



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, November 19, 2020
AGENDA

BRIEFINGS*:	(Videoconference)	10:00 a.m.
PUBLIC HEARING**:	(Videoconference)	1:30 p.m.

* The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.
** The City Plan Commission meeting will be held by videoconference. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure should contact the Sustainable Development and Construction Department at 214-670-4209 by 5:00 p.m. **Tuesday, November 17, 2020**. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99 and bit.ly/cityofdallastv or [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall). The following videoconference links are available to the public to listen to the meeting WebEx link below:

<http://bit.ly/CPC111920> OR
<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=ebb5e29d3fa082a86963e259a1102a8e6>.

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

BRIEFINGS:

Z167-360(NW) – A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 145, Planned Development District No. 708, and CA-1(A) Central Area District with consideration being given to appropriate zoning for the area including use, development standards, and other appropriate regulations, on property generally bounded by North St. Paul Street on the west, Woodall Rodgers on the north, North Central Expressway on the east, and San Jacinto Street on the south.

Nathan Warren, Senior Planner, Sustainable Development and Construction Services

The Dallas Arts District Connect Master Plan

Luis Tamayo, Chief Planner, Office of Planning and Urban Design

Subdivision Docket

Zoning Docket

PUBLIC TESTIMONY:

Suspension of CPC Rules of Procedure
Consideration of Appointments to CPC Committees
Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S189-212R**
(CC District 6)
An application to revise a previously approved plat (S189-212) to replat a 0.911-acre tract of land containing all of Lots 16 through 19 in City Block 14/8570 and an abandoned portion of Burgess Boulevard in City Block 14/8570 to create one lot on property located on Iberia Avenue at Burgess Boulevard, southeast corner.
Applicant/Owner: Ouellette and Company
Surveyor: Duenes Land Surveying, LLC
Application Filed: October 23, 2020
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S201-515**
(CC District NA)
An application to create 170 single family lots ranging in size from 7,200-square feet to 21,006-square feet and 6 common areas from a 64.476-acre tract of land on property located in the Extra Territorial Jurisdiction (ETJ) on Ranch Road, south of University Drive.
Applicant/Owner: Devonshire (Dallas) ASLI VIII, LLC
Surveyor: J. Volk Consulting
Application Filed: October 21, 2020
Zoning: NA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S201-516**
(CC District 7)
An application to create a 16.8-acre lot from a tract of land in City Block 7364 on property located on R.L. Thornton Freeway/Interstate Highway No. 30, east of Buckner Boulevard.
Applicant/Owner: Chapel Downs Dallas, LLC
Surveyor: Raymond L. Goodson Jr., Inc
Application Filed: October 22, 2020
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S201-518**
(CC District 2) An application to create an 11-lot Shared Access Development with lots ranging in size from 2,121 square feet to 2,913 square feet and two open space areas from a 0.916-acre tract of land in City Block 4708 on property located on Mohawk Drive at Colony Court, south corner.
Applicant/Owner: Mohawk Townhomes, LLC
Surveyor: R.C. Myers Surveying, LLC
Application Filed: October 22, 2020
Zoning: TH-3(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S201-519**
(CC District 2) An application to create one 3.3095-acre lot and one 4.5747-acre lot from a 7.8842-acre tract of land in City Block 706 on property located on Ross Avenue at Henderson Avenue, south corner.
Applicant/Owner: Corporation of the Episcopal Diocese of Dallas
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: October 23, 2020
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S201-520**
(CC District 1) An application to replat a 0.838-acre tract of land containing all of Lots 23 and 24 in City Block 104/3087 to create one lot on property located on Eleventh Street at Ewing Avenue, northwest corner.
Applicant/Owner: East Jefferson Partners, Inc.
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: October 23, 2020
Zoning: PD 468 (Sub-district F, TR-1) WMU-12
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (7) **S201-514**
(CC District 13) An application to replat a 0.392-acre tract of land containing all of Lot 33 in City Block C/5508 to create one 5,634 square foot lot and one 11,433 square foot lot on property located on Orchid Lane, at the terminus of Park Preston Drive.
Applicant/Owner: Nalini Mohan & Prathibha S. Tamanna
Surveyor: Strand System Engineering
Application Filed: October 21, 2020
Zoning: TH-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (8) **S201-517**
(CC District 6)
- An application to create a 38-lot Shared Access Development with lots ranging in size from 2,640 square feet to 6,191 square feet and one common area from a 4.639-acre tract of land in City Block 19/8335 on property located at the terminus of Hale Street, east of Dwight Avenue.
Applicant/Owner: Whitely Brothers Construction, LLC
Surveyor: Westwood Professional Services, Inc.
Application Filed: October 22, 2020
Zoning: PD 1032
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Certificates of Appropriateness for Signs:

Downtown Retail A Subdistrict:

- 2009030010**
Jennifer Muñoz
(CC District 14)
- An application for a Certificate of Appropriateness by David Proffitt of Prism Electric, Inc., for a 16 sq. ft. attached LED illuminated canopy sign at 1309 Main Street (south elevation).
Staff Recommendation: **Approval**.
Special Sign District Advisory Committee Recommendation: **Approval**.
Applicant: David Proffitt – Prism Electric, Inc.
Owner: Davis 1309 Main, LLC

Downtown Perimeter Subdistrict:

- 2009180021**
Jennifer Muñoz
(CC District 14)
- An application for a Certificate of Appropriateness by Lisa Renfro of Trinity Signs and Shelton Electrical Service for a 110.42 sq. ft. attached LED illuminated sign at 1845 Woodall Rodgers Freeway, Ste. 200 (southwest elevation).
Staff Recommendation: **Approval**.
Special Sign District Advisory Committee Recommendation: **Approval**.
Applicant: Lisa Renfro of Trinity Signs and Shelton Electrical Service
Owner: WDC-FUB Office Owner, LLC

Zoning Cases – Consent:

1. **Z190-236(AU)**
Andreea Udrea
(CC District 14)

An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842, with an MD-1 Modified Delta Overlay District, with Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, on the west side of Greenville Avenue, south of Sears Street.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan and conditions.
Applicant: 1919-27 Greenville LTD
Representative: La Sierra Planning Group
2. **Z190-326(AU)**
Andreea Udrea
(CC District 8)

An application for the renewal of and an amendment to Specific Use Permit No. 2229 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Commercial Retail District with a D-1 Liquor Control Overlay and deed restrictions [Z845-291], on the northeast corner of Jim Miller Road and Great Trinity Forest Way.
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 on the 1.7-acre western portion of the area of request.
Applicant: Sanabel Investment, LP
Representative: Melinda Nelson
3. **Z190-318(LG)**
La’Kisha Girder
(CC District 2)

An application for an MF-2(A) Multifamily District on property zoned an MU-2 Mixed Use District and an IR Industrial Research, on the northeast corner of Kimsey Drive and Maple Avenue.
Staff Recommendation: **Approval.**
Applicant: Urban Genesis
Representative: Rob Baldwin, Baldwin Associates
4. **Z190-319(LG)**
La’Kisha Girder
(CC District 2)

An application for an MF-2(A) Multifamily District on property zoned an IM Industrial Manufacturing District, on the west corner of Maple Avenue and Stutz Drive.
Staff Recommendation: **Approval.**
Applicant: Urban Genesis
Representative: Rob Baldwin, Baldwin Associates

5. **Z190-322(CT)**
Carlos Talison
(CC District 8)
An application for an amendment to Tract 1 within Planned Development District No. 658, on the northeast corner of East Camp Wisdom Road and Firebird Drive.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Zarion, LLC
Representative: CCM Engineering
6. **Z190-330(CT)**
Carlos Talison
(CC District 7)
An application for the renewal of a Specific Use Permit No. 2354 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the southeast corner of Scyene Road and Namur Street.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Sadlerssai Enterprise Inc.
Representative: Parvez Malik, BUSINESS ZOOM
7. **Z190-328(LG)**
La’Kisha Girder
(CC District 14)
An application for a new tract on property zoned Planned District No. 9 with a Dry Liquor Control Overlay, on the southwest line of Routh Street, between Mahon Street and Howell Street.
Staff Recommendation: **Approval**, subject to a revised development plan and conditions with retention of the D Liquor Control Overlay.
Applicant: The Pegasus Foundation DBA The Dallas Institute of Humanities and Culture
Representative: Rob Baldwin, Baldwin Associates

Zoning Cases – Under Advisement:

8. **Z190-177(PD)**
Pamela Daniel
(CC District 4)
An application for a Planned Development District for MU-1 Mixed Use District uses on property zoned an R-7.5(A) Single Family District, on the northwest corner of South Beckley Avenue and Iowa Avenue.
Staff Recommendation: **Denial.**
Representative: ASH+LIME
UA From: October 15, 2020.
9. **Z190-226(CT)**
Carlos Talison
(CC District 6)
An application for a Planned Development District for MU-2 Mixed Use District uses on property zoned an IR Industrial Research District, on the east line of North Beckley Avenue, south of West Commerce Street.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, and staff’s recommended conditions.
Applicant: Mill Creek Residential
Representative: Rob Baldwin, Baldwin Associates
UA From: July 23, 2020, August 20, 2020, September 17, 2020, October 1, 2020 and October 15, 2020.

10. **Z190-283(CT)**
Carlos Talison
(CC District 14)
- An application for 1) a D-1 Liquor Control Overlay; and 2) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 859 with an H/128 Historical Overlay for the Junius Heights Historic District and a D Liquor Control Overlay, on the southeast line of Junius Street, between North Henderson Avenue and the terminus of Dumas Street.
- Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay; and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service for a two-year period, subject to site plan and conditions.
- Applicant: Dale Wootton
UA From: October 15, 2020 and November 5, 2020

Zoning Cases – Individual:

11. **Z190-295(CT)**
Carlos Talison
(CC District 3)
- An application to create a new tract within Tract 3 of Planned Development District No. 247 to allow for multifamily uses on the southwest corner of Keeneland Parkway and Duncanville Road.
- Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
- Applicant: AHA Residential
Representative: Bill Dahlstrom, Jackson Walker, LLP
12. **Z190-324(LG)**
La’Kisha Girder
(CC District 14)
- An application for a Planned Development Subdistrict on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Lemmon Avenue and Douglas Avenue.
- Staff Recommendation: **Denial**.
- Applicant: JHS Partners, LP
Representative: Rob Baldwin, Baldwin Associates

Authorization Hearing:

Consideration of authorizing a public hearing to consider a code amendment to Section 51A-4.501, "Historic Overlay District" of the Dallas Development Code specifically the following sections: Section 51A-4.501(d), "Pre-designation certificate of appropriateness," Section 51A-4.501(e), "Additional uses and regulations," Section 51A-4.501(g), "Certificates of Appropriateness," and Section 51A-4.501(h)(2), "Certificate for Demolition or Removal Application."

Other Matters:

Suspension of CPC Rules of Procedure

Suspension of Section 13, Rule (f)(8) of the City Plan Commission Rules of Procedure and take the item to amend Section 51A-4.501, "Historic Overlay District" from the Zoning Ordinance Advisory Committee and direct that the initial public hearing and ordinance review be held at the Landmark Commission.

Consideration of Appointments to CPC Committees

Minutes: November 5, 2020

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, November 19, 2020

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, November 19, via videoconference, at 8:30 a.m., to consider (1) **DCA190-002** - Consideration of amending off-street parking and loading requirements in Chapters 51 and 51A of the Dallas Development Code. The public may attend the meeting via the videoconference link:

<http://bit.ly/ZOAC11192020>

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

EXECUTIVE SESSION NOTICE

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

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

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

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

CITY PLAN COMMISSION**THURSDAY NOVEMBER 19, 2020****FILE NUMBER:** S189-212R**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Iberia Avenue at Burgess Boulevard, southeast corner**DATE FILED:** October 23, 2020**ZONING:** IR**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 0.911-acre**MAPSCO:** 44A**OWNER:** Ouellette and Company

REQUEST: An application to revise a previously approved plat (S189-212) to replat a 0.911-acre tract of land containing all of Lots 16 through 19 in City Block 14/8570 and an abandoned portion of Burgess Boulevard in City Block 14/8570 to create one lot on property located on Iberia Avenue at Burgess Boulevard, southeast corner.

