OAKS DR	NASTASI RAYMOND LEE
161	5311	FLEETWOOD OAKS DR	KNIGHT CLYDE LEROY JR
162	5311	FLEETWOOD OAKS DR	HICKERSON KIM & STEVE
163	5311	FLEETWOOD OAKS DR	ILLIS BUFF H
164	5311	FLEETWOOD OAKS DR	RAMIREZ MARCO &
165	5311	FLEETWOOD OAKS DR	DENG YUE WEN
166	5311	FLEETWOOD OAKS DR	FREDERICK KENDRA
167	5311	FLEETWOOD OAKS DR	PHAM DIANA
168	5311	FLEETWOOD OAKS DR	CARROLL LEA
169	5305	FLEETWOOD OAKS DR	FINCH MAID SVC LC
170	5305	FLEETWOOD OAKS DR	ZITZ TIMOTHY RICHARD
171	5305	FLEETWOOD OAKS DR	HARRINGTON DANA
172	5303	FLEETWOOD OAKS DR	SHUEY CAROL ANN
173	5303	FLEETWOOD OAKS DR	BARROW THOMAS
174	5305	FLEETWOOD OAKS DR	RAVEN LISA JONES
175	5305	FLEETWOOD OAKS DR	BOLIVER DOUGLAS B
176	5305	FLEETWOOD OAKS DR	VAHALA PETER &
177	5303	FLEETWOOD OAKS DR	METRO FINANCIAL AND INVESTMENT
178	5303	FLEETWOOD OAKS DR	DALY PATRICK W
179	5303	FLEETWOOD OAKS DR	WERTHMANN GORDON CHANDLER

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

Planner: La'Kisha Girder

FILE NUMBER:	Z201-137(LG)	**DATE FILED:**	November 23, 2020
LOCATION:	North of Silkwood Street, between Jarvis Street and Woodville Street		
COUNCIL DISTRICT:	7	**MAPSCO:**	56 H
SIZE OF REQUEST:	± 0.14 acre	**CENSUS TRACT:**	115.00

APPLICANT/OWNER: Cassandra Harried

REQUEST: An application for a D(A) Duplex Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of this request is to allow for the development of a duplex structure on the site that is currently developed as a single family home.

STAFF RECOMMENDATION: **Denial.**

PLANNED DEVELOPMENT No. 595
http://dallascityattorney.com/51P/Articles%20Supp%2039/ARTICLE%20595.pdf

BACKGROUND INFORMATION:

- On September 26, 2001, the City Council approved the creation of PD No. 595 comprised of nine residential and nonresidential subdistricts.
- The area of request is one parcel consisting of 6,114 square feet and is currently developed as a single-family home. The subject site is in an area protected by levee from the floodplain.
- The applicant seeks to rezone the site to a D(A) Duplex Subdistrict to allow for the construction of a duplex structure (two units on one lot).

Zoning History:

There has been no recent zoning request within the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Bexar Street	Community Collector	36 feet	50 feet with bike facilities

Traffic:

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

STAFF ANALYSIS

Comprehensive Plan:

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

The applicant's request generally complies with the following goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS
Policy 1.3.1 Create housing opportunities throughout Dallas.

The Neighborhood Plus Plan was adopted by the City Council in October 2015 to set a new direction and shape new policy for housing and neighborhood revitalization in Dallas. The final chapter, Strategic Goals, delineates six strategic goals to shift the approach,

policies, and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods.

GOAL 5. EXPAND HOMEOWNERSHIP

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

Surrounding Land Uses:

	Subdistrict in PD No. 595	Land Use
Site	R-5(A)	Single Family
North	R-5(A)	Single Family
East	R-5(A)	Single Family
West	R-5(A)	Single Family
South	R-5(A)	Single Family

Land Use Compatibility:

The overall site is comprised of one parcel and 6,114 square feet of land. The purpose of this request is to change the zoning of the subject site to a D(A) Duplex Subdistrict, which allows duplex uses. Single family uses surround the site to the north, south, east, and west.

Staff does not support the applicant's request because a D(A) Duplex Subdistrict is not considered as a compatible use since the vicinity consists of single-family districts. The applicant also did not provide any information regarding how the duplex would be constructed based on the site layout, which would not allow both units to have frontage on Silkwood Street. With the proposed zoning, the applicant can have a maximum height of 36 feet while the adjacent properties consist of mostly single story homes, creating potential for inconsistency in the surrounding area.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/ Rear					
Existing: PD 595 R-5(A) Single Family	20’	5’	1 DU/ 5,000 SF	30’	45%	Min. Lot: 5,000 sq. ft.	Single family
Proposed: PD 595 D(A) Duplex	25’	5’/10’	1 DU/ 3,000 SF	36’	60%	Min. Lot: 6,000 sq. ft.	Duplex & single family

The proposed zoning request requires block continuity, so the proposed development will have to have setbacks that exceed existing surrounding uses. Although the site meets the minimum lot requirements**.** Section 4.401(a)(6) of the Dallas Development Code requires block continuity, thereby making the minimum front yard in this case, 20 feet due to adjacency and remainder of the block maintaining the R-5 District requirements.

Parking:

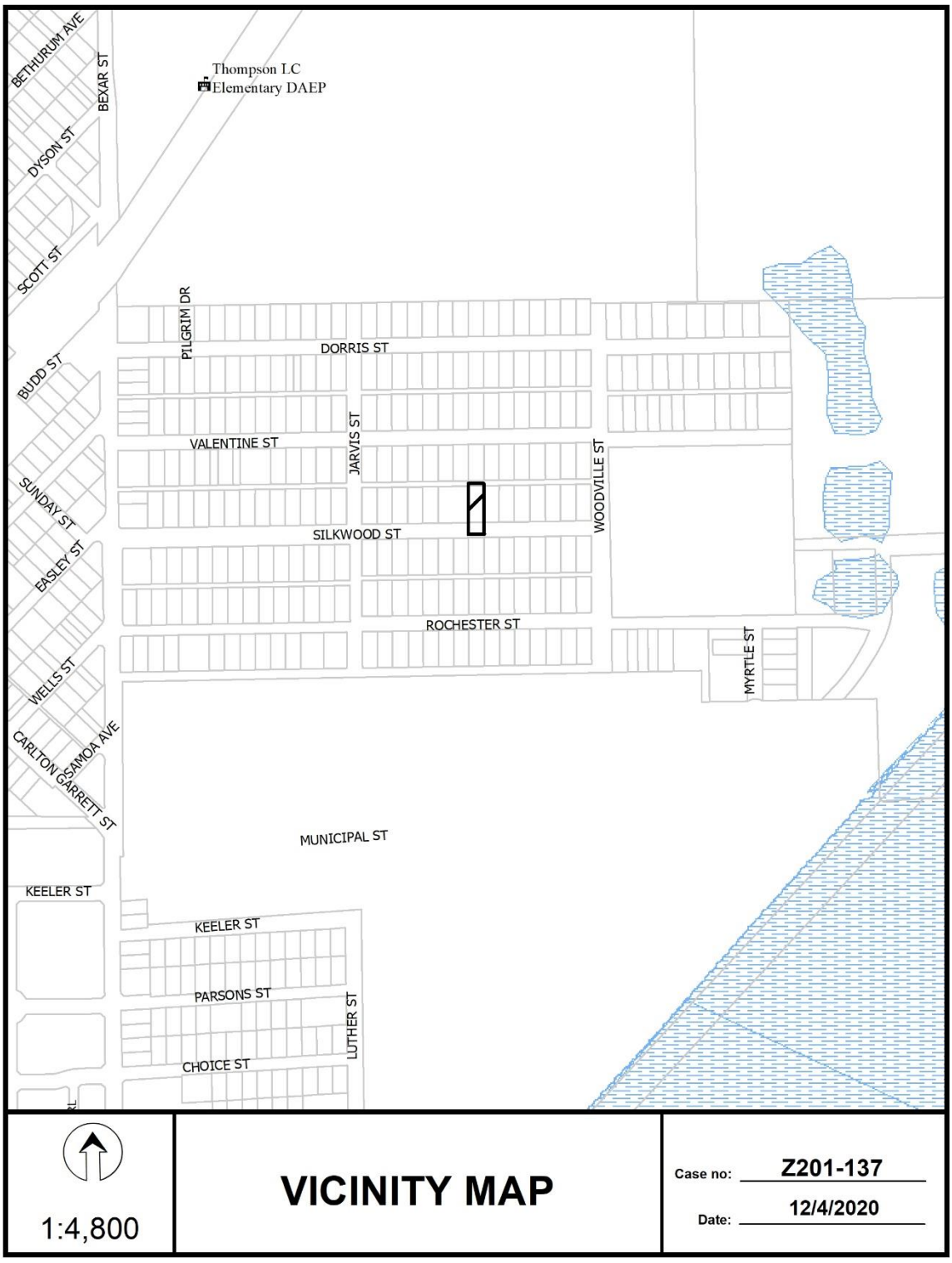
Parking regulations will require compliance with Chapter 51A-4.209(2) of the Dallas Development Code requiring two spaces per dwelling unit.

Landscaping:

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

Market Value Analysis:

Market Value Analysis (MVA) is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request and its surrounding areas are located within an “E” MVA cluster.


BETHURUM AVE
BEXAR ST
Thompson LC
Elementary DAEP
DYSON ST
SCOTT ST
PILGRIM DR
DORRIS ST
BUDD ST
VALENTINE ST
JARVIS ST
WOODVILLE ST
SUNDAY ST
SILKWOOD ST
EASLEY ST
ROCHESTER ST
MYRTLE ST
WELLS ST
CARLTON GARRETT ST
SAMOA AVE
MUNICIPAL ST
KEELER ST
KEELER ST
PARSONS ST
LUTHER ST
CHOICE ST
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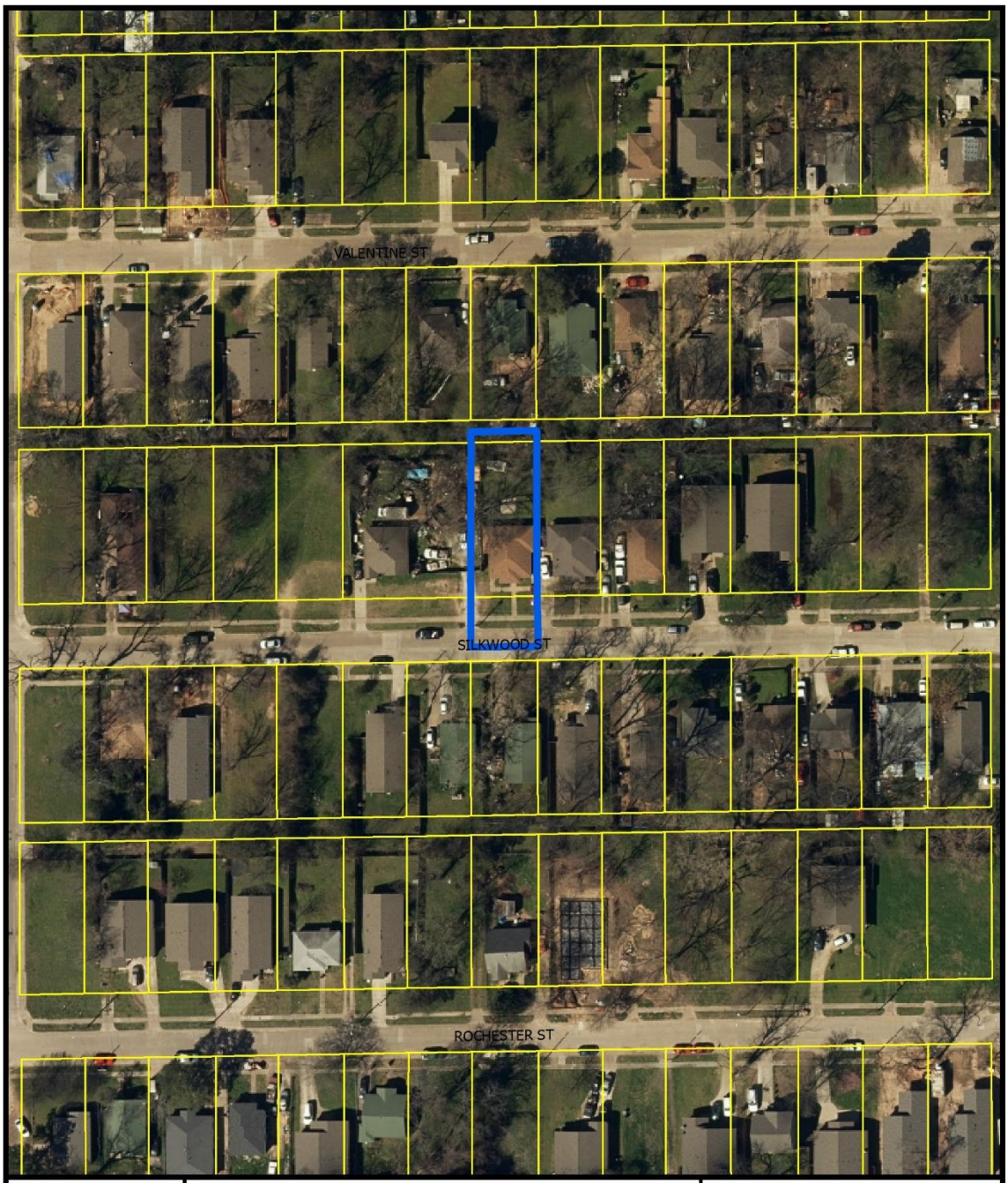
VICINITY MAP
Case no: Z201-137
Date: 12/4/2020



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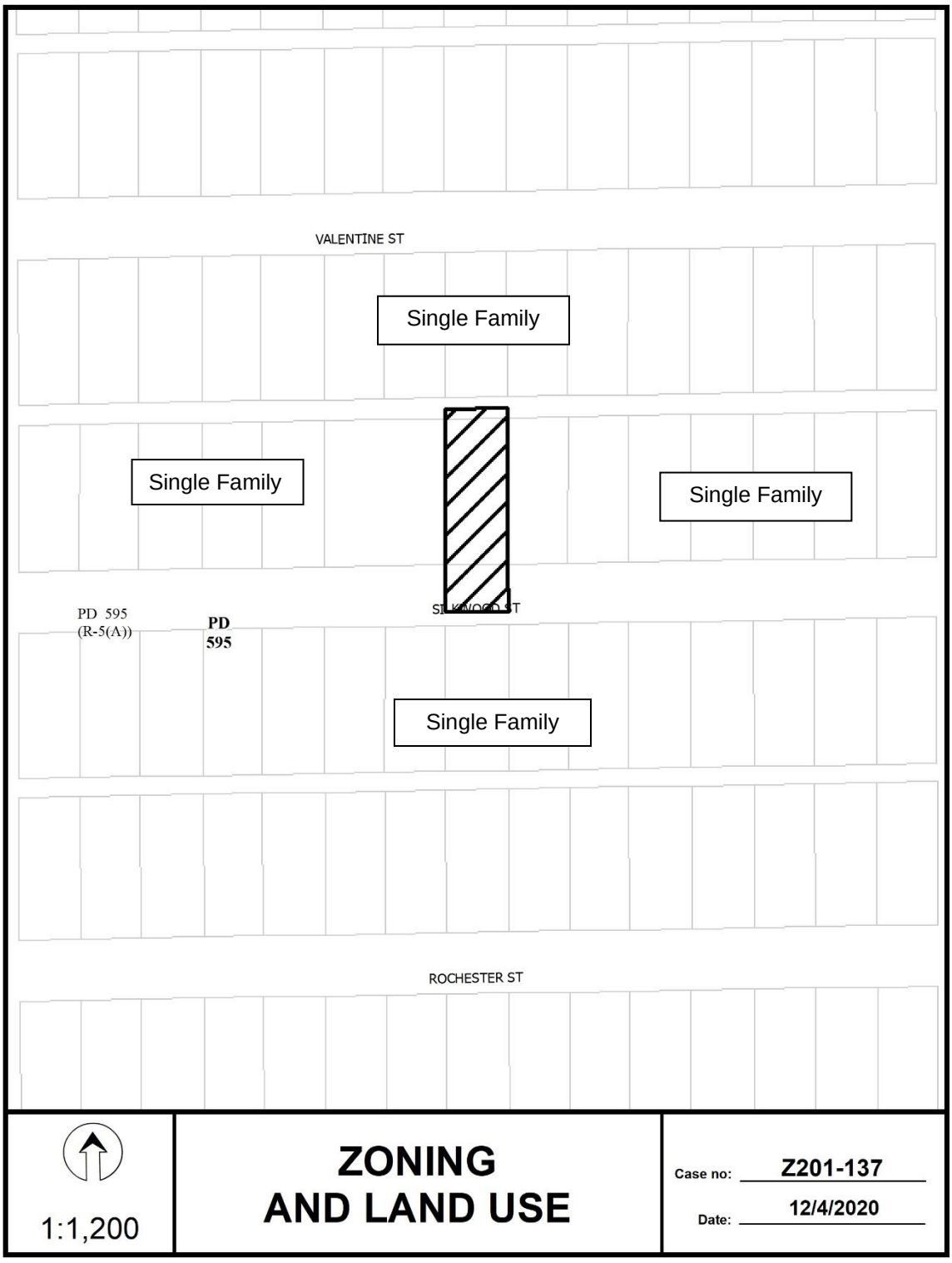
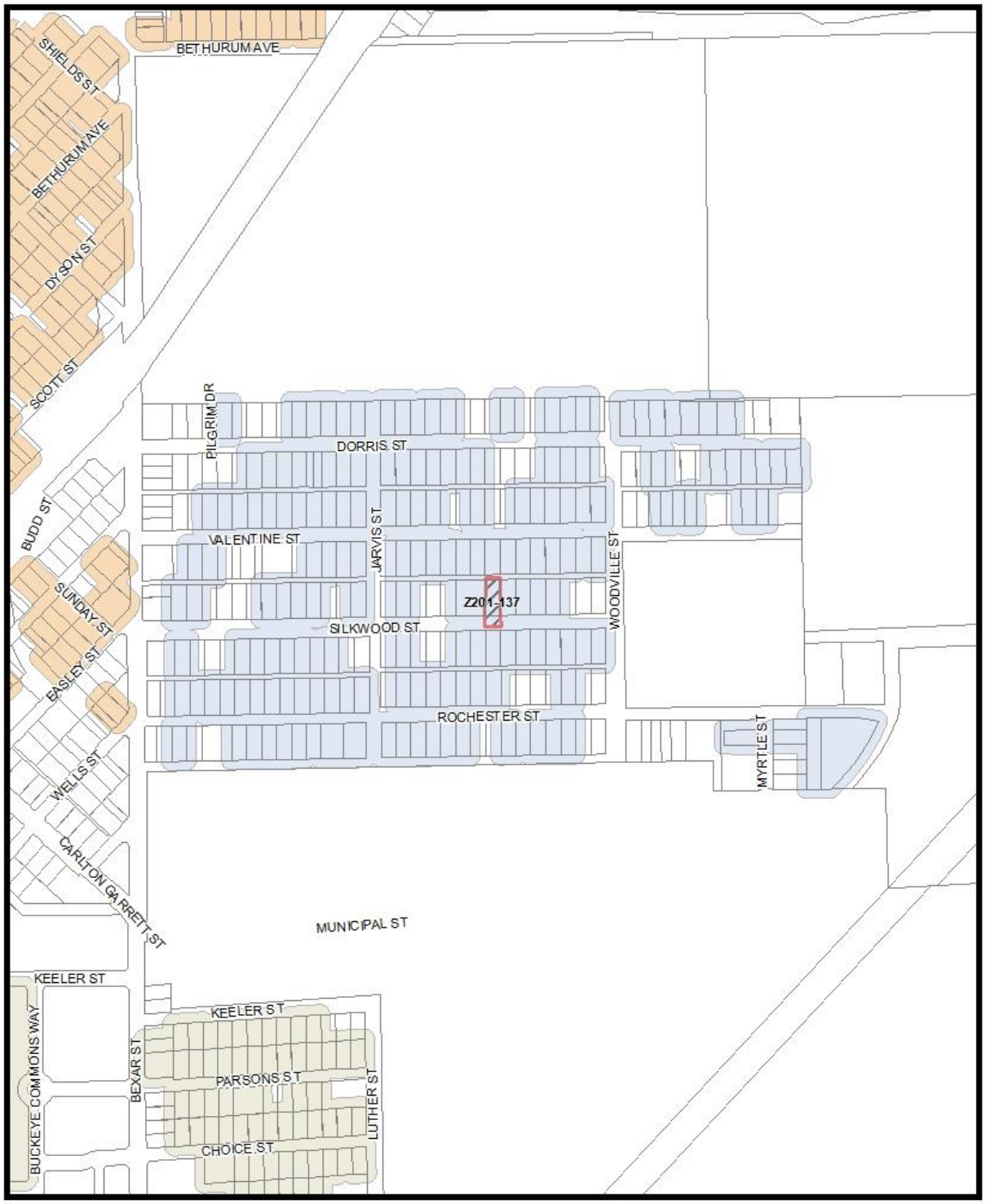
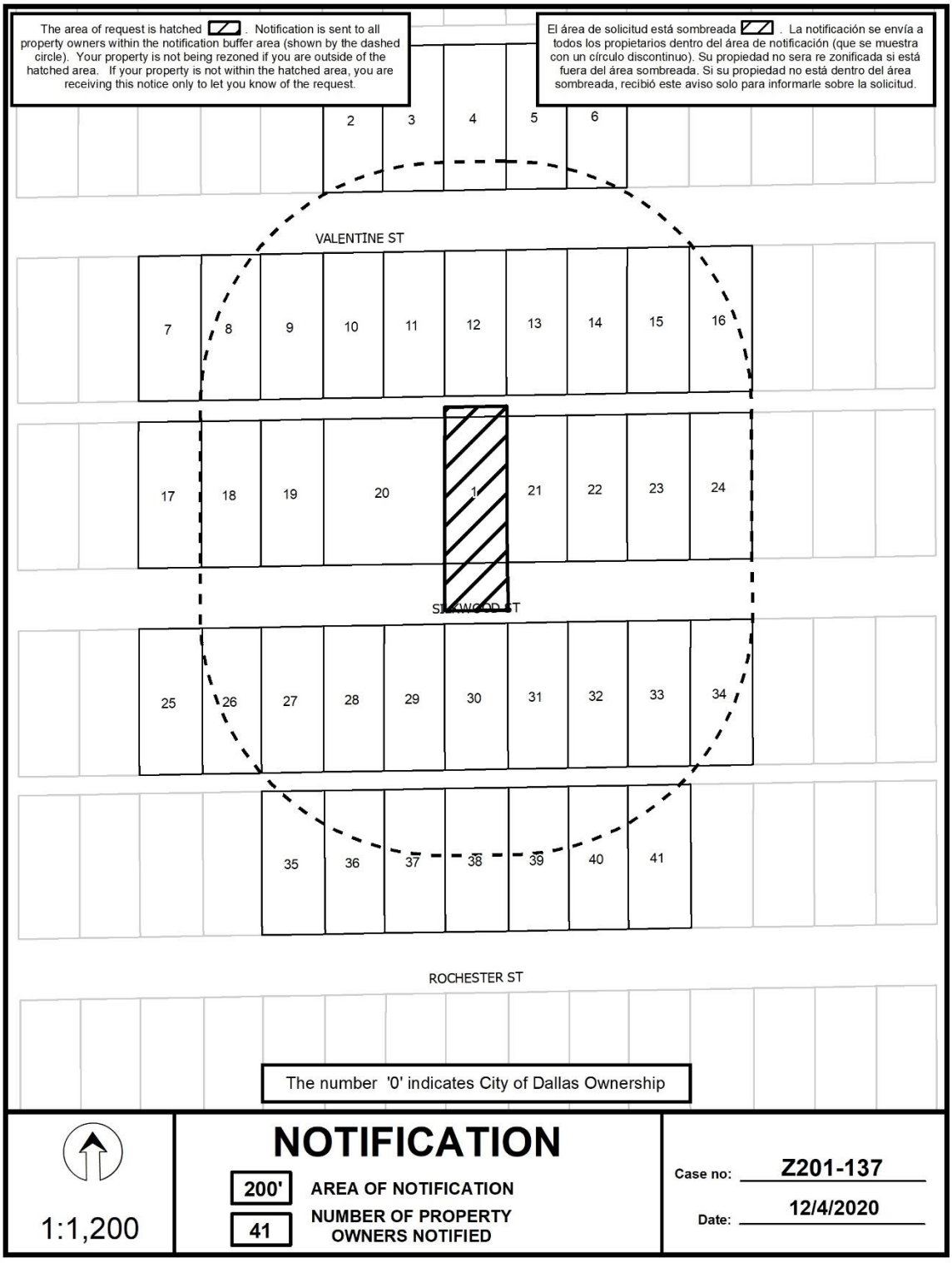
AERIAL MAP

Case no: Z201-137

Date: 12/4/2020


VALENTINE ST
Single Family
Single Family
Single Family
PD 595
(R-5(A))
PD
595
Single Family
ROCHESTER ST
1:1,200
ZONING
AND LAND USE
Case no: Z201-137
Date: 12/4/2020


BETHURUM AVE
SHIELDS ST
BETHURUM AVE
DYSON ST
SCOTT ST
PILGRIM DR
DORRIS ST
BUDD ST
VALENTINE ST
JARVIS ST
WOODVILLE ST
Z201-137
SUNDAY ST
SILKWOOD ST
EASLEY ST
ROCHESTER ST
MYRTLE ST
WELLS ST
CARLTON GARRETT ST
MUNICIPAL ST
KEELER ST
KEELER ST
BUCKEYE COMMONS WAY
BEXAR ST
PARSONS ST
LUTHER ST
CHOICE ST
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:4,800
Market Value Analysis
Printed Date: 12/4/2020


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
VALENTINE ST
STOCKWOOD ST
ROCHESTER ST
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
41
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z201-137
Date: 12/4/2020

12/04/2020

Notification List of Property Owners

Z201-137

41 Property Owners Notified

Label #	*Address*		*Owner*
1	2901	SILKWOOD ST	HARRIED CASSANDRA WILLIAM
2	2823	VALENTINE ST	JOHNSON KELVIN R TRUSTEE
3	2825	VALENTINE ST	NIXON ROBERT
4	2903	VALENTINE ST	CABRAL ELISEO
5	2907	VALENTINE ST	SMITH STEPHEN D
6	2911	VALENTINE ST	HERNANDEZ ENRIQUE B
7	2810	VALENTINE ST	DURAN JORGE & NORMA A
8	2814	VALENTINE ST	WILDER SHARONDA
9	2818	VALENTINE ST	TITUS TONI
10	2822	VALENTINE ST	BROWN MARY ET AL
11	2826	VALENTINE ST	Taxpayer at
12	2900	VALENTINE ST	KERR MORGAN LLC
13	2904	VALENTINE ST	BRAY ERNESTINE EST &
14	2910	VALENTINE ST	LOCKRIDGE NORMA FAYE
15	2914	VALENTINE ST	MILLER CASANDRA
16	2918	VALENTINE ST	COOPER DOROTHY ESTATE OF
17	2811	SILKWOOD ST	WRIGHT WESLEY EST OF
18	2803	SILKWOOD ST	REALTY COMMERCE LLC
19	2819	SILKWOOD ST	CYRS AARON W JR
20	2823	SILKWOOD ST	DAVIS LAVELL EST OF
21	2905	SILKWOOD ST	WILLIAMS BARRY VINCENT JR
22	2911	SILKWOOD ST	RAMIREZ MARCIAL
23	2915	SILKWOOD ST	YARBROUGH RODRICK & ALISHA THOMAS
24	2919	SILKWOOD ST	LOPEZ GONZALA
25	2808	SILKWOOD ST	MARES ANA LILIA MARTINEZ &
26	2814	SILKWOOD ST	COOPER ISAAC

12/04/2020

Label #	*Address*		*Owner*
27	2818	SILKWOOD ST	BUILD BETTER HOMES LLC
28	2820	SILKWOOD ST	DAVIS JANICE
29	2826	SILKWOOD ST	ROSS BILLY J
30	2902	SILKWOOD ST	JACKSON LACY EST OF
31	2906	SILKWOOD ST	COLLINS STEPHANIE
32	2910	SILKWOOD ST	GEORGE DANNY J & BARBARA
33	2914	SILKWOOD ST	RAMIREZ ANTONIO
34	2916	SILKWOOD ST	CARRENO EVERARDO
35	2819	ROCHESTER ST	LAWLER PAUL W
36	2821	ROCHESTER ST	DEHARO SERGIO &
37	2827	ROCHESTER ST	PEREZ FERNANDO &
38	2901	ROCHESTER ST	CORDOVA VICENTE
39	2907	ROCHESTER ST	OLVERA ESTEBAN &
40	2911	ROCHESTER ST	AVILA ANDRES
41	2915	ROCHESTER ST	VEASLEY JAMES

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

Planner: Janna Keller

FILE NUMBER:	Z190-364(JK)	**DATE FILED:**	September 14, 2020
LOCATION:	West side of St. Augustine Drive and south of Seagoville Road		
COUNCIL DISTRICT:	5	**MAPSCO:**	59 X
SIZE OF REQUEST:	±2.88 acres	**CENSUS TRACT:**	117.01

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT: Anchored Family

OWNER: James Carter

REQUEST: An application for a Specific Use Permit for a community service center use on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to develop a two-story community service center with approximately 12,000 square feet of floor area.

