



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, February 6, 2020
AGENDA

BRIEFINGS:	5ES	10:30 a.m.
PUBLIC HEARING:	Council Chambers	1:30 p.m.

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

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

PUBLIC TESTIMONY:

Waivers
Minor Amendments
Apportionment Determination Appeal
Minutes

ACTION ITEMS:

Subdivision Docket Planner: Mohammad Bordbar

Consent Items:

- (1) **S178-149R**
(CC District 2)
- An application to revise a previously approved plat (S178-149) to create one 0.22-acre lot, and one 0.21-acre lot from a 0.43-acre tract of land containing part of Lots 7 and 8 in City Block A/653 on property located on Monarch Street at Prairie Avenue, east corner.
Applicant/Owner: Robert Bellamy
Surveyor: Survey Group.
Application Filed: January 09, 2019
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S190-069**
(CC District 4) An application to replat a 0.500-acre tract of land contain all of Lots 1, 2, and 3 in City Block 1/4103 to create one lot on property located on Saner Avenue at Beckley Avenue, southeast corner.
Applicant/Owner: Amar Walia Investment, Inc.
Surveyor: Sands Surveying Corp.
Application Filed: January 8, 2020
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S190-073**
(CC District 6) An application to replat a 0.5158-acre tract of land containing all of Lots 7, 8, and 9 in City Block 1/7180 to create one lot on property located on Chalk Hill Road at Few Street, southwest corner.
Applicant/Owner: WR Properties, Ltd.
Surveyor: Raymond L. Goodson, Jr., Inc.
Application Filed: January 09, 2020
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S190-074**
(CC District 2) An application to replat a 9.337-acre tract of land containing part of City Block D/7937 to create one 5.091-acre lot, and one 4.246-acre lot on property located on Prudential Drive at Oakbrook Boulevard, southwest corner.
Applicant/Owner: MCKNG Property Owner, LLC
Surveyor: Windrose Land Surveying
Application Filed: January 09, 2020
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S190-075**
(CC District 14) An application to replat a 0.659-acre tract of land containing part of Lot 1 and all of Lots 2, 3, and 4 in City Block 13/028 to create one 28,700 square foot lot on property located on Herschel Avenue at Throckmorton Street, northeast corner.
Applicant/Owner: CA Ventures / SBM Forward, LLC
Surveyor: Bohler Engineering
Application Filed: January 09, 2020
Zoning: PD 193 (PDS 134)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S190-077**
(CC District 3) An application to replat a 25.743-acre tract of land containing all of Lots 1 and 2 in City Block A/8594 to create one 18.722-acre lot and one 7.031-acre lot on property located on Camp Wisdom Road, east of Clark Road.
Applicant/Owner: Clark Ridge Canyon, LTD, Wildwood Foundation
Surveyor: Viewtech , Inc.
Application Filed: January 10, 2020
Zoning: PD 938
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S190-078**
(CC District 2) An application to replat a 0.837-acre tract of land containing all of Lots 1 and 2 in City Block E/907 3/4 to create seven lots ranging in size from 2501 square foot to 38,041square foot on property located on Beaumont Street, between Akard Street and Gould Street.
Applicant/Owner: Seth Smith, Mark Martinek, Southpaw 1712, LLC, Katelin Burton Smith, Lloyd Scott
Surveyor: Salcedo Group, Inc.
Application Filed: January 10, 2020
Zoning: PD 317(subarea 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S190-079**
(CC District 1) An application to create a 0.300-acre lot from a tract of land in City Block 4706 on property located on Cedar Hill Avenue, south of Evergreen Hills Road
Applicant/Owner: John C. Smith
Surveyor: Burns Surveying
Application Filed: January 10, 2020
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (9) **S190-070**
(CC District 13) An application to replat a 0.620-acre tract of land containing part of Lot 12 in City Block 1/5492 into one 11,920 square foot Lot and one 15,030 square foot lot on property located on Preston Road at Meadow Road, northeast corner.
Applicant/Owner: James E. and Carol C. Wood
Surveyor: Gonzalez and Schneeberg
Application Filed: January 8, 2020
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S190-071**
(CC District 2) An application to replat a 0.678-acre tract of land containing Lots 3 and 4 in City Block 5/4918 to create one 11,937 square foot lot and one 17,592 square foot lot on property located on Robin Road at Waneta Drive, northwest corner.
Applicant/Owner: Kendall C. Talbot, Trustee of the Robin Management Trust
Surveyor: Pacheco Koch
Application Filed: January 08, 2020
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Lines:

- (11) **S190-072**
(CC District 13) An application to replat a 0.278-acre tract of land containing all of Lot 1 in City Block C/6429 and to remove an existing 15-foot platted Building Line parallel to Cragmere Lane and to extend the existing 30-foot Building Line parallel to Ainsworth Drive to within 6 feet of the east line of Cragmere Lane on property located on Ainsworth Drive at Cragmere Lane, northeast corner.
Applicant/Owner: Carter Charles Ganss
Surveyor: Texas Heritage Surveying, LLC
Application Filed: January 09, 2020
Zoning: R-10(A)
Staff Recommendation: **Denial.**
- (12) **S190-076**
(CC District 11) An application to replat a 0.746-acre tract of land containing all of Lot 1A in City Block C/1812 and to reduce a portion of an existing 45-foot platted Building Line to 35.52-feet north of the north line of Gateridge Drive on property located on Gateridge Drive at its intersection with Gateridge Drive, northeast corner.
Applicant/Owner: Steven T. Holmes
Surveyor: A&W Surveyors, Inc.
Application Filed: January 10, 2020
Zoning: R-16(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- W190-003**
Carlos Talison
(CC District 8) An application for a waiver of the two-year waiting period to submit a zoning application for property zoned an R-10(A) Single Family District for a CS Commercial Service District with deed restrictions volunteered by the applicant and a Specific Use Permit for outside sales on the western line of South Belt Line Road, north of Sarah Lane.
Staff Recommendation: **Denial.**
Applicant: Grace Chaves
Representative: Ronny Chaves

M190-008

Abraham Martinez
(CC District 9)

An application for a minor amendment to 1) an existing development plan for Planned Development District No. 1011 and 2) existing site plan for Specific Use Permit No. 2323 for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery use on property zoned Planned Development District No. 1011, on the northwest line of Garland Road, north of Beachview Street and North Buckner Boulevard.

Staff Recommendation: **Approval.**

Applicant: 9353 Garland Road LP

Representative: Robert Baldwin, Baldwin and Associates

Certificates of Appropriateness for Signs:

Downtown SPSPD:

1912160020

Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Paul Santoyo of Artografx, Inc., for a 26-square foot white LED illuminated landscape sign (northwest corner of Pearl Street).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Paul Santoyo - Artografx, Inc.

Owner: FPG CT Owner, LP

1912160021

Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Paul Santoyo of Artografx, Inc., for a 72-square foot white-LED illuminated multi-tenant monument sign (northwest corner of Pearl Street).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Paul Santoyo - Artografx, Inc.

Owner: FPG CT Owner, LP

Special Provision Signs District – Under Advisement:

Deep Ellum/Near East Side SPSD:

SPSD134-003

Oscar Aguilera
(CC District 2)

A City Council authorized hearing to determine appropriate sign regulations with consideration given to amending the Deep Ellum/Near East Side Sign District, on property zoned Planned Development District No. 269, in an area generally bounded by the DART Rail Line (formerly the T. & P. Railroad) right-of-way on the north, Parry Avenue on the east, R.L. Thornton Freeway on the south, and North Central Expressway on the west.

Staff Recommendation: **Approval** of staff proposed conditions.

Special Sign District Advisory Committee Recommendation:
Approval.

Bus Tour Date: November 7, 2019

UA From: January 9, 2020 and January 23, 2020

Zoning Cases – Consent:

1. **Z189-226(SM)**

Sarah May
(CC District 5)

An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use greater than 3,500 square feet on property zoned Subarea 1 within Planned Development District No. 366 with a D-1 Liquor Control Overlay, on the northwest corner of South Buckner Boulevard and Cordell Drive.

Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year period, subject to a site plan and conditions.

Applicant: Vilas Kumar

Representative: Santos Martinez, La Sierra Planning Group

2. **Z189-339(JM/CT)**

Carlos Talison
(CC District 4)

An application for an RR Regional Retail District and deed restrictions volunteered by the applicant on property zoned an CR-D Commercial Retail District with a D Liquor Control Overlay, on the south side of Morrell Avenue, between East Waco Avenue and South Corinth Road.

Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant and retention of the D Liquor Control Overlay.

Applicant: Corey C. Toney

3. **Z190-131(CT)**

Carlos Talison
(CC District 4)

An application for an NS(A) Neighborhood Service District on property zoned an NO(A) Neighborhood Office District, on the southeast corner of West Kiest Boulevard and South Tyler Street.

Staff Recommendation: **Approval.**

Applicant: Nathaniel Barrett

4. **Z189-362(AM)**
Abraham Martinez
(CC District 5)
- 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 Community Retail District with a D-1 Liquor Control Overlay, on the northwest corner of Elam Road and Cheyenne 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: Foodplus 4 Inc.
Representative: Santos Martinez; La Sierra Planning Group
5. **Z189-368(JM)**
Jennifer Muñoz
(CC District 8)
- An application for 1) an MU-1 Mixed Use District; and 2) an amendment to existing deed restrictions [Z034-332], on property zoned a CR Community Retail District, on the southeast corner of C.F. Hawn Freeway and South Woody Road.
Staff Recommendation: **Approval**, subject to amended deed restrictions volunteered by the applicant
Applicant: Covenant Funding Group, Inc.
Representative: Karl A. Crawley, Masterplan Consultants
6. **Z190-129(JM)**
Jennifer Muñoz
(CC District 3)
- An application for a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, on the north side of West Kiest Boulevard, west of South Cockrell Hill Road.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Gabon Properties, LP
Representative: Audra Buckley, Permitted Development
7. **Z189-329(PD)**
Pamela Daniel
(CC District 5)
- An application for a Specific Use Permit for an auto service center use on property zoned Subdistrict 2 within Planned Development District No. 366-D-1 with a D-1 Liquor Control Overlay, on the southeast corner of Stonehurst Street and South Buckner Boulevard.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions
Applicant: Shawar Investments LLC
Representative: Santos Martinez, La Sierra Planning Group
8. **Z190-134(PD)**
Pamela Daniel
(CC District 6)
- An application for a Specific Use Permit for a bail bonds office on property within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the east side of South Riverfront Boulevard, south of Reunion Boulevard.
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: 330 Riverfront Joint Venture LLC
Representative: Santos Martinez, La Sierra Planning Group

Zoning Cases – Under Advisement:

9. **Z189-246(PD)**
Pamela Daniel
(CC District 7)
- An application for 1) a CR Community Retail District with deed restrictions volunteered by the applicant; 2) the termination of Specific Use Permit No. 2235 for a motor vehicle fueling station use; and 3) 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 NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay and Specific Use Permit No. 2235 for a motor vehicle fueling station use, on the west corner of South Buckner Boulevard and St. Francis Avenue.
- Staff Recommendation: **Denial** of the zoning change to a CR Community Retail District with deed restrictions volunteered by the applicant; denial of the termination of existing Specific Use Permit No. 2235 for a motor vehicle fueling station use; and approval of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use for a two-year period with eligibility of automatic renewals for additional five-year periods, subject to a site plan and conditions.
- Applicant: Sikka Investments LLC
Representative: Santos Martinez, La Sierra Planning Group
UA From: January 9, 2020.
10. **Z189-267(CY)**
Carolina Yumet
(CC District 3)
- An application for a Specific Use Permit for an adult day care facility on property zoned an R-7.5(A) Single Family District on the northwest side of Oxbow Lane, north of Foxboro Lane.
- Staff Recommendation: **Approval** of a Specific Use Permit for an adult day care facility on a portion of the area of request for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
- Applicant: MHH Properties, LLC
Representative: Linne Shields, MHH Properties, LLC
UA From: August 15, 2019, September 19, 2019, November 7, 2019, December 12, 2019 and January 23, 2020.
11. **Z189-319(AU)**
Andreea Udrea
(CC District 13)
- An application for a new subarea on property zoned Tract III within Planned Development District No. 314, the Preston Center Special Purpose District, bounded by Berkshire Lane, Westchester Drive, Luther Lane and Douglas Avenue.
- Staff Recommendation: **Denial.**
- Applicant: Alpine Douglas, LLC
Representative: Karl Crawley, Masterplan Consultants
UA From: November 21, 2019 and January 9, 2020

12. **Z189-370(AU)**
Andreea Udrea
(CC District 6)
- An application for an R-5(A) Single Family District on property zoned a CR Community Retail District, on the north line of Canada Drive, northwest of the terminus of Finis Street.
Staff Recommendation: **Approval.**
Applicant: Francisco Ortiz, FODAP LLC
Representative: Daniel P. Provost
UA From: January 9, 2020.

Zoning Cases – Individual:

13. **Z167-311(VP)**
Vasavi Pilla
(CC District 2)
- 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 Planned Development District 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 Planned Development District No. 317, in an area 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.
Staff Recommendation: **Approval** of amendments to Planned Development District No. 317, subject to staff's recommended conditions; and **no change** to Planned Development District No. 715 and CA-1 (A) Central Area District.

Apportionment Determination Appeal:

- Lloyd Denman
(CC District 14)
- Consideration of second appeal in response to the remand of the first appeal of the director's apportionment determination associated with 6022/6028 Lewis Street new building development project to replace approximately 92 feet of a ninety-six year old 6" diameter clay pipe with new 8" diameter PVC pipe that will serve the water needs of the building site.
Staff Recommendation: **Denial.**

Other Matters:

Minutes: January 23, 2020

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, February 11, 2020

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, February 11, 2020, City Hall, 1500 Marilla Street, in Room 5BN, at 9:00 a.m., to consider (1) **1912190029** - An application for a Certificate of Appropriateness by Myra Brown of High Value Signs for a 30-square foot upper illuminated flat attached sign at 407 N. Lamar Street (east elevation); (2) **2001210001** - An application for a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 225-square foot illuminated mid-level flat attached sign at 211 S. Akard Street (west elevation); and (3) **2001210002** - An application for a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 225-square foot illuminated mid-level flat attached sign at 311 S. Akard Street (west elevation).

Thursday, February 6, 2020

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, February 6, 2020, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA190-001** - Consideration of amending Chapters 51 and 51A of the Dallas Development Code by deleting certain prohibitions, limitations, or requirements of building materials in accordance with state law; and (2) **DCA190-003** - Consideration of amending Section 51A-4.209(b)(5), "Multifamily Use," of Chapter 51A of the Dallas City Code to allow a parking reduction to provide area for the placement of recycling containers.

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

EXECUTIVE SESSION NOTICE

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

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

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 6, 2020****FILE NUMBER:** S178-149R**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Prairie Avenue at Monarch Street, west of Westburg Alley**DATE FILED:** January 9, 2020**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.43 acres**MAPSCO:** 36W**APPLICANT/OWNER:** Robert Bellamy

REQUEST: An application to revise a previously approved plat (S178-149) to create one 0.22-acre lot, and one 0.21-acre lot from a 0.43-acre tract of land containing part of Lots 7 and 8 in City Block A/653 on property located on Monarch Street at Prairie Avenue, east corner.

SUBDIVISION HISTORY:

1. S189-224 was a request northwest of the present request to replat a 0.30-acre tract of land containing part of Lot 22 in City Block A/653 to create a seven lot Shared Access Development with lots ranging in size from 1,486-square feet to 2,603-square feet on property located on Prairie Avenue, west of Deer Street. The request was approved June 20, 2019 but has not been recorded.
2. S189-139 was a request southwest of the present request to replat a 0.149-acre tract of land containing part of Lots 31 and 32 in City Block C/653 to create one lot on property located on Prairie Avenue, south of Monarch Street. The request was approved March 21, 2019 and recorded November 1, 2019.
3. S189-206 was a request southwest of the present request to replat a 0.632-acre tract of land containing part of Lot 29 and all of Lot 30 in City Block C/653 to create one lot on property located on Munger Avenue, south of North Prairie Avenue. The request was approved June 6, 2019 but has not been recorded.
4. S189-112 was a request southwest of the present request to replat a 0.484-acre tract of land containing part of Lots 8 and 9 in City Block C/667 to create a 14 lot Shared Access Development with lots ranging in size from 1,362.95-square feet to 1,973.27-square feet on property located on Monarch Street, south of North Prairie Avenue. The request was approved February 21, 2019 but has not been approved.
5. S189-087R was a request southwest of the present request to create a 14-lot Shared Access Development with lots ranging in size from 1,201.51 square feet to 2,371.98 square feet from a 0.48-acre tract of land containing all of Lot 1 in City Block C/667 on property located at Munger Avenue and Annex Avenue, north corner. The request was approved January 17, 2019 but has not been recorded.
6. S178-323 was a request northwest of the present request to replat a 0.406-acre tract of land containing all of Lot 37 and part of Lots 34 and 35 in City Block D/653 to create one lot on property located on Prairie Avenue, northwest of

Monarch Street. The request was approved October 18, 2018 but has not been recorded.

7. S178-241 was a request southeast of the present request to replat a 0.230-acre tract of land containing all of Lot 8 in City Block 2/701 to create a 6-lot shared access development with one common area on property located on San Jacinto Street between Prairie Avenue and Grisgby Avenue. The request was approved July 19, 2018 and was recorded.
8. S178-237 was a request northeast to replat a 2.1155-acres tract of land containing all of Lots 17 through 26 in City Block 4/673 to create one lot on property located on Monarch Street, between Bennett Avenue and Garrett Avenue. The request was approved July 19, 2018 but has not been recorded.
9. S178-236 was a request southwest of the present request to replat a 0.205-acre tract of land containing part of Lots 31 and 32 in City Block C/653 to create one lot on property located on Monarch Street at Prairie Avenue, southeast corner. The request was administratively approved July 2, 2018 and recorded December 11, 2019.
10. S178-206 was a request southwest of the present request to replat a 0.5004-acre tract of land containing part of Lot 3 and all of Lot 4 in City Block C/667 to create a 16-lot shared access development on property located between Munger Avenue and Monarch Street, east of Annex Avenue. The request was approved June 7, 2018 but has not been recorded.
11. S178-205 was a request west of the present request to replat a 0.293-acre tract of land containing part of Lots 34 and 35 to create one lot on property located on Prairie Avenue at Monarch Street, west corner. The request was administratively approved May 24, 2018 but has not been recorded.
12. S178-160 was a request southeast of the present request to replat a 0.29-acre tract of land containing part of Lots 6 and 7 in City Block A/653 to create an 8-lot shared access area development ranging in size from 1,500 square feet to 1,782 square feet on property located southeast of Monarch street, between Prairie Avenue and Westburg Avenue. The request was approved April 19, 2018 and recorded May 31, 2019.
13. S178-096 was a request southwest of the present request to replat a 0.149-acre tract of land containing part of Lot 32 in City Block C/653 to create one lot on Monarch Street southwest of Prairie Street. The request was approved March 1, 2018 and recorded December 6, 2018.
14. S178-047 was a request northwest of the present request to replat a 0.196-acre tract of land containing part of Lot 5 in City Block 7/694 and part of City Block B/2008 to create five lots on property located on Deere Street at Fitzhugh Avenue, south corner. The request was approved January 4, 2018 and recorded January 18, 2020.

15. S167-278 was a request southwest of the present request to replat a 0.5004-acre lot containing part of Lot 3 and all of Lot 4 in City Block C/667 to create one lot on property located 4621 and 4625 Munger Avenue, north of Annex Avenue. The request was approved September 28, 2017 and was withdrawn April 26, 2018.
16. S167-088 was a request northwest of the present request to 0.3194-acre tract of land containing all of Lots 18, 19 and part of 20 in City Block A/653 to create an 8 lot Shared Access Development on property located between Prairie Avenue and Westburg Avenue, between Capitol Avenue and Ross Avenue. The request was approved February 16, 2017 and was recorded October 26, 2017.
17. S156-287 was a request south of the present request to replat a 0.498-acre tract of land containing part of Lots 7 and 8 in City Block B/652 to create one lot on property located on Munger Avenue, northeast of Annex Avenue. The request was approved October 06, 2016 and withdrawn January 24, 2020.
18. S156-268 was a request northwest of the present request to replat a 0.408-acre tract of land containing all of Lots 38 and 39 into one lot on property located at 2023 and 2027 Prairie Avenue, northwest of Monarch Avenue. The request was approved September 15, 2016 but has not been recorded.
19. S156-145 was a request northwest of the present request to replat a 0.414-acre tract of land containing all of Lots 3 and 4 in City Block 5/695 into a Shared Access Development with 13 lots ranging in size from 1,265 square feet to 1,900 square feet on property located on Fitzhugh Avenue, between Fuqua Street and Chambers Street. The request was approved April 21, 2016 and was recorded January 20, 2017.
20. S156-072 was a request northwest to the present request to replat a 0.249-acre tract of land containing all of Lot 1 in City Block B/2008 into four lots ranging in size between 2,064 square feet and 3,656 square feet on property located on Deere Street, between Prairie Avenue and Fitzhugh Avenue. The request was approved January 21, 2016 but has not been recorded.
21. S156-027 was a request north of the present request to replat a 5.474-acre tract of land being four tracts of land described as follows: Tract 1 being a 2.486 acre tract of land containing all of Lots 1 through 10 and a 20-foot alley to be abandoned in City Block 2/692 to be replatted into one 2.486-acre lot; Tract 2 being a 0.431 acre tract of land containing all of Lots 4 and 5 in City Block 3/693 to be replatted into one 0.431-acre lot; Tract 3 being a tract of land containing all of Lots 7, 8, 9, 9A, 10, and 10A in City Block 3/693 to be replatted into one 1.142-acre lot; and Tract 4 being a tract of land containing all of Lots 15, 16, 17, 18, 19, 20, and 21 in City Block D/1491 to be replatted into one 1.414-acre lot. The request was approved on December 3, 2015 and recorded January 18, 2018.
22. S145-207 was a request southwest of the present request to replat a 0.268-acre tract of land containing part of Lot 7, and part of Lot 8 in City Block C/667 to

create one lot on property located on Monarch Street at Kirby Street, east corner. The request was approved June 22, 2015 and was recorded September 8, 2016.

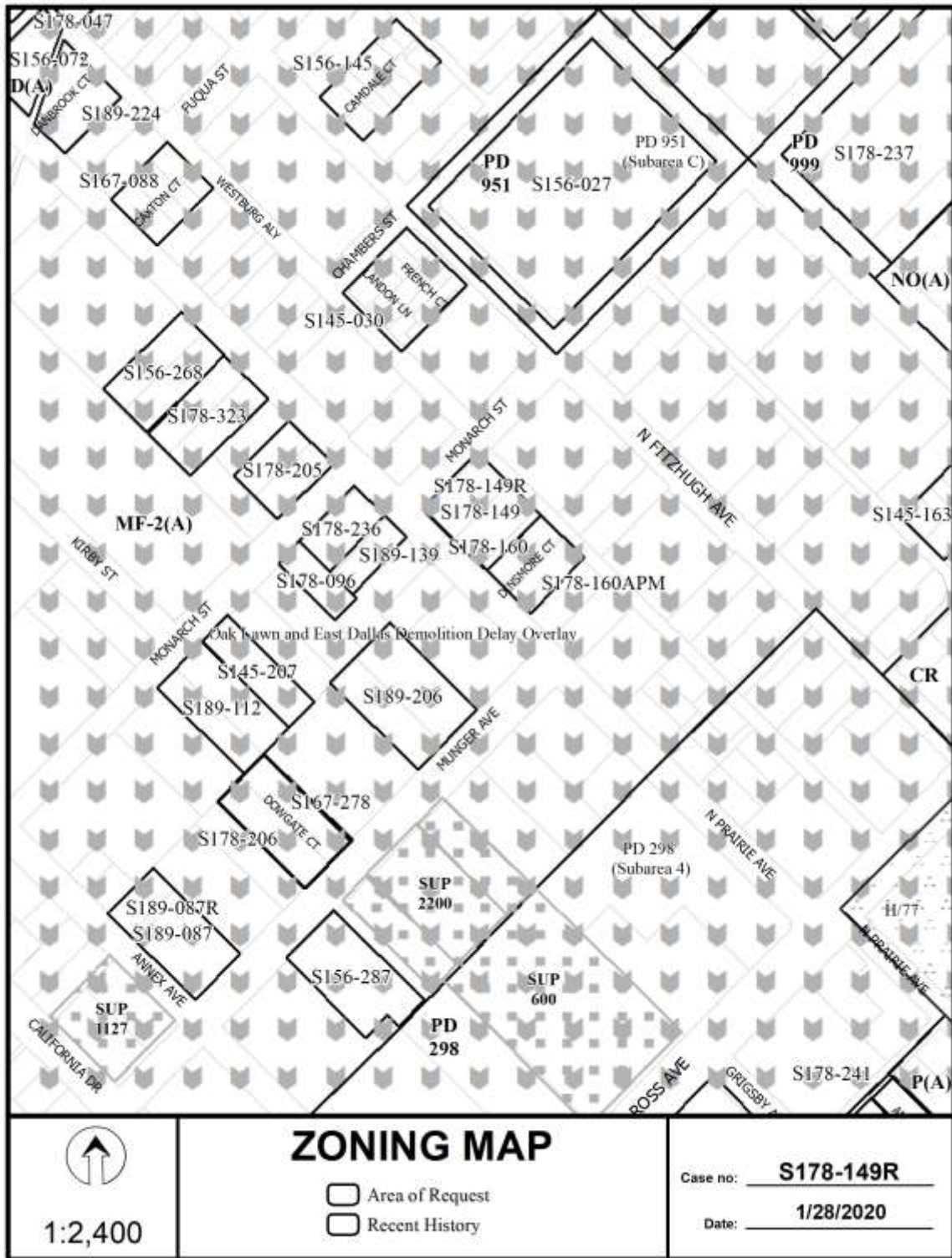
23. S145-030 was a request northwest of the present request to replat a 0.463-acre tract land containing all of Lots 20, 21, and 22 in City Block 1/691 to create a 14 lot Shared Access Development with lots ranging in size from 1020 square feet to 1909 square feet on property located at 1913 through 1921 North Fitzhugh Avenue. The request was approved December 4, 2014 and recorded December 9, 2015.

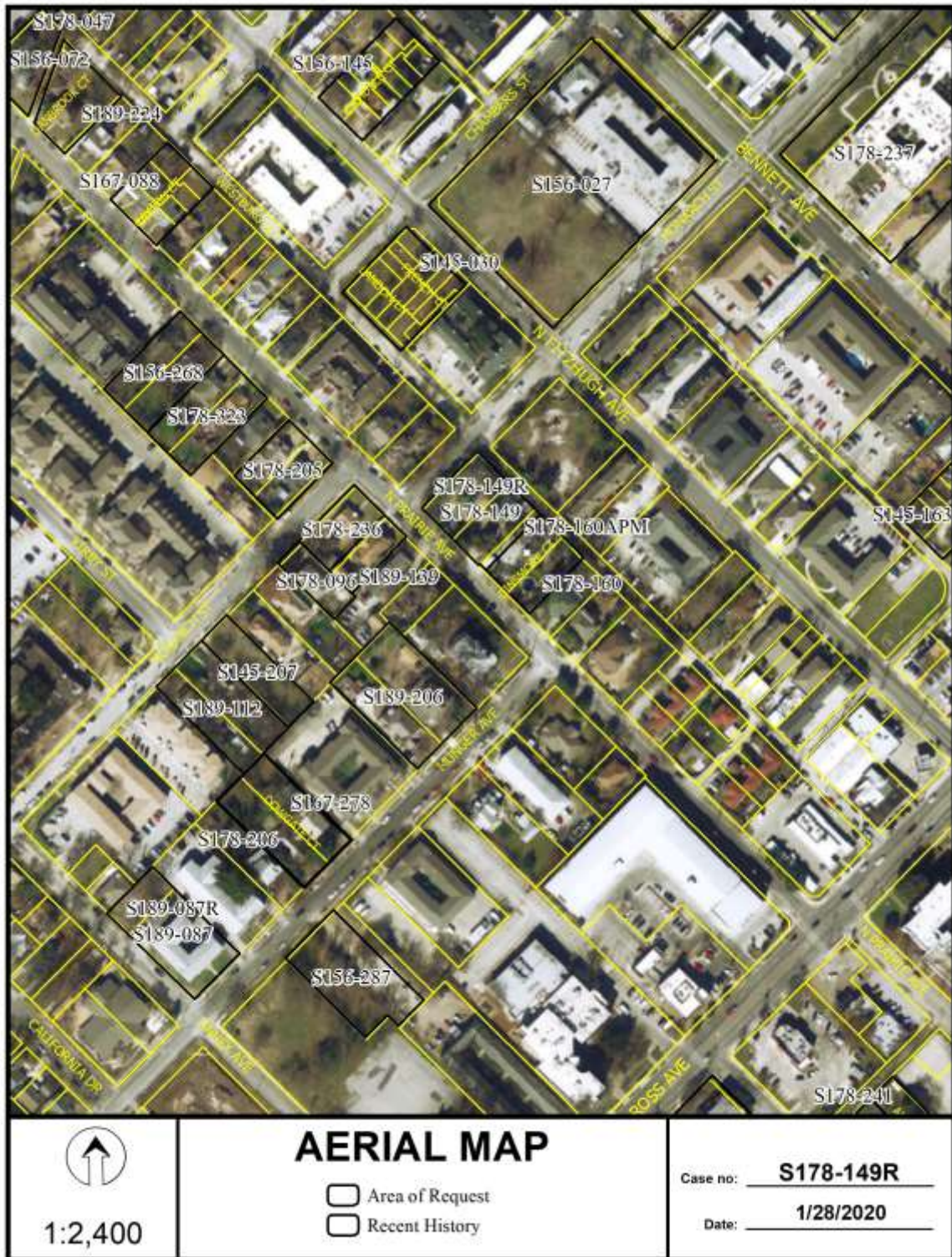
STAFF RECOMMENDATION: The request complies with the requirements of the MF-2(A) Multifamily District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
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". (Note must be on plat) Section 51A-8.611(e).
15. On the final plat, dedicate 28 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of prairie Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate 28 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Monarch Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
17. On the final plat, dedicate a 10-foot by 10-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Prairie Avenue and Monarch Street Section 51A 8.602(d)(1).
18. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Monarch Street and the alley (formerly Westgurg Avenue). Section 51A-8.602(e)
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
21. On the final plat, chose a new or different addition name. Platting Guidelines.
22. Prior to final plat, contact Real estate to confirm use of license agreement for rationing wall by Ordinance 19370 Vol. 87088, Page 4788 along Prairie Avenue.
23. Prior to final plat, confirm stairs on Monarch Street were part of Ordinance 25189 and are not located in the right-of-way.

24. On the final plat, change “Monarch Avenue” label south of Prairie Avenue to “Monarch Street (F.K.A Harry Avenue)”. Section 51A-8.403(a)(1)(A)(xii)
25. On the final plat, change “Monarch Street (F.K.A. Harry Avenue” north of Prairie Avenue to “Monarch Street”. Section 51A-8.403(a)(1)(A)(xii)
26. On the final plat, identify the property as Lots 7A and 8A in City Block A/653. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION

THURSDAY, FEBRUARY 6, 2020

FILE NUMBER: S190-069

SENIOR PLANNER: Mohammad H. Bordbar

LOCATION: Saner Avenue at Beckley Avenue, southeast corner

DATE FILED: January 8, 2019

ZONING: CR

CITY COUNCIL DISTRICT: 4 **SIZE OF REQUEST:** 0.500-acre

MAPSCO: 54V

APPLICANT/OWNER: Amar Walia Investment, Inc.

REQUEST: An application to replat a 0.500-acre tract of land containing all of Lots 1, 2, and 3 in City Block 1/4103 to create one lot on property located on Saner Avenue at Beckley Avenue, southeast corner.

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

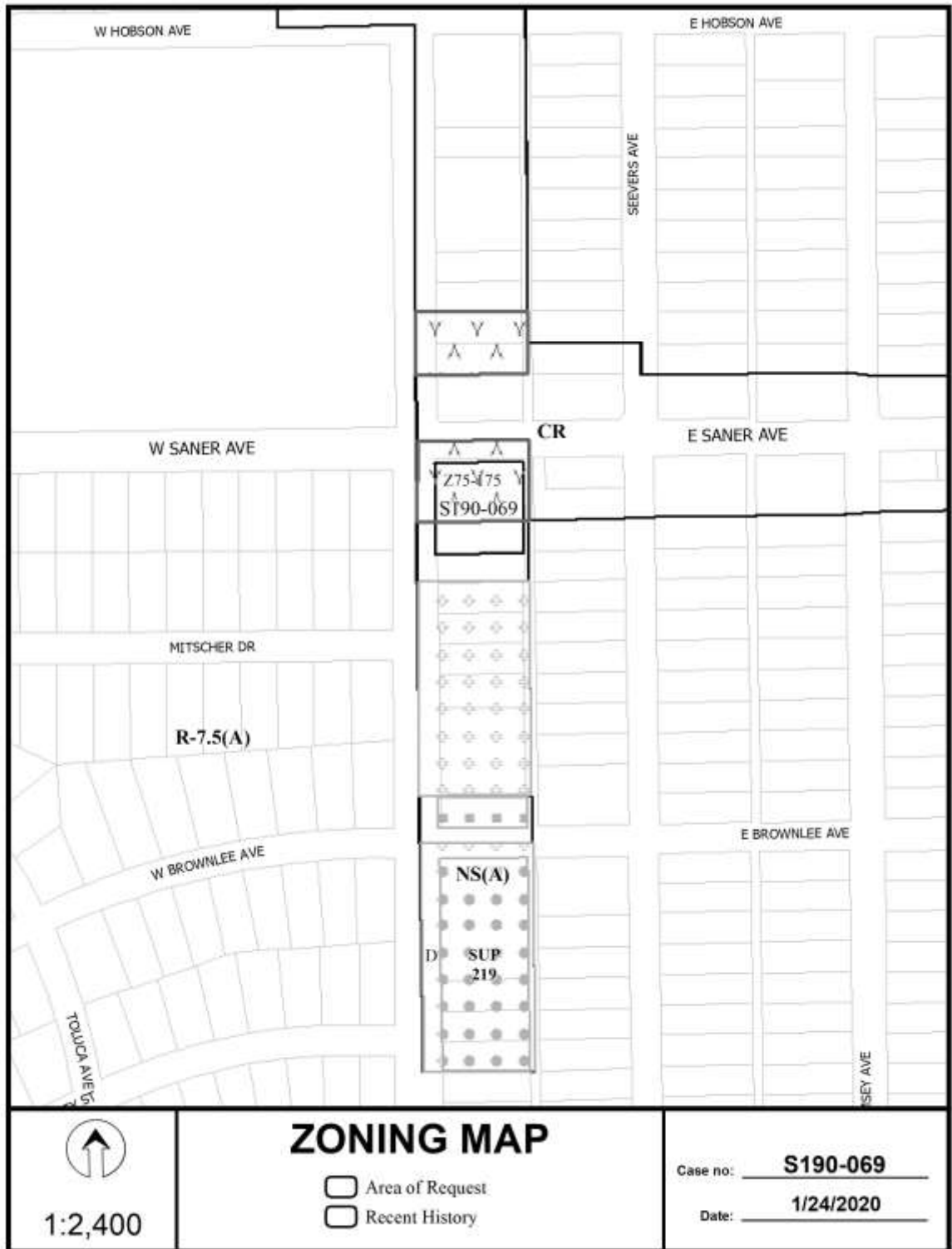
STAFF RECOMMENDATION: The request complies with the requirements of the CR Community Retail District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

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

10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
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”. (Note must be on plat) Section 51A-8.611(e).
14. On the final plat, dedicate 30 feet Right-of-Way (via Fee Simple) from the established center line Beckley Avenue. 51A 8.602(c).
15. On the final plat, dedicate 30 feet Right-of-Way (via Fee Simple) from the established center line Saner Avenue. 51A 8.602(c).
16. On the final plat, dedicate a 3-foot by 3-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Saner Avenue and Beckley Avenue Section 51A 8.602(d)(1).
17. On the final plat, a larger corner clip maybe requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip.
18. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Saner Avenue and the alley. Section 51A-8.602(e),
19. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
20. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
21. On the final plat, show recording information on all existing easements within 150 feet of the property.
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 "W. Saner Avenue" to "Saner Avenue". Section 51A-8.403(a)(1)(A)(xii)
24. On the final plat, change "S. Beckley Avenue" to "Beckley Avenue". Section 51A-8.403(a)(1)(A)(xii)
25. On the final plat, identify the property as Lot 1A in City Block 1/4103. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, FEBRUARY 6, 2020****FILE NUMBER:** S190-073**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Chalk Hill Road at Few Street, southwest corner**DATE FILED:** January 9, 2019**ZONING:** CS**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 0.5158-acre**MAPSCO:** 42Q**APPLICANT/OWNER:** WR Properties, Ltd.

REQUEST: An application to replat a 0.5158-acre tract of land containing all of Lots 7, 8, and 9 in City Block 1/7180 to create one lot on property located on Chalk Hill Road at Few Street, southwest corner.

SUBDIVISION HISTORY:

1. S189-185 is a request northeast of the present request to replat a 5.739-acre tract of land containing all of Lots 1 through 12 in City Block 11/7195, all of Lots 1 through 6 in City Block 2/7195, a portion of City Block 7193, abandoned Nettie Street, and an abandoned 20-foot alley to create one 2.1235-acre lot and one 3.6155-acre lot on property located on Fitchburg Street, west of Chalk Hill Road.. The request was approved May 16, 2019 but has not been recorded.
2. S189-179 was a request northeast of the present request to replat a 5.739-acre tract of land containing all of Lots 1 through 12 in City Block 11/7195, all of Lots 1 through 6 in City Block 2/7195, a portion of Block 7193, and abandoned Nettie Street and abandoned 20-foot alley to create one 2.1235-acre lot and one 3.6155-acre lot on property located on Fitchburg Street, west of Chalk Hill Road. The request was withdrawn April 16, 2019.
3. S176-251 was a request northeast of the present request to replat one a 5.74-acre tract of land containing all of Lots 1 through 6 in City Block 2/7195, all of Lots 1 through 12 in City Block 11/7195, part of City Block 7193, abandoned Nettie Street, a portion of an abandoned 20-foot alley, and an abandoned portion of Nettie Street to create one 2.450-acre lot and one 3.294-acre lot Fitchburg Street between Earnest Street and Weir Street. The request was withdrawn June 22, 2016.

STAFF RECOMMENDATION: The request complies with the requirements of CS Commercial Services District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
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". (Note must be on plat) Section 51A-8.611(e).
15. On the final plat, dedicate 28 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Few Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate a 5-foot by 5-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Few Street and Chalk Hill Road Section 51A 8.602(d)(1).

17. On the final plat, a larger corner clip maybe requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip.
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. Water and wastewater service 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 “Iriquois Street F.K.A. James Street)” to “Iroquois Drive (A.K.A. Iroquois Street) (A.K.A. James Street)”. Section 51A-8.403(a)(1)(A)(xii)
24. On the final plat, identify the property as 7A in City Block 1/7180. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



CITY PLAN COMMISSION**THURSDAY, FEBRUARY 6, 2020****FILE NUMBER:** S190-074**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Prudential Drive at Oakbrook Boulevard, southwest corner**DATE FILED:** January 9, 2019**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 9.337-acre**MAPSCO:** 33R**APPLICANT/OWNER:** MCKNG Property Owner, LLC

REQUEST: An application to replat a 9.337-acre tract of land containing part of City Block D/7937 to create one 5.091-acre lot, and one 4.246-acre lot on property located on Prudential Drive at Oakbrook Boulevard, southwest corner.

SUBDIVISION HISTORY:

1. S156-278 is a request east of the present request to replat a 2.995-acre tract of land containing all of Lot 4 in City Block A/6061 into one 0.989-acre lot and one 2.006-acre lot on property located at 1717 West Mockingbird Lane, west of Harry Hines Boulevard. The request was approved September 15, 2016 but has not been recorded.

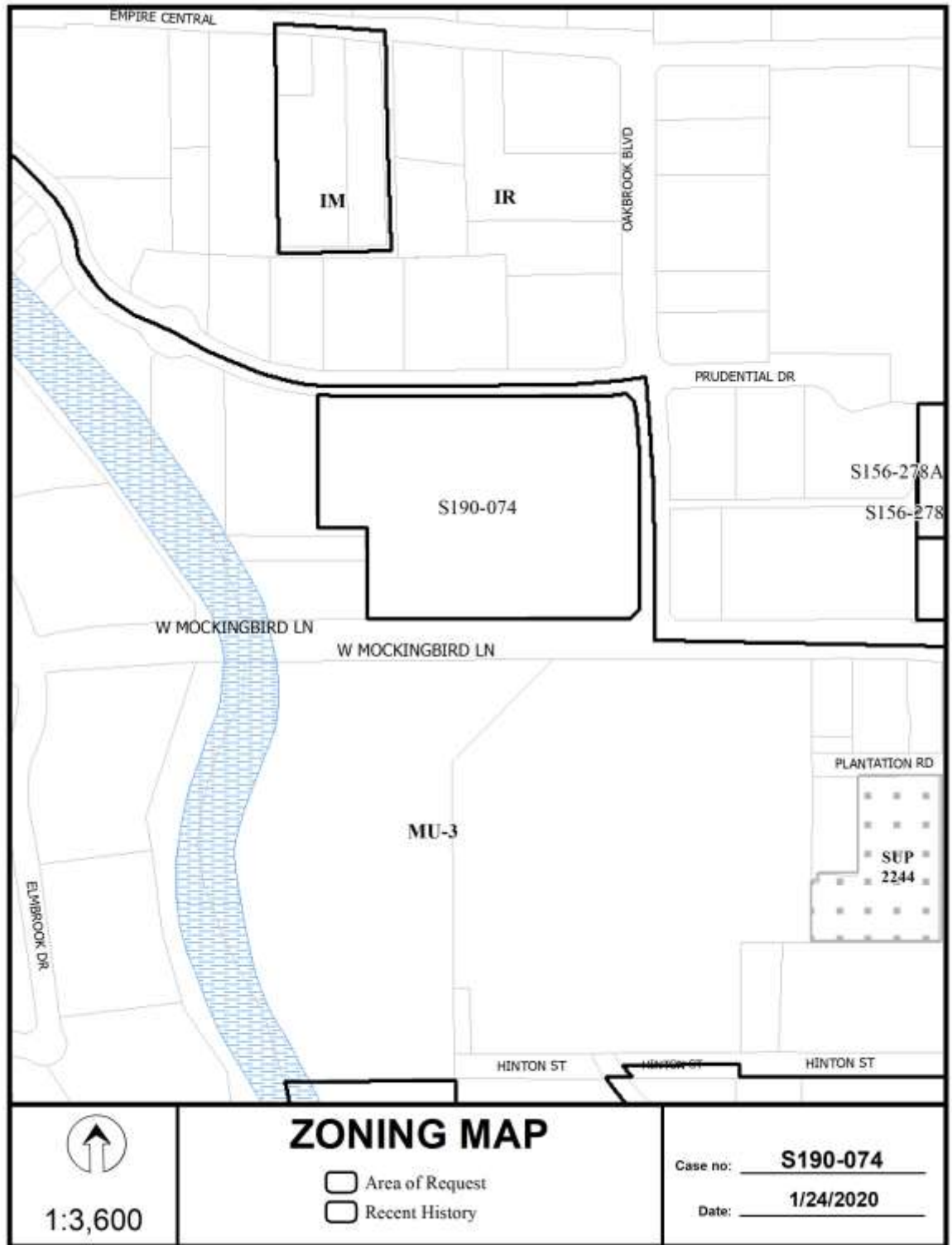
STAFF RECOMMENDATION: The request complies with the requirements of MU-3 Mixed Use District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

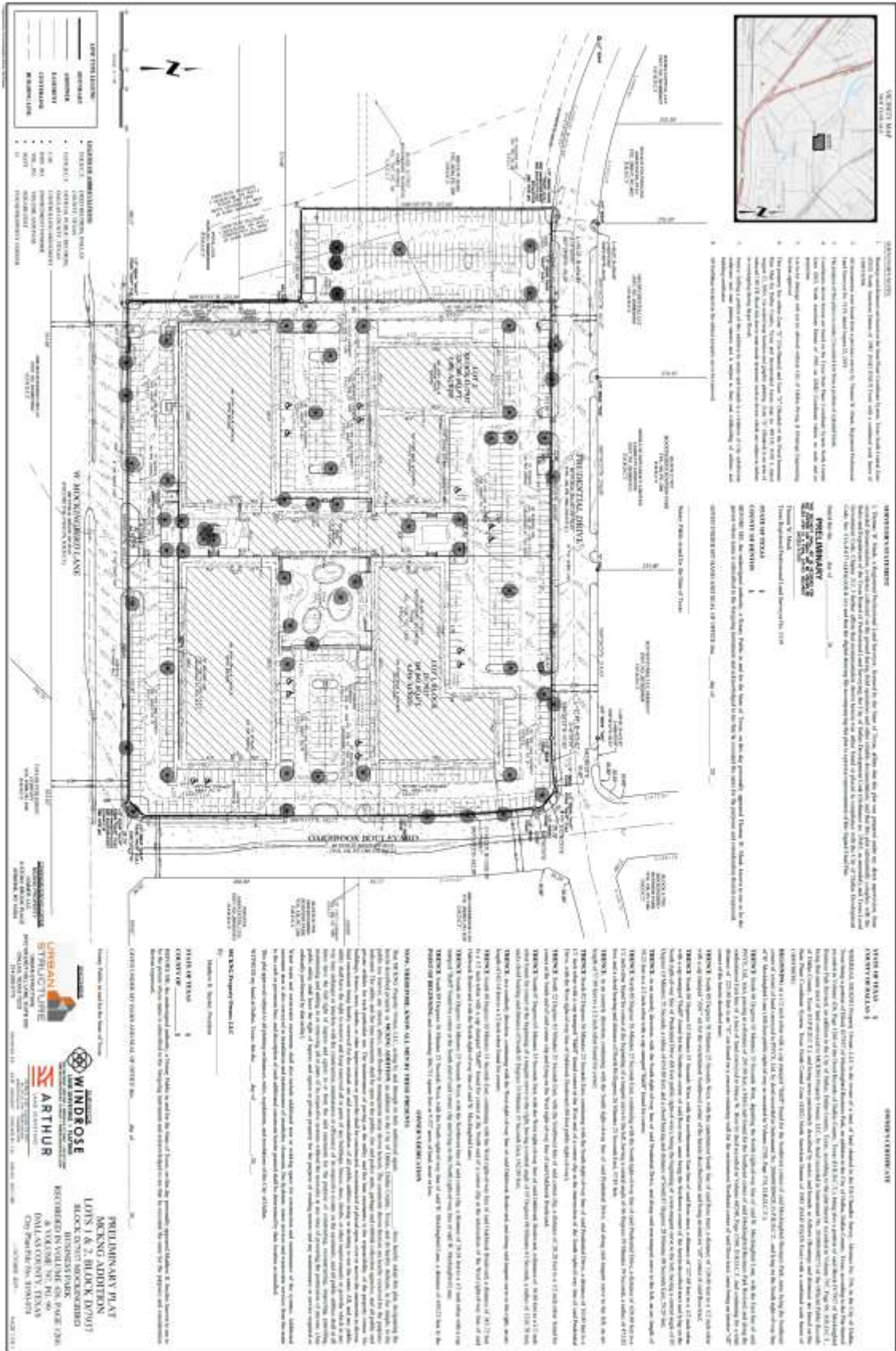
must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
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". (Note must be on plat) Section 51A-8.611(e).
15. On the final plat, show recording information on all existing easements within 150 feet of the property.
16. On the final plat, verify and/or correct State Plane Coordinate Values.
17. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
19. Water and wastewater main improvements 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. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

21. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment. Sections 49-60(b) (2) (d) and 49-60(d).
22. On the final plat, change “W. Mockingbird Lane” to “Mockingbird Lane”. Section 51A-8.403(a)(1)(A)(xii)
23. On the final plat, identify the property as Lots 5 and 6 in City Block D/7937. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY FEBRUARY 6, 2020****FILE NUMBER:** S190-075**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Herschel Avenue at Throckmorton Street, northeast corner**DATE FILED:** January 9, 2020**ZONING:** PD 193 (PDS 143)**PD LINK:** <http://dallascityattorney.com/51P/Articles%20Supp%2021/Article%20193%20Part%20I.pdf>**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.659-acres **MAPSCO:** 35T**OWNER:** CA Ventures / SBM Forward, LLC

REQUEST: An application to replat a 0.659-acre tract of land containing part of Lot 1 and all of Lots 2, 3, and 4 in City Block 13/028 to create one 28,700 square foot lot on property located on Herschel Avenue at Throckmorton Street, northeast corner.

SUBDIVISION HISTORY:

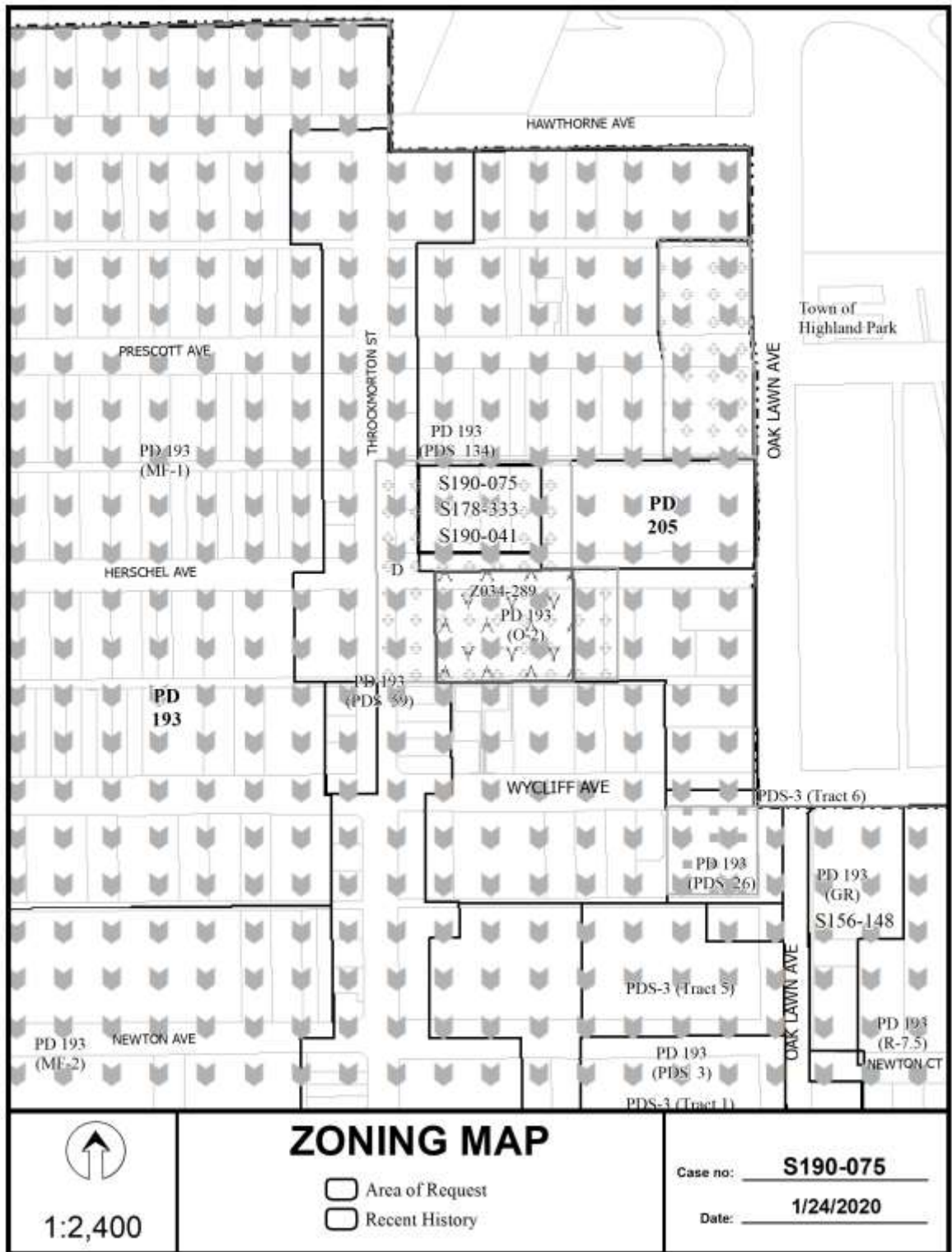
1. S190-041 was a request on the same property as the present request to replat a 0.659-acre tract of land containing part of Lot 1 and all of Lots 2 through 4 in City Block 13/2028 to create one lot on property located on Herschel Avenue, west of Throckmorton Street. The request was withdrawn December 11, 2019.
2. S178-333 was a request on the same property as the present request to create a 0.6589-acre lot containing all of Lots 1 through 4 in City Block 13/2028 on property located on Herschel Avenue at Throckmorton Street, northeast corner. The request was approved October 18, 2018 and withdrawn November 8, 2019.
3. S156-148 was a request southeast of the present request to replat a 5.205-acre tract of land containing all of Lot 1A in City Block 3/2064, all of Lots 6-14 in City Block 2064, an unplatted tract of land in City Block 2064, and all of Newton Court to be abandoned, into one lot on property located at Wycliffe Avenue and Oak Lawn Avenue, southeast corner. The request was approved April 21, 2016 and has not been recorded.

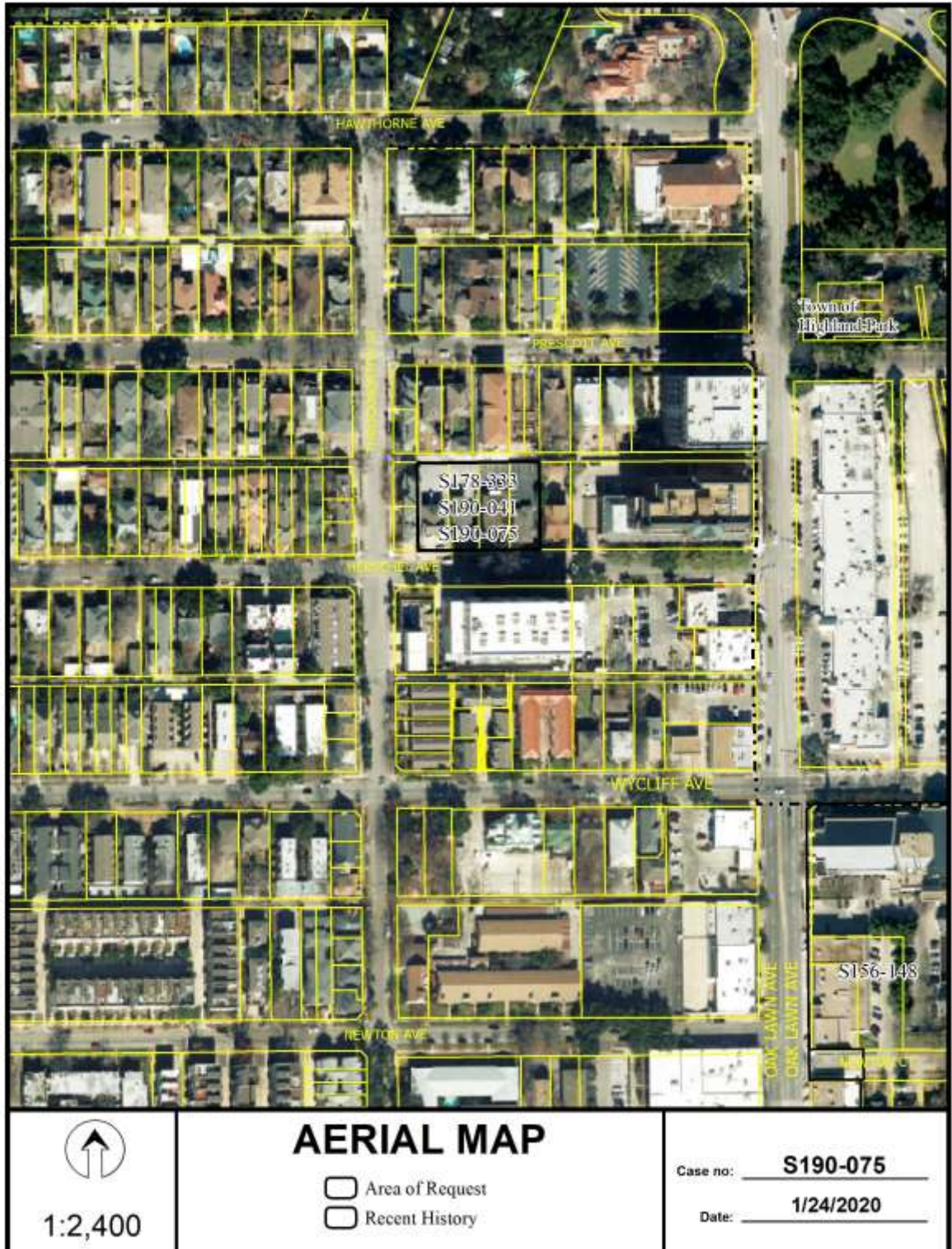
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 193 (PDS 143); therefore, staff recommends approval subject to compliance with the following conditions:

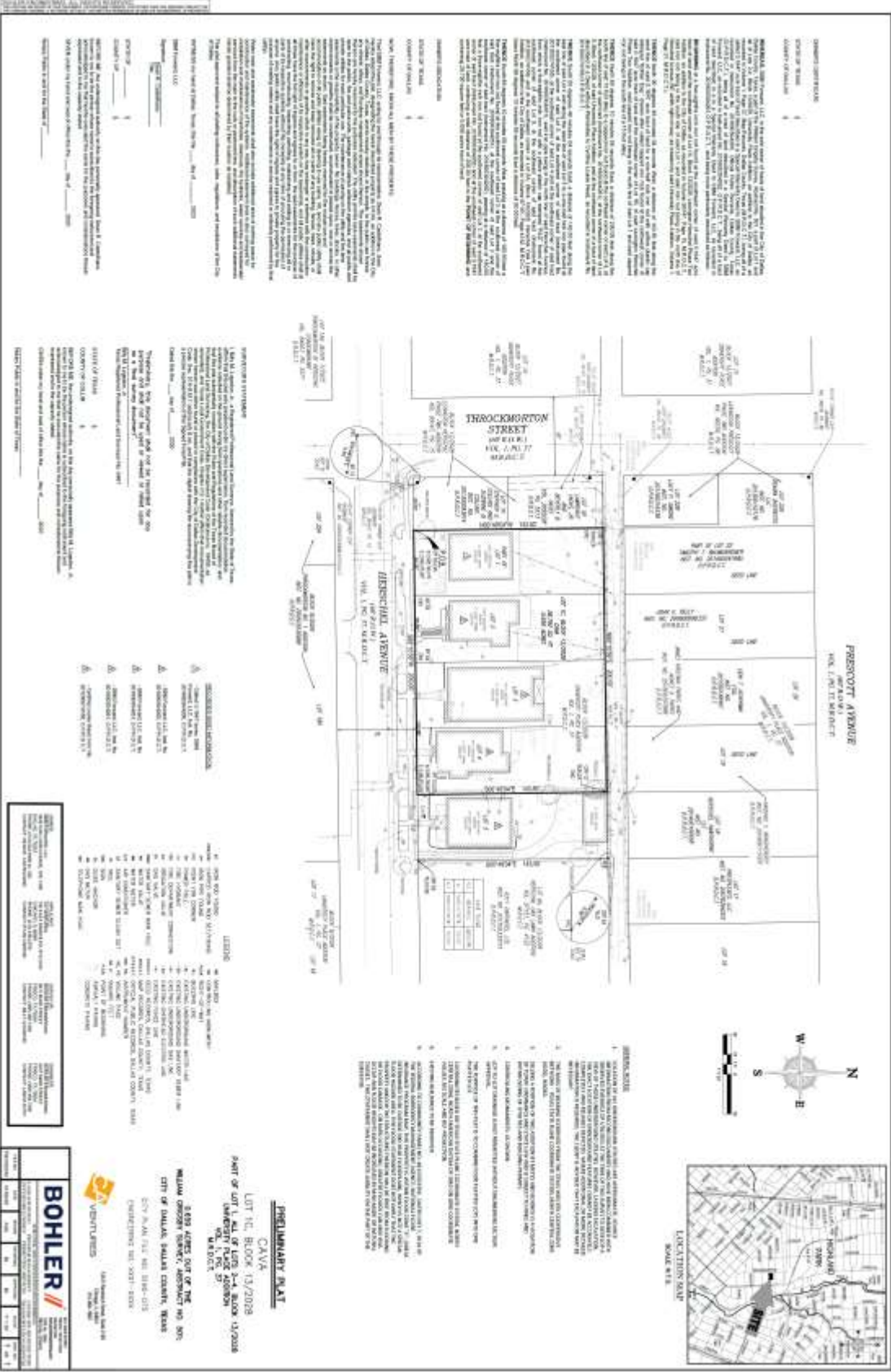
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division 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 the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
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". (Note must be on plat) Section 51A-8.611(e).
15. On the final plat, show recording information on all existing easements within 150 feet of the property.
16. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

18. On the final plat, identify the property as Lot 1C in City Block 13/2028. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







LOCATION: Camp Wisdom Road, east of Clark Road

DATE FILED: January 10, 2019

ZONING: PD 938

PD LINK: <http://dallascityattorney.com/51P/Articles%20%20Supp%2048/ARTICLE%20938.pdf>

CITY COUNCIL DISTRICT: 3 SIZE OF REQUEST: 25.743-acre MAPSCO: 61B-4

APPLICANT/OWNER: Clark Ridge Canyon, LTD, Wildwood Foundation

REQUEST: An application to replat a 25.743-acre tract of land containing all of Lots 1 and 2 in City Block A/8594 to create one 18.722-acre lot and one 7.031-acre lot on property located on Camp Wisdom Road, east of Clark Road.

SUBDIVISION HISTORY:

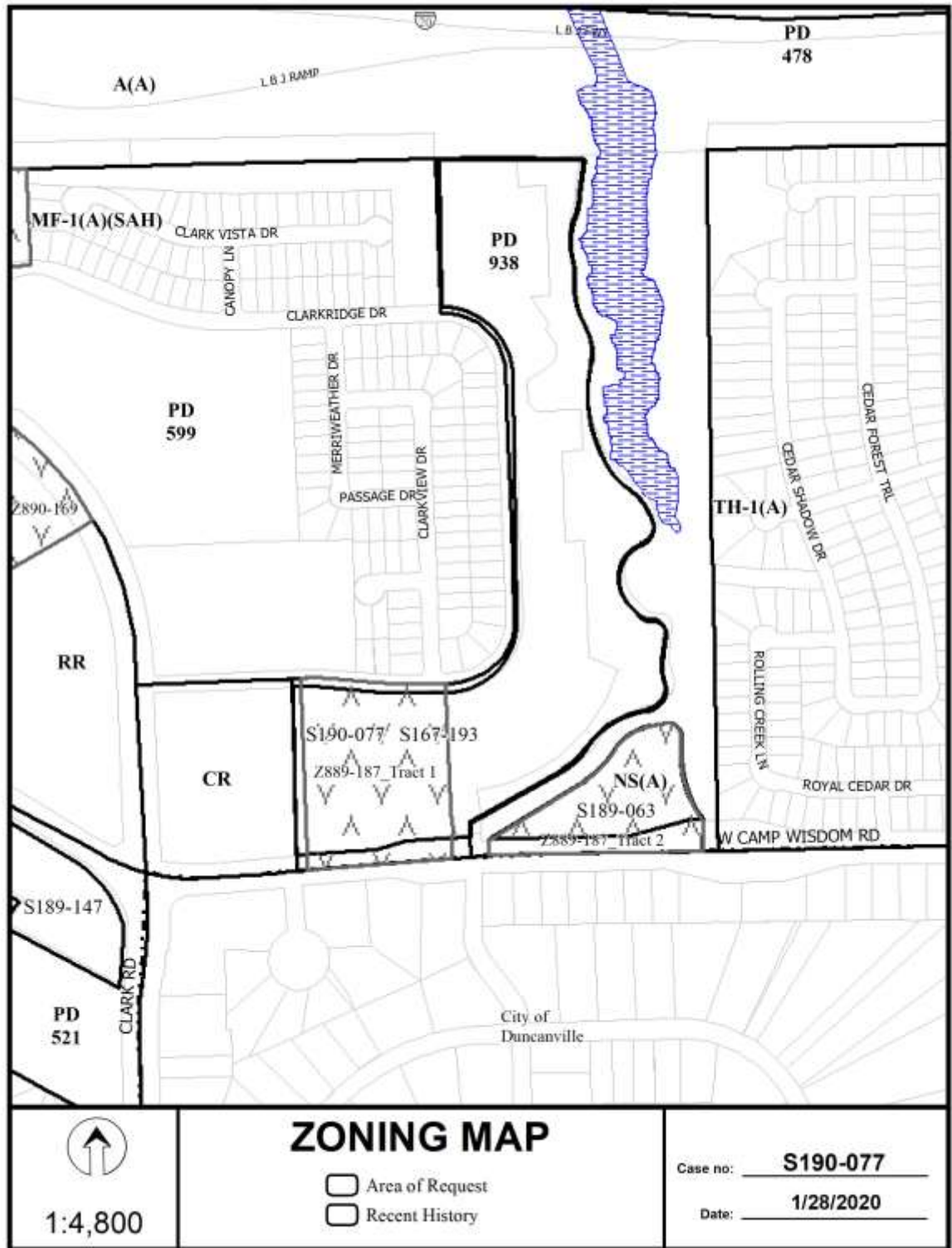
1. S189-063 is a request southeast of the present request to create a 2.967-acre lot from a tract of land in City Block 8596 on property located on Camp Wisdom Road, east of Clark Road, between Seagoville Road and Belt Line Road. The request was approved December 13, 2018 but has not been recorded.
2. S167-193 was a request same property of the present request to create one 7.55-acre lot and one 18.192-acre lot from a 25.74-acre tract of land on property located on Camp Wisdom Road, east of Clark Road. The request was approved June 22, 2017 and recorded August 5, 2019.

STAFF RECOMMENDATION: The request complies with the requirements of PD 938 therefore, staff recommends approval of the request subject to compliance with the following conditions:

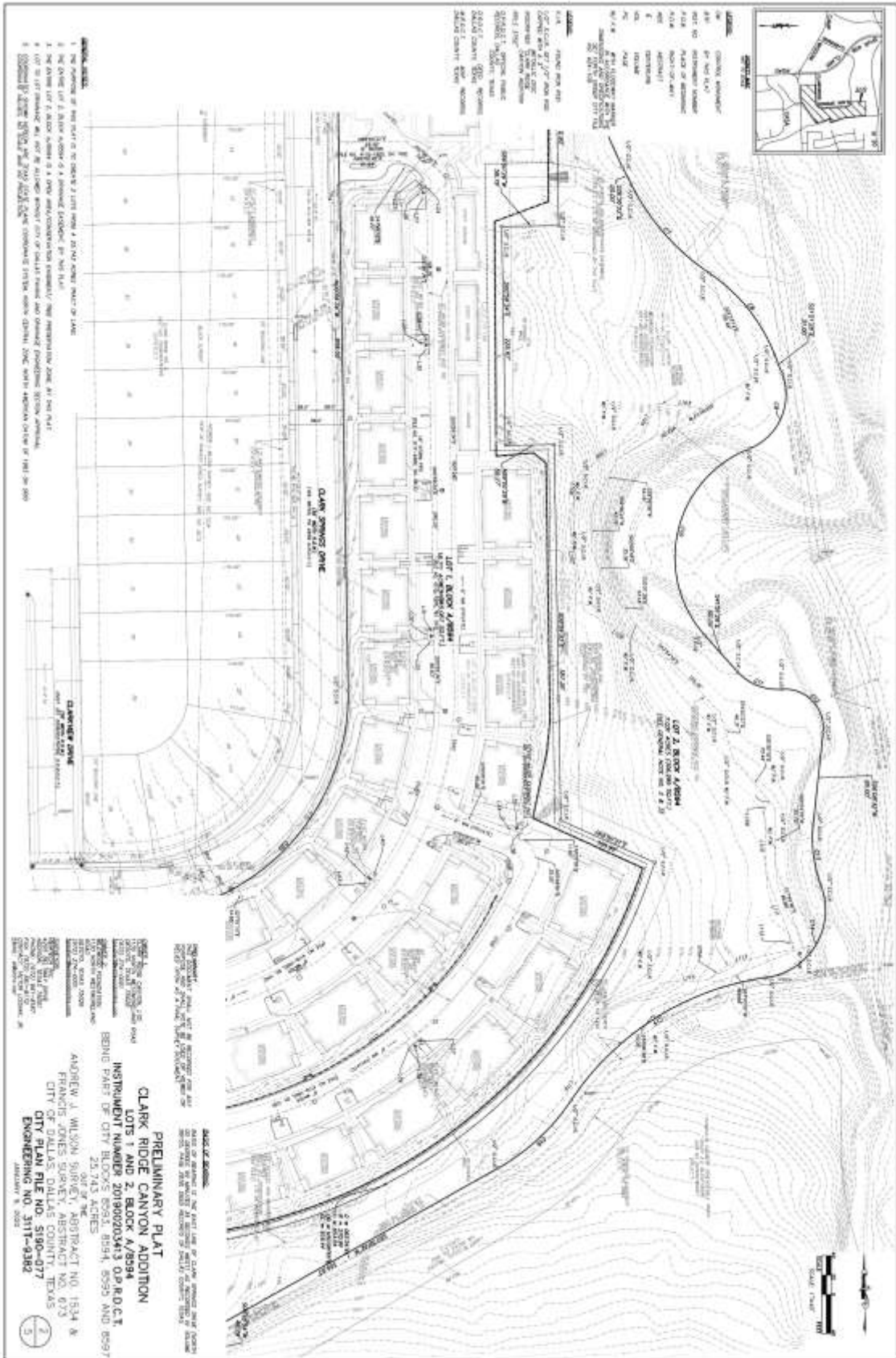
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division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

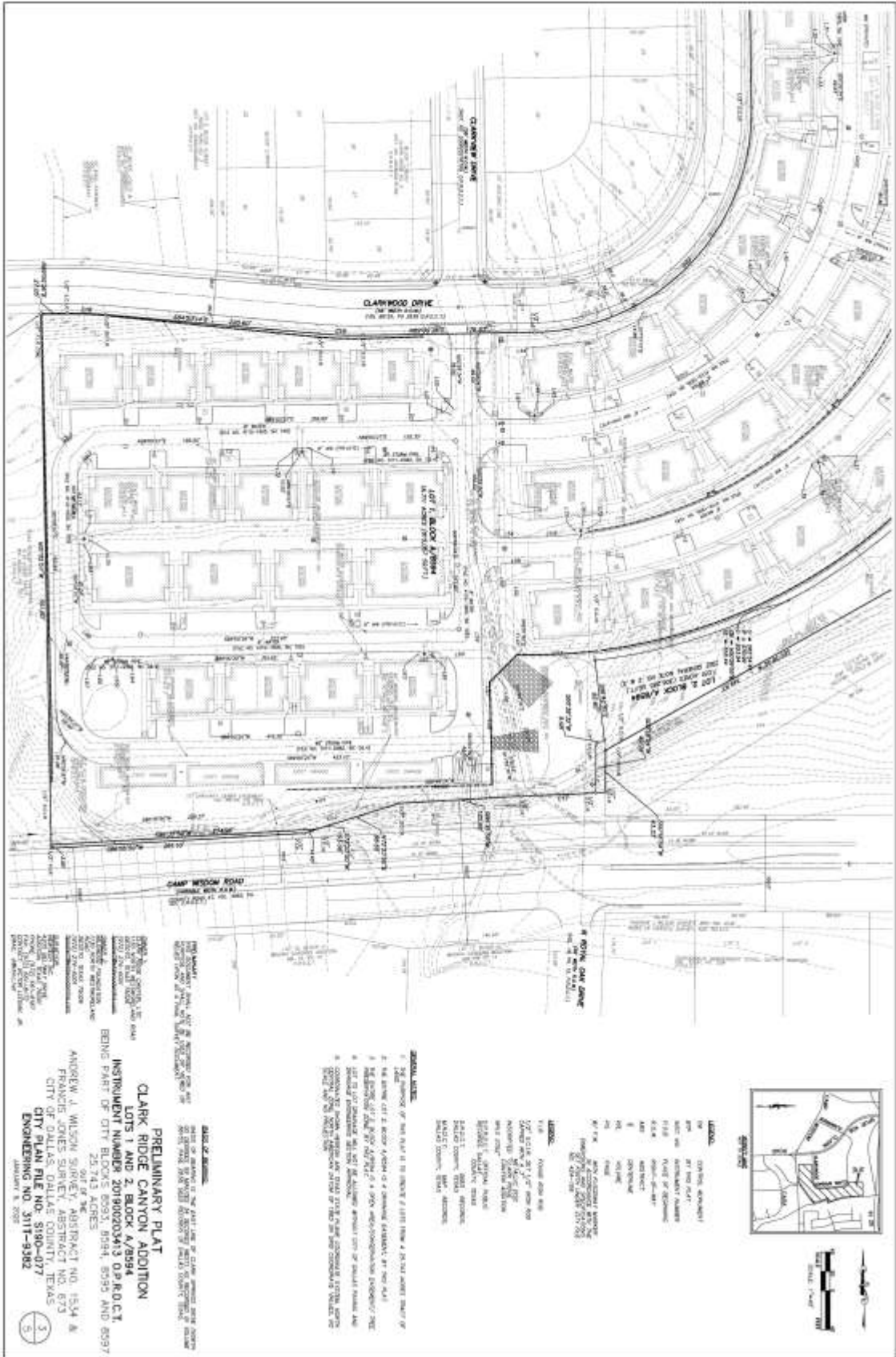
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. On the final plat, show recording information on all existing easements within 150 feet of the property.
13. On the final plat, chose a new or different addition name. Platting Guidelines.
14. On the final plat, the tree conservation area can't be less than 7.4876-acres per PD 938. Existing recorded tree conservation area may be abandoned by separate instrument thru Real Estate and amending PD 938.
15. 25 feet Access Maintenance Easement. Prior to final plat, contact Real Estate to discuss abandonment of 25 feet Access Maintenance Easement.
16. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
17. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
18. On the final plat, add a label for "Clark Vista Drive". SEC. 51A-8.403. (a) (1) (A) (xii)
19. On the final plat, add a label for "Clark spring Drive" and add diamond symbol where it changes from "Clarkridge Drive". SEC. 51A-8.403. (a) (1) (A) (xii)
20. On the final plat, add a label for "Clark spring Drive" and add diamond symbol where it changes from "Clarkwood Drive". SEC. 51A-8.403. (a) (1) (A) (xii)
21. On the final plat, change "N. Royal Oak Drive" to "Royal Oak Drive". Section 51A-8.403(a)(1)(A)(xii)

22. On the final plat, identify the property as Lots 1A and 2A in City Block A/8594. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









CITY PLAN COMMISSION**THURSDAY, FEBRUARY 6, 2020****FILE NUMBER:** S190-078**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Beaumont Street, between Akard Street and Gould Street**DATE FILED:** January 10, 2019**ZONING:** PD 317(Subarea 2)**PD LINK:** <http://dallascityattorney.com/51P/Articles%20Supp%2053/ARTICLE%20317.pdf>**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.873-acre **MAPSCO:** 45U**APPLICANT/OWNER:** Seth Smith, Mark Martinek, Southpaw 1712, LLC, Katelin Burton Smith, Lloyd Scott

REQUEST: An application to replat a 0.837-acre tract of land containing all of Lots 1 and 2 in City Block E/907 3/4 to create seven lots ranging in size from 2,501 square feet to 38,041square feet on property located on Beaumont Street, between Akard Street and Gould Street.

SUBDIVISION HISTORY:

1. S189-093 is a request north of the present request to create 4 lots ranging in size from 1,134 square feet to 1,217-square feet from a 0.1132-acre tract of land in City Block A/448 on property located on McKee Street at Browder Street, west corner. The request was approved January 17, 2019 .S189-093R was approved January 23, 2020 but has not been recorded.
2. S189-069 was a request northeast of the present request to replat a 0.737-acre tract of land containing part of Lot 14 and all of Lots 15, 16, 17, and 18 in City Block A/913 to create one lot on property located on Beaumont Street at Browder Street, north corner. The request was approved December 13, 2018 but has not been recorded.
3. S189-025 was a request north of the present request to create 4 lots ranging in size from 0.0275-acre to 0.0294-acre from a 0.1132-acre tract of land in City Block A/448 on property located on McKee Street at Browder Street. The request was withdrawn November 2, 2018.
4. S178-332 was a request northwest of the present request to create a 0.4234-acre lot from a tract of land in City Block 911 on property located on Sullivan Drive, between Gould Street and Akard Street. The request was approved October 18, 2018 and has not been recorded.
5. S178-183 was a request northwest of the present request to replat a 0.567-acre tract of land containing all of Lot 1 and two tracts of land in City Block A/907 on property located on Gano Street, between Wall Street and Akard Street. The request was approved June 22, 2018 and has not been recorded
6. S178-003 was a request southwest of the present request to replat a 1.035-acre tract of land containing part of Lot 28, part of abandoned Beaumont Street, and part of City Block 1090 1/2 to create a 19-lot shared access development with 3

common areas on property located on Wall Street at Beaumont Street, south corner. The request was approved November 9, 2017 but has not been recorded.

7. S178-002 was a request southwest of the present request to replat a 0.224-acre tract of land containing part of Lots 6, 7, and 28, part of City Block 1090 1/2, and part of abandoned Beaumont Street to create a 5-lot shared access area development on property located on Cockrell Avenue at future Beaumont Street, east corner. The request was approved November 9, 2017 but has not been recorded.
8. S178-001 was a request southwest of the present request to replat a 2.402-acre tract of land containing all of Lots 1 through 5, Lots 22 through 27, parts of Lots 6, 7, 21, and 28 in City Block 1090 1/2, part of City Block 1094, and part of abandoned Beaumont Street to create a 58-lot shared access area development with one common area and to extend Beaumont Street on property located on McKee Street at Cockrell Avenue, east corner. The request was approved November 9, 2017 but has not been recorded.
9. S167-221 was a request southeast of the present request to replat 1.373-acre tract of land containing part of Lots 1 through 5 in City Block F/900 to create 3 lots ranging in size from 0.192-acre to 0.948-acre on property bounded by Corinth Street, Gould Street, Savannah Street, and Browder Street. The request was approved July 20, 2017 and was withdrawn April 24, 2018.
10. S167-123 was a request northeast of the present request to replat a 0.597-acre tract of land containing part of Lots 2 and 3 in City Block H/912 to create one lot on property located on McKee Street at Browder Street, southeast corner. The request was approved March 16, 2017 but has not been recorded.
11. S156-259 was a request northwest of the present request to replat a 0.840-acre lot from containing part of Lots 2, 3, 4, 5, and part of Lot 12 in City Block 909 to create 2 lots on property located on Akard Street between Gano Street and Sullivan Drive. The request was approved October 20, 2016 and was recorded September 26, 2018.
12. S156-091 was a request southwest of the present request to amend a portion of an approved 12-lot Shared Access Development by replatting a 0.252-acre tract of land containing all of Lots 4A-4E and Lot 4G in City Block B/907 into eight lots ranging in size from 1,246 square feet to 1,503 square feet on property located on Wall Street at McKee Street, north corner. The request was approved February 18, 2016 and was recorded January 19, 2017.
13. S156-053 was a request southeast of the present request to replat a 1.716-acre tract of land containing all of Lots 1, 2, 3, 4, and part of Lot 5 in City Block A/904 into one lot on property fronting on Akard Street between Beaumont Street and Savannah Street. The request was approved January 7, 2016 and was recorded December 15, 2016.

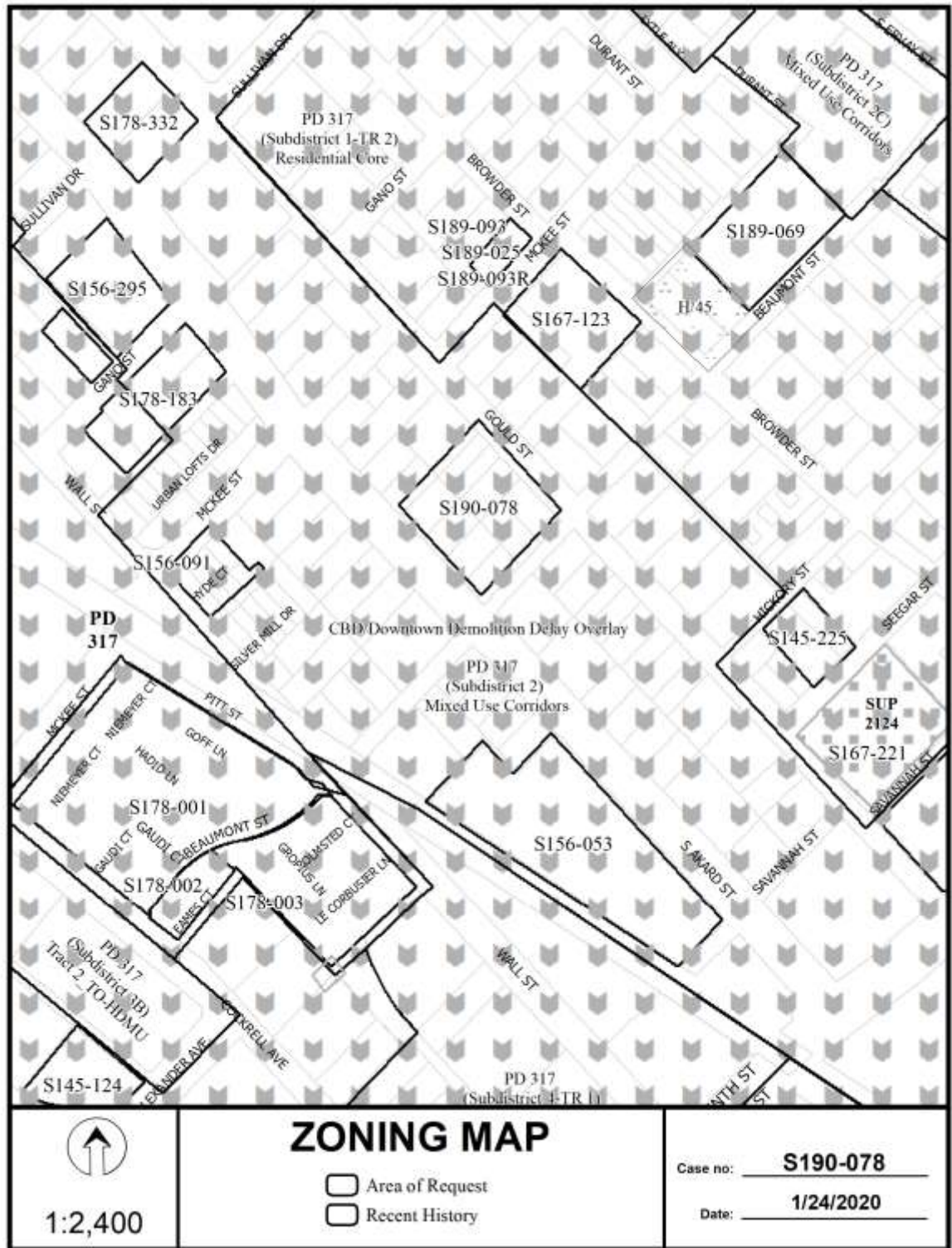
14. S145-225 was a request southeast of the present request to replat a 0.279-acre tract of land containing all of Lot 4 and part of Lot 3 in City Block G/906 into one lot on property located on Seegar Street, between Gould Street and Browder Street. The request was approved July 7, 2015 but has not been recorded.
15. S145-124 was a request southwest of the present request to replat a 0.357-acre tract of land containing all of Lots 1-3 in City Block 2/1090 into one lot on property located at 1734 South Lamar Street. The request was approved April 9, 2015 and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 317 (Subarea 2); therefore, staff recommends approval of the request subject to compliance with the following conditions:

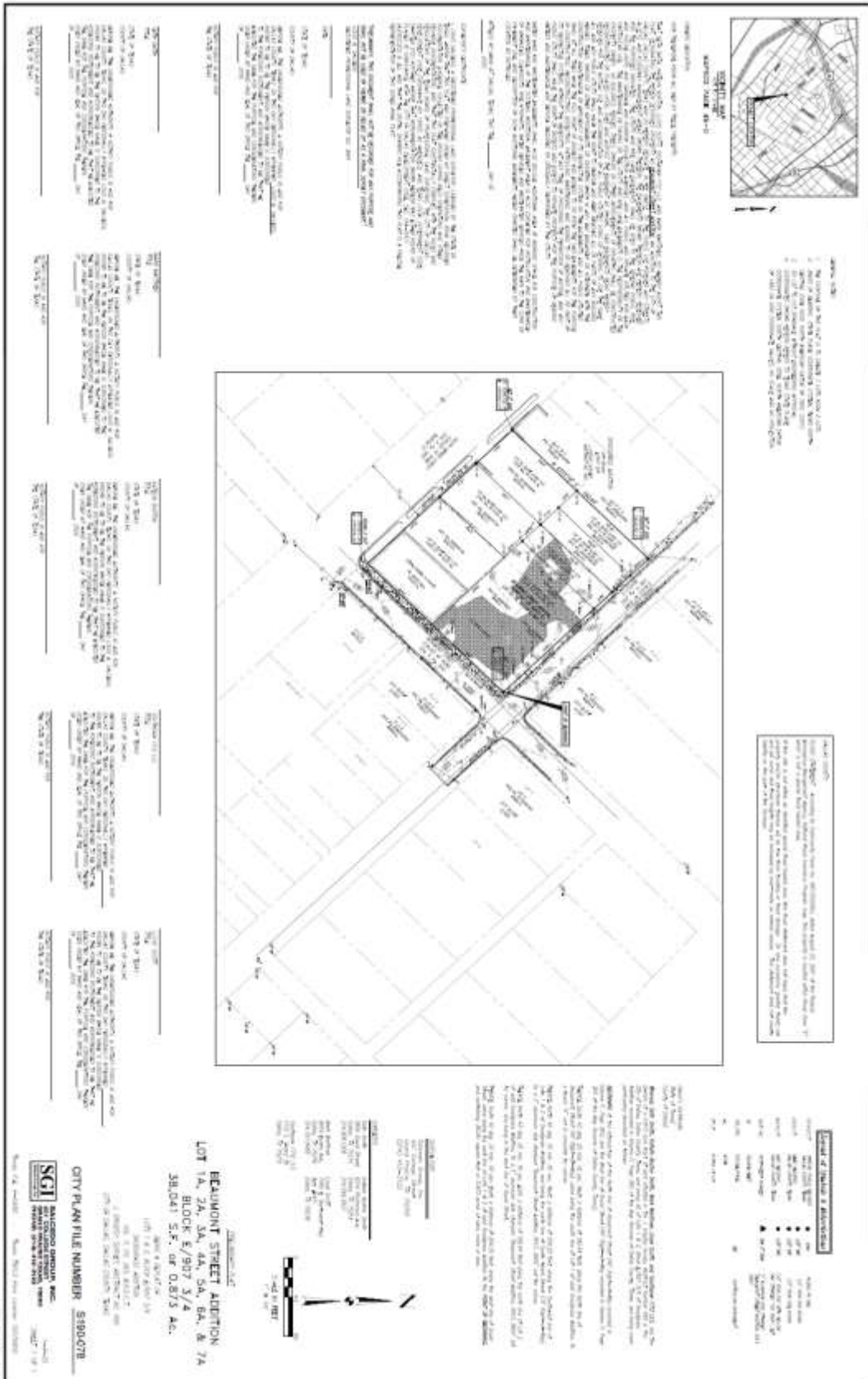
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division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

11. The number of lots permitted by this plat is seven.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
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". (Note must be on plat) Section 51A-8.611(e).
15. On the final plat, dedicate 28 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Beaumont Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate 28 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Gould Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
17. On the final plat, dedicate a 3-foot by 3-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Beaumont Street and Gould Street. Section 51A 8.602(d) (1).
18. On the final plat, dedicate a 5-foot by 5-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Beaumont Street and Akard Street. Section 51A 8.602(d) (1).
19. On the final plat, a larger corner clip maybe requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip.
20. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
21. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
22. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
23. On the final plat, show recording information on all existing easements within 150 feet of the property.
24. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
25. On the final plat, label all tract's owners name and also reference with complete recording information.

26. Prior to final plat, provide 8 ½ X 11 drawings showing dimensions between existing building and proposed lot lines and/or existing right-of-way lines and property lines.
27. Prior to final plat, need state in expectancy for portion of Beaumont Street where building will remain.
28. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
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. On the final plat, change “South Akard Street” to “Akard Street”. Section 51A-8.403(a)(1)(A)(xii)
32. On the final plat, add a label for “Hickory Street”. SEC. 51A-8.403. (a) (1) (A) (xii)
33. On the final plat, add a label for “Browder Street”. SEC. 51A-8.403. (a) (1) (A) (xii)
34. On the final plat, change “Gould Street” to “Gould Street (F.K.A. Snodgrass Street)”. Section 51A-8.403(a)(1)(A)(xii)
35. On the final plat, identify the property as Lots 1A through 1H in City Block E/907. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







Inset Map

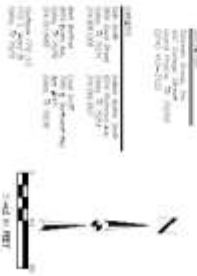
NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL CORNERS ARE TO BE BENCHMARKED TO THE CITY ENGINEER'S RECORD PLANS.
 3. ALL UTILITIES ARE TO BE DEPTH MARKED AND LOCATED BY THE CITY ENGINEER.
 4. ALL ERECTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S RECORD PLANS.
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Legend of Symbols & Abbreviations

Symbol	Description
Circle with dot	Center of Lot
Square	Corner of Lot
Triangle	Corner of Lot
Star	Corner of Lot
Circle with cross	Center of Lot
Square with dot	Corner of Lot
Triangle with dot	Corner of Lot
Star with dot	Corner of Lot
Circle with cross and dot	Center of Lot
Square with dot and cross	Corner of Lot
Triangle with dot and cross	Corner of Lot
Star with dot and cross	Corner of Lot

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
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BEAUMONT STREET ADDITION
 LOT 1A, 2A, 3A, 4A, 5A, 6A, 7A
 BLOCK E/307 31/4
 38,041 S.F., OR 0.875 AC.

SGI
 ANCHORAGE DESIGN, INC.
 1000 W. 10TH AVENUE, SUITE 100
 ANCHORAGE, ALASKA 99501
 PHONE: (907) 562-1111
 FAX: (907) 562-1112
 WWW.SGI-ANCHORAGE.COM

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 6, 2020****FILE NUMBER:** S190-079**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Cedar Hill Avenue, south of Evergreen Hills Road**DATE FILED:** January 10, 2019**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 1 **SIZE OF REQUEST:** 0.300-acre**MAPSCO:** 44Y**APPLICANT/OWNER:** John C. Smith

REQUEST: An application to create a 0.300-acre lot from a tract of land in City Block 4706 on property located on Cedar Hill Avenue, south of Evergreen Hills Road.

SUBDIVISION HISTORY:

1. S156-228 is a request southeast of the present request to replat a 2.304-acre tract of land containing all of Lots 1B1 and 1B2 in City Block 4700 to create one lot on property located on Kessler Parkway at Greenbriar Lane. The request was approved July 21, 2016 and recorded September 13, 2017.

STAFF RECOMMENDATION: Section 51A-8.503(a) indicates 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 streets..."

- This request is residential in nature, the lots are being created from a tract of land that has never been platted before; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

The request complies 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 structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the

- plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
 8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
 9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
 10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
 11. The number of lots permitted by this plat is one.
 12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
 13. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
 14. On the final plat, dedicate 26.5 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Cedar Hill Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 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 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. On the final plat, metes and bound legal description should begin at a recorded plat corner of street intersection. (plat guideline)

20. On the final plat, the 2.3-foot by 32-foot parcel part of Mr. and Ms. Martinez tract must be included in the boundary of this plat.
21. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
25. On the final plat, change “Cedar Hill Avenue” to “Cedar Hill Avenue (F.K.A. Cedar Hill Drive”. Section 51A-8.403(a)(1)(A)(xii)
26. On the final plat, identify the property as Lot 1 in City Block A/4706. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY FEBRUARY 6, 2020****FILE NUMBER:** S190-070**SENIOR PLANNER:** Mohammad Bordbar**LOCATION:** Preston Road at Meadow Road, northeast corner**DATE FILED:** January 8, 2020**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 0.620-acre**MAPSCO:** 64V**OWNERS:** James E. and Carol C. Wood

REQUEST: An application to replat a 0.620-acre tract of land containing part of Lot 12 in City Block 1/5492 into one 11,920 square foot Lot and one 15,030 square foot lot on property located on Preston Road at Meadow Road, northeast corner.

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

PROPERTY OWNER NOTIFICATION: On January 22, 2020, 16 notices were sent to property owners within 200 feet of the proposed plat.

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

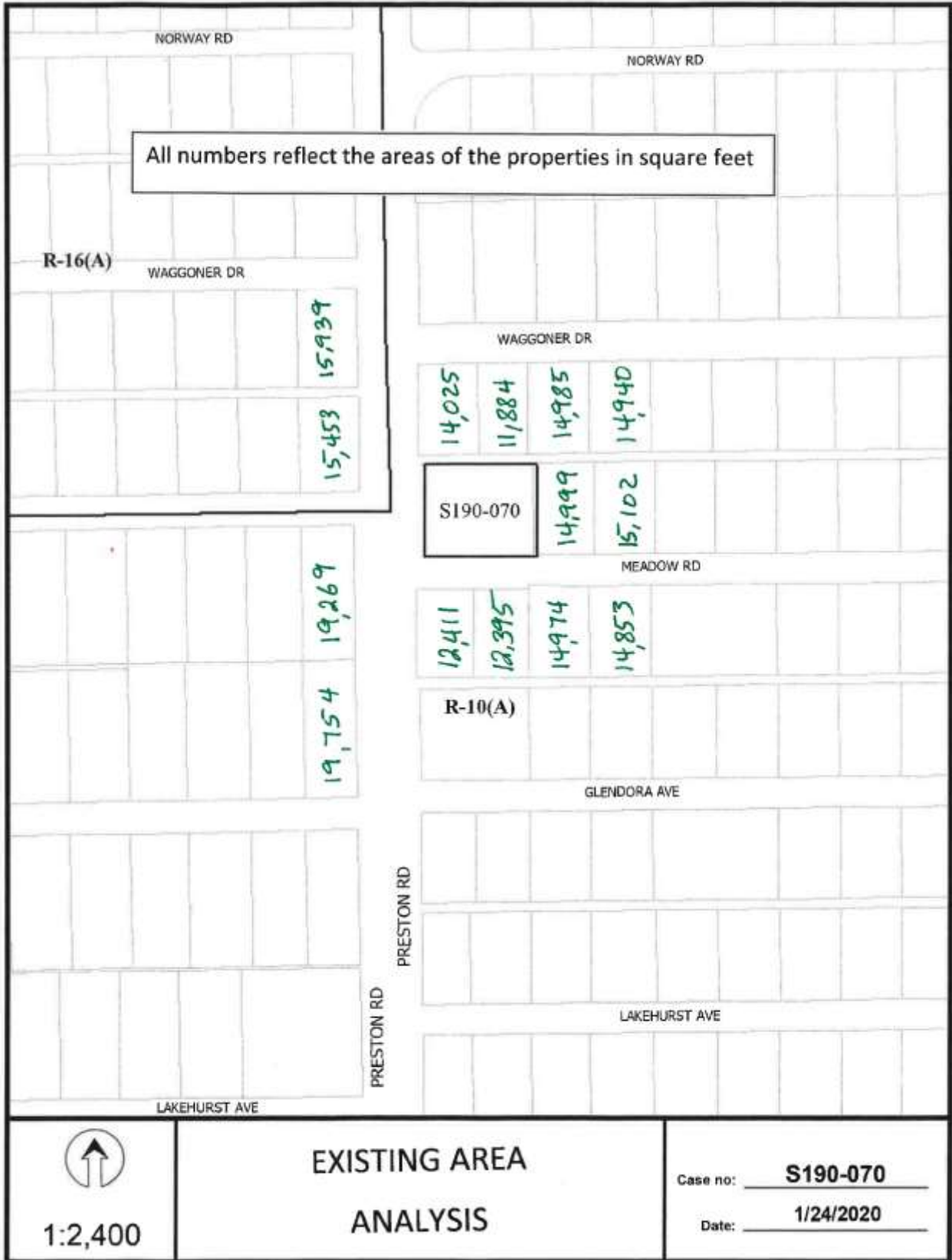
- The properties to the north, east, south, and southwest of the request have widths ranging in size from 81.5 feet to 100 feet and areas ranging in size from 11,884 square feet to 19,754 square feet and are zoned R-10(A) Single Family District. *(please refer to the existing area analysis map)*
- The properties to the northwest of the request have widths ranging in size from 90 feet to 100 feet and areas ranging in size from 15,453 square feet to 15,939 square feet and are zoned R-16(A) Single Family District. *(please refer to the existing area analysis map)*
- The request is to create one 11,990-square foot lot and one 15,030-square foot lot with lot widths of 79.56 feet and 100 feet respectively.

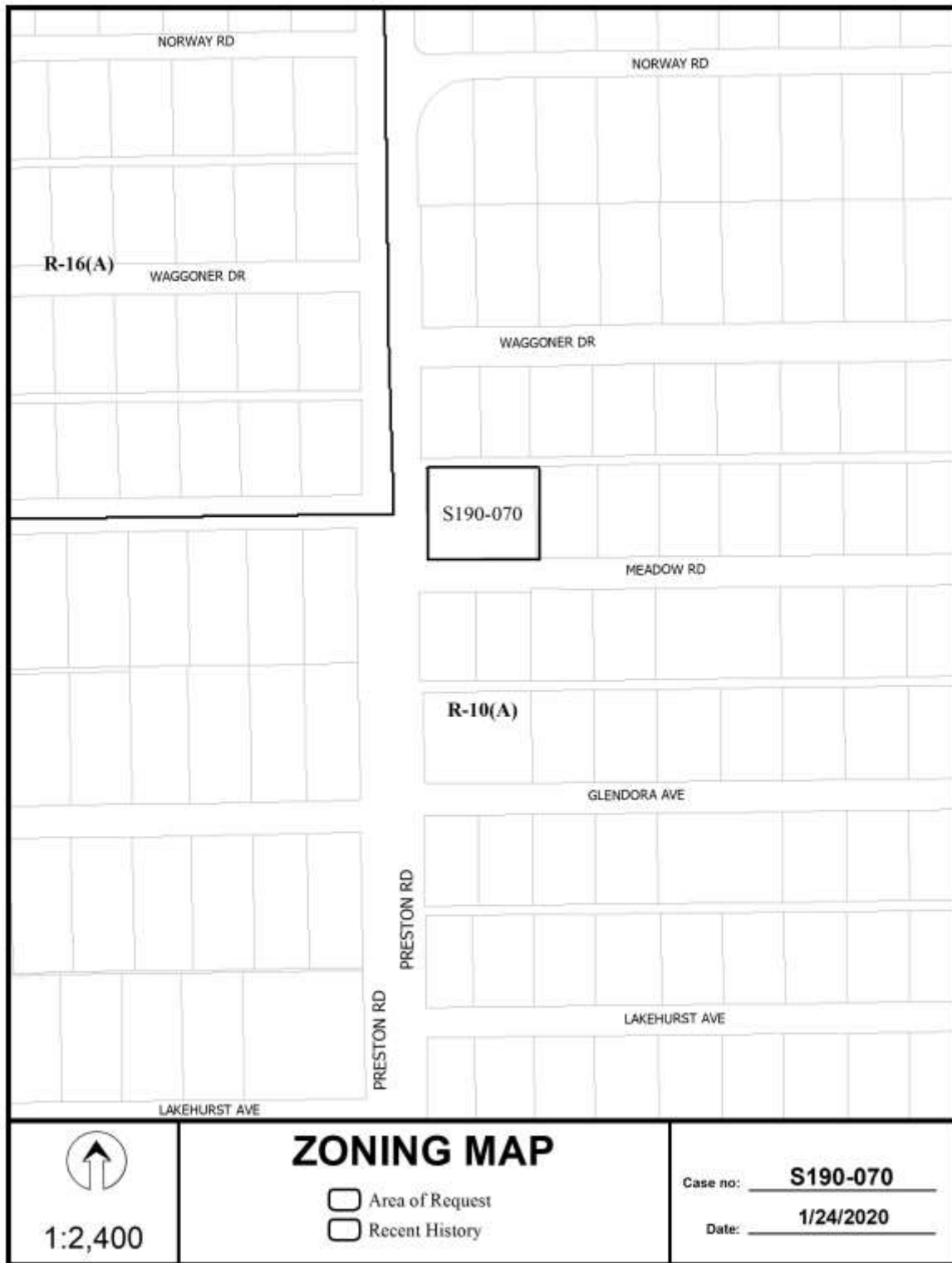
The request is in R-10(A) Single Family District with minimum lot requirement of 10,000 square feet. Staff finds that there is no uniform lot widths or lot areas within the immediate vicinity of the request; therefore, there is no any established lot pattern and the request complies with the requirements of Section 51A-8.503 and R-10(A) Single Family District. Staff recommends approval of the request subject to compliance with the following conditions:

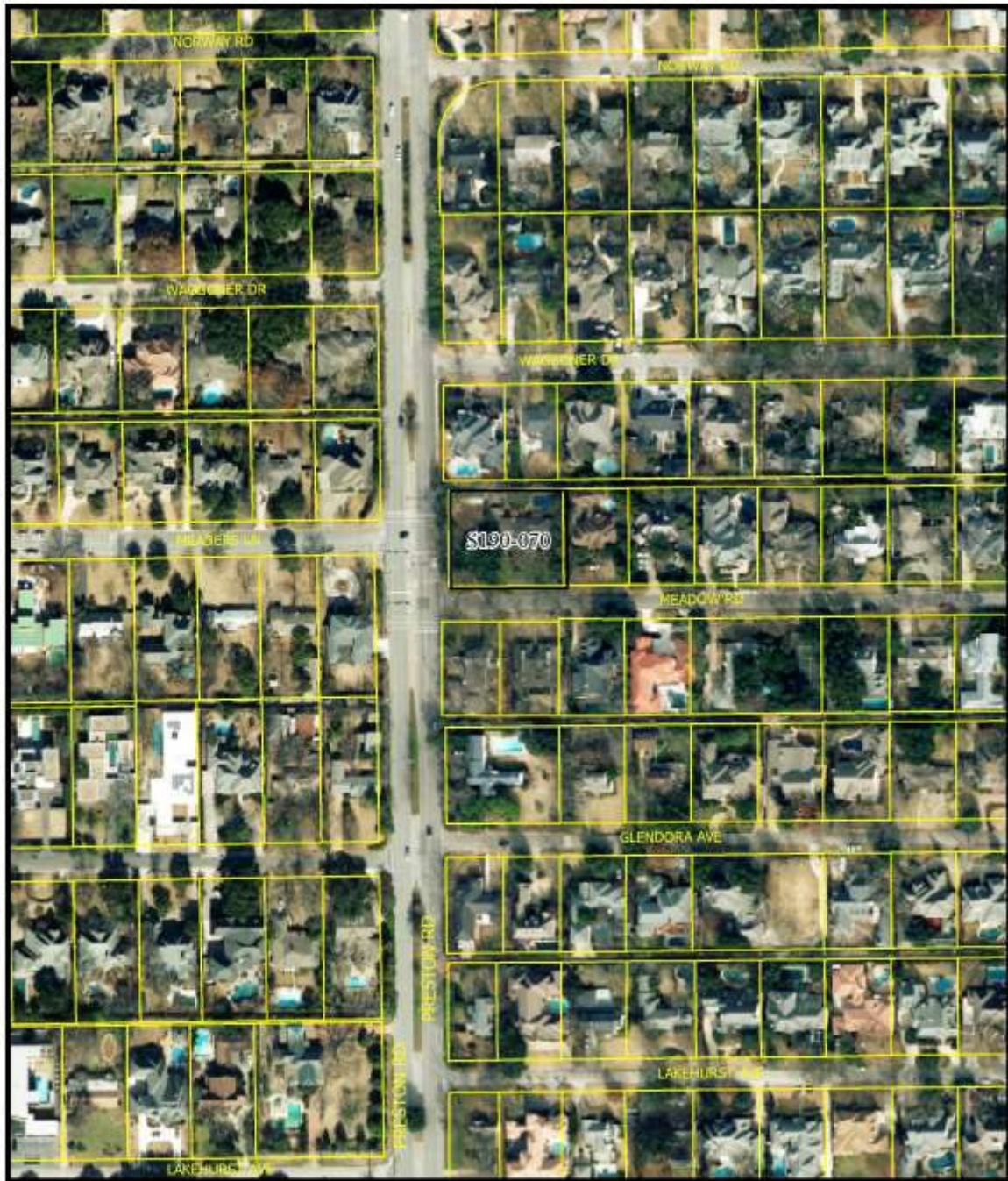
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
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". (Note must be on plat) Section 51A-8.611(e).
15. On the final plat, dedicate a 5-foot by 5-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Preston Road and Meadow Road. Section 51A 8.602(d) (1).