SUBDIVISION HISTORY:

1. S190-067 was a request south of the present request to replat a 0.808-acre tract of land containing part of Lot 11A in City Block 14/8570 to create one 0.607-acre lot, and one 0.201-acre lot on property located on Iberia Avenue, south of Burgess Boulevard. The request was approved January 23, 2020 and recorded July 21, 2020.
2. S178-143 was a request north of the present request to replat a 0.446-acre tract of land containing part of Lots 1 and 2, and 25 feet of an abandoned street in City Block 15/8570 to create one lot on property located on Burgess Boulevard at Iberia Avenue, northeast corner. The request was approved April 5, 2018 but has not been recorded.

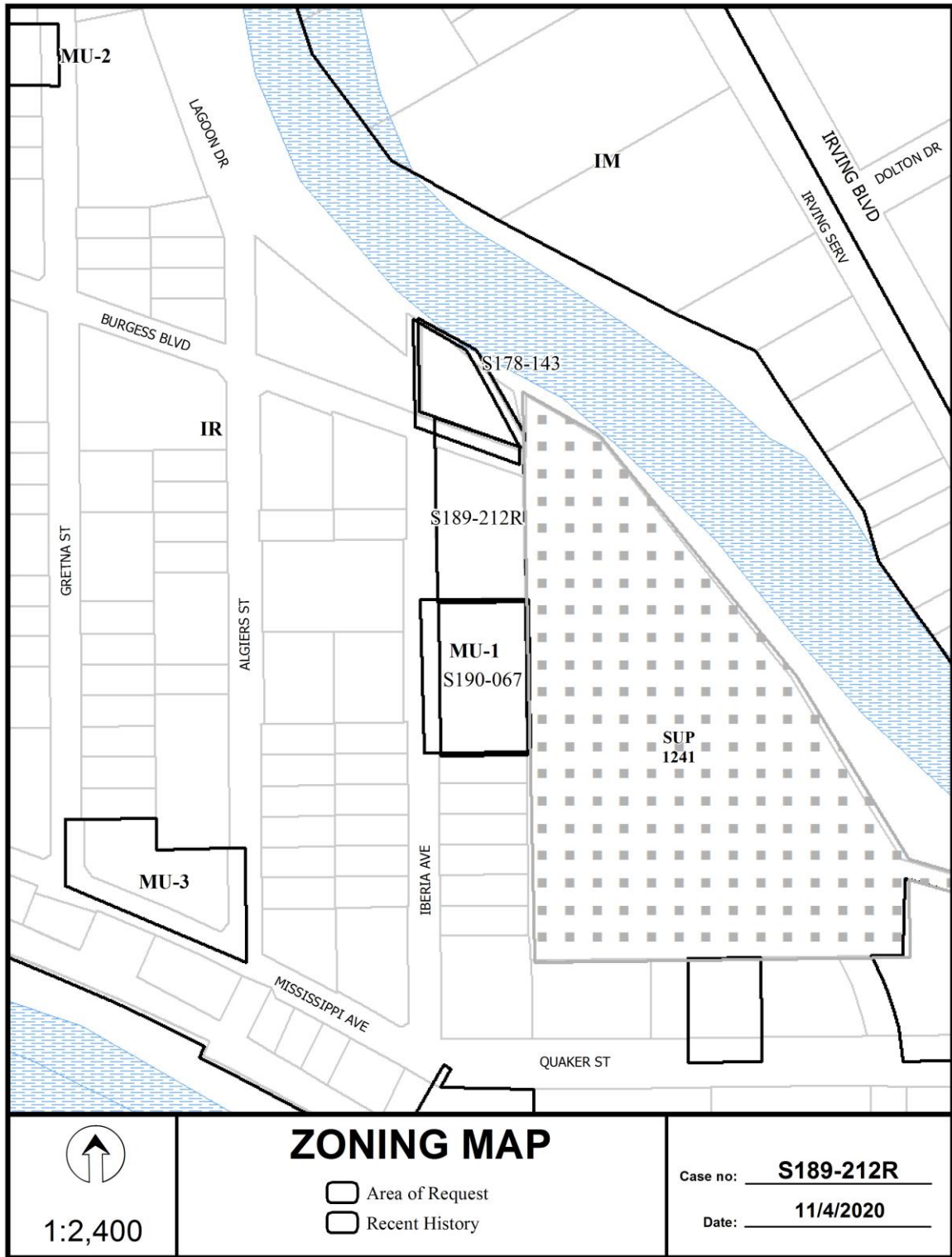
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the IR Industrial Research District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing 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 drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 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 is not permitted without Engineering Section approval." Section 51A-8.611(e).
 15. On the final plat, dedicate 28 feet of right-of-way from the established centerline of Iberia Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
 16. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
 17. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.
 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, clarify any building protrusion along south boundary line.
 20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

21. 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.
22. On the final plat, minimum 25 feet easement must be provided for an existing 8" wastewater main and a 4" water main in Burgess Boulevard if the right-of-way is to be abandoned.
23. Please contact Real Estate to process abandonment of Burgess Boulevard. Please also contact Real Estate to discuss possible encroachments in rights-of-way and remedies for any such encroachments. Please provide written confirmation if there are chain-link fence encroachments on Iberia Avenue and Burgess Boulevard and a headwall encroachment on Iberia Avenue.
24. On the final plat, add a label for "Burgess Boulevard" west of Iberia Avenue. SEC. 51A-8.403. (a) (1) (A) (xii)
25. On the final plat, correct the "Iberia Avenue" label north of Burgess Boulevard to indicate that it was abandoned by Ordinance 30875.
26. On the final plat, identify the property as Lot 16A in City Block 14/8570. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S189-212R

Date: 11/4/2020

CITY PLAN COMMISSION

THURSDAY NOVEMBER 19, 2020

FILE NUMBER: S201-515

SENIOR PLANNER: Mohammad H. Bordbar

LOCATION: Ranch Road, south of University Drive

DATE FILED: October 21, 2019

ZONING: NA

CITY COUNCIL DISTRICT: NA **SIZE OF REQUEST:** 64.476-acres **MAPSCO:**127, 128

OWNER: Devonshire (Dallas) ASLI VIII, LLC

REQUEST: An application to create 170 single family lots ranging in size from 7,200-square feet to 21,006-square feet and 6 common areas from a 64.476-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ranch Road, south of University Drive.

SUBDIVISION HISTORY:

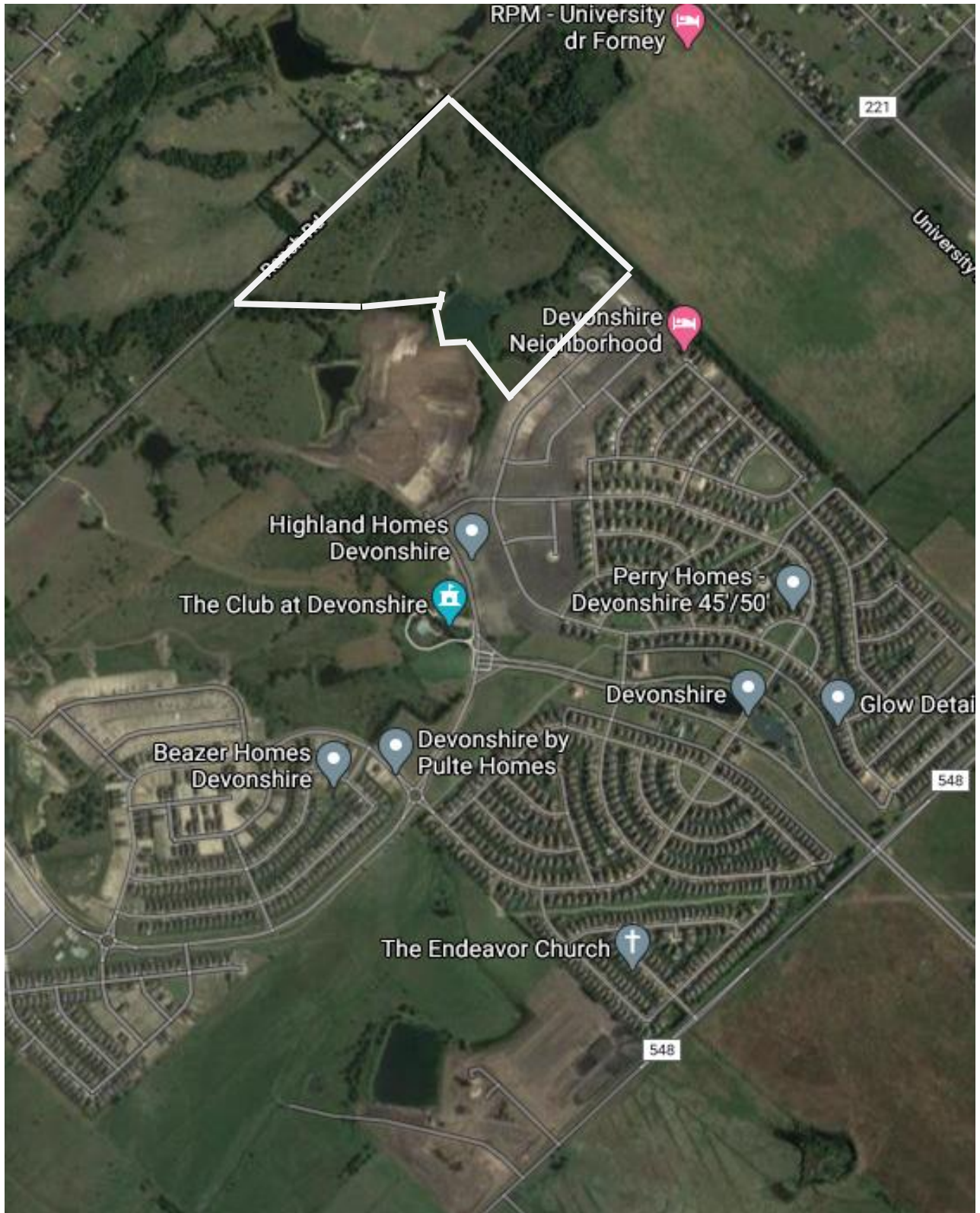
1. S189-133 was a request south of the present request to create 90 single family lots ranging in size from 6,000 square feet to 10,872 square feet and 4 common areas from a 30.689-acre tract of land on property located on Ranch Road, west of F.M. 548. The request was approved March 21, 2019 and recorded September 21, 2019.
2. S178-214 was a request contiguous on the southeast of the present request to create a 162-lot residential subdivision from a 41.08-acre tract of land on property previously approved for 162 single family lots on property located on FM 548 south of University Drive in Kaufman County. The request was approved June 21, 2017 and recorded September 27, 2019.
3. S156-214 was a 20.136-acre request southeast of the present request to create an 83-lot single-family plat with lots ranging in size from 7,341-square feet to 19,492-square feet in size, and one common area from a 20.136-acre tract of land on property located in the vicinity of FM 548 and University Drive in Kaufman County. The request was approved June 30, 2016 and recorded on February 13, 2018.

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

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

4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is 170 and 6 common areas.
11. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
13. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
14. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Ranch Road and Charming Forge Road Section 51A 8.602(d)(1).
15. Provide Right-Of-Way, design and construction for a deceleration/acceleration Lane if the Traffic Impact Study (TIS) justifies this need.
16. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.
17. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.

18. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V
19. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management.
20. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
21. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1), (2), (3), and (4).
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
23. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
24. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
27. Must comply with DWU regulations construction of utilities in Dallas ETJ.
28. Contact the Street Name Coordinator and Kaufman County 9-1-1 Addressing Coordinator for help determining whether the street name and numbers shown are correct. Sections 51A-8.403(a)(1)(A)(xii)



AERIAL **S201-515** **N** ↑



Curve Table

Curve Length	Radius	Area	Length	Area
12	1000	1000	12	1000
24	2000	4000	24	4000
36	3000	9000	36	9000
48	4000	16000	48	16000
60	5000	25000	60	25000
72	6000	36000	72	36000
84	7000	49000	84	49000
96	8000	64000	96	64000
108	9000	81000	108	81000
120	10000	100000	120	100000
132	11000	121000	132	121000
144	12000	144000	144	144000
156	13000	169000	156	169000
168	14000	196000	168	196000
180	15000	225000	180	225000
192	16000	256000	192	256000
204	17000	289000	204	289000
216	18000	324000	216	324000
228	19000	361000	228	361000
240	20000	400000	240	400000

Curve Table

Curve Length	Radius	Area	Length	Area
12	1000	1000	12	1000
24	2000	4000	24	4000
36	3000	9000	36	9000
48	4000	16000	48	16000
60	5000	25000	60	25000
72	6000	36000	72	36000
84	7000	49000	84	49000
96	8000	64000	96	64000
108	9000	81000	108	81000
120	10000	100000	120	100000
132	11000	121000	132	121000
144	12000	144000	144	144000
156	13000	169000	156	169000
168	14000	196000	168	196000
180	15000	225000	180	225000
192	16000	256000	192	256000
204	17000	289000	204	289000
216	18000	324000	216	324000
228	19000	361000	228	361000
240	20000	400000	240	400000

Line Table

Line Length	Inches	Feet
1	12	1
2	24	2
3	36	3
4	48	4
5	60	5
6	72	6
7	84	7
8	96	8
9	108	9
10	120	10
11	132	11
12	144	12
13	156	13
14	168	14
15	180	15
16	192	16
17	204	17
18	216	18
19	228	19
20	240	20

Line Table

Line Length	Inches	Feet
1	12	1
2	24	2
3	36	3
4	48	4
5	60	5
6	72	6
7	84	7
8	96	8
9	108	9
10	120	10
11	132	11
12	144	12
13	156	13
14	168	14
15	180	15
16	192	16
17	204	17
18	216	18
19	228	19
20	240	20

Line Table

Line Length	Inches	Feet
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11	132	11
12	144	12
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12	144	12
13	156	13
14	168	14
15	180	15
16	192	16
17	204	17
18	216	18
19	228	19
20	240	20



PROJECT: DEVONSHIRE VILLAGE 14
 MAPSHEET PAGE 217 (5F)
 & 218 (5A & 5B)

Engineer/Architect:
 J. Volk Consulting
 830 Central Parkway East, Suite 300
 Palm, Texas 77024
 TEL: 281-433-5115
 FAX: 281-433-5115
 Owner/Consultant:
 J. Volk Consulting
 830 Central Parkway East, Suite 300
 Palm, Texas 77024
 TEL: 281-433-5115
 FAX: 281-433-5115

21 October 2020
 SHEET 1 OF 3
J. VOLK CONSULTING
 830 Central Parkway East, Suite 300
 Palm, Texas 77024
 TEL: 281-433-5115
 FAX: 281-433-5115

PURPOSE OF PLAN
 RESIDENTIAL LOTS FROM A 64.69 ACRE TRACT OF
 LAND CONVEYED TO DEVONSHIRE (DALLAS) REALTY, LLC

**PRELIMINARY PLAT
 DEVONSHIRE
 VILLAGE 14**
 LOTS 21, 63, BLOCK 29; LOTS 10, 16, BLOCK 32;
 LOTS 39, 40, BLOCK 68 & LOTS 149, BLOCK 66
 170 SINGLE FAMILY LOTS AND
 6 64.69 ACRES
 OUT OF THE
 JUAN LOPEZ SURVEY, DISTRICT NO. 288
 TARRANT COUNTY, TEXAS
 KAUFMAN COUNTY, TEXAS
 FILE NO. 20015-515

GENERAL NOTES:
 1. All lot corners monumented with a 1/2" iron rod and 1/2" diameter cap.
 2. All lot corners monumented with a 1/2" iron rod and 1/2" diameter cap.
 3. All lot corners monumented with a 1/2" iron rod and 1/2" diameter cap.
 4. All lot corners monumented with a 1/2" iron rod and 1/2" diameter cap.
 5. All lot corners monumented with a 1/2" iron rod and 1/2" diameter cap.
 6. All lot corners monumented with a 1/2" iron rod and 1/2" diameter cap.
 7. All lot corners monumented with a 1/2" iron rod and 1/2" diameter cap.
 8. All lot corners monumented with a 1/2" iron rod and 1/2" diameter cap.
 9. All lot corners monumented with a 1/2" iron rod and 1/2" diameter cap.
 10. All lot corners monumented with a 1/2" iron rod and 1/2" diameter cap.

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 19, 2020****FILE NUMBER:** S201-516**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** R.L. Thornton Freeway/Interstate Highway No. 30, east of Buckner Blvd.**DATE FILED:** October 22, 2020**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 16.8-acres**MAPSCO:** 48D**APPLICANT/OWNER:** Chapel Downs Dallas, LLC

REQUEST: An application to create a 16.8-acre lot from a tract of land in City Block 7364 on property located on R.L. Thornton Freeway/Interstate Highway No. 30, east of Buckner Boulevard.

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

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 proposed lot is larger than most of the residential lots to the west, east, and south. The proposed lot is similar to lots to the north that have nonresidential uses.

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

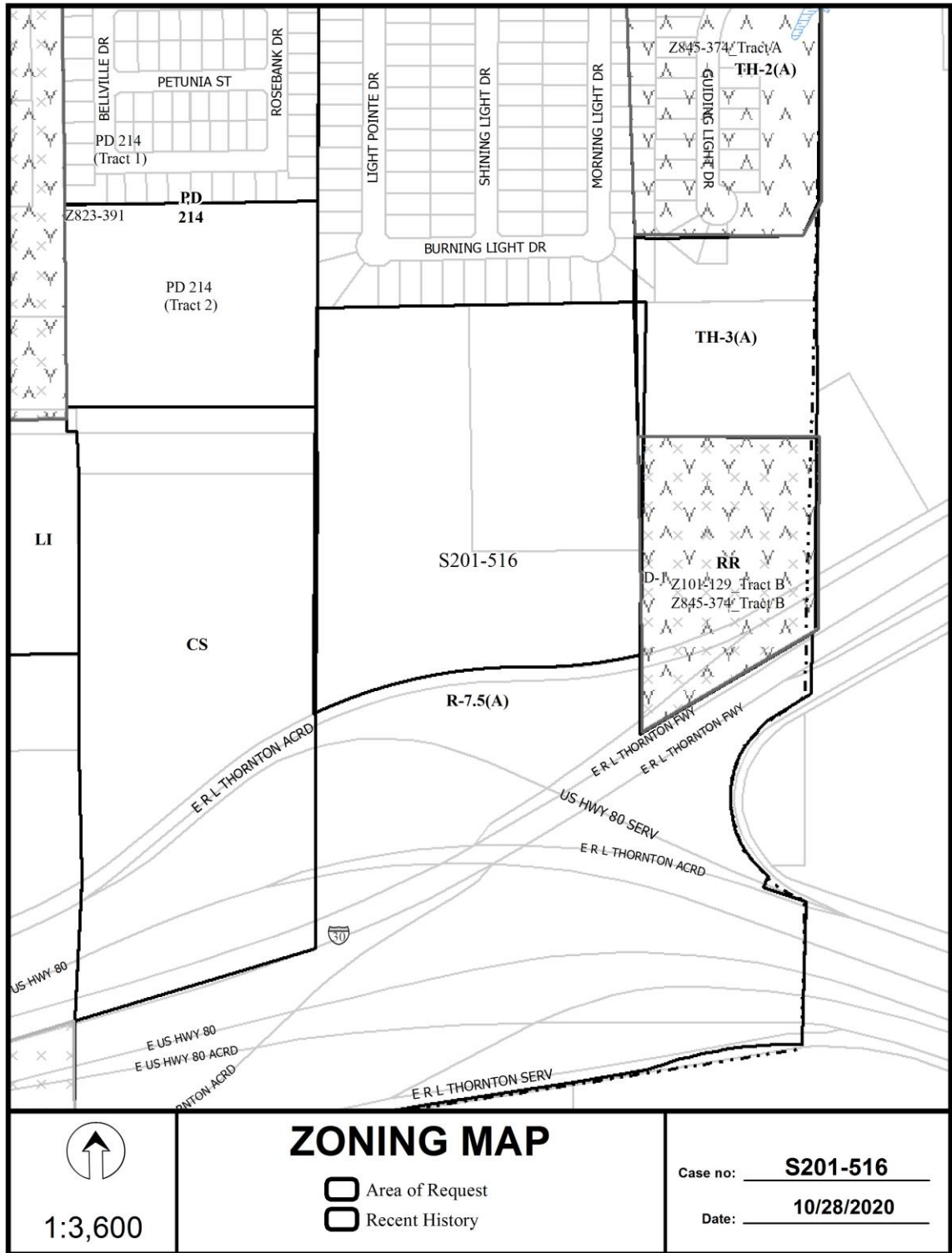
The request is to plat the property to be utilized as an institutional use. It is a policy of the city that institutional uses generally require greater land area than residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with the requirements of the R-7.5(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

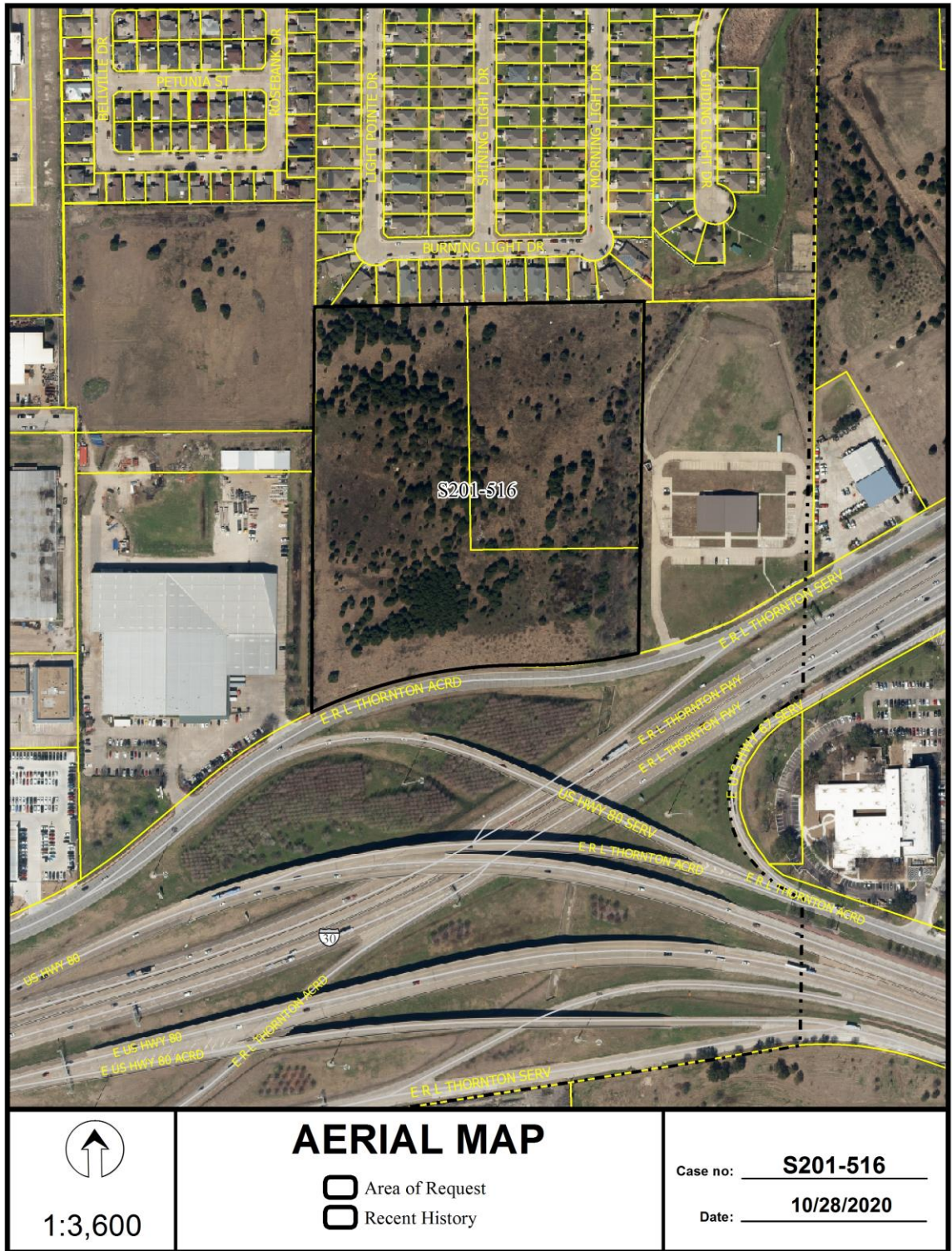
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division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

