



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, July 9, 2020
AGENDA

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

* The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.
** The City Plan Commission meeting will be held by videoconference. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure should contact the Sustainable Development and Construction Department at 214-670-4209 by the close of business Tuesday, July 7, 2020. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 95 or 96 and bit.ly/cityofdallastv. The following videoconference link is available to the public to listen to the meeting WebEx link below:

<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=eb8795a867c2e9c4e867da4210c839ef4>.

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

BRIEFINGS:

Z167-311 - Briefing to include proposed zoning regulations for proposed Subdistricts 2, 3, and 4 within PD No. 317 for a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration to be given to expanding PD No. 317 on property zoned CA-1(A) Central Area District, and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of PD No. 317. The area is generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30.

Vasavi Pilla, Coordinator, Office of Economic Development

Subdivision Docket
Zoning Docket

PUBLIC TESTIMONY:

Minor Amendments
Waivers
Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Sharmila Shrestha

Consent Items:

- (1) **S190-156**
(CC District 14)
An application to replat a 0.33-acre tract of land containing part of Lot 3, and all of Lots 4 and 5 in City Block 1/607 to create one lot on property located on Caddo Street, at the terminus of Cochran Street.
Owner: Caddo 1920, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: June 10, 2020
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S190-157**
(CC District 7)
An application to replat a 4.35-acre tract of land containing all of Lots 2 through 25 in City Block B/809, a 16-foot abandoned alley, and a portion of abandoned Pacific Avenue to create one lot on property bounded by Pacific Avenue, Parry Avenue, Commerce Street, and Ash Lane.
Owners: 4100 Commerce LP & Block 809 Properties, LTD
Surveyor: CBG Surveying Texas, LLC
Application Filed: June 10, 2020
Zoning: PD 269 (Tract A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S190-158**
(CC District 6)
An application to replat a 1.088-acre tract of land containing part of Lots 7 through 12, 14, and 15 and all of Lots 16 and 17 in City Block A/4016; a portion of abandoned 15-foot alley, and a portion of abandoned Sylvan Avenue to create one lot on property located on Sylvan Avenue at Fort Worth Avenue, south of Evanston Avenue.
Owner: 739 Fort Worth Avenue, LLC
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: June 10, 2020
Zoning: PD 714 (Subdistrict 1B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S190-159**
(CC District 6)
- An application to replat a 5.8038-acre tract of land containing all of Lots 1 through 4 in City Block H/6509 to create one 2.8805-acre lot and one 2.9234-acre lot on property located on Shady Trail, south of Walnut Hill Lane.
- Owner: R.G. Colling, LLC
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: June 10, 2020
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S190-160**
(CC District 9)
- An application to create a 14-lot shared access development ranging in size from 1,979 square feet to 5,926 square feet from a 0.80-acre tract of land in City Block 7404 on property located on Oates Drive, west of Ferguson Road.
- Owner: Oates Drive One, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: June 11, 2020
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S190-161**
(CC District 10)
- An application to replat a 0.526-acre tract of land containing part of Lot 1 in City Block C/8051 to create one lot on property located on Walnut Hill Lane at Estate Lane, northeast corner.
- Owners: Walnut Hill Estate Realty, LLC
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: June 11, 2020
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S190-163**
(CC District 3)
- An application to create one 6.52-acre lot from a tract of land in City Block 6959 on property located on Cockrell Hill Road, north of Walton Walker Boulevard.
- Owners: Rosa Maria & Carlos Cigarroa
Surveyor: Ernest Hedgcoth Consulting Engineers, Inc.
Application Filed: June 12, 2020
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (8) **S190-164**
(CC District 2) An application to create one 5.068-acre lot from a tract of land in City Block 5720 on property located on Denton Drive, east of Manor Way.
Owner: Sewell Corporation
Surveyor: JPH Land Survey, Inc.
Application Filed: June 12, 2020
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S190-166**
(CC District 14) An application to replat a 0.2942-acre tract of land containing all of Lot 23 in City Block A/1030 and part of City Block 1030 to create one lot on property located at 2917 Sale Street, south of Dickason Avenue.
Owner: Scott Granowski
Surveyor: Geonav, LLC
Application Filed: June 12, 2020
Zoning: PD 193 (MF-3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (10) **S190-155**
(CC District 13) An application to replat a 2.206-acre tract of land containing all of Lots 1 and 2 in City Block 8/5598 to create one lot on property located on Douglas Avenue at Deloache Avenue, northwest corner.
Owner: James F. Kull
Surveyor: A & W Surveyors, Inc.
Application Filed: June 10, 2020
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S190-162**
(CC District 4) An application to replat a 0.527-acre tract of land containing all of Lot 15A in City Block 2/6091 to create 3 residential lots ranging in size from 7,557 square feet to 7,847 square feet on property located on Leatherwood Street, north of Overton Road.
Owner: 2020 Capital, LLC
Surveyor: Barry S. Rhodes
Application Filed: June 11, 2020
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (12) **S190-165**
(CC District 1)
- An application to replat a 1.638-acre tract of land containing part of Lot 6, and all of Lots 7 through 9 in City Block 1/4634 to create one 0.592-acre (25,805-square foot) and one 1.046-acre (45,568-square feet) lot on property located on Junior Drive, east of Kessler Parkway.
Owners: High Oak Properties, LLC, Christopher Aslam & Edith Aslam
Surveyor: Eagle Surveying, LLC
Application Filed: June 12, 2020
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M190-019**
Abraham Martinez
(CC District 11)
- An application for a minor amendment to an existing development plan and landscape plan for a private school use on property zoned Planned Development District No. 368, generally on the south side of Churchill Way at the terminus of Whitley Lane.
Staff Recommendation: **Approval**.
Applicant: Alcuin School
Representative: John Boehnlein Building Solutions

- W190-009**
Jeremy Tennant
(CC District 7)
- An application for a waiver of the two-year waiting period to submit a zoning application to amend Specific Use Permit No. 1817 on property zoned an R-7.5(A) Single-Family District, on the north side of Bruton Road, northeast of Leroy Road.
Staff Recommendation: **Denial**.
Applicant: Golden Rule Schools
Representative: Robert Reeves

Zoning Cases – Consent:

1. **Z190-170(AU)**
Andreea Udrea
(CC District 1)
- An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a TH-3(A) Townhouse District, on the north line of West Illinois Avenue, between Tyler Street and Boyd Street.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.
Applicant: Communications Tower Group, LLC
Representative: Peter Kavanagh, Zone Systems, Inc.

2. **Z190-221(AU)**
Andreea Udrea
(CC District 8)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, on property zoned a CR-D-1 Commercial Retail District with a D-1 Liquor Control Overlay, on the north corner of South Belt Line and Seagoville Road.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Abed Ammouri
Representative: La Sierra Planning Group
3. **Z190-234(CT)**
Carlos Talison
(CC District 7)
- An application for a Specific Use Permit for a food or beverage store use on property zoned FWMU-3 Form Walkable Mixed-Use Subdistrict, within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with an SH Shop Front Overlay, on the western corner of South Ervay Street and South Boulevard.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions.
Applicant: Cornerstone Baptist Church of Dallas, Inc.
Representative: Benton Payne
4. **Z190-209(PD)**
Pamela Daniel
(CC District 2)
- An application for a Specific Use Permit for a microbrewery, distillery, or winery on property zoned Subdistrict A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the northwest corner of Canton Street and South Malcolm X Boulevard.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: 2809 Canton LLC
Representative: Santos Martinez, La Sierra Planning Group
5. **Z190-220(PD)**
Pamela Daniel
(CC District 8)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the west corner of Seagoville Road and South Belt Line Road.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Representative: Santos Martinez, La Sierra Planning Group

Zoning Cases – Under Advisement:

6. **Z189-366(PD)**
Pamela Daniel
(CC District 7)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the southwest corner of North Jim Miller Road and Samuell Boulevard.
Staff Recommendation: **Denial without prejudice.**
Applicant: BZ Mart
Representative: Malik Parvez, Business Zoom LLC
UA From: May 14, 2020.
7. **Z190-139(PD)**
Pamela Daniel
(CC District 14)
- An application for a new subdistrict within Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, north of La Vista Drive.
Staff Recommendation: **Denial.**
Applicant: Greenville Parks LP
Representative: Rob Baldwin, Baldwin Associates
UA From: May 21, 2020.
8. **Z190-145(JM)**
Jennifer Muñoz
(CC District 2)
- An application for an amendment to the Planned Development District No. 889, on the southeast corner of North Central Expressway and Carroll Avenue.
Staff Recommendation: **Approval**, subject to a revised conceptual plan, a mixed-use development (MUD) parking chart, and staff's recommended conditions.
Applicant: Urban Smart Growth, LP. and JPI Companies
Representative: Rob Baldwin, Baldwin Associates
UA From: May 14, 2020.

Zoning Cases – Individual:

9. **Z190-240(JT)**
Jeremy Tennant
(CC District 14)
- A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 842 with Specific Use Permit No. 2346, for a Late-hours establishment limited to a restaurant with drive-in or drive through service with consideration to be given to evaluation whether the SUP is compatible with adjacent property and consistent with the character of the neighborhood, on the southwest corner of Greenville Avenue and Alta Avenue.
Staff Recommendation: **No Change.**

Other Matters:

Minutes: June 18, 2020

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, July 9, 2020

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, July 9, 2020, via videoconference, at 8:30 a.m., to consider (1) **DCA190-009** - Consideration of amending Chapter 51A-4.702(a)(8)(A) of the Dallas Development Code with consideration to be given to the application of Residential Proximity Slope in Planned Development Districts; and (2) **DCA190-002** - Consideration of amending off-street parking and loading requirements in Chapters 51 and 51A of the Dallas Development Code.

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

EXECUTIVE SESSION NOTICE

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

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

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

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

CITY PLAN COMMISSION**THURSDAY JULY 9, 2020****FILE NUMBER:** S190-156**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Caddo Street, at the terminus of Cochran Street**DATE FILED:** June 10, 2020**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.33-acre**MAPSCO:** 45D**OWNER:** Caddo 1920, LLC

REQUEST: An application to replat a 0.33-acre tract of land containing part of Lot 3, and all of Lots 4 and 5 in City Block 1/607 to create one lot on property located on Caddo Street, at the terminus of Cochran Street.

SUBDIVISION HISTORY:

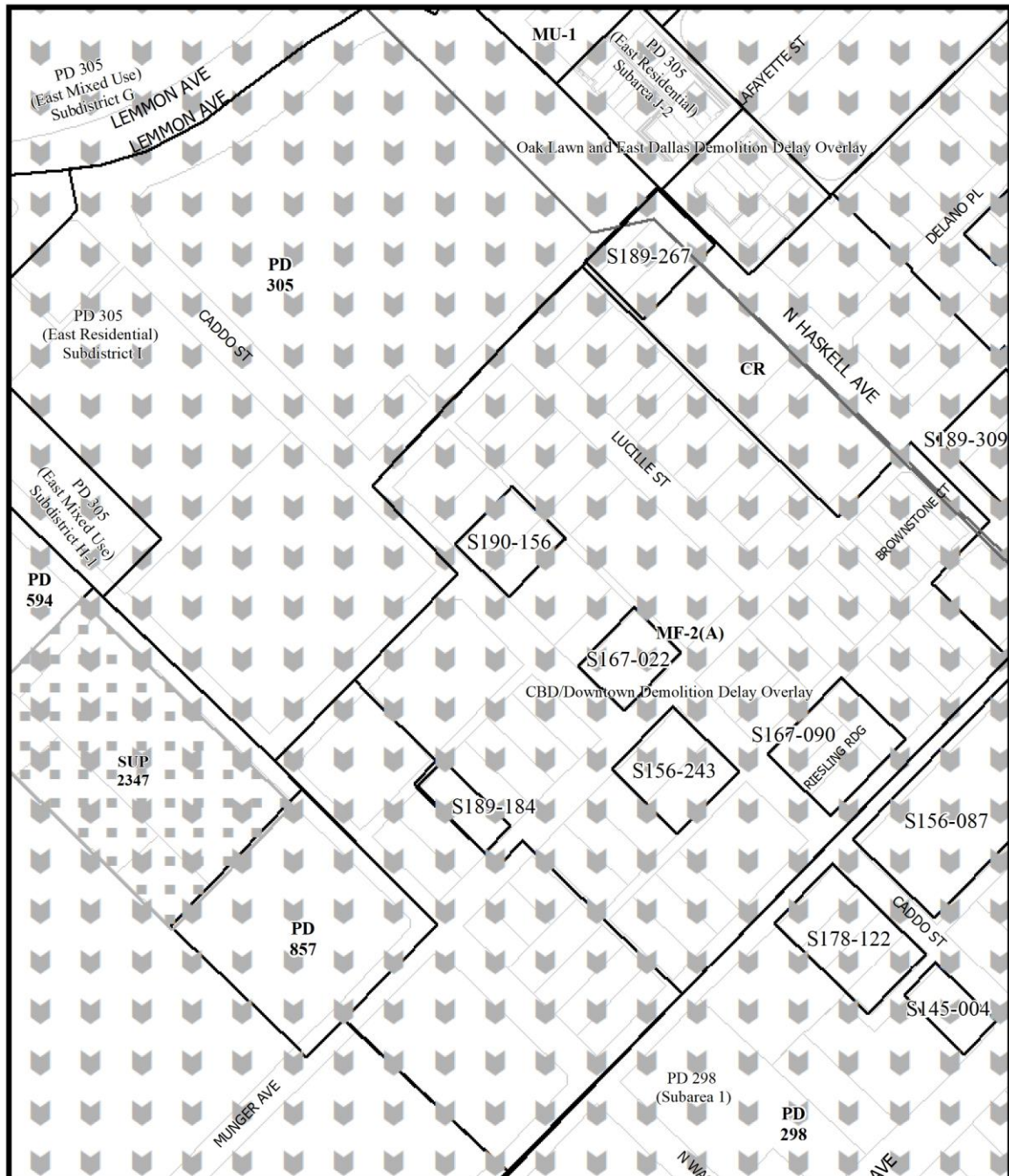
1. S189-309 was a request east of the present request to replat a 0.8167-acre tract of land containing all of Lots 2 through 6 in City Block 5/655 on property located on Munger Avenue at Ripley Street, south corner. The request was approved October 3, 2019 but has not been recorded.
2. S189-267 was a request north of the present request to replat a 0.459-acre tract of land containing all of Lots 11 and 12 to create one lot on property located on Haskell Avenue at Layayette Street, north of Lucille Street. The request was approved August 15, 2019 but has not been recorded.
3. S189-184 was a request south of the present request to replat a 0.190-acre tract of land containing all of Lot 10 and part of Lot 11 in City Block 10/605 to create one lot on property located on Munger Avenue, east of Washington Avenue. The request was approved May 16, 2019 and recorded June 17, 2020.
4. S178-122 was a request southeast of the present request to replat a 0.595-acre tract of land containing a portion of City Block 2/600 to create one lot on property located on Roseland Avenue at Caddo Street, south corner. The request was approved March 22, 2018 and recorded June 24, 2019.
5. S167-090 was a request southeast of the present request to create one 0.692-acre lot from a tract of land located in City Blocks 641 and 644 on property located on Washington Avenue at San Jacinto Street, east quadrant. The request was approved February 16, 2017 and recorded June 21, 2019.
6. S167-022 was a request southeast of the present request to replat a 0.2870-acre tract of land containing all of Lots 9 and 10 in City Block 1/607 to create one lot on property located on Munger Avenue at Caddo Street, northwest corner. The request was approved December 1, 2016 and recorded August 3, 2018.




7. S156-243 was request southeast of the present request to replat a 0.440-acre tract of land in City Block 2/600 into one lot on property located on Caddo Street at Munger Avenue, southwest corner. The request was approved August 18, 2016 and recorded May 20, 2020.
8. S156-087 was a request southeast of the present request to replat a 3.0915-acre tract of land containing all of Lots 1A and 1B; part of Lots 5-10; all of Lots 11-18; and a portion of an alley to be abandoned, all in City Block 4/601, into one lot on property located on Roseland Avenue at Haskell Avenue, south corner. The request was approved on February 18, 2016 and recorded December 13, 2018.
9. S145-004 was a request southeast of the present request to create one 0.210-acre lot from a tract of land in City Block 2/600 on property located at 3825 Ross Avenue. The request was approved on November 6, 2014 and was recorded December 17, 2015.

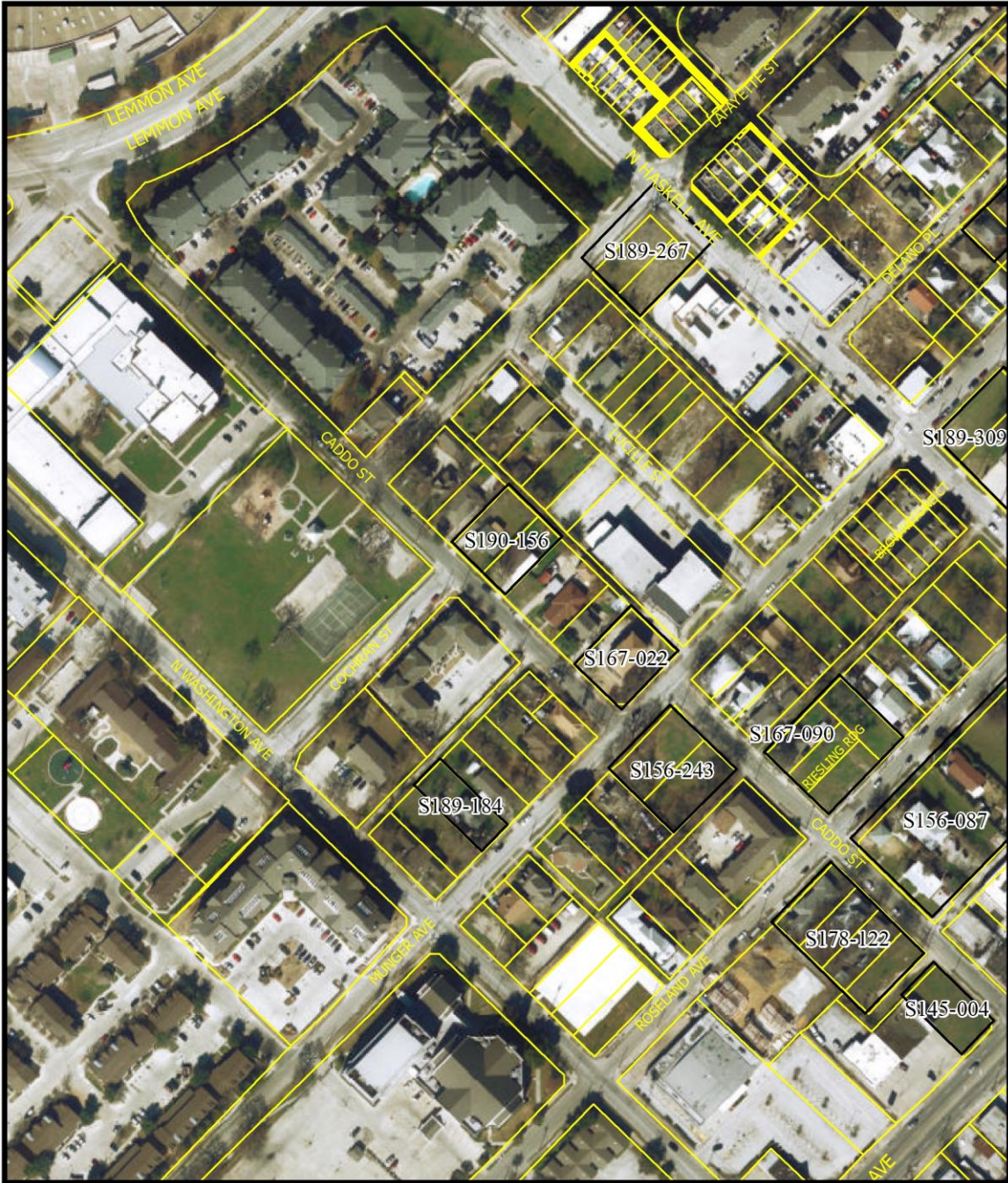
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the MF-2(A) Multifamily District; therefore, staff recommends approval subject to compliance with the following conditions:


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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Caddo Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple or street easement) from the established centerline of alley. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
17. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. Wastewater main improvement may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. On the final plat, change "Cochran Street" to "Cochran Street (F.K.A. Hays Street)" per Ordinance No. 2535. Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat, identify the property as Lot 3A in City Block 1/607. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: <u> S190-156 </u> Date: <u> 6/22/2020 </u>
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 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S190-156 </u> Date: <u> 6/22/2020 </u>
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CITY PLAN COMMISSION**THURSDAY JULY 9, 2020****FILE NUMBER:** S190-157**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Pacific Avenue, Parry Avenue, Commerce Street, and Ash Lane**DATE FILED:** June 10, 2020**ZONING:** PD 269 (Tract A)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%2038/ARTICLE%20269.pdf>**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 4.35-acres**MAPSCO:** 46K**OWNERS:** 4100 Commerce LP & Block 809 Properties, LTD

REQUEST: An application to replat a 4.35-acre tract of land containing all of Lots 2 through 25 in City Block B/809, a 16-foot abandoned alley, and a portion of abandoned Pacific Avenue to create one lot on property bounded by Pacific Avenue, Parry Avenue, Commerce Street, and Ash Lane.

SUBDIVISION HISTORY:

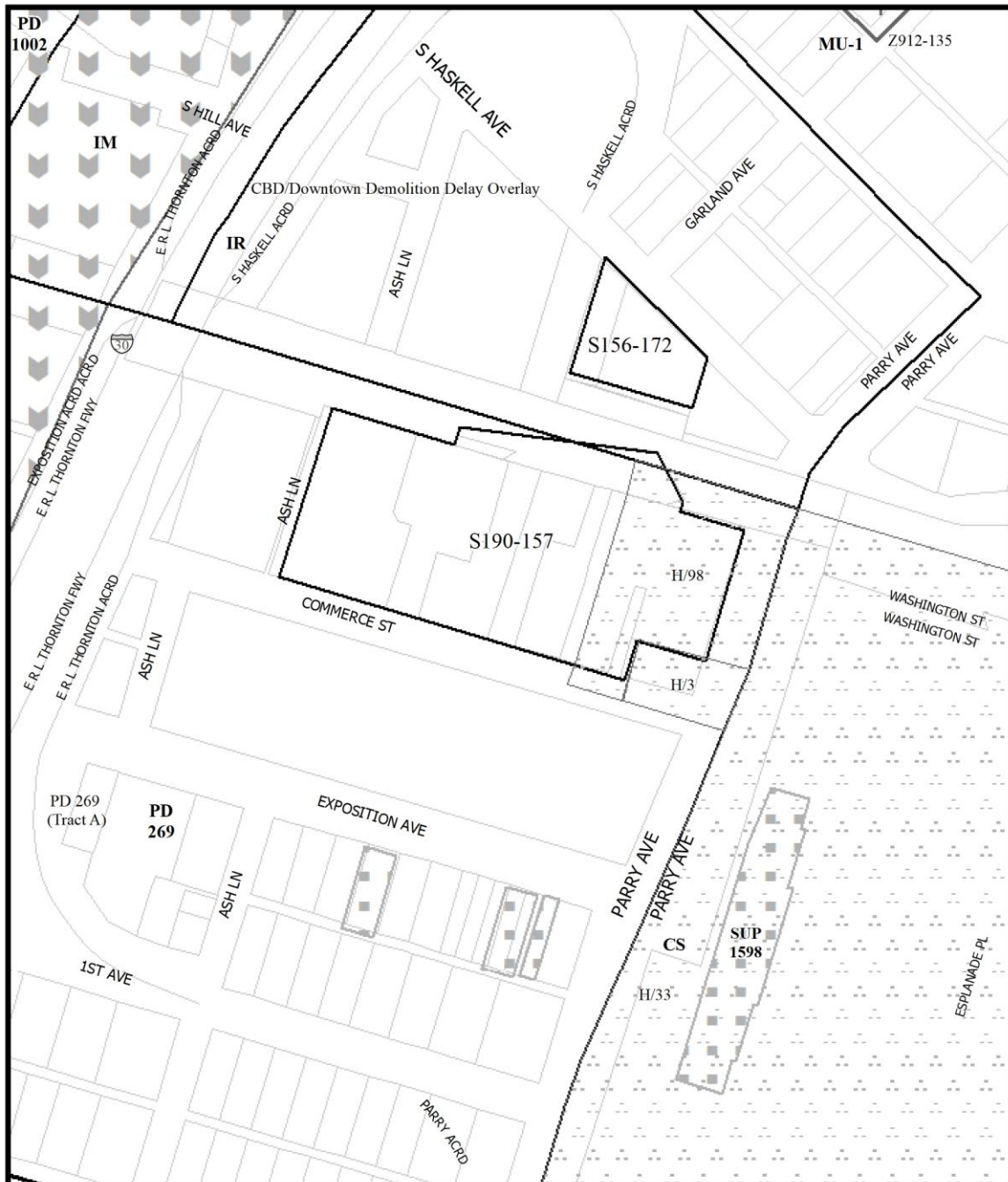
1. S156-172 was a request north of the present request to create one lot from a 0.589-acre tract of land in City Block 3/808 on property located at Haskell Avenue, east of Ash Lane. The request was approved May 19, 2016 but has not been recorded.


STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 269 (Tract 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 53.5 feet of right-of-way (via fee simple) from the established center line of Parry Avenue. Section 51A 8.602(c).
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Ash Lane. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
17. On the final plat, dedicate a minimum of 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Ash Lane & Commerce Street. Section 51A 8.602(d)(1).
18. On the final plat, dedicate a minimum of 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Ash Lane & Pacific Avenue. Section 51A 8.602(d)(1).
19. Provide adequate right-of-way for Pacific Avenue for turn around or Cul-de-sac on both sides of Pacific Avenue. Section 51A-8.506(b)
20. Comply with Peaks Branch drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Per DWU Floodplain Management Department recommendation.
21. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.

22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, all utility easement abandonments must be shown with the correct recording information. Platting Guidelines.
24. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance, or follow the City of Dallas standard affidavit requirements.
25. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
26. On the final plat, chose a new or different addition name. Platting Guidelines.
27. Prior to final plat, provide signed 8 ½ inch by 11-inch drawings showing relation between existing buildings and right-of-way lines along Commerce Street, Parry Avenue, Pacific Avenue, and Ash Lane.
28. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
29. 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.
30. 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.
31. 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.
32. Prior to final plat, verify trees located along Parry Avenue are licensed. Real Estate release is required.
33. On the final plat, change “Commerce Street (Kentucky Street per Plat)” to “Commerce Street (F.K.A. Kentucky Street)”. Section 51A-8.403(a)(1)(A)(xii)
34. On the final plat, change “Parry Avenue” to “Parry Avenue (F.K.A. Armstrong Avenue)”. Section 51A-8.403(a)(1)(A)(xii)
35. On the final plat, identify the property as Lot 2A in City Block B/809. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



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CITY PLAN COMMISSION**THURSDAY JULY 9, 2020****FILE NUMBER:** S190-158**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Sylvan Avenue at Fort Worth Avenue, south of Evanston Avenue**DATE FILED:** June 10, 2020**ZONING:** PD 714 (Subdistrict 1 B)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%2050/ARTICLE%20714.pdf>**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 1.088-acre**MAPSCO:** 44T**OWNER:** 739 Fort Worth Avenue, LLC

REQUEST: An application to replat a 1.088-acre tract of land containing part of Lots 7 through 12, 14, and 15 and all of Lots 16 and 17 in City Block A/4016; a portion of abandoned 15-foot alley, and a portion of abandoned Sylvan Avenue to create one lot on property located on Sylvan Avenue at Fort Worth Avenue, south of Evanston Avenue.

SUBDIVISION HISTORY:

1. S189-289 was a request west of the present request to replat a 0.20-acre (8,821-square feet) tract of land containing all of Lots 25, 26, and 28A in City Block A/4015 and part of Common area B to create 3 lots ranging in size from 1,545-square feet to 4,273-square feet and one common area on property located at terminus of Malone Cliff View, north of Fort Worth Avenue. The request was approved on September 5, 2019 but has not been recorded.
2. S189-250 was a request west of the present request to replat a 0.082-acre tract of land containing all of Lots 25, 26, and 27 in City Block A/4015 to create two lots on property located at terminus of Malone Cliff View, north of Fort Worth Avenue. The request was withdrawn July 8, 2019.
3. S167-019 was a request northeast of the present request to replat a 1.18-acre tract of land containing all of Lot 1 in City Block 11/4003 to create one 0.339-acre lot, and one 0.841-acre lot on property bounded by Seale Avenue, Topeka Avenue, Pollard Street, and Evanston Avenue. The request was approved on December 1, 2016 and recorded January 18, 2019.
4. S156-141 was a request northwest of the present request to replat a 0.570-acre tract of land containing part of City Block 8/3985 to create one lot on property located at Seale Avenue and Ormsby Street, northeast corner. The request was approved on April 7, 2016 and has not been recorded.
5. S156-085 was a request west of the present request to amend a portion of an approved Shared Access Development by replanting a 0.1649-acre tract of land containing all of Lots 12 and 13 in City Block A/4015 into one lot on property

located at 1934 and 1938 Malone Cliff View. The request was approved on February 18, 2016 and recorded November 30, 2016.

6. S145-195 was a request south of the present request to replat a 1.796-acre tract of land containing all of Lot 1 in City Block A/4019 into one 1.125-acre lot and one 0.671-acre lot on property located on Fort Worth Avenue at Sylvan Avenue, southwest corner. The request was approved on June 18, 2015 but has not been recorded.
7. S145-042 was a request northwest of the present request to replat two tracts of land a 1.771-acre tract of land containing part of Lot 1 and all of Lots 1a, 2, 3, and 4 in City Block 1/4007 into one lot and a 2.689-acre tract of land containing part of Block 5/3982 and all of City Blocks 6/3983 and 7/3983 into one lot on property located on Seale Street, generally bounded by Willomet Avenue, Stafford Avenue, Ormsby Street, and Pollard Street. The request was approved on December 18, 2014 but has not been recorded.

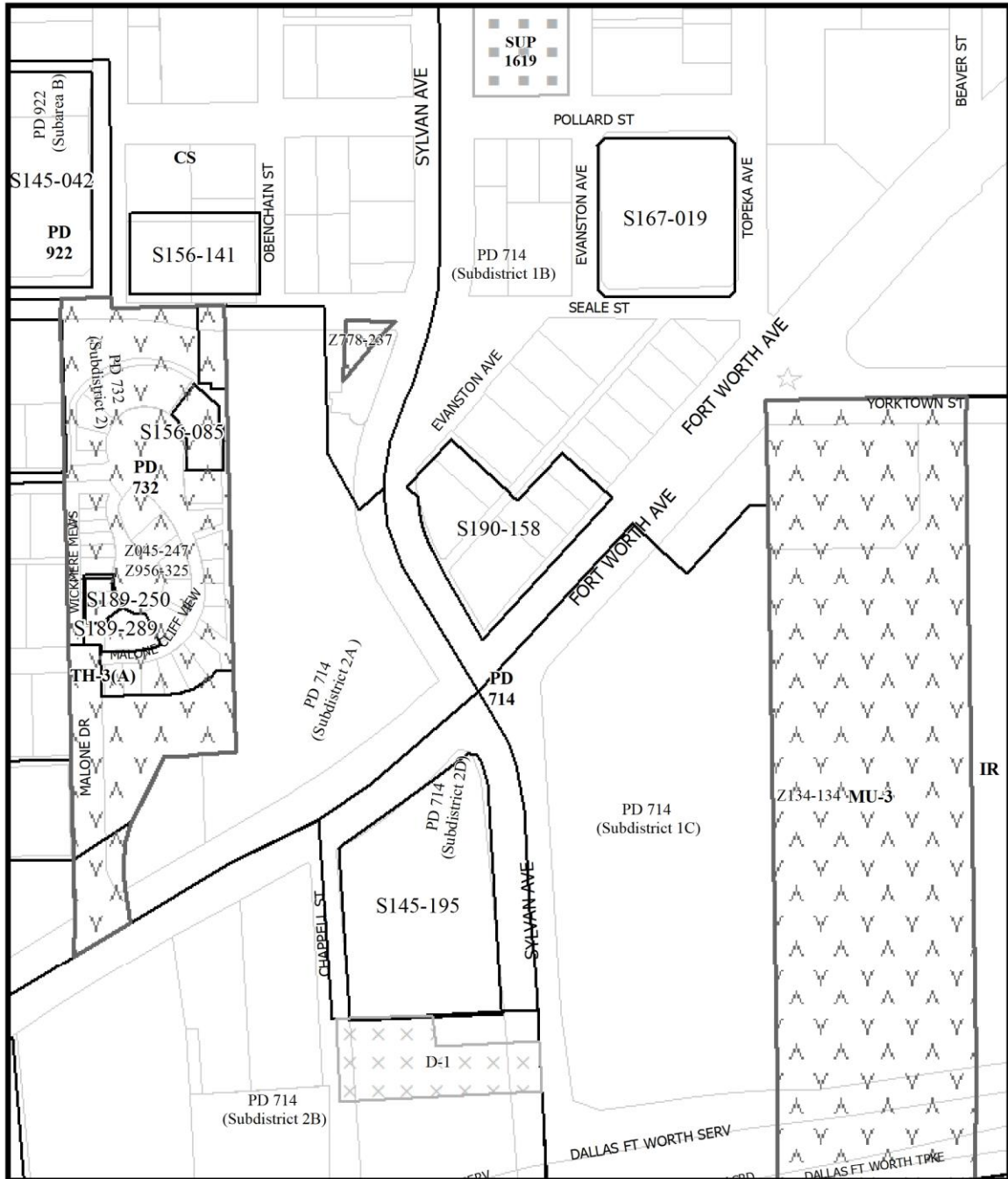
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 714 (Subdistrict 1B); therefore, staff recommends approval subject to compliance with the following conditions:




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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Evanston Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Evanston Avenue & Sylvan Avenue. Section 51A 8.602(d)(1).
17. On the final plat, dedicate a minimum 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Fort Worth Avenue & Sylvan Avenue. Section 51A 8.602(d)(1).
18. Design and construct a turn-around per the City of Dallas Standards at the end of alley. Section 51A-8.506(b).
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.
21. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

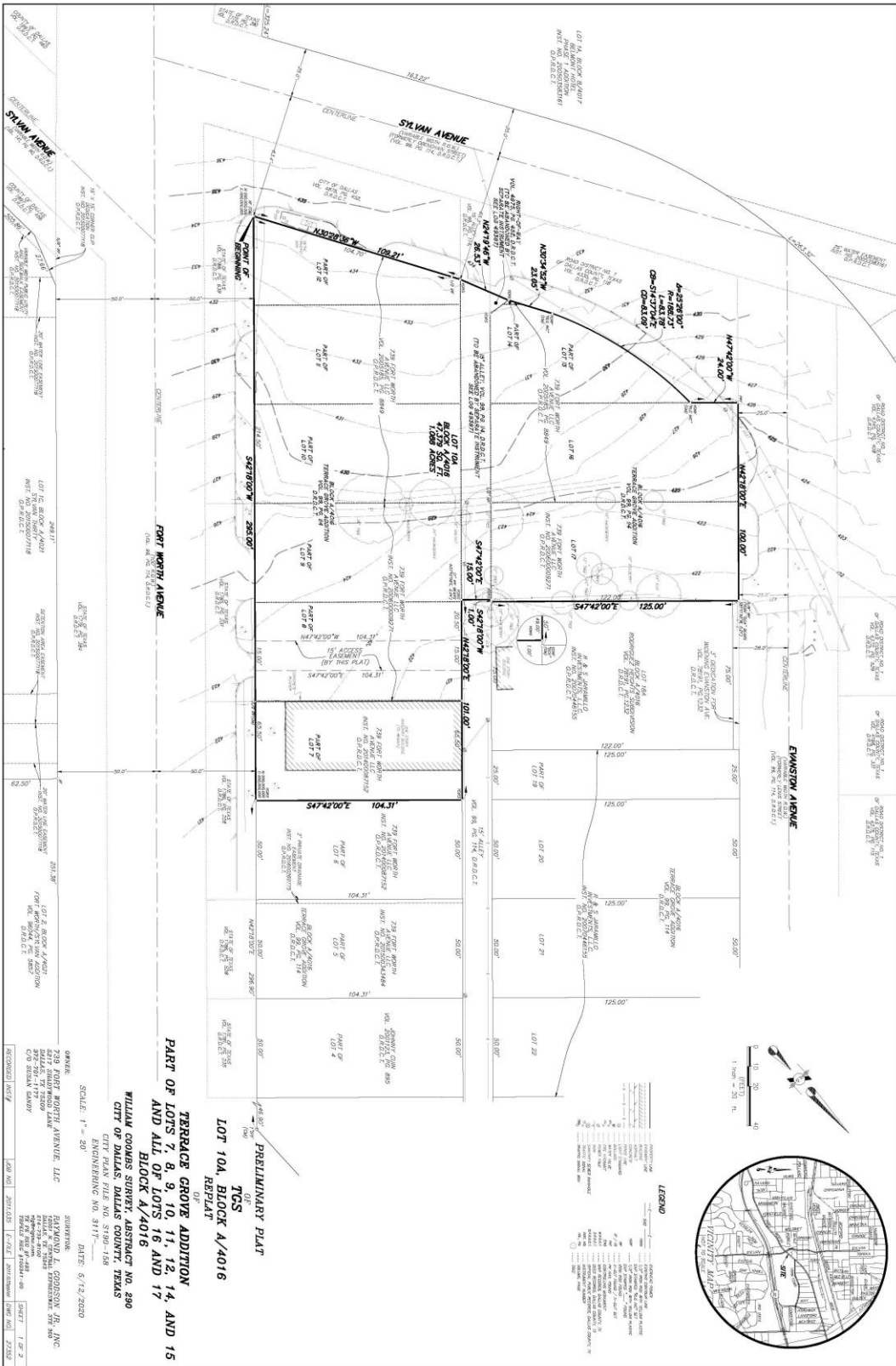
22. Prior to submission of the final plat, provide an 8 ½-inch by 11-inch drawing to Survey Plat Review Group (SPRG) showing the distances between building and south right-of-way line of alley.
23. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
25. Wastewater main improvement is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. 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.
27. On the final plat, show the abandonment as “Abandonment authorized by Ordinance No. _____, recorded as Instrument No. _____. Utility Easements retained.” Reference as Log No. 49387 on plat.
28. On the final plat, change “Fort Worth Avenue” to “Fort Worth Avenue (F.K.A. West Dallas Pike)” per Ordinance 1866. Section 51A-8.403(a)(1)(A)(xii)
29. On the final plat, change “Evanston Avenue (formerly Lenis Street)” to “Evanston Avenue (F.K.A. Sylvan Avenue) (F.K.A. Lenis Street)” per Ordinance 7824. Section 51A-8.403(a)(1)(A)(xii)
30. On the final plat, identify the property as Lot 7A in City Block A/4016. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



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CITY PLAN COMMISSION**THURSDAY JULY 9, 2020****FILE NUMBER:** S190-159**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Shady Trail, south of Walnut Hill Lane**DATE FILED:** June 10, 2020**ZONING:** IR**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 5.8038-acres**MAPSCO:** 22R**OWNER:** R.G. Colling, LLC

REQUEST: An application to replat a 5.8038-acre tract of land containing all of Lots 1 through 4 in City Block H/6509 to create one 2.8805-acre lot and one 2.9234-acre lot on property located on Shady Trail, south of Walnut Hill Lane.

SUBDIVISION HISTORY:

1. S167-235 was a request west of the present request to create a 19.240-acre lot from tracts of land in City Block B/6509 and City Block C/6509 on property located on Walnut Hill Lane at James Parker Way, southeast corner. The request was approved on August 3, 2017 and recorded on December 27, 2018.

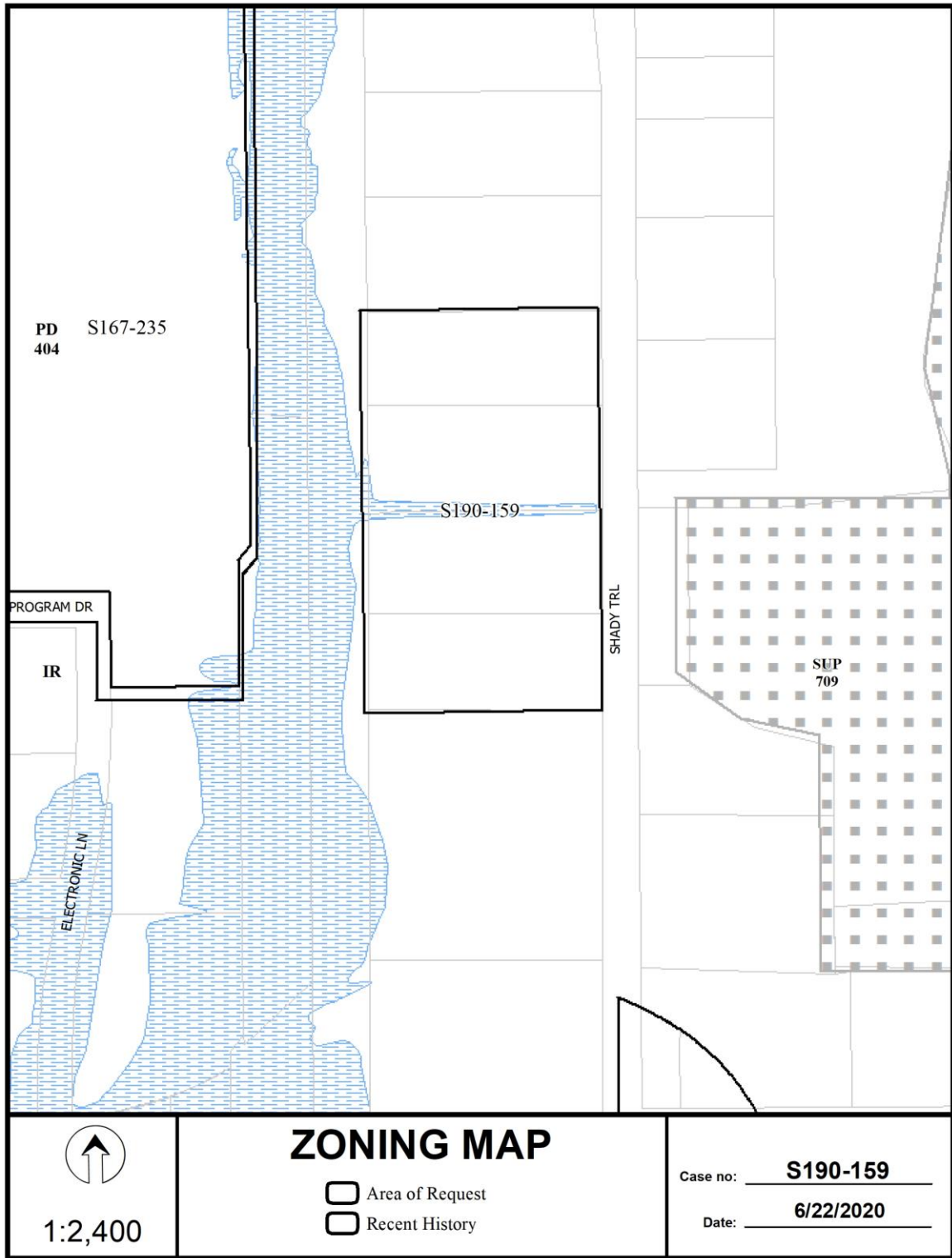
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the IR Industrial/Research District; therefore, staff recommends approval subject to compliance with the following conditions:

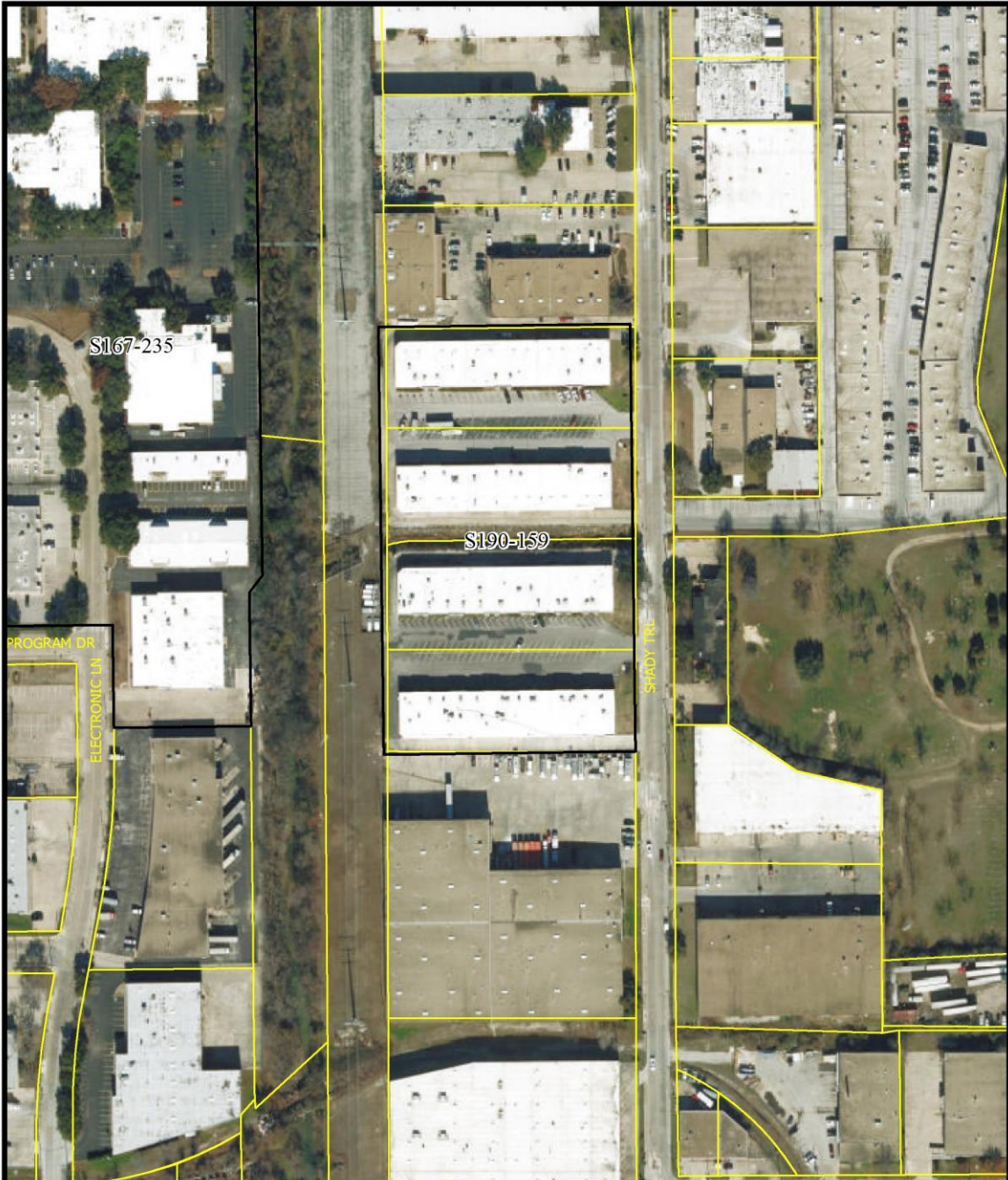
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division 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 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, determine the 100-year water surface elevation across this addition.
16. 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.
17. 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.
18. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permit exists. Section 51A-8.611(d), DWU Floodplain Management.
19. 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.
20. 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).
21. 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).

22. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
23. On the final plat, show recording information on all existing easements within 150 feet of the property.
24. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. Wastewater main improvement is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
27. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
28. On the final plat, identify the property as Lots 1A and 3A in City Block H/6509. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





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CITY PLAN COMMISSION**THURSDAY JULY 9, 2020****FILE NUMBER:** S190-160**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Oates Drive, west of Ferguson Road**DATE FILED:** June 11, 2020**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 9 **SIZE OF REQUEST:** 0.80-acre**MAPSCO:** 38U**OWNER:** Oates Drive One, LLC

REQUEST: An application to create a 14-lot shared access development ranging in size from 1,979 square feet to 5,926 square feet from a 0.80-acre tract of land in City Block 7404 on property located on Oates Drive, west of Ferguson Road.

SUBDIVISION HISTORY:

1. S189-187 was a request northeast of the present request to replat a 0.833-acre tract of land containing all of Lot 30 in City Block C/7404 to create a 4 lot Shared Access Development with lots ranging in size from 7,509-Square feet to 8,844-Square feet on property located on Ferguson Road, south of Larry Drive. The request was approved May 16, 2019 but has not been recorded.

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

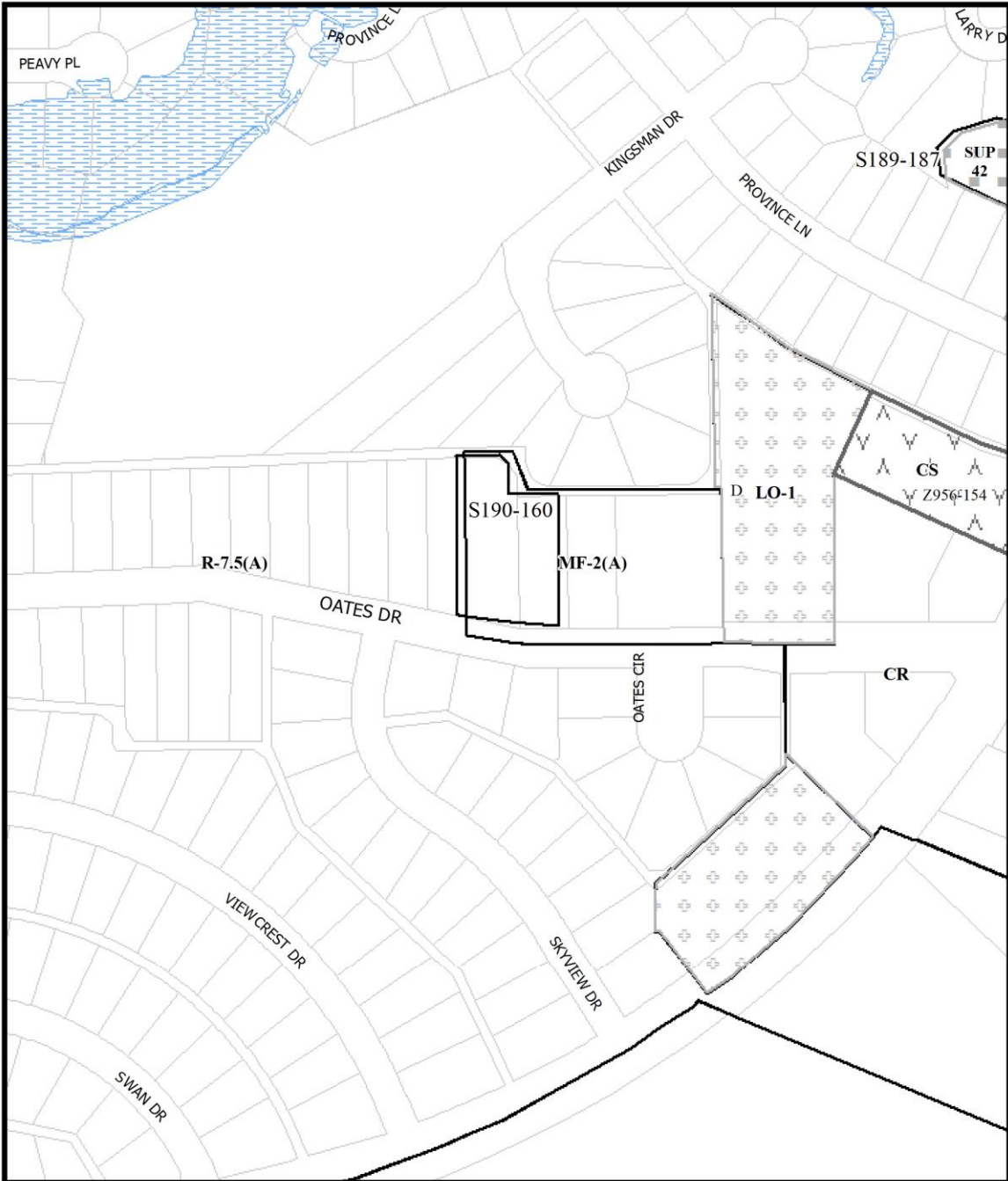
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division 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 14.
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. Provide minimum alley turnout right-of-way per Standard Construction Details File 251D-1 Page 4002.
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
18. On the final plat, remove building line(s). Platting Guidelines.
19. There must be no more than 2 access area points, each limited to serve no more than 18 dwelling units. Section 51A-4.411(d)(10)
20. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area Easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
21. No building permit may be issued to authorize work in the Shared Access Area Development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the Shared Access Area development have been met. Section 51A-4.411(c)(3)

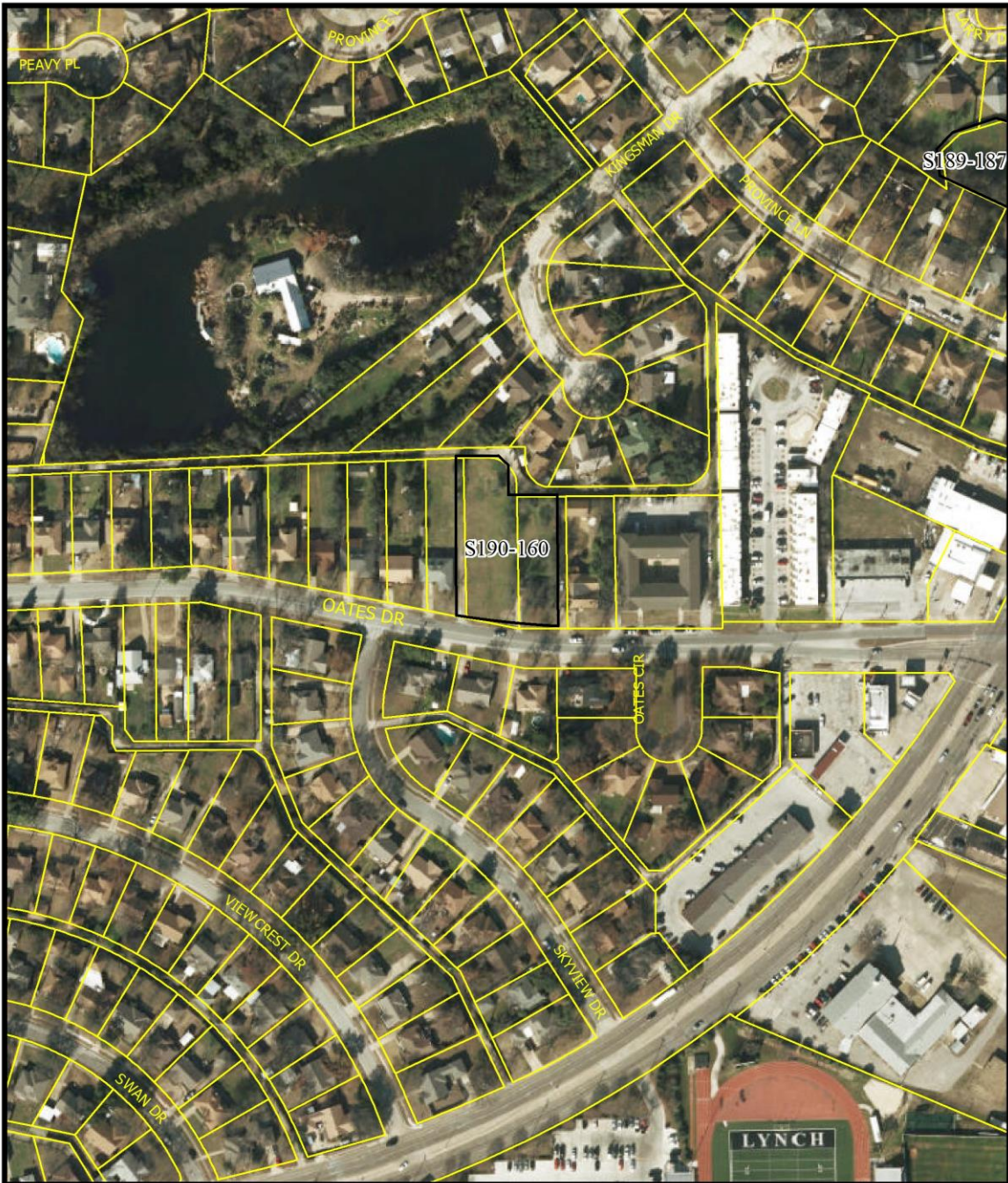
22. Prior to submittal of the final plat the Shared Access Area Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
23. The recording information of the “Shared Access Area Agreement” must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)
24. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot. Section 51A-4.411(f)(2)
25. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)
26. Include the words “Shared Access Development” in the title block of the final plat. Platting Guidelines
27. Place a note on the final plat stating: “No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street.” Section 51A-4.411(d)(3), and 51A-4.411(d)(10)
28. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
29. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)
30. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Address and Street Name Coordinator to obtain an approved street name”. Sections 51A-8.403(a)(1)(A)(xiv) and 51A-8.506(e)
31. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.
32. Shared Access Area developments must comply with DWU standards for water and wastewater construction and design and be accepted by the City of Dallas prior to submittal of the final plat for the Chairperson’s signature. Section 49-61(c)(5)(B) and the Development Design Procedures and Policy Manual, Section 2
33. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
34. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed

water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

35. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
36. On the final plat, identify the property as Lots 1 through 14 in City Block N/7404. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



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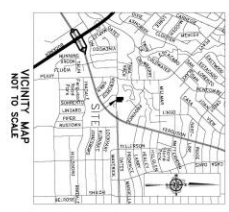
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AERIAL MAP

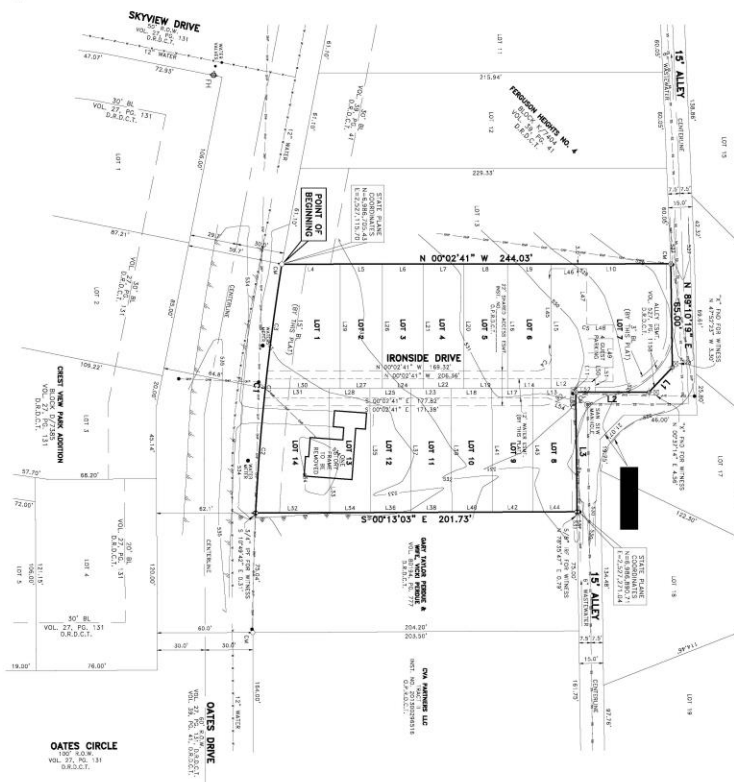
- Area of Request
- Recent History

Case no: **S190-160**

Date: **6/22/2020**



LOT NO.	PLAT	AREA
1	1988 S248	2,400.00
2	2007 S247	2,400.00
3	2102 S248	2,400.00
4	2118 S248	2,400.00
5	1979 S248	2,400.00
6	1988 S248	2,400.00
7	1988 S248	2,400.00
8	1988 S248	2,400.00
9	1988 S248	2,400.00
10	1988 S248	2,400.00
11	1988 S248	2,400.00
12	1988 S248	2,400.00
13	1988 S248	2,400.00
14	1988 S248	2,400.00



LEGEND

1) RECORDS SHOWN ARE BASED ON THE STATE PLATE COMPENSATE SYSTEM, NORTH TEXAS COUNTY, TEXAS. ALL RECORDS ARE BASED ON THE STATE PLATE COMPENSATE SYSTEM, NORTH TEXAS COUNTY, TEXAS.