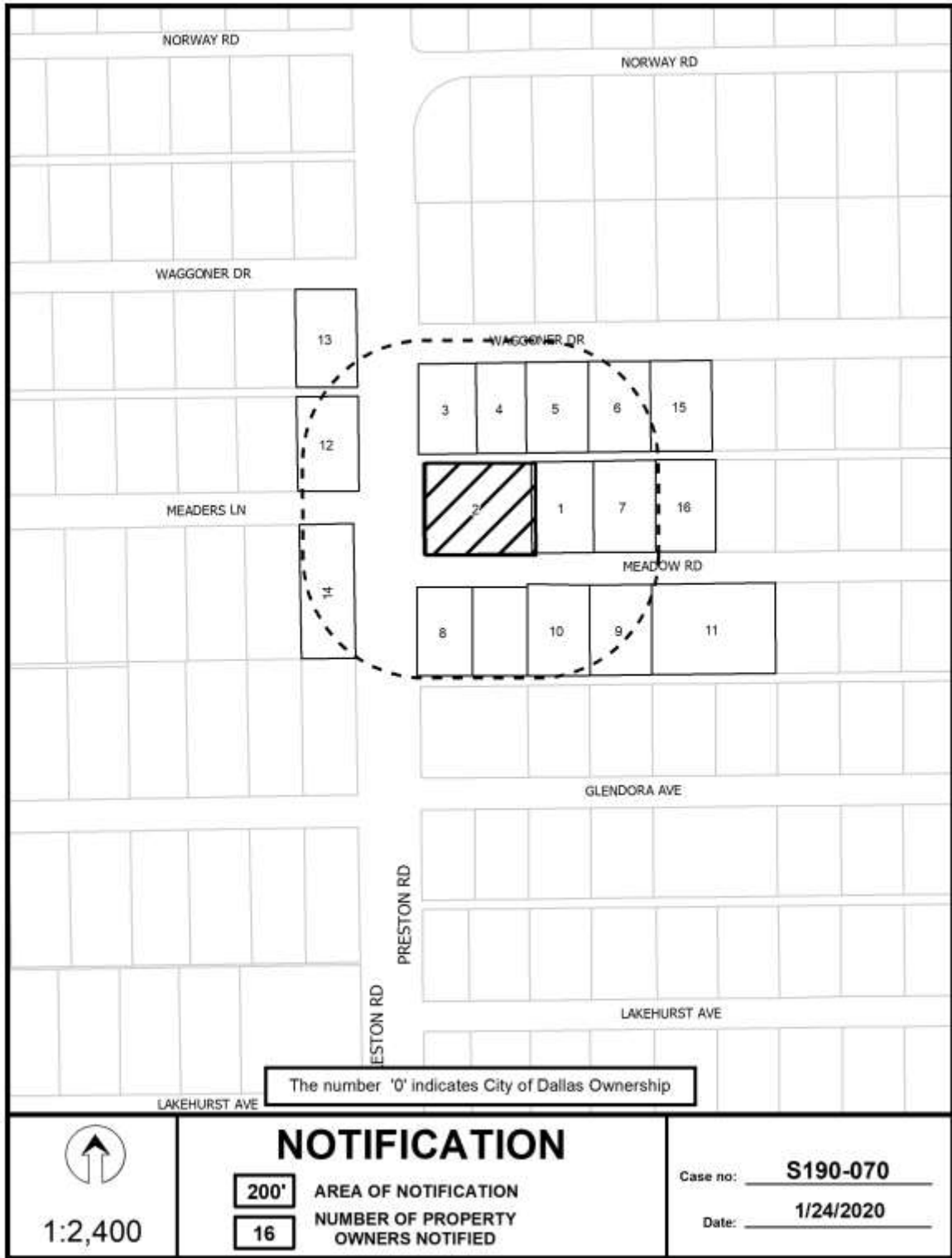
16. On the final plat, a larger corner clip maybe requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip.
17. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Preston Road and the alley. Section 51A-8.602(e),
18. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
19. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. Water main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. On the final plat, change "Meadow Road" to "Meadow Road (F.K.A. Malone Street)". Section 51A-8.403(a)(1)(A)(xii)
25. Prior to final plat, confirm wood fence along Preston Road is not part of public right-of-way (State of Texas) Vol. 2188, Pg. 401.
26. On the final plat, identify the property as Lots 12A and 12B in City Block 1/5492. 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"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S190-070 </u> Date: <u> 1/24/2020 </u>
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01/15/2020

Notification List of Property Owners

S190-070

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6019 MEADOW RD	SWAIM JOHN DAVID &
2	6007 MEADOW RD	WOOD JAMES E JR &
3	6000 WAGGONER DR	MCBRIDE MICHAEL & ESTELLA
4	6010 WAGGONER DR	NIKAEEN SOHAILA
5	6022 WAGGONER DR	EISENSTAT GARY D &
6	6026 WAGGONER DR	DURRETT JEREMY & LINDSEY
7	6027 MEADOW RD	BOSWELL G MICHAEL
8	6006 MEADOW RD	SLAUGHTER EDWARD M & SHERRY W
9	6026 MEADOW RD	MEHRABANZAD SASAN & SHERRI MEHRABANZAD
10	6018 MEADOW RD	STARNES STEVE IRREVOCABLE TRUST
11	6034 MEADOW RD	MATTHEWS JASON & LAURA
12	5949 MEADERS LN	MANSFIELD STEPHEN L &
13	5948 WAGGONER DR	DELP DANIEL J & JENNIFER K
14	5942 MEADERS LN	BANDY MICHAEL & BRITTANY
15	6038 WAGGONER DR	VACHON ERIK ALEXANDER &
16	6037 MEADOW RD	SETHURAMAN VENKAT &

CITY PLAN COMMISSION**THURSDAY FEBRUARY 6, 2020****FILE NUMBER:** S190-071**SENIOR PLANNER:** Mohammad Bordbar**LOCATION:** Robin Road at Waneta Drive, northwest corner**DATE FILED:** January 8, 2020**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.678-acre**MAPSCO:** 34M**OWNERS:** Kendall C. Talbot, Trustee of the Robin Management Trust

REQUEST: An application to replat a 0.678-acre tract of land containing Lots 3 and 4 in City Block 5/4918 to create one 11,937 square foot lot and one 17,592 square foot lot on property located on Robin Road at Waneta Drive, northwest corner.

SUBDIVISION HISTORY:

1. 190-060 is a request same location to the present request to replat a 0.678-acre tract of land containing all of Lots 3 and 4 in City Block 5/4918 to create one lot on property located on Waneta Drive at Robin Road, northwest corner. The request withdrawn January 3, 2020.
2. S167-226 was a request east of the present request to replat a 0.5808-acre tract of land containing part of Lots 11 and 12, and all of Lot 13A in City Block 14/4950 to create one lot on property located at 5310 and 5314 Nakoma Drive. The request was denied by the Commission July 20, 2017.
3. S167-170 is a request north of the present request to replat a 1.322-acre tract of land containing all of Lots 1, 2, and 3 and part of Lot 4 in City Block 5/4918 to create one lot 20,999 square feet in size and one lot 24,467 square feet in size on property located on Robin Road, between Nakoma Drive and Waneta Drive. The request was denied by the Commission May 18, 2017.

PROPERTY OWNER NOTIFICATION: On January 22, 2020, 21 notices were sent to property owners within 200 feet of the proposed plat.

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

- The properties to the south, west, and north of the request have widths ranging in size from 70 feet to 100 feet and areas ranging in size from 9,692 square feet to 15,632 square feet and are zoned R-7.5(A) Single Family District. (*please refer to the existing area analysis map*)
- The properties to the east of the request have widths ranging in size from 92.5 feet to 104 feet and areas ranging in size from 16,991 square feet to 20,056

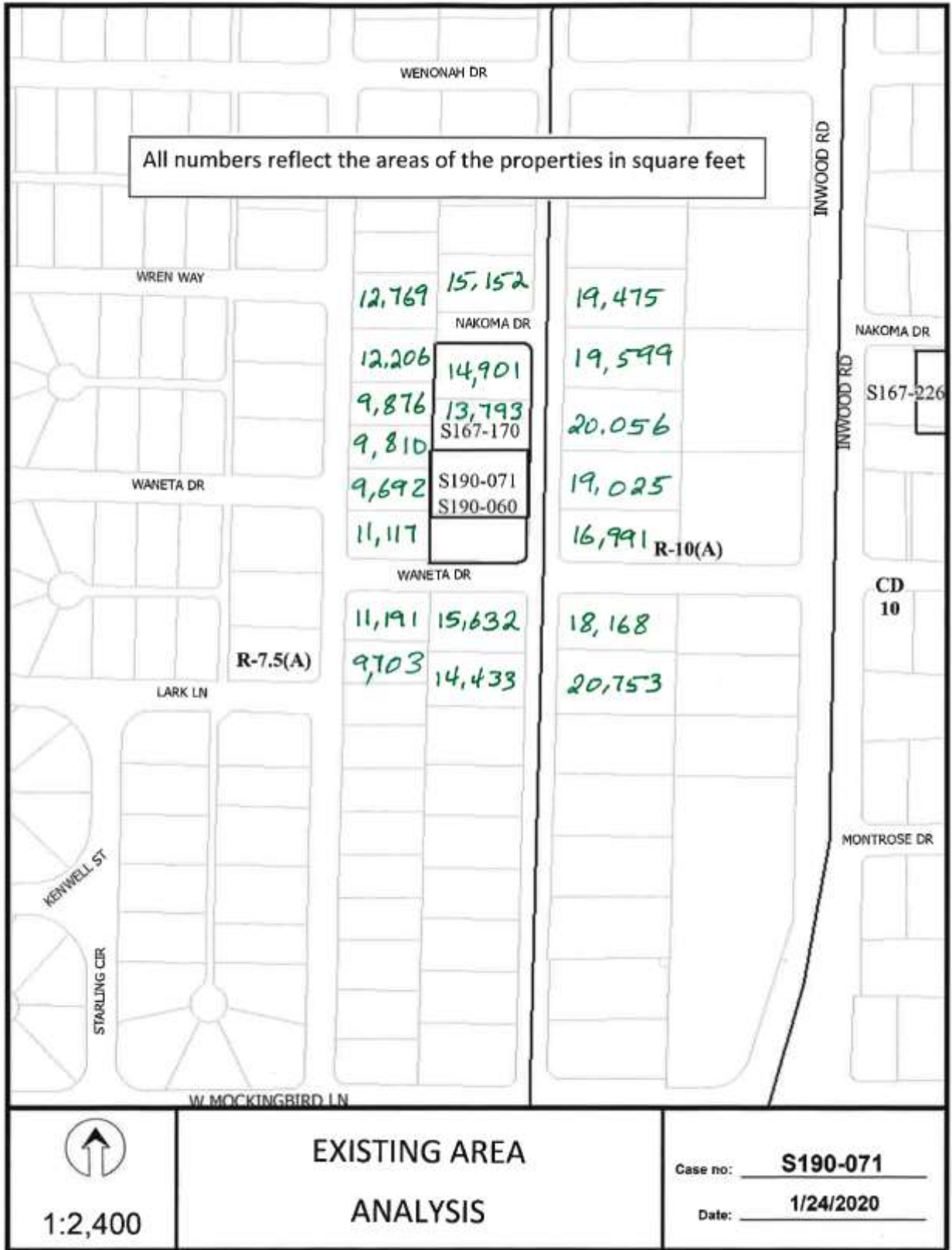
square feet and are zoned R-10(A) Single Family District. *(please refer to the existing area analysis map)*

- The request is to create one 11,937-square foot lot and one 17,592-square foot lot with lot widths of 74 feet and 110 feet respectively.

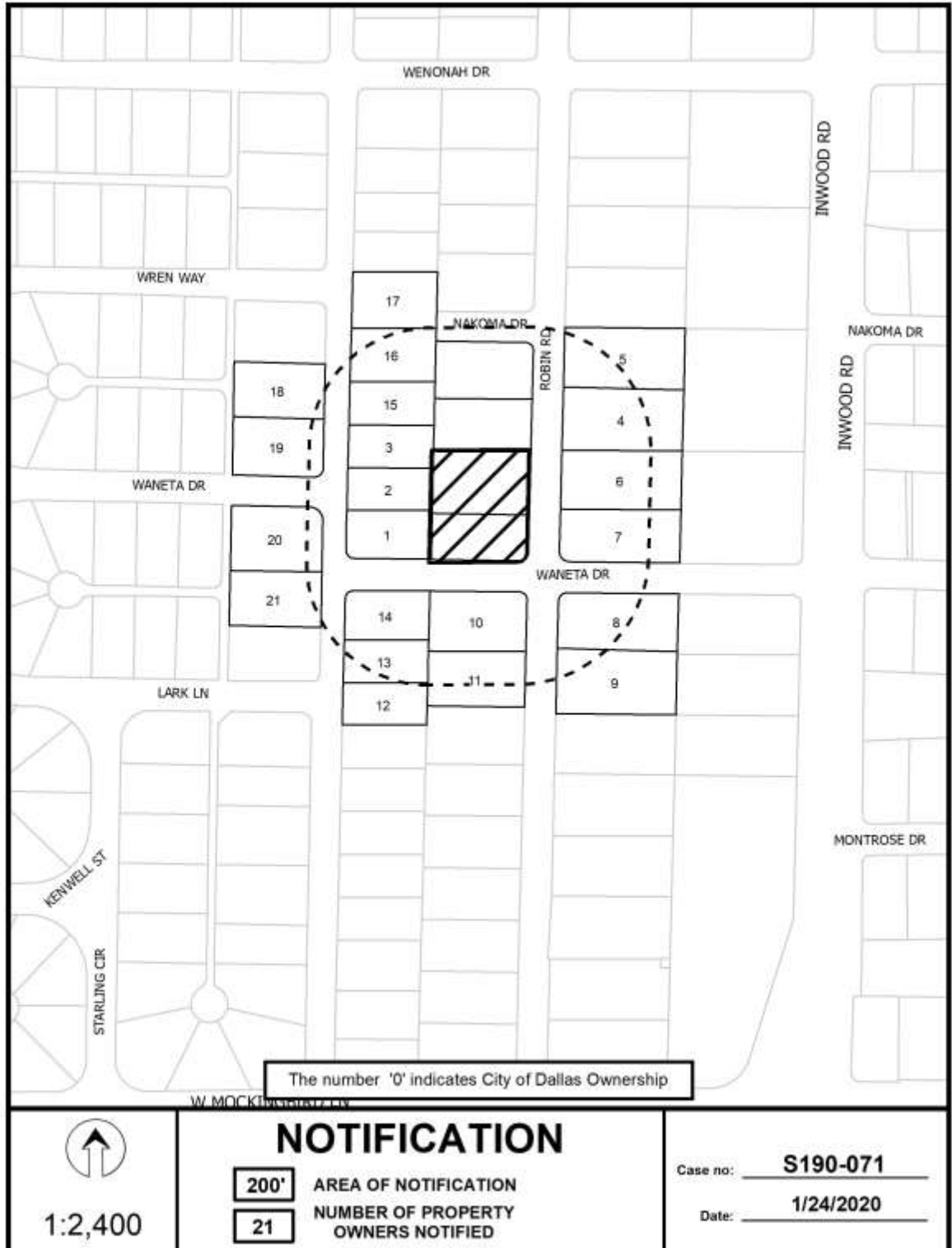
The request is in R-7.5 (A) Single Family District with minimum lot requirement of 7,500 square feet. Staff finds that there is no uniform lot widths or lot areas within the immediate vicinity of the request; therefore, there is not an established lot pattern and the request complies with the requirements of Section 51A-8.503 and R-7.5(A) Single Family District. Staff recommends approval of the request subject to compliance with the following conditions:

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

11. The number of lots permitted by this plat is two.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
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". (Note must be on plat) Section 51A-8.611(e).
15. On the final plat, dedicate 28 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Waneta Drive. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate 28 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Robin Road. 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 improvements maybe 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 "Oriole Road" to "Oriole Drive". Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat, identify the property as Lots 3A and 4A in City Block 5/4918. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







01/15/2020

Notification List of Property Owners

S190-071

21 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6702 ORIOLE DR	POHLMANN THOMAS E &
2	6710 ORIOLE DR	HURLBUTT MATTHEW LEE &
3	6716 ORIOLE DR	SURVIVORS TRUST
4	6722 ROBIN RD	BURKE TIMOTHY
5	6728 ROBIN RD	PRATT JOURDAN L &
6	6710 ROBIN RD	OLERIO HOMES LLC
7	6700 ROBIN RD	HUBBELL ERIC D &
8	6630 ROBIN RD	SCHWEITZER THEODORE C III &
9	6622 ROBIN RD	GROSSMAN CAROL SUZAN
10	6627 ROBIN RD	MOORE LINDA G &
11	6619 ROBIN RD	MCBEE ROBERT W
12	6550 ORIOLE DR	BLACK BRYAN D &
13	6602 ORIOLE DR	GONZALEZ JIVAN JHAVERI
14	6610 ORIOLE DR	TAYLOR LESLIE
15	6722 ORIOLE DR	WHITE CONNIE
16	6730 ORIOLE DR	HILL LAUMONT S &
17	6806 ORIOLE DR	TONNESSEN CINDY
18	6715 ORIOLE DR	COLE LINDA
19	6705 ORIOLE DR	CARRETHERS ENSIE L
20	6623 ORIOLE DR	BYROM KENNETH I
21	6615 ORIOLE DR	WATSON VIRGILIA MARIE

LOCATION: Ainsworth Drive at Cragmere Lane, northeast corner

DATE FILED: January 9, 2020

ZONING: R-10(A)

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUES** 0.278-acres

MAPSCO: 23G

OWNER: Carter Charles Ganss

REQUEST: An application to replat a 0.278-acre tract of land containing all of Lot 1 in City Block C/6429 and to remove an existing 15-foot platted Building Line parallel to Cragmere Lane and to extend the existing 30-foot Building Line parallel to Ainsworth Drive to within 6 feet of the east line of Cragmere Lane on property located on Ainsworth Drive at Cragmere Lane, northeast corner.

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

PROPERTY OWNER NOTIFICATION: On January 22, 2020, 21 notices were sent to property owners within 200 feet of the proposed plat.

BUILDING LINE REMOVAL: The Commission may approve a removal of the platted building line with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

- 1) Upon the affirmative vote of at least three-fourths of the commission members present; and
- 2) If the Commission finds that relocation or removal of the platted building line will not:
 - (i) “require a minimum front, side, or rear yard setback less than required by zoning regulation”
 - The platted building parallel to Cragmere Lane is 15-foot. Minimum side yard setback for single family dwelling is 6 feet and minimum side yard setback for all other permitted structures is 10 feet in the R-10(A) Single Family District. The request is to remove the existing platted 15-foot Building Line parallel to Cragmere Lane.
 - (ii) “be contrary to the public interest;”
 - 21 notices were sent on September 3, 2019 to owners within 200 feet of the plat boundaries.
 - (iii) “adversely affect neighboring properties; and”
 - The removal of the existing platted 15-foot Building Line parallel to Cragmere Lane, will allow for construction of structure to build in compliance with the zoning setbacks; however, it will not be consistent with the other properties in the same area.

(IV) “adversely affect the plan for the orderly development of the subdivision.”

- The removal of the existing platted 15-foot Building Line will significantly impact the adjoining properties.

STAFF RECOMMENDATION ON BUILDING LINE REMOVAL: The request is to remove the existing platted 15-foot building line along the parallel to Cragmere Lane. Staff finds that the request complies with the R-10(A) Single Family District but does not comply with Section 51A-8.505 of the Dallas Development code; therefore, staff does not support the removal of the building line.

STAFF RECOMMENDATION ON REPLAT: 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.”

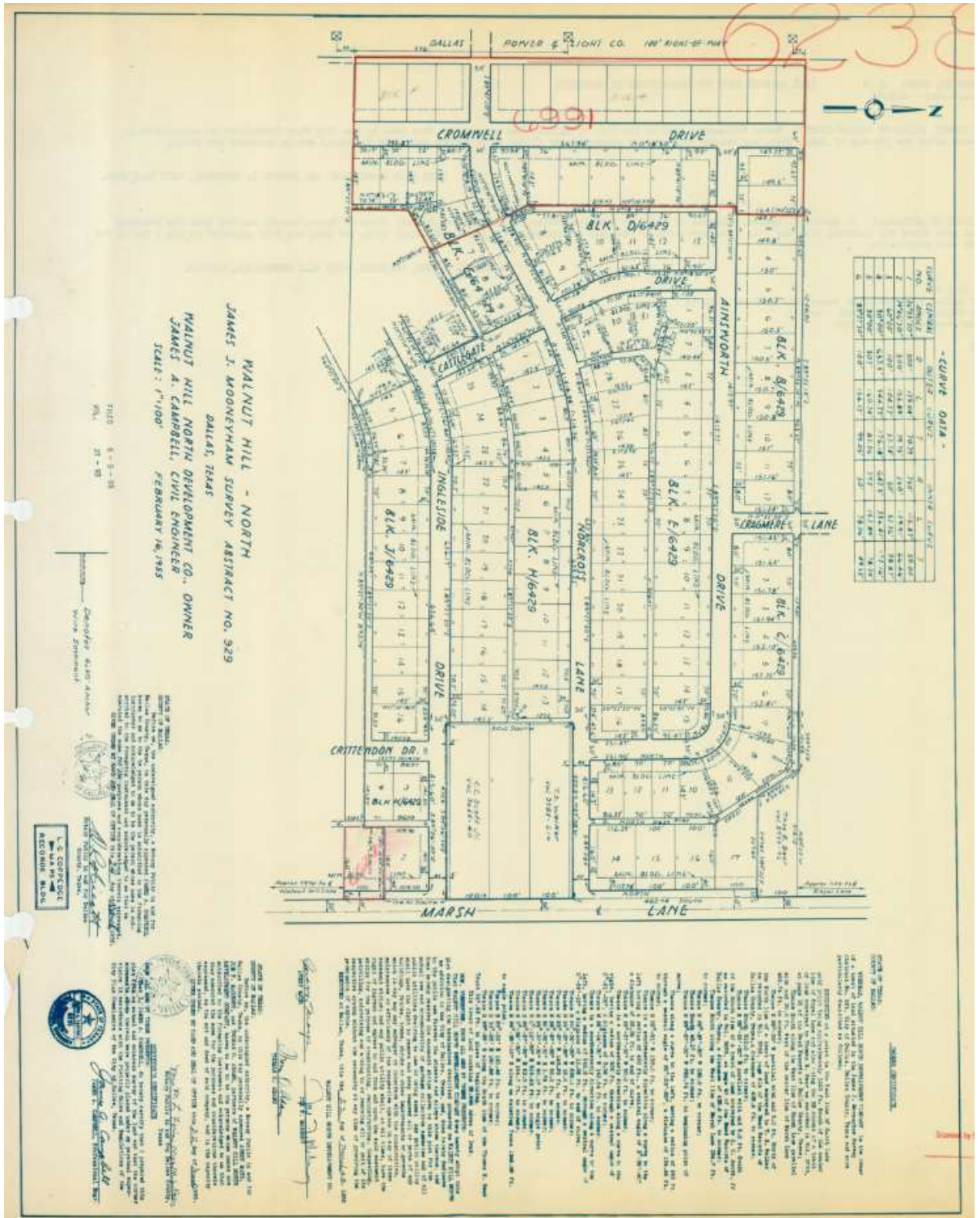
The size of the existing lot will remain the same. The request complies with the requirements of Section 51A-8.503 and R-10(A) Single Family District; however, the request will be the only property in this subdivision without the platted 15-foot Building Line, therefore, staff recommends denial; however, should the preliminary plat be approved, we recommend the approval be subject to compliance with the following conditions.

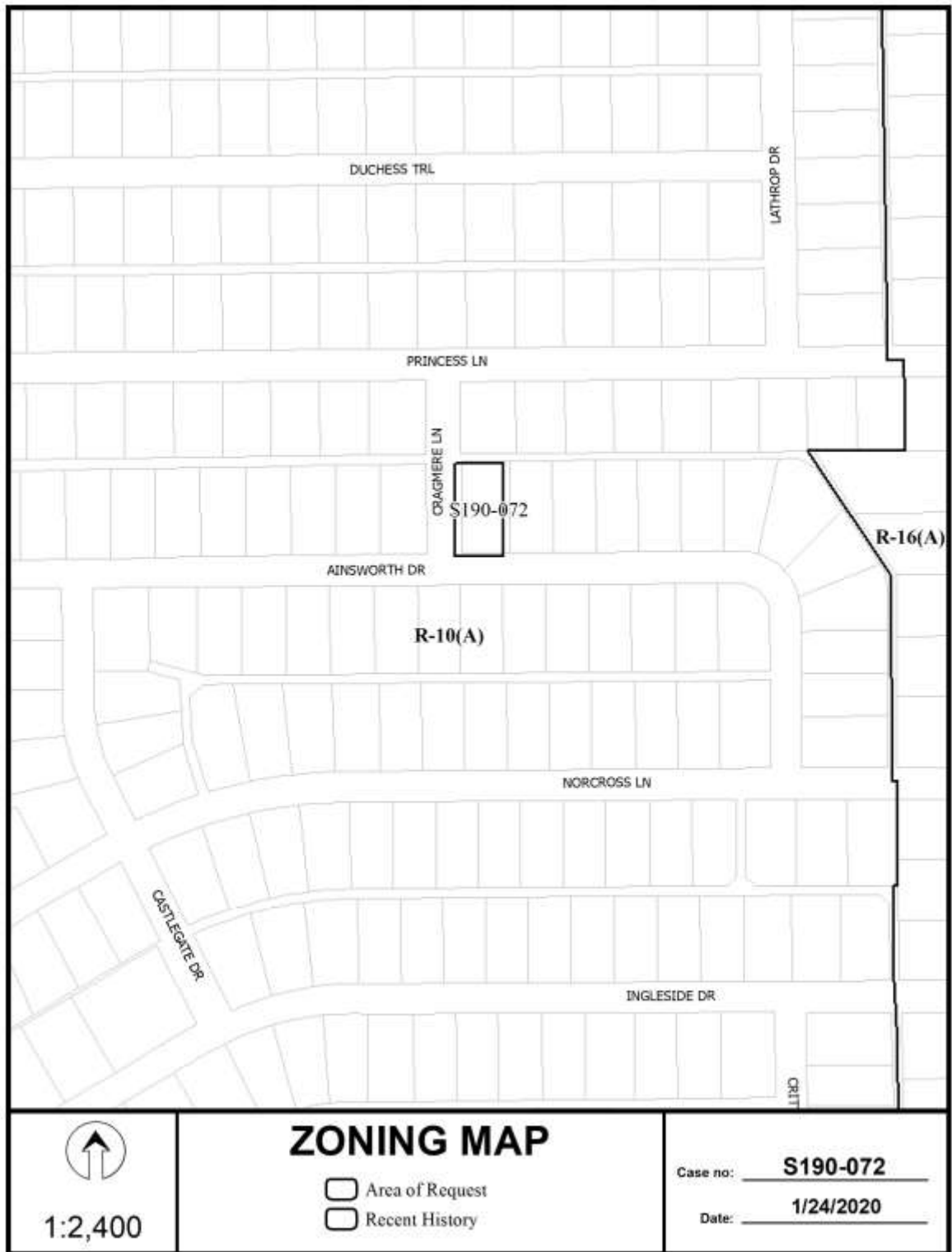
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division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

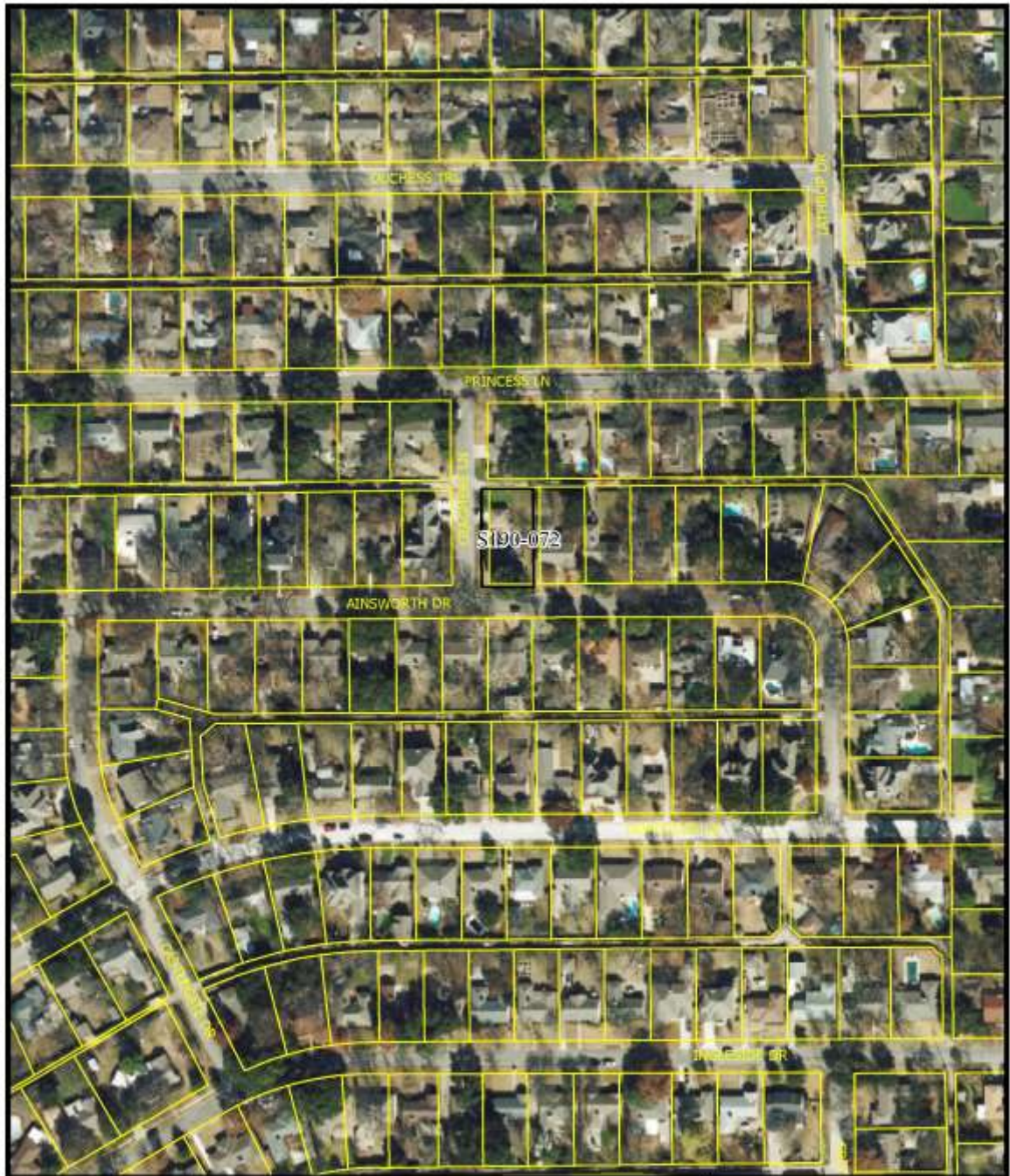
must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617


9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval". (Note must be on plat) Section 51A-8.611(e).
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non 311T). Sections 51A-8.102(c) and 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
14. On the final plat, dedicate a 3-foot by 3-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Ainsworth Drive and Cragmere Lane Section 51A 8.602(d)(1).
15. On the final plat, a larger corner clip maybe requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip.
16. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Cragmere Lane and the alley. Section 51A-8.602(e),
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. On the final plat, add a note "the 15-foot platted building line is removes and the 30-foot platted building line is extended parallel to Ainsworth Drive to within 6 feet of the east line of Cragmere Lane".
19. On the final plat, identify the property as Lot 1A in City Block C/6429. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

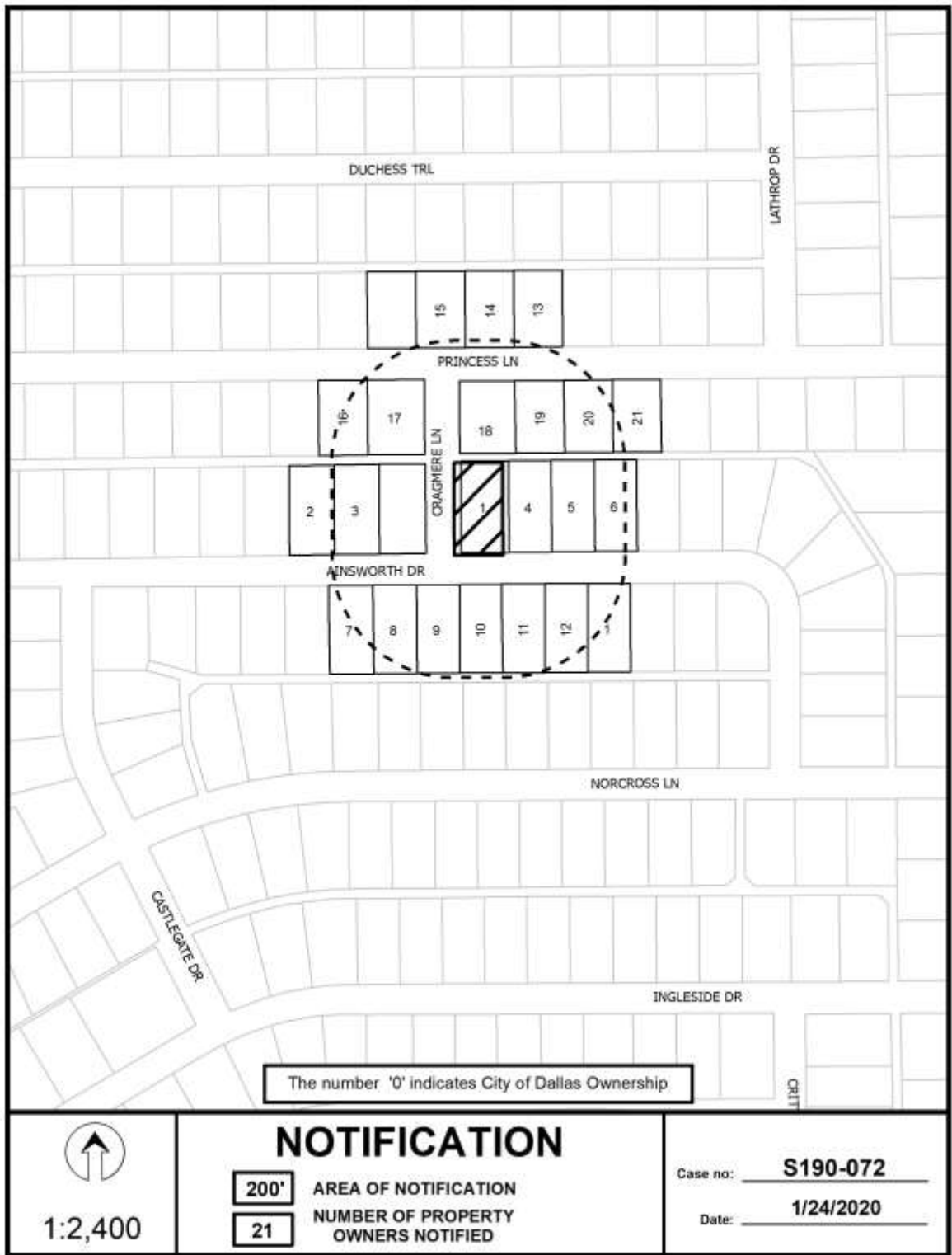
Subdivision Plat







 1:2,400	<h3>AERIAL MAP</h3> <ul style="list-style-type: none"><input type="checkbox"/> Area of Request<input type="checkbox"/> Recent History	Case no: <u>S190-072</u> Date: <u>1/24/2020</u>
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01/14/2020

Notification List of Property Owners

S190-072

21 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3605 AINSWORTH DR	GANSS CARTER C
2	3563 AINSWORTH DR	USSERY WENDY ANN &
3	3569 AINSWORTH DR	GALLAGHER KEVIN PATRICK &
4	3611 AINSWORTH DR	WARD CATHARINE L LIFE ESTATE
5	3617 AINSWORTH DR	BAKER JAMES E JR
6	3623 AINSWORTH DR	SULZBY GEORGE ETAL
7	3568 AINSWORTH DR	STRACKO ROBERT S
8	3574 AINSWORTH DR	ELDREDGE ROMOLA C &
9	3580 AINSWORTH DR	ELDREDGE JEFFREY
10	3606 AINSWORTH DR	BOWER MATTHEW THOMAS
11	3612 AINSWORTH DR	SHOQUIST STEVEN B &
12	3618 AINSWORTH DR	ADAMS DAVID B & KARLA P
13	3611 PRINCESS LN	ALLEN EDITH A
14	3605 PRINCESS LN	KUWANA SUSAN
15	3571 PRINCESS LN	RAINWATER KELLEY
16	3560 PRINCESS LN	KNOX BRYAN D
17	3566 PRINCESS LN	KIRKSMITH JEANETTE RACHEL
18	3606 PRINCESS LN	MILLER TIMOTHY & EMILY
19	3612 PRINCESS LN	ADERHOLD JAMES C & KEENA
20	3618 PRINCESS LN	CHEREGOSHA SIMINDOKHT
21	3624 PRINCESS LN	HANRAHAN MICHAEL LLOYD &

CITY PLAN COMMISSION

THURSDAY FEBRUARY 6, 2020

FILE NUMBER: S190-076

SENIOR PLANNER: Mohammad Bordbar

LOCATION: Gateridge Drive at its intersection with Gateridge Drive, northeast corner

DATE FILED: January 10, 2020

ZONING: R-16(A)

CITY COUNCIL DISTRICT: 11 **SIZE OF REQUEST:** 0.746-acres

MAPSCO: 15H

OWNER: Steven T. Holmes

REQUEST: An application to replat a 0.746-acre tract of land containing all of Lot 1A in City Block C/1812 and to reduce a portion of an existing 45-foot platted Building Line to 35.52-feet north of the north line of Gateridge Drive on property located on Gateridge Drive at its intersection with Gateridge Drive, northeast corner.

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

PROPERTY OWNER NOTIFICATION: On January 22, 2020, 13 notices were sent to property owners within 200 feet of the proposed plat.

BUILDING LINE REMOVAL: The Commission may approve a reduction of the platted building line with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

- 1) Upon the affirmative vote of at least three-fourths of the commission members present; and
- 2) If the Commission finds that relocation or removal of the platted building line will not:
 - (i) “require a minimum front, side, or rear yard setback less than required by zoning regulation”
 - (ii) The platted building line on the north line of Gateridge Drive is 45 feet. Minimum front yard setback is 35 feet in the R-16(A) Single Family District. The request is to reduce a portion of the existing platted 45-foot Building Line to 35.52-feet on the north line of Gateridge Drive.
 - (iii) “be contrary to the public interest;”
 - 13 notices were sent on January 22, 2020 to owners within 200 feet of the plat boundaries.
 - (iv) “adversely affect neighboring properties; and”
 - The reduction of the portion of the existing platted 45-foot Building Line on the north line of Gateridge Drive will allow for construction of a structure to be built in compliance with the zoning setbacks.
 - (IV)—“adversely affect the plan for the orderly development of the subdivision.”

- The reduction of the portion of the existing platted 45-foot Building Line on the north line of Gateridge Drive will not significantly impact the adjoining properties. The reduction of the portion of the existing platted 45-foot Building Line on the north line of Gateridge Drive will allow the property to be developed in compliance with the R-16(A) Single Family District Yard, Lot, and Space regulations.

STAFF RECOMMENDATION ON BUILDING LINE REMOVAL: The request is to reduce a portion of the existing platted 45-foot Building Line on the north line of Gateridge Drive. Staff finds that the request complies with Section 51A-8.505 of the Dallas Development Code and R-16(A) Single Family District regulations; therefore, staff supports the removal of the building line.

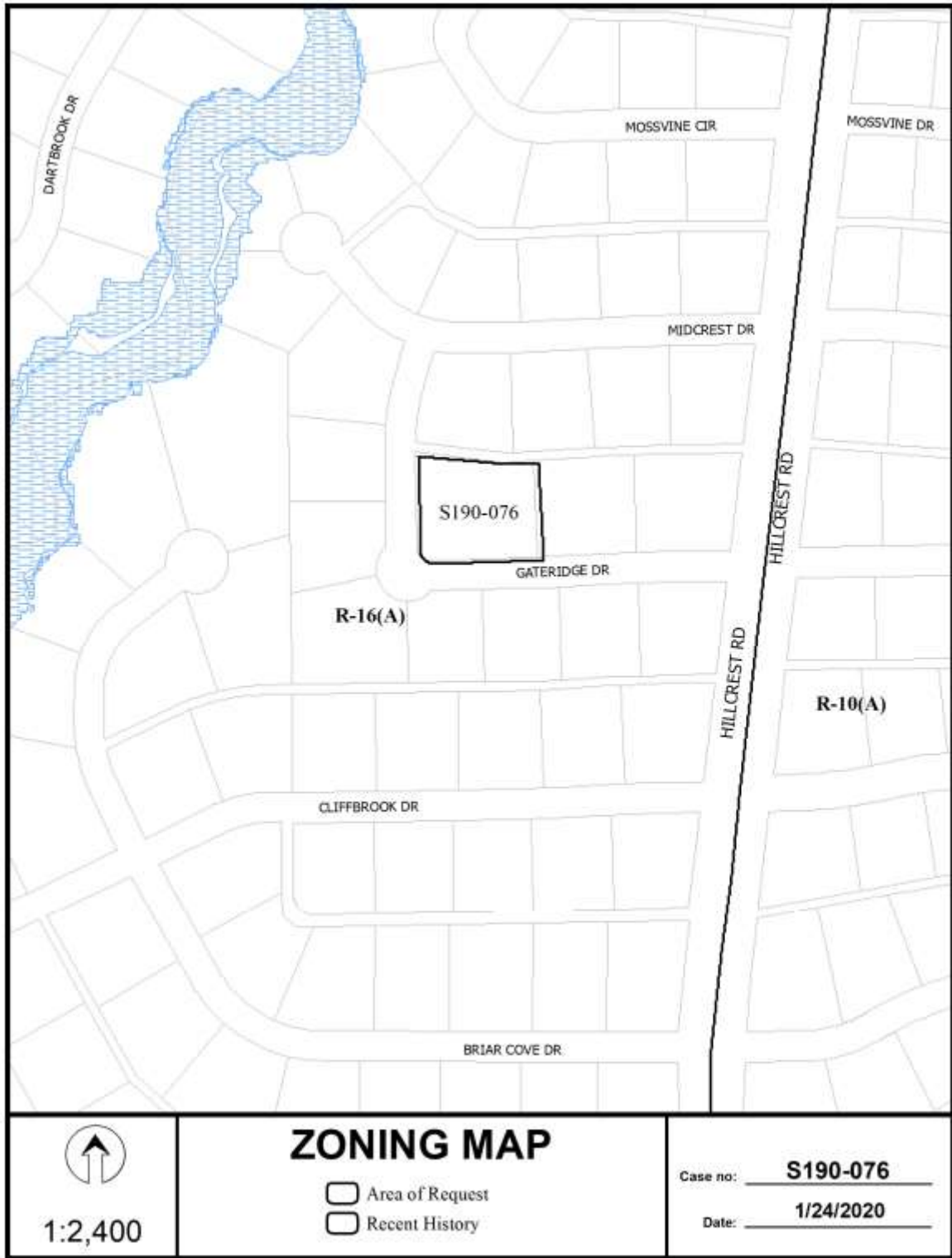
STAFF RECOMMENDATION ON REPLAT: Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography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

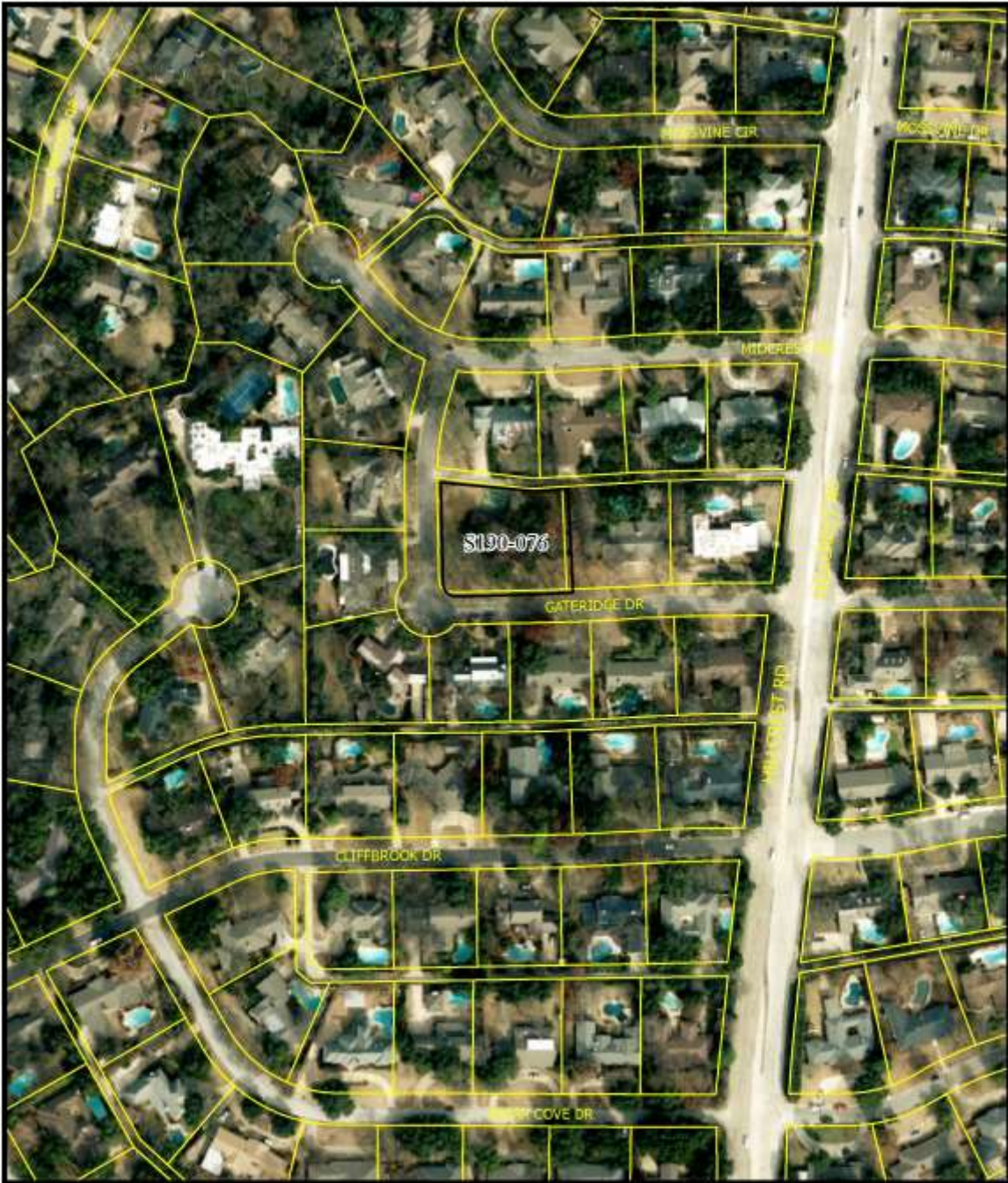
The size of the existing lot will remain the same. The request complies with the requirements of Section 51A-8.503 and R-16(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

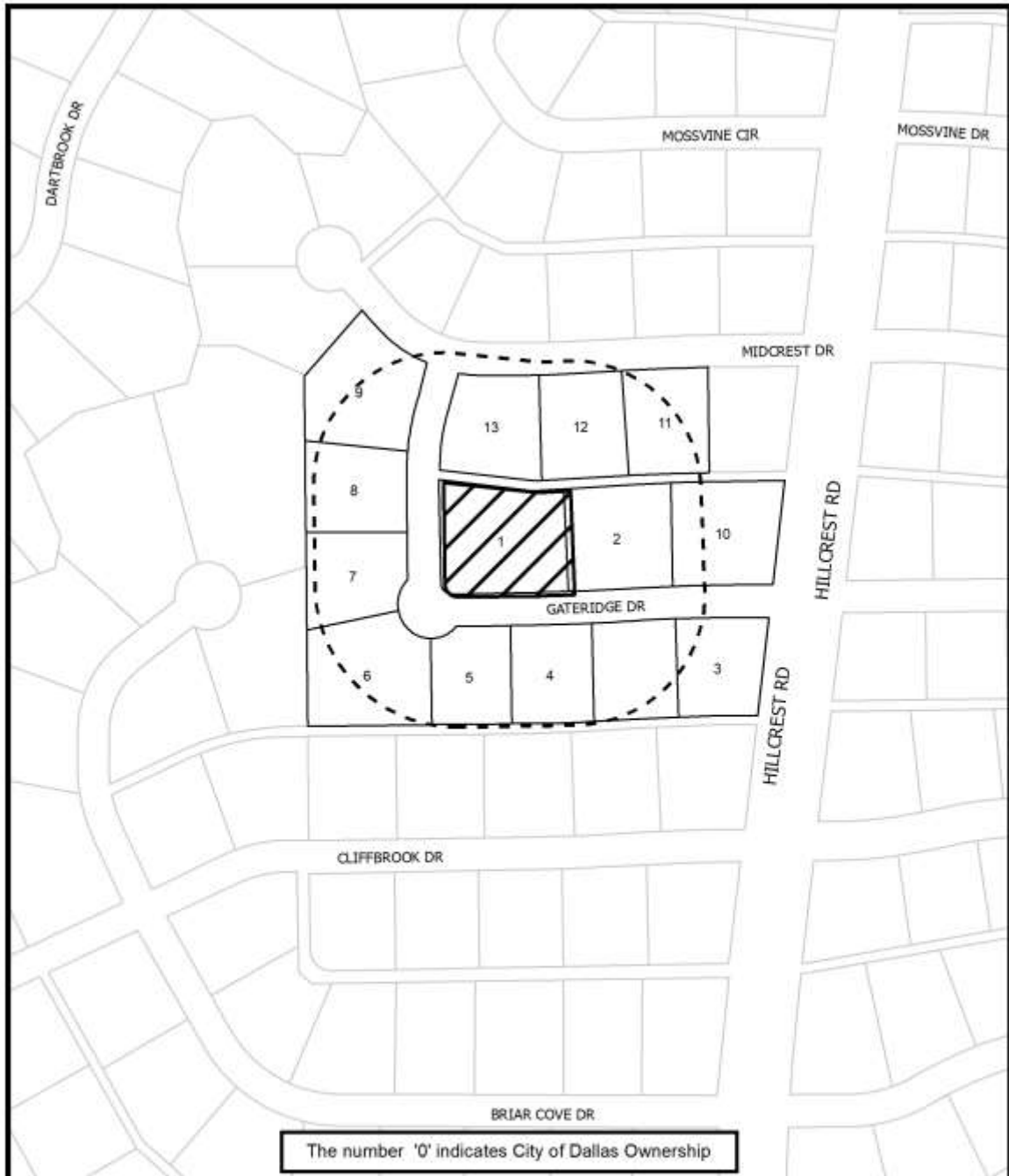
must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval". (Note must be on plat) Section 51A-8.611(e).
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non 311T). Sections 51A-8.102(c) and 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
14. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Gateridge Drive and the alley. Section 51A-8.602(e),
15. On the final plat, show recording information on all existing easements within 150 feet of the property.
16. On the final plat, add a note " portion of the existing platted 45-foot Building Line on the north line of Gateridge Drive will be reduced to 35.52-feet as shown on the plat.
17. On the final plat, identify the property as Lot 1A in City Block C/8172. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h3>AERIAL MAP</h3> <ul style="list-style-type: none"><input type="checkbox"/> Area of Request<input type="checkbox"/> Recent History	Case no: <u> S190-076 </u> Date: <u> 1/24/2020 </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;">13</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	13	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> S190-076 </u> Date: <u> 1/24/2020 </u>
200'	AREA OF NOTIFICATION					
13	NUMBER OF PROPERTY OWNERS NOTIFIED					

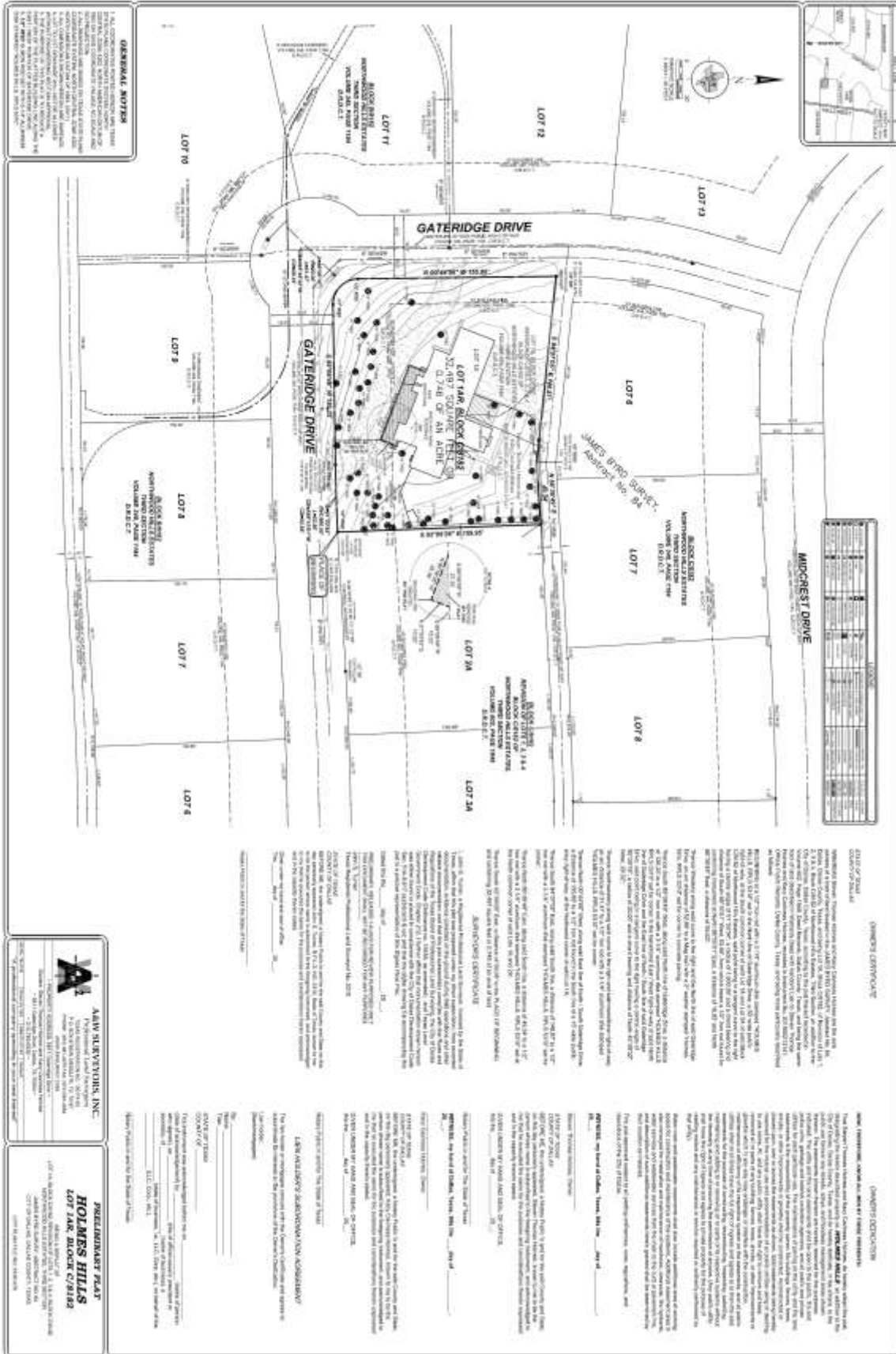
01/15/2020

Notification List of Property Owners

S190-076

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6811 GATERIDGE DR	BERLE DOLF A TR &
2	6831 GATERIDGE DR	MITCHELL DAVID E &
3	6840 GATERIDGE DR	BURNS JENNIFER & DEREK
4	6820 GATERIDGE DR	CHRISMAN JAMES A &
5	6810 GATERIDGE DR	GATHINGS KEVIN TODD &
6	6736 GATERIDGE DR	MCPETERS JERRY L
7	6726 GATERIDGE DR	GOFF JAMES RICHARD &
8	6716 GATERIDGE DR	FORSON JAMES H & LAURA M
9	6706 GATERIDGE DR	REEDER THOMAS K &
10	6841 GATERIDGE DR	MARTINICO VALARIE
11	6848 MIDCREST DR	GLOVER WADE
12	6838 MIDCREST DR	LEMONS BRENT K & WHITNEY W
13	6828 MIDCREST DR	BONIOL KATHLEEN W



FILE NUMBER: W190-003

DATE FILED: January 9, 2020

LOCATION: Western line of South Belt Line Road, North of Sarah Lane

COUNCIL DISTRICT: 8

MAPSCO: 70 F

SIZE OF REQUEST: Approx. 1.9 acres

CENSUS TRACT: 171.01

MISCELLANEOUS DOCKET ITEM:

REPRESENTATIVE: Ronny Chaves

APPLICANT/ OWNER: Grace Chaves

REQUEST: An application for a waiver of the two-year waiting period to submit a zoning application for property zoned an R-10(A) Single Family District for a CS Commercial Service District with deed restrictions volunteered by the applicant and a Specific Use Permit for outside sales.

SUMMARY: On June 13, 2018, the City Council approved an application (Z167-362) for a CS Commercial Service District with deed restrictions volunteered by the applicant and a Specific Use Permit for outside sales on property zoned an R-10(A) Single Family District, at the above referenced location (625 South Belt Line Road).

The applicant is requesting a waiver of the two-year waiting period in order to submit a new zoning application for an amendment to the site plan to reconfigure the entrance onto the site due to a change by the City of Dallas' Traffic Division in relocating the placement of where a planned red light was to be installed adjacent to the site.

According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to June 27, 2020, 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. 7167-362

Location 625 SOUTH BELLINE RD. BELLINE AND LAWSON

Date of last CPC or CC Action 6/13/18

Applicant's Name, Address & Phone Number RONNY D CHAVES -

GRACE CHAVES - 1609 FALMOUTH DR. PLANO TX 75025 469-207-6954
214-450-5260

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.

THE ENTRANCE TO THE SIDE HAS BEEN MOVED ABOUT 200 FEET TO THE SOUTH ON BELLINE RD. TRAFFIC WAS GOING TO INSTALL RED LIGHT ON INTERSECTION BUT NOW THE RED LIGHT IS GOING TO BE ON OLD INTERSECTION OF BELLINE AND LAWSON SO WE MOVED THE SIDE ENTRANCE TO THAT INTERSECTION WITH TRAFFIC LIGHT FOR A SAFER ENTRANCE AND EXIT OF CUSTOMERS.

Ronny D Chaves
Applicant's Signature

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



Date Received
Fee: \$300.00

Receipt # 9645



1:6,000

VICINITY MAP

Case no: **W190-003**

Date: **1/30/2020**

FILE NUMBER: M190-008 **DATE FILED:** November 8, 2019

LOCATION: Northwest line of Garland Road, north of Beachview Street and North Buckner Boulevard

COUNCIL DISTRICT: 9 **MAPSCO:** 38 J

SIZE OF REQUEST: ± 3.9 acres **CENSUS TRACT:** 81.00

REPRESENTATIVE: Robert Baldwin; Baldwin and Associates

OWNER/APPLICANT: 9353 Garland Road LP

REQUEST: A minor amendment to 1) an existing development plan for Planned Development District No. 1011 and 2) existing site plan for Specific Use Permit No. 2323 for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery use on property zoned Planned Development District No. 1011.

SUMMARY: On February 27, 2019, the Dallas City Council approved Planned Development District No. 1011 by Ordinance No. 31129. On February 27, 2019, the Dallas City Council approved Specific Use Permit No. 2323 by Ordinance No. 31130.

The purpose of this request is to amend the layout configuration of the proposed multifamily and legacy building structures on the site as well as minor reconfigurations to parking stall layouts as a result of the building reconfigurations.

The most up to date PDD ordinance may be reviewed at the following link:
<http://www.dallascityattorney.com/51P/Supp%2055/Articles/ARTICLE%201011.pdf>

STAFF RECOMMENDATION: Approval.

List of Officers

9535 Garland Road LP

ACH Management Texas, LLC

AHC MANAGEMENT LLC

Arthur J. Hill, Chairman

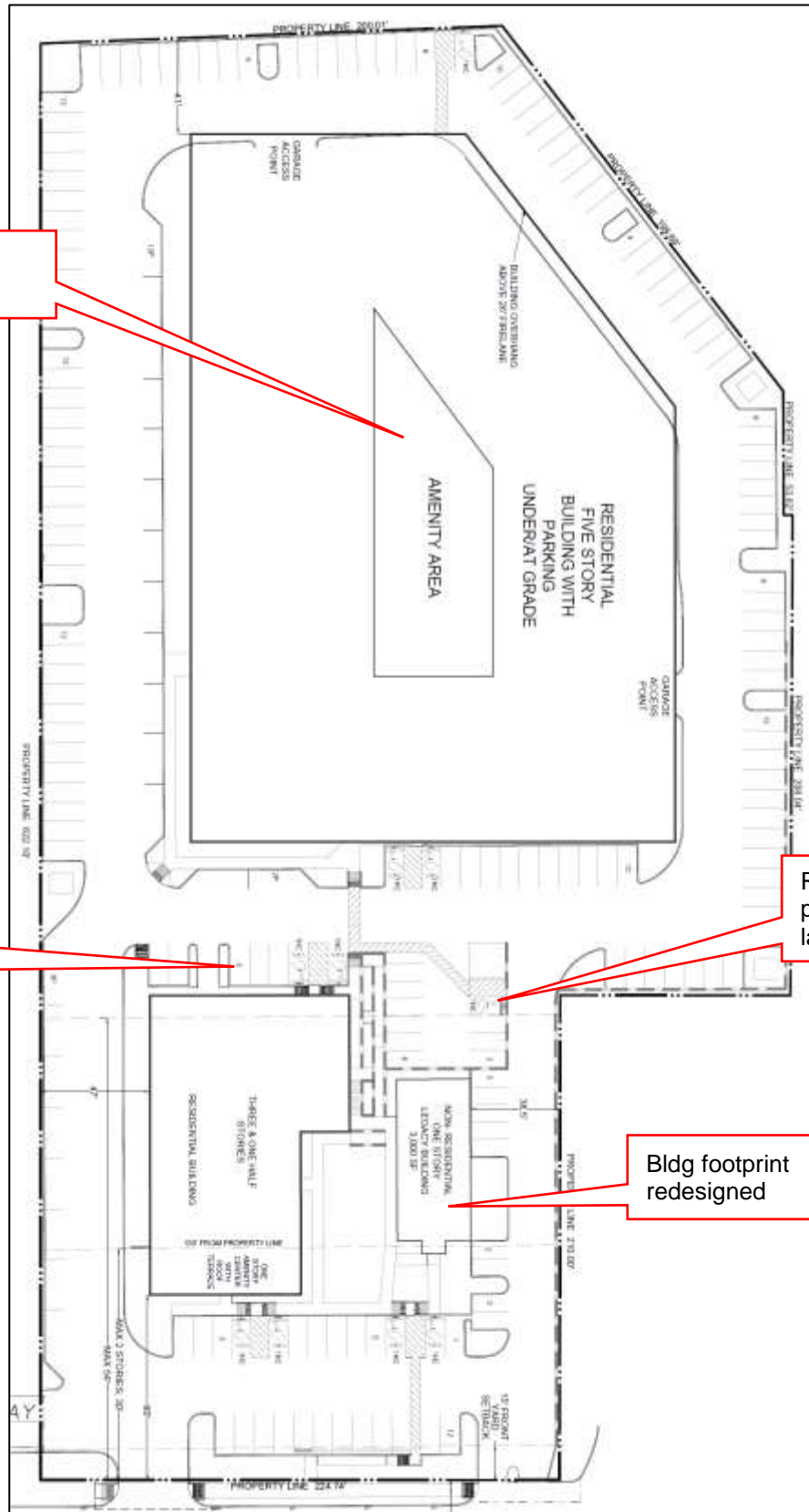
Bruce A. Reid, President

Robert Y. Gilbert, Vice President

John M. Stoops, Vice President

Thomas C. Zabor, Vice President

Proposed Development Plan - Enlarged



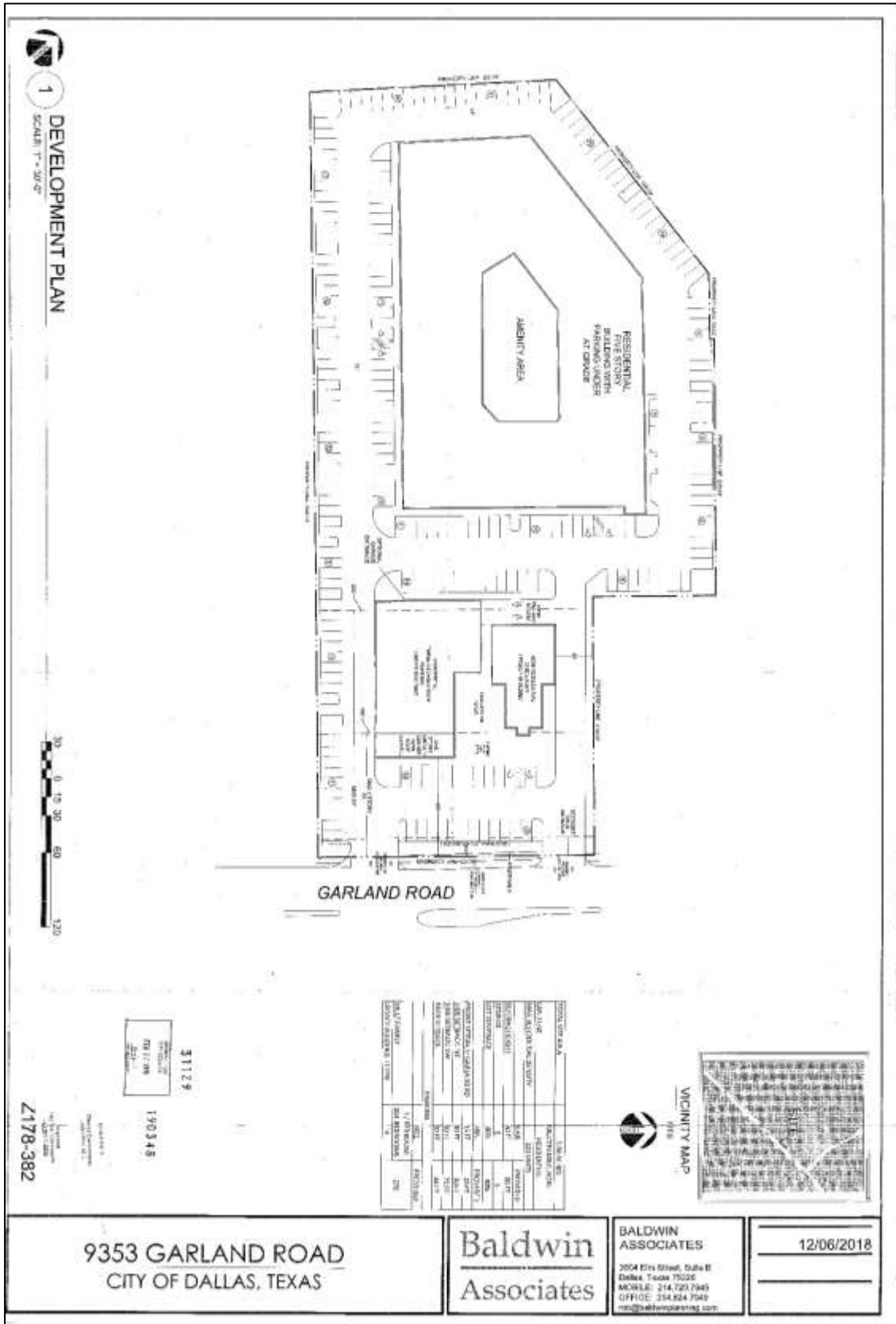
MF Footprint Changed

Redesigned parking layout

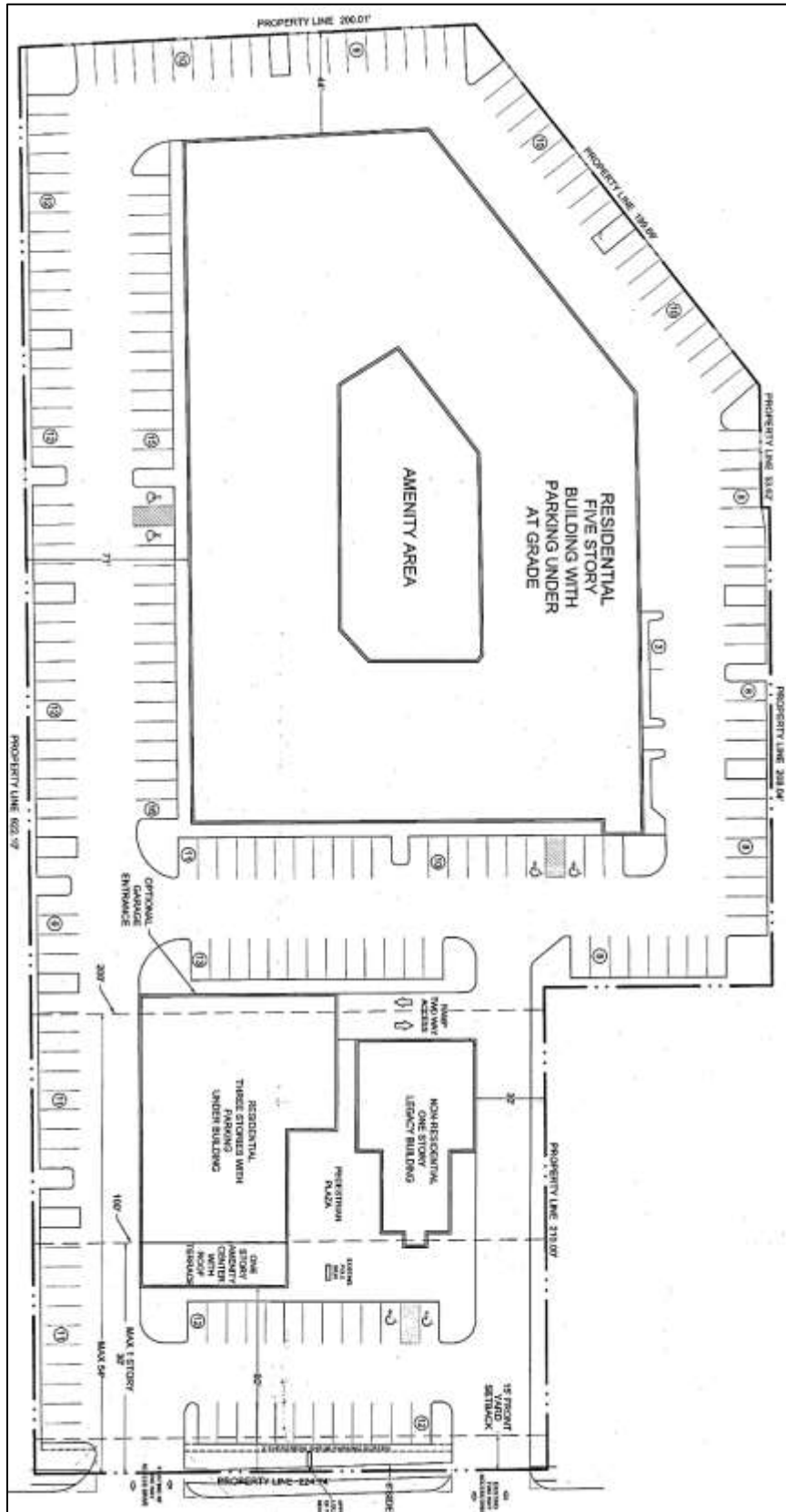
Redesigned parking layout

Bldg footprint redesigned

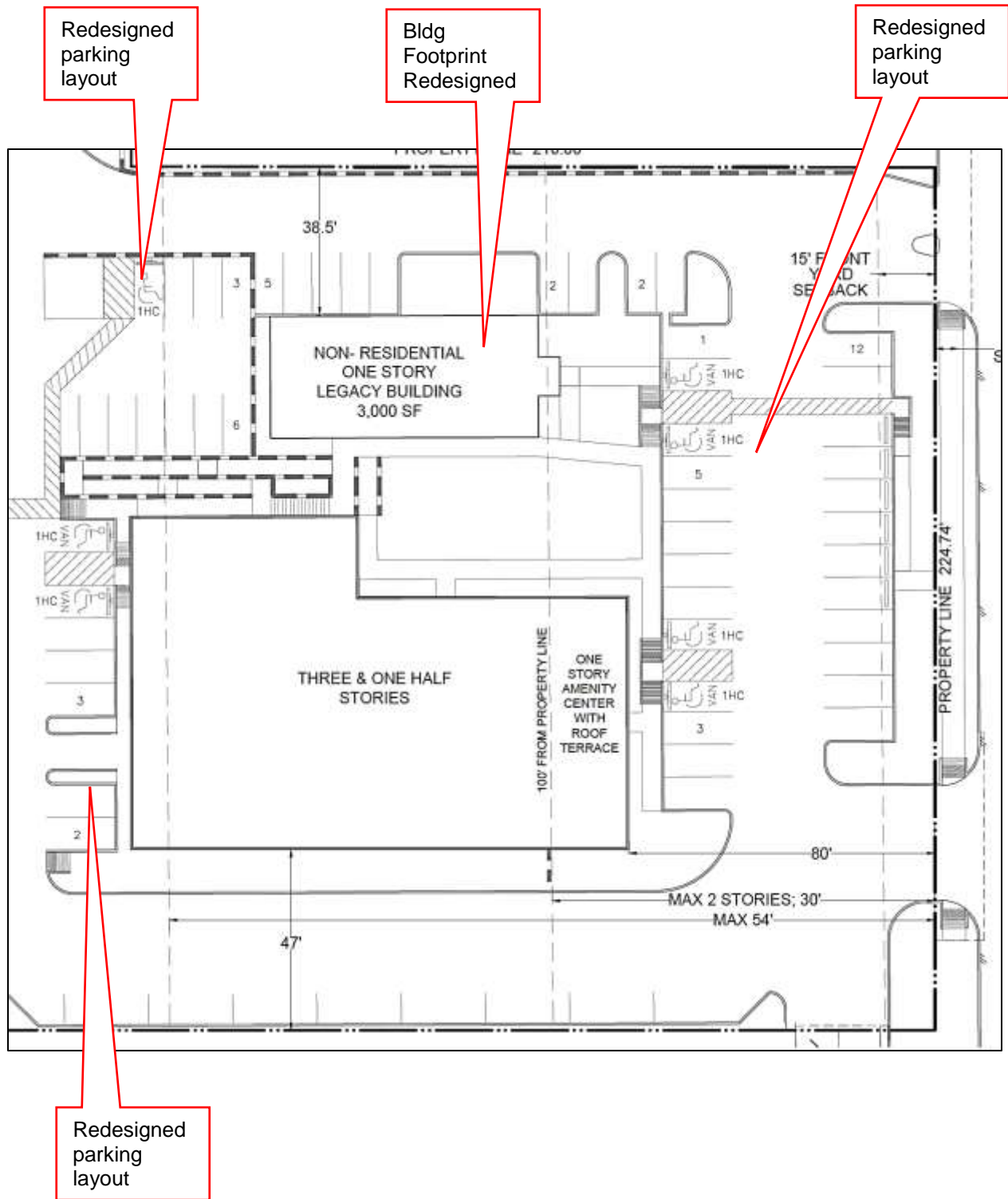
Existing Development Plan



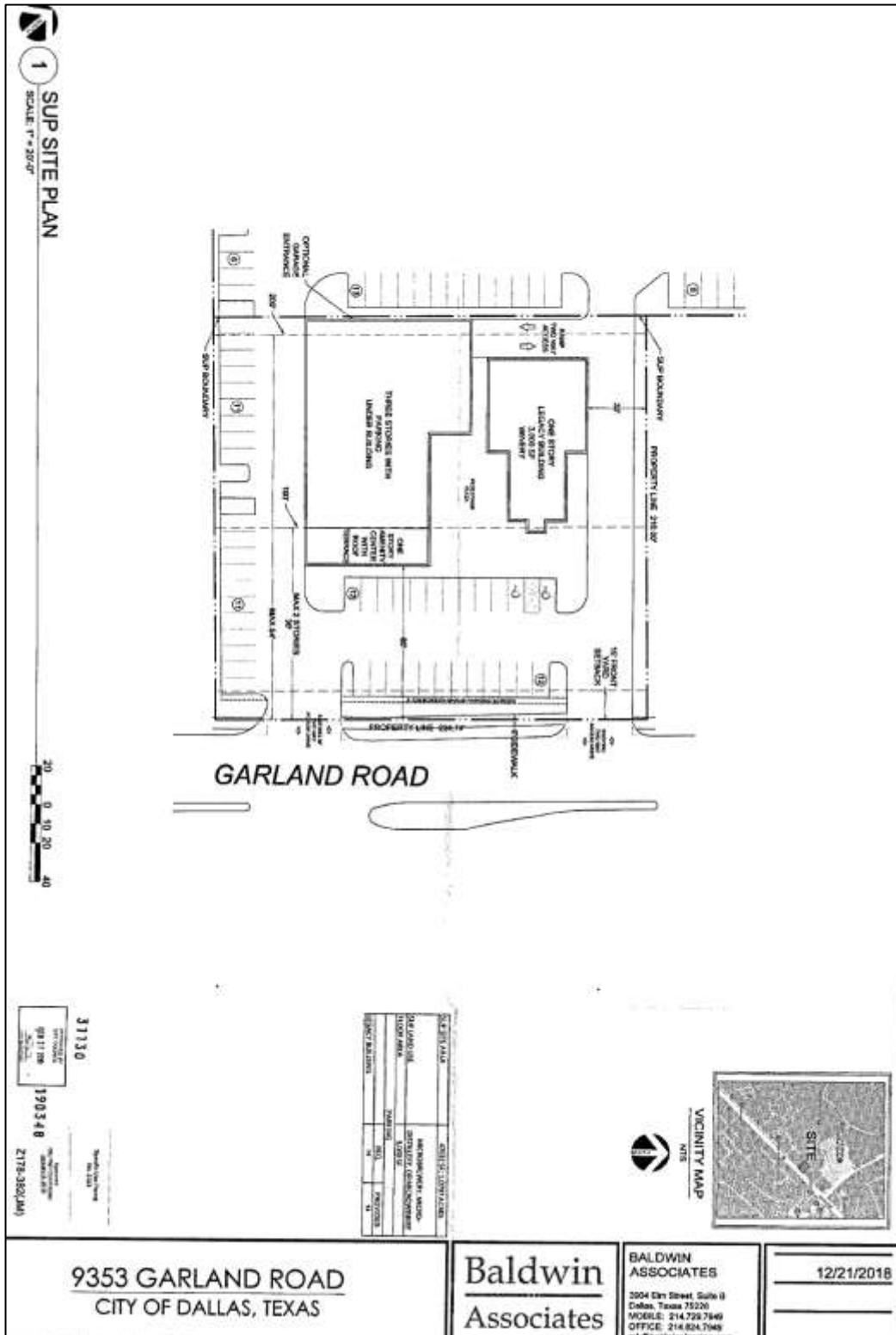
Existing Development Plan - Enlarged



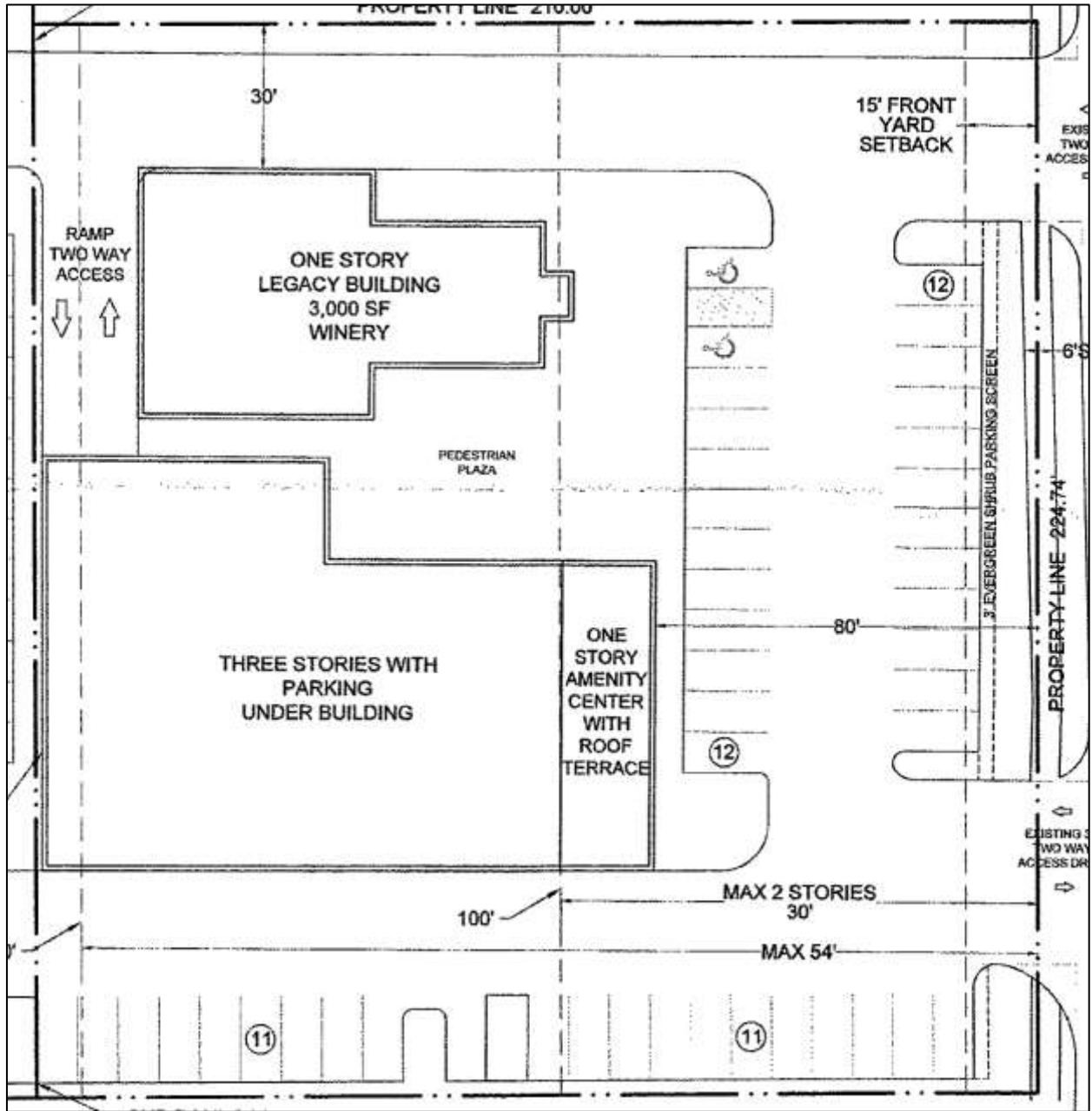
Proposed SUP Site Plan Amendment - Enlarged

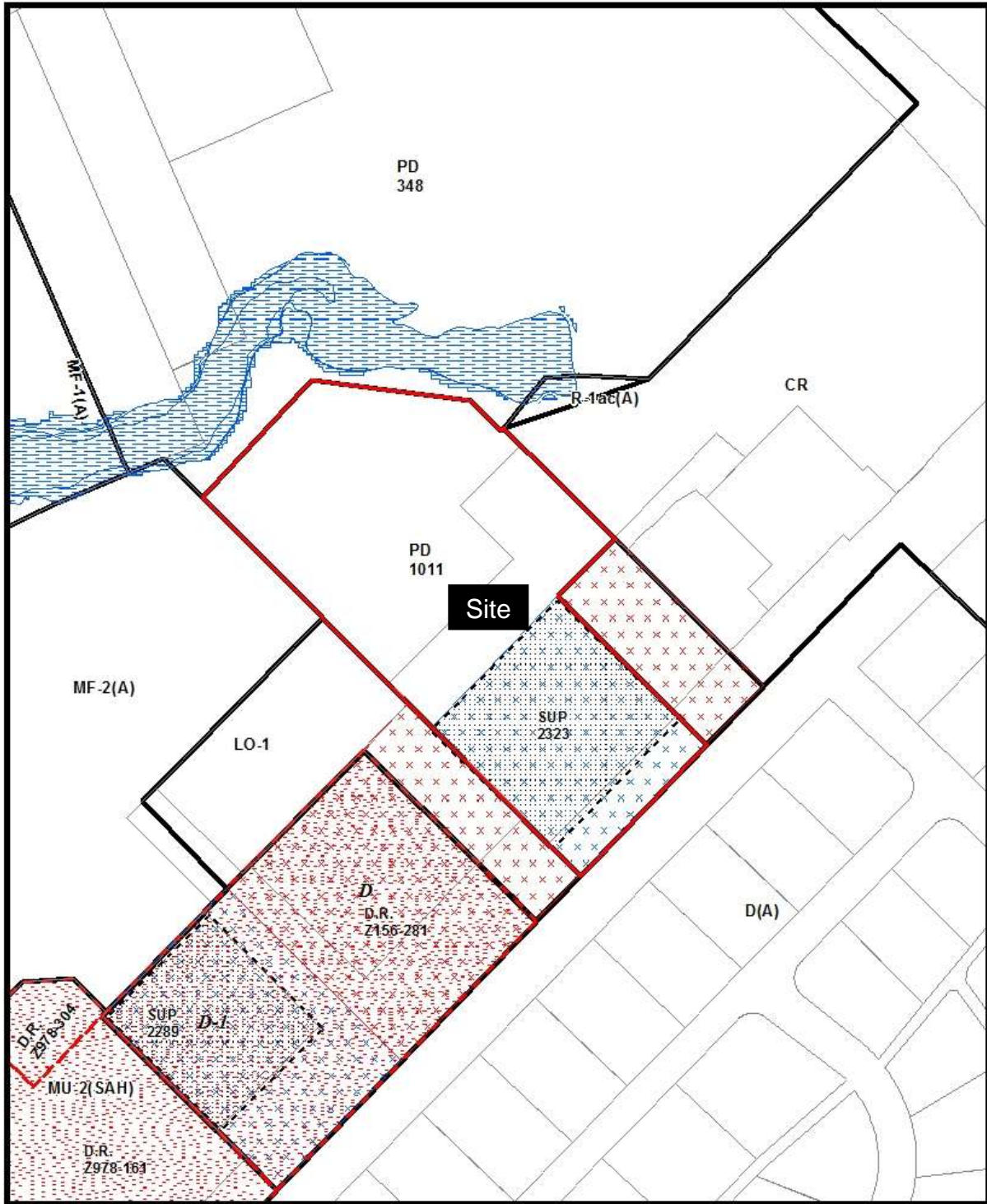


Existing SUP Site Plan



Existing SUP Site Plan - Enlarged





 1:1,800

Zoning Map

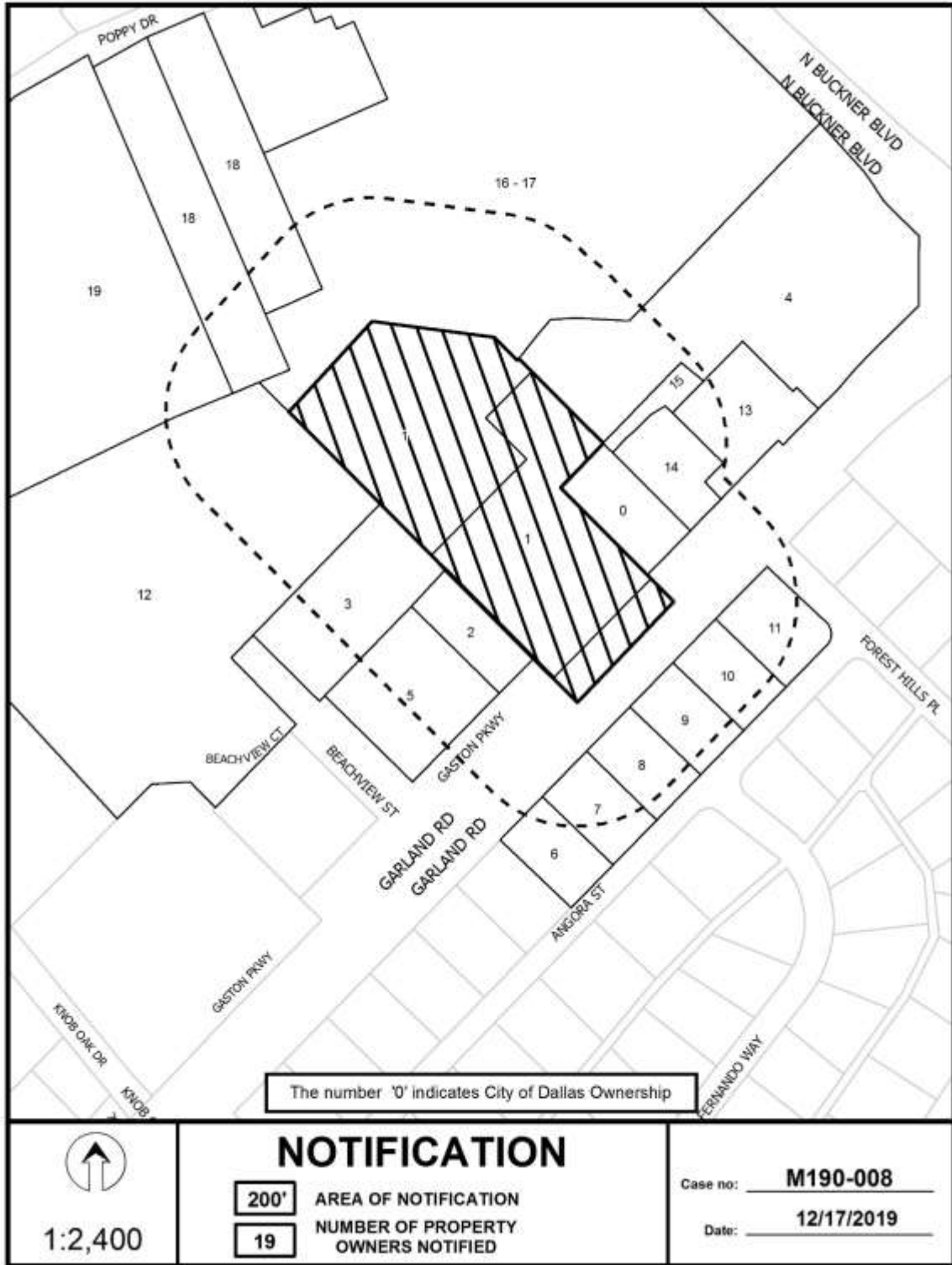
Printed Date: 1/24/2020



 1:1,800

Aerial Map

Printed Date: 1/24/2020



M190-008

12/17/2019

Notification List of Property Owners

M190-008

19 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9353 GARLAND RD	9353 GARLAND ROAD LP
2	9335 GARLAND RD	KENNEMER SHOPPING CENTER LLC
3	1130 BEACHVIEW ST	BROOMFIELD J V
4	9409 GARLAND RD	CHASE BANK OF TX NA
5	9323 GARLAND RD	ONYX HOLDINGS LLC
6	9321 ANGORA ST	EMMETT ROSS A
7	9331 ANGORA ST	LANE GEOFFREY A
8	9337 ANGORA ST	CASEY MARY TRUSTEE
9	9347 ANGORA ST	DENTON JAMES MASON III & BRIANNE
10	9353 ANGORA ST	TUCKER RICHARD A
11	9361 ANGORA ST	HAUSMANN ALLISON
12	1111 BEACHVIEW ST	UNIFIED HOUSING OF HARVEST HILL III LLC
13	9403 GARLAND RD	SYSTEM CAPITAL REAL PPTY
14	9371 GARLAND RD	9371 GARLAND LLC
15	9371 GARLAND RD	CHASE BANK OF TX
16	1151 N BUCKNER BLVD	GMR EAST DALLAS LAND LLC
17	1151 N BUCKNER BLVD	DALLAS MEDICAL OFFICE BUILDING, LLC
18	9228 POPPY DR	TENET HOSPITALS LTD
19	9000 POPPY DR	OAKS ON SNELLING LLC &

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)
DOWNTOWN SPSPD – CHASE TOWER SUBDISTRICT**

CASE NUMBER: 1912160020

DATE FILED: December 6, 2019

LOCATION: 2200 Ross Ave (northwest corner- Pearl Street).

SIZE OF REQUEST: 26 sq. ft.

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

MAPSCO: 45 L

APPLICANT: Paul Santoyo – Artografx, Inc.

TENANTS: J.P Morgan Chase

OWNER: FPG CT Owner, LP

REQUEST: An application for a Certificate of Appropriateness for a 26 square foot white LED illuminated landscape sign (northwest corner of Pearl Street).

SUMMARY: The applicant is requesting a 26 square foot landscape sign displaying “CHASE TOWER.”

SSDAC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND:

- The subject site is located within the Chase Tower Subdistrict and follows the regulations stipulated by Section 51A-7.912(i) (regulations governing landscape signs within Chase Tower Subdistrict).
- On October 23, 2019, the City Council approved the creation of Chase Tower Subdistrict.
- The proposed landscape sign is 26 square feet in effective area and six feet in height. It will be located on the northwest corner of the property on Pearl Street at Ross Avenue. The sign is an illuminated light-emitting diode (LED) landscape sign displaying “CHASE TOWER.”

SEC. 51A-7.912(i). Chase Tower Subdistrict.

1. The following two detached premise signs are permitted only along the Pearl Street frontage: one monument sign and one landscape sign. *[The proposal meets this requirement. This is the only proposed landscape sign along Pearl Street.]*
2. The landscape sign may not exceed 50 square feet in effective area or 15 feet in height. *[the proposed landscape sign meets this requirement. This proposal is 26 square feet in effective area and six feet in height.]*
3. The minimum setback for the monument sign is 10 feet from the public right-of-way. The monument sign may not exceed 80 square feet in effective area or 12 feet in height. *[Not part of this proposal]*

List of Officers
FPG CT Owner, LP.

FPG CT Owner, LP

FPG CT GP, LLC, its general partner
FPG CT Mezz, LLC, its limited partner

List of Officers
J.P Morgan Chase.


Rob Homes – Global Business Head


MOTION: It was moved to approve an application for a Certificate of Appropriateness for a 26 square foot LED illuminated landscape sign (northwest corner) and an application for a Certificate of Appropriateness for a 72 square foot white LED illuminated multi-tenant monument sign (northwest corner)

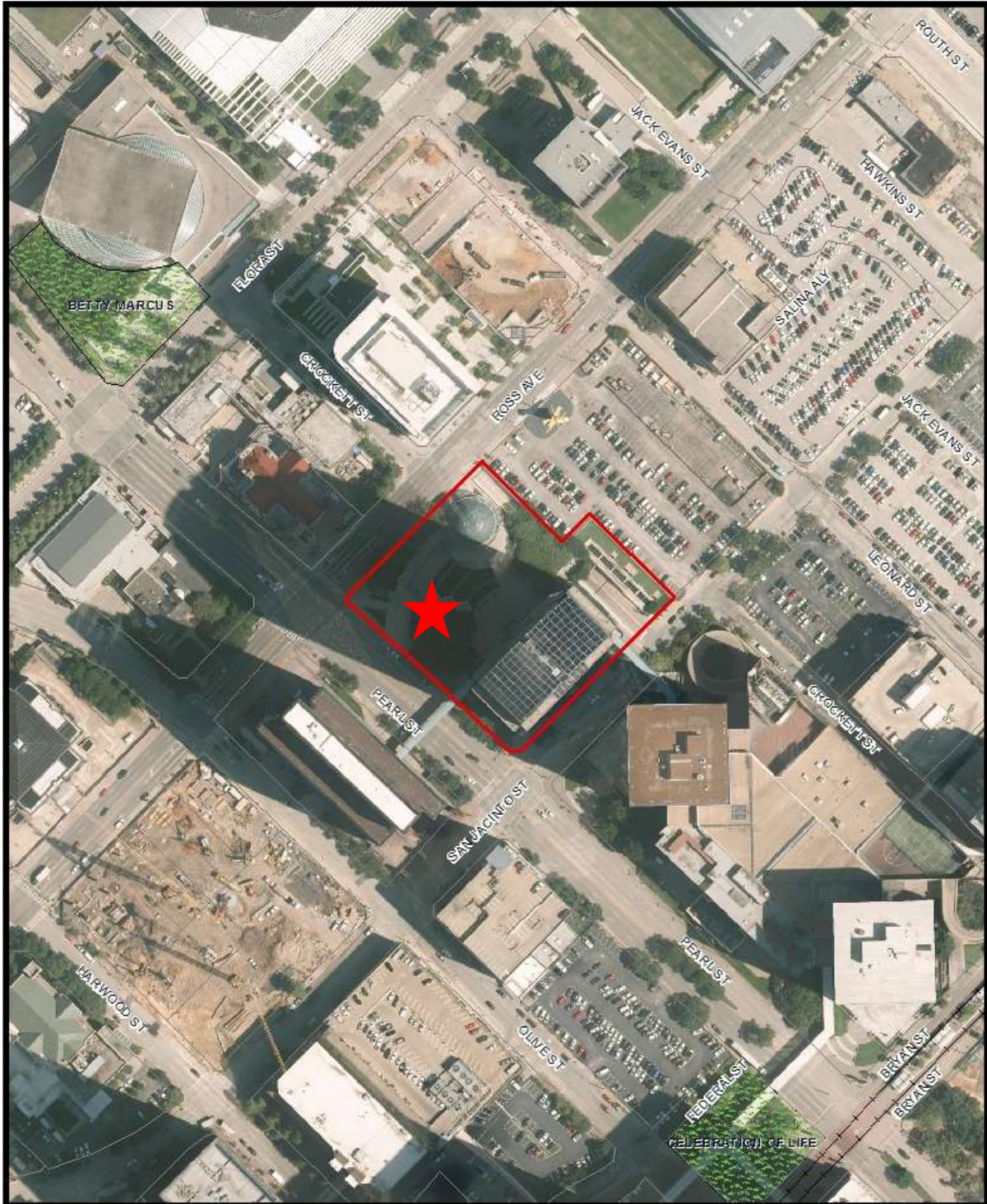
Maker: Dumas
Second: Hardin
Result: Carried: 4 to 0

For: 3 - Peardon, Hardin, Schwope, and Dumas
Against: 0
Absent: 0 - Webster
Conflict: 0 - Webster

Speakers – Steve Benson, Artografx, Inc.
Jeff Beaty, Artografx, Inc.