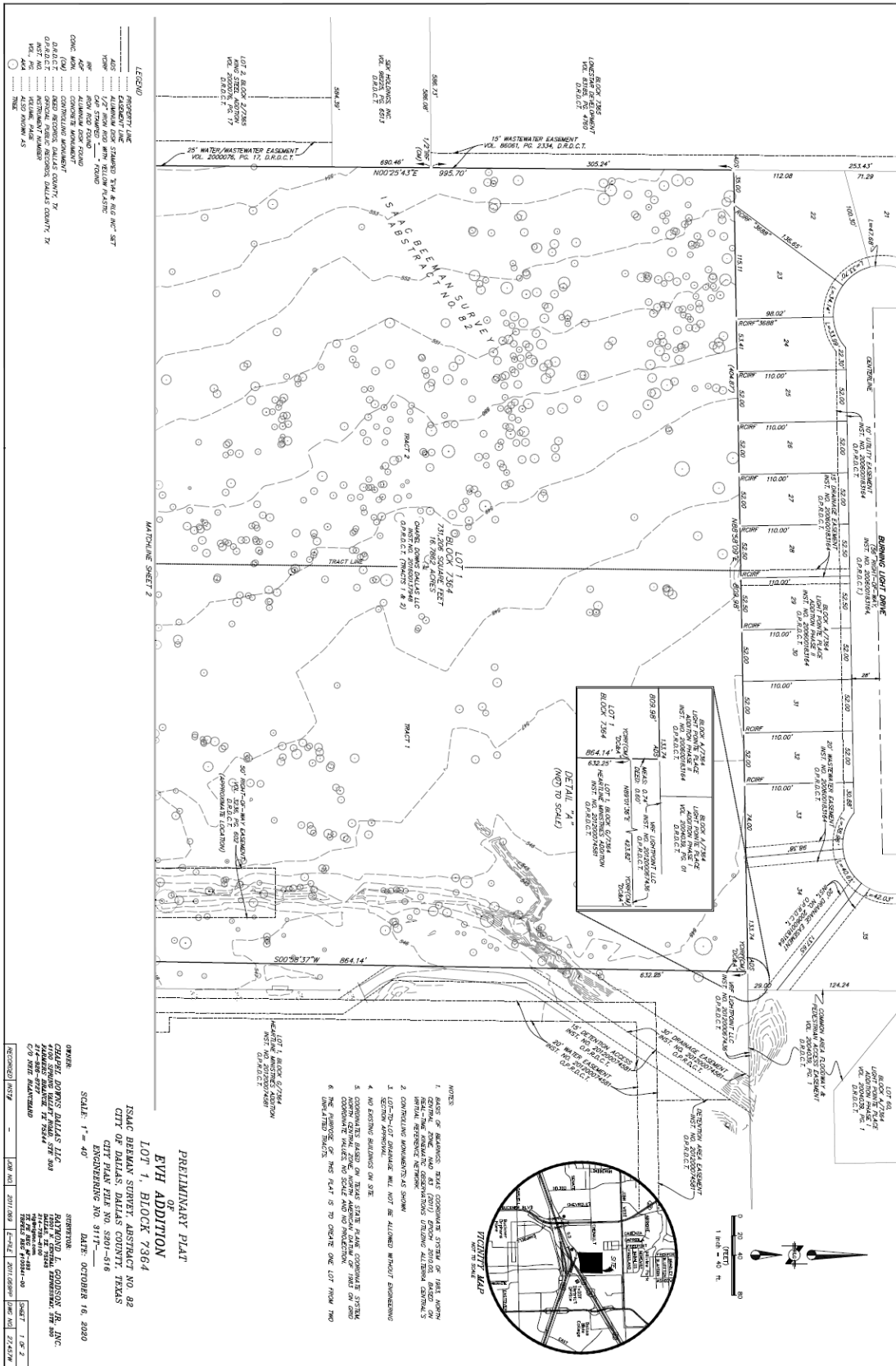
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, 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 drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 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 is not permitted without Engineering Section approval." Section 51A-8.611(e).
15. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
16. On the final plat, dedicate 60-feet of right-of-way and design and construct both sides of Chenault Street's future street extension.
17. On the final plat, chose a new or different addition name. Platting Guidelines.
18. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

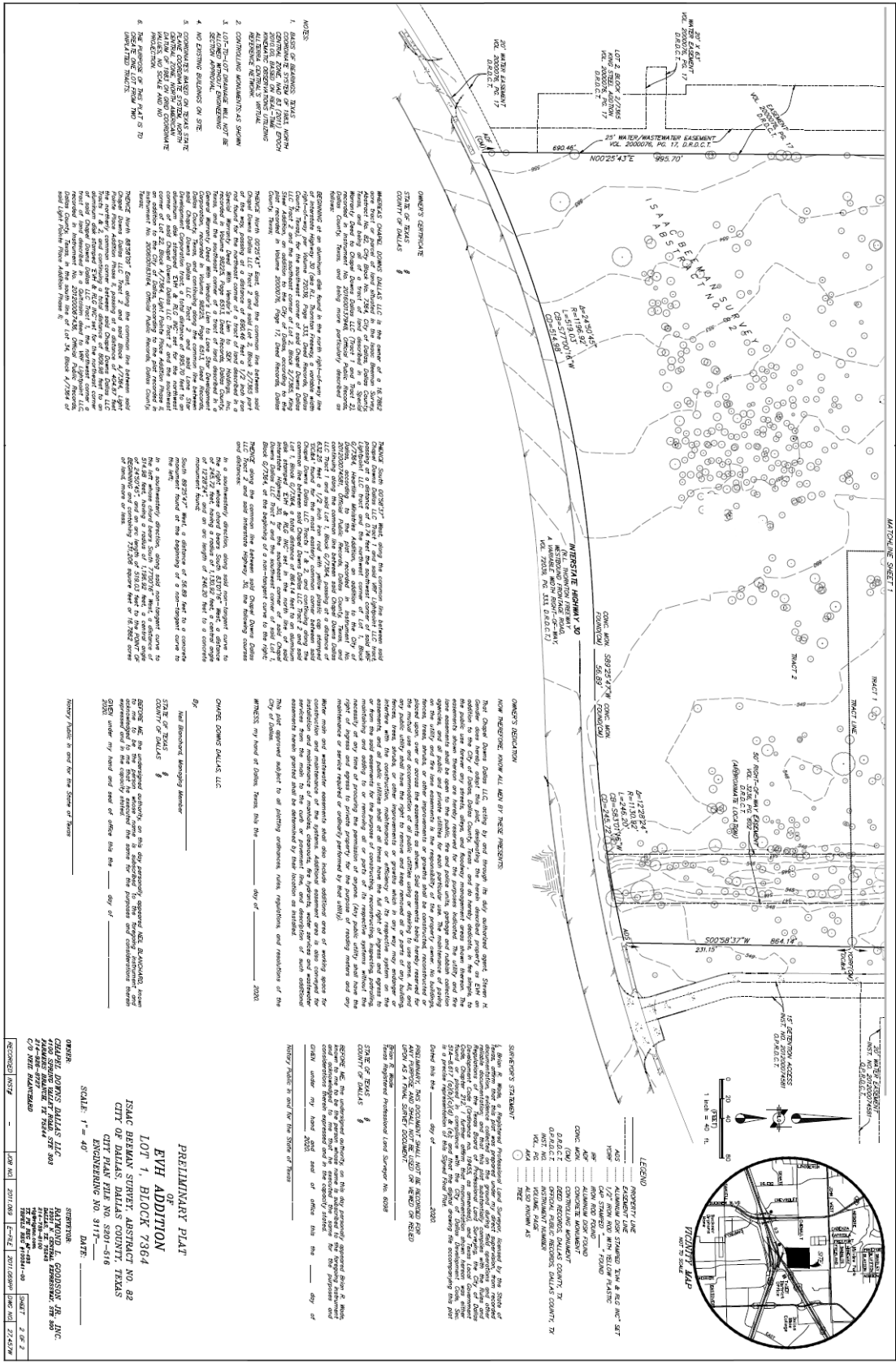
plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

20. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. 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.
22. Prior to final plat, provide documentation regarding 50-foot right-of-way if it will remain on the property or if right-of way will be abandoned. Contact Real Estate to discuss.
23. On the final plat, change "Interstate Highway 30 (R.K. Thornton Freeway" to "R.L. Thornton freeway/Interstate Highway No. 30 (A.K.A. US Highway No. 67". Section 51A-8.403(a)(1)(A)(xii)
24. On the final plat, identify the property as Lot 1 in City Block H/7364. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









NOTES

1. BASIS OF DESIGN: THE BASIS OF DESIGN FOR THIS PROJECT IS THE CITY OF DALLAS, TEXAS, CITY PLAN COMMISSION, CITY PLAN NO. 3011-501, APPROVED 11/19/2020.
2. CONTROLLING DOCUMENTS: THE CONTROLLING DOCUMENTS FOR THIS PROJECT ARE THE CITY OF DALLAS, TEXAS, CITY PLAN COMMISSION, CITY PLAN NO. 3011-501, APPROVED 11/19/2020.
3. LOT-TO-LOT DIMENSIONS: THE DIMENSIONS OF THIS PROJECT ARE AS SHOWN ON THE CITY OF DALLAS, TEXAS, CITY PLAN COMMISSION, CITY PLAN NO. 3011-501, APPROVED 11/19/2020.
4. NO EXISTING BUILDINGS ON SITE.
5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DALLAS, TEXAS, CITY PLAN COMMISSION, CITY PLAN NO. 3011-501, APPROVED 11/19/2020.
6. THE PROPOSED LOT AREA IS TO BE USED FOR THE PROPOSED DEVELOPMENT.

OWNER'S CERTIFICATE

I, **ISAC BEHRENS SIBRETT ABSTRACT NO. 82**, of the County of **DALLAS**, State of **TEXAS**, do hereby certify that the above and foregoing is a true and correct copy of the original plat as recorded in the public records of the County of Dallas, State of Texas, and that I am the owner of the land described therein.

OWNER'S DECLARATION

I, **ISAC BEHRENS SIBRETT ABSTRACT NO. 82**, do hereby declare that the above and foregoing is a true and correct copy of the original plat as recorded in the public records of the County of Dallas, State of Texas, and that I am the owner of the land described therein.

OWNER'S STATEMENT

I, **ISAC BEHRENS SIBRETT ABSTRACT NO. 82**, do hereby state that the above and foregoing is a true and correct copy of the original plat as recorded in the public records of the County of Dallas, State of Texas, and that I am the owner of the land described therein.

PRELIMINARY PLAT

E.V.H. ADDITTON
 OF
ISAC BEHRENS SIBRETT ABSTRACT NO. 82
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. 3011-516
 ENGINEERING NO. 3117-516

SCALE: 1" = 40'

DATE: _____

ENGINEER: HARTWELL L. GORDON, JR., INC.
 2700 WEST HEWITT AVE., SUITE 100
 DALLAS, TEXAS 75244
 TEL: 972.961.4444
 FAX: 972.961.4444
 C/O HAZEL HARTWELL

OWNER: CHARLES DOWNS DALLAS, LLC
 1000 WEST HEWITT AVE., SUITE 100
 DALLAS, TEXAS 75244
 TEL: 972.961.4444
 FAX: 972.961.4444
 C/O HAZEL HARTWELL

RECORDED: 11/19/2020 - 2021 1001 2011-501

LOCATION: Mohawk Drive at Colony Court, south corner**DATE FILED:** October 22, 2020**ZONING:** TH-3(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.916-acre**MAPSCO:** 33M**APPLICANT/OWNER:** Mohawk Townhomes, LLC

REQUEST: An application to create an 11-lot Shared Access Development with lots ranging in size from 2,121 square feet to 2,913 square feet and two open space areas from a 0.916-acre tract of land in City Block 4708 on property located on Mohawk Drive at Colony Court, south corner.

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

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 proposed lot is larger than most of the residential lots to the west, east, and south. The proposed lot is similar to lots to the north that have nonresidential uses.

- 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 properties in the immediate area of the request have widths ranging from 17.64 feet to 60.72 feet and areas ranging in size from 2083 square feet to 8284 square feet.