2) LOT TO LOT BOUNDARIES WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PLANNING & EXHIBIT 4.1 ANY STRUCTURE NEW OR EXISTING MAY NOT EXCEED EXISTING PERMITTED LINES.

3) LOT TO LOT BOUNDARIES WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PLANNING & EXHIBIT 4.1 ANY STRUCTURE NEW OR EXISTING MAY NOT EXCEED EXISTING PERMITTED LINES.

4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXCEED EXISTING PERMITTED LINES.

5) NO VEHICULAR ACCESS IS PERMITTED TO ADJACENT PROPERTY OUTSIDE THE PLATTED DRIVEWAY.

6) EXISTING DRIVEWAY IS 12' WIDE AND 12' DEEP.

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PLAT	AREA	BEARING	DISTANCE
1	2,400.00	N 00°02'41" W	244.03'
2	2,400.00	N 00°02'41" W	244.03'
3	2,400.00	N 00°02'41" W	244.03'
4	2,400.00	N 00°02'41" W	244.03'
5	2,400.00	N 00°02'41" W	244.03'
6	2,400.00	N 00°02'41" W	244.03'
7	2,400.00	N 00°02'41" W	244.03'
8	2,400.00	N 00°02'41" W	244.03'
9	2,400.00	N 00°02'41" W	244.03'
10	2,400.00	N 00°02'41" W	244.03'
11	2,400.00	N 00°02'41" W	244.03'
12	2,400.00	N 00°02'41" W	244.03'
13	2,400.00	N 00°02'41" W	244.03'
14	2,400.00	N 00°02'41" W	244.03'

OWNER: OATES DRIVE ONE LLC
 1515 OATES DRIVE, SUITE 100
 DALLAS, TEXAS 75244
 PHONE: 214-343-3333

PREPARED BY:
IRONSIDE ADDITION
 A SUBDIVISION DEVELOPMENT
 3.585 ACRES ± / 0.86 ACRES ST
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 ENGINEERING NO. 5111-100

PLANNING & SURVEYING
CBC
 10229 SHIRM ROAD, SUITE 230
 DALLAS, TEXAS 75244
 P: 214-448-4488
 F: 214-448-4489
 WWW.CBCDALLAS.COM

SHEET 1 OF 2

CITY PLAN COMMISSION

THURSDAY JULY 9, 2020

FILE NUMBER: S190-161

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Walnut Hill Lane at Estate Lane, northeast corner

DATE FILED: June 11, 2020

ZONING: CS

CITY COUNCIL DISTRICT: 10 **SIZE OF REQUEST:** 0.526-acre

MAPSCO: 28P

OWNER: Walnut Hill Estate Realty, LLC

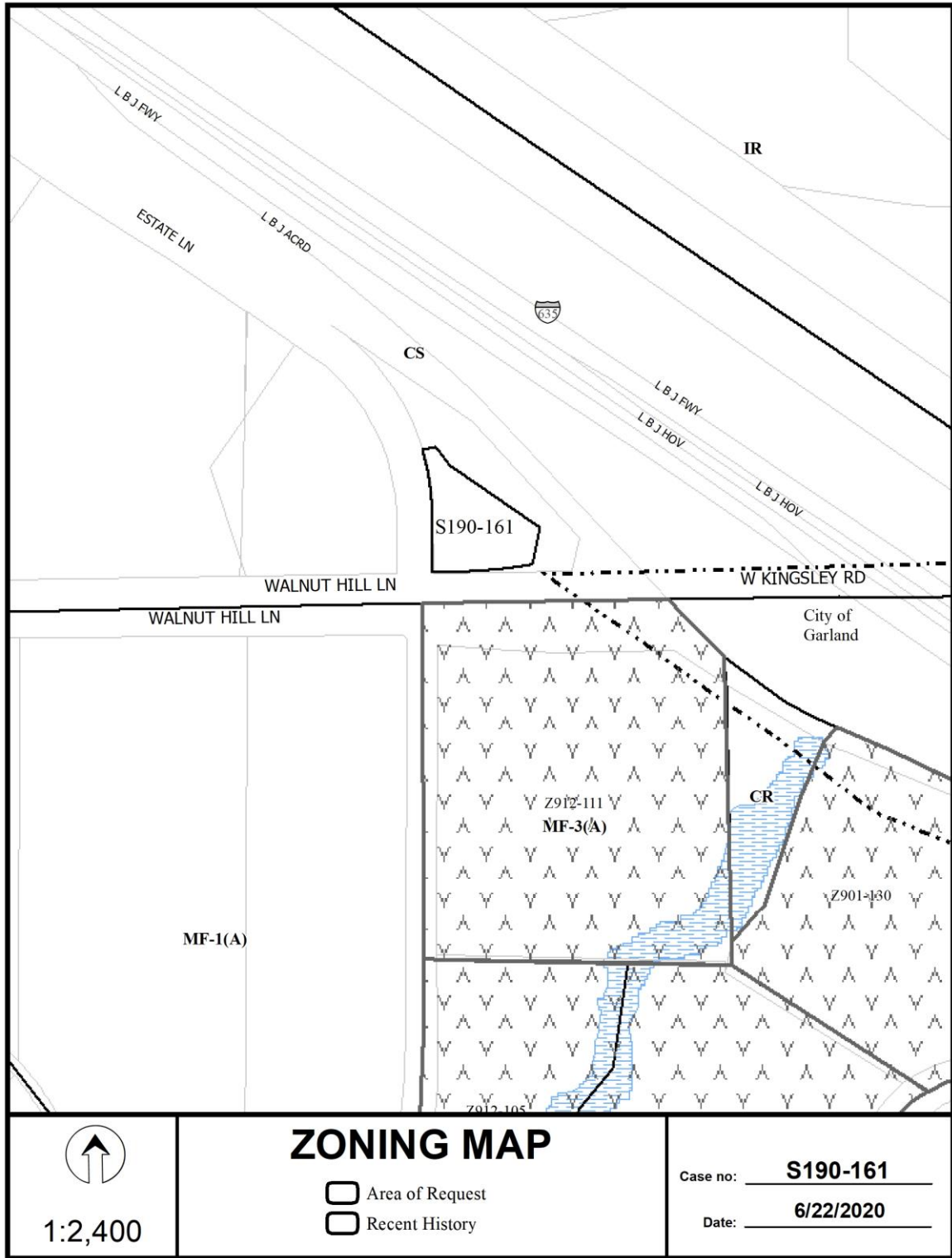
REQUEST: An application to replat a 0.526-acre tract of land containing part of Lot 1 in City Block C/8051 to create one lot on property located on Walnut Hill Lane at Estate Lane, northeast corner.

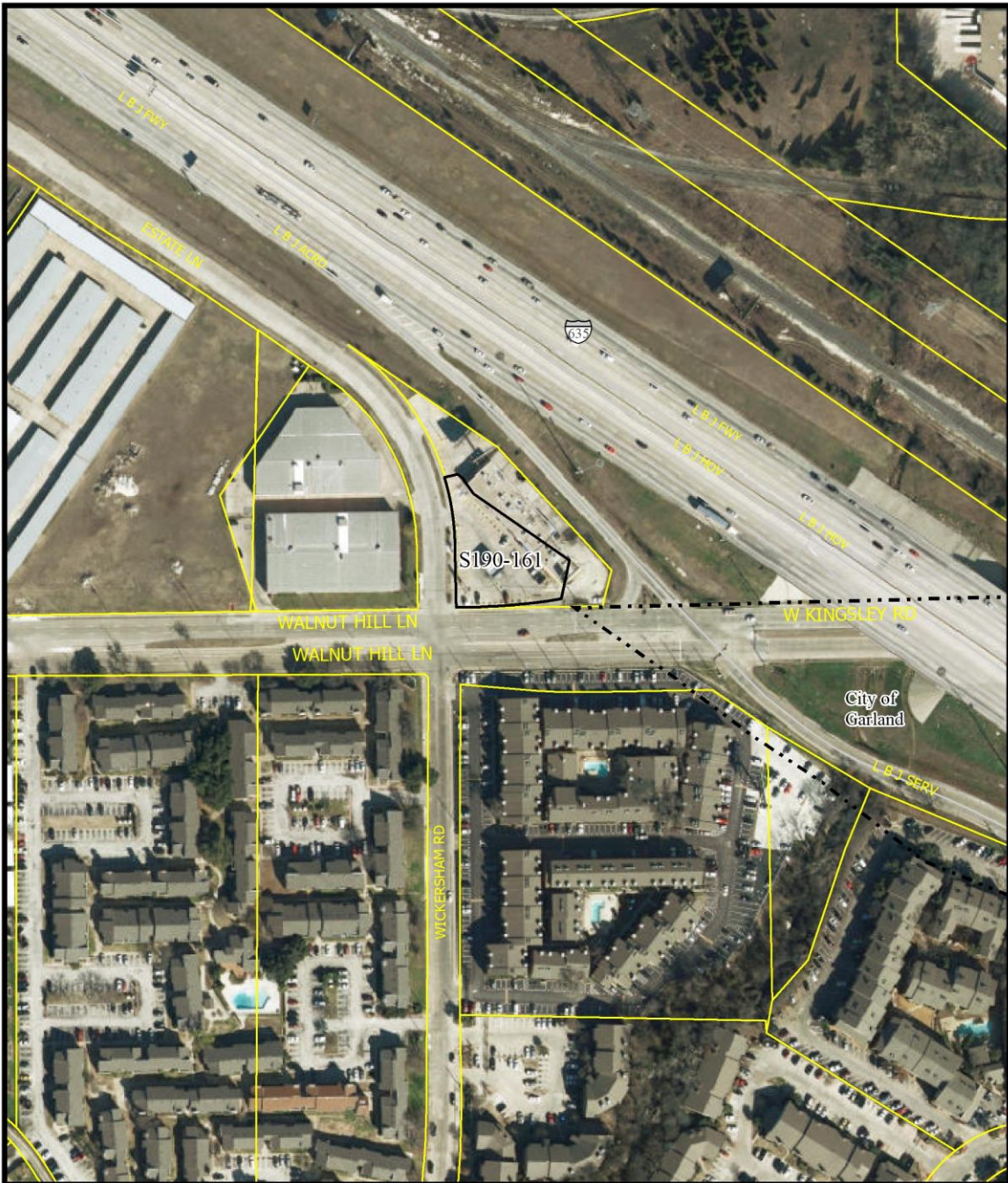
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.




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

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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to 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 50-foot of right-of-way (via fee simple) from the established center line of Walnut Hill Lane. Section 51A 8.602(c).
15. On the final plat, dedicate a 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Walnut Hill Lane & Estate Lane. Section 51A 8.602(d)(1).
16. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. On the final plat, change "Interstate Highway 635" to "Interstate Highway No. 635 / Lyndon B Johnson Freeway". Section 51A-8.403(a)(1)(A)(xii)
21. On the final plat, change "(F.K.A. Kingsley)" to "(F.K.A. Kingsley Road)" per Ordinance 25946. Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat, identify the property as Lot 1A in City Block C/8051. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: <u> S190-161 </u> Date: <u> 6/22/2020 </u>
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CITY PLAN COMMISSION

THURSDAY JULY 9, 2020

FILE NUMBER: S190-163

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Cockrell Hill Road, north of Walton Walker Boulevard

DATE FILED: June 12, 2020

ZONING: RR

CITY COUNCIL DISTRICT: 3 **SIZE OF REQUEST:** 6.52-acres

MAPSCO: 63E

OWNERS: Rosa Maria & Carlos Cigarroa

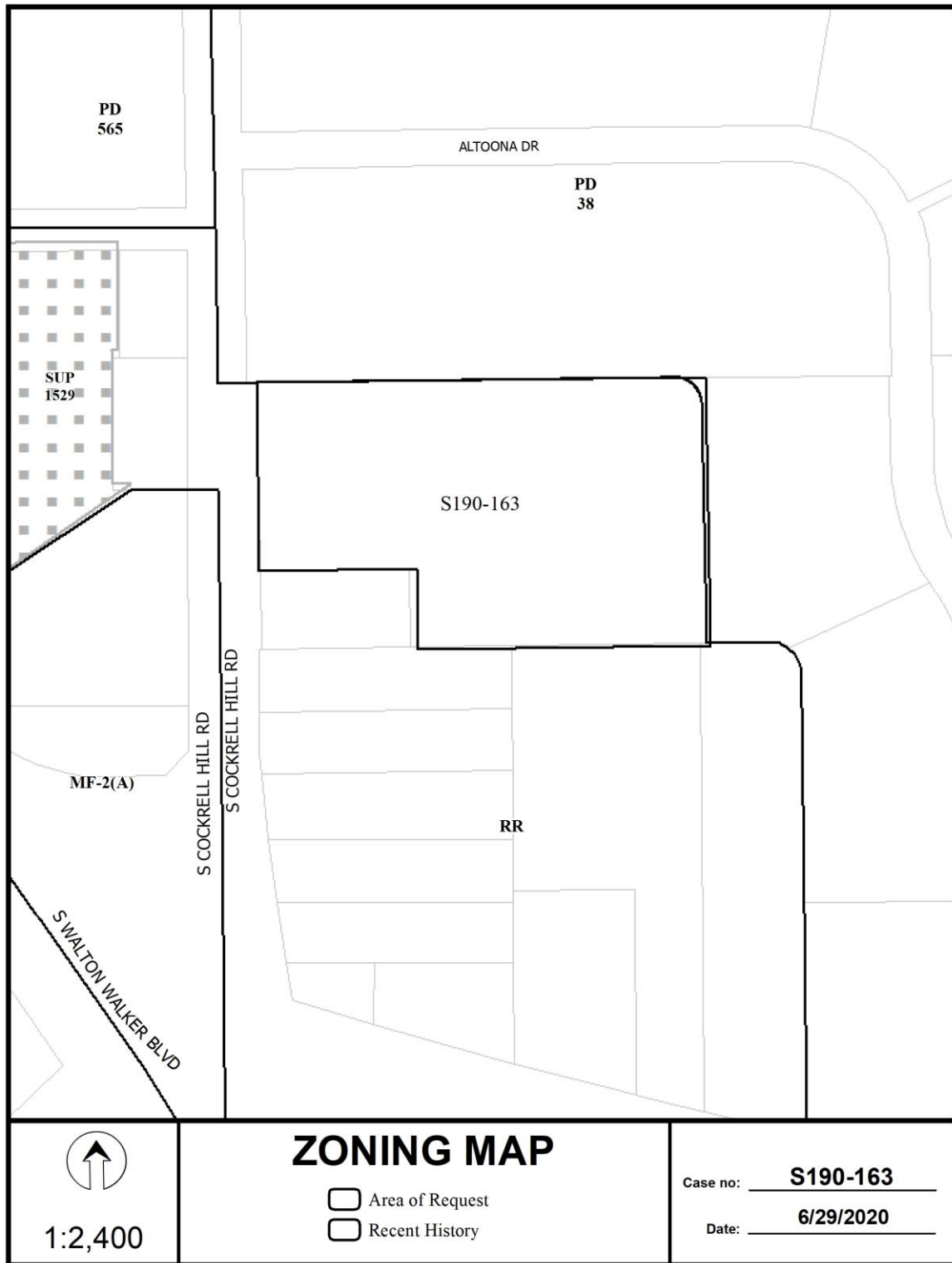
REQUEST: An application to create one 6.52-acre lot from a tract of land in City Block 6959 on property located on Cockrell Hill Road, north of Walton Walker Boulevard.

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 RR Regional 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, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
19. Wastewater main improvement may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. On the final plat, change "S. Cockrell Hill Road" to Cockrell Hill Road". Section 51A-8.403(a)(1)(A)(xii)
21. On the final plat, identify the property as Lot 1 in City Block B/6959. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





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AERIAL MAP

- Area of Request
- Recent History

Case no: S190-163

Date: 6/29/2020

CITY PLAN COMMISSION**THURSDAY JULY 9, 2020****FILE NUMBER:** S190-164**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Denton Drive, east of Manor Way**DATE FILED:** June 12, 2020**ZONING:** IR**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 5.068-acres**MAPSCO:** 34P**OWNER:** Sewell Corporation**REQUEST:** An application to create one 5.068-acre lot from a tract of land in City Block 5720 on property located on Denton Drive, east of Manor Way.**SUBDIVISION HISTORY:**

1. S167-002 was a request northeast of the present request to create one 3.106-acre lot from a tract of land in City Block 1/5717 on property located on Cedar Springs Road, southeast of Manor Way. The request was approved November 10, 2016 and recorded July 12, 2019.

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

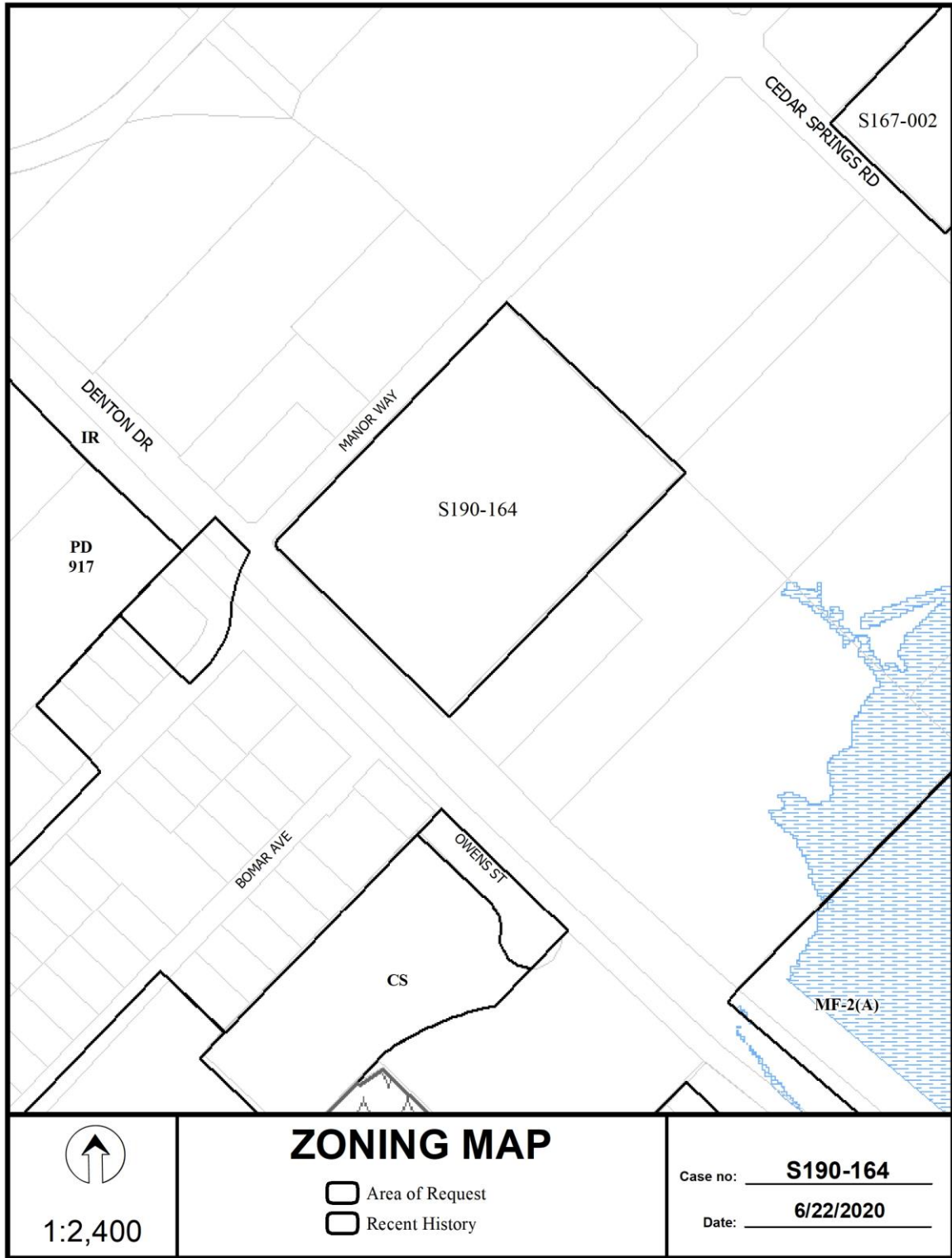
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division 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 30 feet of right-of-way (via fee simple) from the established center line of Denton Drive. Section 51A 8.602(c).
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Manor Way. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
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. Section 51A-8.403(a)(1)(A)(xxii).
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, chose a new or different addition name. Platting Guidelines.
21. Provide 8 ½-inch by 11-inch signed and sealed drawing showing distances between northeast property line and adjacent building.
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. On the final plat, change "(A.K.A. Dallas Road 294)" to (County Road 294)". Section 51A-8.403(a)(1)(A)(xii)
24. On the final plat, identify the property as Lot 3 in City Block A/5720. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





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AERIAL MAP

- Area of Request
- Recent History

Case no: S190-164

Date: 6/22/2020

CITY PLAN COMMISSION**THURSDAY JULY 9, 2020****FILE NUMBER:** S190-166**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** 2917 Sale Street, south of Dickason Avenue**DATE FILED:** June 12, 2020**ZONING:** PD 193 (MF-3)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%2021/Article%20193%20Part%20I.pdf>**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.2942-acre**MAPSCO:** 45B**OWNER:** Scott Granowski

REQUEST: An application to replat a 0.2942-acre tract of land containing all of Lot 23 in City Block A/1030 and part of City Block 1030 to create one lot on property located at 2917 Sale Street, south of Dickason Avenue.

SUBDIVISION HISTORY:

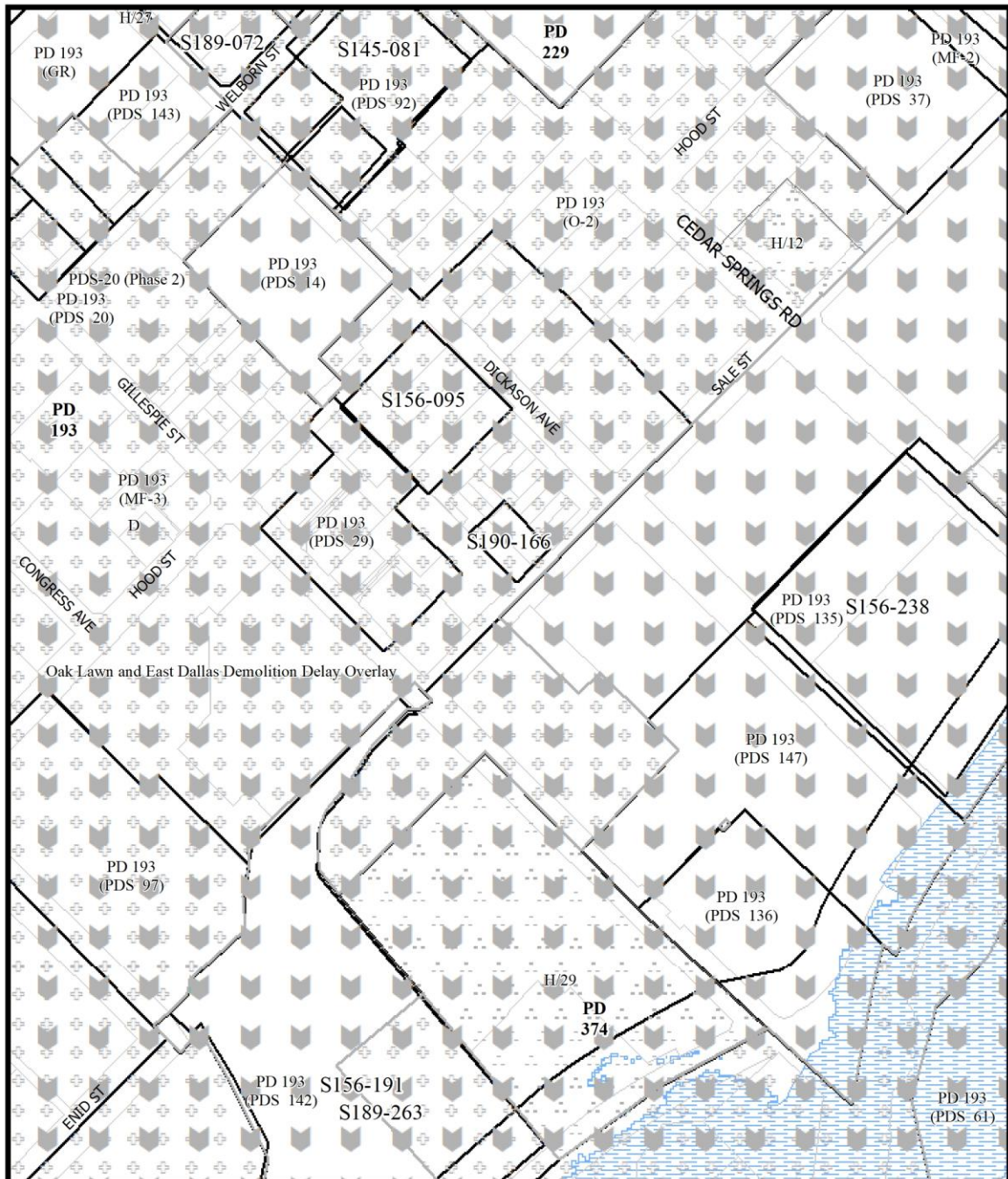
1. S189-263 was a request south of the present request to create one 1.521-acre lot, one 1.908-acre lot, and one 2.110-acre lot from a 5.539-acre tract of land in City Block 11/1017, 1026, and 1027 on property located on Turtle Creek Boulevard at the terminus of Park Ridge Court. The request was approved August 15, 2019 but has not been recorded.
2. S189-072 was a request northwest of the request to create one 1.7734-acre lot from a tract of land in City Block 1032 on property located on property bounded by Cedar Springs Road, Welborn Street, Dickason Avenue, and Oak Lawn Avenue. The request was approved December 13, 2018 and recorded October 8, 2019.
3. S156-238 was a request southeast of the present request to create one lot from a 3.009-acre tract of land in City Block 1035 on property located at 3415 Cedar Springs Road at Turtle Creek Boulevard, west corner. The request was approved August 4, 2016 but has not been recorded.
4. S156-191 was a request south of the present request to create one lot from a 5.539-acre tract of land located in City Blocks 11/1017, 1026, and 1027 on property located at Turtle Creek Boulevard between Oak Lawn Avenue and Cedar Springs Road. The request was approved June 2, 2016 and withdrawn July 1, 2019.
5. S156-095 was a request north of the present request to replat a 22.720-acre tract of land containing all of Lot 1 in City Block A/6067 and Lot 7A in City Block 6066 and tract of land in City Block 6067 into one lot on property located at 8301 Harry Hines. The request was approved February 18, 2016 and recorded April 8, 2019.




6. S145-081 was a request north of the present request to replat a 1.4053-acre tract of land containing all of Lots 1-3 and Lots 9-12 in City Block 1033 into one lot on property located at the southeast corner of Welborn Street and Cedar Springs Road. The request was approved on February 19, 2015 and was recorded May 8, 2018.

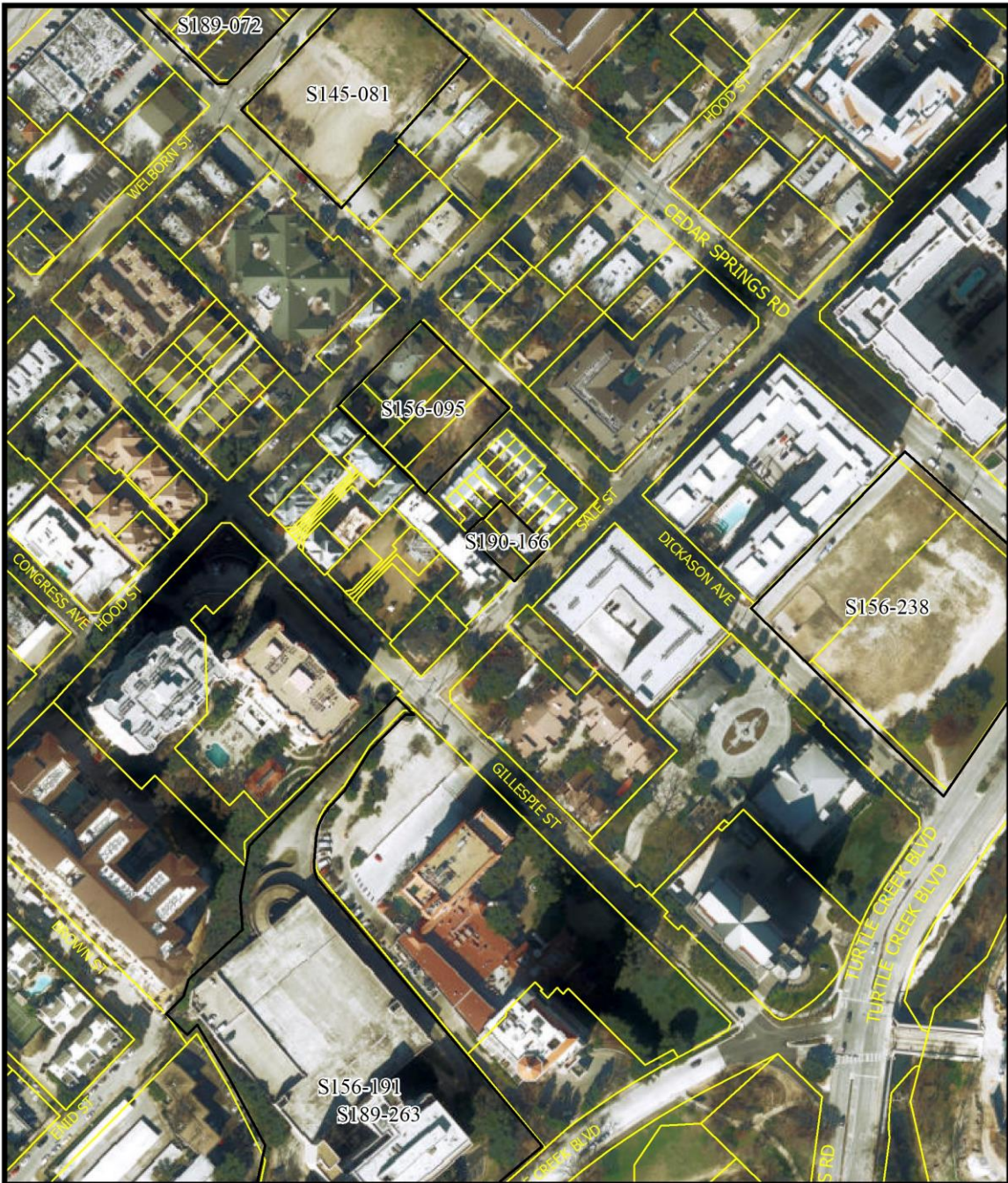
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 193 (MF-3); therefore, staff recommends approval subject to compliance with the following conditions:




1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure, new or existing, 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. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).

13. Place a note on the final plat stating “Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.” Section 51A-8.611(e).
14. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T). Section 51A-8.102 (c), 8.601 (b)(4), (5), (6), (7), (8), (9)
15. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Sale Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
17. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
20. On the final plat, chose a new or different addition name. Platting Guidelines.
21. Prior to final plat, Survey Plat Review Group (SPRG) recommends to revisit survey site to search, find and tie adjoining and or adjacent property corners to achieve a proper plat boundary resolution and submit evidence of field survey.
22. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Wastewater main improvement may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
25. Prior to final plat, provide a written confirmation that retaining wall, steps, and handrails for 2917 Sale Street and 2921 Sale Street are not encroaching into Sale Street right-of-way. If encroaching, contact Real Estate to discuss.
26. On the final plat, identify the property as Lot 23A in City Block A/1030. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



 1:2,400	<h2>ZONING MAP</h2> <p>  Area of Request  Recent History </p>	Case no: <u> S190-166 </u> Date: <u> 6/22/2020 </u>
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 <p>1:2,400</p>	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	<p>Case no: <u> S190-166 </u></p> <p>Date: <u> 6/22/2020 </u></p>
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CITY PLAN COMMISSION

THURSDAY JULY 9, 2020

FILE NUMBER: S190-155

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Douglas Avenue at Deloache Avenue, northwest corner

DATE FILED: June 10, 2020

ZONING: R-1ac(A)

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 2.206-acres

MAPSCO: 25S

OWNER: James F. Kull

REQUEST: An application to replat a 2.206-acre tract of land containing all of Lots 1 and 2 in City Block 8/5598 to create one lot on property located on Douglas Avenue at Deloache Avenue, northwest corner.

SUBDIVISION HISTORY:

1. S178-055 was a request northeast of the present request to replat a 3.746-acre tract of land containing all of Lot 6 in City Block A/5615 and part of City Block 5615 to create one lot, and to remove the existing platted 75-foot building line along Woodland Drive on property located at 5833 Woodland Drive, east of Douglas Avenue. The request has been withdrawn.
2. S178-034 was a request northeast of the present request to replat a 3.746-acre tract of land containing all of lot 6 in City Block A/5615 and part of City Block 5615 to create one lot, and to remove the existing platted 75-foot building line along Woodland Drive on property located at 5833 Woodland Drive, east of Douglas Avenue. The request has been withdrawn.

PROPERTY OWNER NOTIFICATION: On June 24, 2020, 12 notices were sent to property owners within 200 feet of the proposed plat.

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

- The properties to the north and northeast of the request have lot widths ranging in size from 207 feet to 288 feet and lot areas ranging in size from 38,218 square feet to 151,734 square feet; and are zoned R-1ac(A) Single Family District. *(please refer to the existing area analysis map)*
- The properties to the east, southeast, and south of the request have lot widths ranging in size from 164 feet to 367 feet and lot areas ranging in size from 66,831 square feet to 285,646 square feet; and are zoned R-1ac(A) Single Family District. *(please refer to the existing area analysis map)*

- The properties to the southwest and west of the request have lot widths ranging in size from 133 feet to 282 feet and lot areas ranging in size from 44,279 square feet to 71,506 square feet; and are zoned R-1ac(A) Single Family District. *(please refer to the existing area analysis map)*

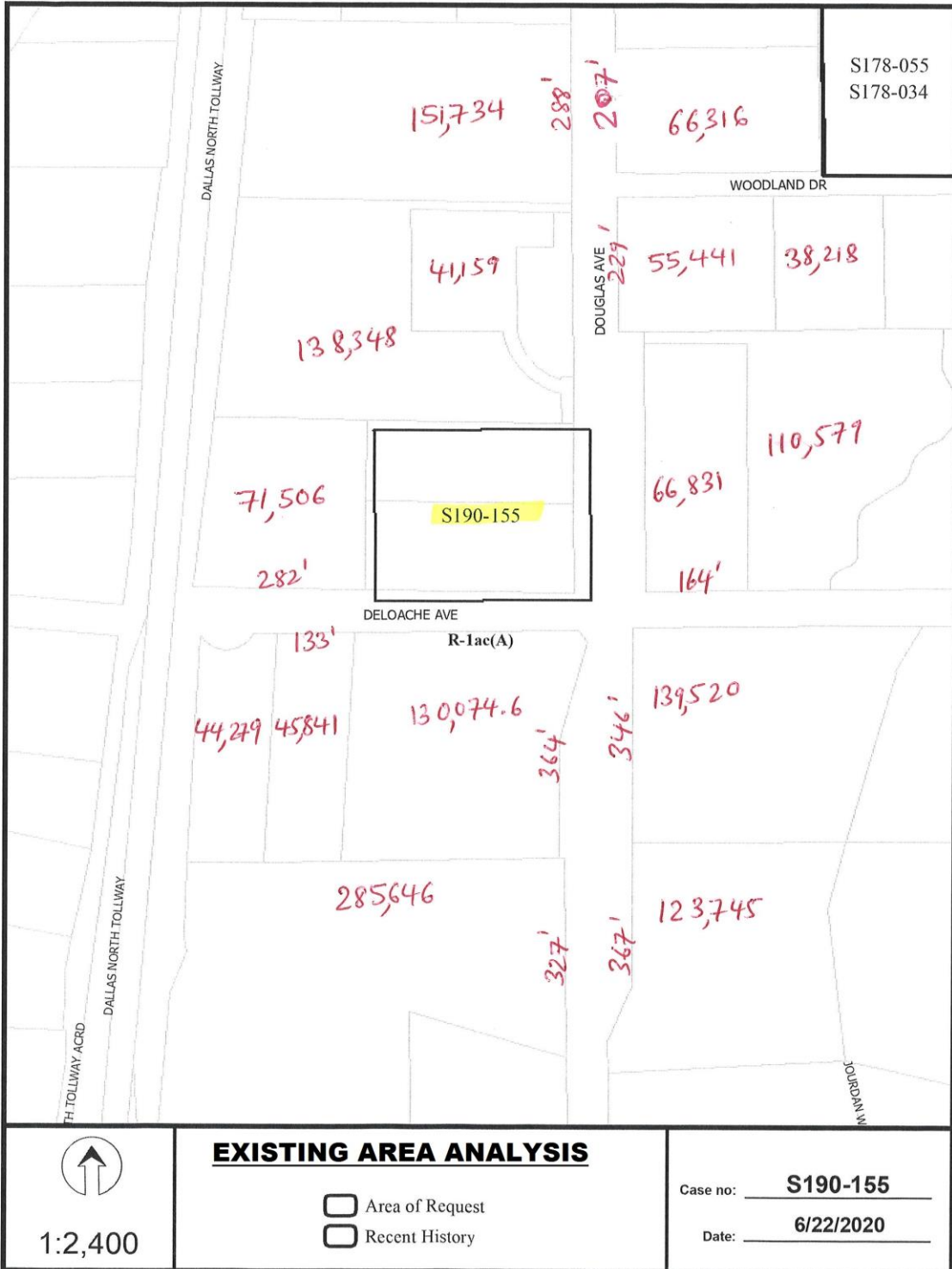
The request is in an R-1ac(A) Single Family District which has a minimum lot area requirement of 43,560 square feet. The request is to create one 96,107-square foot lot with a lot width of 274.96 feet. The lots in the immediate vicinity of this request are varied in lot width, lot area and street frontage. A review of the surrounding area shows that there is a wide variety of lot sizes and shapes and there is no apparent established lot pattern.

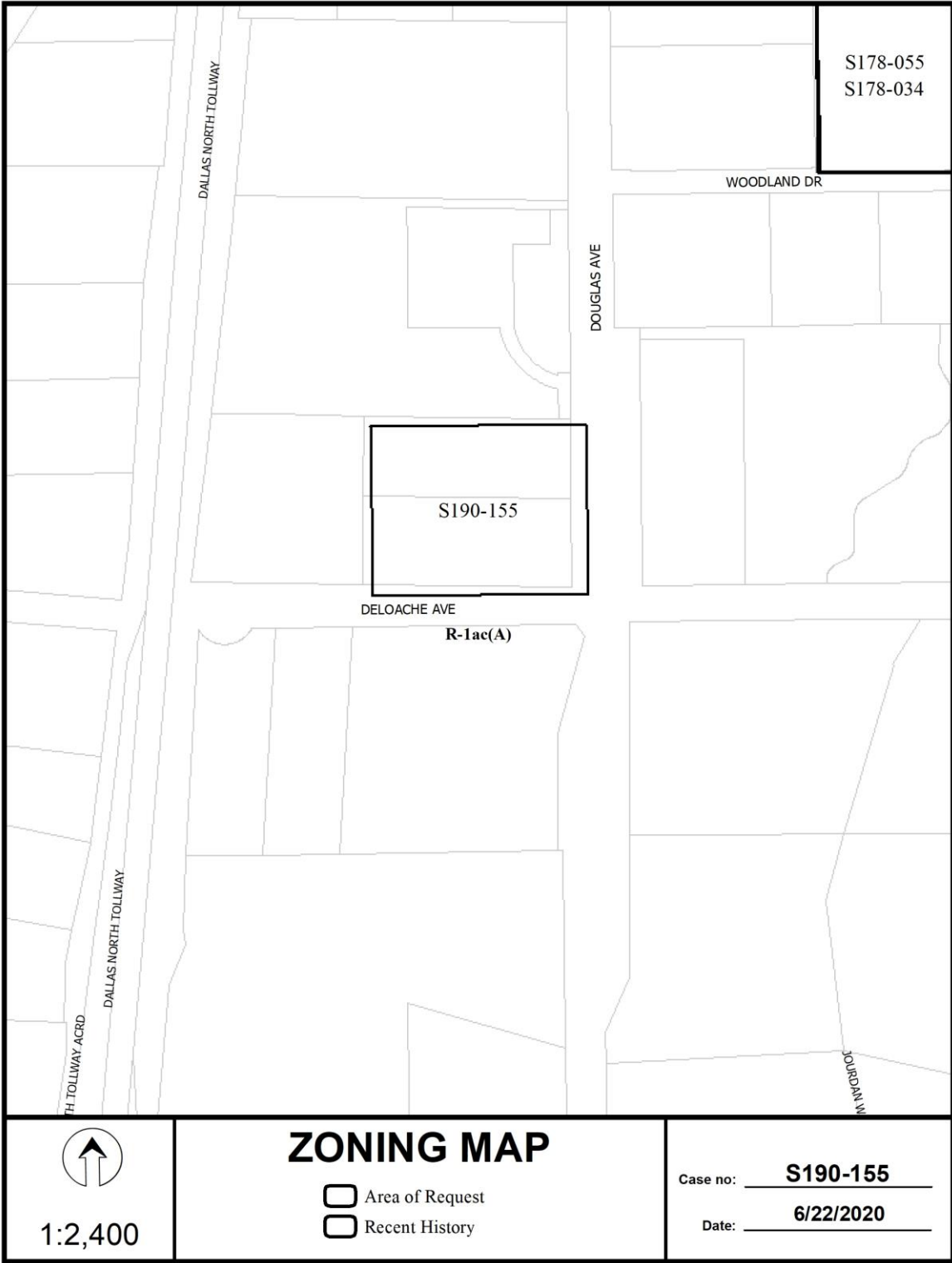
Staff concludes that the request is in compliance with Section 51A-8.503 and with the requirements of the R-1ac(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

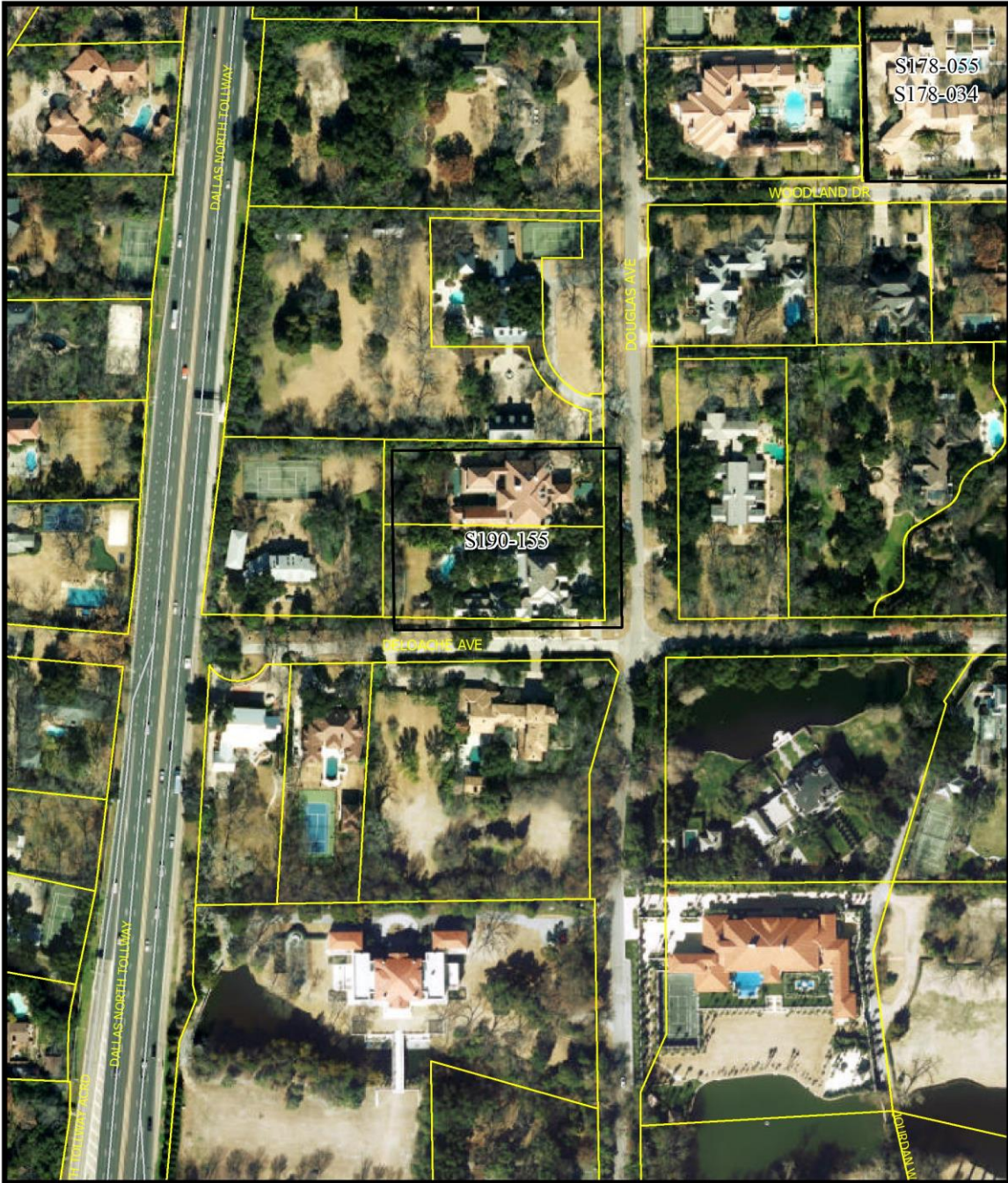
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division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


10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to 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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Deloache Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Douglas Avenue & Deloache Avenue. Section 51A 8.602(d)(1).
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
19. On the final plat, change "Douglas Street (formerly known as Armstrong Boulevard)" to "Douglas Avenue (F.K.A. Armstrong Boulevard)". Section 51A-8.403(a)(1)(A)(xii)
20. On the final plat, identify the property as Lot 1A in City Block 8/5598. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

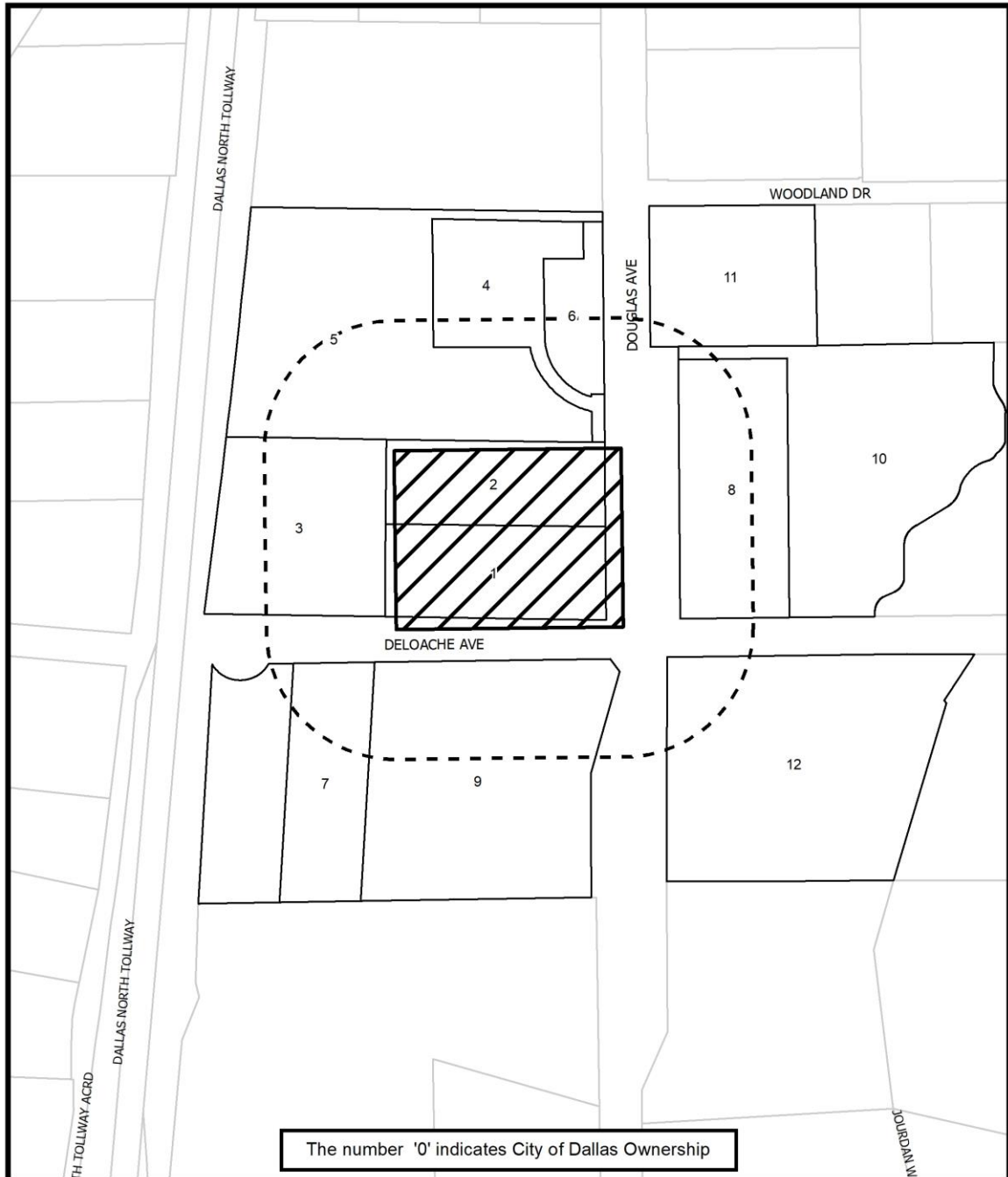
ALL AREAS ARE IN SQUARE FEET







 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S190-155 </u> Date: <u> 6/22/2020 </u>
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 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">12</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	12	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> S190-155 </u> Date: <u> 6/22/2020 </u>
200'	AREA OF NOTIFICATION					
12	NUMBER OF PROPERTY OWNERS NOTIFIED					

06/15/2020

Notification List of Property Owners

S190-155

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8901 DOUGLAS AVE	8901 DOUGLAS REVOCABLE TRUST
2	8915 DOUGLAS AVE	PELICANS CORPORATION SERVICES LLC
3	5711 DELOACHE AVE	HUANG RUTH L
4	8935 DOUGLAS AVE	BRINKMANN J BAXTER
5	8933 DOUGLAS AVE	BRINKMANN J BAXTER
6	8935 DOUGLAS AVE	BRINKMANN J BAXTER
7	5710 DELOACHE AVE	HOWARD WILLIAM S & JUNE B
8	5807 DELOACHE AVE	KLINE J PETER &
9	5744 DELOACHE AVE	ENGSTROM RANDALL R &
10	5823 DELOACHE AVE	MANTAS MICHAEL A &
11	9002 DOUGLAS AVE	POPOLO JOSEPH V JR & CHRISTINE
12	8891 JOURDAN WAY	CARONA JOHN J &

CITY PLAN COMMISSION**THURSDAY JULY 9, 2020****FILE NUMBER:** S190-162**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Leatherwood Street, north of Overton Road**DATE FILED:** June 11, 2020**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 4 **SIZE OF REQUEST:** 0.527-acre**MAPSCO:** 56S**OWNER:** 2020 Capital, LLC

REQUEST: An application to replat a 0.527-acre tract of land containing all of Lot 15A in City Block 2/6091 to create 3 residential lots ranging in size from 7,557 square feet to 7,847 square feet on property located on Leatherwood Street, north of Overton Road.

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

PROPERTY OWNER NOTIFICATION: On June 24, 2020, 14 notices were sent to property owners within 200 feet of the proposed plat.