DATE: 12-06-2019		PERMIT APPLICATION PLEASE TYPE OR PRINT CLEARLY		JOB NO: (OFFICE USE ONLY)	
APPLICATION TYPE REGULAR <input checked="" type="radio"/> EXPRESS <input type="radio"/>		 City of Dallas		PERMIT NO: (OFFICE USE ONLY) 1912164007	
STREET ADDRESS OF PROPOSED PROJECT 2200 Ross Ave		SUITE/BLDG/FLOOR NO		USE OF PROPERTY Commerical Office Building	
APPLICANT Paul Santoyo		ADDRESS 2811 Andjon Dr.		CITY Dallas	STATE Texas
DBA (IF APPLICABLE)		PHONE NO		E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)	
CONTRACTOR-INDIVIDUAL Artografx, Inc.		CONTRACTOR NUMBER ES039037		PIN 5678	
CURRENT HOME REPAIR LICENSE ON FILE? <input type="radio"/> YES <input checked="" type="radio"/> NO		IF YES, LIST NUMBER		PHONE NO	
PROPERTY OWNER (INDIVIDUAL CONTACT) Tim Morabito		ADDRESS 45 Main St. #800		CITY Brooklyn	STATE New York
PROPERTY OWNER (COMPANY NAME) Fortis Property Group		PHONE NO		E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)	
DESCRIPTION OF PROPOSED PROJECT 24" x 13'-2" glass panel with etched copy bottom mounted with illuminated channel at base		VALUATION (\$) Commercial Only	NEW CONST 15,955.00	CONST AREA (sq ft)	NRW CONST 26
			MFD OTHER		MFD OTHER
			REMODEL		REMODEL
			TOTAL VALUATION 15,955.00		TOTAL AREA 26
PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX					
<input type="checkbox"/> BUILDING <input type="checkbox"/> PLUMBING <input type="checkbox"/> FENCE <input type="checkbox"/> DRIVE APPROACH <input type="checkbox"/> BACKFLOW <input type="checkbox"/> BARRICADE <input type="checkbox"/> ENERGY <input checked="" type="checkbox"/> ELECTRICAL <input type="checkbox"/> FIRE SPRKLR <input checked="" type="checkbox"/> SIGN <input type="checkbox"/> SWIMMING POOL <input type="checkbox"/> CUSTOMER SVC <input type="checkbox"/> GREEN <input type="checkbox"/> PAVING/GRADING <input type="checkbox"/> MECHANICAL <input type="checkbox"/> FIRE ALARM <input type="checkbox"/> LANDSCAPE <input type="checkbox"/> LAWN SPRINKLER <input type="checkbox"/> FLAMMABLE LIQUID <input type="checkbox"/> OTHER:					
All food service establishments require a grease interceptor to be installed on site. Is there a grease interceptor on site? <input type="radio"/> YES <input type="radio"/> NO					
<p>The following is applicable to all applications for building permits that are accepted and routed for any reviews. As required by Texas Local Government Code Section 214.904, the City of Dallas will grant (Approve) or deny your building permit application to erect or improve a building or other structure no later than the 45th day after the application is submitted. Denial of a permit application due to time constraints may be avoided by agreeing to allow the City the following additional time to review the application:</p> <p>I hereby agree to a deadline of 14 days to grant or deny the permit after the date of the approval of all of the following reviews, as applicable, where the applicant has provided the plans examiners the requested corrections, plans and actions; and, the contractor has been named on the permit:</p> <p>Zoning, Building Code, Electrical Code, Plumbing/Mechanical Code, Green Building Code, Health, Historical/Conservation District, Engineering/Flood Plain, Water Utilities, Fire Code, Landscaping and Aviation.</p> <p>If the permit is granted (Approved) within this deadline the City will retain and/or assess all fees. If the permit is denied within this deadline, the City will retain all plan review fees and 20 percent of the permit fees. If the permit application is not granted or denied within the agreed additional time of review, the City will refund any permit fees that have been collected and the City may not collect any permit fees associated with the application.</p> <p style="text-align: center;"><input checked="" type="radio"/> I AGREE. <input type="radio"/> I DO NOT AGREE.</p> <p>I UNDERSTAND THAT THIS PERMIT APPLICATION WILL EXPIRE IN 180 DAYS FROM THE APPLICATION DATE. I MAY REQUEST IN WRITING AN ADDITIONAL 180 DAY EXTENSION OF THE PERMIT APPLICATION PRIOR TO THE APPLICATION EXPIRATION. IF THE APPLICATION IS ALLOWED TO EXPIRE, IT MAY ONLY BE REACTIVATED BY THE FILING OF A NEW APPLICATION INCLUDING APPLICABLE PLANS AND FEES</p> <p>I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.</p>					
APPLICANT'S SIGNATURE Paul Santoyo		Digitally signed by Paul Santoyo Date: 2019.12.06 09:04:48 -06'00'		DATE OF APPLICATION SUBMISSION	

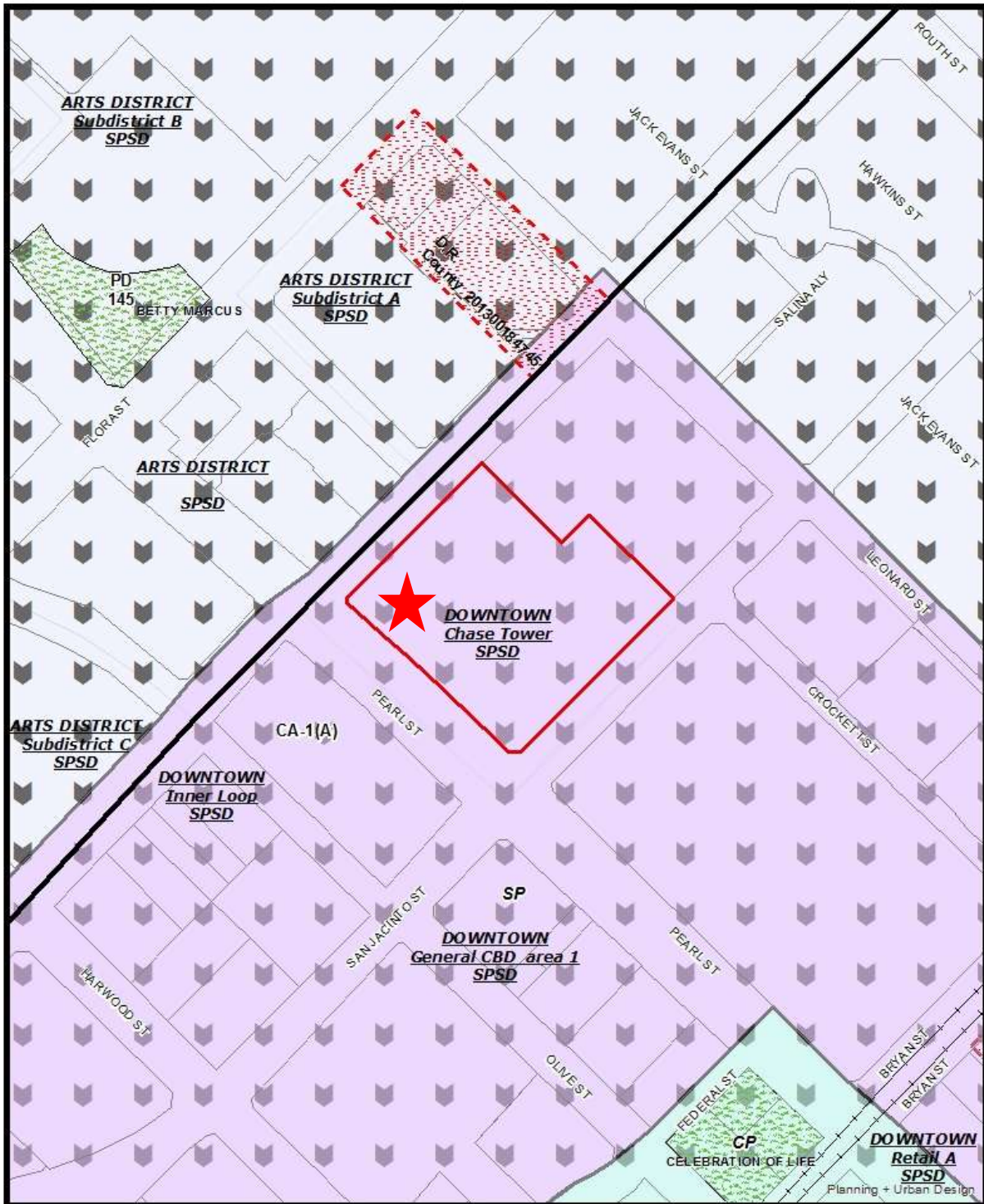
FOR OFFICE USE ONLY							
STREET ADDRESS OF PROPOSED PROJECT 2200 Ross				SUITE/BLOCK/FLOOR NO		PROJECT/PERMIT NUMBER 1912169007	
ZONING				BUILDING		MISCELLANEOUS	
LAND USE	TYPE OF WORK	BASE ZONING	PD	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY	OWN
LOT	BLOCK	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAIN	AIRPORT
LOT AREA	BOA	SUP	RAR	STORIES	DWELLING UNITS	SPECIAL INSPECTIONS	HISTORICAL
DIR	EARLY RELEASE	DEED RESTRICTION	PARKING AGREEMENT	NUMBER BEDROOMS	NUMBER BATHROOMS	DRY	LL
ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS			FEE CALCULATIONS (\$)	
PRE-SCREEN		12/16	PRE-INSPECTION			PERMIT FEE	
ZONING						SURCHARGE	
BUILDING					PLAN REVIEW FEE	\$75	
ELECTRICAL					PREQUALIFICATION REVIEW FEE		
PLUMBING/MECHANICAL					EXPRESS PLAN REVIEW		
GREEN BUILDING					HOURLY FEE TOTAL		
HEALTH					HEALTH PERMIT APPLICATION FEE		
HISTORICAL/CONS DBT					HEALTH PLAN REVIEW FEES		
ENGINEERING					OTHER FEES		
WATER					OTHER FEES		
FIRE					TOTAL FEES	\$	
LANDSCAPING							
AVIATION							
OTHER							
PLAN REVIEW NOTES							
SPSD # 1912160020							
DOWNTOWN SPSD - CHASE TOWER SUBDISTRICT							
51A-7.912(a)(b)(c), & (i)							
LANDSCAPE SIGN							



 1:2,200

CA# 1912160020
2200 Ross Ave.

Printed Date: 1/6/2020

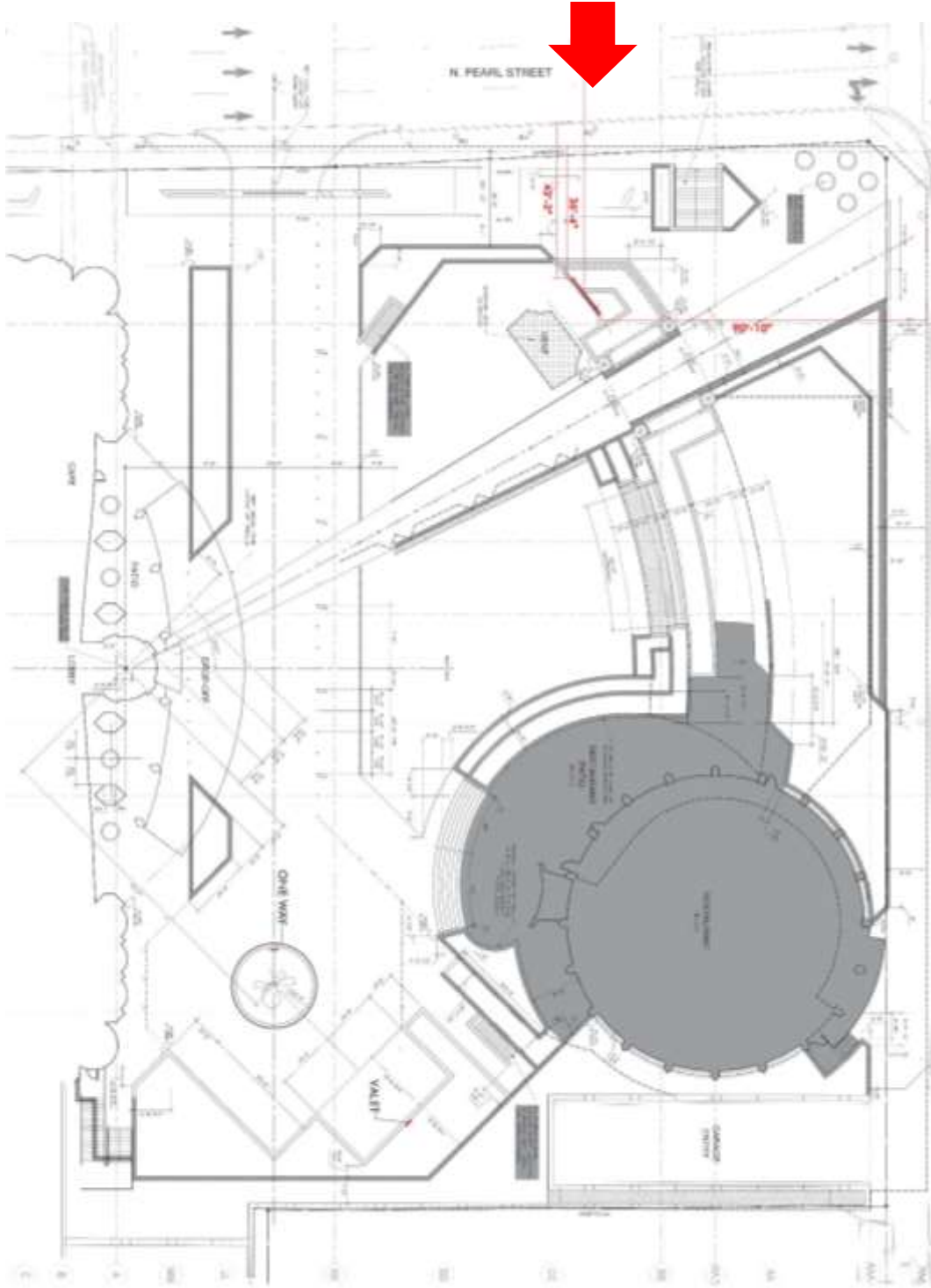


1:2,200

CA# 1912160020
2200 Ross Ave.

Printed Date: 1/6/2020

Sign Location



**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)
DOWNTOWN SPSP – CHASE TOWER SUBDISTRICT**

CASE NUMBER: 1912160021

DATE FILED: December 6, 2019

LOCATION: 2200 Ross Ave (northwest corner- Pearl Street)

SIZE OF REQUEST: 72 sq. ft.

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

MAPSCO: 45 L

APPLICANT: Paul Santoyo – Artografx, Inc.

TENANTS: J.P Morgan, Chase, Deloitte, Norton Rose Fulbright, and Locke Lord

OWNER: FPG CT Owner, LP

REQUEST: An application for a Certificate of Appropriateness for a 72 square foot white-LED illuminated multi-tenant monument sign (northwest corner of Pearl Street).

SUMMARY: The applicant is requesting a 72 square foot multi-tenant monument sign displaying “CHASE tower”, ”CHASE” and logo, “J.P. Morgan”, “Deloitte.”, “Norton Rose Fulbright” and Logo, and “Locke Lord.”

SSDAC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND:

- The subject site is located within the Chase Tower Subdistrict and follows the regulations stipulated by Section 51A-7.912(i) (regulations governing monument signs within Chase Tower Subdistrict).
- On October 23, 2019, the City Council approved the creation of Chase Tower Subdistrict.
- The proposed monument sign is 72 square feet in effective area and 12 feet in height. It will be located on the northwest corner of the property at on Pearl Street at Ross Avenue. The sign is a building identification white illuminated light-emitting diode (LED) multi-tenant monument sign displaying “CHASE tower”, ”CHASE” and logo, “J.P. Morgan”, “Deloitte.”, “Norton Rose Fulbright” and Logo, and “Locke Lord.”

SEC. 51A-7.912(i). Chase Tower Subdistrict.

1. The following two detached premise signs are permitted only along the Pearl Street frontage: one monument sign and one landscape sign. *[The proposal meets this requirement. This is the only proposed monument sign along Pearl Street.]*
2. The landscape sign may not exceed 50 square feet in effective area or 15 feet in height. *[Not part of this proposal.]*
3. The minimum setback for the monument sign is 10 feet from the public right-of-way. The monument sign may not exceed 80 square feet in effective area or 12 feet in height. *[The proposal meets this requirement. The proposed monument sign is 11.6 feet from the public right-of-way, the monument sign is 72 square feet in effective area, and 12 feet in height]*

List of Officers
FPG CT Owner, LP.

FPG CT Owner, LP

Homes –
Business

FPG CT GP, LLC, its general partner
FPG CT Mezz, LLC, its limited partner

Rob
Global
Head

List of Officers
J.P Morgan Chase.

Dan Berner – Managing Partner

List of Officers
Deloitte.

Jonathan B Skidmore – Partner-in-Charge, Dallas

List of Officers
Norton Rose Fulbright.

Andy Sawyer – Chief Security and Facilities Officer

List of Officers
Locke Lord.

MOTION: It was moved to approve an application for a Certificate of Appropriateness


Case Number: 1912160021


for a 26 square foot LED illuminated landscape sign (northwest corner) and an application for a Certificate of Appropriateness for a 72 square foot white LED illuminated multi-tenant monument sign (northwest corner)

Maker: Dumas
Second: Hardin
Result: Carried: 4 to 0

For: 3 - Peardon, Hardin, Schwoppe, and Dumas
Against: 0
Absent: 0 - Webster
Conflict: 0 - Webster

Speakers – Steve Benson, Artografx, Inc.
Jeff Beaty, Artografx, Inc.

DATE: 12-06-2019		PERMIT APPLICATION PLEASE TYPE OR PRINT CLEARLY			JOB NO: (OFFICE USE ONLY)	
APPLICATION TYPE REGULAR <input checked="" type="radio"/> EXPRESS <input type="radio"/>		 City of Dallas			PERMIT NO: (OFFICE USE ONLY) 191216005	
STREET ADDRESS OF PROPOSED PROJECT 2200 Ross Ave		SUITE/BLDG/FLOOR NO		USE OF PROPERTY Commerical Office Building		
APPLICANT Paul Santoyo		ADDRESS 2611 Andjon Dr.		CITY Dallas	STATE Texas	ZIP CODE 75220
GSA (IF APPLICABLE)		PHONE NO		E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)		
CONTRACTOR-INDIVIDUAL Artografx, Inc.		CONTRACTOR NUMBER ES039037	PIN 5678	COMPANY NAME Artografx, Inc.		
CURRENT HOME REPAIR LICENSE ON FILE? <input type="radio"/> YES <input checked="" type="radio"/> NO		IF YES, LIST NUMBER		PHONE NO		E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)
PROPERTY OWNER (INDIVIDUAL CONTACT) Tim Morabito		ADDRESS 45 Main St		CITY Brooklyn	STATE New York	ZIP CODE 11201
PROPERTY OWNER (COMPANY NAME) Fortis Property Group		PHONE NO		E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)		
DESCRIPTION OF PROPOSED PROJECT 6' x 12' "V" Shaped aluminum monument with Tenant logo display, external LED illumination, back lit Chase logo				VALUATION (\$) Commercial Only	NEW CONST 41,920.00	NEW CONST 72¢
					MFD OTHER	MFD OTHER
					REMODEL	REMODEL
					TOTAL VALUATION 41,920.00	CONST AREA (sq ft) 72¢
PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX						
<input type="checkbox"/> BUILDING <input type="checkbox"/> PLUMBING <input type="checkbox"/> FENCE <input type="checkbox"/> DRIVE APPROACH <input type="checkbox"/> BACKFLOW <input type="checkbox"/> BARRICADE <input type="checkbox"/> ENERGY <input checked="" type="checkbox"/> ELECTRICAL <input type="checkbox"/> FIRE SPRKLR <input checked="" type="checkbox"/> SIGN <input type="checkbox"/> SWIMMING POOL <input type="checkbox"/> CUSTOMER SVC <input type="checkbox"/> GREEN <input type="checkbox"/> PAVING/GRADING <input type="checkbox"/> MECHANICAL <input type="checkbox"/> FIRE ALARM <input type="checkbox"/> LANDSCAPE <input type="checkbox"/> LAWN SPRINKLER <input type="checkbox"/> FLAMMABLE LIQUID <input type="checkbox"/> OTHER:						
All food service establishments require a grease interceptor to be installed on site. Is there a grease interceptor on site? <input type="radio"/> YES <input type="radio"/> NO						
<p>The following is applicable to all applications for building permits that are accepted and routed for any reviews. As required by Texas Local Government Code Section 214.904, the City of Dallas will grant (Approve) or deny your building permit application to erect or improve a building or other structure no later than the 45th day after the application is submitted. Denial of a permit application due to time constraints may be avoided by agreeing to allow the City the following additional time to review the application:</p> <p>I hereby agree to a deadline of 14 days to grant or deny the permit after the date of the approval of all of the following reviews, as applicable, where the applicant has provided the plans examiners the requested corrections, plans and actions; and, the contractor has been named on the permit:</p> <p>Zoning, Building Code, Electrical Code, Plumbing/Mechanical Code, Green Building Code, Health, Historical/Conservation District, Engineering/Flood Plain, Water Utilities, Fire Code, Landscaping and Aviation.</p> <p>If the permit is granted (Approved) within this deadline the City will retain and/or assess all fees. If the permit is denied within this deadline, the City will retain all plan review fees and 20 percent of the permit fees. If the permit application is not granted or denied within the agreed additional time of review, the City will refund any permit fees that have been collected and the City may not collect any permit fees associated with the application.</p> <p style="text-align: center;"><input checked="" type="radio"/> I AGREE <input type="radio"/> I DO NOT AGREE.</p> <p>I UNDERSTAND THAT THIS PERMIT APPLICATION WILL EXPIRE IN 180 DAYS FROM THE APPLICATION DATE. I MAY REQUEST IN WRITING AN ADDITIONAL 180 DAY EXTENSION OF THE PERMIT APPLICATION PRIOR TO THE APPLICATION EXPIRATION. IF THE APPLICATION IS ALLOWED TO EXPIRE, IT MAY ONLY BE REACTIVATED BY THE FILING OF A NEW APPLICATION INCLUDING APPLICABLE PLANS AND FEES</p> <p>I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.</p>						
APPLICANT'S SIGNATURE Paul Santoyo				DATE OF APPLICATION SUBMISSION Digitally signed by Paul Santoyo Date: 2019.12.06 08:57:28 -06'00'		

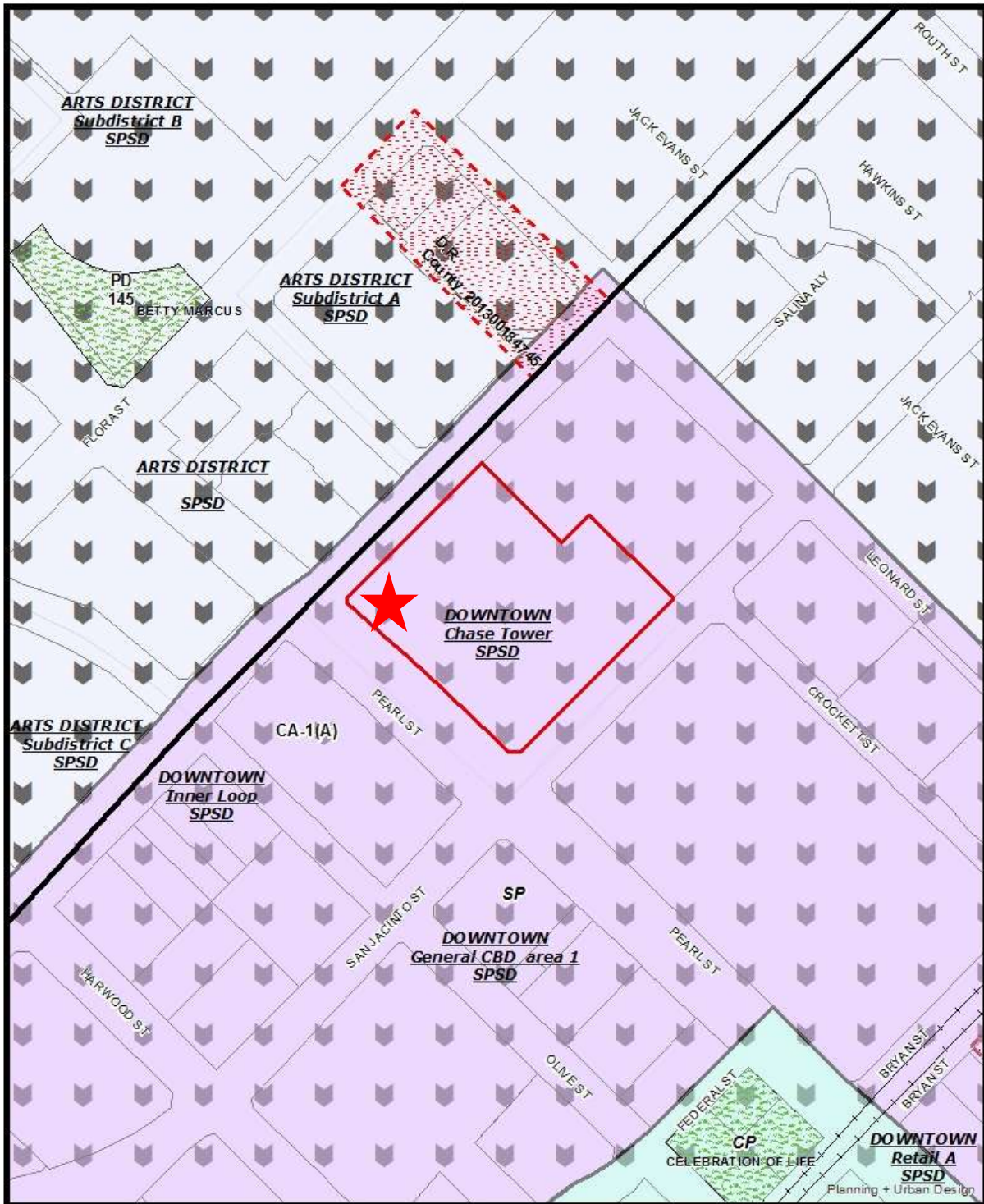
FOR OFFICE USE ONLY							
STREET ADDRESS OF PROPOSED PROJECT 2200 Ross				SUITE/BLDG/FLOOR NO		PROJECT/PERMIT NUMBER 1912164005	
ZONING				BUILDING		MISCELLANEOUS	
LAND USE	TYPE OF WORK	BASE ZONING	PD	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY	OWN
LOT	BLOCK	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAN	AIRPORT
LOT AREA	BOA	SUP	RAR	STORIES	DWELLING UNITS	SPECIAL INSPECTIONS	HISTORICAL
DR	EARLY RELEASE	DEED RESTRICTION	PARKING AGREEMENT	NUMBER BEDROOMS	NUMBER BATHROOMS	DRY	LL
ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS			FEE CALCULATIONS (\$)	
PRE-SCREEN		12/16	PRE-INSPECTION			PERMIT FEE	
ZONING						SURCHARGE	
BUILDING						PLAN REVIEW FEE \$ 752	
ELECTRICAL						PREQUALIFICATION REVIEW FEE	
PLUMBING/MECHANICAL						EXPRESS PLAN REVIEW	
GREEN BUILDING						HOURLY FEE TOTAL	
HEALTH						HEALTH PERMIT APPLICATION FEE	
HISTORICAL/CONS DIST						HEALTH PLAN REVIEW FEES	
ENGINEERING						OTHER FEES	
WATER						OTHER FEES	
FIRE						TOTAL FEES	
LANDSCAPING						\$	
AVIATION							
OTHER							
PLAN REVIEW NOTES							
SPSD # 1912160021							
DOWNTOWN SPSD - CHASE TOWER SUB-DISTRICT							
51A-7.912(a),(b),(e), & (i)							
MONUMENT SIGN							



 1:2,200

CA# 1912160021
2200 Ross Ave.

Printed Date: 1/6/2020

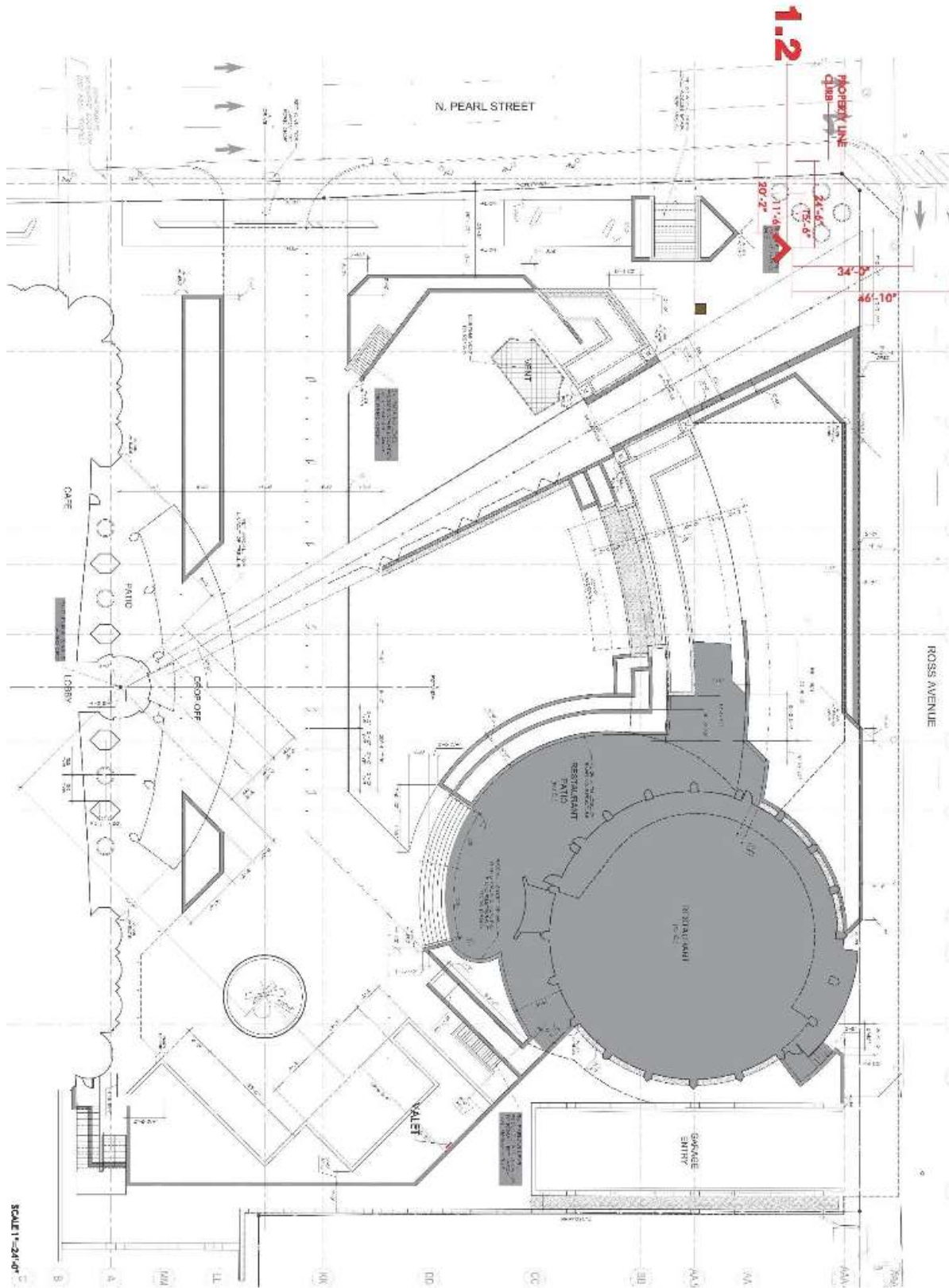


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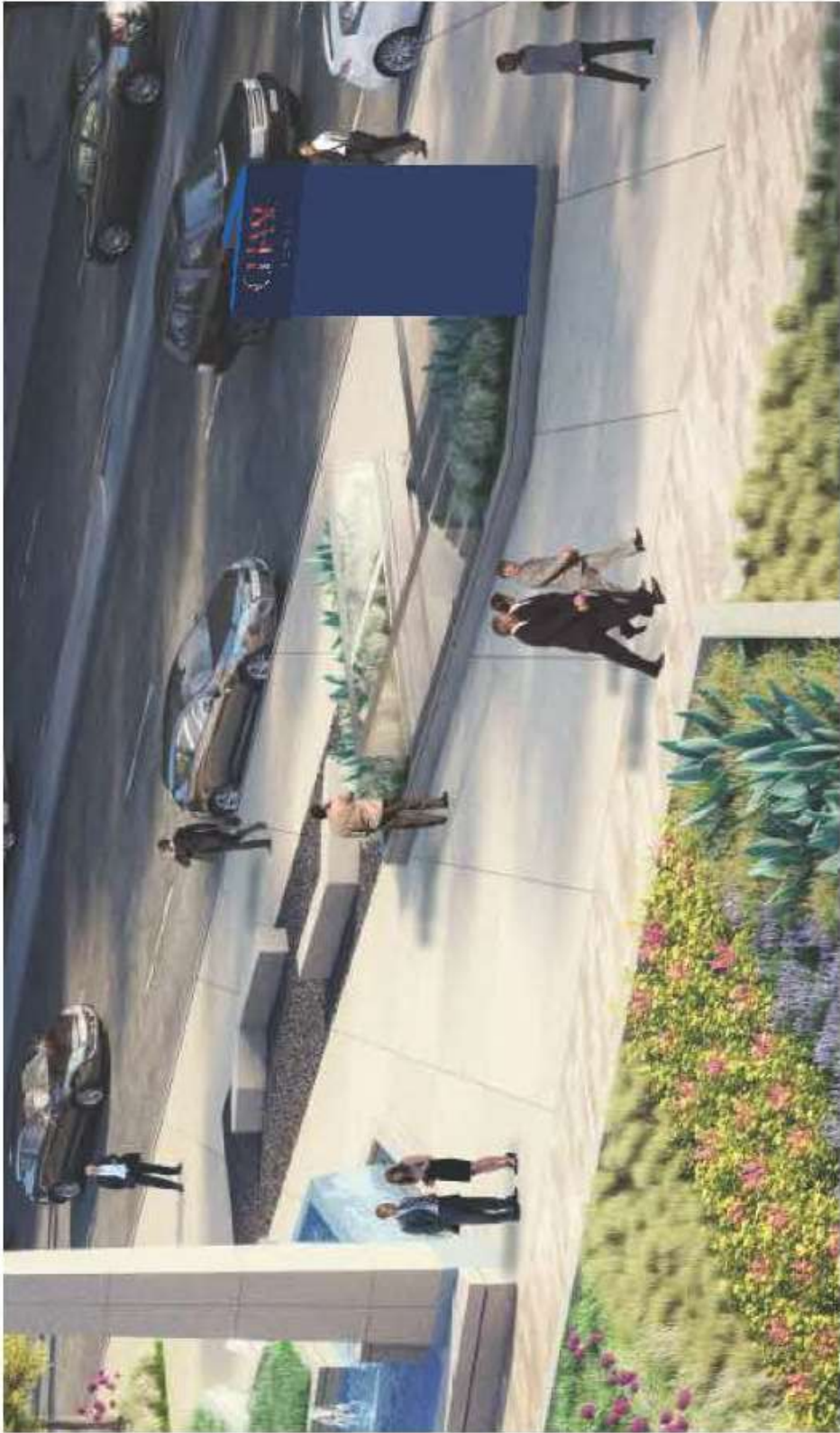
CA# 1912160021
2200 Ross Ave.

Printed Date: 1/6/2020

Sign Location



**Painted Sign
Rendering**



PLANNER: Oscar Aguilera

FILE NUMBER: SPSD134-003

DATE FILED: March 13, 2013

LOCATION: An area generally bounded by the DART Rail Line (formerly the T. & P. Railroad) right-of-way on the north, Parry Avenue on the east, R.L. Thornton Freeway on the south, and North Central Expressway on the west

COUNCIL DISTRICT: 2

MAPSCO: 45 M

SIZE OF REQUEST: Approximately 273.64 acres **CENSUS TRACT:** 204.00

REQUEST: A City Council authorized hearing to determine appropriate sign regulations with consideration given to amending the Deep Ellum/Near East Side Sign District on property zoned Planned Development District No. 269.

SUMMARY: The purpose of this request is to revise and amend certain sign regulations in the Deep Ellum/Near East Side Sign District.

SSDAC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval of staff proposed conditions.

PRIOR CPC ACTION: On January 9, and January 23, 2020, the City Plan Commission held this item under advisement.

BACKGROUND INFORMATION:

- Deep Ellum/Near East Side Sign District was established by Ordinance No. 20596 on April 11, 1990 and was amended by Ordinance No. 27284 on August 13, 2008.
- On March 13, 2013, the City Council initiated an authorized hearing to amend the Deep Ellum/Near East Side Sign District.
- The delay from 2013 to now was due to the case being placed on hold several times to allow the Deep Ellum Foundation time to review signage options and recently to allow staff to process the large number of paid SPSP applications.
- On October 3, 2019, a community meeting was held to discuss proposed amendments to the Deep Ellum/Near East Side Sign District.

STAFF ANALYSIS:

The Deep Ellum/Near East Side Sign District amendment’s intent is to provide flexibility and to encourage artistic and innovative signs compatible with Deep Ellum’s history and character. Deep Ellum’s historic architectural charm, artistic street murals, and music venues make this neighborhood a unique and important neighborhood to the City of Dallas. These unique characteristics attract residential housing, retail shops, artists, restaurants, big corporations, and music venues that require signage to promote and locate these venues without negatively impacting these unique characteristics.

Staff worked with the Deep Ellum Foundation to formulate the amendments. The proposal is summarized below; more details on the proposed amendment follow the chart.

EXISTING SIGN TYPES	PROPOSED
ATTACHED:	ATTACHED:
<ul style="list-style-type: none"> ○ Banner ○ Canopy Signs ○ Marquee Signs ○ Wallscape Signs ○ Window Signs ○ Supergraphic ○ Special Purpose Signs ○ Flat Attached Signs ○ Projecting Signs 	<ul style="list-style-type: none"> ○ Painted Applied Signs ○ Awning Signs (formerly canopy) ○ Marquee Signs ○ Wallscape Signs ○ District Identification Signs. ○ Cultural Event or Activity Signs (formerly banner) ○ Window Signs ○ Special Purpose Signs ○ Flat Attached Signs ○ Projecting Signs
DETACHED:	DETACHED:
<ul style="list-style-type: none"> ○ A premise that has no attached signs other than banners, and that has frontage along more than one street, may have only one detached sign along each street frontage. ○ Parking Ad 	<ul style="list-style-type: none"> ○ allow premises to display attached signs along with detached signs provided that the maximum allowed area for signs is reduced by a minimum of 25% for each detached sign. ○ A-Frame Signs ○ District Identification Signs

The current language for **banners** refers only to cultural activities. Since applicants were confusing banner permits with temporary business signs or special purpose signs, the proposed language replaces cultural event or activity signs in order to avoid further confusion.

The addition of **painted applied signs** provides the flexibility to maintain the unique character of the neighborhood by allowing a larger painted sign directly onto certain exterior façades of a building and making the sign look like the many artistic murals located in Deep Ellum. Note that a facade may be covered by this type of sign up to 40% if the facades have less than 10% window coverage. Painted signs are currently allowed in this SPSP. Creating this new category allows additional painted signs on certain facades.

Canopy signs are proposed to change to **awning signs** to clarify the definition and ensured the signs maintain a 10-foot clearance above the sidewalk and the awnings are engineered to support the signs.

Deep Ellum SPSP does not allow premises with attached signs to have detached signs or vice-versa. The amendment will allow premises to have attached and detached signs. The proposal would allow for attached and detached signs on the same premise if the overall square footage is reduced by 25% for every detached sign.

A-frame signs are part of this amendment to give retail shops and restaurants the flexibility to display temporary sales and daily specials without negatively impacting the unique character of the neighborhood. The proposed maximum size of an A-frame sign is 32 inches wide and 36 inches tall.

Digital displays are proposed to be prohibited to maintain the unique and historic character of the area. The neighborhood association feels that digital displays will drastically change the essence of its aesthetic perception.

The SSDAC's proposed amendment includes a maximum of 10 detached **district identification signs** up to 1,000 square feet. Note that Staff reviewed the Victory Special Purpose Sign District and the Farmers Market Special Purposed District in determining a number to propose. Victory Special SPSP allows six district identification signs and Farmers Market SPSP allows five district identification signs. Staff feels that more than seven district identification signs will be excessive and detrimental to the neighborhood because too many signs may cause harm by taking up space, obstructing views, distracting motorists, displacing alternative uses of land, and endangering the safety of persons or property. The Deep Ellum Foundation, however, suggested 10 new district identification signs asserting that the Deep Ellum neighborhood has a unique street configuration and the neighborhood would like to identify these entry points and let visitors know they are entering the Deep Ellum Neighborhood. The SSDAC recommended a maximum of 10 district identification signs be permitted in this SPSP which four of these district identification signs may have a maximum effective area of 1,000 square feet and the remaining six signs maximum effective area not to exceed 100 square feet. After the

SSDAC meeting, staff realized that one of these proposed district identification signs is located outside of the Deep Ellum/Near East Side SPSP. As such, the proposed identification sign located at Central Expressway and Good Latimer Expressway cannot be included in the amendment and is so noted in the proposed conditions.

The proposal also includes **attached district identification signs**. The attached district identification signs may only identify the district and may only include artwork and/or the name of the district. Staff recommends no limit to the number or size of attached district identification signs. Staff found several of these signs already exist. They include small painted signs, large painted signs, and projecting signs

The current regulations for **wallscape signs** include a supergraphic sign or an attached premise or non-premise sign painted directly onto the face of a building, this amendment refers to wallscape for both types of signs. It should be noted that the grain elevator building is the only site that allowed such a sign. Staff included the wallscape sign regulation section as part of this amendment since the wallscape sign and supergraphic sign regulations sunsetted on July 1, 2018. Since the Highway Beautification Act restricts these signs to 1,200 square feet, the SSDAC recommended that a wallscape sign must not exceed 1,200 square feet instead of a minimum of 3,000 square feet. The proposed sunset is 2030.

Parking ad signs were detached signs that displayed premise or non-premise messages, parking emblems, and district identification signage. The Deep Ellum/Near East Side Sign District allowed a maximum of 20 parking ad signs. The parking ad signs were only allowed to be placed on lots containing a commercial parking lot or garage use or a surface parking use. All permits authorizing parking ad signs expired on September 1, 2015. Therefore, since the parking ad signs section sunsetted, staff recommends removing it from the code.

SPSD134-003

MOTION: It was moved to **approve** the staff’s recommended conditions with the following changes:

1. Amending Section 51A-7.1306 (a) (C) that “a wallscape sign must exceed 1, 200 square feet.
2. Amending “Section 51A-7. 1306(a) (8) & Section 51A-7. 1306(a) (9) from “2028” to “2030”
3. Amending Section 51A-7.1307 (5) (a) to “a maximum of 10 district identification signs is permitted”.
4. Amending Section 51A-7.1307 (5) (e) to “only 4 district identification signs may have a maximum effective area of 1000 square feet and the remaining 6 district identification maximum effective area must not exceed 100 square feet.”. The Special Sign District Advisory Committee recommended the following locations for the district identification signs:
 - (1) Hall Street and Crutcher;
 - (2) Main Street and Deep Ellum Trailhead;
 - (3) Exposition Ave and 1st Ave;
 - (4) Malcolm X Blvd, and S Hall St;
 - (5) Canton and Henry;
 - (6) Main St. and Malcolm X Blvd;
 - (7) Main St and Good Latimer Expy.
 - (8) Central Expy. And Good Latimer Expy (Outside of the SPSP).
 - (9) Elm St and 345 Hwy; and
 - (10) An additional sign within this district.

Note that after the SSDAC meeting, staff realized that one of these proposed district identification signs is located outside of the Deep Ellum/Near East Side SPSP. As such, the proposed identification sign located at Central Expressway and Good Latimer Expressway cannot be included in the amendment and is so noted in the proposed conditions for the CPC Public Hearing.

Maker: Dumas
Second: Hardin
Result: Carried: 4 to 0

For: 4 – Hardin, Dumas, Webster, and Peadon
Against: 0
Absent: 0
Conflict: 0

Speakers – Stephanie Hudiburg, Deep Ellum Foundation
Jon Hetzel, Deep Ellum Foundation
J. Rogers, Deep Ellum Foundation

PROPOSED SPSD AMENDMENT

Division 51A-7.1300. Provisions for Deep Ellum/Near East Side Sign District.

SEC. 51A-7.1301. DESIGNATION OF SIGN DISTRICT.

A special provision sign district is hereby created to be known as the Deep Ellum/Near East Side Sign District. The boundaries of the Deep Ellum/Near East Side Sign District are the same as those of the Deep Ellum/Near East Side District (Planned Development District No. 269).

SEC. 51A-7.1302. PURPOSE.

The purpose of this division is to promote signage that is compatible with the architectural character and design guidelines of the Deep Ellum/Near East Side Planned Development District while encouraging artistic, creative, and innovative signs which are reflective of themes that have grown and developed in the Deep Ellum area.

SEC. 51A-7.1303. DEFINITIONS.

(a) In this division:

(1) A-FRAME means a premise sign that is a portable detached structure that is hinged at the top and is made of durable, rigid materials such as wood, plastic, or metal. The faces of A-frames shall have a maximum width of is 32 inches wide and 36 inches tall.

~~(1)~~ **(2) ARTWORK** means any pictorial or image presentation or design.

(3) AWNING means a fabric or vinyl surface supported by a metal structure, which is applied to the face of a building.

~~(3)~~ **CANOPY SIGN** means a sign attached to or applied on a canopy or awning.

(4) AWNING SIGN means a sign attached to, painted on, or otherwise applied to an awning.

~~(5)~~ **BANNER** means a sign attached to or applied on a strip of cloth and temporarily attached to a building or structure. Awning signs and political flags are not banners.

(5) DISTRICT IDENTIFICATION SIGN means an attached or detached sign identifying only this district.

~~(4)~~ **FLAT ATTACHED SIGN** means an attached sign projecting 18 inches or less from a building and parallel to the building facade.

~~(5)~~ **(6) MARQUEE SIGN** means a sign attached to, applied on, or supported by a permanent canopy projecting over a pedestrian street entrance of a building, and consisting primarily of changeable panels or words.

(7) PAINTED APPLIED SIGN means a sign that is painted, or that is made to look painted, directly onto the face of the exterior façade of a building not including doors and windows. Signs of this type must naturally conform to the textured surface of the facade.

~~(6) PROJECTING ATTACHED SIGN~~ means an attached sign projecting 18 or more inches from a building.

~~(7)~~ **(8)** THIS DISTRICT means the Deep Ellum/Near East Side Sign District.

~~(8)~~ **(9)** WALLSCAPE SIGN means a sign meeting the requirements set forth in Section 51A-7.1308 **51A-7.1306(g)**.

~~(8) WINDOW SIGN~~ means a sign painted or affixed onto a window.

(b) Except as otherwise provided in this section, the definitions contained in Sections [51A-2.102](#) and [51A-7.102](#) apply to this division. In the event of a conflict, this section controls.

SEC. 51A-7.1304. SIGN PERMIT REQUIREMENTS.

(a) No person may alter, place, maintain, expand, or remove a sign in this district without first obtaining a sign permit from the city. This section does not apply to government signs described in Section [51A-7.207](#).

(b) Except as otherwise provided in Section [51A-7.1306\(f\)](#), the procedure for obtaining a sign permit is outlined in Section [51A-7.505](#).

(c) Section [51A-7.602](#) does not apply to signs in this district.

SEC. 51A-7.1305. SPECIAL PROVISIONS FOR ALL SIGNS.

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

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

(c) Except as otherwise provided in Subsections ~~(e)~~ **(d)** and ~~(d)~~ **(e)**, the maximum effective area of all signs combined on a premise, **not including a-frame signs, painted applied signs on certain facades, and district identification signs**, is 10 percent of the total area of all building facades facing public right-of-way that is adjacent to the premise, **not to exceed 1200 square feet. Where a premise has only one façade facing an adjacent public right-of-way, the maximum effective area can be increased to 15 percent of that facade, not to exceed 500 square feet.**

(d) **Excluding a-frames, painted applied signs on certain facades, and district identification signs,** ~~W~~ when more than 50 percent of the total effective area of all signs combined on a premise is devoted to artwork, and there is no wallscape sign on the premise, the maximum effective area of all signs combined on a premise is 15 percent of the total area of all building facades facing public right-of-way that is adjacent to the premise, **not to exceed 1400 square feet. Where a premise has only one façade facing an adjacent public right-of-way, the maximum effective area can be increased to 20 percent of that facade, not to exceed 600 square feet.**

(e) When there is a wallscape sign on the premise, the maximum effective area of all signs combined on a premise is 90 percent of the total area of all building facades facing a public right-of-way that is adjacent to the premise.

(f) Except for wallscape signs, all signs must be premise signs or convey a noncommercial message.

(g) Special purpose signs may be erected on a premise no more than **once twice** each calendar year. The maximum number of consecutive days that a special purpose sign may be maintained is **15 45**. **Special purpose signs may not exceed 10% of the façade to which they are attached. Detached special purpose signs are prohibited.**

(h) The use of neon or single incandescent bulbs is permitted.

(i) All digital displays are prohibited in this district.

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

(k) No portion of a sign may have a luminance greater than 200 footlamberts.

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

- (1) Metal.
- (2) Glass.
- (3) Wood.

SEC. 51A-7.1306. SPECIAL PROVISIONS FOR ATTACHED SIGNS.

The regulations relating to the erection of attached signs in this district are hereby expressly modified as follows:

(a) Attached signs in general.

(1) No portion of an attached sign may be located:

- (A) more than 10 feet from the facade to which it is attached; or
- (B) less than two feet from the back of a street curb.

(2) Although not required, the use of three-dimensional projecting attached signs is encouraged.

(b) **Banners Cultural event or activity signs.**

(1) **Banners Cultural event or activity signs** are permitted in this district to promote cultural events or activities.

(2) If the cultural event or activity has a sponsor, no more than 10 percent of the effective area of the banner may be utilized for sponsor identification.

(3) No portion of a **banner cultural event or activity signs** may be used to advertise a specific product or service other than the cultural event or activity.

(c) Canopy Awning signs. Canopy Awning signs must be flat attached, imprinted, painted on the face of an awning or attached to the bottom hanging from the awning. For signs hanging from the awning must meets the following requirements:

1. The bottom of the awning sign shall be a minimum of ten feet above the ground surface when projecting over a private or public walkway.
2. Awning signs shall project no more than five feet into a public right-of-way and shall project no closer than two feet from the face of the curb line but not pass the edge of the awning and all necessary licenses and permits have been obtained.

(d) Marquee signs.

- (1) No premise may have more than one marquee sign.
- (2) The length of a marquee sign must not exceed two-thirds of the length of the facade to which it is attached.
- (3) Marquee signs may incorporate moving patterns or bands of light, except that the use of illumination to produce apparent motion of a visual image, such as expanding or contracting shapes, rotation, or similar effects of animation, is prohibited.

(e) Window sign. No window sign may cover more than 25 percent of the window surface area.

(f) Painted applied signs.

(1) Painted applied signs on certain facades, where less than 10% of the façade is comprised of windows, may cover up to 40% of the façade

(2) No portion of a painted applied sign, on any façade, may cover a significant decorative feature of the façade.

(g) Wallscape signs.

(1) Definitions. In this section:

~~(A) SUPERGRAPHIC SIGN means an attached premise or non-premise sign on a mesh type surface.~~

(A) WALLSCAPE SIGN means a supergraphic sign or an attached premise or non-premise sign on a mesh type surface or painted directly onto the face of a building.

(2) Visual display and coverage.

(A) A wallscape sign must have at least 84 percent of non-textual graphic content (a maximum of 16 percent of the effective area of the sign may contain text).

(B) A wallscape sign must have a single message; it may not have multiple messages or function as multiple signs.

(C) The lower 15 feet of the face may not be covered.

(3) Minimum area. A wallscape sign **minimum effective area is** ~~must exceed 3,000~~ **1,200** square feet.

(4) Location. The building to which a wallscape sign is attached or applied must be more than 80 feet in height, and only those portions of a building covering at least 1,100 square feet in floor area may be used to determine the height of the building for the purpose of this paragraph. No wallscape sign may be attached to a building or structure erected after June 1, 2005.

(5) Number of signs permitted, and spacing requirement. One wallscape per face is permitted in this district. The signs may be spaced immediately adjacent to each other on different faces of the building.

(6) Removal of wallscape sign. If a wallscape sign is proposed that will be painted onto the face of a building, the applicant must provide a bond in the amount of the cost of removal of the wallscape sign, that provides that the wallscape sign will be removed within 30 days of the expiration of the permitted message duration.

(7) Sign permit application review. All applications for sign permits for wallscape signs shall be reviewed using the director procedure in Division [51A-7.500](#).

(8) Mandatory removal in **2018 2030**. All wallscape signs must be removed on or before July 1, ~~2018~~ **2030**. This section does not confer a nonconforming or vested right to maintain a wallscape sign after July 1, ~~2018~~ **2030**, and all permits authorizing wallscape signs shall automatically expire on that date.

(9) Sunset. This section expires on July 1, ~~2018~~, **2030** unless reenacted with amendment prior to that date. The city plan commission and city council shall review this section prior to its expiration date.

(h) District identification signs.

(1) There is no limit to the number of attached district identification signs.

SEC. 51A-7.1307. SPECIAL PROVISIONS FOR DETACHED SIGNS.

The regulations relating to the erection of detached signs in this district are hereby expressly modified as follows:

(1) No premise having an attached sign of any type, except for ~~banners~~ **cultural event or activity signs, special purpose signs, and/or district identification signs,** ~~may have a detached sign, except for a-frame signs, unless the maximum effective area for all signs on the premise, as established in 51A-7.1305(c), 51A-7.1305(d), or 51A-7.1305(e), is reduced by 25% for each detached sign located on the premise not to exceed a total reduction of 75% of the maximum effective area. Where the premise has only one façade facing an adjacent public right-of-way, the maximum effective area is to be reduced by 75%.~~

(2) A premise ~~that has no attached signs other than banners, and that has frontage along more than one street,~~ may have **no more than** one detached sign along each street frontage.

(3) No detached sign support may be located in the public right-of-way.

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

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

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

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

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

(e) A-frame signs may not be located within 25 feet of an intersection or within a visibility triangle.

(5) District identification signs.

SSDAC recommendation:

(a) A maximum of 10 district identification signs is permitted.

Staff recommendation:

(a) A maximum of 7 district identification signs is permitted.

(b) Except as otherwise provided in this paragraph, district identification signs may only be located in or over and span across the rights-of-way at the following locations:

SSDAC recommendation:

(1) Hall Street and Crutcher;

(2) Main Street and Deep Ellum Trailhead;

(3) Exposition Ave and 1st Ave;

(4) Malcolm X Blvd, and S Hall St;

(5) Canton and Henry;

(6) Main St. and Malcolm X Blvd;

(7) Main St and Good Latimer Expy.

~~(8) Central Expy. And Good Latimer Expy~~ (Outside of the SPSD).

(8) Elm St and 345 Hwy; and

(9) An additional sign within this district. *(Staff recommends adding the following condition: Maximum effective area must not exceed 1,000 square feet and must be geographically dispersed from other locations.*

Staff recommendation:

(1) Hall Street and Crutcher;

(2) Main Street and Deep Ellum Trailhead;

(3) Exposition Ave and 1st Ave;

(4) Malcolm X Blvd, and Hall St;

(5) Canton and Henry;

(6) Main St. and Malcolm X Blvd; and

(7) Main St and Good Latimer Expy.

(c) Minimum clearance for a district identification sign located in or over and spanning across a right-of-way must be determined by the director before a district identification sign permit may be issued and all necessary licenses and permits have been obtained.

(d) A district identification sign that is located over and spanning across a right-of-way may not resemble or obstruct any traffic control devices.

SSDAC recommendation:

(e) The maximum effective area of a district identification sign is 1,000 square feet which four of the 9 district identification signs allowed, and the remaining five of 9 district identification allowed maximum effective area must not exceed 100 square feet.

Staff recommendation:

(e) The maximum effective area of a district identification sign is 1,000 square feet.

(f) A district identification sign may not be located in or visually obstruct a visibility triangle as defined in the visual obstructions regulations in Section 51A-4.602(d).

~~SEC. 51A-7.1308. PARKING AD SIGNS.~~

~~(1) Definition. In this section, PARKING AD SIGN means a standardized detached sign that meets the requirements of this section.~~

~~(2) Content.~~

~~(A) Parking ad signs may display premise or non-premise messages.~~

~~(B) Parking ad signs must display a standardized parking emblem.~~

~~(C) Parking ad signs must display a standardized district identification.~~

~~(D) Parking ad signs must display way finding information at pedestrian level.~~

~~(3) Location.~~

~~(A) Parking ad signs may only be located on a lot containing a commercial parking lot or garage use or a surface parking use.~~

~~(B) Parking ad signs may only be located on a lot with frontage on Main Street, Elm Street, or Commerce Street.~~

~~(4) Size and effective area.~~

~~(A) Parking ad signs may not exceed 20 feet in height.~~

~~(B) Parking ad signs may not exceed 40 square feet in total effective area. Way finding information does not count toward the total effective area.~~

~~(C) The premise or non-premise message on a parking ad sign may not exceed 25 square feet in effective area.~~

~~— (5) Lighting. Parking ad signs may not be illuminated by a detached, independent light source.~~

~~— (6) Landscaping. Lots with parking ad signs must have a landscaped area located within 20 feet of the street right-of-way of a minimum of 150 square feet or three percent of the lot area, whichever is greater and containing a combination of ground cover, shrubs, or trees.~~

~~— (7) Number.~~

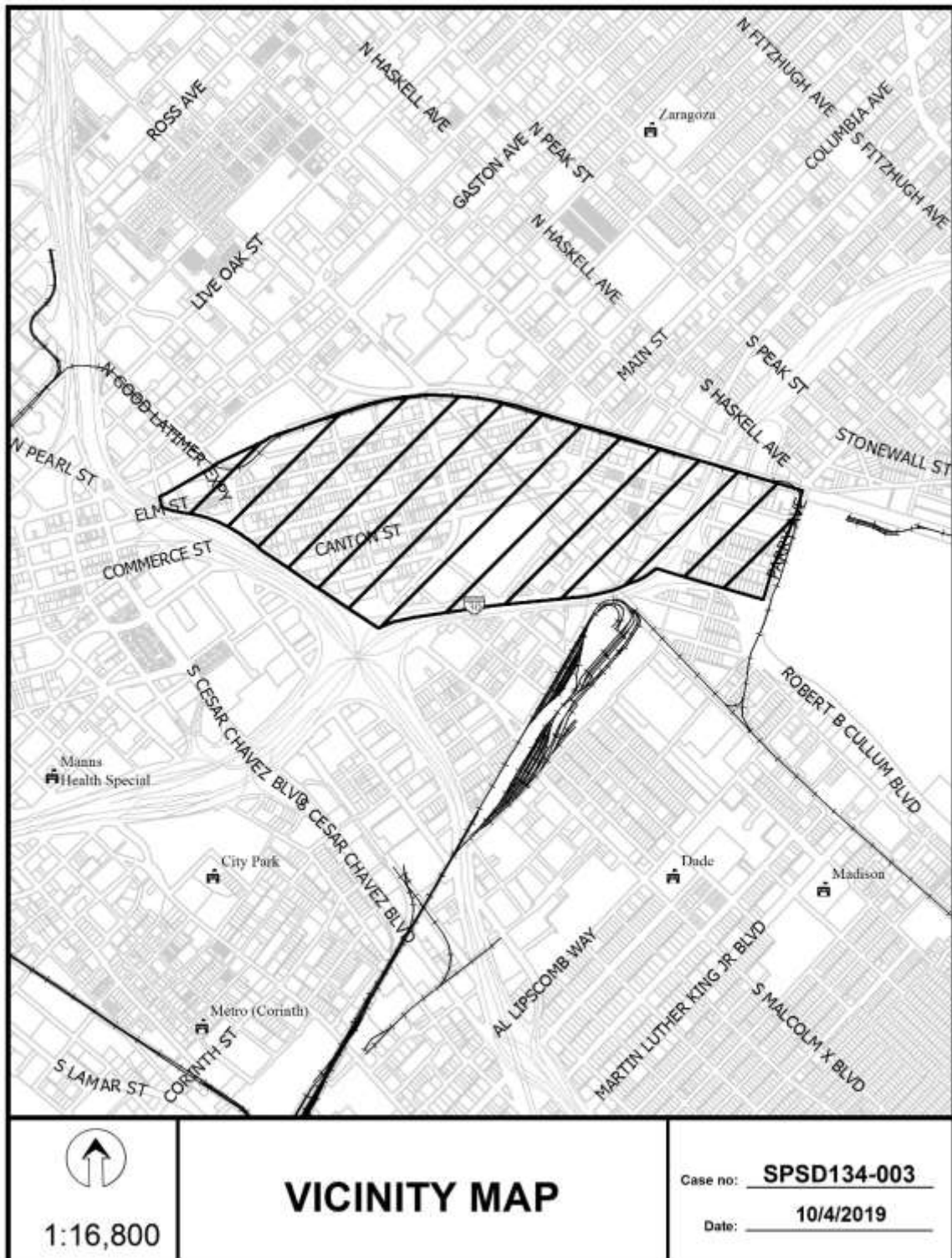
~~— (A) Lots with parking ad signs may only have one detached sign.~~

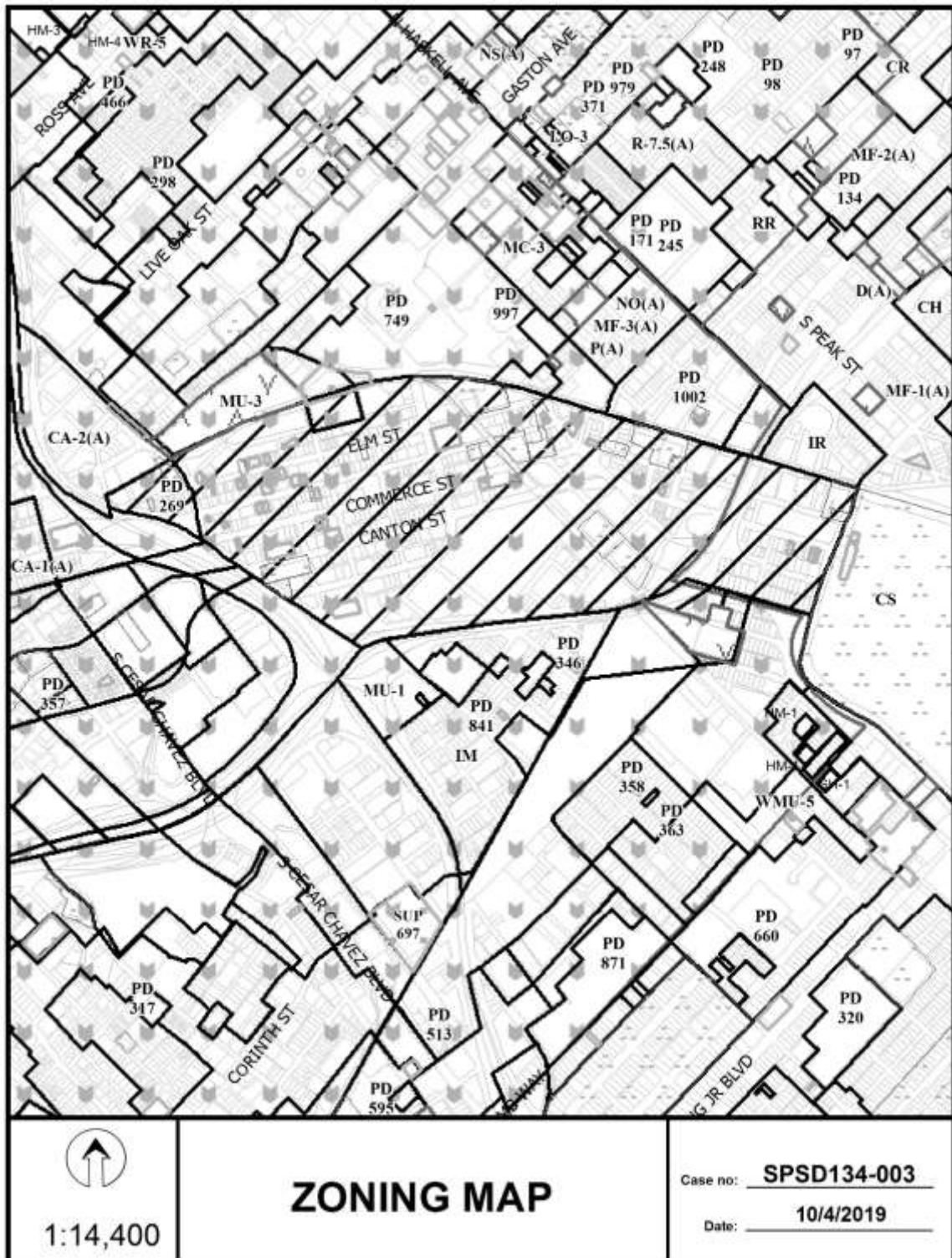
~~— (B) A maximum of 20 parking ad signs are allowed in this district.~~

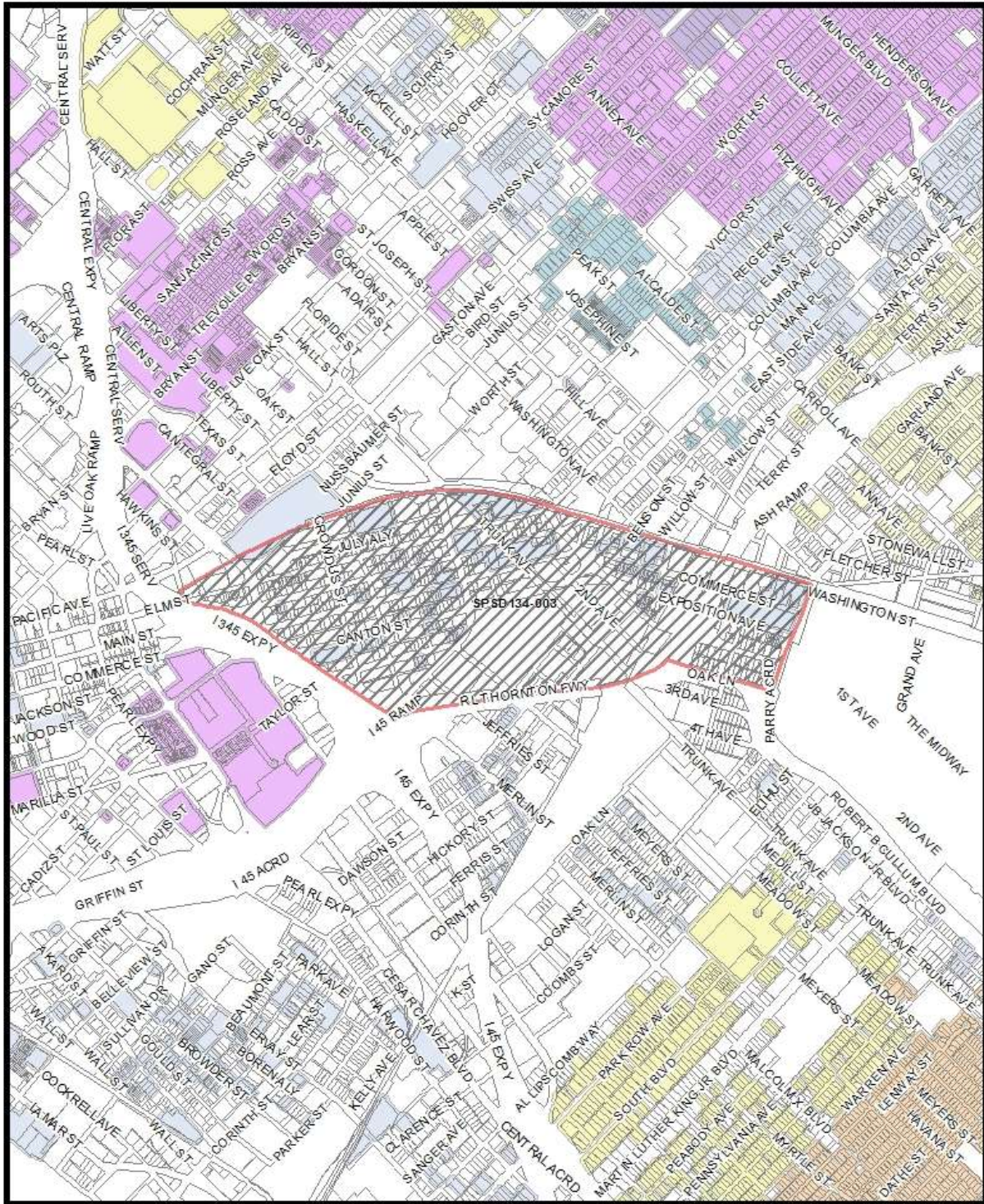
~~— (8) HBA prohibition. Parking ad signs may not be Highway Beautification Act (HBA) signs.~~

~~— (9) Mandatory removal. All permits authorizing parking ad signs automatically expire on September 1, 2015. All parking ad signs must be removed by September 1, 2015. This section shall not be construed to confer nonconforming or vested rights to maintain parking ad signs after September 1, 2015.~~

~~— (10) Sunset. This section expires on September 1, 2015, unless reenacted with amendment prior to that date. The city plan commission and city council shall review this section prior to its expiration. (Ord. 26066)~~





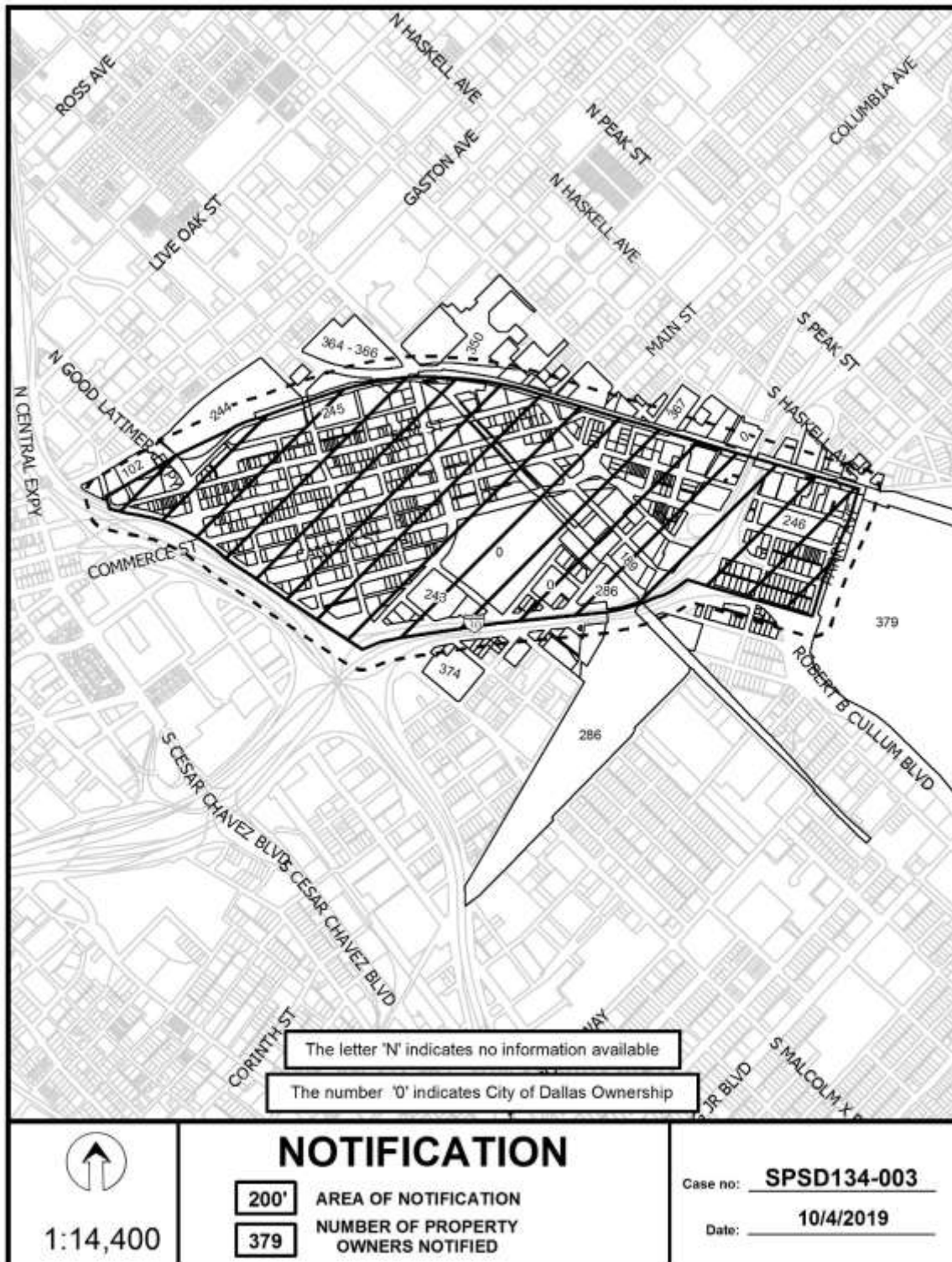


MVA Cluster A B C D E F G H I NA

 1:16,800

Market Value Analysis

Printed Date: 10/4/2019



10/04/2019

Notification List of Property Owners***SPSD134-003******379 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2511 MAIN ST	ELM STREET LOFTS LTD
2	2429 MAIN ST	ELLER MEDIA COMPANY
3	2509 MAIN ST	WESTDALE MAIN LTD
4	2512 ELM ST	KUNOFSKY MORRIS &
5	2518 ELM ST	LEVIN MARVIN
6	2528 ELM ST	CITY HOTEL LTD
7	2532 ELM ST	CTC TEXAS ASSOCIATES LLC
8	2536 ELM ST	JEANETTE INV II LTD
9	2542 ELM ST	FRIEDMAN LAWRENCE J TR
10	2540 ELM ST	ABBOTT LLC
11	2544 ELM ST	BEVERLY ANN FONBERG TRUST
12	2612 COMMERCE ST	DEEP ELLUM HOLDINGS LLC
13	2625 MAIN ST	AP DEEP ELLUM LLC
14	2634 ELM ST	ROSE BARSHOP RESIDUARY TR
15	2628 ELM ST	ROSE BARSHOP RESIDUARY TR
16	2604 ELM ST	SEJ ASSET MGMT & INVESTMENT CO
17	2610 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
18	2644 ELM ST	CAMERON PAUL DARREN
19	2638 ELM ST	MGP HOLDINGS LLC
20	2634 ELM ST	BAZZLE S WAYNE &
21	2603 MAIN ST	PARKIN ART JOINT VENTURE
22	2642 ELM ST	LALCO INC
23	2650 ELM ST	ELM ELM LLC
24	2623 COMMERCE ST	KLUCK LINDA LOU
25	2620 MAIN ST	AP DEEP ELLUM LLC
26	2712 MAIN ST	CASS DON E TR

10/04/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2656 MAIN ST	MEADOWCREST LLC
28	2713 COMMERCE ST	WESTDALE PPTIES AMERICA I
29	2622 COMMERCE ST	SDL PARTNERS LTD
30	2616 COMMERCE ST	NOLA LTD
31	215 HENRY ST	DEEP ELLUM HOLDINGS LLC
32	2730 COMMERCE ST	MADISON PACIFIC DEV CO
33	2724 COMMERCE ST	SDL PARTNERS INC
34	2700 COMMERCE ST	WESTDALE PROPERTIES
35	2701 CANTON ST	BARNES & ROBERTS REAL ESTATE
36	2700 CANTON ST	WESTDALE ADAM HATS LTD
37	2700 TAYLOR ST	BA PROPERTIES
38	2820 COMMERCE ST	AP BLANTON DEEP ELLUM LLC
39	2800 COMMERCE ST	2800 COMMERCE INVESTORS
40	2805 CANTON ST	GEBHARDT BROADCASTING LLC
41	2809 CANTON ST	2809 CANTON LLC
42	2825 CANTON ST	INDUSTRIAL RESERVICIES LLC
43	2824 CANTON ST	HORTON T L DESIGN INC
44	2814 CANTON ST	FITZGERALD KAREN K & SEAN
45	2810 CANTON ST	WARREN PROPERTY HOLDINGS LLC
46	2803 TAYLOR ST	DEEP ELLUM CHURCH
47	2800 TAYLOR ST	SOUTHWESTERN TYPOGRAPHICS PPTIES II INC
48	2821 ST LOUIS ST	JMFR HOLDINGS LLC
49	2904 MAIN ST	SDL PARTNERS LTD &
50	2900 MAIN ST	WARZONE PROPERTIES LLC
51	2901 COMMERCE ST	SDL PARTNERS LTD
52	2926 COMMERCE ST	STAHLMORR PROPERTIES LTD
53	2910 COMMERCE ST	CITY PARK A LOT LP
54	2909 CANTON ST	MOHLER MMA DALLAS LLC
55	2913 CANTON ST	DUET COMMERCIAL LLC
56	2917 CANTON ST	MORRISON ROBERT C &
57	2919 CANTON ST	GARDNER ROBERT P III

10/04/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2921 CANTON ST	CERVIN BENNETT W
59	2930 CANTON ST	CC DEEP ELLUM LLC
60	2909 TAYLOR ST	RADICAL COMPUTING INC
61	2934 TAYLOR ST	TRW REALTY HOLDING LLC
62	2928 TAYLOR ST	TRW REALTY HOLDINGS LLC &
63	2924 TAYLOR ST	RADICAL COMPUTING INC
64	2920 TAYLOR ST	MEGHANI PARTNERSHIP INC
65	2914 TAYLOR ST	SL4 DEEP ELLUM LP
66	2915 ST LOUIS ST	TRAVERTINE LLC
67	3010 MAIN ST	42 DE SILKY LP
68	3017 COMMERCE ST	COBB INTERIORS LLC
69	3004 MAIN ST	FUSSELL GREGG &
70	3000 MAIN ST	3000 MAIN STREET PARTNERS LLC
71	3003 COMMERCE ST	DOMUS AD ASTRA I LLC
72	3005 COMMERCE ST	FUSSELL GREGG &
73	3034 COMMERCE ST	KMA CAPITAL LLC
74	3035 CANTON ST	3035 CANTON STREET PARTNERS LTD
75	3018 COMMERCE ST	DIXIE RESORTS INC
76	3014 COMMERCE ST	BALLAS VICTOR E
77	3012 COMMERCE ST	HUNT DENNY H
78	3008 COMMERCE ST	HOPPER KIRK
79	3004 COMMERCE ST	42 COM LP
80	3000 COMMERCE ST	3000 BLOCK COMMERCE INVESTORS LLC
81	210 S WALTON ST	GRETNA PROPERTIES LLC
82	3007 CANTON ST	RDS HOLDINGS INC
83	3005 CANTON ST	ANDERSON DEAN BELL
84	3011 CANTON ST	30009 CANTON STREET
85	3013 CANTON ST	UPPERCASE COMMERCIAL LLC
86	3021 CANTON ST	3009 CANTON ST PTNR LTD
87	3027 CANTON ST	DEEP CANTON 3030 LLC
88	3020 CANTON ST	LONE STAR CLAIM CARE LLC

10/04/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3008 CANTON ST	3008 CANTON STREET VENTURE LLC
90	3002 CANTON ST	HASKINS MICHAEL & VIRGINIA
91	306 S WALTON ST	WORKMAN ROBERT DANGER
92	3004 CANTON ST	BEAUREGARD PAUL DONALD II
93	310 S WALTON ST	GAETA FLP I LTD PS
94	3030 TAYLOR ST	RADICAL COMPUTING, INC.
95	335 S HALL ST	SINNETT IAN C
96	3025 TAYLOR ST	NEWTON JEFFREY PAUL
97	3027 TAYLOR ST	PETERMAN JOHN MOFFATT &
98	514 S HALL ST	DEEP ELLUM HALL LLC
99	528 S HALL ST	PETER NEELY COMPANY LLC
100	530 S HALL ST	PATRICK REALTY CORP
101	2500 PACIFIC AVE	EPIC DALLAS PHASE 2 LP
102	2550 PACIFIC AVE	EPIC DALLAS OFFICE LP
103	2525 ELM ST	GASTON & GOOD LATIMER LP
104	2511 ELM ST	EPIC DALLAS OFFICE LP
105	201 N HAWKINS ST	EPIC DALLAS PHASE 2 LP
106	2598 PACIFIC AVE	EPIC DALLAS HOTEL LP
107	2625 ELM ST	UPLIFT EDUCATION
108	2615 ELM ST	WESTDALE PPTIES AMERICA I LTD
109	2824 MAIN ST	BLADE PROPERTIES LLC
110	2814 MAIN ST	640 LAND LLC
111	2800 MAIN ST	AP 2800 MAIN ST LLC
112	2815 COMMERCE ST	2815-2819 COMMERCE STREET VENTURES LLC
113	2825 COMMERCE ST	AN JADHAVJI INVESTMENTS LLC
114	2704 ELM ST	ELM STREET REALTY LTD
115	2715 MAIN ST	MAIN PROPERTIES LLC
116	2707 MAIN ST	AP 2707 MAIN ST LLC
117	2944 ELM ST	ANDREASON JUSTINE POKLADNIK
118	2934 ELM ST	EISCHINGER FURTULA BUDD
119	2928 ELM ST	ANDREASON JUSTIN MARIE POKLADNIK

10/04/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2920 ELM ST	ANDREASON JUSTINE MARIE POKLADNIK
121	2939 MAIN ST	2933 MAIN STREET HOLDINGS LLC
122	2931 MAIN ST	POKLADNIK CYRILL J
123	2913 MAIN ST	POKLADNIK CYRILL J ESTATE
124	2723 ELM ST	2723 ELM STREET JV
125	2717 ELM ST	WESTDALE PPTIES AMERICA LTD
126	2707 ELM ST	BELMOR CORP
127	2703 ELM ST	BELMOR CORP
128	2701 ELM ST	BELMOR CORP
129	2600 MONUMENT ST	DALLAS AREA RAPID TRANSIT
130	2901 INDIANA BLVD	AP DEEP ELLUM 2 LLC
131	2901 ELM ST	R & F INVESTMENTS LTD
132	2935 ELM ST	MANZANARES PORFIRIA &
133	3001 ELM ST	BAYLOR HEALTH CARE SYSTEM
134	3009 ELM ST	MCMURRAY ANN G
135	3004 INDIANA BLVD	BAYLOR HEALTH CARE SYSTEM
136	300 N WALTON ST	BAYLOR HEALTH CARE SYSTEM
137	3021 ELM ST	BAYLOR HEALTH CARE SYSTEM
138	3809 PARRY AVE	BLOCK 809 PROPERTIES LTD
139	4112 PACIFIC AVE	GIBSON DAVID H
140	4100 COMMERCE ST	4100 COMMERCE LP
141	4008 COMMERCE ST	4008 COMMERCE OPERATIONS
142	4018 COMMERCE ST	4008 COMMERCE OPERATIONS LLC
143	4040 COMMERCE ST	BOUCHER DANIEL D &
144	710 EXPOSITION AVE	GONZALES ALEX
145	4003 COMMERCE ST	3900 COMMERCE 1996 LTD
146	601 1ST AVE	BELCLAIRE INV CORP &
147	721 EXPOSITION AVE	BELCLAIRE REALTY LTD
148	729 EXPOSITION AVE	BERT CONCESSIONS INC
149	701 1ST AVE	PATRICK MEDIA GROUP INC
150	3525 ASH LN	ASH LLC

10/04/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	728 2ND AVE	PARK A LOT LP
152	833 EXPOSITION AVE	EXPO PARK PARTNERS LTD
153	813 EXPOSITION AVE	ROBERTS JOHN STEVEN
154	821 EXPOSITION AVE	MCNEILL ROBERT K
155	827 EXPOSITION AVE	GREENE PATRICK
156	831 EXPOSITION AVE	EXPO PARK PARTNERS LTD
157	829 EXPOSITION AVE	EXPO TRUST 1
158	820 1ST AVE	EXPO PARK PARTNERS LTD
159	808 1ST AVE	MOXIE INVESTMENTS LTD
160	801 1ST AVE	TEXAS STATE OF
161	507 EXPOSITION AVE	621 CARROLL LLC
162	345 EXPOSITION AVE	JT EXPO LLC
163	401 EXPOSITION AVE	EXPO PROPERTIES LLC
164	417 1ST AVE	621 CARROLL LLC
165	417 1ST AVE	BANK ONE TEXAS NA TRUSTEE
166	418 1ST AVE	621 CARROLL LLC
167	418 1ST AVE	BANK ONE TEXAS NA TRUSTEE
168	400 1ST AVE	621 CARROLL LLC
169	400 1ST AVE	BANK ONE TEXAS NA TRUSTEE
170	500 EXPOSITION AVE	500 EXPOSITION LTD
171	3900 COMMERCE ST	500 EXPOSITION LTD
172	412 EXPOSITION AVE	BOUCHER DANIEL D
173	408 EXPOSITION AVE	MEYER FRED & MICHELLE
174	404 EXPOSITION AVE	16 MCW PURAVIDA INVESTMENTS LLC
175	3712 COMMERCE ST	COMMERCE BENSON LLC
176	3815 EAST SIDE AVE	REEVES GEORGE M ET AL
177	3612 COMMERCE ST	REEVES GROUP LTD
178	3600 COMMERCE ST	CITY POCKET LTD
179	3600 MAIN ST	COLDBEER IN DEEP ELLUM LP
180	110 EXPOSITION AVE	HEYLAND PROPERTIES LLC
181	3500 COMMERCE ST	EAST ELLUM PPTIES LLC

10/04/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	3506 COMMERCE ST	FAIR OAKS LLC
183	3713 CANTON ST	3700 CANTON PROPERTIES
184	305 EXPOSITION AVE	MAIN STREET RETAIL LTD
185	333 1ST AVE	TRUNK CLUB INC
186	424 2ND AVE	SECOND HICKORY LTD
187	417 1ST AVE	MCGREGOR AUTOMOTIVE INC
188	502 S 2ND AVE	PETO HOLDINGS LLC
189	501 S 2ND AVE	KAELSON COMPANY
190	3404 MAIN ST	JERNIGAN REALTY PTNR LP
191	3416 MAIN ST	CHOW JUNE C &
192	3418 MAIN ST	WITHERSPOON DAVID
193	3302 ELM ST	ONCOR ELECRCIC DELIVERY COMPANY
194	3400 ELM ST	WESTDALE PPTIES AMERICA 1
195	3407 MAIN ST	AL JERNIGAN INVESTMENTS INC
196	3409 MAIN ST	AL JERNIGAN INVESTMENTS INC
197	3414 ELM ST	SONS OF HERMANN
198	3417 MAIN ST	JERNIGAN REALTY PTNRS LP
199	232 TRUNK AVE	STAHL PATRICIA L
200	232 TRUNK AVE	STAHL PATRICIA L
201	232 TRUNK AVE	STAHL PATRICIA L
202	232 TRUNK AVE	STAHL PATRICIA L
203	232 TRUNK AVE	STAHL PATRICIA L
204	210 N HALL ST	BAYLOR HEATH CARE SYSTEM
205	334 N HALL ST	BAYLOR HEALTH CARE SYSTEM
206	3713 ELM ST	BAYLOR HEALTH CARE SYSTEM
207	3011 MAIN ST	MADDRAN RONALD W & ROBIN
208	3013 MAIN ST	PRICE HAROLD BRANDON
209	3033 MAIN ST	3033 MAIN INVESTORS LLC
210	3029 MAIN ST	BLACK MARKET INVESTMENTS LLC
211	3036 ELM ST	3036 ELM INVESTORS LLC
212	3026 ELM ST	UNICORP SERVICES INC

10/04/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	3016 ELM ST	MCMURRAY JOHN DENNISON IV
214	3008 ELM ST	MCMURRAY JOHN DENNISON IV &
215	3000 ELM ST	MCMURRAY JOHN D III
216	3012 ELM ST	MCMURRAY ROBERT BERNARD &
217	111 S HALL ST	42 DEEP ELLUM LP
218	3028 MAIN ST	42 DEEP ELLUM LP
219	3023 COMMERCE ST	RUMSEY & HUNT PTNRS LLC
220	3100 MAIN ST	KELCHER MANAGEMENT INC
221	3104 MAIN ST	LEE LIZA
222	3112 MAIN ST	MAIN MURRAY L L C
223	3101 COMMERCE ST	OAKCLIFF HAMPTON INC
224	3117 COMMERCE ST	SMITH ED W MACHINE WORK
225	3200 MAIN ST	WESTDALE FUTURA LOFTS LTD
226	100 S TRUNK AVE	WESTDALE PPTIES AMERICA I
227	3100 COMMERCE ST	SAN MEDINA LC
228	3106 COMMERCE ST	PROVINCE LANE LC
229	3116 COMMERCE ST	WEINBERG ROBERT
230	3101 CANTON ST	CORNELL D M REVOCABLE TRUST
231	3111 CANTON ST	3111 CANTON HOLDINGS LLC
232	3200 COMMERCE ST	COMMERCECANTON INVESTORS LLC
233	1613 BAYLOR ST	BARTZ ARTHUR G SUPPLEMENTAL
234	1620 BAYLOR ST	WOOD BRITTON M
235	3103 HICKORY ST	WOOD MAURICE JR &
236	1600 PEARLSTONE ST	ROGERS JAMES F
237	1622 PEARLSTONE ST	ROGERS JAMES F
238	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
239	9999 NO NAME ST	UNION PACIFIC RR CO
240	2713 CANTON ST	2713 CANTON LTD
241	3200 HICKORY ST	ROGERS JAMES F &
242	1611 CHESTNUT ST	PS LPT PROPERTIES INVESTORS
243	400 S HALL ST	STILLWATER DEEP ELLUM LLC

10/04/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	2752 GASTON AVE	DEEP ELLUM MARQUIS LP
245	2901 INDIANA BLVD	BROADSTONE AMBROSE LP
246	4118 COMMERCE ST	BLOCK 811 LTD
247	501 EXPOSITION AVE	621CARROLL LLC
248	500 1ST AVE	5001 1ST AVE
249	502 1ST AVE	WING MICHAEL JOHN
250	504 1ST AVE	JOHNSON OWEN JOE
251	506 1ST AVE	HUDSON JED
252	411 EXPOSITION AVE	FRENCH JOSEPH H JR
253	431 EXPOSITION AVE	LUBIN MARVIN DAVID III
254	451 EXPOSITION AVE	ORR MICHAEL SHANE
255	471 EXPOSITION AVE	MAHER JOSEPH B
256	405 EXPOSITION AVE	BCL HOLDINGS LLC
257	3808 WILLOW ST	WILLOW STREET HOLDINGS LP
258	821 S HASKELL AVE	DART
259	3831 COMMERCE ST	ROTHWELL TRINA SUE
260	3827 COMMERCE ST	LAYNE PAUL J
261	3823 COMMERCE ST	PATTERSON RICHARD &
262	3819 COMMERCE ST	LONG ROBERT C
263	3815 COMMERCE ST	ANDERSON BRENT
264	3811 COMMERCE ST	MAXWELL KENNETH E
265	3807 COMMERCE ST	GRANT SUSAN K
266	3816 COMMERCE ST	PINNELL ALDEN G
267	3800 COMMERCE ST	MITCHELL INV PTNS LTD
268	3800 COMMERCE ST	MITCHELL INV PTNS LTD
269	3715 COMMERCE ST	SHIMPI KUMAR &
270	3713 COMMERCE ST	ERICSSON LORI A
271	3711 COMMERCE ST	ANDERSON JEREMY C
272	3709 COMMERCE ST	MEYERS WESLEY SUTTON
273	3705 COMMERCE ST	BOA 2006 FAMILY TRUST THE
274	3703 COMMERCE ST	3703 COMMERCE STREET LLC

10/04/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	3701 COMMERCE ST	LINE DIANE
276	3720 CANTON ST	METRO PACIFIC EQUITIES IN
277	3300 MAIN ST	WESTDALE DEEP ELLUM LOFTS LTD
278	3400 MAIN ST	WESTDALE DEEP ELLUM LOFTS
279	317 S 2ND AVE	SPANKY BRANCH LLC
280	3309 ELM ST	3309 ELM LLC
281	3301 ELM ST	DICKENSON DANIEL
282	3311 ELM ST	WESTDALE DEEP ELLUM LOFTS
283	3127 MAIN ST	WESTDALE PPTIES AMERICA I
284	3131 MAIN ST	3101 MAIN LP
285	3215 HICKORY ST	DEEP ELLUM SELF STO 1 LLC
286	3101 OAK LN	DALLAS AREA RAPID TRANSIT
287	555 2ND AVE	DART
288	555 2ND AVE	DART
289	555 2ND AVE	DART
290	555 2ND AVE	DART
291	555 2ND AVE	DART
292	555 2ND AVE	DART
293	555 2ND AVE	DART
294	555 2ND AVE	DART
295	555 2ND AVE	DART
296	555 2ND AVE	DART
297	555 2ND AVE	DART
298	3026 COMMERCE ST	GRUNNAH WIILAIM JR
299	3026 COMMERCE ST	FEDERAL HOME LOAN MTG CO
300	3026 COMMERCE ST	ROWAND EDWIN W
301	3026 COMMERCE ST	SCOGIN MELISSA LEE
302	3026 COMMERCE ST	KORMANIK JOSEPH D
303	3026 COMMERCE ST	MCQUILLEN EDWARD R
304	3026 COMMERCE ST	KU LEO
305	3020 COMMERCE ST	LOPEZ JENNIFER LEA

10/04/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	3022 COMMERCE ST	KLORES JILL D
307	3024 COMMERCE ST	RENKEN JOSHUA PAUL
308	3027 CLOVER ST	KLORES JILL
309	3028 COMMERCE ST	HUSSEINI NADER
310	3029 CLOVER ST	REEVES STEVEN W &
311	3030 COMMERCE ST	MCCLURE JASON S
312	3031 CLOVER ST	MARTINEZ ADELAIDA L
313	3032 COMMERCE ST	SAINJU SAROJ &
314	215 N WALTON ST	SATER IAN G
315	215 N WALTON ST	212 BOWIE BUILDING LLC
316	215 N WALTON ST	DUBOSE BRUCE KEVIN
317	215 N WALTON ST	INGRAM BLAKE WILLIAM JR TRUST
318	215 N WALTON ST	GRIFFITH JUSTIN
319	215 N WALTON ST	ROZAS RICK
320	215 N WALTON ST	LALOLA HOLDING LLC &
321	215 N WALTON ST	WALTON LOFT LLC
322	215 N WALTON ST	ARTIGLIERE ORLANDO JR
323	215 N WALTON ST	BOYD JASON M
324	215 N WALTON ST	HAYS LAREN M & TERRI LEE
325	2400 GASTON AVE	EPIC DALLAS PHASE 2
326	619 S HILL AVE	TOURMALINE PARTNERS PPTIES LLC
327	817 S HASKELL AVE	CITY PARK A LOT LP
328	717 S HASKELL AVE	HILL HASKELL LLC
329	3407 OAK LN	GRTP LTD
330	3301 OAK LN	ASH & THIRD LLC
331	715 2ND AVE	PAYNE OUIDA M
332	704 3RD AVE	THIRD AND ASH LLC
333	700 3RD AVE	GRUBBS DAVID K
334	3410 ASH LN	DARBY ELSON III ET AL
335	3416 ASH LN	FAIR PARK J V
336	801 2ND AVE	SMITH THOMAS M &

10/04/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	807 2ND AVE	DARBY EVERETT V &
338	809 2ND AVE	DARBY MAYE E THOMPSON REVOCABLE TRUST THE
339	818 3RD AVE	JERNIGAN ARVEL L
340	812 3RD AVE	CAMPBELL BERNARD D
341	808 3RD AVE	DARBY ELSON JR EST OF
342	802 3RD AVE	LYONS DEANNA RUTH &
343	3901 EAST SIDE AVE	CANTON MAIN PROPERTIES LTD
344	3828 EAST SIDE AVE	CANTON MAIN PROP LTD
345	3995 BENSON ST	CANTON/MAIN PROPERTIES LTD
346	3801 MAIN ST	BAYLOR UNIVERSITY MED CTR
347	3812 ELM ST	BAYLOR UNIVERSITY MED CTR
348	3705 ELM ST	BAYLOR HEALTH CARE SYSTEM
349	3712 RACE ST	BAYLOR HEALTH CARE SYSTEM
350	3700 SIMPSON ST	BAYLOR HEALTH CARE SYSTEM
351	1802 CHESTNUT ST	1818 CHESTNUT LLC
352	1714 BAYLOR ST	NATIONAL ADVERTISING CO
353	3001 HICKORY ST	MORALES ANDREW &
354	1601 JEFFRIES ST	HERNANDEZ JOSE G
355	2960 E R L THORNTON FWY	SMITH MARGUERITE M
356	2917 DAWSON ST	JAMAICA 2018 MGMT TRUST
357	2921 DAWSON ST	JAMAICA ROBERT & EVA
358	2913 DAWSON ST	MORENO AUGUSTINE M
359	1616 JEFFRIES ST	HENDERSON WADE
360	1703 CHESTNUT ST	SAFAVIMATIN PARVIN
361	802 S HASKELL AVE	TRIPLETT RICHARD NEAL
362	822 S HASKELL AVE	ZOYS INC
363	900 S HASKELL AVE	PURE ICE & COLD STG CO
364	705 N HALL ST	BAYLOR HEALTH CARE SYSTEM
365	621 N HALL ST	BAYLOR UNIVERSITY MED CTR
366	621 N HALL ST	BAYLOR UNIVERSITY MED CTR
367	3917 WILLOW ST	CA WILLOW LLC

10/04/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	3912 WILLOW ST	SIMBOLWOOD LTD
369	3700 ELM ST	BAYLOR HEALTHCARE SYSTEM
370	3800 MAIN ST	CANTON MAIN PROP LTD
371	3410 WORTH ST	BAYLOR HEALTH CARE SYSTEM
372	3410 WORTH ST	DOC 3410 WORTH ST MOB LLC
373	1800 CHESTNUT ST	STANLEY BLANCHE M TRUST
374	1610 S MALCOLM X BLVD	CDM CENTER OF HOPE INC
375	401 S BUCKNER BLVD	DART
376	555 2ND AVE	DART
377	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
378	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
379	3839 S FITZHUGH AVE	MCA PACE AMPHITHEATERS LP

FILE NUMBER: Z189-226(SM) **DATE FILED:** March 19, 2019
LOCATION: Northwest corner of South Buckner Boulevard and Cordell Drive
COUNCIL DISTRICT: 5 **MAPSCO:** 58 C
SIZE OF REQUEST: Approx. 1.07 acres **CENSUS TRACT:** 91.01

APPLICANT/OWNER: Vilas Kumar

REPRESENTATIVE: Santos Martinez, La Sierra Planning Group

REQUEST: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use greater than 3,500 square feet on property zoned Subarea 1 within Planned Development District No. 366 with a D-1 Liquor Control Overlay.

SUMMARY: The applicant requests to continue the sale alcohol for off-premise consumption in conjunction with the existing convenience store [Adi's Shell].

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

PLANNED DEVELOPMENT DISTRICT No. 366:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2049/ARTICLE%20366.pdf>

PLANNED DEVELOPMENT DISTRICT No. 366 EXHIBITS:

<http://www.dallascityattorney.com/51P/exhibits.html#a366>

BACKGROUND INFORMATION:

- On September 28, 2011, Specific Use Permit No. 1900 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet was approved by Council for a two-year period.
- On November 10, 2011, the Texas Alcoholic Beverage Commission issued a Wine And Beer Retailer's Off-Premise Permit (BQ) which “authorizes the holder to sell for off-premise consumption only in unbroken original containers, but not for resale, wine, beer, and malt liquors containing alcohol in excess of one-half of one percent (1/2 of 1%) by volume and not more than 14% or 17% of alcohol by volume (Section 251.81)”. This permit is still current and was issued to Adi’s Shell, which is the current operator.
- On August 28, 2013, SUP No. 1900 was renewed for a two-year period with eligibility for automatic renewals for additional five-year periods.
- On August 28, 2015, SUP No. 1900 expired because an application was not submitted during the renewal eligibility period which is 180 to 120 days before the SUP expiration date.
- The proposed use is to continue to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on property is permitted by Specific Use Permit in a D-1 Liquor Control Overlay.
- On October 16, 2019, the site passed inspections for compliance with Chapter 12B of the Dallas City Code, Convenience Stores.
- On December 20, 2019, the applicant confirmed a shipping container was removed from the property, thereby bringing the site into compliance with Section 51A-4.603 *Use of Conveyance as a Building*.

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

1. **Z178-183:** On May 9, 2018, City Council approved a D-1 Liquor Control Overlay; and Specific Use Permit No. 2293 for the sale of alcoholic beverages in conjunction with a restaurant with drive-in or drive-through service for a two-year period, subject to a site plan and conditions on property zoned Subarea 1 within Planned Development District No. 366, the Buckner

Boulevard Special Purpose District, with a D Liquor Control Overlay on the east line of South Buckner Boulevard, north of Bruton Road.

2. **Z156-183:** On August 9, 2017, City Council approved amendments to Planned Development District No. 366 generally located along both sides of Buckner Boulevard from Heinen Drive and Hoyle Avenue on the north to the T. & N.O. Railroad on the south, and along Lake June Road between Carbona Drive on the west and Pleasant Drive on the east.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Cordell Street	Local	60 feet
South Buckner Boulevard	Principle Arterial	100 feet

Comprehensive Plan:

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 366 (Subarea 1) with a D-1 Overlay	Office and GMFS >3,500 SF with fuel sales
North	PDD No. 366 (Subarea 1)with a D Overlay	Office
East	PDD No. 366 (Subarea 1) with a D-1 Overlay SUP No. 2293 with a D-1 Overlay	Restaurants with drive-through service and furniture store
South	PDD No. 366 (Subarea 2) with a D Overlay	Restaurant with drive-through service
West	R-7.5(A)	Single family

Land Use Compatibility:

The request site is developed with a one-story structure that is divided into two suites. The larger suite contains a gas station with a kitchen and a few tables and chairs for dining. The second smaller suite contains an office use. The building was originally designed to accommodate a drive-through window; however, no certificates of occupancy have been issued for any drive-through use and the drive-through is not in operation

The adjacent land uses are as shown in the above and 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 Dallas Police Department has provided a report since SUP No. 1900 was renewed in August 2013 to October 2019. The report showed 16 offenses; however, only one was an aggravated assault while the other 15 were related to theft or robberies. There were also 19 arrests, but only one for public intoxication.

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. Dallas Police Department confirms the applicant came into full compliance with Chapter 12B by passing inspections on October 16, 2019.

The applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The adjacent residential uses could be considered incompatible, but the property is located on Buckner Boulevard, a major commercial corridor. The initial short time period will also require that the request be reevaluated to ensure the use is compatible in this location.

Parking:

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and 2 spaces for a motor vehicle fueling station. Therefore, the general merchandise or food store use at 5,187 square feet of floor area requires 26 spaces and the motor vehicle fueling station development requires two additional spaces. The overall development is shown to require 32 spaces and is providing 32 spaces.

Landscaping:

Landscaping is required per PDD No. 366; however, the site will not trigger compliance with landscaping requirements. Landscaping of any future development will be in accordance with PDD No. 366, as amended.

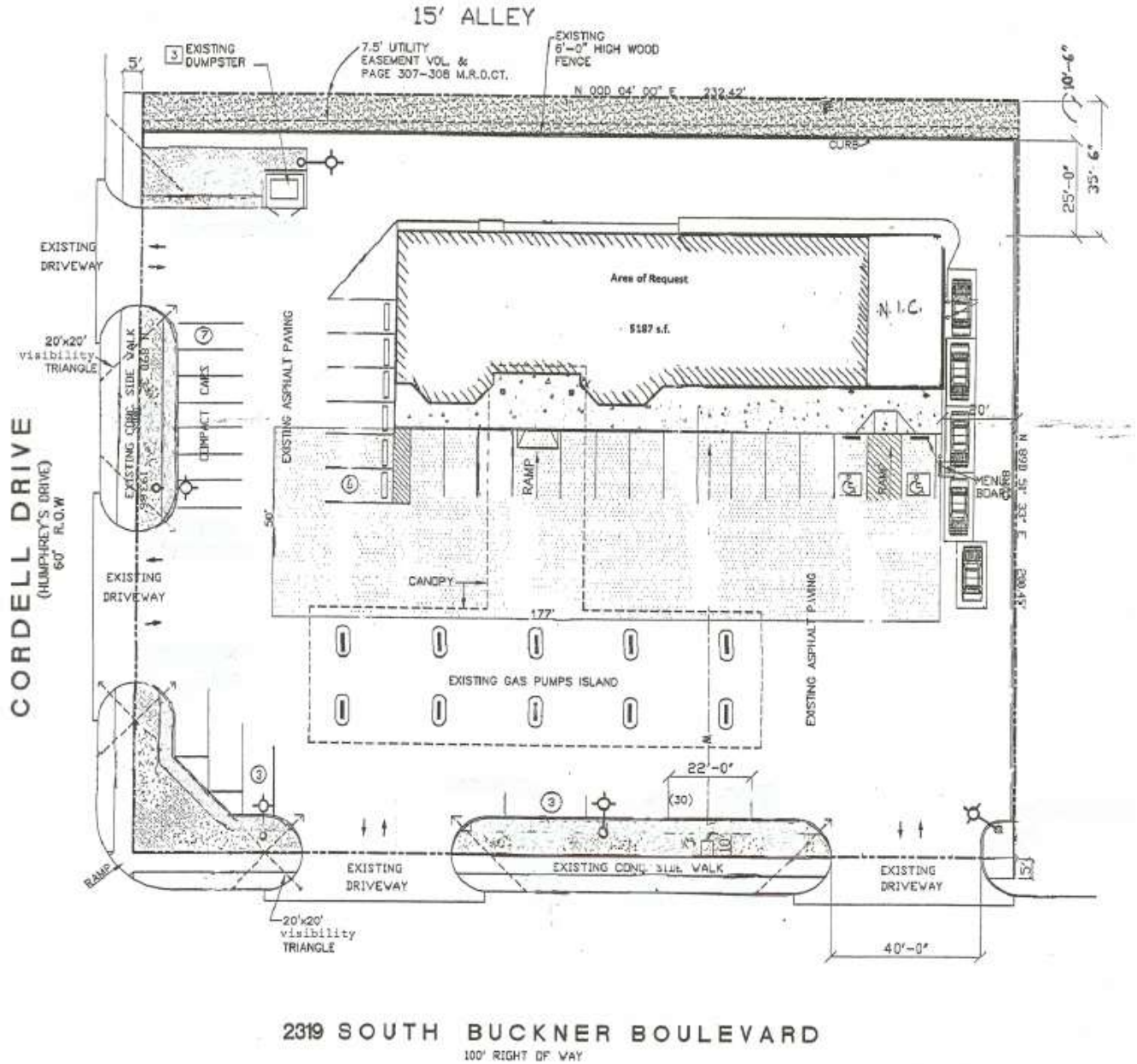
Market Value Analysis:

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

Proposed SUP Conditions

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

PROPOSED SITE PLAN



SITE SUMMARY

Zoning: PDD 966 5D-1, D-1, SUP 1900

Use:

General Merchandise or Food Store greater than 3500 s.f. 5187 s.f.