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

BACKGROUND INFORMATION:

- The area of request is currently undeveloped.
- The current zoning is an R-7.5(A) Single Family District.
- The applicant proposes to develop the site with a community service center in a two-story structure with approximately 12,000 square feet of floor area.
- Community service center is a multi-functional facility where a combination of social, recreational, welfare, health, habilitation, or rehabilitation services are provided to the public. For purposes of this definition, a facility where only business transactions or administrative, educational, school support, counseling, informational, referral, or out-patient medical, dental, or optical treatment services (or any combination of these activities) take place is not considered to be a community service center.

Zoning History: There has been two zoning cases in the area over the past five years.

1. **Z190-343** On January 27, 2021, City Council approved Special Use Permit No 2405 for the sale of alcoholic beverages in conjunction with a general merchandise or food greater than 3,500 square feet on property zoned a CR-D-1 Liquor Control Overlay located on the east side of St. Augustine Drive, south of Seagoville Road.

2. **Z190-264** On January 8, 2014 City Council approved Special Use Permit No. 2065 for the sale of alcoholic beverages in conjunction with a general merchandise or food greater than 3,500 square feet. It was automatically renewed on 2020 to be expired on 2025.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
St. Augustine Ctr.	Community Collector	60’

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 way.

COMPREHENSIVE PLAN:

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

The proposed zoning request meets the following goals and objectives of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

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

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

URBAN DESIGN

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

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

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

A community service center can provide recreational services to residents in the community. The community service center will encourage activities that are family friendly and support strong social networks.

Surrounding Land Use:

Area	Zoning	Land Use
Site	R-7.5(A) Single Family District	Undeveloped
North	CR Community Retail with D-1 Overlay; SUP No. 2065	Retail
Northeast	R-7.5 (A) Single Family, CR Community Retail with D-1 Overlay; SUP No. 2405	Single Family, Undeveloped
East	R-7.5(A) Single Family District	Single Family
South	R-7.5(A) Single Family District	Single Family
Southeast	NO(A) Neighborhood Office	Undeveloped
West	R-7.5(A) Single Family District	Single Family

Land Use Compatibility

The site is currently undeveloped. The applicant is proposing to construct a two-story structure for a community service center use which will provide social and recreational services for the neighborhood. An R-7.5(A) Single Family District allows a community service use by SUP. The applicant is requesting hours of operation as the following; Monday through Sunday 7:00 a.m. to 9:00 p.m.

The requested site is adjacent to retail and single-family use. The adjacent surrounding zoning to the north is CR Community Retail and has general service merchandise, and retail. Zoning to the northeast of the property is R-7.5 (A) with an SUP and has single-family homes and undeveloped land.
Zoning to the south and west are R-7.5(A) Single Family District and the location of single-family homes. Southeast of the property is currently zoned NO(A) Neighborhood Office and is currently undeveloped.

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

welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The request does not appear to have an adverse impact on the surrounding zoning and land uses.

Staff supports the request for a three-year period because the request complies with all other zoning regulations and is not foreseen to be detrimental to surrounding properties. However, staff thinks it should to be re-evaluated in three years to ensure the use remains compatible with the surrounding areas.

Parking:

The requirement for off-street parking for a community service center is one space for each 200 square feet of floor area. The maximum floor area for the proposed use is approximately 12,000 feet, which will require a minimum of 60 off-street parking spaces and the applicant provided 60 parking spaces on the proposed site plan.

Landscaping

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

Market Value Analysis (MVA)

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

List of Officers

Applicant

Anchored By Family

- Brookie Hewes
- Rachel Jones
- Priyanka Chandraker
- Genesis Castillo
- Adriana Lovecchio

PROPOSED SUP CONDITIONS

3. USE: The only use authorized by this specific use permit is a community service center.

4. SITE PLAN: Use and development of the Property must comply with the attached site plan.

5. TIME LIMIT:

Staff Recommendation:

This specific use permit expires on _____ (three-year period from the passage of this ordinance).

Applicant's Request:

This specific use permit expires on _____ (three-year period from the passage of this ordinance), but is eligible for automatic renewal for additional three-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.)

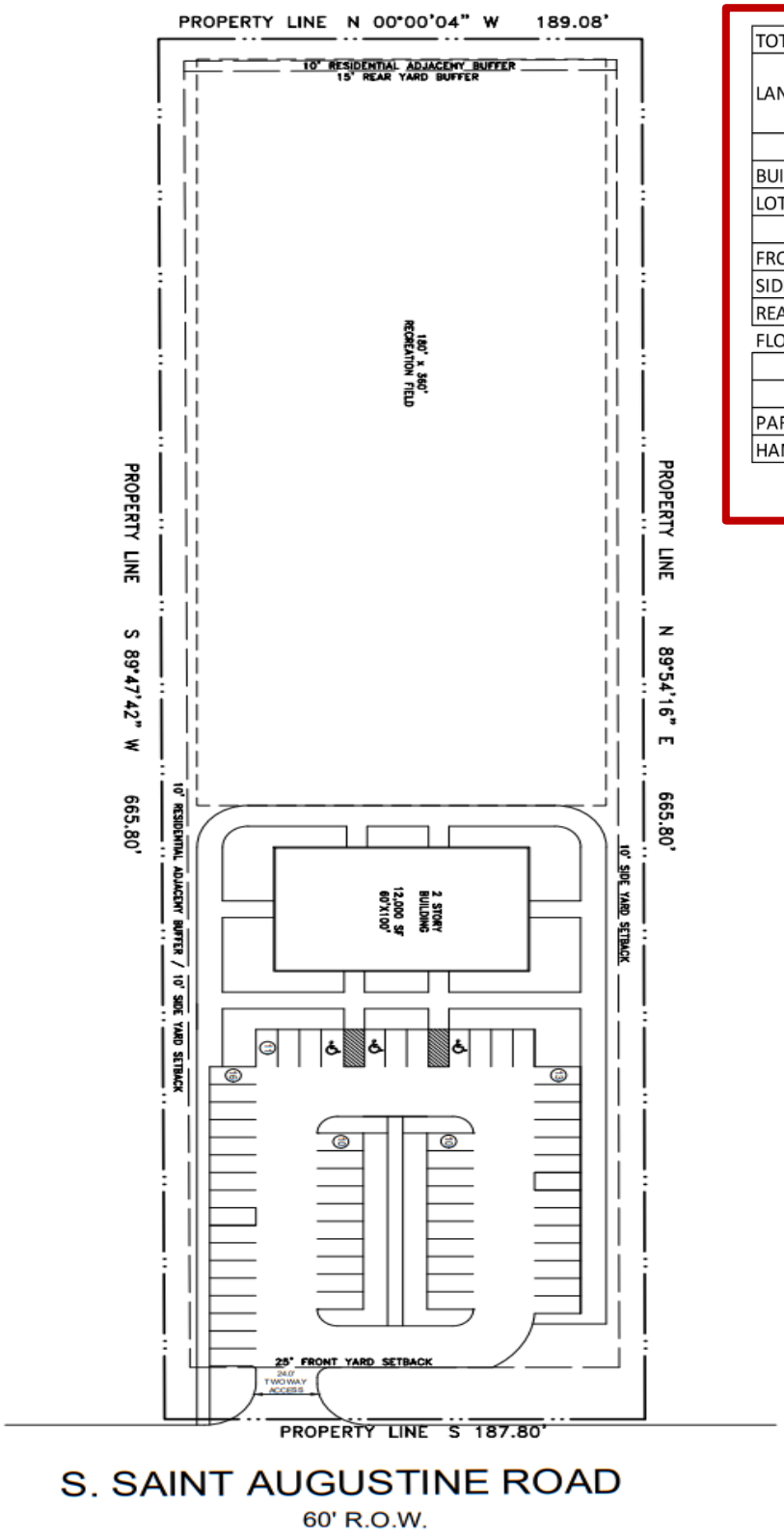
6. FLOOR AREA: Maximum floor area is 12,000 square feet as shown on the attached site plan.

7. HOURS OF OPERATION: The community service center may only operate between 7:00 a.m. and 9:00 p.m., Monday through Sunday.

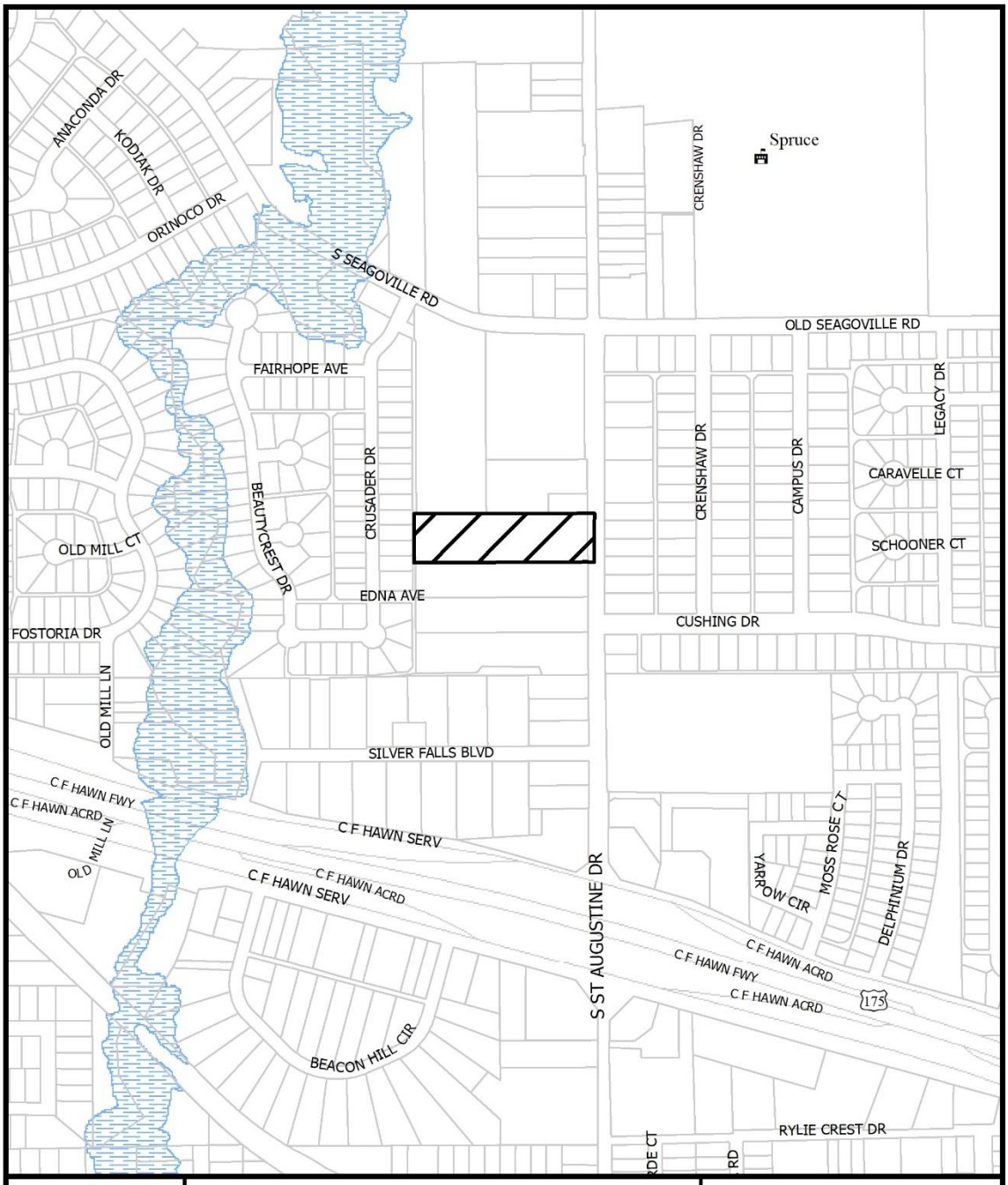
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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

PROPOSED SITE PLAN



TOTAL SITE AREA	140,742 SF	2.88 AC
LAND USE	COMMUNITY SERVICE CENTER	
	REQ./MAX.	PROVIDED
BUIDING HEIGHT	30 FT	26 FT
LOT COVERAGE	25%	5%
MINIMUM SETBACKS		
FRONT SETBACK	25 FT	25 FT
SIDE SETBACK	10 FT	10 FT
REAR SETBACK	15 FT	15 FT
FLOOR AREA	NO MAX.	12,000
PARKING		
	REQ.	PROVIDED
PARKING (1:200)	60	60
HANDICAP PARKING	3	3



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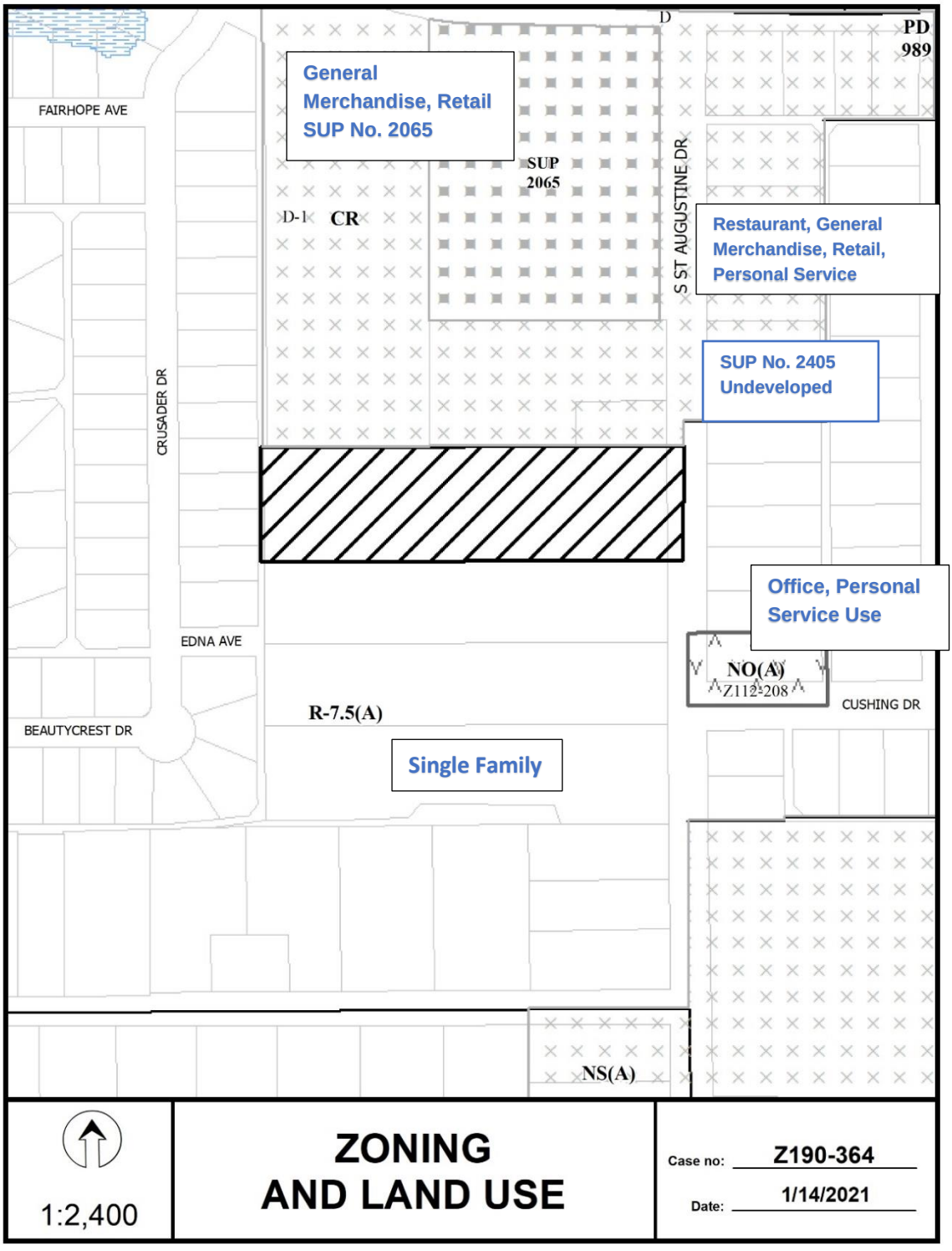
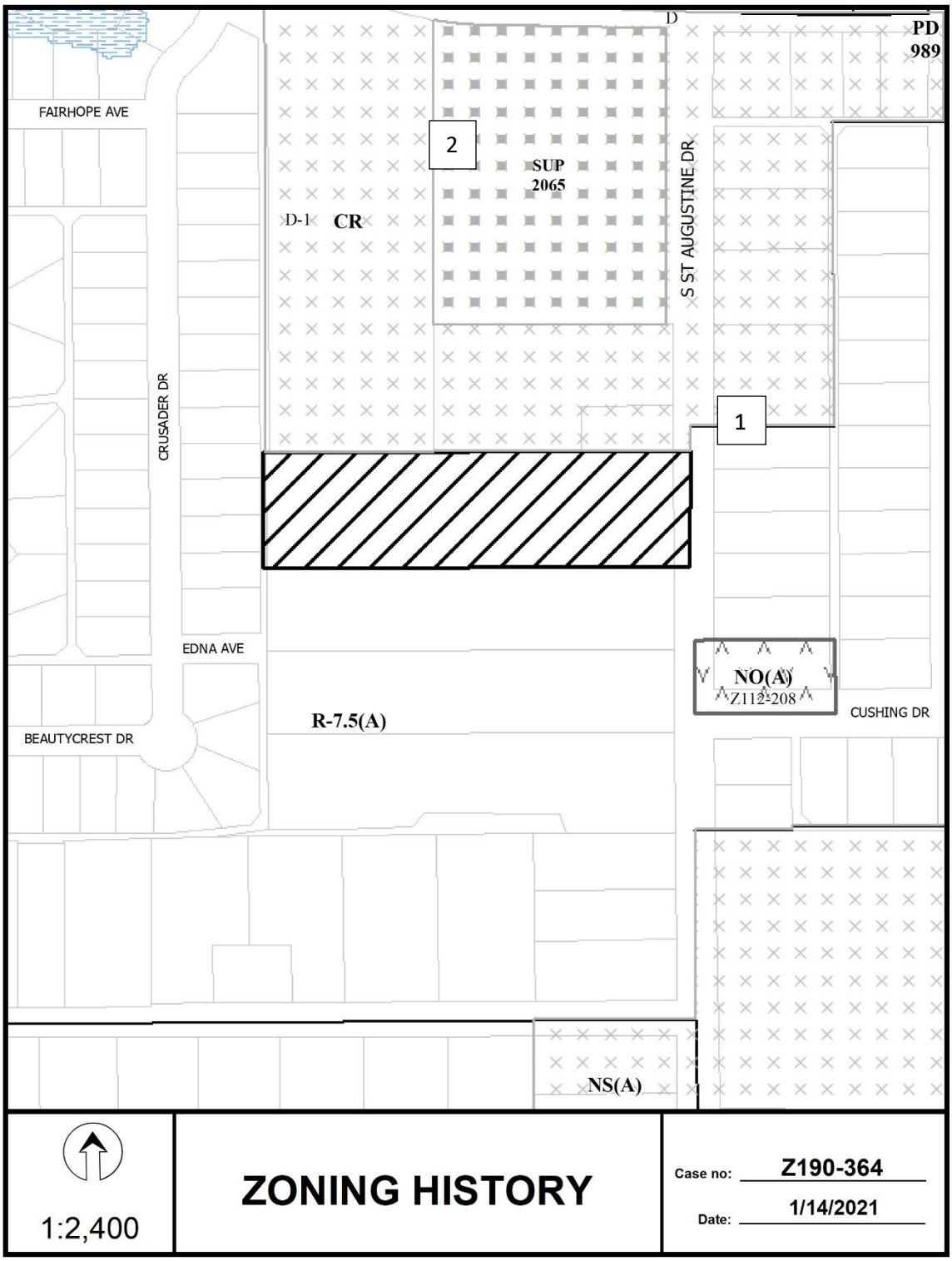
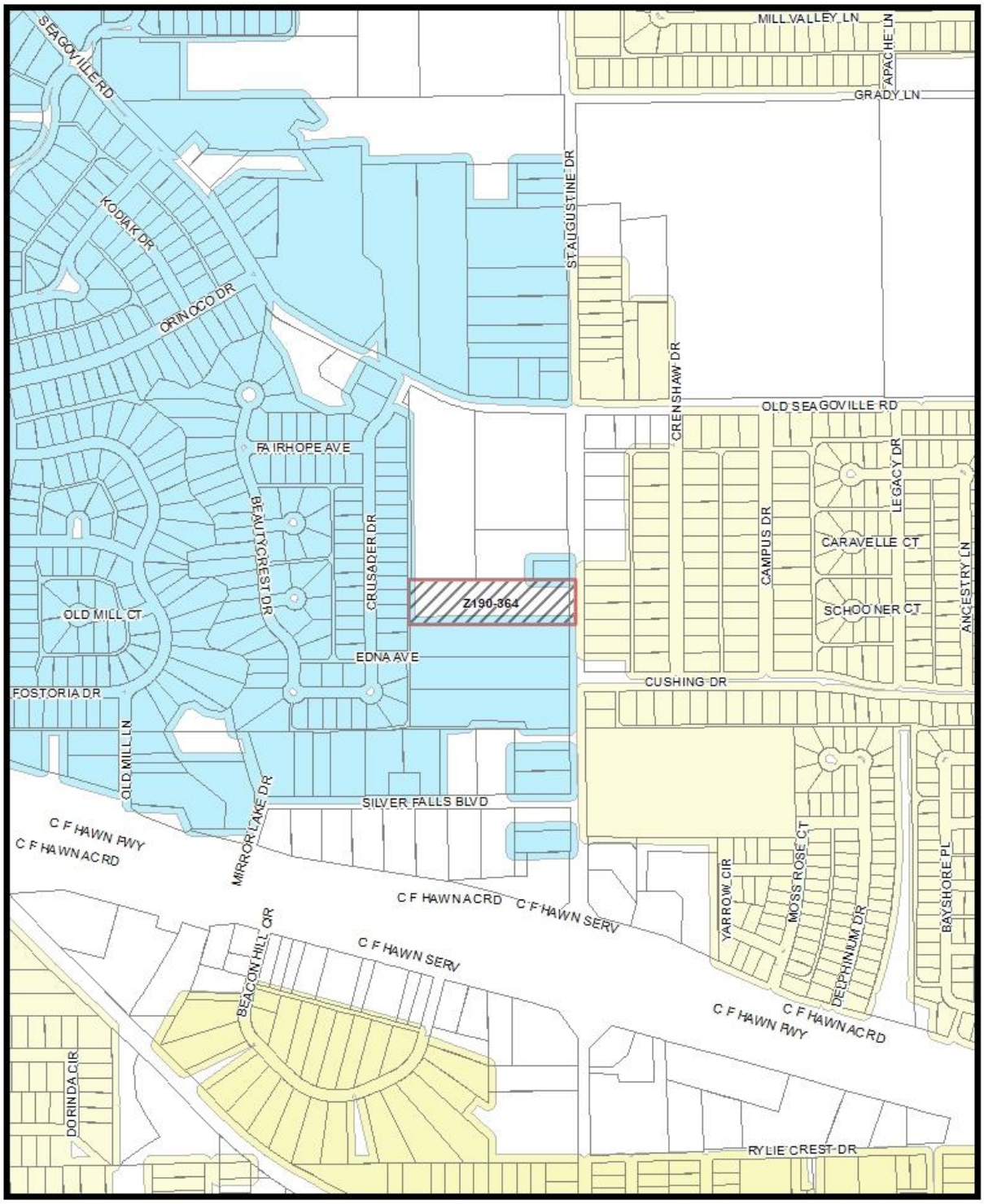
VICINITY MAP