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

- The properties to the east of the request have lot widths ranging in size from 81 feet to 267 feet and lot areas ranging in size from 12,840 square feet to 48,490 square feet; and are zoned R-5(A) Single Family District. *(please refer to the existing area analysis map)*
- The properties to the south of the request that is to the south line of Overton Road have average lot width of 61 feet and lot area of 9,878 square feet; and are zoned R-5(A) Single Family District. *(please refer to the existing area analysis map)*
- The properties to the west of the request have lot widths ranging in size from 84 feet to 240 feet and lot areas ranging in size from 22,598 square feet to 63,356 square feet; and are zoned R-5(A) Single Family District. *(please refer to the existing area analysis map)*
- The properties to the north of the request are undeveloped parcels ranging in size from 89,896 square feet to 156,890 square feet; and are zoned MF-2(A) Multifamily District. *(please refer to the existing area analysis map)*

The request is in an R-5(A) Single Family District which has a minimum lot area requirement of 5,000 square feet. The request is to create 3 residential lots ranging in size from 7,557.98 square feet to 7,847.34 square feet with the average lot width of 54.26 feet. The properties to the north line of Overton Road vary in lot widths and lot

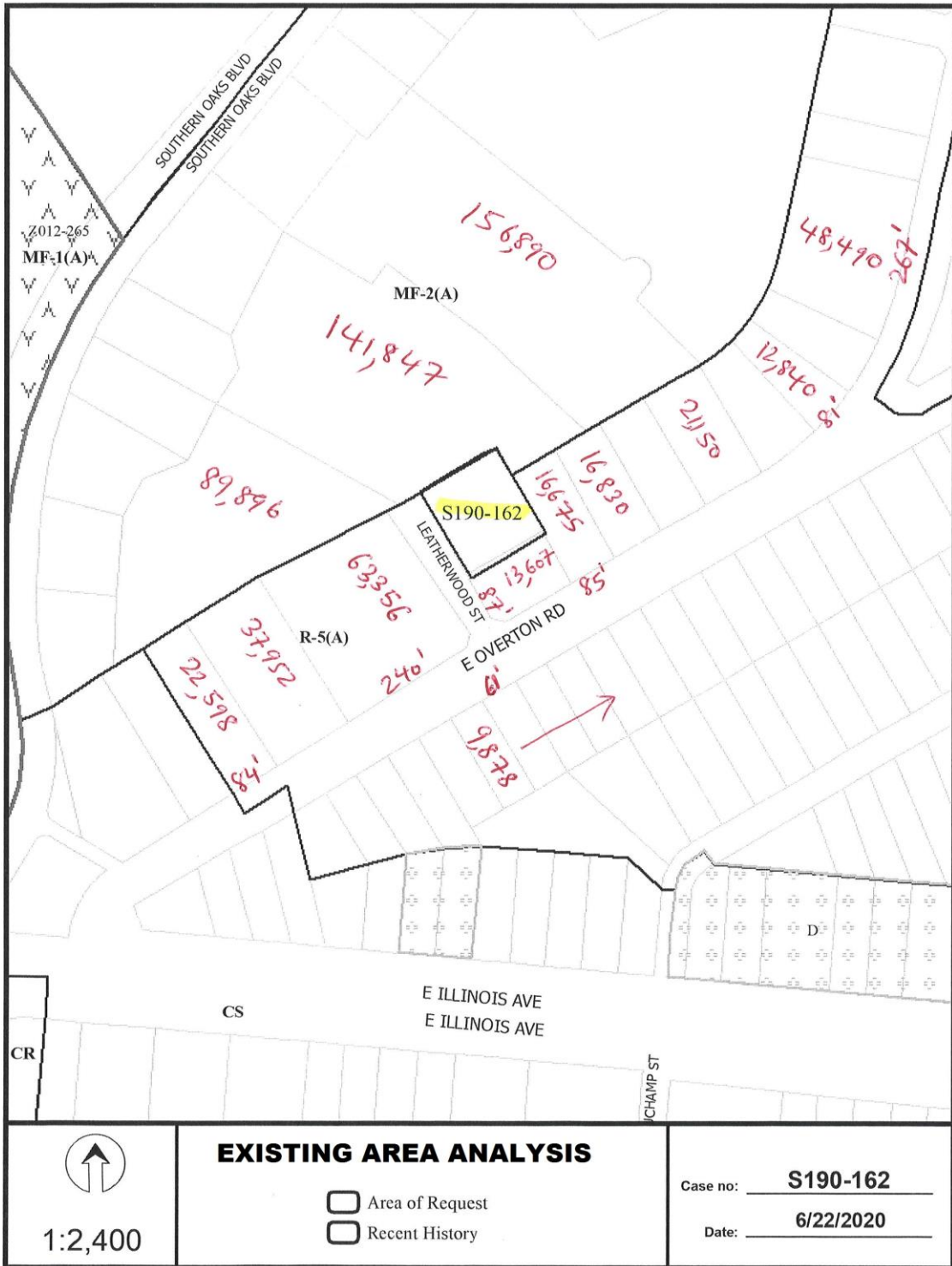
areas. A review of the immediate vicinity shows that there is a wide variety of lot sizes and there is no established lot pattern.

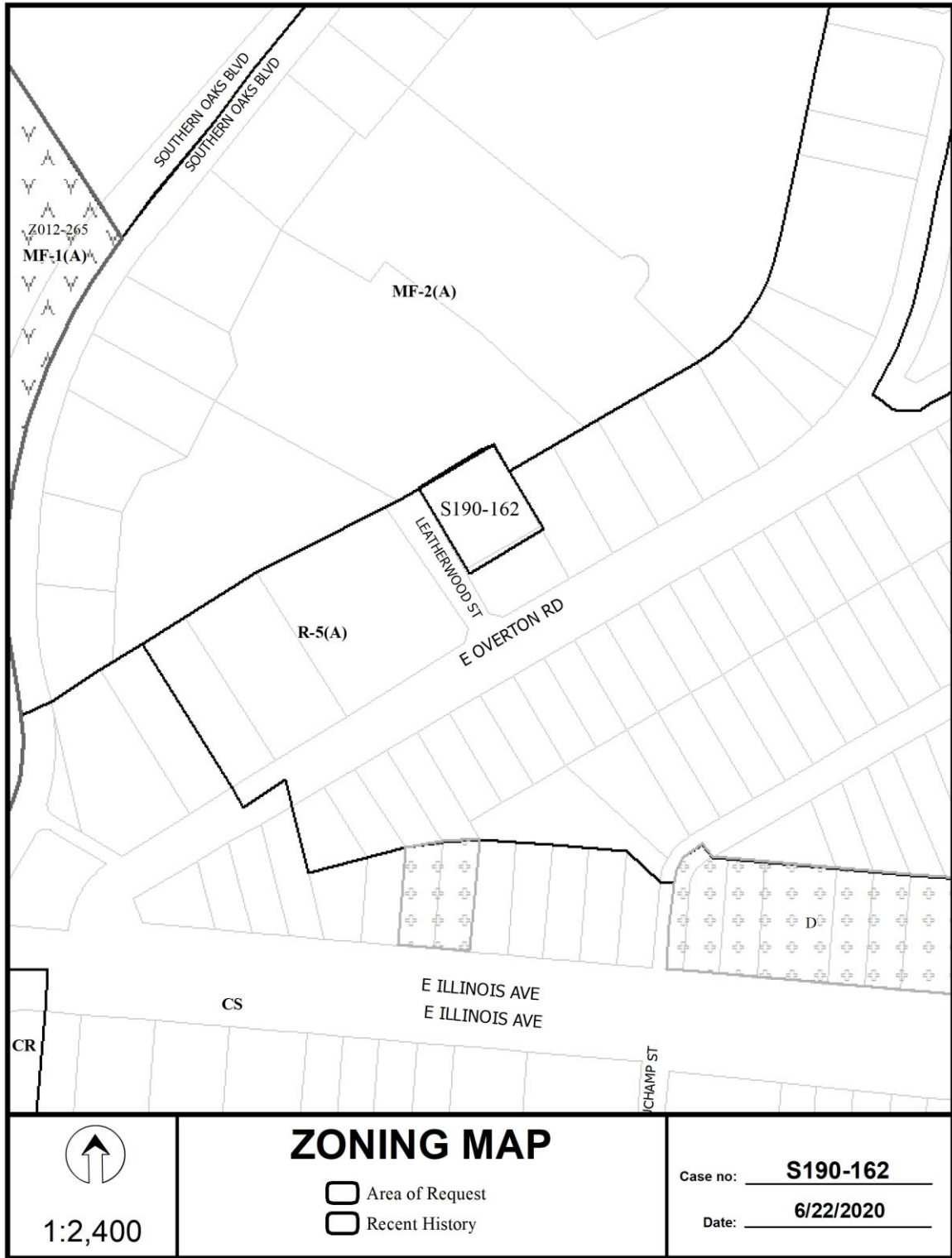
Staff concludes that the request is in compliance with Section 51A-8.503 and also with the requirements of the R-5(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure, new or existing, 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 the 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 three.
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 Department 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 Leatherwood Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
19. On the final plat, chose a new or different addition name. Platting Guidelines.
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. On the final plat, change "E Overton Road" to "Overton Road". Section 51A-8.403(a)(1)(A)(xii)
24. On the final plat, identify the property as Lots 15B, 15C, and 15D in City Block Z/6091. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET







1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S190-162

Date: 6/22/2020



 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">14</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	14	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> S190-162 </u> Date: <u> 6/22/2020 </u>
200'	AREA OF NOTIFICATION					
14	NUMBER OF PROPERTY OWNERS NOTIFIED					

06/15/2020

Notification List of Property Owners

S190-162

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3234 SOUTHERN OAKS BLVD	MARSAW CORA ET AL
2	3315 E OVERTON RD	NUNEZ RODOLFO JR &
3	3305 E OVERTON RD	MILLER SANDRA
4	3522 LEATHERWOOD ST	MOORE TOMMY & KAY
5	3208 SOUTHERN OAKS BLVD	MARSAW CORA ET AL
6	3331 E OVERTON RD	LOPEZ NEREIDA B MORENO
7	3323 E OVERTON RD	CASTILLO MARIA EVANGLINA LOPEZ &
8	3229 E OVERTON RD	CEMETERY
9	3226 E OVERTON RD	SMITH ERNELL & DORIS J
10	3232 E OVERTON RD	MENDEZ BERNARDO
11	3306 E OVERTON RD	CRUZ BERNARDO MENDEZ
12	3310 E OVERTON RD	COX LOU ANN
13	3316 E OVERTON RD	ALMAZAN CATARINO & LOURDES
14	3322 E OVERTON RD	NEXT WAY CONCEPTS LLC

CITY PLAN COMMISSION

THURSDAY JULY 9, 2020

FILE NUMBER: S190-165

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Junior Drive, east of Kessler Parkway

DATE FILED: June 12, 2020

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 1 **SIZE OF REQUEST:** 1.638-acre

MAPSCO: 44U

OWNERS: High Oak Properties, LLC, Christopher Aslam & Edith Aslam

REQUEST: An application to replat a 1.638-acre tract of land containing part of Lot 6, and all of Lots 7 through 9 in City Block 1/4634 to create one 0.592-acre (25,805-square foot) and one 1.046-acre (45,568-square feet) lot on property located on Junior Drive, east of Kessler Parkway.

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

PROPERTY OWNER NOTIFICATION: On June 24, 2020, 14 notices were sent to property owners within 200 feet of the proposed plat.

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

- The properties to the east and southeast of the request have lot widths ranging in size from 139 feet to 229 feet and lot areas ranging in size from 49,815 square feet to 95,299 square feet; and are zoned R-7.5(A) Single Family District. *(please refer to the existing area analysis map)*
- The properties to the south of the request have lot widths ranging in size from 86 feet to 127 feet and lot areas ranging in size from 19,042 square feet to 28,948 square feet; and are zoned R-7.5(A) Single Family District. *(please refer to the existing area analysis map)*
- The properties to the southwest and west of the request have lot widths ranging in size from 70 feet to 217 feet and lot areas ranging in size from 11,249 square feet to 43,150 square feet; and are zoned R-7.5(A) Single Family District. *(please refer to the existing area analysis map)*

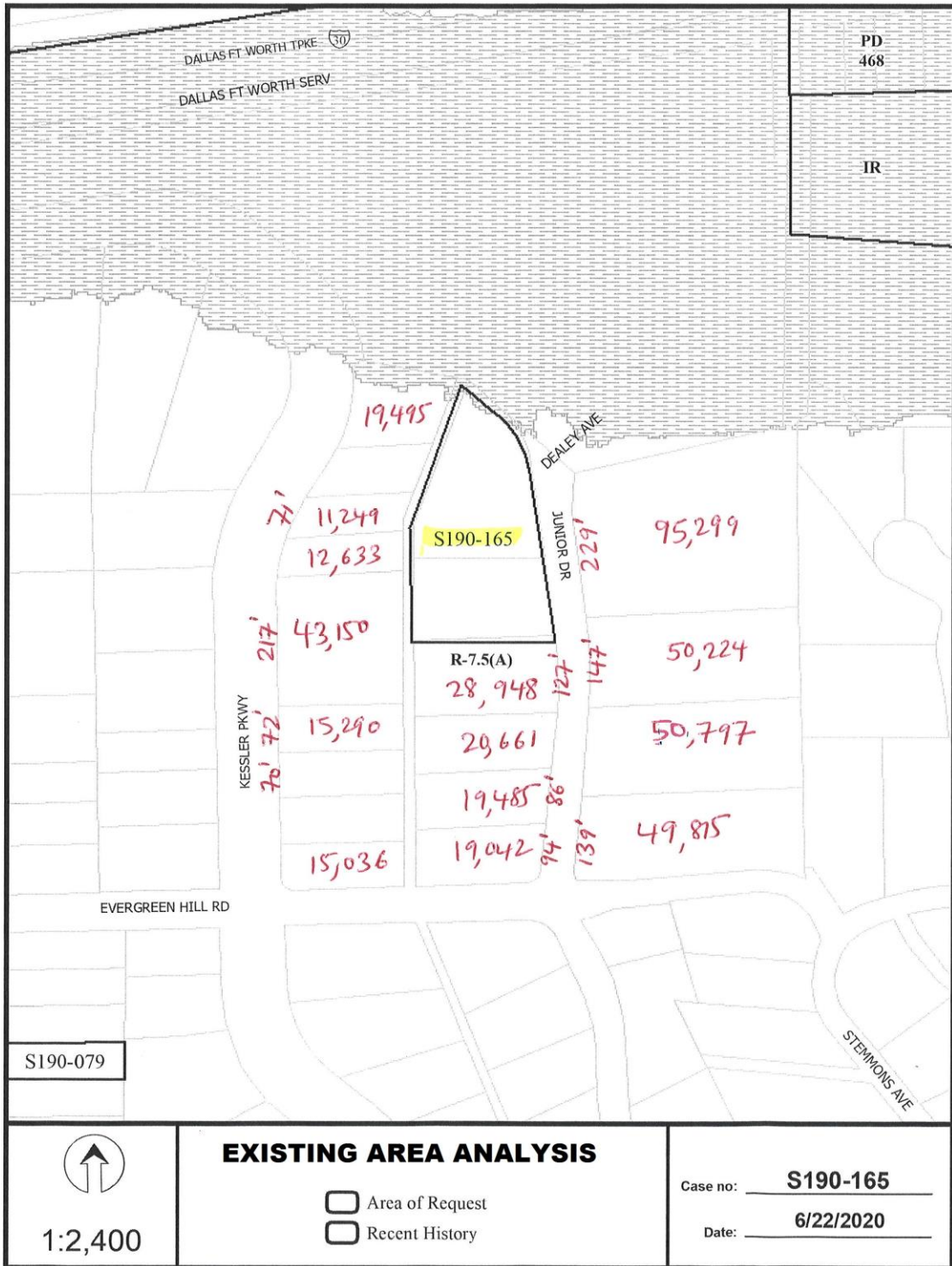
The request is in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create two lots with lot widths 127.47 feet and 145.40 feet and with lot areas 25,805 square feet and 45,568 square feet respectively. The lots in the immediate vicinity of this request are varied in lot width, lot area and street frontage. A review of the surrounding area shows that there is a wide variety of lot sizes and shapes and that there is no apparent established lot pattern.

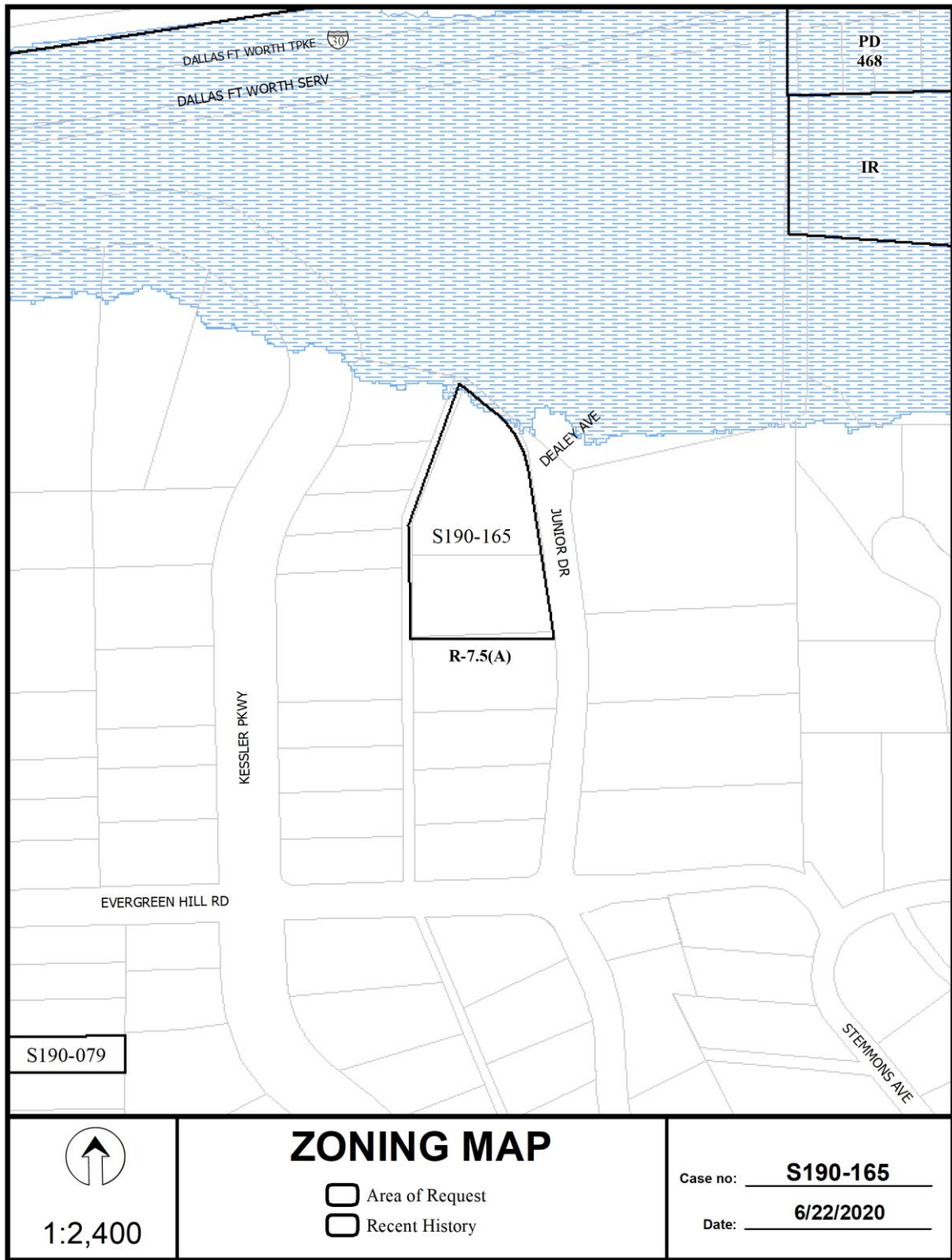
Staff concludes that the request is in compliance with Section 51A-8.503 and with the requirements of the R-7.5(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure, new or existing, 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 15-foot by 15-foot Alley Sight Easement at the intersection of Junior Drive & the alley. Section 51A-8.602(e),
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 how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
24. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
25. On the final plat, show recording information on all existing easements within 150 feet of the property.
26. On the final plat, clarify Junior Drive right-of-way at north portion of plat.
27. On the final plat, chose a new or different addition name. Platting Guidelines.
28. On the final plat, change “Junior Drive (F.K.A. Dealey Drive)” for the east-west portion of Junior Drive per Ordinance 8136. Section 51A-8.403(a)(1)(A)(xii)
29. On the final plat, show and label “Dealey Drive”. Section 51A-8.403(a)(1)(A)(xii)
30. On the final plat, identify the property as Lots 6A and 8A in City Block 1/4634. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

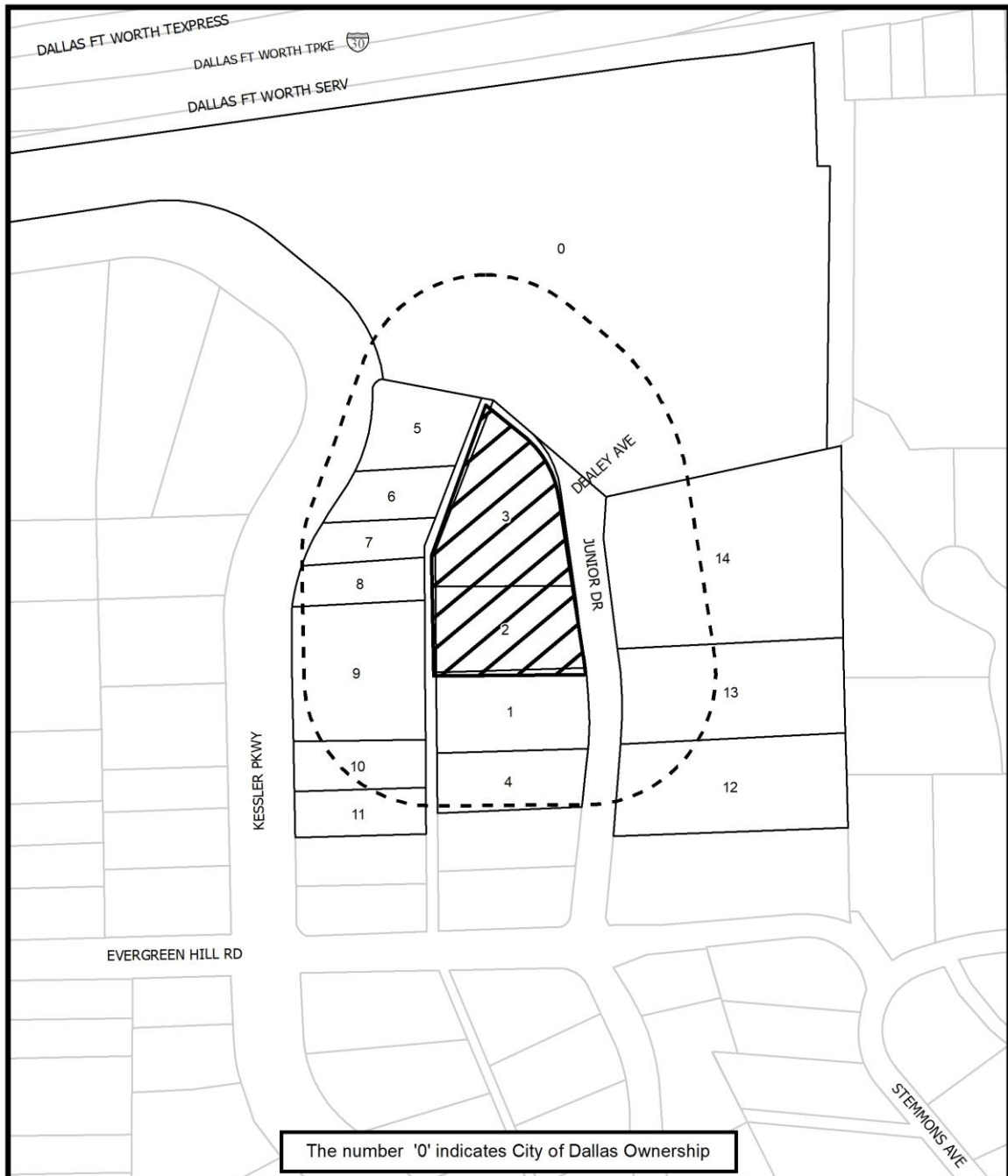
ALL AREAS ARE IN SQUARE FEET







 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: <u> S190-165 </u> Date: <u> 6/22/2020 </u>
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 1:2,400	<h2>NOTIFICATION</h2>	Case no: S190-165
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">14</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: 6/22/2020

06/15/2020

Notification List of Property Owners

S190-165

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1633 JUNIOR DR	BURDINE KATHY L EST OF
2	1639 JUNIOR DR	HIGH OAK PPTIES LLC
3	1645 JUNIOR DR	ASLAM CHRISTOPHER & EDITH
4	1629 JUNIOR DR	DIAMOND JASON B &
5	1065 KESSLER PKWY	MCDANIEL DOSWELL ALAN &
6	1057 KESSLER PKWY	DOUGLAS ADAM & KRISTEN
7	1051 KESSLER PKWY	GIANGROSSO REGINA MARIE
8	1043 KESSLER PKWY	COPELAND STEPHEN JAY
9	1031 KESSLER PKWY	EILERS JANELL L &
10	1023 KESSLER PKWY	HENDRIX CHRIS E &
11	1017 KESSLER PKWY	JEWESSON MICHAEL D &
12	1616 JUNIOR DR	KING ROBERT E
13	1630 JUNIOR DR	BENT JERRE VAN DEN
14	1640 JUNIOR DR	CUSTARD MARTHA E

FILE NUMBER: M190-019 **DATE FILED:** January 31, 2020

LOCATION: South side of Churchill Way at the terminus of Whitley Lane

COUNCIL DISTRICT: 11 **MAPSCO:** 15 X

SIZE OF REQUEST: ± 12.08 acres **CENSUS TRACT:** 132.00

REPRESENTATIVE: John Boehnlein ; Building Solutions

OWNER/APPLICANT: Alcuin School

REQUEST: A minor amendment to an existing development plan and landscape plan for a private school use on property zoned Planned Development District No. 368.

SUMMARY: On June 10, 1992, the Dallas City Council established Planned Development District No. 368 by Ordinance No. 21321.

The purpose of this request is to revise the existing development plan and landscape plan to reflect expansion areas to school facility buildings on the property; to revise the parking orientation of stalls along the east side of the property; to propose new layouts for some previously approved, but not presently built, buildings to better reflect revised facility needs. Site Data Tables will be revised accordingly to indicate revisions covering present, and future proposed construction. No changes are being proposed to the use of the property as an operation for a private school for kindergarten through 12th grade. Parking will remain proportional to revised building floor plans. [Alcuin School]

STAFF RECOMMENDATION: Approval.

PLANNED DEVELOPMENT DISTRICT NO. 368

<http://www.dallascityattorney.com/51P/Articles%20Supp%2040/Article%20368.pdf>

PD No. 368 Exhibits

<http://www.dallascityattorney.com/51P/exhibits.html#a368>

List of Officers

Alcuin School

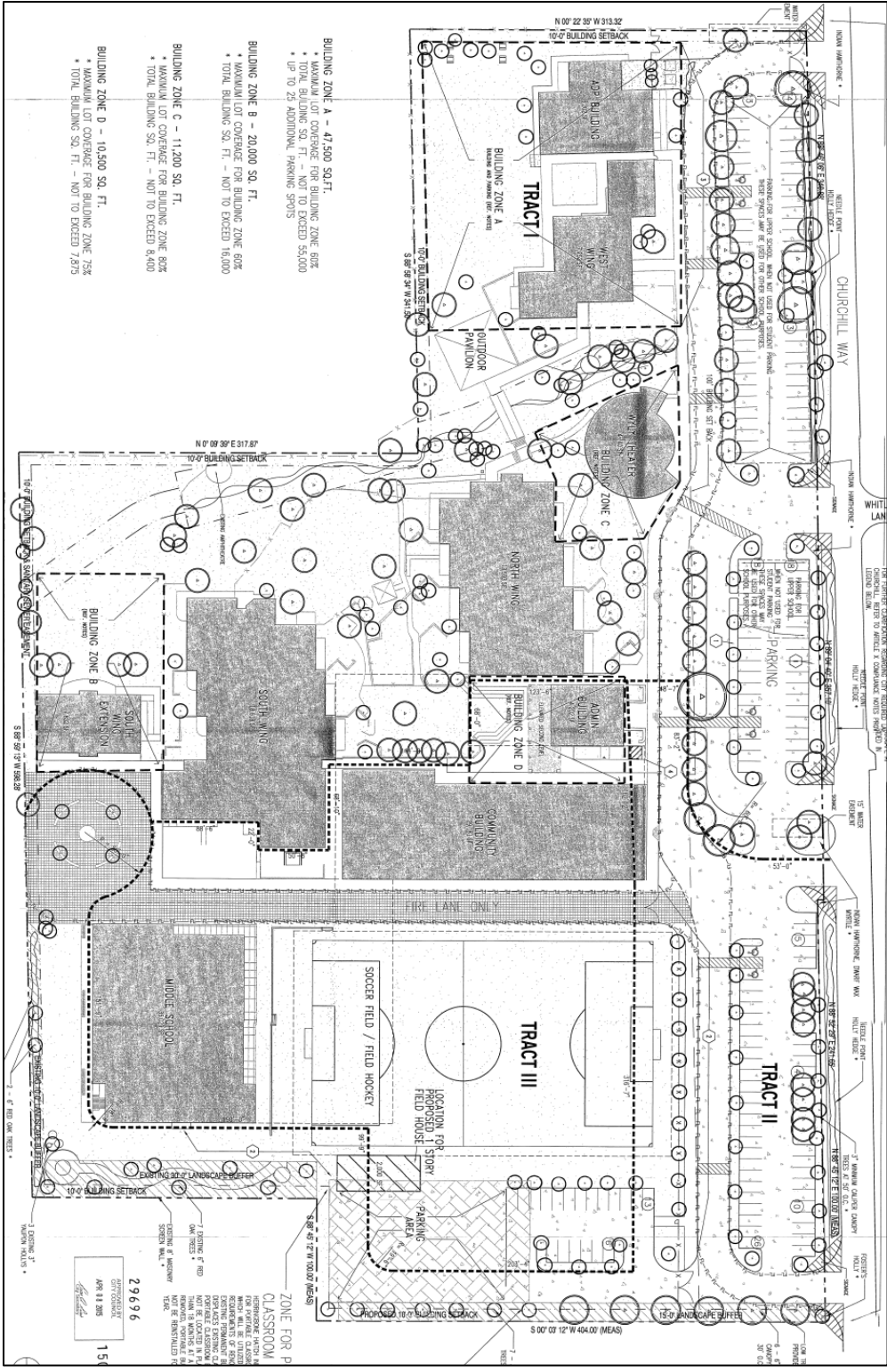
Maria Clintron Magennis ; *President*

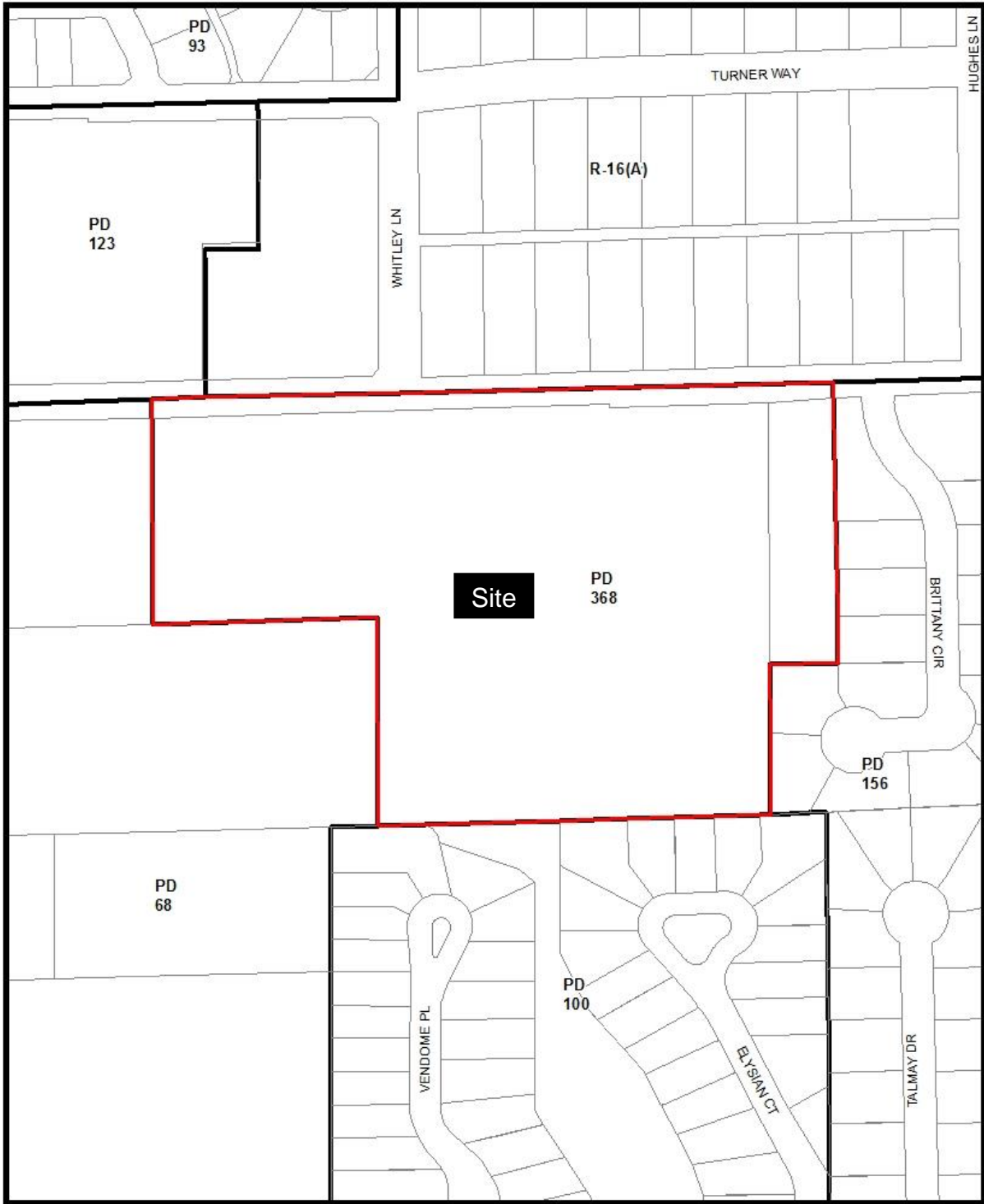
James C. Clark ; *President-Elect*

Steven Bauer ; *Treasurer*

Clare Chiu , *Vice President*

Existing Development Plan - Enlarged





 1:2,200

Zoning Map

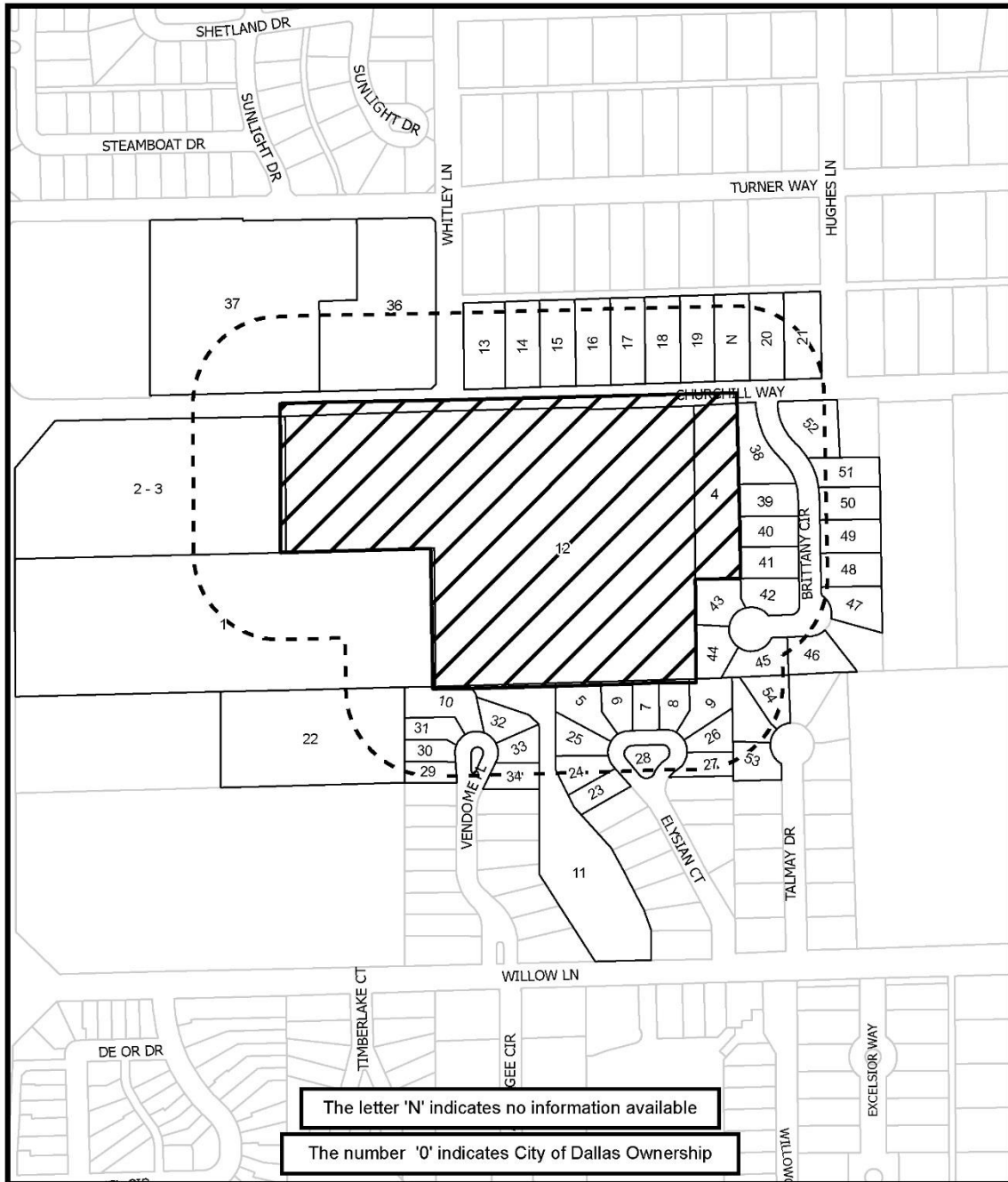
Printed Date: 6/26/2020



 1:2,200

Aerial Map

Printed Date: 6/26/2020



 1:3,600	NOTIFICATION		Case no: M190-019
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">54</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 5/1/2020	

04/30/2020

Notification List of Property Owners

M190-019

54 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	12230 PRESTON RD	COOPER AEROBICS
2	12330 PRESTON RD	INSTITUTE FOR AEROBICS
3	12330 PRESTON RD	COOPER INSTITUTE THE
4	6232 CHURCHILL WAY	ST ALCUIN MONTESSORI
5	12143 ELYSIAN CT	RUTMAN SHARI HANNAH &
6	12147 ELYSIAN CT	THROCKMORTON DOUGLAS & SHERYL
7	12142 ELYSIAN CT	DESHAZO JOHN J JR &
8	12138 ELYSIAN CT	KING SUSANNE S
9	12134 ELYSIAN CT	RICHARDSON ELIZABETH A & JAMES G
10	12147 VENDOME PL	RIBALD IAN & ILANA
11	6100 WILLOW LN	PARC DU LAC PPTY CORP
12	6144 CHURCHILL WAY	ST ALCUIN MONTESSORI
13	6135 CHURCHILL WAY	MITCHELL CHANDRA J
14	6151 CHURCHILL WAY	ALTICK FRANK JOSEPH JR &
15	6203 CHURCHILL WAY	RAMEY JOE D & ELIZABETH P
16	6209 CHURCHILL WAY	NATHAN DEON & JUDITH
17	6219 CHURCHILL WAY	SHERMAN GARRETT E
18	6223 CHURCHILL WAY	MAGID ANDREW & ZOE
19	6231 CHURCHILL WAY	ROSTEET MARK S & ROSA C
20	6243 CHURCHILL WAY	PHYFER CYRUS SEARS &
21	6247 CHURCHILL WAY	LENOVITZ J MARSHALL
22	12150 PRESTON RD	COOPER AEROBICS
23	12131 ELYSIAN CT	BRUCE KEVIN P & PATTY
24	12135 ELYSIAN CT	PARRISH JAMES L
25	12139 ELYSIAN CT	NEWSOM HAMLET & DIANE
26	12130 ELYSIAN CT	IVY DOROTHY K TR

04/30/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	12126 ELYSIAN CT	INSLEY JOHN S JR &
28	12100 ELYSIAN CT	PARC DU LAC PROPERTY CORP
29	12135 VENDOME PL	GERARD MARCIE S
30	12139 VENDOME PL	LAMBERT JUDY C
31	12143 VENDOME PL	ZIDELL CYNTHIA
32	12138 VENDOME PL	FOUNTAIN JIMMIE C JR
33	12134 VENDOME PL	HARTMAN BRIAN JAY & DANA LYNN
34	12130 VENDOME PL	PHILLIPS JOHN
35	12146 VENDOME PL	PARC DU LAC PROPERTY CORP
36	6131 CHURCHILL WAY	CONGREGATION SHAARE
37	6039 CHURCHILL WAY	MISSION LAIQUE FRANCAISE
38	12307 BRITTANY CIR	HERRINGTON PAUL D & TERRI L
39	12315 BRITTANY CIR	LUNDAHL LINDA
40	12321 BRITTANY CIR	BREIER PAMELA E
41	12327 BRITTANY CIR	BECKER PHILIP MICHAEL &
42	12333 BRITTANY CIR	MATEN JOEL A &
43	12339 BRITTANY CIR	ARMSTRONG BECKY A
44	12340 BRITTANY CIR	SINGER MIKE & MIRIAM
45	12336 BRITTANY CIR	MARIS ROBERT FRANK &
46	12332 BRITTANY CIR	KAVOSH ERIC MD
47	12324 BRITTANY CIR	FONTANA LAWRENCE II & JANIS M HEFLEY
48	12320 BRITTANY CIR	NUGENT JOEL B LIFE ESTATE &
49	12316 BRITTANY CIR	SHERRY ELLEN CAROL &
50	12312 BRITTANY CIR	VJS FAMILY TRUST
51	12308 BRITTANY CIR	LITOFF AUSTIN &
52	12304 BRITTANY CIR	HARKEY JACK W & DANA
53	12123 TALMAY DR	LABARBA CARMEN
54	12131 TALMAY DR	DICKENSON JERRY W &

FILE NUMBER: W190-009 **DATE FILED:** June 11, 2020

LOCATION: North side of Bruton Road, northeast of Leroy Road

COUNCIL DISTRICT: 7 **MAPSCO:** 59 D

SIZE OF REQUEST: ± 5.69 acres **CENSUS TRACT:** 176.05

MISCELLANEOUS DOCKET ITEM:

REPRESENTATIVE: Robert Reeves

APPLICANT/ OWNER: Golden Rule Schools

REQUEST: An application for a waiver of the two-year waiting period to submit a zoning application to amend Specific Use Permit No. 1817 on property zoned an R-7.5(A) Single-Family District.

SUMMARY: On February 12, 2020, the City Council approved an application (Z189-268) for renewal of Specific Use Permit No. 1817 for an open enrollment charter school. However, the portion of the request for an expansion of the specific use permit was not approved.

The applicant is requesting a waiver of the two-year waiting period in order to submit a new zoning application in order to make expansions on the property to include the construction of a new storm shelter/gym and eight middle school classrooms. The applicant states that “the applicant’s representative never contacted the neighborhood” nor communicated with the councilmember for District 7. The applicant’s representative states that a community meeting was held.

According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to February 12, 2022, without a waiver of the two-year waiting period. According to the Dallas Development Code, “the commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing.” However, staff believes circumstances regarding the property have not considerably changed.

STAFF RECOMMENDATION: Denial.

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z189-268(AU)

Location 10747 Bruton Road

Date of last CPC or CC Action 2/12/20


Applicant's Name, Address & Phone Number Dr. Vicente Delgado
469-341-5779

Property Owner's Name, Address and Phone No., if different from above
Same

State briefly change of circumstances since the last hearing on the property that would warrant reconsideration of another request in less than two years.

see attached letter


Applicant's Signature


Owner's Signature (if individual) or
Letter of Authorization (from corporation/partnership)

RECEIVED
JUN 11 2020
2:05 pm

Date Received
Fee: \$300.00

ROBERT REEVES
& Associates, Inc.

PLANNING AND ZONING CONSULTANTS

June 11, 2020

City Plan Commission
City of Dallas
1500 Marilla Street, Room 5BN
Dallas, Texas 75201

RE: Waiver of Two-Year Waiting Period, Z189-268(AU)

Dear Commissioners:

This was a zoning case by Golden Rule Charter School, to renew SUP No. 1817 for an open - enrollment charter school and enlarge the SUP by constructing a new storm shelter/gym and eight middle school classrooms. The staff supported the case and the commission unanimously approved the case. At the time District 7 had a vacant seat on the commission. The case was placed on the 2/12/20 Council Consent Agenda. There were 63 notifications; two were return in opposition and one in favor. No one appeared in opposition at the commission or council hearing. Unfortunately, the applicant's representative never contacted the neighborhood nor talked with Councilman Adam Bazaldua. Consequently, Councilman Bazaldua approved the SUP renewal, but denied the expansion.

Recently, I was retained by the school to try and salvage this project. The school has apologized to Councilman Bazaldua for their oversight. In response, Councilman Bazaldua hosted a video community meeting and I presented our proposal to the community. We received total support. Councilman Bazaldua then posted our presentation on other social media venues including his website asking for comments. There was no opposition. On 6/9/20 we were contacted by Councilman Bazaldua's office informing us that he now supports our zoning request for expansion plans.

Clearly, this is a change in circumstances regarding the property that warrants approval of a waiver of the two-year waiting period, so we can file a new request to expand the SUP. In addition, District 7 now has a representative on the commission.

Therefore, we respectfully request approval of our request to waive the two-year waiting period.

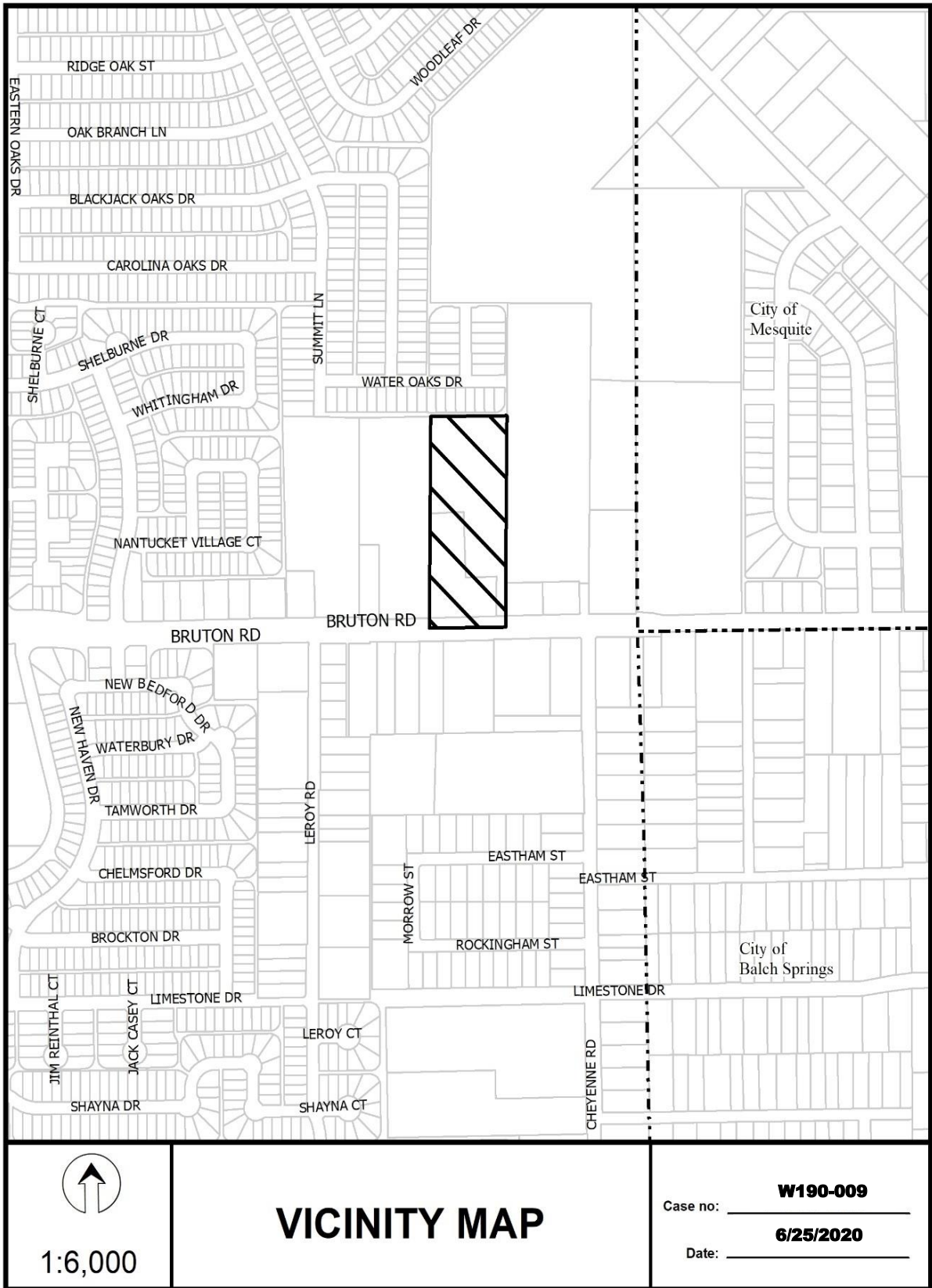
Respectfully:


Robert Reeves

RECEIVED
R JUN 11 2020 D

BV 2:05pm

Founders Square • 900 Jackson Street • Suite 160 • Dallas, TX 75202 • (214) 749-0530 • Fax (214) 749-5605
rob.reeves@sbcglobal.net



1:6,000

VICINITY MAP

Case no: **W190-009**
 Date: **6/25/2020**

Planner: Andreea Udrea, PhD, AICP

FILE NUMBER: Z190-170(AU) **DATE FILED:** December 31, 2019

LOCATION: North line of West Illinois Avenue, between Tyler Street and Boyd Street.

COUNCIL DISTRICT: 1 **MAPSCO:** 54 T

SIZE OF REQUEST: +/- 1.9 Acres **CENSUS TRACT:** 62.00

REPRESENTATIVE: Peter Kavanagh, Zone Systems, Inc.

APPLICANT: Communications Tower Group, LLC

OWNER: Shiloh Ministries Baptist Church

REQUEST: An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a TH-3(A) Townhouse District.

SUMMARY: The applicant proposes to construct a monopole tower for cellular communication within a concealment tower with an overall height of 69 feet on the subject site. The 50-foot by 50-foot wireless lease area is proposed approximately 78 feet west of South Tyler Street and approximately 133 feet from Boyd Street; and the tower and equipment is proposed to be surrounded by an eight-foot-tall concrete masonry unit (CMU) block wall.

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

BACKGROUND INFORMATION:

- The 1.9-acre area of request is developed with a church and contains a 19,000-square foot building.
- The applicant seeks to construct a monopole tower for cellular communication on the north portion of the property, behind the existing church building. The tower is proposed to have an overall height of 69 feet and a stealth design. The 50-foot by 50-foot wireless lease area is proposed approximately 78 feet west of South Tyler Street and approximately 133 feet from Boyd Street; and the tower and equipment is proposed to be surrounded by an eight-foot-tall concrete masonry unit (CMU) block wall.
- A monopole cellular tower is allowed by Specific Use Permit only in all residential districts. The Dallas Development Code stipulates that a cellular tower is exempt from residential proximity slope height restrictions if a SUP is required for the cellular use and the impact of the tower height on an adjacent residential district is considered in the SUP process.

Zoning History:

There has been one recent zoning request in the area within the last five years.

1. **Z156-156:** On September April 8, 2016, an automatic renewal of Specific Use Permit No. 1833 for an open-enrollment charter school was approved for a five-year period, on property zoned an LO-3, Limited Office District with Specific Use Permit No. 1833, located on the east line of South Vernon Avenue, north of West Illinois Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing / Proposed ROW
West Illinois Avenue	Principal Arterial	100 feet Bike Plan
Boyd Street	Local street	
South Tyler Street	Local street	

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.

While the Plan does not specifically address telecommunication coverage, the Plan contains goals and policies for stabilization and strengthening of neighborhoods. Staff appreciates that telecommunication is a part of overall access to service and utilities and therefore, any increase will help accomplish the general goals of *forwardDallas!*

Surrounding Land Uses:

Area	Zoning	Land Use
Site	TH-3(A)	Church
North East West	TH-3(A)	Singe family
South	R-7.5(A)	Singe family

Land Use Compatibility:

The 1.9-acre area of request is developed with a church and contains a 19,000-square foot building.

The applicant seeks to construct a monopole tower for cellular communication on the north portion of the property, behind the existing church building. The tower is proposed to have an overall height of 69 feet and a stealth design. The 50-foot by 50-foot wireless lease area is proposed approximately 78 feet west of South Tyler Street and

approximately 133 feet from Boyd Street; and the tower and equipment is proposed to be surrounded by an eight-foot-tall concrete masonry unit (CMU) block wall.

The proposed location of the stealth monopole tower is within a residential neighborhood, on a property with direct access from a major thoroughfare. The property is surrounded by single family homes on all sides, with schools being located further east.

The tower is proposed to be located on the north portion of the property, in the existing parking lot behind the church. The 69-foot high tower is proposed to be 12 feet away from the property line adjacent to single family lots. Staff recognizes the visual impact of the proposed tower located adjacent to single family lots but appreciates the placement in the rear portions of property, in the middle of the block, away from direct visibility along public streets and building façades.

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

The applicant proposes to construct a monopole tower at this location to provide cellular coverage to users within the vicinity and has provided depictions of existing adjacent and proposed antenna sites on the following pages.

Staff supports the request and appreciates the concealed cellular array that is minimizing the visual effect of a cellular platform. The eight-foot-tall concrete masonry unit (CMU) block wall will provide concealment of the tower and equipment at the street level. Overall, the public utility service of increased coverage would significantly improve as shown by the following coverage maps.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Lot Size
	Front	Side/Rear				
TH-3(A) Townhouse	No min	SF: no min 5/10' Duplex 10'/10' Other	12 DU/acre	36 ft*	60% 25% for non-residential structures	SF: 2,000 sf Duplex: 6,000 sq. ft

* Section 51A-4.408 of the DDC provides an exception to height for utility and public service uses

Additionally, Section 51A-4.408 of the Dallas Development Code provides an exception of maximum structure height for utility and public service uses, including a tower/antenna for wireless communication. Therefore, the maximum structure height of 36 feet in the TH-3(A) Duplex District also does not apply to a tower/antenna for cellular communication. The distances between the proposed tower and the existing single-family structures are included in the SUP site plan; the closest distance being 67.8 feet to the west.

In assessing the height of the proposed tower and the distance to the closest single-family property, staff considers the visual intrusion of the proposed tower to be significant to the surrounding neighborhood. Staff balanced the visual intrusion of the proposed structure with the improvement of the service provided when making the recommendation to support the request. Therefore, to help better assess the compatibility of the proposal with the neighborhood, staff is recommending a shorter period of time, with no eligibility for automatic renewal periods. This way the SUP will be evaluated periodically, allowing more frequent input from the surrounding property owners.

Parking:

Parking will be provided in accordance to the parking requirements in the Dallas Development Code, as amended, which is one space if the cellular communication tower/antenna has an auxiliary building housing electronic and communication equipment (“auxiliary building”) greater than 120 square feet. No auxiliary building is proposed; therefore, no additional parking is triggered by the development of this use.

Landscaping:

In general, landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. Per the current proposal, the area of request will not be required to provide landscaping because less than 2,000 square feet of non-permeable surface will be installed.