Restaurant (take out and delivery only) 800 s.f.

Motor Vehicle Fueling Station

Lot Area: 46,783 s.f.

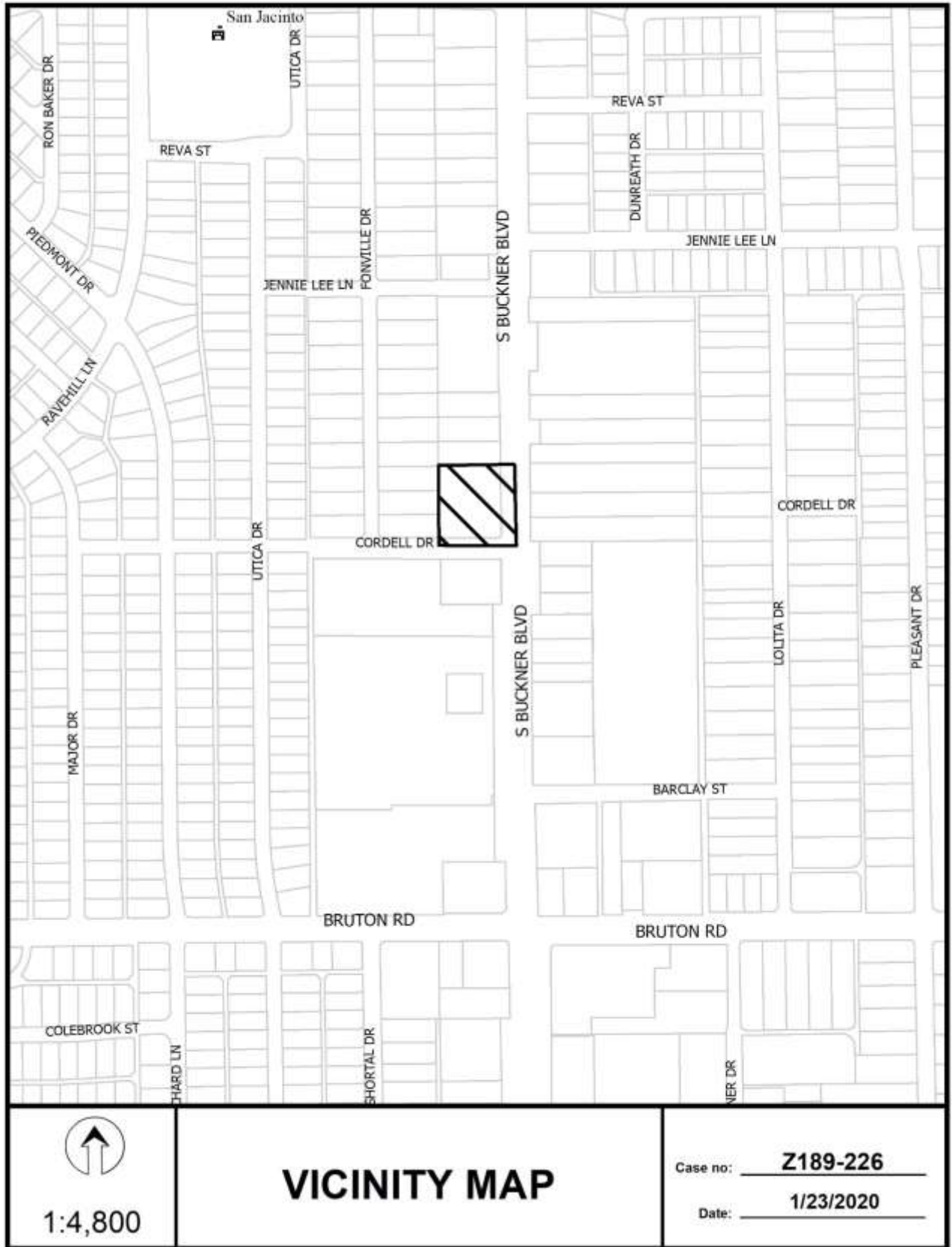
Lot Coverage: 12.9%

Building Area: 5987 s.f.

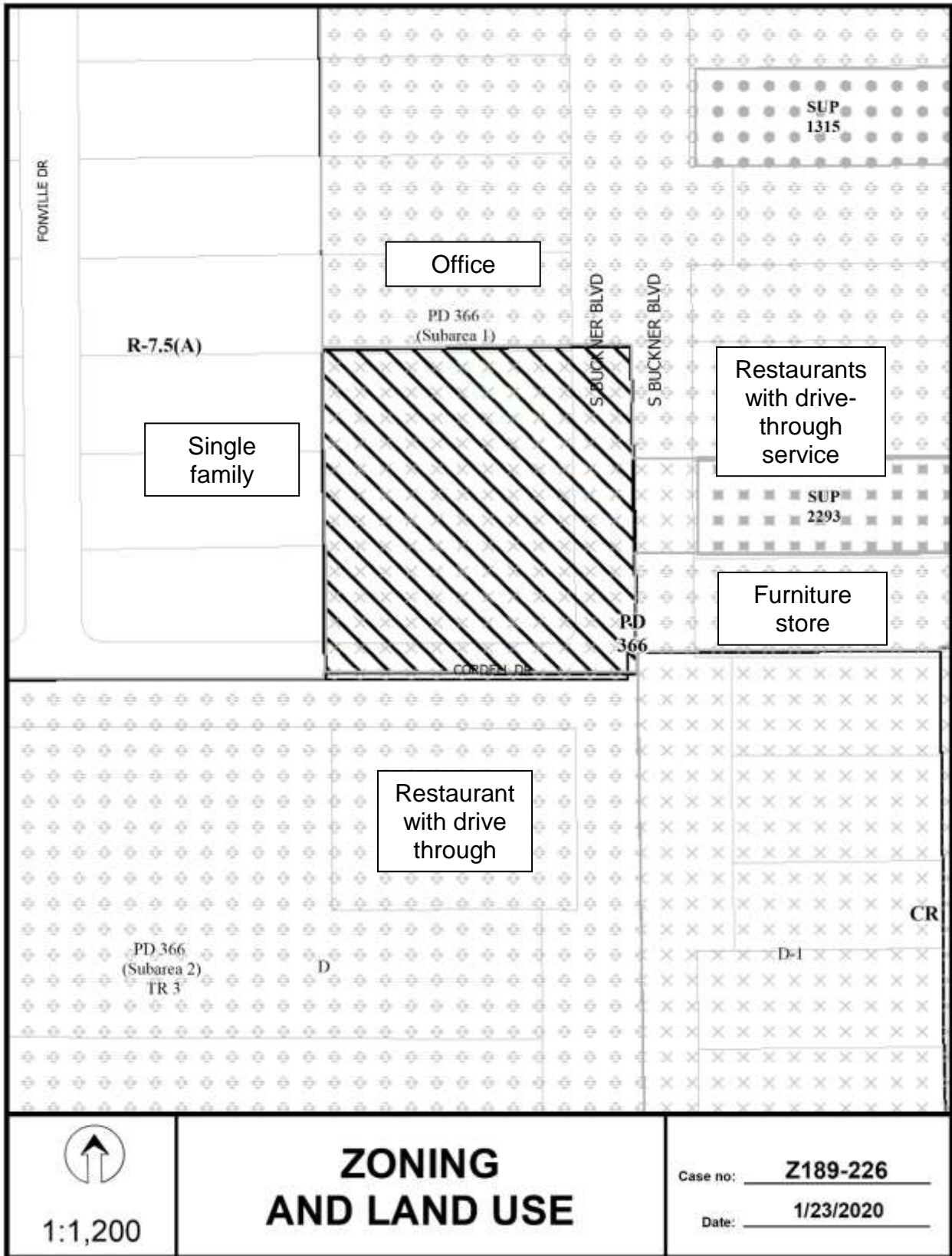
Area of Request: 5187 s.f.

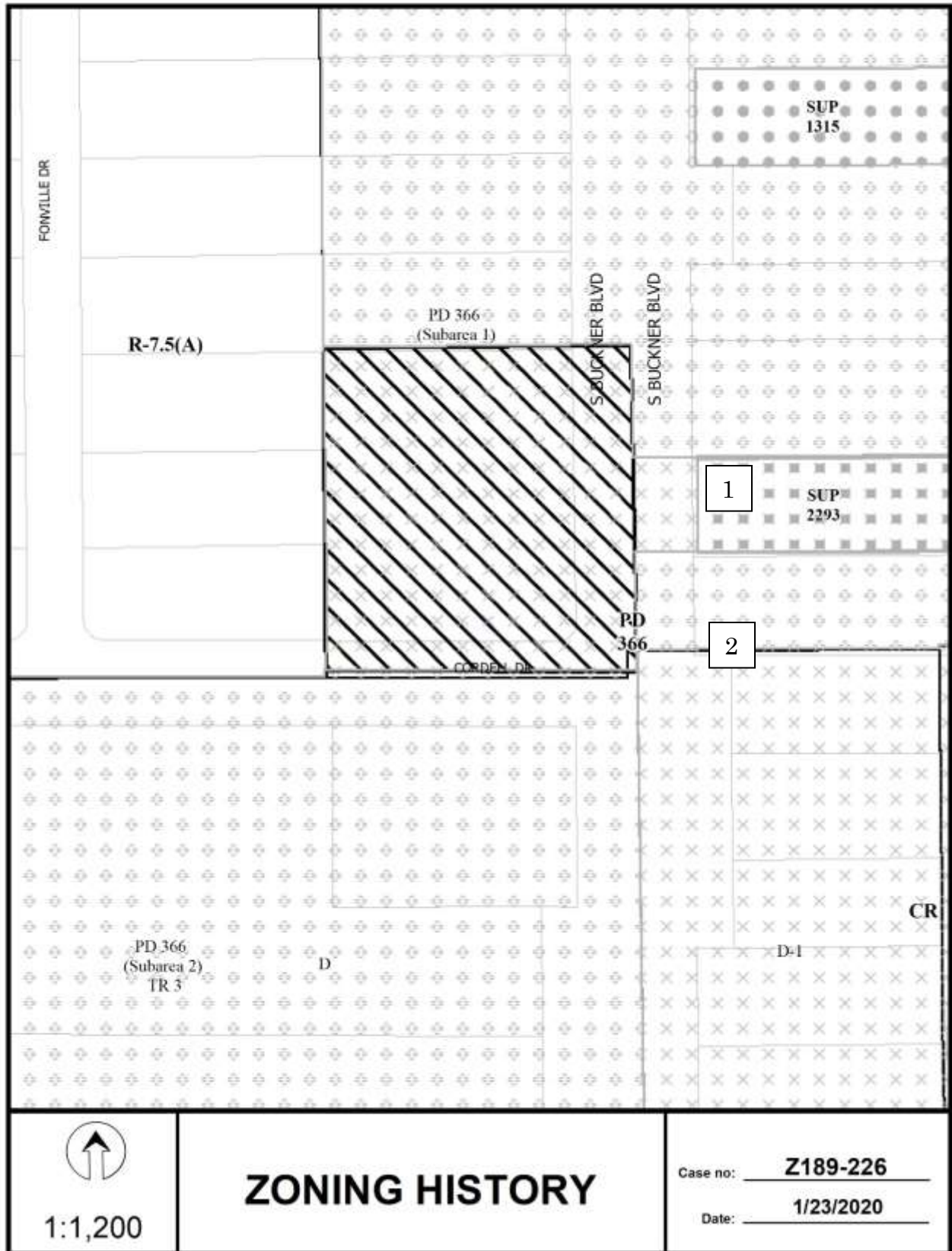
Required Parking: 32

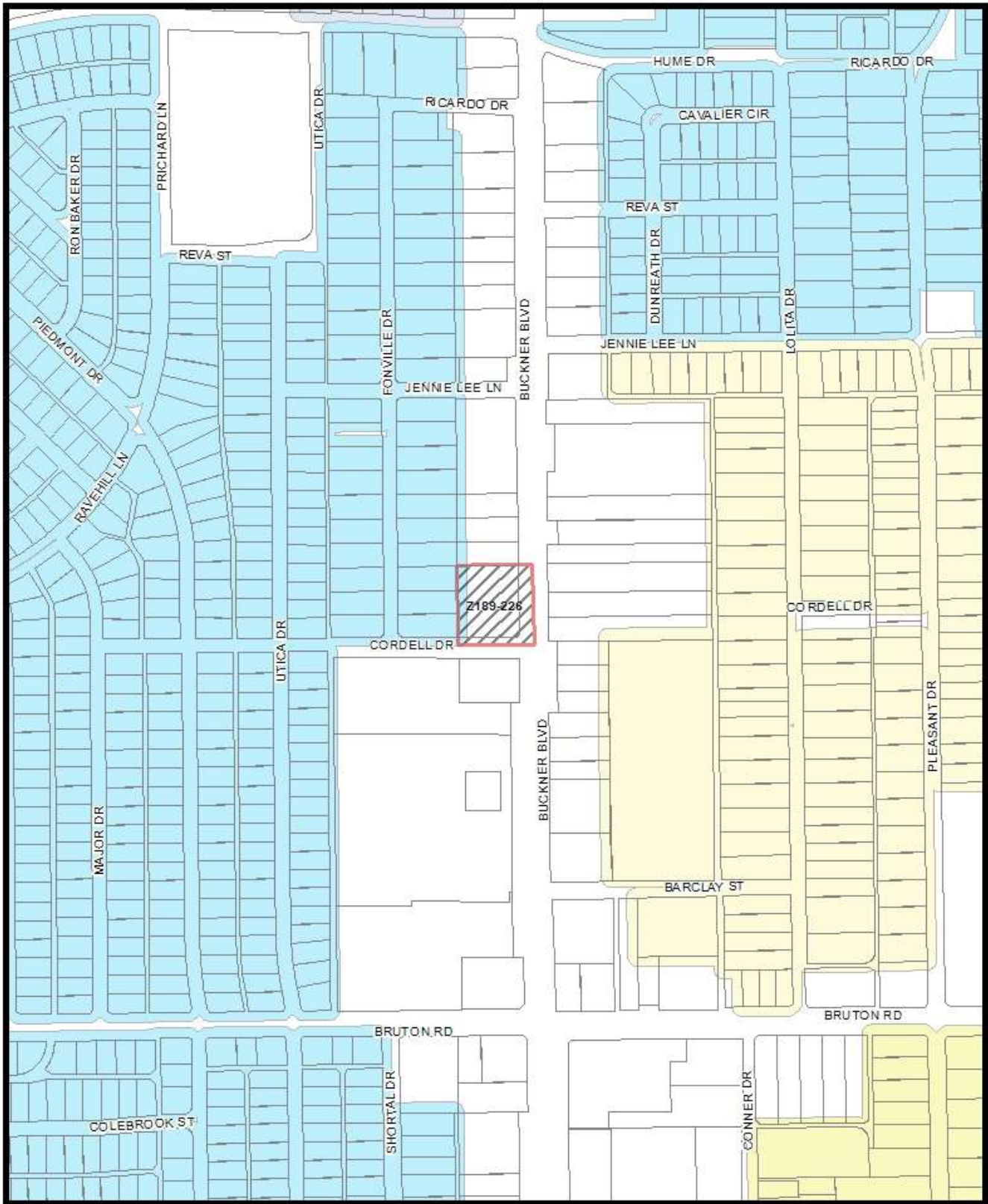
Provided Parking: 32









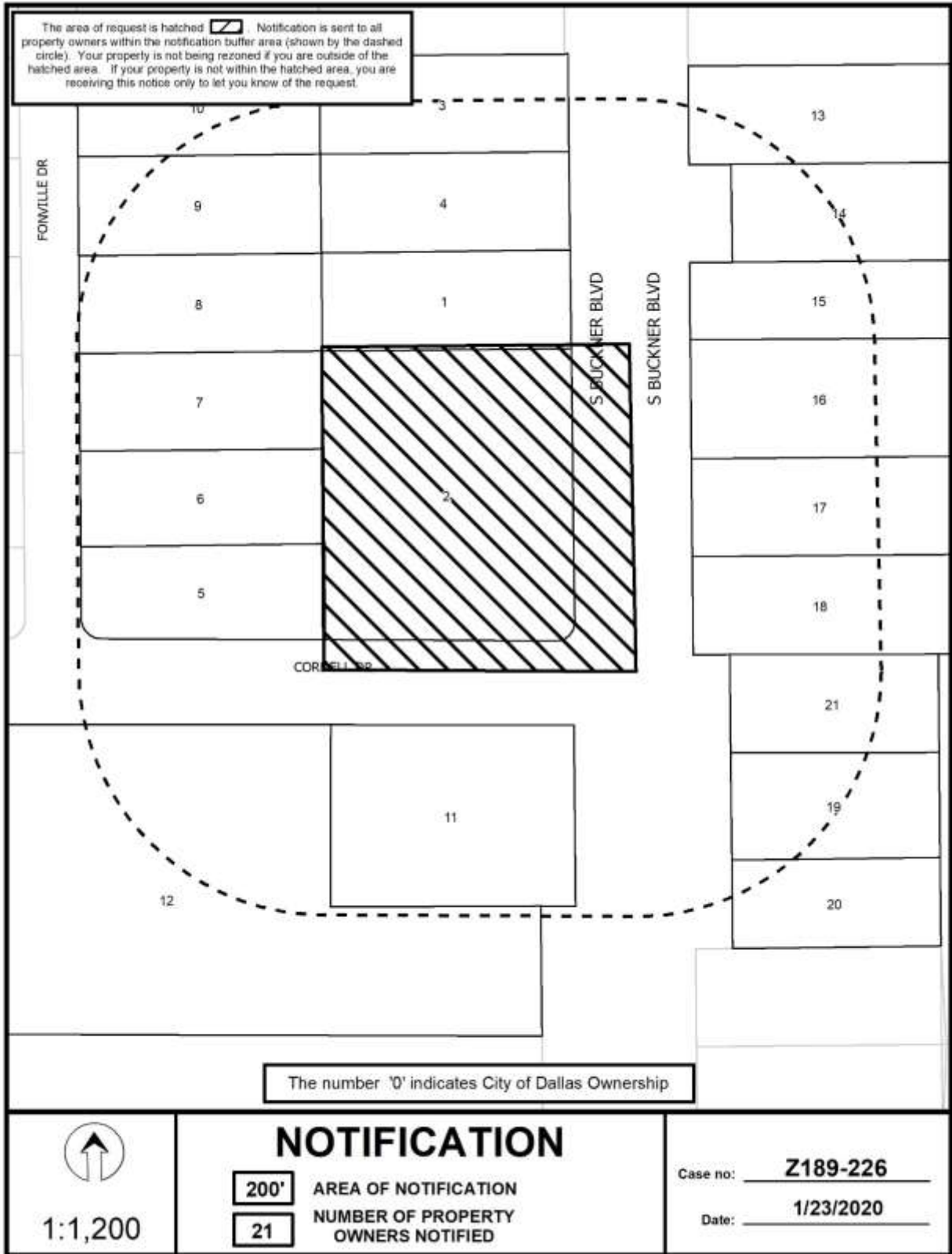


MVAC Cluster A B C D E F G H I NA



Market Value Analysis

Printed Date: 1/23/2020



01/23/2020

Notification List of Property Owners

Z189-226

21 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2323 S BUCKNER BLVD	PFA INVESTMENTS LLC
2	2313 S BUCKNER BLVD	KUMAR VILAS
3	2405 S BUCKNER BLVD	QAREM FADI
4	2327 S BUCKNER BLVD	HALL NANCY MARIE
5	2300 FONVILLE DR	DELGADO ENRIQUE F &
6	2310 FONVILLE DR	SILVA MARICELA &
7	2316 FONVILLE DR	ALVARADO JAVIER E
8	2322 FONVILLE DR	ALFAN MARLENE &
9	2328 FONVILLE DR	GUZMAN JERONIMO & MARIA
10	2404 FONVILLE DR	GONZALEZ ZENON &
11	2253 S BUCKNER BLVD	JOEDE LEASING INC
12	7900 CORDELL DR	KRS PARTNERSHIP LTD
13	2336 S BUCKNER BLVD	TNS INVESTMENTS LTD
14	2328 S BUCKNER BLVD	MARTINEZ JOAN JOSEPH GOMEZ
15	2320 S BUCKNER BLVD	HERNANDEZ ALFREDO
16	2312 S BUCKNER BLVD	SILVA DONACIANO
17	2306 S BUCKNER BLVD	DEL CENTRO RESTAURAUNT
18	2300 S BUCKNER BLVD	DEL REY PARTNERS LLC
19	2248 S BUCKNER BLVD	ADELPHI GROUP LTD
20	2244 S BUCKNER BLVD	BRIAN L HOCHSTEIN LLC
21	2292 S BUCKNER BLVD	MTX NOOR REAL ESTATE LLC

FILE NUMBER: Z189-339(JM/CT) **DATE FILED:** August 23, 2019

LOCATION: South side of Morrell Avenue, between East Waco Avenue and South Corinth Road

COUNCIL DISTRICT: 4 **MAPSCO:** 55 F

SIZE OF REQUEST: ± 0.2951 acres **CENSUS TRACT:** 49.00

OWNER: Established Investors Inc.

APPLICANT: Corey C. Toney

REQUEST: An application for an RR Regional Retail District and deed restrictions volunteered by the applicant on property zoned a CR-D Commercial Retail District with a D Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow for a vehicle display, sales, or service use limited to 10 vehicles at the subject site. All other new uses allowed by the proposed Regional Retail District are prohibited by the proposed deed restrictions volunteered by the applicant.

STAFF RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant and retention of the D Liquor Control Overlay.

BACKGROUND INFORMATION:

- The site contains 0.2951 acres of land with an office structure with approximately 2,465 square feet of floor area erected in 1957, per DCAD.
- The existing Certificates of Occupancy (CO) for the site are for office uses including a bail bond and the owner’s company (Established Investors, Inc.) or property management office.
- The owner maintains that the vehicle display, sales, and service use has operated at the site since 1999; however, the existing CR District does not allow the land use.
- The purpose of this request is to allow for a vehicle display, sales, or service use limited to 10 vehicles at the subject site.
- The RR Regional Retail District allows an additional 12 land uses, which have all been voluntarily prohibited with deed restrictions except for the limited vehicle display, sales, and service use. All development standards are restricted back to the CR Community Retail District standards including the increased density, height, stories, and lot coverage.

Zoning History: There have been two zoning cases in the area within the last five-years.

1. **Z189-280:** On October 8, 2019, the City Council approved an MF-2(A) Multifamily District on property zoned a CR-D Community Retail District with a D Liquor Control Overlay, located on the east line of S Corinth St Road, south of Morrell Avenue.
2. **Z178-306:** A CPC Authorized Hearing to consider appropriate zoning for the area including use, development standards, parking, landscape, sign and other appropriate regulations. *This case was authorized by the CPC on April 19, 2018 and is currently pending.*

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing	Proposed
South Corinth Street Road	Principal Arterial	100 feet	Meets
Morrell Avenue	Community Connector	60 feet	Meets

Traffic:

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

Land Use:

Area	Zoning	Land Use
Site	CR-D	Office
North	CR-D	Single family, Fueling station with the sale of alcoholic beverages, and Undeveloped
South	CR-D and R-5(A)	Undeveloped, Single family, and Restaurant
West	R-5(A)	Single family
East	CR-D	Restaurant and Retail 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 complies with the following land use goals and policies of the Comprehensive Plan:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Policy 2.2.6 Restore Dallas as the foremost retail location in the region.

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

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

NEIGHBORHOOD ELEMENT

GOAL 7.1 PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

Policy 7.1.2 Promote neighborhood-development compatibility.

The proposed rezoning maintains an existing land use in a structure which has served the surrounding residential neighborhoods since being erected in 1957. The continued operation of this establishment remains compatible with the neighborhood.

Land Use Compatibility:

The site contains 0.2951 acres of land with an office structure with approximately 2,465 square feet of floor area erected in 1957, per DCAD. The existing Certificates of Occupancy (CO) for the site are for office uses including a bail bond and the owner’s company (Established Investors, Inc.) or property management office. The owner maintains that the vehicle display, sales, and service use has operated at the site since 1999; however, the existing CR District does not allow the land use. The request is made to rezone the property to an RR District with deed restrictions volunteered by the applicant which retain the existing CR District development standards and land uses, only leaving the added vehicle display, sales, and service use, limited to 10 cars. All other standards and uses will remain consistent with the CR District.

Surrounding land uses include single family, a fueling station with the sale of alcoholic beverages, and undeveloped land to the north; restaurant, and retail and personal service to the east; undeveloped, single family, and restaurant to the south; and, single family to the west.

Rezoning the site subject to the volunteered deed restrictions prohibiting nearly all changes would allow for the property owner to maintain his established neighborhood-serving businesses. There would be no impact since the site would be retaining the existing conditions and land uses. The area is generally lacking in retail uses to support the residential population in the vicinity. Staff supports the requested zone change, subject to the deed restrictions volunteered by the applicant.

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
RR-D Regional Retail w/deed restrictions*	15'	20' adjacent to residential OTHER: No Min.	0.5 for office 1-5 0.75* FAR for all uses combined	70' 54** 5 4* stories	80% 60%*	Urban Form Setback Proximity Slope Visual Intrusion	Retail & personal service, office, max of 10 vehicles for proposed use*.
CR-D Community Retail	15'	20' adjacent to residential OTHER: No Min.	0.5 for office 0.75 FAR for all uses combined	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Generally, the largest differences between a CR Community Retail District and an RR Regional Retail District are found in the land uses permitted. The CR District is less intensive. The RR District allows an additional 12 land uses, which have all been voluntarily prohibited with deed restrictions except for the vehicle display, sales, and service use limited to a maximum of 10 vehicles. All development standards are restricted

back to the CR District standards including the increased density, height, stories, and lot coverage. The impact of the proposed zoning change is to allow the existing land use which has operated at the site for many years to become conforming.

Parking:

Parking is required for each use on the property pursuant to Section 51A-4.200 the Dallas Development Code. Currently, the existing structure contains approximately 2,465 square feet of office space. An office use is required to provide one space per 333 square feet of floor area; therefore, seven off-street parking spaces are currently required. This does not account for any proposed changes.

The proposed vehicle display, sales, and service requires one off-street parking space per 500 square feet of floor and site area exclusive of parking area. This means that the display pavement area is considered “site area” that requires additional parking for the use. Volunteered deed restrictions offered limit the display area to 10 cars. The applicant will have to provide dimensions to the permitting office to determine the overall floor and site area for the proposed use.

Landscaping:

A general zone change does not automatically trigger landscaping requirements. If the applicant chooses to increase the floor area or pavement area, landscaping will be provided per Article X, as amended.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the area of request is not located within an MVA cluster, surrounding properties are categorized as being within an “H” MVA cluster to the west along East Waco Avenue, and an “I” MVA cluster to the northwest across Morrell Avenue. Although, much of the property along South Corinth Road is commercially zoned and also lacks an MVA category, further east, “I” and “G” MVA clusters emerge.

List of Officers

Established Investors, Inc.

Corey C. Toney, President/CEO

Clarette Toney, Vice President

Volunteered Deed Restrictions

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF DALLAS) KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, Established Investors, LLC , a Texas limited liability corporation ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land containing a part of Lots 3, 4, 5, and 6, Block 27/3588, Dallas City Block Number of the Third Edgemont Addition, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by a deed dated February 10, 2009, and recorded in instrument number 2009000063995, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

See Exhibit "A" attached hereto.

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

- 1) Maximum floor area ratio for combined uses is 0.75
- 2) Maximum height is 54 feet.
- 3) Maximum number of stories above grade is four.
- 4) The maximum vehicles allowed for a vehicle display, sales, and service use is 10.
- 5) The following uses are prohibited:
 - Labor hall.
 - Machinery, heavy equipment, or truck sales and services.
 - Vehicle or engine repair or maintenance.
 - Halfway house.
 - Extended stay hotel or motel.
 - Animal shelter or clinic with outside runs.
 - Outside sales.
 - Commercial bus station and terminal.
 - Heliport.
 - Helistop.
 - Railroad passenger station.

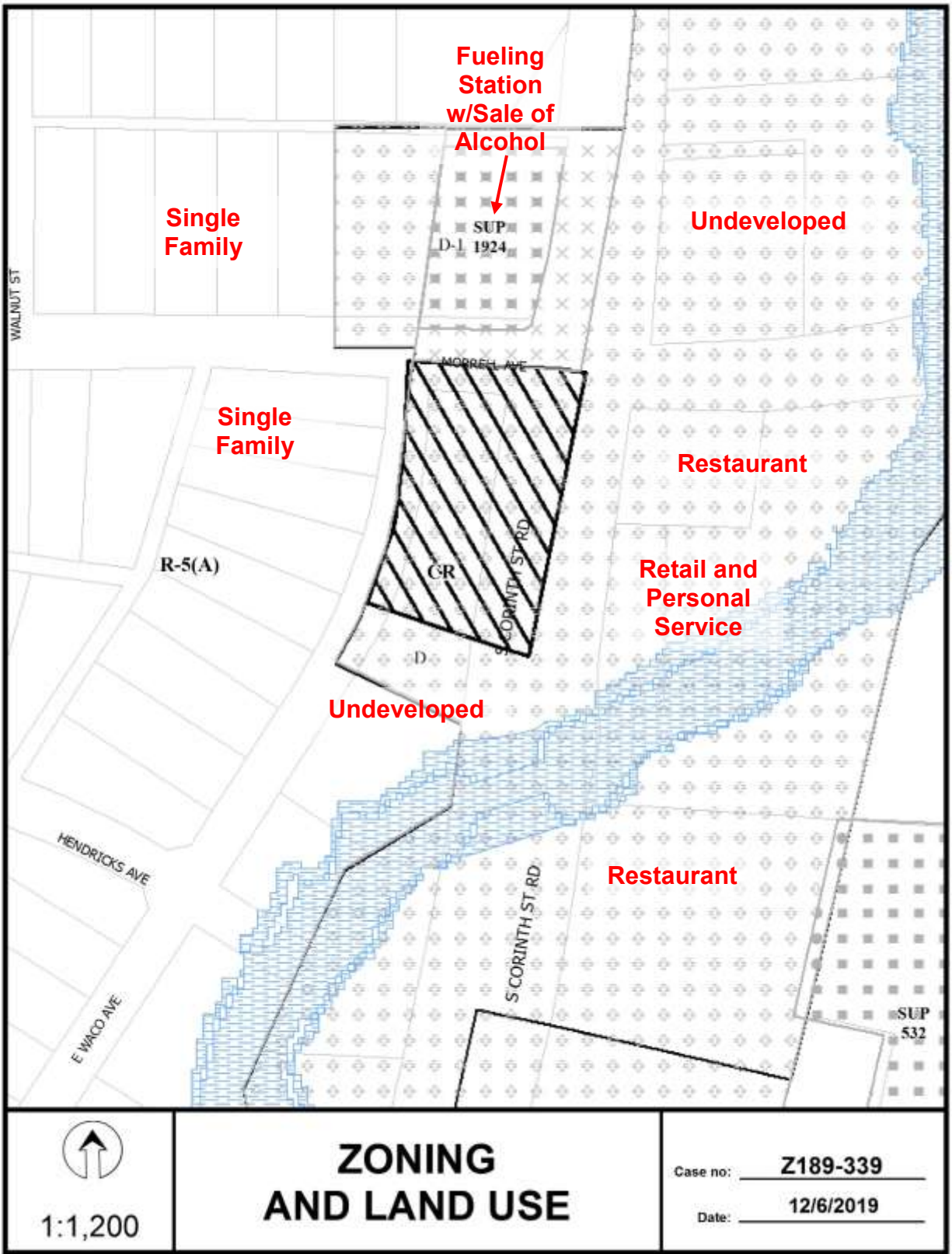


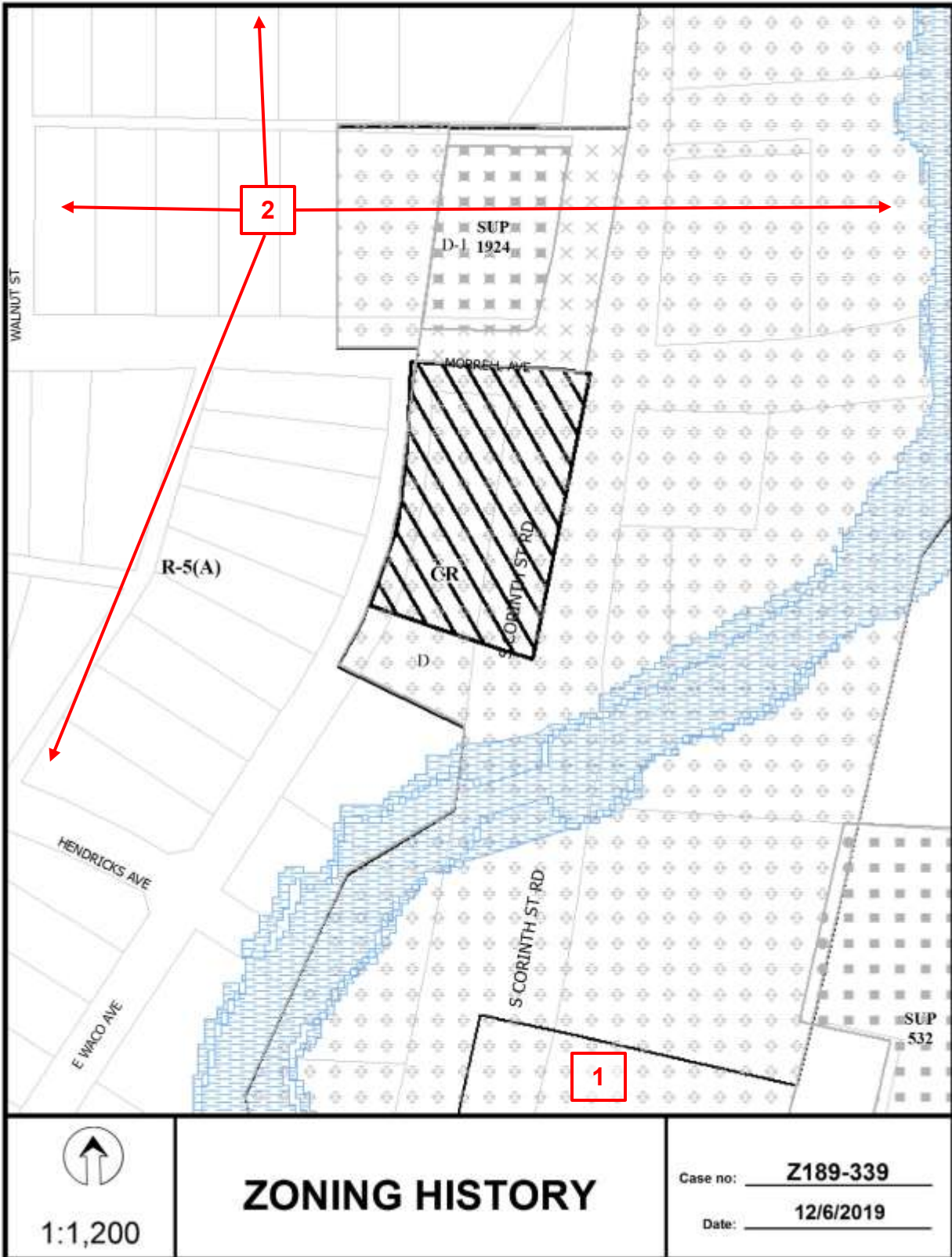
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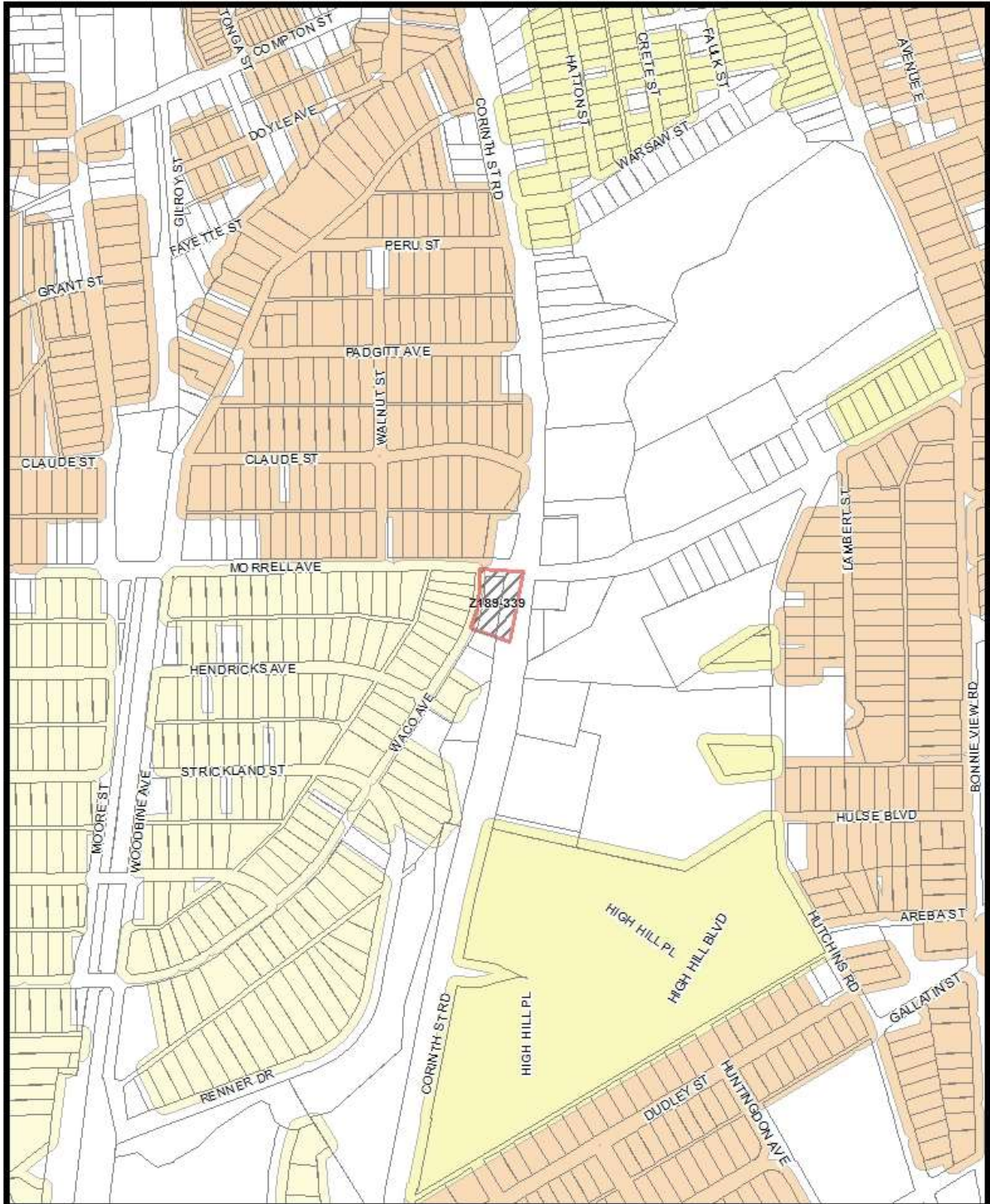
AERIAL MAP

Case no: Z189-339

Date: 12/6/2019





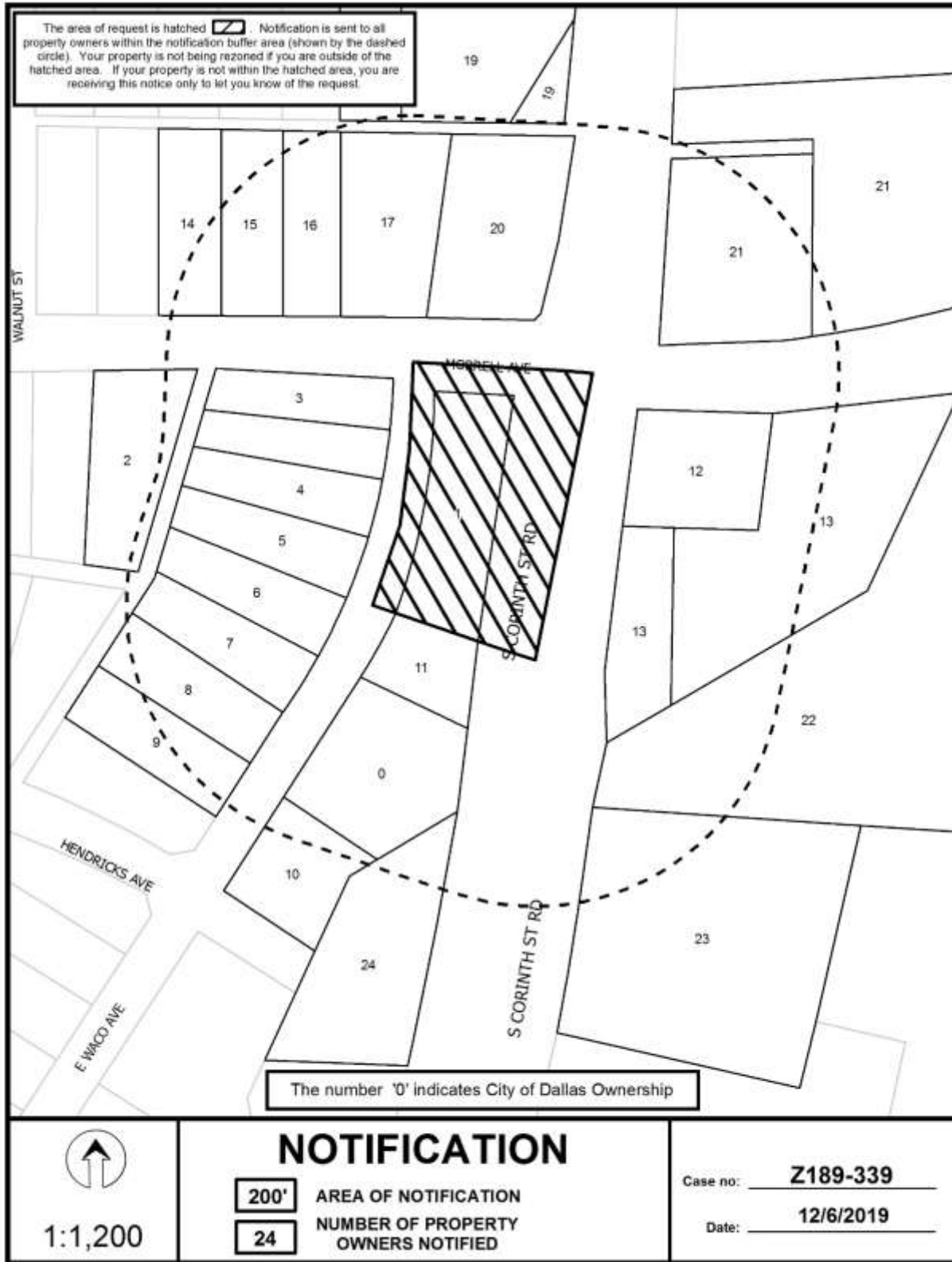


Market Value Analysis A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 12/6/2019



12/06/2019

Notification List of Property Owners***Z189-339******24 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	909 S CORINTH ST RD	ESTABLISHED INVESTORS INC
2	1514 MORRELL AVE	SHARPE WILLIAM L
3	1735 WACO AVE	SAMUEL FRANKLIN D & ALLENE
4	1727 WACO AVE	BIRDA ANTHONY &
5	1723 WACO AVE	SHOFNER JACQUELYN M
6	1719 WACO AVE	GOMEZVILLANUEVA ESTELA DEL CARMEN &
7	1715 WACO AVE	ROMERONAVA ANY JANET
8	1711 WACO AVE	SANCHEZ JOSE LUIS RAMIREZ
9	1707 WACO AVE	DELEON RAUL & ISELA
10	1700 WACO AVE	HILL SHANTA
11	1718 WACO AVE	JONES BERNICE ETAL
12	900 S CORINTH ST RD	LOPEZ ANDRES &
13	910 S CORINTH ST RD	JJ PROPERTIES INC
14	1511 MORRELL AVE	LEFFALL HALL ESTRELLITA
15	1515 MORRELL AVE	SMITH JOHN A
16	1519 MORRELL AVE	RIOS JEREMIAS &
17	1523 MORRELL AVE	CNA & PHAM INVESTMENT LLC
18	1522 CLAUDE ST	SNEED SIDNEY LADWAN
19	1530 CLAUDE ST	JONES MARY LOIS
20	829 S CORINTH ST RD	AL ROUSAN & WARED CORP
21	818 S CORINTH ST RD	GREATER NEW VISION
22	1710 MORRELL AVE	BRISTOW ANNEMARIE
23	938 S CORINTH ST RD	WILLIAMS FRIED CHICKEN
24	945 S CORINTH ST RD	DUKES R C

FILE NUMBER: Z190-131(CT) **DATE FILED:** November 12, 2019
LOCATION: Southeast corner of West Kiest Boulevard and South Tyler Street
COUNCIL DISTRICT: 4 **MAPSCO:** 54 X
SIZE OF REQUEST: Approx. 14,768 sq. ft. **CENSUS TRACT:** 60.01

APPLICANT: Nathaniel Barrett

OWNER: Kiest Incremental, LLC

REQUEST: An application for an NS(A) Neighborhood Service District on property zoned an NO(A) Neighborhood Office District.

SUMMARY: The purpose of this request is to allow for a general merchandise or food store 3,500 square feet or less use on the subject site. The applicant seeks the NS(A) district to serve as the least intrusive means for the addition of the aforementioned use for a future tenant.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is zoned NS(A) Neighborhood Service District with and is currently developed with a 3,567 square foot commercial structure, formerly used as a church.

Zoning History: There has been one zoning change for the area of request in the past five years.

1. **Z156-265** On October 26, 2016, City Council approved an application for a CR Community Retail District on property zoned MF-2(A) Multifamily District on property located on the south east corner of West Kiest Boulevard and Polk Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
West Kiest Boulevard	Principal Arterial	100 feet	100 feet
Tyler Street	Local	50 feet	50 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN

GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE

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

Land Use:

	Zoning	Land Use
Site	NO(A) Neighborhood Office District	Retail Structure
North	TH-3(A) Townhome District	Single Family
East	MF-2(A) Multifamily District	Single Family Church
South	MF-2(A) Multifamily District	Single Family
West	MF-2(A) Multifamily District CR Community Retail District	Multi Family Retail

Land Use Compatibility:

The approximate 0.34-acre site is zoned an NO(A) Neighborhood Service District and is currently developed with a 3,567-square-foot structure.

The property located to the north of the area of request, across Kiest Boulevard is zoned TH-3(A) Townhouse District and is developed with single family dwellings. Northeast of the site across Kiest Boulevard is an NO(A) Neighborhood Office District which is developed with a child-care facility. To the immediate east, west, and south there is a MF-2(A) Multifamily District developed with single family dwellings.

The applicant’s request for an NS(A) Neighborhood Service District will provide the flexibility to lease space with certain uses within the building. The current NO(A) Neighborhood Office District limits certain main uses to the entire building. The main uses designated as a “limited use” may not have a floor area that in combination with the floor area of other limited uses in the building exceeds 10 percent of the floor area of the building. In addition, a limited use must have no exterior public entrance except through the general building entrances and have no exterior advertising signs on the same lot.

The NO(A) District and the NS(A) District have similar main uses that can be allowed on a site. However, there is a small variation in the specific uses for each district and the chart below shows the limitations and differences between the two districts.

NO(A) Neighborhood Office – existing	NS(A) Neighborhood Service District – proposed
Business School [SUP]	Dry Cleaning or laundry store
Personal service uses up to 1,000 sq. ft. in floor area [L]	General merchandise or food store 3,500 sq. ft. or less
Restaurant without drive-in or drive through service [SUP]	Motor vehicle fueling station [SUP]
	Personal service uses
	Restaurant without drive-in or drive through service [RAR]

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
NO(A) – existing Neighborhood Office	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	50%	Proximity Slope Visual Intrusion	Office
NS(A) – proposed Neighborhood service	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	40%		Retail & personal service, office

Additionally, the Development Code includes regulations such as residential proximity slope, and an increased setback to mitigate potential compatibility concerns with the adjoining residential uses, particularly with the multifamily use to the east. Staff recommends approval of the request.

Parking:

Pursuant to the Dallas Development Code, off-street and loading required parking must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. The existing building will be reduced in size to accommodate required parking.

Landscaping:

Landscaping is required 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

Z190-131(CT)

nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request Site is not within an identifiable MVA Category; however, it is in proximity to a "F" MVA Cluster to the north of the subject site and an "G" MVA Cluster to the south.

List of Officers

Kiest Incremental, LLC

Members

Brian Badway

Keff Falin

Mary Barrett

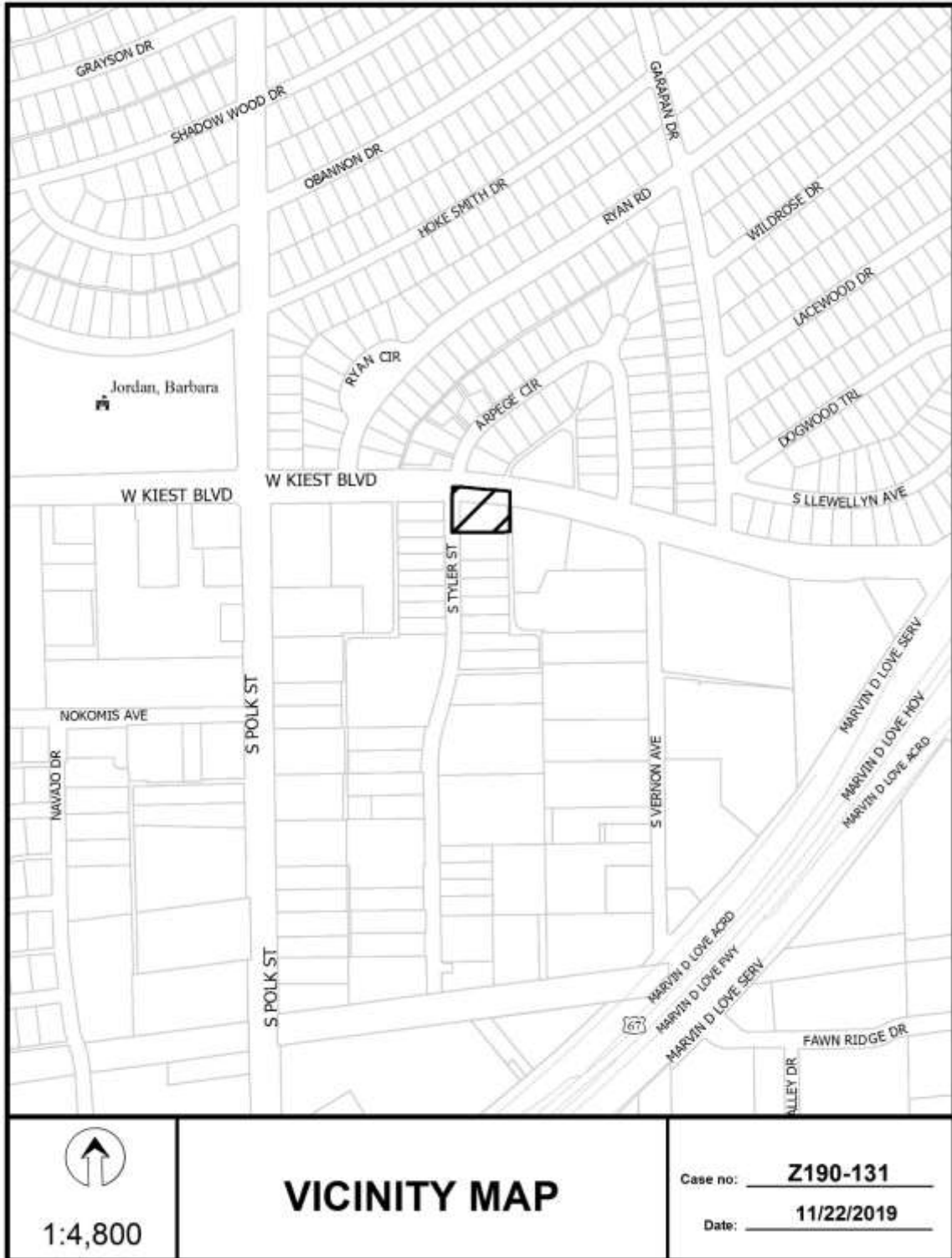
Bradley Barrett

Steven Von der Linden

Kathryn Von der Linden

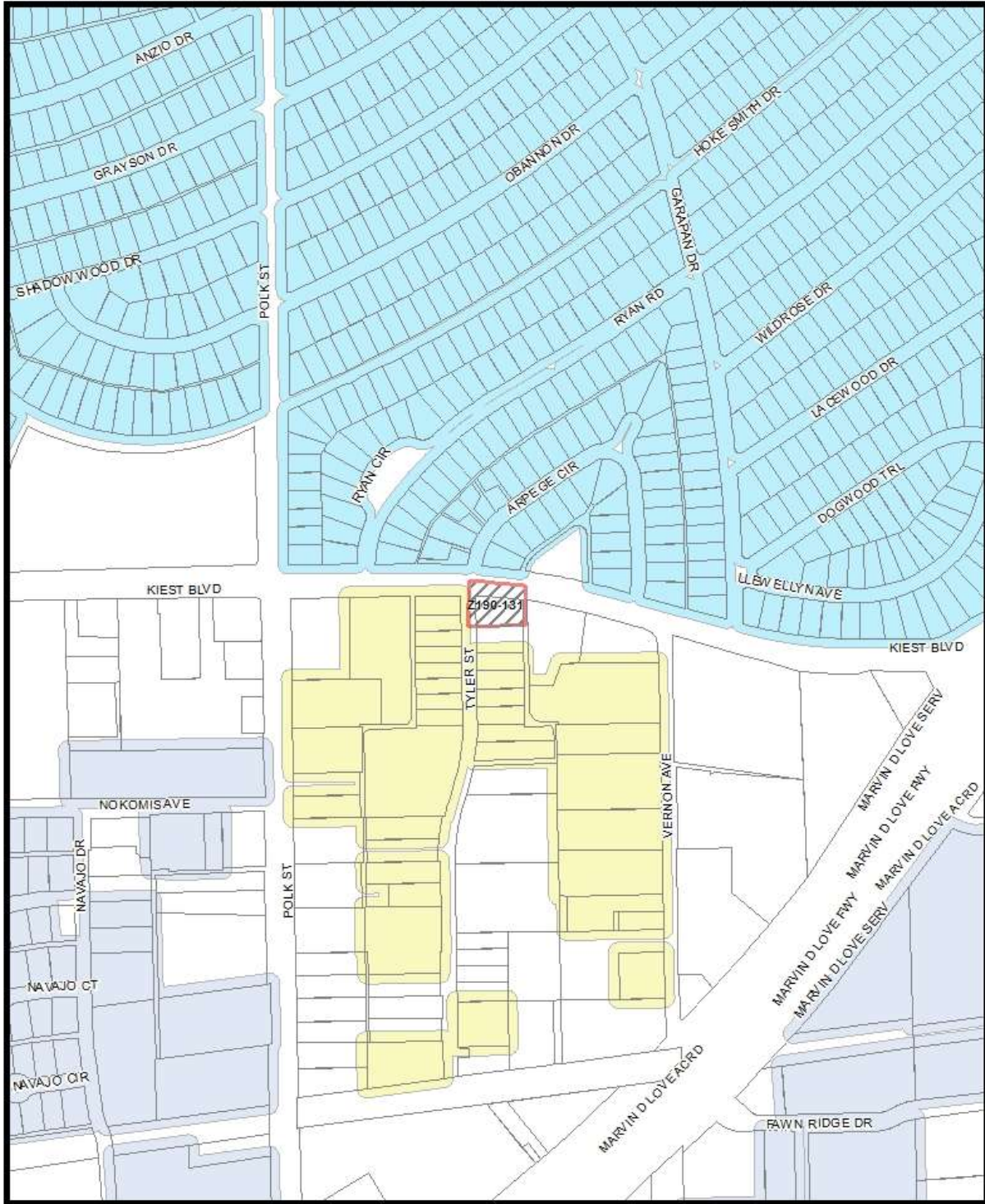
Community Focused Ventures, LLC (Sole Member – Peter Cioe)

Barrett Urban Development, LLC (Sole Member – Nathaniel Barrett)







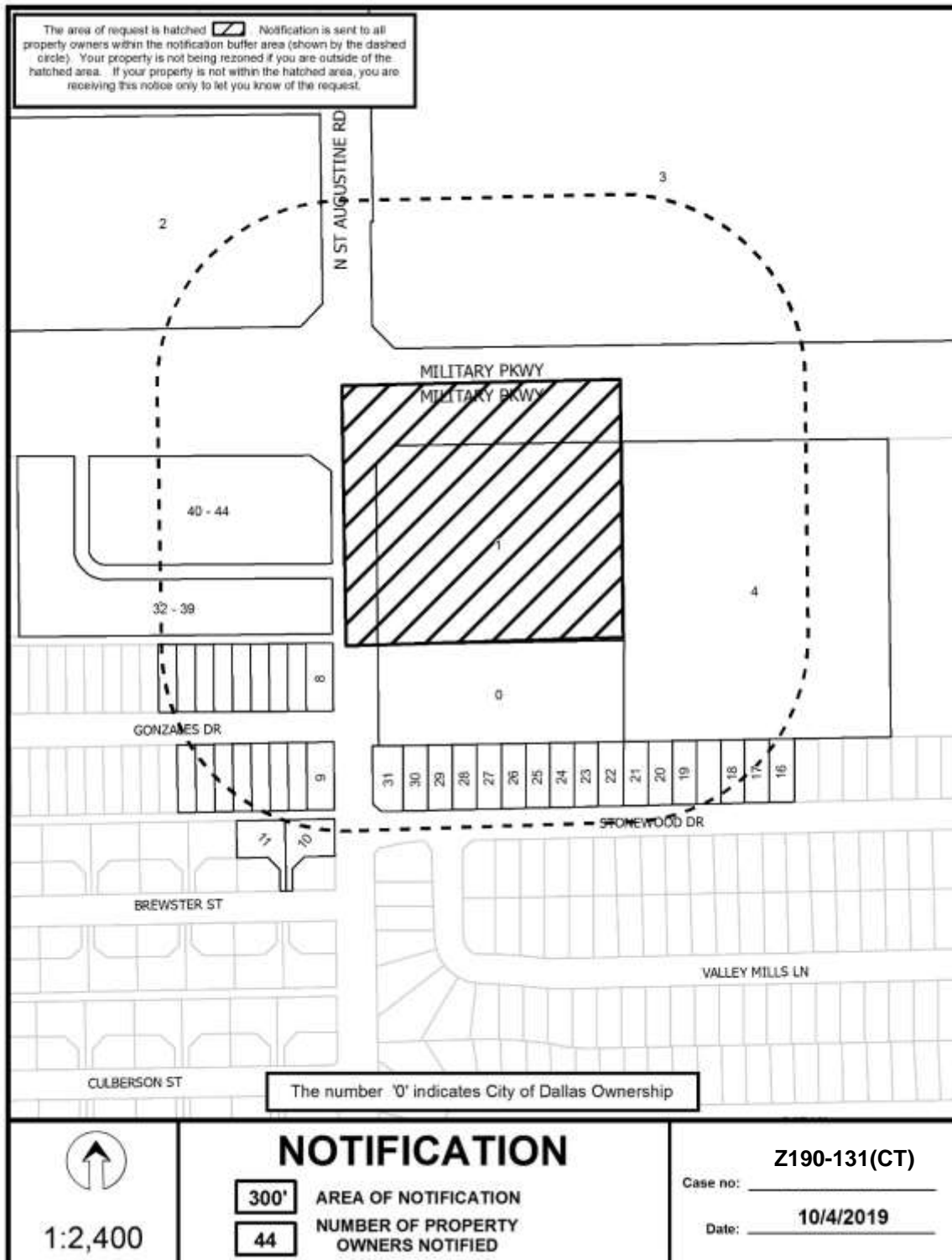


Market Value Analysis A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 11/22/2019



11/22/2019

Notification List of Property Owners***Z190-131******26 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	880 W KIEST BLVD	WILLIAMS CLAUDE
2	960 RYAN RD	RODRIGUEZ ANTONIO &
3	966 RYAN RD	ARANDA MIRNA &
4	855 ARPEGE CIR	SOSA RAUL & ENA A
5	857 ARPEGE CIR	LONDON KENNETH
6	851 ARPEGE CIR	PERALTA JOSE
7	849 ARPEGE CIR	SANTIBANEZ RENE &
8	847 ARPEGE CIR	SANTIBANEZ RENE &
9	845 ARPEGE CIR	SANTIBANEZ JESUS &
10	836 ARPEGE CIR	SANTIBANEZ RENE
11	840 ARPEGE CIR	ALMANZA ERIKA
12	844 ARPEGE CIR	AGUIRRE MARIA M &
13	852 ARPEGE CIR	SANTIBANEZ CUSTODIO
14	801 W KIEST BLVD	SANTIBANEZ RENE
15	3207 S TYLER ST	RAY WILLIE B
16	3203 S TYLER ST	WRIGHT GWENDOLYN
17	3211 S TYLER ST	GOVAN JULIA E
18	3219 S TYLER ST	ARMENTA JUAN A & MARIA
19	3215 S TYLER ST	SALAS MARICELA &
20	3221 S TYLER ST	PETERS MARGARET
21	3211 S VERNON AVE	BISCAYNE APTS LLC
22	806 W KIEST BLVD	LAST COVENANT CHURCH INC
23	3205 S VERNON AVE	FRIENDSHIP WEST BAPTIST
24	3218 S TYLER ST	COX CHARLES W
25	3222 S TYLER ST	COX CHARLES
26	950 W KIEST BLVD	SAILFISH LP

FILE NUMBER: Z189-362(AM)

DATE FILED: September 23, 2019

LOCATION: Northwest corner of Elam Road and Cheyenne Road

COUNCIL DISTRICT: 5

MAPSCO: 59 D

SIZE OF REQUEST: ± 0.3 acre

CENSUS TRACT: 118.00

REPRESENTATIVE: Santos Martinez; La Sierra Planning Group

APPLICANT: Foodplus 4 Inc.

OWNER: Jean McCallum

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 CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to allow the sale of alcohol for off-premise consumption in conjunction with the existing general merchandise or food store. [FoodPlus]

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 site is presently developed with a one-story, approximately 2,250-square-foot building.
- The business is operating as a general merchandise or food store less than 3,500 square feet.
- A general merchandise or food store has been operating at this location since 1991.
- The applicant would like to include the sale of alcoholic beverages such as beer and wine as an additional component to their core business.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
Elam Road	Principal Arterial	36 ft.	56 ft.
Cheyenne Road	Residential Collector	100 ft.	100 ft.

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

Economic Element

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

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

Urban Design Element

Goal 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Surrounding Land Uses:

	Zoning	Land Use
Site	CR-D-1	General Merchandise or Food Store < 3.5k sq ft
North	R-7.5(A)	Single Family Home
East	CR-D-1	Single Family Home
South	CR-D	General Merchandise or Food Store < 3.5k sq ft
West	CR-D-1	Car Wash

Land Use Compatibility

The approximately 0.3-acre request site is developed with a general merchandise or food store use that has been operational since 1991. The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which requires a specific use permit in the D-1 Liquor Control Overlay. The applicant is seeking an off-premise license.

The surrounding land uses consists of single-family homes to the north and east, a general merchandise or food store less than 3,500 square feet to the south, and commercial uses to the west (such as car wash). The property sits on the border of the Dallas / Balch Springs city limits.

The “D-1” Overlay District is a Liquor Control Overlay District which required 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
- 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. Dallas Police Department confirms the applicant came into full compliance with Chapter 12B by passing inspections on January 10, 2020.

Staff supports the request because in addition to the aforementioned, the conditions and time periods recommended for the use provide an opportunity for continued evaluation of the site. Therefore, the sale of alcoholic beverages in conjunction with the existing general merchandise or food store use should not be a detriment to the adjacent properties because the Specific Use Permit provides periodic review to ensure the site continues to comply with approved plans and other regulations; thus, staff supports the request for a three-year period with eligibility of automatic renewals for additional five year periods.

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 markets 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 a “G” MVA cluster to the north, and across from an “F” MVA cluster to the southwest.

Parking:

The Dallas Development Code (§51A-4.210(14)) requires one off-street parking space per 200 square feet of floor area, and a minimum of one off-street loading space. Based on the total floor area of 2,250-square-feet of general merchandise use, 12 parking stalls are required. The site provides 12 parking spaces and one loading zone.

Landscaping:

Landscaping of any development will be in accordance with Article X, as amended. Landscaping requirements may be triggered as a result of new paving that will be provided for parking.

Z189-362(AM)

Ownership List

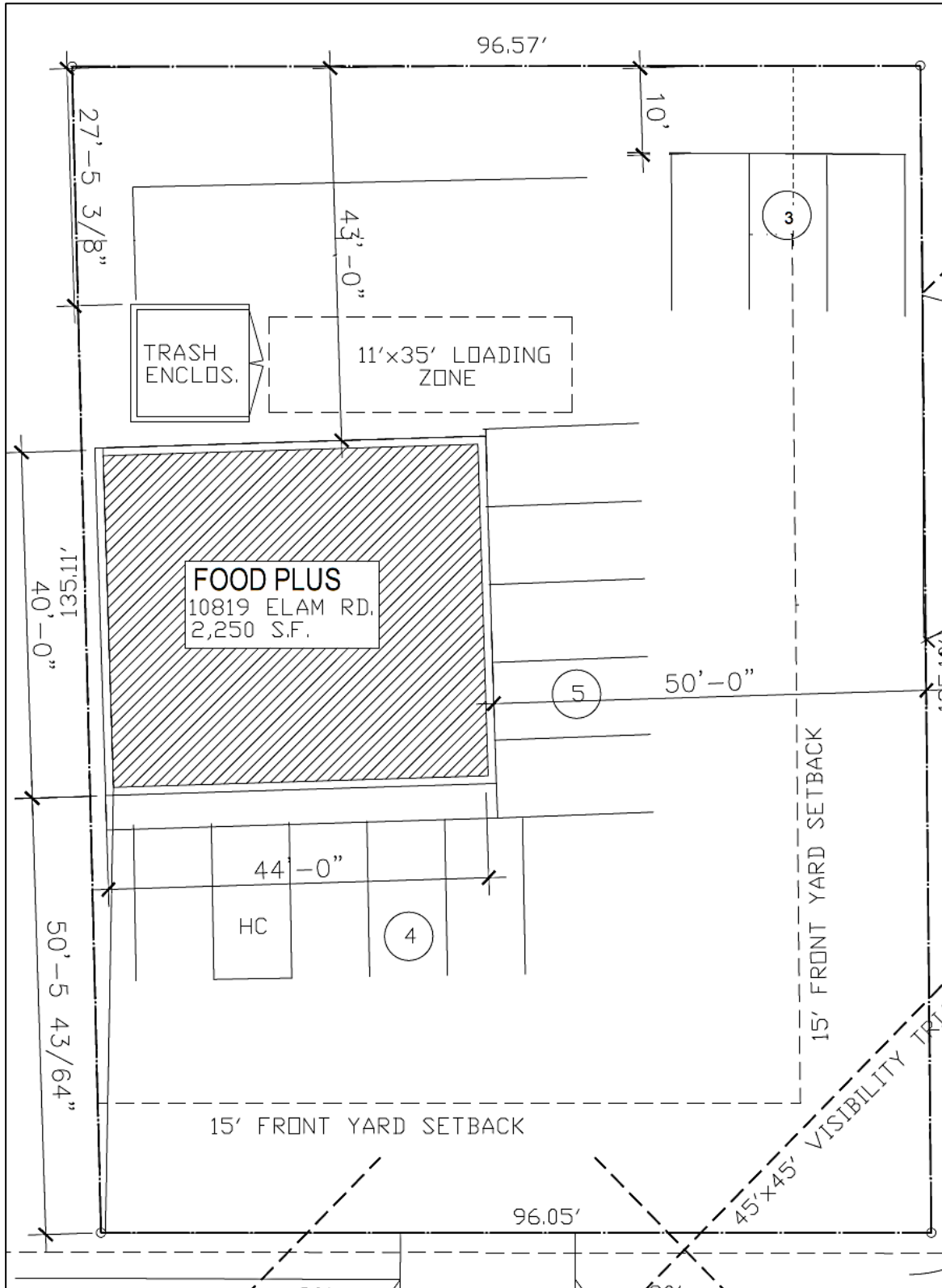
Owners

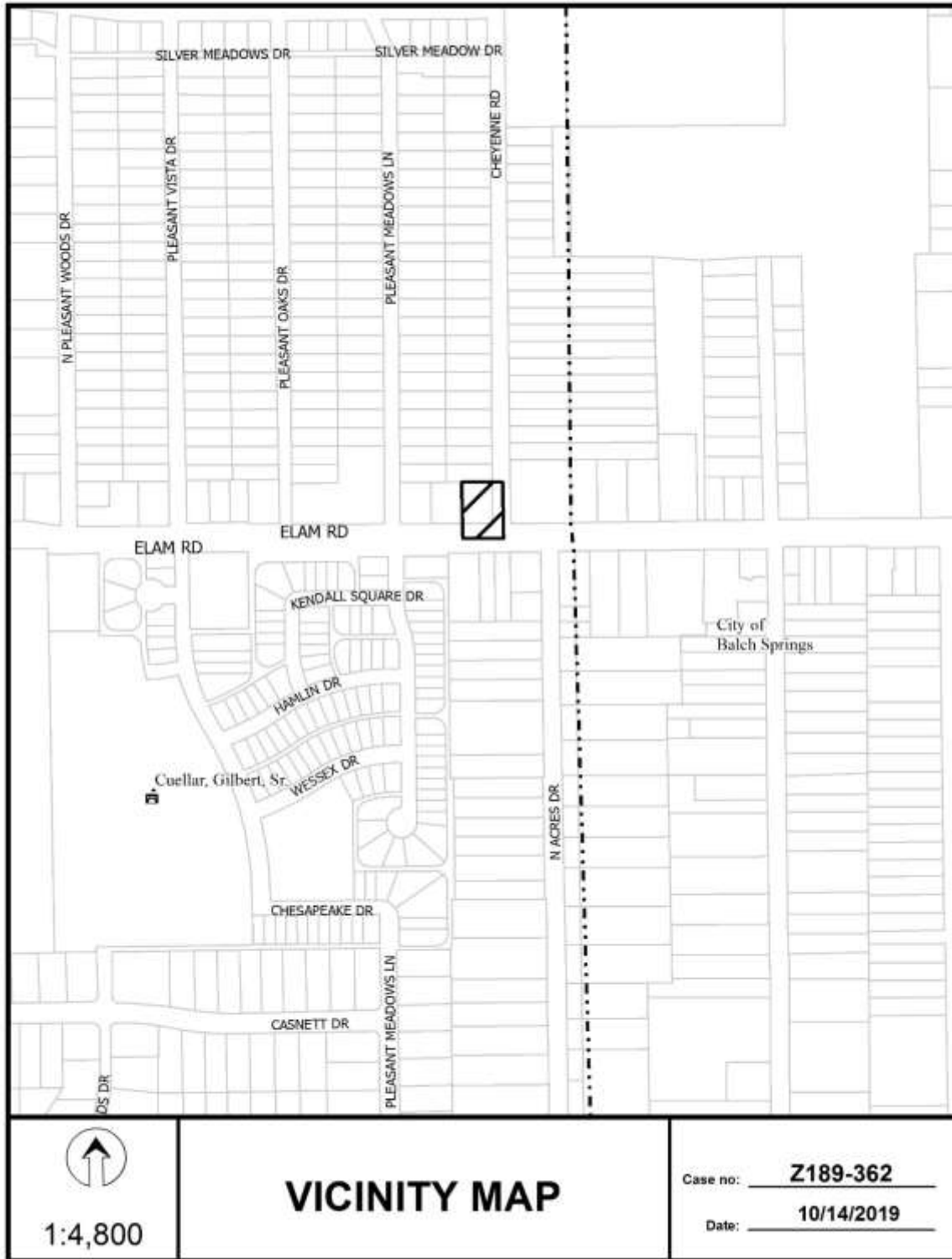
Jean and Leon McCallum

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages for off-premise consumption as part of the operation of 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: The specific use permit expires on _____, (two-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic 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 - Enlarged

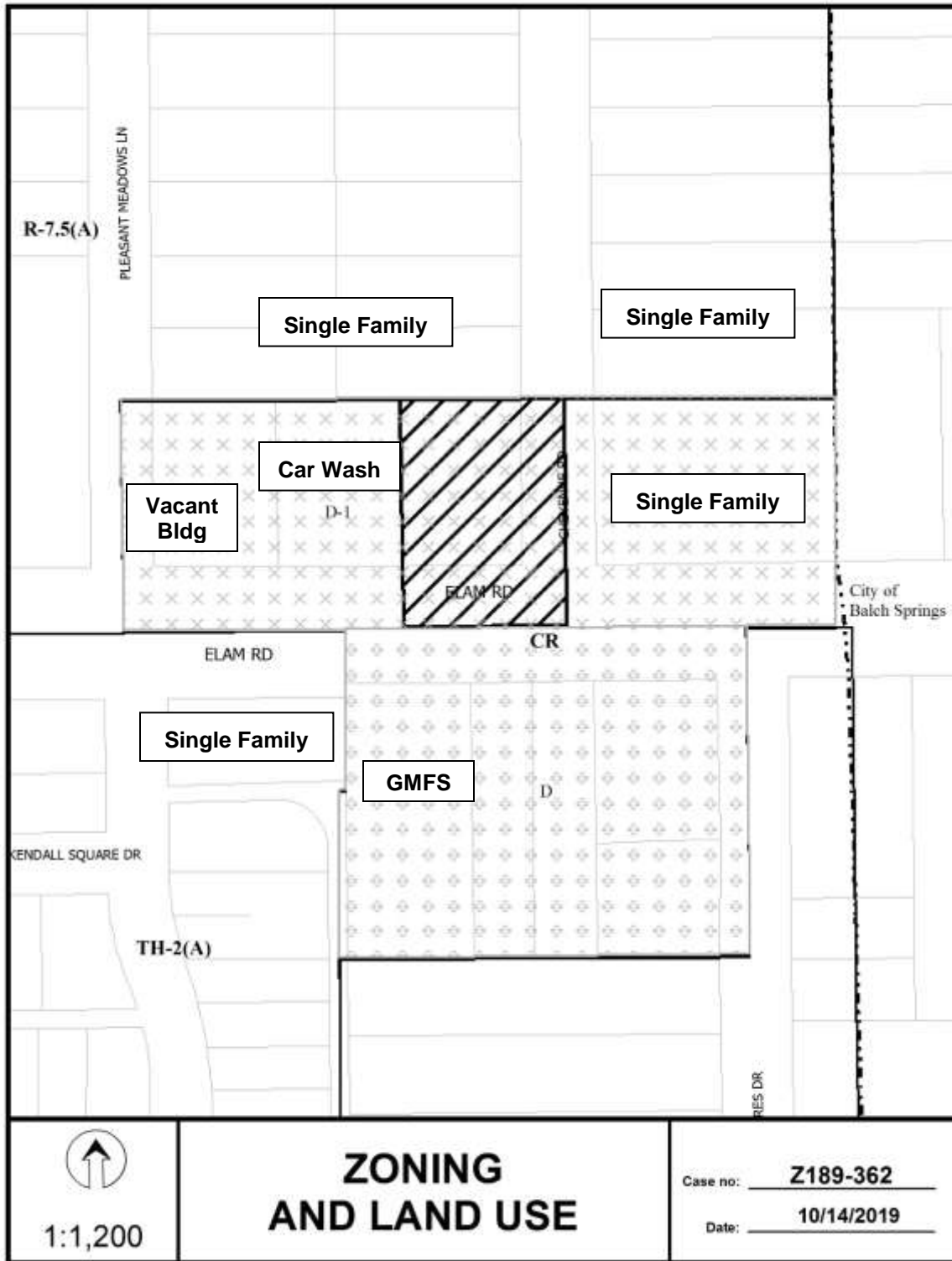


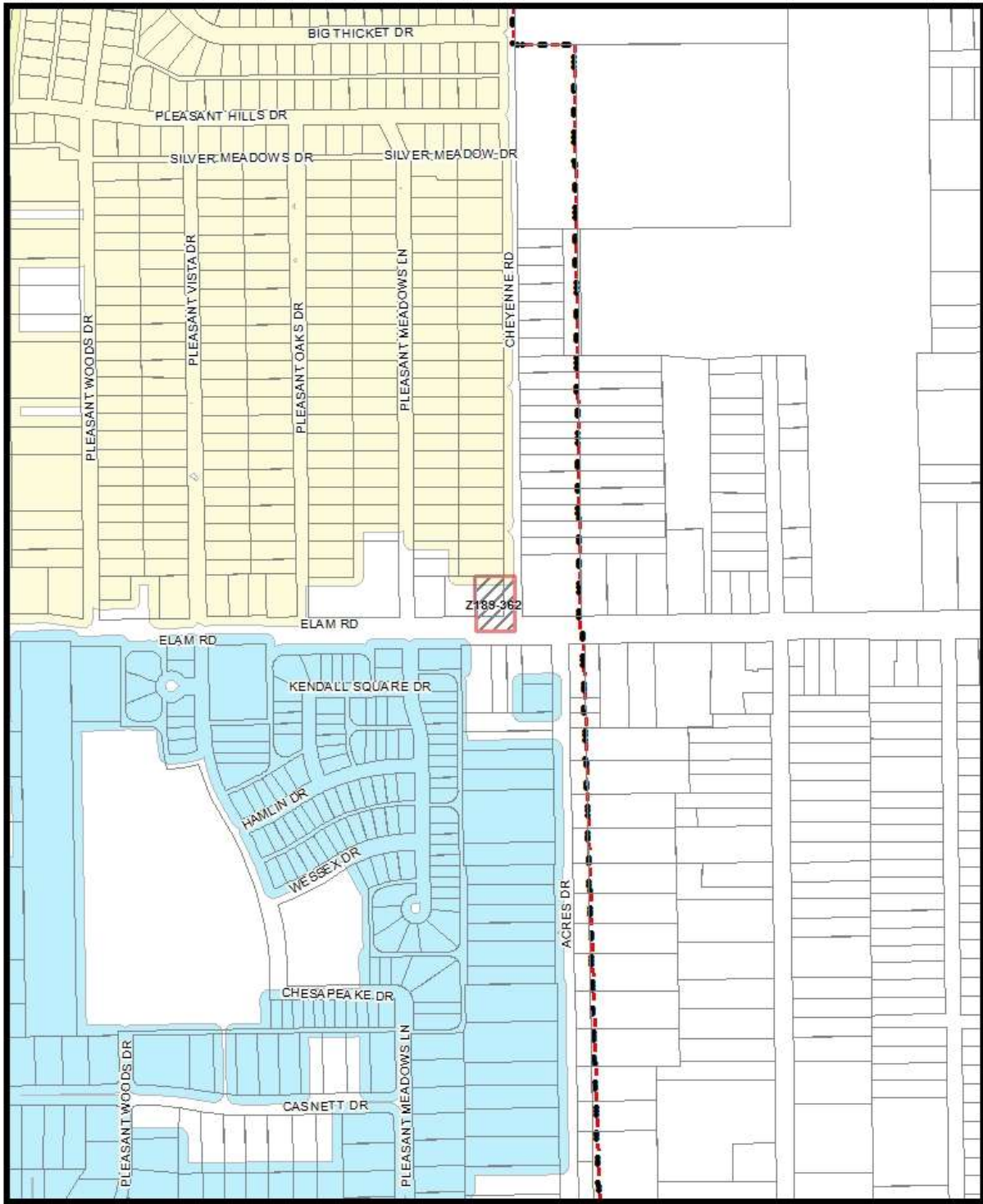




Aerial Map

Printed Date: 1/21/2020



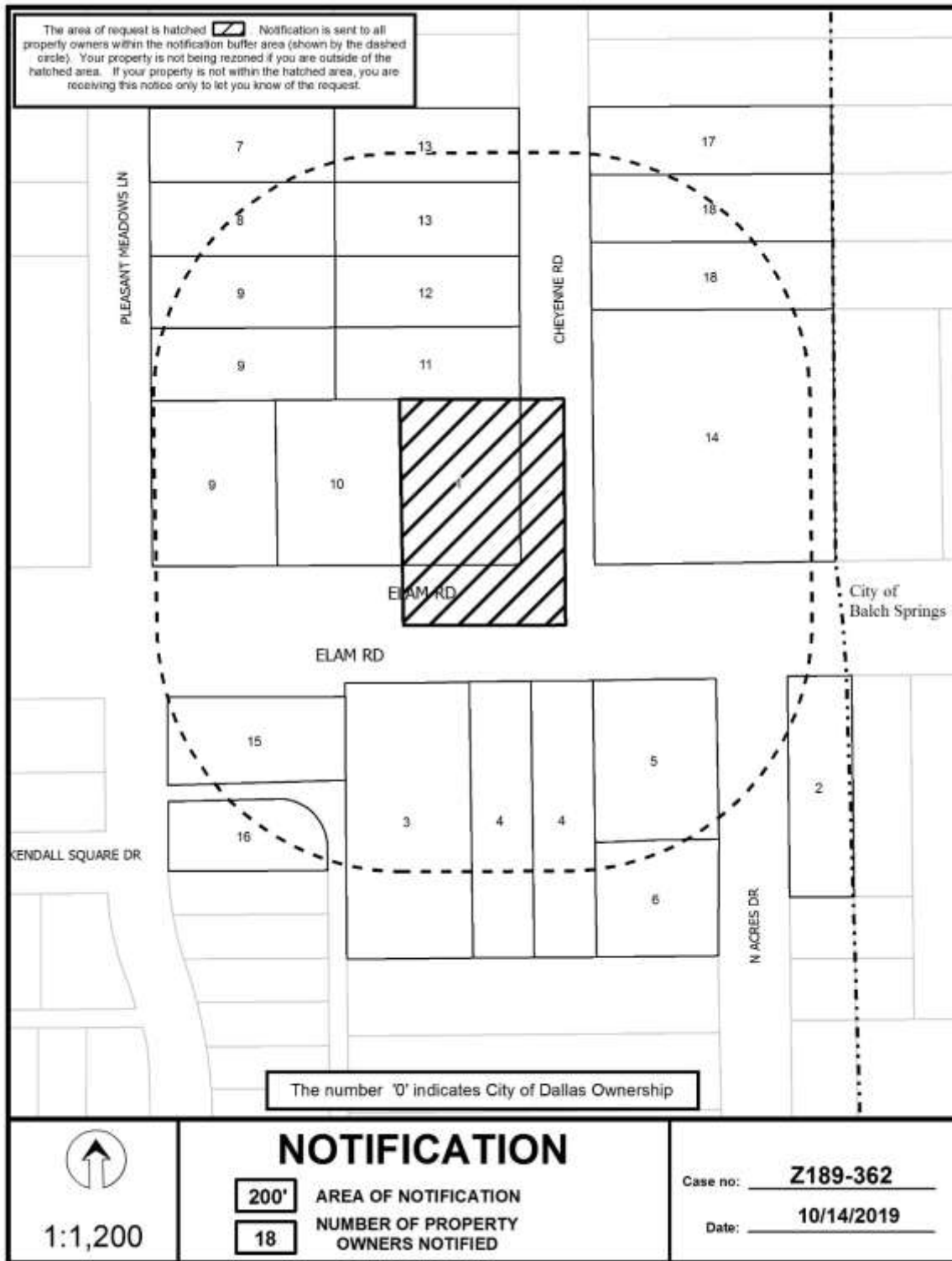


MVA Cluster A B C D E F G H I NA

 1:4,800

Market Value Analysis

Printed Date: 10/14/2019



10/14/2019

Notification List of Property Owners

Z189-362

18 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10819 ELAM RD	MCCALLUM JEAN &
2	10902 ELAM RD	FRONTIER REVIVAL CENTER
3	10816 ELAM RD	MCCURRY RONALD G & LEATA G
4	10820 ELAM RD	MCCURRY RONNIE & LEOTA
5	10832 ELAM RD	MCMURRY RONALD & LEOTA
6	437 N ACRES DR	LUJANO ADAN & MARGARITA
7	530 PLEASANT MEADOWS DR	ALVAREZ JUAN C
8	526 PLEASANT MEADOWS DR	AVALOS ANASTACIO
9	520 PLEASANT MEADOWS DR	AREVALO FRANCISCO & SILVIA ELENA
10	10815 ELAM RD	TRAN OANH H
11	517 CHEYENNE RD	MENDOZA ADELITA & ISMAEL
12	521 CHEYENNE RD	MOORE VIRGINIA
13	527 CHEYENNE RD	DOMINGUEZ SANTIAGO VILLAFUERTE
14	10903 ELAM RD	JOHNSON LIZA &
15	492 PLEASANT MEADOWS LN	FERNANDEZ ELSA
16	488 PLEASANT MEADOWS LN	WHITNEY DOREEN
17	530 CHEYENNE RD	CONTRERAS ANASTACIO
18	526 CHEYENNE RD	GAUCIN LAZARO

Planner: Jennifer Muñoz

FILE NUMBER: Z189-368(JM) **DATE FILED:** September 27, 2019
LOCATION: Southeast corner of C.F. Hawn Freeway and South Woody Road
COUNCIL DISTRICT: 8 **MAPSCO:** 70 N
SIZE OF REQUEST: ± 32.7 acres **CENSUS TRACT:** 170.04

REPRESENTATIVE: Karl A. Crawley, Masterplan Consultants

APPLICANT/OWNER: Covenant Funding Group, Inc.

REQUEST: An application for 1) an MU-1 Mixed Use District; and 2) an amendment to existing deed restrictions [Z034-332], on property zoned a CR Community Retail District.

SUMMARY: The purpose of this request is to allow for a multifamily development. The existing deed restrictions require a 50-foot setback along the northwest line of the property and prohibit 10 uses, which will remain prohibited with two additional uses: labor hall and hotel or motel uses. Furthermore, the amendment to the deed restrictions will limit the maximum allowable floor area ratio for non-residential uses to 0.25.

STAFF RECOMMENDATION: Approval, subject to amended deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

- The undeveloped site consists of over 32 acres of unplatted land, partially in the flood plain, zoned a CR Community Retail District, and located along the C.F. Hawn Freeway Service Road. The applicant proposes to construct a multifamily development using the development rights afforded by the proposed MU-1 Mixed Use District.
- The existing deed restrictions [Z034-332] require a minimum setback of 50 feet along the northwest property line; prohibit 10 uses including: building repair and maintenance shop; medical or scientific laboratory; college, university, or seminary; community service center; hospital; overnight general purpose shelter; college dormitory, fraternity, or sorority house; alcoholic beverage establishment; commercial amusement (outside); or, swap or buy shop uses; and, require a dedicated left turn lane at the intersection of Woody Road and Vida Lane. The proposed amendments would (1) prohibit the new labor hall and hotel or motel uses; and, (2) provide a maximum floor area ratio of 0.25 for nonresidential uses.
- The proposed MU-1 Mixed Use District would primarily add residential uses including: convalescent and nursing homes, hospice care and related institutions (RAR); foster home; extended stay hotel or motel (SUP); duplex; group residential facility; handicapped group dwelling; multifamily; residential hotel; retirement housing; and, single family.

Zoning History: There has been one recent zoning request in the area within the last five years; however, it was withdrawn.

1. **Z167-153:** An application for 1) a CS Commercial Service District on property zoned an R-10(A) Single Family District and 2) a Specific Use Permit for outside sales use on property zoned a CS Commercial Service District and an R-10(A) Single Family District on the northeast line of CF Hawn Freeway, east of South Belt Line Road. *Case withdrawn on August 5, 2018.*

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
C.F. Hawn Freeway [US 175]	Highway	Varies	--
Woody Road	Residential Collector	60 feet	Meets

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request and determined that the request will not have a negative impact on the existing street system. More information will be required during the subdivision and permitting process.

STAFF ANALYSIS

Comprehensive Plan:

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

The applicant’s request generally complies with the following goals and policies of the Comprehensive Plan.

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD PLUS

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

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

The proposed townhouse style multifamily development adds diversity in housing options. The modifications to the district standards with volunteered deed restrictions are fitting for the site and maintain the overall scale and character of the neighborhood.

Surrounding Land Uses:

Area	Zoning	Land Use
Site	CR with Deed Restrictions	Undeveloped
North	R-10(A) and R-7.5(A)	Single family and Undeveloped
East	R-7.5(A)	Single family, Undeveloped, and Church
South	City of Seagoville	Office showroom/warehouse; Machinery, heavy equipment, or truck sales and services; Vehicle or engine repair or maintenance; Vehicle display, sales, and service; and, Single family
West	CS and City of Seagoville	Commercial amusement (inside) and mini-warehouse

Land Use Compatibility:

The undeveloped site consists of over 32 acres of unplatted land, partially in the flood plain, zoned for CR Community Retail District uses, and located along the C.F. Hawn Freeway Service Road. The applicant proposes to construct a multifamily development using the development rights afforded by the proposed MU-1 Mixed Use District. Surrounding land uses include single family and undeveloped to the north; single family, undeveloped, and church to the east; office showroom/warehouse; machinery, heavy equipment, or truck sales and services; vehicle or engine repair or maintenance; vehicle display, sales, and service; and, single family; and, commercial amusement (inside) and mini-warehouse uses. The property is adjacent to the City of Seagoville to the east and south.

The proposed MU-1 Mixed Use District would primarily add residential uses. Overall, the amending deed restrictions limit the impact of the proposed MU-1 District by prohibiting several of the new uses, reducing the floor area ratio, and allowing for a dense residential development.

Staff supports the zone change as it will compliment the mix of residential uses on Woody Road and C.F. Hawn Freeway. Additionally, the project will still allow for nonresidential uses, which are limited in the area.

Development Standards:

DISTRICT	SETBACKS		Density	Lot Size	FAR	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear						
Existing: CR Community Retail with DRs	15'	20' w/Res Adj 0' Others	--	No Min.	0.5 Office 0.75 Combined	54' RPS applies	60%	Retail and personal service.
Proposed: MU-1 Mixed Use with amended DRs*	15' Urban Form	20' w/Res Adj 0' Others	Depending on MUP [15-25 DU/acre] and/or MIH [65-105 DU/acre bonus].	No Min.	Depending on MUP [0.4-1.1] 0.25 to 1*	Depending on MUP [80'-120']. RPS applies.	80%	Retail, office, hotel, and/or multifamily residential uses

In addition to the development standards per the respective zoning districts, the existing deed restrictions require a 50-foot setback along the northwest property line, which is the front yard along Woody Road. The change from the existing CR to an MU-1 District would require an additional setback through urban form standards which sets back structures an additional 20 feet once a height of 45 feet is reached. The biggest change about the rezoning request is that the MU-1 District allows a variety of residential uses. The dwelling unit density ranges for 15-25 units per acre depending on the mixed-use project standards. Additionally, density bonuses are available in the proposed MU-1 District for providing different amounts of mixed-income housing. The range increases from 65-105 dwelling units per acre, when using the mixed-income housing bonuses.

The floor area ratio [FAR] is also dependent on the mixed-use project standards and varies from 0.4-1.1 to 1; however, the amending deed restrictions would revert the nonresidential FAR to 0.25 to 1. Finally, the mixed-use project standards allow a height between 80-120 feet. The lot coverage increases from 60 to 80 percent with the proposed zoning change, as well.

Land Use Comparison:

The existing deed restrictions [Z034-332] prohibit 10 uses: building repair and maintenance shop; medical or scientific laboratory; college, university, or seminary; community service center; hospital; overnight general-purpose shelter; college dormitory, fraternity, or sorority house; alcoholic beverage establishment; commercial amusement (outside); or, swap or buy shop. The proposed MU-1 District removes the building repair and maintenance shop use; therefore, this can be removed from the amending deed restrictions being volunteered. The amendments also keep the other nine restrictions and add two prohibited uses allowed by the proposed MU-1 District, labor hall and hotel or motel uses.

Overall, the change from a CR District to a MU-1 District both removes and adds 11 uses each. The new uses are largely residential and include: convalescent and nursing homes, hospice care and related institutions (RAR); foster home; extended stay hotel or motel (SUP); duplex; group residential facility; handicapped group dwelling; multifamily; residential hotel; retirement housing; and, single family.

USE	CR Community Retail	MU-1 Mixed Use
AGRICULTURAL USES	CROP PRODUCTION	CROP PRODUCTION
COMMERCIAL AND BUSINESS SERVICE USES	BUILDING REPAIR AND MAINTENANCE SHOP (RAR)	4
	CATERING SERVICE	CATERING SERVICE
	CUSTOM BUSINESS SERVICES	CUSTOM BUSINESS SERVICES
	ELECTRONICS SERVICE CENTER	ELECTRONICS SERVICE CENTER
	4	LABOR HALL (SUP)
	MEDICAL OR SCIENTIFIC LABORATORY (SUP)	MEDICAL OR SCIENTIFIC LABORATORY (SUP)
	TOOL OR EQUIPMENT RENTAL	2
INDUSTRIAL USES	GAS DRILLING AND PRODUCTION (SUP)	GAS DRILLING AND PRODUCTION (SUP)
	TEMPORARY CONCRETE OR ASPHALT BATCHING PLANT (By Special authorization of the BO)	TEMPORARY CONCRETE OR ASPHALT BATCHING PLANT (By Special authorization of the BO)
INSTITUTIONAL AND COMMUNITY SERVICE USES	ADULT DAY CARE FACILITY	ADULT DAY CARE FACILITY
	CEMETERY OR MAUSOLEUM (SUP)	CEMETERY OR MAUSOLEUM (SUP)
	CHILD-CARE FACILITY	CHILD-CARE FACILITY
	CHURCH	CHURCH

	COLLEGE, UNIVERSITY OR SEMINARY	COLLEGE, UNIVERSITY OR SEMINARY
	COMMUNITY SERVICE CENTER (SUP)	COMMUNITY SERVICE CENTER (SUP)
	2	CONVALECENT AND NURSING HOMES, HOSPICE CARE AND RELATED INSTITUTIONS (RAR)
	CONVENT OR MONASTERY	CONVENT OR MONASTERY
	3	FOSTER HOME
	HOSPITAL (SUP)	HOSPITAL (SUP)
	LIBRARY, ART GALLERY OR MUSEUM	LIBRARY, ART GALLERY OR MUSEUM
	OPEN-ENROLLMENT CHARTER SCHOOL OR PRIVATE SCHOOL (SUP)	OPEN-ENROLLMENT CHARTER SCHOOL OR PRIVATE SCHOOL (SUP)
	PUBLIC SCHOOL OTHER THAN AN OPEN-ENROLLMENT CHARTER SCHOOL (RAR)	PUBLIC SCHOOL OTHER THAN AN OPEN-ENROLLMENT CHARTER SCHOOL (RAR)
LODGING USES	4	EXTENDED STAY HOTEL OR MOTEL (SUP)
	HOTEL AND MOTEL (SUP)	HOTEL OR MOTEL (RAR) or (SUP)
	LODGING OR BOARDING HOUSE (SUP)	3
	OVERNIGHT GENERAL PURPOSE SHELTER	4
MISCELLANEOUS USES	ATTACHED NON-PREMISE SIGN (SUP)	ATTACHED NON-PREMISE SIGN (SUP)
	CARNIVAL OR CIRCUS (TEMPORARY) (By special authorization of the BO)	CARNIVAL OR CIRCUS (TEMPORARY) (By special authorization of the BO)
	TEMPORARY CONSTRUCTION OR SALES OFFICE	TEMPORARY CONSTRUCTION OR SALES OFFICE
OFFICE USES	ALTERNATIVE FINANCIAL ESTABLISHMENT (SUP)	5
	FINANCIAL INSTITUTION WITHOUT DRIVE-IN WINDOW	FINANCIAL INSTITUTION WITHOUT DRIVE-IN WINDOW
	FINANCIAL INSTITUTION WITH DRIVE-IN WINDOW (DIR)	FINANCIAL INSTITUTION WITH DRIVE-IN WINDOW (DIR)
	MEDICAL OR AMBULATORY SURGICAL CENTER	MEDICAL OR AMBULATORY SURGICAL CENTER
	OFFICE	OFFICE
RECREATION USES	COUNTRY CLUB WITH PRIVATE MEMBERSHIP	COUNTRY CLUB WITH PRIVATE MEMBERSHIP
	PRIVATE RECREATION CENTER, CLUB OR AREA	PRIVATE RECREATION CENTER, CLUB OR AREA
	PUBLIC PARK, PLAYGROUND OR GOLF COURSE	PUBLIC PARK, PLAYGROUND OR GOLF COURSE

RESIDENTIAL USES	COLLEGE DORMITORY, FRATERNITY OR SORORITY HOUSE	COLLEGE DORMITORY, FRATERNITY OR SORORITY HOUSE
	5	DUPLEX
	6	GROUP RESIDENTIAL FACILITY
	7	HANDICAPPED GROUP DWELLING
	8	MULTIFAMILY
	9	RESIDENTIAL HOTEL
	10	RETIREMENT HOUSING
	11	SINGLE FAMILY
RETAIL AND PERSONAL SERVICE USES	ALCOHOLIC BEVERAGE ESTABLISHMENT	ALCOHOLIC BEVERAGE ESTABLISHMENT
	AMBULANCE SERVICE (RAR)	6
	ANIMAL SHELTER OR CLINIC WITHOUT OUTSIDE RUNS (RAR)	ANIMAL SHELTER OR CLINIC WITHOUT OUTSIDE RUNS (RAR)
	AUTO SERVICE CENTER (RAR)	AUTO SERVICE CENTER (RAR)
	BUSINESS SCHOOL	BUSINESS SCHOOL
	CAR WASH (DIR)	CAR WASH (RAR)
	COMMERCIAL AMUSEMENT (INSIDE) (SUP may be required)	COMMERCIAL AMUSEMENT (INSIDE) (SUP may be required)
	COMMERCIAL AMUSEMENT (OUTSIDE) (SUP)	COMMERCIAL AMUSEMENT (OUTSIDE) (SUP)
	COMMERCIAL PARKING LOT OR GARAGE (RAR)	COMMERCIAL PARKING LOT OR GARAGE (RAR)
	CONVENIENCE STORE WITH DRIVE- THROUGH (SUP)	7
	DRY CLEANING OR LAUNDRY STORE	DRY CLEANING OR LAUNDRY STORE
	FURNITURE STORE	FURNITURE STORE
	GENERAL MERCHANDISE OR FOOD STORE 3,500 SQUARE FEET OR LESS	GENERAL MERCHANDISE OR FOOD STORE 3,500 SQUARE FEET OR LESS
	GENERAL MERCHANDISE OR FOOD STORE GREATER THAN 3,500 SQUARE FEET	GENERAL MERCHANDISE OR FOOD STORE GREATER THAN 3,500 SQUARE FEET
	GENERAL MERCHANDISE OR FOOD STORE 100,000 SQUARE FEET OR MORE (SUP)	GENERAL MERCHANDISE OR FOOD STORE 100,000 SQUARE FEET OR MORE (SUP)
	HOME IMPROVEMENT CENTER, LUMBER, BRICK OR BUILDING MATERIALS SALES YARD (DIR)	8
	HOUSEHOLD EQUIPMENT AND APPLIANCE REPAIR.	9
	LIQUOR STORE	10
	MORTUARY, FUNERAL HOME OR COMMERCIAL WEDDING CHAPEL	MORTUARY, FUNERAL HOME OR COMMERCIAL WEDDING CHAPEL
	MOTOR VEHICLE FUELING STATION	MOTOR VEHICLE FUELING STATION

	NURSERY, GARDEN SHOP OR PLANT SALES.	NURSERY, GARDEN SHOP OR PLANT SALES.
	PARAPHERNALIA SHOP (SUP)	PARAPHERNALIA SHOP (SUP)
	PAWN SHOP	44
	PERSONAL SERVICE USES	PERSONAL SERVICE USES
	RESTAURANT WITHOUT DRIVE-IN OR DRIVE-THROUGH SERVICE (RAR)	RESTAURANT WITHOUT DRIVE-IN OR DRIVE-THROUGH SERVICE (RAR)
	RESTAURANT WITH DRIVE-IN OR DRIVE-THROUGH SERVICE (DIR)	RESTAURANT WITH DRIVE-IN OR DRIVE-THROUGH SERVICE (DIR)
	SWAP OR BUY SHOP (SUP)	SWAP OR BUY SHOP (SUP)
	TEMPORARY RETAIL USE	TEMPORARY RETAIL USE
	THEATER	THEATER
TRANSPORTATION USES	TRANSIT PASSENGER SHELTER	TRANSIT PASSENGER SHELTER
	TRANSIT PASSENGER STATION OR TRANSFER CENTER (SUP)	TRANSIT PASSENGER STATION OR TRANSFER CENTER (By SUP or City Council Resolution)
UTILITY AND PUBLIC SERVICE USES	COMMERCIAL RADIO OR TELEVISION TRANSMITTING STATION	COMMERCIAL RADIO OR TELEVISION TRANSMITTING STATION
	ELECTRICAL SUBSTATION	ELECTRICAL SUBSTATION
	LOCAL UTILITIES (SUP or RAR may be required)	LOCAL UTILITIES (SUP or RAR may be required)
	POLICE OR FIRE STATION	POLICE OR FIRE STATION
	POST OFFICE	POST OFFICE
	RADIO, TELEVISION, OR MICROWAVE TOWER (SUP)	RADIO, TELEVISION, OR MICROWAVE TOWER (SUP)
	TOWER/ANTENNA FOR CELLULAR COMMUNICATION	TOWER/ANTENNA FOR CELLULAR COMMUNICATION
	UTILITY OR GOVERNMENT INSTALLATION OTHER THAN LISTED (SUP)	UTILITY OR GOVERNMENT INSTALLATION OTHER THAN LISTED (SUP)
WHOLESALE, DISTRIBUTION AND STORAGE USES	MINI-WAREHOUSE (SUP)	MINI-WAREHOUSE (SUP)
	RECYCLING BUY-BACK CENTER	RECYCLING BUY-BACK CENTER
	RECYCLING COLLECTION CENTER	RECYCLING COLLECTION CENTER
	RECYCLING DROP-OFF CONTAINER	RECYCLING DROP-OFF CONTAINER
	RECYCLING DROP-OFF FOR SPECIAL OCCASION COLLECTION	RECYCLING DROP-OFF FOR SPECIAL OCCASION COLLECTION

Market Value Analysis:

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

Parking:

Parking is required for each use on the property pursuant to Section 51A-4.200 of the Dallas Development Code. There are no existing structures or proposed uses with this general zone change request. For reference, a multifamily use would require one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents. Finally, the mixed-income housing bonuses allow for an additional parking reduction, allowing one and one-quarter space per dwelling unit or for developments with transit proximity, one space per dwelling unit. In each scenario, at least 15 percent of the required parking must be available for guest parking.

Landscaping:

Landscaping will be in accordance Article X, as amended. For a multifamily development, a street buffer zone of varying average depth depending on the type of street, urban streetscape, right-of-way planting, one three-inch caliper tree for every 40 linear feet of street frontage, residential buffer zone, and surface parking lots are required.

List of Officers

Covenant Funding Group, Inc.

David M. Williams, Director/President

Korey R. Williams, Director/Secretary

Amending Volunteered Deed Restrictions

AMENDMENT TO DEED RESTRICTIONS

THE STATE OF TEXAS)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS)

I.

The undersigned, Covenant Funding Group, Inc. ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the Robert Kleberg Survey, Abstract No. 716, part of City Block 8813, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by UDF Ash Creek, LP, a Delaware limited partnership, by deed dated August 12, 2019, and recorded in Instrument Number 201900213236 in the Deed Records of Dallas County, Texas, and being more particularly described in **Exhibit "A"**, attached hereto and made a part hereof for all purposes.