Case no: Z190-364

Date: 1/14/2021


General
Merchandise, Retail
SUP No. 2065
SUP
2065
D-1
CR
D
PD
989
S ST AUGUSTINE DR
Restaurant, General
Merchandise, Retail,
Personal Service
SUP No. 2405
Undeveloped
Office, Personal
Service Use
NO(A)
Z112-208
CUSHING DR
FAIRHOPE AVE
CRUSADER DR
EDNA AVE
BEAUTYCREST DR
R-7.5(A)
Single Family
NS(A)
1:2,400
ZONING
AND LAND USE
Case no: Z190-364
Date: 1/14/2021


PD
989
FAIRHOPE AVE
2
SUP
2065
D-1
CR
S ST AUGUSTINE DR
CRUSADER DR
1
EDNA AVE
NO(A)
Z112-208
CUSHING DR
R-7.5(A)
BEAUTYCREST DR
NS(A)
1:2,400
ZONING HISTORY
Case no: Z190-364
Date: 1/14/2021



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

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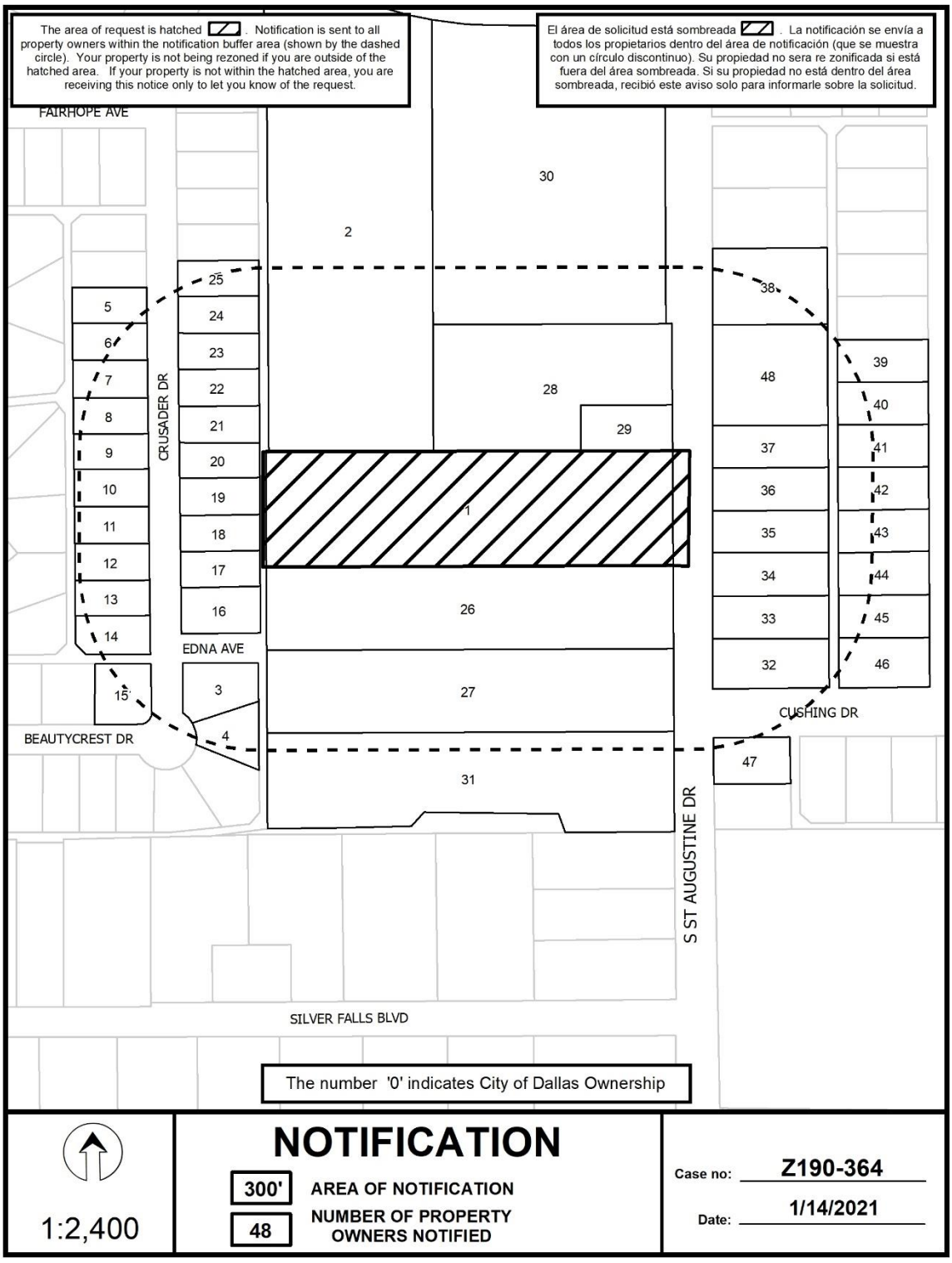
Market Value Analysis

Printed Date: 1/14/2021


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
FAIRHOPE AVE
CRUSADER DR
EDNA AVE
BEAUTYCREST DR
CUSHING DR
S ST AUGUSTINE DR
SILVER FALLS BLVD
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41
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43
44
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47
48
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
300'
AREA OF NOTIFICATION
48
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z190-364
Date: 1/14/2021

Notification List of Property Owners

Z190-364

48 Property Owners Notified

Label #	*Address*		*Owner*
1	335	ST AUGUSTINE RD	CARTER JAMES
2	320	S SEAGOVILLE RD	GONZALEZ JUAN & ALMA
3	406	CRUSADER DR	MARTINEZ RICARDO &
4	410	CRUSADER DR	WILEY DELORES
5	343	CRUSADER DR	MALDONADO VICTOR L
6	349	CRUSADER DR	EASLEY LEO BLEATHON EST OF
7	355	CRUSADER DR	CLARK CECELIA KAY
8	361	CRUSADER DR	AGUIRRE JUAN I &
9	367	CRUSADER DR	MARTIN AUDRA M
10	373	CRUSADER DR	PERKINS WANDA B
11	379	CRUSADER DR	LARA JUAN CARLOS CARRENO
12	385	CRUSADER DR	MULLIN ED EST OF
13	391	CRUSADER DR	PANIAGUA SANTIAGO
14	397	CRUSADER DR	LOPEZ EUSEBIO JR &
15	464	BEAUTYCREST DR	VALENZUELA MONICA R
16	392	CRUSADER DR	WALTON MONA DAVIS
17	386	CRUSADER DR	SPARKS GLORIA
18	380	CRUSADER DR	PERALES JOHNNY M
19	374	CRUSADER DR	COLLAZO JAVIER &
20	368	CRUSADER DR	HERNANDEZ RAFAELA SALAZAR
21	362	CRUSADER DR	PEREZ JOSE
22	356	CRUSADER DR	FIERRO RODOLFO &
23	350	CRUSADER DR	MADISON YOLANDA M
24	344	CRUSADER DR	RUVALCABA ARNOLDO G &
25	338	CRUSADER DR	RODRIGUEZ GRICELDA
26	353	S ST AUGUSTINE RD	CUEVAS SALVADOR JR

01/14/2021

Label #	*Address*		*Owner*
27	411	S ST AUGUSTINE RD	CARE CENTER MINISTRIES
28	323	ST AUGUSTINE RD	CORDOVA LUIS
29	325	S ST AUGUSTINE RD	CORDOVA LUIS
30	333	S ST AUGUSTINE RD	BALLAS VICTOR E
31	431	S ST AUGUSTINE RD	MJO LLC
32	376	S ST AUGUSTINE RD	GALASYS INC
33	370	S ST AUGUSTINE RD	Taxpayer at
34	366	S ST AUGUSTINE RD	LENAMOND ELAINE
35	362	S ST AUGUSTINE RD	GARCIA JESUS R
36	356	S ST AUGUSTINE RD	SANCHEZ PATRICIA
37	352	S ST AUGUSTINE RD	ALVARADO JUAN &
38	332	S ST AUGUSTINE RD	MILLER W C TRUSTEE
39	341	CRENSHAW DR	ALVAREZ LUIS
40	345	CRENSHAW DR	VILLATORO RODOLFO & MARIA
41	351	CRENSHAW DR	MORENO PEDRO
42	355	CRENSHAW DR	RINER JOYCE
43	361	CRENSHAW DR	OVALLE TEODORO &
44	365	CRENSHAW DR	VILLEGAS PABLO & OLGA LOPEZ
45	369	CRENSHAW DR	CLEVINGER DEBRA
46	375	CRENSHAW DR	VELMA ALFRED LIFE ESTATE
47	406	S ST AUGUSTINE RD	SALAZAR MARIO
48	342	S ST AUGUSTINE RD	BAAJ PROPERTY LLC

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

Planner: Janna Keller

FILE NUMBER:	Z201-118(JK)	**DATE FILED:**	September 14, 2020
LOCATION:	Area bound by Paducah Avenue to the north, Lancaster Road to the east, Ann Arbor Avenue to the south, and Denley Drive to the west		
COUNCIL DISTRICT:	4	**MAPSCO:**	65 C
SIZE OF REQUEST:	±8.004 acres	**CENSUS TRACT:**	57.00

REPRESENTATIVE: Karl Crawley, MASTERPLAN

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application for an amendment to Planned Development District No. 994 for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school

SUMMARY: The purpose of the request is to allow for the expansion of the public-school use with the addition of a kitchen, administration, & secure vestibule entry. [Holland Elementary School].
The applicant has recently included a 10,000 square feet addition to this request to replace the portable classrooms.

STAFF RECOMMENDATION: **Hold under advisement until March 25, 2021** to allow staff to evaluate the modified request and clarify the existing and proposed building square footage.

BACKGROUND INFORMATION:

- The area of request is currently developed with approximately 60,700 square foot school.
- According to DISD staff, the original Lisbon Elementary School was constructed in 1938. The school was renamed H.I Holland Elementary School at Lisbon in 2011.
- The applicant proposes 4,864 square foot addition to the existing school for a kitchen, administration, & secure vestibule entry. The applicant has recently added 10,000 square foot to the building footprint to replace the current portable classrooms. Staff needs time to evaluate this request and obtain the landscape plans from the applicant.

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

> **Z167-295:** On July 20, 2017 City Council approved Planned Development District No. 994 for a public school other than an open enrollment charter school. [subject site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/ Proposed ROW
Lancaster Road	Principal Arterial	80’
Ann Arbor Avenue	Community Collector	60’
Denley Drive	Local Street	-
Paducah Avenue	Local Street	-

Traffic:
Staff recommends continuing the school traffic operations under the existing TMP operations per PD No. 994, which requires the school operator to separate 4th and 5th grade students from the rest of the student population. The proposed TMP allows traffic to queue along the perimeter of the site with queues extending beyond Denley Drive onto Ann Arbor Avenue. One major design guideline in traffic operations for schools is the motorist ability to see their destination and the access point where students are dismissed. Parents are discouraged to participate in a queue when they don’t see (or are informed) whether students have been dismissed or delayed. The proposed traffic operations would result in circulating traffic around the block and potentially stopping and picking students up at unassigned areas, and staff cannot support that.

Staff also does not recommend approval of a development plan showing a driveway on Ann Arbor or any additional points of access not shown on the existing development plan.

COMPREHENSIVE PLAN:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.
The proposed zoning request meets the following goals and objectives of the comprehensive plan**:**

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

Surrounding Land Use:

Area	Zoning	Land Use
Site	PD 994	Public School
North	R-7.5(A) & CR Community Retail	Single Family, Church, and Retail and Personal Service
East	CR Community Retail	Auto service center, Furniture Store, Funeral Home
South	R-7.5(A) & CR Community Retail w/SUP 173	Church, Undeveloped, Retail, Vacant, and Veteran's Hospital
West	R-7.5(A) & TH-3(A) Townhouse w/ SUP No. 930	Single Family & Child Care Center

Land Use Compatibility

The site is developed with a public school containing a total floor area of approximately 60,700 square feet. The applicant proposes to add approximately 2,909 square feet of floor area to construct a kitchen addition, and approximately 1,955 square feet to

construct administration vestibule. The applicant's request for an amendment to Planned Development District No. 994 will facilitate the following these additions.

The applicant has recently submitted a revised Development Plan that shows an addition of 10,000 square feet to replace the portable classrooms. Staff has also not received a landscape plan that matches the revised site plan.

The surrounding land uses consist of single family, institutional, and retail & personal services to the north, auto service center, furniture Store, funeral Home to the east, a church, undeveloped land, a hospital, and retail to the south, and a child-care facility, and single family uses to the west.

Staff supports the addition of the kitchen and administration area; however, Staff did not have a chance to evaluate the request for the 10,000 sq. ft. addition. Staff has concerns regarding the proposed TMP as mentioned above and recommends continuation of the existing TMP.

Parking:

PD 994 refers to Division 51A-4.200 for off-street parking space requirements and the applicant will need to meet the requirement generated by the additional square footage.

Landscaping

The applicant has provided a landscape plan. Per the PD conditions, landscaping must be provided as shown on the landscape plan.

Market Value Analysis

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

List of Officers/Board Members

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

PROPOSED CONDITIONS

ARTICLE 994.

PD 994.

SEC. 51P-994.101. LEGISLATIVE HISTORY.

PD 994 was established by Ordinance No. 30604, passed by the Dallas City Council on August 23, 2017. (Ord. 30604)

SEC. 51P-994.102. PROPERTY LOCATION AND SIZE.

PD 994 is established on property generally located in an area bounded by Paducah Avenue to the north, Lancaster Road to the east, Ann Arbor Avenue to the south, and Denley Drive to the west. The size of PD 994 is approximately 7.758 acres. (Ord. 30604)

SEC. 51P-994.103. 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. 30604)

SEC. 51P-994.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 994A: development plan.

(2) Exhibit 994B: traffic management plan. (Ord. 30604)

(3) Exhibit 994C: landscape plan.

SEC. 51P-994.105. DEVELOPMENT PLAN.

(a) For a public school other than an open-enrollment charter school, development and use of the Property must comply with the development plan (Exhibit 994A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, 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. 30604)

SEC. 51P-994.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district, etc.

(b) The following use is permitted by right:

-- Public school other than an open-enrollment charter school. (Ord. 30604)

SEC. 51P-994.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 30604)

SEC. 51P-994.108. YARD, LOT, AND SPACE REGULATIONS.

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

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

(b) Floor area. For a public school other than an open-enrollment charter school, maximum floor area is ~~**41,000**~~ **79,189** square feet.

(c) Height. For a public school other than an open-enrollment charter school, maximum structure height is 40 feet. (Ord. 30604)

SEC. 51P-994.109. OFF-STREET PARKING AND LOADING.

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

(b) For a public school other than an open-enrollment charter school, parking may be located in the required front yard along Paducah Avenue.

(c) Screening is required for parking spaces located within the required front yard along Paducah Avenue. No other screening of parking lots or loading areas is required. (Ord. 30604)

SEC. 51P-994.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

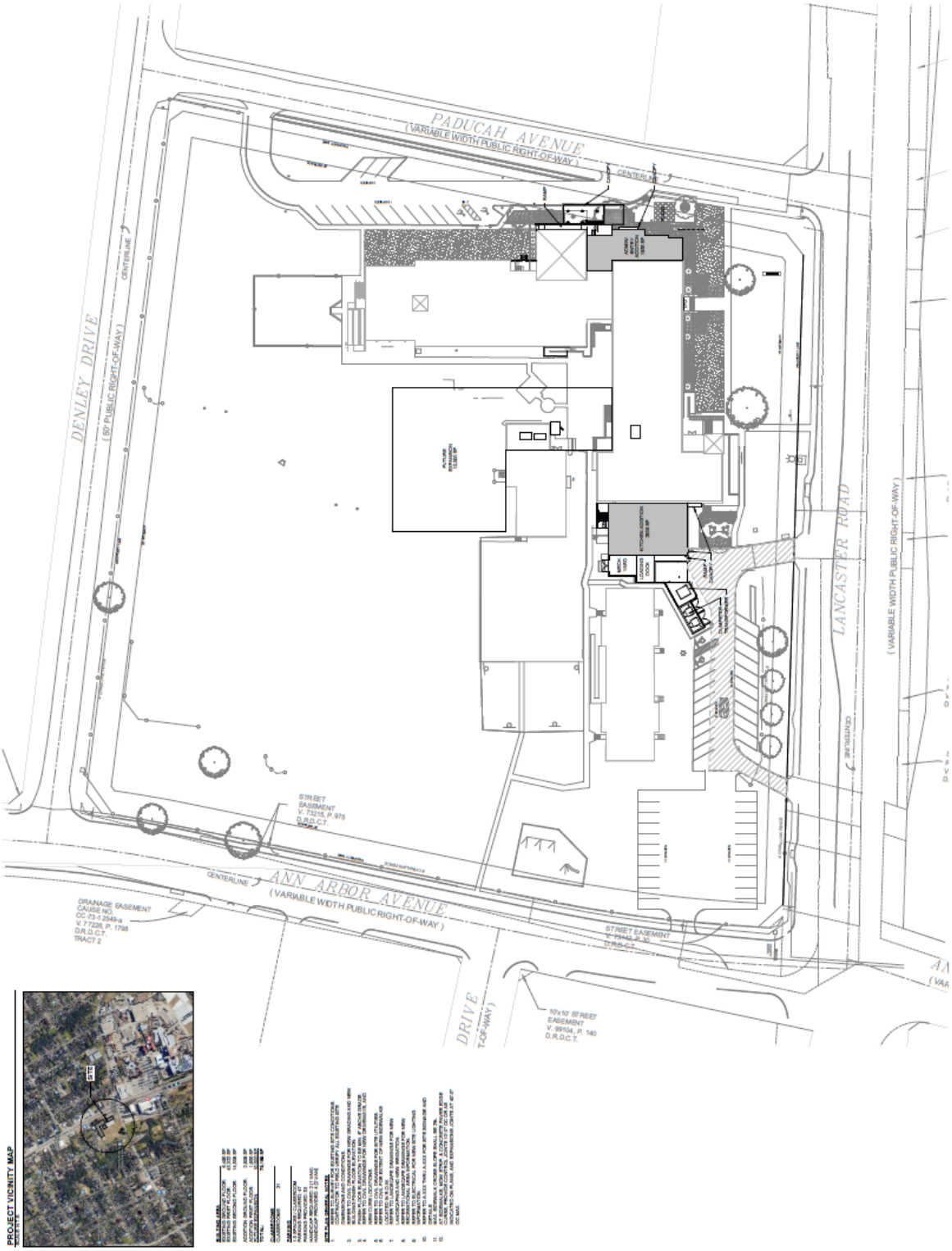
See Article VI. (Ord. 30604)

SEC. 51P-994.111. LANDSCAPING.

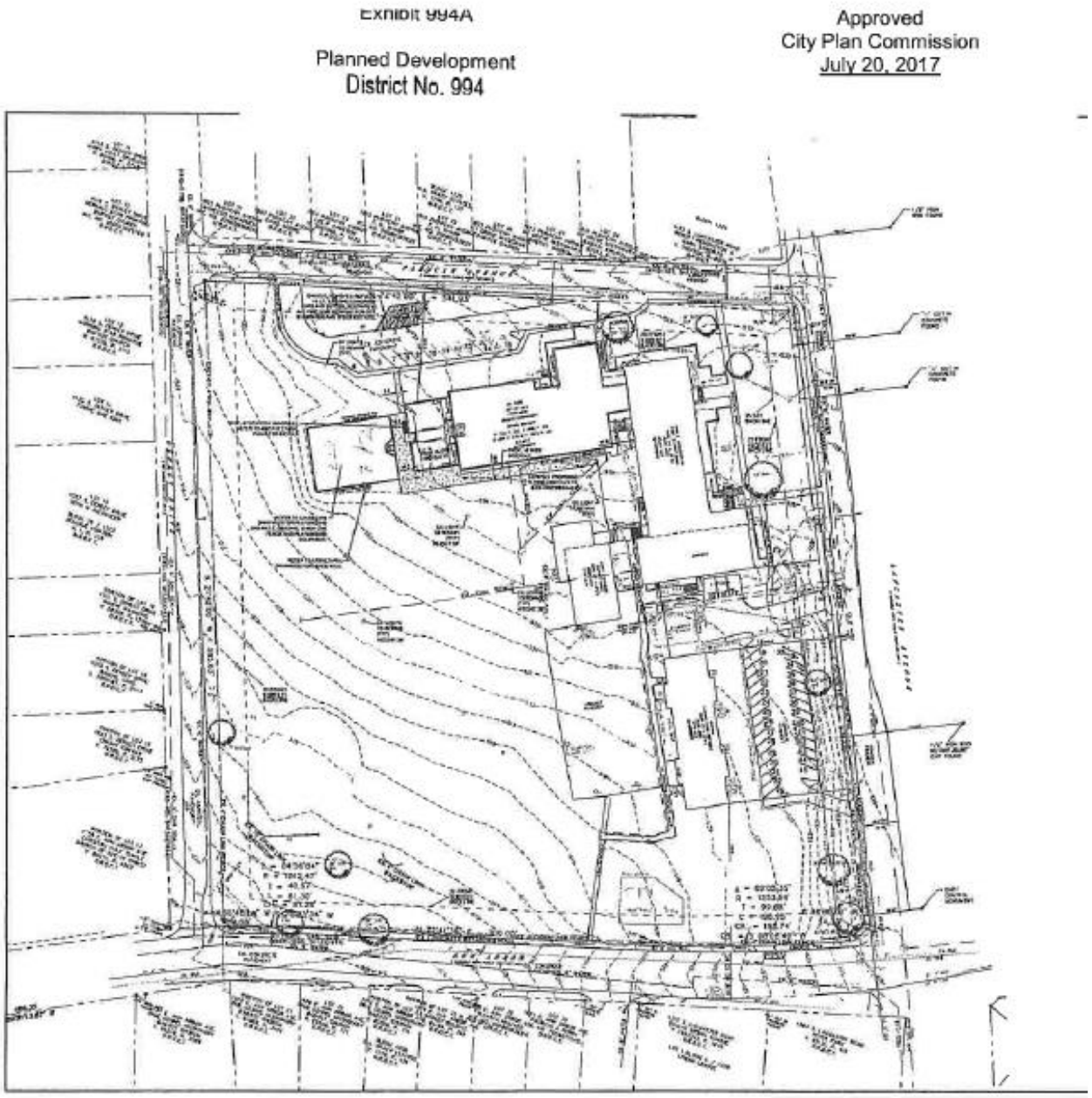
(a) For a public school, all landscaping must be provided as shown on the landscape plan (Exhibit 994C) prior to the issuance of a certificate of occupancy. Plant material must be maintained in a healthy, growing condition. Prior to the issuance of a building permit, tree preservation criteria must be met as outlined in Division 51A-10.100.

(b) For all other permitted uses, landscaping and tree preservation must be in accordance Article X.