Staff is recommending a landscape buffer around the outer perimeter of the screening wall on all sides to ensure a better visual compatibility with the surroundings. The applicant did not include staff's recommendation in the proposed site 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). Although the area of request is not within an identifiable MVA cluster, it abuts an "G" MVA cluster to the north, east, and west, and an "F" MVA cluster to the south.

LIST OF OFFICERS

Reverend Johnnie Bradley – Senior Pastor
John Branch – Deacon Administrator
Kelton Lemons – Deacon Administrator
John Lemons – Deacon Administrator
Kerry Jones – Deacon Administrator
Lonnie McKnight – Deacon Administrator
Loys Washington – Deacon Administrator

Z190-170(AU)

Existing antennas in the area

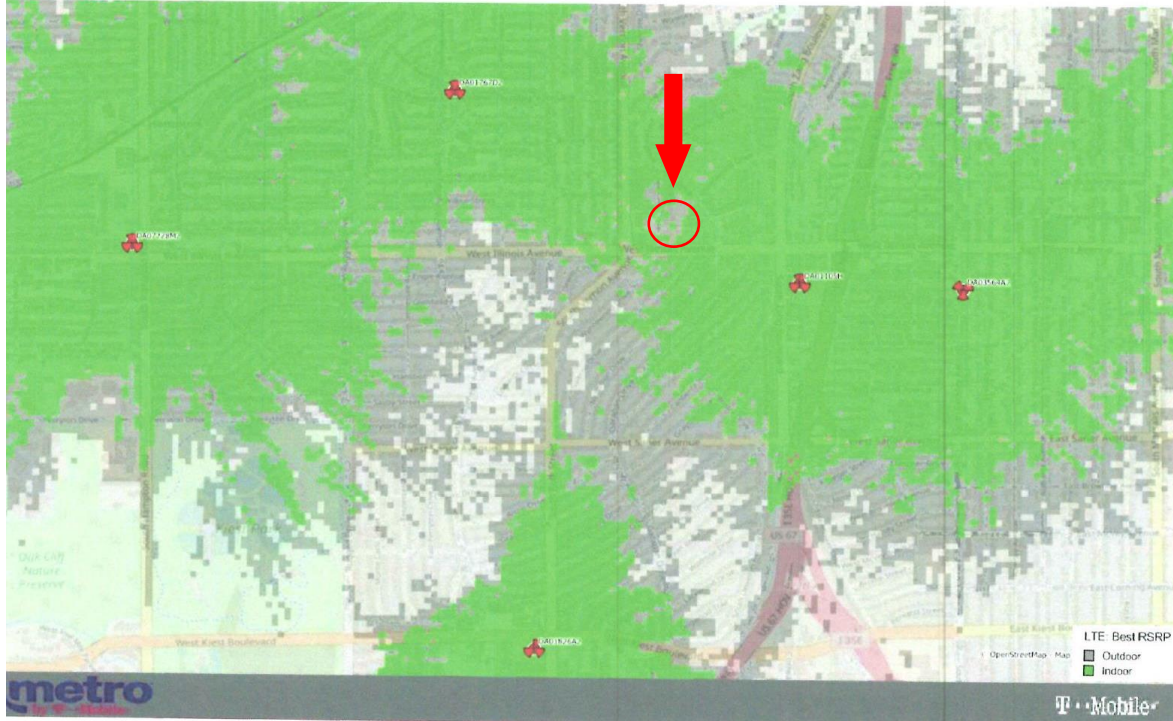
DA03553 – Surrounding area (Google Earth)



Z190-170(AU)

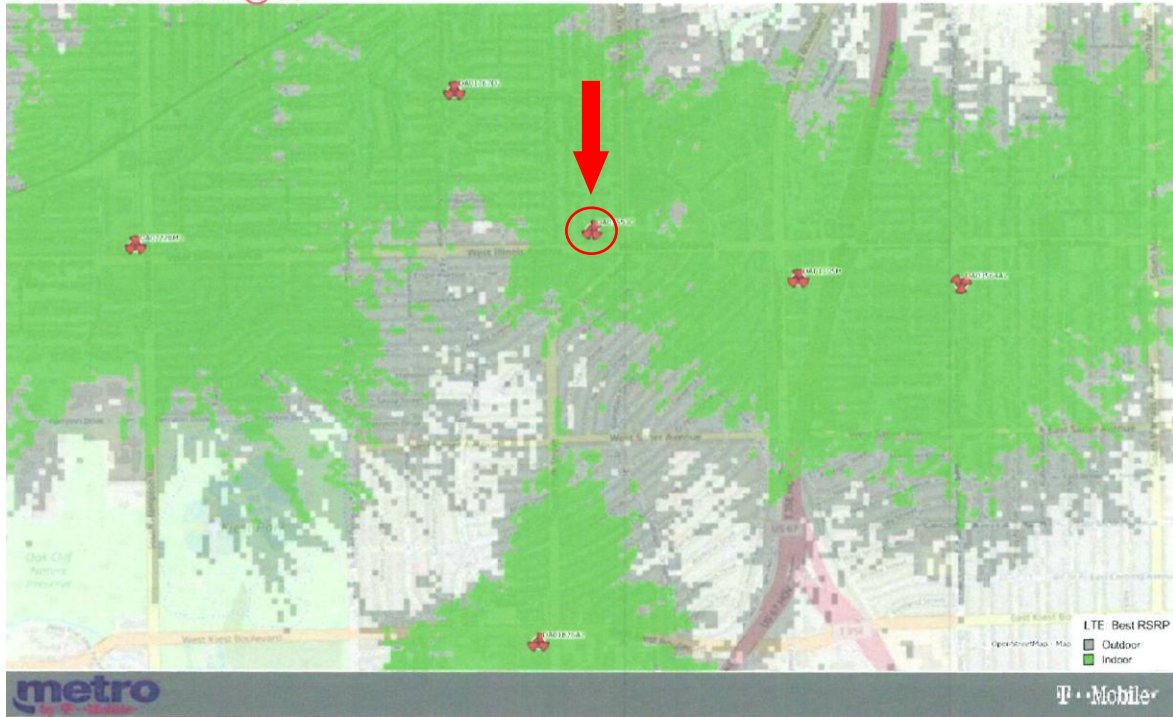
Coverage – existing situation:

CURRENT RSRP



Coverage – with proposed tower:

PROPOSED RSRP@ 60'



PROPOSED SUP CONDITIONS

1. **USE:** The only use authorized by this specific use permit is a tower/antenna for cellular communication limited to a monopole cellular tower.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan and elevation.

Applicant's request:

3. **TIME LIMIT:** This specific use permit expires on ... (ten years from the passage of the ordinance) but is eligible for automatic renewal for additional 10-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)

Staff's recommendation:

3. **TIME LIMIT:** This specific use permit expires on ... (five years from the passage of the ordinance).

4. **COLLOCATION:** Any tower/antenna for cellular communication over 65 feet in height must be constructed to support the antenna arrays for at least two other wireless communication carriers and the tower/antenna for cellular communication must be made available to other carriers upon reasonable terms.
5. **COMMUNICATION TOWER:** The tower/antenna for cellular communication must be a stealth monopole (cables, antennas, and other similar equipment must be located within the structure) and must be painted or finished in a neutral color. The maximum diameter of the tower is 72 inches.
6. **HEIGHT:** The tower/antenna for cellular communication may not exceed 69 feet, including the four-foot lightning rod.

Applicant's request:

7. **SCREENING:** The lease area must be screened by an eight-foot-tall solid fence and secured by a 14-foot-wide access gate in the location shown on the attached site plan.

Staff's recommendation:

7. **SCREENING:**

- a. The lease area must be screened by an eight-foot-tall solid fence and secured by a 14-foot-wide access gate in the location shown on the attached site plan.
- b. The outer perimeter of the fence must be provided with a 10-foot landscape buffer shown on the attached site plan. The landscape buffer must be planted with evergreen plant materials located in a bed at least three feet wide with a minimum soil depth of 24 inches. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed, must be a minimum of three feet tall at time of planting, and must obtain a minimum height of eight feet within three years of planting. Installation of the 10-foot landscape buffer landscaping must be completed prior to issuance of a certificate of occupancy for the monopole cellular tower.

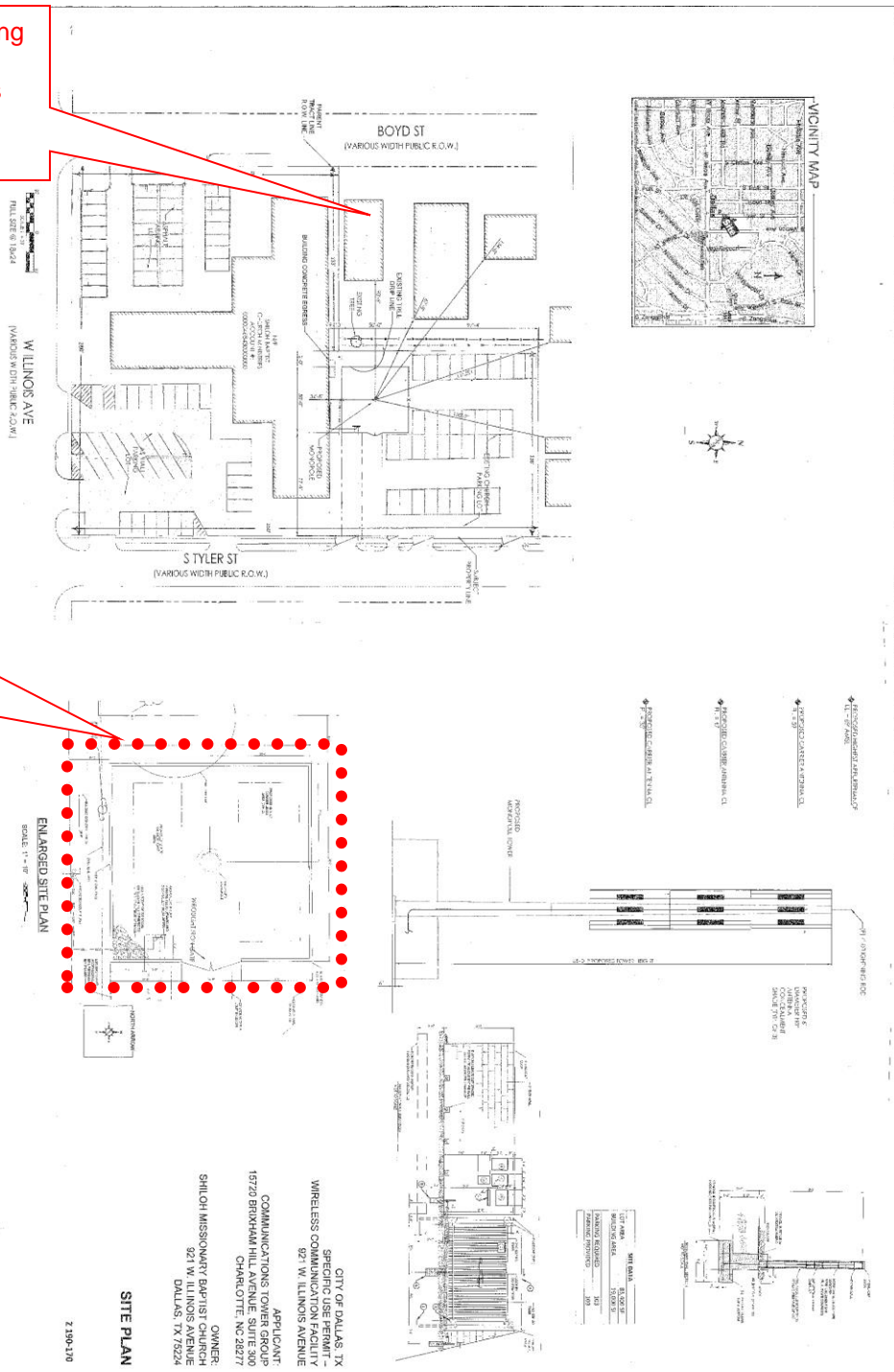
8. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.

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

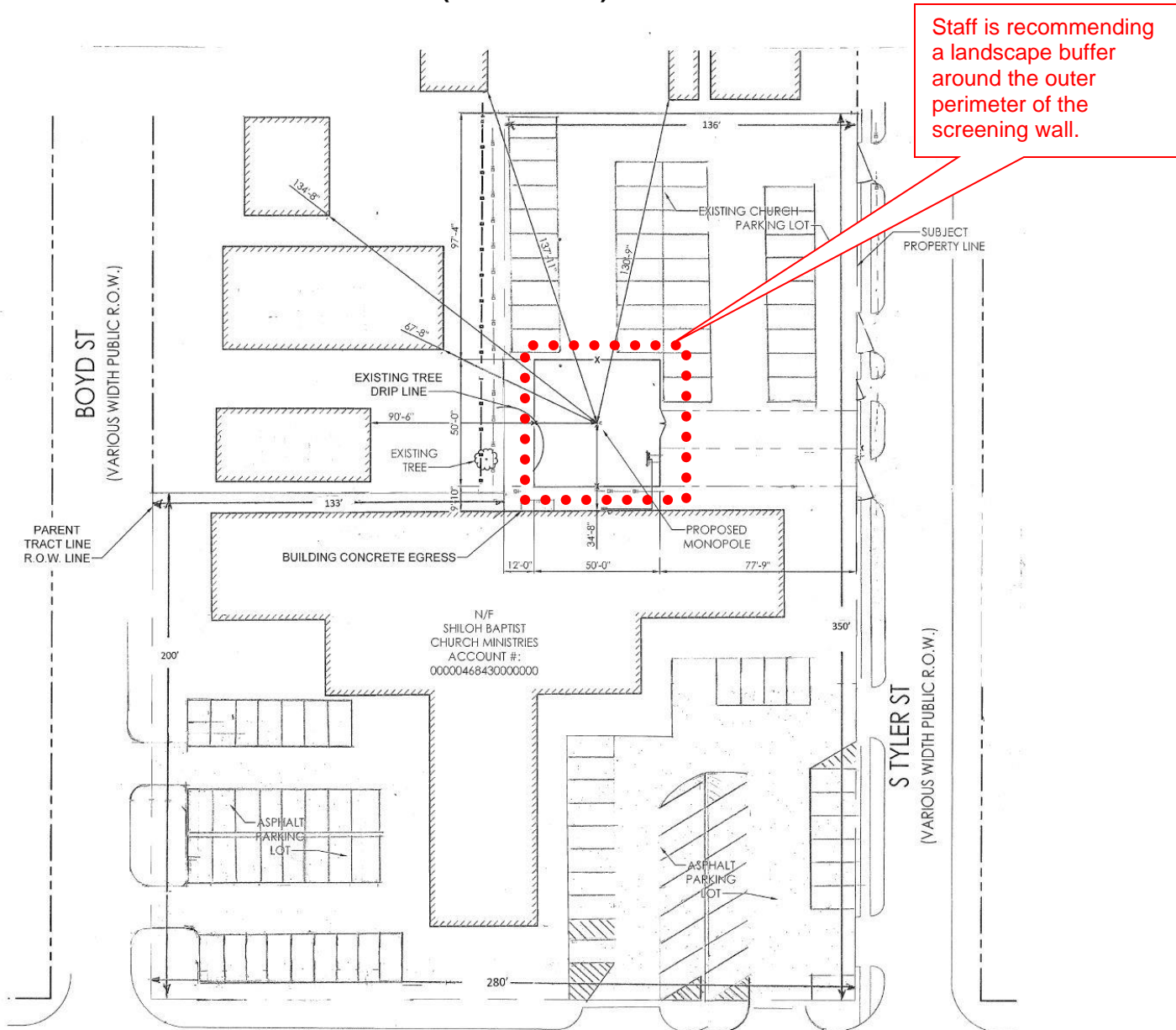
PROPOSED SITE PLAN AND ELEVATIONS

Staff is recommending adding a note to identify the buildings as single-family homes.

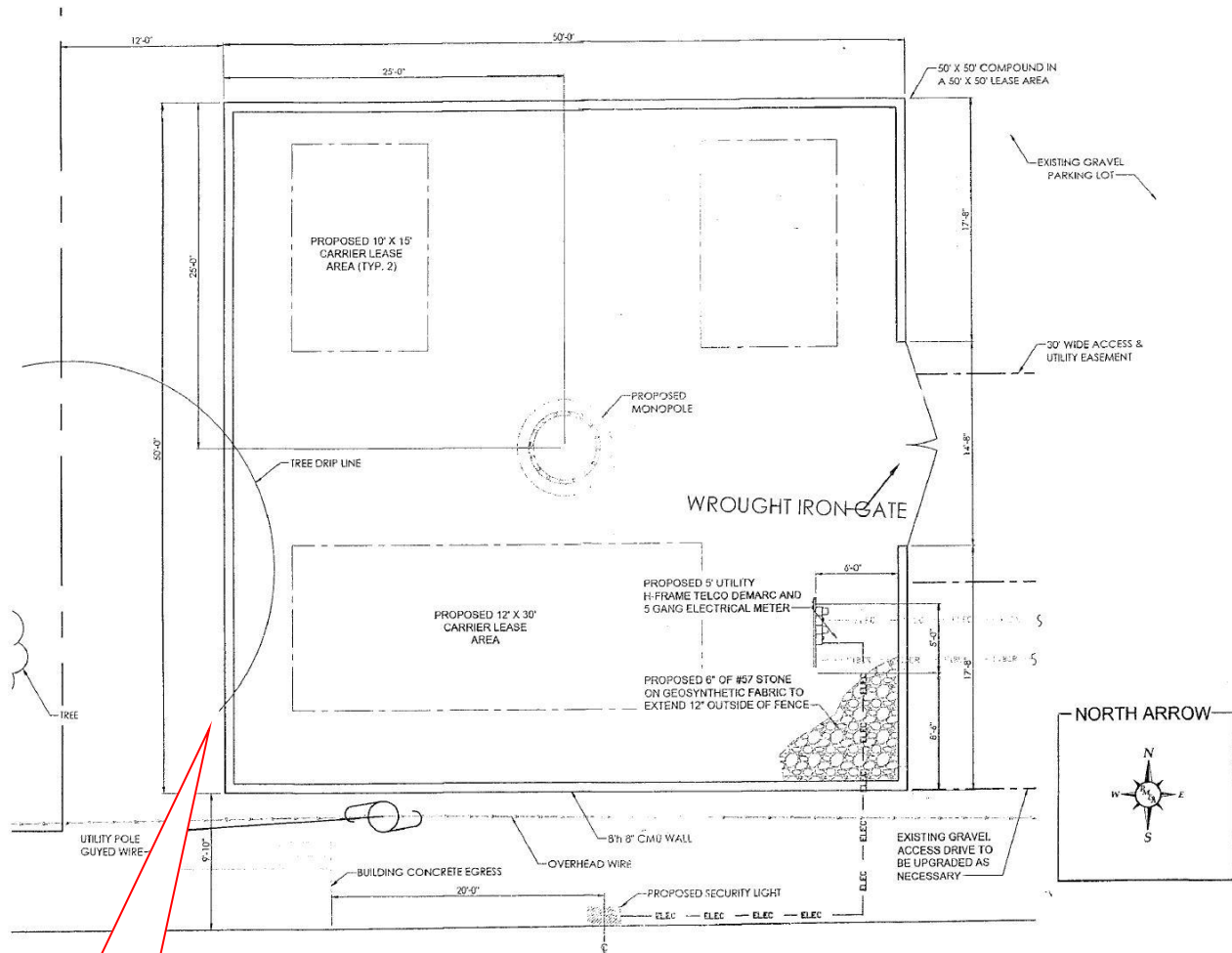
Staff is recommending a landscape buffer around the outer perimeter of the screening wall.



PROPOSED ELEVATION (ENLARGED)

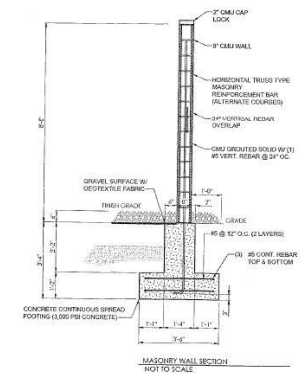
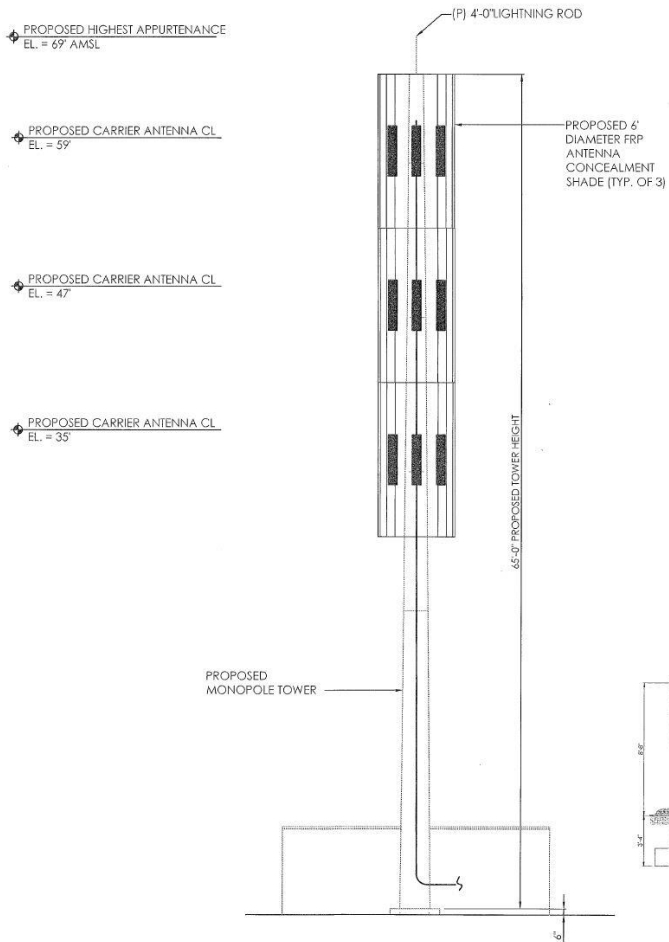


PROPOSED SITE PLAN (ENLARGED)

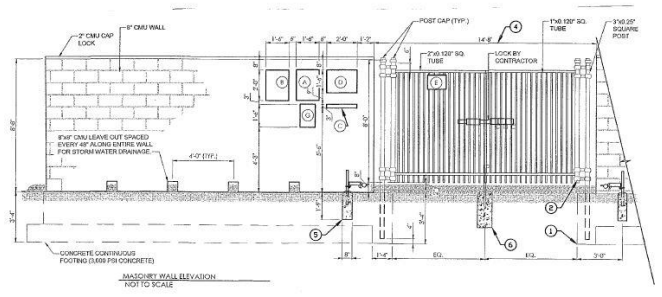


Staff is recommending a landscape buffer around the outer perimeter of the screening wall, on all sides.

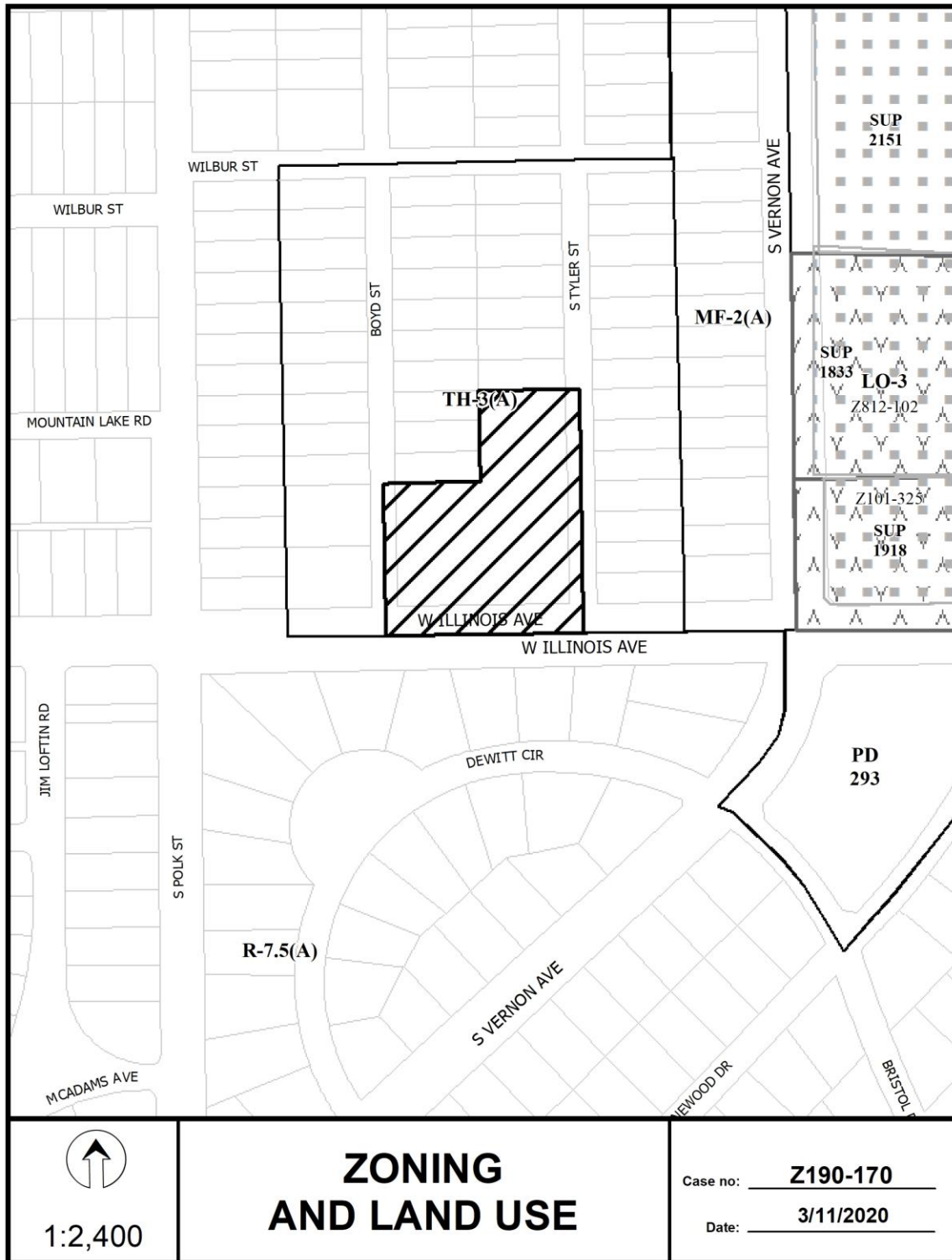
PROPOSED ELEVATION (ENLARGED)

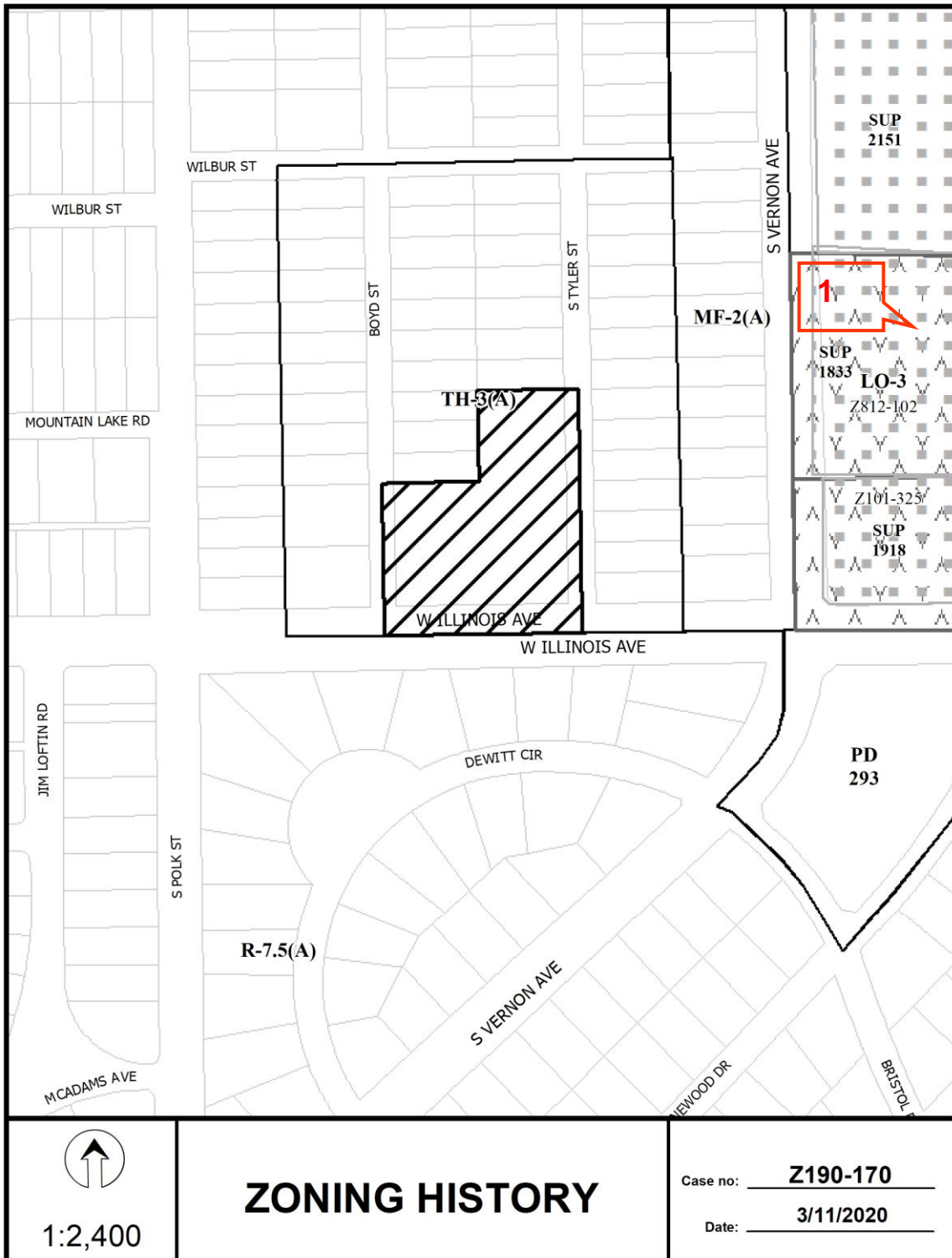


SITE DATA	
LOT AREA	83,400 SF
BUILDING AREA	19,000 SF
PARKING REQUIRED	103
PARKING PROVIDED	103





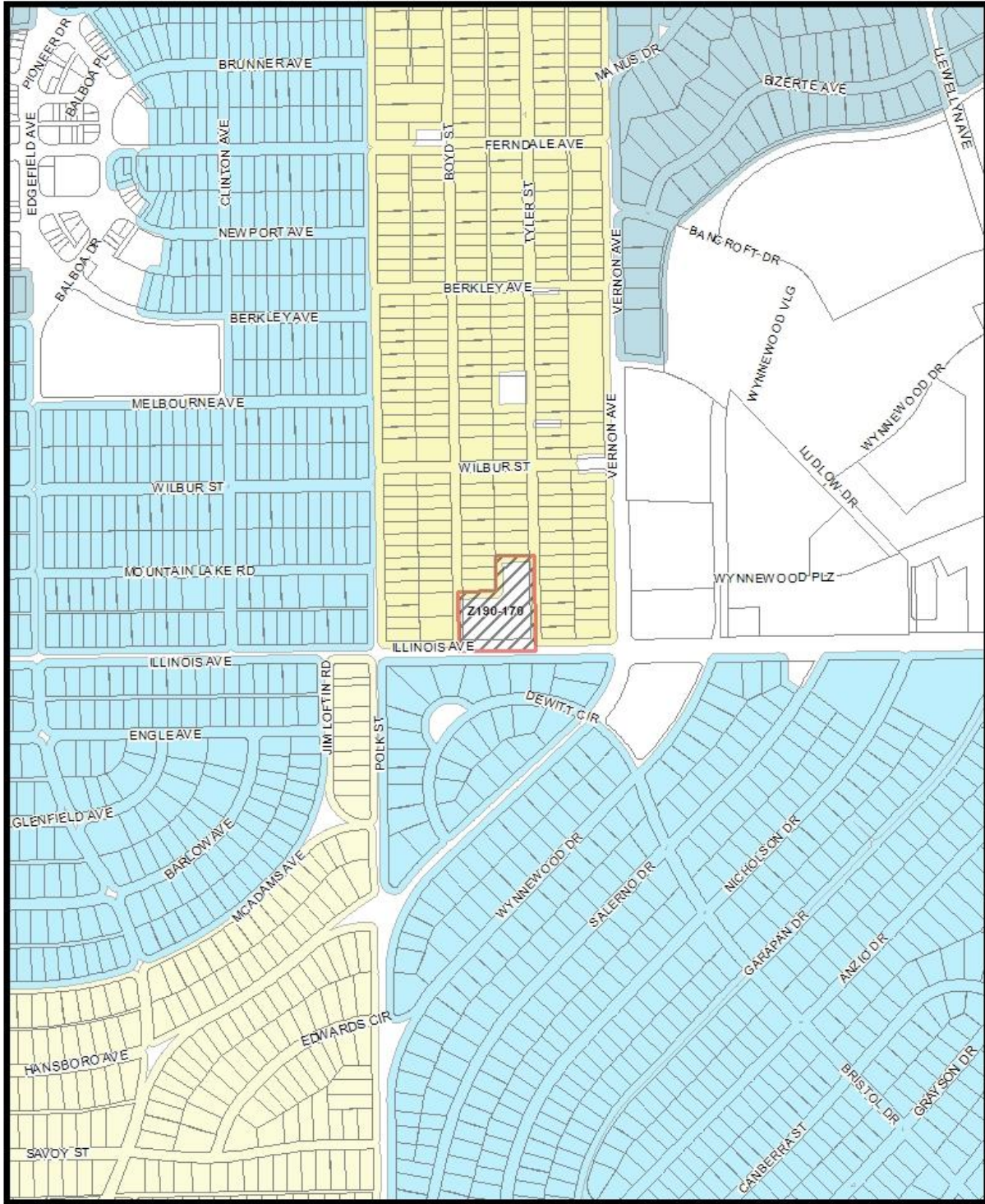




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ZONING HISTORY

Case no: Z190-170
Date: 3/11/2020

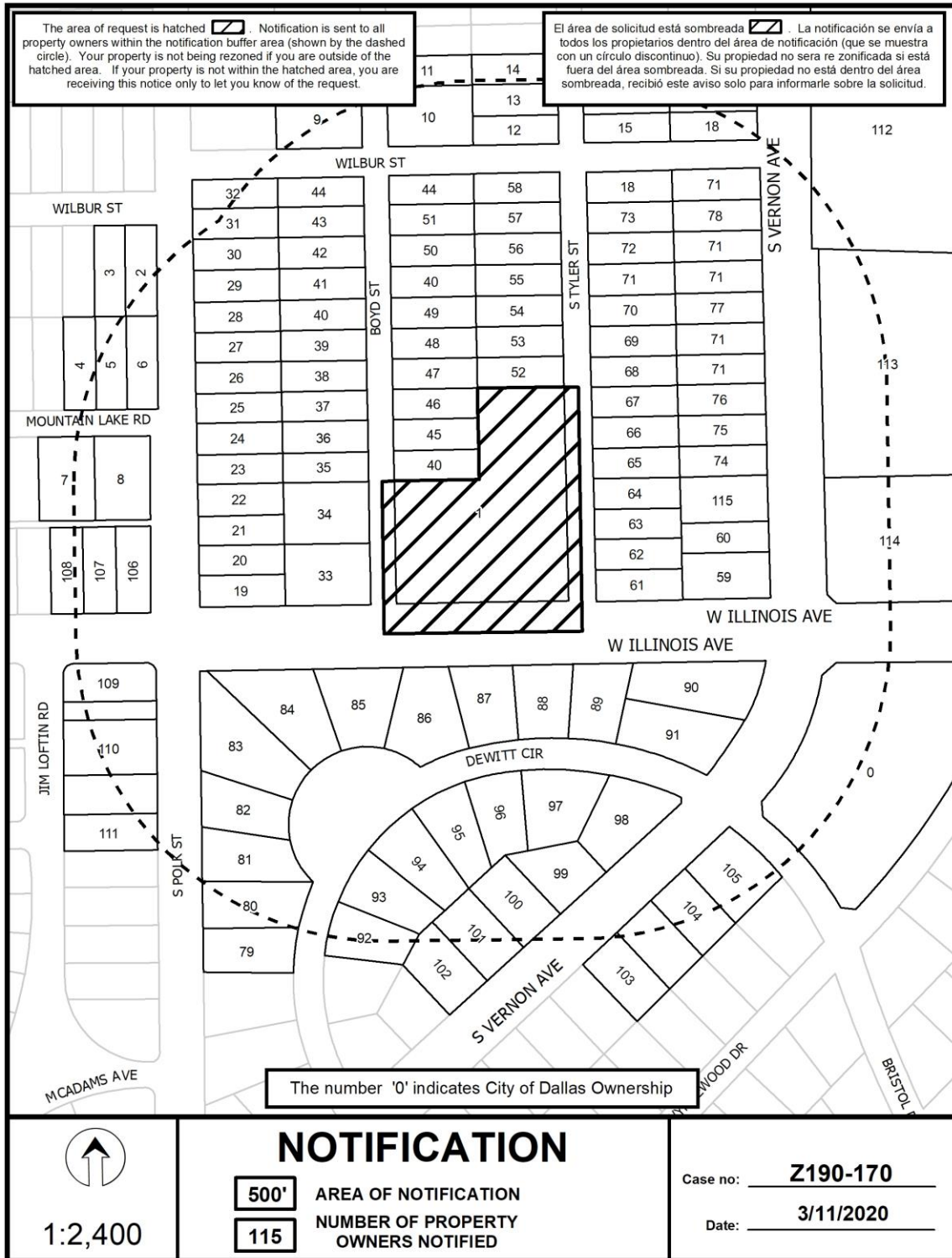


MVACluster A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 3/11/2020



03/11/2020

Notification List of Property Owners***Z190-170******115 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	921 W ILLINOIS AVE	SHILOH BAPTIST CHURCH MINISTRIES
2	1102 WILBUR ST	CAMPOS JOSE C
3	1106 WILBUR ST	REQUENA JOAQUIN & MARIA A
4	1111 MOUNTAIN LAKE RD	BRAVO JANETH G
5	1107 MOUNTAIN LAKE RD	FERGUSON WILLIAM W
6	1103 MOUNTAIN LAKE RD	ANGIES REALTY INC
7	1112 MOUNTAIN LAKE RD	ADERMAN DANIEL M
8	1104 MOUNTAIN LAKE RD	WEST JAMES A
9	2323 BOYD ST	REACHI JACOBO
10	2322 BOYD ST	RODRIGUEZ ALBINO &
11	2318 BOYD ST	MARTINEZ NORA
12	2327 S TYLER ST	RODRIGUEZ CESAR
13	2323 S TYLER ST	AGUILAR JOSE AGUILAR &
14	2319 S TYLER ST	TORRES JOSE CARLOS
15	2326 S TYLER ST	GONZALEZ FRANCISCO &
16	2322 S TYLER ST	ORTEGA SANTIAGO JR &
17	2318 S TYLER ST	GREATER NEW HOPE MISSIONARY BAPTIST
18	2327 S VERNON AVE	WALKER CHARLES FRANKLIN
19	2526 S POLK ST	PUGA ALFREDO
20	2522 S POLK ST	SUAREZ FRANCISCO &
21	2518 S POLK ST	MARTINEZMARQUEZ MA GUADALUPE
22	2514 S POLK ST	MERCADO AGUSTIN C
23	2510 S POLK ST	YANES FELIPE &
24	2506 S POLK ST	SAAVEDRA MARIA G
25	2502 S POLK ST	YANEZ FRANCISCO & FLOR
26	2426 S POLK ST	HERNANDEZ ADAM

03/11/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2420 S POLK ST	MOLINA PASCUAL & MARIA
28	2418 S POLK ST	GUEVARA MARTIN & MARIA
29	2414 S POLK ST	VALDEZ ALFONSO &
30	2410 S POLK ST	MORALES MARCELA
31	2404 S POLK ST	PEREZ SANDRA PATRICIA CHAVEZ &
32	2400 S POLK ST	PEREZ FRANCISCO
33	2527 BOYD ST	DISMORE SOCORRO
34	2519 BOYD ST	WHITCHER CHARLES L
35	2511 BOYD ST	RANGEL GLORIA
36	2507 BOYD ST	ROMERO LUIS & FLAVIA R
37	2501 BOYD ST	WILKINSON AMELIA
38	2427 BOYD ST	SKINNER RUTH E
39	2421 BOYD ST	PALMA ANDRES
40	2419 BOYD ST	ALCANTAR VIDAL & EVELIA
41	2415 BOYD ST	ARRELLANO OSCAR &
42	2411 BOYD ST	MONSIVAIS CELIA
43	2407 BOYD ST	VASQUEZ SILVESTRE &
44	2403 BOYD ST	ALCANTAR VIDAL &
45	2504 BOYD ST	OROSCO PEDRO & NICOLASA
46	2500 BOYD ST	SOTO MARTINA
47	2426 BOYD ST	SAUCEDA CANDELARIA &
48	2424 BOYD ST	PEDROZA JUAN GERARDO &
49	2418 BOYD ST	ESPINOSA OSCAR
50	2410 BOYD ST	RODRIGUEZ JOSE
51	2404 BOYD ST	MARTINEZ CIRILO &
52	2427 S TYLER ST	GONZALEZ FRANCISCO
53	2421 S TYLER ST	WISTERIA HILLS 20 LLC
54	2419 S TYLER ST	BARRIENTOS RAUL EST OF
55	2415 S TYLER ST	ACOSTA NORMA
56	2411 S TYLER ST	STRACENER JOHN W
57	2405 S TYLER ST	MARIS RUSSELL A

03/11/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2401 S TYLER ST	WALKER CHARLES F
59	811 W ILLINOIS AVE	KEDRIC & PATRICIA COUCH
60	2523 S VERNON AVE	GARCIA CONSUELO
61	2526 S TYLER ST	ERRISURIZ NELLYDA TRUST
62	2522 S TYLER ST	GALLEGOS MIGUEL C ETUX
63	2518 S TYLER ST	VAZQUEZ ADRIAN GUADALUPE
64	2514 S TYLER ST	DEJESUS BRIAN & SARAI GABRIELA
65	2510 S TYLER ST	KARNS GUSTAVO A
66	2506 S TYLER ST	LUGO CARMEN
67	2502 S TYLER ST	AVILES JOSE &
68	2426 S TYLER ST	MUNOZ MARIA D & MIGUEL A
69	2424 S TYLER ST	CATES ANITA JO
70	2418 S TYLER ST	ALANIS LUIS M
71	2414 S TYLER ST	WALKER CHARLES FRANKLIN
72	2410 S TYLER ST	HOFFNAGLE JORDAN
73	2406 S TYLER ST	WALKER CHARLES FRANKLIN &
74	2509 S VERNON AVE	FLORES MARIA ROSARIS RODRIGEUS
75	2507 S VERNON AVE	CARDENAS MARIO &
76	2503 S VERNON AVE	WYRICK BILLIE JO TR
77	2417 S VERNON AVE	WALKER CHARLES F &
78	2405 S VERNON AVE	WALKER CHARLES FRANKLIN &
79	1027 DEWITT CIR	HYMAN MATTHEW
80	1019 DEWITT CIR	GARZA ALFREDO & LUCY
81	1015 DEWITT CIR	LOPEZ GABRIEL J &
82	1009 DEWITT CIR	YANKIE JAMES FRANKLIN
83	1003 DEWITT CIR	ABROM JACQUELINE D
84	943 DEWITT CIR	OLVERA JOSE L
85	939 DEWITT CIR	RODRIGUEZ JOE D
86	935 DEWITT CIR	MURILLO ANTONIO & MARISOL
87	927 DEWITT CIR	BAUM MICHELLE D
88	921 DEWITT CIR	PACHECO ARMANDO C &

Z190-170(AU)

03/11/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	917 DEWITT CIR	917 DEWITT A SERIES OF MAX2 INV LLC
90	2535 S VERNON AVE	RATLIFF KENNETH
91	2539 S VERNON AVE	ZAPATA BENITA
92	1018 DEWITT CIR	HERNANDEZ ANTINA
93	1010 DEWITT CIR	WISNER ROOSEVELT C & LISA
94	1002 DEWITT CIR	ALRIDGE MARY SMALLWOOD
95	932 DEWITT CIR	LOPEZ JOE
96	926 DEWITT CIR	QUINTERO JESUS &
97	918 DEWITT CIR	MARTINEZ ANGELA J
98	906 DEWITT CIR	TAPIA JOVITA
99	2619 S VERNON AVE	PARSONS GWENDOLYN M
100	2625 S VERNON AVE	DUARTE ANTHONY C
101	2703 S VERNON AVE	ALVAREZ JOSE & MARIA A
102	2711 S VERNON AVE	TREES IRA ALBERT
103	2622 S VERNON AVE	VASQUEZ MARINA JESUS
104	2610 S VERNON AVE	RAMIREZ ERNESTO GONZALEZ &
105	2602 S VERNON AVE	WEINER BETTYE DORIS K
106	1103 W ILLINOIS AVE	JARAMILLO ELIDA T
107	1107 W ILLINOIS AVE	ESCOBEDO BARBARA K
108	1111 W ILLINOIS AVE	AVILES YOLANDA
109	2526 JIM LOFTIN RD	SCHOENFELD MICHAEL E
110	2534 JIM LOFTIN RD	VALERO JESUS &
111	2542 JIM LOFTIN RD	SUSTAITA RAUL &
112	2324 S VERNON AVE	ACADEMY OF DALLAS
113	2510 S VERNON AVE	UPLIFT EDUCATION
114	753 W ILLINOIS AVE	COMERICA BANK TEXAS
115	2511 S VERNON AVE	VASQUEZ ANGEL

FILE NUMBER: Z190-221(AU)

DATE FILED: March 4, 2020

LOCATION: North corner of South Belt Line and Seagoville Road

COUNCIL DISTRICT: 8

MAPSCO: 70 E

SIZE OF REQUEST: ± 0.5 Acres

CENSUS TRACT: 171.01

REPRESENTATIVE: La Sierra Planning Group

APPLICANT / OWNER: Abed Ammouri

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

SUMMARY: The purpose of this request is to allow for the sale of alcoholic beverages for off-premise consumption in conjunction with an existing general merchandise or food store. [Phillips Food Mart.]

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

Background Information

- The ±0.584 acre request site is developed with a 3,195 square feet building for a general merchandise or food store (convenience store), a restaurant, and a gas station.
- The general merchandise or food store use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit due to the D-1 Liquor Control Overlay.
- City Council approved Specific Use Permit No. 1899 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on the request property. SUP No. 1899 was approved on September 28, 2011 for a two-year period. SUP No. 1899 was amended and renewed on May 28, 2014 for a five-year period with eligibility for automatic renewal for additional five-year periods. SUP No. 1899 expired on May 28, 2019.
- The applicant proposes to sell beer and wine for off-premise consumption in conjunction with the existing general merchandise and food store. There are no proposed alcohol sales for the existing restaurant that is operated in one of the units inside the building.
- On June 17, 2011, a Certificate of Occupancy for the general merchandise or food store with alcohol sales was issued.

Zoning History

There have been four zoning change requests in the area within the past five years.

- 1. Z178-109:** On January 25, 2018, an automatic renewal of Specific Use Permit No.1838 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, was approved for a five-year period, on property zoned a CR-D-1 Commercial Retail District with a D-1 Liquor Control Overlay, located on the south line of Seagoville Road, southwest of Belt Line Road.
- 2. Z190-191:** On June 24, 2020, City Council approved a CR Community Retail District with deed restriction on property zoned an R-10(A) Single Family District, located on the northwest line of Seagoville Road, northeast of Belt Line Road.
- 3. Z190-215:** An application for a Planned Development District on property zoned an R-10(A) Single Family District, located on the east corner of Belt Line Road and Seagoville Road. The application will be scheduled for a City Plan Commission hearing.

Z190-221(AU)

- 4. Z190-220:** An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, on property zoned a CR-D-1 Commercial Retail District with a D-1 Liquor Control Overlay, located on the west corner of Seagoville Road and South Beltline Road. The application is scheduled for the July 9, 2020 City Plan Commission hearing.

Thoroughfares

Thoroughfare/Street	Type	Existing / Proposed ROW
South Belt Line Road	Principal Arterial	100 feet
Seagoville Road	Minor Arterial	60 feet

Traffic:

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

Comprehensive Plans:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

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.

5.3.1.5 Build neighborhood facilities, such as schools, libraries and community centers, within walking distance of transit stations and homes.

West Kleberg Community Plan was adopted by City Council in April 2007. The Vision for the West Kleberg Community Plan was to reflect "Old Kleberg's" historical heritage, by promotion a strong rural atmosphere still allowing for future growth to occur that was sensitive to this context.

The result of that meeting was consensus to maintain the “rural character” while the area remains predominately residential (low to medium density residential) with neighborhood-serving retail and commercial uses along Belt Line Road, Kleberg Road and Hwy. 175 as defined in this Plan.

5.2 POLICY STATEMENTS, EDD 1.1 ECONOMIC DEVELOPMENT. Encourage new neighborhood-serving uses to locate along the Hwy. 175, Kleberg Rd., Belt Line Rd. and Seagoville Rd. corridors.

The proposal is consistent with the Plan’s policy statements.

STAFF ANALYSIS

Surrounding Land Uses:

	Zoning	Land Use
Site	CR-D-1	Gas station with associated general merchandise and food store
North	CR-D-1	Undeveloped
East	CR-D-1	Single family
South	CR-D-1	Auto-related
West	CR-D-1	Gas station with associated general merchandise and food store

The ±0.584 acre request site is developed with a 3,195 square feet building for a general merchandise or food store (convenience store), a restaurant use, and a gas station.

The property is adjacent to undeveloped land and surrounded by auto-related and general merchandise and food store uses, and single family uses across the street and further north and east. Retail uses are located further on Beltline Road. The use is compatible with the surrounding development.

The general merchandise or food store use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit due to the D-1 Liquor Control Overlay.

The applicant proposes to sell beer and wine for off-premise consumption in conjunction with the existing general merchandise and food store. There are no proposed alcohol sales for the existing restaurant that is operating one of the units inside the building.

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

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

- surveillance camera systems,
- video recording and storage systems,
- alarm systems,
- drop safes,
- security signs,
- height markers,
- store visibility,
- safety training programs, and

- trespass affidavits.

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. The Dallas Police has indicated that the request site is in compliance with Chapter 12B.

The applicant's request, subject to the attached conditions, is consistent with the requirements of the Dallas Development Code. Staff also took into consideration the previous SUP for alcohol sales in supporting the request.

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. Parking will be provided as shown in the revised site plan. The off-street parking requirements for a general merchandise or food store 3,500 square foot or less is one space for each 200 square feet of floor area. The building's floor area totals approximately 3,195 square feet, but only one suite is included in the SUP request. 17 parking spaces are required for the convenience store. There are 21 parking spaces included in the site plan.

Landscaping:

Landscaping must be provided in accordance with Article X, as amended. No new development is proposed with this request; therefore, no landscape requirements are triggered by this request.

Police Report:

Specific Use Permit No. 1899 was renewed on May 28, 2014. A crime report from Dallas Police Department for the period from May 2014 to May 2020 was requested, and it revealed no incidents.

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

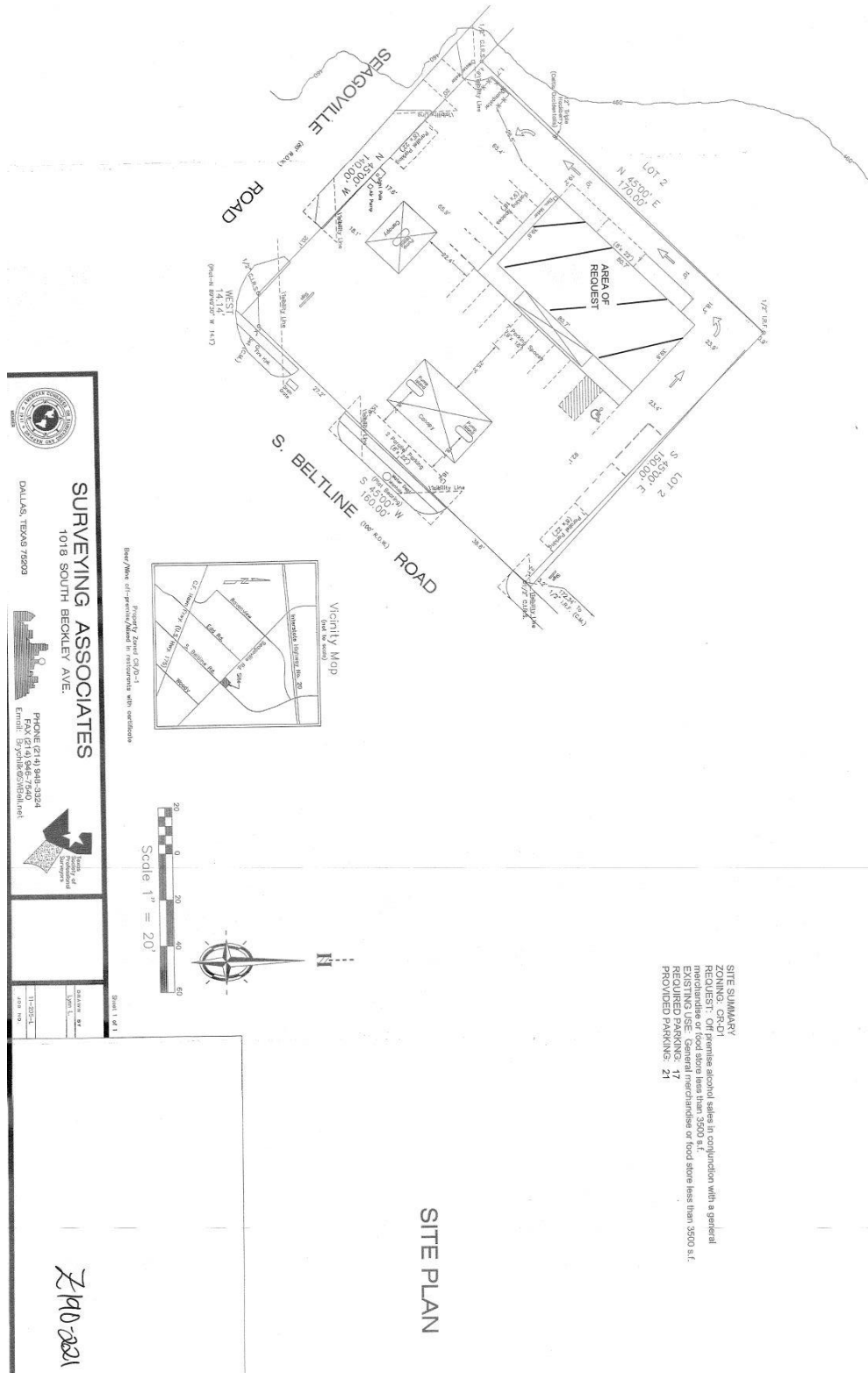
Z190-221(AU)

l). Although the area of request is not within an identifiable MVA cluster, it is in the vicinity of an "F" MVA cluster.