II.

That the Property was impressed with certain deed restrictions ("Original Restrictions") as shown in an instrument dated February 23, 2005, signed by CMC Communities, Inc. and recorded in Volume _____, Page _____, of the Deed Records of Dallas County, Texas, a true and correct copy of which is attached to this instrument as **Exhibit "B"** and made a part of this instrument.

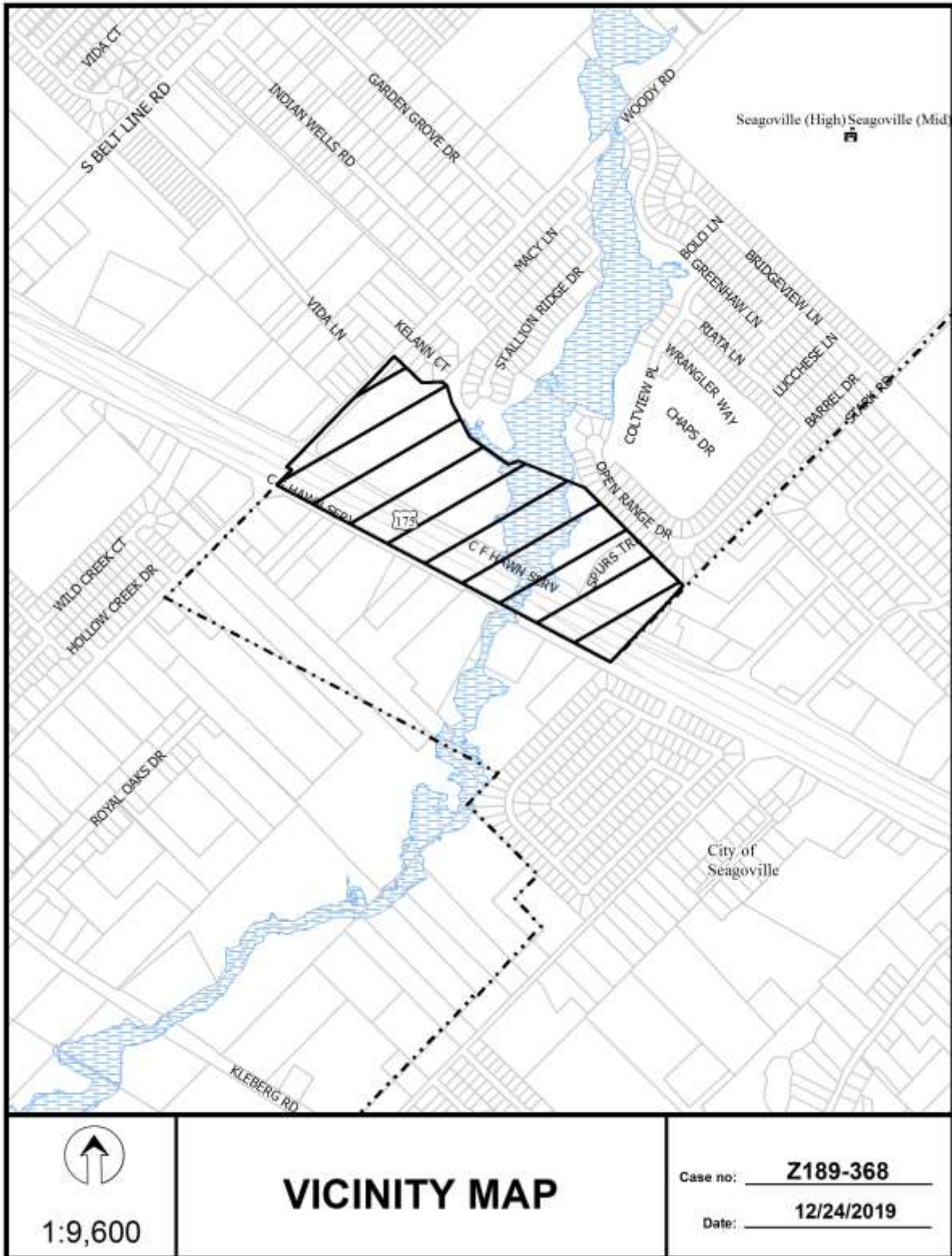
III.

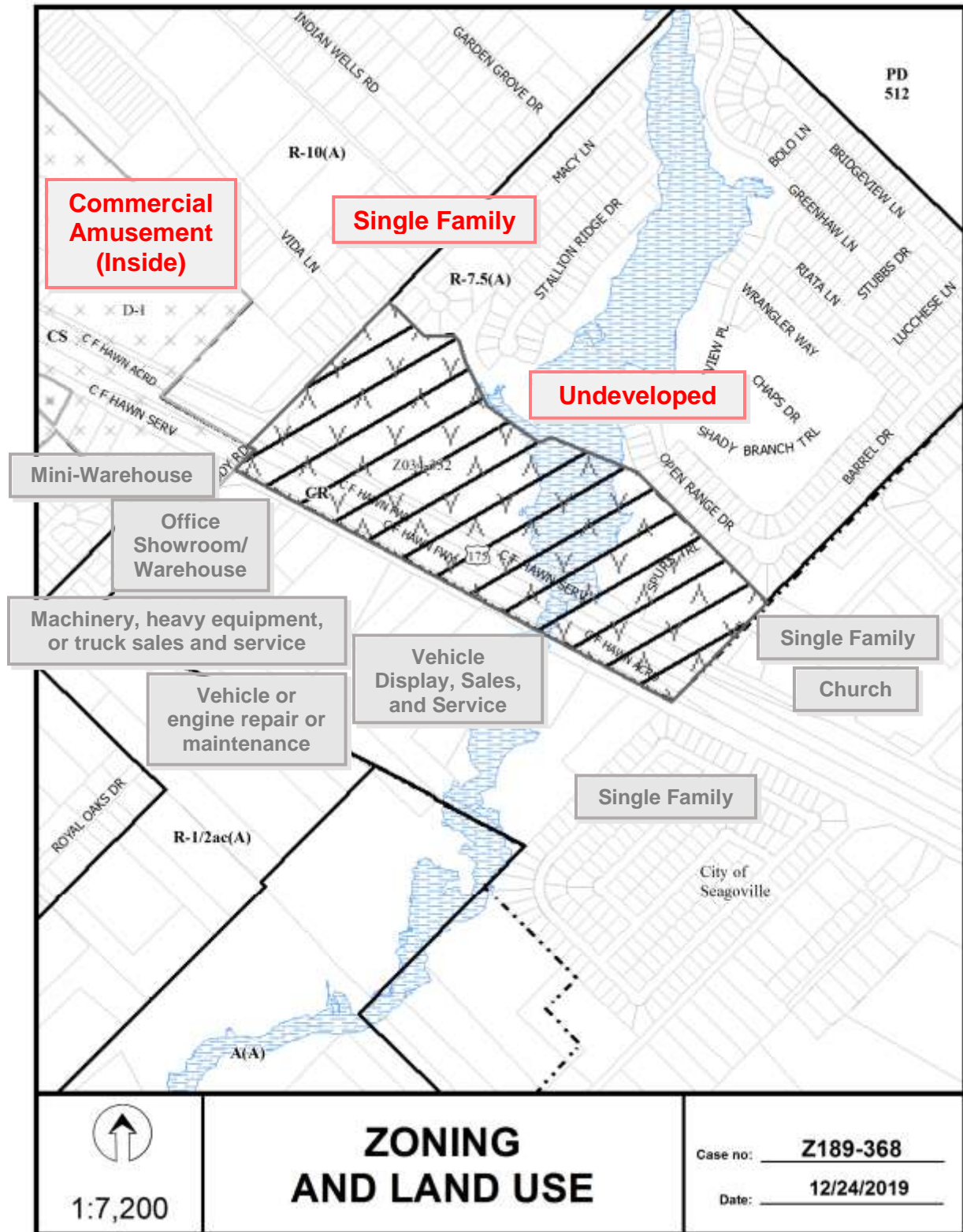
That the Owner does hereby amend restriction number ____ of the Original Restrictions to read as follows:

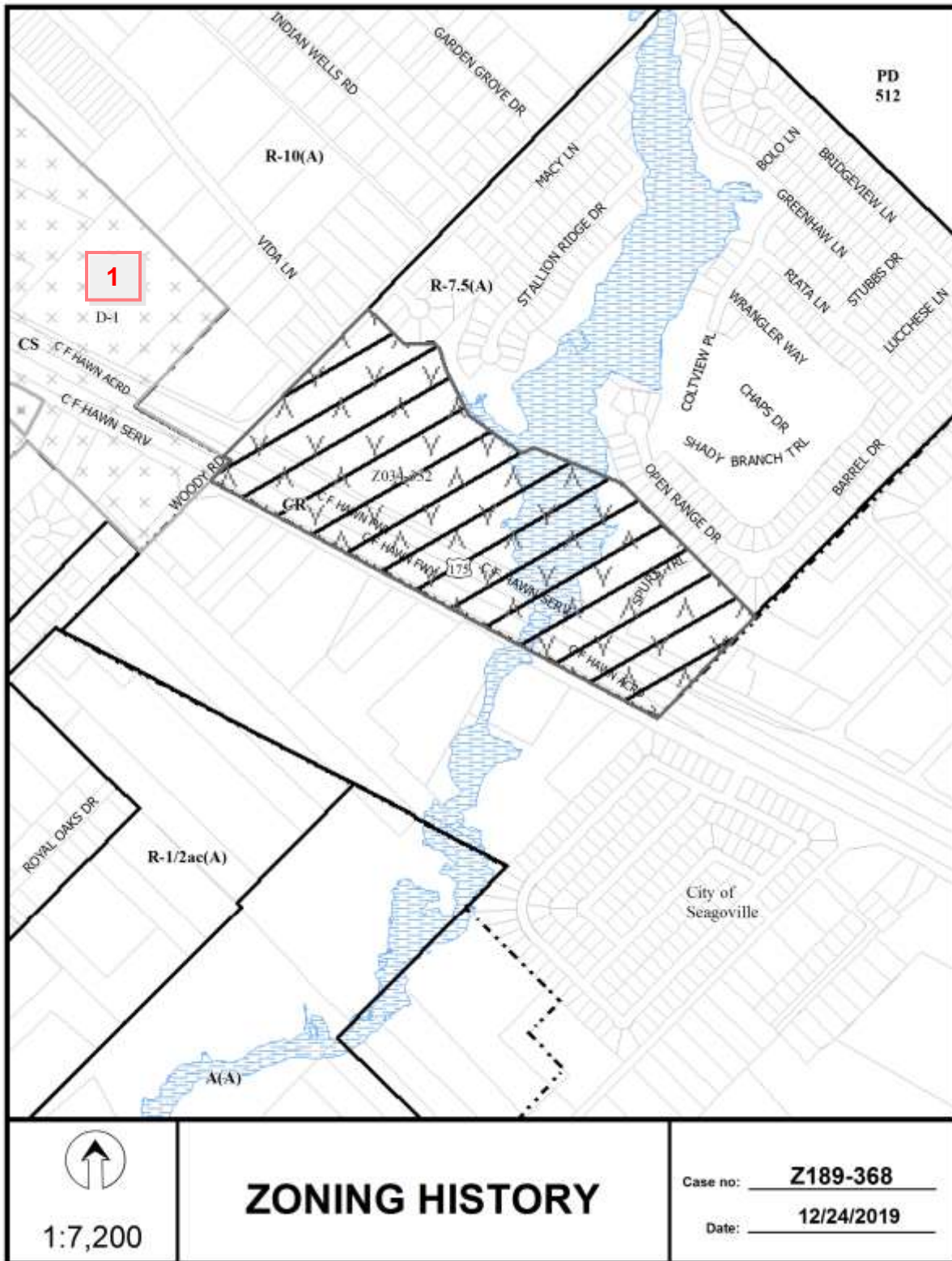
The following additional uses are prohibited:

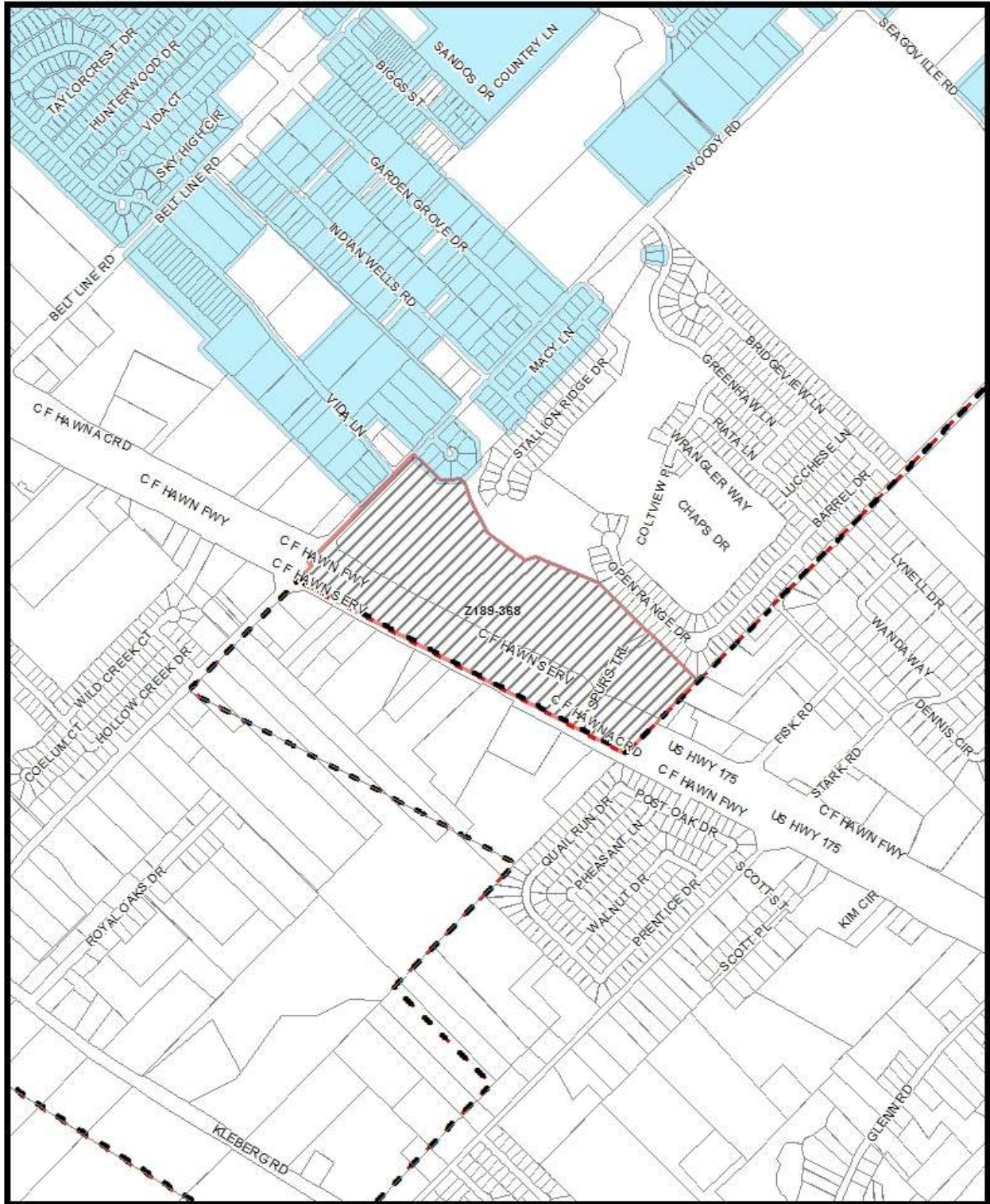
- Labor Hall
- Hotel or motel

The maximum floor area ratio is 0.25:1 for non-residential uses.





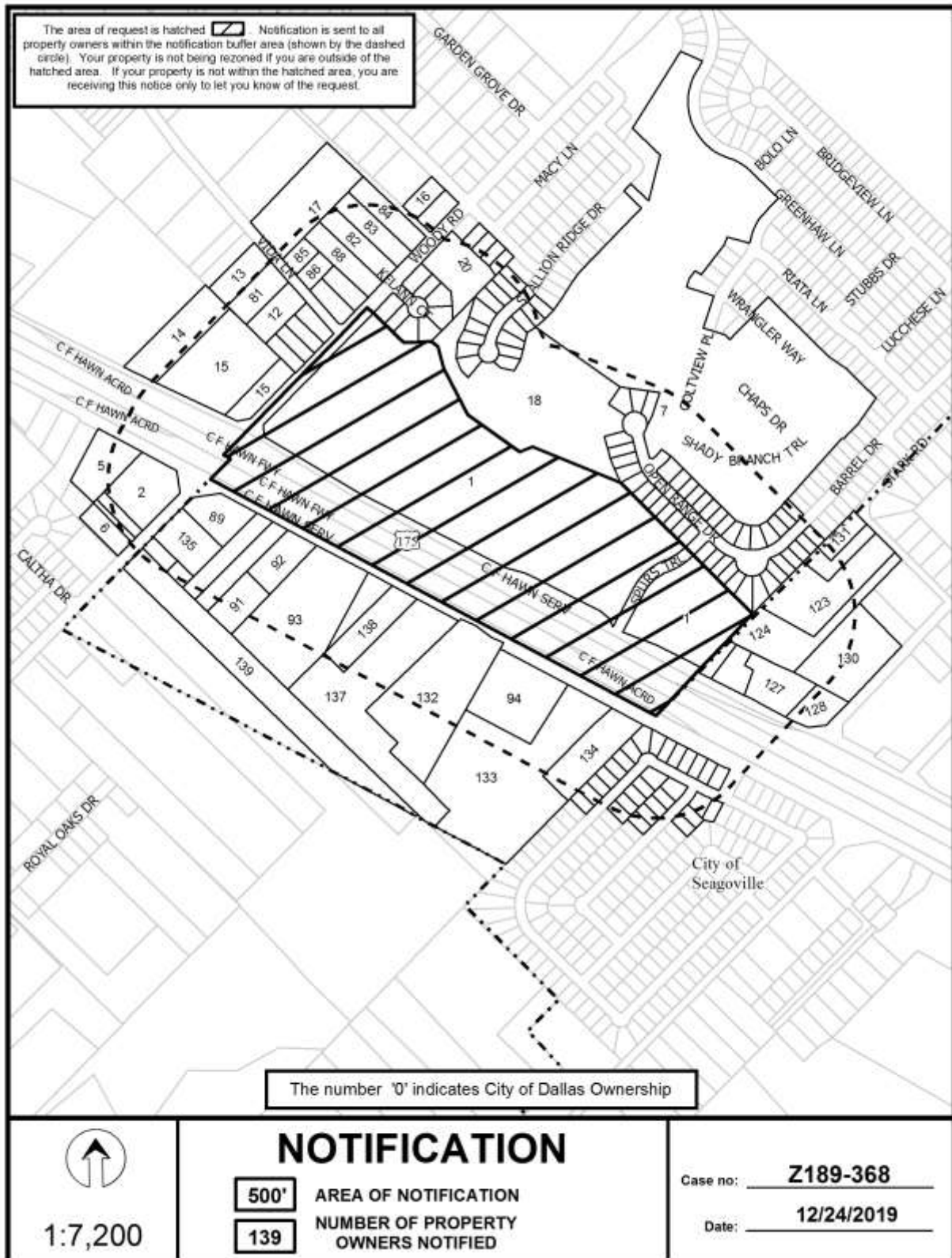




1:9,600

Market Value Analysis

Printed Date: 12/24/2019



12/24/2019

Notification List of Property Owners***Z189-368******139 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3100 U S HWY 175	UDF ASH CREEK LP
2	14020 C F HAWN FWY	HOLLOWAY DON
3	1819 WOODY RD	DODSON CLIFFORD P JR
4	14000 C F HAWN FWY	DODSON CLIFFORD P JR
5	14010 C F HAWN FWY	ROJAS JOSE RAUL &
6	1931 WOODY RD	DODSON CLIFFORD
7	1700 WOODY RD	LGI HOMES TEXAS LLC
8	1639 WOODY RD	MORALES ROBERTO &
9	1633 WOODY RD	MERCADO EVARISTO J & SANDRA K LIFE ESTATE
10	1627 WOODY RD	GREENLEAF LANDSCAPING INC
11	1621 WOODY RD	BECKHAM JOHNNIE L &
12	14034 VIDA LN	ANDRESS JOHNNY E & ELISA
13	13920 VIDA LN	SOTO HERIBERTO
14	13953 C F HAWN FWY	KLEBERG TRADES MARKET INC
15	1 C F HAWN FWY	CAPETI PROPERTIES LLC
16	1439 WOODY RD	MUNIZ ALBERTO
17	13919 VIDA LN	MACIAS CARLOS & MARY
18	1 STALLION RIDGE DR	SHADY OAKS DALLAS HOA INC
19	1 BARREL DR	SHADY OAKS DALLAS HOA INC
20	1 WOODY RD	SHADY OAKS DALLAS HOMEOWNERS ASSOC INC
21	14102 KELANN CT	BALIMA FARID
22	14106 KELANN CT	BETHELMY COLLI
23	14110 KELANN CT	HARDAWAY DWIGHT &
24	14114 KELANN CT	GARZA DEMETRIO JR & PAGE
25	14115 KELANN CT	SALVA MARY J &
26	14111 KELANN CT	JAZZMERE REGINA &

12/24/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	14107 KELANN CT	PHILLIPS YOLANDA
28	14103 KELANN CT	ESQUIVEL ROBERTO
29	14108 INDIAN WELLS RD	NEWMAN SELENA
30	14112 INDIAN WELLS RD	SWITZER KENYADA
31	14116 INDIAN WELLS RD	SMITH ARBRE & CONNIE
32	14120 INDIAN WELLS RD	MARTINEZ ISMAEL &
33	14214 STALLION RIDGE DR	LNU RUTH BENNY &
34	14222 STALLION RIDGE DR	HAMILTON TAYSHAWN
35	14230 STALLION RIDGE DR	GARCIA EBER
36	14238 STALLION RIDGE DR	LAREDO JOSE & BERENISE
37	14246 STALLION RIDGE DR	JUAN ROGELIO CADENA &
38	14254 STALLION RIDGE DR	VASQUEZ ELMER CABEZAS
39	14262 STALLION RIDGE DR	ALLEN DENNIS &
40	14270 STALLION RIDGE DR	LOGAN ALBERT II &
41	14278 STALLION RIDGE DR	DAVIS LATRISA M & OTIS
42	14269 STALLION RIDGE DR	NEWMAN ANTHONY & SANDRA
43	14261 STALLION RIDGE DR	PRELOWSTEPHENS ERIKA
44	14253 STALLION RIDGE DR	DANIELS ERICA
45	14245 STALLION RIDGE DR	HARRIS JIMMY
46	14237 STALLION RIDGE DR	GONZALES HENRY
47	14229 STALLION RIDGE DR	STEGALL DARRIEN
48	14221 STALLION RIDGE DR	HARRIS KAYREN
49	86 OPEN RANGE DR	CLARK SOLOMON
50	87 OPEN RANGE DR	CHAVEZ CARLOS
51	88 OPEN RANGE DR	RIVERA HECTOR LEBRON &
52	90 OPEN RANGE DR	DANSBY ERIC
53	91 OPEN RANGE DR	HOLLY JUNE
54	92 OPEN RANGE DR	ROBINSON TRACEY
55	1463 BARREL DR	AUSTIN FAITH &
56	1471 BARREL DR	SILAS EBONY DAWN & ELDON JAMAL
57	1475 BARREL DR	TOLBERT BARBARA &

12/24/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1479 BARREL DR	VALDIVIA FORTINO & ADRIANA
59	14363 OPEN RANGE DR	MAXWELL KENNETH
60	14357 OPEN RANGE DR	CAMPBELL CATHY
61	14351 OPEN RANGE DR	ROBERTS NORMAN & ROBIN
62	14345 OPEN RANGE DR	SMITH ALEXANDER
63	14339 OPEN RANGE DR	RICHARDSON JEANNELLE
64	14333 OPEN RANGE DR	PESINA JOSE A &
65	14327 OPEN RANGE DR	LESLIE CHERELLE
66	14321 OPEN RANGE DR	ARROYO MARCELINO
67	14315 OPEN RANGE DR	MEJIA JENNIFER
68	14309 OPEN RANGE DR	SURIJPAUL OMAR &
69	1462 BARREL DR	STURGEON SACHA
70	1466 BARREL DR	STEPHENS RUBY E
71	1470 BARREL DR	RODRIGUEZ ROXANA
72	1474 BARREL DR	JACKSON DAYTREN &
73	1478 BARREL DR	OLIVO LEONTE & ROSA JIMENEZ DE
74	1482 BARREL DR	CORNELIUS DANITA
75	1488 BARREL DR	HERNANDEZ NOEMI &
76	1494 BARREL DR	VERA JOSE &
77	19 OPEN RANGE DR	JOHNSON BRANDON &
78	20 OPEN RANGE DR	WILLIAMS EDUARDO JR &
79	21 OPEN RANGE DR	ROBERTSON JASON
80	14362 OPEN RANGE DR	ESPARZA DINO
81	14010 VIDA LN	VALLES ANASTACIA
82	1601 WOODY RD	BUSTOS SILVIA &SANTIAGO
83	1585 WOODY RD	TORRES JUAN M & GREGORIA
84	1511 WOODY RD	ANDRUS IKE JR & MADGE
85	14025 VIDA LN	VILLARREAL MIGUEL ANGEL
86	14031 VIDA LN	CARRENORAMIREZ ARMANDO
87	1617 WOODY RD	RIOS CONSUELO
88	1609 WOODY RD	CARRENORAMIREZ ARMANDO

12/24/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1814 WOODY RD	HOLLOWAY DONALD R
90	3225 N U S HWY 175	BEACON INDUSTRIES INC
91	3217 N U S HWY 175	HOLLOWAY DONALRD R
92	3217 N U S HWY 175	MELROSE FINANCIAL CORPORATION
93	3217 N U S HWY 175	BRIONES MARTIN
94	3111 N U S HWY 175	WACKEROW MARY H
95	3000 POST OAK DR	FIVECOAT MAKIALA ANN
96	3002 POST OAK DR	RANGEL SIXTO G
97	3004 POST OAK DR	CASTOR LEO D & RAQUEL E
98	3006 POST OAK DR	ELIE KELLY R & LISA F
99	3008 POST OAK DR	STENLINE TRAVIS N
100	3010 POST OAK DR	VILLAGOMEZ GABRIEL JR
101	3012 POST OAK DR	YANEZ EMELLY SARAH &
102	3014 POST OAK DR	BRAUDAWAY TRAVIS E JR
103	100 QUAIL RUN DR	BOYLE CRAIG D & TEH SWEE HOR
104	102 QUAIL RUN DR	ESCANDON GONZALO &
105	104 QUAIL RUN DR	BECKERMAN STEVE & KARLA
106	106 QUAIL RUN DR	LOBATO OMAR TOVAR &
107	108 QUAIL RUN DR	BROWN RONALD W &
108	110 QUAIL RUN DR	REED YAMIKA L & OTIS J
109	112 QUAIL RUN DR	GALBRETH CHARLES &
110	109 QUAIL RUN DR	HAMILTON CHARLES & DEBRA
111	107 QUAIL RUN DR	HOLMES EVELYN Y
112	105 QUAIL RUN DR	JONES FELISHIA D
113	103 QUAIL RUN DR	HUGHES BILLY R &
114	101 QUAIL RUN DR	HARRISON JO ANN
115	100 PHEASANT LN	LOPEZ ROSA E
116	102 PHEASANT LN	LEYVA MIGUEL ANGEL SERNA
117	106 PHEASANT LN	ROJAS MARIA A
118	108 PHEASANT LN	WALDREP SHARON LYNN
119	105 PHEASANT LN	GAMEZ RICARDO

12/24/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	103 PHEASANT LN	VILLARREAL ARELLANO
121	2919 POST OAK DR	BOTELLO LOUIS ROBERT
122	2917 POST OAK DR	CALDERON ERIKA SALMERON
123	3013 E STARK RD	MILLER JAMES & ASHLEY
124	3011 E STARK RD	CLARK BOBBY &
125	3018 N U S HWY 175	CLARK BOBBY & CLARK AMANDA
126	3014 US HWY 175	PATRICK DANIEL RAY
127	3010 N U S HWY 175	PATRICK DAVID L & SANDRA
128	107 FISK RD	ROBINWOOD BAPTIST CHURCH
129	3015 STARK RD	NOLEN LISA JO
130	111 FISK RD	ADP PROPERTIES LTD
131	3015 STARK RD	BOULTINGHOUSE BETTY JEAN
132	3115 N U S HWY 175	MARJAX LLC
133	3107 N U S HWY 175	CRYSTAL SPRINGS SHOPPING CENTER LLC
134	3101 N U S HWY 175	PULTE HOMES OF TEXAS LP
135	1820 WOODY RD	SOUTHWESTERN BELL
136	3205 N U S HWY 175	ALBA MARIA P
137	3123 N U S HWY 175	LINOTECH LLC
138	3203 N U S HWY 175	REEVES JAMES R
139	1828 WOODY RD	FLORES LARRY & GLORIA

FILE NUMBER: Z190-129(JM) **DATE FILED:** November 5, 2019

LOCATION: North side of West Kiest Boulevard, west of South Cockrell Hill Road

COUNCIL DISTRICT: 3 **MAPSCO:** 52 Z

SIZE OF REQUEST: ± 2.43 acres **CENSUS TRACT:** 108.05

REPRESENTATIVE: Audra Buckley, Permitted Development

APPLICANT/OWNER: Gabon Properties, LP

REQUEST: An application for a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District.

SUMMARY: The purpose of this request is to allow for the development of a business park with office showroom warehouse uses. Proposed deed restrictions volunteered by the applicant would eliminate several of the incompatible uses, reduce the maximum lot coverage to 60 percent, reduce the maximum building height to 22 feet, and add a 25-foot residential adjacency buffer with required landscaping screening and prohibit the placement of dumpsters or driveways within that buffer.

STAFF RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

- The site contains 2.43 acres of undeveloped land zoned for CR Community Retail District uses. The property has residential adjacency to the west.
- The applicant proposes to construct a multi-tenant business park with most tenants being classified as an office showroom/warehouse use. The office showroom/warehouse use is not currently allowed in the CR District.
- Volunteered deed restrictions associated with this request will limit the development standards to the original CR District requirements. Additionally, the maximum height has been reduced to 22 feet. The residential adjacency setback has been increased to 25 feet, where driveways, dumpsters, and loading will be prohibited.
- The proposed CS District with volunteered deed restrictions would prohibit 65 land uses and add the following three uses: 1) custom woodworking furniture construction or repair; (2) job or lithographic printing (RAR); and, (3) office showroom/warehouse uses; and restrict an alcoholic beverage establishment by limiting the use to a microbrewery, distillery or winery solely. All other alcoholic beverage establishments would now be prohibited.

Zoning History: There been one recent zoning request in the area within the last five years.

1. **Z178-179:** On May 9, 2018, the City Council approved the renewal of Specific Use Permit No. 1842 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, located on the northwest corner of West Kiest Boulevard and South Cockrell Hill Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
West Kiest Boulevard	Principal Arterial	100 feet	100 feet

Traffic:

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

STAFF ANALYSIS

Comprehensive Plan:

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

The applicant's request generally complies with the following goals and policies of the Comprehensive Plan.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Policy 2.2.6 Restore Dallas as the foremost retail location in the region.

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.

NEIGHBORHOOD ELEMENT

GOAL 7.1 PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

Policy 7.1.2 Promote neighborhood-development compatibility.

A CS District would not be ideal adjacent to low-density single-family uses. However, the applicant has offered deed restrictions which return the development rights and land uses to the CR District, and further restrict some items currently allowed. These changes will enhance the compatibility of the proposed land uses at the site with the residential properties nearby.

Surrounding Land Uses:

Area	Zoning	Land Use
Site	CR	Undeveloped
North	R-7.5(A) and CR	Single family and general merchandise or food store
East	CR and SUP No. 1842	Office, commercial amusement (inside), general merchandise or food store with the sale of alcohol, and restaurant
South	R-16(A)	Undeveloped
West	R-7.5(A) and CR	Single family and general merchandise or food store

Land Use Compatibility:

The site contains 2.43 acres of undeveloped land zoned for CR Community Retail District uses. The surrounding land uses include single family and general merchandise or food store to the north and west; and, office, commercial amusement (inside), general merchandise or food store with the sale of alcoholic beverages, and restaurant to the east.

The applicant proposes to construct a multi-tenant business park with most tenants being classified as an office showroom/warehouse use. The office showroom/warehouse use is not currently allowed in the CR District.

The proposed CS District with volunteered deed restrictions would prohibit 65 land uses and add the following three uses: 1) custom woodworking furniture construction or repair; (2) job or lithographic printing (RAR); and, (3) office showroom/warehouse uses; and restrict an alcoholic beverage establishment by limiting the use to a microbrewery, distillery or winery solely. All other alcoholic beverage establishments would now be prohibited.

Staff does have concerns that the three new uses may present compatibility issues; however, the enhanced residential adjacency setback where driveways, dumpsters, and loading will be prohibited beside the residences and taller evergreen screening offered with the volunteered deed restrictions will provide greater relief from any nonresidential uses. Finally, prohibiting 30 of the land uses currently allowed in the CR District and limiting the category of new uses allowed by the proposed CS District has made the proposed development of the site more compatible with the adjacent residential neighborhood. Staff supports the request, subject to the deed restrictions volunteered by the applicant.

Development Standards:

DISTRICT	SETBACKS		Density	Lot Size	FAR	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear						
Existing: CR Community Retail	15'	20' w/Res Adj 0' Others	--	No Min.	0.5 Office 0.75 Combined	54' RPS applies	60%	Institutional and community service, retail and personal service, and office.
Proposed: CS Commercial Service with DRs*	15' ^{**} When adj. to expressway/ Thoroughfare 0' others	20' 25' w/Res Adj 0' Others	--	No Min.	0.5 combo 0.75 all uses	45' 22' RPS applies.	80% 60%	Institutional and community service, retail, office, and wholesale, distribution, and storage uses with *alcoholic beverage establishment limited to a microbrewery, distillery or winery only.

**Sec.4.401(a)(6) requires block continuity, thereby making the minimum front yard in this case, 15 feet due to adjacency and remainder of the block maintaining the CR District requirements.

The proposed deed restrictions associated with this request will limit the development standards to the original CR District requirements. Additionally, the maximum height has been reduced to 22 feet. The residential adjacency setback has been increased to 25 feet, where driveways, dumpsters, and loading will be prohibited.

Land Use Comparison:

The proposed CS District would add approximately 37 land uses and remove SUP requirements for eight additional uses. The applicant has offered deed restrictions which will prohibit 35 of the new land uses. Additionally, 30 of the existing CR District land uses would now be prohibited. Finally, an alcoholic beverage establishment—limited to a microbrewery, distillery or winery would be allowed, but all other alcoholic beverage establishments would now be prohibited. The newly allowed land uses include: (1) custom woodworking furniture construction or repair; (2) job or lithographic printing (RAR); and, (3) office showroom/warehouse uses, as highlighted in the table below. Strikethrough items have been prohibited. Bolded items were new uses per the proposed CS District. Red font are uses which would no longer require an SUP. Overall, the three uses highlighted in yellow are the new uses added by the zoning change.

USE	CR Community Retail	CS Commercial service
AGRICULTURAL USES	CROP PRODUCTION	CROP PRODUCTION
COMMERCIAL AND BUSINESS SERVICE USES	BUILDING REPAIR AND MAINTENANCE SHOP (RAR)	BUILDING REPAIR AND MAINTENANCE SHOP (RAR)
	1	BUS OR RAIL TRANSIT VEHICLE MAINTENANCE OR STORAGE FACILITY (RAR)
	CATERING SERVICE	CATERING SERVICE
	2	COMMERCIAL BUS STATION AND TERMINAL (DIR)
	3	COMMERCIAL CLEANING OR LAUNDRY PLANT (RAR)
	CUSTOM BUSINESS SERVICES	CUSTOM BUSINESS SERVICES
	4	CUSTOM WOODWORKING FURNITURE CONSTRUCTION OR REPAIR
	ELECTRONICS SERVICE CENTER	ELECTRONICS SERVICE CENTER
	5	JOB OR LITHOGRAPHIC PRINTING (RAR)
	6	LABOR HALL (SUP)
	7	MACHINE OR WELDING SHOP (RAR)
	8	MACHINERY, HEAVY EQUIPMENT, OR TRUCK SALES AND SERVICE (RAR)
	MEDICAL OR SCIENTIFIC LABORATORY (SUP)	MEDICAL OR SCIENTIFIC LABORATORY
	9	TECHNICAL SCHOOL
TOOL OR EQUIPMENT RENTAL	TOOL OR EQUIPMENT RENTAL	
10	VEHICLE OR ENGINE REPAIR OR MAINTENANCE (RAR)	
INDUSTRIAL USES	GAS DRILLING AND PRODUCTION (SUP)	GAS DRILLING AND PRODUCTION (SUP)
	11	INDUSTRIAL (INSIDE) FOR LIGHT MANUFACTURING
	TEMPORARY CONCRETE OR ASPHALT BATCHING PLANT (By Special authorization of the BO)	TEMPORARY CONCRETE OR ASPHALT BATCHING PLANT (By Special authorization of the BO)
INSTITUTIONAL AND COMMUNITY SERVICE USES	ADULT DAY CARE FACILITY	ADULT DAY CARE FACILITY
	CEMETERY OR MAUSOLEUM (SUP)	CEMETERY OR MAUSOLEUM (SUP)
	CHILD-CARE FACILITY	CHILD-CARE FACILITY
	CHURCH	CHURCH

	COLLEGE, UNIVERSITY OR SEMINARY	COLLEGE, UNIVERSITY OR SEMINARY
	COMMUNITY SERVICE CENTER (SUP)	COMMUNITY SERVICE CENTER (SUP)
	CONVENT OR MONASTERY	CONVENT OR MONASTERY
	12	HALFWAY HOUSE (SUP)
	HOSPITAL (SUP)	HOSPITAL (RAR)
	LIBRARY, ART GALLERY OR MUSEUM	1
	OPEN-ENROLLMENT CHARTER SCHOOL OR PRIVATE SCHOOL (SUP)	OPEN-ENROLLMENT CHARTER SCHOOL OR PRIVATE SCHOOL (SUP)
	PUBLIC SCHOOL OTHER THAN AN OPEN-ENROLLMENT CHARTER SCHOOL (RAR)	PUBLIC SCHOOL OTHER THAN AN OPEN-ENROLLMENT CHARTER SCHOOL (RAR)
LODGING USES	13	EXTENDED STAY HOTEL OR MOTEL (SUP)
	HOTEL AND MOTEL (SUP)	HOTEL OR MOTEL (RAR or SUP)
	LODGING OR BOARDING HOUSE (SUP)	LODGING OR BOARDING HOUSE
	OVERNIGHT GENERAL PURPOSE SHELTER	OVERNIGHT GENERAL PURPOSE SHELTER
MISCELLANEOUS USES	ATTACHED NON-PREMISE SIGN (SUP)	ATTACHED NON-PREMISE SIGN (SUP)
	CARNIVAL OR CIRCUS (TEMPORARY) (By special authorization of the BO)	CARNIVAL OR CIRCUS (TEMPORARY) (By special authorization of the BO)
	TEMPORARY CONSTRUCTION OR SALES OFFICE	TEMPORARY CONSTRUCTION OR SALES OFFICE
OFFICE USES	ALTERNATIVE FINANCIAL ESTABLISHMENT (SUP)	ALTERNATIVE FINANCIAL ESTABLISHMENT (SUP)
	FINANCIAL INSTITUTION WITHOUT DRIVE-IN WINDOW	FINANCIAL INSTITUTION WITHOUT DRIVE-IN WINDOW
	FINANCIAL INSTITUTION WITH DRIVE-IN WINDOW (DIR)	FINANCIAL INSTITUTION WITH DRIVE-IN WINDOW (RAR)
	MEDICAL OR AMBULATORY SURGICAL CENTER	MEDICAL OR AMBULATORY SURGICAL CENTER
	OFFICE	OFFICE
RECREATION USES	COUNTRY CLUB WITH PRIVATE MEMBERSHIP	COUNTRY CLUB WITH PRIVATE MEMBERSHIP
	PRIVATE RECREATION CENTER, CLUB OR AREA	PRIVATE RECREATION CENTER, CLUB OR AREA
	PUBLIC PARK, PLAYGROUND OR GOLF COURSE	PUBLIC PARK, PLAYGROUND OR GOLF COURSE
RESIDENTIAL USES	COLLEGE DORMITORY, FRATERNITY OR SORORITY HOUSE	COLLEGE DORMITORY, FRATERNITY OR SORORITY USE

RETAIL AND PERSONAL SERVICE USES	ALCOHOLIC BEVERAGE ESTABLISHMENT	ALCOHOLIC BEVERAGE ESTABLISHMENT* limited to microbrewery, distillery, or winery only.
	AMBULANCE SERVICE (RAR)	AMBULANCE SERVICE (RAR)
	ANIMAL SHELTER OR CLINIC WITHOUT OUTSIDE RUNS (RAR)	ANIMAL SHELTER OR CLINIC WITHOUT OUTSIDE RUNS (RAR)
	14	ANIMAL SHELTER OR CLINIC WITH OUTSIDE RUNS (SUP)
	AUTO SERVICE CENTER (RAR)	AUTO SERVICE CENTER (RAR)
	BUSINESS SCHOOL	BUSINESS SCHOOL
	CAR WASH (DIR)	CAR WASH (RAR)
	COMMERCIAL AMUSEMENT (INSIDE) (SUP may be required)	COMMERCIAL AMUSEMENT (INSIDE) (SUP)
	COMMERCIAL AMUSEMENT (OUTSIDE) (SUP)	COMMERCIAL AMUSEMENT (OUTSIDE) (DIR)
	COMMERCIAL PARKING LOT OR GARAGE (RAR)	COMMERCIAL MOTOR VEHICLE PARKING (SUP IF WITHIN 500' OF A RES-DISTRICT)
	15	COMMERCIAL PARKING LOT OR GARAGE (RAR)
	CONVENIENCE STORE WITH DRIVE-THROUGH (SUP)	CONVENIENCE STORE WITH DRIVE- THROUGH (SUP)
	16	DRIVE-IN THEATER (SUP)
	DRY CLEANING OR LAUNDRY STORE	DRY CLEANING OR LAUNDRY STORE
	FURNITURE STORE	FURNITURE STORE
	GENERAL MERCHANDISE OR FOOD STORE 3,500 SQUARE FEET OR LESS	GENERAL MERCHANDISE OR FOOD STORE 3,500 SQUARE FEET OR LESS
	GENERAL MERCHANDISE OR FOOD STORE GREATER THAN 3,500 SQUARE FEET	GENERAL MERCHANDISE OR FOOD STORE GREATER THAN 3,500 SQUARE FEET
	GENERAL MERCHANDISE OR FOOD STORE 100,000 SQUARE FEET OR MORE (SUP)	GENERAL MERCHANDISE OR FOOD STORE 100,000 SQUARE FEET OR MORE (SUP)
	HOME IMPROVEMENT CENTER, LUMBER, BRICK OR BUILDING MATERIALS SALES YARD (DIR)	HOME IMPROVEMENT CENTER, LUMBER, BRICK OR BUILDING MATERIALS SALES YARD (RAR)
	HOUSEHOLD EQUIPMENT AND APPLIANCE REPAIR.	HOUSEHOLD EQUIPMENT AND APPLIANCE REPAIR.
	17	LIQUEFIED NATURAL GAS FUELING STATION (SUP)
	LIQUOR STORE	LIQUOR STORE
	MORTUARY, FUNERAL HOME OR COMMERCIAL WEDDING CHAPEL	MORTUARY, FUNERAL HOME OR COMMERCIAL WEDDING CHAPEL
	MOTOR VEHICLE FUELING	MOTOR VEHICLE FUELING STATION

	STATION	
	NURSERY, GARDEN SHOP OR PLANT SALES.	NURSERY, GARDEN SHOP OR PLANT SALES.
	18	OUTSIDE SALES (SUP)
	PARAPHERNALIA SHOP (SUP)	PARAPHERNALIA SHOP (SUP)
	PAWN SHOP	PAWN SHOP
	PERSONAL SERVICE USES	PERSONAL SERVICE USES
	RESTAURANT WITHOUT DRIVE-IN OR DRIVE-THROUGH SERVICE (RAR)	RESTAURANT WITHOUT DRIVE-IN OR DRIVE-THROUGH SERVICE (RAR)
	RESTAURANT WITH DRIVE-IN OR DRIVE-THROUGH SERVICE (DIR)	RESTAURANT WITH DRIVE-IN OR DRIVE-THROUGH SERVICE (DIR)
	SWAP OR BUY SHOP (SUP)	SWAP OR BUY SHOP (SUP)
	19	TAXIDERMIST
	TEMPORARY RETAIL USE	TEMPORARY RETAIL USE
	THEATER	THEATER
	20	TRUCK STOP (SUP)
	21	VEHICLE DISPLAY, SALES AND SERVICE (RAR)
TRANSPORTATION USES	22	COMMERCIAL BUS STATION AND TERMINAL (DIR)
	23	HELIPORT (SUP)
	24	HELISTOP (SUP)
	25	RAILROAD PASSENGER STATION (SUP)
	TRANSIT PASSENGER SHELTER	TRANSIT PASSENGER SHELTER
	TRANSIT PASSENGER STATION OR TRANSFER CENTER (SUP)	TRANSIT PASSENGER STATION OR TRANSFER CENTER (By SUP or City Council Resolution)
UTILITY AND PUBLIC SERVICE USES	COMMERCIAL RADIO OR TELEVISION TRANSMITTING STATION	COMMERCIAL RADIO OR TELEVISION TRANSMITTING STATION
	ELECTRICAL SUBSTATION	ELECTRICAL SUBSTATION
	LOCAL UTILITIES (SUP or RAR may be required)	LOCAL UTILITIES (SUP or RAR may be required)
	POLICE OR FIRE STATION	POLICE OR FIRE STATION
	POST OFFICE	POST OFFICE
	RADIO, TELEVISION, OR MICROWAVE TOWER (SUP)	RADIO, TELEVISION, OR MICROWAVE TOWER (RAR)
	TOWER/ANTENNA FOR CELLULAR COMMUNICATION	TOWER/ANTENNA FOR CELLULAR COMMUNICATION
	UTILITY OR GOVERNMENT INSTALLATION OTHER THAN LISTED (SUP)	UTILITY OR GOVERNMENT INSTALLATION OTHER THAN LISTED (SUP)

WHOLESALE, DISTRIBUTION AND STORAGE USES	26	AUTO-AUCTION (SUP)
	27	BUILDING MOVER'S TEMPORARY STORAGE YARD (SUP)
	28	CONTRACTOR'S MAINTENANCE YARD (RAR)
	29	FREIGHT TERMINAL (RAR)
	30	MANUFACTURED BUILDING SALES LOT (RAR)
	MINI-WAREHOUSE (SUP)	MINI-WAREHOUSE
	31	OFFICE SHOWROOM / WAREHOUSE
	32	OUTSIDE STORAGE (RAR)
	33	PRETROLEUM PRODUCT STORAGE AND WHOLESALE (SUP)
	RECYCLING BUY-BACK CENTER	RECYCLING BUY-BCK CENTER
	RECYCLING COLLECTION CENTER	RECYCLING COLLECTION CENTER
	RECYCLING DROP-OFF CONTAINER	RECYCLING DROP-OFF CONTAINER
	RECYCLING DROP-OFF FOR SPECIAL OCCASION COLLECTION	RECYCLING DROP-OFF FOR SPECIAL OCCASION COLLECTION
	34	SAND, GRAVEL, OR EARTH SALES AND STORAGE. (SUP)
	35	TRADE CENTER.
	36	VEHICLE STORAGE LOT. (SUP)
	37	WAREHOUSE. (RAR)

Market Value Analysis:

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

Parking:

Parking is required for each use on the property pursuant to Section 51A-4.200 of the Dallas Development Code. There are no existing structures or proposed uses with this general zone change request. For reference, an office showroom/warehouse use requires one parking space per 333 square feet of floor area for the office portion of the use, and one space per 1,000 square feet of floor area for the first 20,000 square feet of showroom/warehouse floor area; then one space per 4,000 square feet of floor area in excess of 20,000 square feet.

Landscaping:

A general zone change does not automatically trigger landscaping requirements. Article X, as amended, becomes applicable to a lot or tract when the nonpermeable coverage on the lot or tract is increased by more than 2,000 square feet within a 24-month period, not including portions of pedestrian pathways, that are between three feet in width and 15 feet in width, or when an application is made for a building permit for construction work that (1) increases the number of stories and increases the height of a building on the lot; or, (2) increases by more than 35 percent or 10,000 square feet, whichever is less, the combined floor areas of all buildings on the lot within a 24-month period.

As a nonresidential lot, landscaping requirements generally include: a street buffer zone of varying average depth depending on the type of street, urban streetscape, right-of-way planting, one three-inch caliper tree for every 40 linear feet of street frontage, residential buffer zone, interior zone, and surface parking lot trees and islands depending on the number of parking spaces provided.

The residential buffer zone is a landscape area along that portion of the perimeter of a lot where residential adjacency exists. The residential buffer zone must have an average depth of 10 feet, a minimum depth of five feet, and a maximum depth of 30 feet. The buffer is required to include a minimum of one plant group for every 40 feet. The plant group where screening is required includes one three-inch caliper tree.

Screening:

The residential adjacency buffer requirement is a screening mechanism that adds landscaping or a solid screen to separate and protect residential zoning beside properties with nonresidential zoning/uses. Sec.51A-4.602(b) provides standards for required screening, which must not be less than six feet in height and solid in nature. Evergreen material may be used so long as the plantings are capable of obtaining a solid appearance within three years. The proposed deed restrictions volunteered add to this requirement by making the evergreen screening a minimum of eight feet in height within the three-year period.

List of Officers

KIEST BUSINESS PARK LLC

Gary Gluckman, Manager
Mervyn Blieden, Manager

GABON PROPERTIES, LP

Gary Gluckman, Director

Gabon Management, LLC

Gary Gluckman, Manager

Z190-129(JM)

- Adult day care facility.
 - Child-care facility.
 - Halfway house.
 - Hospital.
 - Open-enrollment charter school or private school.
- (D) Lodging uses.
- Extended stay hotel or motel.
 - Hotel or motel.
 - Lodging or boarding house.
- (E) Office uses.
- Alternative financial establishment.
 - Financial institution with drive-in window.
- (F) Residential uses.
- College dormitory, fraternity, or sorority house.
- (G) Retail and personal service uses.
- Animal shelter or clinic without outside runs.
 - Animal shelter or clinic with outside runs.
 - Auto service center.
 - Business school.
 - Car wash.
 - Commercial amusement (inside)
 - Commercial amusement (outside)
 - Commercial motor vehicle parking.
 - Commercial parking lot or garage.
 - Convenience store with drive-through.
 - Drive-in theater.
 - General merchandise or food store 100,000 square feet or more.
 - Home improvement center, lumber, brick or building materials sales yard.
 - Liquefied natural gas fueling station.
 - Liquor store.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Motor vehicle fueling station.
 - Paraphernalia shop.
 - Outside sales.
 - Pawn shop.
 - Restaurant with drive-in or drive-through service.
 - Swap or buy shop.
 - Taxidermist.
 - Theater.
 - Truck stop.
 - Vehicle display, sales, and service.

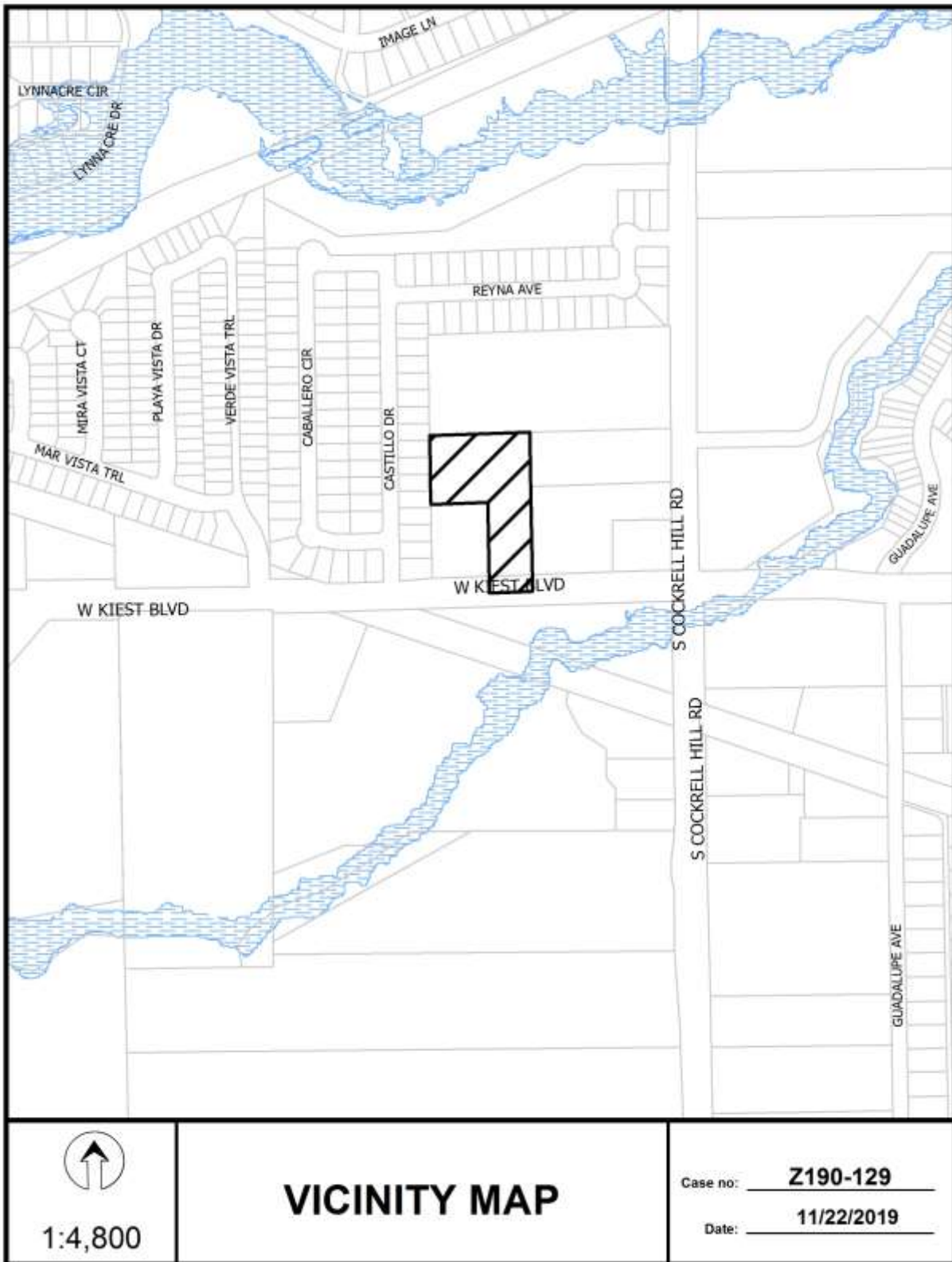
(H) Transportation uses.

- Commercial bus station and terminal.
- Heliport.
- Helistop.
- Railroad passenger station.

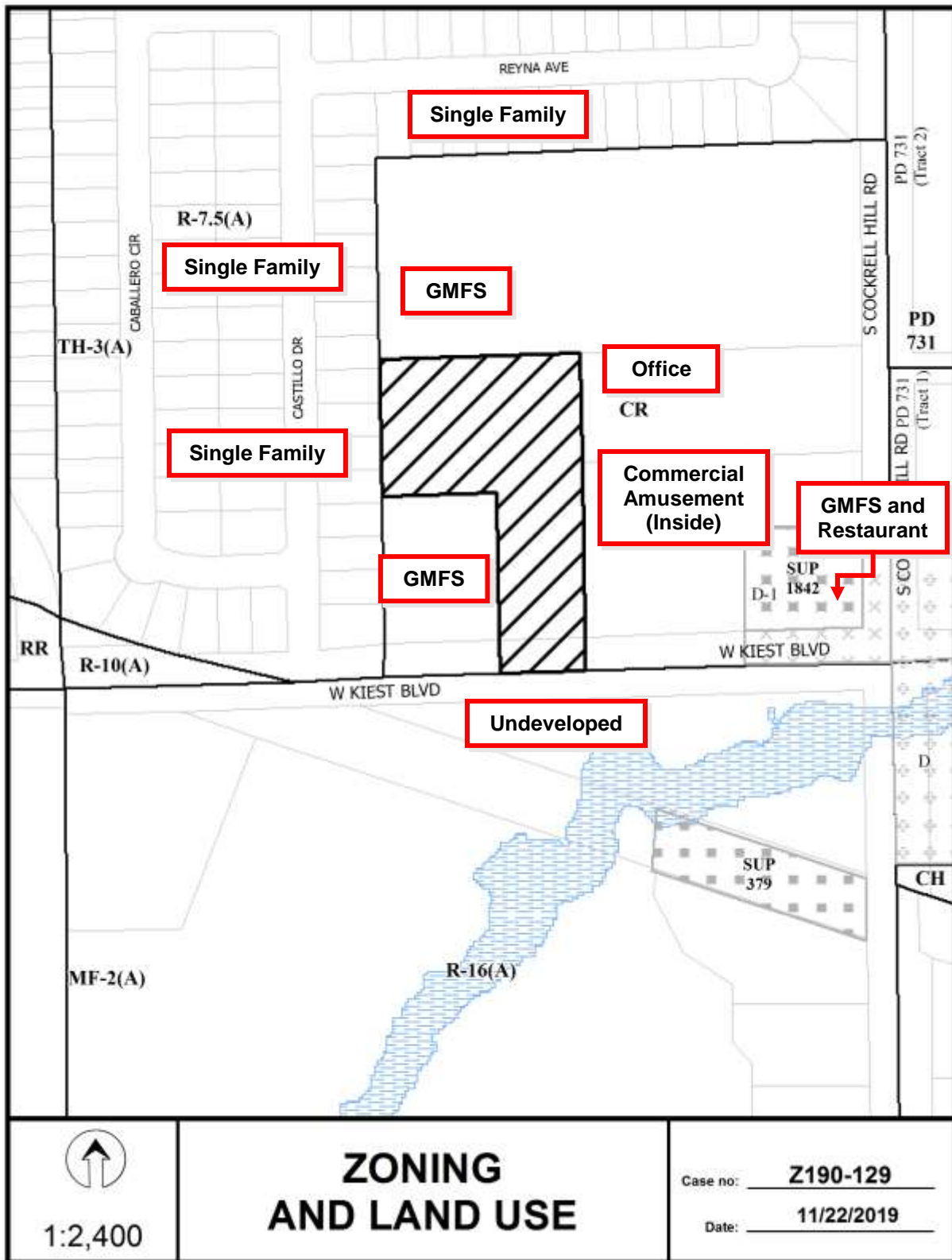
(I) Wholesale, distribution, and storage uses.

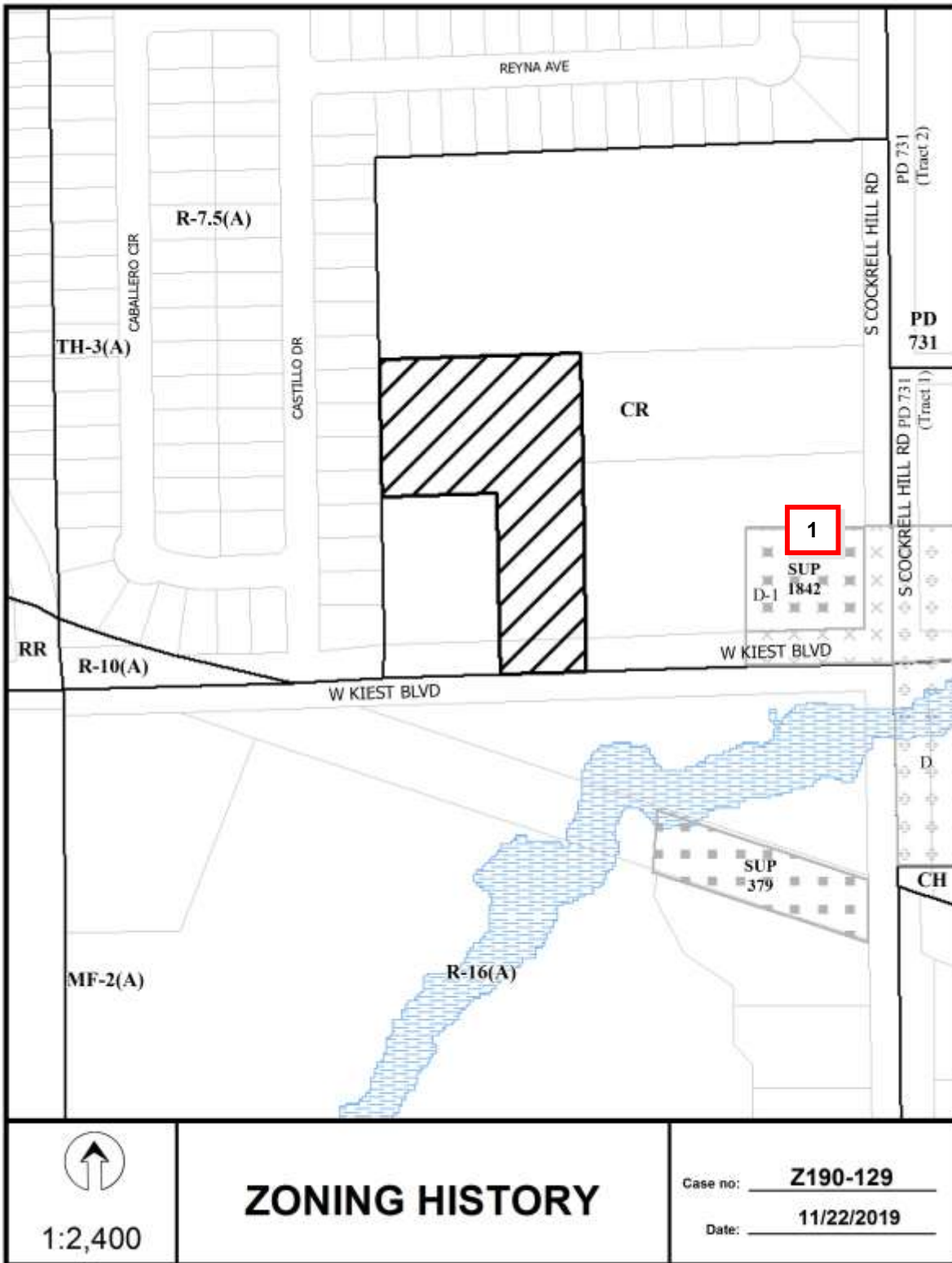
- Auto auction.
- Building mover's temporary storage yard.
- Contractor's maintenance yard.
- Freight terminal.
- Manufactured building sales lot.
- Mini-warehouse.
- Outside storage.
- Petroleum product storage and wholesale.
- Recycling buy-back center.
- Sand, gravel, or earth sales and storage.
- Trade center.
- Vehicle storage lot.
- Warehouse

2. Alcoholic beverage establishment is limited to a microbrewery, distillery or winery by SUP.
3. Building setback adjacent to single-family residential uses is 25 feet.
4. Maximum lot coverage is 60%.
5. Maximum building height is 22 feet.
6. Driveways, dumpsters and loading zones are prohibited within 25 feet of adjacent single-family uses.
7. Solid landscape screening is required where single-family adjacency exists. Screening shall include shrubs that will reach a height of eight feet within a three-year period.





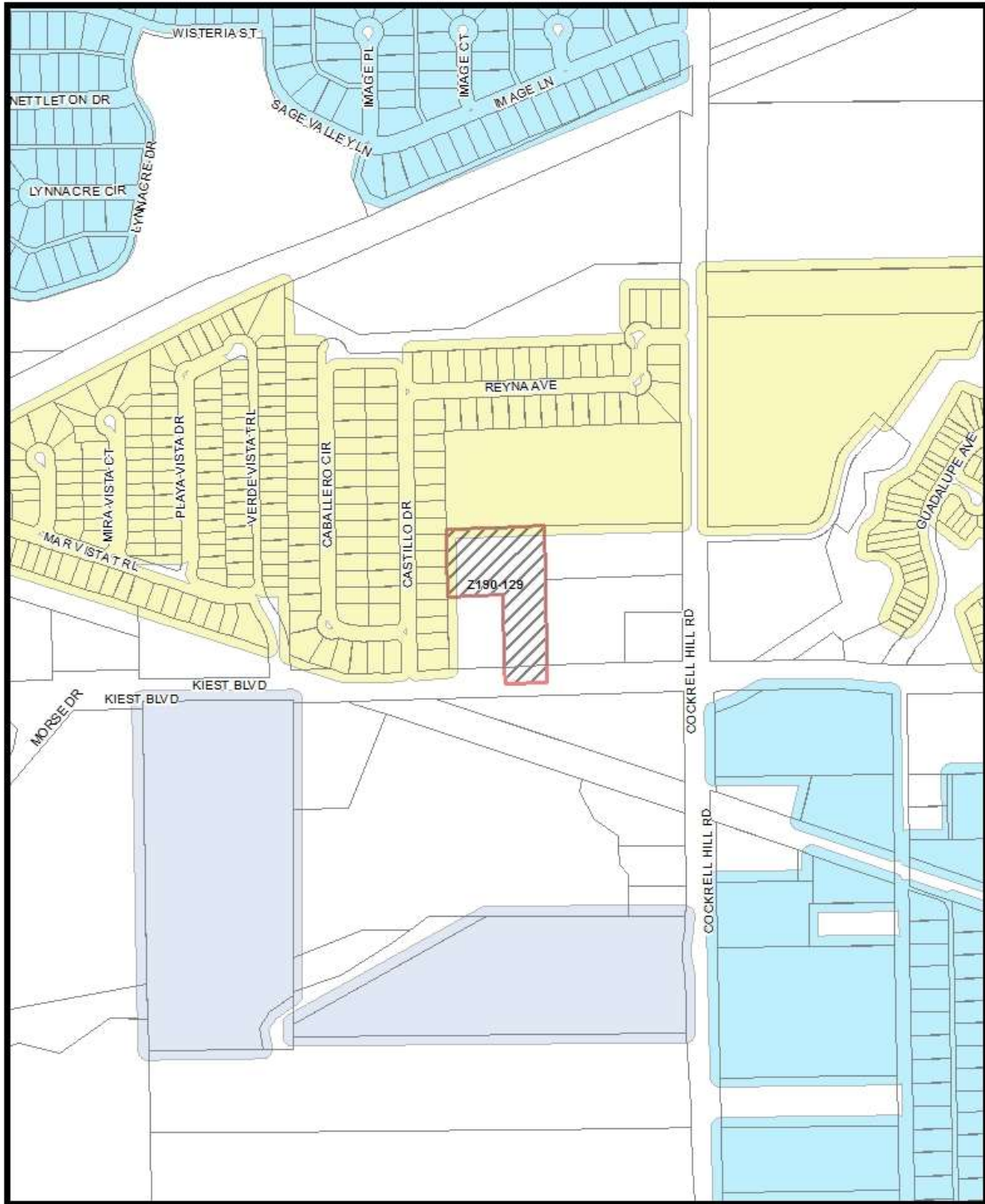




1:2,400

ZONING HISTORY

Case no: Z190-129
Date: 11/22/2019

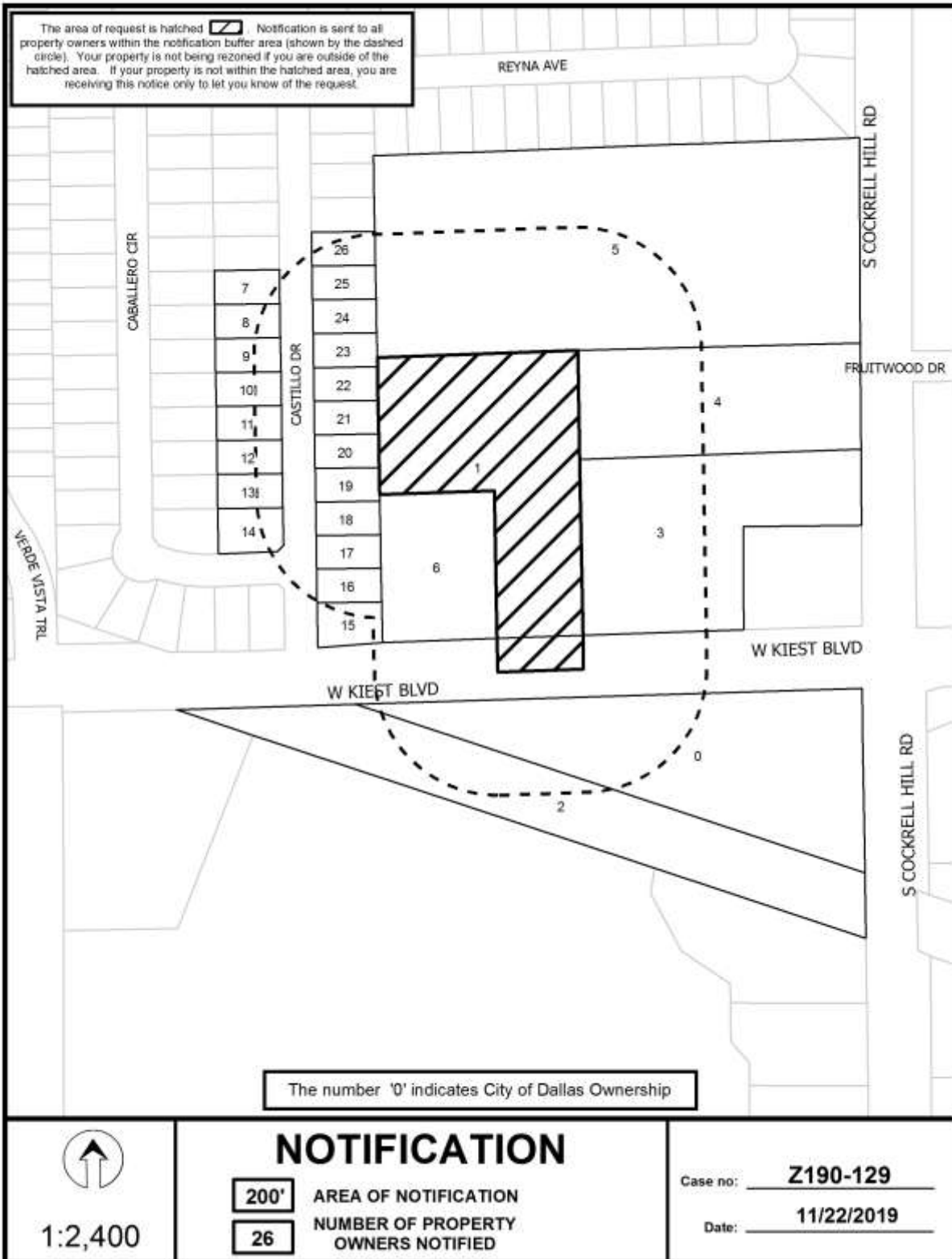


Market Value Analysis A B C D E F G H I NA



Market Value Analysis

Printed Date: 11/22/2019



11/22/2019

Notification List of Property Owners***Z190-129******26 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4421 W KIEST BLVD	GABON PROPERTIES LP
2	3251 S COCKRELL HILL RD	ONCOR ELECRTIC DELIVERY COMPANY
3	4431 W KIEST BLVD	NORMAN QUINTERO MINISTRIES INC
4	3107 S COCKRELL HILL RD	GABON PROPERTIES LP
5	3033 S COCKRELL HILL RD	ODD FELLOWS & REBEKAH
6	4421 W KIEST BLVD	JP PROPERTIES LLC &
7	3031 CASTILLO DR	CASARES ADELA BERNICE
8	3035 CASTILLO DR	LEMUS JOSE & MARIA
9	3105 CASTILLO DR	CONTRERAS SIXTO J
10	3109 CASTILLO DR	BELL MARIA L
11	3113 CASTILLO DR	MORENO HECTOR &
12	3117 CASTILLO DR	NAVARRETE ERIKA
13	3121 CASTILLO DR	ESCOBAR FREDDY I &
14	3125 CASTILLO DR	ROMAN LUIS F
15	3138 CASTILLO DR	ALEJANDRO GUSTAVO
16	3134 CASTILLO DR	ROMANJIMENEZ YURIDIA
17	3130 CASTILLO DR	RAMIREZ CARLOS A
18	3126 CASTILLO DR	CABALLERO ARMINDA C
19	3122 CASTILLO DR	ROMAN LUIS &
20	3118 CASTILLO DR	ROMERO AVILLIO
21	3114 CASTILLO DR	ROSALES CARIDAD &
22	3110 CASTILLO DR	MEJIA JUAN ELENILSON &
23	3106 CASTILLO DR	AGUINAGAGARCIA RICARDO
24	3034 CASTILLO DR	MENDEZ JOSE C & ESTELA
25	3030 CASTILLO DR	VANEGAS CORNELIO &
26	3026 CASTILLO DR	MOLINA JUAN PABLO &

FILE NUMBER: Z189-246(PD)

DATE FILED: April 17, 2019

LOCATION: West corner of South Buckner Boulevard and St. Francis Avenue

COUNCIL DISTRICT: 7

MAPSCO: 48 L

SIZE OF REQUEST: Approx. ± 3.0 acres

CENSUS TRACT: 0122.07

REPRESENTATIVE: Santos Martinez, La Sierra Planning Group

APPLICANT/OWNER: Sikka Investments LLC

REQUEST: An application for a 1) a CR Community Retail District with deed restrictions volunteered by the applicant; 2) the termination of Specific Use Permit No. 2235 for a motor vehicle fueling station use; and 3) 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 NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay and Specific Use Permit No. 2235 for a motor vehicle fueling station use.

SUMMARY: The applicant proposes to 1) change the zoning to a CR Community Retail District to allow for the motor vehicle fueling station use by right and terminate SUP No. 2235 for a motor vehicle fueling station use; 2) volunteer deed restrictions to restrict uses allowed in the CR District and limit the maximum height to 35 feet for structures with a gable, hip or gambrel roof and to 30 feet for any other structure; and 3) allow an SUP for the sale of alcoholic beverages in conjunction with an existing general merchandise or food store 3,500 square feet or less.

STAFF RECOMMENDATION: Denial of the zoning change to a CR Community Retail District with deed restrictions volunteered by the applicant; denial of the termination of existing Specific Use Permit No. 2235 for a motor vehicle fueling station use; and approval of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use for a two-year period with eligibility of automatic renewals for additional five-year periods, subject to a site plan and conditions.

PRIOR CPC ACTION: On January 9, 2020, the City Plan Commission held this matter under advisement. No updates or changes have been made to the request.

BACKGROUND:

- On April 12, 2017, SUP No. 2235 for a motor vehicle fueling station was approved for a five-year period (expiration date of April 12, 2022) but is eligible for automatic renewals for additional five-year periods.
- The request site is approximately three acres or 130,636 square feet of land and developed with a general merchandise or food store greater than 3,500 square feet use. The use is developed with 18,652 square feet of floor area consisting of a 4,184 square foot laundromat use; a 3,272 square foot restaurant use; and, a 2,930 square foot convenience store with a 6,750 square foot canopied motor vehicle fueling station with 10 fuel pumps.
- On February 23, 2019, a Certificate of Occupancy (CO) DBA: Lucky Texan #8 – Fox Fuels #8; was issued for the aforementioned uses.
- The request site is located within the Urbandale/Parkdale NeighborUp target area to accelerate the GrowSouth vision and mobilize economic development.
- The retail and personal service use are permitted by right. The restaurant use is permitted subject to residential adjacency review. The motor vehicle fueling station and sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use require SUPs in the NS(A) Neighborhood Service District.

Zoning History:

There have been three zoning changes in the area within the last five years.

1. **Z178-169:** On January 3, 2017, an application was submitted for an SUP for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet. The application was subsequently withdrawn on April 12, 2018.
2. **Z156-360:** On April 12, 2017, the City Council approved Specific Use Permit No. 2235 for a motor vehicle fueling station on property zoned an NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay.
3. **Z167-102** On January 25, 2017 the City Council approved an amendment to Specific Use Permit No. 1501 for a private recreation center, club, or area and private elementary school use to include a middle school and a high school and to revise the existing site plan on property zoned an R-7.5(A) Single Family District on property located on the south line of Samuel Boulevard, east of South Buckner Boulevard.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Buckner Blvd.	Principal Arterial	107 feet
Eastpoint Dr.	Community Collector	60 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

The request for an SUP for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use is consistent with the following land use policy:

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.

Area Plan:

NeighborUp is an independent collective impact nonprofit, convened to accelerate the GrowSouth vision and mobilize economic development in three target Southern Dallas neighborhoods. These neighborhoods are: 1) Red Bird from I-35 to S. Cockrell Hill Rd; 2) Parkdale/Urbandale, a far southeast Dallas neighborhood, and 3) The Education Corridor between Paul Quinn College on the east and the University of North Texas-Dallas on the west. Neighbor Up serves as a new tool to attack poverty and stimulate growth and improvement in Southern Dallas.

Goals of the Parkdale/Urbandale target area are to secure this neighborhood as the best place to raise a family by ensuring great schools through encouraging formalized neighborhood association and school partnerships and increased parental engagement and student awareness of the emerging Dallas job market; ensuring nice

homes/neighborhoods through allocating GrowSouth challenge grants to promote beautification events; and providing a great quality of life by promoting ridership and engagement with DART, improving parks and decreasing crime.

Surrounding Land Uses:

	Zoning	Land Use
Site	NS(A) - D-1, SUP No. 2235	Retail & Personal service uses
North	NS(A) - D-1	Undeveloped
South	MF-2(A)	Multifamily
West	MF-2(A)	Multifamily
East	LI	Undeveloped

Land Use Compatibility:

The request site is approximately 3.0 acres and is currently developed with retail and personal service uses. The existing zoning of the property is NS(A)-D-1 Neighborhood Service District with a Liquor Control Overlay. The property is adjacent to undeveloped land to the north and east and multifamily development to the west and south with a high-density single-family neighborhood further north of the site.

The applicant is proposing to 1) change the zoning to a CR Community Retail District to allow for the motor vehicle fueling station use by right and terminate existing SUP No. 2235 for a motor vehicle fueling station use; 2) volunteer deed restrictions to restrict uses allowed in the CR District and limit the maximum height to 35 feet for structures with a gable, hip or gambrel roof and to 30 feet for any other structure; and 3) allow an SUP for the sale of alcoholic beverages in conjunction with an existing general merchandise or food store 3,500 square feet or less.

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

applicable zoning regulations and standards. The request does not appear to have an adverse impact on the surrounding zoning and land uses.

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 request has an active convenience store license.

Although the request site is adjacent to several tracts of undeveloped land to the north and east, the site is immediately adjacent to a multifamily district to the west and south.

Staff recommends approval of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year time period with eligibility of automatic renewals for additional five-year periods, subject to a site plan and conditions. The applicant's request is consistent with the existing zoning, the general provisions for a Specific Use Permit and is not foreseen to have a negative impact on the surrounding properties. This has been the standard for the proposed use because it allows for the review of the use after the initial two-year period.

Staff recommends denial of the request to terminate existing SUP No. 2235 allowing a motor vehicle fueling station and the zoning change to a CR Community Retail District with deed restrictions volunteered by the applicant to allow a motor vehicle fueling station. The requested uses are allowed by SUP within the existing NS(A) Neighborhood Service District, the use has been approved by Council with a five-year time period with eligibility for automatic renewals for additional five-year periods, and

periodic review during the automatic renewal process will provide the Commission and Council with oversight to ensure that the use continues to operate in a manner that is not detrimental to the neighborhood and in compliance with the approved site plan and conditions.

The list of prohibited uses is as follows:

- Gas drilling and production.
- Temporary concrete or asphalt batching plant.
- Hotel and motel.
- Lodging or boarding house.
- Overnight general purpose.
- College dormitory, fraternity, or sorority house.
- Alcoholic beverage establishments.
- Ambulance service.
- Animal shelter or clinic without outside runs.
- Auto service center.
- Business school.
- Car wash.
- Commercial amusement (inside).
- Commercial amusement (outside).
- Commercial parking lot or garage.
- Convenience store with drive-through.
- Furniture store.
- General merchandise or food store greater than 3,500 square feet.
- General merchandise or food store 100,000 square feet or more.
- Home improvement center, lumber, brick or building materials sales yard.
- Household equipment and appliance repair.
- Liquor store.
- Mortuary, funeral home, or commercial wedding chapel.
- Nursery, garden shop, or plant sales.
- Paraphernalia shop.
- Pawn shop.
- Restaurant with drive-in or drive-through service.
- Swap or buy shop.
- Temporary retail use.
- Theater.
- Mini-warehouse.
- Recycling buy-back center.
- Recycling collection center.

The following uses have not been restricted.

- Building repair and maintenance shop.
- Catering service.
- Custom business services.
- Electronics service center.
- Medical or scientific laboratory.
- Tool or equipment rental.
- College, university, or seminary.
- Hospital.
- Alternative financial establishment.
- Financial institution with drive-in window.
- Private recreation center, club or area.
- Commercial amusement (outside).
- Commercial radio and television transmitting station.
- Police or fire station.
- Post office.

Development Standards

The chart below provides for a comparison between the existing and the proposed zoning regulations.

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
NS(A) Neighborhood Service Existing	15'	20' adjacent to residential OTHER: No min	0.5 FAR	35' for gable, hip or gambrel roof OTHER: 30'	40%	Proximity Slope Visual Intrusion	Retail
CR Community Retail - Proposed	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Parking:

The Dallas Development Code requires off-street parking to be provided for a general merchandise use at one space for each 200 square feet of floor area, one space for each 100 square feet of restaurant and laundromat use, and two spaces for a motor vehicle fueling station. Therefore, the parking requirements for the proposed 3,272 square foot restaurant use are 33 spaces; 17 spaces for the 2,930 square foot general merchandise store, 21 spaces for the 4,184 square foot laundromat use and two spaces for the motor vehicle fueling station. The total required parking spaces is 71. The attached site plan depicts a total of 71 parking spaces.

Landscaping:

The proposed development is required to provide landscaping in accordance with Article X of the Dallas Development Code. Some of the mandatory requirements are: 10-foot landscape buffer and a solid fence along the boundaries where adjacent residential development occurs, site trees, street trees, and screening of off-street parking. The site currently provides all of the required landscaping.

Market Value Analysis:

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

Z189-246(PD)

List of Partners/Principals/Officers

Sikka Investments LLC

Alex Daredia	Officer
Shazeb Daredia	Officer

Proposed Volunteered Deed Restrictions

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

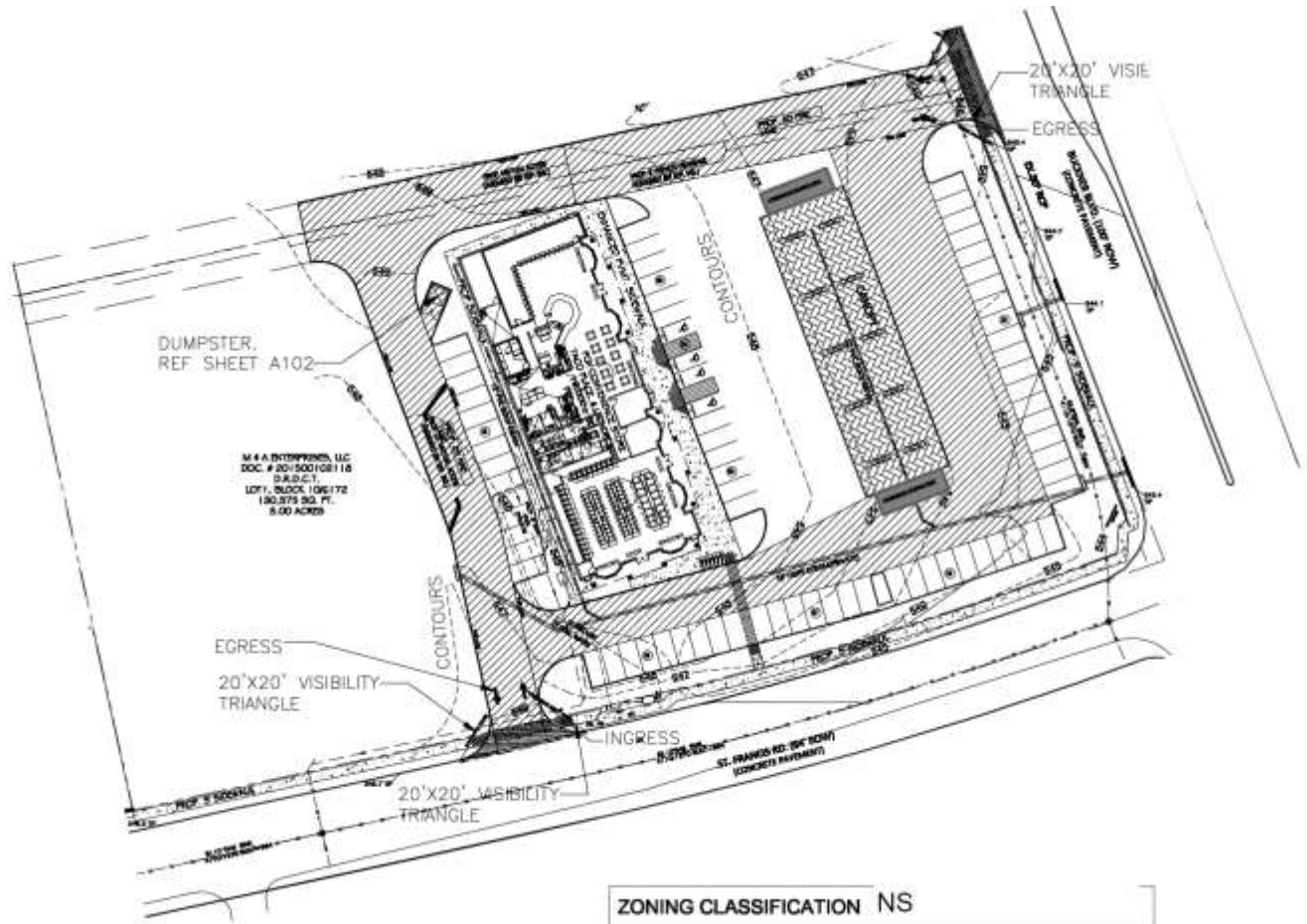
- (1) The following uses are prohibited on the Property:
 - Gas drilling and production.
 - Temporary concrete or asphalt batching plant.
 - Hotel and motel.
 - Lodging or boarding house.
 - Overnight general purpose.
 - College dormitory, fraternity, or sorority house.
 - Alcoholic beverage establishments.
 - Ambulance service.
 - Animal shelter or clinic without outside runs.
 - Auto service center.
 - Business school.
 - Car wash.
 - Commercial amusement (inside).
 - Commercial amusement (outside).
 - Commercial parking lot or garage.
 - Convenience store with drive-through.
 - Furniture store.
 - General merchandise or food store greater than 3,500 square feet.
 - General merchandise or food store 100,000 square feet or more.
 - Home improvement center, lumber, brick or building materials sales yard.
 - Household equipment and appliance repair.
 - Liquor store.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Nursery, garden shop, or plant sales.
 - Paraphernalia shop.
 - Pawn shop.
 - Restaurant with drive-in or drive-through service.
 - Swap or buy shop.
 - Temporary retail use.
 - Theater.
 - Mini-warehouse.
 - Recycling buy-back center.
 - Recycling collection center.

- (2) The maximum building height shall be 35 feet for a structure with a gable, hip, or gambrel roof; and 30 feet for any other structure.

Proposed SUP Conditions

1. **USE**: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. **SITE PLAN**: Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT**: This specific use permit expires on _____, (two-years from the passage of this ordinance) but is eligible for automatic renewals for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. **FENCE**: A six-foot-high solid wood fence must be provided in the location shown on the attached landscape plan.
5. **INGRESS-EGRESS**: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
6. **PARKING**: Off-street parking must be located as shown on the attached site plan.
7. **MAINTENANCE**: The Property must be properly maintained in a state of good repair and neat appearance.
8. **GENERAL REQUIREMENTS**: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.”

Proposed Site Plan

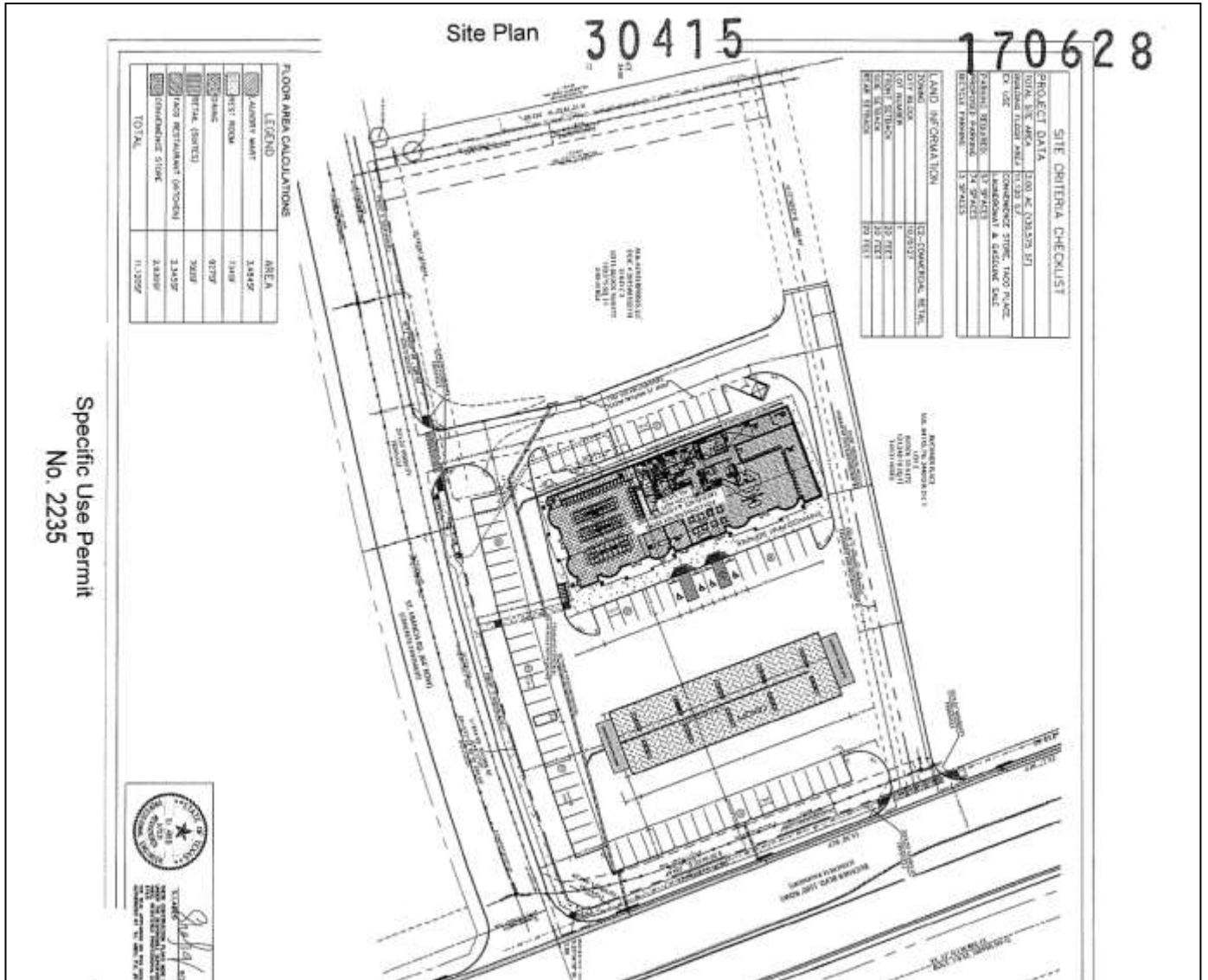


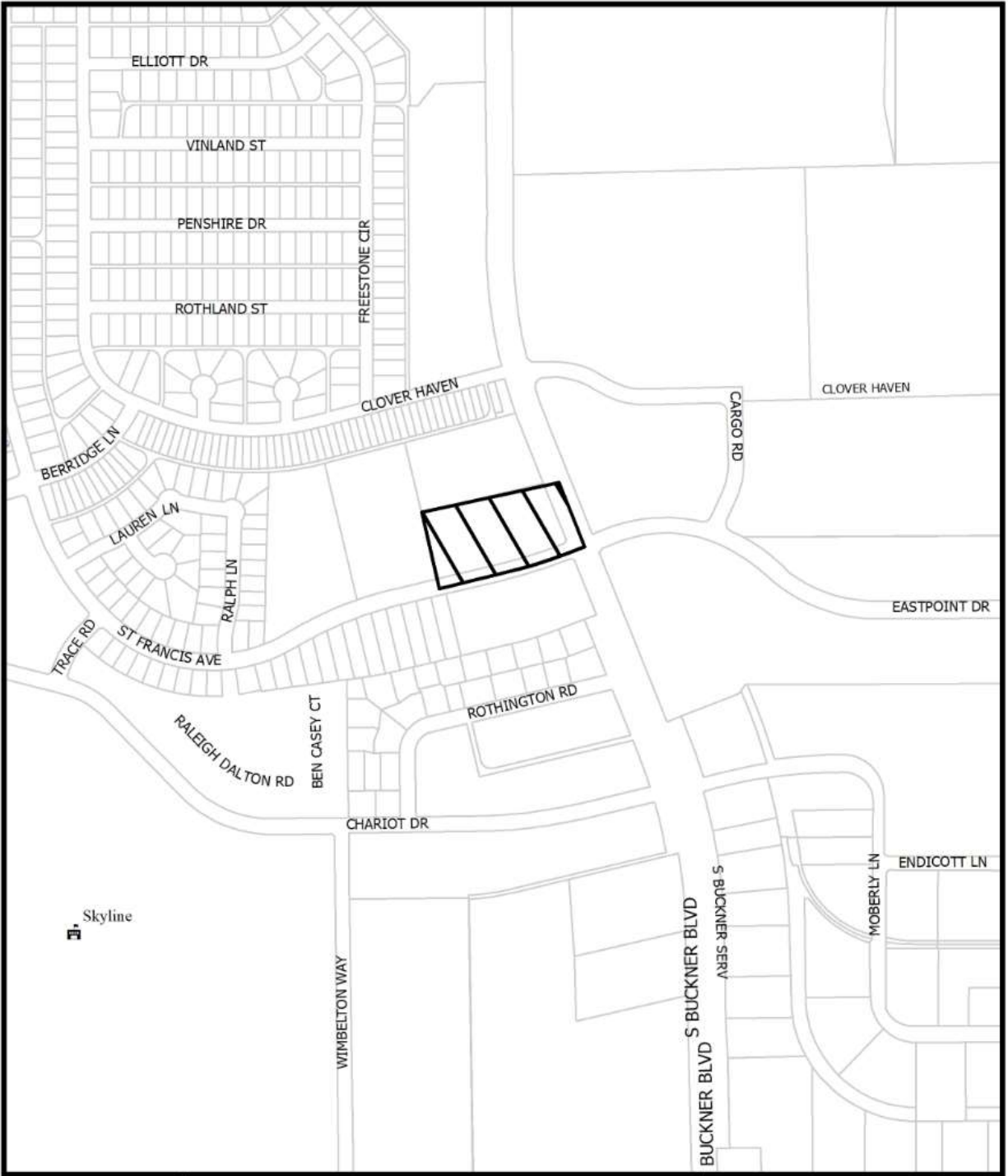
ZONING CLASSIFICATION NS	
LOT AREA	
SQ. FT.	130,575SF
ACRES	3.00AC
TOTAL BUILDING FLOOR AREA	11,120SF
FLOOR AREA FOR EACH USE	
laundry store	4184 s.f.
Restaurant	3272 s.f.
General Merchandise	2930 s.f.
4 RETAIL-1	400SF
5 RETAIL-2	360SF
FLOOR AREA RATIO	.0851
BUILDING COVERAGE	
SQ. FT.	13,320SF
%	10.20
NON PERMEABLE COVERAGE	82
PARKING SPACES	
REQUIRED	72
PROVIDED	74


Proposed Termination of SUP No. 2235 Conditions

1. **USE:** The only use authorized by this specific use permit is a motor vehicle fueling station.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This specific use permit expires April 12, 2022 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. **LANDSCAPING:** Landscaping must be provided as shown on the attached landscape plan.
5. **FENCE:** A six-foot-high solid wood fence must be provided in the location shown on the attached landscape plan.
6. **INGRESS-EGRESS:** Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
7. **PARKING:** Off-street parking must be located as shown on the attached site plan.
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 Termination of SUP No. 2235 Site Plan

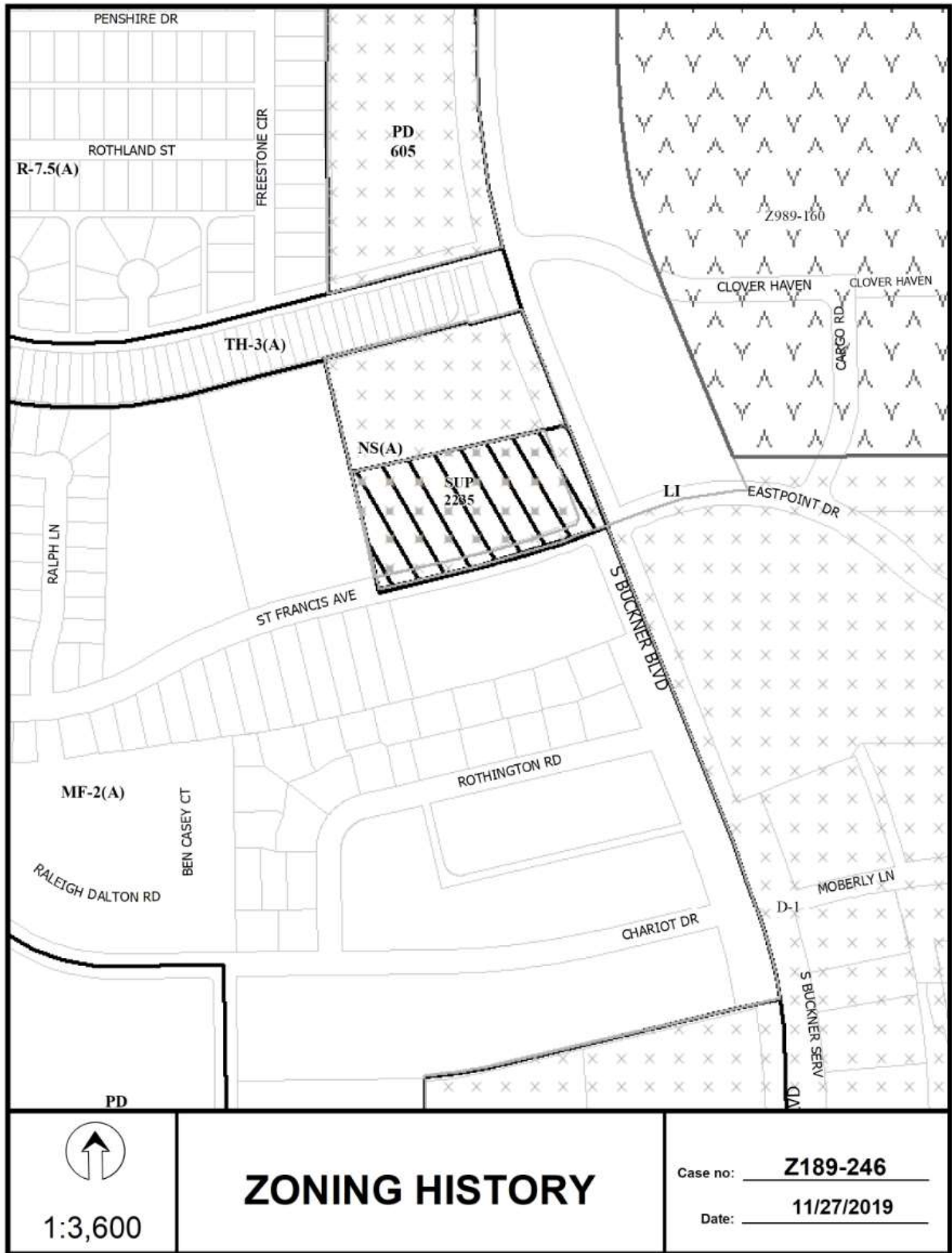


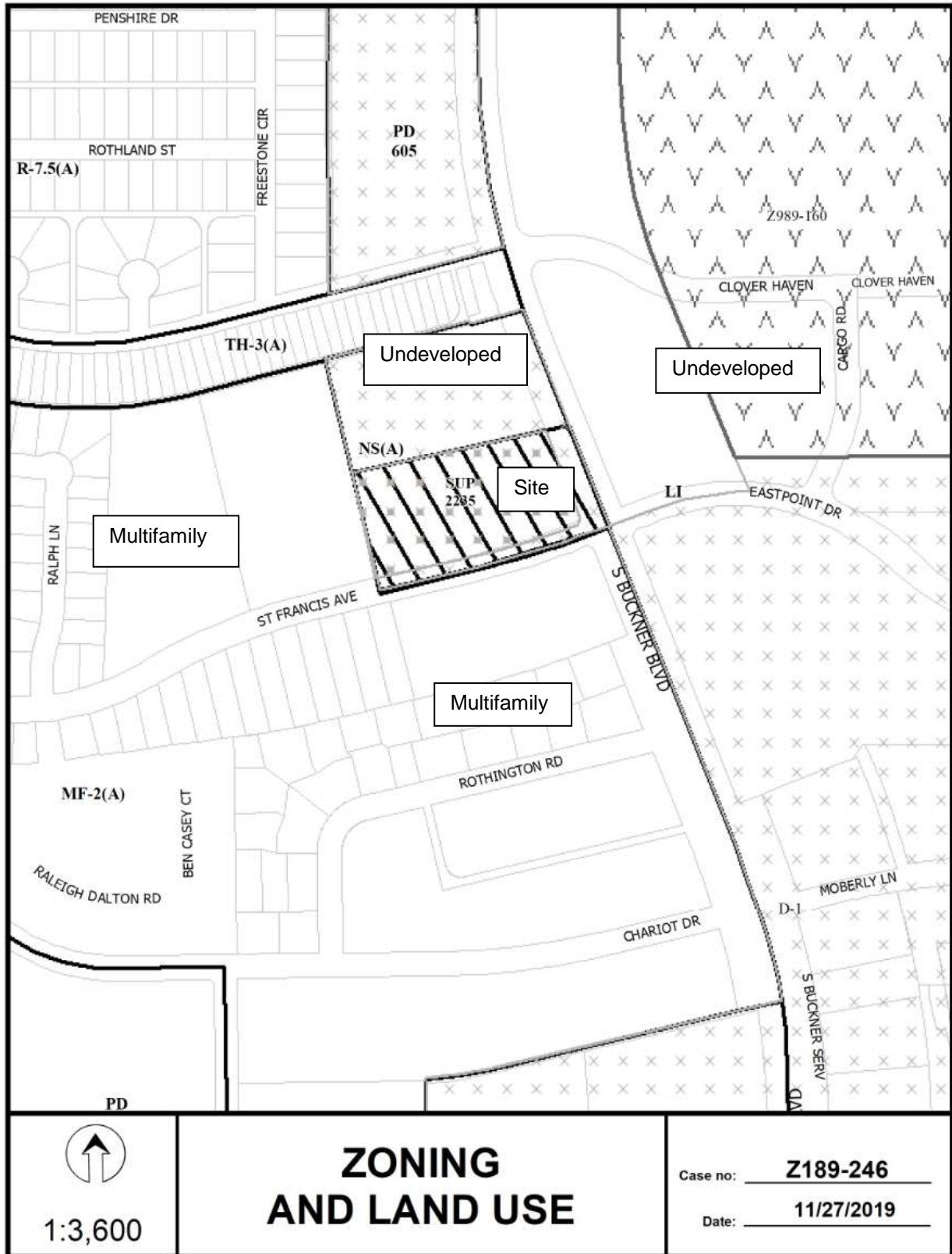


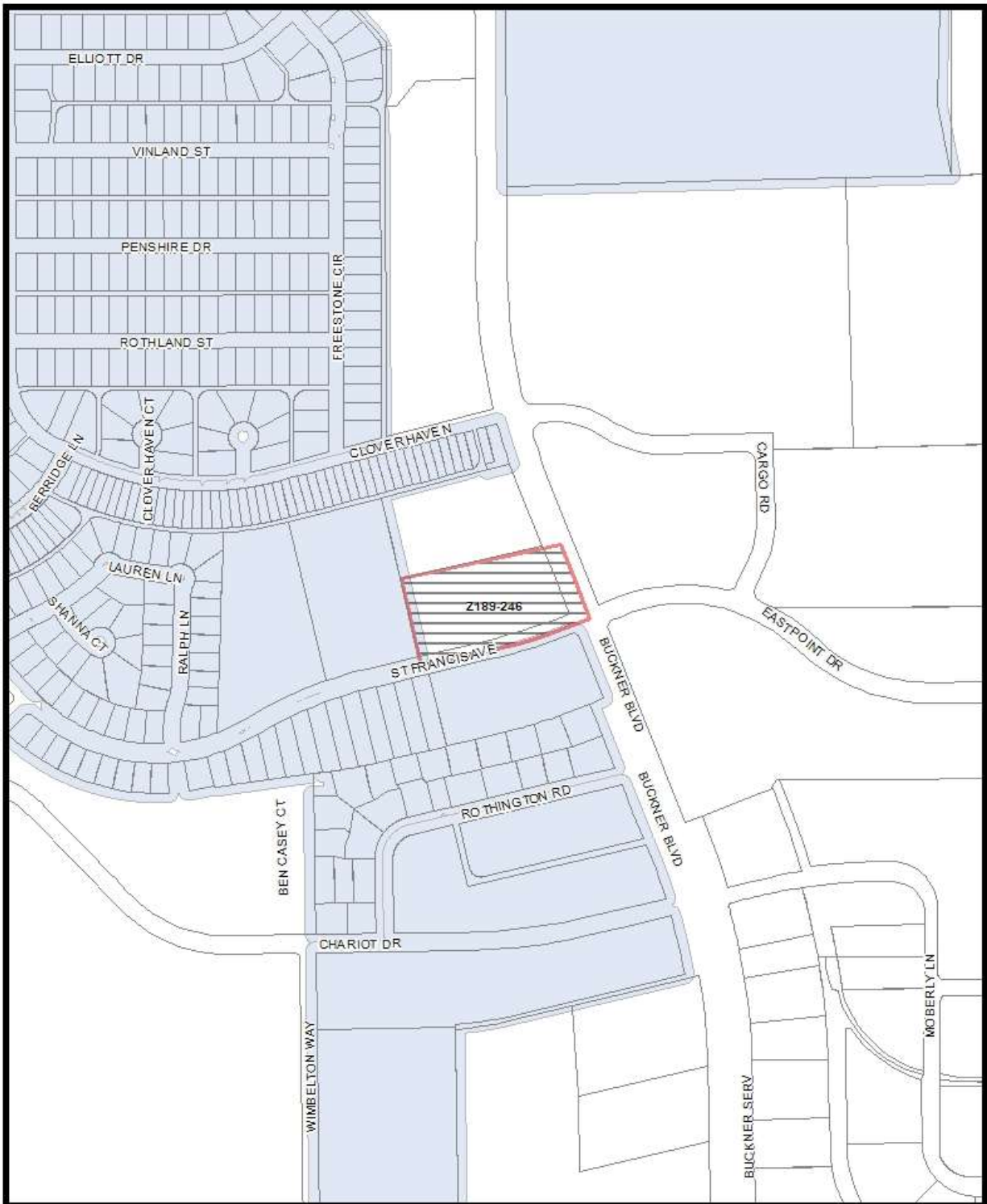
 1:6,000	VICINITY MAP	Case no: <u> Z189-246 </u> Date: <u> 11/27/2019 </u>
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 1:3,600	<h1>AERIAL MAP</h1>	Case no: <u> Z189-246 </u> Date: <u> 11/27/2019 </u>
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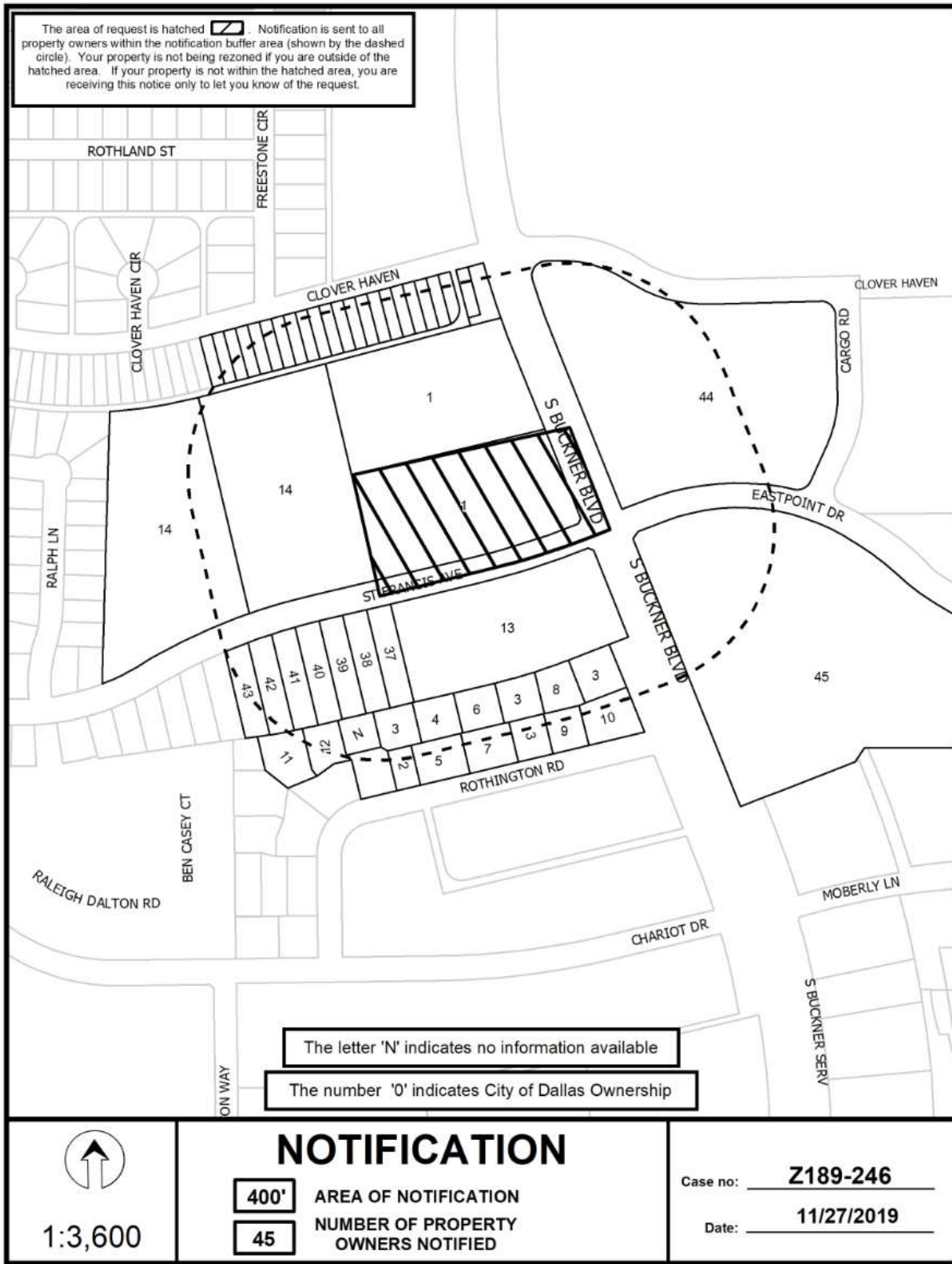


MVACluster A B C D E F G H I NA

 1:4,800

Market Value Analysis

Printed Date: 11/27/2019



11/27/2019

Notification List of Property Owners***Z189-246******45 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5001 S BUCKNER BLVD	SIKKA INVESTMENTS LLC
2	8005 ROTHINGTON RD	INDIGO BUILDERS INC
3	8005 ROTHINGTON RD	TKN REALTY LLC
4	8005 ROTHINGTON RD	DING LILIAN
5	8005 ROTHINGTON RD	WYATT GREGORY
6	8005 ROTHINGTON RD	NGUYEN TUNG KIM
7	8005 ROTHINGTON RD	ROTHINGTON DLG LLC
8	8007 ROTHINGTON RD	MSK INVESTMENT GRP LLC
9	8007 ROTHINGTON RD	NGUYEN TUNG KIM
10	8007 ROTHINGTON RD	CUELLAR SERGIO
11	8003 ROTHINGTON RD	DV2 CAPITAL GROUP LLC
12	8003 ROTHINGTON RD	PEREZ JACOB ANDRES
13	4999 S BUCKNER BLVD	BUCKNER TOWN VIEW HOLDINGS LTD
14	4748 ST FRANCIS AVE	RANCHO BUCKNER LTD
15	4827 CLOVER HAVEN	PALOMINO MARIA MERCEDES
16	4823 CLOVER HAVEN	GARRETT BRETT T
17	4819 CLOVER HAVEN	SPEARS GRENALDA
18	4815 CLOVER HAVEN	BURNS CAROLYN I
19	4811 CLOVER HAVEN	KARL FARMER LLC
20	4807 CLOVER HAVEN	MORENO BRENDA DARLINE
21	4763 CLOVER HAVEN	BROWN EDWARD
22	4759 CLOVER HAVEN	KINGBLACK SANDRA E
23	4755 CLOVER HAVEN	WILLIAMS ERMA JEAN
24	4751 CLOVER HAVEN	ANDERSON GARY D
25	4747 CLOVER HAVEN	CARRAWAY KAROLYN
26	4743 CLOVER HAVEN	PIERRO MAYOLA

11/27/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4739 CLOVER HAVEN	THOMAS CAROLYN ANN
28	4735 CLOVER HAVEN	MENDOZA J CONSEPCION BARBOZA &
29	4731 CLOVER HAVEN	REDDIC GLORIA
30	4727 CLOVER HAVEN	SLOAN ROBIN M
31	4723 CLOVER HAVEN	HORN MARVA
32	4719 CLOVER HAVEN	CUNNINGHAM LOIS M
33	4715 CLOVER HAVEN	JAMISON MARIANNE & JANETTE PERASSO FAMILY TR
34	4711 CLOVER HAVEN	JAMISON MARIANNE & JANETTE PERASSO FAMILY TR
35	4707 CLOVER HAVEN	BECKHAM ALBERTA ESTATE OF
36	4703 CLOVER HAVEN	MAYWEATHER LARETA
37	4727 ST FRANCIS AVE	ALLEN JIMMY L & CLOMA M
38	4723 ST FRANCIS AVE	LONG CARL
39	4719 ST FRANCIS AVE	HICKS TONIE Y
40	4715 ST FRANCIS AVE	PITTS SUZANNE
41	4711 ST FRANCIS AVE	HERRERA CECILIA P
42	4707 ST FRANCIS AVE	SANCHEZ JUANA &
43	4661 ST FRANCIS AVE	STEWART ALVIN & BERNICE D
44	5194 BUCKNER BLVD	EXTER BUCKNER LAND LP
45	8200 EASTPOINT DR	COCA COLA SOUTHWEST

FILE NUMBER: Z189-267(CY)

DATE FILED: May 7, 2019

LOCATION: Northwest side of Oxbow Lane, north of Foxboro Lane

COUNCIL DISTRICT: 3

MAPSCO: 65 N

SIZE OF REQUEST: Approximately 3.63 acres

CENSUS TRACT: 112.00

REPRESENTATIVE: Linne Shields, MHH Properties, LLC

APPLICANT/OWNER: MHH Properties, LLC

REQUEST: An application for a Specific Use Permit for an adult day care facility on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to develop the site with a one-story, approximately 5,300-square-foot building. The purpose of the request is to allow for the proposed building to be occupied with an adult day care facility.