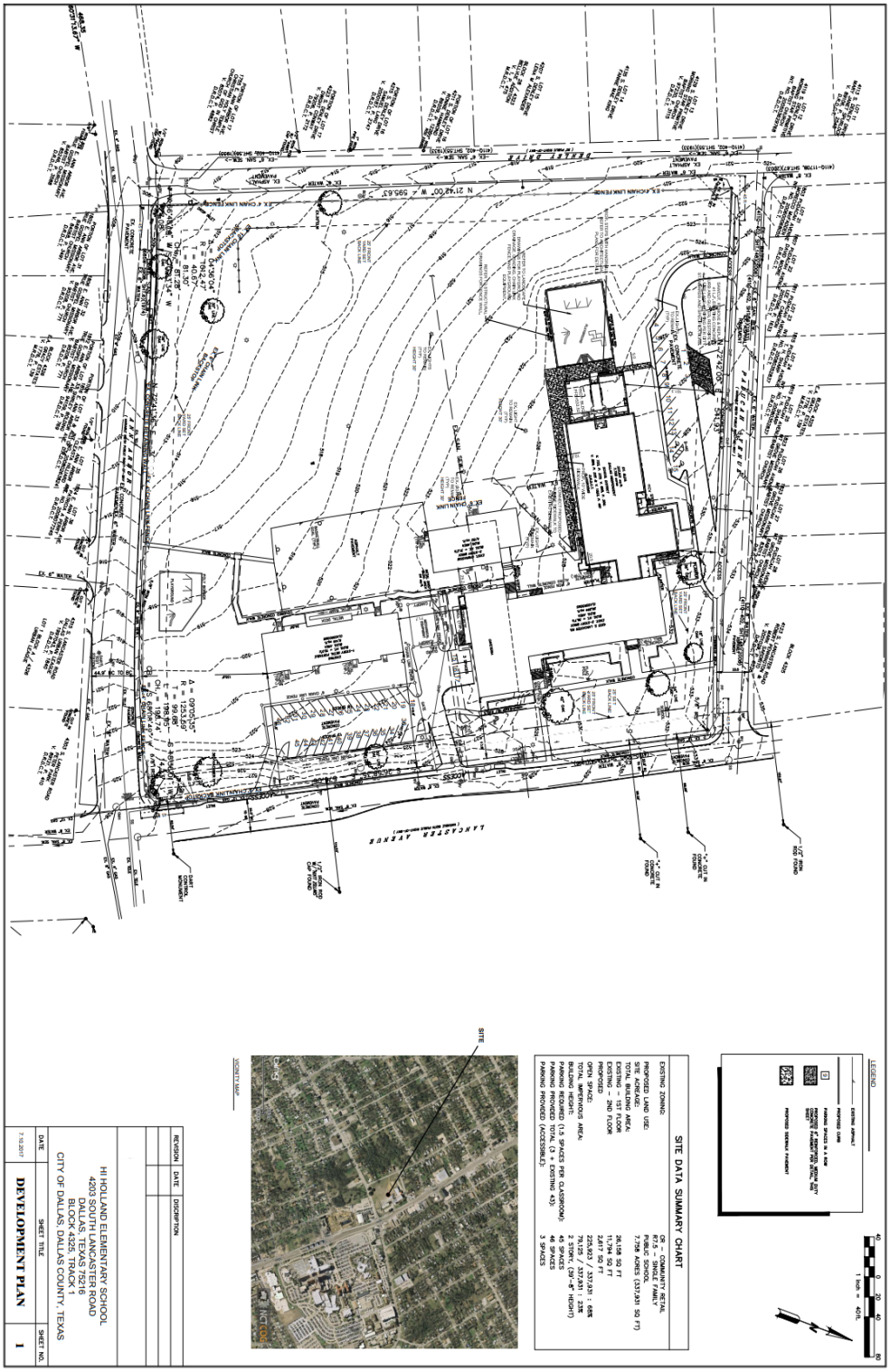
Proposed Development **Plan**
(Recent Submittal with 10,000 sq. ft. classroom addition

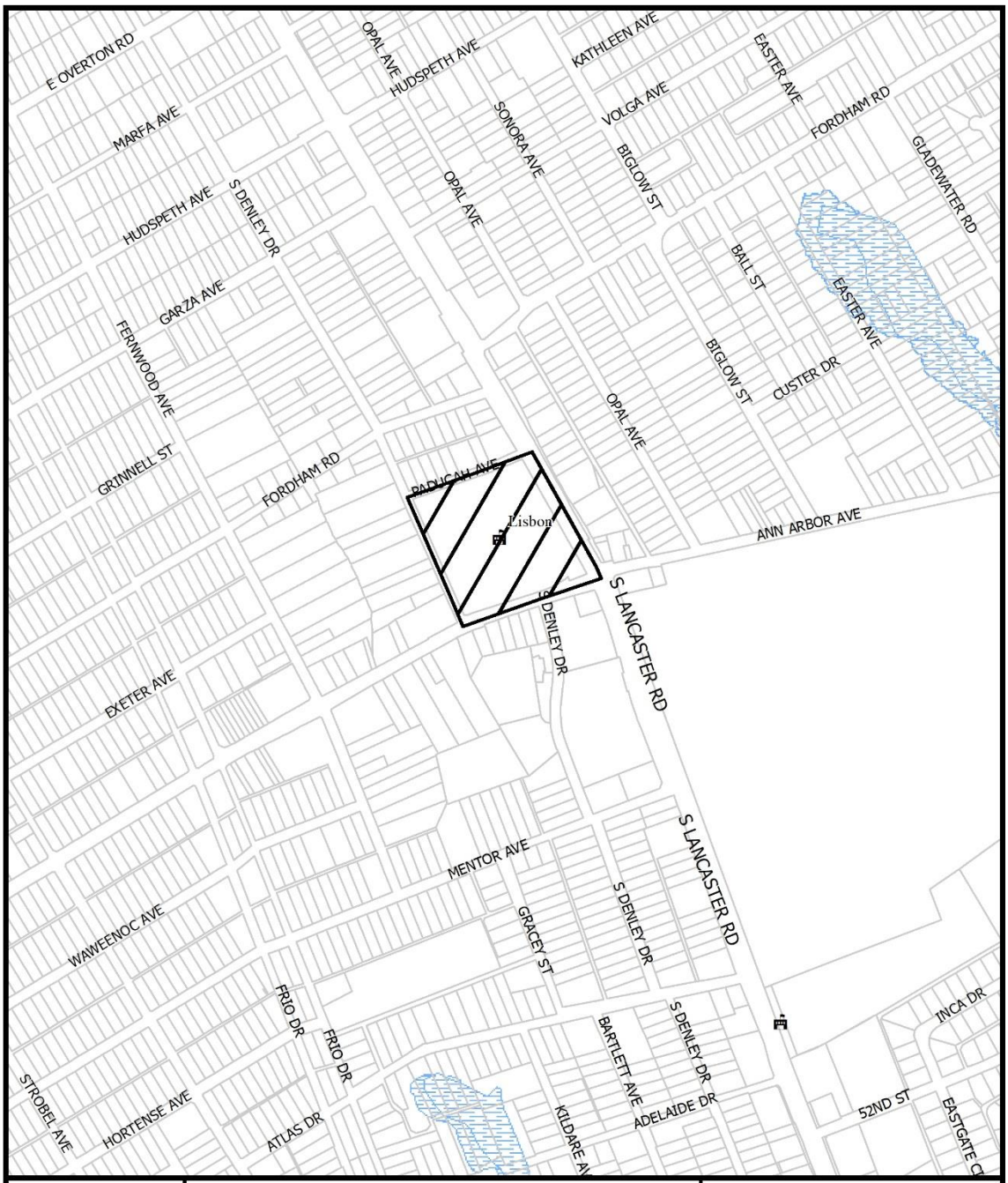


Existing Development **Plan**



Proposed Landscape Plan





1:7,200

VICINITY MAP

Case no: Z201-118

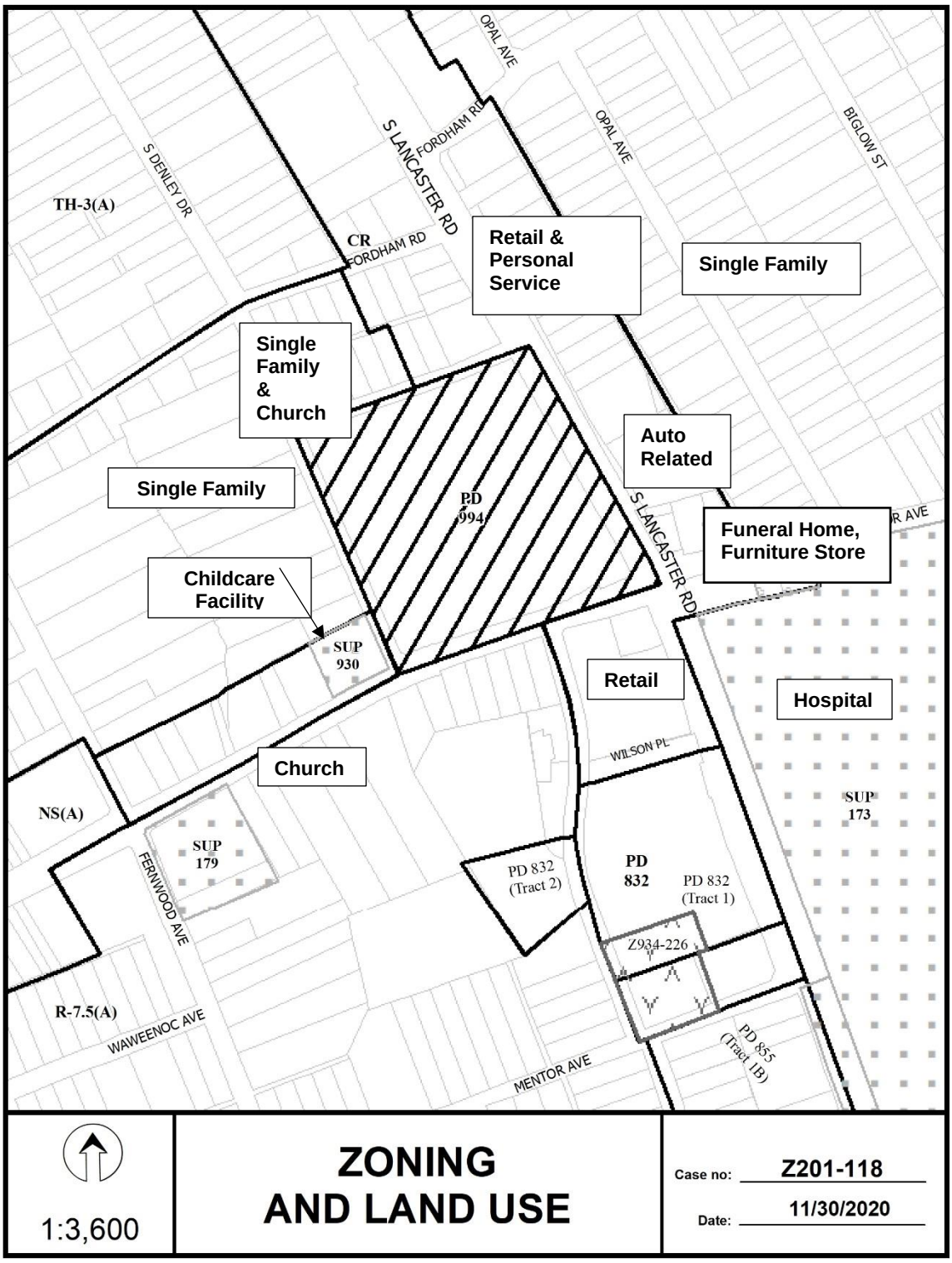
Date: 11/30/2020

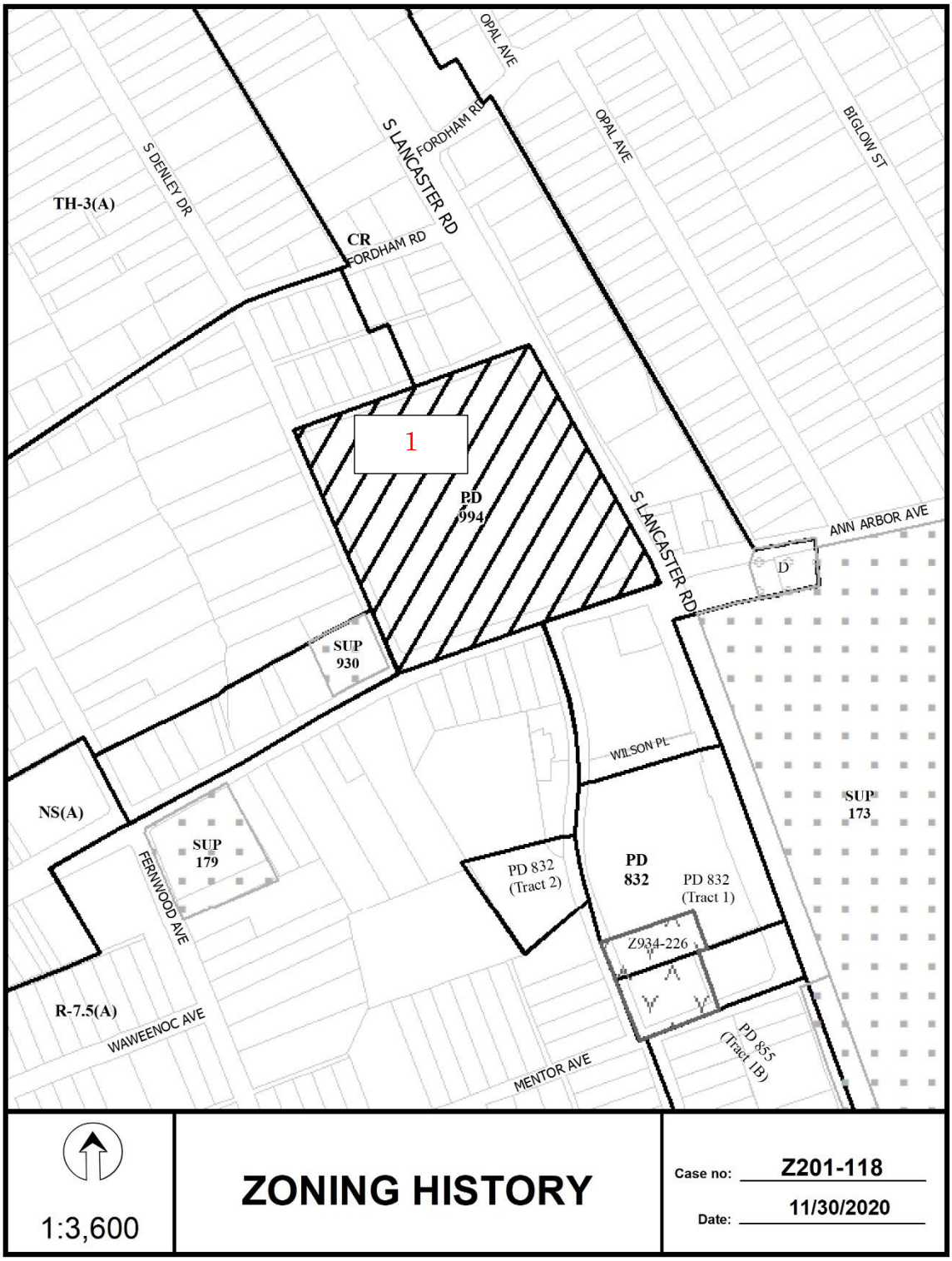
1:3,600

AERIAL MAP

Case no: Z201-118

Date: 11/30/2020


OPAL AVE
S DENLEY DR
S LANCASTER RD
FORDHAM RD
OPAL AVE
BIGLOW ST
TH-3(A)
CR
FORDHAM RD
Retail & Personal Service
Single Family
Single Family & Church
Auto Related
Single Family
PD 994
S LANCASTER RD
Funeral Home, Furniture Store
Childcare Facility
SUP 930
Retail
Hospital
WILSON PL
Church
NS(A)
SUP 179
SUP 173
PD 832 (Tract 2)
PD 832
PD 832 (Tract 1)
FERNWOOD AVE
Z934-226
R-7.5(A)
WAWEENOC AVE
MENTOR AVE
PD 855 (Tract IB)
1:3,600
ZONING AND LAND USE
Case no: Z201-118
Date: 11/30/2020


OPAL AVE
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S LANCASTER RD
FORDHAM RD
OPAL AVE
BIGLOW ST
TH-3(A)
CR
FORDHAM RD
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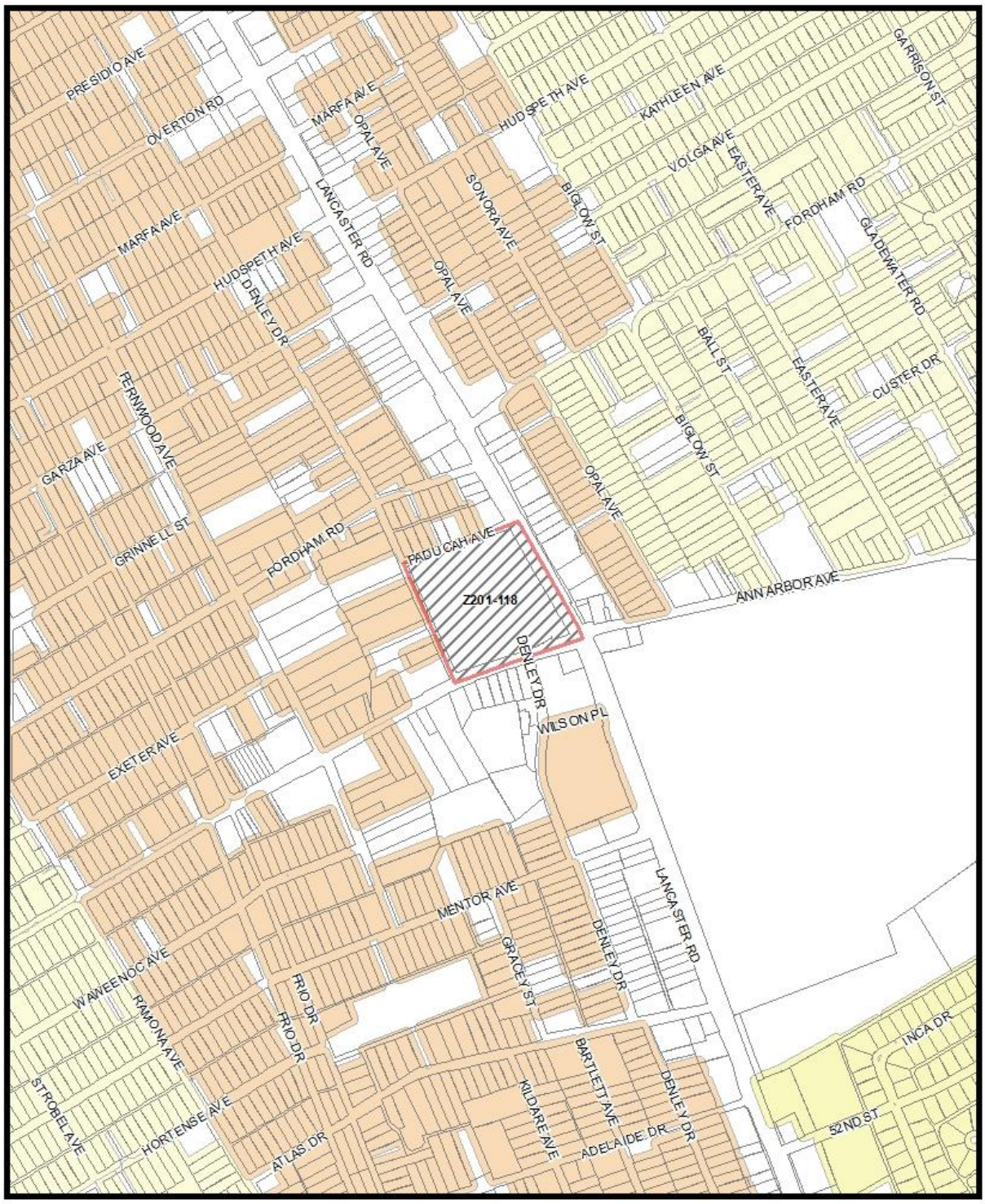
PD
594
S LANCASTER RD
ANN ARBOR AVE
D
SUP
930
WILSON PL
NS(A)
SUP
179
SUP
173
PD 832
(Tract 2)
PD
832
PD 832
(Tract 1)
FERNWOOD AVE
Z934-226
R-7.5(A)
WAWEENOC AVE
MENTOR AVE
PD 855
(Tract 1B)
1:3,600
ZONING HISTORY
Case no: Z201-118
Date: 11/30/2020

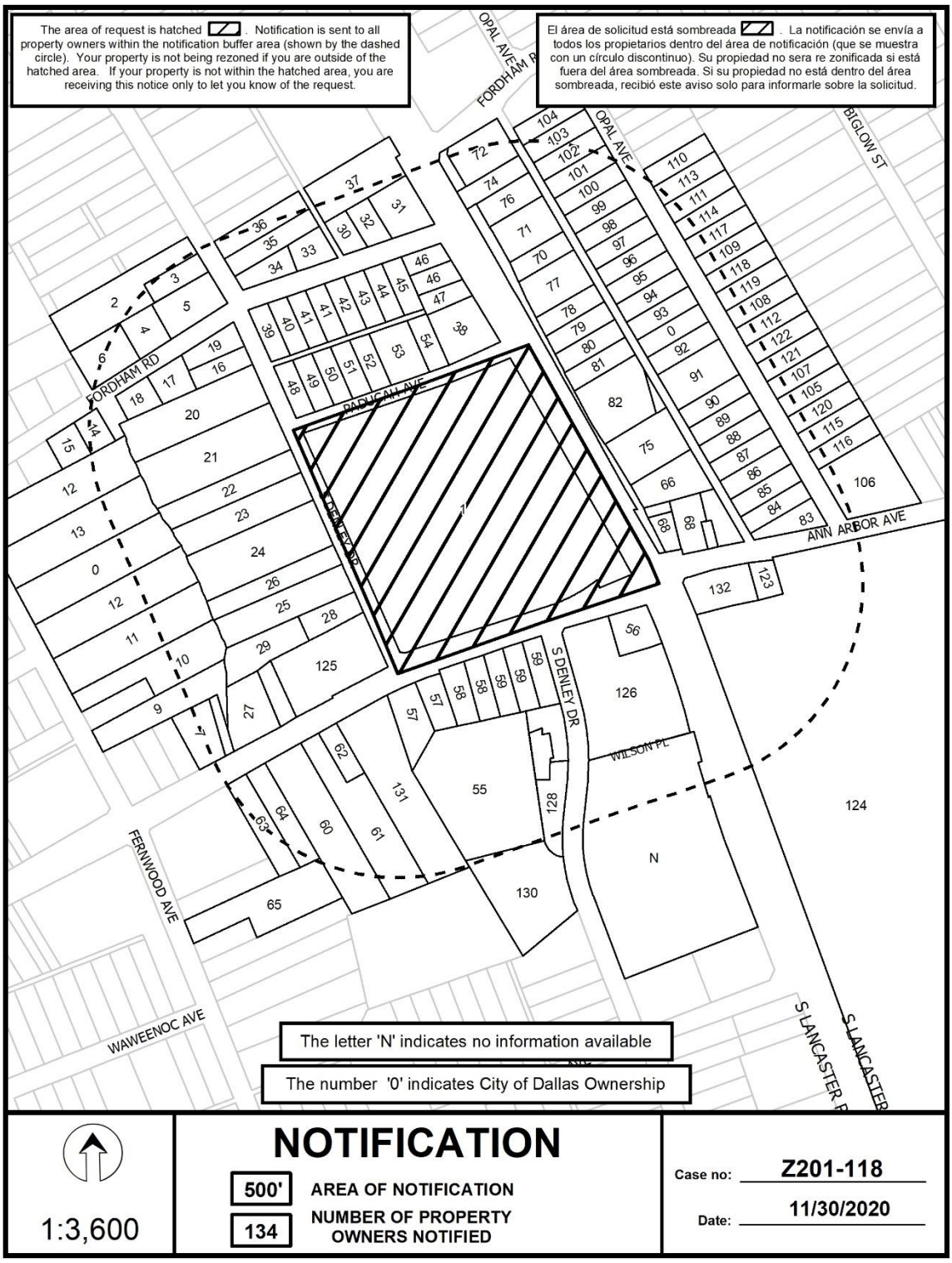


Market Value Analysis A B C D E F G H I NA

1:7,200

Market Value Analysis

Printed Date: 11/30/2020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OPAL AVE
FORDHAM RD
PADUCAH AVE
S DENLEY DR
WILSON PL
ANN ARBOR AVE
BIGLOW ST
FERNWOOD AVE
WAWEENOC AVE
S LANCASTER
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
134
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z201-118
Date: 11/30/2020

11/30/2020

Notification List of Property Owners

Z201-118

134 Property Owners Notified

Label #	*Address*		*Owner*
1	4203	S LANCASTER RD	Dallas ISD
2	4019	S DENLEY DR	ANTHONY BOYD IRA LLC
3	4021	S DENLEY DR	REBOLLAR HECTOR MANUEL N &
4	1747	FORDHAM RD	BETTS BETHEL L
5	4031	S DENLEY DR	JACKSON PATRICIA A
6	1739	FORDHAM RD	TORRES JOHNNY
7	1717	E ANN ARBOR AVE	Taxpayer at
8	1719	E ANN ARBOR AVE	HAWKINS DAVID R II
9	4214	FERNWOOD AVE	MARTINEZ JOSE LOPEZ
10	4210	FERNWOOD AVE	POWELL CHRISTINE
11	4202	FERNWOOD AVE	Taxpayer at
12	4130	FERNWOOD AVE	CAZARES CASAS LLC
13	4114	FERNWOOD AVE	WHITLEY ALICE PARHAM
14	1726	FORDHAM RD	CHAVEZ EDWARD
15	1722	FORDHAM RD	JACKSON MATTIE
16	4107	S DENLEY DR	CRAWFORD CURTIS
17	1746	FORDHAM RD	BLADE JAMAAL LAROY & KAREN MCQUEEN
18	1738	FORDHAM RD	GONZALEZ PEDRO
19	4101	S DENLEY DR	ROMERO JUAN
20	4113	S DENLEY DR	SPURLOCK MARY JANET EST OF
21	4119	S DENLEY DR	BRICKMAN HOMES & CONSTRUCTION LLC
22	4129	S DENLEY DR	MORNING STAR PRIMITIVE
23	4135	S DENLEY DR	GARCIA JULIAN &
24	4207	S DENLEY DR	ALEXANDER LENA M &
25	4215	S DENLEY DR	LANG SAMUEL
26	4211	S DENLEY DR	HAMMOND RONNIE

11/30/2020

Label #	*Address*		*Owner*
27	1731	E ANN ARBOR AVE	MASON YVONNE M
28	4223	S DENLEY DR	CONWAY DWIGHT
29	1733	E ANN ARBOR AVE	CUEVAS ELADIO JR
30	1823	FORDHAM RD	SAAHIR VENITA L
31	4033	S LANCASTER RD	ROUSAN INVESTMENTS INC
32	1827	FORDHAM RD	ANDRADE URIEL
33	1815	FORDHAM RD	MCELROY E W
34	4030	S DENLEY DR	TURNER NORA L & HENREY
35	4022	S DENLEY DR	ORTIZ MARIA E VALVERDE
36	4020	S DENLEY DR	HAYNES LILY FAY
37	4023	S LANCASTER RD	UNITED WORLD WIDE APOSTOLIC CHURCHES
38	4123	S LANCASTER RD	PENNINGTON ROBERT &
39	1802	FORDHAM RD	PRESTON MICHELLE ROBB
40	1806	FORDHAM RD	LIFE LIGHT DELIVERANCE
41	1810	FORDHAM RD	LIFE LIGHT DELIVERANCE CH
42	1818	FORDHAM RD	JENNINGS GLADYS M LF EST
43	1822	FORDHAM RD	YOUNG WANDA JEAN
44	1826	FORDHAM RD	Taxpayer at
45	1830	FORDHAM RD	JACKSON RONALD EARL &
46	4103	S LANCASTER RD	MOODY KATHY & CLINTON
47	4111	S LANCASTER RD	MOODY CLINTON
48	1803	PADUCAH AVE	AGUILAR ELIZABETH
49	1807	PADUCAH AVE	MOORE DAVID
50	1811	PADUCAH AVE	HERNANDEZ HUGO
51	1815	PADUCAH AVE	C II H CONSTRUCTION LLC
52	1819	PADUCAH AVE	F & S PROPERTIES LLC
53	1823	PADUCAH AVE	MT GROVE MISSIONARY BAPT
54	1831	PADUCAH AVE	MT GROVE MISSIONARY
55	4325	S DENLEY DR	LISBON CEMETERY
56	4303	S LANCASTER RD	REARDEN BYRD LLC
57	1802	E ANN ARBOR AVE	TRUE GOSPEL MISSIONARY