PROPOSED SUP CONDITIONS

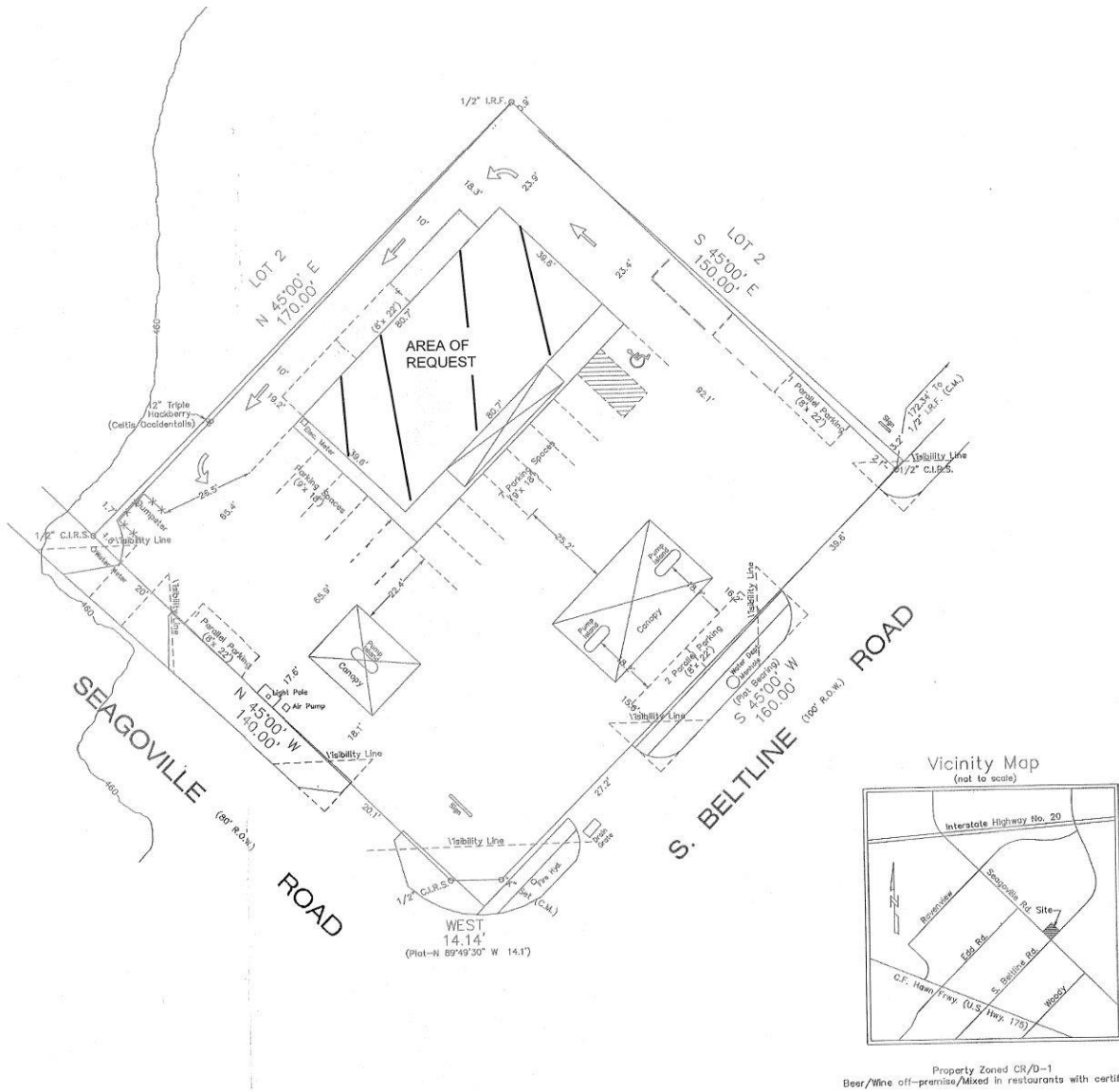
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ... (two-years), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.).
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

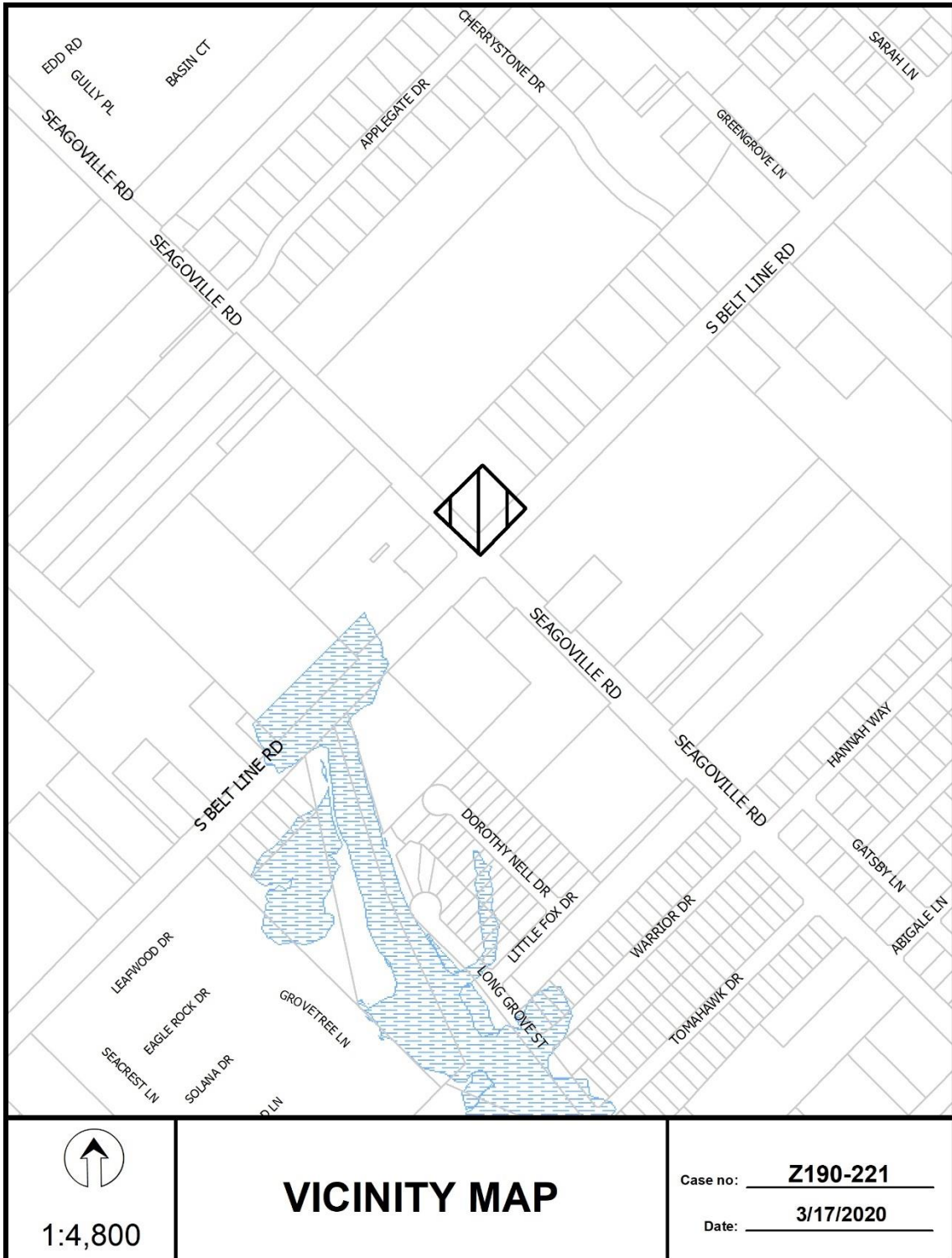
PROPOSED SITE PLAN



SITE PLAN

**PROPOSED SITE PLAN
(enlarged)**





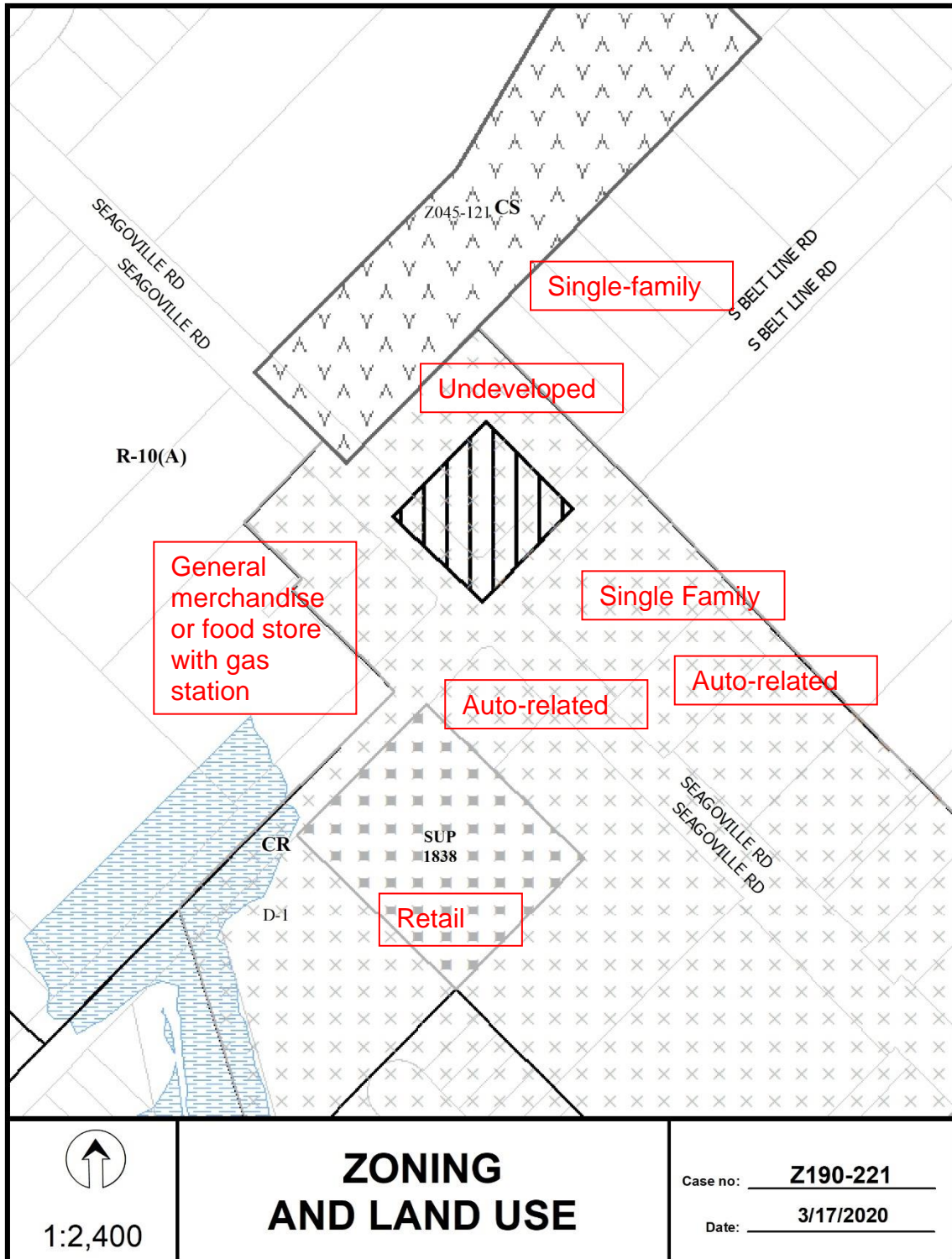


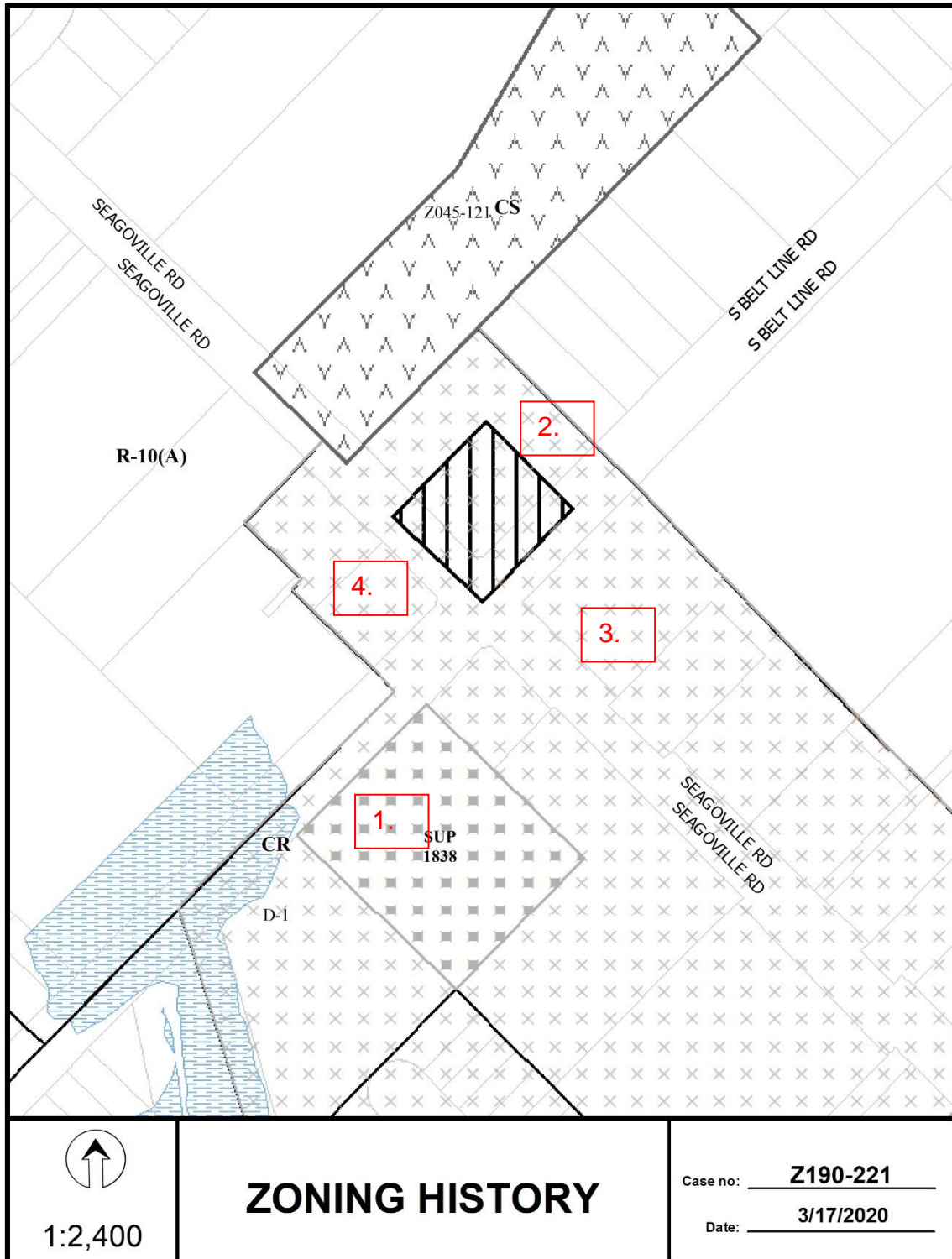
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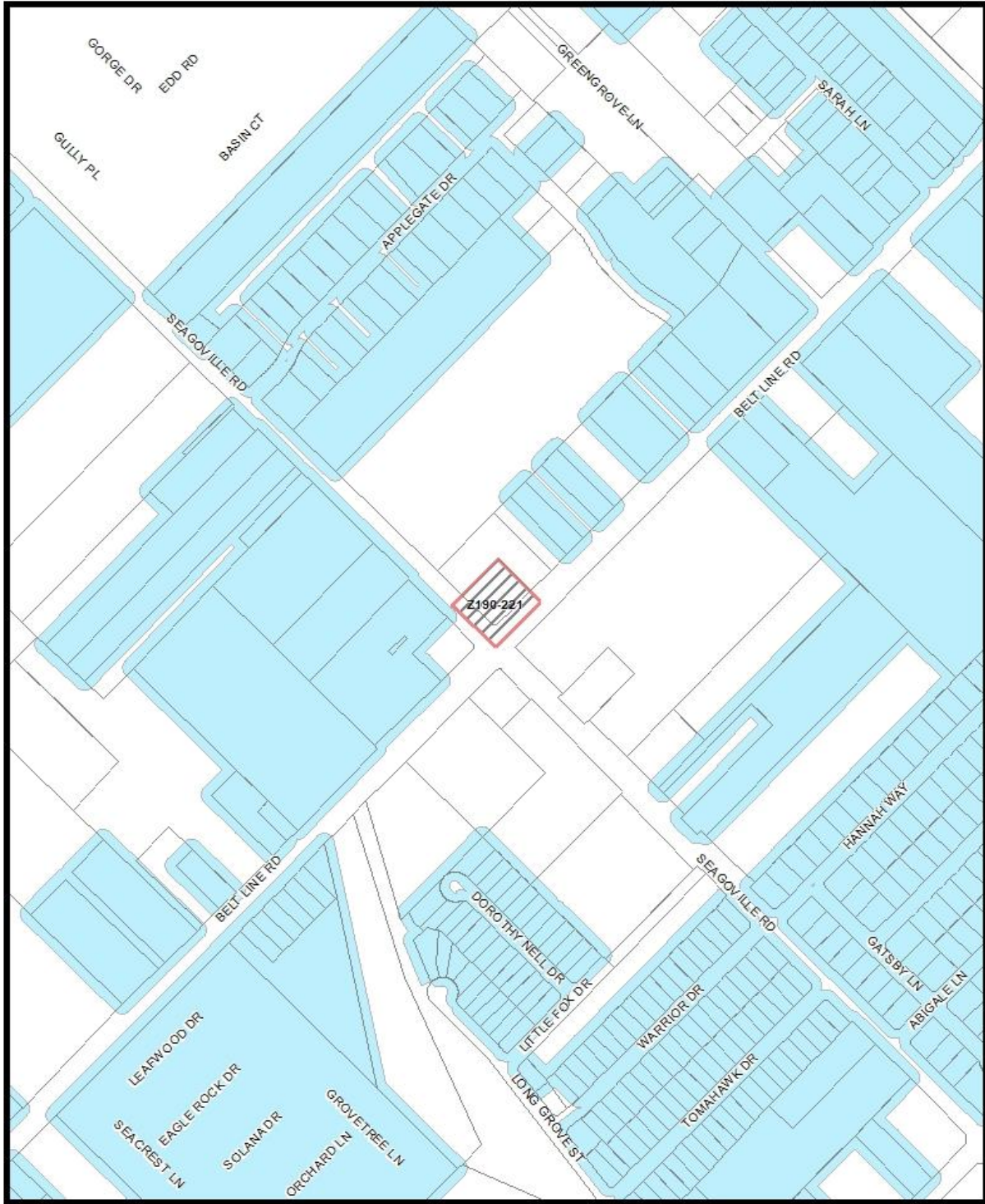
AERIAL MAP

Case no: Z190-221

Date: 3/17/2020





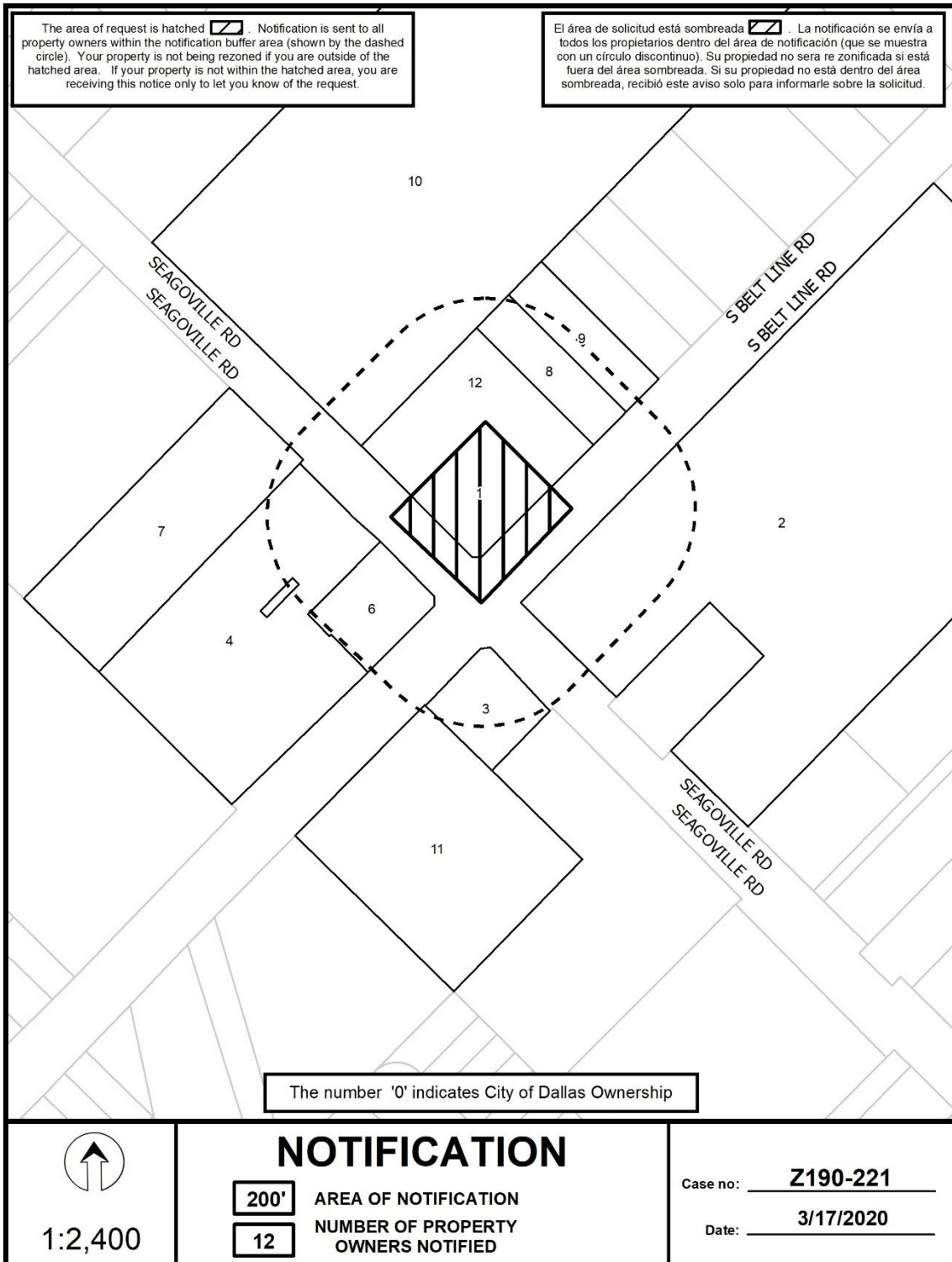


Market Value Analysis A B C D E F G H I NA

 1:4,800

Market Value Analysis

Printed Date: 3/17/2020



Z190-221(AU)

03/16/2020

Notification List of Property Owners

Z190-221

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	951 S BELTLINE RD	AMMOURI ABED
2	15251 SEAGOVILLE RD	BIG SCORE INVESTORS LLC
3	1000 S BELTLINE RD	ALKAM HAMZA
4	1025 S BELTLINE RD	FLOYD CHARLES M
5	1001 S BELTLINE RD	FLOYD CHARLES M & BARBARA
6	15130 SEAGOVILLE RD	SAI BUSINESS INVESTMENTS LLC
7	15104 SEAGOVILLE RD	SCHLEIMER PATSY SUE
8	937 S BELTLINE RD	AMMOURI ABED &
9	933 S BELTLINE RD	RAMIREZ RICARDO RODRIGUEZ &
10	15029 SEAGOVILLE RD	T W FORD LP
11	1050 S BELTLINE RD	BOWMAW INC
12	915 S BELTLINE RD	ALKAM HAMZA &

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

FILE NUMBER: Z190-234(CT) **DATE FILED:** March 16, 2020
LOCATION: Western corner of South Ervay Street and South Boulevard
COUNCIL DISTRICT: 7 **MAPSCO:** 46 W
SIZE OF REQUEST: Approx. 0.424 acres **CENSUS TRACT:** 34.00

REPRESENTATIVE: Benton Payne

OWNER/APPLICANT: Cornerstone Baptist Church of Dallas, Inc.

REQUEST: An application for a Specific Use Permit for food or beverage store use on property zoned an FWMU-3 Form Walkable Mixed-Use Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with an SH Shopfront Overlay.

SUMMARY: The purpose of the request is to allow for the sale of food or beverage in location less the 5,000 square feet.

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

BACKGROUND INFORMATION:

- The subject site is currently developed with an existing one-story commercial building.
- Previous Certificates of Occupancy list the site as an office use.
- The building has been divided into three suites. The Specific Use Permit will encompass the entire site although only one, 1,345-square-foot suite will house the food or beverage store use at the time of this request.
- Food or beverage store per Article 595 is defined as a retail store for the sale of food and beverages. The term "food or beverage store" includes a grocery, delicatessen, convenience store, and specialty foods store.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
South Ervay Street	Minor Arterial	60 ft.
South Boulevard	Minor Arterial	65 ft.

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

Land Use:

	Zoning within PDD No. 595, Tract 1	Land Use
Site	PDD No. 595, Tract 1 FWMU-3 with SH shopfront	Office Retail Personal Service
North	PDD No. 595, Tract 1 FWMU-3	Mortuary, funeral home, or commercial wedding chapel Single Family
South	PDD No. 595, Tract 1 FWMU-3	Undeveloped, single family, Auto related uses
East	PDD No. 595, Tract 1 FWMU-3 with SH shopfront	Retail, auto related uses
West	PDD No. 595, Tract 1 FWMU-3	Undeveloped Single Family

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

Economic Element

GOAL 2.1 PROMOTE BALANCED GROWTH

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

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

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

SOUTH DALLAS/FAIR PARK ECONOMIC CORRIDOR PLAN:

Land Use Concept Plan

Community Commercial Areas: Commercial corridors are areas characterized by a mix of office, retail and commercial service uses serving both nearby residential areas, as well as the broader community. These areas include single-story and multi-story office development, some large footprint buildings to accommodate regional retail operations, and both surface parking and parking structures.

STAFF ANALYSIS:

Land Use Compatibility: The 0.424-acres site is developed with a 3,200 square foot structure and is surrounded by an undeveloped tract of land and a park to the northeast; retail and auto related uses to the southeast; industrial type uses to the southwest; and an undeveloped tract of land to the northwest, across South Boulevard.

The SUP will allow the applicant to use on suite in an existing one-story, 3,200 square foot commercial building as a food or beverage store. The subject site is comprised of three suites formally comprised of office and retail and personal service uses. The South Dallas/Fair Park Economic Corridor Area Plan cites this property as a part of the Community Commercial area which lists the food store less than 3,500 square feet as a foreseeable use for the area. Therefore, staff recommends that the Specific Use Permit be approved for a five-year period with the eligibility for automatic renewals or additional five-year periods.

The applicant has presented a letter stating that their intent is not to sell alcoholic beverages from the location. Although the letter was presented in good faith, the letter in no way can be enforced by the City of Dallas. Also, deed restrictions are not an option for halting the sale of alcoholic beverages as deed restrictions must restrict certain uses.

Furthermore, the subject site is adjacent to a church on the northwest lot line. The alcohol distance requirement is 300 feet from a church, which is measured front door to front door along the right-of-way lines. The subject site is within the 300 feet of the church and would not be allowed to sell alcohol from the location. Should the church not remain at the abutting location, it would be possible for alcohol to be sold from the location.

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.

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

Parking: The request will require one space for each 200 square feet of floor area (1,345 square feet). A total of seven off-street parking spaces is required. The applicant will meet required parking for the use on-site.

Market Value Analysis

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

LIST OF OFFICERS

Cornerstone Community Development Corporation Inc.

Board of Directors

Chris Simmons, President

Charles Jones, Vice Chairman

Gerald Davis, Treasurer

Charlotte Runnels, Secretary

Lonnie Mitchell, Board Member

Veronica Williams, Board Member

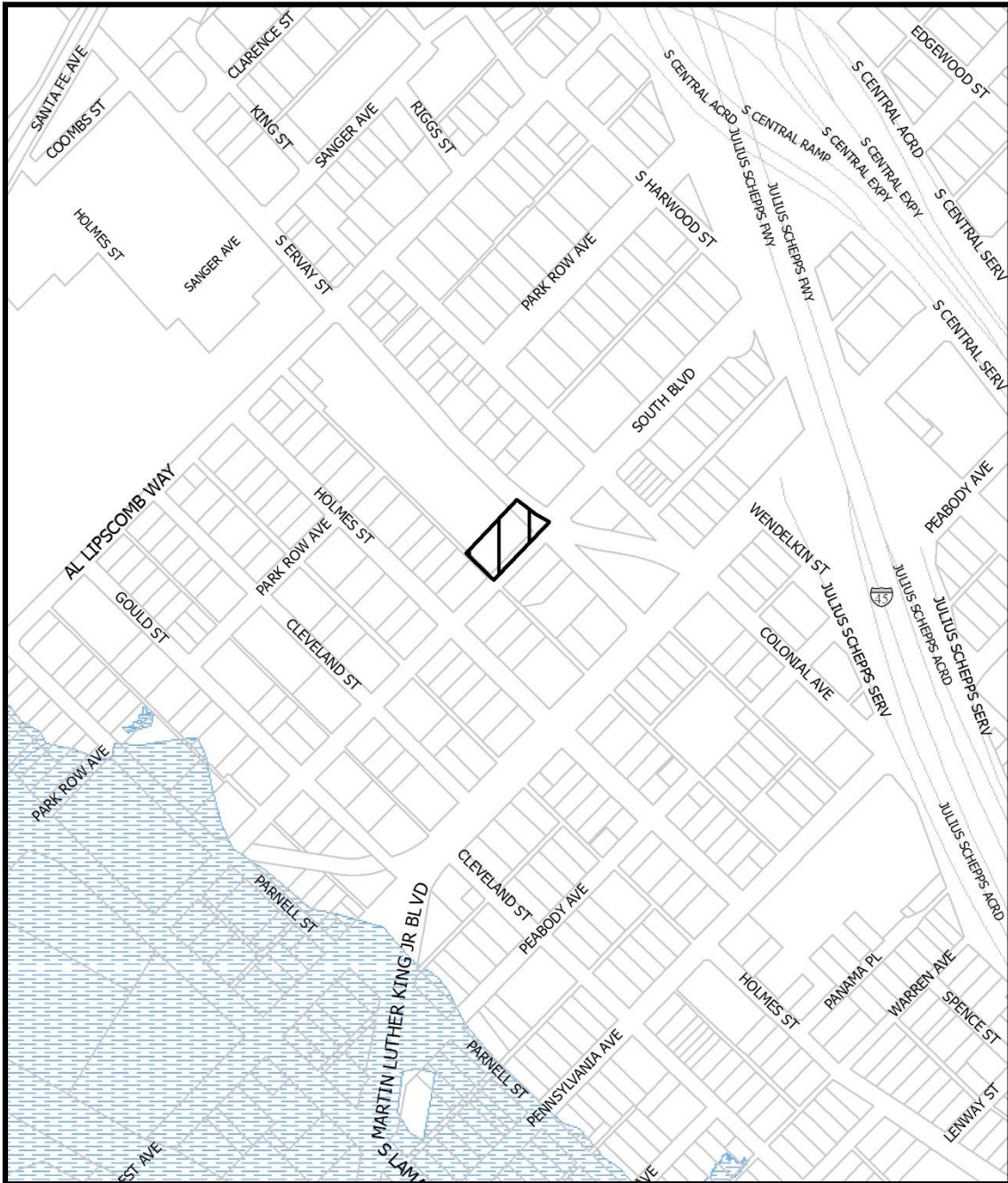
Carol Mason, Board Member


Donald Wesson, Program Director

Kelin Porter, Housing Coordinator

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit are a food or beverage store.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years from the passage of this ordinance). but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. HOURS OF OPERATION: The food or beverage store may operate Monday through Sunday between the hours of 8:00 a.m. to 12:00 a.m.
4. INGRESS/EGRESS: Ingress and egress must be provided in the location 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, and with all ordinances, rules, and regulations of the City of Dallas.



 1:4,800	<h2>VICINITY MAP</h2>	Case no: <u> Z190-234 </u> Date: <u> 4/7/2020 </u>
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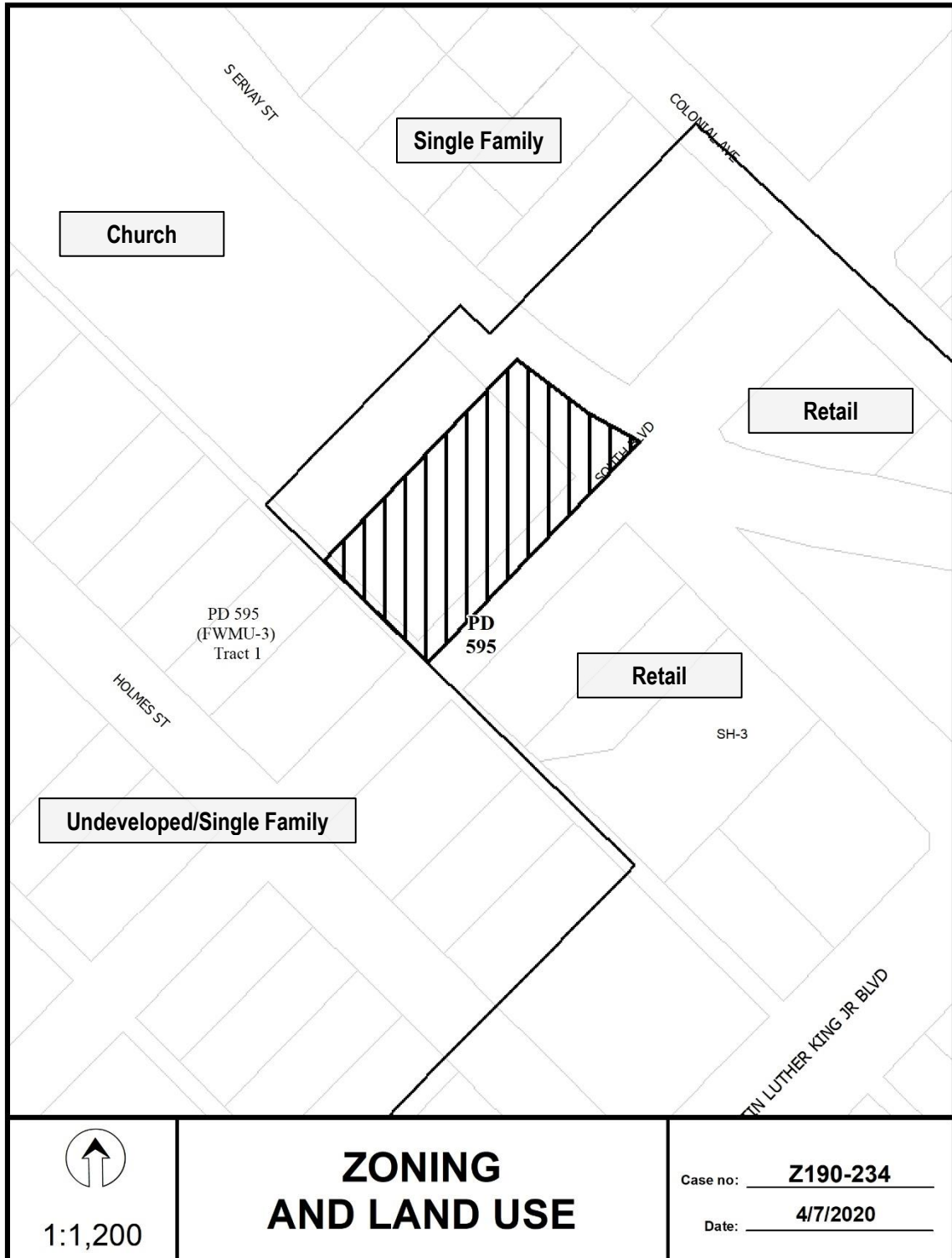


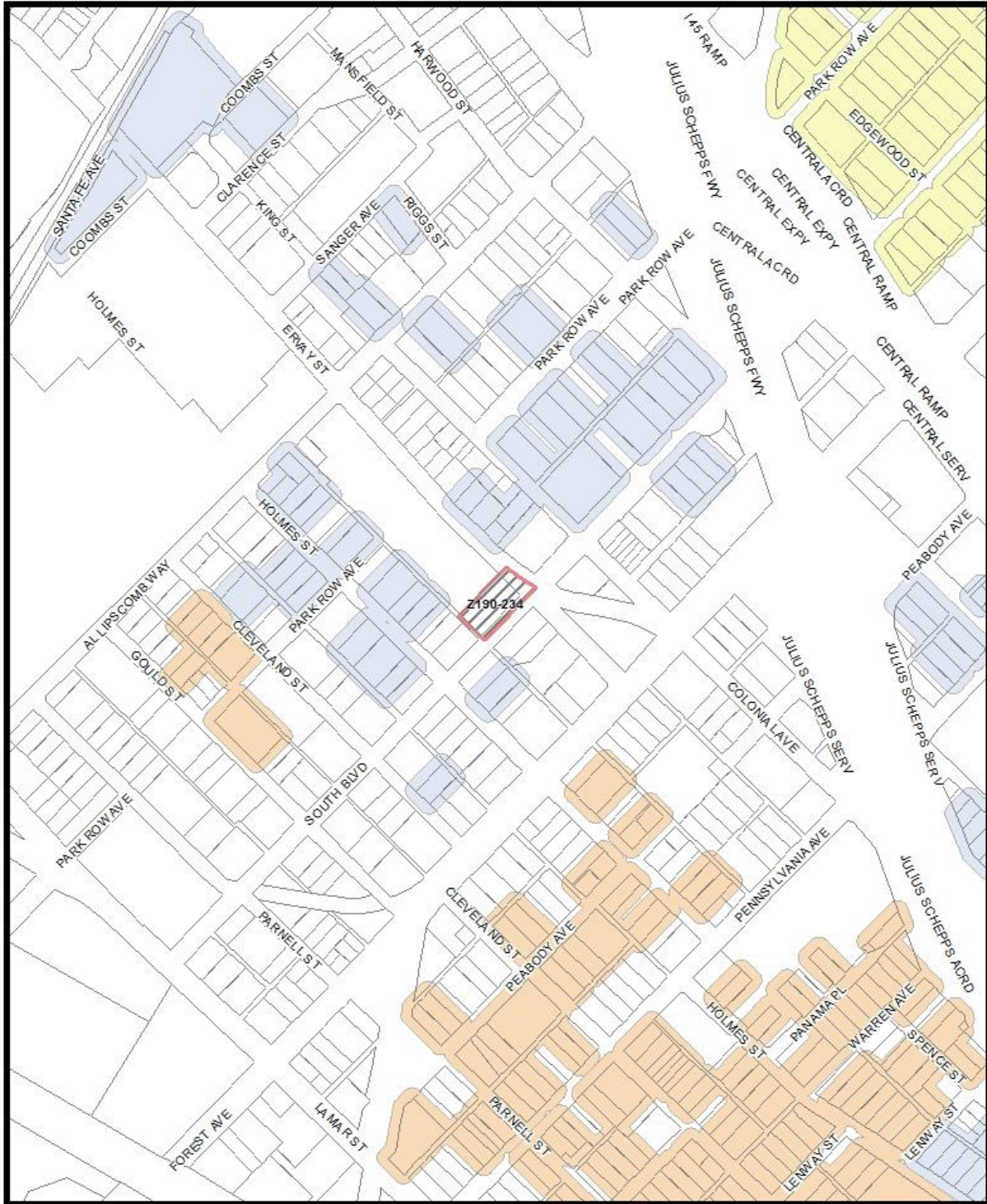
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AERIAL MAP

Case no: Z190-234

Date: 4/7/2020



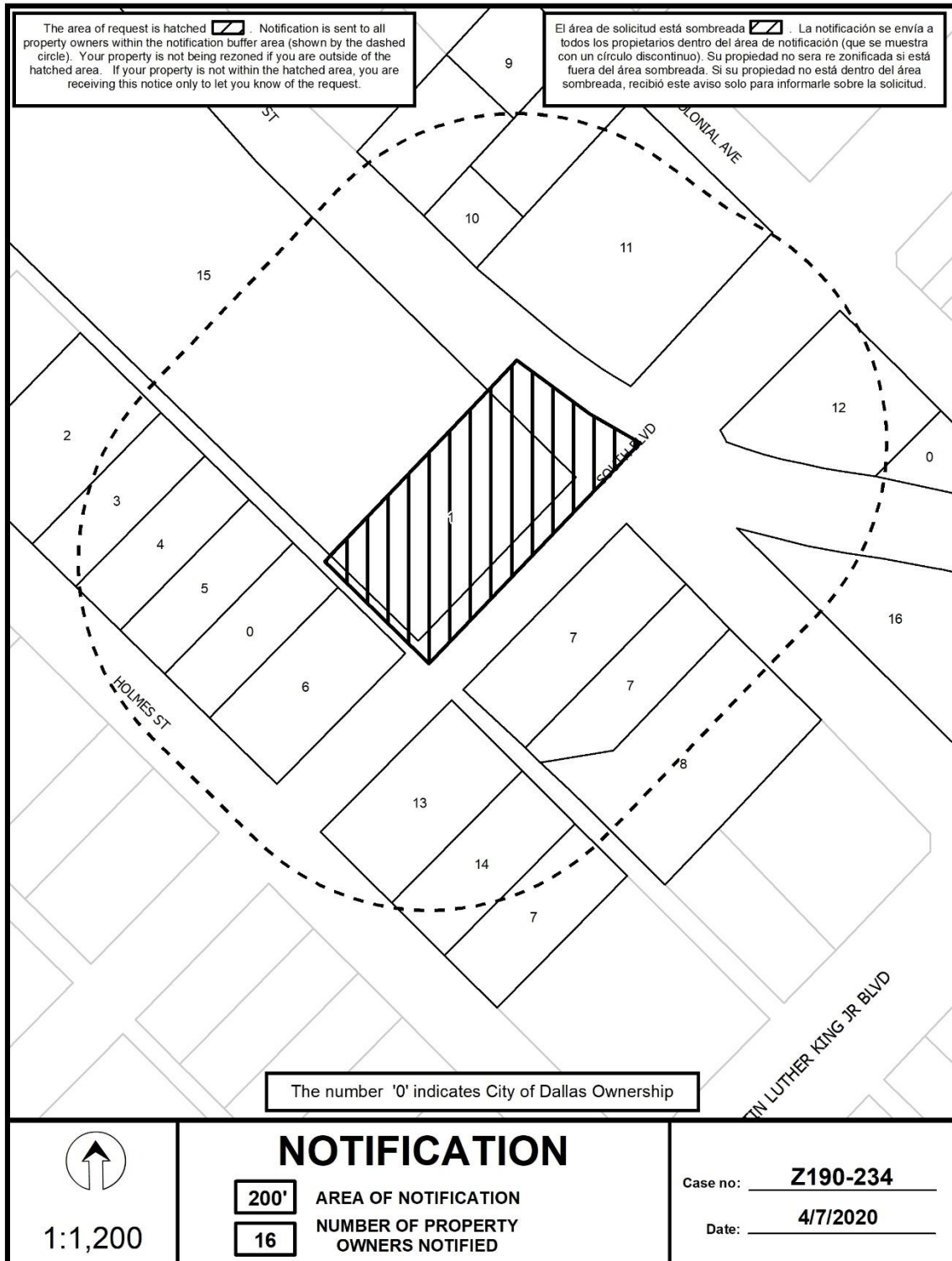


Market Value Analysis A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 4/7/2020



Z190-234(CT)

04/02/2020

Notification List of Property Owners

Z190-234

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2839 S ERVAY ST	CORNERSTONE BAPTIST CHURCH OF
2	2806 HOLMES ST	ROYAL O APARTMENTS LLC THE
3	2814 HOLMES ST	DALLAS CITY OF COUNTY OF
4	2816 HOLMES ST	CHESTNUT HILL HOLDINGS LLC
5	2820 HOLMES ST	GERMELK INC
6	2828 HOLMES ST	BAKER WILLIAM
7	2901 S ERVAY ST	COUNTY LAND & WATER LLC SERIES COM1
8	2913 S ERVAY ST	RAMBO DERRICK
9	2815 COLONIAL AVE	BELGIAN AMERICAN INV & TR
10	2820 S ERVAY ST	BILLS LILLIE
11	2830 S ERVAY ST	WEATHERALL FAMILY FUNERAL
12	2904 S ERVAY ST	GROSS JESSE
13	2902 HOLMES ST	COUNTY LAND & WATER LLC
14	2906 HOLMES ST	BLUE WINDOW CAPITAL LLC
15	2713 S ERVAY ST	CORNERSTONE BAPTIST
16	2939 S ERVAY ST	FOUR A'S REALTY INC

Planner: Pamela Daniel

FILE NUMBER: Z190-209(PD)

DATE FILED: February 20, 2020

LOCATION: Northwest corner of Canton Street and South Malcolm X Boulevard

COUNCIL DISTRICT: 2

MAPSCO: 45 M

SIZE OF REQUEST: ± 0.28 acres

CENSUS TRACT: 204.00

REPRESENTATIVE: Santos Martinez, La Sierra Planning Group

APPLICANT/OWNER: 2809 Canton LLC

REQUEST: An application for a Specific Use Permit for a microbrewery, distillery, or winery on property zoned Subdistrict A within Planned Development District No. 269, the Deep Ellum/Near East Side District.

SUMMARY: The applicant proposes to operate a microbrewery, microdistillery, or winery use within an existing, vacant 10,326 square foot structure.

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

PLANNED DEVELOPMENT NO. 269:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2038/ARTICLE%20269.pdf>

PLANNED DEVELOPMENT NO. 269 EXHIBITS:

<http://www.dallascityattorney.com/51P/exhibits.html#a269>

BACKGROUND INFORMATION

- The request site is a vacant, one-story structure.
- The applicant will convert an existing one-story, 10,326 square foot building into a microbrewery, microdistillery, or winery.
- The surrounding land uses are located within Tract A of PD No. 269 and consist of a variety of retail and personal service uses.
- A microbrewery, microdistillery, or winery means an establishment for the manufacture, blending, fermentation, processing and packaging of alcoholic beverages with a floor are of 10,000 square feet or less that takes place wholly inside a building. A facility that only provides tasting or retail sale of alcoholic beverages is not a microbrewery, microdistillery, or winery use.

Zoning History: There have been four recent zoning cases requested in the area in the past five years:

1. **Z178-279** On September 26, 2018, the City Council approved the renewal of Specific Use Permit No. 2156 for a microbrewery, microdistillery, or winery for a five-year period with eligibility for five year automatic renewals.
2. **Z189-107** On April 10, 2019, the City Council approved Specific Use Permit No. 2076 for an inside commercial amusement limited to a live music venue and dance hall for a five year period with eligibility for five year automatic renewals.
3. **Z167-346** On December 13, 2017, the City Council approved Specific Use Permit No. 2267 for a microbrewery, microdistillery, or winery for a two-year period with eligibility for five-year automatic renewals.
4. **Z167-382** On December 13, 2017, the City Council approved Specific Use Permit No. 2268 for a bar, lounge or tavern for a two-year period.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
South Malcolm X Boulevard	Collector	50 feet
Canton Street	Minor Arterial	80 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 existing roadway system.

Comprehensive Plan:

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

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

ECONOMIC ELEMENT

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.3 Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

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.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PD 269 Tract A	Vacant
North	PD 269 Tract A	Bar, lounge or tavern; Microbrewery, microdistillery, or winery; and vacant
East	PD 269 Tract A	Microbrewery, microdistillery, or winery
South	PD 269 Tract A	Office, gallery, restaurant
West	PD 269 Tract A	Office, vacant

Land Use Compatibility:

The applicant proposes to utilize the approximately 10,326-square-foot structure for the manufacture of alcoholic beverages and warehouse storage for the microbrewery, micro distillery or winery use.

Pursuant to Plan Development District No. 269, a *microbrewery, microdistillery or winery* means an establishment for the manufacture, blending, fermentation, processing and packaging of alcoholic beverages with a floor area of 15,000 square feet or less that takes place wholly inside a building. Floor area dedicated to retail sales and on-site consumption is not included in the 15,000 square foot maximum floor area calculations. A facility that only provides tasting or retail sale of alcoholic beverages is not a microbrewery, micro distillery or winery use.

The surrounding land uses include a bar, lounge or tavern; microbrewery, microdistillery, or winery; and vacant building to the north and east; an office and vacant use to the east; a gallery, an office, and restaurant use to the south; and an office and abutting vacant building to the west.

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 and considers the use compatible with the surrounding uses; therefore, staff recommends a five-year time period with eligibility for automatic renewals for additional five-year periods.

Parking:

Parking must be provided in accordance with the requirements of Planned Development District No. 269, the Deep Ellum/Near East Side District.

PD No. 269 states that the no off-street parking spaces are required for the first 5,000 square feet of floor area in a use that has a separate certificate of occupancy if the use is located in an original building. PD No. 269 defines an original building as a building constructed on or before June 27, 1984, the floor area of which has not since June 27,

Z190-209(PD)

1984, been increased by more than: (A) 150 percent if the increase is 5,000 square feet or less; or (B) 100 percent if the increase is more than 5,000 square feet. An original building damaged or destroyed on or before June 27, 1984, other than by the intentional act of the owner or his agent, may be restored after that date without losing its original building status. The request site, according to DCAD, was built in 1937.

The off-street parking requirement for a microbrewery, microdistillery, or winery is one space per 1,000 square feet of storage; one space per 200 square feet of retail sales area; one space per 100 square feet of bar or restaurant area; and one space per 600 square feet of remaining floor area. The request site is approximately 10,326 square feet and is required to have 10-off-street parking spaces and the applicant is providing 10-off-street parking spaces.

As it relates to the parking requirements, on-street parking is currently available in the Deep Ellum area and any parking space that is located in front of the request site can count towards the off-street parking requirements.

Landscaping:

Landscaping must be provided in accordance with Article X, as amended. No new development is proposed with this request; therefore, no landscape requirements are triggered by this request.