STAFF RECOMMENDATION: Approval of a Specific Use Permit for an adult day care facility on a portion of the area of request for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

PRIOR CPC ACTION: On August 15, September 19, November 7, December 12, 2019, the City Plan Commission held this item under advisement to allow for the applicant to meet with neighbors. On January 23, 2020, the City Plan Commission held this item under advisement.

BACKGROUND INFORMATION:

- The area of request is zoned an R-7.5(A) Single Family District and is currently undeveloped.
- Building Inspections' records indicate the site contained a single-family structure that was demolished in 1980 after a demolition permit was issued and completed.
- The initial request was to develop the 3.63-acre site with a one-story, approximately 8,125-square-foot building to be occupied with an adult day care facility. After an initial meeting with the neighboring property owners, the applicant revised the proposal to reduce the size of the facility to be developed on a portion of the site and to relocate the building further northwest on the subject property. The remainder of the site is now being proposed to be developed with single family uses.
- The Dallas Development Code defines an adult day care facility as a facility that provides care or supervision for five or more persons 18 years of age or older who are not related by blood, marriage, or adoption to the owner or operator of the facility, whether or not the facility is operated for profit or charges for the services it offers. This use is allowed in the R-7.5(A) District by Specific Use Permit only.
- The proposed building is now 5,300 square feet in area and will have capacity for up to 30 persons. In addition to the building, the facility will have other amenities such as gardens and walking paths.
- On January 7, 2020, at a neighborhood meeting, the applicant presented to the surrounding property owners, the revised request for a reduced building and land area to be occupied with the adult day care facility.

Zoning History:

There has not been any recent zoning change request in the vicinity of the area of request in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Oxbow Lane	Minor arterial	50 feet

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Land use:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped land.
North	R-7.5(A)	Undeveloped land
East	R-7.5(A)	Single family
South	R-7.5(A)	Single family
West	R-7.5(A), PD No. 861	Single family, public school

Land Use Compatibility:

The 3.63-acre request site is currently undeveloped. Building Inspections' records indicate it previously contained a single-family structure that was demolished in 1980 after a demolition permit was issued and completed.

The applicant proposes to develop the site with a one-story, approximately 5,300-square-foot building to be occupied with an adult day care facility. The R-7.5(A) Single Family District allows for the adult day care use by Specific Use Permit only.

According to the applicant, the adult day care facility will serve up to 30 adults¹, age 65 and over. The hours of operation will be Monday through Friday from 7:00 a.m. to 7:00 p.m.

The request site is surrounded by single family uses to the east, south and west. A large undeveloped tract of land is directly adjacent to the north, and a public school is located further west. Several church uses and retail and personal service uses are found further west along East Red Bird Lane.

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

The applicant's request complies with the general provisions for consideration of an SUP. It is staff's opinion that the proposed use will not have a negative impact in the surrounding areas; furthermore, the proposed development is foreseen as to provide a much-needed service to allow seniors to receive care during the day. The maneuvering and parking for the use are located on the site and if compliance with the conditions and site plan are maintained should have no adverse effect on the neighborhood. Staff recommends approval of the request for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

Parking:

Pursuant to §51A-4.204 of the Dallas Development Code, the off-street parking requirement for an adult daycare facility is one space per 500 square feet of floor area. Therefore, the overall proposed 5,300-square-foot adult day care facility will require 11 parking spaces. The site plan proposes 11 parking spaces within the area of request.

¹ The Dallas Development Code does not regulate the maximum number of participants an adult day care facility can serve. This use must comply with statutory licensing requirements.

Landscaping:

Landscaping must be provided in accordance with 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 to orange, representing the weakest markets. The site is not within an identifiable MVA Category; however, it is surrounded by an “H” MVA Cluster to the west, south and east.

LIST OF PARTNERS / PRINCIPALS/ OFFICERS

Owner/Applicant:

MMH Properties, LLC

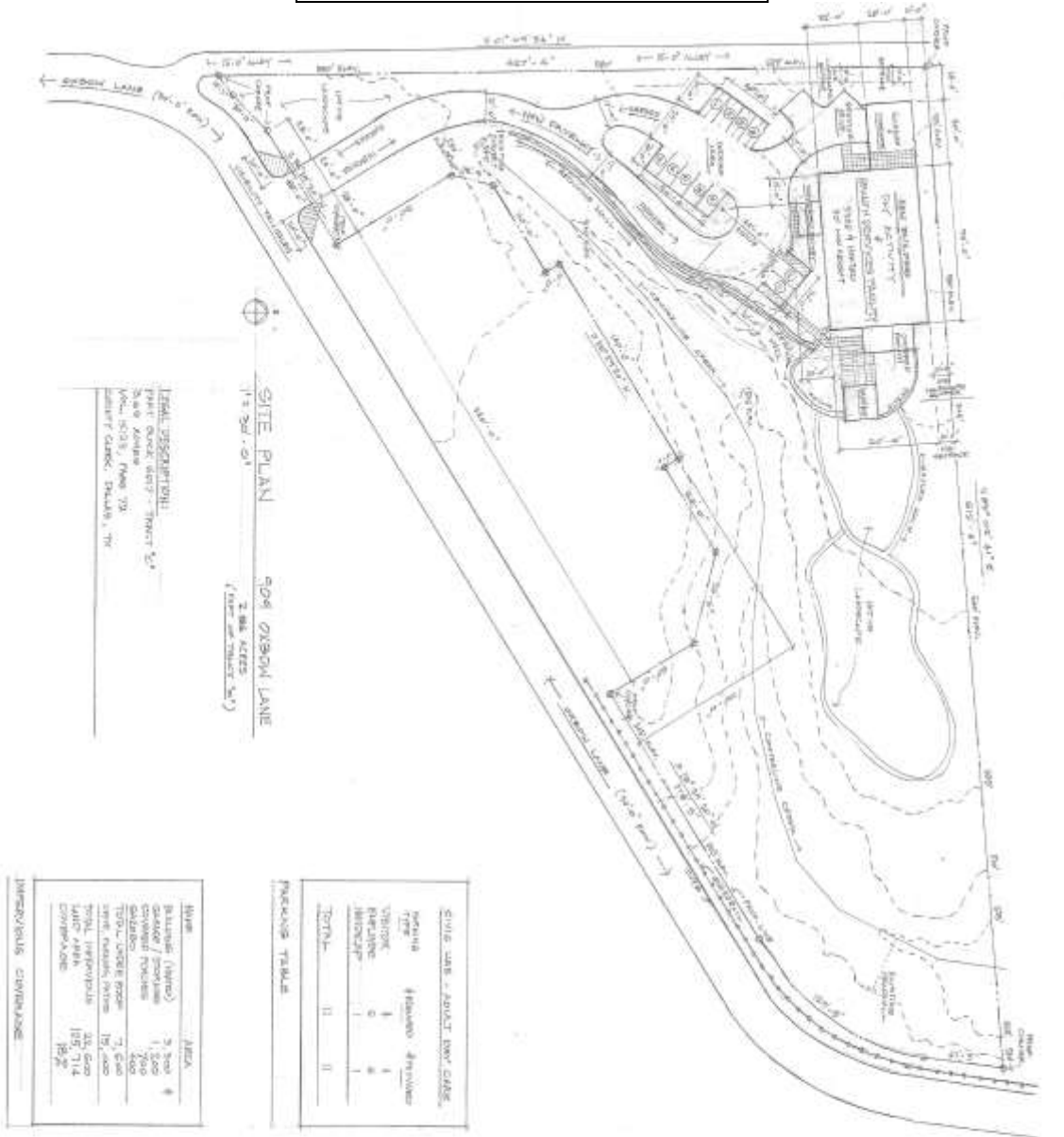
Linne Shields

Managing Member

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an adult day care facility.
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 an adult day care facility is 5,300 square feet.
5. HOURS OF OPERATION: The adult day care facility may only operate Monday through Friday from 7:00 am to 7:00 pm.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SUP SITE PLAN

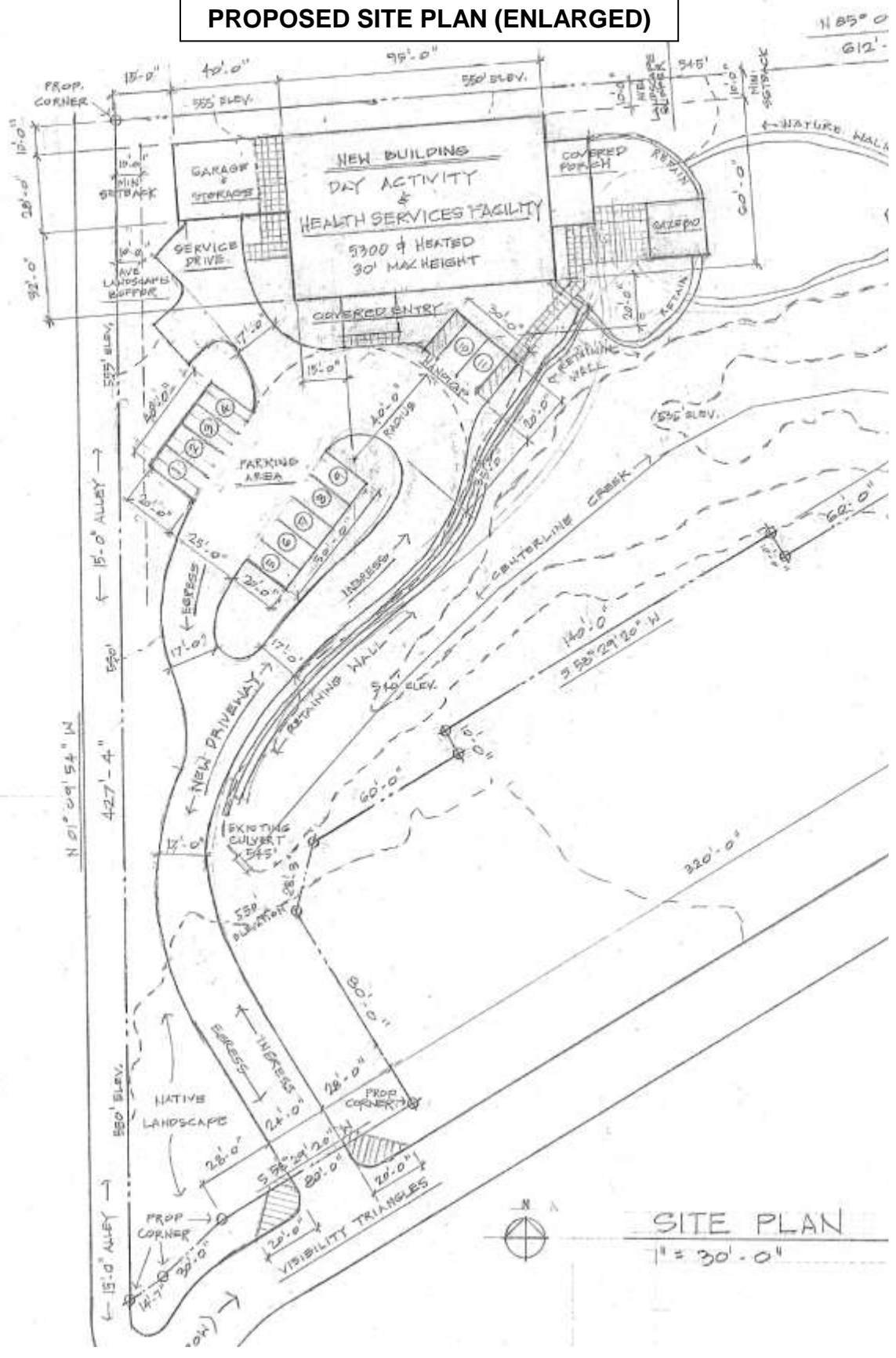


DMV ACTIVITY BATH SERVICES FACILITY
 709 OXNOM LANE
 DALLAS, TEXAS 75241

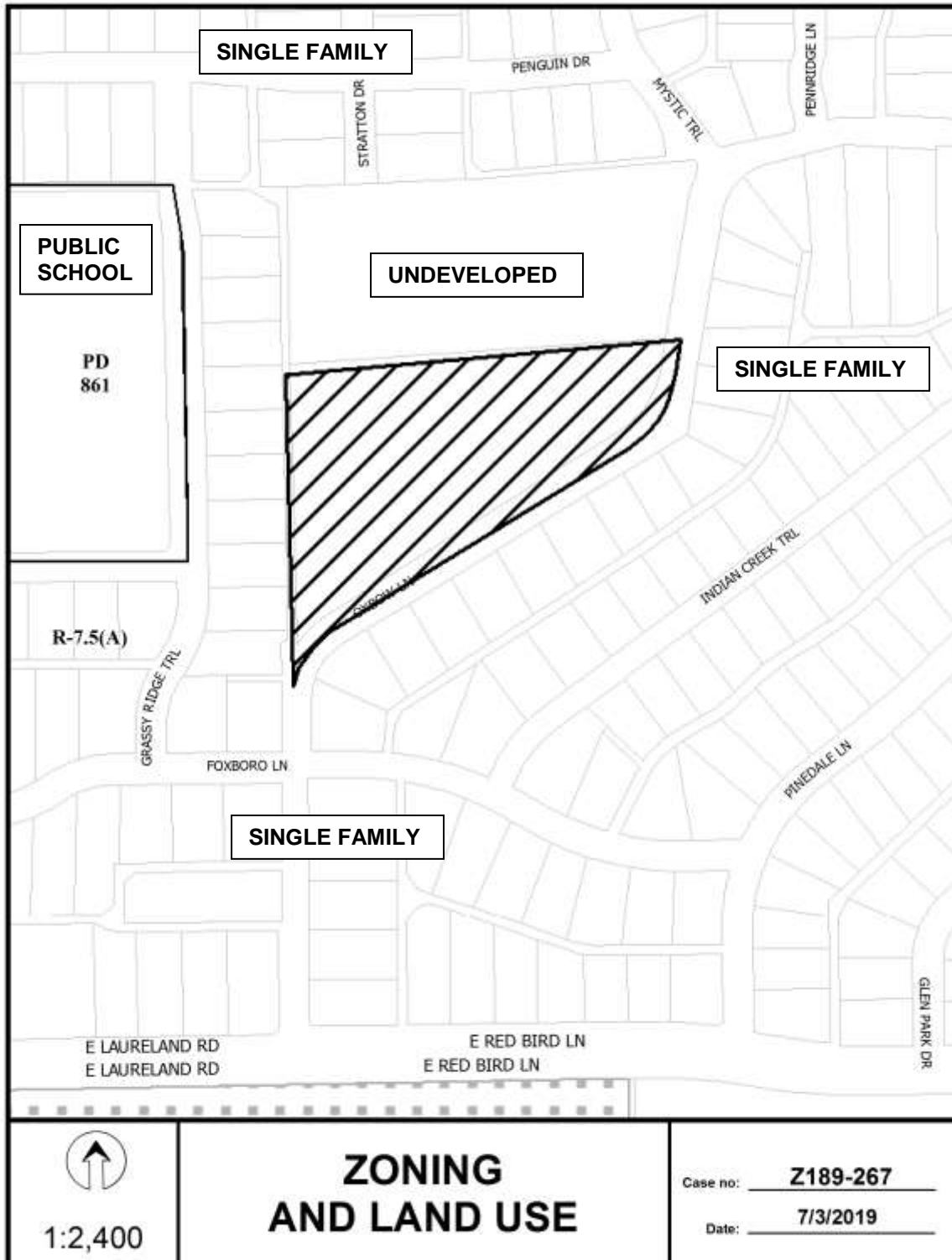
DMV Operations, LLC
 10000 W. LBJ Fwy
 Dallas, TX 75241
 214.766.8888

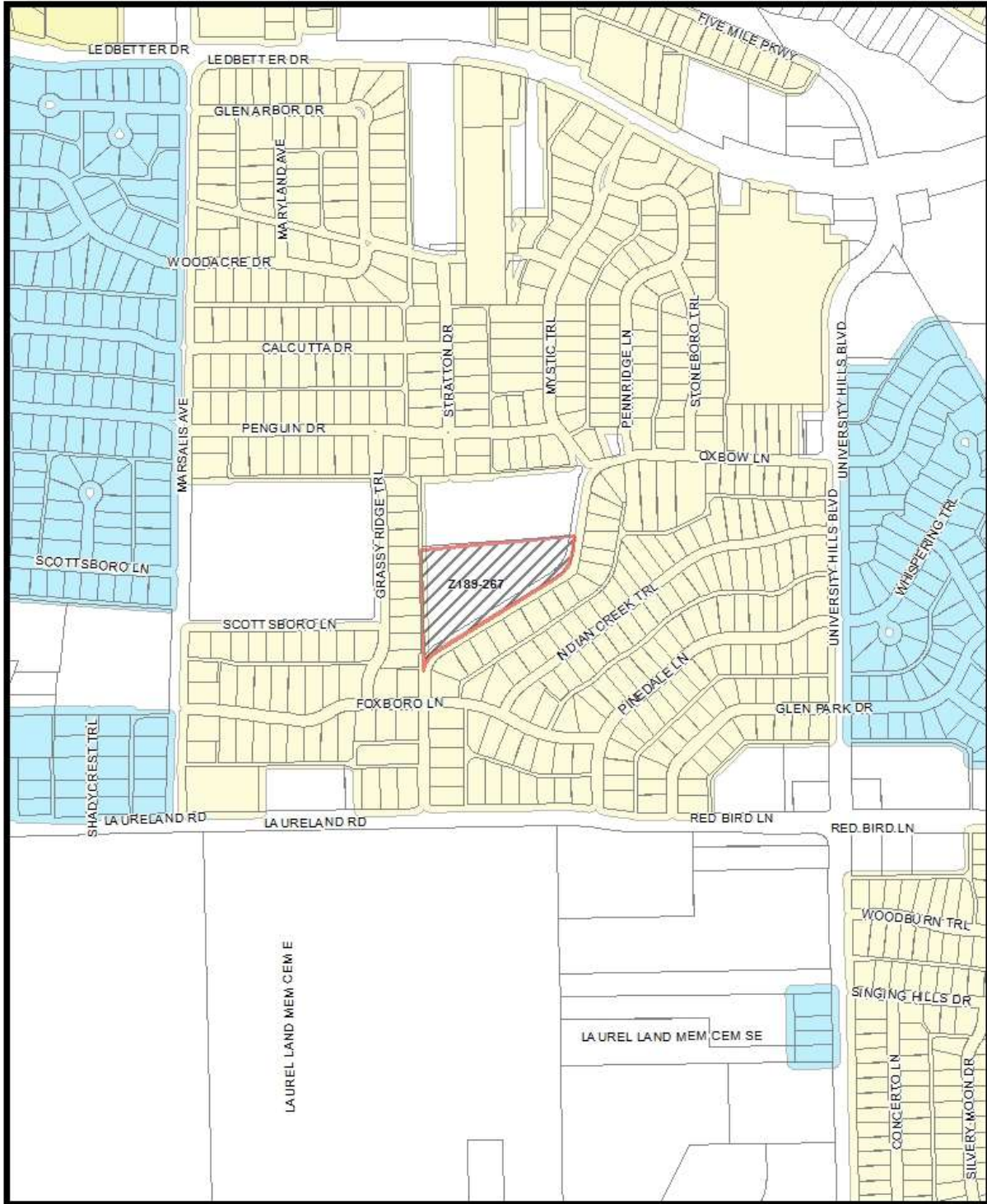


PROPOSED SITE PLAN (ENLARGED)







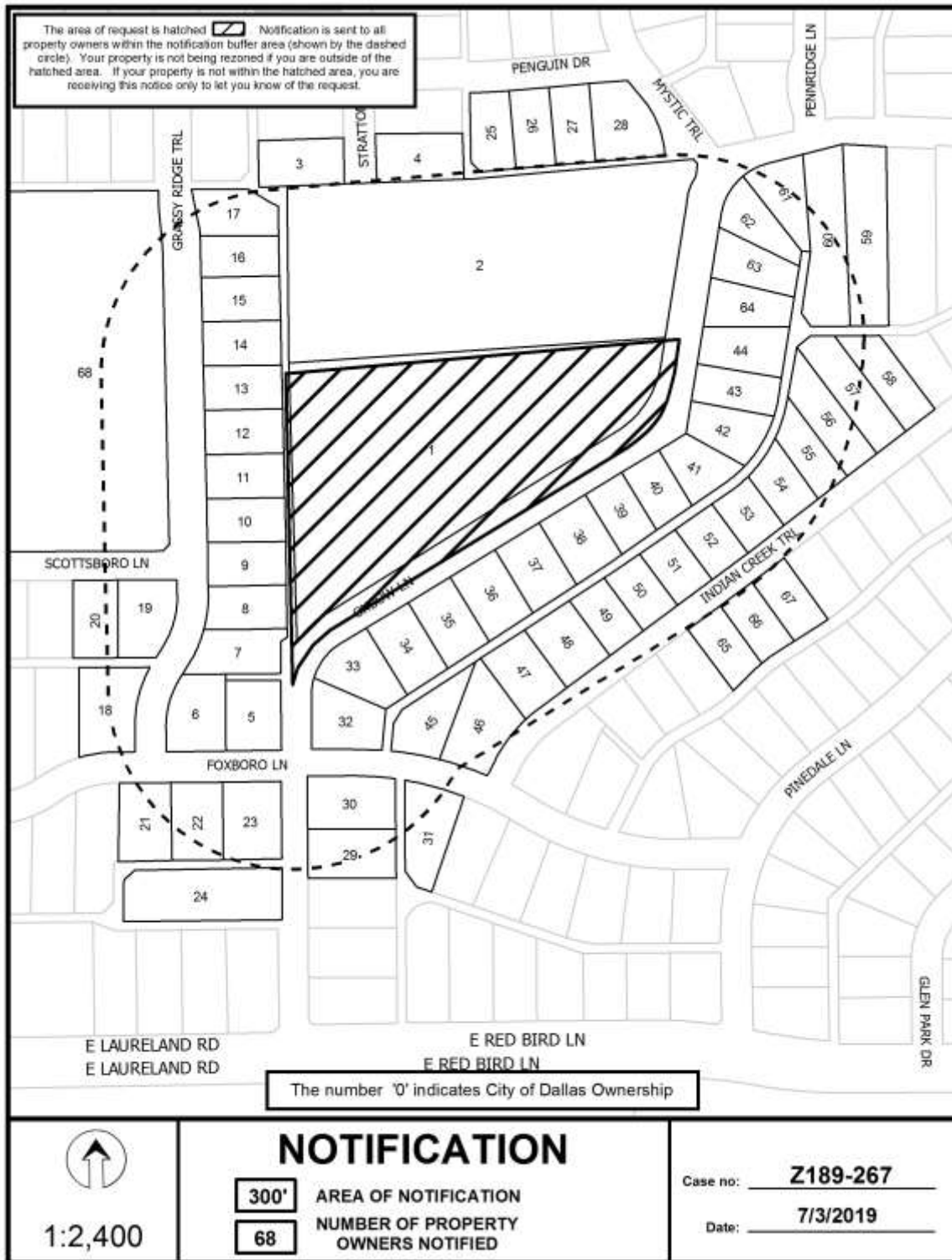


MVA Cluster A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 7/3/2019



07/03/2019

Notification List of Property Owners***Z189-267******68 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	909 OXBOW LN	KING GOSBY JR
2	1 LAURELAND RD	GREEN SAMUEL III &
3	5611 STRATTON DR	WILLIAMS BILLY GENE &
4	5612 STRATTON DR	MURPHY LAURESE
5	837 FOXBORO LN	WALKER L C
6	831 FOXBORO LN	WALLACE JOYCE
7	5710 GRASSY RIDGE TRL	BYRD INVESTMENT PROPERTIES LLC
8	5704 GRASSY RIDGE TRL	NASH GLORIA & HUEY P
9	5656 GRASSY RIDGE TRL	MCNEELY RODNEY D
10	5652 GRASSY RIDGE TRL	RYLES VERONICA R
11	5646 GRASSY RIDGE TRL	WILKES ROSEMARIE
12	5642 GRASSY RIDGE TRL	LACY OLGA A M EST OF
13	5636 GRASSY RIDGE TRL	DELONEY LENORA
14	5632 GRASSY RIDGE TRL	EASLEY KRISTAL
15	5626 GRASSY RIDGE TRL	YEAP SUSAN S
16	5622 GRASSY RIDGE TRL	CAKLEY CAROLYN TR
17	5616 GRASSY RIDGE TRL	AC2 LLC
18	821 FOXBORO LN	PARRISH MARK
19	826 SCOTTSBORO LN	SHELBY DONNYE R
20	818 SCOTTSBORO LN	TAYLOR ARTHUR L
21	826 FOXBORO LN	ALAMAN LESLIE W & PATRICIA L
22	832 FOXBORO LN	FINLEY RUBY
23	838 FOXBORO LN	MEZA SILVIO A
24	823 OXBOW LN	SANCHEZ JESUS G
25	910 PENGUIN DR	CHAPA RAMIRO
26	916 PENGUIN DR	LEWIS CATHERINE P ESTATE

07/03/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	920 PENGUIN DR	TAYLOR PAUL A
28	5401 MYSTIC TRL	MCNEIL LARKE L
29	824 OXBOW LN	JONES JANICE MARIE &
30	830 OXBOW LN	DAVIS STANLEY I
31	920 FOXBORO LN	IVORY WILLIE L JR &
32	907 FOXBORO LN	CHOICE D D
33	916 OXBOW LN	FINNELL SHIRLEY CONYERS
34	922 OXBOW LN	JONES SHIRELY
35	928 OXBOW LN	HUNT PATRICIA BELL &
36	934 OXBOW LN	COHEN GLORIA
37	940 OXBOW LN	BOSH ELMARIE
38	946 OXBOW LN	REGUERO PEDRO LUIS
39	952 OXBOW LN	TAYLORBROWN CATHY
40	958 OXBOW LN	MILLS MATTHEW JR & IDA
41	964 OXBOW LN	GRAY FLORENCE L
42	1006 OXBOW LN	CERBERUS SFR HOLDINGS LP
43	1012 OXBOW LN	BROADNAX NED
44	1018 OXBOW LN	GRACE JACQUELINE
45	917 FOXBORO LN	HENDERSON BILLY RAY & BESSIE FAYE
46	923 FOXBORO LN	BROWN CAROLE H
47	915 INDIAN CREEK TRL	LEON JESUS &
48	921 INDIAN CREEK TRL	MORGAN TAWANNA SHEPHERD
49	927 INDIAN CREEK TRL	NEALY DORIS A
50	933 INDIAN CREEK TRL	NOBLES DOCK C
51	939 INDIAN CREEK TRL	WILLIS GEORGE O
52	945 INDIAN CREEK TRL	HAWTHORNE YOLANDA S
53	1005 INDIAN CREEK TRL	MAYBERRY TONYA
54	1011 INDIAN CREEK TRL	JONES EDGAR D &
55	1017 INDIAN CREEK TRL	JACKSON ANDREW
56	1023 INDIAN CREEK TRL	JACKSON WILLIE L &
57	1029 INDIAN CREEK TRL	GILMORE GEORGE E

Z189-267(CY)

07/03/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1035 INDIAN CREEK TRL	MCGILBRA ADENA
59	1126 OXBOW LN	HENDRICKS IDA MAE
60	1116 OXBOW LN	STANSELL LARVENE S
61	1106 OXBOW LN	LEWIS ROMEO DR H JR
62	1036 OXBOW LN	WOLF BEE HOLDINGS LLC
63	1030 OXBOW LN	SEARCY CYNTHIA
64	1024 OXBOW LN	COKES ROBERT EARL
65	938 INDIAN CREEK TRL	ABISON LLC
66	944 INDIAN CREEK TRL	MCCRARY DAVID &
67	1004 INDIAN CREEK TRL	WILSON AMARI
68	5640 S MARSALIS AVE	Dallas ISD

FILE NUMBER: Z189-319(AU)

DATE FILED: July 26, 2019

LOCATION: Bounded by Berkshire Lane, Westchester Drive, Luther Lane and Douglas Avenue

COUNCIL DISTRICT: 13

MAPSCO: 25 X

SIZE OF REQUEST: +/- 4.5 Acres

CENSUS TRACT: 73.01

REPRESENTATIVE: Karl Crawley, Masterplan Consultants

OWNER/APPLICANT: Alpine Douglas, LLC

REQUEST: An application for a new subarea on property zoned Tract III within Planned Development District No. 314, the Preston Center Special Purpose District

SUMMARY: The applicant proposes to create a new subarea with modified standards for signage and to allow exterior illumination of signs.

STAFF RECOMMENDATION: Denial.

PRIOR CPC ACTION: On November 21, 2019 and January 9, 2020, the City Plan Commission held this item under advisement.

PLANNED DEVELOPMENT DISTRICT No. 314:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2051/Articles/ARTICLE%20314.pdf>

PLANNED DEVELOPMENT DISTRICT No. 314 EXHIBITS:

<http://www.dallascityattorney.com/51P/exhibits.html#a314>

BACKGROUND INFORMATION:

- The 4.5-acre request site is located in the Preston Center area and is currently developed with one-story and two-story retail buildings (Preston Center Pavilion) located on the north and east sides, along Berkshire Lane and Westchester Drive. A nine-story office tower is located on the southwest corner of the property. Both uses are served by aboveground parking garages located on the western side of the property, with access from Douglas Avenue and Luther Lane.
- The request site is zoned Tract III within Planned Development District No. 314, Preston Center Special Purpose District. PD No. 314 was established on July 26, 1989 and contains seven tracts and seven subareas in some of the tracts.
- Tract III of PD No. 314 generally defaults to uses allowed within MU-2 Mixed-Use District and establishes development standards for yard, lot and space regulations, off-street parking, and landscaping. PD No. 314 includes, under the provisions for general applicability, standards for illumination of buildings and structures and prohibits non-premise signs. For Tract III, PD No. 314 generally defaults to signage regulations for business zoning districts within Article VII of the Dallas Development Code.
- The applicant is proposing a new subarea within Tract III of the PD No. 314 that will allow different standards for exterior illumination of signs, allow larger signs, and allow rooftop signs. Rooftop signs are not permitted in the business zoning district per Article VII.
- On November 21, 2019, the City Plan Commission held this item under advisement. Since then, the applicant submitted revised conditions to decrease the maximum allowable size of the proposed two signs attached to structures located on a building from 225 square feet to 100 square feet. In addition, the applicant included a time limit for illumination between 6:30 am to 12 Midnight for all the proposed additional signs. This report has been updated to reflect this change.

Zoning History

There have been two zoning requests in the area within the last five years.

- 1. Z167-326:** On November 8, 2007, the City Council approved Subdistrict C within Tract II of Planned Development District No. 314, on property zoned Subdistrict A within Tract II of Planned Development District No. 314, located on the south line of Sherry Lane, and the east line of Lomo Alto Drive.

- 2. Z178-116:** On March 28, 2018, the City Council approved Specific Use Permit No. 2281 for a financial institution with drive-in window for a ten-year period with eligibility for automatic renewal for additional ten-year periods, on property zoned Tract 1, Subarea C, within Planned Development District No. 314, the Preston Center Special Purpose District, located on the south line of Northwest Highway, north line of Berkshire Lane, and west of Douglas Avenue.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW
Douglas Avenue	Community Collector	100 feet Bike plan
Berkshire Lane	Local	80 feet
Westchester Drive	Local	80 feet
Luther Lane	Local	80 feet

Traffic

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

Surrounding Land Uses

Area	Zoning	Use
Site	PD No. 314, Tract III	Retail, office
North Northeast	PD No. 314, Tract III	Retail, office
East	PD No. 314, Tract III	Public parking garage
Southeast South	PD No. 314, Tract III	Retail, office
West Southwest	PD No. 314, Tract II	Office, hotel
Northwest	PD No. 314, Tract I	Fire station

STAFF ANALYSIS

Comprehensive Plan

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

The proposed zoning request does not meet the following goals and objectives of the comprehensive plan:

URBAN DESIGN ELEMENT

Goal 5.2 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.1.2 Define urban character in Downtown and urban cores.

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

Area Plans

The *Northwest Highway and Preston Road Area Plan* was approved by Council on January 25, 2017. The community vision statement includes a reference to Preston Center as a renewed, walkable center that will serve as an urban core for the surrounding neighborhoods, with a balanced mixture of office, retail, residential, hospitality and entertainment facilities, making it possible to live, work and play without getting into your automobile.

The Plan includes seven study areas and approximately 1,370 acres. The area of request is located within Zone 1, Preston Center. In Preston Center, the Plan envisions the core of Preston Center as a vibrant, mixed-use concept with retail space located on the ground floor and office or residential spaces located on the upper floors.

Considering that the Plan encourages the Preston Center to become a walkable area with a pedestrian-oriented urban form, the scale and impact of the proposed additional signage does not align with the vision described in the Plan.

Land Use Compatibility

The 4.5-acre request site is located in the Preston Center area and is currently developed with a one-story and a two-story retail center (Preston Center Pavilion), on the north and east sides, along Berkshire Lane and Westchester Drive. A nine-story office tower is located on the center of the southwest corner of the property. Both uses

are served by aboveground parking garages located on the western side of the property, with access from Douglas Avenue and Luther Lane.

Surrounding land uses consist of retail and office buildings to the north, northeast, south, and southeast, and office uses to the west along Douglas Avenue. In general, Preston Center is a walkable mixed-use area that is sustained by the public parking garage and by the fully built building blocks with retail spaces directly accessible from the sidewalk.

The request site is zoned Tract III within Planned Development District No. 314, Preston Center Special Purpose District. Tract III generally defaults to uses allowed within MU-2 Mixed-Use District and establishes development standards for yard, lot and space regulations, off-street parking, and landscaping.

The retail portion of the property contains a one-story building on the southeast corner. Each retail unit in this building has direct access from the sidewalk and an attached sign. The northeast retail building is two stories in height and has multiple tenants (Preston center Pavilion). In this building, the first-floor units on the northern side, fronting Berkshire Lane, have direct access from the sidewalk and attached signs for each unit. The units on the eastern side, fronting Westchester Drive, and the second-floor units, have a common access through a lobby at the northwest corner and attached signs on both levels of the façade. The four-story parking garage on the northwest corner also contains attached signs on all levels of the façade for individual retail tenants.

The portion of the office building that faces Douglas Avenue on the southwest portion of the property is three stories. This building has one attached sign for the office tenant. A five-level parking garage is on the southern side and has access from both Luther Lane and Douglas Avenue. The parking garage has attached signs for office tenants on the eastern and western façades. The nine-story office tower is behind the parking garage and has attached signs located above 45 feet on the eastern and northern façades.

PD No. 314 includes several provisions and restrictions for signage. For Tract III, signs must comply with Article VII of the Dallas Development Code for business districts. Furthermore, under provisions for general applicability, the PD contains standards for illumination of buildings and structures. These standards prohibit exterior illumination of buildings, structures, signs, and art above 30 feet in height when located within 600 feet of private property in a residential district and above 45 feet in height in all other cases.

The applicant is proposing a new subarea within Tract III of Planned Development District No. 314 that will allow exterior illumination of a sign at a height of 65 feet and below in all cases, and illumination of existing signs facing north and east located at a height above 75 feet. The request includes a requirement for a maximum area of 175 square feet for signs located above 75 feet. This provision will allow the existing attached sign for the office building (Bank OZK) to illuminate the existing signs on the

eastern and northern façades and allow additional illuminated signage above 45 feet, as currently allowed in the entire PD No. 314.

Additionally, the applicant is requesting to allow two signs attached to structures located on a building and proposes conditions for the signs to be located within 50 feet from a corner of a building and have a maximum effective area of 100 square feet extending above up to one foot above the structure. According to the applicant, this provision will allow one of the retail tenants to install additional roof-top signs. Rooftop signs are currently not allowed by Article VII of the Dallas Development Code.

Sign regulations in business district per Article VII do not allow any sign to be attached on the following structures located on a building:

- Elevator penthouse or bulkhead.
- Mechanical equipment room.
- Cooling tower.
- Tank designed to hold liquid.
- Ornamental cupola or dome.
- Skylight.
- Clerestory.
- Visual screens which surround roof mounted mechanical equipment.
- Chimney and vent stacks.
- Amateur communications tower.
- Parapet wall over

However, Article VII regulations allow signs attached to a structure located on a building if it is an identification of the premise sign or is for a tenant that occupies more than 50% of the floor area. The existing allowances are not acceptable for the applicant.

The applicant also included hours of illumination for all the requested additional signage, between 6:30 am and 12 Midnight.

Considering that:

- the current signage provisions are appropriate for retail and office uses throughout the city, and that the request site does not present any particularity to require different sign regulations, staff finds that the request is only for additional signage;
- staff could not find a land use or urban form rationale to support the need for additional signage at this location;
- the Preston Center is a walkable area that requires human-scale urban form and good pedestrian activation that does not justify for higher and larger signage.

Based on this analysis, staff does not support the request.

Landscaping

No changes to the building or site are proposed, therefore no landscape requirements will be triggered by this request. The site must comply with landscape standards contained in PD. No. 314.

Parking

No changes to the building or site are proposed, therefore no additional parking is required. The site must comply with parking standards contained in PD. No. 314.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the area of request is not categorized as being within an MVA cluster, surrounding properties located further north, west, and south are located within a Category "A". Properties located across Northwest Highway, further northeast, are designated a Category "D".

LIST OF PARTNERS

OWNER

Alpine Douglas, LLC

Robert Dozier – Manager
Adam Rubinson – Manager
Matthew McMahan – Manager

APPLICANTS

Bank OZK (bank of the Ozark)

George Gleason – Chairman and CEO
Greg McKinney – CFO / CAO
Tim Hicks – Chief Administration Officer
Brannon Hamblen – President and COO – Real Estate Specialties Group
Tyler Vance – COO
John Carter – Chief Credit Officer
Alan Jessup – Chief Lending Officer
Cindy Wolfe – Chief Banking Officer
Jennifer Junker – Managing Director
Dennis James – Executive VP
Brad Rabel – Chief Audit Executive
Ed Wydock – Chief Risk Officer

Target

Brian Cornell – Chairman and CEO
Richard H Gomez – Executive VP
Melissa K Kremer – Executive VP
Don H Liu – Executive VP
Stephanie A Lundquist – Executive VP
Mike McNamara – Executive VP
John J Mulligan – COO
Minsok Pak – Executive VP
Janna A Potts – Executive VP
Cathy R Smith - CFO

PROPOSED PD CONDITIONS

ARTICLE 314.

PD 314.

Preston Center Special Purpose District

SEC. 51P-314.101. LEGISLATIVE HISTORY.

PD 314 was established by Ordinance No. 20397, passed by the Dallas City Council on July 26, 1989. Ordinance No. 20397 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20397 was amended by Ordinance No. 20619, passed by the Dallas City Council on May 9, 1990; Ordinance No. 22689, passed by the Dallas City Council on February 28, 1996; and Ordinance No. 23277, passed by the Dallas City Council on September 24, 1997. (Ord. Nos. 10962; 19455; 20397; 20619; 22689; 23277; 24914)

SEC. 51P-314.102. PROPERTY LOCATION AND SIZE.

PD 314 is established on property generally bounded by Northwest Highway on the north, Preston Road on the east, Colgate Avenue on the south, and the Dallas North Tollway on the west. The size of PD 314 is approximately 68.534 acres. (Ord. Nos. 20397; 24914; 27859)

SEC. 51P-314.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless the context clearly indicates otherwise, in this article:
- (1) BAR, LOUNGE, OR TAVERN USE means the "bar, lounge, or tavern" use defined in Section 51A-4.210.
 - (2) DIR means development impact review pursuant to Division 51A-4.800.
 - (3) FORMER PLANNED DEVELOPMENT DISTRICT NO. 6 means the planned development district established and governed by Ordinance No. 7059, passed by the Dallas City Council on September 10, 1956, as amended by Ordinance Nos. 14320 and 19221, passed by the Dallas City Council on November 5, 1973, and July 16, 1986, respectively. Copies of Ordinance Nos. 7059, 14320, and 19221 are included in this article as Exhibit 314A.
 - (4) NEARBY INTERSECTIONS means those street intersections within a one-quarter (1/4) mile radius of the building site.
 - (5) NEW DEVELOPMENT means any work that increases the total floor area on a building site.
 - (6) OFFICE USES means those uses defined in Section 51A-4.207.
 - (7) OWNER means the owner or owners, from time to time, of property in this district.

(8) PARAGRAPH means the first division of a subsection. Paragraphs are designated by arabic numerals in parentheses, e.g. "(1)."

(9) PRIVATE PROPERTY means any property not dedicated to public use, except that "private property" does not include the following:

(A) A private street or alley.

(B) Property on which a utility and public service use listed in Section 51A4.212 is being conducted as a main use.

(C) A railroad right-of-way.

(D) A cemetery or mausoleum.

(10) RAR means residential adjacency review pursuant to Division 51A-4.800.

(10.1) REMOTE COMMUNITY CENTER means a multi-functional facility sponsored or operated by a church as an accessory use to the church use where a combination of social, recreational, or educational activities are provided to church members and their families.

(11) RESIDENTIAL PROXIMITY SLOPE means the "residential proximity slope" defined in Section 51A-4.412.

(12) RETAIL AND PERSONAL SERVICE USES means those uses defined in Section 51A-4.210.

(13) SECTION means a section of this article.

(14) SUBAREA A means Subarea A in Tract I, Subarea A in Tract II, **Subarea A in Tract III**, or Subarea A in Tract IV.

(14.1) SUBAREA B means Subarea B in Tract II.

(15) SUBPARAGRAPH means a division of a paragraph. Subparagraphs are designated by capital letters in parentheses, e.g. "(A)." A division of a subparagraph is also referred to as a subparagraph.

(16) SUBSECTION means the first division of a section. Subsections are designated by lower case letters in parentheses, e.g. "(a)."

(17) SUP means specific use permit.

(18) THIS DISTRICT means the entire planned development district created by Ordinance No. 20397, as amended.

(19) TRACT means one of the tracts referred to in Section 314.105 of this article.

(20) UNACCEPTABLE LEVEL-OF-SERVICE means a level-of-service "E" or "F" as defined in the Highway Capacity Manual, Transportation Research Board of the National Research Council, Washington, D.C.

(21) USE CATEGORY means the group of uses defined in any one of the following sections: Sections 51A-4.201 through 51A-4.217. The name of the use category corresponds to the section title. For example, "Retail and Personal Service" is a use category consisting of those uses defined in Section 51A-4.210, which is entitled "Retail and Personal Service Uses."

(b) Unless otherwise stated, the definitions contained in CHAPTER 51A apply to this article. In the event of a conflict, this section controls.

(c) Unless otherwise stated, all references to code sections in this article refer to sections in CHAPTER 51A.

(d) The interpretations in CHAPTER 51A, including Section 51A-2.101, "Interpretations," apply to this article.

(e) The phrase "the only uses permitted are those permitted in the ... district" means that the uses indicated are permitted in this district under precisely the same conditions (e.g. SUP, DIR, RAR, etc.) as permitted in the referenced district.

(f) In the event of a conflict between this article and Ordinance No. 7059, passed by the Dallas City Council on September 10, 1956, as amended by Ordinance Nos. 14320 and 19221, passed by the Dallas City Council on November 5, 1973, and July 16, 1986, respectively (see Exhibit 314A), this article controls.

(g) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, this district and each tract within this district is considered to be a "nonresidential zoning district." (Ord. Nos. 20397; 23277; 24914; 26807; 27859; 28089; 28788)

SEC. 51P-314.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 314A: copies of Ordinance Nos. 7059, 14320, and 19221.
- (2) Exhibit 314B: Preston Center Special Purpose District tract boundary descriptions.
- (3) Exhibit 314C: tract map.
- (4) Exhibit 314D: Tract V development plan.
- (5) Exhibit 314E: Tract I, Subarea B development plan.
- (6) Exhibit 314F: Tract I, Subarea B landscape plan.
- (7) Exhibit 314G: Tract I, Subarea C development plan.
- (8) Exhibit 314H: Tract I, Subarea C landscape plan. (Ord. Nos. 28068; 28788; 30814)

SEC. 51P-314.103.2. DEVELOPMENT PLANS.

(a) In general. Except as provided in this section, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, and development schedule do not apply.

(b) Tract I, Subarea B. Development and use of the Property must comply with the Tract I, Subarea B development plan (Exhibit 314E). If there is a conflict between the text of this article and the Tract I, Subarea B development plan, the text of this article controls.

(c) Tract V. Development and use of the Property must comply with the Tract V development plan (Exhibit 314D). If there is a conflict between the text of this article and the Tract V development plan, the text of the article controls. (Ord. 28788)

SEC. 51P-314.104. ZONING CLASSIFICATION CHANGE AND DISTRICT NAME.

PD 314 is to be known as the Preston Center Special Purpose District. The boundaries of this district are described in Exhibit A of Ordinance No. 20397. (Ord. Nos. 20397; 24914)

SEC. 51P-314.105. CREATION OF SEPARATE TRACTS.

This district is divided into seven tracts: Tracts I, II, III, IV, V, VI, and VII. In addition, Tract I contains a designated “Subarea A,” a designated “Subarea B,” and a designated “Subarea C,” Tract II contains a designated “Subarea A,” a designated “Subarea B,” and a designated “Subarea C,” Tract III contains a designated “Subarea A,” and Tract IV contains a designated “Subarea A.” The boundaries of all tracts, including Subareas A in Tracts I, II, and IV, Subareas B in Tracts I and II, and Subareas C in Tracts I and II are verbally described in Exhibit 314B. A map showing the boundaries of the various tracts, including Subareas A in Tracts I, II, III and IV, Subareas B in Tracts I and II and Subareas C in Tracts I and II, is labeled Exhibit 314C. If there is a conflict, the verbal descriptions in Exhibit A of Ordinance No. 20397 and Exhibit 314B control over the graphic description in Exhibit 314C. (Ord. Nos. 23277; 24914; 27859; 28089; 28788; 30698; 30814)

SEC. 51P-314.106. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACTS I AND V.

(a)Use regulations. The following use regulations apply in Tracts I and V (including Subareas A, B, and C):

- (1) Except as otherwise provided in Paragraph (2), the only uses permitted are:
 - (A) those permitted in the NO(A) district;
 - (B) in Subareas A and C of Tract I and Tract V only, financial institution with drive in windows *[SUP]*;
 - (C) in Subarea B of Tract I only, fire station (permitted by right); and
 - (D) in Tract V only, multifamily.

(b) Yard, lot, and space regulations. The following yard, lot, and space regulations apply in Tracts I and V (including Subareas A and B):

(1) Front, side, and rear yards.

(A) Except as provided in this paragraph, minimum front, side, and rear yards are the same as those for the NO(A) district.

(B) In Subarea B of Tract I, no minimum front yard is required on Douglas Avenue or Berkshire Lane and no minimum side yard or rear yard are required.

(C) In Tract V, no side yard is required.

(2) Density. In Tract V, maximum number of dwelling units is 115.

(3) Floor area. In Tract V, maximum floor area is 200,000 square feet.

(4) Floor area ratio.

(A) Tract I.

(i) Except as provided in this subparagraph, maximum floor area ratio is 0.5.

(ii) In Subarea B, maximum floor area ratio is 1.19.

(B) Tract V. Maximum floor area ratio is 1.94.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: 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.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is as follows:

(i) 30 feet in Tract I.

(ii) 119 feet in Tract V.

(6) Lot coverage.

(A) Tract I.

(i) Except as provided in this subparagraph, maximum lot coverage is 50 percent.

(ii) For Subarea B, maximum lot coverage is 85 percent.

(B) Tract V. Maximum lot coverage is 60 percent.

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

(7) Stories.

(A) Tract I. Maximum number of stories above grade is two. Parking garages are exempt from this requirement but must comply with the height regulations in Paragraph (5).

(B) Tract V. Maximum number stories above grade is nine. The top story may only be used for mechanical equipment. Parking garages are exempt from this requirement but must comply with the height regulations in Paragraph (5).

(c) Required off-street parking.

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

(2) For office uses in Tract V, one space per 410 square feet of floor area is required.

(d) Tract V environmental performance standards.

(1) In general. Except as provided in this section, see Article VI.

(2) LEED certification.

(A) A United States Green Building Council's Leadership in Energy and Environmental Design (LEED) checklist, effective May 1, 2004 (or more current), must be submitted with an application for a building permit for development, indicating how the development will comply with a LEED compliance designation. A LEED accredited professional designated by the department must affirm that development plans submitted for a building permit are LEED compliant. The building official must determine that the project is consistent with the standards and criteria for a LEED certified designation before a building permit may be issued.

(B) If during development, the developer is unable to achieve all of the green building rating system points identified on the checklist, the developer must replace any points not achieved with other green building rating system points acceptable under the United States Green Building Council's LEED rating system.

(C) All supporting documentation and templates related to the points previously approved by the city for the LEED level designation must be submitted with an application for a certificate of occupancy. A certificate of occupancy may not be issued until a LEED accredited professional designated by the department affirms that the building complies with the LEED certified designation.

(e) Landscape regulations.

(1) Tract I.

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

(B) In Subarea B, landscaping must be provided as shown on the Tract I, Subarea B landscape plan (Exhibit 314F). If there is a conflict between the text of this article and the Tract I, Subarea B landscape plan, the text of this article controls.

(C) In Subarea C, landscaping must be provided as shown on the Tract I, Subarea C landscape plan (Exhibit 314H). If there is a conflict between the text of this article and the Tract I, Subarea C landscape plan, the text of this article controls.

(2) Tract V.

(A) Landscaping must be provided in accordance with Section 51P-314.112.

(B) Except as provided in this paragraph, tree preservation, removal, and replacement must comply with Article X.

(C) Replacement trees must be planted in the right-of-way adjacent to the lot where the protected trees were removed or injured.

(f) Development impact review in Tracts I and V (including Subareas A and B). A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation. (Ord. Nos. 22689; 24914; 26807; 28068; 28788; 30814)

SEC. 51P-314.107. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACT II.

(a) Use regulations. The following use regulations apply in Tract II (including Subareas A, B, and C):

(1) Except as otherwise provided in Paragraph (2), the only uses permitted are:

(A) those permitted in the GO(A) and MF-4(A) districts; and

(B) retirement housing (permitted by right).

(2) The "bar, lounge, or tavern" use is prohibited.

(3) When a special events permit has been issued under Chapter 42A of the Dallas City Code, outside sales and display of merchandise in conjunction with that special event may occur in any area authorized by the permit. Otherwise:

(A) the "outside sales" main and accessory uses are prohibited; and

(B) accessory outside display of merchandise is subject to the following

restrictions:

(i) All merchandise displayed must be located within 10 feet of a building facade of the business making the display.

(ii) No merchandise may be displayed in that portion of a street or alley improved, designed, or ordinarily used for vehicular travel, or on a parking space located on a public street or alley.

(iii) If merchandise is placed on a sidewalk, the sidewalk must have a minimum unobstructed width of five feet at all times.

(b) Yard, lot, and space regulations. The following yard, lot, and space regulations apply in Tract II (including Subareas A, B, and C):

(1) Front yard.

(A) Except as otherwise provided in Subparagraph (B), the minimum front

yard is:

- (i) 15 feet where adjacent to Lomo Alto Drive; and
- (ii) no minimum in all other cases.

(B) An additional 20-foot "urban form" front yard setback is required for a building exceeding 45 feet in height if the building is on a lot whose front yard is adjacent to Lomo Alto Drive. The additional setback is only required for that portion of the building exceeding 45 feet in height.

(2) Side and rear yards. Minimum side and rear yards are the same as those for the GO(A) district.

(3) Floor area ratio. Maximum floor area ratio is 4.0.

(4) Dwelling unit density. No maximum dwelling unit density.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exceptions:

(i) 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. In Subarea C, railings, parapet walls, trellises, and architectural features such as wind barriers, wing walls, and patio dividing walls may project through the slope to a height not to exceed the maximum structure height, or eight feet above the slope, whichever is less.

(ii) For purposes of calculating the maximum permitted height of a structure located in Subareas A and B of Tract II only, if the structure has no openings above 36 feet in height facing the residential neighborhood directly across the Dallas North Tollway, those sites of origination located west of the Dallas North Tollway are considered to project residential proximity slopes as follows:

ZONING CATEGORY	ANGLE OF PROJECTION	EXTENT
R, R(A), D, D(A), TH, and TH(A)	21.3°	Infinite; (1 to 2.56 slope)

otherwise, the standard residential proximity slope (1 to 3 slope), as defined in Section 51A-4.412, applies. For purposes of this subparagraph, the term "opening" means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 180 feet.

(6) Lot coverage. Maximum lot coverage is 100 percent.

(7) Stories. Maximum number of stories above grade is 14. Parking garages are exempt from this requirement but must comply with the height regulations in Paragraph (5).

(c) Required off-street parking. Required off-street parking in Tract II (including Subareas A, B, and C) must be provided for each use in accordance with Chapter 51A.

(d) Landscaping regulations. Landscaping in Tract II (including Subareas A, B, and C) must be provided on all property in accordance with Article X of Chapter 51A or Section 51P-314.112 of this article.

(e) Development impact review in Tract II (including Subareas A, B, and C). A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation.

(f) Attached signage in Subarea B. In addition to the attached signage allowed in non-business zoning districts in Article VII of Chapter 51A, one attached sign may be placed on both the northern and southern facades of any building, in accordance with the following standards:

(1) Additional attached signs must be located within the area of the 5th and 6th stories above ground level.

(2) The additional attached signs may contain a maximum of five words each, with letters and symbols no taller than six feet in height.

(3) The maximum effective area of each additional attached sign permitted under this subsection is 125 square feet. (Ord. Nos. 20397; 20619; 24914; 28089; 30698)

SEC. 51P-314.108. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACT III.

(a) Use regulations. The following use regulations apply in Tract III:

(1) Except as otherwise provided in Paragraph (2), the only uses permitted are those permitted in the MU-2 district.

(2) The "bar, lounge, or tavern" use is prohibited.

(3) That portion of City Block 5623 bounded by Berkshire Lane on the north, Kate Street on the east, Luther Lane on the south, and Westchester Drive on the west is limited to parking uses only.

(4) When a special events permit has been issued under Chapter 42A of the Dallas City Code, outside sales and display of merchandise in conjunction with that special event may occur in any area authorized by the permit. Otherwise:

(A) the "outside sales" main and accessory uses are prohibited; and

(B) accessory outside display of merchandise is subject to the following restrictions:

(i) All merchandise displayed must be located within 10 feet of a building facade of the business making the display.

(ii) No merchandise may be displayed in that portion of a street or alley improved, designed, or ordinarily used for vehicular travel, or on a parking space located on a public street or alley.

(iii) If merchandise is placed on a sidewalk, the sidewalk must have a minimum unobstructed width of five feet at all times.

(b) Yard, lot, and space regulations. The following yard, lot, and space regulations apply in Tract III **(including Subarea A)**:

(1) Front yard.

(A) Except as otherwise provided in Subparagraph (B), the minimum front

yard is:

(i) 15 feet where adjacent to Northwest Highway or Preston

Road;

and

(ii) no minimum in all other cases.

(B) An additional 20-foot "urban form" front yard setback is required for a building exceeding 45 feet in height if the building is on a lot whose front yard is adjacent to Northwest Highway or Preston Road. The additional setback is only required for that portion of the building exceeding 45 feet in height.

(2) Side and rear yards. Minimum side and rear yards are the same as those for the MU-2 district.

(3) Floor area ratio. Maximum floor area ratio is 2.0.

(4) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: 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.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is:

(i) 40 feet on Lots 7, 8, and 9 in City Block 5623 and on that portion of City Block 5623 bounded by Berkshire Lane on the north, Kate Street on the east, Luther Lane on the south, and Westchester Drive on the west; and

(ii) 85 feet on all other property.

(5) Lot coverage. Maximum lot coverage is 100 percent.

(6) Stories.

(A) Maximum number of stories above grade is:

(i) three on Lots 7, 8, and 9 in City Block 5623; and

(ii) six on all other property.

(B) Parking garages are exempt from the requirements of Subparagraph (A), but must comply with the height regulations in Paragraph (4).

(c) Required off-street parking. The following off-street parking regulations apply in Tract III **(including Subarea A)**:

(1) Except as otherwise provided in this subsection, required off-street parking must be provided for each use in accordance with Chapter 51A.

(2) If at least 800 off-street parking spaces are available for use by the general public as part of an improved parking facility located on that portion of City Block 5623 bounded by Berkshire Lane on the north, Kate Street on the east, Luther Lane on the south, and Westchester Drive on the west, the number of off-street parking spaces required for each use shall be a percentage of the number of parking spaces required for that use in Division 51A-4.200, "Use Regulations," of the Dallas Development Code, as amended, as follows:

<u>USE CATEGORY</u>	<u>PERCENT OF DIVISION 51A-4.200 REQUIREMENT</u>
Retail and personal service	60 percent
All other use categories	75 percent

Delta credits, if any, shall not be taken into account when making the above calculation. Such credits, if any, shall be applied after the above calculation is made. (Consult Section 51A-4.704 for more information regarding the delta theory generally.)

(3) Remote parking for a use in Tract III may be located anywhere within Tract III regardless of the walking distance between the parking and the use served.

(4) In February 1993, and every five years thereafter, the department of public works and transportation shall:

- (A) evaluate the off-street parking needs of all uses in Tract III; and
- (B) if necessary, recommend that appropriate changes be made to the off-street parking requirements of this subsection.

(5) All parking studies required under Paragraph (4) must be made available for public inspection upon their completion. The director of planning and development shall maintain a list of all persons requesting early notification of zoning matters affecting this district and notify those persons whenever a parking study required under Paragraph (4) has been completed.

(d) Landscaping regulations. Landscaping in Tract III **(including Subarea A)** must be provided on all property in accordance with Article X of Chapter 51A or Section 51P-314.112 of this article.

(e) Development impact review in Tract III, (including Subarea A). A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre

per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation. (Ord. Nos. 20397; 20619; 24914)

SEC. 51P-314.109. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACTS IV AND VII.

(a) Use regulations. The following use regulations apply in Tracts IV and VII:

(1) Except as provided in this subsection, the only uses permitted are those permitted in the MU-2 district.

(2) The "bar, lounge, or tavern" use is prohibited.

(3) When a special events permit has been issued under Chapter 42A of the Dallas City Code, outside sales and display of merchandise in conjunction with that special event may occur in any area authorized by the permit. Otherwise:

(A) the "outside sales" main and accessory uses are prohibited; and

(B) accessory outside display of merchandise is subject to the following restrictions:

(i) All merchandise displayed must be located within 10 feet of a building facade of the business making the display.

(ii) No merchandise may be displayed in that portion of a street or alley improved, designed, or ordinarily used for vehicular travel, or on a parking space located on a public street or alley.

(iii) If merchandise is placed on a sidewalk, the sidewalk must have a minimum unobstructed width of five feet at all times.

(4) A remote community center is allowed in Tract VII. A remote community center is not required to be located on the same lot as the church, but the lot containing a remote community center must be within 100 feet of the lot containing the church.

(b) Yard, lot, and space regulations. The following yard, lot, and space regulations apply in Tracts IV and VII:

(1) Front yard. Minimum front yard is:

(A) 15 feet where adjacent to Preston Road, Douglas Avenue, or Weldon Howell Parkway; and

(B) no minimum in all other cases.

(2) Side and rear yards.

(A) In Tract IV, minimum side and rear yards are the same as those for the MU-2 district.

(B) In Tract VII, minimum side and rear yards are five feet.

(3) Floor area ratio.

(A) In Tract IV, maximum floor area ratio is 2.0.

(B) In Tract VII, maximum floor area ratio is 1.0.

(4) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope.

(B) Preston Road slope. If any portion of a structure is over 45 feet in height, that portion may not be located above the plane projecting upward and outward from Preston Road at an angle of 26.5° (1 to 2 slope) through the line formed by the intersection of:

(i) the vertical plane extending through the Preston Road front yard setback line; and

(ii) the horizontal plane 45 feet above grade.

(C) Exception to slope restrictions. Structures listed in Section 51A-4.408(a)(2) may project through the slopes described in Subparagraphs (A) and (B) to a height not to exceed the maximum structure height, or 12 feet above the slopes, whichever is less.

(D) Maximum structure height.

(i) Unless further restricted under Subparagraphs (A) and (B), in Subdistrict IV, maximum structure height is 120 feet.

(ii) In Tract VII, maximum structure height is 45 feet.

(5) Lot coverage.

(A) In Tract IV, maximum lot coverage is 100 percent.

(B) In Tract VII, maximum lot coverage is 80 percent.

(6) Stories. Maximum number of stories above grade is nine. Parking garages are exempt from this requirement but must comply with the height regulations in Paragraph (4).

(7) Floor area.

(A) In Tract IV, subarea A may not have more than 30,000 square feet of retail and personal service uses.

(B) In Tract VII, maximum floor area is 42,000 square feet.

(c) Required off-street parking. The following off-street parking regulations apply in Tracts IV and VII:

(1) Except as otherwise provided in this subsection, required off-street parking must be provided for each use in accordance with Chapter 51A.

(2) In Subarea A, the off-street parking requirement is 1,306 spaces. Subsection (e), "Off-Street Parking Reduction Option," of Section 51P-314.111 of this article does not apply to property located in Subarea A.

(3) No parking spaces are required for a remote community center.

(4) Tract VII is considered one lot for parking purposes.

(5) Required off-street parking for a church may be provided on an adjacent lot within Subdistricts IV or VII.

(d) Landscaping regulations. Landscaping in Tracts IV and VII must be provided on all property in accordance with Article X of Chapter 51A or Section 51P-314.112 of this article.

(e) Development impact review in Tracts IV and VII. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot

collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation. (Ord. Nos. 20397; 20619; 23277; 24914; 26708; 27859)

SEC. 51P-314.110. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACT VI.

(a) Use regulations. The following use regulations apply in Tract VI:

(1) Except as otherwise provided in Paragraph (2), the only uses permitted are those permitted in the CR district.

(2) The "bar, lounge, or tavern" use is prohibited.

(3) When a special events permit has been issued under Chapter 42A of the Dallas City Code, outside sales and display of merchandise in conjunction with that special event may occur in any area authorized by the permit. Otherwise:

(A) the "outside sales" main and accessory uses are prohibited; and

(B) accessory outside display of merchandise is subject to the following restrictions:

(i) All merchandise displayed must be located within 10 feet of a building facade of the business making the display.

(ii) No merchandise may be displayed in that portion of a street or alley improved, designed, or ordinarily used for vehicular travel, or on a parking space located on a public street or alley.

(iii) If merchandise is placed on a sidewalk, the sidewalk must have a minimum unobstructed width of five feet at all times.

(b) Yard, lot, and space regulations. The following yard, lot, and space regulations apply in Tract VI:

(1) Front, side, and rear yards. Minimum front, side, and rear yards are the same as those for the CR district.

(2) Floor area ratio. Maximum floor area ratio is 0.75.

(3) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: 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.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 54 feet.

(4) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(5) Stories. Maximum number of stories above grade is four. Parking garages are exempt from this requirement but must comply with the height regulations in Paragraph (3).

(c) Required off-street parking. Required off-street parking in Tract VI must be provided for new development in accordance with Chapter 51A. Off-street parking for existing development must be provided as was required under former Planned Development District No. 6. (See Exhibit 314A)

(d) Traffic impact study required.

(1) Except as otherwise provided in this subsection, no building permit in Tract VI may be issued to authorize development at a FAR in excess of that permitted in former Planned Development District No. 6 unless and until the director of public works and transportation determines that such development will not result in an unacceptable level-of-service at nearby intersections.

(2) An applicant for a permit to authorize development at a FAR in excess of that permitted in former Planned Development District No. 6 shall submit a traffic impact study to the building official for review and approval by the director of public works and transportation. The director may reject a traffic impact study submitted if, in the opinion of the director, it does not contain sufficient information.

(3) Within 30 calendar days of the date the traffic impact study is accepted, the director of public works and transportation shall determine whether the development will result in an unacceptable level-of-service at nearby intersections. The applicant may appeal the decision of the director to the board of adjustment.

(4) The property owner assumes the risk that the provisions of this subsection have been complied with. Any permit issued in violation of this subsection is void.

(e) Landscaping regulations. Landscaping in Tract VI must be provided on all property in accordance with Article X of Chapter 51A. Development impact review in Tract VI. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation. (Ord. Nos. 20397; 20619; 24914)

SEC. 51P-314.111. PROVISIONS OF GENERAL APPLICABILITY.

(a) In general. The following subsections apply to all property in this district and are cumulative of the use regulations and development standards for individual tracts in the previous sections.

(b) Existing buildings conforming. All buildings lawfully existing at the time of passage of Ordinance No. 20397 shall be considered conforming.

(c) Illumination of buildings and structures.

(1) In this subsection:

(A) EXTERIOR ILLUMINATION means illumination provided for the primary purpose of attracting the attention of persons outside the premise on which it is located, regardless of whether the light source itself is physically located inside or outside of a building or structure. This definition includes illuminated holiday decorations.

(B) LIGHT SOURCE means a device such as a lamp, mantle, or bulb, or any portion thereof, which produces visible light.

(C) LUMINAIRE means a device or fixture containing a light source and means for directing and controlling the distribution of light from the source.

(2) The exterior illumination of buildings, structures, signs, and art is prohibited:

(A) above 30 feet in height when the item illuminated is located within 600 feet of private property in a residential district and the illumination is visible from that property; and

(B) above 45 feet in height in all other cases.

(C) In Tract III, Subarea A, exterior illumination of a sign is permitted at 65 feet and below in height in all cases. One illuminated sign attached to the parapet is allowed on each of the east and north facing facades above a height of 75 feet. The effective area of these signs attached to the parapet above 75 feet in height is 175 square feet. The illuminated signs allowed above 75 feet in height may only be illuminated between the hours of 6:30 a.m. and 12 midnight

All exterior illumination in this district must be brought into full compliance with this paragraph on or before July 28, 1989. No person shall have nonconforming rights to exterior illumination as defined in this subsection.

(d) Noise.

(1) Except as otherwise provided in this subsection, the noise regulations in Article VI of Chapter 51A apply in this district. In the event of a conflict between this subsection and Article VI, this subsection controls.

(2) The use of an outside public address or paging speaker is prohibited in this district.

(3) The use of an outside speaker as part of an intercom system must be approved by the director of planning and development if the speaker is located within 250 feet of private property in a residential district. Review and approval of the speaker are governed by the procedures and standards for residential adjacency review in Division 51A-4.800.

(4) Paragraphs (2) and (3) do not apply to special events for which a special events permit is issued under Chapter 42A of the Dallas City Code.

(e) Off-street parking reduction option.

(1) A property owner may reduce the standard off-street parking requirement for office uses up to 20 percent in Tracts II and IV and up to 10 percent in Tract III if the owner:

(A) submits a traffic impact study establishing that the reduction will not result in an unacceptable level-of-service at nearby intersections; and

(B) makes a "cash in lieu of parking" payment into a special city account, to be known as the Preston Center Parking and Transit Improvement Fund.

(2) The traffic impact study required under Paragraph (1) must be approved by the director of public works and transportation. The applicant may appeal the decision of the director to the board of adjustment.

(3) The amount of the "cash in lieu of parking" payment referred to in Paragraph (1) is calculated by taking 50 percent of the "cost of constructing a parking garage space" and multiplying that cost by the number of parking spaces that will not be required by reason of the payment. Until January 2, 1991, the cost of constructing a parking garage space is \$5,975.52. On January 2, 1991, and on January 2 of each odd-numbered year thereafter, the director of planning and development shall determine a new cost of constructing a parking garage space by using the following formula:

$$\text{National Median Cost} \times 320 \text{ sq. ft.} \times \text{Dallas Cost Index} \\ \text{Sq. Ft.}$$

where National Median Cost/Sq. Ft. is the national median cost per square foot of a parking space in a parking garage. Both the National Median Cost/Sq. Ft. and the Dallas Cost Index must be derived from the most recent issues of Building Construction Cost Data, published by the Robert Snow Means Company, Inc., of Kingston, Massachusetts, unless another publication is designated by the director of planning and development. In order for the off-street parking reduction to be considered in cases involving work for which a permit is required, the entire payment must be made to the building official before issuance of the permit.

(5) All money paid into the Preston Center Parking and Transit Improvement fund must be used for programs to promote new common area and shared use parking, ride sharing, van pooling, transit usage (including system improvements), and bike and walkway facilities. All programs on which the money is spent must directly benefit properties in this district.

(f) Parking structures. Parking structures located adjacent to or directly across a street or alley from private property in a residential district must have a facade treatment to ensure that vehicles parked are not visible from that property.

(g) Sanitation. Garbage storage areas, including dumpster, must:

(1) be located behind the front building line;

(2) be screened from all yards having frontage on Lomo Alto Drive, Preston Road, or Northwest Highway; and

(3) comply in all other respects with Chapter 51A and all other applicable ordinances of the city.

(h) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-2, or MF-2(A) district may penetrate or be located

above a residential proximity slope originating in that district. For purposes of this section, the term "opening" means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(i) Sign regulations.

(1) Non-premise signs, as defined in Article VII of the Dallas Development Code, as amended, are prohibited in this district.

(2) Section 51A-7.209, "Signs Displaying Noncommercial Messages," of the Dallas Development Code, as amended, applies in this district. (Ord. Nos. 20397; 20619; 24914)

(3) In Tract III, Subarea A, a maximum of two signs on each façade is allowed to be attached to a structure listed in Section 51A-7.211(a). The signs allowed under this section must be located within 50 feet of the corner of the building façade at the intersection of two streets. Each sign has a maximum effective area of 100 square feet is allowed to extend up to one foot above the structure. These signs are in addition to those allowed on that façade per Section 51A-7.300. These signs may only be illuminated between the hours of 6:30 am and 12 Midnight.

SEC. 51P-314.112. SPECIAL LANDSCAPING REGULATIONS.

(a) Definitions. Except as otherwise provided in this subsection, the definitions in Article X of Chapter 51A apply to this section. In this section:

(1) COURT OR PLAZA means a pedestrian area covered with a permeable or nonpermeable surface paving material.

(2) FRONT YARD means the area extending across the lot between the roadway and any facade of the main building facing the roadway and lines parallel to and extending outward from that facade.

(3) FRONT YARD LANDSCAPE AREA means an area in the front yard, as defined in this section, at least 80 percent of which is covered by natural grass, ground cover, or other natural plant materials.

(4) FYLA means front yard landscape area.

(5) INTERNAL STREET means a street that is internal to, i.e. not on the perimeter of, this district.

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

(7) SPECIAL AMENITIES ZONE means that area parallel to and between three and six feet from the back of the street curb in Tracts II, III, and IV, and that area parallel to and between three and 25 feet from the back of the street curb in Tract V.

(b) In general. Properties in Tracts II, III, and IV with front yard setbacks of less than 15 feet may comply with these special landscaping regulations as an alternative to strict compliance with Article X of Chapter 51A. Properties in Tract V must comply with the mandatory special landscaping provisions in Subsection (e). This section partially modifies the

requirements of Article X for qualifying properties. Those portions of Article X not expressly modified in this section continue to apply to all property in Tracts II, III, IV, and V. In the event of a conflict between this section and Article X, this section controls.

(c) Minimum point totals required. The minimum number of points needed for landscape plan approval varies depending on the tract the lot is in and the zoning district classification of adjacent properties as follows:

LOT WITH RESIDENTIAL ADJACENCY*	LOT WITHOUT RESIDENTIAL
25 points	15 points

***As defined in Section 51A-10.101 (Definitions). The alternatives from which an applicant may select to achieve the minimum point score needed for approval are referred to in this section as "design standards" and contained in Subsection (d).**

(d) Design standards.

(1) Front yard landscape area.

(A) Five points are awarded when one square foot of front yard landscape area (FYLA) is provided for each linear foot of lot frontage. One additional point may be earned for each additional increment of one square foot of FYLA per linear foot of lot frontage, up to a maximum of three additional points (eight points total). [Example: Seven points would be awarded if three square feet of FYLA was provided for each linear foot of lot frontage.]

(B) FYLA credits may be substituted for actual front yard landscape area. FYLA credits are earned when trees or shrubs are placed in the front yard as follows:

<u>SIZE OF TREE OR SHRUB</u>	<u>FYLA CREDIT</u>
1 tree: minimum 5 in. caliper	100 sq. ft.
minimum 2.5 in. caliper	50 sq. ft.
minimum 1 in. caliper	30 sq. ft.
1 shrub: minimum 4-foot height	30 sq. ft.
minimum 2-foot height	15 sq. ft.

(2) Pavement enhancement. Five points are awarded when at least 50 percent of all outdoor pedestrian and vehicular pavement area in the front yard consists of enhanced pavement. An additional one-half point may be earned for each additional increment of enhanced pavement constituting 10 percent of the total pedestrian and vehicular pavement area in the front yard.

(3) Pedestrian facilities.

(A) Courts or plazas. Three points are awarded when at least three square feet of courts or plazas are provided for each linear foot of lot frontage. One additional point is earned for each additional increment of one-half square foot of courts or plazas per linear foot of lot frontage, up to a maximum of two additional points (five points total).

(B) Covered walkways. Three points are awarded when walkways in the front yard are covered by awnings or canopies in accordance with this subparagraph. Coverage must be at least five feet in depth, and the total length of walkways covered must be equal to or greater than 25 percent of the length of the lot frontage. One additional point is awarded for each additional increment of walkway length covered that is equal to 25 percent of the lot frontage, up to a maximum of three additional points (six points total).

(C) Fountains, ponds, and sculpture. Three points are awarded when at least one-half square foot of front yard area for each linear foot of lot frontage is devoted to fountains, ponds, or sculpture. One additional point is earned for each additional increment of one-half square foot per linear foot of lot frontage, up to a maximum of two additional points (five points total).

(D) Seating area. Three points are awarded when at least 0.25 linear feet of seating is provided for each linear foot of lot frontage. One additional point is earned for each additional increment of 0.25 linear feet of seating per linear foot of lot frontage, up to a maximum of two additional points (five points total).

(e) Mandatory provisions.

(1) The following mandatory provisions must be complied with in addition to achieving the minimum number of points required by Subsection (c).

(2) Sidewalks must be provided and located in the special amenities zone.

(3) Any lot having frontage on an internal street or on Douglas Avenue must have:

(A) a minimum average sidewalk width of seven feet; and

(B) a minimum unobstructed sidewalk width of five feet.

(4) Any lot in Tract III having frontage on an internal street or on Douglas Avenue must have:

(A) a minimum average sidewalk width of ten feet; and

(B) a minimum unobstructed sidewalk width of seven feet.

(5) Street trees must be provided and located in the special amenities zone. The street trees must have a caliper of at least two and one-half inches and, except in Tract V, must be spaced no less than 25 feet apart, measured from trunk to trunk. The street trees in Tract V must be spaced no less than 15 feet apart and no more than 35 feet apart, measured from trunk to trunk, excluding driveways and required visibility triangles. In Tract V, street trees planted in the right-of-way may be counted towards the site tree requirements.

(6) Off-street loading and service areas must be screened from adjacent properties by a minimum six-foot-high screening wall or fence.

(7) Surface off-street parking must be screened from all adjacent public streets and residential properties by a wall or evergreen hedge. In Tract V, drive lanes and structured parking adjacent to Douglas Avenue must also be screened by a wall or evergreen hedge. Screening from adjacent public streets must be at least three feet in height, while screening from adjacent residential properties must be at least six feet in height.

(8) Pedestrian scale lighting must be provided and located in the special amenities zone. The light standards must be no greater than 14 feet in height and be spaced no more than 50 feet apart. The intensity of light on the pedestrian surface must be at least 1.5 foot-candles.

(9) Any lot in Tract V having frontage on Douglas Avenue must provide a minimum of 18 linear feet of seating area and a minimum of 200 square feet of courts or plazas in the front yard facing Douglas Avenue.

(f) Private license granted. The city council hereby grants a private license to the owners of all property in this district for the exclusive purpose of authorizing compliance with the landscaping requirements of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with Subsection (g) of this section. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or whenever the purpose or use of this license is likely to become a nuisance.

(g) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or pavement in the parkway. An application for a parkway landscape permit, if required, must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and be accompanied by plans or drawings showing the area of the parkway affected and the construction and planting proposed.

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

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

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

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees, landscaping, or pavement in the public right-of-way. (Ord. Nos. 20397; 24914; 28068)

SEC. 51P-314.113. COMPLIANCE DATES AND NONCONFORMING RIGHTS.

The compliance date of October 26, 1989, in Paragraph (5) of Subsection (c) of Section 11 of Ordinance No. 20397 applies only to light sources for the lighting of parking lots and garages [See Paragraphs (3) and (4) of that subsection].

(a) The compliance date of July 28, 1989, in Section 3 of Ordinance No. 20619 is not ex post facto, but reflects, for informational purposes, the original effective date of Paragraph (2) of Subsection

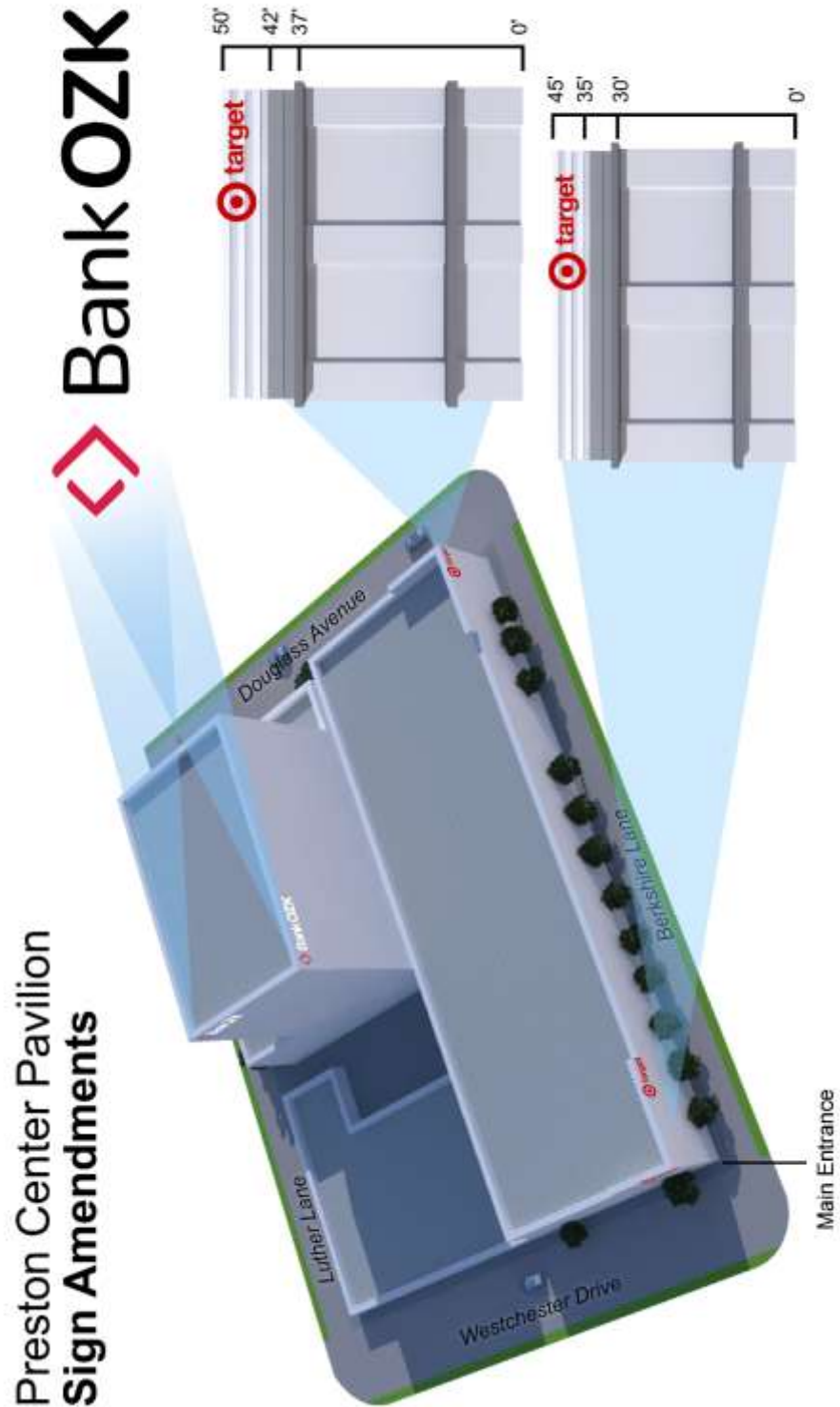
() of Section 11 of Ordinance No. 20397.

(c)The Dallas City Council did not grant, establish, or provide for nonconforming rights to illumination when it passed Ordinance No. 20397. (Ord. Nos. 20619; 24914)

SEC. 51P-314.114. CERTIFICATE OF OCCUPANCY CONDITIONED ON COMPLIANCE.

The building official shall not issue a certificate of occupancy for a use on the Property until there has been full compliance with this article and with the construction codes and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 20397; 24914; 26102)

SIGN ILLUSTRATION
(for information purposes only)



SIGN ILLUSTRATION
(for information purposes only)

T3292 Preston Center

Front elevation Current



Front elevation (no changes)



Front Right elevation Current



Front Right elevation - with proposed Target sign



SIGN ILLUSTRATION
(for information purposes only)

Rear Parking Garage elevation - with proposed Target sign



Right Parking Garage elevation - with proposed Target sign

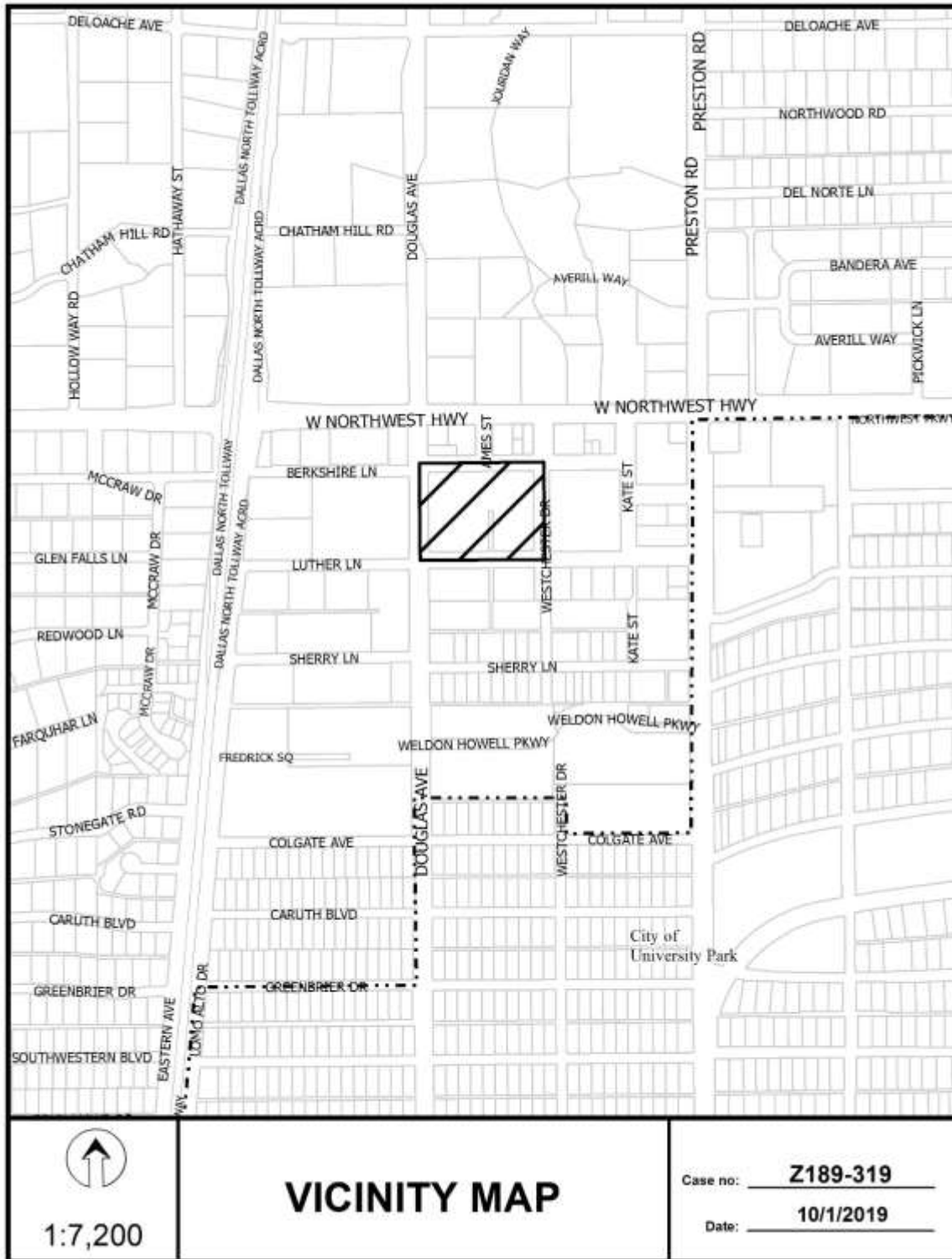


Rear Parking Garage elevation Current

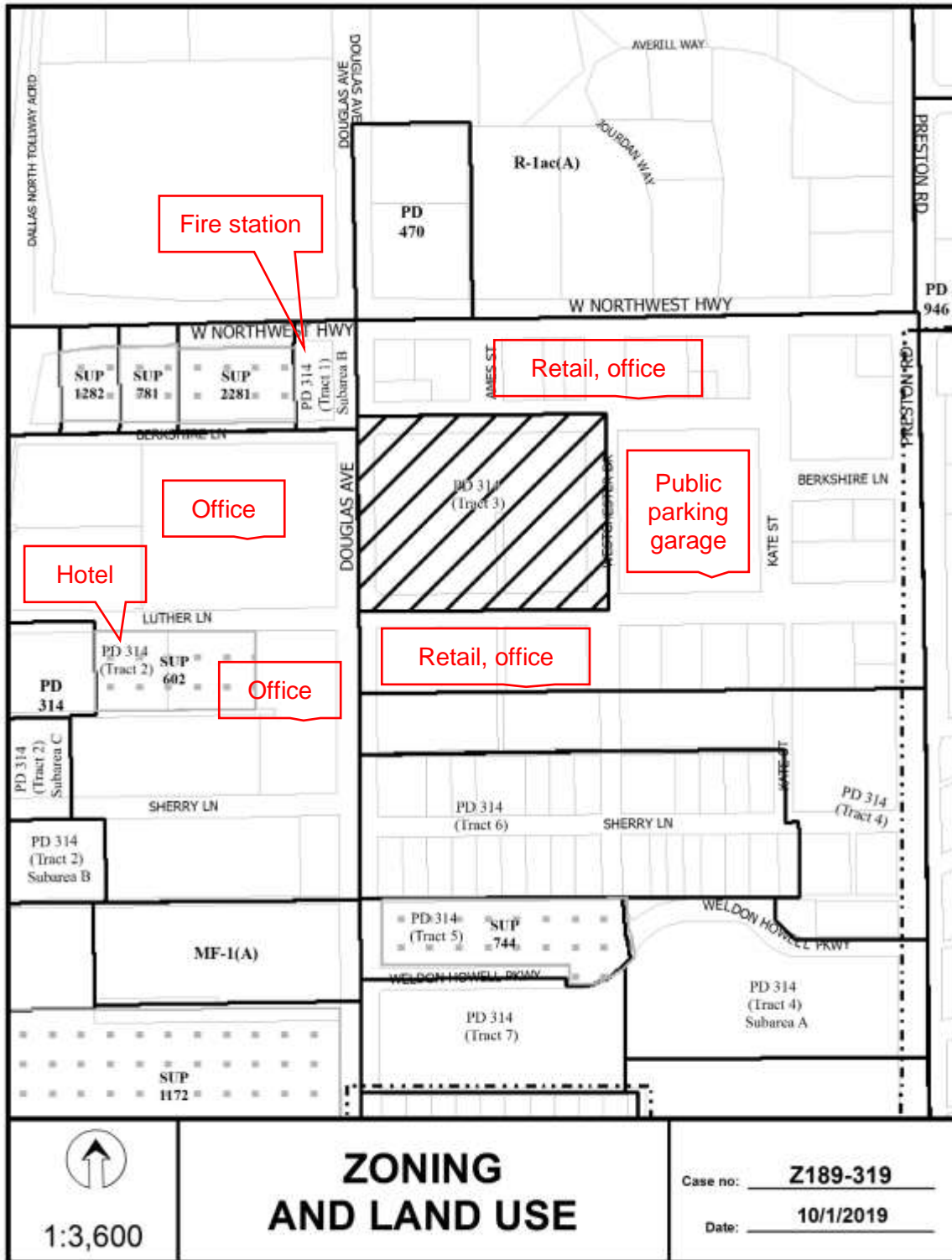


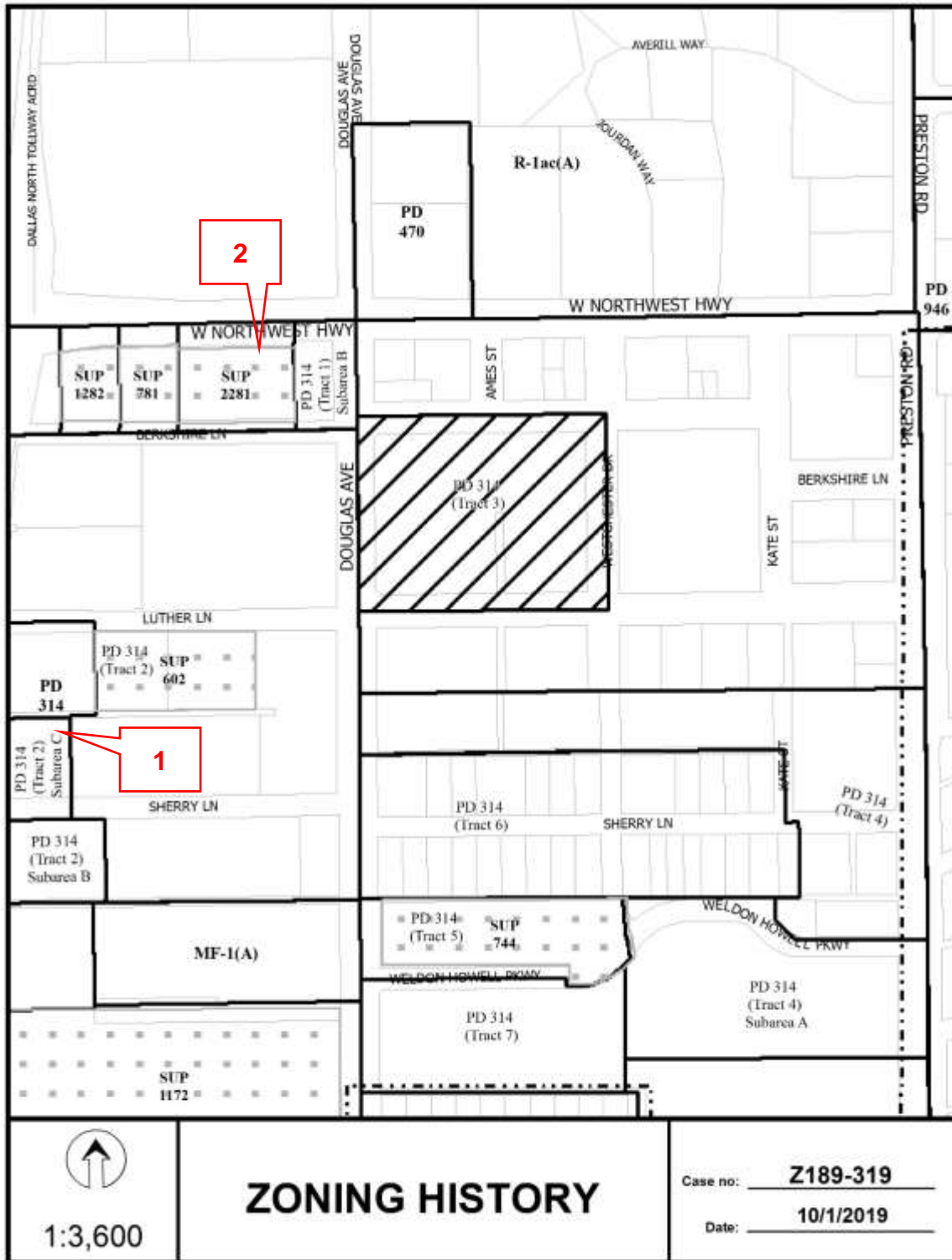
Right Parking Garage elevation Current

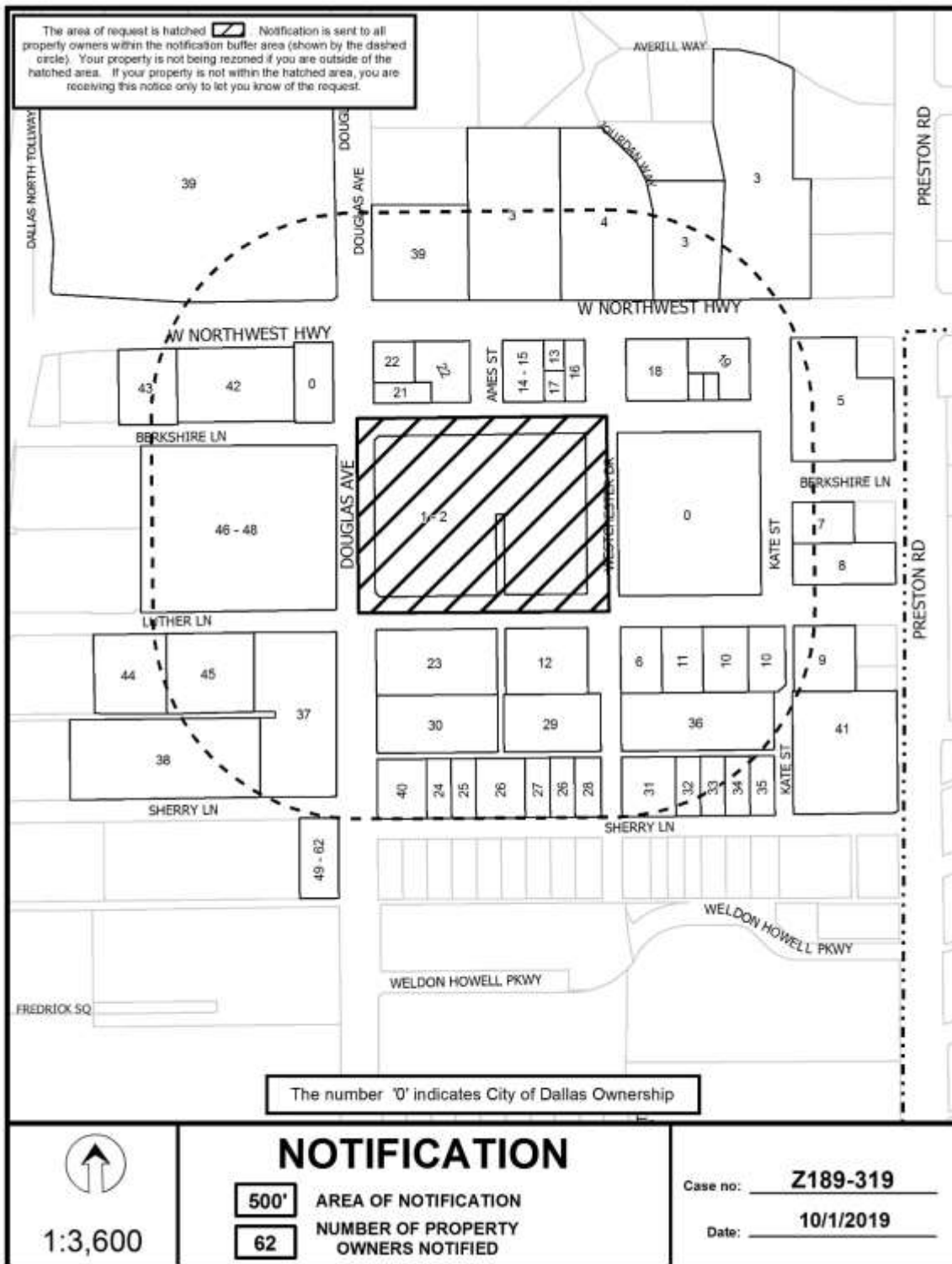












10/01/2019

Notification List of Property Owners***Z189-319******62 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8301 WESTCHESTER DR	ALPINE PRESTON CENTER LLC
2	8300 DOUGLAS AVE	ALPINE DOUGLAS LLC
3	5830 AVERILL WAY	CUBAN MARK
4	8531 JOURDAN WAY	JAUCHEN REALTY LLC
5	8411 PRESTON RD	DALLAS BERKSHIRE PARTNERS LTD
6	6100 LUTHER LN	TREK RESOURCES INC
7	8307 PRESTON RD	ROBBINS SERAFINA ETAL
8	6131 LUTHER LN	PRESTON SQUARE TRUST THE
9	6132 LUTHER LN	KATE LUTHER LP
10	6126 LUTHER LN	RAMSBOTTOM PARTNERS LP
11	6110 LUTHER LN	ALPINE LUTHER LANE LLC
12	6038 LUTHER LN	RB PASS LLC
13	5930 W NORTHWEST HWY	LOBELLO SAM INV
14	5926 W NORTHWEST HWY	LOBELLO SAM INV
15	5926 W NORTHWEST HWY	LCT MATHEWS JV
16	5938 W NORTHWEST HWY	KINNEY PROPERTY F & P LTD &
17	6033 BERKSHIRE LN	LEER LLC
18	8400 WESTCHESTER DR	SEARS DIANA COX &
19	5960 W NORTHWEST HWY	CURRIN LAND JOINT VENTURE
20	6117 BERKSHIRE LN	K & B COMM TEXAS LTD ETAL
21	6003 BERKSHIRE LN	BERKSHIRE DOUGLAS RETAIL
22	6019 BERKSHIRE LN	HBT PARTNERS LP
23	8226 DOUGLAS AVE	DOUGLAS PLAZA LAND LLC
24	6023 SHERRY LN	BV SHERRY II LP
25	6031 SHERRY LN	SHERRY LANE INV INC
26	6039 SHERRY LN	TOMLIN FAMILY LTD

10/01/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6059 SHERRY LN	K & B SHERRY TX LTD &
28	6071 SHERRY LN	6071 SHERRY LN VENTURE
29	8215 WESTCHESTER DR	MATILDA REALTY I LP
30	8222 DOUGLAS AVE	MP PRESTON CENTER OWNER LLC
31	6103 SHERRY LN	OCONNOR - SHERRY LANE LTD
32	6125 SHERRY LN	CONCORD SHERRY LANE LP
33	6137 SHERRY LN	YATER C M & SONS MFG JLRS
34	6141 SHERRY LN	BV SHERRY III LP
35	6147 SHERRY LN	THP SHERRY LANE LTD
36	8214 WESTCHESTER DR	8214 WESTCHESTER LLC
37	8235 DOUGLAS AVE	GPI DOUGLAS LP
38	5949 SHERRY LN	KBSIII STERLING PLAZA LLC
39	8505 DOUGLAS AVE	NORTHWEST BIBLE CHURCH
40	8200 DOUGLAS AVE	MILLCREEK SHERRY DOUGLAS
41	8201 PRESTON RD	TRT PRESTON SHERRY LLC
42	5858 W NORTHWEST HWY	DB FIVE GRILL LP
43	5840 W NORTHWEST HWY	NWHWY 5840 LLC
44	5944 LUTHER LN	LUTHER PRESTON CENTER LLC
45	5954 LUTHER LN	WOODBINE LEGACY
46	8343 DOUGLAS AVE	CFO DT III LLC
47	8333 DOUGLAS AVE	CFO DT III LLC
48	5960 BERKSHIRE LN	CFO DT IV LLC
49	8181 DOUGLAS AVE	WILLIS LISA HART
50	8181 DOUGLAS AVE	ALHADEF GARY & LEESA
51	8181 DOUGLAS AVE	DABKOWSKI JOHN G &
52	8181 DOUGLAS AVE	MABREY JAMES L
53	8181 DOUGLAS AVE	JOSEPHS JOHN &
54	8181 DOUGLAS AVE	BURFORD SCOTT & PAULA
55	8181 DOUGLAS AVE	DEASON KATERINA PANOS
56	8181 DOUGLAS AVE	CAMP BARBARA S
57	8181 DOUGLAS AVE	JAGMIN CHRIS L & LISA K

Z189-319(AU)

10/01/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8181 DOUGLAS AVE	DORAN RESIDENCE TRUST
59	8181 DOUGLAS AVE	WILLIAMSON JOHN D JR &
60	8181 DOUGLAS AVE	JACKSON MELVIN
61	8181 DOUGLAS AVE	RILEY SANDRA A
62	8181 DOUGLAS AVE	DEASON DARWIN

FILE NUMBER: Z189-370(AU)

DATE FILED: September 30, 2019

LOCATION: North line of Canada Drive, northwest of the terminus of Finis Street

COUNCIL DISTRICT: 6

MAPSCO: 44 E

SIZE OF REQUEST: ± 0.59 Acres

CENSUS TRACT: 101.01

REPRESENTATIVE: Daniel P. Provost

APPLICANT/OWNER: Francisco Ortiz, FODAP LLC

REQUEST: An application for an R-5(A) Single Family District on property zoned a CR Community Retail District

SUMMARY: The purpose of the request is to develop the site with two single family dwellings under the regulations of the R-5(A) Single Family District.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On January 9, 2020, the City Plan Commission held this item under advisement.