11/30/2020

Label #	*Address*		*Owner*
58	1806	E ANN ARBOR AVE	TRUE GOSPEL MISSIONARY
59	1816	E ANN ARBOR AVE	4315 ESV LLC
60	1722	E ANN ARBOR AVE	CITY WIDE COMMUNITY DEV CORP
61	1728	E ANN ARBOR AVE	CITY WIDE COMMUNITY
62	1730	E ANN ARBOR AVE	TRUTEES OF GODS GOSPEL
63	1712	E ANN ARBOR AVE	CHORA CIRILO MORALES
64	1718	E ANN ARBOR AVE	MALDONALDO GILBERT &
65	4318	FERNWOOD AVE	HERNANDEZ RAMIRO &
66	4240	S LANCASTER RD	RLE PPTIES LLC
67	4242	S LANCASTER RD	RLE PPTIES LLC
68	4244	S LANCASTER RD	AL-BUSTAMIS LLC
69	1913	E ANN ARBOR AVE	JOHNSON LOIS
70	4130	S LANCASTER RD	MOODY CLINTON J ETAL
71	4122	S LANCASTER RD	JEM ENTERPRISES LLC
72	4102	S LANCASTER RD	BRIAN FAMKAR I LLC
73	1917	E ANN ARBOR AVE	SANCHEZ CARLOS
74	4110	S LANCASTER RD	DALLAS AREA RAPID TRANSIT
75	4228	S LANCASTER RD	JEANETTE INV IV LTD
76	4114	S LANCASTER RD	MITCHELL JAMES SR
77	4138	S LANCASTER RD	MOODY CLINTON J
78	4202	S LANCASTER RD	MOODY CLINTON JUNIOR
79	4206	S LANCASTER RD	MOODY CLINTON JR
80	4208	S LANCASTER RD	MOODY CLINTON JR &
81	4214	S LANCASTER RD	HARRAL LINDA
82	4220	S LANCASTER RD	KAMY REAL PPTY TRUST
83	4251	OPAL AVE	WILSON REDELL
84	4247	OPAL AVE	RIOS ESTELLA DELTORO
85	4243	OPAL AVE	ARIZPE SABINO LEIVA JR
86	4239	OPAL AVE	AVILA JOSE A
87	4235	OPAL AVE	WILLIAMS SYLVESTER
88	4231	OPAL AVE	HUAPEO FRANCISCO & RAQUEL

11/30/2020

Label #	*Address*		*Owner*
89	4227	OPAL AVE	SMITH PATRICIA
90	4223	OPAL AVE	AMF CONNECTIONS INC
91	4215	OPAL AVE	TURNER THELMA
92	4211	OPAL AVE	TURNER AUBRA O
93	4203	OPAL AVE	IGLESIA MISION LA ROCA &
94	4151	OPAL AVE	MARTINEZ JOSE EMILIO
95	4147	OPAL AVE	TAULTON WESLEY ANNA
96	4143	OPAL AVE	SIGALA GUADALUPE
97	4139	OPAL AVE	ROCKWELL BETTY L
98	4135	OPAL AVE	RANSOM TONI
99	4131	OPAL AVE	LEARY CURTIS ETAL
100	4127	OPAL AVE	SANFORD OCTAVIA
101	4123	OPAL AVE	HERNANDEZ ANASTACIO &
102	4117	OPAL AVE	HERNANDEZ ANASTACIO
103	4113	OPAL AVE	SHWE THUNG &
104	4111	OPAL AVE	GUTIERREZ EVELYN
105	4230	OPAL AVE	VILLANUEVA LETICIA
106	1943	E ANN ARBOR AVE	NEW MT PILGRIM BAPTIST
107	4226	OPAL AVE	CHAMPAGNE IRA H JR
108	4210	OPAL AVE	BROWN ARMADA THOMPSON
109	4150	OPAL AVE	DIB BILL
110	4130	OPAL AVE	PLACENCIA ISABEL &
111	4138	OPAL AVE	HERNANDEZ MIGUEL &
112	4214	OPAL AVE	CHAFFIN PORTER
113	4134	OPAL AVE	Taxpayer at
114	4142	OPAL AVE	ADVANCED INVESTMENT INC
115	4242	OPAL AVE	Taxpayer at
116	4246	OPAL AVE	TRUSTEES OF GREATER NEW
117	4146	OPAL AVE	ALEJO DEYSSY M MARTINEZ &
118	4202	OPAL AVE	MORALES JESUS & JULIETA
119	4206	OPAL AVE	Taxpayer at

11/30/2020

Label #	*Address*		*Owner*
120	4234	OPAL AVE	DALLAS HOUSING ACQUISITION & DEV CORP
121	4222	OPAL AVE	A BETTER PLACE LLC
122	4218	OPAL AVE	MALDONADO CLAUDIA &
123	1916	E ANN ARBOR AVE	UNITED STATES DEPARTMENT OF VETERANS
124	4500	S LANCASTER RD	U S VETERANS HOSPITAL
125	1755	E ANN ARBOR AVE	CHRISTIAN HOLY TEMPLE
126	4315	S LANCASTER RD	Taxpayer at
127	4345	S DENLEY DR	CITY WIDE COMMUNITY DEVELOPMENT CORPORATION
128	4345	S DENLEY DR	LANCASTER URBAN VILLAGE COMMERCIAL LLC
129	4345	S DENLEY DR	Taxpayer at
130	4418	S DENLEY DR	Taxpayer at
131	1734	E ANN ARBOR AVE	TRUE GOSPEL MISSIONARY BAPTIST CHURCH
132	4302	S LANCASTER RD	COSMO W & D INC
133	403	REUNION BLVD	DALLAS AREA RAPID TRANSIT
134	403	REUNION BLVD	DALLAS AREA RAPID TRANSIT

CITY PLAN COMMISSION **THURSDAY, MARCH 4, 2021**

Planner: Mike King

FILE NUMBER: Z178-307(MK) **DATE FILED:** May 17, 2018

LOCATION: Generally located east of Denley Drive, south the Trinity River Greenbelt, west of Corinth Street, north of Canyon Street, north of Hutchins Avenue, and along both sides of Canyon Street.

COUNCIL DISTRICT: 4 **MAPSCO:** 45 X, 55 B

SIZE OF REQUEST: Approx. 44.05 acres **CENSUS TRACT:** 41.00

REQUEST: A City Plan Commission authorized hearing to determine the proper zoning on property zoned an R-5(A) Single Family District and a TH-1(A) Townhouse District with consideration to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations.

SUMMARY: The purpose of this authorized hearing is to provide for appropriate land use and development standards, and to provide guidelines to ensure compatibility with existing and future development.

STAFF RECOMMENDATION: **Approval** of a Planned Development District, subject to conditions.

BACKGROUND INFORMATION:

- On April 8, 2015, the City Council approved the Area Plan for the subject area – The Bottom - Urban Structures and Guidelines.

- On May 17, 2018, the City Plan Commission authorized a public hearing to determine proper zoning in the area.

- Between April 2014 and April 2020, six zoning cases were approved in the subject area to allow development of single family homes due to lots platted smaller than the minimum lot size (5,000 square feet) and setback requirements allow. The properties remain vacant and undeveloped because the proposed developments could not meet the R-5(A) setbacks.

- Between June 30, 2020, and October 21, 2020 staff met with various departments and stakeholders to study and discuss proposed changes for the area.

- On October 22, 2020, a Community Meeting was hosted by City Councilmember Arnold (via videoconference) to review existing zoning, the authorized hearing process, next steps, and to gather input from members of the community. 175 property owners were mailed notices of the meeting with approximately 10 attending.

- On December 17, 2020, City Plan Commission was briefed and toured the authorized hearing area via a virtual bus tour.

- On January 21, 2021, City Plan Commission was briefed with additional information.

- The Housing Department is undertaking a significant three phase project in the subject area. The projects include fighting blight, attracting and retaining the middle class, and expanding home ownership. The Housing Department has agreements with four developers for the construction of affordable housing units in the subject area. These agreements were made available to developers via the Notice of Funding Availability (NOFA), Bond, Land Bank and Land Transfer programs. It is anticipated that 135 housing units will be developed through the agreements.

Zoning History: There have been six zoning cases within the last seven years within the authorized hearing area.

1. **Z134-197** On August 27, 2014, City Council approved a TH-1(A) Townhouse District, located on the west side of Sparks Street, south of May Hall Street.

2. **Z134-198** On August 19, 2014, City Council approved a TH-1(A) Townhouse District, located at the southeast corner of North Denley Drive and May Hall Street.

3. **Z134-199** On August 21, 2014, City Council approved a TH-1(A) Townhouse District, front approximately seventy feet along the west side of Sparks Street, and fronting approximately 140 feet along the east side of North Denley Drive, north of May Hall Street.

4. **Z189-324** On January 8, 2020, City Council approved an amendment to existing deed restrictions [Z134-198] on property zoned a TH-1(A) Townhouse District with deed restrictions, located on the southeast corner of North Denley Drive and May Hall Street.

5. **Z190-148** On April 8, 2020, City Council approved a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant, located on the east side of North Denley Drive, south of May Hall Street.

6. **Z190-149** On April 8, 2020, City Council approved a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant, located on the East side of North Denley Drive, south of May Hall Street.

Thoroughfares/Streets:

Thoroughfare/Street	Street Type	Existing Dimension and ROW
N Denley Drive	Local - Two Way	27 feet and 60 feet
Hutchins Avenue	Local Collector - Two Way	Varies and 60 feet
Canyon Street	Local - Two Way	25 feet and 50 feet
May Hall Street	Local - Two Way	25 feet and 34 feet
N Moore Street	Local - Two Way	27 feet and 38 feet
Sparks Street	Local - Two Way	25 feet and 38 feet
Cleaves Street	Local - Two Way	20 feet and 30 feet
Hart Street	Local - Two Way	25 feet and 40 feet
Pecan Road	Local - Two Way	25 feet and 40 feet
Bobbie Street	Local - Two Way	25 feet and 40 feet
Albright Street	Local - Two Way	25 feet and 40 feet
Viaduct Street	Local - Two Way	25 feet and 40 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. The Senior Traffic Engineer and the Dallas Fire Rescue Senior Fire Prevention Officer reviewed the area and determined the narrow streets could pose an issue with emergency vehicle access and street parking should be mitigated by providing off street parking. The proposed Planned Development requires one off street parking space per single family use.

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 proposal.

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.
Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

Neighborhood Revitalization Plan:

The Neighborhood Plus Plan was adopted by City Council in October 2015. The Neighborhood Plus Plan replaces the Housing Element of the *forwardDallas*! Comprehensive Plan. The Neighborhood Plus Plan sets policies and a new direction for housing and neighborhood revitalization in Dallas by creating a framework to guide more effective community investment through inter-agency collaboration. The Bottom Area is one of 12 Neighborhood Plus focus areas. Direction given for the area is:

STRATEGIC GOALS

GOAL 3.0 FIGHT BLIGHT

Policy 3.3 Dispose of City-owned and land bank properties more strategically and efficiently.

GOAL 4.0 ATTRACT AND RETAIN THE MIDDLE CLASS

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

Action 4.1.2 Engage Dallas citizens in an ongoing process of building/ promoting/ establishing neighborhood identity.

GOAL 5.0 EXPAND HOME-OWNERSHIP

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

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

Area Plan:

The Bottom Urban Structure and Guidelines was adopted by the City Council in April 2015. The Bottom Urban Structure and Guidelines Area Plan is the guiding framework of standards and policies to achieve the goals of the authorized hearing.

The purpose of The Bottom Urban Structure and Guidelines is to elevate the design consciousness and culture of Dallas, while working to balance social, economic, environmental, and design sustainability towards enhancing livability for all Dallas

residents. The vision for the area emphasizes organic redevelopment and place making through innovative, community-based initiatives. The Bottom Urban Structure and Guidelines is an accepted guide for achieving the vision established by the community for this area. The goals and development objectives in the area plan were overwhelmingly supported by the City Council, stakeholders, and staff.

Goals and development objectives of the Area Plan include:

1. Preserve and enhance the existing Single-Family low-density residential neighborhood.
2. Create vehicular and pedestrian connections linking existing streets.
3. Develop quality market and affordable infill single family housing.
4. Enhance existing and add new pedestrian infrastructure and amenities.

Proposed design considerations from the Area Plan include:

1. Positive elements and patterns characterizing the neighborhood residential area should be protected and reinforced through appropriate use of scale, mass, building pattern, and details.
2. Garages should not dominate a home's front elevation. Ideally, garages would be placed to the rear of a home.
3. To ensure the existing single-family neighborhood is preserved and enhanced, it is important that lot size and lotting patterns respect the existing rhythm of the neighborhood.
4. Maximum lot coverage of 45%, in line with existing zoning requirements, should be required to help discourage out of scale homes that can destroy the character of the neighborhood.
5. Covered front and/or side porches with a minimum area of 80 square feet and a minimum depth of 6 feet.
6. It is recommended that future zoning allow front porches to encroach into front yard setbacks.
7. Homes should have sloping roofs, employing gables and hipped forms only.
8. Corner lots could have their garages accessed from a side street to allow for design of the front elevation which is unencumbered by the need to provide access to or storage of a vehicle.
9. A maximum driveway width of 16 feet at the curb that then transitions to the necessary width of the garage should be encouraged. To help minimize interruptions in the sidewalk and promote a more inviting walking environment, driveway widths are encouraged to be minimized.
10. All front yard fencing shall meet city of Dallas front yard fencing codes.
11. Effort should be placed on preserving viable specimen trees and adding to existing tree coverage with additional shade and decorative trees.
12. Shared parking is encouraged throughout with the exception of single-family residential parking.

Trinity River Corridor Comprehensive Plan

The Trinity River Corridor Comprehensive Area Plan, adopted by City Council in March 2005, serves as a framework for a coordinated approach to the Trinity Project infrastructure improvements, land use and economic development. The plan will be used to guide development and investment decisions in the Trinity River Corridor. Its broad vision describes the character this corridor should have for the future. It establishes general principles that direct preparation of detailed plans for smaller parts of the corridor. It provides guidance about the appropriate land uses and development patterns for the corridor that can be used by citizens, property owners, and City officials as they review specific development proposals.

Within the Trinity River Corridor Comprehensive Area Plan, there is a Preferred Land Use Plan which states, "While there is significant emphasis on new development patterns, there are also parts of the Downtown – Lakes District where the priority is on retaining and enhancing existing uses. The Lake Cliff, Tenth Street, Bottom, and La Bajada/Los Altos neighborhoods are among those designated for Residential Traditional uses. In these areas, investments and development patterns should support and strengthen the existing neighborhoods." "Consistent with stakeholder comments, this plan uses the 'Residential – Neighborhood Infill' designation to reflect continued single-family use within the area."

STAFF ANALYSIS:

Surrounding Land Uses:

	Existing Zoning	Land Use
Site	R-5(A) Single Family, TH-1(A) Townhouse (with deed restrictions)	Single Family Residential, Church, Duplex, Undeveloped Land
North	IR Industrial Research, IM Industrial Manufacturing	Trinity River Levee and Floodway
East	IR Industrial Research	Commercial storage, Automotive parts sales
South	RR Regional Retail, CS Commercial Service, P(A) Parking, MF-2(A) Multifamily District, PD No. 388 Tract 2A, CR Community Retail, TH-3(A) Townhouse	Automotive Repair, Parking, Utility ROW, Community Retail, Single Family, Undeveloped Land
West	PD No. 571 Subdistrict 2	Office, Church, Park, Community Center, Single Family Residential

Land Use Compatibility

The area of request is zoned an R-5(A) Single Family District and a TH-1(A) Townhouse District with deed restrictions. The land uses in the area are predominately single family. Four churches are scattered throughout the area. There are two, nonconforming duplexes in the request area as well as a structurally substandard commercial building that is pending demolition.

To the west of the area property is zoned Planned Development District No. 571, which is developed with single family. Planned Development District Nos. 383 and 388 are to the south of the authorized hearing area and are undeveloped. An IR District is to the north and east contains a public park and the levee. To the south of the area is an MF-2(A) Multifamily District along a portion of Canyon Street and is currently undeveloped.

The size of most of the lots are smaller than the minimum required in the current R-5(A) District which makes infill housing challenging. The subject area consists of two plats – the Dewberry Plat and the Meadowmere Plat, which were created prior to annexation in 1903. In addition, the Trinity River levee improvements in the 1930s further reduced the pedestrian and street linkages within the neighborhood.

The proposed Planned Development District addresses the minimum lot size and setbacks to enable development of the properties in accordance with the Area Plan. Two subdistricts are proposed to be compatible with the two platted areas. The Dewberry Plat, which is proposed to be Subdistrict 1, consists of lots less than 2,500 square feet with lot widths as small as 25 feet. The Meadowmere Plat, which is proposed to be Subdistrict 2, has lots generally larger than 2,500 square feet with lot widths of 40 feet or more.

The properties within the TH-1(A) District have deed restrictions. The first three cases rezoned a TH-1(A) District with deed restrictions volunteered by the applicant were approved in 2014. A fourth case was approved in 2019. In 2020, two additional cases for a TH-1(A) District with deed restrictions were approved. The deed restrictions restrict the height to 30 feet, density to one dwelling unit per lot, and setbacks as follows: front – 25 feet, sides – zero or five feet, rear – five feet. Two deed restricted TH-1(A) District properties specify pitched roofs and front porch conditions identical to the proposed conditions.

The Bottom Urban Structure and Guidelines Area Plan was used as the basis for the proposed Planned Development District. Other departments (Office of Economic Development, Planning & Urban Design, Code Compliance, Housing and Neighborhood Revitalization, Engineering, Public Works, Stormwater Operations, and the Trinity River Corridor Project) are leveraging projects in this area as a part of the implementation of the Area Plan. The proposed Planned Development District furthers the other departmental initiatives by providing the appropriate zoning to support development.

Proposed Planned Development District regulations

The chart below shows a comparison between the existing zoning and the proposed Planned Development District conditions

	EXISTING WITHIN SUBJECT AREA						PROPOSED PLANNED DISTRICT (PD)	
	R-5(A)	TH-1(A)	TH1-(A) w DR Z134-197 TH1-(A) w DR Z134-198 TH1-(A) w DR Z134-199	TH1-(A) w DR Z189-324	TH1-(A) w DR Z190-148	TH1-(A) w DR Z190-149	Subdistrict 1 (Blocks 7674, 7675 & 7645)	PSR Subdistrict 2 (Remaining Blocks)
front yard (min)	30'	0'	20', w/ allowable 8' encroachment for front porch	25'	25'	25'	20', w/ allowable 8' encroachment for front porch	25', w/ allowable 8' encroachment for front porch
side yard (min)	SF: 6' other: 10'	SF: 0' D: 5' other: 10'	5'	SF: 5' other: 10'	5' min on South PL	5' min on South PL, for Lots > 33': 5' min	Lots > 33': 5' minimum; Lots < 33': 5' min on one side, no minimum on other side	
rear yard (min)	SF: 6' other 15'	SF: 0' D: 10' other: 10'	5'	SF: 5' other: 15'	SF: 5' other: 15'	SF: 5' other: 15'	SF: 5' other: 15'	
DU density (max)	no max	6 (six)/9/12	1DU/lot	1DU/lot	1DU/lot	1DU/lot	no max	
FAR (max)	no max	no max	no max	no max	no max	no max	no max	
height (max)	30'	36'	30'	30'	30'	30'	36'	30'
stories (max)	no max	no max	no max	no max	no max	no max max 2 + additional height for arch features	no max	
lot coverage (max)	res: 45% non-r: 25%	res: 60% non-r: 25%	res: 45% non-r: 25%	res: 45% non-r: 25%	res: 45% non-r: 25%	res: 60% non-r: 25% surface parking lots and underground parking not included 80% for individual IF 60% and 40% open space for overall	residential uses: 45% non-residential uses: 25%	
lot size (min)	5,000sf	SF: 2,000sf D: 6,000sf	5,000sf	7,500sf	7,500sf	SF: 2,000sf D: 6,000sf	SF: 2,000sf	SF: 2,500sf
additional standards			no carports, max drive approach of 16'		multiple drive widths, no carports, pitched roof, min porch depth 6', min porch area 80sf, others	multiple drive widths, no carports, pitched roof, min porch depth 6', min porch area 80sf, others	multiple drive widths, pitched roof, Front Porch not req'd, but min. porch depth 6', and min. porch area 80sf, Garages shall be a minimum of 2 feet behind the street-facing façade	
Parking	1/DU						1/DU	
							Allowed uses: Single family, Handicapped Group Dwelling Unit, Church	

Subdistrict 1 Specific Conditions

- A 20-foot minimum front yard setback is proposed. The 20 setback allows for lots that lost a portion of their front yard with recent utility and street improvements to have adequate building area.
- For lots with widths less than 33 feet, minimum side yard is five feet on one side yard, and no minimum is required on the other opposite side yard. Most lots within Subdistrict 1 were platted with a 25-foot width.
- Minimum lot size proposed is 2,000 square feet for single family uses. Lot size was determined by evaluating the existing plats with the intent to determine how to make existing non-conforming lots developable. The proposed minimum lot size was reduced to make the lot size conforming.
- The maximum structure height is proposed at 36 feet. The 36-foot height will provide for a transition towards PD No. 571 to the west which has a maximum height of 30 feet, but sits on elevations at least 6-10 feet higher). PD No. 427, with a maximum height of 50 feet is to the south.

Subdistrict 2 Specific Conditions

- A 25-foot minimum front yard setback is proposed.
- The minimum lot size is proposed to be 2,500 square feet for single family uses. Lot size was determined by evaluating the existing plats with the intent to determine how to make existing non-conforming lots developable. The proposed minimum lot size was reduced to make the subject area conforming.
- The maximum structure height is proposed at 30 feet. The dividing line between subdistricts follows the rear property lines on the block. Due to peaked roofs, the sight lines and shadows should not be an issue. There is a slight slope from southwest to northeast along the dividing line.

Common Conditions in Subdistrict 1 and Subdistrict 2

- A maximum lot width of 60 feet is included to maintain the character of the existing neighborhood. This was suggested in the Area Plan and will prevent replatting to larger lots that would not retain the character of the neighborhood. Currently, the only lot greater than 60 feet width in the subject area is a church on North Moore Street.
- Five feet minimum side yard.
- Corner lots have minimum five-foot side yard setbacks.
- The minimum rear yard setback is proposed to be five feet.
- There is no minimum side and rear yard setback required for accessory structures on lots less than 2,500 square feet, provided the structure is less than 15 feet in height. The minimum side and rear setback are three feet for accessory structures on lots greater than 2,500 square feet, provided the structure is less than 15 feet in height.
- Maximum lot coverage is 45 percent for residential uses and 25 percent for non-residential structures. This follows the standards in R-5(A) District regulations.
- Minimum lot size is 4,000 square feet for all other uses. The non-residential uses are required to be 4,000 square feet to allow for the required parking those uses may require.

Design Standards

Proposed residential design standards for the subject area are derived from The Bottom Urban Structure and Guidelines Area Plan. Proposed conditions referenced in the area plan include front porches, peaked roofs, setbacks, street connectivity, lighting, and fencing. Peaked roofs and front porches are especially emphasized in the area plan. Proposed design standards apply to new construction and major modification of single family uses.:

- Roofs. The Area Plan recommends that homes shall be primarily covered by pitched roof forms.

  Peaked roofs are addressed intentionally by omission from the proposed Planned Development ordinance language. By disallowing other types of roofs, only peaked roofs remain as an option. “Flat and shed roofs must not be visible from the street. Mansard, gambrel, and barrel vault roofs are not permitted.” The following are the

types of peaked roofs allowed: gable, hip, gambrel, jerkinhead, bonnet (aka kicked eaves roof), saltbox, pyramid, or a combination of pitched roof forms.

- Front porches. The Area Plan mentions that 70% of structures on a street must have a front porch.

  The proposed Planned Development District does not require front porches; however, front porches are incentivized by allowing encroachment into the front yard setback. The proposed conditions allow front porches to encroach into the front yard, up to eight feet. Front porches must be unenclosed on at least two sides. Front porches must be a minimum depth of six feet and have a minimum area of 80 square feet. This allows for the front porch to be used more as an outdoor room, in addition to an entryway.

- Driveway placement. The Area Plan states that driveways shall be a maximum of 16 feet wide at the curb.

  To help achieve this goal, staff recommends the placement of driveways be co-located or spaced to maximize the distance between curb cuts. Proposed conditions for co-located drives incentivizes the development of co-located drives and allows for better options for off-street parking. Co-located driveways shall consist of a minimum 8 foot to maximum 10 foot wide driveway adjacent to the side property line, meeting the edge of an 8 to 10 foot wide driveway on the adjacent lot. Existing driveways on a lot containing an existing use are not required to be relocated. The Director may waive the driveway placement requirement if compliance would prevent the development of a lot due to easement or utility conflicts.

- Driveway design. Ribbon driveways are suggested as an option to reduce pervious surfaces and increase landscaping on the lots. Ribbon driveways are encouraged for many reasons, it would be a cost savings to the developer, less impervious surface/ heat island effect, more green space, aesthetically pleasing, easier to maintain, less susceptible to cracking from the freeze/thaw cycles in winter, and more compatible with the 'historic character' we associate with front porch homes. Ribbon driveways shall consist of two parallel paved surfaces, 2-3 feet wide, at least 3 feet apart. The required driveway width is 10 feet. The maximum width of a co-located driveway is 8 feet for the portion of the driveway between the front property line and the main street-facing facade. Lots with a street frontage of less than 40 feet shall have a maximum driveway width of 10 feet. Lots with a street frontage of greater than 40 feet shall have a maximum driveway width of 16 feet. The minimum allowable curb radius is 5 feet. The maximum allowable curb cut radius is 10 feet. Driveway radii shall not intrude onto the frontage of adjacent lots. Only one driveway curb cut is allowed per lot. Dual entry and circular driveways are specifically not permitted in the proposed Planned Development ordinance language. Where lot widths are 27 feet or less, driveway curb cuts shall leave an uninterrupted length of no less than 9 feet of curb along the lot frontage.