Market Value Analysis:

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

Z190-209(PD)

2809 Canton LLC

John Reardon

President

Proposed SUP Conditions

1. **USE**: The only use authorized by this specific use permit is a microbrewery, micro-distillery, or winery.
2. **SITE PLAN**: Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT**: This specific use permit expires on (five years from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. **FLOOR AREA**: The maximum floor area for a microbrewery, micro-distillery, or winery is 10,326 square feet.
5. **OUTSIDE STORAGE**: Outside storage silos and outside storage of spent organic material is prohibited.
6. **PARKING**: Off-street parking must be provided in accordance with the requirements of Planned Development District No. 269.
7. **MAINTENANCE**: The Property must be properly maintained in a state of good repair and neat appearance.
8. **GENERAL REQUIREMENTS**: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

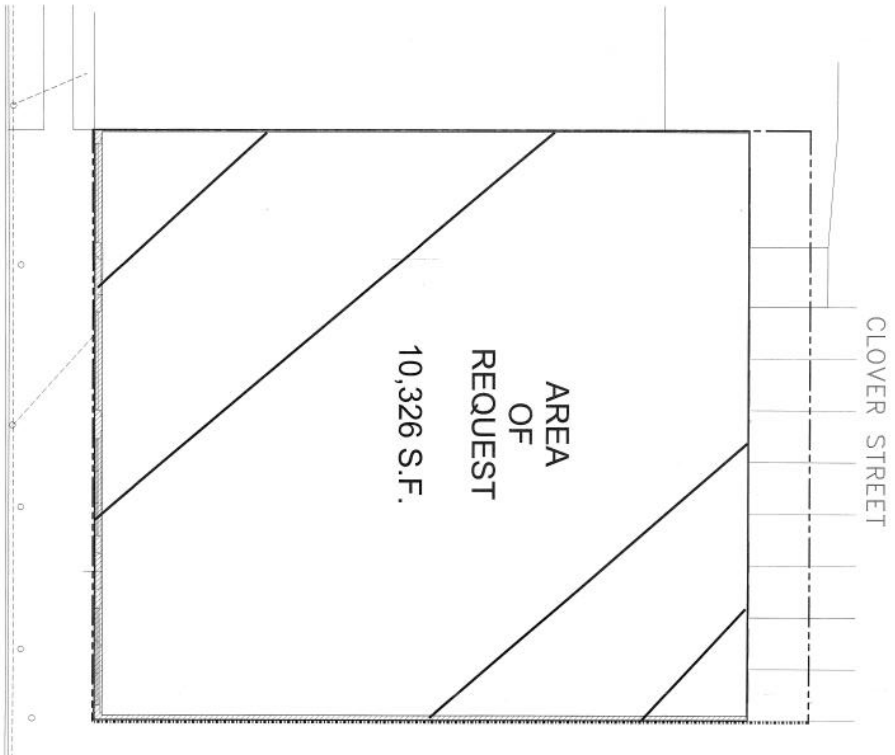
PROPOSED SITE PLAN



VICINITY MAP

SITE

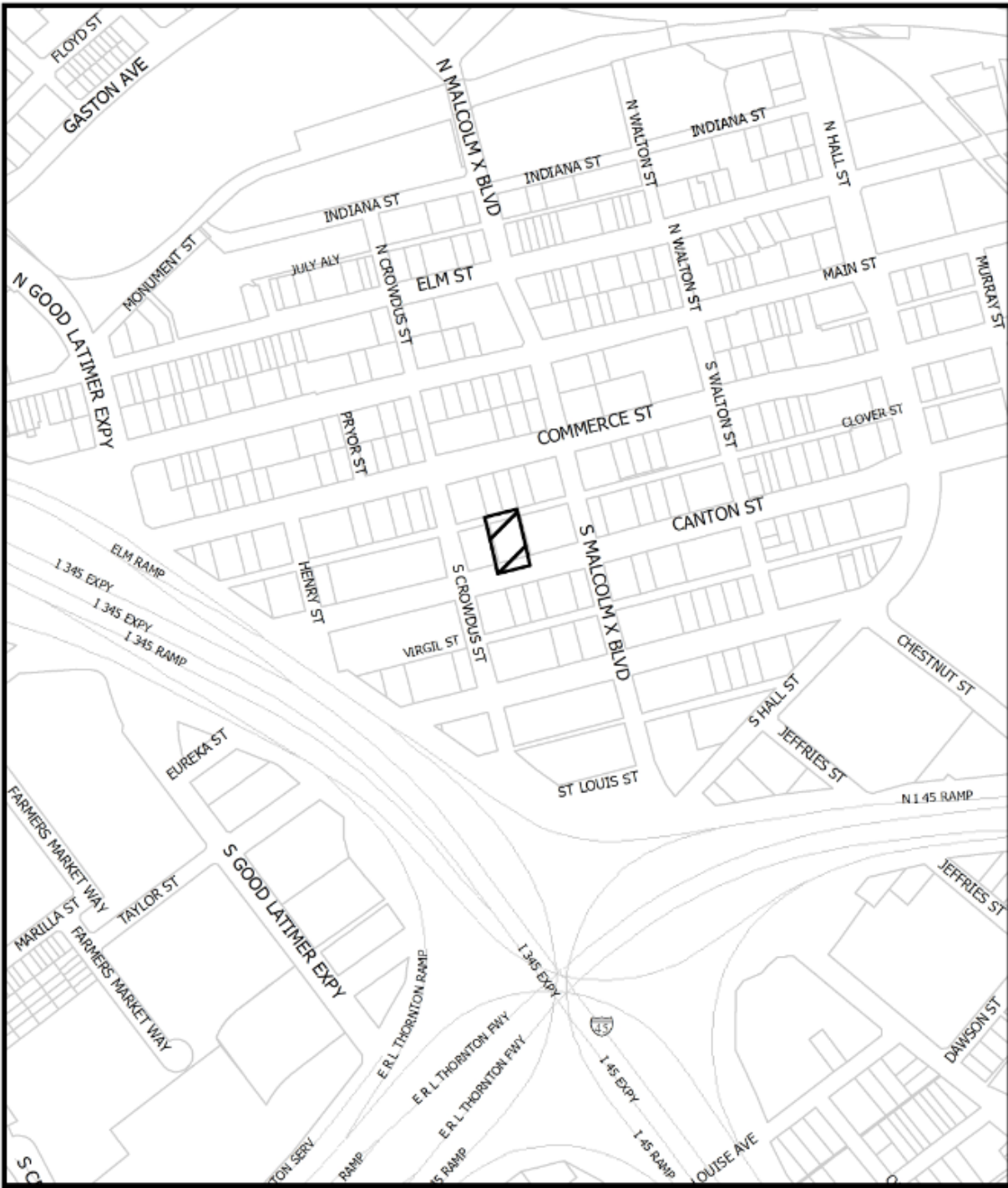
SITE SUMMARY
Request: SUF for microbrewery, monastery, or winery
Lot Size: 28 acre
Floor Area: 10,326 S.F.
Number of Units: 10
Provided Parking: 10



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

SITE PLAN

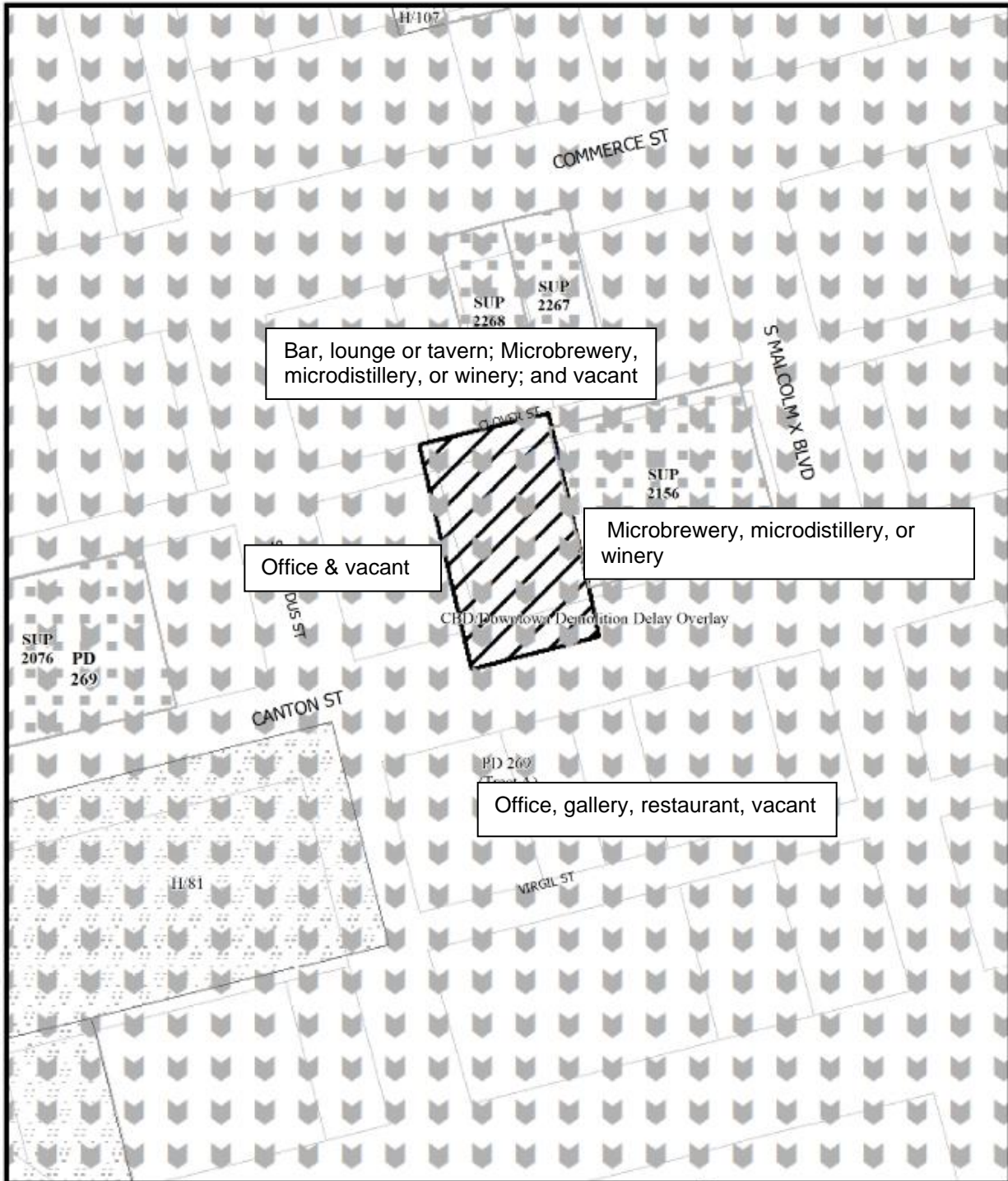
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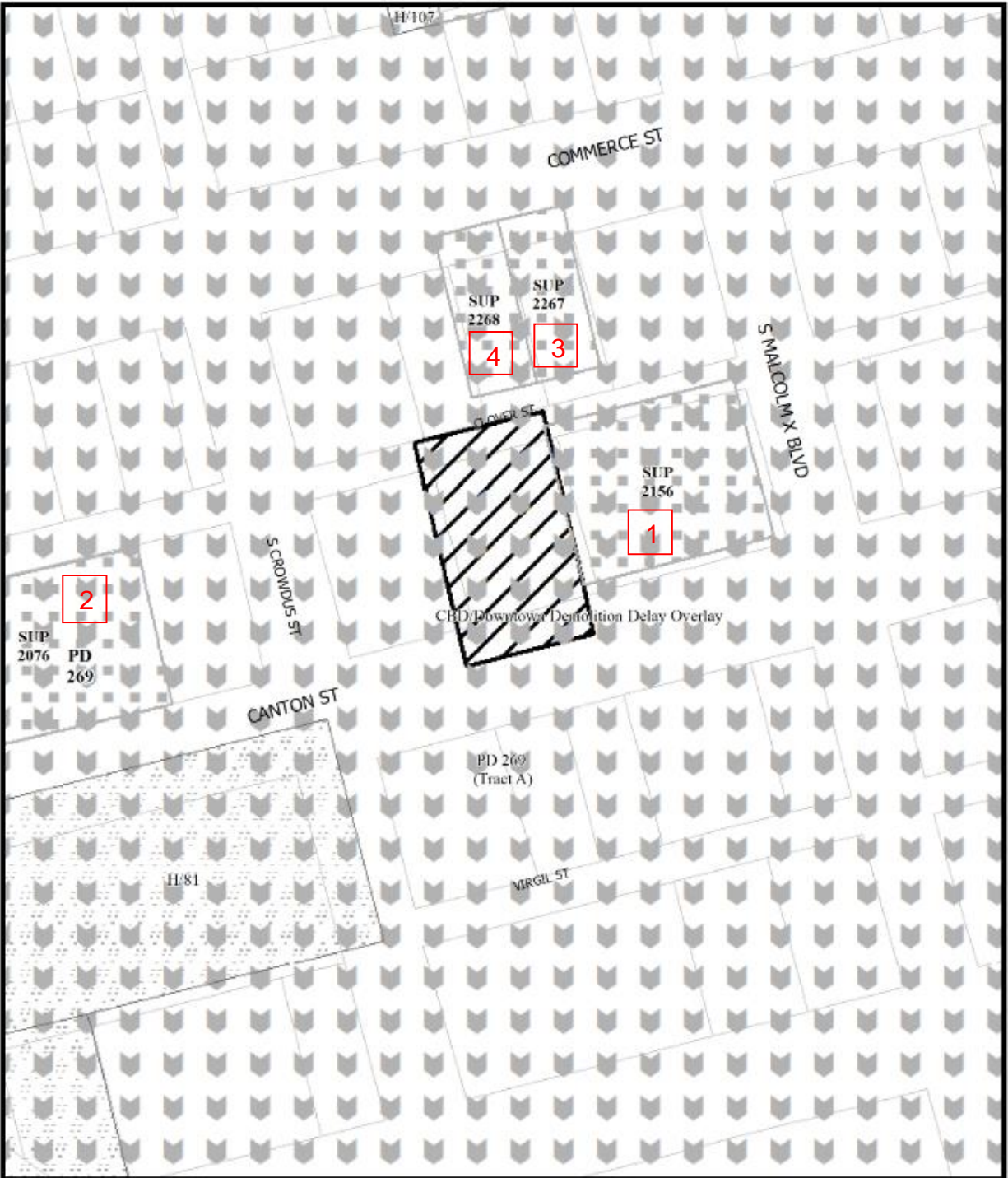
 1:4,800	<h2>VICINITY MAP</h2>	Case no: <u> Z190-209 </u> Date: <u> 3/5/2020 </u>
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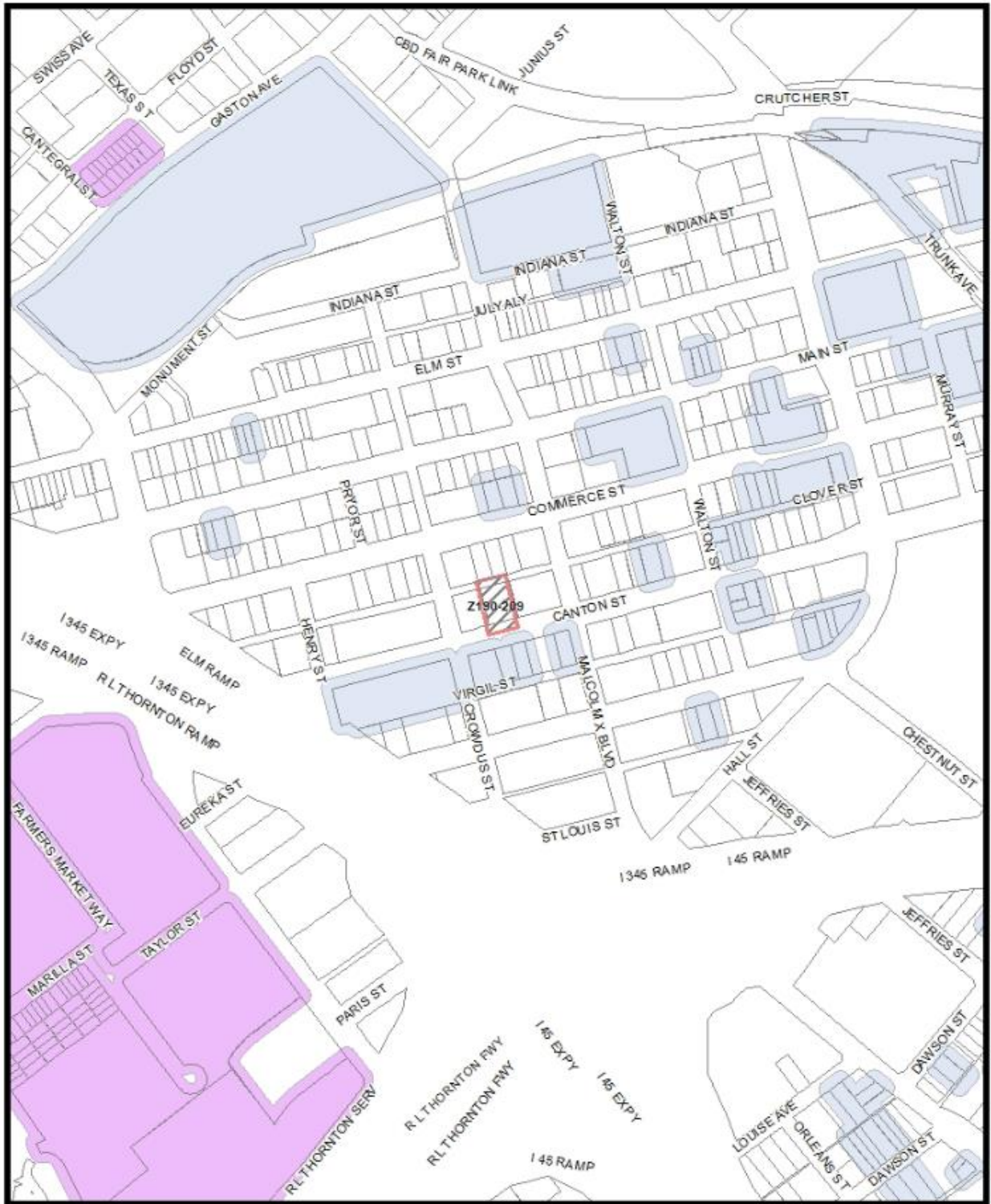
 1:1,200	<h1>AERIAL MAP</h1>	Case no: <u> Z190-209 </u> Date: <u> 3/5/2020 </u>
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 1:1,200	<h1>ZONING AND LAND USE</h1>	Case no: <u> Z190-209 </u> Date: <u> 3/5/2020 </u>
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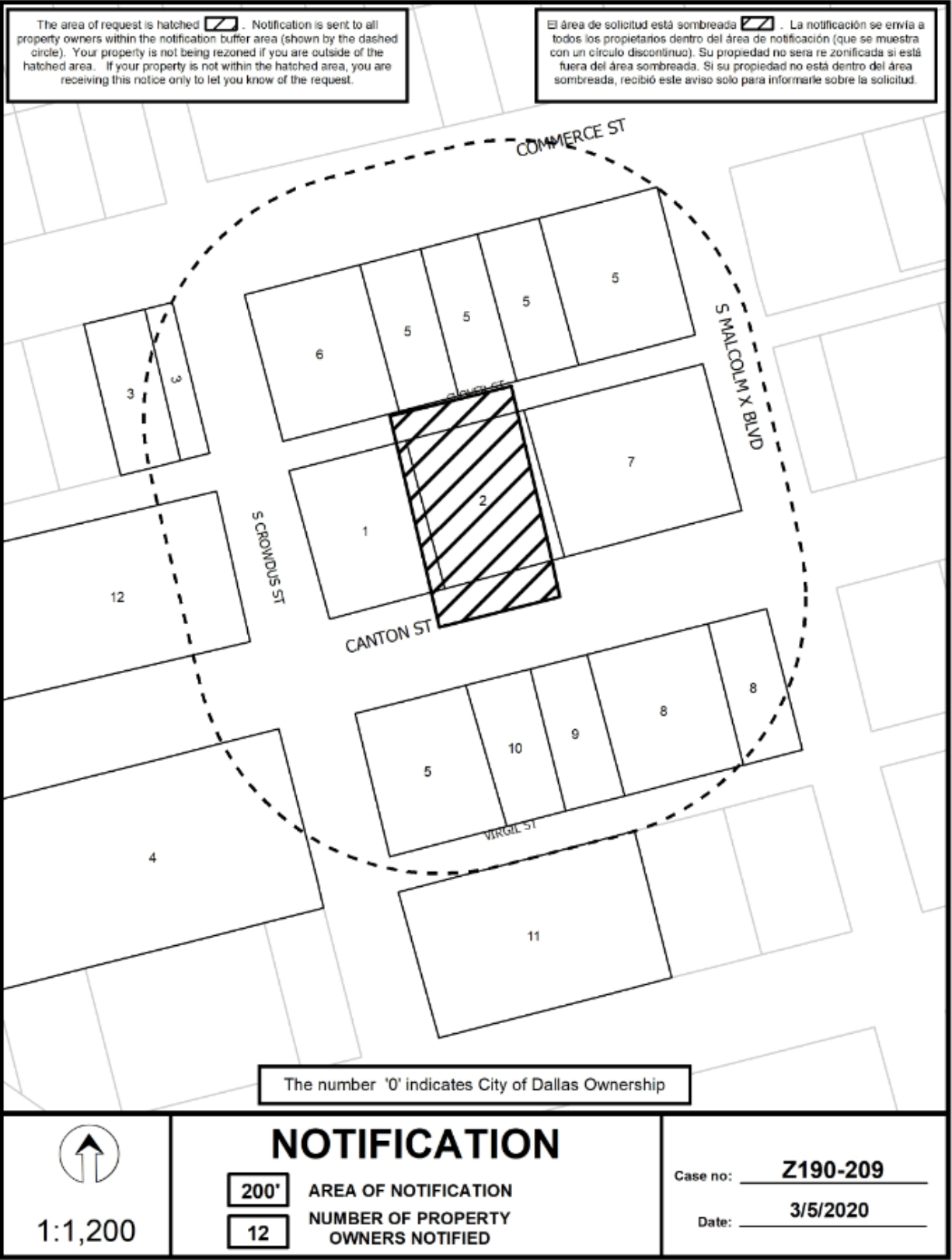


Market Value Analysis A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 3/5/2020



Z190-209(PD)

03/04/2020

Notification List of Property Owners

Z190-209

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2805 CANTON ST	GEBHARDT BROADCASTING LLC
2	2809 CANTON ST	2809 CANTON LLC
3	2730 COMMERCE ST	MADISON PACIFIC DEV CO
4	2700 CANTON ST	WESTDALE ADAM HATS LTD
5	2820 COMMERCE ST	AP BLANTON DEEP ELLUM LLC
6	2800 COMMERCE ST	2800 COMMERCE INVESTORS
7	2825 CANTON ST	INDUSTRIAL RESERVICES LLC
8	2824 CANTON ST	HORTON T L DESIGN INC
9	2814 CANTON ST	FITZGERALD KAREN K & SEAN
10	2810 CANTON ST	WARREN PROPERTY HOLDINGS LLC
11	2803 TAYLOR ST	DEEP ELLUM CHURCH
12	2713 CANTON ST	2713 CANTON LTD

FILE NUMBER: Z190-220(PD)

DATE FILED: March 4, 2020

LOCATION: West corner of Seagoville Road and South Belt Line Road

COUNCIL DISTRICT: 8

MAPSCO: 70 E

SIZE OF REQUEST: ±0.506 acre

CENSUS TRACT: 171.01

REPRESENTATIVE: Santos Martinez, La Sierra Planning Group

OWNER: SAI Business Investments LLC

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

SUMMARY: The purpose of this request is to allow for the sale of alcoholic beverages for off-premise consumption in conjunction with an existing general merchandise or food store. [Seago Pantry]

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

BACKGROUND INFORMATION:

- The ±0.506-acre request site is developed with a ±2,769-square foot general merchandise or food store (convenience store) with fuel pumps and an ±839-square foot auto service center.
- The applicant proposes to sell beer and wine for off-premise consumption in conjunction with the convenience store.
- The general merchandise or food store and auto service center are both permitted by right. The sale of alcoholic beverages on the property requires a specific use permit due to the D-1 Liquor Control Overlay.
- The request site consisted of SUP No. 1970 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet. SUP No. 1970 was approved on June 27, 2012 for a two-year period with eligibility of automatic renewals for additional five-year periods. The applicant did not submit a request for renewal between 2014 and March of 2020.

Zoning History: There have been four zoning request in the vicinity within the last five years.

- 1. Z178-109:** On January 25, 2018, an automatic renewal of Specific Use Permit No.1838 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, was approved for a five-year period, on property zoned a CR-D-1 Commercial Retail District with a D-1 Liquor Control Overlay, located on the south line of Seagoville Road, southwest of Belt Line Road.
- 2. Z190-191:** On June 24, 2020, City Council approved a CR Community Retail District on property zoned an R-10(A) Single Family District, located on the northwest line of Seagoville Road, northeast of Belt Line Road.
- 3. Z190-215:** An application for a Planned Development District on property zoned an R-10(A) Single Family District, located on the east corner of Belt Line Road and Seagoville Road. The application will be scheduled for a City Plan Commission hearing.
- 4. Z190-221:** An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, on property zoned a CR-D-1 Commercial Retail District with a D-1 Liquor Control Overlay, located on the north corner of South Beltline Road and Seagoville Road. The application is scheduled on the July 9th City Plan Commission agenda.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
S. Belt Line Road	Principal Arterial	100 feet
Seagoville Road	Minor Arterial	60 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the requested 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 applicant's request is consistent with the following goals and policies of the comprehensive plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

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.

5.3.1.5 Build neighborhood facilities, such as schools, libraries and community centers, within walking distance of transit stations and homes.

West Kleberg Community Plan

West Kleberg Community Plan was adopted by City Council in April 2007. The Vision for the West Kleberg Community Plan was to reflect "Old Kleberg's" historical heritage, by promotion a strong rural atmosphere still allowing for future growth to occur that was sensitive to this context.

The result of that meeting was consensus to maintain the “rural character” while the area remains predominately residential (low to medium density residential) with neighborhood-serving retail and commercial uses along Belt Line Road, Kleberg Road and Hwy. 175.

5.2 POLICY STATEMENTS, EDD 1.1 ECONOMIC DEVELOPMENT. Encourage new neighborhood-serving uses to locate along the Hwy. 175, Kleberg Rd., Belt Line Rd. and Seagoville Rd. corridors.

The request is consistent with the vision of the Area Plan.

Land Use:

	Zoning	Land Use
Site	CR-D-1	Convenience store with fuel pumps; auto service center
Northeast	CR-D-1; SUP No. 1899	Undeveloped, Convenience store with fuel pumps
Northwest	CR-D-1	Undeveloped, Single Family
East	CR-D-1	Office, Auto-related
Southeast	CR-D-1; SUP No. 1838	Grocery Store (with beer/wine)
Southwest	R-10(A)	Single Family
West	R-10(A)	Single Family

STAFF ANALYSIS:

Land Use Compatibility:

The ±0.506-acre request site is developed with a ±2,769-square foot general merchandise or food store (convenience store) with fuel pumps and an 839-square foot auto service center.

The applicant proposes to sell beer and wine for off-premise consumption in conjunction with the convenience store.

The property is adjacent to undeveloped land to the northwest, auto-related and office uses to the east, single family to the south, west and northeast, and general merchandise and food store uses to the southeast across South Beltline Road.

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

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

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

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

- surveillance camera systems,
- video recording and storage systems,
- alarm systems,
- drop safes,
- security signs,
- height markers,
- store visibility,
- safety training programs, and

- trespass affidavits.

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually.

The applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. Additionally, the representative provided documentation verifying the issuance of the Chapter 12B license.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one (1) space per 200 square feet of floor area.; the requirement for an auto service center is one (1) space per 500 square feet of floor area with a minimum of four (4) spaces required. A motor vehicle fueling station requires two (2) spaces. Therefore, the ±2,769-square foot general merchandise or food store (convenience store) with fuel pumps and ±839-square foot auto service center require 20 spaces.

Landscaping:

Landscaping must be provided in accordance with Article X, as amended. No new development is proposed with this request; therefore, no landscape requirements are triggered by this request.

Police Report:

Specific Use Permit No. 1970 was approved on June 27, 2012 for a two-year period subject to automatic renewals for additional five-year periods. Thus, crime statistics were requested from the Dallas Police Department for the period from June 2017 to July 2020. The results yield 21 calls, four offenses, and one arrest.

Market Value Analysis:

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

Z190-220(PD)

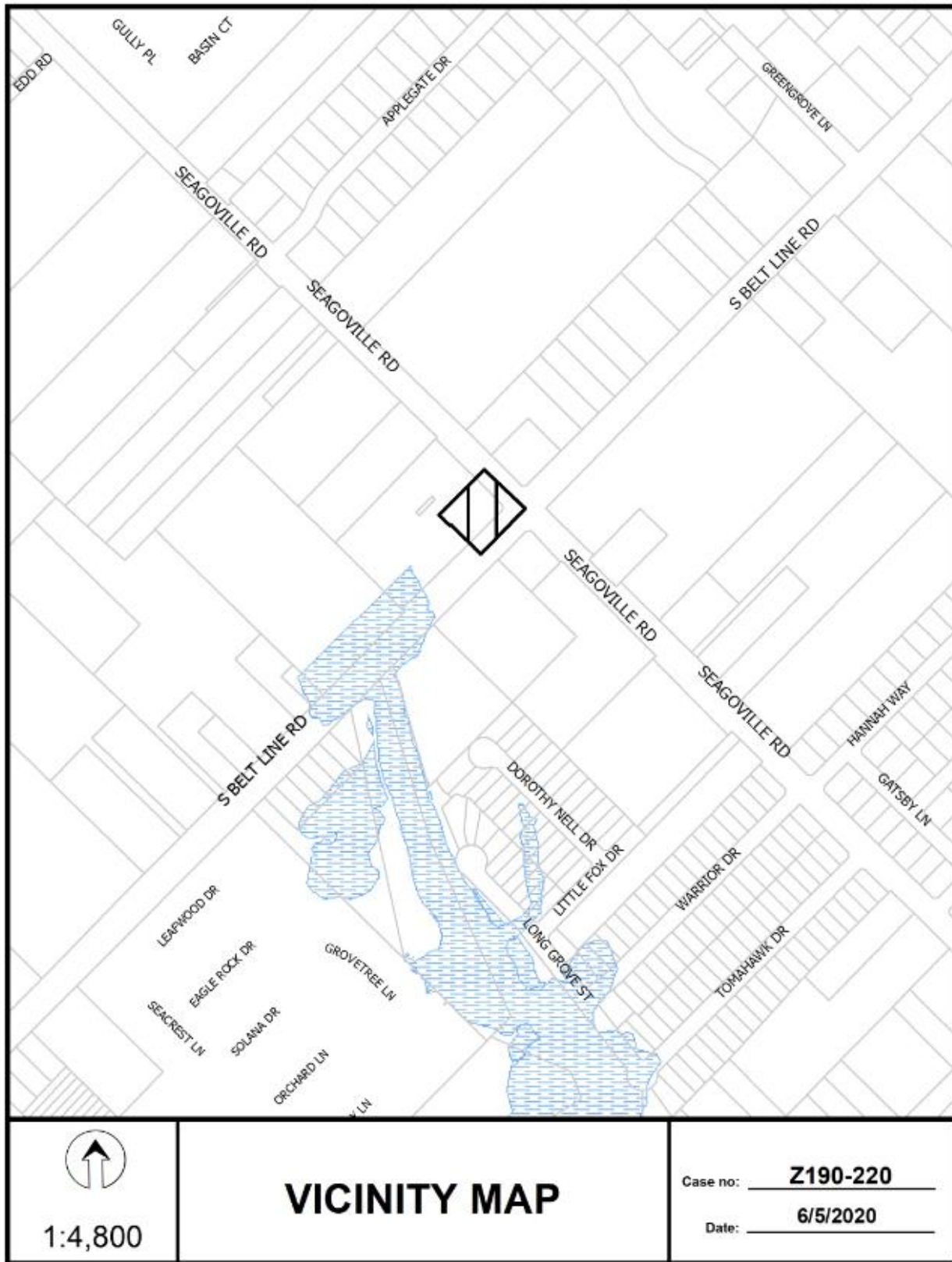
Partners/Principals/Officers

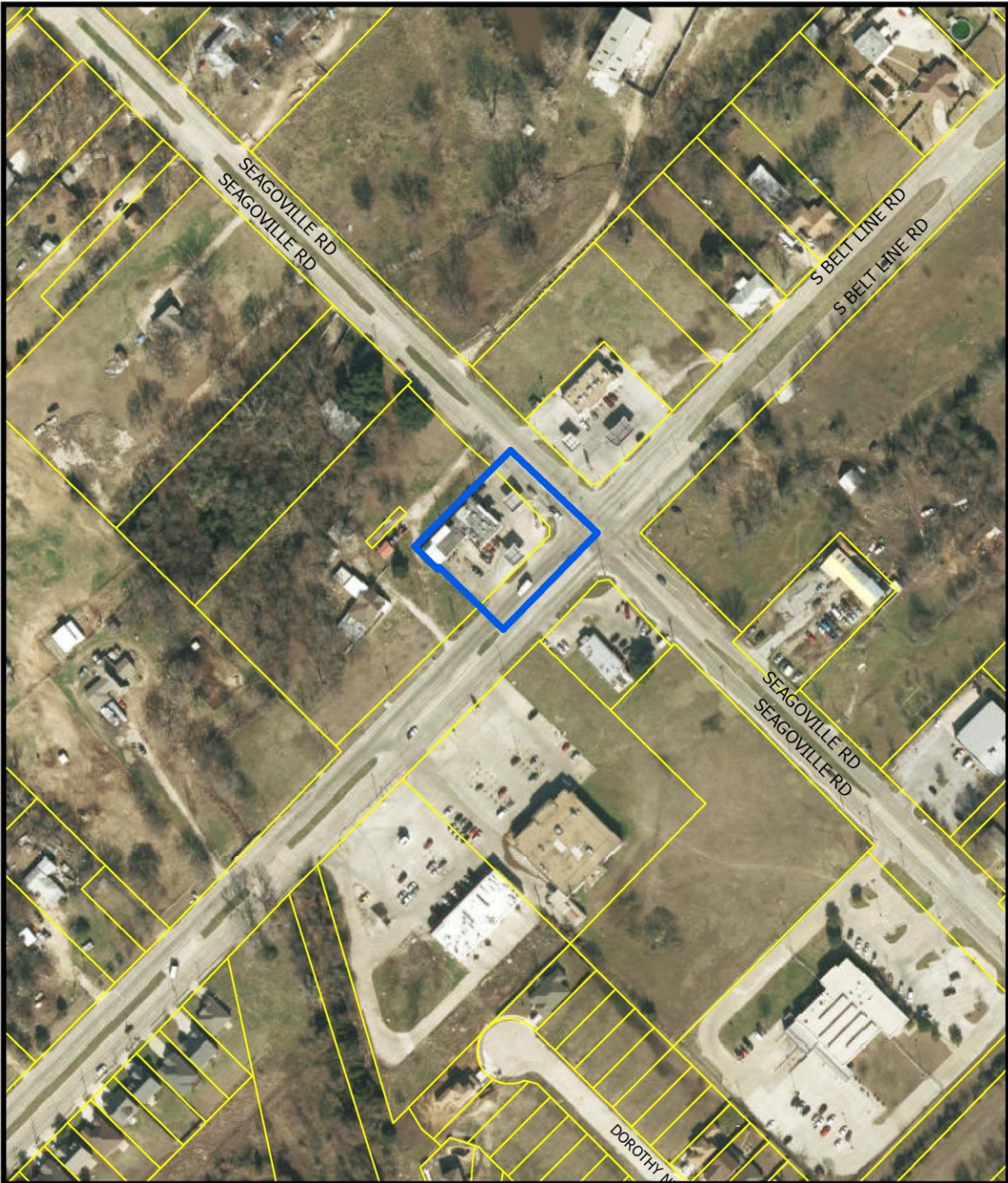
Suresh Shetty

President

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two-years) but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



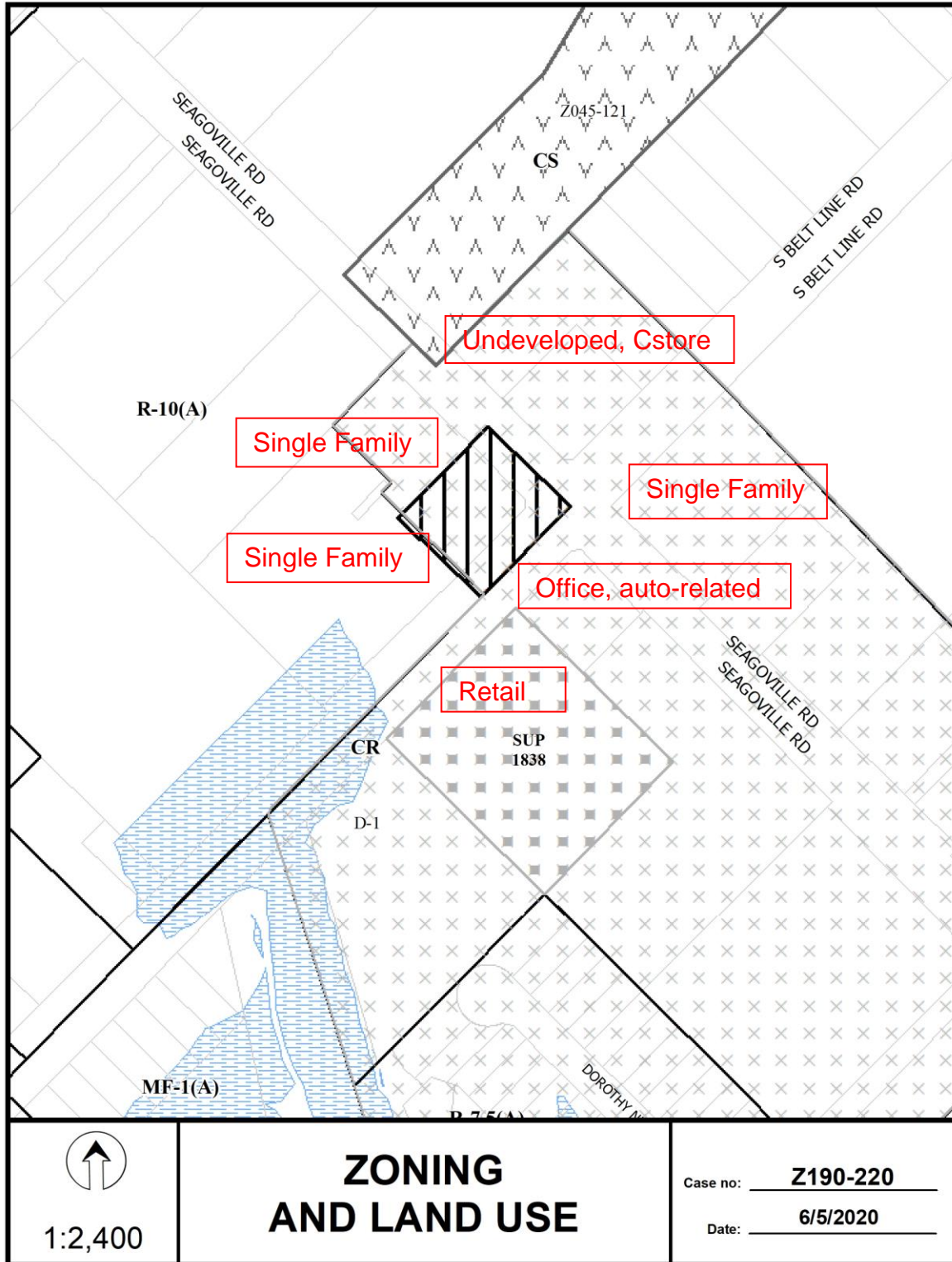


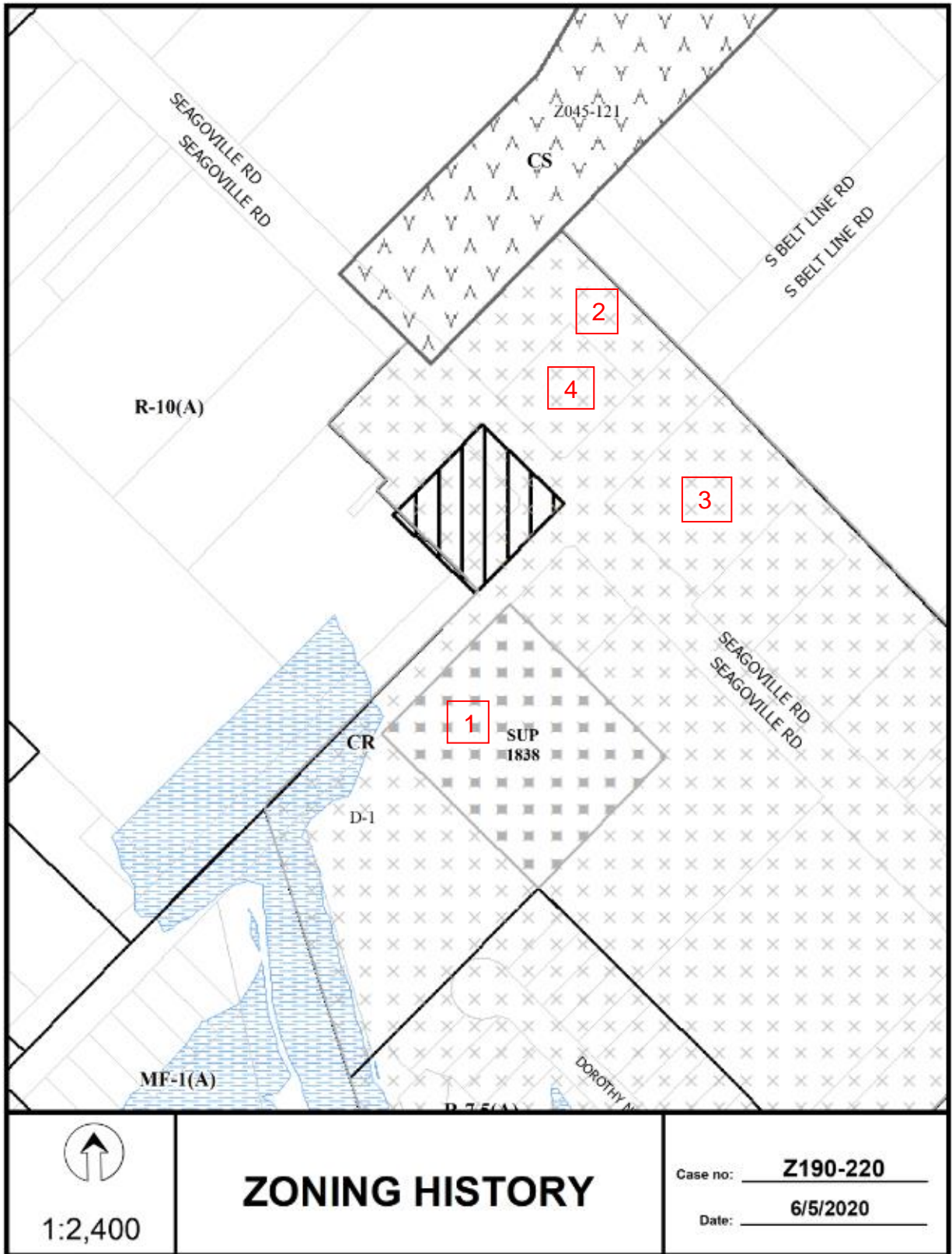
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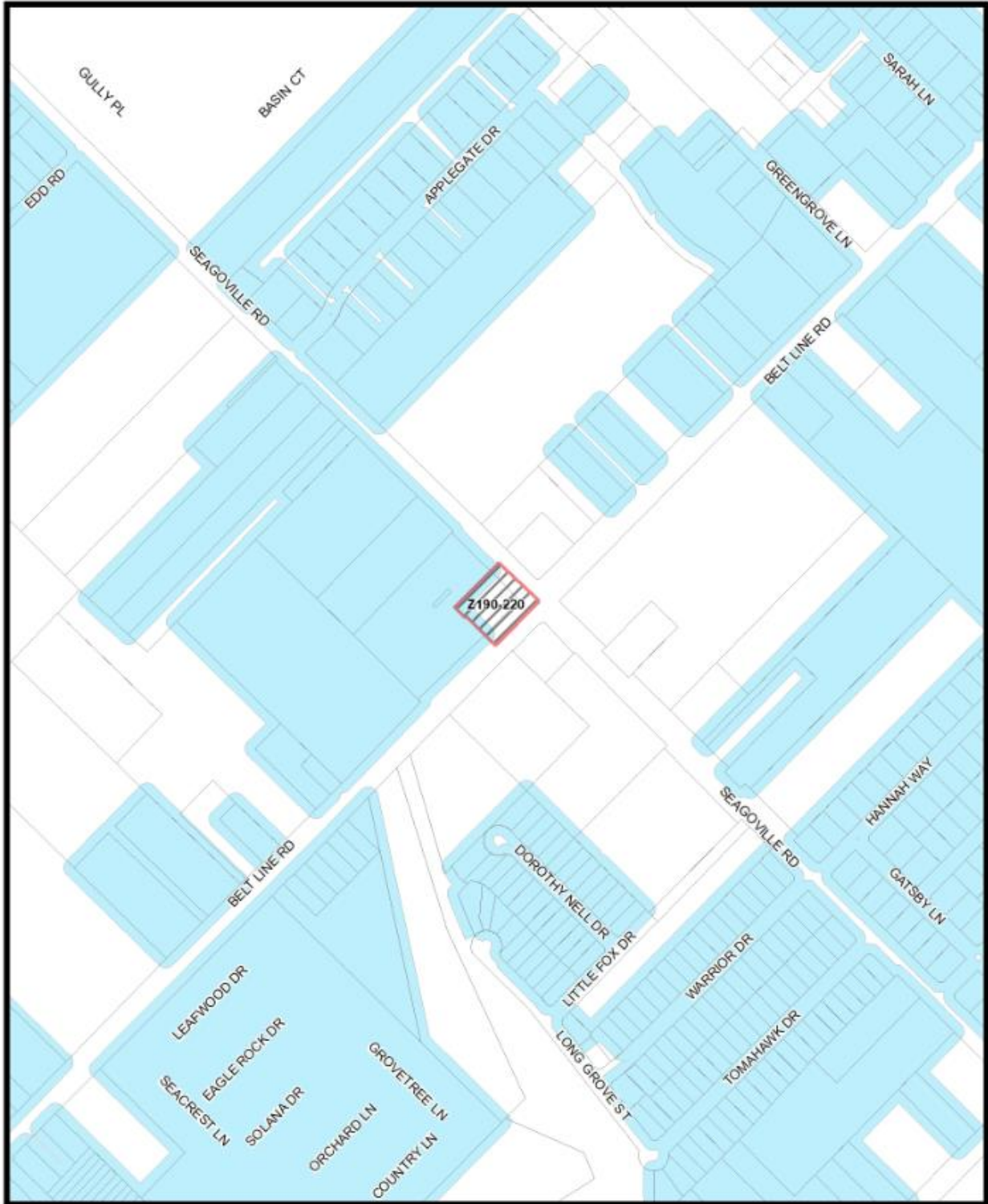
AERIAL MAP

Case no: **Z190-220**

Date: **6/5/2020**





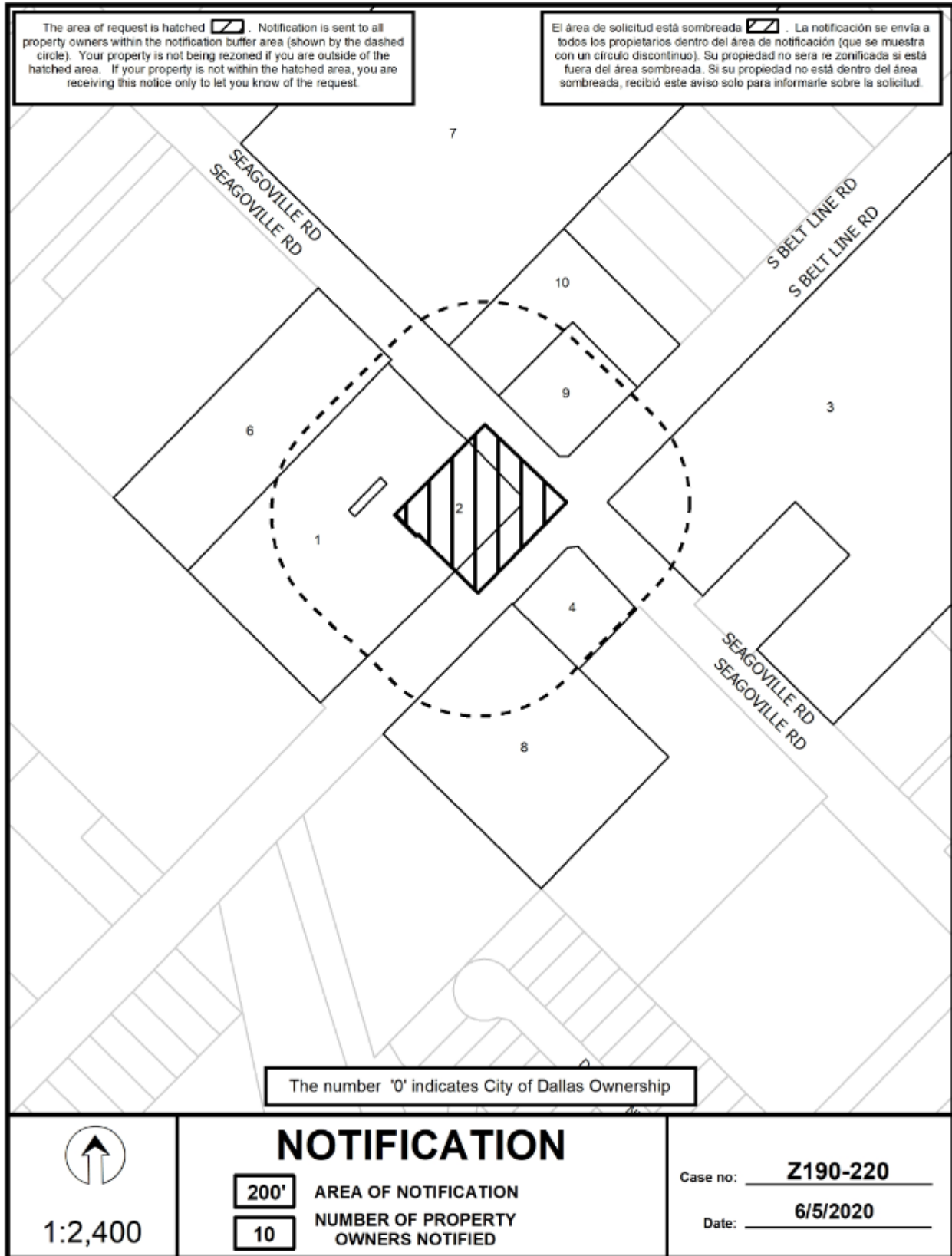


Market Value Analysis A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 6/5/2020



Z190-220(PD)

06/04/2020

Notification List of Property Owners

Z190-220

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1025 S BELTLINE RD	FLOYD CHARLES M
2	15130 SEAGOVILLE RD	SAI BUSINESS INVESTMENTS LLC
3	15251 SEAGOVILLE RD	BIG SCORE INVESTORS LLC
4	1000 S BELTLINE RD	ALKAM HAMZA
5	1001 S BELTLINE RD	FLOYD CHARLES M & BARBARA
6	15104 SEAGOVILLE RD	SCHLEIMER PATSY SUE
7	15029 SEAGOVILLE RD	T W FORD LP
8	1050 S BELTLINE RD	BOWMAW INC
9	951 S BELTLINE RD	AMMOURI ABED
10	915 S BELTLINE RD	ALKAM HAMZA &

FILE NUMBER: Z189-366(PD)

DATE FILED: September 26, 2019

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

COUNCIL DISTRICT: 7

MAPSCO: 48 E

SIZE OF REQUEST: ± .157 acres

CENSUS TRACT: 122.06

REPRESENTATIVE: Malik Parvez, Business Zoom LLC

APPLICANT: BZ Mart

OWNER: Jim Miller Ctr, LP

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

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

STAFF RECOMMENDATION: Denial without prejudice.

PRIOR CITY ACTION: On June 18, 2020 and May 14, 2020, the Commission held the request under advisement until June 4, 2020. The case was originally advertised for the April 9, 2020, City Plan Commission meeting, which was cancelled due to the COVID-19 State of Emergency.

BACKGROUND:

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

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

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

Thoroughfares/Streets:

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

Traffic:

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

Surrounding Land Uses:

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

STAFF ANALYSIS:

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

The request complies with the following land use goals and policies of the Comprehensive Plan because it is retaining the existing zoning regulations while allowing an additional use that is compatible and allowed within the zoning district with an added layer of regulation.

ECONOMIC ELEMENT

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

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

URBAN DESIGN

GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE

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

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

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

Land Use Compatibility:

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

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

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

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

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

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

Z189-366(PD)

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

The request does not conform to the applicable zoning regulations and standards and is not consistent with the intent of the Dallas Development Code as it relates to obtaining the Chapter 12B license. The proposed sale of alcoholic beverages in conjunction with the existing general merchandise or food store and is not anticipated to negatively impact the adjacent properties. However, based on site evaluation, presence of gaming machines without obtaining the necessary permits, and expiration of the Chapter 12B license on April 23, 2019, staff recommends denial without prejudice.

Parking:

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

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required. Any new development on the property will require landscaping per Article X, as amended of the Dallas Development Code.

Market Value Analysis:

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

Crime Statistics:

Z189-366(PD)

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

Incidences:

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

Calls:

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

Arrests:

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

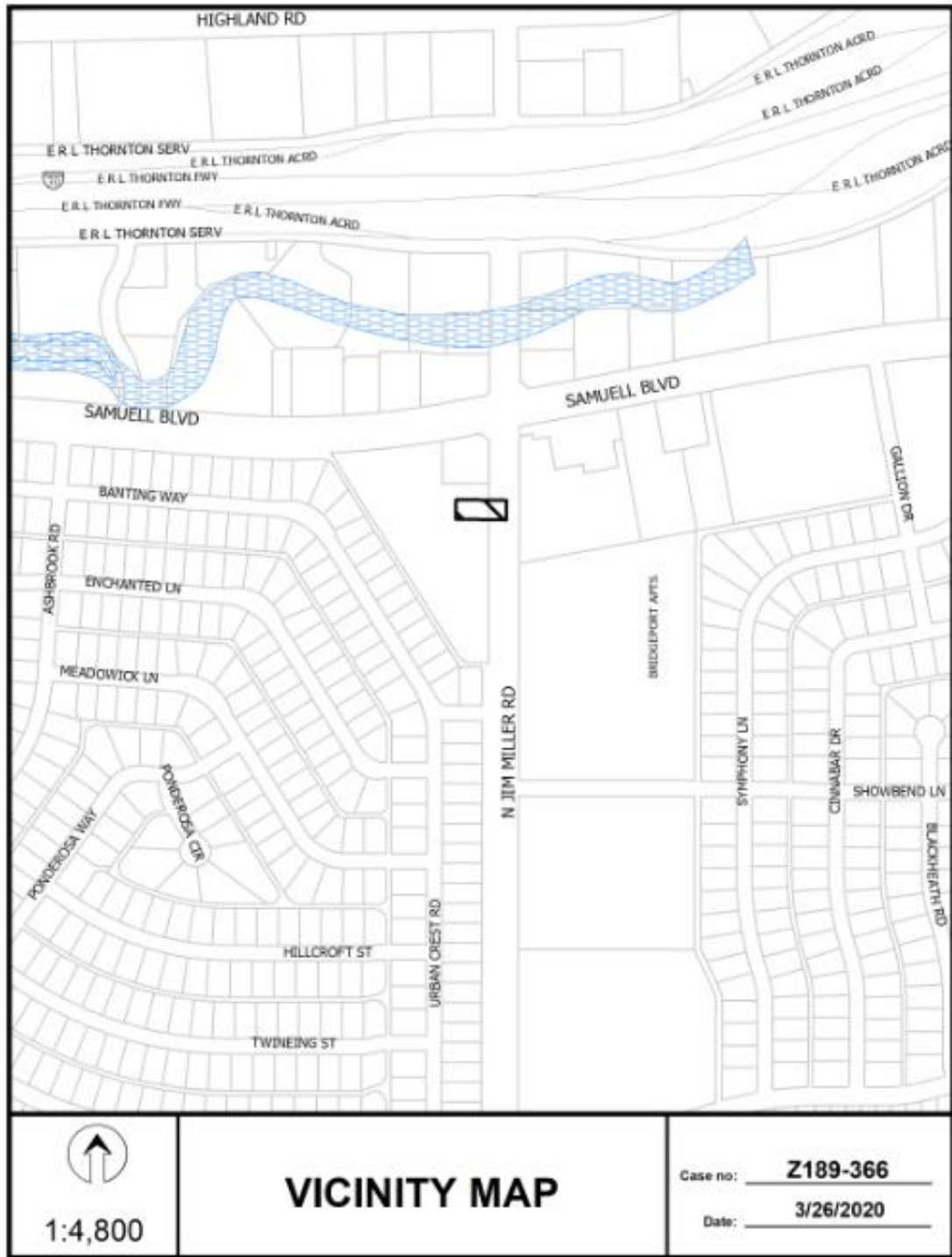
Z189-366(PD)

LIST OF OFFICERS
Jim Miller Ctr, LP

PAA Enterprises Inc.