BACKGROUND INFORMATION:

- The 0.59-acre area of request is comprised of two vacant lots fronting Canada Drive, within the Bikers Park Neighborhood. The area of request is zoned an CR Community Retail District.
- The applicant is intending to build two single family homes on the two lots under the R-5(A) Single Family District regulations.

Zoning History

There have been no zoning change requests in the surrounding area in the past five years.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW
Canada Drive	Principal Arterial	80 feet Bike plan

Traffic

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

STAFF ANALYSIS

Comprehensive Plan

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.1 Implement the Trinity River Corridor Plan.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS
Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

2.1.1.8 Promote development of sustainable and quality housing through zoning regulations that provide for higher densities at appropriate infill and Greenfield site locations in order to attract and retain urban homeowners.

Area Plan

In May 1999, City Council approved West Dallas Comprehensive Land Use Study, with the mission to inventory all existing West Dallas land uses and identify zoning issues and strategic options that will influence the positive redevelopment and stability of the area.

The request site is located within zoning Subarea 8, Los Altos, largely comprised of single-family housing and makes no recommendation for zoning changes. Among the policies included in the plan are:

- Encourage infill housing development consistent with the existing residential character of the neighborhood.
- Encourage R-7.5(A) and R-5(A) zoning uses in subarea 8 to decrease the number of vacant and abandoned lots. Promote infill, new construction, and rehabilitation of existing structures where possible in subarea 8.

The applicant's request for a residential zoning district is consistent with the goals and policies of the West Dallas Comprehensive Land Use Study.

Trinity River Corridor Comprehensive Land Use Study was adopted by City Council in March 2005, and then revised in December 2009.

The 2050 Vision Statement for the Trinity River Corridor in Dallas The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment.

Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan’s recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City’s urban form to increase the appeal of urban life.

The request site is located within the Residential Traditional Module. This module recommends residential single-family detached as primary land uses, a combination of residential multifamily, retail neighborhood, office neighborhood, and civic uses as secondary land-uses, and parks and open spaces and single-family estate as optional land uses.

The request site is also located within the West Dallas District. Within this district the existing single-family residential uses, both in the interior and along the riverfront, are recommended to be protected and enhanced.

The Preferred Land Use Plan for the West Dallas District respects the concerns of area residents and stakeholders. The existing neighborhoods north of Singleton Boulevard will retain this character. The Residential Traditional land use module applied here maintains this development pattern. While this land use module can generally accommodate some multi-family, office and/or retail development, these uses should not extend into the single-family neighborhoods.

The applicant’s request is consistent with the goals and policies of the *Trinity River Corridor Comprehensive Land Use Study*.

Surrounding Land Uses

	Zoning	Land Use
Site	CR Community Retail	Undeveloped
North	A(A) Agricultural	Trinity River
East Southeast	R-5(A) Single Family	Single family
South	CR Community Retail	Single family
Southwest	CR Community Retail	Church
West	CR Community Retail	Undeveloped

Land Use Compatibility

The 0.59-acre area of request is comprised of two vacant lots fronting Canada Drive, within the Bikers Park neighborhood. The area of request is zoned a CR Community Retail District.

The applicant is intending to build two single family homes on the two existing lots that comprise the area of request. The proposed development will conform to the R-5(A) Single Family District regulations. The request site is surrounded by single-family uses to the east and south and church use to the southwest. Undeveloped properties are immediately adjacent to the west.

The existing CR district is comprised of a total of fourteen lots on both sides of Canada Drive, between Finis Street and the west line of Darien Street, and is surrounded by R-5(A) district on all sides. Six of the existing lots within the CR district are currently developed with single family and church uses, with the remaining lots being undeveloped.

Development Standards

District	Setbacks		Height (max)	Lot Coverage (max)	Density / FAR	Special Standards	Primary Uses
	Front (min)	Side & Rear (min)					
Existing: CR	15' (20' due to block face continuity requirements)	20' adj. to res. (not including A(A) 0' all others	54' Max 4 stories	60%	FAR: 0.5 office 0.75 combined	RPS Visual intrusion	agricultural, commercial & business service, industrial, institutional and community services, lodging, office, recreational, retail and personal services, transportation utility and public service, wholesale, distribution, storage
Proposed: R-5(A)	20'	5' SF 10' Others	30'	45% SF 25% others	1DU/lot		Single family residential

Overall, the most significant changes in development rights would include changing the site to primarily single-family residential land uses, decreasing the maximum allowable lot coverage and height, and the additional special standards to protect the neighborhood.

The proposed R-5(A) district will move the residential proximity slope generating line further west, thus having an impact in the surrounding properties that will remain within the CR district, to the south and west; however, it is important to note that this is an existing condition due to the CR district being surrounded by the R-5(A) district. Furthermore, considering that the majority of the remaining properties within the CR district are developed with single family and church uses, staff considers that the current uses will not be negatively affected by this zoning change.

After review of the existing development patterns of the surrounding properties and the necessity to preserve the character of the existing single-family neighborhood, staff recognizes the positive benefits of the expansion of the R-5(A) single family district. The proposed zoning change is consistent with the development and zoning patterns found in the area, and especially with the need to preserve the single-family character of Bikers Park neighborhood.

Parking

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. A single family use requires one parking space per dwelling unit when located within an R-5(A) District.

Landscaping

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

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The subject site is uncategorized. Adjacent properties to the east, south and west are within Category H.

Z189-370(AU)

List of Officers

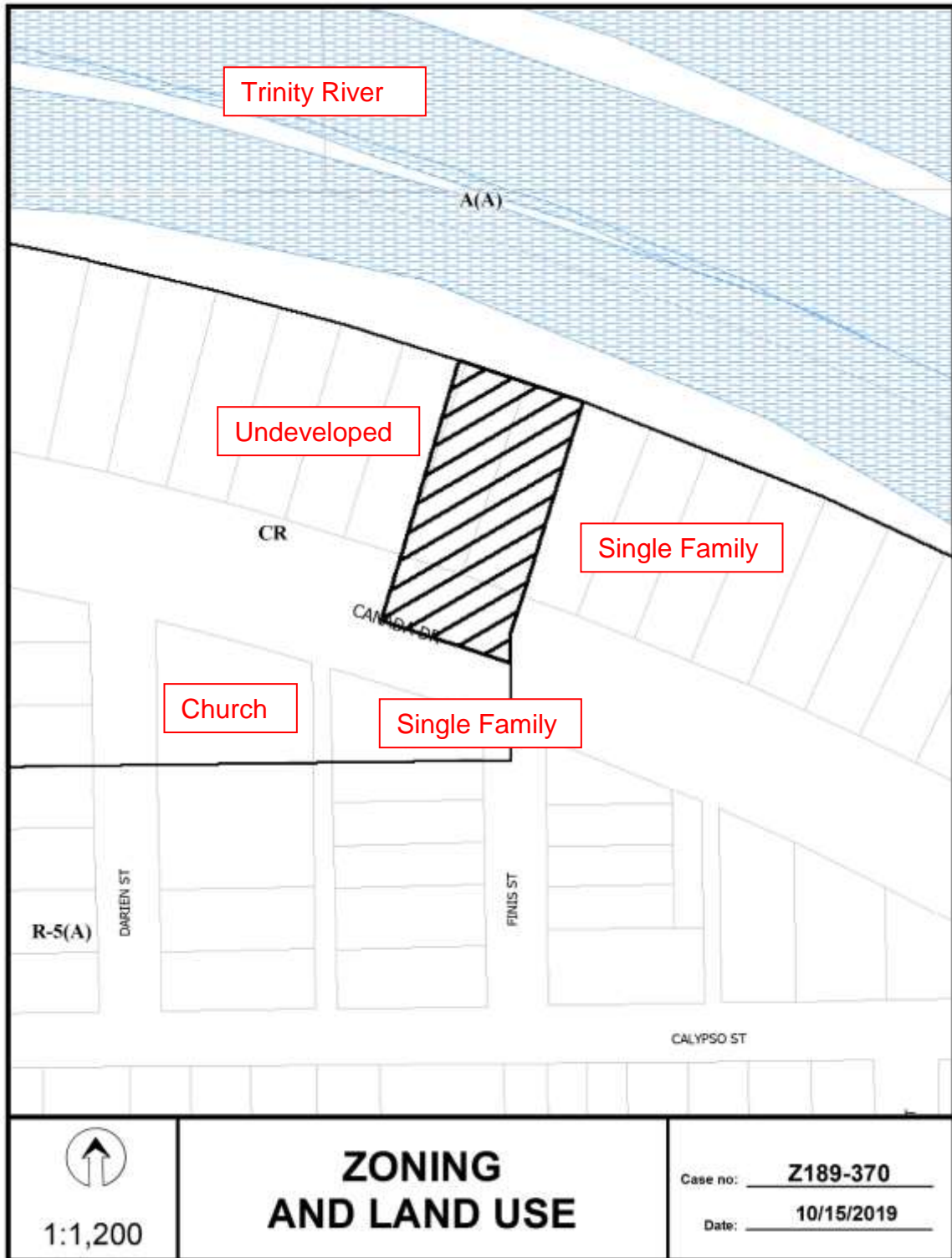
FODAP, LLC

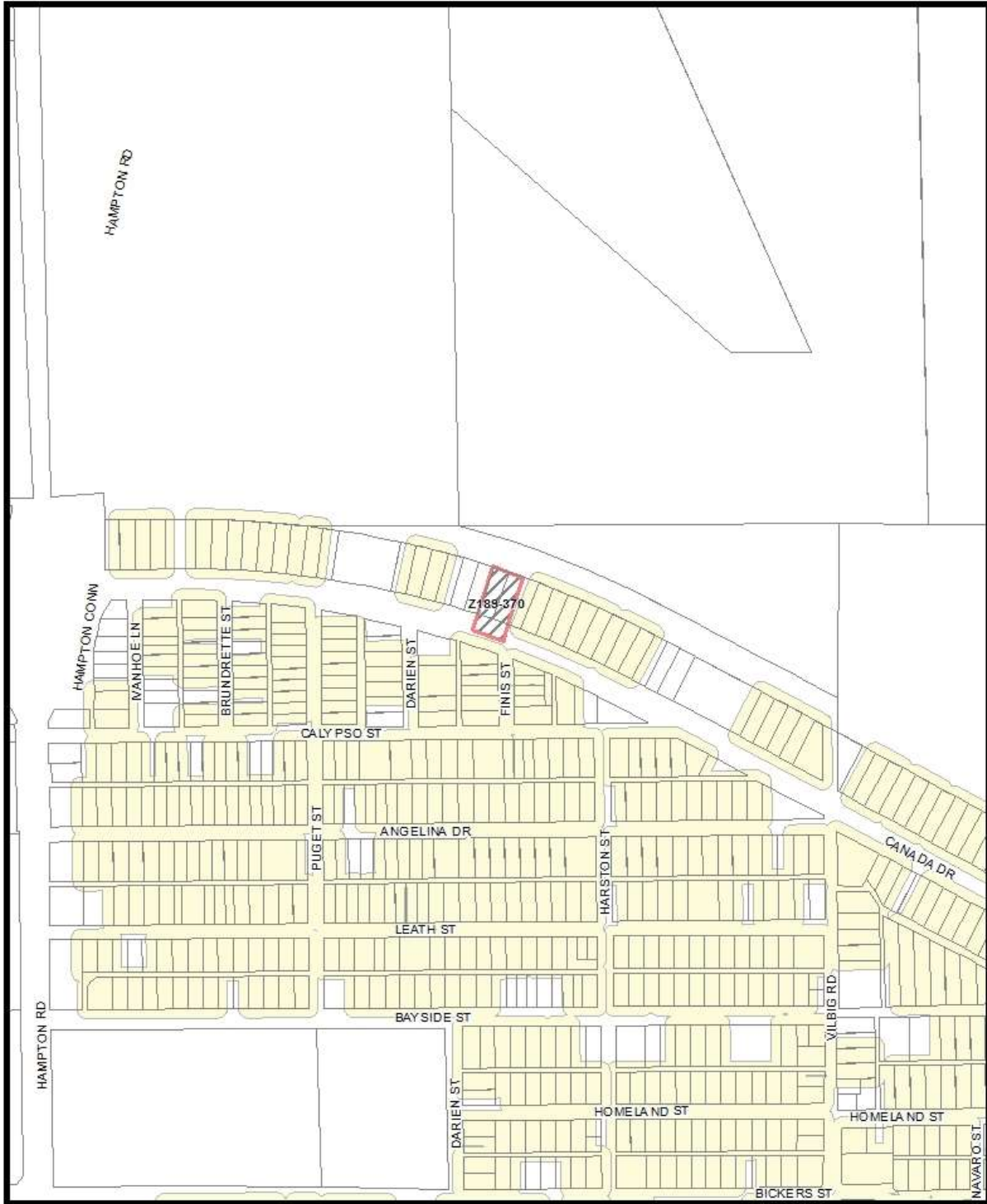
Francisco Ortiz - Partner

Daniel P Provost - Partner







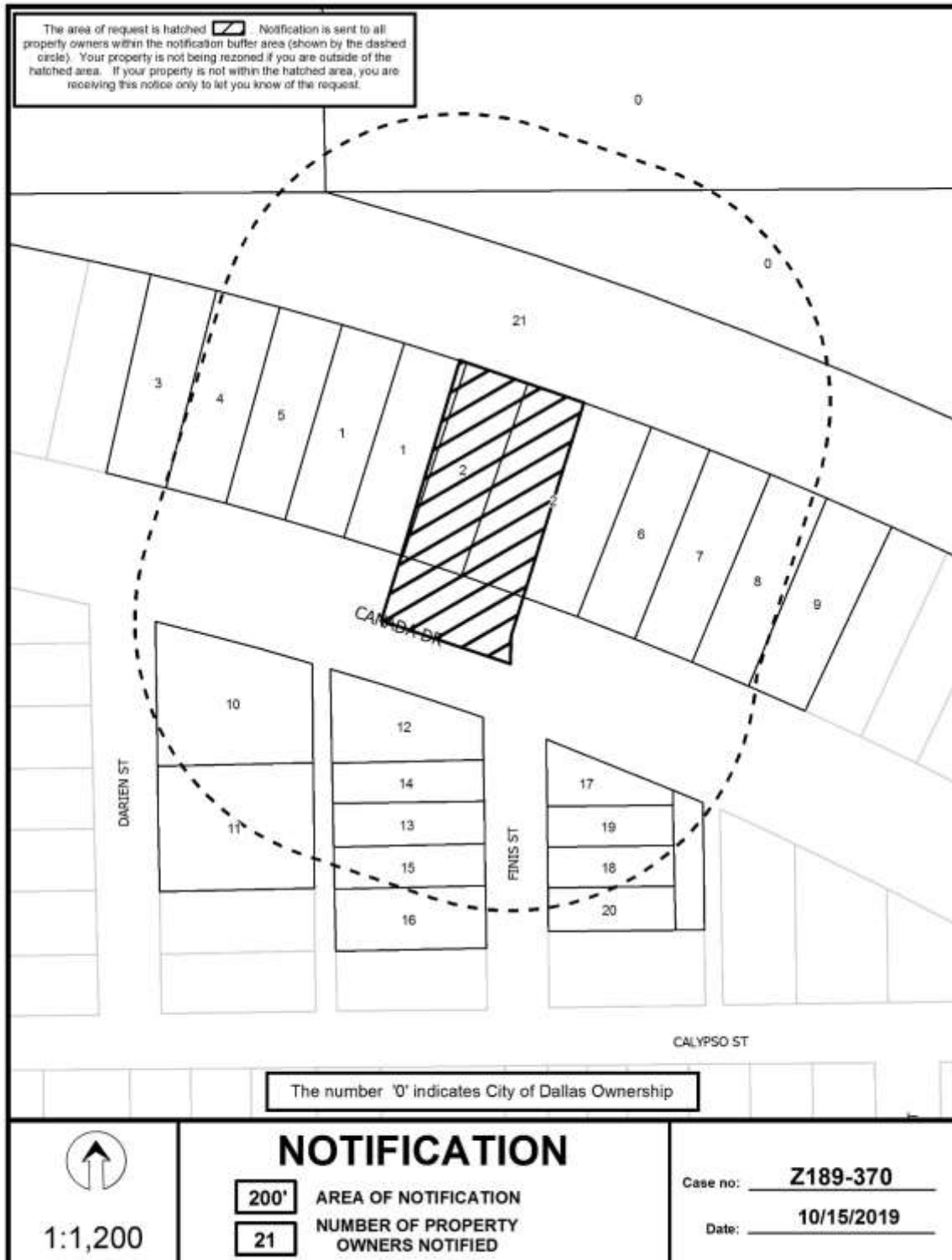


Market Value Analysis A B C D E F G H I NA



Market Value Analysis

Printed Date: 10/15/2019



10/15/2019

Notification List of Property Owners

Z189-370

21 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1943 CANADA DR	SHERMAN JAMES
2	1935 CANADA DR	FODAP LLC
3	1955 CANADA DR	RIVERS EDGE INVESTMENTS LLC
4	1951 CANADA DR	CARTER FAYE DELL &
5	1947 CANADA DR	ALVARDO JOSE E &
6	1923 CANADA DR	GAVILANES ESMERALDA
7	1919 CANADA DR	SANCHEZ LONDY M &
8	1915 CANADA DR	BECERRA JUAN & KYUNG
9	1911 CANADA DR	LOPEZ MAURO ORLANDO
10	4030 DARIEN ST	IGLESIA JESUCRISTO TE AMA
11	4010 DARIEN ST	SHELBY FAYE DEAN
12	4019 FINIS LN	HOWARD CATHY ELIZABETH
13	4011 FINIS LN	KING ALBERT
14	4015 FINIS LN	MIMS WILLIAMS MILDRED LEE
15	4009 FINIS LN	SHAW C W ESTATE OF
16	4007 FINIS LN	TORRES JOSE G
17	4014 FINIS LN	FIELDS LEONARD
18	4008 FINIS LN	STIGER JAMES M & HELEN
19	4010 FINIS LN	HERNANDEZ ADEN
20	4004 FINIS LN	HOOD DAVID & ARDIE LEE
21	242 CANADA DR	EASON RICHARD B

FILE NUMBER: Z167-311(VP)

DATE FILED: May 18, 2017

LOCATION: 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.

COUNCIL DISTRICT: 2

MAPSCO: 45 Q; R; U; V; Y; Z, 45 N; S

SIZE OF REQUEST: Approx. 588 acres

CENSUS TRACT: 204.00

REQUEST: 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.

SUMMARY: The purpose of this authorized hearing is to provide for appropriate land use and development standards; to promote pedestrian connectivity; and to provide guidelines to ensure compatibility with existing and future development.

STAFF RECOMMENDATION: Approval of amendments to Planned Development District No. 317, subject to staff's recommended conditions; and no change to Planned Development District No. 715 and CA-1(A) Central Area District properties.

PLANNED DEVELOPMENT DISTRICT No. 317:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2053/ARTICLE%20317.pdf>

PLANNED DEVELOPMENT DISTRICT No. 317 EXHIBITS:

<http://www.dallascityattorney.com/51P/exhibits.html#a317>

PLANNED DEVELOPMENT DISTRICT No. 715:

<http://www.dallascityattorney.com/51P/Articles%20Supp%206/ARTICLE%20715.pdf>

PLANNED DEVELOPMENT DISTRICT No. 715 EXHIBITS:

<http://www.dallascityattorney.com/51P/Exhibits%20Supp%206/715A.pdf>

BACKGROUND INFORMATION:

- On July 26, 1989, City Council approved Planned Development District No. 317, the Cedars Area Special Purpose District.
- On May 18, 2017, the City Plan Commission (CPC) initiated an authorized hearing to determine proper zoning for the area.
- On January 10, 2019, the 1st Community Meeting was held by the City and hosted by Mayor Pro-Tem Medrano to review existing zoning, the authorized hearing process, next steps, and to gather input from members of the community. Approximately 100 people attended.
- Between February 25, 2019, and September 9, 2019 staff met with the 13- member Steering Committee appointed by Mayor Pro-Tem Medrano 9 times to discuss proposed changes for the area. An average of 11 of the 13 Steering Committee members attended the meetings. An average of 20 community members and interested parties attended the meetings.
- On November 5, 2019, the 2nd Community meeting was held by the City and hosted by Mayor Pro-Tem Medrano to present the proposed zoning amendments. Approximately 150 people attended.
- On November 7, 2019, as part of the CPC Bus Tour, the Commission toured the authorized hearing area.
- On December 12, 2019 and January 9, 2020, CPC was briefed on this case.

Zoning History:

There have been ten zoning cases in the vicinity in the past five years.

- 1. Z189-297** On October 23, 2019, the City Council approved creation of a new subdistrict for mixed uses on property zoned Tract 2 in Subdistrict 4 - Warehouse/Residential Transition and Subdistrict 5 - Industrial within Planned Development District No. 317, the Cedars Special Purpose District, located on the east line of Cesar Chavez Boulevard, west line of Good Latimer Expressway, north of Corinth Street and south of Dawson Street.
- 2. Z178-247** On August 6, 2018, the City Council approved a Specific Use Permit for a bar, lounge, or tavern on property zoned Subdistrict 2 within Planned Development District No. 317, the Cedars Special Purpose District.

- 3. Z167-246** On August 6, 2018, the City Council approved creation of a new subdistrict for mixed uses on property zoned Subdistrict 2 (the Moderate Density Mixed Use Corridors), within Planned Development District No. 317, the Cedars Area Special Purpose District.
- 4. Z178-131** On April 25, 2018, the City Council approved the expansion of Subdistrict 2 (Moderate Density Mixed Use Corridors) on property zoned Subdistrict 1 (Moderate Density Residential) within Planned Development District No. 317, the Cedars Area Special Purpose District.
- 5. Z 156-353** On January 11, 2017, the City Council approved a new subdistrict for Subdistrict 3A uses and an alcoholic beverage manufacturing use on property zoned Subdistrict 3A within Planned Development District No. 317, the Cedars Area Special Purpose District
- 6. Z156-275** On December 14, 2016, the City Council approved a new subdistrict for single family uses and office showroom/warehouse use on property zoned Subdistrict 3A within Planned Development District No. 317, the Cedars Area Special Purpose District, located in an area generally bounded by both sides of Cockrell Avenue, McKee Street, Pitt/Wall Street and southwest of Alexander Avenue.
- 7. Z156-127** On April 13, 2016, the City Council approved a new subdistrict (2A) for property zoned Subdistrict 2 within PD No. 317, the Cedars Area Special Purpose District, located on the southwest corner of Beaumont Street and Ervay Street.
- 8. Z156-158** On March 23, 2016 the City Council approved an ordinance granting a Subdistrict 2 (Moderate Density Mixed Use Corridors) on property zoned Subdistrict 6 (Old City Park Institutional) within Planned Development District No. 317, the Cedar Area Special Purpose District, located on the southeast line of Gano Street, northwest of Beaumont Street South Ervay Street and Gano Street, east corner.
- 9. Z145-342** On November 10, 2015, the City Council approved a Demolition Delay Overlay District in the greater Downtown area.

Z167-311(VP)

10. Z134-336 On January 14, 2015, the City Council approved an expansion to Subdistrict 2 onto property zoned Subdistrict 6 within Planned Development District No. 317, the Cedars Area Special Purpose District

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Good Latimer Expressway	Principal Arterial	100 feet Keep existing
Cesar Chavez Boulevard	Principal Arterial	100 feet to 105 feet Keep existing
Ervey Street	Community Collector	60 feet Keep existing
Harwood Street	Minor Arterial	60 feet Keep existing
Lamar Street	Principal Arterial	80 feet Keep existing
Corinth Street	Principal Arterial	80 feet Keep existing
Belleview Street	Community Collector	60 feet Keep existing

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the proposed amendments and recommended changes to the visibility triangle requirements and a loading space for the multifamily units.

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that can serve as a framework for assisting in evaluating the amendments to the authorized hearing area.

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.3 Build a dynamic and expanded Downtown.

Implementation Measures 1.1.3.4 Strengthen connections between Downtown, the Trinity River Corridor and adjacent neighborhoods.

A goal of the *forwardDallas!* Vision is to create a healthy balance between jobs and households throughout Dallas by adding about 220,000 households and about 400,000 jobs between the years 2000 and 2030. Staff proposed amendments establishing primary streets and corridors through the Cedars into Downtown.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

Implementation Measures 1.3.1.6 Promote incentives for ownership and affordable housing development in Dallas.

Implementation Measures 1.3.1.7 Implement zoning tools to accommodate alternative housing products.

The comprehensive Housing Policy focuses on encouraging the development of affordable housing within the city. Staff's proposed regulations include development bonuses for providing mixed income housing within the Cedars area. Additional tools like accessory dwelling units and accessory live units will create an opportunity to develop more housing units within the area.

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT

Policy 1.1.4 Capitalize on Transit Oriented Development Opportunities.

Implementation Measures 1.1.4.1 Maximize development opportunities around DART stations.

Implementation Measures 1.1.4.2 Initiate Area Plans to identify and evaluate land for high density mixed-use development near transit centers. Coordinate public investment and land use regulations with development activity. Include area business leaders as well as neighborhood stakeholders when creating Area Plans.

Implementation Measures 1.1.4.3 Use existing and historic buildings when possible to retain the character of surrounding neighborhoods, to build neighborhood identity and to provide opportunities for mixed-use development.

Implementation Measures 1.1.4.4 Use land use regulations to define the appropriate mix and density of uses and appropriate transitions to adjacent areas. The range of regulatory measures should reflect the need for various scale and densities in transit centers.

Cedars is one of Dallas' oldest neighborhoods and has many older buildings. Staff's recommendations encourage the preservation of older buildings to keep the uniqueness of the area by recommending a parking reduction for legacy buildings, encourages repurposing/reuse of older buildings to keep the uniqueness of the area. The area is well connected with the highways, DART light rail station and DART bus stations. However, the infrastructure is not conducive for walking. The proposed regulations provide parking incentives to the developers for enhanced pedestrian connectivity to the DART station and development bonus near the proposed high-speed-rail. Additionally, the proposed regulations require all new sidewalks along the street frontage with a minimum unobstructed width of six feet.

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.

Implementation Measures 2.3.3.2 Identify priority corridors and connections to surrounding neighborhoods and among Downtown destinations and amenities. Develop strategies to strengthen these connections.

Implementation Measures 2.3.3.4 Encourage development with high quality streetscaping and pedestrian amenities. Promote such development opportunities by developing a plan for a modern streetcar circulator system to enhance linkages between major destinations within Downtown and the DART light rail transit system.

Cedars area is located adjacent to Downtown Dallas and provides the housing for the employees who work in downtown. Staff proposed regulations encourage developments to provide enhanced pedestrian connectivity to the DART station. The proposed front yard setback regulations facilitate café space and patio spaces to activate the pedestrian realm.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

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

Cedars area provides the entryway into downtown from south of Dallas. Staff proposed regulations fosters appropriate building height, scale and massing, that is complementary to the downtown area not to create another downtown. Staff proposed regulations focus on augmenting the unique character of the Cedars area.

Area Plans:

Downtown Dallas 360 Plan

The Downtown Dallas 360 Plan was adopted in April 2011 and updated in December 2017. The Plan was adopted as a guide to future City Council actions concerning land use and development regulations, transportation and economic development, and capital improvement expenditures in the area generally bounded by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street.

The Plan recognizes the Cedars area as the diverse, eclectic neighborhood that has the potential to accommodate new workforce housing that can take advantage of Downtown views and accessibility near I-30. Staff proposed regulations boosts the mix of housing options, encourages affordable and workforce housing in the area, improves the sense of community by preservation of existing older homes through development bonuses. Steering Committee proposed regulations encourages live units and accessory dwelling units and wider sidewalks. The regulations emphasized pedestrian friendly design elements promoting walkability and connecting the Cedars area to the major downtown attractions.

Cedars Area Plan

The Cedars Area Plan was adopted in 2002, creating a vision for future development in the area focusing on compatible land uses, zoning, urban design and transportation issues. The Plan encourages residential, mixed-use development and consolidation of industrial, heavy warehouse/distribution uses. The focus of the plan was to improve the connectivity, pedestrian and bicycle

network, traffic circulation, linking the Cedars area to the major attractions like the Old City Park, DART station, Downtown, and Trinity Corridor. The area has many old houses with historical remnants of the old Cedars neighbor and these are valuable assets and can serve to preserve the unique character of the area.

Other Plans:

Cedars Tax Increment Financing District Plan:

The Planned Development District No. 317 is within the Cedars Tax Increment Financing District (TIF). The Cedars TIF District was established by Dallas City Council by Ordinance No. 21492, on December 9, 1992 with mission to attract new residential and commercial development, facilitate growth and increase its tax base, capitalizing on the District's proximity to Downtown Dallas and major transportation arteries. The Cedars TIF Plan provides incentives to promote redevelopment of the area by utilizing public investment to attract new private investment primarily for mixed income residential housing, hotel/motel rooms, retail and office space. The Plan emphasizes design elements to improve pedestrian connectivity, vehicular circulation connecting the area to with the Downtown, the Farmers Market, and Dallas Convention Center.

The proposed Staff recommendation for the PD No. 317 is based on the *forwardDallas! Comprehensive Plan*, Downtown Dallas 360 Plan, Cedars Area Plan 2002, and Cedars Tax Increment Financing Plan. Staff proposal supports the area plan goals and policies to foster appropriate development scale, encouraging the reuse of older buildings and retaining the unique character of the neighborhood.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies in weak markets more precisely and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The subject site is uncategorized. Properties located in the general area surrounding the area of request are also

within Category C, to the northwest, Category E to the east and west, and Category H to the southeast.

Surrounding Land Uses:

	Zoning	Land Use
Site	CA-1(A) Central Area District	Government uses, and parking lots
Site	PD No. 715	Homeless assistance center
Site	PD No. 317 Subdistrict 1 – Residential Subdistrict 2 – Moderate Density Mixed Use Corridor Subdistrict 3 – Moderate Density Mixed Use Corridor Subdistrict 4 – Industrial Subdistrict 5 – Transition Subdistrict 6 – Old City Park	Parking lots, vacant properties, , Single family, duplex, multifamily, church, retail, bar and restaurant, hotel, office, commercial, DART properties
North	CA -1 (A) Central Area District	Government uses, and parking lots
Northeast	PD No. 357	Dallas Farmers Market, townhomes, multifamily
South	PD No. 747	Commercial, vacant lots
Southeast	PD No. 513	Multifamily
East	MU-1 PD No. 841 PD No. 346	Commercial, Multifamily, office buildings
West	PD No. 800 PD No. 784	Commercial, vacant lots

STAFF ANALYSIS

The authorized hearing area includes properties zoned CA-1 (A), Central Area District, Planned Development District No. 715 and Planned Development District No. 317.

CA-1 (A) Central Area District properties and Planned Development District No. 715:

The authorized hearing area includes approximately 7 acres zoned CA-1(A) Central Area District, generally bound by Ervay Street, Akard Street, Canton Street, and Corsicana Street. The purpose of the CA-1(A) district is to provide to accommodate existing development into the central area of the city, to encourage appropriate future use of land, and to prevent the increase of street congestion. Currently, the area contains parking lots, government buildings. The area is to the north and across I-30 from the Cedars area.

Planned Development District No. 715 is located on the southeast corner of South Ervay Street and Cadiz, is approximately 22,575 square feet, to support a homeless assistance center by specific use permit. This area is located to the north and across I-30 from the Cedars area.

Based on the purpose of the areas, there are no changes proposed to CA-1(A) properties and PD No. 715.

Planned Development District No. 317:

GENERAL OVERVIEW:

Originally, when the Planned Development District was created in 1989, it had 12 subdistricts: residential district, commercial district, Akard Street commercial corridor district, two freeway frontage corridor district, hotel district, commercial/secondary/utility uses district, industrial/warehouse district, heavy industrial district, park district, industrial manufacturing district and commercial service district. Due to market trends and complexities of the PD, the community leaders initiated an area wide vision process in 2000. Community leaders, and developers led the vision efforts, with property owners and City staff from current planning, economic development, public works, code, and city attorney's office involved in the process. The visioning process resulted in creation of the 2002 Cedars Area Plan and was the foundation for the revised PD No. 317, which consolidated 12 subdistricts into 6 new subdistricts: residential district, moderate density mixed use corridor district, freeway-oriented high-density mixed-use district, warehouse/residential transition district, industrial district and Old City Park institutional district. However, since then, multiple amendments have been made to

the PD 317 by individual zoning cases and by October 2019, the PD comprised of 14 subdistricts.

Due to the multiple amendments and recent changes in the Cedars area, CPC authorized a hearing to determine proper zoning for the area. Mayor Pro-Tem Medrano appointed a 13-member Steering Committee and the authorized hearing process began.

The Steering Committee and Staff met nine times between February 25, 2019, and September 9, 2019. At the conclusion of the meetings, the Steering Committee and Staff agreed on most regulations. However, there are six areas in which recommendations differ: front yard setbacks, side and rear yard setbacks, height, Floor Area Ratio (FAR), lot coverage and the off street parking regulations. The highlighted areas in the chart below reflect the differences.

Steering Committee and Staff Recommendation Comparison Chart

Development Regulations	Steering Committee Recommendation	Staff Recommendation	
front yard (feet)	Subdistricts 1, 2, 3, and 4		
	0'	Min.- Max. 0' - 10' Primary Street 0' - 5' all other streets No max. - Legacy Bldg.	
	Subdistrict 5		
	15'	15'	
side/rear yard (feet)	Subdistrict 1		
	0' or 10'	Min.- Max. 0' - 10' No max. - Legacy Bldg.	
	Subdistricts 2, 3, and 4		
	Side yard: 5' - duplex 10' - MF structures <36' ht. 0' - other structures Rear yard: 10' - duplex 15' - MF structures <36' ht. 0' - other structures	Same	
		Staff Addition: No min. - Legacy Bldg.	
	Subdistrict 5		
	0' or 10'	0' or 10'	
FAR	Subdistrict 1		
	2	2	
	Subdistricts 2, 3, and 4		
	20	-6 - Base -7, 8, 9 - Mixed Income Housing Bonus -20 - High Speed Rail Bonus	
Subdistrict 5			
	0.5	0.5	
Height	Subdistrict 1		
	90	90	
	Subdistricts 2, 3, and 4		
	Unlimited Height	300' ht. 400' ht. Mixed Income Housing Bonus 500' ht. High Speed Rail Bonus	
Subdistrict 5			
	70 ft	70 ft	

	Steering Committee Recommendation	Staff Recommendation
Lot Coverage	Subdistricts 2, 3, and 4	
	100%	80% - Base 85% - Mixed Income Housing Bonus 85% - High Speed Rail Bonus
	Subdistrict 5	
	80%	80%
Parking	<u>CA - 2 (A) Parking:</u> - 0 spaces for bldg. built prior to June 1, 1981 and - 1 space/2,000 sf. of floor area over 5,000 sf. for additions. - 0 spaces for < 5,000 sf. and 1 space/2,000 sf. of floor area over 5,000 sf.	<u>51 A parking regulations per uses and per specific uses defined in the PD with Parking Reductions:</u> - 40% - Legacy building - 40% - Proximity to DART (1500') and providing pedestrian connectivity and amenities - 5% - Ride Share Parking - On-street parking credit -1 off-street loading space for MF
	Single Family and Duplex use park per Division 51A-4.200	Same
	Remote parking distance up to 1300' with enhanced pedestrian amenities and connectivity provided	Same

Based on the Comprehensive Plan, Dallas 360 Plan, and Cedars Area Plan 2002, Staff recommendations are intended to support:

- Preservation of the unique character of Cedars: Cedars area has a lot of older buildings that are unique and to the area. The proposed parking reduction for Legacy Buildings intends to reuse these older buildings without demolishing them.
- Complementary building height, scale, and mass appropriate to the area: Cedars area consists of vacant lots, empty parking spaces, and abandoned buildings. Staff proposed regulations are higher than the existing PD

regulations. The proposed gradual height and setback will encourage development to complement the character of the neighborhood.

- Promoting walkable, active neighborhood: by allowing wider sidewalks and disallowing parking in the front yard setback, Staff recommendations intend to promote walkability, encourage café/ patio spaces to promote outdoor activities and "eyes on the street" to promote an active and safe neighborhood.
- Enhanced Pedestrian Connectivity: parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided. Staff proposed regulations include keeping this existing parking reduction to improve pedestrian connectivity to DART light rail station.
- Encourage mixed income housing opportunities: The area is located adjacent to the major employment center, downtown Dallas. To support and promote housing for the employees who work in downtown, Staff proposed regulations provide development density bonuses for providing mixed income housing within the area.

PROPOSED REGULATIONS:

The proposed regulations include consolidation of existing subdistricts, land uses, and development regulations.

Subdistrict 1 (Moderate Density Residential) Tract -1 and Tract 2:

The residential encourages the development of a stable mix of low and moderate density residential land uses alone or in combination with limited office and retail land uses in areas that are isolated from heavy traffic routes; to encourage development patterns that support alternative modes of transportation; and to encourage the preservation of structures with historic value.

The Steering Committee reviewed the area and recommended minor changes to the boundary of the district.

Land Uses – Subdistrict 1:

- Agricultural uses
 - Urban Garden
- Industrial uses
 - Art or craft production facility
 - Temporary concrete or asphalt batching plant
- Institutional and community service uses
 - Child-care facility
 - Church

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- College, university, or seminary
- Community service center
- Library, art gallery or museum
- ~~Convalescent and nursing homes and related institutions.~~
- Convent or monastery.
- Lodging uses.
 - Boutique hotel
 - Bed and Breakfast
- Miscellaneous uses.
 - Carnival or circus
 - Temporary construction or sales office.
- Office uses.
 - Office.
- Recreation uses.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- Residential uses.
 - Duplex.
 - Handicapped group dwelling
 - Multifamily
 - Single family.
 - Retirement housing
- Retail and personal service uses.
 - ~~Dry cleaning or laundry store.~~
 - ~~General merchandise or food store 3,500 square feet or less.~~
 - ~~Personal service uses.~~
 - Bar, lounge, or tavern.
 - Nursery, garden shop or plant sales.
- Transportation uses.
 - Transit passenger shelter.
- Utility and public service uses.
 - Electrical substation. Local utilities.
 - Police or fire station. [SUP]
 - Post office. Utility or government installation other than listed.
- Wholesale, distribution, and storage uses.
 - Office showroom/warehouse
- Accessory uses
 - Amateur communications tower.
 - Accessory Dwelling Unit
 - Home Occupation
 - Occasional sales (garage sales)
 - Pedestrian skybridges.
 - Swimming pool (private)

- Live Unit

Subdistrict 1 - Development Regulations:

Subdistrict 1	Steering Committee Recommendation	Staff Recommendation
Front Yard	No minimum front yard	i) Front yard facing the primary street must have a minimum setback of 0 feet and maximum setback of 10 feet; (ii) For a Legacy Building, if a front yard is provided no maximum setback is required; (iii) All other streets must have a minimum setback of 0 feet and maximum setback of 5 feet.
Side and Rear Yard	No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.	Staff Addition: For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required;
FAR	2	2
Height	90 feet	90 feet
Lot Coverage	80%	80%

Subdistrict 2 (Moderate Density Mixed Use Corridor):

This subdistrict is intended to encourage the development of moderate-density office, lodging, retail, and residential uses in compatible combinations along the main street corridors that serve the Cedars Area Special Purpose District; to encourage development that supports increased pedestrian and bicycle use; and to encourage the preservation of structures with historic value.

The Steering Committee recommended creating a new Subdistrict 2. The new Subdistrict 2 consists of existing subdistricts 2, 2A, 2B and 2C and several parcels at the corner of Griffin Street east to Belleview street.

Land Uses - Subdistrict 2:

- Agricultural uses.
 - Urban Garden
- Commercial and business service uses.
 - Building repair and maintenance shop
 - Catering service.
 - Custom business services
 - Commercial engraving/etching facility
 - Custom woodworking, furniture construction, or repair
 - Electronics service center
 - Job or lithographic printing
 - Medical or scientific laboratory

- Technical school
- Industrial uses.
 - Alcoholic beverage manufacturing
 - Art or craft production facility
 - Temporary concrete or asphalt batching plant
- Institutional and community service uses
 - Child-care facility
 - Church
 - College, university, or seminary
 - Community service center
 - Convalescent and nursing homes and related institutions
 - Convent or monastery.
 - ~~Foster home~~
 - ~~Institution for special education~~
 - Library, art gallery, or museum
 - Public or private school.
- Lodging uses
 - Boutique hotel
 - Bed and Breakfast
 - Hotel or motel
 - Lodging or boarding house
- Miscellaneous uses
 - Carnival or circus (temporary)
 - Temporary construction or sales office
- Office uses
 - Financial institution without drive-in window.
 - Financial institution with drive-in window
 - Medical clinic or ambulatory surgical center
 - Office
- Recreation uses.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- Residential uses.
 - Duplex.
 - Handicapped group dwelling
 - Multifamily
 - Single family
 - Retirement housing
- Retail and personal service uses
 - Animal shelter or clinic without outside run
 - ~~Auto service center~~
 - Bar, lounge, or tavern.
 - Business school
 - Car wash
 - Commercial amusement (inside)
 - Commercial parking lot or garage
 - Dry cleaning or laundry store
 - Furniture store
 - General merchandise or food store 3,500 square feet or less
 - General merchandise or food store greater than 3,500 square feet
 - Household equipment and appliance repair
 - Liquor Store
 - Microbrewery, micro distillery, and winery. Motor vehicle fueling station
 - Nursery, garden shop, or plant sales
 - Personal service uses

- Restaurant with drive-in or drive-through services.
- Restaurant without drive-in or drive-through service
- Temporary retail use
- Theater
- Surface parking
- Transportation uses
 - Transit passenger shelter.
- Utility and public service uses
 - Commercial radio or TV transmitting station
 - Electrical substation
 - Local utilities
 - Police or fire station
 - Post office
 - Utility or government installation other than listed
 - Utility or government service center
- Wholesale, distribution, and storage uses
 - Mini-warehouse
 - Office showroom/warehouse
 - Recycling drop-off container
 - Recycling drop-off for special occasion collection
 - Warehouse
- Accessory uses
 - Accessory Dwelling Unit
 - Accessory community center (private)
 - Accessory electric vehicle charging station
 - Accessory game court (private)
 - Accessory medical/infectious waste incinerator
 - Accessory outside display of merchandise
 - Accessory outside storage
 - Accessory pathological waste incinerator
 - Amateur communication tower
 - Home occupation
 - Live unit
 - Occasional sales (garage sales)
 - Swimming pool (private)
 - Pedestrian skybridges

Subdistrict 3 (High Density Mixed Use Corridor):

This subdistrict is intended to encourage high-density office, lodging, retail, and residential uses along the Interstate Highway 30 frontage, and to encourage development that takes advantage of the regional freeway access and the excellent downtown views while preserving these views for other subdistricts in the Cedars Area Special Purpose District.

The Steering Committee recommended to combine the existing Subdistricts 3, 3A, 3C, Subdistrict 4 tract 1, and Subdistrict 4A into new Subdistrict 3.

Land Uses - Subdistrict 3:

- Agricultural uses.
 - Urban Garden.
- Commercial and business service uses
 - Building repair and maintenance shop
 - Custom business services.
 - Custom woodworking, furniture construction, or repair.
 - Electronics service center.
 - Medical or scientific laboratory
 - Technical school.
 - Catering service
 - Commercial engraving and etching facility
- Industrial uses.
 - Seafood processing plant
 - Temporary concrete or asphalt batching plant
 - Alcohol beverage manufacturing
 - Art or craft production facility
- Institutional and community service uses
 - Child-care facility
 - Church.
 - College, university, or seminary
 - Community service center
 - Convalescent and nursing homes and related institutions
 - Convent or monastery
 - Foster home
 - Group home or shelter for indigent or abused persons
 - Hospital
 - Library, art gallery, or museum.
 - Public or private school.
- Lodging uses.
 - Boutique hotel
 - Bed and Breakfast
 - Hotel or motel.
 - Lodging or boarding house.
- Miscellaneous uses.
 - Carnival or circus
 - Temporary construction or sales office.
 - Office uses.
 - Financial institution without drive-in window.
 - Financial institution with drive-in window
 - Medical clinic or ambulatory surgical center
 - Office.
- Recreation uses
 - Private recreation center, club, or area
 - Public park, playground, or golf course.
- Residential uses

- Duplex
- Handicapped group dwelling
- Multifamily
- Single family
- Retirement housing
- Retail and personal service uses.
 - Animal shelter or clinic without outside run.
 - Auto service center
 - Bar, lounge, or tavern
 - Business school
 - Car wash.
 - Commercial amusement (inside)
 - Commercial parking lot or garage
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store 3,500 square feet or less.
 - General merchandise or food store greater than 3,500 square feet.
 - Household equipment and appliance repair.
 - Liquor store
 - Microbrewery, micro distillery, and winery
 - Mortuary, funeral home, or commercial wedding chapel.
 - Motor vehicle fueling station
 - Nursery, garden shop, or plant sales.
- Personal service uses.
 - Restaurant with drive-in or drive-through service
 - Restaurant without drive-in or drive-through service.
 - Surface Parking
 - Temporary retail use
 - Theater
- Transportation uses
 - Transit passenger shelter.
 - Heliport
 - Railroad passenger station
 - Transit passenger shelter
 - Transit passenger station or transfer center
- Utility and public service uses.
 - Commercial radio or TV transmitting station.
 - Electrical substation
 - Local utilities
 - Police or fire station.
 - Post office.
 - Tower/antenna for cellular communication
 - Utility or government installation other than listed
- Wholesale, distribution, and storage uses
 - Mini-warehouse
 - Office showroom/warehouse

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- Recycling drop-off container
- Recycling drop-off for special occasion collection
- Warehouse
- Accessory uses
 - Accessory Dwelling Unit
 - Accessory community center (private).
 - Accessory electric vehicle charging station.
 - Accessory game court (private).
 - Accessory helistop
 - Accessory medical/infectious waste incinerator
 - Accessory outside display of merchandise
 - Accessory outside storage
 - Accessory pathological waste incinerator
 - Amateur communication tower Home occupation.
 - Live unit
 - Occasional sales (garage sales).
 - Swimming pool (private).
 - Pedestrian skybridges

Subdistrict 4 (Warehouse/Residential Transition):

This subdistrict is intended to accommodate warehouse and distribution, commercial and business service, retail, and multifamily residential uses; and to encourage transition to a loft-style mixed residential and commercial environment.

The Steering Committee recommended to combine the existing Subdistrict 4 tract 2 and Subdistrict 5 into a new Subdistrict 4.

Land Uses - Subdistrict 4:

- Agricultural uses
 - Urban Garden
- Commercial and business service uses
 - Building repair and maintenance shop
 - Bus or rail transit vehicle maintenance or storage facility
 - Catering service
 - Custom business services
 - Custom woodworking, furniture construction, or repair
 - Electronics service center
 - Job or lithographic printing
 - Machine or welding shop
 - Machinery, heavy equipment, or truck sales and services
 - Medical or scientific laboratory
 - Technical school
 - Tool or equipment rental
 - Vehicle or engine repair or maintenance
 - Labor Hall

- Industrial uses
 - Alcohol beverage manufacturing
 - Art or craft production facility
 - Industrial (inside) light manufacturing
 - ~~Industrial (outside) not potentially incompatible~~
 - Temporary concrete or asphalt batching plant
- Institutional and community service uses
 - ~~Cemetery or mausoleum~~
 - Child-care facility
 - Church.
 - Library, art gallery or museum
 - ~~Convent or monastery~~
 - ~~Hospital~~
 - Public or private school
- Lodging uses
 - Boutique hotel
 - Bed and Breakfast
 - Hotel or motel
 - Lodging or boarding house
- Miscellaneous uses
 - Carnival or circus (temporary)
 - Temporary construction or sales office
- Office uses
 - Financial institution without drive-in window
 - Financial institution with drive-in window
 - Medical clinic or ambulatory surgical center
 - Office
- Recreation uses
 - Country club with private membership
 - Private recreation center, club, or area
 - Public park, playground, or golf course
- Residential uses
 - Multifamily
 - Retirement housing
- Retail and personal service uses
 - ~~Ambulance service~~
 - Animal shelter or clinic without outside run
 - Auto service center
 - Bar, lounge, or tavern
 - Business school
 - Car wash
 - Commercial amusement
 - Commercial parking lot or garage
 - Dry cleaning or laundry store
 - Furniture store
 - General merchandise or food store 3,500 square feet or less
 - General merchandise or food store greater than 3,500 square feet
 - Home improvement center, lumber, brick, or building materials sales yard

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- Household equipment and appliance repair.
- Liquor store
- Microbrewery, micro distillery, and winery
- Mortuary, funeral home, or commercial wedding chapel
- Motor vehicle fueling station
- Nursery, garden shop, or plant sales
- Transportation uses.
 - Commercial bus station and terminal.
 - Heliport
 - Helistop
 - Transit passenger shelter
- Utility and public service uses
 - Commercial radio or television transmitting station
 - Electrical substation
 - Local utilities
 - Police or fire station
 - Post office
 - Radio, television, or microwave tower
 - Utility or government service center
 - Utility or government installation other than listed
- Wholesale, distribution, and storage uses
 - Auto auction
 - Contractor's maintenance yard.
 - Mini-warehouse
 - Petroleum product storage & wholesale
 - Office showroom/warehouse
 - Outside storage (with visual screening)
 - Recycling center
 - Recycling collection center
 - Trade Center
 - Warehouse
- Accessory uses
 - Accessory Dwelling Unit
 - Accessory community center (private)
 - Accessory electric vehicle charging station
 - Accessory game court (private)
 - Accessory helistop
 - Accessory medical/infectious waste incinerator
 - Accessory outside display of merchandise
 - Accessory outside storage
 - Accessory pathological waste incinerator
 - Amateur communication tower
 - Home occupation
 - Live unit
 - Occasional sales (garage sales)
 - Swimming pool (private)
 - Pedestrian skybridges

Subdistricts 2, 3, and 4 - Development Regulations:

Subdistricts 2, 3 and 4	Steering Committee Recommendation	Staff Recommendation
Front Yard	No minimum front yard	i) Front yard facing the primary street must have a minimum setback of 0 feet and maximum setback of 10 feet; (ii) For a Legacy Building, if a front yard is provided no maximum setback is required; (iii) All other streets must have a minimum setback of 0 feet and maximum setback of 5 feet.
Side and Rear Yard	(i) Minimum side yard is: (a) five feet for duplex structures; (b) 10 feet for multifamily structures 36 feet or less in height; and (c) no minimum in all other cases. (ii) Minimum rear yard is: (a) 10 feet for duplex structures; (b) 15 feet for multifamily structures 36 feet or less in height; and (cc) no minimum in all other cases.	Staff Addition: For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required;
FAR	20	6
Height	Any legal height	300
Lot Coverage	100%	80%

Mixed-income Housing Development Bonus - Staff Recommendation:

Considering the opportunity for mixed-income housing in this area of the city, Staff recommends development bonuses for lot coverage and FAR to provide mixed income housing per the chart below.

	Base	Bonus		
		5% units at 51-60%	5% units at at 51-60% and 5% units at 61-80%	5% units at at 51-60% and 5% units at 61-80% and 5% units at 81-100%
FAR	6	7	8	9
Lot Coverage	80%	85%	85%	85%
Height	300 feet	300 feet	400 feet	400 feet

High-Speed-Rail Bonus - Staff Recommendation:

To encourage high density mixed-use development near the proposed High-Speed Rail, Staff is recommending a high-speed-rail bonus. The bonus is given to the properties within a 1/2 a mile radius of the High-Speed Rail, if the following standards are met:

- Mix of uses (minimum of 3 uses): Lodging, Office, Residential, Retail and personal service uses; and
- Limit the residential use no more than 50% of the development; if more, meet the mixed-income development bonus: 5% units to households earning 51-60% and 5% units to households earning 61-80% and 5% units households earning 81-100%; and
- Enhanced pedestrian amenities; and
- Active uses; then
 - FAR: 20
 - Height: 500 feet
 - Lot coverage: 85%

Subdistrict 5 (Old City Park Institutional):

This subdistrict is intended to encourage the preservation of open space and the development of compatible institutional, residential, and retail land uses; and to protect the city institution of Old City Park.

The Steering Committee recommended renaming existing Subdistrict 6 to new Subdistrict 5. There are no changes proposed to the existing regulations.

Land Uses - Subdistrict 5:

- Agricultural uses
 - Crop production
 - Urban Garden
- Commercial and business service uses
 - Custom woodworking, furniture construction, or repair
 - Machine or welding shop
- Industrial uses
 - Art or craft production facility
 - Temporary concrete or asphalt batching plant
 - Institutional and community service uses
 - Church
 - Community service center
 - Library, art gallery, or museum
 - Public or private school
- Lodging uses
 - Boutique hotel

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- Bed and Breakfast
- Hotel or motel
- Lodging or boarding house
- Miscellaneous uses
 - Carnival or circus
 - Temporary construction or sales office.
- Office uses
 - Office
- Recreation use
 - Public park, playground, or golf course
- Residential uses
 - None permitted
- Retail and personal service uses
 - Commercial amusement (inside).
 - Commercial parking lot or garage
 - Furniture store.
 - Nursery, garden shop, or plant sales.
 - Surface parking
- Personal service uses.
 - Restaurant without drive-in or drive-through service.
 - Temporary retail use
 - Theater
- Transportation uses
 - Transit passenger shelter
- Utility and public service uses.
 - Local utilities
 - Police or fire station
 - Post office.
 - Utility or government installation other than listed
- Wholesale, distribution, and storage uses
 - None permitted
- Accessory uses
 - Accessory community center (private).
 - Accessory electric vehicle charging station.
 - Accessory game court (private).
 - Accessory helistop. [SUP]
 - Accessory medical/infectious waste incinerator [SUP].
 - Accessory outside display of merchandise
 - Accessory outside storage
 - Accessory pathological waste incinerator [SUP]
 - Amateur communication tower
 - General waste incinerator

Subdistrict- 5 Development Regulations:

Subdistrict 5	Steering Committee & Staff
Front Yard	Minimum front yard is 15 feet.
Side and Rear Yard	No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.
FAR	0.5
Height	70
Lot Coverage	80%

Subdistricts 2D and 3B - Existing:

Existing two subdistricts 2D and 3B will remain the same:

- On December 14, 2016, City Council approved Ordinance No.30276, Subdistrict 3B, tract 1, for shred access development. No changes are recommended to this subdistrict.
- October 23, 2019, City Council approved Ordinance No. 31373, Subdistrict 2D, for SoGood mixed use development. No changes are recommended to this subdistrict.

Off-Street Parking:

The proposed parking regulations consist of two sets: (a) Steering committee Recommended parking regulations; OR (b) Staff recommended parking regulations. These two sets are separate.

Steering Committee Recommended Parking Regulations:

The Steering Committee Recommendation: park per CA-2(A), Central Area District parking:

- off-street parking is only required for a building built after June 1, 1981, except for the single family and duplex uses;
- no off-street parking is required for a building with 5,000 square feet or less of floor area;
- new addition over 5,000 square feet, parking is provided at one parking space for 2,000 square feet of floor area;
- single family and duplex uses park per Division 51A-4.200.

Staff Recommended Parking Regulations:

Staff recommended parking regulations include current regulations in the PD, like the parking reduction for specific uses, DART proximity/pedestrian amenities parking reduction and on street parking credit as described below:

Uses defined within the PD that have their parking regulations:

Cedars PD defines the following uses and specific parking regulations for these uses. The staff recommendation is to retain these uses as defined:

- Art or Craft Production Facility
- Boutique Hotel
- Bed and Breakfast
- Commercial Engraving/Etching Facility
- Group home or shelter
- Multifamily
- Recycling Center
- Seafood processing facility
- Utility or Govt Service

Parking Reductions:

- Legacy building parking reduction: The off-street parking requirements for a lot with a legacy building may be reduced by 40 percent; and this parking reduction cannot be combined with the DART proximity/pedestrian amenities parking reduction.
 - A building is defined as a legacy building if it is constructed before January 1, 1971 meeting the following criteria: a minimum of 75% of each original street-facing facade remains; and the floor area of the structure has not increased by more than: 150 percent if the increase is 5,000 square feet or less (or) increased by more than 100 percent if the increase is greater than 5,000 square feet. (Or) buildings located at : 1311 S. Ervay Street ; 1703 S Ervay Street 1711 S Ervay Street, and 1111 S. Lamar Street.
- Ride Share parking reduction:
 - reduced parking requirements up to five spaces for each dedicated carshare vehicle parking space as required in this article.
- DART Proximity/Pedestrian Amenities parking reduction (existing regulation):
 - 40% parking reduction for use located within 1,500 feet of DART light rail station if enhanced pedestrian amenities are provided per the requirements.
- On street parking credit (existing regulation):
 - Existing on street parking credits and delta credits will remain the same.

Landscaping:

Planned Development District No. 317 specifies that landscaping will be in accordance with Article X of Dallas Development Code, but also includes additional regulations for street trees, site trees, and screening. The Steering Committee and Staff recommends that landscaping will be in accordance with Article X of Dallas Development Code.

Primary Street:

To promote connectivity and walkability to the downtown and surrounding attractions, Steering Committee and Staff identified the following streets as the Primary Streets. These streets are part of the Dallas Thoroughfare Plan. By identifying these as Primary Streets within the District, any changes to the Thoroughfare Plan will not impact the regulations related to the Primary Street within the area.

- Akard Street
- Cesar Chavez Blvd
- Corinth Street
- Ervay Street
- Harwood Street
- Good Latimer Blvd
- Lamar Street

Staff Additions:

The Staff has added additional regulations to promote walkability, encourage café space or patio space, promote multimodal transit use within the area.

- Front yard setback facing the Primary Street is 10 feet;
- Bicycle parking regulations per Division 51 A-4.330
- Parking is not allowed in front yard setback.
- Off street parking screening as per 51A.4.602 (b)
- One loading space required for multifamily use.

Signs:

PD No. 317 includes the standards for signs as per Article VII, the business rules.

Development Regulations Comparison Chart:

Development Regulations Comparison Chart:

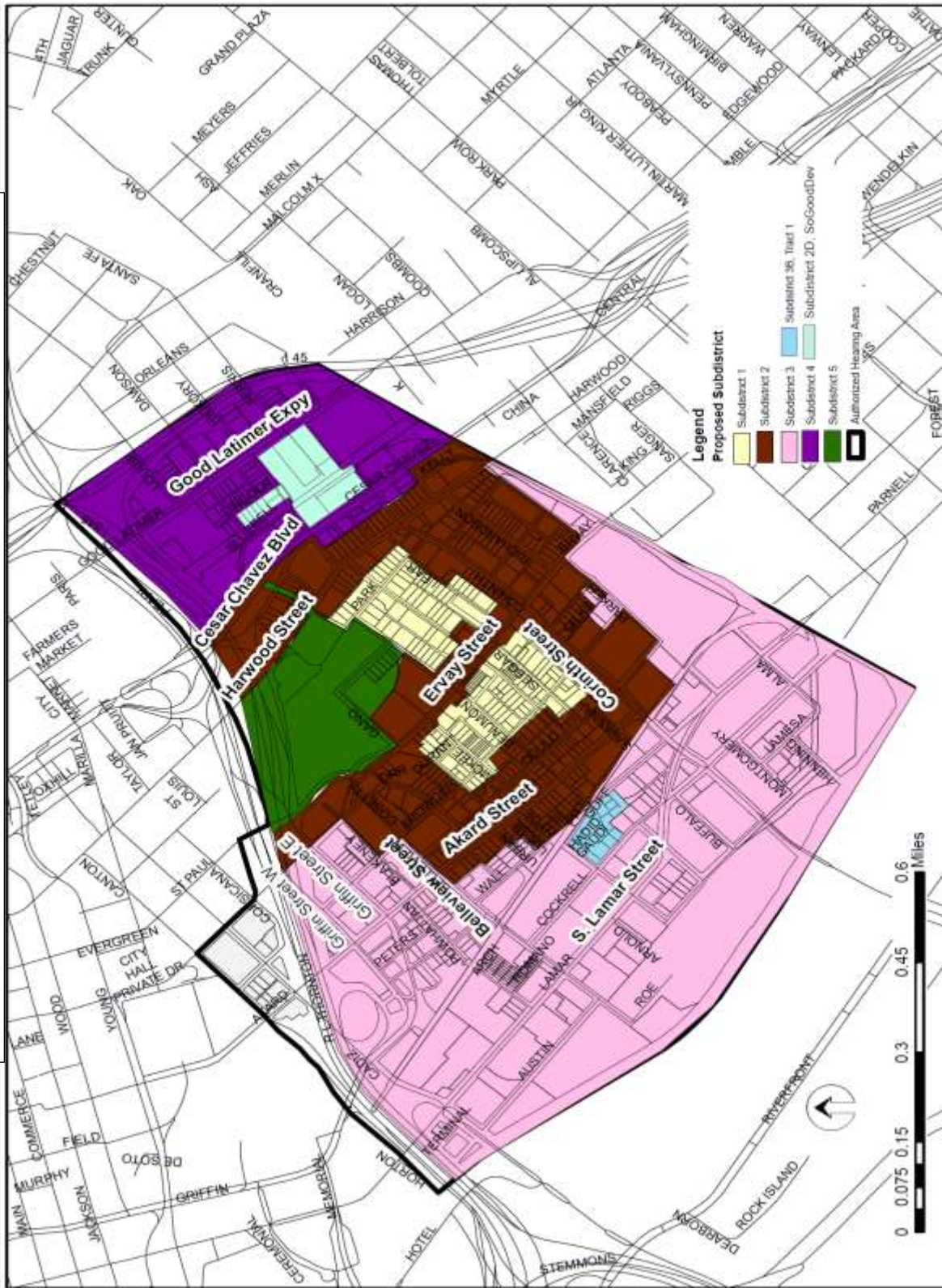
Development Regulations	PD 317 Development Standards Chart										Existing Subdistrict 6	New Subdistrict 5
	Existing Subdistrict 1	Existing Subdistricts					New Subdistricts 2, 3, 4					
	Steering Committee	Staff Rec	2, 2A, 2B, 2C	3	3A	3C	4, 4A	5	Steering Committee	Staff Rec		Steering Committee & Staff Rec
Minimum front yard (feet)	0	0	0	0	0.5:0	0	0	0	0	0	15	No change
Minimum side/rear yard (feet)									Minimum side yard 15 feet for duplex structures; 10 feet for multifamily structures 36 feet or less in height, and no minimum in all other cases. Minimum rear yard is 10 feet for duplex structures; 15 feet for multifamily structures 36 feet or less in height, and no minimum in all other cases.	Staff Addition: For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required		
Urban form setback ¹	0 or 10	0 or 10	0 or 10	0 or 10	0 or 100	0 or 10 ¹⁴	0 or 10	0 or 10	0 or 10	0 or 10	0 or 10	No change
Dwelling Unit (DU) density	160 DU per acre								None	CA-2(A) lot area per DU apply for single family, duplex, and multifamily		
Maximum base FAR	2	No change	2	4	4	4	1	1	20	6	0.5	No change
Maximum bonus FAR ²		No change	2.5 ¹²		4.5	4.5			None			
Maximum base height (feet)	90	No change	54	270	90	90	70	70	unlimited height	300	70	No change
Bonus height ³			90		270				None	Bonus height: FAR and lot coverage after meeting the Mixed Income Housing Development Bonus ³		
Transfer of development rights			Transfer of development rights for historic preservation is allowed from any sub-district to subdistricts 2, 2A, 3, and 3A only						None	Transfer of development rights for historic preservation is allowed from any sub-district to subdistricts 2, and 3 only		
Lot Coverage	80%	No change	80%	80%	80%/85%	80%	80%	80%	100%	80% ³	80%	No change

1. The urban form setback requirement is amended, reduced from 20' to 15' and kicking in for the portion of a structure that exceeds 54' (not 36')
 2. Bonus FAR and height applies for mixed-use projects that have at least 50% of floor area under residential use and not less than 50% of the ground floor area under retail or personal service uses
 3. Mixed Income Housing Development Bonus in the DRAFT regulations/presentation

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PD 317 Cedars Subdistrict Map - Proposed:

Cedars Subdistrict Map Proposed



Z167-311 Authorized Hearing Area and Cedars PD No. 317 Proposed Subdistrict Map

Proposed Amendments

ARTICLE 317.

PD 317.

Cedars Area Special Purpose District

SEC. 51P-317.101. LEGISLATIVE HISTORY.

PD 317 was established by Ordinance No. 20395, passed by the Dallas City Council on July 26, 1989. Ordinance No. 20395 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20395 was amended by Ordinance No. 20822, passed by the Dallas City Council on November 28, 1990; Ordinance No. 22003, passed by the Dallas City Council on March 23, 1994; Ordinance No. 23144, passed by the Dallas City Council on May 28, 1997; Ordinance No. 23379, passed by the Dallas City Council on December 10, 1997; Ordinance No. 23470, passed by the Dallas City Council on March 25, 1998; Ordinance No. 23921, passed by the Dallas City Council on June 23, 1999; Ordinance No. 24014, passed by the Dallas City Council on September 8, 1999; Ordinance No. 24017, passed by the Dallas City Council on September 8, 1999; Ordinance No. 24124, passed by the Dallas City Council on December 8, 1999; Ordinance No. 24430, passed by the Dallas City Council on October 25, 2000; and Ordinance No. 24503, passed by the Dallas City Council on January 24, 2001. (Ord. Nos. 10962; 19455; 20395; 20822; 22003; 23144; 23379; 23470; 23921; 24014; 24017; 24124; 24430; 24503; 24826)

SEC. 51P-317.102. PROPERTY LOCATION AND SIZE.

PD 317 is established on property generally bounded by Interstate Highway 30 on the north, Interstate Highway 45 on the east, the G.C. & S.F. Railroad right-of-way on the south, and the M.K. & T. Railroad right-of-way on the west. The size of PD 317 is approximately 580.328 acres. (Ord. Nos. 20395; 24826)

SEC. 51P-317.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless the context clearly indicates otherwise, in this article:
 - (1) AREA means one of the areas referred to in Section 51P-317.105 of this

article.

Staff Addition:

(2) ACTIVE USE means any use other than parking, mini-warehouse and warehouse.

(3) BOUTIQUE HOTEL means a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared on-site; and more than 50 percent of the guest rooms are internal-entry. Parking: 0.75 space is required for each unit. No required off street loading.

(4) BED AND BREAKFAST means a lodging use that provides over-night accommodations; serves no meals other than breakfast; and is a member of, or certified by, a recognized bed and breakfast association such as the National Bed and Breakfast Association (NBBA) or Historic and Hospitality Accommodation of Texas. Parking: 0.75 space is required for each unit. No required off street loading.

(5) CHANGEABLE MESSAGE means the portion of a sign composed of Light Emitting Diode (LED)/Liquid Crystal Display (LCD) elements, “Diamond Vision” technology, slide lettering, slated rotation surfaces, or other changeable message technology that displays different designs or messages.

(6) DIR means development impact review pursuant to Division 51A-4.800.

(7) ENHANCED PEDESTRIAN AMENITIES means improvements located in the enhanced pedestrian amenities area that are designed to encourage pedestrian traffic and that meet all of the standards set forth in Section 51P-317.124(c).

(8) ENHANCED PEDESTRIAN AMENITIES AREA means an area used by pedestrians adjacent to a street, and that meets all of the standards set forth in Section 51P-317.124(c).

~~(9) LARGE TREE means a tree of a species which normally reaches a height of 30 feet or more upon maturity.~~

~~(10) LEGACY BUILDING means a building constructed on or before January 1, 1960.~~

Staff Recommendation:

(11) LEGACY BUILDING means

(a) a building constructed before January 1, 1971 meeting the following criteria

(1) a minimum of 75% of each original street-facing facade remains; and

(2) the floor area of the structure has not increased by more than:

(A) 150 percent if the increase is 5,000 square feet or less (or)

(B) increased by more than 100 percent if the increase is greater than 5,000 square feet.

Or

(b) buildings located at :

(1) 1311 S. Ervay Street

(2) 1703 S Ervay Street

(3) 1711 S Ervay Street, and 1111 S. Lamar Street

Staff Addition:

(12) MAJOR MODIFICATION means renovation, reconstruction, alteration, of any building with 35% (or 10,000 sf) floor area increase or greater, or story or height increase.

(13) NEW CONSTRUCTION means construction of a main structure, street, or sidewalk that did not exist as of January 1, 2020.

(14) MARQUEE SIGN means a sign attached to, applied on, or supported by a permanent canopy projecting over a pedestrian street entrance of a building, and consisting primarily of changeable panels, words, changeable messages, or characters.

(15) OWNER means the owner or owners, from time to time, of property in this district.

Staff Addition:

(16) PRIMARY STREET means the following streets within the District.

(i) Akard Street

(ii) Cesar Chavez Blvd

(iii) Corinth Street

(iv) Ervay Street

(v) Harwood Street

(vi) Good Latimer Blvd

(vii) Lamar Street

(17) PARAGRAPH means the first division of a subsection. Paragraphs are designated by arabic numerals in parentheses, e.g. "(1)."

(18) PARKWAY means that portion of the street right-of-way located between the street curb and the front lot line.

(19) PROJECTED STREET CURB means the future location of the street curb consistent with the city's thoroughfare plan, as determined by the director of public works and transportation.

- (20) RAR means residential adjacency review pursuant to Division 51A-4.800.
- (21) RECYCLABLE MATERIALS means clothing, aluminum cans, steel cans, glass, paper, plastics, and household and industrial metals.
- (22) RIDESHARE PARKING means a parking space dedicated for the short term pick up and drop off of patrons or employees of a main use.
- (23) SECTION means a section of this article.
- (24) SUBPARAGRAPH means the first division of a paragraph. Subparagraphs are designated by capital letters in parentheses, e.g. "(A)."
- (25) SUBSECTION means the first division of a section. Subsections are designated by lower case letters in parentheses, e.g. "(a)."
- (26) SUP means specific use permit.
- (27) THIS DISTRICT means the entire planned development district created by Ordinance No. 20395, as amended.
- (a) Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In the event of a conflict, this article controls.
- (b) Unless otherwise stated, all references to code divisions or sections in this article refer to divisions or sections in Chapter 51A.
- (c) The provisions of Section 51A-4.702, "Planned Development (PD) District Regulations," relating to site plans, conceptual plans, and development plans do not apply to this district.
- (d) Section 51A-2.101, "Interpretations," applies to this article.
- (e) The following rules apply in interpreting the use regulations in this article:
- (1) The absence of a symbol appearing after a listed use means that the use is permitted by right.
 - (2) The symbol *[L]* appearing after a listed use means that the use is permitted by right as a limited use only.
 - (3) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

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

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

(f) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800:

(1) this district and each subdistrict within this district except Subdistrict 1 is considered to be a "nonresidential zoning district"; and

(2) Subdistrict 1 is considered to be a residential district. (Ord. Nos. 20395; 24826; 24872; 25160; 29197; 30058; 30951)

SEC. 51P-317.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 317A: property descriptions of the district and subdistricts.

(2) Exhibit 317B: subdistrict map.

(3) Exhibit 317C: site and landscape plan for the shelter property in Subdistrict 3.

~~(4) Exhibit 317D: land use and development standards chart.~~

(4) Exhibit 317E: conceptual plan for Subdistrict 3B.

(5) Exhibit 317F: development/landscape plan for Tract 1 in Subdistrict 3B.

(6) Exhibit 317G: development plan for Tract 2 in Subdistrict 3B.

(7) Exhibit 317H: typical street section for Subdistrict 3B (Ord. Nos. 29197; 30276; 30295).

(8) Exhibit 317 I: conceptual plan for Tract for Subdistrict 2D

SEC. 51P-317.104. ZONING CLASSIFICATION CHANGE AND DISTRICT IDENTIFICATION.

Chapters 51 and 51A are amended by changing the zoning classification on the property described in Exhibit A of Ordinance No. 20395 to Planned Development District No. 317, to be known as the Cedars Area Special Purpose District.

SEC. 51P-317.105. CREATION OF SEPARATE SUBDISTRICTS.

Steering Committee Recommendation:

This district is divided into 5 subdistricts: 1, 2, 3, 4, and 5.

Staff Recommendation:

This district is divided into 7 subdistricts: 1, 2, 2d, 3, 3b, 4, and 5.

SEC. 51P-317.105.1. CONCEPTUAL PLAN.

(a) Development and use of the Property in Subdistrict 2D must comply with the conceptual plan for Subdistrict 2D (Exhibit 317I). If there is a conflict between the text of this article and the conceptual plan for Subdistrict 2D, the text of this article controls.

(b) Development and use of the Property in Subdistrict 3B must comply with the conceptual plan for Subdistrict 3B (Exhibit 317E). If there is a conflict between the text of this article and the conceptual plan for Subdistrict 3B, the text of this article controls.

SEC. 51P-317.105.2. DEVELOPMENT PLAN.

(a) Subdistrict 2D. A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this subdistrict. If there is a conflict between the text of this article and the development plan, the text of this article controls. Open spaces and associated amenities must be shown on the development plan.

(b) Tract 1 in Subdistrict 3B. Development and use of the Property for Tract 1 in Subdistrict 3B must comply with development/landscape plan for Tract 1 in Subdistrict 3B (Exhibit 317F). If there is a conflict between the text of this article and the development/landscape plan for Tract 1 in Subdistrict 3B, the text of this article controls.

(c[~~b~~]) Tract 2 in Subdistrict 3B. Development and use of the Property for Tract 2 in Subdistrict 3B must comply with the development plan for Tract 2 in Subdistrict 3B (Exhibit 317G). If there is a conflict between the text of this article and the development plan for Tract 2 in Subdistrict 3B, the text of this article controls.

(d) conceptual plan for Subdistrict 2D.

SEC. 51P-317.106. PRESERVATION INCENTIVES.

(a) The provisions of Section 51A-4.501 relating to the transfer of development rights, the transfer process, and the historic landmark tax freeze apply to buildings in this district except as those provisions may be expressly modified in this article. (Note: The term “development rights” is defined in Section 51A-4.501.) If Section 51A-4.501 is amended in the future, such amendments shall apply in this district to the extent that they do not conflict with this article. In the event of a conflict, this article controls.

(b) Development rights in a building may be transferred if:

(1) the building is a designated historic landmark in this district;

(2) the building is a contributing structure listed in the National Register of Historic Places; and

(3) the building has been restored within the past five years, and the total value of the building improvements exceeds 50 percent of the assessed value of the structure immediately prior to the restoration.

(c) Development rights may only be transferred to building sites in Subdistricts ~~2, 2A, 2B, 2C,~~ and 3 ~~and 3A.~~

(d) Development rights may only be transferred to building sites in Subdistricts 2, 2A, 2B, 2C, 2D, 3, and 3A.

(e) The ability to transfer development rights does not authorize a setback violation on the building site to which the rights are transferred. The maximum floor area ratio of a building site may be increased by no more than 20 percent through the transfer of development rights, and the maximum structure height may not be increased. (Ord. Nos. 20395; 24826; 25160; 27402; 30058; 30951)

SEC. 51P-317.107. ADDITIONAL PROVISIONS.

The "additional provisions" in Division 51A-4.200 apply to all uses in this district. In addition, the following “additional provision” supplements and is cumulative of the “additional provisions” in that division.

(a) A structure supporting antennae that transmit or receive any portion of the electromagnetic spectrum must not be visible from the street. (Ord. Nos. 20395; 24826)

(b) Height Overlay (HO) is a 100 feet buffer, generates from the boundary line of the Subdistrict 1 (Residential Subdistrict) and Subdistrict 5 (Old City Park). The maximum height in the HO buffer is 120 feet. In the event of the changes in the subdistricts, the origin of the HO is from the boundary line of the residential subdistrict and the Old City Park. The 100 feet buffer is measured outward from the Subdistrict 1 and Subdistrict 5 boundary lines.

Staff Addition:

(c) Lots containing uses permitted with RAR must have solid screening on the sides of the property that have residential adjacency.

SEC. 51P-317.108. UTILITY OR GOVERNMENT SERVICE CENTER.

(a) Definition. UTILITY OR GOVERNMENT SERVICE CENTER means a public or private facility for the storage of supplies, and the repair and maintenance of operational equipment.

(b) Required off-street parking. The off-street parking requirement for a utility or government service center is one space per 2,000 square feet of site area; a minimum of four spaces is required.

(c) Required off-street loading. The off-street loading requirement for a utility or government service center is as follows:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(d) Additional provisions. The following additional provisions apply to a utility or government service center:

(1) The outside storage portion of this use must be screened by a solid visual screen of at least nine feet in height.

(2) Outside storage may not be stacked higher than nine feet.

(3) Paragraphs (1) and (2) and the area restrictions in Section 51A-4.217 do not apply to the outside storage of vehicles. (Ord. Nos. 20395; 24826)

SEC. 51P-317.109. GROUP HOME OR SHELTER PERMITTED, SUBJECT TO RESTRICTIONS, IN SUBDISTRICT 3.

(a) Subject to the restrictions in Subsection (c), a group home or shelter for indigent or abused persons is permitted on the property described in Subsection (b) ("the Shelter Property").

(b) The Shelter Property is described as follows, to wit:
Being a tract of land located in Block 439, Official City Number, in the City of Dallas, Texas, being part of the John Neely Bryan Survey, Abstract 495, Dallas County, Texas, being the property conveyed to Pure Ice and Cold Storage Company by deeds recorded in Volume 65692, Page 264, Volume 65693, Page 16, and Volume 6577, Page 404 of the Deed Records of Dallas County, Texas, and being described more particularly as follows:

BEGINNING at the intersection of the southwest line of Griffin Street with the southeast line, as widened, of Cadiz Street, said beginning point being the east corner of the strip of land conveyed to the City of Dallas for widening Cadiz Street described in Volume 17, Page 311 of the Minutes of County Court No. 2 of Dallas County;

Thence S 43°18' E along the southwest line of Griffin Street, a distance of 391.29 feet to a point at the east corner of said tract described in Volume 65717, Page 404;

Thence S 44°55'40" W along the southeast line of said tract, a distance of 91.87 feet to a point for corner on the northeasterly line of the 50.0 foot wide Gulf, Colorado & Santa Fe Railroad Right-of-Way;

Thence N 56°27' W along said Railroad Right-of-Way line, a distance of 399.94 feet to a point for corner on the southeast line of Cadiz Street at the south corner of said City of Dallas tract;

Thence N 45°14' E along the southeast line of Cadiz Street, a distance of 182.87 feet to the PLACE OF BEGINNING; and containing 53,776 square feet of land.

(c) The following restrictions apply to the group home or shelter use authorized under Subsection (a):

(1) Development on the Shelter premises Property must comply with the site and landscape plan (Exhibit 317C).

(2) The maximum number of overnight guests permitted on the Shelter Property is 500. Single-bed sleeping quarters must have a minimum usable floor area of 125 square feet. Sleeping quarters containing two or more beds must have a minimum usable floor area that is equal to or greater than 60 square feet times the number of beds in the room. This paragraph does not apply during extreme weather conditions. For purposes of this paragraph, the term "bed" means a piece of furniture, mat, cushion, or other device on or in which a person may lie and sleep; and the term "extreme weather conditions" means any day during which at any time the wind chill factor is 32 degrees Fahrenheit or less.

(3) No less than seven professionally-trained security guards must be on duty to secure the building and ground at all times.

(4) Ingress and egress to and from the facility through its main entrance is prohibited between the hours of 10:00 p.m. and 5:30 a.m. each day, and at least one professionally-trained security guard must be stationed at any other entrance to the facility used for ingress or egress during this time period.

(5) Required off-street parking is one space per 3,000 square feet of residential area, plus one space per 500 square feet of office area. If more than 10 off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

(6) Required off-street loading must be provided as follows:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 50,000	NONE
50,000 to 150,000	1
Each additional 100,000 or fraction thereof	1 additional

(7) Landscaping must be provided on the Shelter premises Property as shown on the site and landscape plan. ~~All landscaping must be installed within six months after the passage of Ordinance No. 20822.~~ All plant materials must be maintained in a healthy, growing condition at all times.

(8) Use of the Shelter premises Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. At least once every two years, the city staff shall:

(A) inspect the Shelter premises ~~Property~~ to confirm adherence to all applicable codes relating to operations; and

(B) ascertain general neighborhood conditions surrounding the Shelter premises ~~Property~~, including housing conditions and crime statistics for the area. (Ord. Nos. 20822; 24826; 25160; 26102; 27133; 27573)

~~SEC. 51P-317.110. SEAFOOD PROCESSING FACILITY.~~

~~(a) Definition. SEAFOOD PROCESSING FACILITY means an industrial facility where the processing of edible fish, edible shellfish, and edible seafood related products, including but not limited to seafood salads and sauces, takes place wholly within an enclosed building. Notwithstanding anything contained herein to the contrary, the processing of beef, pork, and poultry is prohibited.~~

~~(b) Required off street parking. The off street parking requirement for a seafood processing facility is one space per 500 square feet of floor area. If more than 10 off street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~

~~(c) Required off street loading. The off street loading requirement for a seafood processing facility is as follows:~~

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

~~(Ord. Nos. 22003; 24826)~~

~~SEC. 51P-317.111. ART OR CRAFT PRODUCTION FACILITY.~~

(a) Definition. ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products on a small scale, involving processes including, but not limited to, kiln-firing, glass-blowing, welding, or woodworking. In order to qualify as an art or craft production facility, a facility must meet all of the following requirements:

- ~~(1) It must have a floor area of 5,000 square feet or less.~~

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(2) It must limit the delivery and pick-up of materials to twice a week or less.

(3) It must not conduct business, including producing art or craft products,

between 11:00 p.m. and 7:00 a.m.

(b) Required off-street parking. The off-street parking requirement for an art or craft

production facility is one space per 1,000 square feet of floor area. ~~If more than ten off-street~~

~~parking spaces are required for this use, handicapped parking must be provided pursuant to Section~~

~~51A-4.305.~~

(c) Required off-street loading. The off-street loading requirement for an art or craft

production facility is one space. (Ord. Nos. 24872; 26894; 27133)

SEC. 51P-317.112. COMMERCIAL ENGRAVING/ETCHING FACILITY.

(a) Definition. COMMERCIAL ENGRAVING/ETCHING FACILITY means a facility for making engraved, etched, or silk-screened items or laminating paper, plastic, or metal.

(b) Required off-street parking. The off-street parking requirement for a commercial engraving/etching facility is one space per 1,000 square feet of floor area. ~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~

(c) Required off-street loading. The off-street loading requirement for a commercial engraving/etching facility is one space.

(d) Floor area. Maximum floor area for a commercial engraving/etching facility is 45,000 square feet. The building containing the commercial engraving/etching facility use must be wholly enclosed. (Ord. 27402)

SEC. 51P-317.113. RECYCLING CENTER.

(a) Definition. RECYCLING CENTER means a facility wholly enclosed within a building used for the collection and temporary storage of recyclable materials.

(b) Receiving recyclable materials. The recycling center shall not purchase any recyclable materials from a person who does not deliver the recyclable materials to the recycling center in a motor vehicle or in a trailer attached to a motor vehicle.

(c) Required off-street parking. The minimum off-street parking requirement is one space per 1,000 square feet of floor area.

(d) Additional provisions:

(1) Mechanical processing of permitted recyclable materials is limited to crushing, bailing, and shredding.

(2) Materials stored at this use must be removed at least once a week or before reaching capacity. The facilities must be maintained in proper repair and the exterior must have a neat and clean appearance.

(3) The maximum floor area may be established in the ordinance granting the SUP.

(4) No more than one recycling use is permitted on a building site.

(5) This use must be located at least 1,000 feet from another recycling use. Measurements of distance under this paragraph are taken radially. "Radial" measurement means a measurement taken along the shortest distance between the nearest point of the building sites where recycling uses are located. This use is considered a recycling use for spacing requirements.

(6) The collection of hazardous waste, as defined in Section 51A-4.206(4)(A)(iii), is prohibited.

(7) An SUP for this use may not be granted for more than a two-year period. (Ord. 29197)

(a) ACCESSORY DWELLING UNIT (ADU) means a rentable additional dwelling unit, subordinate to the main unit, located on a building site with a single family use.

(b) An accessory dwelling unit may not be sold separately from the main building.

(1) Yard, lot, and space regulations.

(A) In general. Except as provided in this subsection, the yard, lot, and space regulations of the underlying zoning remain in effect.

(B) Side and rear yard.

(i) If the structure containing the accessory dwelling unit is less than 15 feet in height and is located in the rear 30 percent of the lot, minimum side yard is three feet.

(ii) If the structure containing the accessory dwelling unit is less than 15 feet in height, minimum rear yard is three feet.

(iii) Structures 15 feet or more in height containing accessory dwelling units must comply with the side and rear yard setbacks of the base zoning.

(C) Floor area.

(i) Detached accessory dwelling unit.

(aa) Minimum floor area is 200 square feet.

(bb) Maximum floor area is the greater of 700 square feet or 25 percent of the main structure.

(ii) Attached accessory dwelling unit. Maximum floor area is the greater of 700 square feet or 25 percent of the main use.

(D) Height.

(i) General. Except as provided in this subparagraph, the maximum height of the structure containing the accessory dwelling unit cannot exceed the height of the main dwelling unit.

(ii) Accessory dwelling units located above detached garages maximum height is allowed in that Subdistrict.

(E) Location.

(i) An accessory dwelling unit may not be located in front of a main structure.

(ii) The Board of Adjustment (BDA) may grant a special exception to authorize the placement of an accessory dwelling unit in front of a structure when, in the opinion of the board, the accessory dwelling unit:

(aa) will not adversely affect neighboring properties;

(bb) will not be contrary to the public interest; and

(cc) denial of the special exception will unduly burden the property.

(F) Off-street parking.

(i) Except as provided in this paragraph, a minimum of one space is required.

(ii) Off-street parking is not required for an accessory dwelling unit located within 1,200 feet of a DART bus or transit stop.

(G) Stories. Maximum number of stories for an accessory dwelling unit is one.

(H) Utility meters. A lot with an accessory dwelling unit may be supplied by not more than two electrical utility services, and metered by not more than two electrical meters.

(I) Single family rental program. The rental unit must be registered in the city single family rental program.

(J) If there is a conflict between this section and the single-family use regulations in Section 51A-4.209, this section controls.

Steering Committee Recommendation:

(K) Owner occupancy. Owner occupancy is not required.

Staff Recommendation:

(K) Owner occupancy.
(i) The property owner must reside in the main structure or the accessory dwelling unit during the tenancy;
(ii) The owner may be absent for one year with director approval.

Staff Addition:

SEC. 51P-317.115 **VISIBILITY TRIANGLE**
Visibility Triangle means:
(a) A primary street intersects with another street or another primary street, the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 45 feet from the intersection;
(b) rest of the streets within the District intersects, the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal

street curb lines) and points on each of the street curb lines 30 feet from the intersection; and

(c) where an alley or driveway intersects with a street, the portion of a lot within a triangular area formed by connecting together the point of intersection of the edge of a driveway or alley and adjacent street curb line (or, if there is no street curb, what would be the normal street curb line) and points on the driveway or alley edge and the street curb line 20 feet from the intersection.

SEC. 51P-317.116. USE REGULATIONS AND DEVELOPMENT STANDARDS.

The following use regulations and development standards apply in the various subdistricts ~~and are summarized in the chart attached as Exhibit 317D~~. In the event of a conflict, the text in this section controls over the graphic representations ~~and text in Exhibit 317D~~.

(a) Subdistrict 1 (Moderate Density Residential).

(1) Purpose. To encourage the development of a stable mix of low and moderate density residential land uses alone or in combination with limited office and retail land uses in areas that are isolated from heavy traffic routes; to encourage development patterns that support alternative modes of transportation; and to encourage the preservation of structures with historic value.

(2) Main uses permitted.

(A) Agricultural uses.

Urban Garden.

(B) Commercial and business service uses.

None permitted.

(C) Industrial uses.

-- Art or craft production facility.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(D) Institutional and community service uses.

- Child-care facility. [SUP]
- Church.
- College, university, or seminary. [SUP]
- Community service center. [SUP]
- Library, art gallery or museum
- ~~Convalescent and nursing homes and related institutions. [SUP]~~
- ~~Convent or monastery.~~

(E) Lodging uses.

- Boutique hotel
 - Bed and Breakfast
-

(F) Miscellaneous uses.

- Carnival or circus (temporary). [By special authorization of the building official.]
- Temporary construction or sales office.

(G) Office uses.

- Office. [L]

(H) Recreation uses.

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

(I) Residential uses.

- Duplex.
- Handicapped group dwelling.
- Multifamily.
- Single family.
- Retirement housing

(J) Retail and personal service uses.

-
- ~~Dry cleaning or laundry store. [L]~~
 - ~~General merchandise or food store 3,500 square feet or less. [L]~~
 - ~~Personal service uses. [L]~~
 - ~~Bar, lounge, or tavern. [SUP]~~
 - ~~Nursery, garden shop or plant sales. [SUP]~~
-

(K) Transportation uses.

- Transit passenger shelter.

(L) Utility and public service uses.

- Electrical substation. [SUP]
- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).]
- Police or fire station. [SUP]
- Post office. [SUP]
- Utility or government installation other than listed.

[SUP]

(M) Wholesale, distribution, and storage uses.

- Office showroom/warehouse [R]

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

(A) The following accessory uses are permitted in this subdistrict:

- Amateur communications tower. [SUP]
- Accessory Dwelling Unit
- Home Occupation
- Occasional sales (garage sales)
- Pedestrian skybridges. [SUP]
- Swimming pool (private)
- Live Unit

(4) Yard, lot, and space regulations.

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

Steering Committee Recommendation:

(A) Front Yard: No minimum front yard

Staff Recommendation:

(A) Front yard.
(i) Front yard facing the primary street must have a minimum setback of 0 feet and maximum setback of 10 feet;
(ii) For a Legacy Building, if a front yard is provided no maximum setback is required;
(iii) All other streets must have a minimum setback of 0 feet and maximum setback of 5 feet.

Steering Committee Recommendation:

(B) Side and rear yard. No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

Staff Recommendation:

(B) Side and rear yard.
(i) a minimum setback of 0 feet and maximum setback of 10 feet;
(ii) For a Legacy Building, if a side yard and rear yard is provided no maximum setback is required;

(C) Dwelling unit density. Maximum dwelling unit density is 160 dwelling units per acre.

(D) Floor area ratio. Maximum floor area ratio is 2.0.

(E) Height. Maximum structure height is 90 feet.

(F) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in the lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

(6) Environmental performance standards. See Article VI.

(7) Maximum nonpermeable coverage of a lot is 85 percent.

(b) Subdistrict 2, ~~2A, 2B, and 2C~~ (Moderate Density Mixed Use Corridors).

(1) Purpose. To encourage the development of moderate-density office, lodging, retail, and residential uses in compatible combinations along the main street corridors that serve the Cedars Area Special Purpose District; to encourage development that supports increased pedestrian and bicycle use; and to encourage the preservation of structures with historic value.

(2) Main uses permitted.

(A) Agricultural uses.

Urban Garden.

(B) Commercial and business service uses.

-- Building repair and maintenance shop. *[RAR]*

-- Catering service. *[RAR]*

-- Custom business services. *[RAR]*

-- Commercial engraving/etching facility. *[SUP.]*

repair. [RAR]

-- Custom woodworking, furniture construction, or

-- Electronics service center.

-- Job or lithographic printing. *[RAR]*

-- Medical or scientific laboratory. *[RAR]*

-- Technical school. *[RAR]*

(C) Industrial uses.

-- Alcoholic beverage manufacturing. [SUP.]

-- Art or craft production facility.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

- (D) Institutional and community service uses.
- Child-care facility *[SUP]*.
 - Church.
 - College, university, or seminary *[SUP]*.
 - Community service center *[SUP]*.
 - Convalescent and nursing homes and related institutions. *[SUP]*
 - Convent or monastery.
 - ~~Foster home.~~
 - ~~Institution for special education.~~
 - Library, art gallery, or museum.
 - Public or private school.
- (E) Lodging uses.
- Boutique hotel
 - Bed and Breakfast

 - Hotel or motel.
 - Lodging or boarding house.
- (F) Miscellaneous uses.
- Carnival or circus (temporary). *[By special authorization of the building official.]*
 - Temporary construction or sales office.
- (G) Office uses.
- Financial institution without drive-in window.
 - Financial institution with drive-in window. *[SUP]*
 - Medical clinic or ambulatory surgical center.
 - Office.
- (H) Recreation uses.
- Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (I) Residential uses.
- Duplex.
 - Handicapped group dwelling.
 - Multifamily.

- Single family.
- Retirement housing

(J) Retail and personal service uses.

- Animal shelter or clinic without outside run. *[RAR]*
- ~~Auto service center. *[RAR]*~~
- Bar, lounge, or tavern. *[SUP]*
- Business school.
- Car wash. *[RAR SUP]*
- Commercial amusement (inside). *[SUP] may be required. See Section 51A-4.210(b)(7)(B). SUP in Subdistrict 2C when operated on a roof.]*
- Commercial parking lot or garage. *[RAR]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less. *[RAR]*
- General merchandise or food store greater than 3,500 square feet. *[RAR]*
- Household equipment and appliance repair.
- Liquor Store *[SUP]*
- Microbrewery, microdistillery, and winery. *[Only in Subdistrict 2B by [SUP].]*
- Motor vehicle fueling station. *[RAR SUP]*
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant with drive-in or drive-through services. *[DIR]. SUP in Subdistrict 2C when operated on a roof.]*
- Restaurant without drive-in or drive-through service. *[RAR. SUP in Subdistrict 2C when operated on a roof.]*
- Temporary retail use.
- Theater. *[RAR]*
- Surface parking *[RAR]*

(K) Transportation uses.

- Transit passenger shelter.

(L) Utility and public service uses.

- Commercial radio or TV transmitting station *[RAR]*

- Electrical substation. *[SUP]*
 - Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
 - Police or fire station. *[RAR]*
 - Post office. *[RAR]*
 - Utility or government installation other than listed.
- [SUP]*
- Utility or government service center. *[See Section 51P-317.108.]*

(M) Wholesale, distribution, and storage uses.