- Garages. The Area Plan states that front-facing garages shall be architecturally treated to de-emphasize their visual impact and prominence from a public street.

  The proposed Planned Development design guidelines include language to place garages at least two feet behind the street-facing façade if the home has a porch. A street facing façade is defined as the façade on which the home's front door is located. If the home has no porch, the garage must be placed a minimum of 8 feet behind the street-facing façade. Detached garages are permitted but must be located behind the back façade of the main structure. In keeping with the objectives of the Area Plan, the setbacks act to de-emphasize the visual impact of the garage.

Visibility Triangles

A visibility triangle is defined as the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb. Due to the narrow width of the streets and the low traffic volume in the area, the visibility triangle is being proposed at 30 feet instead of the 45 feet in the Code.

Parking

The area was developed when off street parking was not required. To accommodate current parking needs, the proposed conditions require one space per dwelling unit. All other uses would be parked per Code. This requirement follows the standards of the R-5(A) District regulations and follows the recommendation from the Area Plan.

Off-street parking is necessary given that the existing narrow streets create an obstacle for large delivery vehicles, sanitation trucks and Dallas Fire Rescue equipment. Being responsive to the need to preserve the character of the neighborhood, conditions such as driveway locations and ribbon drives have been included to mitigate the impact of providing parking.

Eliminating off-street parking requirements was discussed in the CPC briefings. Eliminating parking requirements does not reduce the need for parking. Currently, access to mass transit is unreliable and pedestrian amenities are inadequate or non-existent. During site visits, staff found that nearly every current resident has an automobile parked on or adjacent to their property.

During the CPC briefings, the idea of a parking cooperative (co-op) was discussed as a means to provide parking without having driveways on all lots. To allow co-op parking in the proposed Planned Development District, surface parking would need to be added as an allowed use. This would allow parking lots to be scattered throughout the single-family neighborhood. Parking lots conflict with the overriding goal of the Area Plan which is to preserve and enhance the existing single-family low-density residential neighborhood. The Area Plan specifically states, "Shared parking is encouraged throughout with the exception of single-family residential parking."

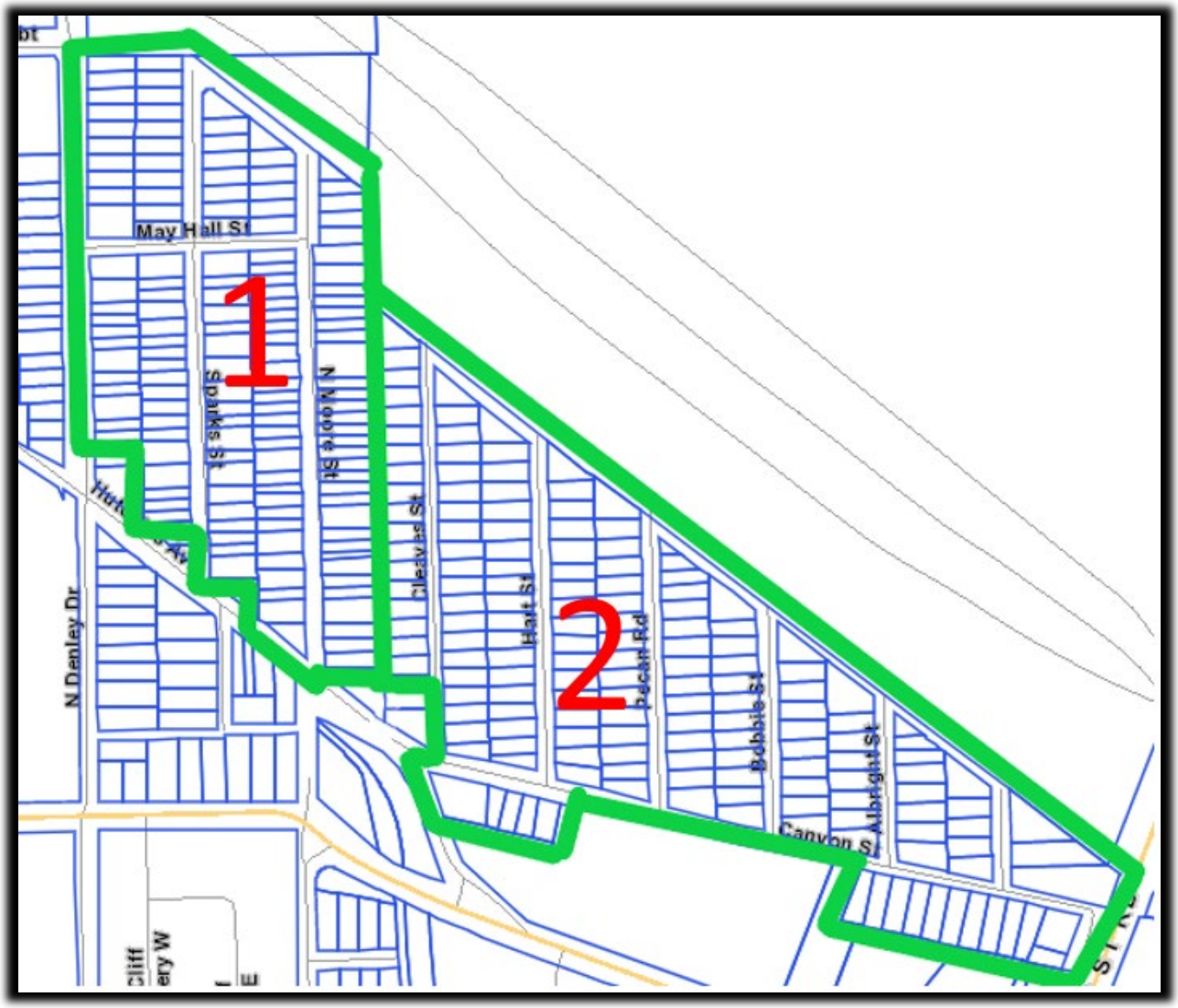
Additionally, ownership and management of a co-op parking district cannot be established through the Planned Development District. The PD could allow for the parking lot and indicate no parking is required but it cannot require owners to participate in a parking co-op. A developer with multiple properties may be able to establish a co-op parking lot and create a management system for owners of homes developed to share the maintenance and ownership of the parking lot. Another alternative would be for individual property owners in the community to establish a parking management district.

To adequately add designated parking lots throughout the area, four to eight contiguous lots would be required. The number of lots required is due to the small lot sizes, setback requirements, residential adjacency buffers, minimum parking space size, ADA compliance, minimum aisle widths and minimum turning radii. Issues such as maintenance, security, and noise would be ongoing concerns that the management would need to address.

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 subject area is within Category “E”.

PROPOSED SUBDISTRICTS



PROPOSED CONDITIONS

ARTICLE _____.

PD 10XX.

SEC. 51P-10XX.101. LEGISLATIVE HISTORY.

PD 10XX was established by Ordinance No._____, passed by the Dallas City Council on _____.

SEC. 51P-10XX.102. PROPERTY LOCATION AND SIZE.

PD 10XX is established on property located at _____. The size of PD 10XX is approximately 44.05 acres.

SEC. 51P-10XX.103. CREATION OF SUBDISTRICTS.

This district is divided into two subdistricts, Subdistrict 1, and Subdistrict 2, as shown on the Subdistrict Map (Exhibit 10XXA). (Ord. XXXXX)

SEC. 51P-10XX.104. DEFINITIONS AND INTERPRETATIONS.

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

(1) CO-LOCATED DRIVEWAY means a driveway adjacent to the side property line, meeting the edge of a driveway on the adjacent lot.

(2) CORNER LOT means a lot located at the intersection of two streets, with two street frontages, with the longer frontage length considered the side of the lot and matching the existing block face.

(3) MAJOR MODIFICATION means reconstruction, alteration, or renovation of a single family or duplex structure that exceeds 50 percent of the structure area as determined 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.

(4) NEW CONSTRUCTION means construction of a main structure that did not exist as of (date of ordinance) .

(5) RIBBON DRIVEWAY means a driveway consisting of two parallel paved surfaces.

(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 a residential zoning district.

SEC. 51P-10XX.105. DEVELOPMENT PLAN.

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.

SEC. 51P-10XX.106. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

(1) Agricultural uses.

-- Crop production.

(2) Institutional and community service uses.

-- Church.

(3) Miscellaneous uses.

-- Temporary construction or sales office. *[May be located anywhere in the District for sales of homes within the District. Surface parking for this use is permitted on the same lot or on a lot adjacent.]*

(4) Recreation uses.

-- Public park, playground, or golf course.

(5) Residential uses.

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

(6) Utility and public service uses.

-- Local utilities.

SEC. 51P-10XX.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 accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-10XX.108. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Except as provided in this section, the yard, lot, and space regulations for the R-5(A) Single Family District apply.

(b) Front yard. Except as provided, minimum front yard is 25 feet. For lots in Subdistrict 1, the minimum front yard is 20 feet. The maximum front yard width is 60 feet.

(1) Stoops, bay windows, and balconies may encroach a maximum of four feet in the required front yard. Front porches must comply with Sec. 51P-10XX.114(b)(1).

(2) Retaining walls, steps, and stairs may encroach in the required setback as required to meet building code and engineering requirements.

(b) Side and rear yard.

(1) Except as provided, minimum side yard is five feet. In Subdistrict 1, for lots with lot widths less than 33 feet, minimum side yard is five feet on one side yard, and no minimum is required on the other opposite side yard.

(2) A minimum side yard setback of five feet is required for corner lots.

(3) Except as provided, the minimum rear yard setback is five feet.

(4) There is no minimum side and rear yard setback for accessory structures on lots less than 2,500 square feet, provided the structure is less than 15 feet in height.

(5) The minimum side and rear setback are three feet for accessory structures on lots greater than 2,500 square feet, provided the structure is less than 15 feet in height.

(c) Height.

(i) Maximum structure height is 36 feet in Subdistrict 1.

(ii) Maximum structure height is 30 feet in Subdistrict 2.

(iii) Private property within this district is considered a site of origination for residential proximity slope (RPS).

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(d) Lot coverage. Maximum lot coverage is 45 percent for residential uses and 25 percent for non-residential structures.

(e) Lot size. In Subdistrict 1, minimum lot size is 2,000 square feet for single family uses. In Subdistrict 2, minimum lot size is 2,500 square feet for single family uses. Minimum lot size is 4,000 square feet for all other uses.

(f) Stories. No maximum number of stories.

SEC. 51P-10XX.109. OFF-STREET PARKING AND LOADING.

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

SEC. 51P-10XX.110. VISUAL OBSTRUCTION REGULATIONS.

(a) Visibility triangle. Except as provided, the visual obstruction regulations in 51A-4.602(d) apply. In this article, visibility triangle means where two streets not designated on the city's thoroughfare plan intersect, the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection.

SEC. 51P-10XX.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-10XX.112. LANDSCAPING.

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

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

SEC. 51P-10XX.113. SIGNS.

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

SEC. 51P-10XX.114. DESIGN STANDARDS FOR RESIDENTIAL USES.

(a) Purpose. The design standards for residential uses are intended to guide new construction and major modifications to preserve and enhance the existing single-family neighborhood.

(b) Applicability for single family uses. The design standards in this section apply to new construction and major modification of single family uses.

(1) Front porches.

(A) A front porch is not required but encouraged. Front porches may encroach into the front yard, up to eight feet.

(B) Front porches must be unenclosed on at least two sides. Front porches must be a minimum depth of six feet and have a minimum area of 80 square feet.

(2) Roofs. Flat and shed roofs must not be visible from the street. Mansard, gambrel, and barrel vault roofs are not permitted.

(3) Driveways.

(A) Types and Placement.

(i) Both flat surface and ribbon driveways are permitted. Ribbon style driveways are a recommended option, but not required.

(ii) Ribbon driveways shall consist of two parallel paved surfaces, 2-3 feet wide, at least 3 feet apart.

(iii) The placement of driveways is shall be co-located or spaced to maximize the distance between curb cuts. Co-located driveways shall consist

of a minimum 8-foot to maximum 10-foot wide driveway adjacent to the side property line, meeting the edge of an 8- to 10-foot wide driveway on the adjacent lot.

(iv) New driveways must be built within 13 feet of the side property line.

(v) Existing driveways on a lot containing an existing use are not required to be relocated.

(vi) The Director may waive the driveway placement requirement if compliance with this paragraph would prevent the development of a lot due to easement or utility conflicts.

(B) Width. Except as provided, the required driveway width is 10 feet.

(i) The maximum width of a co-located driveway is 8 feet for the portion of the driveway between the front property line and the main street-facing facade.

(ii) Lots with a street frontage of less than 40 feet shall have a maximum driveway width of 10 feet.

(iii) Lots with a street frontage of greater than 40 feet shall have a maximum driveway width of 16 feet.

(C) Driveway curb cuts. The minimum allowable curb radius is 5 feet. The maximum allowable curb cut radius is 10 feet. Driveway radii shall not intrude onto the frontage of adjacent lots. Only one driveway curb cut is allowed per lot. No circular or horseshoe driveways are permitted.

(4) Garages. An attached garage must be recessed a minimum of two feet behind the front façade, excluding the front porch. If the home has no porch, the garage must be placed a minimum of eight feet behind the street-facing façade. Detached garages are permitted but must be located behind the back façade of the main structure.

SEC. 51P-10XX.115. FENCES AND SCREENING

(a) Except as provided, the fence and screening regulations in 51A-4.602(d) apply.

(b) No fence or screening shall be placed between co-located driveways.

SEC. 51P-10XX.116 ADDITIONAL PROVISIONS.

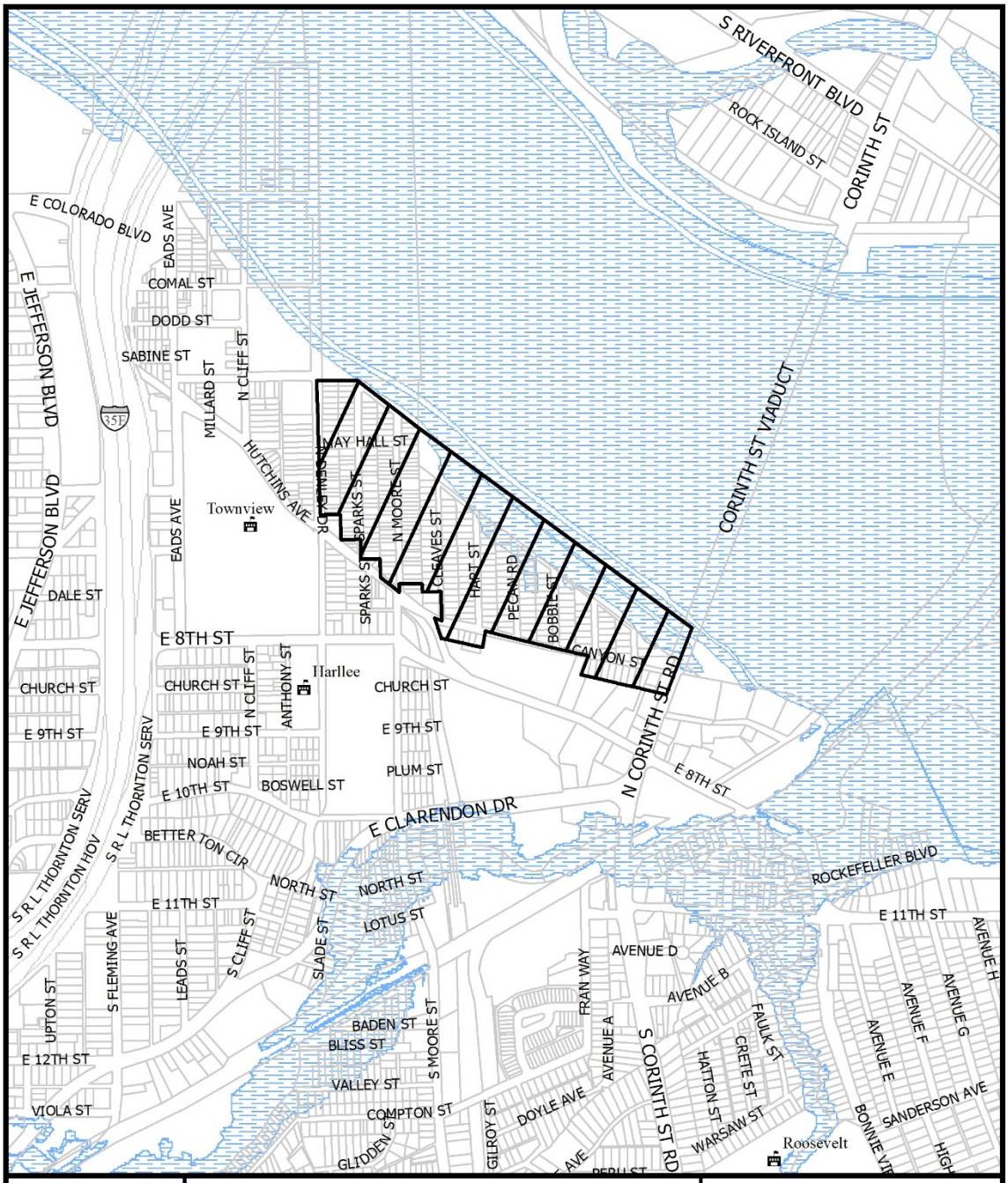
(a) The Property must be properly maintained in a state of good repair and neat appearance.

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

SEC. 51P-10XX.117. COMPLIANCE WITH CONDITIONS.

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

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



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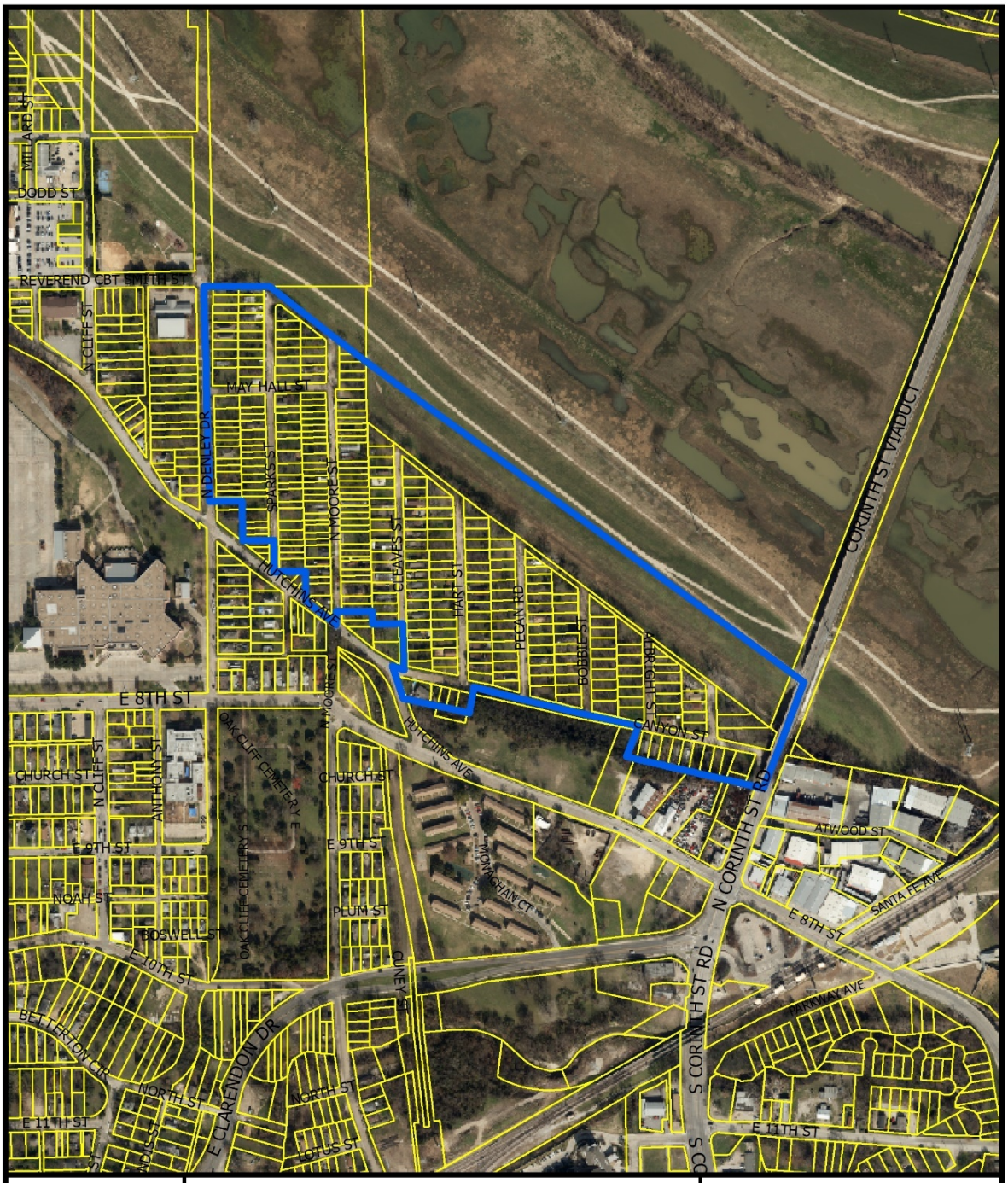
VICINITY MAP

Case no: Z178-307

Date: 2/2/2021



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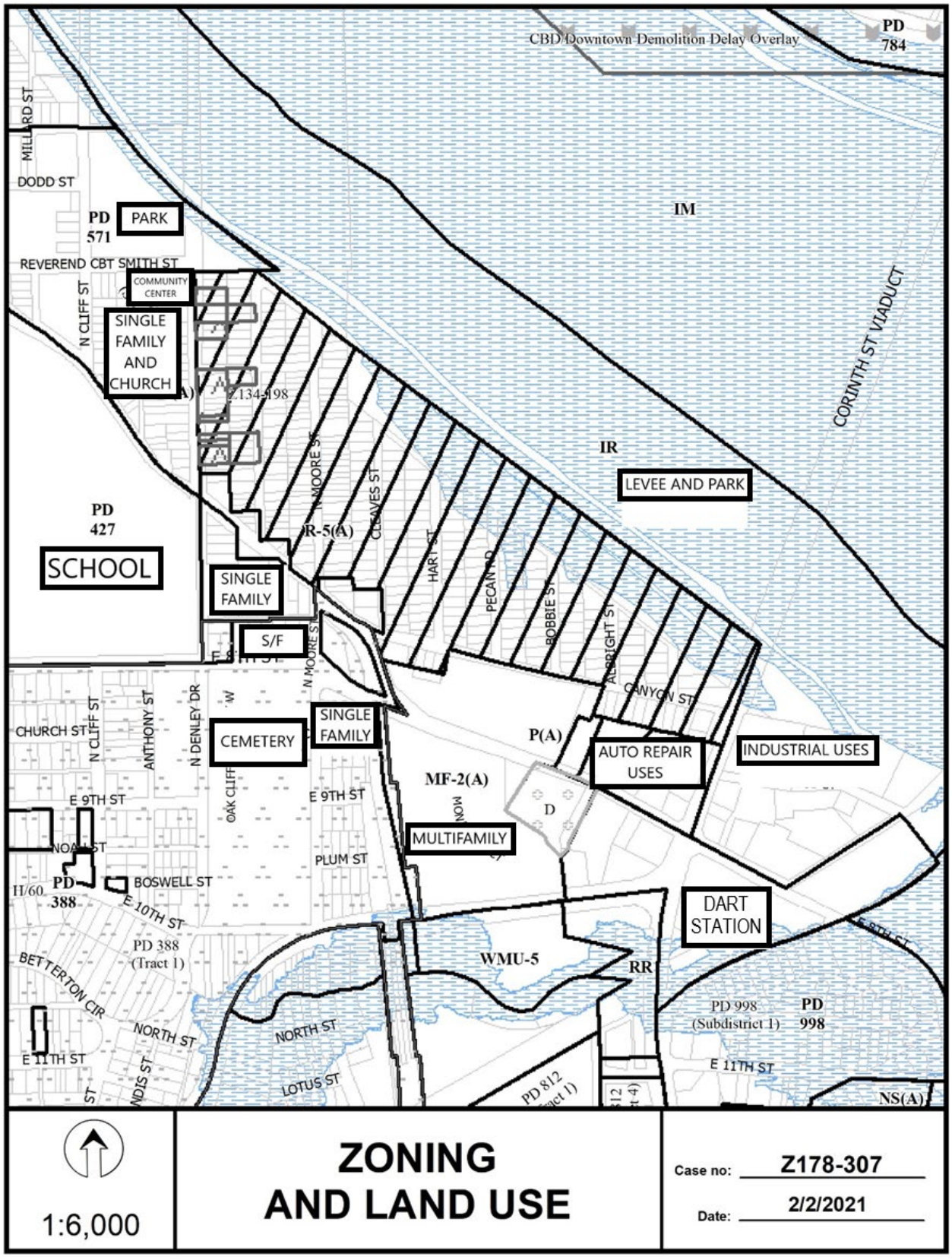
AERIAL MAP