The request is to create an 11-lot Shared Access Development with lot widths ranging in size from 23.83 feet to 38.94 feet and lots net areas ranging from 2,133 square feet to 3,465 square feet and two open space areas. Staff concludes that the request meets the minimum lot area and dwelling unit density and all other requirements of the TH-3(A) Townhouse District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

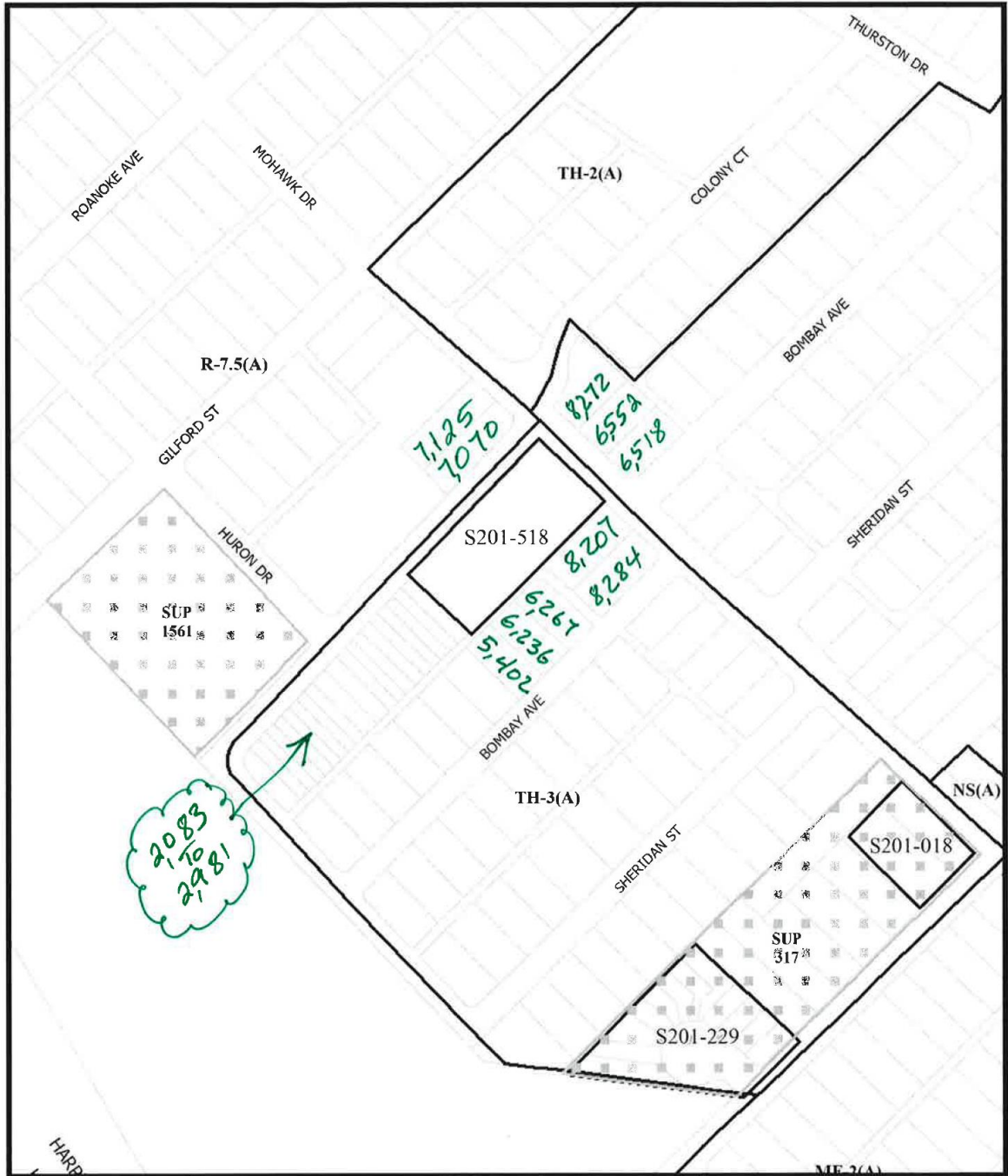
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division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


3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 11 and two open space areas.
12. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 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 is not permitted without Engineering Section approval." Section 51A-8.611(e).
15. On the final plat, dedicate 7.5-feet of Right-of-Way (via fee simple) from the established center line of alley 51A 8.602(c).
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or Street easement) from the established centerline of Colony Court. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).

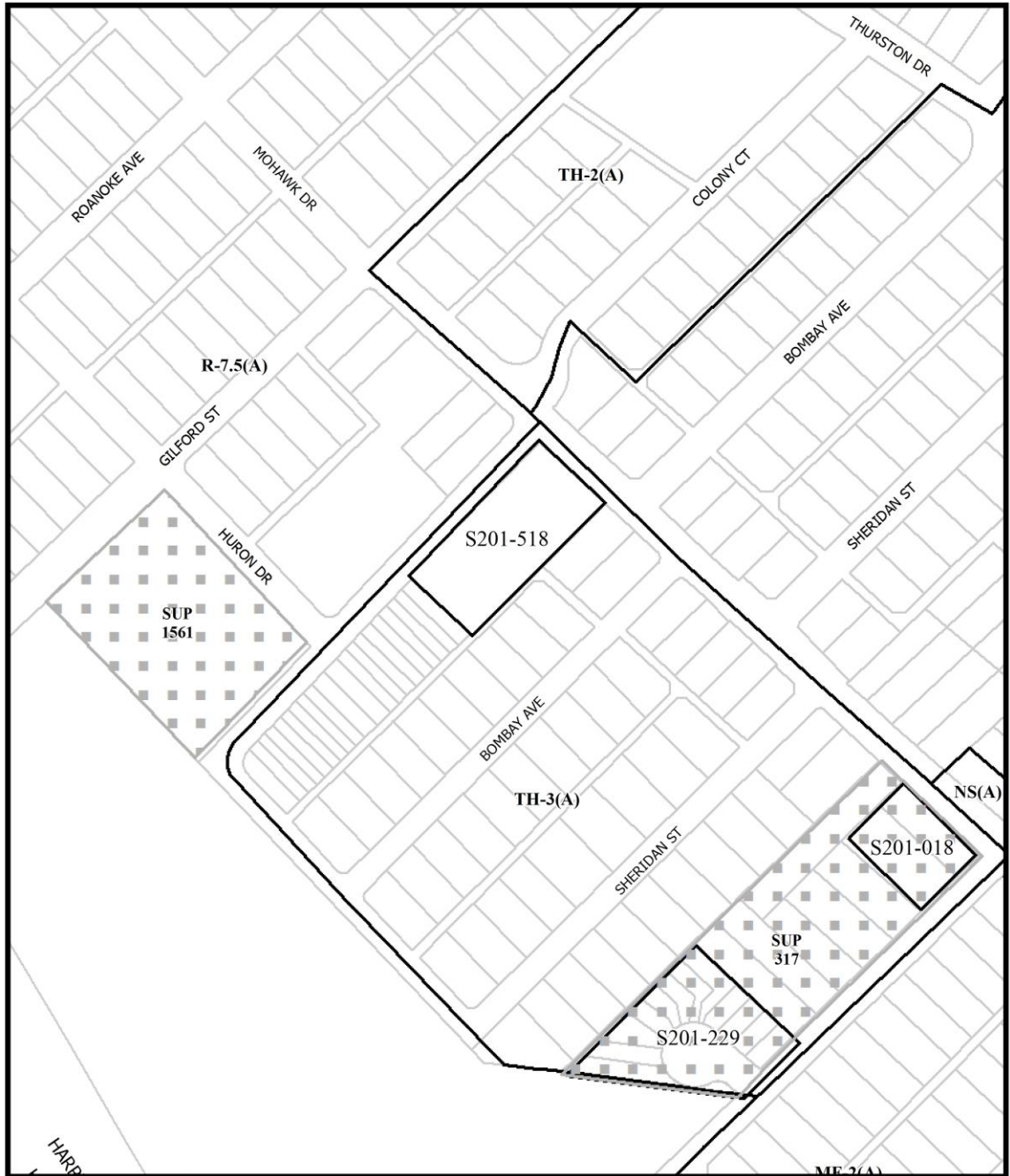
17. On the final plat, dedicate a 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Mohawk Drive and Colony Court. Section 51A 8.602(d)(1).
18. On the final plat, a larger corner clip maybe requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip.
19. On the final plat, provide a minimum 22-foot wide shared access area and contain a minimum paving width of 16 feet.
20. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines
21. On the final plat, show recording information on all existing easements within 150 feet of the property.
22. On the final plat, provide 3-foot barrier easement at alley.
23. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
25. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. All water/wastewater construction must comply with D.W.U. construction in shared access areas.
27. There must be no more than 2 access area points, each limited to serve no more than 18 dwelling units. Section 51A-4.411(d)(10)
28. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
29. No building permit may be issued to authorize work in the shared access area development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the shared access area have been met. Section 51A-4.411(c)(3)
30. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)

31. The recording information of the “Shared Access Area Agreement” must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)
32. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot. Section 51A-4.411(f)(2)
33. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the Shared Access Easement lines if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)
34. Include the words “Shared Access Development” in the title block of the final plat. Platting Guidelines
35. Place a note on the final plat stating: “No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street.” Section 51A-4.411(d)(3), and 51A-4.411(d)(10)
36. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
37. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)
38. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Street Name Coordinator to obtain an approved street name”. Sections 51A-8.403(a)(1)(A)(xiv) and 51A-8.506(e)
39. The Shared Access Development must provide 0.25 guest parking spaces per lot. Section 51A-4.411(g)
40. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.
41. Prior to final plat, verify development does not encroach into city right-of-way (alley) Vol. 12 Pg. 3
42. Prior to final plat, remove fence obstructing alley, for alley abandonment questions contact SDC Real estate.
43. Contact the Addressing Section for help determining an acceptable name for the new shared access drives. Section. 51A-8.403. (a) (1) (A) (xiv)”. and 51A-8.506. (e)”.
44. On the final plat, change “Bombay St.” to “Bombay Avenue (A.K.A. Bombay Street)”. Section 51A-8.403(a)(1)(A)(xii)

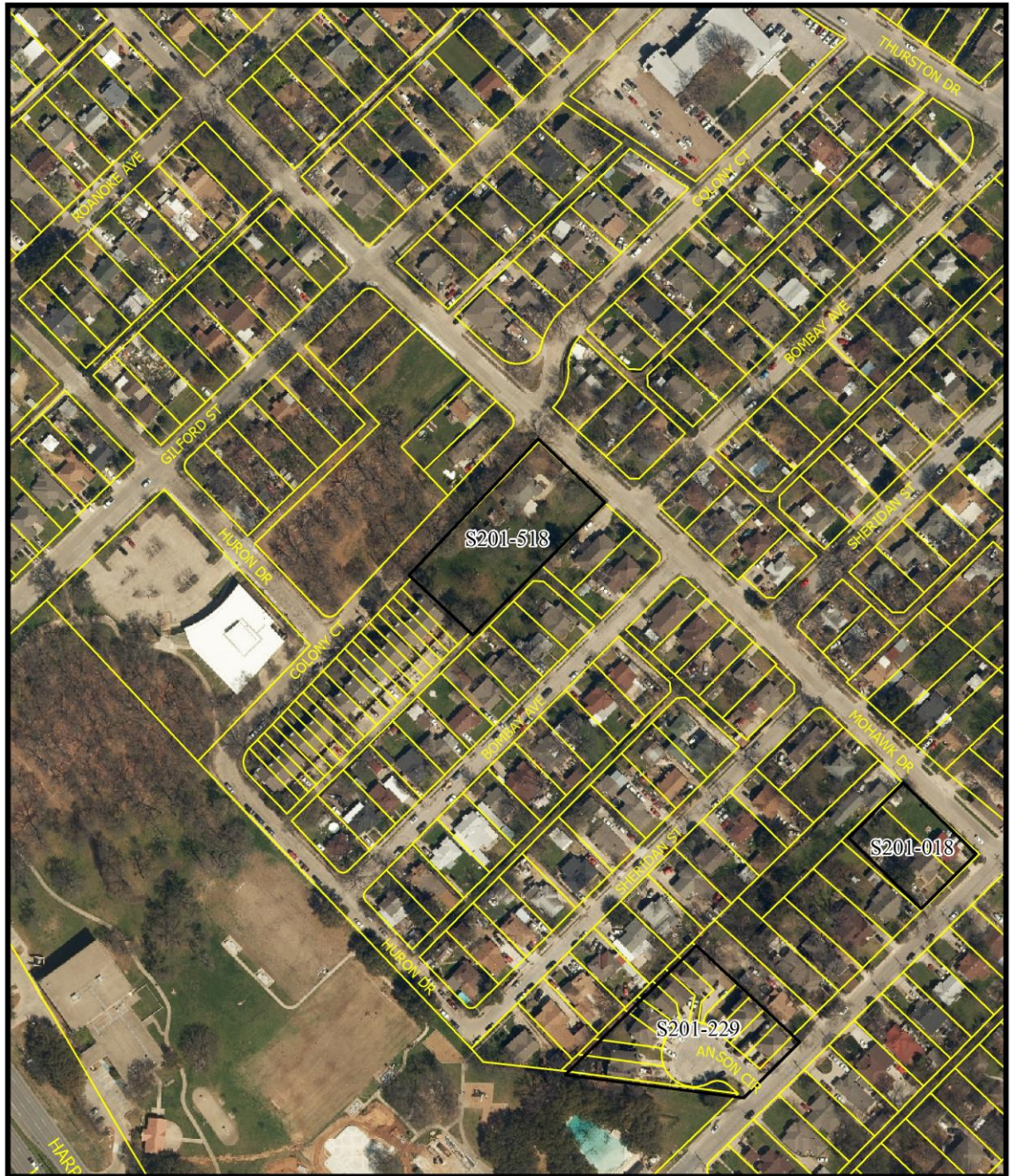
45. On the final plat, show a label for “Bombay Avenue (A.K.A. Bombay Street) south of the plat”. SEC. 51A-8.403. (a) (1) (A) (xii)
46. On the final plat, identify the property as Lots 1 through 11 and open space area “A and B” in City Block F/4708. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).