- Mini-warehouse. *[RAR]*
- Office showroom/warehouse. *[RAR]*
- Recycling drop-off container. *[See Section 51A-4.213(11.2).]*
- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]*
- Warehouse. *[RAR]*

(3) Accessory uses. As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. The following accessory uses are permitted in this subdistrict:

- Accessory Dwelling Unit
- Accessory community center (private).
- Accessory electric vehicle charging station.
- Accessory game court (private).
- Accessory medical/infectious waste incinerator. [SUP].
- Accessory outside display of merchandise
- Accessory outside storage
- Accessory pathological waste incinerator [SUP]
- Amateur communication tower [SUP]
- Home occupation.
- Live unit
- Occasional sales (garage sales).
- Swimming pool (private).
- Pedestrian skybridges [SUP]

- (6) Environmental performance standards. See Article VI.

(7) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 90 percent.

(c) Subdistrict 3 and 3B (Freeway-oriented High Density Mixed Use).

(1) Purpose. To encourage high-density office, lodging, retail, and residential uses along the Interstate Highway 30 frontage, and to encourage development that takes advantage of the regional freeway access and the excellent downtown views while preserving these views for other subdistricts in the Cedars Area Special Purpose District.

(2) Main uses permitted.

(A) Agricultural uses.

~~None permitted.~~
Urban Garden.

(B) Commercial and business service uses.

- ~~Building repair and maintenance shop.~~
 - Custom business services.
 - Custom woodworking, furniture construction, or repair.
 - Electronics service center.
 - Medical or scientific laboratory.
 - Technical school.
 - Catering service. [R]
 - Commercial engraving and etching facility [SUP]
-

(C) Industrial uses.

- ~~Seafood processing plant. [See Section 51P-317.110.](under review)~~
 - Temporary concrete or asphalt batching plant. [By special authorization of the building official.]
 - Alcohol beverage manufacturing [SUP]
 - Art or craft production facility. [See Section 51P-317.110.5.]
-

(D) Institutional and community service uses.

- Child-care facility. *[SUP]*
- Church.
- College, university, or seminary. *[SUP]*
- Community service center. *[SUP]*
- Convalescent and nursing homes and related institutions. *[SUP]*
- Convent or monastery. *[SUP]*
- ~~Foster home.~~
- Group home or shelter for indigent or abused persons. *[This use is only allowed as specifically provided in Section 51P-317.109 of this article.]*
- ~~Hospital.~~
- Library, art gallery, or museum.
- Public or private school.

(E) Lodging uses.

- Boutique hotel
- Bed and Breakfast

- Hotel or motel.
- Lodging or boarding house.

(F) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(G) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[SUP]*
- Medical clinic or ambulatory surgical center. *[SUP]*
- Office.

(H) Recreation uses.

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

(I) Residential uses.

- Duplex

-
- Handicapped group dwelling
 - Multifamily.
 - Single family.
 - Retirement housing
-

(J) Retail and personal service uses.

- Animal shelter or clinic without outside run.
- Auto service center. *[SUP]*
- Bar, lounge, or tavern. *[SUP]*
- Business school.
- Car wash.
- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*
- Commercial parking lot or garage.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- Liquor store. *[SUP]*
- Microbrewery, microdistillery, and winery. [SUP]
- ~~Mortuary, funeral home, or commercial wedding chapel.~~
- Motor vehicle fueling station. *[SUP]*
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant with drive-in or drive-through service.
- Restaurant without drive-in or drive-through service.
- Surface Parking
- Temporary retail use.
- Theater.

(K) Transportation uses.

- Transit passenger shelter.
 - Heliport
 - Railroad passenger station
 - Transit passenger shelter
 - Transit passenger station or transfer center [SUP]
-

(L) Utility and public service uses.

- Commercial radio or TV transmitting station.
- Electrical substation. [SUP]
- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).]
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication. [SUP. See Section 51A-4.212(10.1).]
- Utility or government installation other than listed. [SUP. See Section 51P-317.108.]

(M) Wholesale, distribution, and storage uses.

- ~~Mini-warehouse.~~
- Office showroom/warehouse.
- Recycling drop-off container. [See Section 51A-4.213(11.2).]
- Recycling drop-off for special occasion collection. [See Section 51A-4.213(11.3).]
- Warehouse

(3) Accessory uses. As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. The following accessory uses are permitted in this subdistrict:

- Accessory Dwelling Unit
- Accessory community center (private).
- Accessory electric vehicle charging station.
- Accessory game court (private).
- Accessory helistop. [SUP]
- Accessory medical/infectious waste incinerator [SUP].
- Accessory outside display of merchandise
- Accessory outside storage
- Accessory pathological waste incinerator [SUP]
- Amateur communication tower [SUP]
- Home occupation.
- Live unit
- Occasional sales (garage sales).

- Swimming pool (private).
- Pedestrian skybridges [SUP]

(4) Environmental performance standards. See Article VI.

(5) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 90 percent.

Note: Subdistrict 3B, development regulations related to the Ordinance 30276 and subsequent corrections will be included

(e) Subdistrict 4 (Warehouse/Residential Transition).

(1) Purpose. To accommodate warehouse and distribution, commercial and business service, retail, and multifamily residential uses; and to encourage transition to a loft-style mixed residential and commercial environment.

(2) Main uses permitted.

(A) Agricultural uses.

~~None permitted.~~

Urban Garden.

(B) Commercial and business service uses.

- Building repair and maintenance shop.
- Bus or rail transit vehicle maintenance or storage facility.
- Catering service.
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing.
- Machine or welding shop.
- Machinery, heavy equipment, or truck sales and services.
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.
- ~~Vehicle or engine repair or maintenance.~~

-- Labor Hall

(C) Industrial uses.

317.110.5.]

- Alcohol beverage manufacturing *[SUP]*
- Art or craft production facility. *[See Section 51P-*
- Industrial (inside) light manufacturing.
- ~~Industrial (outside) not potentially incompatible.~~
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(D) Institutional and community service uses.

- ~~Cemetery or mausoleum.~~ *[SUP]*
- Child-care facility. *[SUP]*
- Church.
- Library, art gallery or museum
- ~~Convent or monastery.~~
- ~~Hospital.~~
- Public or private school. *[SUP]*

(E) Lodging uses.

- Boutique hotel
- Bed and Breakfast
- Hotel or motel.
- Lodging or boarding house.

(F) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(G) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. ~~*[DIR]*~~
- Medical clinic or ambulatory surgical center.
- Office.

[SUP]

(H) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(I) Residential uses.

- Multifamily.
- Retirement housing

(J) Retail and personal service uses.

- ~~Ambulance service.~~
- Animal shelter or clinic without outside run.
- Auto service center.
- Bar, lounge, or tavern. *[SUP]*
- Business school.
- Car wash. *[SUP]*
- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*
- Commercial parking lot or garage.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard.
- Household equipment and appliance repair.
- Liquor store. *[SUP]*
- Microbrewery, microdistillery, and winery. *[SUP]*
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station. *[SUP]*
- Nursery, garden shop, or plant sales.

(K) Personal service uses.

- Restaurant with drive-in or drive-through service. *[DIR]*
- Restaurant without drive-in or drive-through service.
- Surface Parking

- Texidermist
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service.

(L) Transportation uses.

- ~~Commercial bus station and terminal.~~
- Heliport.
- Helistop. *[SUP]*
- Transit passenger shelter.

(M) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
- Police or fire station.
- Post office.
- Radio, television, or microwave tower.
- Utility or government service center. *[See Section 51P-317.108.]*
- Utility or government installation other than listed.

[SUP]

(N) Wholesale, distribution, and storage uses.

- ~~Auto auction. *[SUP]*~~
- ~~Contractor's maintenance yard.~~
- Mini-warehouse.
- Petroleum product storage & wholesale *[SUP]*
- Office showroom/warehouse.
- Outside storage (with visual screening).
- Recycling center. *[SUP. ~~Subdistrict 2D only.~~]*
- Recycling collection center.
- Trade Center
- Warehouse.

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

consult Section 51A-4.217. The following accessory uses are permitted in this subdistrict:

- Accessory Dwelling Unit
- Accessory community center (private).
- Accessory electric vehicle charging station.
- Accessory game court (private).
- Accessory helistop. [SUP]
- Accessory medical/infectious waste incinerator [SUP].
- Accessory outside display of merchandise
- Accessory outside storage
- Accessory pathological waste incinerator [SUP]
- Amateur communication tower [SUP]
- Home occupation.
- Live unit
- Occasional sales (garage sales).
- Swimming pool (private).
- Pedestrian skybridges [SUP]

(4) Environmental performance standards. See Article VI.

(5) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 85 percent.

(f) Subdistrict 2D.

(1) Purpose. To encourage the development of moderate-density office, lodging, retail, and residential uses in compatible combinations along the main street corridors that serve the Cedars Area Special Purpose District; to encourage development that supports increased pedestrian and bicycle use; and to encourage the preservation of structures with historic value.

(2) Main uses permitted.

(A) Agricultural uses.

-- Crop production. *[Only in Subdistrict 2D]*

[-- None permitted.]

(B) Commercial and business service uses.

-- Building repair and maintenance shop. *[RAR]*

-- Catering service. *[RAR]*

-- Custom business services. *[RAR]*

-- Commercial engraving/etching facility. *[Only in Subdistrict 2A by SUP. See Section 51P-317.110.2.]*

-- Custom woodworking, furniture construction, or repair.

[RAR]

- Electronics service center.
- Job or lithographic printing. [RAR]
- Medical or scientific laboratory. [RAR]
- Technical school. [RAR]

(C) Industrial uses.

- Alcoholic beverage manufacturing. [Only in Subdistricts 2B and 2D by SUP.]
- Art or craft production facility.
- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]

(D) Institutional and community service uses.

- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes and related institutions. [SUP]
- Convent or monastery.
- Foster home.
- Institution for special education.
- Library, art gallery, or museum.
- Public or private school.

(E) Lodging uses.

- Hotel or motel.
- Lodging or boarding house.

(F) Miscellaneous uses.

- Carnival or circus (temporary). [By special authorization of the building official.]
- Temporary construction or sales office.

(G) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. [DIR]
- Medical clinic or ambulatory surgical center.
- Office.

(H) Recreation uses.

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

(I) Residential uses.

- Duplex.
- Handicapped group dwelling.
- Multifamily.
- Single family.

(J) Retail and personal service uses.

- Animal shelter or clinic without outside run. [RAR]

- Auto service center. [RAR]
- Bar, lounge, or tavern. [SUP]
- Business school.
- Car wash. [RAR]
- Commercial amusement (inside). [SUP may be required. See Section 51A-4.210(b)(7)(B), SUP in Subdistrict 2C when operated on a roof.]
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less. [RAR]
- General merchandise or food store greater than 3,500 square feet. [RAR]
- Household equipment and appliance repair.
- Microbrewery, microdistillery, and winery. [*Only in Subdistricts 2B and 2D by SUP.*]
- Motor vehicle fueling station. [RAR]
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant with drive-in or drive-through services. [*DIR. SUP in Subdistrict 2C when operated on a roof.*]
- Restaurant without drive-in or drive-through service. [RAR. SUP in Subdistrict 2C when operated on a roof.]
- Temporary retail use.
- Theater. [RAR]
- (K) Transportation uses.
- Heliport. [*Only in Subdistrict 2D by SUP.*]
- Transit passenger shelter.
- (L) Utility and public service uses.
- Electrical substation. [SUP]
- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).]
- Police or fire station. [RAR]
- Post office. [RAR]
- Utility or government installation other than listed. [SUP]
- Utility or government service center. [See Section 51P-317.108.]
- (M) Wholesale, distribution, and storage uses.
- Mini-warehouse. [RAR]
- Office showroom/warehouse. [RAR]
- Recycling drop-off container. [See Section 51A-4.213(11.2).]
- Recycling drop-off for special occasion collection. [See

Section 51A-4.213(11.3).]

-- Warehouse. [RAR]

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

(A) Except as provided in this subparagraph, t[T]he following accessory uses are not permitted [in this subdistrict]:

-- Accessory helistop. [Permitted in Subdistrict 2D only.]

-- Accessory medical/infectious waste incinerator.

-- Accessory outside display of merchandise. [Permitted in Subdistrict 2D only.]

-- Accessory outside sales. [Permitted in Subdistrict 2D only.]

-- Accessory outside storage.

-- Accessory pathological waste incinerator.

-- Day home.

-- General waste incinerator.

-- Private stable.

(B) In these [this] subdistricts, the following accessory use is permitted by SUP only:

-- Pedestrian skybridges.

(4) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations [contained] in Division 51A-4.400. If there is [In the event of] a conflict between this paragraph and Division 51A-4.400, Division 51A-4.400 controls.)

(A) Front yard.

(i) In general. Except as provided in this subparagraph, no minimum front yard is required.

(ii) Frontage on Akard street. If a structure is located on a lot having frontage on Akard Street, an additional 15-foot "urban form" front yard setback is required for that portion of the structure above 54 feet in height.

(iii) Subdistrict 2D.

(aa) Structures adjacent to Good Latimer Expressway and Cesar Chavez Boulevard must have a minimum setback of zero feet and a maximum setback of 10 feet for no less than 50 percent of a facade adjacent to these streets and a maximum of 20 feet for the remaining facade.

(bb) For a legacy building, if a front yard is provided, no maximum setback is required.

(cc) Structures adjacent to all other streets must have a minimum setback of zero feet and a maximum setback of 10 feet for no less than 50 percent of

the facade adjacent to these streets and a maximum of 15 feet for the remaining facade.

(B) Side and rear yard.

(i) In general. Except as provided in this subparagraph, no side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(ii) Subdistrict 2D.

(aa) Except as provided in this romanette, no minimum side or rear yard is required.

(bb) Minimum side yard is 10 feet for multifamily structures that are 36 feet or less in height.

(cc) Minimum rear yard is 15 feet for multifamily structures that are 36 feet or less in height.

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio.

(i) Except as provided in this subparagraph, maximum floor area ratio is:

(aa) 2.5 in a structure with 50 percent or more of its total floor area restricted to residential use and 50 percent or more of its ground floor area restricted to retail and personal services uses; and

(bb) 2.0 in all other structures.

(ii) Subdistrict 2D.

(aa) For purposes of floor area ratio, Subdistrict 2D is considered one lot.

(bb) Except as provided in this romanette, maximum floor area ratio is

6.0.

(cc) When a multifamily use complies with the mixed income housing requirements in Section 51P-317.112.2, the proposed maximum floor area ratio may be increased to a maximum of 7.0 if two-and-a-half percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(dd) When a multifamily use complies with the mixed income housing requirements in Section 51P-317.112.2, the proposed maximum floor area ratio may be increased to a maximum of 8.0 if:

(I) two-and-a-half percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; and

(II) two-and-a-half percent of the units are available to households earning between 61 and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(ee) When a multifamily use complies with the mixed income housing requirements in Section 51P-317.112.2, the proposed maximum floor area ratio may be increased to a maximum of 10.0 if:

(I) two-and-a-half percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices;

(II) two-and-a-half percent of the units are available to households earning between 61 and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; and

(III) 12 percent of the units are available to households earning between 81 and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(E) Height.

(i) Except as provided in this subparagraph, maximum structure height is:

(aa) 90 feet for a structure with at least 50 percent of its total floor area restricted to residential uses and 50 percent or more of its ground floor area restricted to retail and personal services uses; and

(bb) 54 feet for all other structures.

(ii) Subdistrict 2D. Maximum structure height is:

(aa) 200 feet for a structure with at least 50 percent of its total floor area restricted to residential uses and 50 percent or more of its ground floor area restricted to nonresidential uses; and

(bb) 90 feet for all other structures.

(F) Lot coverage.

(i) Except as provided in this subparagraph, maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(ii) Subdistrict 2D.

(aa) Maximum lot coverage is 80 percent except when a multifamily use complies with the requirements in Section 51P-317.112.2, the proposed lot coverage may be increased to a maximum of 85 percent if two-and-a-half percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

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

(cc) For purposes of lot coverage, Subdistrict 2D is considered one lot.

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

(5) Off-street parking and loading.

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

each use. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(B) Tandem parking. For single family, duplex, and multifamily uses, tandem parking is permitted.

(C) Multifamily.

(i) Except as provided in this subparagraph, one off-street parking space per bedroom per dwelling unit is required; not less than one space nor more than two spaces are required for each dwelling unit.

(ii) In Subdistrict 2D, one off-street parking space per dwelling unit is required.

(D) On-street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.

(i) An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(ii) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ($8 \div 24 = \text{one-third}$). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(iii) If the director of public works and transportation determines that on-street parking in the street right-of-way abutting the use, approved in accordance with Paragraph (5)(D), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.

(E) Pedestrian amenities parking reduction.

(i) Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.

(ii) To qualify,

(aa) the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and

(bb) the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.

(iii) See Section ~~51P-317.112.1(e)~~ 51P-317.114.1(c) for enhanced pedestrian amenities regulations.

SEC. 51P-317.117. YARD, LOT, AND SPACE REGULATIONS FOR SUBDISTRICT 2, SUBDISTRICT 3, AND SUBDISTRICT 4.

Steering Committee Recommendation:

(a) Front yard. There is no minimum front yard.

Staff Recommendation:

(a) Front yard.
(1) Front yard facing the primary street must have a minimum setback of 0 feet and maximum setback of 10 feet;
(2) For a Legacy Building, if a front yard is provided no maximum setback is required;
(3) All other streets must have a minimum setback of 0 feet and maximum setback of 5 feet.

(b) Side and rear yard.
(1) Minimum side yard is:
(A) five feet for duplex structures;
(B) 10 feet for multifamily structures 36 feet or less in height;
and
(C) no minimum in all other cases.
(2) Minimum rear yard is:
(A) 10 feet for duplex structures;
(B) 15 feet for multifamily structures 36 feet or less in height;
and
(C) no minimum in all other cases.

Staff Addition:

(D) For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required;

(c) Dwelling unit density. No maximum dwelling unit density.

Steering Committee Recommendation:

(d) FAR, Height and Lot Coverage:
(1) Floor area ratio. Maximum floor area ratio is 20.0.
(2) Height. Maximum structure height is any legal height.
(3) Lot coverage. Maximum lot coverage is 100 percent.

Staff Recommendation:

(d) FAR, Height and Lot Coverage:

(1) Floor area ratio. floor area ratio is 6.

(2) Height. 300 feet.

(3) Lot coverage. lot coverage is 80 percent.

(4) Mixed Income Housing Development Bonus:

(A): if the provisions of Section 51P-317.122 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then

(i) Floor area ratio. floor area ratio is 7.

(ii) Height. 300 feet.

(iii) Lot coverage. lot coverage is 85 percent.

(B): if the provisions of Section 51P-317.122 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then

(i) Floor area ratio. floor area ratio is 8.

(ii) Height. 400 feet.

(iii) Lot coverage. lot coverage is 85 percent.

(C): if the provisions of Section 51P-317.122 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and an additional five percent of the units are available to households earning between 81 percent and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then

(i) Floor area ratio. floor area ratio is 9.

(ii) Height. 400 feet.

(iii) Lot coverage. lot coverage is 85 percent.

(e) Lot size. Minimum lot area per dwelling unit is as follows:

TYPE OF STRUCTURE	MINIMUM LOT AREA PER DWELLING UNIT
<u>Single family</u>	<u>1000 sq. ft.</u>
<u>Duplex</u>	<u>2500 sq. ft.</u>
<u>Multifamily:</u>	
<u>No separate bedroom</u>	<u>50 sq. ft.</u>
<u>One bedroom</u>	<u>65 sq. ft.</u>
<u>Two bedrooms</u>	<u>75 sq. ft.</u>
<u>More than two bedrooms (Add this amount for each bedroom over two)</u>	<u>10 sq. ft.</u>

(f) Stories. No maximum number of stories.

(g) Environmental performance standards: Article VI.

(h) Landscape regulations: Article X.

(j) Additional provisions for Single family structure spacing: a minimum of 15 feet between each group of eight single family structures must be provided by plat.

SEC. 51P-317.118. HIGH-SPEED RAIL BONUS

Staff Addition:

(a) Purpose. A high-speed-rail bonus is provided to encourage high density mixed-use development near the High-Speed Rail. The bonus is given to the properties within a 1/2 a mile radius of the High-Speed Rail station, if the following standards are met:

(1) Mix of uses (minimum of 3 uses): Lodging, Office, Residential, Retail and personal service uses.

(2) limit the residential use no more than 50% of the development;

(2a) If residential use is more than 50% of the development, then the provisions of Section 51P-317. 122 are met and a minimum of five percent of the

units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and an additional five percent of the units are available to households earning between 81 percent and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(3) enhanced pedestrian amenities as per Section 51P-317. 214. (c); and

(4) active uses on the ground and upper floor; then

(A) Floor area ratio. Maximum floor area ratio is 20.0.

(B) Height. Maximum structure height is 500 feet.

(C) Lot coverage. Maximum lot coverage is 85 percent.

(g) Subdistrict 5 (Old City Park Institutional).

(1) Purpose. To encourage the preservation of open space and the development of compatible institutional, residential, and retail land uses; and to protect the city institution of Old City Park.

(2) Main uses permitted.

(A) Agricultural uses.

-- Crop production.

-- Urban Garden

(B) Commercial and business service uses.

-- Custom woodworking, furniture construction, or repair.

-- Machine or welding shop.

(C) Industrial uses.

-- Art or craft production facility.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(D) Institutional and community service uses.

- Church.
- Community service center. *[SUP]*
- Library, art gallery, or museum.
- Public or private school. *[SUP]*

(E) Lodging uses.

- Boutique hotel
- Bed and Breakfast

- Hotel or motel.
- Lodging or boarding house.

(F) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(G) Office uses.

- Office.

(H) Recreation uses.

- Public park, playground, or golf course.

(I) Residential uses.

None permitted.

(J) Retail and personal service uses.

- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*
- Commercial parking lot or garage
- Furniture store.
- Nursery, garden shop, or plant sales.
- Surface parking
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Temporary retail use.
- Theater.

(K) Transportation uses.

- Transit passenger shelter.

(L) Utility and public service uses.

- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
- Police or fire station.
- Post office.
- Utility or government installation other than listed.

[SUP]

(M) Wholesale, distribution, and storage uses.

- None permitted

(3) Accessory uses. As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. The following accessory uses are permitted in this subdistrict:

- Accessory community center (private).
- Accessory electric vehicle charging station.
- Accessory game court (private).
- Accessory helistop. *[SUP]*
- Accessory medical/infectious waste incinerator *[SUP]*.
- Accessory outside display of merchandise
- Accessory outside storage
- Accessory pathological waste incinerator *[SUP]*
- Amateur communication tower *[SUP]*

- General waste incinerator

(4) Yard, lot, and space regulations.

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

- (A) Front yard. Minimum front yard is 15 feet.
- (B) Side and rear yard. No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.
- (C) Dwelling unit density. No maximum dwelling unit density.
- (D) Floor area ratio. Maximum floor area ratio is 0.5.
- (E) Height. Maximum structure height is 70 feet.
- (F) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- (G) Lot size. No minimum lot size.
- (H) Stories. No maximum number of stories.
- (6) Environmental performance standards. See Article VI.
- (7) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 85 percent.

SEC. 51P-317.119. SIGNS

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

Staff Addition:

(b) Except when located on a Legacy Building:

(1) When located on the 1703 S Ervay Street and 1711 S Ervay Street Building the following modifications to attached signs apply:

(A) No single face of a marquee sign may exceed 75 square feet in effective area.

(B) Marquee signs may project up to nine feet from a vertical building plane of a Legacy Building.

(C) One attached premise sign projecting no more than nine feet from the vertical facade of a Legacy Building is allowed.

(D) No single face of a sign projecting more than 18 inches from the vertical facade of a Legacy Building may exceed 90 square feet in effective area.

SEC. 51P-317.120. OFF STREET PARKING, LOADING, AND BICYCLE PARKING.

Staff Addition:

- (a) Bicycle parking. Consult bicycle parking regulations in Division 51 A-4.330 for bicycle parking requirements.
- (b) Parking is not allowed in front yard setback.
- (c) Off street parking screening as per 51A.4.602 (b) is required.
- (e) a loading space for multifamily shall be provided.

Steering Committee Recommendation:

(f) Off-street parking and loading

(1) for all uses except single family and duplex, off-street parking is only required for a building built after June 1, 1981, or an addition to an existing building, at a ratio of one parking space for each 2,000 square feet of floor area which exceeds 5,000 square feet. No off-street parking is required for a building with 5,000 square feet or less of floor area. If there is a conflict, this paragraph controls over other off-street parking regulations in this chapter. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

Staff Recommendation:

(f) Off-street parking and loading

(1) Except as provided in this article, consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading.

(2) Tandem parking. For multifamily uses, tandem parking is permitted.

(3) Multifamily. One off-street parking space per bedroom per dwelling unit is required; not less than one space or more than two spaces are required for each dwelling unit.

(4) On-street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.

(A) An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ($8 \div 24 =$ one-third). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(C) If the director of public works and transportation determines that on-street parking in the street right-of-way abutting the use, approved in accordance with Paragraph (f)(4), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.

SEC. 51P-317.120.1 PARKING REDUCTION

(a) Pedestrian amenities parking reduction.

(1) Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.

(2) To qualify:

(A) the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and

(B) the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.

(3) See Section 51P-317.124(c) for enhanced pedestrian amenities regulations.

Staff Addition:

<p><u>(b) Ride Share Parking Reductions:</u></p> <p><u>(1) A five percent parking reduction may be applied when a minimum of three parking spaces are designated as rideshare parking. Signs must be prominently displayed at each rideshare space. Each rideshare sign must:</u></p> <p><u>(A) illustrate or describe the rideshare space and the location of the main use;</u></p> <p><u>(B) be constructed of weather resistant material;</u></p> <p><u>(C) be no less than 30 inches wide and 24 inches long; and</u></p> <p><u>(D) contain clearly legible letters in a color that contrasts with the background material of the sign.</u></p> <p><u>(c) Legacy Building Parking Reduction</u></p> <p><u>(1) off-street parking requirements for a lot with a Legacy Building may be reduced by 40 percent; and</u></p> <p><u>(2) this provision may not be combined with the pedestrian amenities parking reduction of Section 51P-317.124.(c).</u></p>

SEC. 51P-317.120.2. REMOTE PARKING

(a) Remote Parking: Remote parking distance up to 1300 feet is allowed by providing enhanced pedestrian amenities along pathways connecting remote parking to the site served and permitted meeting the requirements of Division 51A-4.320, "Special Parking Regulations," are met. An agreement authorizing remote parking may be based on a lease of the remote parking spaces in lieu of a remote parking agreement only if the lease is in writing and meets the following requirements:

(1) contains legal descriptions of the properties affected;

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

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

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

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

(6) provides both the owner of the lot occupied by the main 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.

(7) An agreement authorizing remote parking based on a lease is not required to be filed in the deed records.

SEC. 51P-317.121. SIDEWALK STANDARDS

Staff Addition:

(a) Sidewalks required. Except as provided in this section, the standards, provisions, and requirements of the Dallas City Code apply to all sidewalks. The street and sidewalk standards of this section apply only to new construction or a major modification.

(1) All sidewalks must be designed and constructed to be barrier-free to the handicapped and in accordance with the construction requirements contained in the Paving Design

Manual and the Standard Construction Details of the City of Dallas.

(2) No certificate of occupancy may be issued until sidewalks are provided in accordance with this section.

(3) An existing sidewalk may be used to comply with this section if it meets the construction standards and the minimum unobstructed widths.

(4) Minimum sidewalk widths for new sidewalks: All lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.

SEC. 51P-317.122. MIXED-INCOME HOUSING

Staff Addition:

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the density bonus in Section 51P-317.122.

(b) Compliance with Section 51A-4.1107 is not required.

SEC. 51P-317.123. LANDSCAPING

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

Staff Addition:

(1) for major modifications except for Section 51A-10.125(b)(4), (B), and Section 51A-10.126.

(2) Surface Parking Lots:

(A) Article X applied except for Section 51A-10.126.

(B) Screening of off-street parking is required Section 51A-4.602.

SEC. 51P-317.124.

LANDSCAPING IN THE PARKWAY.

(a) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants (“property owner”) of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with the Dallas Building Code, or Subsection (b) of this section. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of public works and transportation.

(2) A property owner is not required to comply with any landscaping requirement if compliance is made impossible due to the property management director’s revocation of a landscape permit or the revocation of the license granted herein affecting landscaping.

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

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

(b) Parkway landscape permit.

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

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

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

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

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. Nos. 20395; 24826; 24872; 25160)

SEC. 51P-317.124. PEDESTRIAN AMENITIES IN THE PARKWAY.

(a) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owners, to the tenants ("property owner") of all parkway property in Subdistrict 1, 2, 3, 3A, 3C, and 4 (the "premises") for the exclusive purpose of authorizing compliance with the enhanced pedestrian amenities provisions of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee maybe charged for issuance of a parkway amenities permit in accordance with the Dallas Building Code, or Subsection (b) of this section. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of mobility and street services

(2) A property owner is not required to comply with any enhanced pedestrian amenities requirement if compliance is made impossible due to the property management director's revocation of a parkway amenities permit or the revocation of the license granted herein affecting enhanced pedestrian amenities.

(3) Upon the installation of enhanced pedestrian amenities in the parkway, the property owner shall procure, pay for and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the license granted herein, with combined single limits of liability for bodily injury and property damage of not less that \$1,000,000 for each occurrence, with a \$2,000,000 annual aggregate. Coverage under this liability policy shall be on an "occurrence" basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall provide for 30 days prior written notice to the office of risk management of cancellation, expiration, non-renewal or material change in coverage.

All subrogation rights for loss or damage against the city are waived to the extent same are covered by the liability insurance policy.

(4) Each property owner shall be responsible for maintaining the enhanced pedestrian amenities in good repair and condition and to keep the premises safe and from deteriorating in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the enhanced pedestrian amenities. The granting of a license for enhanced pedestrian amenities under this section does not release the property owner from liability in the installation or maintenance of trees, landscaping, and enhanced pedestrian amenities in the parkway.

(b) Parkway pedestrian amenities permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway pedestrian amenities permit before locating trees or other amenities in the parkway. An application for a parkway pedestrian amenities permit must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

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

(3) A parkway pedestrian amenities permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way.

(4) A property owner is not required to comply with any enhanced pedestrian amenities requirement of this section if compliance is made impossible due to the director's denial or revocation of a parkway pedestrian amenities permit.

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

(c) Enhanced pedestrian amenities. Enhanced pedestrian amenities refer to a higher standard of improvements in the enhanced pedestrian amenities area, aimed at increasing the attractiveness of the street for pedestrians. These amenities may be provided by property owners in order to take advantage of such incentives as increased ground coverage, reduced parking requirements, increased remote parking distance, and exemption from minimum permeable surface and site tree requirements.

(1) An enhanced pedestrian amenities area may not extend more than 30 feet from the curb, and must be accessible to the public at all times.

(2) To qualify, enhanced pedestrian amenities must be located on the lot or in the parkway abutting the lot receiving amenities credit.

(3) The following minimum amenity standards must be provided in order to qualify for the enhanced pedestrian amenity incentives provided in this article:

(A) Trees. A minimum of one large or medium tree per 25 feet of frontage in the pedestrian amenities area per Article X.

(B) Enhanced sidewalks.

(i) Enhanced sidewalks must be located within the pedestrian amenities area. (See Section 51P-317.123 for minimum unobstructed sidewalk requirements for each subdistrict.)

(ii) For lots fronting on Primary Streets and ~~Akard Street, Belleview Street, East Griffin Street, West Griffin Street, and Lamar Street,~~ a minimum sidewalk width of 10 feet must be provided.

(iii) For lots fronting on all other streets, a minimum sidewalk width of eight feet must be provided.

(iv) For lots with structure constructed before March 27, 2002 (effective date of Ordinance No. 24872 that established the pedestrian amenities regulations), if the building official determines that a structure's location makes the required minimum sidewalk width regulations unenforceable,

(aa) a minimum sidewalk width of six feet must be provided if the sidewalk is abutting an existing curb, or

(bb) a minimum sidewalk width of five feet must be provided if the sidewalk is not abutting the existing curb.

(C) Canopies and awnings. A minimum of 20 percent of the street facing facade width.

(4) The following optional amenities are encouraged and may be provided in addition to the minimum requirements specified above. These optional amenities are considered to be enhanced pedestrian amenities for the purpose of Subsections 51P-317.124.1(a) and (b), and are subject to the conditions in Paragraph 51P-317.124.1(c)(4):

(A) Flag poles.

(B) Public art.

(C) Tree or shrub planters.

(D) Water fountains.

(E) Newspaper racks.

(F) Pedestrian street lamps. A minimum of one per 50 feet of frontage in the pedestrian amenities area.

(G) Bicycle parking racks. A minimum of 5 bicycle parking spaces per 100 foot of frontage in the pedestrian amenities area.

(H) Benches. A minimum of one per 100 feet of frontage in the pedestrian amenities area.

(I) Trash receptacles. A minimum of one per 100 feet of frontage in the pedestrian amenities area.

(5) The following conditions must be met for provision of enhanced pedestrian amenities:

(A) All amenities must be placed in a manner that does not impede the movements of pedestrians on the sidewalk and automobiles on the street.

(B) All amenities must be placed in a manner that does not obstruct visibility triangles at street intersections.

SEC. 51P-317.114. ~~NONCONFORMING USES AND STRUCTURES.~~

~~(a) The provisions of Section 51A-4.704 relating to nonconforming uses and structures apply to all uses and structures in this district, except as provided in this section.~~

~~(b) The right to operate a nonconforming use in this district shall automatically terminate on January 21, 2013, or ten years after the date the use became nonconforming, whichever is later.~~

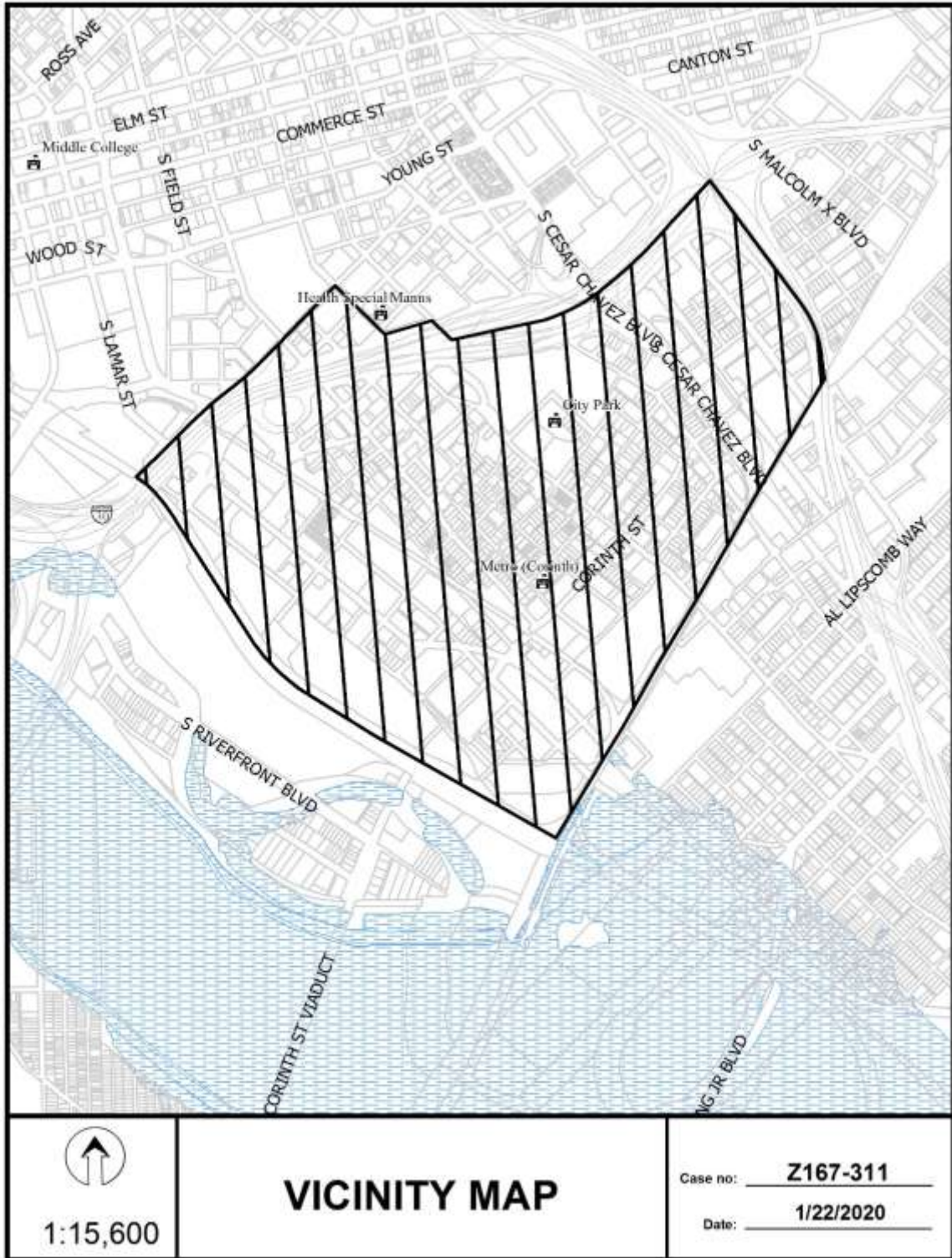
~~(c) An owner of a nonconforming use in this district may request an extension of the compliance deadline in Subsection (b) by filing an application with the director on a form provided by the city for that purpose. The application must be filed at least 180 days before the deadline in Subsection (b). If a fee is required, the application shall not be considered filed until the fee is paid. Failure to timely file a complete application for extension shall constitute a waiver of the right to contest the reasonableness of the deadline in Subsection (b).~~

~~(d) Upon the filing of a complete application for extension, the board shall, in accordance with the law, determine whether it is necessary to extend the compliance deadline for the nonconforming use. The board shall consider the factors listed in Section 51A-4.704(a)(1)(D) in determining whether to grant the request for extension.~~

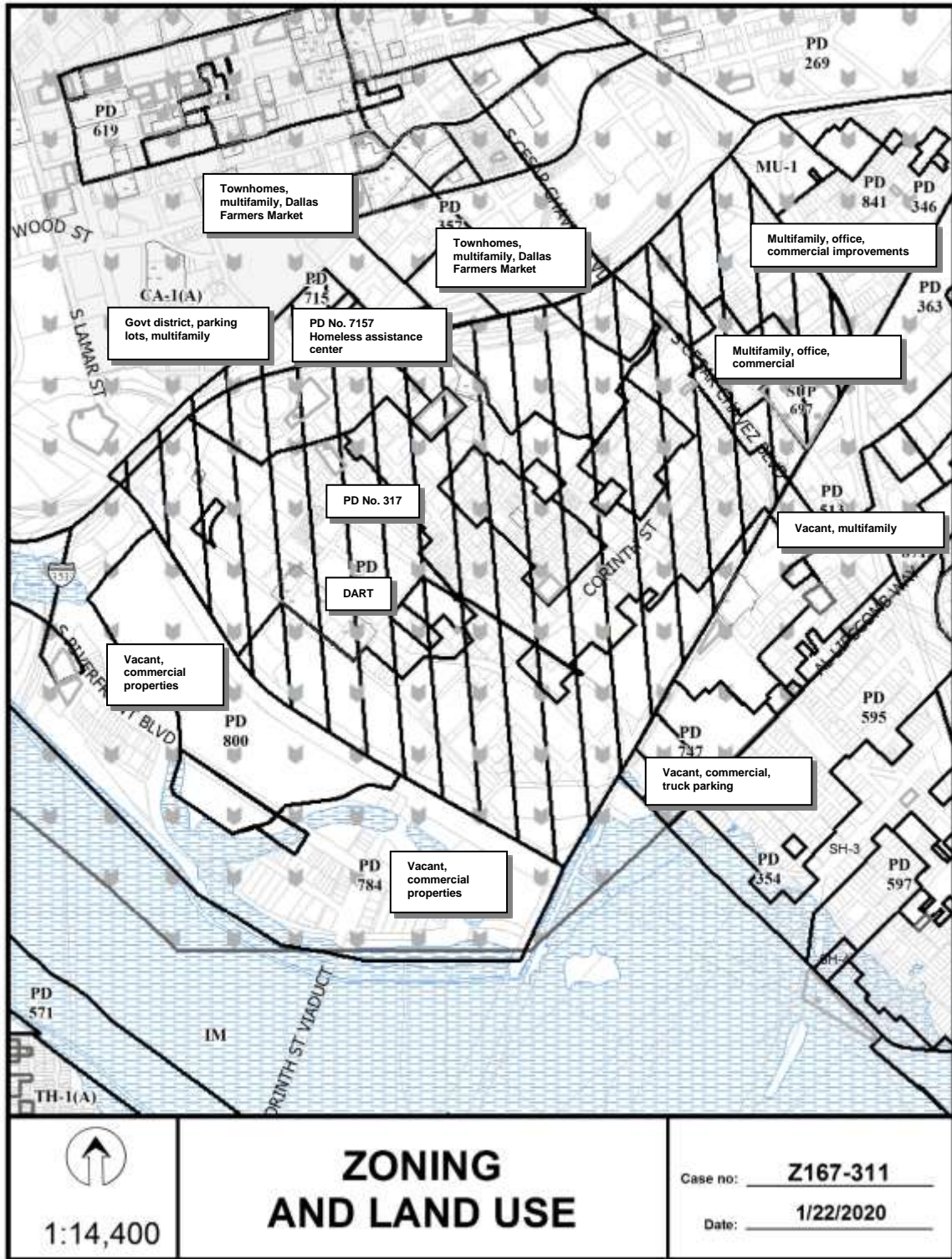
~~(e) If, based on evidence presented at the public hearing, the board finds that additional time is needed to recoup the owner's actual investment in the use before the use became nonconforming, the board shall grant the request for extension and establish a new compliance deadline consistent with its determination of a reasonable amortization period; otherwise, the board shall deny the request. If the board denies the request, the right to operate the nonconforming use shall automatically terminate on the deadline in Subsection (b), or 30 days after the date of the board's decision to deny, whichever is later. (Ord. Nos. 20395; 24826; 24872; 25160)~~

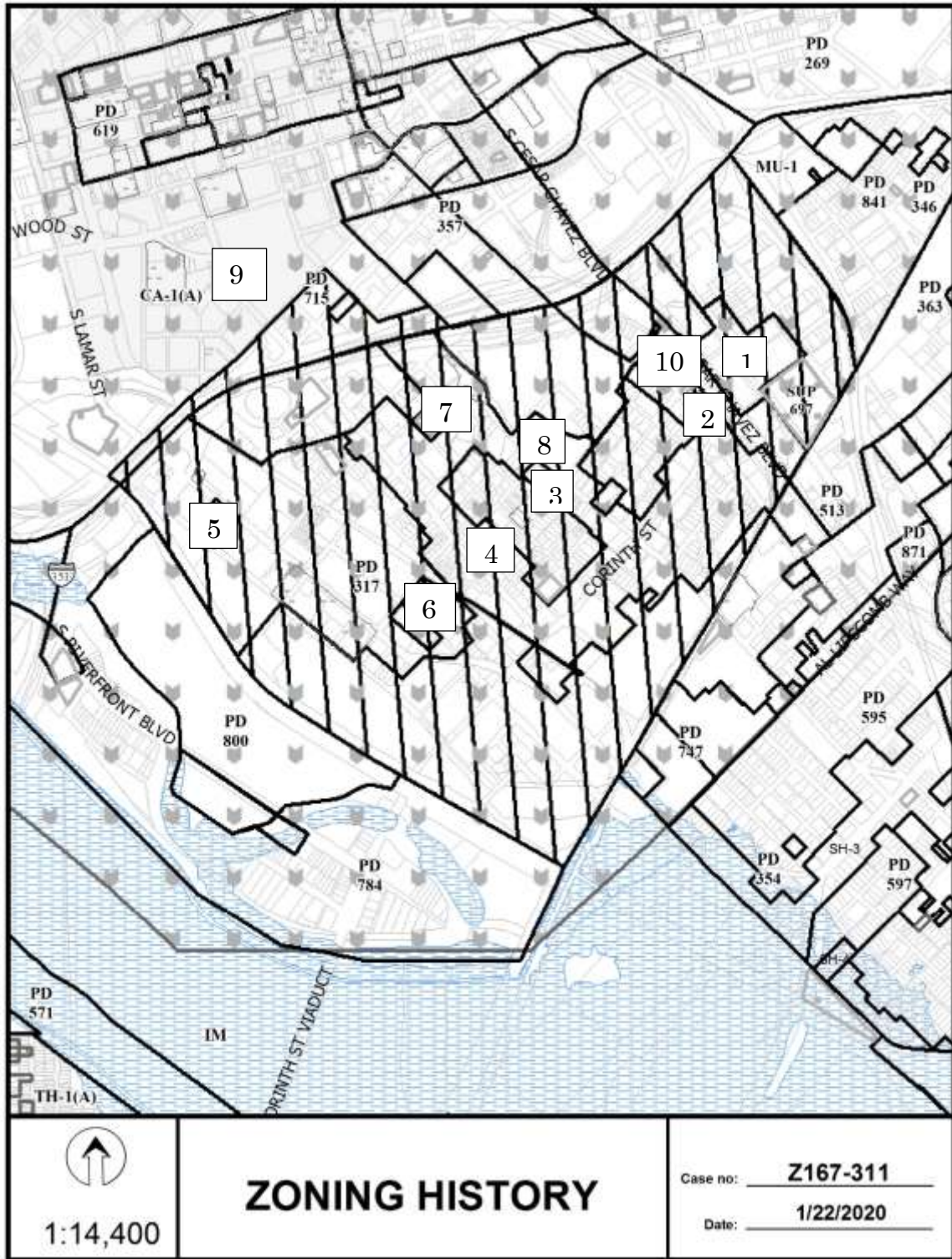
SEC. 51P-317.125. CERTIFICATE OF OCCUPANCY CONDITIONED ON COMPLIANCE.

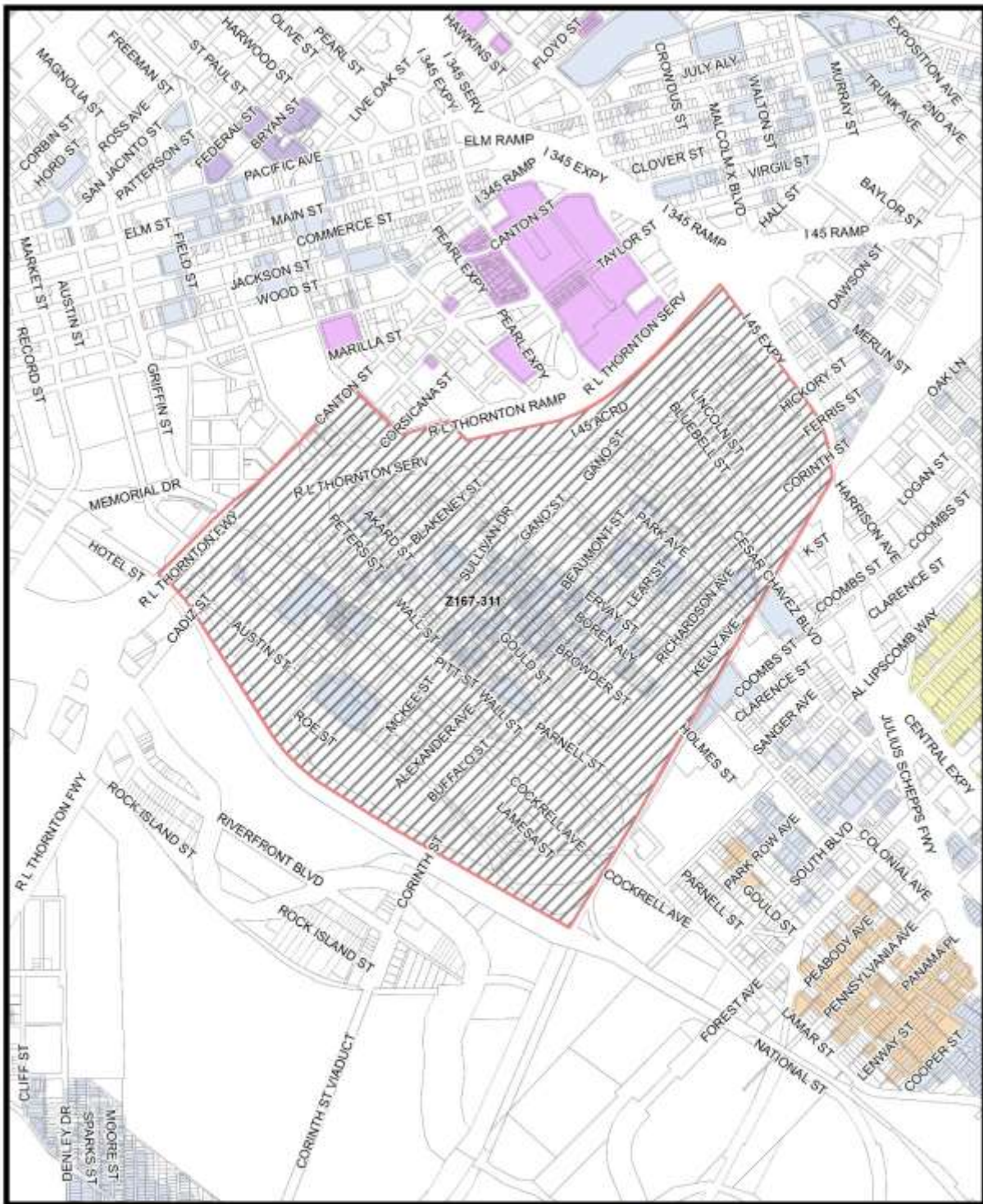
The building official shall not issue a certificate of occupancy for a use on the Property until there has been full compliance with this article and with the construction codes and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 20395; 24826; 26102)









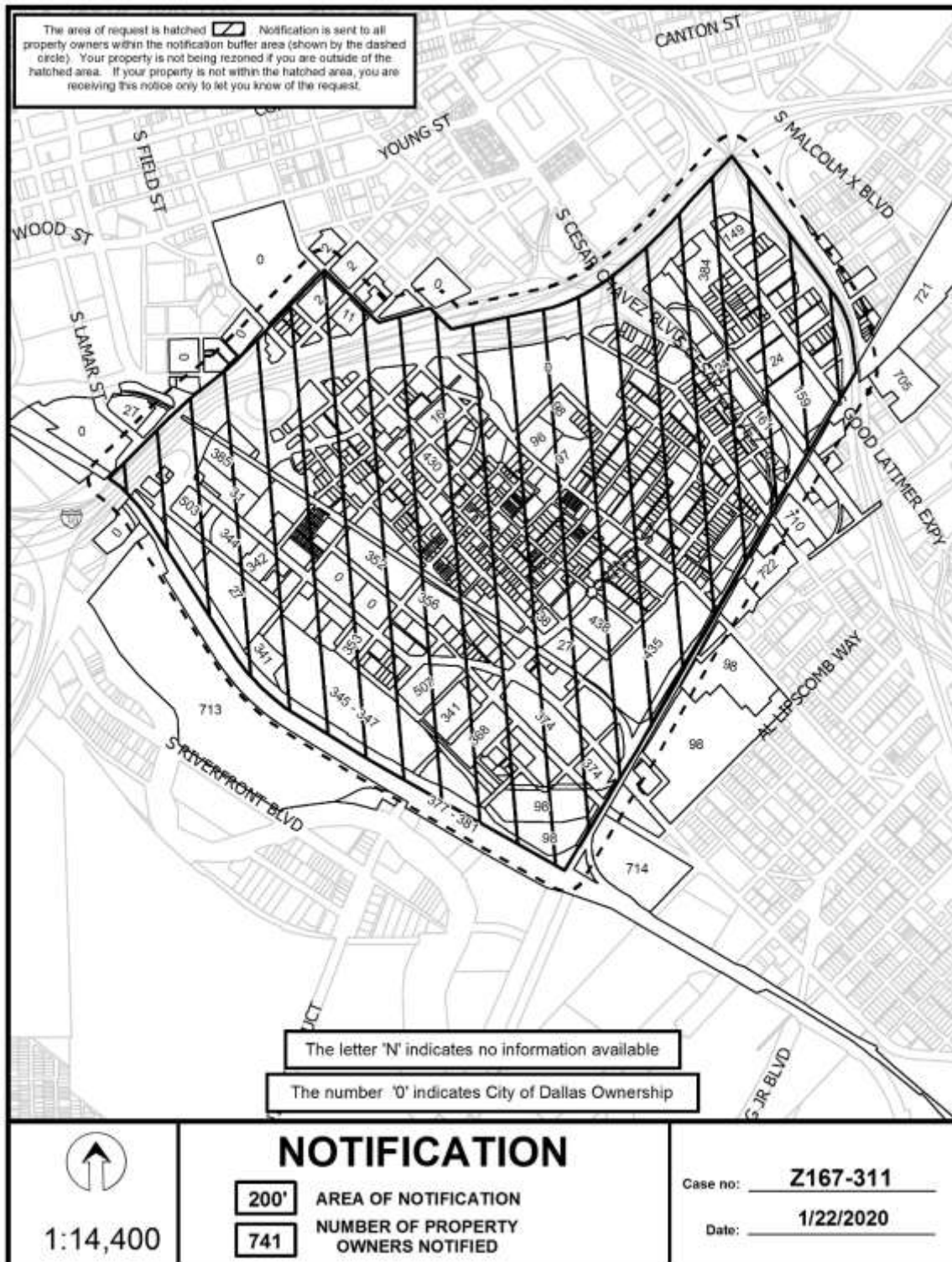


MVAC Cluster A B C D E F G H I NA

1:15,600

Market Value Analysis

Printed Date: 1/23/2020



01/22/2020

Notification List of Property Owners***Z167-311******741 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	807 BROWDER ST	CANTON CADIZ PHASE 1 LLC
2	817 BROWDER ST	CANTON CADIZ PHASE 1 LLC
3	907 BROWDER ST	UNIVERSAL CHURCH INC
4	1000 S AKARD ST	FAULKNER INV CO LTD
5	1423 W GRIFFIN ST	TIME WARNER CABLE TEXAS LLC
6	1413 N GRIFFIN ST	TIME WARNER CABLE DALLAS
7	1407 N GRIFFIN ST	VOGEL ALCOVE
8	1018 S AKARD ST	M A FAMILY INVESTMENTS LTD
9	1418 N GRIFFIN ST	M A FAMILY INVESTMENTS
10	1407 N GRIFFIN ST	JSK CEDARS CORNER LP
11	901 S ERVAY ST	ALL SAINTS CHURCH DALLAS
12	1506 W GRIFFIN ST	TCH BROWDER ST LLC &
13	1201 S ERVAY ST	BOWDON FAMILY FOUNDATION THE
14	1219 S ERVAY ST	BAKER JAY E II
15	1220 BROWDER ST	SEAFOOD SUPPLY CO INC
16	1311 S ERVAY ST	FOUR CORNERS BREWING
17	1300 S AKARD ST	DALLAS POLICE ASSOCIATION
18	1214 S AKARD ST	AXRON LLC
19	12 BLAKENEY ST	DALLAS POLICE ASSOC
20	1200 S AKARD ST	42 AKARD LP
21	2424 E R L THORNTON FWY	1889 ACQUISITIONS LLC
22	1747 LINCOLN ST	NCWPCS MPL 28
23	1747 LINCOLN ST	NCWPCS MPL 28
24	2301 HICKORY ST	CEDAR EAST PHASE I LLC
25	811 S AKARD ST	YELED VENTURE LTD
26	905 S LAMAR ST	DALLAS TERM RY & UN DEPOT

01/22/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	855 S GRIFFIN ST	CCH LAMAR PARTNERS I LP
28	969 S LAMAR ST	LIM SCOTT
29	967 S LAMAR ST	LADDS ZELVA WARNER
30	969 TERMINAL ST	PRASIFKA J A
31	908 CADIZ ST	MLW HOLDINGS LTD
32	904 CADIZ ST	ANDERSON BARRY
33	913 BELLEVIEW ST	CND-SOUTHSIDE LLC
34	1100 CADIZ ST	DALLAS MISSION FOR LIFE
35	1011 S AKARD ST	TEOF HOTEL LP
36	1201 W GRIFFIN ST	DE DIEGO ARMANDO
37	1075 W GRIFFIN ST	EJAZ INVESTMENT GROUP INC
38	1201 S AKARD ST	42 AKARD LP
39	1209 S AKARD ST	STAGGS GAYLE F &
40	1213 S AKARD ST	STANLEY RON
41	1208 W GRIFFIN ST	1901 HARWOOD LLC
42	1216 PETERS ST	GIBSON PROPERTY MGMT LLC
43	1301 POWHATTAN ST	GIBSON PPTY MGMT LLC
44	1301 S AKARD ST	42 AKARD LP
45	1311 S AKARD ST	CURTIN RICHARD D
46	1225 BELLEVIEW ST	SELF STORAGE SOLUTIONS
47	1201 BELLEVIEW ST	BELLEWALL LLC
48	1308 POWHATTAN ST	ANDOR PROPERTIES LLC
49	1304 POWHATTAN ST	D REALTY INVESMENTS INC
50	1300 POWHATTAN ST	D REALTY INVESTMENTS INC
51	1214 POWHATTAN ST	MARTINEK MARK
52	1204 POWHATTAN ST	RAFIE MOSTAFA
53	1200 POWHATTAN ST	TORRES PAULITA T
54	1110 POWHATTAN ST	QUALITY CHEMICAL INC
55	1108 POWHATTAN ST	DALLAS AREA RAPID TRANSIT
56	1204 W GRIFFIN ST	JAHAN SEBASTIAN ENTERPRISE LLC
57	1112 WALL ST	ONCOR ELECRC DELIVERY COMPANY

01/22/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1100 W GRIFFIN ST	OAKCLIFF HAMPTON INC
59	1111 WALL ST	DE IRREVOCABLE DYNASTY TRUST
60	1115 WALL ST	CCH LAMAR PARTNERS I L P
61	933 S GRIFFIN ST	DALLAS MISSION FOR LIFE
62	1117 POWHATTAN ST	GUESTWISER VENTURE 1 LLC
63	1401 GANO ST	KAPLAN HARRY L ESTATE
64	1400 SULLIVAN DR	BLUESKY STUDIOS LLC
65	1409 GANO ST	KAPLAN HARRY L
66	1408 GANO ST	CHARALAMBOPOULOS FAY
67	1400 GANO ST	BLANCHARD BECKER FAMILY TRUST
68	1610 GOULD ST	DANIEL DAVID O
69	1407 MCKEE ST	DANIEL DAVID
70	1611 BROWDER ST	1611 BROWDER LLC
71	1525 SULLIVAN DR	HILL CARL
72	1401 S ERVAY ST	GULF CONE LOFTS LP
73	1507 SULLIVAN DR	HILL CARL L
74	1311 S ERVAY ST	GRBK FRISCO LLC
75	1512 SULLIVAN DR	LEONG HERBERT & EDNA TR
76	1509 GANO ST	ALBRITTON CLAUDE C III
77	1513 GANO ST	ALBRITTON ALEXANDER HELDT
78	1517 GANO ST	DAY DAVID & REBECCA
79	1508 SULLIVAN DR	BENNETT ANDREW JOSEPH
80	1507 S ERVAY ST	I L & K L INC
81	1521 GANO ST	NORTH CEDARS THIRTY LLC
82	1514 SULLIVAN DR	LOPEZ DOMINGO & MIGUEL
83	1500 SULLIVAN DR	LEBROM PPTIES LLC
84	1605 DURANT ST	HERNDON SUSAN W &
85	1602 BROWDER ST	BANOWSKY BRITTON B
86	1509 MCKEE ST	SHIPBUILD LLC
87	1508 GANO ST	BANOWSKY BRITTON B
88	1513 MCKEE ST	SHIPBUILD PARTNERS LP

01/22/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1608 BROWDER ST	RA TOWNHOMES INC
90	1609 DURANT ST	RE SOURCE PROFESSIONALS
91	1600 DURANT ST	LEONG CRAIG S
92	1627 S ERVAY ST	SALVATO SARAH A
93	1519 MCKEE ST	VIDALES JUAN
94	1601 MCKEE ST	SALVATO SARAH A
95	1621 S ERVAY ST	1621 ERVAY LTD
96	1610 S ERVAY ST	GANO HOLDINGS LLC
97	1700 S ERVAY ST	WILLIAMS C D BLDG ACCT
98	912 S ERVAY ST	Dallas ISD
99	1805 PARK AVE	MAJESTIC CAST INC
100	1813 PARK AVE	HICKORY CDR LLC
101	1825 PARK AVE	PATEL DHAVAL I
102	1901 PARK AVE	GANO15 LLC
103	1905 PARK AVE	GANO15 LLC
104	1917 PARK AVE	PAGANELLA HOLDINGS LLC
105	2003 PARK AVE	CORINTH PARK JV
106	1900 PARK AVE	KHAN ESTHER J &
107	1904 PARK AVE	MAVERICK CDR LLC
108	1908 PARK AVE	MAVERICK CDR LLC
109	1918 PARK AVE	PARK CDR LLC
110	2009 S HARWOOD ST	MCNEELY MILINDA L &
111	2001 S HARWOOD ST	IRA HARDWOOD LLC
112	1905 CORINTH ST	HARWOOD LW LLC
113	1821 S HARWOOD ST	KAOLIN RE HOLDINGS CORPORATION
114	1835 S HARWOOD ST	TOMAINO PPTIES LP
115	1800 PARK AVE	1621 ERVAY LTD
116	1804 PARK AVE	HICKORY WEST LLC
117	1605 S PEARL EXPY	KJM 5X5 PROPERTY HOLDINGS LLC
118	1601 S PEARL EXPY	PRICE HARRY & SONS INC
119	2012 GANO ST	TAYLOR ALVIN O

01/22/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1702 S HARWOOD ST	PRICE HARRY H & SON INC
121	1705 S PEARL EXPY	PRICE HARRY H & SO INC
122	1709 S PEARL EXPY	HARRY H PRICE & SON INC
123	1715 S PEARL EXPY	ROSIE APARTMENTS LTD
124	1710 S HARWOOD ST	ECHOLS JULIAN B
125	1900 S HARWOOD ST	CLAMS CASINO LLC
126	1910 S HARWOOD ST	1910 HARWOOD LLC
127	1912 S HARWOOD ST	1910 HARWOOD LLC
128	1916 S HARWOOD ST	BOUCHER DANIEL D
129	1920 S HARWOOD ST	HICKORY CDR EAST LLC
130	2010 SEEGAR ST	2000 HARWOOD LLC
131	2025 CORINTH ST	TITANINIS LLC
132	2015 CORINTH ST	SOLIS JONATHAN
133	2019 S CESAR CHAVEZ BLVD	HOPKINS CESAR CHAVEZ LTD
134	1702 S CESAR CHAVEZ BLVD	OURCALLING INC
135	1600 S CESAR CHAVEZ BLVD	CEDAR EAST PHASE I LLC
136	2401 HICKORY ST	WELLS B B
137	2415 HICKORY ST	PARK PLACE REALTY & PROPERTY MANAGEMENT
138	1825 S GOOD LATIMER EXPY	PARK PLACE REALTY & PPTY MGMT LLC
139	1829 S GOOD LATIMER EXPY	PARK PLACE REALTY & PROPERTY MANAGEMENT &
140	1816 LINCOLN ST	GAY LOUIS
141	1812 LINCOLN ST	CEDAR EAST PH I LLC
142	1810 LINCOLN ST	CEDAR EAST PHASE I LLC
143	1800 LINCOLN ST	DUARTE ALFREDO & JESSE MENDOZA PT
144	1801 S GOOD LATIMER EXPY	DUARTE ALFREDO &
145	1805 S GOOD LATIMER EXPY	EVELYN JO ANN GROUP LP
146	1815 S GOOD LATIMER EXPY	EVELYN JO ANN GROUP LP &
147	1732 LINCOLN ST	ENNA JOELLA &
148	1526 S GOOD LATIMER EXPY	A LITTLE GOOD LLC
149	2525 LOUISE AVE	BRIDGFORD DISTRIBUTING CO

01/22/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
150	2506 LOUISE AVE	DUARTE ALFREDO &
151	2528 LOUISE AVE	DUARTE ALFREDO &
152	2503 HICKORY ST	1808 PARTNERS LP
153	2511 HICKORY ST	STEGER T P JR ETAL
154	2500 HICKORY ST	CHILDRESS FURNITURE &
155	2526 HICKORY ST	HICKORY STREET PROP LLC
156	2010 S GOOD LATIMER EXPY	COMMERCIAL METALS
157	2520 FERRIS ST	COMMERCIAL METALS COMPANY
158	2528 FERRIS ST	SMITH MIKE
159	2116 S GOOD LATIMER EXPY	COMMERCIAL METALS CO
160	2200 S CESAR CHAVEZ BLVD	COMMERCIAL METALS CO
161	2102 S CESAR CHAVEZ BLVD	RININI LLC
162	1505 SEEGAR ST	FRIEDMAN BRADLEY H
163	2200 PARNELL ST	DALLAS TERM RY & UN DEPOT
164	1115 ALMA ST	MAGNOLIA GOODSON ROAD LTD &
165	2107 PARNELL ST	BENTON SUE
166	2117 PARNELL ST	CLAXTON MARION E
167	1110 CORINTH ST	BENTON SUE
168	2106 S LAMAR ST	CLAXTON SUE
169	2131 S ERVAY ST	INTERRANTE FRANK J
170	1516 CORINTH ST	RUIZ DANIEL
171	1520 CORINTH ST	SCHWARTZ JERRY TRUSTEE &
172	2109 HOLMES ST	JIMENEZ ANA
173	2105 HOLMES ST	RUIZ DANIEL &
174	2121 HOLMES ST	BRIGHT TRUCK LEASING LP
175	2125 HOLMES ST	CHRYSLER S A
176	1515 PARKER RD	FORTY THREE ONE CORP
177	2120 BROWDER ST	BRIGHT TRUCK LEASING LP
178	2017 S ERVAY ST	2017 S ERVAY LLC
179	1607 CORINTH ST	2017S ERVAY LLC
180	2007 S ERVAY ST	CEDARS PARK LOFTS LP
181	1602 SEEGAR ST	CEDARS PARK LOFTS LP

01/22/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	2008 BROWDER ST	JAMAICA HENRIETTA GARZA &
183	1502 SEEGAR ST	ADC SEEGAR 2 LLC
184	1503 CORINTH ST	1200 AKARD LLC
185	1506 SEEGAR ST	JAMAICA LUZ MARIA
186	1529 CORINTH ST	SCHWARTZ JERRY TRUSTEE &
187	1518 SEEGAR ST	CEDARS HOLDINGS 18 LLC
188	1513 CORINTH ST	FRESH REALTY INVESTMENTS
189	2012 BROWDER ST	MARTINEZ VICTORIA MARGARITA &
190	1508 SEEGAR ST	SEEGAR DEVELOPMENT LLC
191	1418 SEEGAR ST	WOOD PRINTING COMPANY
192	2009 BROWDER ST	RAMIREZ OPHELIA RODRIQUEZ M &
193	2004 WALL ST	CITY INDUSTRIES INC
194	1206 BEAUMONT ST	LONCAR FRANK
195	1813 S AKARD ST	STAY ON THE MARK LLC
196	1809 S AKARD ST	LONCAR FRANK
197	1805 S AKARD ST	CITY INDUSTRIES INC
198	1928 S AKARD ST	JLK IRREVOCABLE TRUST &
199	1917 GOULD ST	BAKER WILLIAM HURT III
200	1917 GOULD ST	HURT OLSON ENTERPRISES LLC
201	1922 S AKARD ST	HURT OLSON ENTERPRISES
202	1903 GOULD ST	HURT OLSEN ENTERPRISES
203	1914 S AKARD ST	HURST OLSON ENTERPRISES L
204	1910 S AKARD ST	BROCK CHRISTOPHER
205	1904 S AKARD ST	BROCK CHRIS
206	1800 S AKARD ST	JOHNSON VERTA MAE &
207	1801 GOULD ST	SMITH SETH A
208	1414 HICKORY ST	LUNA SALVADOR LEPE &
209	1416 HICKORY ST	TAYLOR LILY
210	1909 BROWDER ST	DEVNATH INVESTMENTS LLC
211	1403 SEEGAR ST	DANIEL DAVID O
212	1401 SEEGAR ST	HESS CARL F II &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	1817 BROWDER ST	WATKINS GREGORY
214	1819 BROWDER ST	SITARZEWSKI MICHAEL & HEATHER
215	1815 BROWDER ST	ZARA TOWNHOMES INVESTMENT LLC
216	1815 BROWDER ST	NACN LLC
217	1815 BROWDER ST	GLASGOW ROANLD ALLEN II
218	1815 BROWDER ST	GOLLIDAY DANIEL T &
219	1811 BROWDER ST	KVALE J NOEL &
220	1805 BROWDER ST	STEPHANIE REID COMPANY LLC &
221	1418 BEAUMONT ST	TAYLOR NAKALAH
222	1416 BEAUMONT ST	WILLIAMS AUSTIN BEAU
223	1420 BEAUMONT ST	HENDERSON WILLIAM L
224	1802 GOULD ST	SMITH SETH
225	1804 GOULD ST	BLACKLAND LAND & PROPERTY
226	1808 GOULD ST	FOSTER ROY
227	1820 GOULD ST	DANIEL CRUZ
228	1719 S AKARD ST	LONCAR FRANK & CHAROLETTE
229	1721 S AKARD ST	ADDIE MARREO LP
230	1713 S AKARD ST	FUENTES ERNEST JR
231	1208 MCKEE ST	KAPLAN HARRY L TR
232	1717 GOULD ST	MARTINEK MARK K
233	1612 S AKARD ST	GALINET DAVID BRUCE
234	1601 S AKARD ST	HURT OLSON ENTERPRISES LLC
235	1200 GANO ST	CROY H E
236	1315 BEAUMONT ST	SMITH KATELIN BURTON
237	1730 S AKARD ST	LLOYD SCOTT
238	1722 S AKARD ST	LLOYD SCOTT
239	1309 BEAUMONT ST	SMITH SETH AUSTIN
240	1716 S AKARD ST	SOUTHPAW 1712 LLC
241	1715 GOULD ST	BLACKLAND LAND & PPTY MGMT LLC
242	1719 GOULD ST	BLACKLAND LAND AND PROPERTY
243	1718 S AKARD ST	SOUTHPAW 1712 LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	1709 GOULD ST	SHIPBUILD LLC
245	1308 MCKEE ST	MENDOZA JOSEFINA
246	1312 MCKEE ST	RITETRACK BUILDER INC
247	1704 S AKARD ST	AMORY STREET PPTIES LLC SERIES A
248	1621 WALL ST	KAPLAN LEON J
249	1207 GANO ST	RESOURCE ONE CREDIT UNION
250	1201 GANO ST	DONSKY CAL TRUSTEE
251	1200 SULLIVAN DR	RESOURCE ONE CREDIT UNION
252	1206 SULLIVAN DR	SEARS EMPL FED CR UN
253	1401 S AKARD ST	DODD EDUC & SUPPORT INC
254	1500 S AKARD ST	KAPLAN HARRY L
255	1400 S AKARD ST	MATTHEWS CCH PARTNERS LP
256	1404 S AKARD ST	CHRYSLER S A
257	1701 BROWDER ST	ZOHA INVESTMENTS LLC
258	1409 BEAUMONT ST	SMITH KATELIN BURTON
259	1419 BEAUMONT ST	ROSENFELD HISTORIC
260	1712 GOULD ST	TORRES SAUL & JENNIFER LEA
261	1411 BEAUMONT ST	PINA EDELIA
262	1415 BEAUMONT ST	CRAFT KEN & CAROLYN
263	1708 GOULD ST	FEIGENSON JEFFREY &
264	1704 GOULD ST	DIJKMAN CELIA MARIA TRUST
265	1400 MCKEE ST	VELA STEVEN
266	1703 S ERVAY ST	CITY PARK ASSOCIATES LTD
267	1524 MCKEE ST	VIDALES SILVESTER G
268	1522 MCKEE ST	VIDALES SILVESTRE &
269	1518 MCKEE ST	JONES OWEN
270	1505 BEAUMONT ST	GO URBAN 1 INC
271	1501 BEAUMONT ST	GO URBAN 1 INC
272	1520 BEAUMONT ST	PULLMAN TILLIE
273	1518 BEAUMONT ST	WAYSIDE MISSIONARY BAPTIST CHURCH
274	1514 BEAUMONT ST	LOVELADY ENTERPRISES INC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	1510 BEAUMONT ST	AZN DESTINATION LLC
276	1508 BEAUMONT ST	DELAFUENTE LUIS EST OF
277	1802 BROWDER ST	RESOURCE PROFESSIONALS
278	1804 BROWDER ST	MATAMORAS ESTABAN
279	1531 HICKORY ST	1531 HICKORY LLC
280	1527 HICKORY ST	1525 HICKORY LLC
281	1529 HICKORY ST	DUBLE KENNETH B &
282	1523 HICKORY ST	MOON RICHARD STEVEN
283	1517 HICKORY ST	GALLERIES ON HICKORY LLC
284	1818 BROWDER ST	MCBRIDE JOHN &
285	1814 BROWDER ST	RA TOWNHOMES INC
286	1820 BROWDER ST	THOMAS JEFFREY BROOKS &
287	1615 SEEGAR ST	CASTILLO CARL &
288	1509 SEEGAR ST	GARTNER MANAGEMENT TRUST THE
289	1515 SEEGAR ST	GARTNER MANAGEMENT TRUST THE
290	1900 BROWDER ST	HUERTA ESTANISLAO
291	1818 S ERVAY ST	GMR SPECIAL TRUST THE
292	1810 S ERVAY ST	FOX BRIAN E
293	1806 S ERVAY ST	UNDERWOOD JEFFREY &
294	1800 S ERVAY ST	BUTLER L F
295	1922 S ERVAY ST	CEDARS DEVELOPMENT LLC
296	1815 LEAR ST	VASQUEZ JOSE P
297	1908 S ERVAY ST	ERVAY PLATE LLC
298	1823 LEAR ST	CHESTNUT HILL HOLDINGS LLC
299	1829 LEAR ST	ZAMORA JOSE
300	1831 LEAR ST	YBARRA THERESA R
301	1719 CORINTH ST	COMUNE DI REVO LP
302	1809 CORINTH ST	ROMALLO LP
303	1812 LEAR ST	WEISFELD HERSCHEL ALAN
304	1808 LEAR ST	WEISFELD HERSCHEL A
305	2100 ERVAY ST	BAKER JAY ELDRED II

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	2116 S ERVAY ST	MARREO ADDIE LP
307	1812 CORINTH ST	SCOBEE FOODS INC
308	1824 CORINTH ST	SCOBEE FOODS
309	2107 PARK AVE	CHESTNUT HILL HOLDINGS
310	1833 RICHARDSON AVE	GOOD SHEPHERD PRIMITIVE
311	1827 RICHARDSON AVE	LATIN AMERICAN COUNCIL OF CHRISTIAN CHURCHES
312	1819 RICHARDSON AVE	MERINO ROCIO
313	1815 RICHARDSON AVE	HANSEL VON QUENZER LLC
314	1811 RICHARDSON AVE	GO URBAN 2 INC
315	1803 RICHARDSON AVE	ADC AMERICAN LLC
316	1711 KELLY AVE	GALINET DAVID B &
317	2208 S ERVAY ST	RE/SOURCE PROFESSIONALS
318	2212 S ERVAY ST	TOPLETZ INVESTMENTS
319	1802 RICHARDSON AVE	SOUTHWESTERN BELL
320	1814 RICHARDSON AVE	GALINET DAVID B
321	1818 RICHARDSON AVE	GALLINET DAVID BRUCE
322	1820 RICHARDSON AVE	GO URBAN 2 INC
323	1830 RICHARDSON AVE	LATIN AMERICAN COUNCIL OF CHRISTIAN CHURCHES
324	2209 PARK AVE	TOPLETZ DENNIS D
325	1900 CORINTH ST	RAYAS MARIA GUADALUPE
326	2110 PARK AVE	2131 SOUTH HARWOOD LLC
327	2116 PARK AVE	WAUGH JERRY W & CHARLSEY A
328	2111 S HARWOOD ST	2111 HARWOOD LAND TRUST
329	1916 CORINTH ST	PREFER REALTY ADVISORS INC
330	1902 RICHARDSON AVE	SCHIERA RICHARD &
331	2206 PARK AVE	SCHIERA RICHARD &
332	2218 PARK AVE	MANNION TIFFANY
333	2201 S HARWOOD ST	SCHIERA RICHARD &
334	1714 KELLY AVE	KELLY STREET LAND LTD
335	1810 KELLY AVE	1810 KELLY STREET PPTIES LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
336	1818 KELLY AVE	PARKEL LLC
337	2108 S HARWOOD ST	LENOVITZ J MARSHALL
338	2112 S HARWOOD ST	LENOVITZ MARSHALL
339	2013 RICHARDSON AVE	GUERRA MARIA
340	2223 S CESAR CHAVEZ BLVD	PREMIER LEVEL HOMES CORPORATION
341	701 BELLEVIEW ST	1600 ROE STREET LLC
342	1221 S LAMAR ST	BOSSON LLC
343	1111 S LAMAR ST	DESIGN & PRODUCTION INC
344	1135 S LAMAR ST	SCHEPPS LIBBIE LLC
345	702 BELLEVIEW ST	DALLAS TERM RY & UN DEPOT
346	1803 WALL ST	BLACKSTONE MINERALS
347	710 BELLEVIEW ST	1600 ROE STREET LLC
348	900 ARNOLD ST	SOUTH SIDE PLAZA 455 LTD
349	1409 S LAMAR ST	SOUTH SIDE PLAZA 455 LTD
350	1401 S LAMAR ST	TERMINAL FREIGHT HANDLING
351	1409 S LAMAR ST	SOUTHSIDE PLAZA 455 LTD
352	1000 BELLEVIEW ST	ADVANTIS
353	1601 S LAMAR ST	DALLAS COUNTY COMMUNITY
354	1728 S AUSTIN ST	COMPANY ONE PARTNERS LLC
355	808 MCKEE ST	COMPANY ONE
356	1700 COCKRELL AVE	TEXAS INTOWNHOMES LLC
357	1812 S LAMAR ST	COMPANY ONE PARTNERS LLC
358	1724 COCKRELL AVE	EDDIE DEEN & COMPANY INC
359	1800 COCKRELL AVE	DEEN EDDIE
360	2015 WALL ST	TONY COLLINS ART INC
361	1916 S LAMAR ST	COLLINS TONY ART INC
362	1910 S LAMAR ST	KEATON R E SR &
363	2011 S LAMAR ST	EUN DO LLC
364	1011 CORINTH ST	1011 SOUTH CORINTH I LP
365	2021 COCKRELL AVE	FIESTA ENTERTAINMENT LLC
366	2125 N AUSTIN ST	DALLAS TERM RY & UN DEPOT
367	1900 S AUSTIN ST	1600 ROE STREET LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	2121 COCKRELL AVE	1600 ROE STREET LLC
369	7010 HENNING AVE	DALLAS TERM RY & UN DEPOT
370	700 HENNING ST	1600 ROE STREET LLC
371	816 MONTGOMERY ST	GALINE DAVID BRUCE
372	817 HENNING AVE	TWIN G 2 LLC
373	800 HENNING AVE	TWIN G 2 LLC
374	2229 COCKRELL AVE	EVERGREEN PLAZA PARTNERS LLC
375	900 ALMA ST	VLH VENTURES LLC
376	1114 ALMA ST	MAGNOLIA GOODSON ROAD LTD &
377	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
378	9999 NO NAME ST	UNION PACIFIC RR CO
379	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
380	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
381	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
382	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
383	1300 S ERVAY ST	AMBASSADOR HOTEL PARTNERS LP
384	1601 S GOOD LATIMER EXPY	BRIDGFORD FOODS CORP
385	1010 CADIZ ST	B H DALLAS PORTFOLIO LLC
386	1210 S LAMAR ST	WRPV XIII SOUTHSIDE FLATS DALLAS
387	1290 S LAMAR ST	7 ELEVEN INC
388	1355 FITTS PL	CND SOUTHSIDE LLC
389	1012 BELLEVIEW ST	CND-SOUTHSIDE LLC
390	1310 BRANCHWOOD PL	REDDY SREERAM M &
391	1324 BRANCHWOOD PL	SAX CHRISTIAN & AMELIA HAYES
392	1352 BRANCHWOOD PL	HEARNE CHARLES &
393	1366 BRANCHWOOD PL	DHILLON MANPREET
394	1380 BRANCHWOOD PL	FLORIO DANIEL
395	1394 BRANCHWOOD PL	JOHNSON SOPHIA ROSE &
396	1395 BRANCHWOOD PL	ARCHIN MARC A & JULIE T
397	1381 BRANCHWOOD PL	WOODS THOMAS FRANCIS III
398	1367 BRANCHWOOD PL	THIRA MARTIN

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	1353 BRANCHWOOD PL	SORORIAN ROZBEH
400	1339 BRANCHWOOD PL	STAN JOSHUA
401	1325 BRANCHWOOD PL	DUBOSE MODEL HOME INVESTORS
402	1311 BRANCHWOOD PL	WEEKLEY HOMES LLC
403	1310 FITTS PL	MULDER HINDRIK & JENNIFER
404	1324 FITTS PL	NABULSI NADIA WALID
405	1338 FITTS PL	BENTLEY ELIZABETH
406	1352 FITTS PL	HAWKINS ZACHARY K & KAREN
407	1366 FITTS PL	GIBBS AIGNER &
408	1380 FITTS PL	BRODY CHERI LYNNE & STEPHAN
409	1394 FITTS PL	CARLSON KEVIN R
410	1304 ROMANO PL	MORGAN JENNIFER CHO &
411	1314 ROMANO PL	CHAMBERLIN BLAKE BARRETT
412	1324 ROMANO PL	KNOWLES MATTHEW &
413	1334 ROMANO PL	DALTON ERIC ALEXANDER
414	1344 ROMANO PL	PETTY JEREMY S & ELISABETH G
415	1354 ROMANO PL	BOSWELL PAUL W & PAULA C
416	1334 ARCH PL	THOMAS FRED DENNIS &
417	1362 ARCH PL	BOST DARRELL & JENNIFER
418	1376 ARCH PL	MCELVEEN LYMAN E JR & JONI E
419	1390 ARCH PL	ASIRVADAM SHANT &
420	1393 ARCH PL	MACKAY CLIFFORD R & MELISSA
421	1379 ARCH PL	ETUK MFON IBANGA
422	1365 ARCH PL	JOWELL AMY L
423	1351 ARCH PL	ZASADZINSKI JAMES R &
424	1337 ARCH PL	ORR PATRICE A
425	1309 ARCH PL	SATTAR WASIF
426	1364 ROMANO PL	JAGERS SHEILA M
427	1374 ROMANO PL	HENDERSON RICHARD
428	1315 S AKARD ST	THOMAS CLIFTON WADE
429	1412 SULLIVAN DR	HAU HA & HUYNH

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
430	1400 BELLEVIEW ST	1400 BELLEVIEW LP
431	1501 S ERVAY ST	NORTH CEDARS THIRTY LLC
432	1601 S ERVAY ST	NORTH CEDARS THIRTY LLC
433	1605 MCKEE ST	TOLLEN ALEXANDER G
434	1804 S HARWOOD ST	POLA LTD
435	1400 PARKER ST	STANDARD FRUIT & VEG CO
436	2112 S LAMAR ST	BENTON SUE
437	1500 CORINTH ST	MKLM PROPERTIES LLC
438	1400 CORINTH ST	DALLAS COUNTY COMMUNITY
439	1403 CORINTH ST	LAMAR SCHOOL RESIDENCES LLC
440	1919 S AKARD ST	PPX INC &
441	1213 SILVER MILL DR	GRASSMUCK GREGORY A & TIFFANY
442	1209 SILVER MILL DR	ROEBUCK ADAM
443	1207 SILVER MILL DR	REYNOLDS DEAN & CATHERINE
444	1205 SILVER MILL DR	RUI TORMOD
445	1203 SILVER MILL DR	MASINELLI JEFFRY P
446	1211 SILVER MILL DR	ARNOLD TRAVIS DANIEL
447	1205 HYDE CT	HYKKONEN PATRICK & HEATHER L
448	1215 HYDE CT	TURNER KIMBERLY I
449	1225 HYDE CT	CALLOWAY CUSTIS DAVIS
450	1235 HYDE CT	MANSOOR MARIE
451	1234 HYDE CT	RIOS RAYMOND & DEEANNA M
452	1224 HYDE CT	LAMONTE KIRK & JENNIFER
453	1214 HYDE CT	URBAN LOFTS PARTNERS INC
454	1204 HYDE CT	POWELL KARLA P & LINDEL B
455	1203 URBAN LOFTS DR	GNK INVESTMENTS LLC
456	1205 URBAN LOFTS DR	RYAN J. SOLIZ
457	1207 URBAN LOFTS DR	BURKLUND JANIS G
458	1209 URBAN LOFTS DR	KING JOHN PATRICK
459	1204 URBAN LOFTS DR	BURKE TYLER A
460	1213 URBAN LOFTS DR	BINDER JENNIFER R

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
461	1215 URBAN LOFTS DR	MALLOW MICHAEELEN MARIE
462	1210 URBAN LOFTS DR	WITKOWSKI SHAUN CHARLES
463	1217 URBAN LOFTS DR	RESNICK M W &
464	1219 URBAN LOFTS DR	ZHOU NING
465	1221 URBAN LOFTS DR	WILKINSON JOSEPH S
466	1223 URBAN LOFTS DR	RUDY MASON
467	1214 URBAN LOFTS DR	ROBERTS DANIELLE & ANDREW G
468	1218 URBAN LOFTS DR	KELLY KEVIN
469	1509 S AKARD ST	PLUTUS GROUP LLC
470	1245 GANO ST	PLUTUS GROUP INC
471	1711 S ERVAY ST	CITY PARK ASSOC LTD
472	1516 MCKEE ST	CARROLL KEYUNA
473	1514 MCKEE ST	NUGENT MICHAEL B
474	1512 MCKEE ST	RIPPY DARRAH
475	1510 MCKEE ST	FREEMAN RICHARD H SR &
476	1508 MCKEE ST	REMUS MICHAEL &
477	1506 MCKEE ST	PARKER AMANDA
478	1504 MCKEE ST	WALLACE MICHAEL
479	1502 MCKEE ST	KIM SANGHYUN D & HYEREE
480	1500 MCKEE ST	ROBINSON PHILLIP T & STEPHANIE
481	1803 S ERVAY ST	THOMAS JEFFREY B &
482	1805 S ERVAY ST	STEPHENS MARK R
483	1602 BEAUMONT ST	BARRETT MICHAEL
484	1807 S ERVAY ST	SIMMONS VERONICA
485	1809 S ERVAY ST	DAVIS KENNETH E
486	1811 S ERVAY ST	RAMICK R BLAKE & KENDRA
487	1813 S ERVAY ST	NOVACK TAYLOR A
488	1815 S ERVAY ST	BADIR NADER
489	1817 MILLERS FERRY ROW	DELGADO DAMIAN G
490	1817 S ERVAY ST	KILGORE BRAD
491	1819 S ERVAY ST	GARNER LINDA A

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
492	1821 S ERVAY ST	ACCOMMODATION SERVICES LLC
493	1823 S ERVAY ST	FAIRES HEATHER
494	1525 SEEGAR ST	MARTINSON STACEY
495	1525 SEEGAR ST	AMATE STEPHANIE
496	1527 SEEGAR ST	REICHENBACH FAMILY TR
497	1529 SEEGAR ST	LAGER JAMES
498	1531 SEEGAR ST	HILL DAVID & NAIMA
499	1533 SEEGAR ST	ORIHUELAGONZALES LAURIE &
500	1535 SEEGAR ST	VEGA REBECCA M
501	1603 SEEGAR ST	HARTZLER STEPHEN M
502	2206 S HARWOOD ST	FRESH REALTY INVESTMENTS
503	1005 S LAMAR ST	CCH ALAMO LP
504	1325 S LAMAR ST	1325 SOUTH LAMAR HOTEL LP
505	1709 COCKRELL AVE	IRON MOUNTAIN RECORDS
506	1717 COCKRELL AVE	IRON MOUNTAIN RECORDS MGT
507	1819 S LAMAR ST	IRON MOUNTAIN MORTGAGE
508	2011 COCKRELL AVE	LEAL DAVID
509	2204 LAMESA ST	TWIN G 2 LLC
510	2220 LAMESA ST	ROGERS JAMES F & MARGARET W
511	2400 COCKRELL AVE	CANDLER D B &
512	2300 AL LIPSCOMB WAY	BNSF RAILWAY
513	401 S BUCKNER BLVD	DART
514	401 S BUCKNER BLVD	DART
515	555 2ND AVE	DART
516	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
517	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
518	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
519	1529 SULLIVAN ST	LJUNGAR KENNETH ROGER
520	1529 SULLIVAN ST	LJUNGAR KENNETH ROGER
521	1529 SULLIVAN ST	LJUNGAR KENNETH R
522	1529 SULLIVAN ST	PRITCHARD LESLIE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
523	1529 SULLIVAN ST	CAUDILL DOUGLAS W &
524	1408 S AKARD ST	DPC CEDARS LLC
525	1001 BELLEVIEW ST	JOHNSON WILLIS &
526	1001 BELLEVIEW ST	CORN HUGH
527	1001 BELLEVIEW ST	MATTHEWS SHANNON E
528	1001 BELLEVIEW ST	PANDYA PARIMAL & NICOLE
529	1001 BELLEVIEW ST	HAYES JILL BETH
530	1001 BELLEVIEW ST	MJL III FAMILY TRUST THE
531	1001 BELLEVIEW ST	KITLAND INC
532	1001 BELLEVIEW ST	KASTIEL ELIZABETH M
533	1001 BELLEVIEW ST	RANSOM INTERESTS LLC
534	1001 BELLEVIEW ST	VANZANDT MARGIE JANE & CURTIS JOE
535	1001 BELLEVIEW ST	SMITH DANIEL &
536	1001 BELLEVIEW ST	ENTRUST ADMINISTRATION INC
537	1001 BELLEVIEW ST	MCBURNETT JONMICHAEL
538	1001 BELLEVIEW ST	VOLPE GERARD S
539	1001 BELLEVIEW ST	HENRY RICK
540	1001 BELLEVIEW ST	GLASGOW RONALD ALLEN II & TRISHA
541	1001 BELLEVIEW ST	VOLPE GERARD S
542	1001 BELLEVIEW ST	GILIOTTI MATTHEW
543	1001 BELLEVIEW ST	BARNARD KYLE A
544	1001 BELLEVIEW ST	MOTOMOCHI AMANDA &
545	1001 BELLEVIEW ST	CROOK KEVYN R
546	1001 BELLEVIEW ST	HARRIS ASHLEY
547	1001 BELLEVIEW ST	ACS REAL ESTATE LLC
548	1001 BELLEVIEW ST	BENTEL JONATHAN P & KELLY M
549	1001 BELLEVIEW ST	KOOHBANANI POOYA MALCOLM
550	1001 BELLEVIEW ST	GRIESBACH KURT C
551	1001 BELLEVIEW ST	ASIRVADAM SHANT
552	1001 BELLEVIEW ST	MESSER ROBERT K
553	1001 BELLEVIEW ST	HENRY RICHARD

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
554	1001 BELLEVIEW ST	MATTHEWS JOHN H
555	1001 BELLEVIEW ST	LORMAND LEE E
556	1001 BELLEVIEW ST	FLORES JOHN P
557	1001 BELLEVIEW ST	SCHULZE TRAVIS
558	1001 BELLEVIEW ST	RODEN RUSSELL H & JANE E
559	1001 BELLEVIEW ST	MILLS RANDY A
560	1001 BELLEVIEW ST	JACKSON KENNETH E
561	1001 BELLEVIEW ST	ROSE JOHN
562	1001 BELLEVIEW ST	DORITY JOHN T & JANET L
563	1001 BELLEVIEW ST	MITCHELL DONALD R JR
564	1001 BELLEVIEW ST	ADKINS DANA & TERRY LYN
565	1001 BELLEVIEW ST	CARTER G JACK III
566	1001 BELLEVIEW ST	MORALES OSCAR III
567	1001 BELLEVIEW ST	STACHURSKI TONY M
568	1001 BELLEVIEW ST	LIM PRECIOUS & GARY CHAME COX II
569	1001 BELLEVIEW ST	WILLIAMS ENISHA
570	1001 BELLEVIEW ST	STURGESS LARRY B
571	1001 BELLEVIEW ST	STANSELL ANDREW C
572	1001 BELLEVIEW ST	RUSSO ANTHONY M
573	1001 BELLEVIEW ST	VOLPE GERARD
574	1001 BELLEVIEW ST	KENNEDY JORDAN S
575	1001 BELLEVIEW ST	TURNER PHILLIP M & ALYSSA M
576	1001 BELLEVIEW ST	DAVENPORT LEE MORRIS
577	1001 BELLEVIEW ST	VAZQUEZ JULIE &
578	1001 BELLEVIEW ST	SORGE JOE & ANGELA
579	1001 BELLEVIEW ST	MONTEMAYOR ROMAN
580	1001 BELLEVIEW ST	WALTON KERRY
581	1001 BELLEVIEW ST	BROWN JIMMY CHRIS
582	1001 BELLEVIEW ST	TORRES ELIZA
583	1001 BELLEVIEW ST	SAMUEL DEXTER
584	1001 BELLEVIEW ST	CROWDER KIMBERLY & KEITH

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
585	1001 BELLEVIEW ST	JOE CHUPEE
586	1001 BELLEVIEW ST	ECHOLS BRADLEY R & VICKIE F
587	1001 BELLEVIEW ST	SHAW STEVEN R
588	1001 BELLEVIEW ST	JACKS RUTH
589	1001 BELLEVIEW ST	THOMPSON TERRY L
590	1001 BELLEVIEW ST	HUNTER SUNNY LYN
591	1001 BELLEVIEW ST	KIM ERNEST YOON
592	1001 BELLEVIEW ST	YEARY CHESTER II
593	1001 BELLEVIEW ST	VOLPE GERARD
594	1001 BELLEVIEW ST	MONTAGUE AMI MICHELLE
595	1001 BELLEVIEW ST	RAYMOND RICHARD
596	1001 BELLEVIEW ST	RA SESSION II
597	1519 BEAUMONT ST	GARZA ANTHONY
598	1519 BEAUMONT ST	CHESTNUT ROBERT
599	1519 BEAUMONT ST	WADDELL ZACHARY C
600	1519 BEAUMONT ST	BAKER JAY E II
601	1519 BEAUMONT ST	SHIELDS MELISSA
602	1519 BEAUMONT ST	FORD MARK C
603	1111 S AKARD ST	JM1111 LLC
604	1111 S AKARD ST	BAINES ROBERT E
605	1111 S AKARD ST	REED THOMAS MARK
606	1111 S AKARD ST	HYMAN TIMOTHY
607	1111 S AKARD ST	KIM SUNG SIK
608	1111 S AKARD ST	DIFONZO THOMAS TIMOTHY
609	1111 S AKARD ST	AHMAD SYED M &
610	1111 S AKARD ST	COTTER VICTORIA ANN
611	1111 S AKARD ST	BAYER CHRISTOPHER
612	1111 S AKARD ST	CHOW WINSTON
613	1111 S AKARD ST	DUBLE KENNETH BRYAN &
614	1111 S AKARD ST	CORTEZ EMILIO
615	1111 S AKARD ST	MARINO FERNANDO L

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616	1111 S AKARD ST	DUKE DAVID A
617	1111 S AKARD ST	RIVERA JOSE &
618	1111 S AKARD ST	REISMAN MARK L
619	1111 S AKARD ST	EMORY JULIE A
620	1111 S AKARD ST	BASS PAUL R
621	1111 S AKARD ST	ANDERSON THOMAS I
622	1111 S AKARD ST	MENDEZ ROBERT G
623	1111 S AKARD ST	WATSON RICHARD D
624	1111 S AKARD ST	OGOR JESSE SR
625	1111 S AKARD ST	BELL FREDERICK M &
626	1111 S AKARD ST	TEA HOUSE COACHING LLC
627	1111 S AKARD ST	PHILIP SIMI SUSAN & BINOJ K PETER
628	1111 S AKARD ST	KELLY PATRICK J
629	1111 S AKARD ST	DESSOUKY SHIMAA Y
630	1111 S AKARD ST	SEYLER ALLISON JOY
631	1111 S AKARD ST	BLAZIN MICHAEL J
632	1111 S AKARD ST	SANCHEZ JAY P &
633	1111 S AKARD ST	DONNELLY ELIZABETH SAUNDERS &
634	1111 S AKARD ST	WEN HOWARD
635	1111 S AKARD ST	CASTANEDA ERIK
636	1111 S AKARD ST	ACOSTA RAUL A
637	1111 S AKARD ST	KLEIN ROBERT &
638	1111 S AKARD ST	RODRIGUEZ ALANA
639	1111 S AKARD ST	MILLER PAUL
640	1111 S AKARD ST	FOSTER GREGORY R & DEANN
641	1111 S AKARD ST	MIRHOSSEINI NASRIN &
642	1111 S AKARD ST	TOWNSEL MELODY
643	1111 S AKARD ST	RAZI RAMIN
644	1111 S AKARD ST	PAKZAD MINA
645	1111 S AKARD ST	BARNES SARA ELIZABETH &
646	1111 S AKARD ST	JAMES JEFFREY

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
647	1111 S AKARD ST	ESPINOZA ANABELLE
648	1111 S AKARD ST	RLMK WOLF FINANCIAL SVCS LLC
649	1111 S AKARD ST	CURRY KEVIN
650	1111 S AKARD ST	MONUS KATHERINE
651	1111 S AKARD ST	REED THOMAS M
652	1615 S ERVAY ST	MALONE CINDY S & TONY LYNN
653	1615 S ERVAY ST	
654	1615 S ERVAY ST	CRISWELL RYAN ALEXANDER
655	1615 S ERVAY ST	MILLER SEAN A &
656	1615 S ERVAY ST	MACELHOSE BRIAN &
657	1615 S ERVAY ST	UNDERWOOD JEFFREY L
658	1615 S ERVAY ST	CLAPNER KATHERINE LEE
659	1615 S ERVAY ST	DUNHAM JOE BRENT JR &
660	1419 E GRIFFIN ST	MAXWELL RICHARD A
661	1419 E GRIFFIN ST	SCRUBY ROGER &
662	1419 E GRIFFIN ST	BOWMAN JAMES E &
663	1419 E GRIFFIN ST	EDWARDS JOE
664	1419 E GRIFFIN ST	HALL ERIC
665	1625 HICKORY ST	TAJANI AZEEM
666	1625 HICKORY ST	DIETRICH KYLE &
667	1625 HICKORY ST	JOHNSON DUSTIN
668	1625 HICKORY ST	CRITCHLEY DAVID
669	1625 HICKORY ST	BANDYOPADHAYA MONALISA
670	1625 HICKORY ST	MUTUKU KENNEDY
671	1625 HICKORY ST	ROZIER ANTONIO REEVES
672	2220 S HARWOOD ST	FORD MERLE D
673	2220 S HARWOOD ST	HODGES DON
674	2220 S HARWOOD ST	MADRID JORGE
675	2220 S HARWOOD ST	MORTENSEN AMBER
676	2220 S HARWOOD ST	PETERSON BRYAN &
677	2220 S HARWOOD ST	WYNNE AUSTIN J & LINDSEY A

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
678	2220 S HARWOOD ST	LEVINTHAL DAVID
679	2220 S HARWOOD ST	MULLIN GARRETT &
680	2220 S HARWOOD ST	LITT ALAN
681	2220 S HARWOOD ST	FRAZIER DEBBIE
682	2220 S HARWOOD ST	BELLAVER GUY J II
683	2220 S HARWOOD ST	DIGUETTE JOHN
684	1319 S LAMAR ST	CARD DAVID
685	1313 S LAMAR ST	CCH LAMAR PARTNERS I LP
686	904 S ERVAY ST	MILLET HOLDINGS LP
687	944 S LAMAR ST	944 SOUTH LAMAR LLC
688	2617 DAWSON ST	TAXCO INVESTMENTS INC
689	2621 HICKORY ST	PRENGLER HERSCHEL
690	2612 DAWSON ST	ARMSTRONG BERGER
691	2614 HICKORY ST	ESQUEDA AMY
692	2010 BOURBON ST	ESPINOZA RAFAELA
693	2608 FERRIS ST	WAGLIARDO ERIC
694	2612 FERRIS ST	ANGUIANO JOSE ESTATE OF
695	2616 FERRIS ST	BORREGO MARY DOLLY MONTEZ
696	2619 SANTA FE AVE	TORRES HILARIO
697	2014 BOURBON ST	ARIFUDDIN M
698	2016 BOURBON ST	KUNOFSKY MORRIS &
699	2609 SANTA FE AVE	COOMBES MRS BERTHA
700	2609 SANTA FE AVE	COOMBES ZACHARIAH ELLIS III &
701	2611 SANTA FE AVE	SPRADLIN DON E
702	2611 SANTA FE AVE	F&S PROPERTIES LLC
703	2022 BOURBON ST	LARA MARIA
704	2020 BOURBON ST	SEGURA RICHARD
705	2601 LOGAN ST	ENSERCH CORP
706	2315 HARRISON ST	KUNOFSKY WILLIAM TRUST ASSETS &
707	2401 LOGAN ST	TITA BECKY LLC
708	2407 K ST	GILMORE PRODUCE LTD

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
709	2424 S CESAR CHAVEZ BLVD	FARMERS MARKET PLACE LLC
710	2425 S CESAR CHAVEZ BLVD	CITY POCKET LTD
711	2405 S HARWOOD ST	TOWNSEND MURRELL
712	2400 S ERVAY ST	AMERICAN BEAUTY LOFTS LTD
713	318 CADIZ ST	TEXAS CENTRAL REAL ESTATE
714	2601 COCKRELL AVE	WILLOW DISTRIBUTORS INC
715	2510 COCKRELL AVE	FREWOOD JOSEY LTD
716	503 CORINTH ST	TEASLEY DOLORES LIFE ESTATE
717	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
718	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
719	1000 S ERVAY ST	MILLET THE PRINTER INC
720	605 S GRIFFIN ST	944 SOUTH LAMAR
721	3101 OAK LN	DALLAS AREA RAPID TRANSIT
722	1815 COOMBS ST	WAUGH JERRY W
723	555 2ND AVE	DART
724	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
725	2401 S ERVAY ST	COHEN STEWART
726	2401 S ERVAY ST	JACOBSONSANDERS KIRSTAN LEIGH
727	2401 S ERVAY ST	COHEN STEWART
728	2401 S ERVAY ST	JACKSON JONATHAN W
729	2401 S ERVAY ST	LEATHERS LARRY F
730	2401 S ERVAY ST	COHEN STEWART CHARLES
731	2401 S ERVAY ST	COHEN STEWART
732	2401 S ERVAY ST	COHEN STEWART
733	2401 S ERVAY ST	COHEN STEWART
734	2401 S ERVAY ST	ELTING KIMBERLEY A &
735	2401 S ERVAY ST	COHEN STEWART CHARLES
736	2401 S ERVAY ST	COHEN STEWART CHARLES
737	2401 S ERVAY ST	THOMAS PHILLIP
738	2401 S ERVAY ST	COHEN STEWART
739	2401 S ERVAY ST	NUNNELEY BARBARA D

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740	2401 S ERVAY ST	COHEN STEWART
741	2401 S ERVAY ST	COHEN STEWART