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on _____ (**three year**).
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



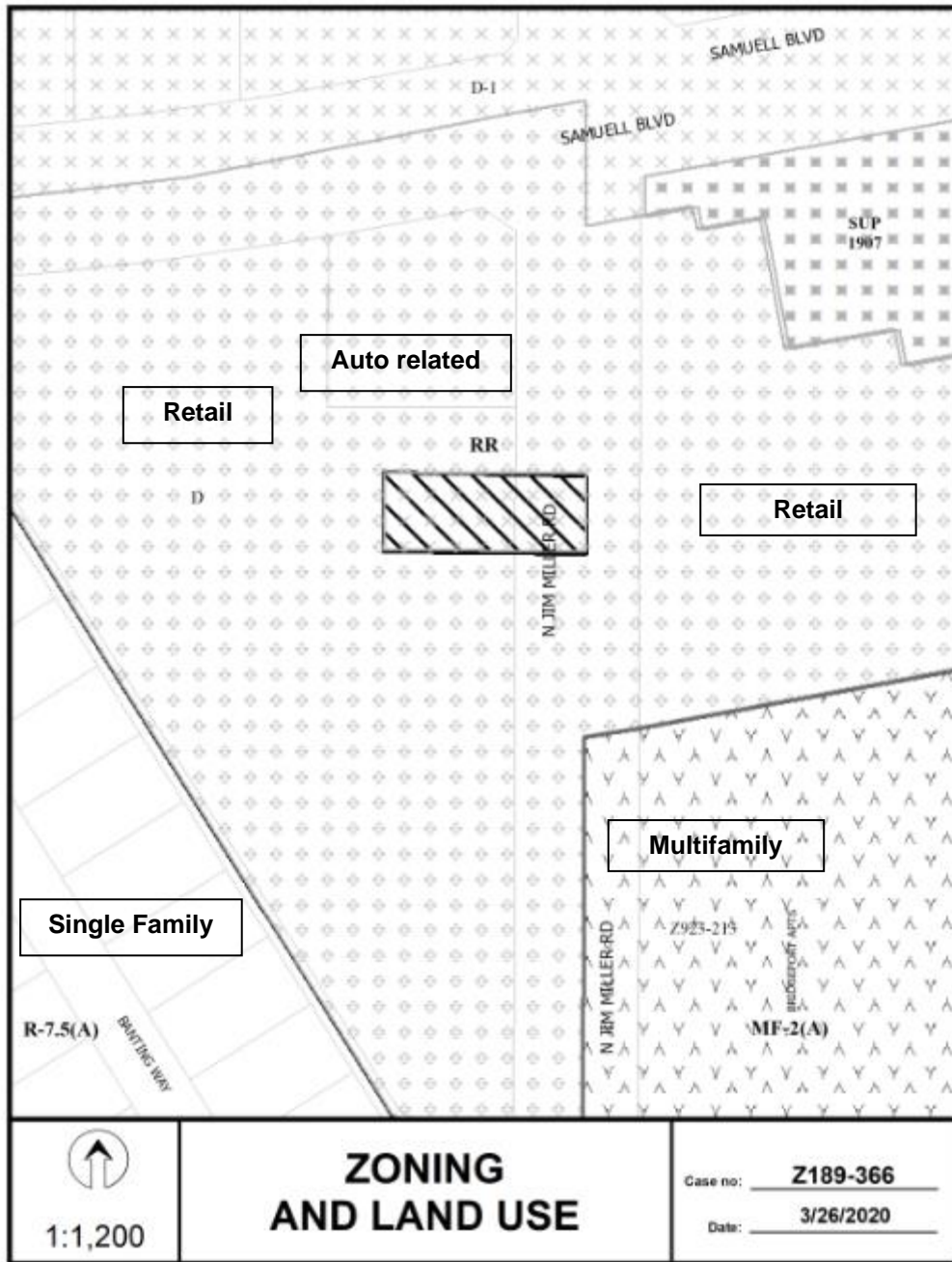


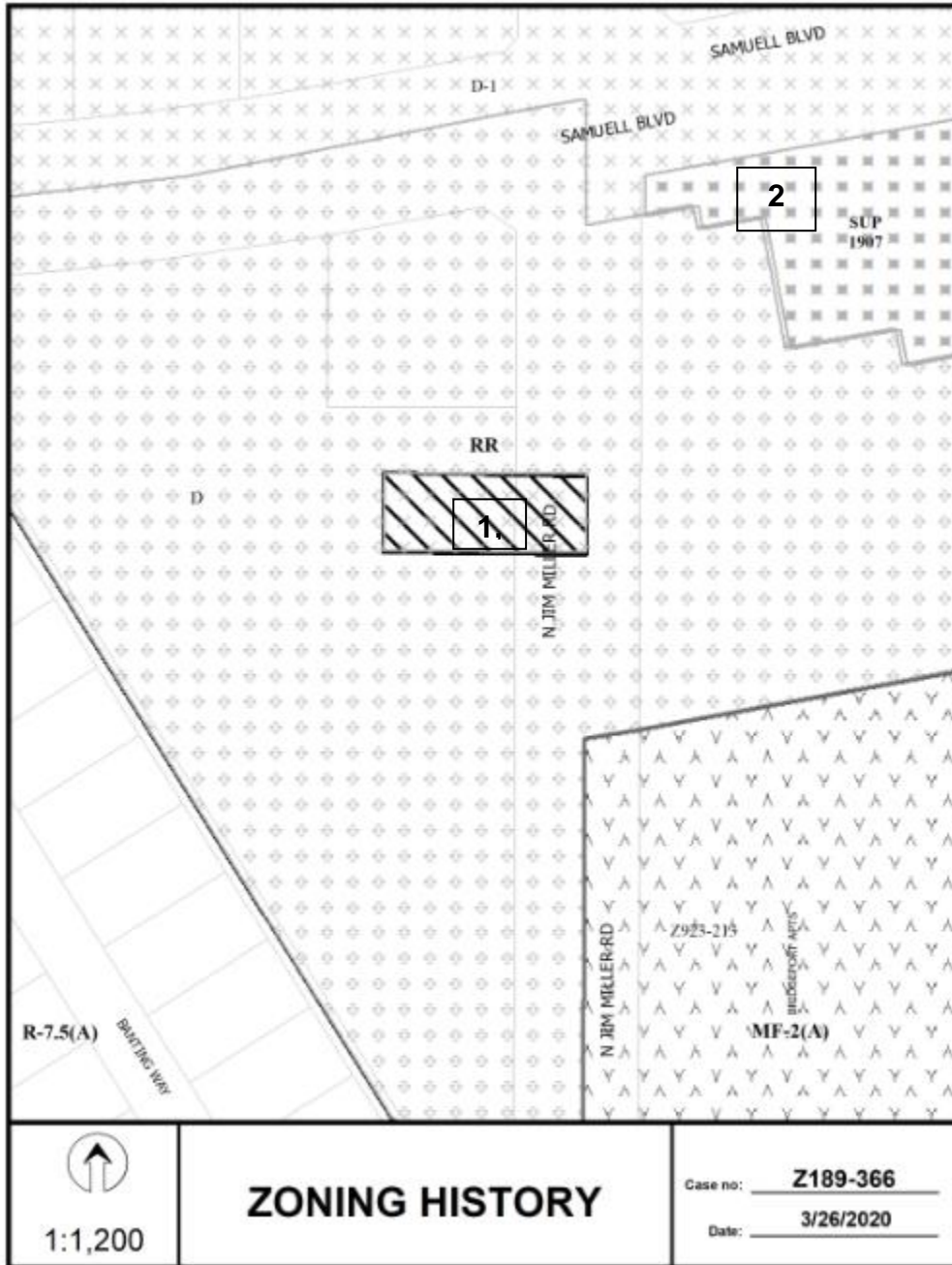
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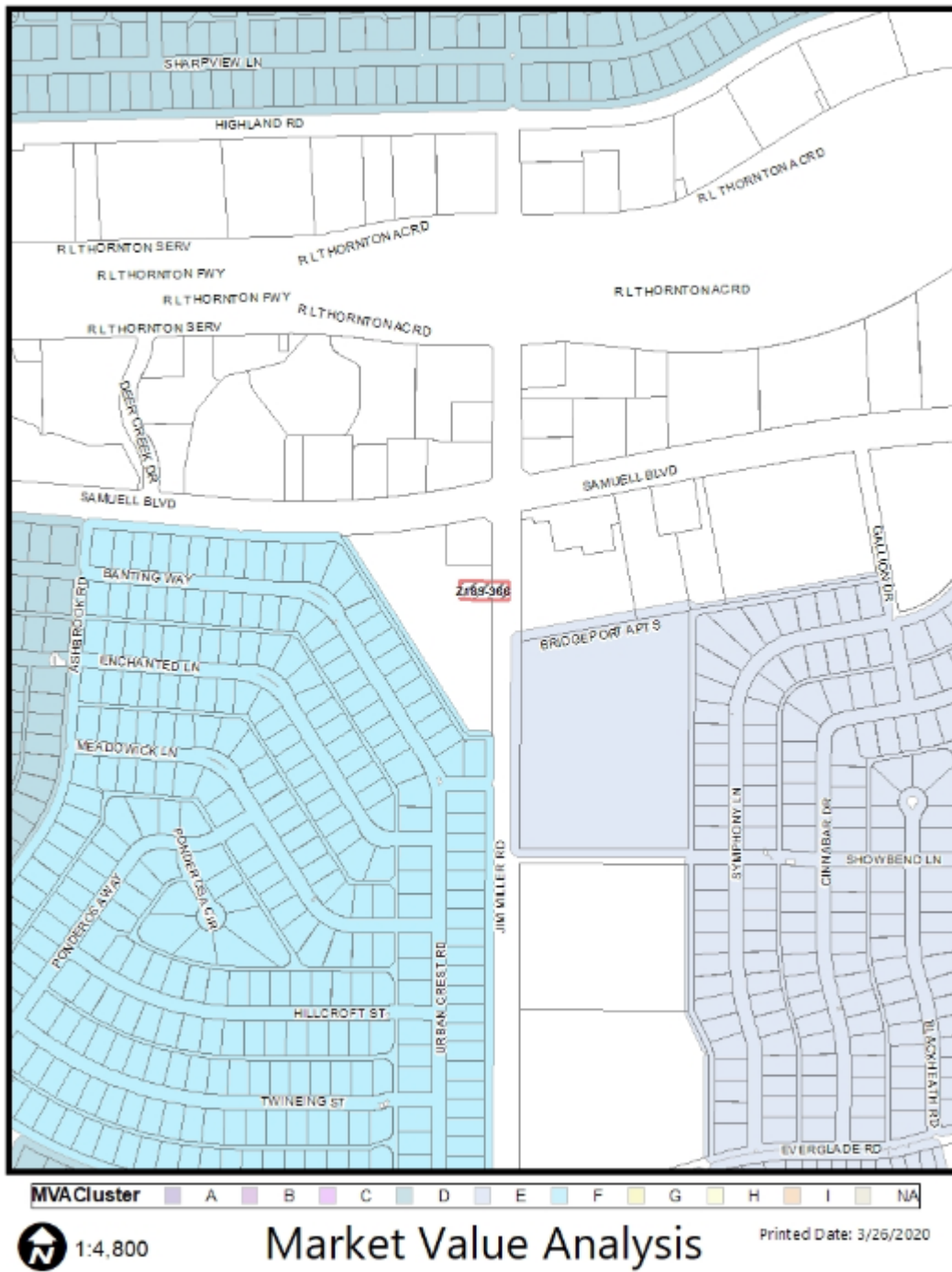
AERIAL MAP

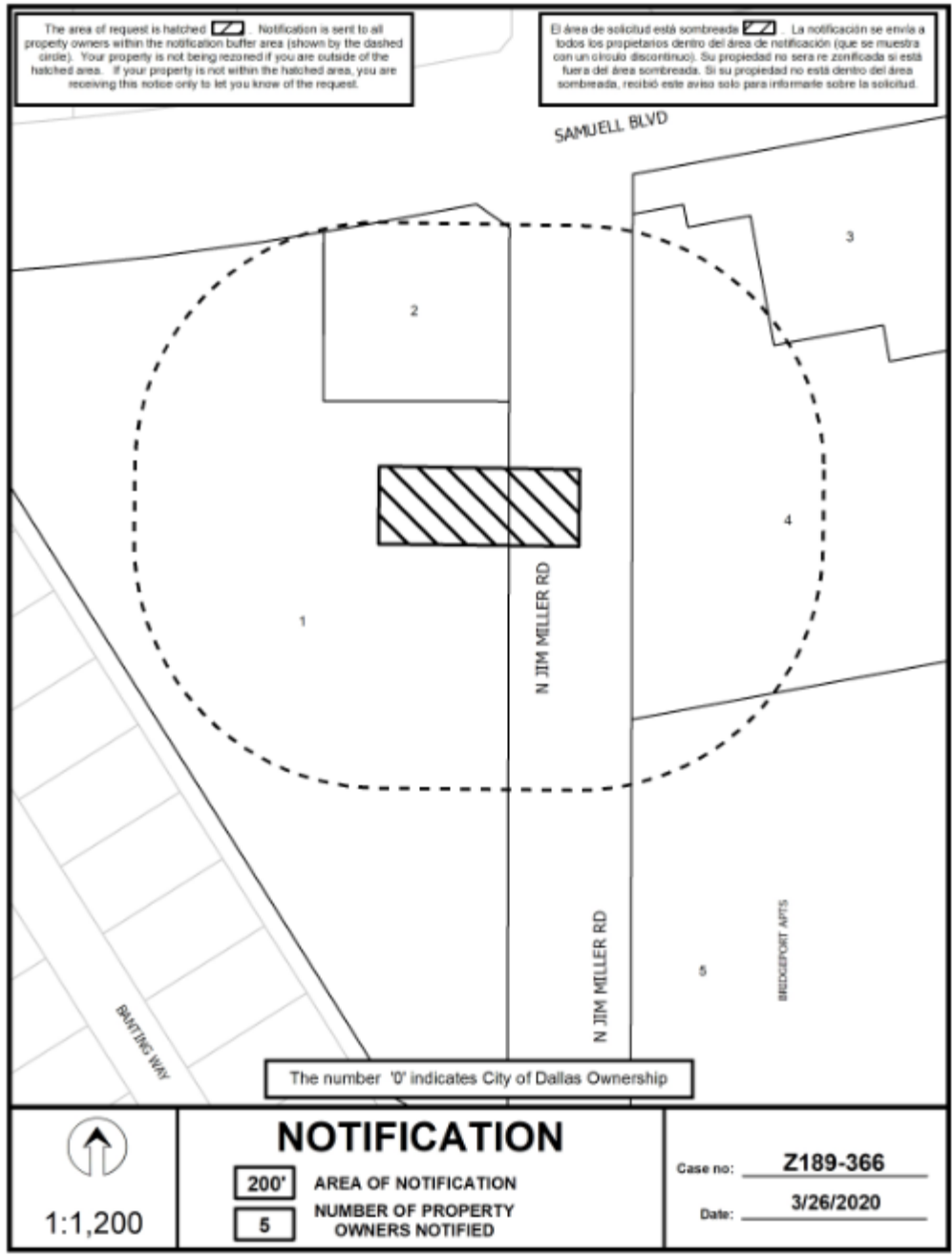
Case no: Z189-366

Date: 3/26/2020









Z189-366(PD)

03/26/2020

Notification List of Property Owners

Z189-366

5 Property Owners Notified

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

Planner: Pamela Daniel

FILE NUMBER:	Z190-139(PD)	DATE FILED:	February 20, 2019
LOCATION:	East line of Greenville Avenue, north of La Vista Drive		
COUNCIL DISTRICT:	14	MAPSCO:	36 X
SIZE OF REQUEST:	0.04 acres	CENSUS TRACT:	11.01

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT/OWNER: Greenville Parks, LP

REQUEST: An application for a new subdistrict within Planned Development District No. 842 with a MD-1 Modified Delta Overlay.

SUMMARY: The applicant proposes to create a new subdistrict to allow for an existing building with three suites to be occupied with a mixture of uses with no off-street parking. The mix of uses proposed are retail and personal service uses and office uses.

STAFF RECOMMENDATION: Denial.

PRIOR CPC ACTION: On June 18, 2020 and May 21, 2020, the Commission held the request under advisement to allow revisions to the conditions.

PLANNED DEVELOPMENT DISTRICT No. 842:
<http://www.dallascityattorney.com/51P/Articles%20Supp%2054/ARTICLE%20842.pdf>

PLANNED DEVELOPMENT DISTRICT No. 842 EXHIBITS:
http://www.dallascityattorney.com/51P/exhibits_cont.html#a842

BACKGROUND INFORMATION:

- Dallas Central Appraisal District records indicate that the building was constructed in 1922.
- On October 21, 1987, the City Council created the MD-1 Modified Delta Overlay District in areas where it was determined that a continued application of the delta theory is not justified because there is no longer a need to encourage redevelopment and adaptive reuse of existing structures, or a continued application of the delta theory will create traffic congestion, public safety concerns and would not be in the interest of the public.
- The MD-1 Overlay District establishes the right to carry forward nonconforming parking and loading spaces. The delta theory terminates when a use is discontinued or remains vacant for 12 months or more [Ord. 19726].
- On January 26, 2011, City Council approved Planned Development No. 842. The purpose of the district is to ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional-serving, late-night venues.
- On June 26, 2017, the request site received a Certificate of Occupancy, CO, for a commercial amusement inside use [Greenville Event Center]. The use was utilized for corporate office meetings, wedding receptions, reunions, holiday gatherings, gala dinners for private events/banquets, according to a land use statement submitted for the CO. However, the CO was revoked on February 26, 2019, due to evidence supporting vacancy for more than 12 months. Prior to the commercial amusement (inside) use a restaurant without drive-in or drive-through service use operated on the site but ceased operation. Additionally, a request for a CO for a commercial amusement (inside) use was applied for on April 16, 2019 and cancelled.
- The area of request has no off-street parking provided and is developed with a one-story nonresidential structure with approximately 4,340 square feet of floor area.
- The applicant envisions utilizing the existing building for a mix of restaurant, retail, and office uses with no required or acquired off-street parking spaces for the proposed uses.
- A special exception request was submitted to the Board of Adjustment on December 10, 2018 to carry forward nonconforming parking spaces under the delta theory that were terminated when the use discontinued or remained vacant for 12 months or more. The request was subsequently denied by the Board.

Zoning History: There have been 16 zoning change requests in the area within the last five years.

1. **Z156-217** On June 22, 2016, the City Council renewed Specific Use Permit No. 1889 for a late-hours establishment limited to an alcoholic beverage establishment for a bar, lounge, or tavern use on property within Planned Development District No. 842 for CR Community Retail District Uses with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, north of Prospect Avenue for a five-year period.
2. **Z189-150** On April 10, 2019, the City Council approved Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period.
3. **Z167-367** On December 13, 2017, the City Council approved Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period, subject to a site plan and conditions.
4. **Z178-304** On November 14, 2018, the City Council approved the renewal of Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period, subject to conditions.
5. **Z189-124** On March 7, 2019, the City Plan Commission denied an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Oram Avenue and La Vista Drive without prejudice.
6. **Z189-126** On March 7, 2019, the City Plan Commission denied an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Oram Avenue and La Vista Drive without prejudice.
7. **Z189-131** On February 7, 2018, the City Plan Commission denied an application for a Specific Use Permit for a late-hours establishment limited to a restaurant

without drive-in or drive-through service on property zoned Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Oram Street and La Vista Drive without prejudice.

8. **Z156-224** On June 22, 2016, the City Council approved Specific Use Permit No. 2230 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period.
9. **Z178-281** On September 26, 2018, the City Council approved amendment to Subdistricts 1, 2, and 4 within Planned Development District No. 691 with a MD-1 Modified Delta Overlay and a D Liquor Control Overlay on a portion to allow a tower/antenna for cellular communication, located on the northwest corner of Greenville Avenue and Lewis Street, subject to a revised development plan, elevation, and conditions.
10. **Z167-238** On December 13, 2017 the City Council approved an amendment to Planned Development District No. 691, with a MD-1 Modified Delta Overlay and a D Liquor Control Overlay on a portion, located on the northwest corner of Greenville Avenue and Lewis Street, subject to conditions.
11. **Z178-387** On January 23, 2019, the City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive through service for a two-year period.
12. **Z167-342** On October 11, 2017, the City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive through service for a one-year period.
13. **Z156-294** On October 26, 2016, the City Council approved the renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to a bar, lounge or tavern for a three-year period.
14. **Z156-300** On October 26, 2016, the City Council renewed Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, on the west line of Greenville Avenue, south of Sears Street for a four-year period.
15. **Z178-272** On October 23, 2018, the City Council approved Subdistrict 1 within Planned Development District No. 842 with a MD-1 Modified Delta

Overlay, on the west side of Greenville Avenue, north of Alta Avenue.

***The request has been highlighted on the attached Zoning Map as reference of location in comparison to distance and adjacency to other uses.

16. **Z189-206** On August 14, 2019, the City Council approved Subdistrict 2 within Planned Development District No., 842 with a MD-1 Modified Delta Overlay, on the northeast corner of Greenville Avenue an Oram Street.

***The request has been highlighted on the attached Zoning Map as reference of location in comparison to distance and adjacency to other uses.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Greenville Avenue	Local	60 feet
La Vista Drive	Local	40 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and provided the following determination.

Staff did not receive enough information to support a request to operate the subject property with retail and office uses and zero parking requirements. In concept, the request is reasonable given the subject site's constraints and general location within the Lower Greenville neighborhood.

In an effort to evaluate the request and its impact, staff requested documentation of the existing parking demand conditions in the immediate vicinity of the subject site to understand the impact of the proposed operations, unsuccessfully. Without a proper study and recommendations for parking management and an evaluation of specific land uses that fit into the envelope of the lower Greenville, staff is unable to recommend approval of the request.

Moreover, staff understands the request for a single property owner to provide a comprehensive parking demand study of Lower Greenville may be unreasonable. However, an association of property owners, for example, could prepare an overall parking plan for the area—allowing single property owners to revitalize vacant properties through parking management with adequately designated land uses, hours of operations, etc., and without individual zoning amendments. In the meantime, properties should pursue different mechanisms outside of zoning to allow operation of their business(es) (e.g. board of adjustment, remote parking agreements).

For these reasons, staff cannot support the request.

Comprehensive Plan:

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

ECONOMIC ELEMENT

GOAL 2.1 FOSTER A CITY OF GREAT NEIGHBORHOODS.

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

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY.

Policy 5.2.1 Maintain neighborhood scale and character.

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

Modified Delta Overlay No. 1:

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

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

The site lies within Modified Delta Overlay No. 1 (MD-1), which was adopted by the City Council on October 1, 1987. MD-1 consists of three 'Areas' in an area generally bounded

by Ellsworth Avenue, west of Matilda Street, north of Ross Avenue, and east of Summit Avenue/Worcola Street. This site lies within the Area 3 portion of MD-1.

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

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 842, MD-1	Vacant
North	PD No. 842, MD-1	Personal Service
East	MF-2, MD-1	Single Family
South	PD No. 842, MD-1	Retail
West	PD No. 842, MD-1, SUP No. 2346	Restaurant w/drive-in or drive-thru

Land Use Compatibility:

The area of request has no off-street parking provided and is developed with a one-story nonresidential structure with approximately 4,340 square feet of floor area that is divided into three suites.

The request site is located within Modified Delta Overlay No. 1, the Greenville Avenue Modified Delta Overlay District. As mentioned above, an MD-1 Overlay District, is established by City Council in those areas where the delta theory as defined in Sec. 51A-4.704 of the Dallas Development Code as amended, is no longer justified.

Building Inspection records reflect a prior Certificate of Occupancy for a commercial amusement (inside) use and restaurant without drive-in or drive-through service, was issued for the subject site on June 26, 2017, and later revoked on February 26, 2019, due

to lack of parking and the use ceasing for more than 12 months. Prior to the commercial amusement (inside) use a restaurant without drive-in or drive-through service use operated on the site but ceased operation. Additionally, a request for a CO for a commercial amusement (inside) use was applied for on April 16, 2019 and cancelled on May 13, 2019.

While the request appears to be similar to other requests (Z178-272 & Z189-206) within the district seeking subdistricts to relief off-street parking requests, the proposed request further seeks to:

- Redefine a legacy building thereby allowing the proposed district to modify the front entrance and increase the solid to void ratio. It is staff's opinion that the proposed changes will no longer retain the original façade or front entrance of the structure which is fact will no longer render the structure a legacy building yet still allow the structure to utilize the parking reduction, and;
- Extend the hours of operation for retail and personal service uses within a legacy building beyond what is currently permitted.

The properties surrounding the subject site include retail and personal service uses to the west, north and south with single family uses directly adjacent to the east.

While staff acknowledges and supports the proposed restriction of late-hour establishments and alcoholic beverage establishments, staff finds that there is not a land use rationale to support a zoning change solely to provide an exception to the off-street parking requirements for an isolated tract of land amid similarly situated properties. Additionally, the request may pose negative effects to the residential use immediately adjacent to the east if off-street parking is sought along adjacent streets and properties.

The Dallas Development Code, as amended, provides for alternatives to provide the off-street parking requirements such as remote parking and shared parking. Moreover, the Greenville Avenue Modified Delta Overlay District enhances the availability of these special parking provisions by allowing for the walking distances for the remote parking to be increased from 600 feet to 900 feet and also allows for special parking to account for more than 50 percent of the off-street parking required for any use.

It is staff's determination that the applicant has available alternatives other than the proposed zoning change to allow for the existing building to be occupied with daytime retail uses and further believes that staff should also consider the effect of the continuation of amending zoning for individual properties without an overarching plan for the neighborhood.

Parking:

In general, the delta theory means the number of nonconforming parking or loading spaces for a use that may be carried over/forward when the use is converted or expanded. The Greenville Avenue Modified Delta Overlay District establishes the right to nonconforming delta parking credits are lost if the use is vacant for 12 months or more.

The area of request has no off-street parking provided and is developed with a one-story nonresidential structure with approximately 4,340 square feet of floor area that is divided into three suites with three addresses. 1904, 1906 and 1908 Greenville Avenue is currently vacant but was previously occupied by a commercial amusement (inside) use (Greenville Avenue Eventer Center) and operated within approximately 3,100 square feet of floor area and has retained 31 delta credits. The remainder of the site remained unoccupied. However, since Building Inspections determined that the suites had been vacant for more than 12 months, the MD-1 Overlay prescribes that the 31 delta credits may not be carried over/forward to the next Certificate of Occupancy. Therefore, the existing zoning regulations require that any use of the property provide the minimum parking requirements on-site, through a parking agreement, or an application to the Board of Adjustment to seek approval for reinstatement of the 31 lost delta credits if the applicant can demonstrate that there was not an intent to abandon the use. Since, the Board of Adjustment has denied the request to carry forward nonconforming parking spaces under the delta theory, the only options available are to seek either a zoning application or obtain a parking agreement.

The applicant proposes to adaptively reuse the existing structure with a mix of uses consisting of retail and personal service and office without providing any parking. The Dallas Development Code requires a minimum number of parking for the below uses at the corresponding ratios.

Land Use	Area (SF)	Ratio	Required Spaces
Retail	4,340	1/200 SF	22.0
Restaurant	4,340	1/100 SF	43.0
Office	4,340	1/333 SF	13.0

The applicant has not provided a parking demand analysis or a parking management plan to support the requested parking reductions, therefore staff cannot support the applicant's request.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required. Any additions to the property that exceed 35 percent of the existing floor area or 2,000 square feet of new non-permeable pavement will require landscaping per Article X of the Dallas Development Code.

Market Value Analysis:

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

Z190-139(PD)

List of Officers

Greenville Parks LP

Monaco Partners LLC

Michael Farah, Manager

Tinch Properties LP

Bruce Tinch, President and sole member

Ryan Tinch

APPLICANT'S PROPOSED CONDITIONS

ARTICLE 842.

PD 842.

SEC. 51P-842.101. LEGISLATIVE HISTORY.

PD 842 was established by Ordinance No. 28109, passed by the Dallas City Council on January 26, 2011. (Ord. 28109)

SEC. 51P-842.102. PROPERTY LOCATION AND SIZE.

PD 842 is established on property located on both sides of Greenville Avenue between Belmont Avenue and Bryan Street. The size of PD 842 is approximately 50.598 acres. (Ord. Nos. 28109; 28825)

SEC. 51P-842.103. PURPOSE.

The purpose of this district is to ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional- serving, late-night venues. (Ord. 28109)

SEC. 51P-842.104. DEFINITIONS AND INTERPRETATIONS.

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

(1) BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bonds.

(2) LATE-HOURS ESTABLISHMENT means a retail and personal service use that operates between 12 a.m. (midnight) and 6 a.m., and in Subdistrict 2, operates between 9 p.m. and 6 am. See Section 51P-842.113.

(2.1) LEGACY BUILDING means a building and building façade in Subdistrict 2 and 3 constructed prior to 1926 that maintains the original front entrance and existing solid to void ratios.

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

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

related equipment, but does not include permanent makeup application or intradermal cosmetics as a component or service of a duly licensed beauty parlor or salon.

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

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

SEC. 51P-842.104.1 EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 842A: Subdistrict map.

SEC. 51P-842.104.2 SUBDISTRICT.

This district contains the following subdistricts: Subdistrict 1 ~~and 2~~, and 3 as shown on the subdistrict map (Exhibit 842A).

SEC. 51P-842.105. 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. (Ord. 28109)

SEC. 51P-842.106. MAIN USES PERMITTED.

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

(b) The following use is permitted only by SUP:

-- Late-hours establishment. [See Section 51P-842.113.]

(c) Except as provided in this subsection, the following uses are prohibited in Subdistricts 1 ~~and 2~~, and 3.

- Alcoholic beverage establishment.
- Alternative financial establishment.
- Auto service center.
- Bail bond office.
- Car wash.
- Commercial amusement (inside).

- Commercial amusement (outside).
- Convenience store with drive-through.
- Late-hours establishment.
- Liquor store. [Prohibited in Subdistrict 1 only.]
- Massage establishment.
- Mini-warehouse.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Paraphernalia shop.
- Restaurant without drive-in or drive-through service. [Prohibited in Subdistrict 1 and 3 only.]
- Restaurant with drive-in or drive-through service.
- Swap or buy shop.
- Tattoo studio. (Ord. Nos. 28109; 30127; 31300)

SEC. 51P-842.107. 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.

(b) Except as provided in this Subsection, the following accessory uses are not permitted:

- Restaurant without drive-in or drive-through service. [Prohibited in Subdistrict 2 ~~only~~ and 3.]
- Restaurant with drive-in or drive-through service. [Prohibited in Subdistrict 2 ~~only~~ and 3.] (Ord. Nos. 28109; 31300)

SEC. 51P-842.108. 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 CR Community Retail District apply.

(b) Floor area ratio.

(1) In Subdistrict 1, maximum floor total floor area for office and retail and personal service uses combined is 6,000 square feet.

(2) In Subdistrict 2, the maximum floor area of all restaurant without drive-in or drive-through service uses is 3,000 square feet. Outdoor patio space is included in the 3,000 square foot limit.

(3) In Subdistrict 3, maximum floor total floor area for office and retail and personal service uses combined is 5,218 square feet.

(c) Stories. In Subdistrict 2 and 3, except for mezzanines within a legacy building, maximum number of stories is one.

SEC. 51P-842.109. OFF-STREET PARKING AND LOADING.

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

(b) Subdistrict 1 and 3. Except as **specifically** provided **herein**, ~~No~~ no off-street parking or loading is required for an office use or a retail and personal service use that only operates between 6:00 a.m. and 7:00 p.m. and has parking ratio of 1:200 or less. In subdistrict 3, aA- liquor store may operate until 9:00 p.m. instead of 7:00 p.m.

(c) Subdistrict 2.

(1) Except for a restaurant without drive-in or drive-through service, no parking or loading is required for retail and personal service uses within a legacy building which limits its hours of operation between 6:00 a.m. and 9:00 p.m. and has a parking ratio of one parking spaces to 200 square feet of floor area or less.

(2) No parking is required for office uses within a legacy building.

(3) A minimum of one space per 100 square feet is required for a restaurant use. Delta credits may not be used to meet this off-street parking requirement.

(4) For a hotel use, the off-street parking requirement may be established in the ordinance granting a Specific Use Permit.

(5) Except as provided in this subsection, remote parking must be in accordance with 51A-4.320. An agreement authorizing a nonresidential use or a mixed use development to use special parking for nonresidential uses may be based on a lease of the special parking spaces only if the lease:

(A) is in writing;

(B) contains legal descriptions of the properties affected;

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

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

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

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

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

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

SEC. 51P-842.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 28109)

SEC. 51P-842.111. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition. (Ord. 28109)

SEC. 51P-842.112. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII. (Ord. 28109)

SEC. 51P-842.113. ADDITIONAL PROVISIONS.

- (a) In general. The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Compliance. 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) Late-hours operations.

(1) Except for late-hours establishments operating under a valid specific use permit, all services for the public must be stopped and all customers must be removed from the establishment between 12 a.m. (midnight) and 6 a.m. Any retail and personal service use that offers services to the public or that has customers remaining in the establishment between 12 a.m. (midnight) and 6 a.m. is a late-hours establishment.

(2) In Subdistrict 2 except for late-hours establishment operating under a valid specific use permit, all services for the public must be stopped and all customers must be removed from the establishment between 9 p.m. and 6 a.m. Any retail and personal service use that offers services to the public or has customers remaining in the establishment between 9 p.m. and 6 am is a late-hours establishment.

(3) No occupancy shall have nonconforming rights to operate between 12 a.m. (midnight) and 6 a.m. All occupancies must come into compliance with this subsection by September 23, 2011.

(d) Traffic impact analysis waiver. A traffic impact analysis is not required in connection with an application for a specific use permit for a late-hours establishment.

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

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

(f) Street improvements. If the city has not begun streetscape enhancements within this district by January 1, 2017, the director shall request that the city plan commission authorize a public hearing to determine proper zoning with consideration given to repeal of this district. For purposes of this subsection, "streetscape enhancements" means improvements to the streetscape such as wider sidewalks, street landscaping, and pedestrian lighting.

(g) Subdistrict 2.

(1) Except for maintenance and location of mechanical equipment, use of rooftops is prohibited.

(2) Outdoor speakers and amplified music are prohibited.

(3) For retail and restaurant without drive-in or drive-through uses:

(A) public entrances are prohibited facing Oram Street.

(B) floor area for a restaurant without drive-in or drive-through service must be at least 15 feet from Oram Street.

(h) Subdistrict 3.

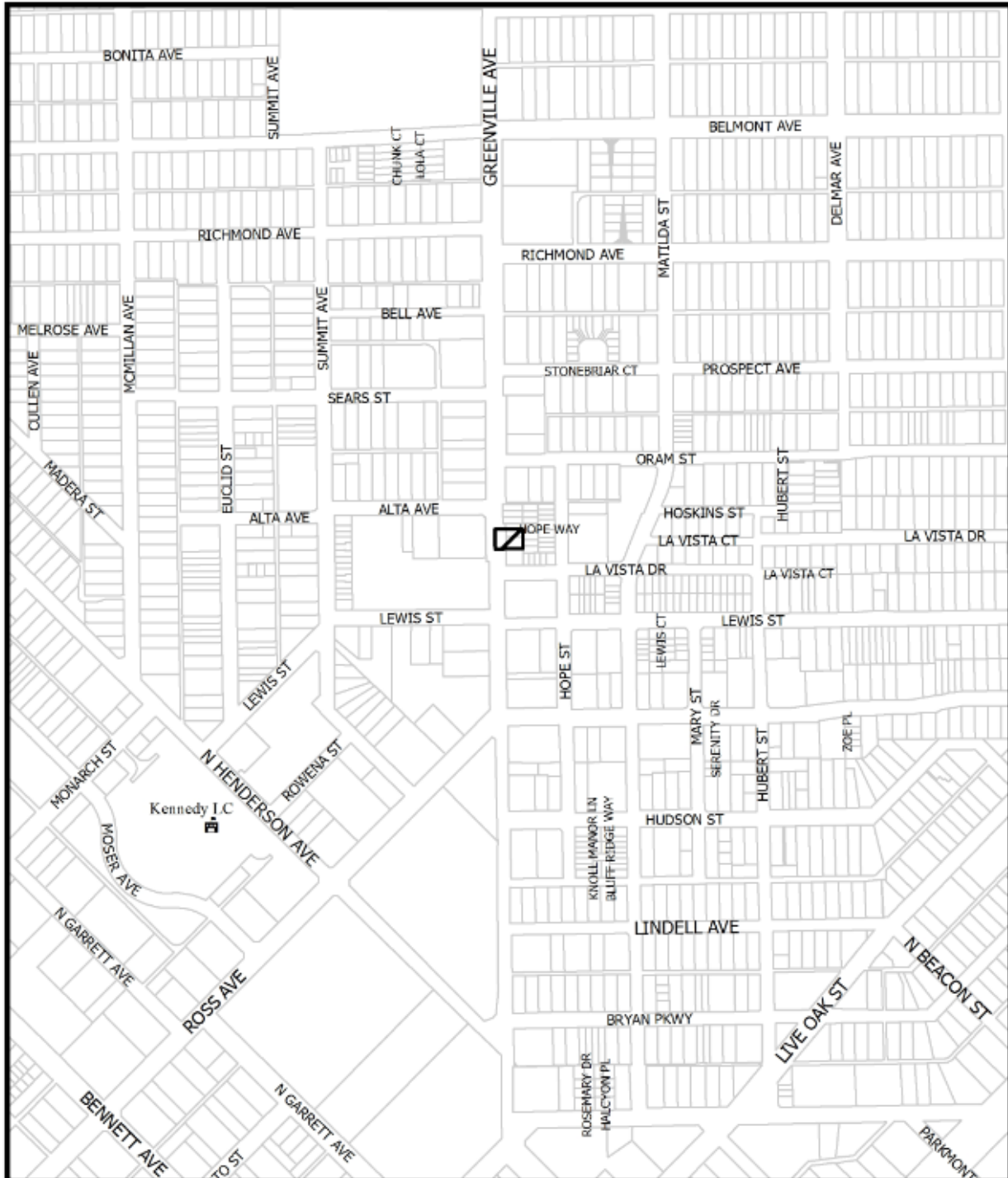
(1) Except for maintenance, and mechanical equipment, use of rooftops is prohibited.


(2) Outdoor speakers and amplified music are prohibited.

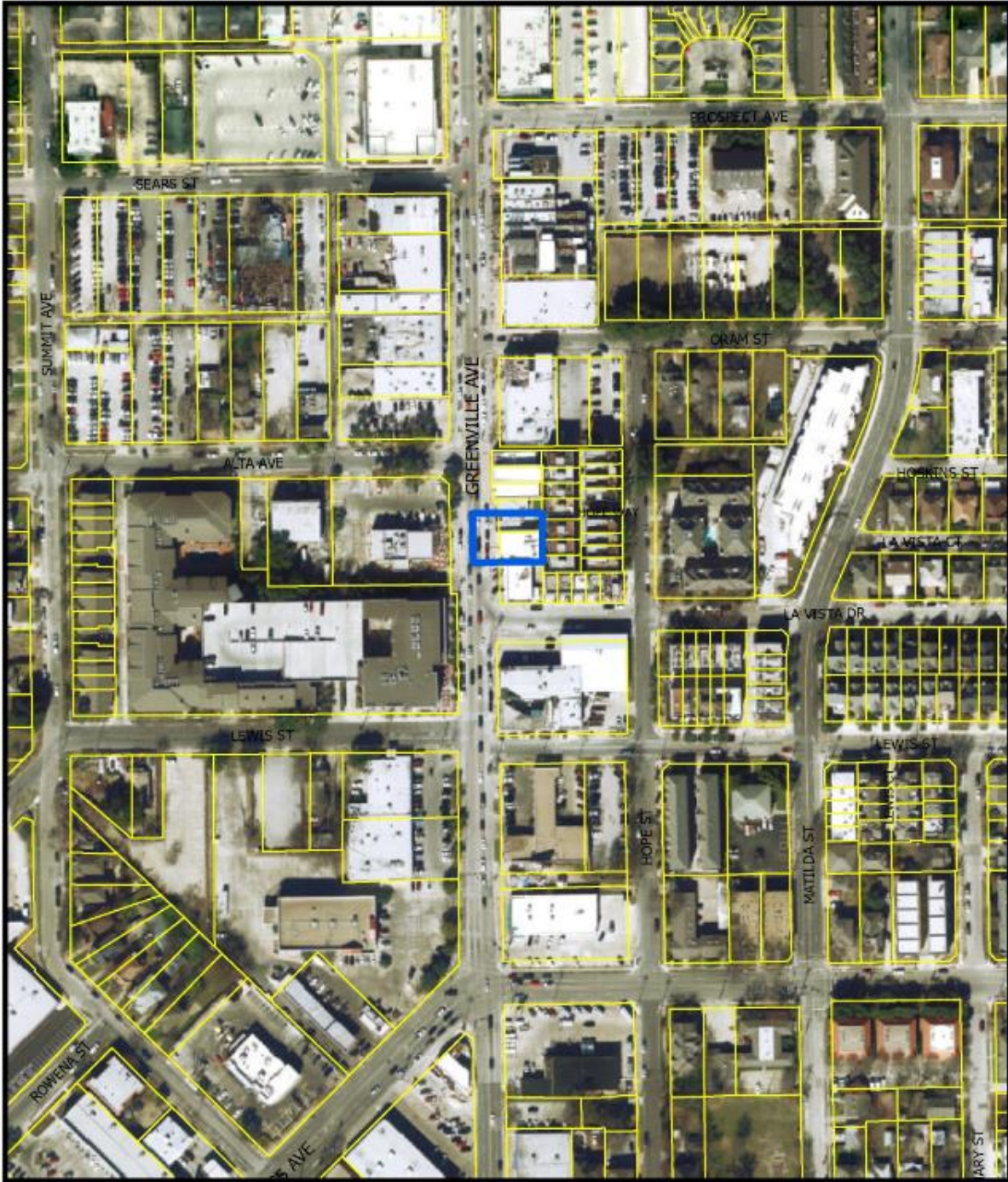
SEC. 51P-842.114. COMPLIANCE WITH CONDITIONS.

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

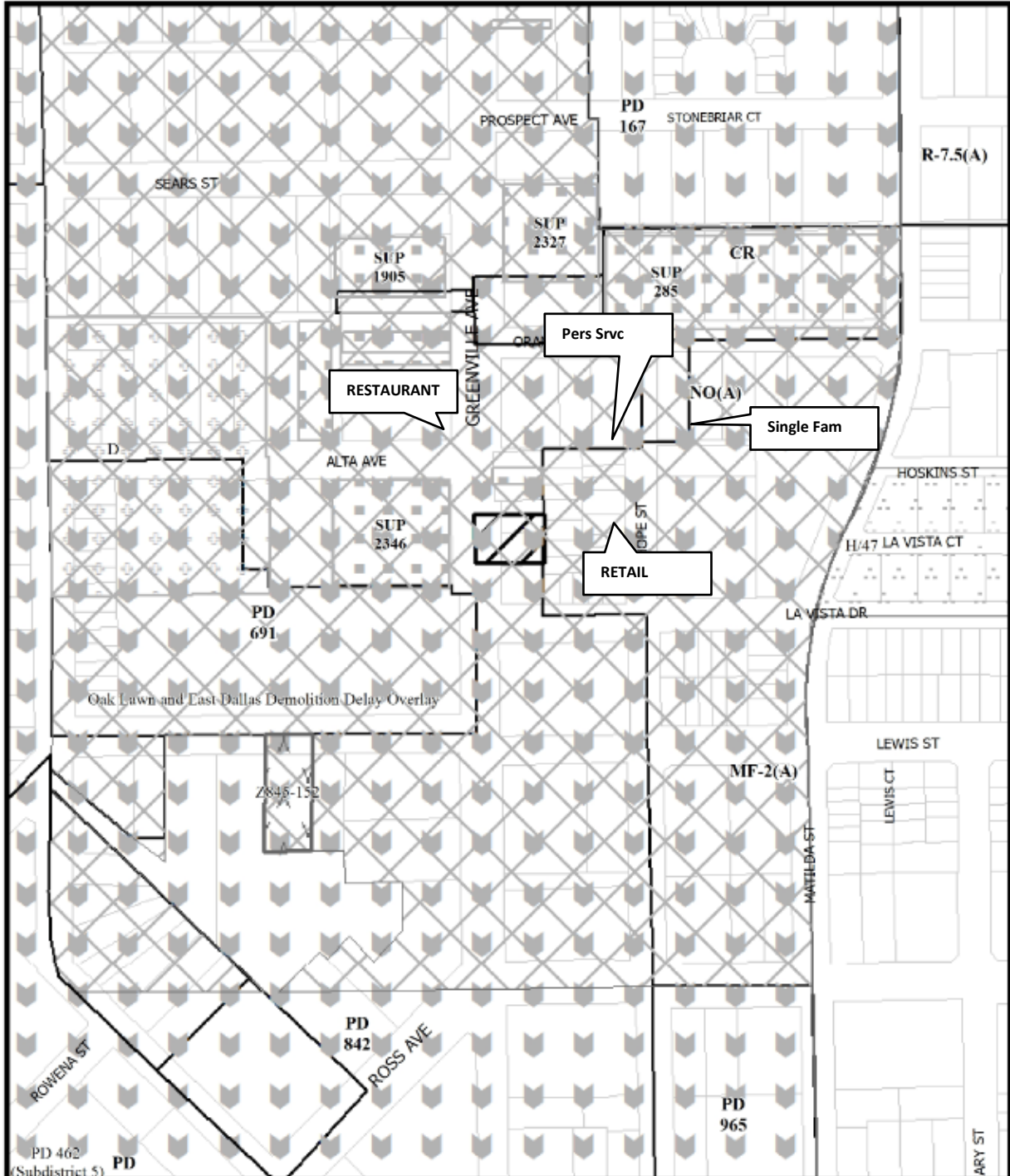
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 28109)



 1:6,000	<h2>VICINITY MAP</h2>	Case no: <u> Z190-139 </u> Date: <u> 12/18/2019 </u>
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 1:2,400	<h1>AERIAL MAP</h1>	Case no: <u> Z190-139 </u> Date: <u> 12/18/2019 </u>
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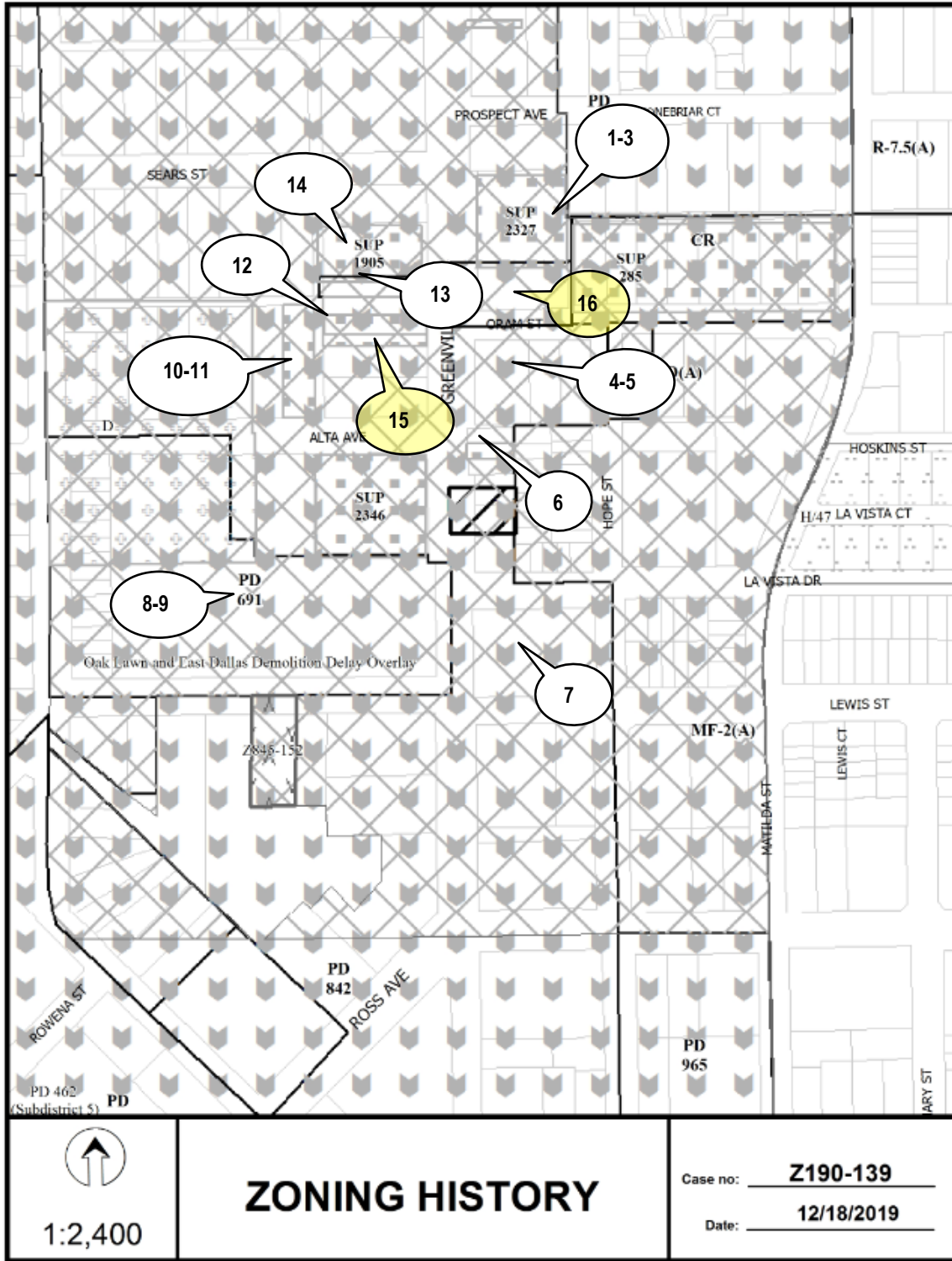


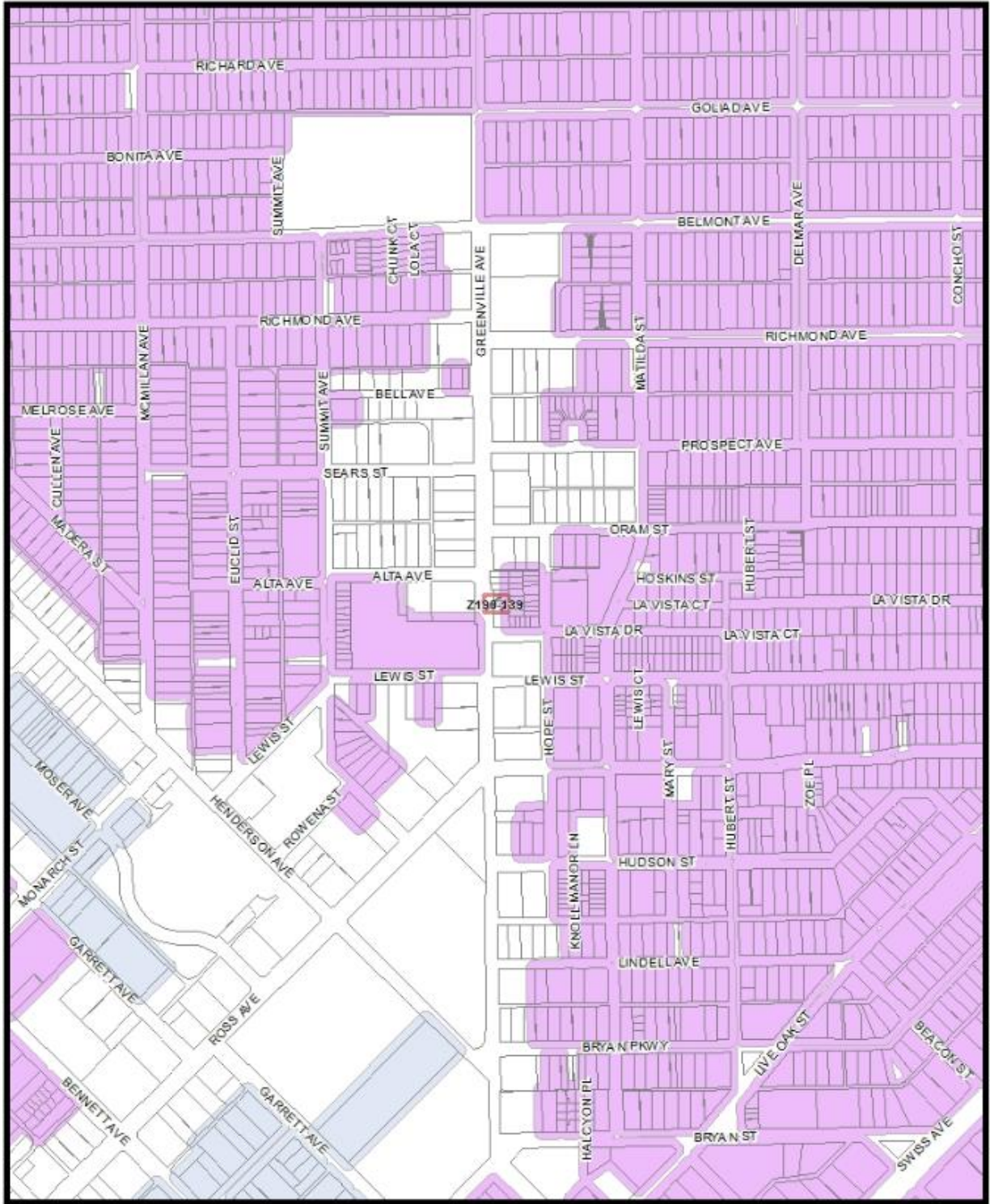
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ZONING AND LAND USE

Case no: **Z190-139**

Date: **12/18/2019**





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

1:6,000

Market Value Analysis

Printed Date: 12/18/2019



12/18/2019

Notification List of Property Owners***Z190-139******99 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1904 GREENVILLE AVE	GREENVILLE PARKS LP
2	1908 GREENVILLE AVE	GREENVILLE PARKS LP
3	1910 GREENVILLE AVE	MORENO RICHARD
4	1733 GREENVILLE AVE	MACATEE FAMILY LIMITED
5	5430 LEWIS ST	SANCHEZ JESUS & CLAUDIA
6	1802 GREENVILLE AVE	1800 GREENVILLE PARTNERS LLC
7	1706 GREENVILLE AVE	SKILLERN & MAJORS
8	1710 GREENVILLE AVE	LEAKE SAM S SR TR
9	1704 GREENVILLE AVE	CCP ROSSGREEN LP
10	5610 LEWIS ST	IP ROSS FLATS LLC
11	2008 GREENVILLE AVE	LAVO PROPERTIES LLC
12	2000 GREENVILLE AVE	LANDE PAUL &
13	5715 ORAM ST	ONCOR ELECTRIC DELIVERY COMPANY
14	5716 PROSPECT AVE	ANDRES FAMILY TRUST
15	5724 PROSPECT AVE	ANDRES FAMILY TRUST
16	1900 GREENVILLE AVE	TRUST REAL ESTATE
17	1912 GREENVILLE AVE	CAMPBELL OLIVER
18	1914 GREENVILLE AVE	LOWGREEN PS LTD
19	1926 HOPE ST	1916 HOPE LLC
20	5730 ORAM ST	SOUZA DIANA FAYE
21	5726 ORAM ST	TARL CABOT LLC &
22	5722 ORAM ST	MCKINNEY FEARGAL &
23	5712 ORAM ST	LOWGREEN PS
24	5710 ORAM ST	SOURIS GEORGIA REVOCABLE TRUST
25	5749 LA VISTA CT	MEEHAN COLIN RYDER
26	5744 LA VISTA CT	PACIFICO SANDRO

12/18/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5618 SEARS ST	GREENVILLE HOLDINGS CO
28	5628 SEARS ST	ANDRES FAMILY TRUSTS
29	5611 ALTA AVE	THACKER RICHARD E
30	5619 ALTA AVE	THACKER RICHARD E JR
31	5623 ALTA AVE	GREENWAYSEARS LP
32	1931 GREENVILLE AVE	GREENWAY SEARS LP
33	1919 GREENVILLE AVE	1919 27 GREENVILLE LTD
34	1917 GREENVILLE AVE	SEB GROUP LLC
35	1911 GREENVILLE AVE	INTERCITY INVESTMENT PROP
36	1909 GREENVILLE AVE	WORLDWIDE FOOD INC
37	5626 ALTA AVE	LATORRE ROBERT INC
38	5429 ROSS AVE	CHAN ALVIN B INC
39	5702 LA VISTA DR	JOHNSON C RYAN
40	5704 LA VISTA DR	BIERING JOSH D
41	5605 LEWIS ST	GENERALOVICH MIKE M TRUST &
42	5708 LA VISTA DR	MCLEOD ALEXANDER W &
43	5607 LEWIS ST	KOTEK THOMAS & NAOMI TRUST
44	5609 LEWIS ST	CAPLIN JOEL &
45	5710 LA VISTA DR	REED JASON
46	5611 LEWIS ST	CLONTS JAMES R &
47	1811 MATILDA ST	MCMURRAY RYAN
48	1809 MATILDA ST	DONOVAN BLAKE WILLIAM
49	1807 MATILDA ST	BROWNING RICHARD DAVIS II
50	1805 MATILDA ST	BROWNGARCIA SONJA J
51	1803 MATILDA ST	HOYLAND TIM
52	5604 LEWIS ST	TOPSPIN DEV LP %
53	5701 LEWIS ST	ROSENBERG YANIV
54	5703 LEWIS ST	HENDERSON ALLISON HALLEY
55	5720 LA VISTA DR	WHITWORTH MARK W
56	5722 LA VISTA DR	BUHELIMORENO ALVARO A
57	1919 HOPE WAY	NGUYEN NGOC DIEP

12/18/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1922 HOPE WAY	DICKEY ROBERT LEE III &
59	1917 HOPE WAY	MCFALL JAMES
60	1920 HOPE WAY	ISAACSON CHRISTOPHER M
61	1918 HOPE WAY	MARCH SEAN
62	1915 HOPE WAY	ALARCON WALDO & YAZMIN R
63	1913 HOPE WAY	HERNDON LINDSEY
64	1916 HOPE WAY	OTOOLE TIMOTHY
65	1911 HOPE WAY	NIEHUUS MICHAEL
66	1912 HOPE WAY	SHUCH MATTHEW T &
67	1910 HOPE WAY	HOWARD EMILY L & CHRISTOPHER G
68	1909 HOPE WAY	JOHNSON RONALD L
69	1908 HOPE WAY	GANDHI ANUPAMA K
70	1907 HOPE WAY	WEINER ERIC DAVID
71	1906 HOPE WAY	ABOUJAOUDE DORY
72	5715 LA VISTA DR	CATHCART DAVID
73	5713 LA VISTA DR	JACOBSON TYLER B &
74	5711 LA VISTA DR	WHITE JULIUS
75	5709 LA VISTA DR	SHANE MARIO M & RACHELLE
76	1965 MATILDA ST	1965 MATILDA LLC
77	5622 SEARS ST	5624 SEARS STREET LTD
78	1827 GREENVILLE AVE	LOWGREEN PS
79	1811 GREENVILLE AVE	EGW GREENVILLE INVESTMENTS LP
80	1811 GREENVILLE AVE	GREENWAY GREENVILLE LP
81	1910 HOPE ST	MOJICA EDWARD
82	1910 HOPE ST	KEELING THOMAS
83	1910 HOPE ST	KUPERMAN YELENA
84	1910 HOPE ST	CROUCH EDIE D
85	1910 HOPE ST	HANLON WILLIAM R &
86	1910 HOPE ST	BEAHM CYNTHIA DIANE
87	1910 HOPE ST	RADIGAN MEGAN M
88	1910 HOPE ST	UTKOV GARY S & CAROL C

Z190-139(PD)

12/18/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1910 HOPE ST	KOBAYASHI AARON S &
90	1910 HOPE ST	MERZ RYAN E
91	1910 HOPE ST	HOPE STREET RENTAL COMPANY LLC
92	1910 HOPE ST	ANKERSEN KRISTEN A
93	1910 HOPE ST	DROUILLARD SUZETTE M
94	1910 HOPE ST	ELLINGTON AMBER JEAN
95	1910 HOPE ST	GIBBS JENNIFER L
96	5734 ORAM ST	SWEENEY PATRICK
97	5734 ORAM ST	MOSS CAROLINE A
98	5734 ORAM ST	GARDNER MEGAN KAY &
99	5734 ORAM ST	FLATHERS PROPERTIES LLC

FILE NUMBER: Z190-145(JM)

DATE FILED: November 22, 2019

LOCATION: Southeast corner of North Central Expressway and Carroll Avenue

COUNCIL DISTRICT: 2

MAPSCO: 35 Y

SIZE OF REQUEST: Approx. 16.158 acres

CENSUS TRACT: 8.00

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

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

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

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

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

PD No. 889:

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

PD No. 889 Exhibits:

http://www.dallascityattorney.com/51P/exhibits_cont.html#a889

PRIOR CPC ACTION: On June 4 and May 21, 2020, the CPC held this item under advisement to allow further development of proposed conditions. At the time of this report, no revisions had been proposed.

BACKGROUND INFORMATION:

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

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

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

Thoroughfares/Streets:

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

Traffic:

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

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

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

Land Use:

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

West	PD No. 305, Subdistrict D-1, and PDS. Nos 65 and 102, O-2 and MF-2 within PD No. 193	Multifamily, public school, and park
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STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.4 Capitalize on transit-oriented development opportunities.

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

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

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

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

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.1 Support expansion of Dallas' public transit system.

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

Land Use Area Plan.

THE 360 PLAN.