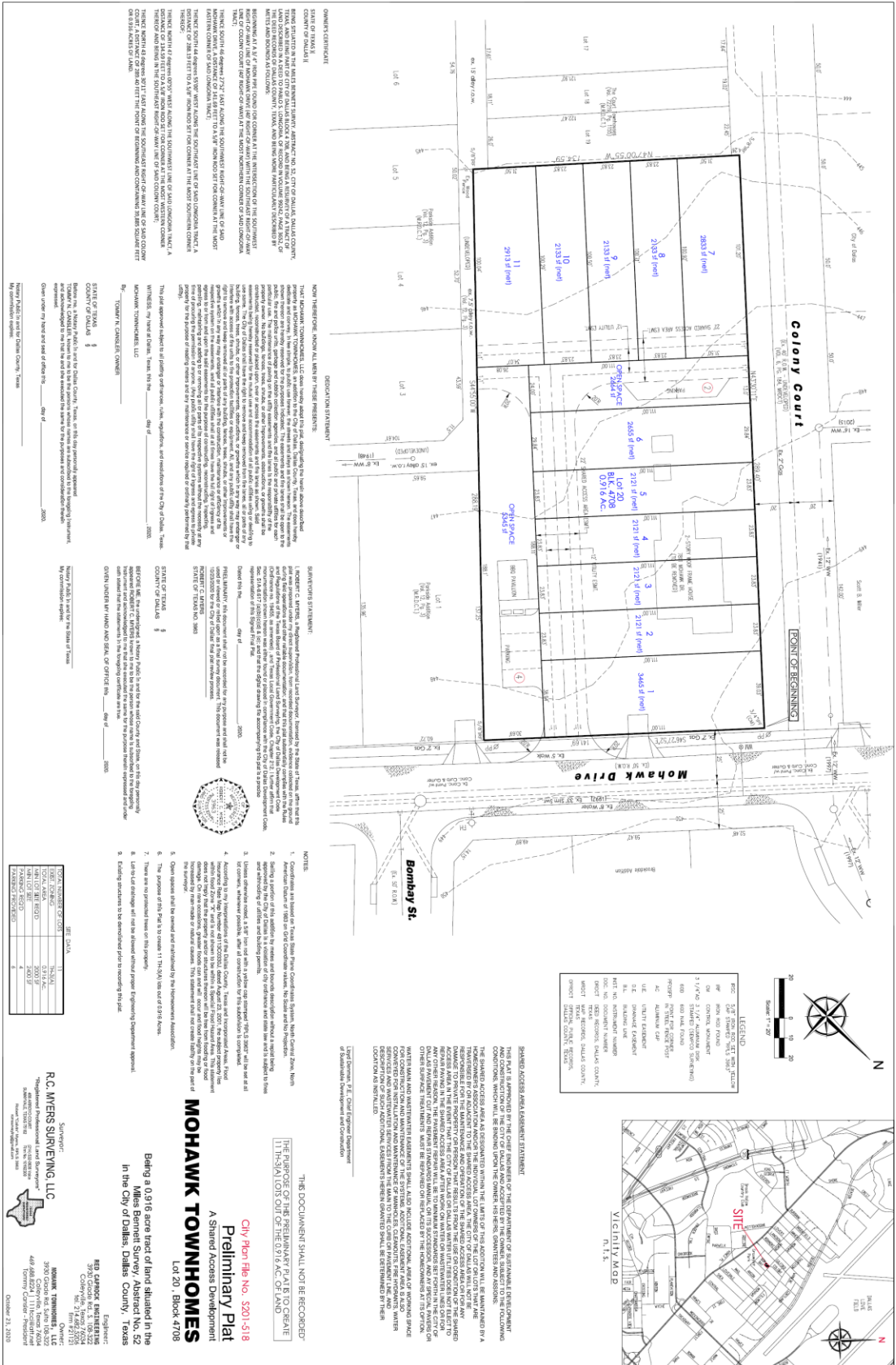
 1:2,400	EXISTING AREA ANALYSIS	Case no: S201-518 Date: 10/28/2020
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 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: S201-518 Date: 10/28/2020
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 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: <u> S201-518 </u> Date: <u> 10/28/2020 </u>
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OWNER'S CERTIFICATE

I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I have read and understand the contents of this certificate and the conditions and covenants hereon contained, and that I agree to be bound by the same.

DEVELOPER'S STATEMENT

I, the undersigned, being the developer of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I have read and understand the contents of this certificate and the conditions and covenants hereon contained, and that I agree to be bound by the same.

STATEMENT OF WORK

I, the undersigned, being the contractor of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I have read and understand the contents of this certificate and the conditions and covenants hereon contained, and that I agree to be bound by the same.

NOTES

1. Conditions shown on this plan are subject to change without notice.
2. All dimensions are in feet and inches.
3. Unless otherwise noted, all work shall be in accordance with the applicable codes and standards.
4. All work shall be completed within the time frame specified in the contract.
5. All work shall be done in accordance with the applicable codes and standards.
6. The project shall be completed within the time frame specified in the contract.
7. There are no easements on this property.
8. The site is not zoned for residential use.
9. Existing structures to be demolished prior to recording the plan.

THE DOCUMENT SHALL NOT BE RECORDED

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE

11 TH-SHA LOT'S OUT OF THE 0.916 AC OF LAND

City Plan File No. S201-518

Preliminary Plat

A Shaded Access Development

MOHAWK TOWNHOMES

Lot 20, Block 4708

Being a 0.916 acre tract of land situated in the
Mesa Bennett Survey, County No. 52
in the City of Dulles, Virginia.

RC MYERS SURVEYING, LLC
Professional Land Surveyors
4664 Lees Ferry Road, Suite 100
Falls Church, VA 22041
Tel: 703.261.1111
Fax: 703.261.1112
www.rcmyers.com

MOHAWK TOWNHOMES, LLC
4664 Lees Ferry Road, Suite 100
Falls Church, VA 22041
Tel: 703.261.1111
Fax: 703.261.1112
www.mohawktownhomes.com

October 21, 2020

CITY PLAN COMMISSION

THURSDAY, NOVEMBER 19, 2020

FILE NUMBER: S201-519

SENIOR PLANNER: Mohammad H. Bordbar

LOCATION: Ross Avenue at Henderson Avenue, south corner.

DATE FILED: October 23, 2020

ZONING: MF-2(A)

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 7.8842-acres **MAPSCO:** 45D

APPLICANT/OWNER: Corporation of the Episcopal Diocese of Dallas

REQUEST: An application to create one 3.3095-acre lot and one 4.5747-acre lot from a 7.8842-acre tract of land in City Block 706 on property located on Ross Avenue at Henderson Avenue, south corner.

SUBDIVISION HISTORY:

1. S190-209 was a request southwest of the present request to replat a 1.042-acre tract of land containing part of Lots 1 through 3, all of Lot 6, and part of Lots 8 through 10 in City Block A/709 to create one lot on property located on Virginia Avenue, south of Fitzhugh Avenue. The request was approved September 3, 2020 but has not been recorded.
2. S190-040 was a request southwest of the present request to replat a 0.66-acre tract of land containing all of Lots 9, 10, and 11 in City Block 8/703 to create one lot on property located on San Jacinto Street at Fitzhugh Avenue, northwest corner. The request was approved December 12, 2019 but has not been recorded.
3. S189-276 was a request southwest of the present request to replat a 0.2638-acre tract of land containing part of Lots 6 and 7 in City Block 7/708 to create one lot on property located on Bryan Street, north of Fitzhugh Avenue. The request was approved August 15, 2019 but has not been recorded.
4. S189-086 was a request south of the present request to create one 0.27-acre lot from a tract of land containing all of Lots 3 and 4 in City Block 6/707 on property located on Garret Avenue, east of San Jacinto Street. The request was approved January 17, 2019 but has not been recorded.
5. S189-054 was a request southwest of the present request to replat a tract of land containing all of Lot 5 and part of Lots 6 and 7 in City Block A/709 to create one 0.461-acre lot on property located on San Jacinto Street at Prairie Avenue. The request was approved December 13, 2018 and recorded January 29, 2020.
6. S178-108 was a request southwest of the present request to replat a 1.391-acre tract of land containing all of Lots 14, 15, 16, 17, and 18 in City Block 7/708 to create one lot on property located on Fitzhugh Avenue at San Jacinto Street, east corner. The request was approved March 1, 2018 but has not been recorded.

7. S167-237 was a request southwest of the present request to replat a 0.545-acre tract of land containing all of Lots 10 and 11 in City Block 7/708 to create a 15-lot shared access development on property located on Bennett Avenue, southwest of San Jacinto Street. The request was approved August 3, 2017 and recorded August 3, 2018.
8. S167-199 was a request southwest of the present request to replat a 0.458-acre tract of land containing all of Lots 15 and 16 in City Block 6/707 to create one lot on property located on San Jacinto Street at Bennett Avenue, east corner. The request was approved June 22, 2016 and recorded May 20, 2019.
9. S156-265 was a request northwest of the present request an application to replat a 0.520-acre tract of land containing part of Lots 3 and 4 in City Block A/1468 to create one lot located on Moser Avenue at Ross Avenue, north corner. The request was administratively approved September 15, 2016 recorded May 5, 2017
10. S156-198 was a request northwest of the present request to replat a 0.379-acre tract of land containing all of Lots 19 and 20 in City Block C/1491 to create one lot on property located on Henderson Avenue, north of Monarch Street. The request was approved June 2, 2016 and recorded November 8, 2016.
11. S156-175 was a request east of the present request to create three 0.15 acre lots from a 0.44-acre tract of land in City Block 4/6870 on property located on Silverhill Drive between Bonnie View Road and Baraboo Drive. The request was approved April 21, 2016 but has not been recorded.