Case no: Z178-307

Date: 2/2/2021


CBD Downtown Demolition Delay Overlay
PD 784
IM
IR
LEVEE AND PARK
CORINTH ST VIADUCT
MILLARD ST
DODD ST
PD 571
PARK
REVEREND CBT SMITH ST
COMMUNITY CENTER
N CLIFF ST
SINGLE FAMILY AND CHURCH
Z134-198
PD 427
SCHOOL
R-5(A)
SINGLE FAMILY
S/F
N MOORE ST
CLEAVES ST
HART ST
PECAN DR
BOBBIE ST
ALBRIGHT ST
CANYON ST
CHURCH ST
ANTHONY ST
N DENLEY DR
CEMETERY
SINGLE FAMILY
OAK CLIFF
E 9TH ST
P(A)
AUTO REPAIR USES
INDUSTRIAL USES
MF-2(A)
MULTIFAMILY
PLUM ST
BOSWELL ST
PD 388
E 10TH ST
PD 388 (Tract 1)
BETTERTON CIR
NORTH ST
E 11TH ST
LOTUS ST
WMU-5
RR
DART STATION
PD 998 (Subdistrict 1)
PD 998
PD 812
NS(A)
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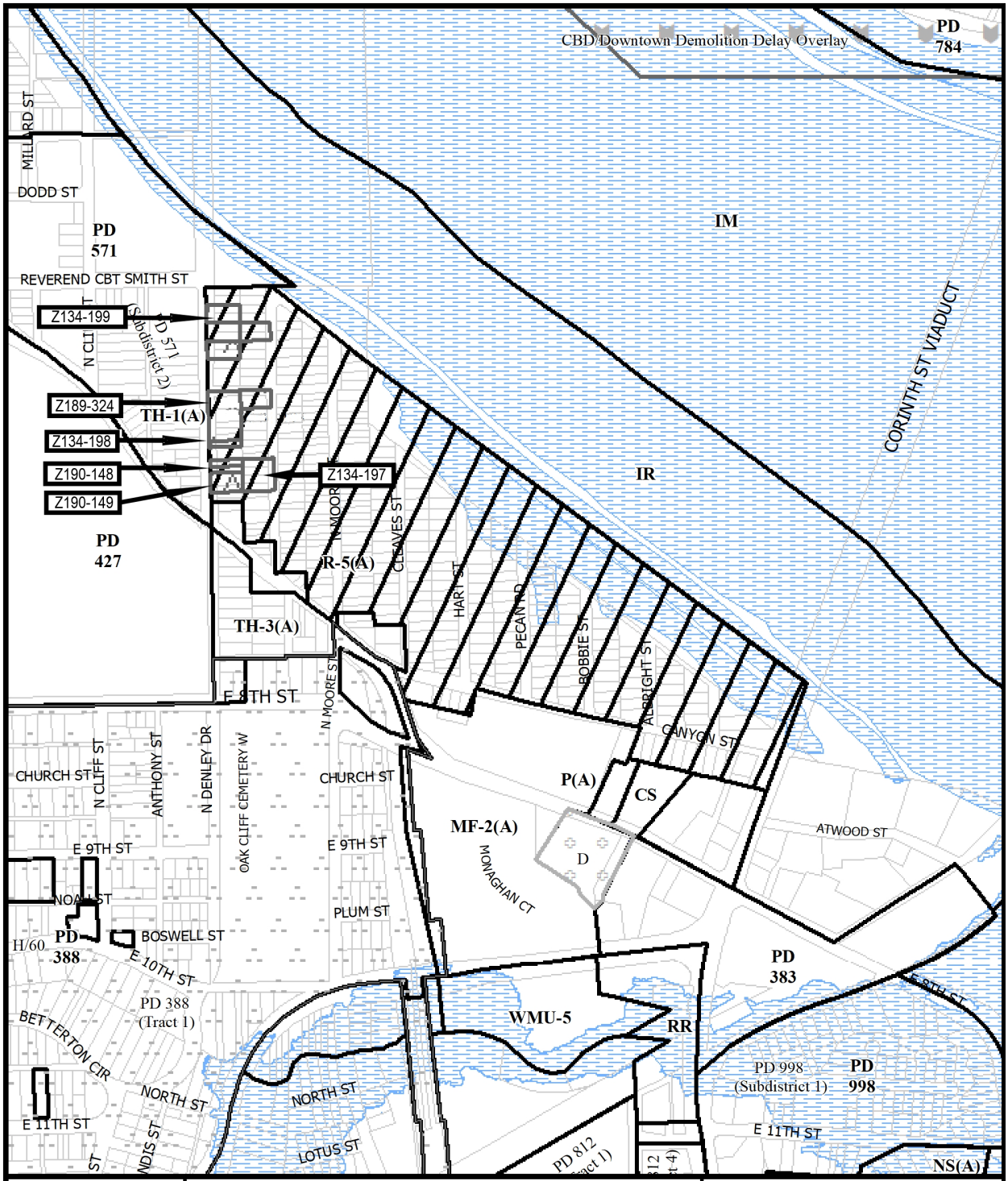
ZONING AND LAND USE
Case no: Z178-307
Date: 2/2/2021



ZONING HISTORY

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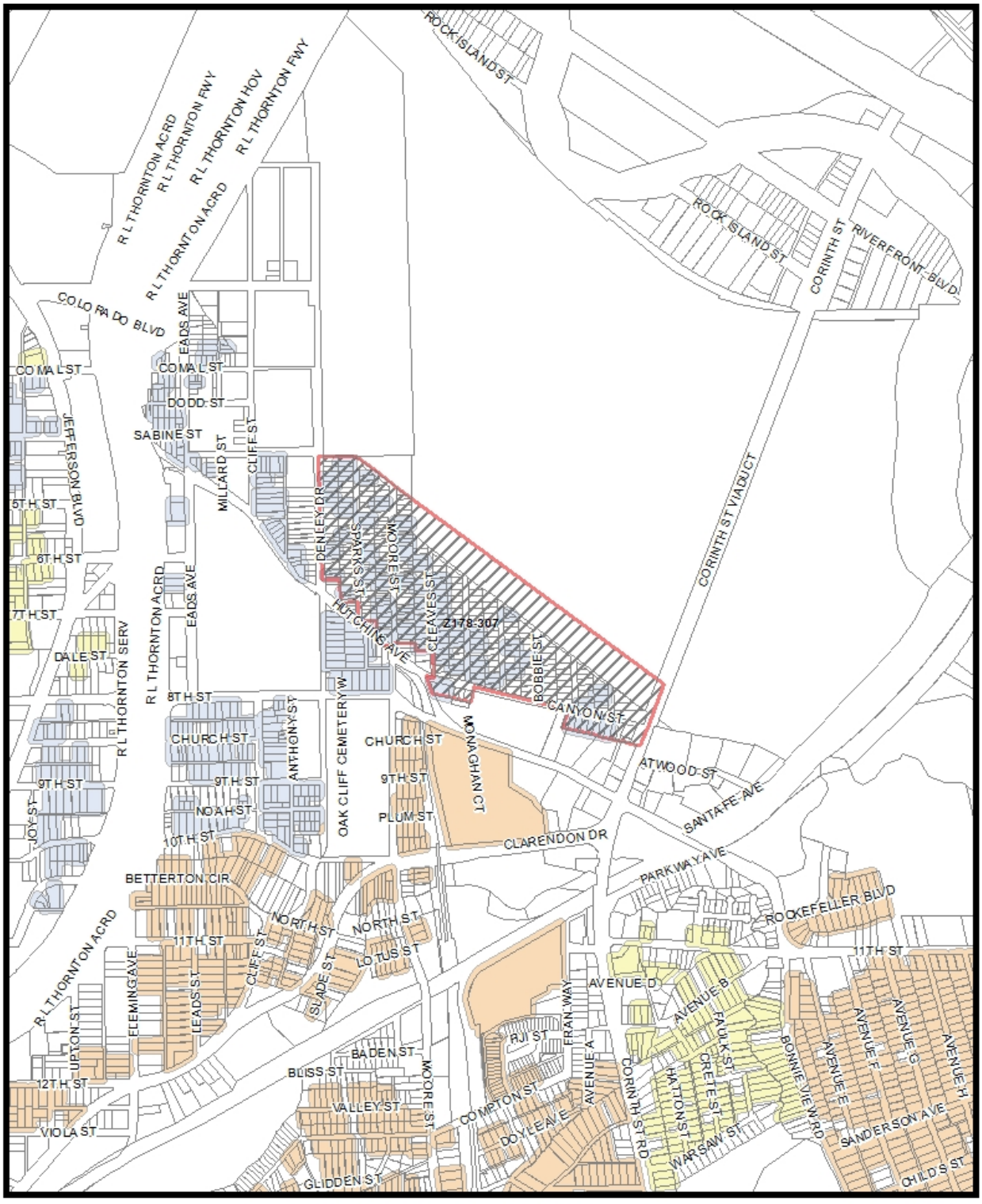
Case no: Z178-307

Date: 2/2/2021


ROCK ISLAND ST
R L THORNTON ACRD
R L THORNTON FWY
R L THORNTON HOV
COLORADO BLVD
EADS AVE
COMAL ST
DODD ST
SABINE ST
CLIFF ST
MILLARD ST
JEFFERSON BLVD
5TH ST
6TH ST
7TH ST
DALE ST
8TH ST
CHURCH ST
9TH ST
NOAH ST
10TH ST
JOY ST
ANTHONY ST
OAK CLIFF CEMETERY W
DENLEY DR
SUNSET PARK ST
MOORE ST
HUTCHINS AVE
CLEAVES ST
BOBBIE ST
CANYON ST
Z178-307
CORINTH ST VIADUCT
RIVERFRONT BLVD
CORINTH ST
MONAGHAN CT
PLUM ST
ATWOOD ST
SANTA FE AVE
CLARENDON DR
PARKWAY AVE
ROCKEFELLER BLVD
BETTERTON CIR
NORTH ST
LOTUS ST
SLADE ST
LEADS ST
FLEMING AVE
TURTON ST
11TH ST
12TH ST
VIOLA ST
BADEN ST
BLISS ST
VALLEY ST
GLIDDEN ST
MOORE ST
COMPTON ST
DOYLE AVE
AVENUE A
FRANWAY
RJ ST
CORINTH ST RD
AVENUE D
AVENUE B
FAULK ST
CRETE ST
HATTON ST
WARSAW ST
BONNIE VIEW RD
AVENUE E
AVENUE F
AVENUE G
AVENUE H
SANDERSON AVE
CHILDS ST
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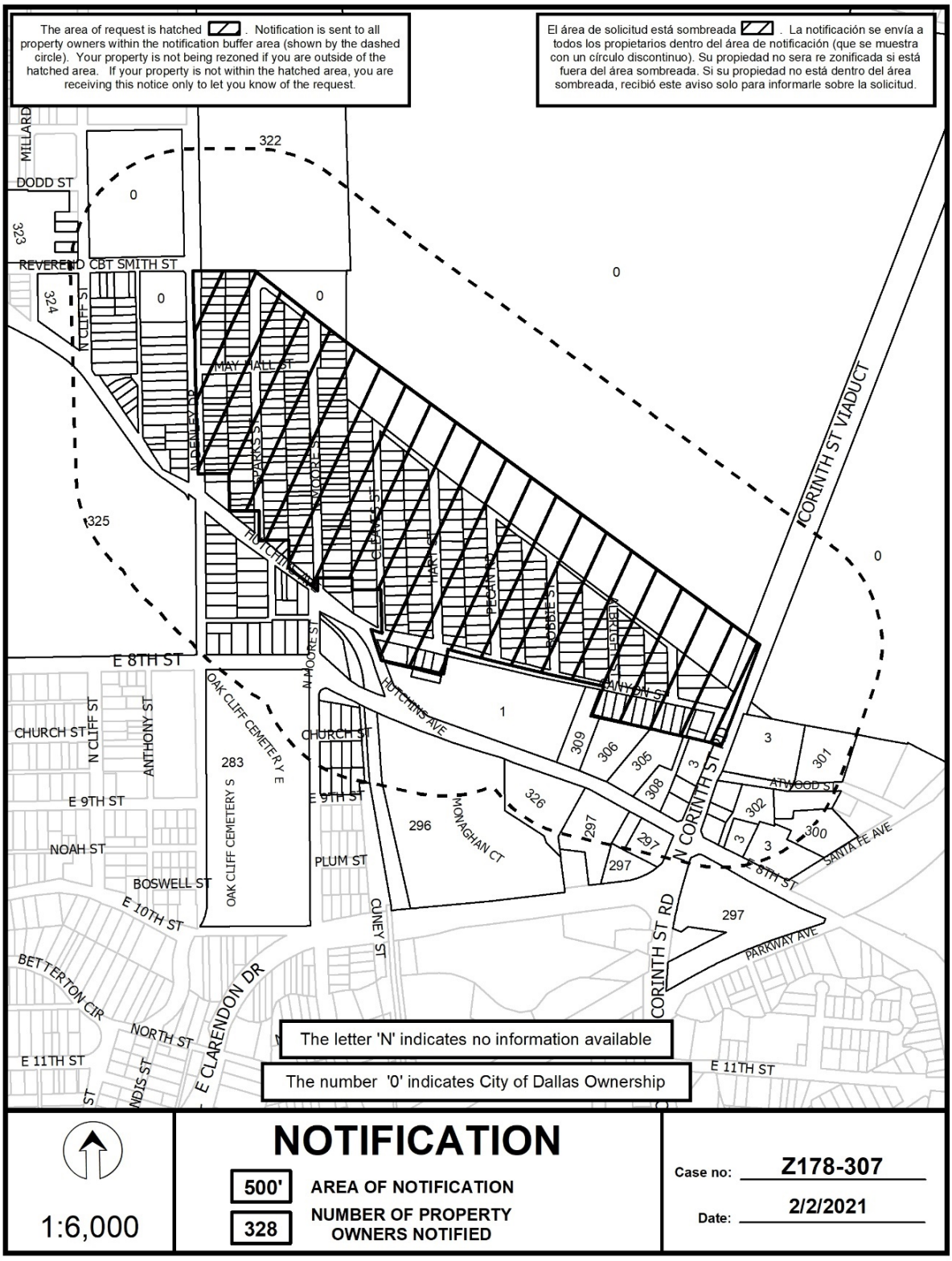
Market Value Analysis
Printed Date: 2/2/2021


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
322
323
324
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MILLARD
DODD ST
REVEREND CBT SMITH ST
N CLIFF ST
MAYFIELD ST
PARKS S
MOORE S
CLIFF TOP
THARP
PECAN ST
BOBBIE S
SUTTLE
CANYON ST
CORINTH ST VIADUCT
E 8TH ST
N MOORE ST
OAK CLIFF CEMETERY E
OAK CLIFF CEMETERY S
RUTCHINS AVE
CHURCH ST
ANTHONY ST
283
E 9TH ST
NOAH ST
BOSWELL ST
E 10TH ST
PLUM ST
CUNEY ST
296
MONAGHAN CT
326
309
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300
297
ATWOOD ST
SANTA FE AVE
N CORINTH ST
CORINTH ST RD
PARKWAY AVE
BETTERTON CIR
NORTH ST
E CLARENDON DR
E 11TH ST
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
328
NUMBER OF PROPERTY OWNERS NOTIFIED
1:6,000
Case no: Z178-307
Date: 2/2/2021

02/02/2021

CPC Agenda Notification List of Property Owners

Z178-307

328 Property Owners Notified

Label #	*Address*		*Owner*
1	1515	E 8TH ST	EAST EIGHTS STREET GROUP LLC
2	2010	CANYON ST	IRVIN WALTER L
3	212	N CORINTH ST RD	BISHOP-CORWIN PPTIES LLC
4	2024	CANYON ST	SHOFNER SAMUEL DAVID
5	1608	CANYON ST	BLACK LABEL PROPERTIES LLC
6	2018	CANYON ST	D REALTY INVESTMENTS INC
7	2004	CANYON ST	FORTSON LEON EST OF
8	2006	CANYON ST	NEW WAVE HOLDINGS LLC
9	2012	CANYON ST	HARRIS ALVIN JACK
10	2016	CANYON ST	HORN DOLLY PEARL
11	2008	CANYON ST	FINSTROM LARRY & DIANE M
12	2002	CANYON ST	Taxpayer at
13	2014	CANYON ST	Taxpayer at
14	1404	HUTCHINS AVE	CANYON O C & DELMA
15	2000	CANYON ST	CALAHAN STACEY L &
16	1602	CANYON ST	MUNOZ SYLVIA
17	633	SPARKS ST	TRISTAN TARAH
18	629	SPARKS ST	WRIGHT SCESRELL EST OF
19	625	SPARKS ST	BRADLEY ETHEL LEE EST OF
20	621	SPARKS ST	TORRES PETER MANUEL &
21	613	SPARKS ST	HOPKINS AUGUSTINE
22	509	SPARKS ST	SCOTT DORIS
23	503	SPARKS ST	EDWARDS NELLA D
24	604	N DENLEY DR	GRAVES MICHAEL
25	608	N DENLEY DR	HILL VERLINE
26	616	N DENLEY DR	BURKS MARVIN

Label #	*Address*		*Owner*
27	618	N DENLEY DR	DANIEL YVONNE B
28	624	N DENLEY DR	Taxpayer at
29	632	N DENLEY DR	SMITH CEDRICK LATON
30	617	N MOORE ST	JBIII INV INC
31	611	N MOORE ST	Taxpayer at
32	603	N DENLEY DR	DALLAS HOUSING ACQUISITION & DEV CORP
33	605	N MOORE ST	JONES DORIS JEAN EST OF
34	500	SPARKS ST	Taxpayer at
35	508	SPARKS ST	Taxpayer at
36	510	SPARKS ST	Taxpayer at
37	626	SPARKS ST	HERNS THEOPHIA &
38	608	N MOORE ST	JONES RONALD BERNARD
39	600	N MOORE ST	JONES PAUL DOUGLAS
40	514	N DENLEY DR	Taxpayer at
41	512	N DENLEY DR	Taxpayer at
42	432	N DENLEY DR	Taxpayer at
43	430	N DENLEY DR	Taxpayer at
44	428	N DENLEY DR	Taxpayer at
45	426	N DENLEY DR	DALLAS HOUSING ACQUISITION & DEV CORP
46	422	N DENLEY DR	NEW DIMENSION HOMES LLC
47	420	N DENLEY DR	Taxpayer at
48	418	N DENLEY DR	HAYNES EMMA ET AL
49	416	N DENLEY DR	Taxpayer at
50	412	N DENLEY DR	Taxpayer at
51	410	N DENLEY DR	MANUEL BERNET
52	411	SPARKS ST	Taxpayer at
53	413	SPARKS ST	Taxpayer at
54	415	SPARKS ST	BLACKMON CHARLETHA
55	417	SPARKS ST	Taxpayer at
56	421	SPARKS ST	MEMAR MASOUD OSTADHASSAN
57	423	SPARKS ST	FELDER ROBERT CARL

Label #	*Address*		*Owner*
58	425	SPARKS ST	Taxpayer at
59	427	SPARKS ST	Taxpayer at
60	429	SPARKS ST	Taxpayer at
61	435	SPARKS ST	WACHE LLC
62	437	SPARKS ST	Taxpayer at
63	439	SPARKS ST	LOWERY TASHA M
64	443	SPARKS ST	JONES CHARLES E
65	449	SPARKS ST	Taxpayer at
66	452	SPARKS ST	WYNN DIANE
67	450	SPARKS ST	Taxpayer at
68	438	SPARKS ST	COBBS CLYDE B SR
69	436	SPARKS ST	MOORE MRS LORAINE
70	432	SPARKS ST	NEDD ETHEL
71	428	SPARKS ST	Taxpayer at
72	424	SPARKS ST	Taxpayer at
73	422	SPARKS ST	WATSON BEATRICE &
74	420	SPARKS ST	GRIFFIN STREET MANAGEMENT INC
75	414	SPARKS ST	BARBEE DOVER C EST OF
76	408	SPARKS ST	Taxpayer at
77	406	SPARKS ST	Taxpayer at
78	404	SPARKS ST	Taxpayer at
79	400	SPARKS ST	FINLEY RUBY L C
80	325	N MOORE ST	BALL ROBERT N
81	333	N MOORE ST	TORRES JUAN
82	335	N MOORE ST	WILSON DAVID LEE
83	337	N MOORE ST	WILLIAMS DORIS NELL
84	401	N MOORE ST	TAYLOR CHARLES
85	405	N MOORE ST	SLAUGHTER ROSIE ET AL
86	407	N MOORE ST	ZAPATA MARGARET
87	411	N MOORE ST	LEOS PEDRO GARCIA
88	417	N MOORE ST	ESPINO CLAUDIA SALAS

Label #	*Address*		*Owner*
89	419	N MOORE ST	SIMMONS MARY ELLEN EST OF
90	421	N MOORE ST	Taxpayer at
91	423	N MOORE ST	JOHNSON WILLIE
92	425	N MOORE ST	TRUE PURPOSE CHURCH TR
93	427	N MOORE ST	Taxpayer at
94	503	N MOORE ST	DUNN KAYE REVELLE
95	505	N MOORE ST	HUBERT PEARLIE
96	509	N MOORE ST	CLIFT DAVID
97	512	N MOORE ST	BODY CLINTON ET AL
98	510	N MOORE ST	Taxpayer at
99	508	N MOORE ST	CASSLE ROSCOE
100	506	N MOORE ST	WADE BEATRICE
101	504	N MOORE ST	Taxpayer at
102	502	N MOORE ST	Taxpayer at
103	500	N MOORE ST	TRUE PURPOSE BAPTIST CHURCH
104	436	N MOORE ST	TRUE PURPOSE BAPT CHURCH
105	430	N MOORE ST	TRUE PURPOSE CHURCH
106	422	N MOORE ST	Taxpayer at
107	420	N MOORE ST	JOHNSON D KIRK
108	418	N MOORE ST	DREAD VICTORIA
109	416	N MOORE ST	RAMLER ANDREW J
110	410	N MOORE ST	WILLIAMS LUCY M
111	410	N MOORE ST	WALL C E
112	404	N MOORE ST	HAWKINS IRENE
113	402	N MOORE ST	SPARKS CLIFFORD
114	1223	HUTCHINS AVE	EDWARDS NELLA DELOIS
115	340	N MOORE ST	GOLDEN GATE MISSIONARY BAPTIST
116	336	N MOORE ST	JB III INVESTMENTS INC
117	326	N MOORE ST	Taxpayer at
118	413	CLEAVES ST	REAL LENN LLC
119	415	CLEAVES ST	MIRANDA ALEXANDA

02/02/2021

Label #	*Address*		*Owner*
120	417	CLEAVES ST	ODEGBARO CHRISTINE &
121	419	CLEAVES ST	SOUTH DALLAS PROPERTIES
122	421	CLEAVES ST	FIRST THOMPSON MISSIONARY
123	423	CLEAVES ST	FIRST THOMPSON MBC
124	400	CLEAVES ST	BLACKBURN LLEWELLYN A JR
125	404	CLEAVES ST	WALKER FAYE
126	406	CLEAVES ST	SEGURA ABEL &
127	410	CLEAVES ST	STRHAN STEVEN P
128	412	CLEAVES ST	RELFORD JIM
129	418	CLEAVES ST	GONZALES JENNIFER MARIE &
130	422	CLEAVES ST	BARRERA ANA K &
131	424	CLEAVES ST	AYERS DELPHIA RAWLSTON
132	403	HART ST	KUTHURU LLC
133	405	HART ST	CERVANTES MARISOL
134	401	CLEAVES ST	B&J CUSTOM HOMES INC DBA
135	413	HART ST	BABB VERA S ESTATE OF
136	415	HART ST	Taxpayer at
137	437	HART ST	STERLING LIZZIE M EST OF
138	441	HART ST	STERLING LIZZIE
139	445	HART ST	Taxpayer at
140	449	HART ST	Taxpayer at
141	451	HART ST	Taxpayer at
142	400	HART ST	Taxpayer at
143	1209	HUTCHINS AVE	MARQUEZ ENRIQUE & MARTHA L
144	404	HART ST	ROBERSON TOMMY EUGENE &
145	408	HART ST	ROBERSON TOMMY E
146	412	HART ST	SUNSET MANOR LLC
147	424	HART ST	Taxpayer at
148	428	HART ST	CARTER DARRELL
149	432	HART ST	Taxpayer at
150	436	HART ST	SCOTT MYRTIS

02/02/2021

Label #	*Address*		*Owner*
151	427	CLEAVES ST	MIRANDA ALEXANDRA
152	429	CLEAVES ST	CALLOWAY JEROME
153	433	CLEAVES ST	SAFE CAPITAL INVESTMENTS LLC
154	439	CLEAVES ST	COMEJO JOSE LUIS
155	441	CLEAVES ST	FENSTER STEFAN
156	443	CLEAVES ST	Taxpayer at
157	445	CLEAVES ST	Taxpayer at
158	426	CLEAVES ST	GARZA JUAN CARLOS SOLIS
159	428	CLEAVES ST	SOLIS WENDY S
160	430	CLEAVES ST	SANCHEZ PPTY MGMT INC
161	432	CLEAVES ST	HOPKINS MAURICE JR
162	434	CLEAVES ST	Taxpayer at
163	436	CLEAVES ST	NEW DIMENSION HOMES LLC
164	440	CLEAVES ST	Taxpayer at
165	463	HART ST	WILSON SHIRLEY HOUSE
166	461	HART ST	WILSON SHIRLEY
167	459	HART ST	MAZZMANIA LP
168	455	HART ST	Taxpayer at
169	453	HART ST	JOINER FAITH R
170	458	HART ST	Taxpayer at
171	462	HART ST	Taxpayer at
172	403	PECAN DR	MARTINEZCORDONA ISMAEL
173	405	PECAN DR	DYER DEWEY G
174	409	PECAN DR	Taxpayer at
175	413	PECAN DR	HAYNES ROBERT & MAGIE A
176	415	PECAN DR	CROCKETT BERNICE
177	417	PECAN DR	Taxpayer at
178	419	PECAN DR	PRICE RACHAEL
179	421	PECAN DR	PRICE RACHAEL D
180	425	PECAN DR	HALL LARESA
181	431	PECAN DR	MOLINA JUAN MIGUEL