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

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

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

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

Land Use Compatibility:

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

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

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

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

Development Standards:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Market Value Analysis:

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

Z190-145(JM)

identifiable MVA Category; however, it is in proximity to an “E” MVA Cluster to the north, east, and southeast. Properties to the west, across North Central Expressway are within a “D” MVA Cluster.

Landscaping:

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

List of Officers

Central Carroll Interests, LLC

Artimio De La Vega, Sole Manager

Jefferson at the Central, LLC

TDI REAL ESTATE HOLDINGS II, LLC

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

PROPOSED AMENDMENTS

**ARTICLE
889.**

PD 889.

SEC. 51P-889.101. LEGISLATIVE HISTORY.

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

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

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

SEC. 51P-889.103. DEFINITIONS AND INTERPRETATIONS.

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

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

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

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

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

SEC. 51P-889.104. EXHIBITS.

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

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

SEC. 51P-889.105. CONCEPTUAL PLAN.

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

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

SEC. 51P-889.106. DEVELOPMENT PLAN.

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district, except that a development plan is not required before the issuance of a building permit for grading, drainage, demolition, tree removal, or utility work. Each subsequent detailed development plan must identify the pedestrian connection and provide the amount of the portion of open space. Before approval of the last phase of detailed development plan, the complete pedestrian connection and all of the required open space must be provided.

SEC. 51P-889.107. MAIN USES PERMITTED.

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

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

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

Staff's Recommendation:

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

Applicant's Request:

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

(c) The following uses are prohibited on the Property:

(1) Agricultural uses.

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

development.

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

Staff's Recommendation:

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

Applicant's Request:

Not to add this use to the prohibited uses section.

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

-- Swap or buy shop.

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

(11) Transportation uses

~~----- Heliport.~~

-- Railroad passenger station.

-- Transit passenger station or transfer center.

(12) Wholesale, distribution, and storage uses.

-- Mini-warehouse.

-- Recycling buy-back center.

SEC. 51P-889.108.

ACCESSORY USES.

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

(b) The following accessory uses are not permitted:

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

-- Accessory medical/infectious waste incinerator.

SEC. 51P-889.109.

YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MU-3 District apply.

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

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

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

Staff Recommendation:

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

Applicant's Request:

(c) Front yard. Minimum front yard is 15 feet, except minimum front yard setback is five feet on North Central Expressway Service Road.

(d) Side and rear yard. No side or rear yard is required, except a minimum 10 foot setback is required perpendicular to the terminus of Atoka Street.

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

(i) If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408 (a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

Staff's Recommendation:

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

Applicant's Request:

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

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

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

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

Staff's Recommendation:

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

Applicant's Request:

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

Staff's Recommendation:

(vii) Except for chimneys, structures listed in Section 51A-4.408 (a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

Applicant's Request:

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

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

SEC. 51P-889.110.

MULTIFAMILY DESIGN STANDARD

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

(b) Facade walls. Facade walls facing a public right-of-way must incorporate at least two of the design elements listed in this subsection. The cumulative length of these design elements must extend

for at least 60 percent of the facade wall's horizontal length.

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

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

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

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

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

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

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

(E) Awnings or lintels.

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

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

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

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

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

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

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

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

(e) Garage facades.

Staff Recommendation:

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

Applicant's Request:

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

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

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

(f) Roofs.

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

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

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

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

~~(i) — Slope of at least 5:12.~~

~~(ii) — Two or more slope planes.~~

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

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

SEC. 51P-889.111. NON-RESIDENTIAL DESIGN STANDARDS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- (A) Architectural details such as arches, friezes, tile work, murals, or moldings.
- (B) Integral planters or wing walls that incorporate landscaping or seating.
- (C) Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights.
- (D) Prominent three-dimensional features, such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets.
- (E) A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches or architectural or decorative columns.
- (F) Arcades, awnings, canopies, covered walkways, or porticos.
- (G) Display windows, faux windows, or decorative windows.
- (H) Trim or accent elements using decorative contrasting colors or decorative neon lighting on at least 10 percent of the area of the facade wall exclusive of fenestration.

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

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

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

(g) Materials and colors.

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

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

(h) Roofs.

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

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

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

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

(i) Slope of at least 5:12.

(ii) Two or more slope planes.

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

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

(i) Parking lots and landscaping.

Staff's Recommendation:

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

Applicant's Request:

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

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

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

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

Staff's Recommendation:

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

Applicant's Request:

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

Staff's Recommendation:

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

Applicant's Request:

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

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

(j) Additional design standards.

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

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

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

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

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

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

wall. Shopping cart storage areas may not exceed 30 feet in length.

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

(A) External speakers are prohibited.

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

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

(8) The following driveway enhancements must be provided:

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

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

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

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

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

(9) Throughout the Property, all pedestrian walkways that cross vehicular circulation routes must be clearly marked with enhanced paving and signage or other traffic calming devices such as speed bumps. Stained concrete does not comply with this provision.

(10) Awnings, canopies, arcades, or similar features must be provided at all main building entrances of buildings located on the Property. If the main building entrance is located within a parking structure this provision does not apply.

(11) Sidewalks with a minimum width of six feet must be provided along the primary facade wall of all structures with air-conditioned space.

(k) Variations and exceptions. The city plan commission, whether or not a specific use permit is required, may approve a development plan that does not comply with the requirements of these design standards provided that the city plan commission finds that:

(1) strict compliance with these design standards is impractical due to site constraints or would result in substantial hardship;

(2) the development plan complies with the spirit and intent of these design standards;

(3) the development plan furthers the purpose of design standards as stated in Paragraph 51A-4.605(a)(1); and

(4) the variation or exception from these design standards will not adversely affect surrounding properties.

(l) The city plan commission shall follow the same procedure used for approval of minor amendments to development plans and the fee for a minor amendment shall apply.

SEC. 51P-889.112. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult Division 51A-4.300 for information regarding off-street parking and loading generally. For parking purposes the entire district is considered as one lot.

(b) No more than two rows of surface parking are allowed between a structure with air-conditioned floor area and North Central Expressway or Carroll Avenue if the structure is within 100 feet of North Central Expressway or Carroll Avenue.

(c) Off-street parking may utilize a mixed use shared parking reduction in accordance with the mixed use parking chart (Exhibit 889B).

SEC. 51P-889.XXX. TRAFFIC IMPROVEMENTS.

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

estimated cost of constructing the required traffic improvements, must be completed or provided prior to the issuance of the final certificate of occupancy on the Property.

SEC. 51P-889.113. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-889.114. LANDSCAPING.

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

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

(c) The number of street trees required for the Property is determined by dividing the length of street frontage by 30. Street trees must be planted within 25 feet of the street curb and must have a minimum caliper inch of four inches. If this 25-foot-area falls entirely within the right-of-way, the trees must be placed within the landscape buffer area. Street trees must be spaced at a maximum of 50 feet apart on center and a minimum of 25 feet apart on center, except when ingress or egress points or visibility triangles prohibit trees. A street tree may also be a landscape buffer tree.

(d) All parking lots within 100 feet of public streets must be screened by a three-foot-high vegetative screen, berm, or solid wall. Plant material must be spaced in a manner, and be planted at a size large enough, to fulfill this requirement within three years of planting.

(e) Plant materials may not be installed until a landscape irrigation system has been installed and is operating with 100 percent coverage of the proposed landscape areas.

(f) The parking lot tree requirements in Section 51A-10.125(b)(5) do not apply to parking spaces located within a parking structure.

(g) The parking lot and landscaping requirements in Section 51P-889.111(i) do not apply to parking structures.

SEC. 51P-889.115. TREE MITIGATION.

(a) To preserve existing tree canopies, existing large trees with a caliper of 20 inches or greater may reduce the number of replacement inches by a factor of 1.5. For example, a tree with a caliper of 20 inches that is preserved reduces the tree replacement requirement by 30 caliper inches. Trees must be protected prior to and during construction with the minimum standards approved by Article X. Any credits are subject to inspection by the arborist. To qualify for a reduction in the number of replacement trees, the Building Official must determine that the tree protection requirements in Article X have been met.

(b) If the Property owner provides the building official with a performance bond or a letter of credit in the amount of the total cost of purchasing and planting replacement trees, the building official

may permit the Property owner up to 36 months to plant the replacement trees.

- (c) Tree mitigation is not required for trees within 10 feet of a building wall.

SEC.51P-889.XXX OPEN SPACE AND CONNECTIVITY.

(a) Connectivity. A pedestrian connection is required in the approximate location shown on the Conceptual Plan (Exhibit 889A). Final location must be provided on the detailed development plan and may be provided in phases. The pedestrian connection must be a minimum width of eight feet with a cumulative average width of 18 feet.

Staff's Recommendation:

(b) Open space. A minimum of 15 percent of the land area of the Property must be provided as on-site open space excluding Lot 1D of Block 18/2006 and must be provided with 50 percent landscaping. ON-SITE OPEN SPACE means the portion of a building site that is accessible to all occupants of that building site including the general public and principally open to the sky but allows for architectural elements such as colonnades, pergolas, and gazebos. The space must be a contiguous open area of not less than 10 feet in width or length. A minimum of 10,000 square feet of required open space must be located at grade. On-site open space may be provided at or below grade, or above ground through the use of an outside roof deck, rooftop garden, pool area, or similar type of outside common area. No more than 25 percent of the required on-site open space may be provided as door yards, colonnades, or landscaped medians.

Applicant's Request:

(b) Open space. A minimum of ten percent of the land area of the Property excluding Lot 1D of Block 18/2006 must be provided as on-site open space. ON-SITE OPEN SPACE means the portion of a building site that is accessible to all occupants of that building site (or to the general public if dedicated as public open space) and principally open to the sky but allows for architectural elements such as colonnades, pergolas, and gazebos. The space must be a contiguous open area of not less than 10 feet in width or length. A minimum of 10,000 square feet of required open space must be publicly accessible open space, located at grade, and provide a minimum of 50 percent landscape area. On-site open space may be provided at or below grade, or above ground through the use of an outside roof deck, rooftop garden, pool area, or similar type of outside common area. No more than 25 percent of the required on-site open space may be provided as door yards, colonnades, or landscaped medians.

SEC. 51P-889.116. SIGNS.

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

SEC. 51P-889.117. ADDITIONAL PROVISIONS.

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

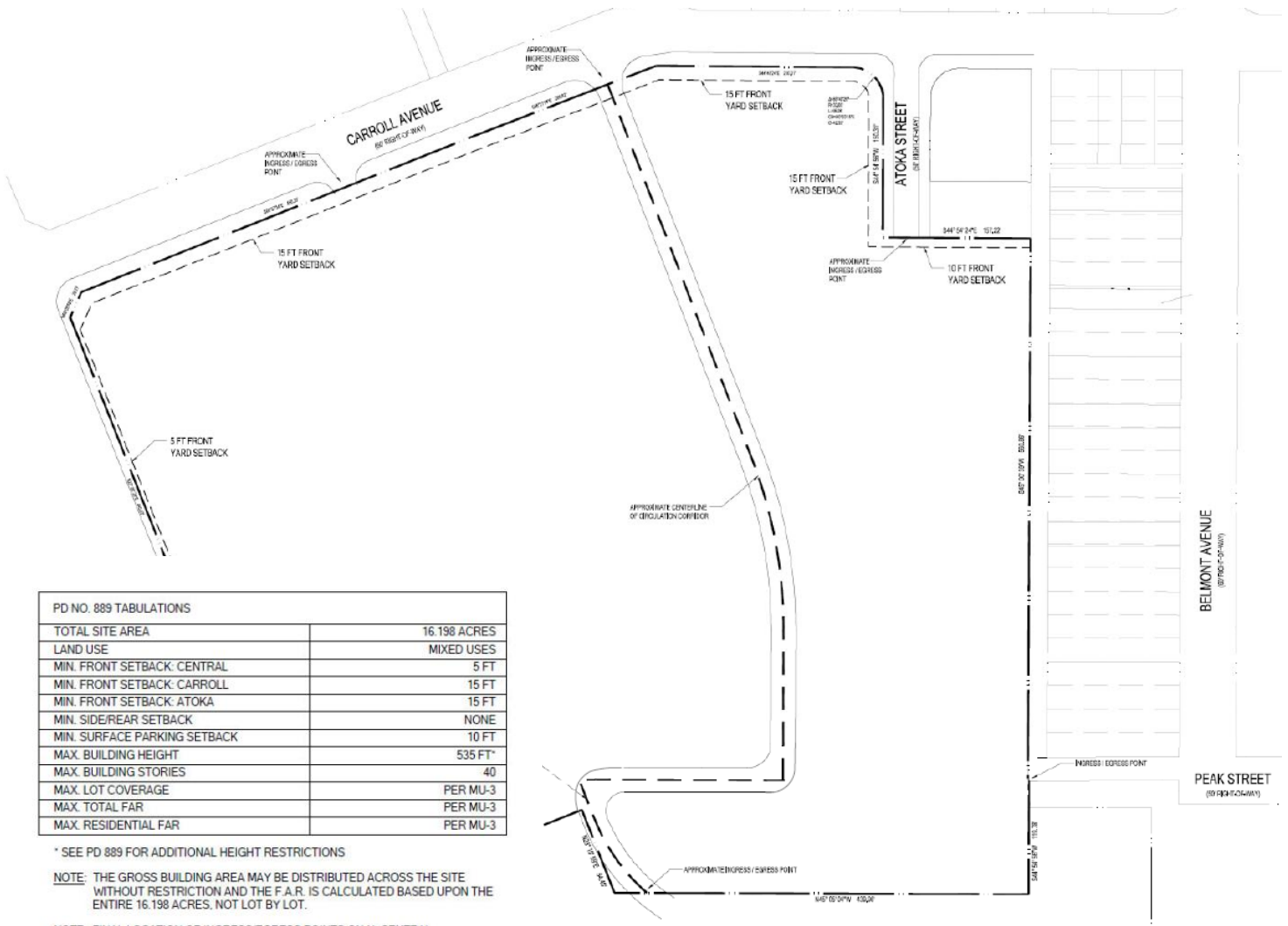
PROPOSED REVISED CONCEPTUAL PLAN

regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-889.118. COMPLIANCE WITH CONDITIONS.

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

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



PD NO. 889 TABULATIONS	
TOTAL SITE AREA	16.198 ACRES
LAND USE	MIXED USES
MIN. FRONT SETBACK: CENTRAL	5 FT
MIN. FRONT SETBACK: CARROLL	15 FT
MIN. FRONT SETBACK: ATOKA	15 FT
MIN. SIDE/REAR SETBACK	NONE
MIN. SURFACE PARKING SETBACK	10 FT
MAX. BUILDING HEIGHT	535 FT*
MAX. BUILDING STORIES	40
MAX. LOT COVERAGE	PER MU-3
MAX. TOTAL FAR	PER MU-3
MAX. RESIDENTIAL FAR	PER MU-3

* SEE PD 889 FOR ADDITIONAL HEIGHT RESTRICTIONS

NOTE: THE GROSS BUILDING AREA MAY BE DISTRIBUTED ACROSS THE SITE WITHOUT RESTRICTION AND THE F.A.R. IS CALCULATED BASED UPON THE ENTIRE 16.198 ACRES, NOT LOT BY LOT.

NOTE: FINAL LOCATION OF INGRESS/EGRESS POINTS ON N. CENTRAL EXPRESSWAY TO BE DETERMINED BY TxDOT APPROVAL

PROPOSED MIXED-USE PARKING CHART

PD 889 MIXED USE PARKING CHART
(for calculating adjusted standard parking requirement)

Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment By Time of Day (Weekday)									
					Morning		Noon		Afternoon		Late Afternoon		Evening	
	Multifamily # units		1	0.00	80%	-	40%	-	40%	-	70%	-	100%	-
	Office Uses*		425	0.00	100%	-	80%	-	100%	-	80%	-	35%	-
	Retail and Personal Service Uses		250	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Bar & restaurant		200	0.00	20%	-	100%	-	30%	-	30%	-	100%	-
	Lodging per room		1	0.00	70%	-	55%	-	60%	-	75%	-	85%	-
	Any other use			0	100%	-	100%	-	100%	-	100%	-	100%	-
Total parking				0		0		0		0		0		0

The adjusted standard off-street parking requirement for the development is the largest of the five "time of day" column sums.

Note: If the use does not fit into one of the first five categories listed above, 100 percent assignment must be used in each of the "time of day" columns. If one or more of the main uses in the development is a retail or personal service use, the minimum parking requirements for the development under this reduced option is the sum of the standard parking requirements for each of the retail and personal service uses in the development.

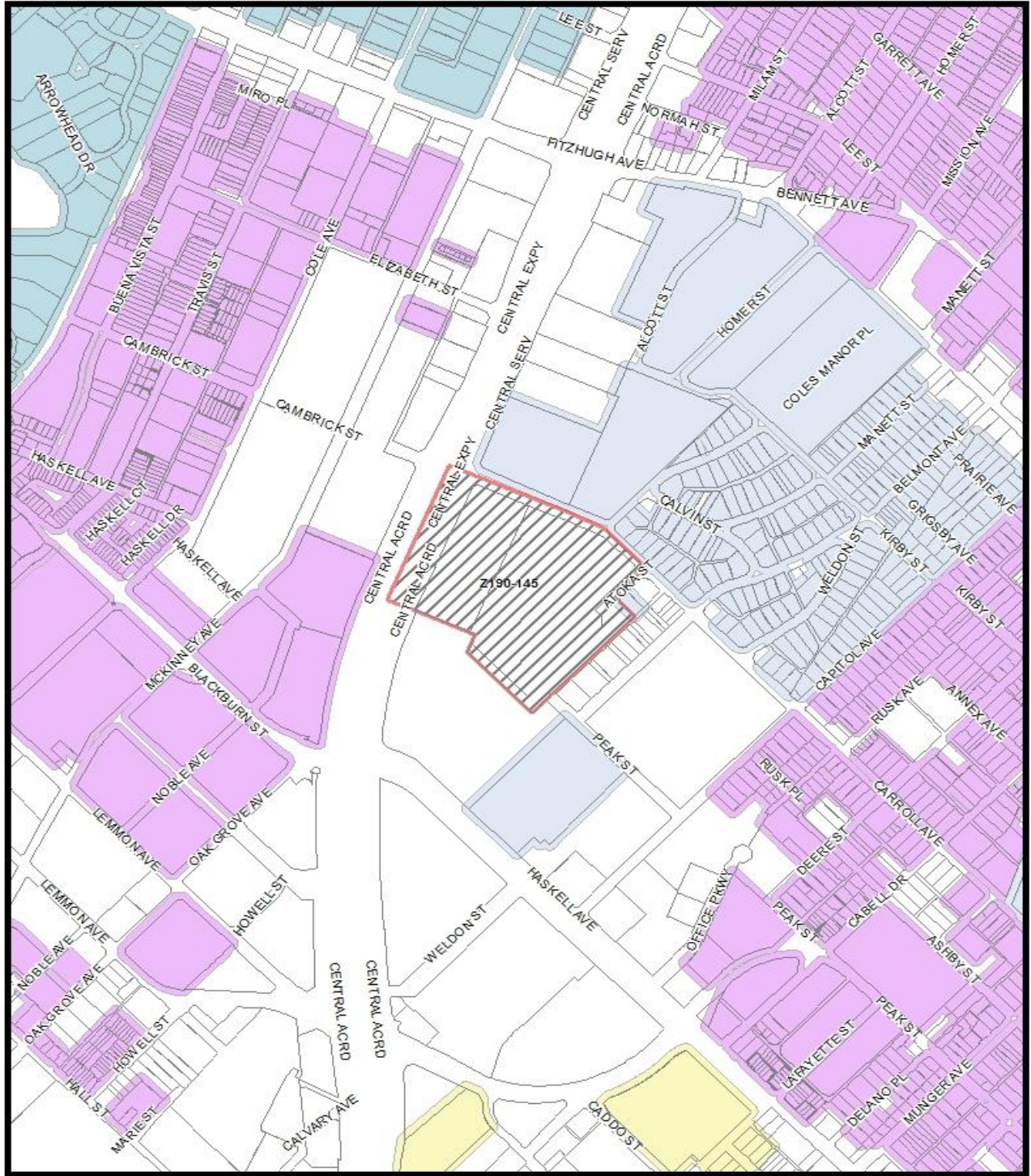


1:7,200

VICINITY MAP

Case no: Z190-145

Date: 12/13/2019



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

1:7,200

Market Value Analysis

Printed Date: 5/4/2020

12/12/2019

Notification List of Property Owners***Z190-145******71 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4420 ATOKA ST	TC CENTRAL ASSOCIATES LLC
2	3972 N CENTRAL EXPY	URBAN SMART GROWTH LP
3	4035 N CENTRAL EXPY	TEXAS CONFERENCE ASSOC SEVENTH DAY ADVENTISTS
4	4619 COLES MANOR PL	DOUGLAS JOHN
5	2602 CALVIN ST	MEZA ENRIQUE M &
6	2608 CALVIN ST	MORICE DAVID
7	2608 CALVIN ST	BROWN MATTHEW
8	4616 COLES MANOR PL	ALX LAND DEVELOPMENT LLC
9	4622 COLES MANOR PL	ESCOBEDO ANDRES MARTINEZ
10	4609 MANETT ST	MONTOYA EVAN PIERCE
11	2510 CALVIN ST	MONTOYA RAMONA
12	2516 CALVIN ST	PARVEEN TAHZEEBA
13	2506 N CARROLL AVE	NGO VUI MANH &
14	2512 N CARROLL AVE	YEPEZ MARLENE
15	2520 N CARROLL AVE	VENEGAS PROPERTIES
16	4512 BELMONT AVE	MEZA GILBERT
17	4516 BELMONT AVE	RILEY PATRICIA
18	4522 BELMONT AVE	VAZQUEZ ARNULFO CORONADO
19	2610 N CARROLL AVE	HSIANG YUEHYUE &
20	2614 N CARROLL AVE	HERNANDEZ SANTIAGO DOROTEO
21	2618 N CARROLL AVE	NICHOLS M R
22	2624 N CARROLL AVE	LEWIS DORIS DIANE
23	2706 N CARROLL AVE	WORLDALLAS PPTIES INC
24	2710 N CARROLL AVE	TOLOCKO MARK & STEPHENE
25	2714 N CARROLL AVE	SHAW VICKIE DIANNE
26	4510 COLES MANOR PL	WILLIAMS VICKIE

12/12/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2629 CALVIN ST	MORE ALEXANDER &
28	2621 CALVIN ST	NGUYEN SPRING
29	2617 CALVIN ST	ROMO RICHARD G
30	2613 CALVIN ST	YEPEZ MIGUEL EDMUNDO
31	2607 CALVIN ST	GARCIA RUNDINA &
32	2603 CALVIN ST	NOVELLA INTERNATIONAL LLC
33	2521 CALVIN ST	FREDRICKSON IAN P
34	2523 CALVIN ST	PATTERSON RUSSELL TRENTON
35	2517 CALVIN ST	COLES MANOR DEVELOPMENT
36	4523 BELMONT AVE	ASTMANN ANDREW K
37	4517 BELMONT AVE	COLES MANOR DEVELOPMENT COMPANY LP
38	4513 BELMONT AVE	BELMOND HOMES LLC
39	4509 BELMONT AVE	CAPITOL ANNEX DEVELOPMENT CO LP
40	4503 BELMONT AVE	ALVAREZ REFUGIO &
41	4040 N CENTRAL EXPY	SDC 4040 N CENTRAL INC
42	4410 ATOKA ST	BRAUN LISA
43	4301 BELMONT AVE	BELMONT OFFICES LLC
44	4311 BELMONT AVE	MARCELOREED PROPERTIES LLC
45	4319 BELMONT AVE	OWEN MALLOY INVESTMENTS LLC
46	4325 BELMONT AVE	OWEN MALLOY INVESTMENTS LLC
47	4329 BELMONT AVE	BRAYNE VENTURES LLC
48	4331 BELMONT AVE	PARK JONAS J
49	4405 BELMONT AVE	REDTAIL COMMERCIAL LLC
50	4409 BELMONT AVE	5321 MAPLE LLC
51	4415 BELMONT AVE	CITY POCKET LTD
52	4417 BELMONT AVE	GIGIB IRREVOCABLE TRUST THE
53	2607 N CARROLL AVE	TEXTURE DESIGN LLC
54	2609 N CARROLL AVE	5321 MAPLE LLC
55	2611 N CARROLL AVE	JOSEY SPRINGS PARTNERS LLC &
56	2603 N CARROLL AVE	REEVES GROUP LTD

Z190-145(JM)

12/12/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
57	2660 N HASKELL AVE	GATEWAY CITYVILLE INC
58	3000 BLACKBURN ST	MEPT MONDRIAN CITYPLACE LLC
59	2990 BLACKBURN ST	SVF BLACKBURN DALLAS CORP
60	4001 CAPITAL AVE	Dallas ISD
61	3930 MCKINNEY AVE	CRITERION MCKINNEY NOBEL APTS LP
62	3966 MCKINNEY AVE	CHURCH OF INCARNATION
63	2616 CALVIN ST	WOOTTON DEBORAH C
64	2614 CALVIN ST	MOORE STERLING PATRICK
65	2802 N CARROLL AVE	TMT MILO APARTMENTS INC
66	4030 N CENTRAL EXPY	CITYPLACE HEIGHTS LLC
67	2630 CALVIN ST	MOSS JARED M & AUDREY D
68	2630 CALVIN ST	ROGERS CRAIG E
69	2630 CALVIN ST	ADELSON PAUL A & SHARON
70	4608 COLES MANOR PL	RICCIARDI ANTHONY M &
71	4608 COLES MANOR PL	KERR JACK

FILE NUMBER: Z190-240(JT) **DATE FILED:** March 26, 2020
LOCATION: Southwest corner of Greenville Avenue and Alta Avenue
COUNCIL DISTRICT: 14 **MAPSCO:** 36 X
SIZE OF REQUEST: ±0.69 acres **CENSUS TRACT:** 10.02

REPRESENTATIVE: N/A

REQUEST: A City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development No. 842 with Specific Use Permit No. 2346, for a late-hours establishment limited to a restaurant with drive-in or drive through service with consideration to be given to evaluating whether the SUP is compatible with adjacent property and consistent with the character of the neighborhood,

SUMMARY: The purpose of the request is to evaluate Specific Use Permit No. 2346 since the Taco Cabana has ceased operating.

STAFF RECOMMENDATION: **NO CHANGE.**

PLANNED DEVELOPMENT DISTRICT No. 842:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2026/ARTICLE%20841.pdf>

PLANNED DEVELOPMENT DISTRICT No. 842 EXHIBITS:

<http://www.dallascityattorney.com/51P/Exhibits%20Supp%2054/842A.pdf>

BACKGROUND INFORMATION:

- On March 26, 2020, the City Plan Commission authorized a public hearing to determine the proper zoning on property zoned Planned Development District No. 842 with Specific Use Permit No. 2346, for a late-hours establishment limited to a restaurant with drive-in or drive-through service.
- The unoccupied restaurant is 3,983 square feet of floor area and possesses a 1,450 square foot uncovered patio located along the Greenville Avenue frontage. The previous restaurant which had operated at this location since 1993 ceased operating on the site in the winter of 2020.
- On January 26, 2011, City Council approved Planned Development District No. 842 allowing CR Community Retail uses. The purpose of the district is to ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional-serving, late-night venues. PD 842 requires Specific Use Permit approval for any retail and personal service uses operating between 12 a. m. and 6 a. m.
- On September 14, 2011, City Council granted Specific Use Permit No. 1904 for a late-hours establishment limited to a restaurant with drive-in or drive-through service, for a two-year time period.
- On September 23, 2011, a certificate of occupancy for a restaurant with drive-in service, with an outdoor patio, 1,450 square feet in area, and allowed to be open 24 hours every day, was issued to the previous restaurant use.
- On November 12, 2013, Specific Use Permit No. 1904 was renewed for a five-year time period, but subsequently expired on November 12, 2018, because the applicant failed to submit for the SUP renewal in time.
- Specific Use Permit No. 2346 was created on August 14, 2019.
- The site is located within the Area 3 portion of Modified Delta Overlay No. 1. In 1987, the City Council created the MD-1 Modified Delta Overlay District in those areas where it was determined that a continued operation of the delta theory is not justified because there is no longer a need to encourage redevelopment and adaptive reuse of existing structures, or a continued application of the delta theory will create traffic congestion and public safety problems and would not be in the public interest.

Zoning History:

There have been approximately 14 zoning cases in the area over the past five years.

1. **Z156-294:** On October 26, 2016, the City Council approved a renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay. This case was auto renewed on May 20, 2019.
2. **Z167-263:** On October 26, 2016, the City Council approved a renewal of Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay. This case was auto renewed on April 7, 2017.
3. **Z167-227:** On June 28, 2017, Specific Use Permit No. 1879 for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge, or tavern was automatically renewed on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay.
4. **Z189-333:** On December 13, 2017, the City Council approved Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay. This request was renewed on November 14, 2018 and January 9, 2020.
5. **Z178-186:** On April 25, 2018, the City Council approved the Oak Lawn/East Dallas Demolition Delay Overlay District in an area generally bound by Live Oak Street, Bryan Parkway, Matilda Street, Martel Avenue, municipal boundary of Dallas and Highland Park, Lemmon Avenue, Dallas North Tollway, Turtle Creek Boulevard, Carlisle Street, Blackburn Street, and Haskell Avenue to Main Street, both sides of Main Street from Haskell Avenue to Carroll Avenue, Main Place, Prairie Avenue, Columbia Avenue, and Fitzhugh Avenue; and containing approximately 3,277.30 acres.
6. **Z156-217:** On June 22, 2016, the City Council approved the renewal of Specific Use Permit No. 1889 for a late-hours establishment limited to an alcoholic beverage establishment for a bar, lounge, or tavern use on property within Planned Development District No. 842 for CR Community Retail District Uses with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, north of Prospect Avenue.
7. **Z178-387:** On January 23, 2019, the City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned

Development District No. 842 with an MD-1 Modified Delta Overlay District on the north line of Alta Avenue, west of Greenville Avenue.

8. **Z189-206:** On August 14, 2019, the City Council approved the creation of Subdistrict 2 within PD No. 842 with a MD-1 Modified Delta Overlay located on the northeast corner of Greenville Avenue and Oram Street.
9. **Z189-124:** On February 7, 2019, the City Plan Commission recommended denial without prejudice of two applications for Specific Use Permits for late-hours establishments limited to restaurants without drive-in or drive-through service, located on the east line of Greenville Avenue, between Oram Avenue and La Vista Drive.
10. **Z189-126:** On February 7, 2019, the City Plan Commission recommended denial without prejudice of two applications for Specific Use Permits for late-hours establishments limited to restaurants without drive-in or drive-through service, located on the east line of Greenville Avenue, between Oram Avenue and La Vista Drive.
11. **Z189-131:** On April 10, 2019, the City Council denied without prejudice, an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with a MD-1 Modified Delta Overlay, located on the east line of Greenville Avenue, between Oram Street and La Vista Drive.
12. **Z189-150:** On April 10, 2019, City Council approved Specific Use Permit No. 2327 for a late-hours establishment limited to a restaurant with drive-in or drive-through service, for a one-year period, for property located on the east line of Greenville Avenue, south of Stonebriar Court.
13. **Z189-251:** On August 14, 2019, the City Council approved the renewal of Specific Use Permit No. 2346 for a for a late-hours establishment limited to a restaurant with drive-in or drive-through service for a four-year period subject to a site plan and conditions, on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay, located on southwest corner of Greenville Avenue and Alta Avenue.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Greenville Avenue	Local	60 feet
Alta Avenue	Local	50 feet

Traffic:

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

Land Use:

	Zoning	Land Use
Site	PD No.842 MD-1 SUP No. 2346	Late-hours establishment limited to a restaurant with drive-in or drive-through
North	PD No. 842 MD-1 SUP No. 1879	Parking lot (private); Bar, lounge, or taverns; Late-hours establishment limited to bar, lounge, or tavern; Retail
South	PD No. 842 PD No. 691 MD-1	Tattoo studio; Parking lot (private); Multifamily
West	PD No. 842 MD-1 SUP No. 1903	Office; Late-hours establishment limited to bar, lounge, or tavern; Office and personal service

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 following goals and policies of the comprehensive plan.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

Area Plans:

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

Land Use Compatibility:

The 30,078-square-foot request site is developed with an approximate 3,983-square-foot building with an uncovered outdoor patio, approximately 1,449 square feet in area along Greenville Avenue. The speaker box for the drive-through portion of the operation is located along the western façade, with the speaker oriented towards the rear side of the property, adjacent to office uses. There are 40 parking spaces on site.

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

Staff recommends no change due since the conditions that are currently in place are compatible with the neighborhood. Also, any modification of the existing SUP or conditions will require a Specific Use Permit request from any future applicants to go through the application process to go before the City Plan Commission and City Council.

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

The main uses permitted in PD No. 842 are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. The purpose of PDD No. 842 is to ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional-serving, late-night venues. As defined in the PDD, a late-hours establishment is any retail or personal service use that operates between 12:00 a.m. and 6:00 a.m., and furthermore requires a Specific Use Permit for this defined use.

The City Plan Commission authorized a hearing to determine whether the existing SUP for a late-hours establishment is compatible with adjacent property and consistent with the character of the neighborhood. The previous restaurant had been at this location since 1993 and has received a Specific Use Permit in 2011. SUP No. 1904 expired in November 2018, because the applicant failed to submit the renewal application in time. Specific Use Permit No. 2346 was approved on August 14, 2019.

In addition to the mix of retail and entertainment uses located along Greenville Avenue, to the north and east of the request site, multifamily residential uses are located to the south and further west of the site, and an office building abuts the site to the west. To the northwest there are more office and personal service uses. The site is not located in the immediate vicinity of single-family residential uses.

There are nine (9) restaurant and bar, lounge or tavern uses within the neighborhood that have late-hour establishments specific use permits. The Specific Use Permit use is compatible with adjacent properties and consistent with the character of the neighborhood.

Parking:

Pursuant to §51A-4.210 of the Dallas Development Code, the existing restaurant requires one space for each 100 square feet of floor area. Therefore, the 3,983 square-foot restaurant requires 40 parking spaces and as shown on the proposed site plan, 40 parking spaces are provided.

Landscaping:

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

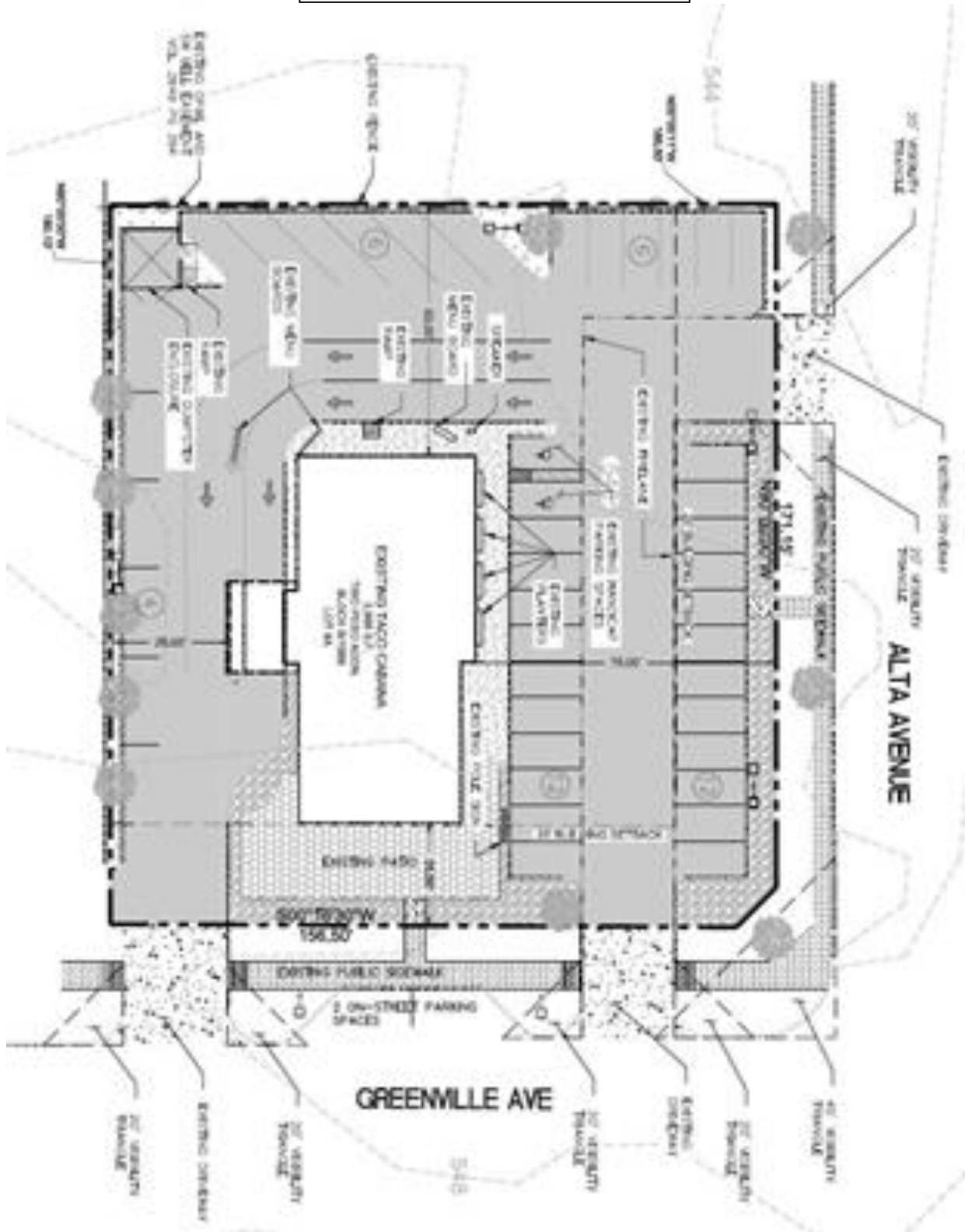
Market Value Analysis

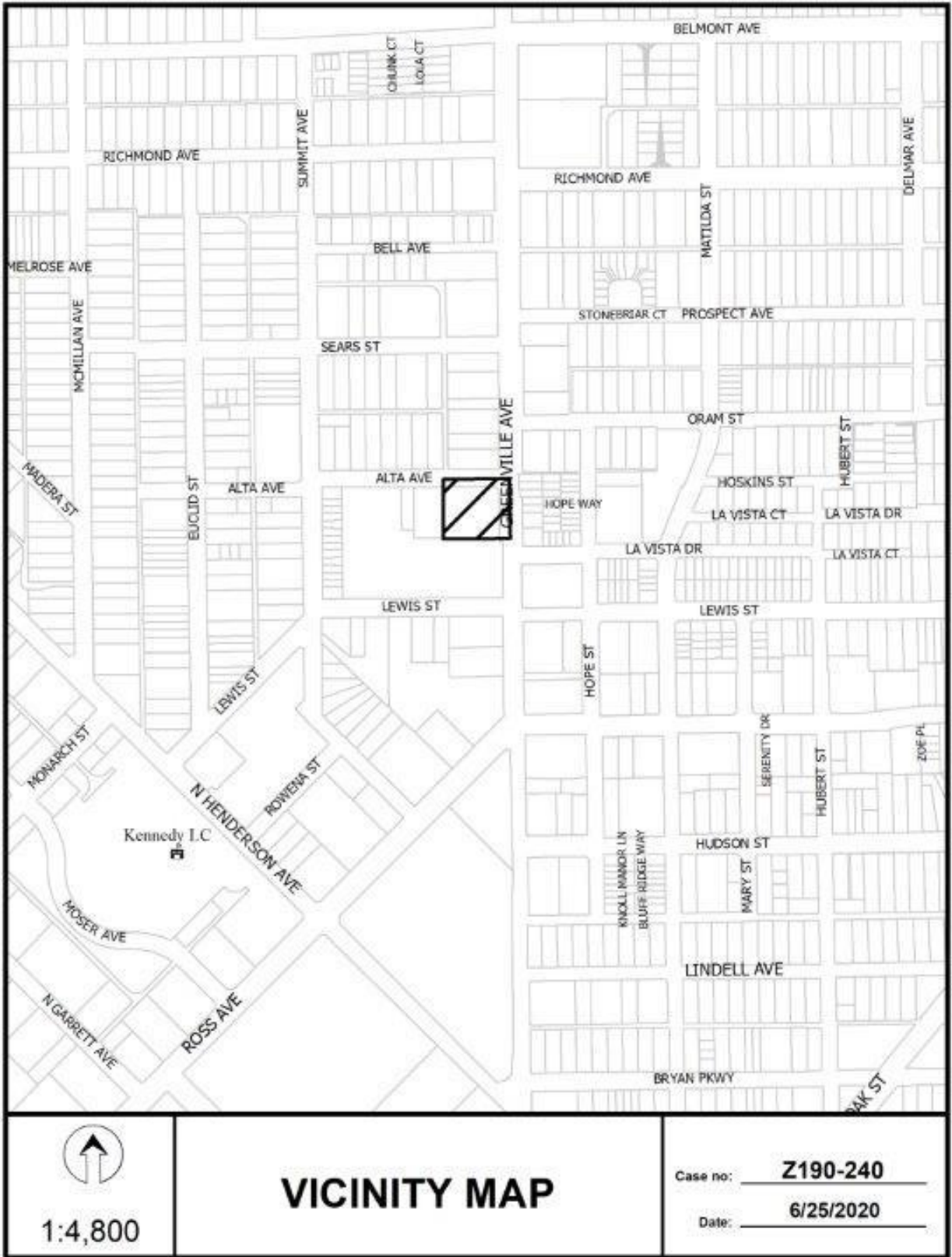
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas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

EXISTING SUP CONDITIONS

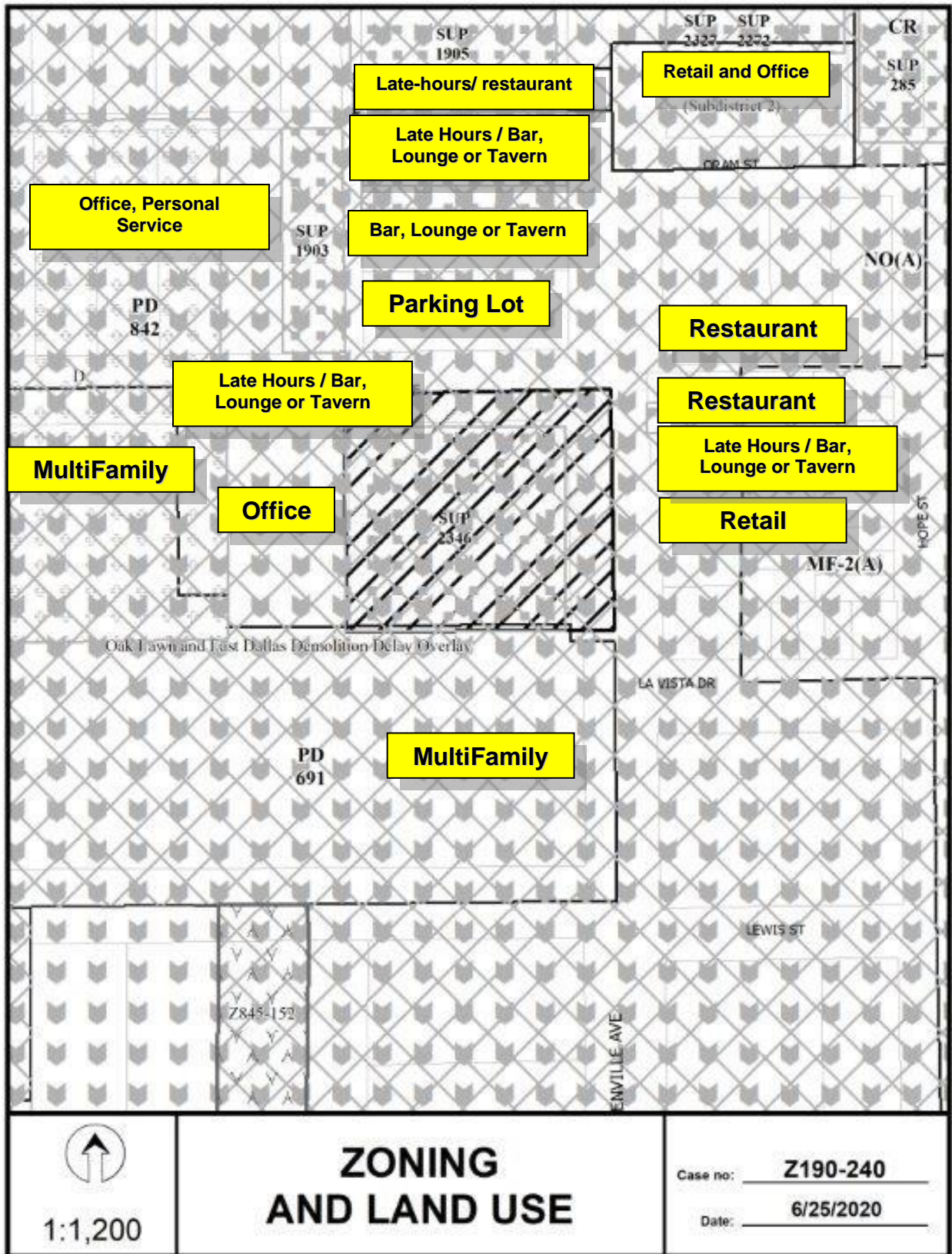
1. USE: The only use authorized by this specific use permit is a late-hours establishment limited to a restaurant with drive-in or drive-through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on August 14, 2023.
4. FLOOR AREA: Maximum floor area is 3,983 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The late-hours establishment limited to a restaurant with drive-in or drive-through service may only operate between 12:00 a.m. (midnight) and 6:00 a.m. (the next day), Monday through Sunday.
6. OUTDOOR PATIO:
 - A. Maximum land area for the outdoor patio is 1,450 square feet in the location shown on the attached site plan.
 - B. The outdoor patio must remain uncovered.
7. OUTDOOR SPEAKERS: Except for the existing speaker box for use at the menu board located as shown on the site plan, speakers located outdoors are prohibited.
8. PARKING: Off-street parking must be provided in accordance with Planned Development District No. 842.
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 with the City of Dallas.

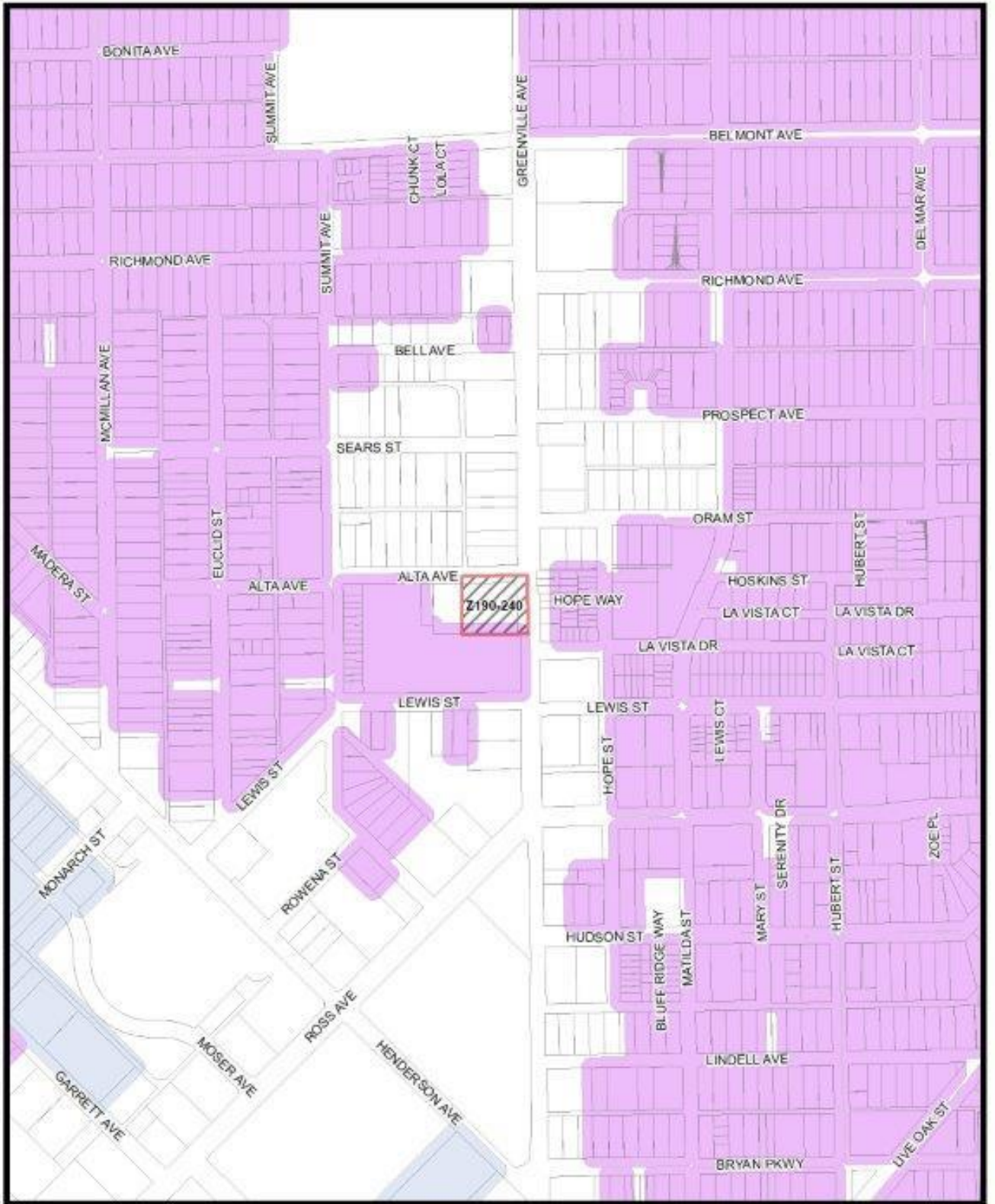
ENLARGED EXISTING SITE PLAN









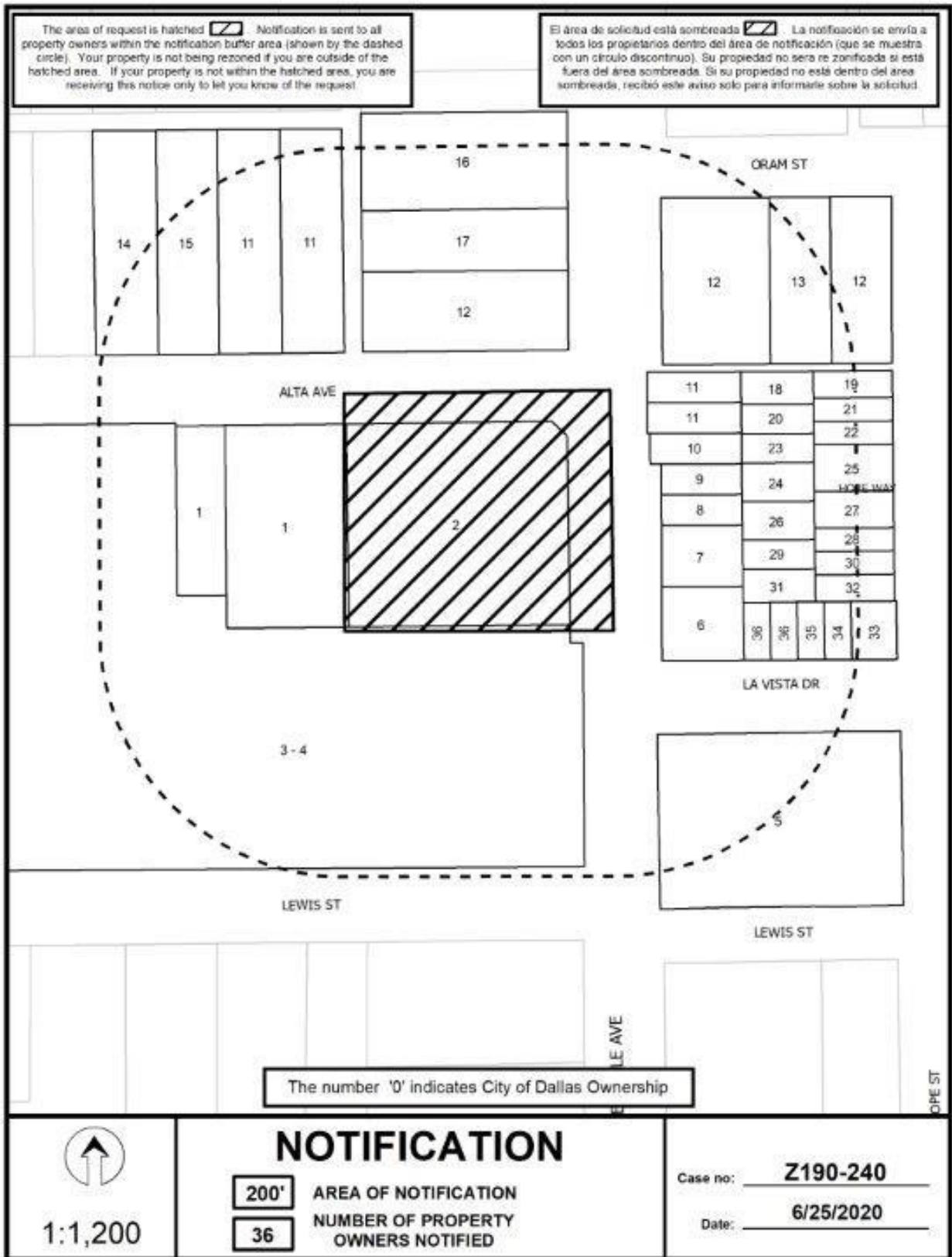


Market Value Analysis A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 6/25/2020



06/25/2020

Notification List of Property Owners***Z190-240******36 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5626 ALTA AVE	LATORRE ROBERT INC
2	1827 GREENVILLE AVE	LOWGREEN PS
3	1811 GREENVILLE AVE	EGW GREENVILLE INVESTMENTS LP
4	1811 GREENVILLE AVE	GREENWAY GREENVILLE LP
5	1802 GREENVILLE AVE	1800 GREENVILLE PARTNERS LLC
6	1900 GREENVILLE AVE	TRUST REAL ESTATE
7	1904 GREENVILLE AVE	GREENVILLE PARKS LP
8	1908 GREENVILLE AVE	GREENVILLE PARKS LP
9	1910 GREENVILLE AVE	MORENO RICHARD
10	1912 GREENVILLE AVE	CAMPBELL OLIVER
11	1914 GREENVILLE AVE	LOWGREEN PS LTD
12	5712 ORAM ST	LOWGREEN PS
13	5710 ORAM ST	SOURIS GEORGIA REVOCABLE TRUST
14	5619 ALTA AVE	THACKER RICHARD E JR
15	5623 ALTA AVE	GREENWAYSEARS LP
16	1911 GREENVILLE AVE	INTERCITY INVESTMENT PROP
17	1909 GREENVILLE AVE	WORLDWIDE FOOD INC
18	1919 HOPE WAY	NGUYEN NGOC DIEP
19	1922 HOPE WAY	DICKEY ROBERT LEE III &
20	1917 HOPE WAY	MCFALL JAMES
21	1920 HOPE WAY	ISAACSON CHRISTOPHER M
22	1918 HOPE WAY	MARCH SEAN
23	1915 HOPE WAY	ALARCON WALDO & YAZMIN R
24	1913 HOPE WAY	HERNDON LINDSEY
25	1916 HOPE WAY	OTOOLE TIMOTHY
26	1911 HOPE WAY	NIEHUUS MICHAEL

Z190-240(JT)

06/25/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1912 HOPE WAY	SHUCH MATTHEW T &
28	1910 HOPE WAY	HOWARD EMILY L & CHRISTOPHER G
29	1909 HOPE WAY	JOHNSON RONALD L
30	1908 HOPE WAY	GANDHI ANUPAMA K
31	1907 HOPE WAY	WEINER ERIC DAVID
32	1906 HOPE WAY	ABOUJAOUDE DORY
33	5715 LA VISTA DR	CATHCART DAVID
34	5713 LA VISTA DR	JACOBSON TYLER B &
35	5711 LA VISTA DR	WHITE JULIUS
36	5709 LA VISTA DR	SHANE MARIO M & RACHELLE