Label #	*Address*		*Owner*
182	400	PECAN DR	Taxpayer at
183	404	PECAN DR	PARKER DE LAWRENCE
184	1212	REVEREND CBT SMITH ST	MERCADO FRANCISCA
185	412	PECAN DR	Taxpayer at
186	414	PECAN DR	ARMENTA MARIA ELSA
187	416	PECAN DR	SOUTH DALLAS INVESTMENT
188	422	PECAN DR	MEMAR MASOUD OSTADHASSAN
189	428	PECAN DR	SHOFNER SAMUEL
190	426	PECAN DR	HANEFUL VENTURES LLC
191	423	BOBBIE ST	Taxpayer at
192	421	BOBBIE ST	Taxpayer at
193	419	BOBBIE ST	Taxpayer at
194	417	BOBBIE ST	DALLAS CITY OF COUNTY OF
195	413	BOBBIE ST	Taxpayer at
196	411	BOBBIE ST	Taxpayer at
197	409	BOBBIE ST	Taxpayer at
198	407	BOBBIE ST	MCFARLAND GLADYS MARIE
199	403	BOBBIE ST	FAIRCHILD M E
200	401	BOBBIE ST	SPRINGFUL PROPERTIES LLC
201	404	BOBBIE ST	Taxpayer at
202	406	BOBBIE ST	Taxpayer at
203	410	BOBBIE ST	WHITE RUTHIE MAE
204	412	BOBBIE ST	Taxpayer at
205	414	BOBBIE ST	Taxpayer at
206	416	BOBBIE ST	FIRST INTERSTATE BANK
207	418	BOBBIE ST	CARRANZA JUAN
208	413	ALBRIGHT ST	Taxpayer at
209	409	ALBRIGHT ST	Taxpayer at
210	403	ALBRIGHT ST	TOLIVER WILLIE MAE EST OF
211	401	ALBRIGHT ST	VILLICANA ISMAEL RAMOS
212	400	ALBRIGHT ST	Taxpayer at

02/02/2021

Label #	*Address*		*Owner*
213	402	ALBRIGHT ST	MURAI HOMES LLC
214	404	ALBRIGHT ST	SALAZAR SONIA L
215	406	ALBRIGHT ST	Taxpayer at
216	408	ALBRIGHT ST	Taxpayer at
217	410	ALBRIGHT ST	NIDAM SAGI
218	409	VIADUCT ST	SILVA JUAN RODRIGUEZ &
219	405	VIADUCT ST	AVALOS VICTOR HUGO MORALES
220	403	VIADUCT ST	CONSORTIUM B INC
221	401	VIADUCT ST	CONSORTIUM B INC
222	400	VIADUCT ST	ADIA PARTNERSHIP LLC &
223	515	N MOORE ST	KING HOLLIS
224	330	N MOORE ST	PEREZ JOSE JUAN GARCIA &
225	414	CLEAVES ST	RODRIGUEZ LUIS
226	416	CLEAVES ST	SKD PROPERTY MGMT LP
227	711	N CLIFF ST	GOLDEN GATE MISSIONARY
228	703	N CLIFF ST	GOLDEN GATE MISSIONARY
229	1219	HUTCHINS AVE	GRAY MAE KATHERINE
230	1217	HUTCHINS AVE	Taxpayer at
231	1205	HUTCHINS AVE	HALL DWAINE
232	1211	HUTCHINS AVE	COLORADO ENRIQUE & MARIA
233	1215	HUTCHINS AVE	MARTINEZ JAVIER LUNA &
234	602	N CLIFF ST	HALL DWAINE E
235	602	N CLIFF ST	HALL DWAINE E
236	608	N CLIFF ST	Taxpayer at
237	604	N CLIFF ST	WILLIAMS ADRIAN D
238	606	N CLIFF ST	GOLDEN GATE ADULT REHABILITATION MINSTRY INC
239	616	N CLIFF ST	Taxpayer at
240	612	N CLIFF ST	HERRING DOLLIE
241	618	N CLIFF ST	ARTIS DONALD & DOROTHY
242	616	N CLIFF ST	KEMP FREDDIE JR & SHARON
243	1202	REVEREND CBT SMITH ST	GOLDEN GATE MISSIONARY

02/02/2021

Label #	*Address*		*Owner*
244	1204	REVEREND CBT SMITH ST	JENKINS MARY BELL
245	1210	REVEREND CBT SMITH ST	Taxpayer at
246	1206	REVEREND CBT SMITH ST	JONES JAMES E
247	523	N DENLEY DR	Taxpayer at
248	521	N DENLEY DR	JOHNSON SIRDELLIA EST OF
249	517	N DENLEY DR	Taxpayer at
250	507	N DENLEY DR	GLOBAL HARVESTERS FDN
251	501	N DENLEY DR	SPARKS FANNIE
252	425	N DENLEY DR	CARTER JAMES
253	429	N DENLEY DR	Taxpayer at
254	1239	HUTCHINS AVE	WALKER ELMORE L
255	419	N DENLEY DR	MEEKS JAMES
256	413	N DENLEY DR	Taxpayer at
257	342	N DENLEY DR	BROOKS MRS INEZ ESTATE
258	332	N DENLEY DR	TATUM DIANNE
259	320	N DENLEY DR	Taxpayer at
260	324	N DENLEY DR	AUSTIN KIM
261	328	N DENLEY DR	CANTU ARIANE
262	316	N DENLEY DR	THOMAS RAJA
263	334	N DENLEY DR	TATUM DIANNE
264	330	N DENLEY DR	RANGEL PEDRO &
265	310	N DENLEY DR	PARADISE KINGDOM REVIVAL
266	1301	E 8TH ST	PARADISE KINGDOM REVIVAL CENTER
267	1307	E 8TH ST	MARTINEZ JOAQUIN
268	1311	E 8TH ST	VEGA GABRIELA
269	1315	E 8TH ST	ANSARISPRINGS AALIYAH D
270	1319	E 8TH ST	COLLINS PHILLIP E
271	1323	E 8TH ST	HHH SINGLE FAMILY PORTFOLIO LLC
272	1327	E 8TH ST	TALKINGSTON CHRISTOPHER
273	320	SPARKS ST	Taxpayer at
274	1402	HUTCHINS AVE	WILBURN ALFONSO JR

02/02/2021

Label #	*Address*		*Owner*
275	1400	HUTCHINS AVE	WILBURN VERA M ESTATE OF
276	313	SPARKS ST	MCCARROLL VIRGINIA
277	317	SPARKS ST	MERCER RAFAEL C & EMILY G
278	323	SPARKS ST	KELLEY BRENDA
279	327	SPARKS ST	MOORE CAROLYN JEAN
280	335	SPARKS ST	Taxpayer at
281	1322	HUTCHINS AVE	HANKINS ANN ROSARY
282	326	N DENLEY DR	NEW DIMENSION HOMES LLC
283	100	N MOORE ST	OAK CLIFF CEMETERY
284	230	N MOORE ST	Taxpayer at
285	1403	CHURCH ST	WEBB HELEN
286	1407	CHURCH ST	Taxpayer at
287	1411	CHURCH ST	MCGOWAN ERIC LAMONT
288	1403	E 9TH ST	GUILLEN NORBERTO
289	1407	E 9TH ST	WIGGINS LATONYA
290	1411	E 9TH ST	DAVIS STEVEN &
291	1415	E 9TH ST	DELGADORODRIGUES EMA
292	1414	CHURCH ST	FUENTAS IRMA L
293	1410	CHURCH ST	SANDERS LIZZIE
294	1406	CHURCH ST	SOLANO YESENIA
295	1402	CHURCH ST	AMAYA CRUZ E
296	1544	E 8TH ST	DALLAS HOUSING AUTHORITY
297	1699	E CLARENDON DR	DALLAS AREA RAPID TRANSIT
298	1400	E 8TH ST	ONCOR ELECRIC DELIVERY COMPANY
299	200	N CORINTH ST RD	P&K PROPERTIES LTD
300	220	SANTA FE AVE	BISHOP JEFFREY R
301	1730	ATWOOD ST	BISHOP CORWIN PPTIES LLC
302	1810	ATWOOD ST	BISHOP CORWIN PROPERTIES LLC
303	9	N CORINTH ST VIADUCT RD	PATRICK REALTY CORP
304	201	N CORINTH ST RD	Taxpayer at
305	1623	E 8TH ST	Taxpayer at

02/02/2021

Label #	*Address*		*Owner*
306	1609	E 8TH ST	1609 PARTNERS LLC
307	211	N CORINTH ST RD	Taxpayer at
308	1629	E 8TH ST	Taxpayer at
309	1607	E 8TH ST	THERM PROCESSES INC
310	1614	CANYON ST	MCKINNEY A B
311	1403	E 8TH ST	ONCOR ELECRTIC DELIVERY COMPANY
312	1401	E 8TH ST	EIGHTH ST RENAISSANCE PLZ
313	400	N DENLEY DR	Taxpayer at
314	1321	HUTCHINS AVE	LAW ACIE JR
315	403	SPARKS ST	PERRY CORADANNE S
316	1403	HUTCHINS AVE	WATER SERVICE INC
317	1401	HUTCHINS AVE	KNIGHTS & ASSOCIATES
318	324	N MOORE ST	Taxpayer at
319	322	N MOORE ST	JOHNSON RICKEY NELOM
320	1503	HUTCHINS AVE	Taxpayer at
321	407	CLEAVES ST	Taxpayer at
322	101	CADIZ ST	CITY & COUNTY LEVEE
323	1101	REVEREND CBT SMITH ST	GOLDEN GATE MISSIONARY
324	1128	REVEREND CBT SMITH ST	GOLDEN GATE BAPT CHURCH
325	1201	E EIGHTH ST	Dallas ISD
326	1608	E 8TH ST	BISHOP ENGINE PARTS INC
327	2300	AL LIPSCOMB WAY	BNSF RAILWAY
328	2300	AL LIPSCOMB WAY	BNSF RAILWAY

Memorandum

CITY OF DALLAS

DATE March 4, 2021

TO Tony Shidid, Chair and
City Plan Commissioners

SUBJECT City Plan Commission Authorized Hearing

On January 3, 2019, the City Plan Commission authorized a hearing to determine the proper zoning on property zoned Conservation District No. 12, the Belmont Addition Conservation District with Modified Delta Overlay No. 1 on a portion, with consideration to be given to amending the development standards for driveway access and to allow for parking for accessory dwelling units.

On March 7, 2019, the City Plan Commission amended the authorization for consideration only of amending the development standards for driveway access.

Commissioners Garcia, Rubin, and Shidid request that the City Plan Commission authorize a public hearing amending the previously authorized hearing on property zoned Conservation District No. 12, the Belmont Addition Conservation District with Modified Delta Overlay No. 1 on a portion. Consideration is to be given to: amending the development standards for fence height and location, and front yard setbacks; clarifying language to ensure nonconforming structures can be repaired, remodeled, and replaced; clarifying language to detail the requirements for a work review; modifying the second story restriction on Craftsman style structures; and modifying architectural standards for new construction and remodeling to promote the conservation of Craftsman style structures, in addition to the development standards for driveway access as previously authorized. The area is generally bounded by lots on both sides Llano Avenue, Skillman Street, the lots on both sides of Belmont Avenue (excluding the south side of Belmont Avenue between Greenville Avenue and Matilda Street), and Greenville Avenue, and contains approximately 125 acres. A map of the area to be considered is attached.

This is a hearing to consider the request to amend the previously authorized hearing and not the rezoning of property at this time.

Donna Moorman, Chief Planner

Donna P. Moorman

Current Planning Division
Sustainable Development and Construction Department

Memorandum

CITY OF DALLAS

DATE February 7, 2021

TO Kris Sweckard, Director
Department of Sustainable Development and Construction

SUBJECT Request for Agenda Item for Authorized Hearing

On January 3, 2019, the City Plan Commission authorized a hearing to determine the proper zoning on property zoned Conservation District No. 12, the Belmont Addition Conservation District with Modified Delta Overlay No. 1 on a portion, with consideration to be given to amending the development standards for driveway access and to allow for parking for accessory dwelling units.

On March 7, 2019, the City Plan Commission amended the authorization for consideration only of amending the development standards for driveway access.

We are requesting that the City Plan Commission authorize a public hearing amending the previously authorized hearing on property zoned Conservation District No. 12, the Belmont Addition Conservation District with Modified Delta Overlay No. 1 on a portion. Consideration is to be given to: amending the development standards for fence height and location, and front yard setbacks; clarifying language to ensure nonconforming structures can be repaired, remodeled, and replaced; clarifying language to detail the requirements for a work review; modifying the second story restriction on Craftsman style structures; and modifying architectural standards for new construction and remodeling to promote the conservation of Craftsman style structures, in addition to the development standards for driveway access as previously authorized. The area is generally bounded by lots on both sides Llano Avenue, Skillman Street, the lots on both sides of Belmont Avenue (excluding the south side of Belmont Avenue between Greenville Avenue and Matilda Street), and Greenville Avenue, and contains approximately 125 acres. A map of the area to be considered is attached.

We respectfully request that the item be placed on the City Plan Commission agenda and advertised as required by Section 51A-4.701(a)(1) of the City of Dallas Development Code.

This is a hearing to consider the request to amend the previously authorized hearing and not the rezoning of property at this time.

Wayne Garcia

Wayne Garcia, District 14 Commissioner

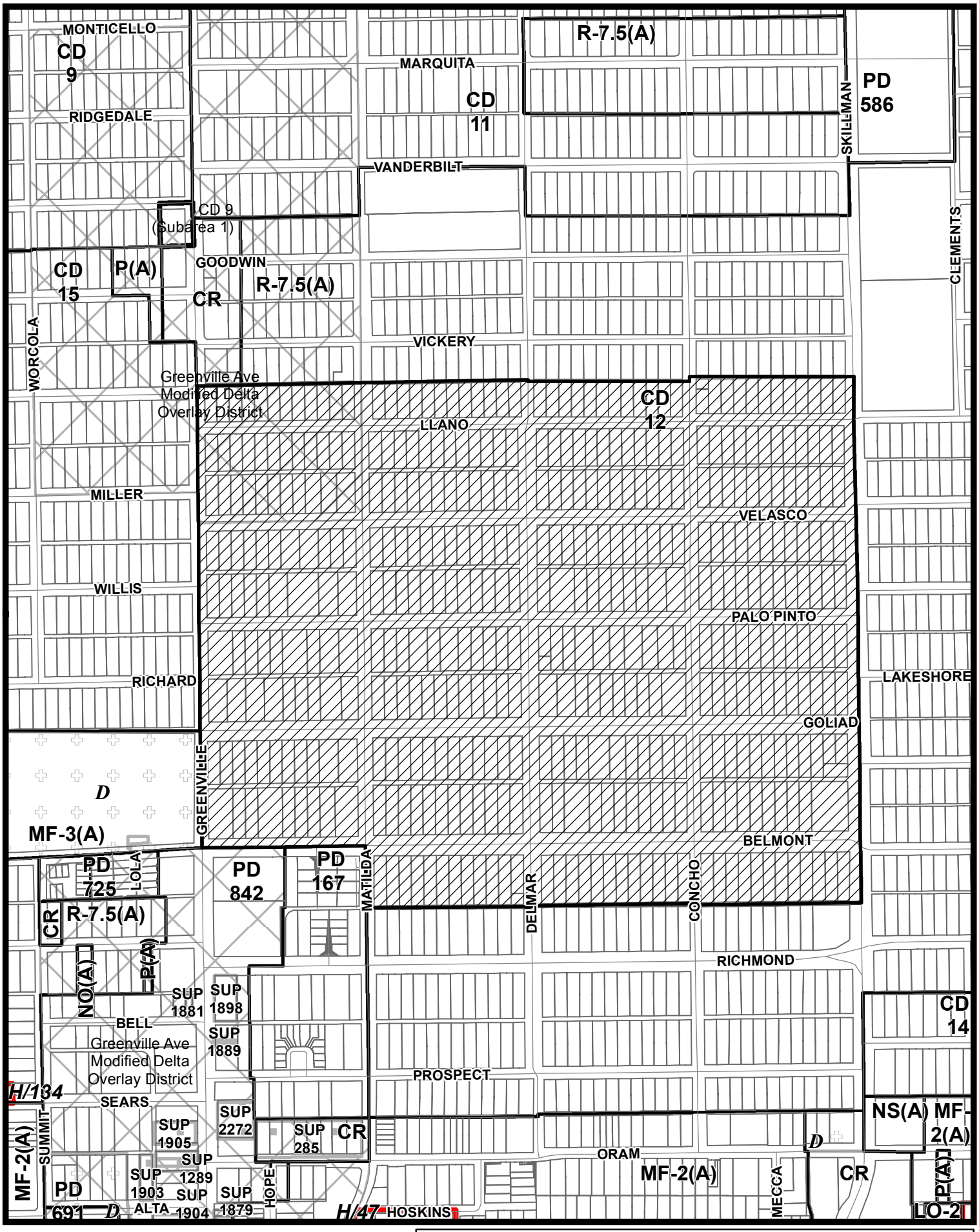
Brent M. Rubin

City Plan Commissioner, Place 15

Tony Stallworth

City Plan Commissioner (DS)

cc: Neva Dean, Assistant Director, Current Planning Division



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CD No. 12, Belmont Addition

Memorandum

CITY OF DALLAS

DATE March 4, 2021

TO Tony Shidid, Chair and
City Plan Commissioners

SUBJECT **City Plan Commission Authorized Hearing**

Commissioners MacGregor, Blair, and Johnson request that the City Plan Commission authorize a public hearing to determine the proper zoning on property zoned an R-7.5(A) Single Family District with Specific Use Permit (SUP) No.139 for an Electric Substation and Specific Use Permit (SUP) No.1164 for a Transit Passenger Station or Transfer Center on a portion, an R-5(A) Single Family District, an LO-1 Limited Office District, a CR Community Retail District, and an IM Industrial Manufacturing District. The area is generally bound by and contains the first six parcels east of Polk Street on the north side of Elmdale Place on the south, parcels along the east side of Polk Street from Elmdale Place to Lebanon Avenue on the west, Lebanon Avenue from Polk Street to S. Edgefield Avenue on the south, S. Edgefield Avenue from Lebanon Avenue to W. Clarendon Avenue on the west, W. Clarendon Avenue from S. Edgefield Avenue to both sides of Nolte Drive on the north, both sides of Nolte Drive from W. Clarendon Avenue to Tyler Street on the south; and both sides of the DART R.O.W from Tyler Street to Polk Street. The area of request contains approximately 74.62 acres. Consideration is to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. A map of the proposed area to be considered is attached.

Based on the number of points received for prioritization of authorized hearings, this authorization would be number 17 on the Prioritization List. The Authorized Hearing Prioritization List is attached for reference.

This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Mary Lovell

Mary Lovell, Senior Planner
Current Planning Division
Sustainable Development and Construction Department

Memorandum

CITY OF DALLAS

DATE January 7, 2021

TO Kris Sweckard, Director
Department of Sustainable Development and Construction

SUBJECT Request for Agenda Item for an Authorized Hearing

We respectfully request that the following item be placed on the City Plan Commission Agenda and advertised as required by Section 51A-4.701(a)(1) of the City of Dallas Development Code.

Consideration of authorizing a public hearing to determine the proper zoning on property zoned an R-7.5(A) Single Family District with Specific Use Permit (SUP) No.139 for an Electric Substation and Specific Use Permit (SUP) No.1164 for a Transit Passenger Station or Transfer Center on a portion, an R-5(A) Single Family District, an LO-1 Limited Office District, a CR Community Retail District, and an IM Industrial Manufacturing District. The area is generally bound by and contains the first six parcels east of Polk Street on the north side of Elmdale Place on the south, parcels along the east side of Polk Street from Elmdale Place to Lebanon Avenue on the west, Lebanon Avenue from Polk Street to S. Edgefield Avenue on the south, S. Edgefield Avenue from Lebanon Avenue to W. Clarendon Avenue on the west, W. Clarendon Avenue from S. Edgefield Avenue to both sides of Nolte Drive on the north, both sides of Nolte Drive from W. Clarendon Avenue to Tyler Street on the south; and both sides of the DART R.O.W from Tyler Street to Polk Street. The area of request contains approximately 74.62 acres. Consideration is to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations.

The purpose of this proposed authorized hearing is to explore the creation of a transit-oriented development in a manner that is compatible with the single family community surrounding the Tyler/Vernon DART station.

Attached is a location map for your review.

This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Thank you for your attention to this matter.

Enrique MacGregor, Commissioner District 1

Commissioner, District Lorie D. Blair D08

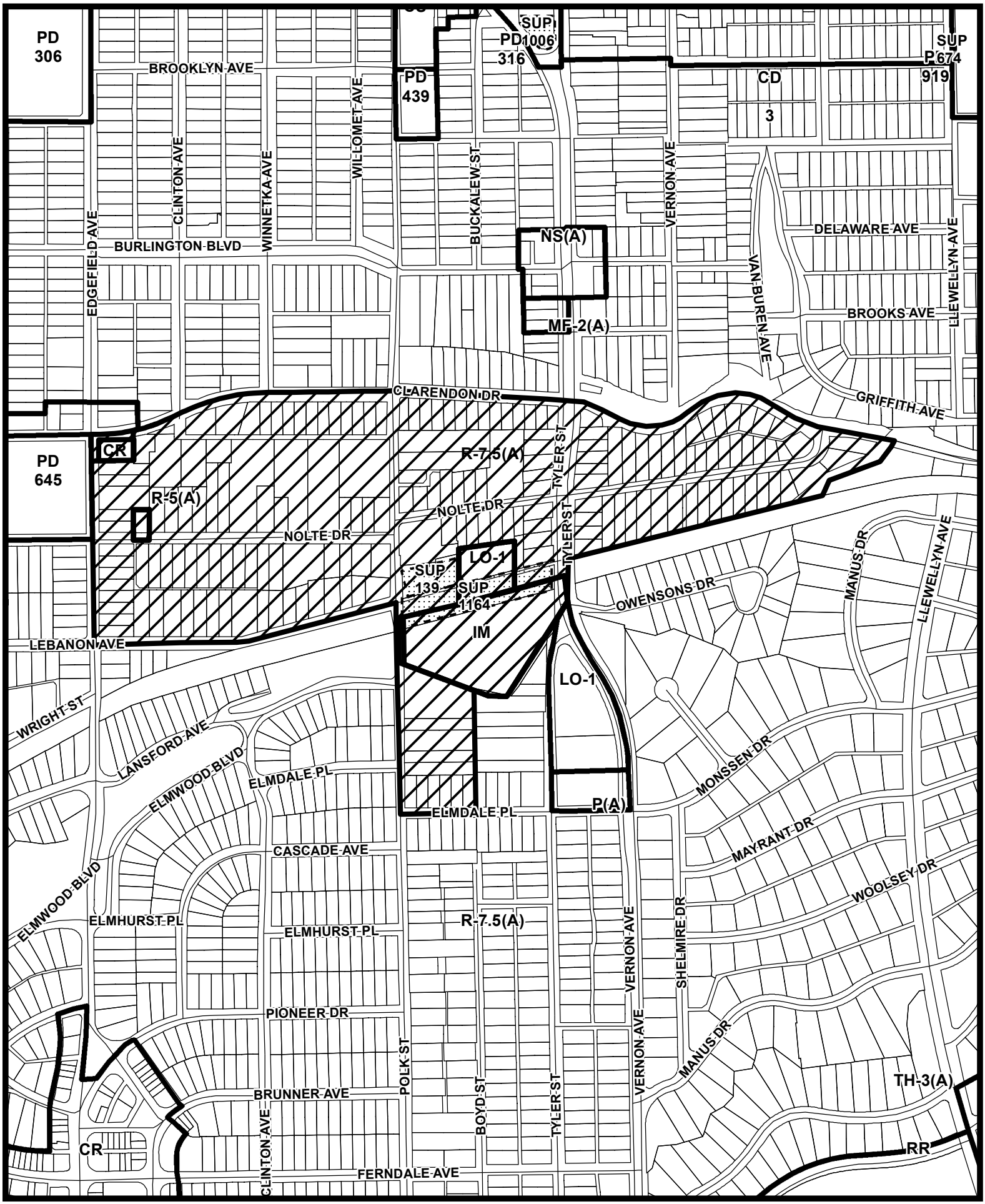
Commissioner, District

c: Neva Dean, Assistant Director, Sustainable Development and Construction Department

Commissioner, District 4

Commissioner, District

c: Neva Dean, Assistant Director, Sustainable Development and Construction Department



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Authorized Hearing Request Area
Tyler Vernon Station

Printed Date: 1/6/2021

AUTHORIZED HEARING POINTS for PRIORITIZATION																						
CC Dist	Date of Prioritization: **1/4/2021**	Order by **Prioritization**	Order by Date of **Authorization**	**LAND USE PLAN**						**SPECIAL CITY DESIGNATED AREA**				**OTHER CITY PROGRAM**		**INFRA INVEST**	**TRANSITIONAL AREA**				**EXTENUATING CIRCUMSTANCES**	**Total Points**
				forward Dallas!	less than 2 yrs	2 -3 yrs	3 - 4 yrs	4 - 5 yrs	5 -10 yrs	Stab Area	Emerg Mrkt	Redev Area	NEZ	TIF	PID		20% zoning change request	10% zoning change request	SF Demo Permits in higher density	Request for CD in SF Hist. Dist.		
				50	**20**	**15**	**10**	**5**	**1**	**3**	**2**	**1**	**3**	**3**	**1**	**3**	**2**	**1**	**3**	**3**	**Council determines**	
4	East Oak Cliff	**1**	2							3				3		3						**9**
4	10th St Hist. Dist.and PD No.388	**2**	12							3				3						3		**9**
11	PD No.887 Valley View Galleria	**3**	13						1					3		3						**7**
6	Singleton/Chicago IR area	**4**	8						1				3									**4**
14	Turtle Creek Neighborhood	**5**	3												1							**1**
1	Elmwood	**6**	1																			**0**
1	Catherine/Pierce Trolley Stop	**7**	4																			**0**
1	Edgefield/Clarendon Trolley Stop	**8**	5																			**0**
14	CD No.12 Amend	**9**	6																			**0**
1	Clarendon/Hampton MF-2 Area	**10**	7																			**0**
14	NO(A) Single property-Richmond/Summit	**11**	9																			**0**
8	Julius Schepps/McCommas Bluff	**12**	10																			**0**
1	Hampton/Clarendon Trolley Stop	**13**	11																			**0**
3	Westmoreland/Illinois DART	**14**	14																			**0**
8	East Kleberg	**15**	15																			**0**
8	West Kleberg	**16**	16																			**0**
1	Tyler Vernon Street Station	17	17																			**0**

Currently in process:
Vickery Meadow (Z167-378)
Elm Thicket (Z167-395)
PD No. 317 - The Cedars (Z167-311)
The Bottom (Z178-307)