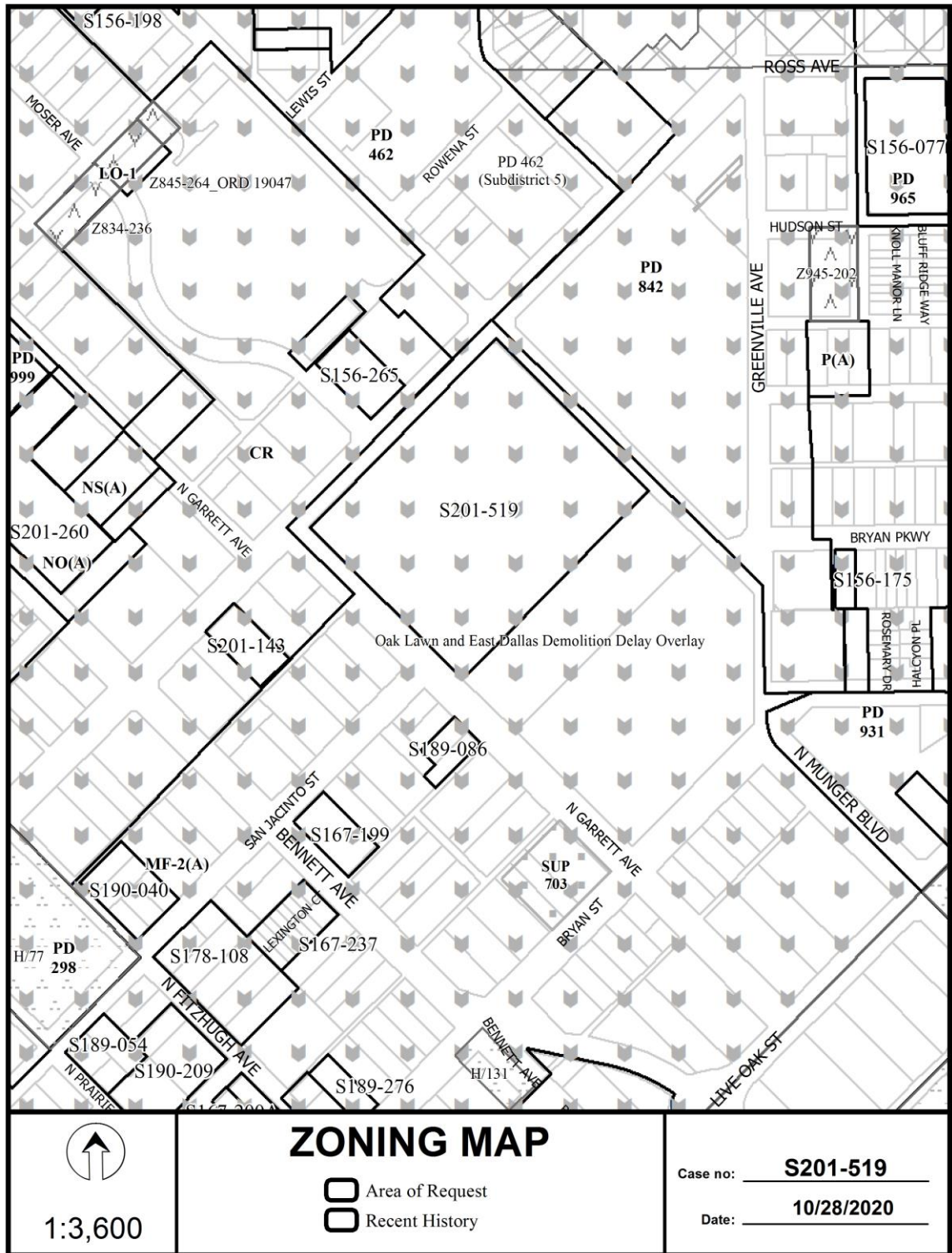
STAFF RECOMMENDATION: The request complies with the requirements of the MF-2(A) Multifamily District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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 a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 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 is not permitted without Engineering Section approval." Section 51A-8.611(e).
15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or Street easement) from the established centerline of Henderson Avenue. 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 Ross Avenue and Garret 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 corner clip (via fee simple or Street easement) at the intersection of Ross Avenue and Henderson Avenue. Section 51A 8.602(d)(1).
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

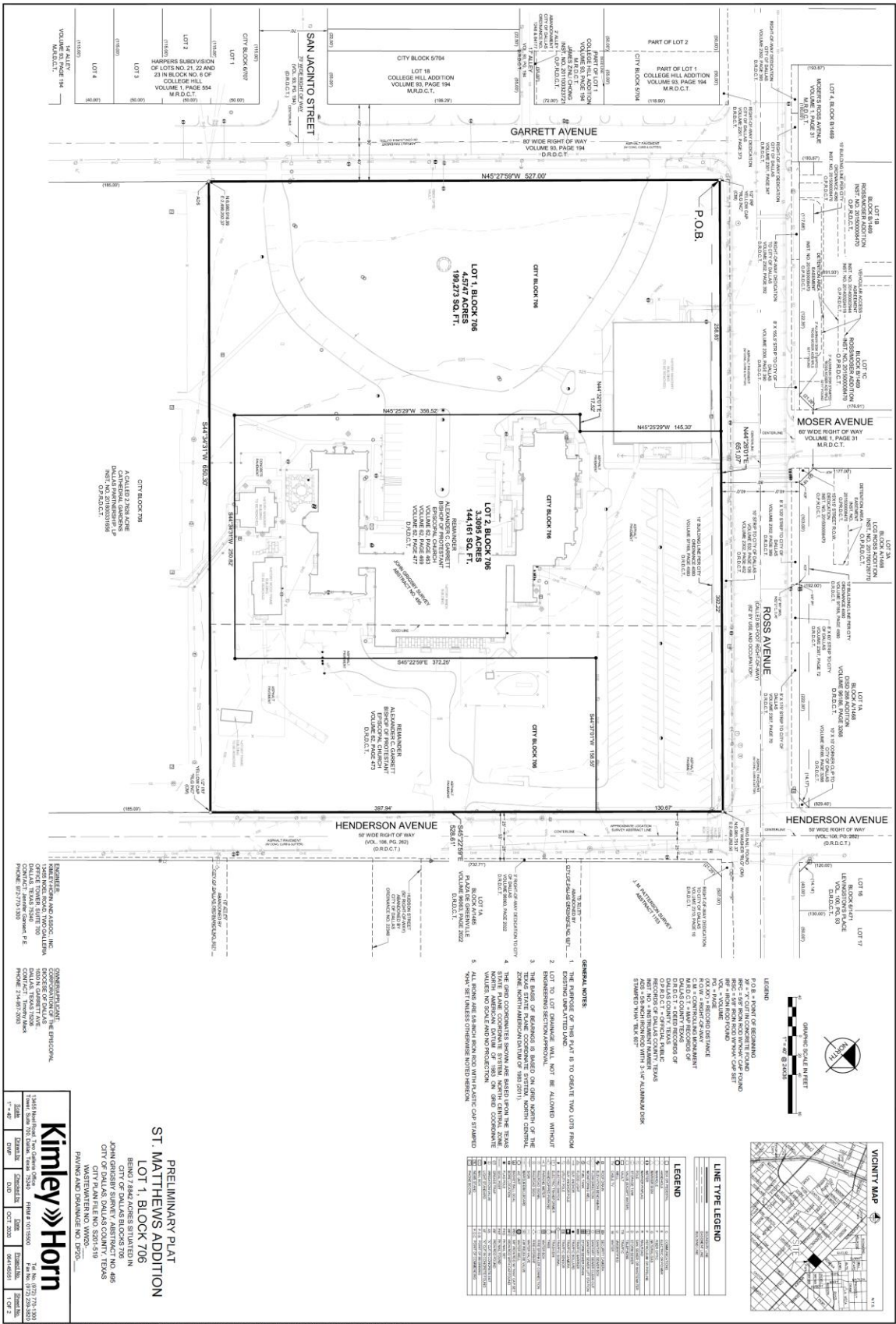
plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

20. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. Existing plumbing lines from church facility can not cross proposed new lot line.
22. On the final plat, identify the property as Lots 1 and 2 in City Block A/706. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:3,600	<h2>AERIAL MAP</h2> <p>  Area of Request  Recent History </p>	Case no: <u> S201-519 </u> Date: <u> 10/28/2020 </u>
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VICINITY MAP

LEGEND

P.O.B. = POINT OF BEGINNING
 REC. = RECORD MAP NUMBER AND DATE
 REF. = REFERENCE TO THE RECORD MAP NUMBER AND DATE

GENERAL NOTES

1. THIS PROJECT IS TO BE SUBMITTED TO THE CITY OF DALLAS FOR REVIEW AND APPROVAL.
2. LOT TO LOT BOUNDARIES WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE BASIS OF RECORDS IS BASED ON THE NORTH OF THE ZONE NORTH AMERICAN DATUM OF 1983 (NAD 83).
4. THE SPREADSHEETS SHOWN ARE BASED UPON THE TEXAS NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE MEASUREMENTS AND NOT ON LOCAL MEASUREMENTS.
5. "NAD 83" INDICATES COORDINATE SYSTEM.

LINE TYPE LEGEND

1. ...
 2. ...
 3. ...
 4. ...
 5. ...

PRELIMINARY PLAT
ST. MATTHEWS ADDITION
 LOT 1, BLOCK 706
 BEING 7.842 ACRES SITUATED IN
 JOHN G. MATTHEWS TRACT, A.S.S.
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAT FILE NO. S201-519
 PLANNING AND DRAINAGE NO. 0750

Kimley-Horn
 ENGINEERS

PREPARED BY: KIMLEY-HORN ASSOCIATES, INC.
 1302 N. RINGGOLD AVE., SUITE 200
 DALLAS, TEXAS 75245
 PHONE: 972.770.3300

NO.	DATE	DESCRIPTION
1	10/20/20	PRELIMINARY PLAT
2	11/19/20	REVISIONS

CITY PLAN COMMISSION

THURSDAY, NOVEMBER 19, 2020

FILE NUMBER: S201-520

SENIOR PLANNER: Mohammad H. Bordbar

LOCATION: Eleventh Street at Ewing Avenue, northwest corner

DATE FILED: October 23, 2020

ZONING: PD 468 (Sub-district F, TR-1) WMU-12

PD LINK: <http://dallascityattorney.com/51P/Supp%2056/Articles/ARTICLE%20468.pdf>

CITY COUNCIL DISTRICT: 1

SIZE OF REQUEST: 0.838-acre

MAPSCO: 55A

APPLICANT/OWNER: East Jefferson Partners, Inc

REQUEST: An application to replat a 0.838-acre tract of land containing all of Lots 23 and 24 in City Block 104/3087 to create one lot on property located on Eleventh Street at Ewing Avenue, northwest corner.

SUBDIVISION HISTORY:

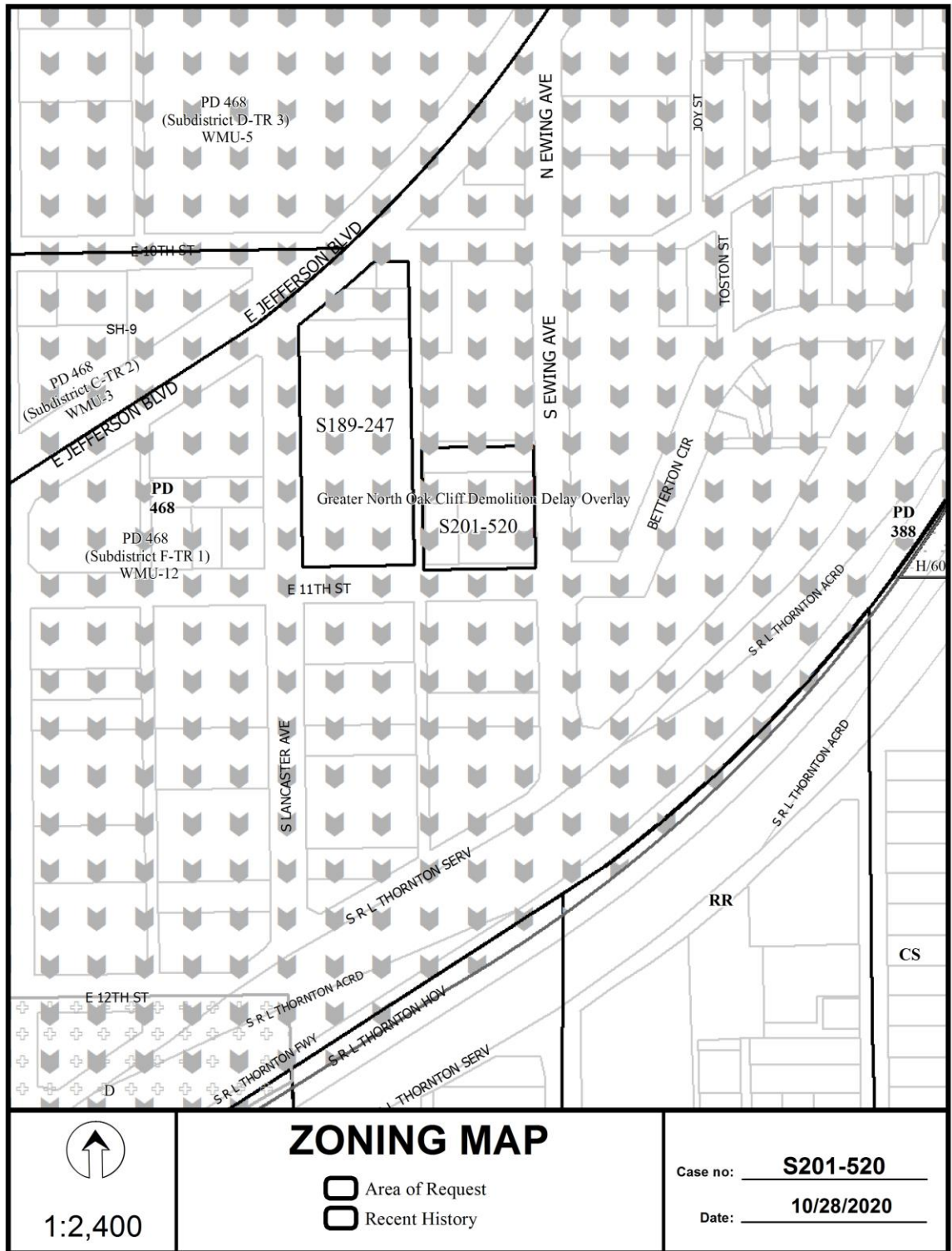
1. S189-247 was a request west of the present request to replat a 1.931-acre tract of land containing all of Lots 1 through 19 in City Block 104/3087 to create one lot on property located between Jefferson Boulevard and Eleventh Street, east of Lancaster Avenue. The request was approved July 11, 2019 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 468 (Sub-district F, TR-1) WMU-12; therefore, staff recommends approval of the request subject to compliance with the following conditions:




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

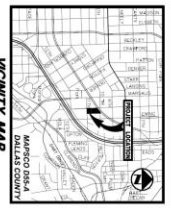
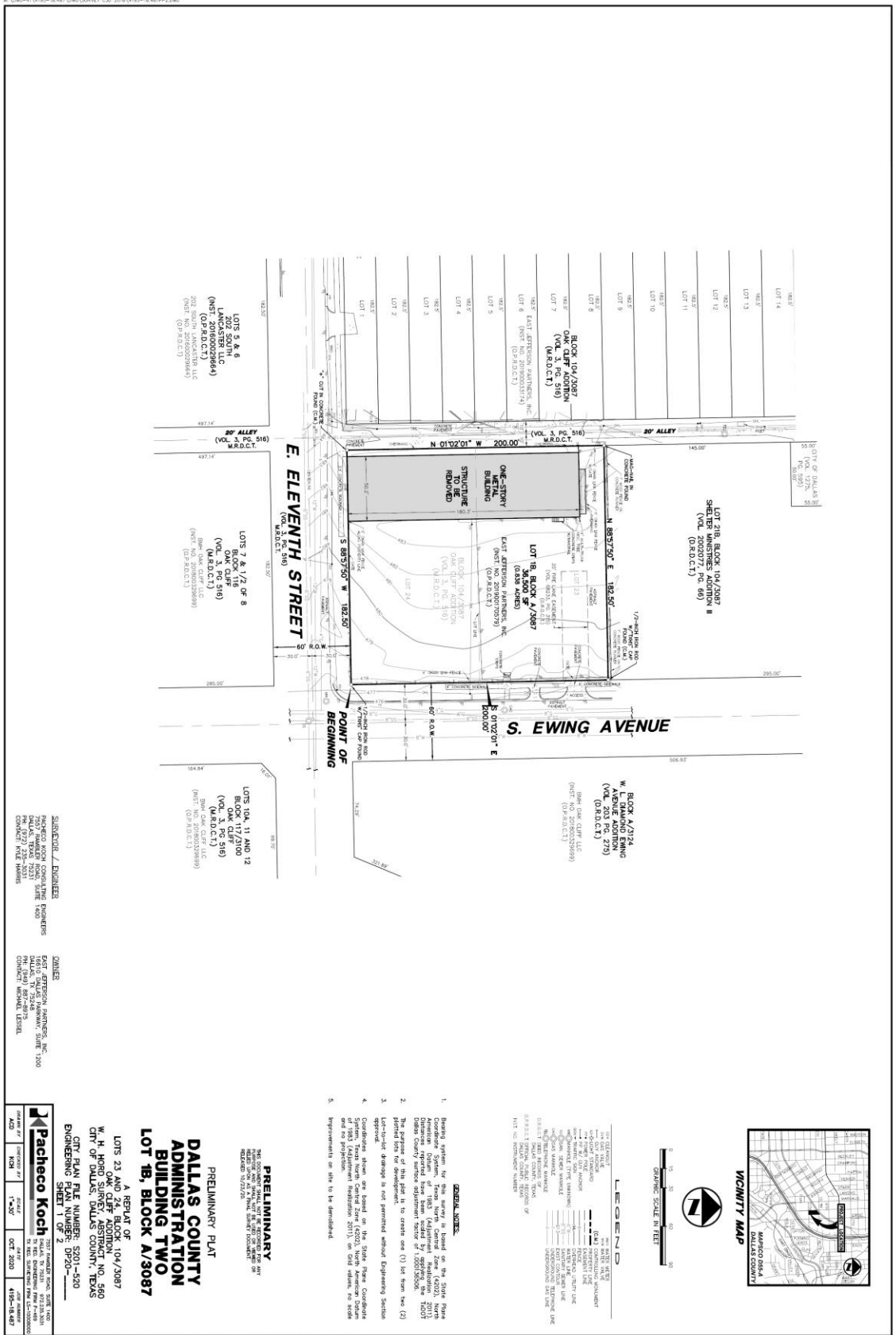
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to 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 drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 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 is not permitted without Engineering Section approval." 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 Ewing Avenue and Eleventh Street. 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 Eleventh Street & the alley. Section 51A-8.602(e),
18. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. Water and wastewater main improvements are 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 "E. Eleventh Street" to "Eleventh Street". Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat, change "S. Ewing Avenue" to "Ewing Avenue". Section 51A-8.403(a)(1)(A)(xii)
23. On the final plat, identify the property as Lot 23A in City Block 104/3087. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p>  Area of Request  Recent History </p>	Case no: <u> S201-520 </u> Date: <u> 10/28/2020 </u>
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- GENERAL NOTES:**
1. Existing system for this survey is based on the 2008 State Plane American Datum of 1983 (Adjustment Revision 2011) Databank. The purpose of this plat is to create one (1) lot from two (2) lots.
 2. The purpose of this plat is to create one (1) lot from two (2) lots.
 3. Lot area, perimeter, and area percentage are not permitted without Engineering Section approval.
 4. Coordinates shown are based on the State Plane Coordinate of 1983 (Adjustment Revision 2011), or Grid datum, as shown and as projected.
 5. Improvements on site to be furnished.

PRELIMINARY
 THIS PRELIMINARY PLAT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. ANY REVISIONS TO THIS PLAT SHALL BE INDICATED BY A REVISION NUMBER.

PRELIMINARY PLAT
DALLAS COUNTY
ADMINISTRATION
BUILDING TWO
LOT 1B, BLOCK A/3087

A REPLAT OF
 LOTS 23 AND
 W. H. HORN SURVEY ABSTRACT NO. 598
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CIVIL ENGINEER THE NUMBER: 5201-520
 SHEET 1 OF 2

Pacheco Koch
 SURVEYORS & ENGINEERS
 2021 RIVERSIDE BOULEVARD, SUITE 1400
 DALLAS, TEXAS 75246
 PHONE: (214) 727-3000
 FAX: (214) 727-3001
 EMAIL: INFO@PACHECO-KOCH.COM

FILE NUMBER: S201-514**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Orchid Lane, at the terminus of Park Preston Drive**DATE FILED:** October 21, 2020**ZONING:** TH-1(A)**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 0.3.92-acre**MAPSCO:** 25F

APPLICANT/OWNER: Nalini Mohan & Prathibha S. Tamanna

REQUEST: An application to replat a 0.392-acre tract of land containing all of Lot 33 in City Block C/5508 to create one 5,634 square foot lot and one 11,433 square foot lot on property located on Orchid Lane, at the terminus of Park Preston Drive.

SUBDIVISION HISTORY:

1. S190-146 is a request southeast of the present request to replat a 0.239-acre tract of land containing all of Lot 23 in City Block A/5508 to create two 5,206 square foot lots on property located on Orchid Lane, east of Park Preston Drive. The request was approved June 18, 2020 but has not been recorded.
2. S190-147 is a request southeast of the present request to replat a 0.239-acre tract of land containing all of Lot 26 in City Block A/5508 to create two 5,206 square foot lots on property located on Orchid Lane, east of Park Preston Drive. The request was approved June 18, 2020 but has not been recorded.
3. S190-148 is a request southeast of the present request to replat a 0.239-acre tract of land containing all of Lot 29 in City Block A/5508 to create two 5,206 square foot lots on property located on Orchid Lane, east of Park Preston Drive. The request was approved June 18, 2020 but has not been recorded.
4. S190-149 is a request west of the present request to replat a 0.254-acre tract of land containing all of Lot 44 in City Block C/5508 to create two 5,525 square foot lots on property located on Orchid Lane, east of Park Preston Drive. The request was approved June 18, 2020 but has not been recorded.

PROPERTY OWNER NOTIFICATION: On November 11, 2020, 207 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."

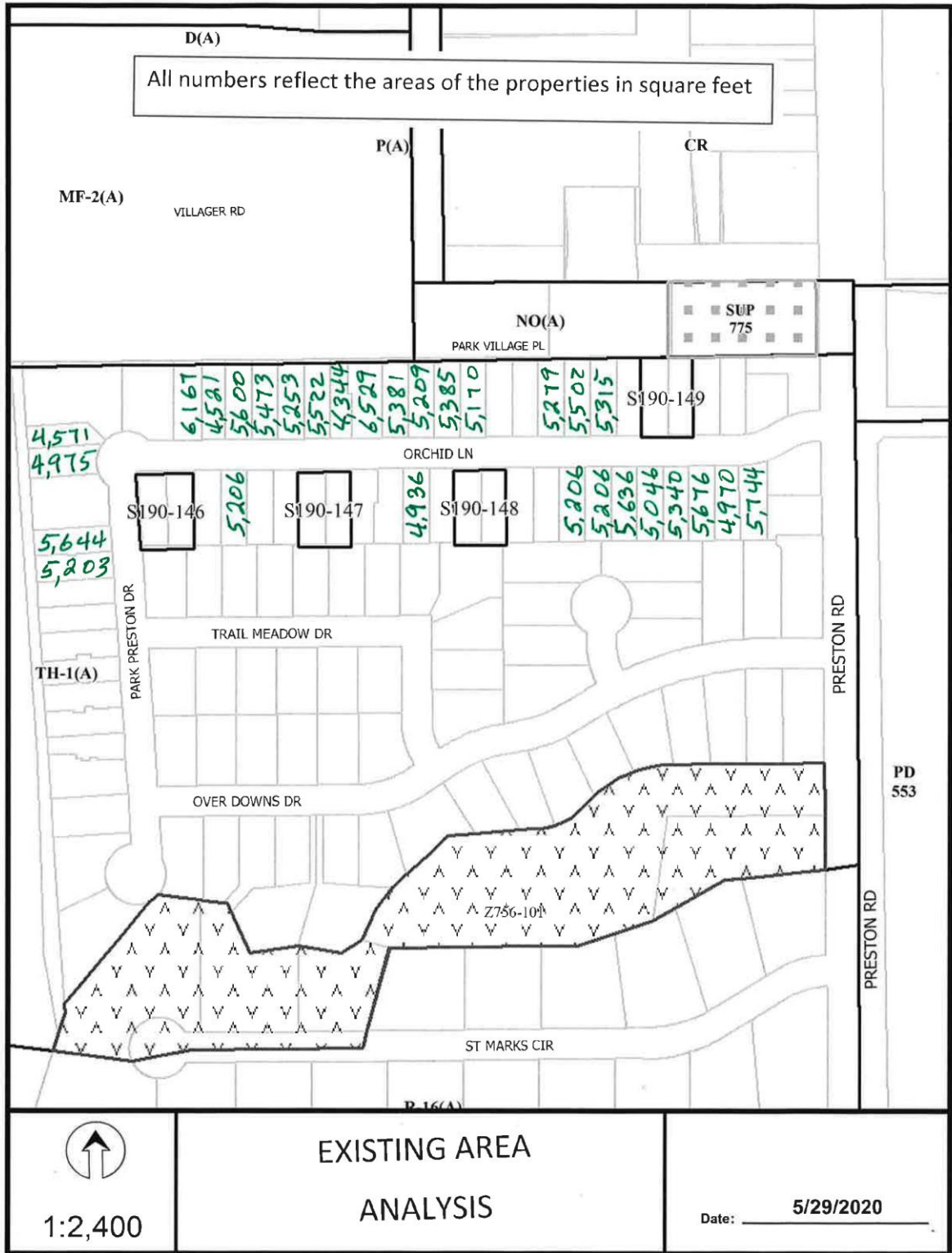
- The request is to replat a property that creates 2 lots with widths of 10 feet and 20.87 feet and areas of 5,634 square feet and 11,433 respectively. The actual widths of the requested lot are not similar to previous request due to the layout of the street and proposed Lot 33A (with 11,433 square feet) has an alley easement

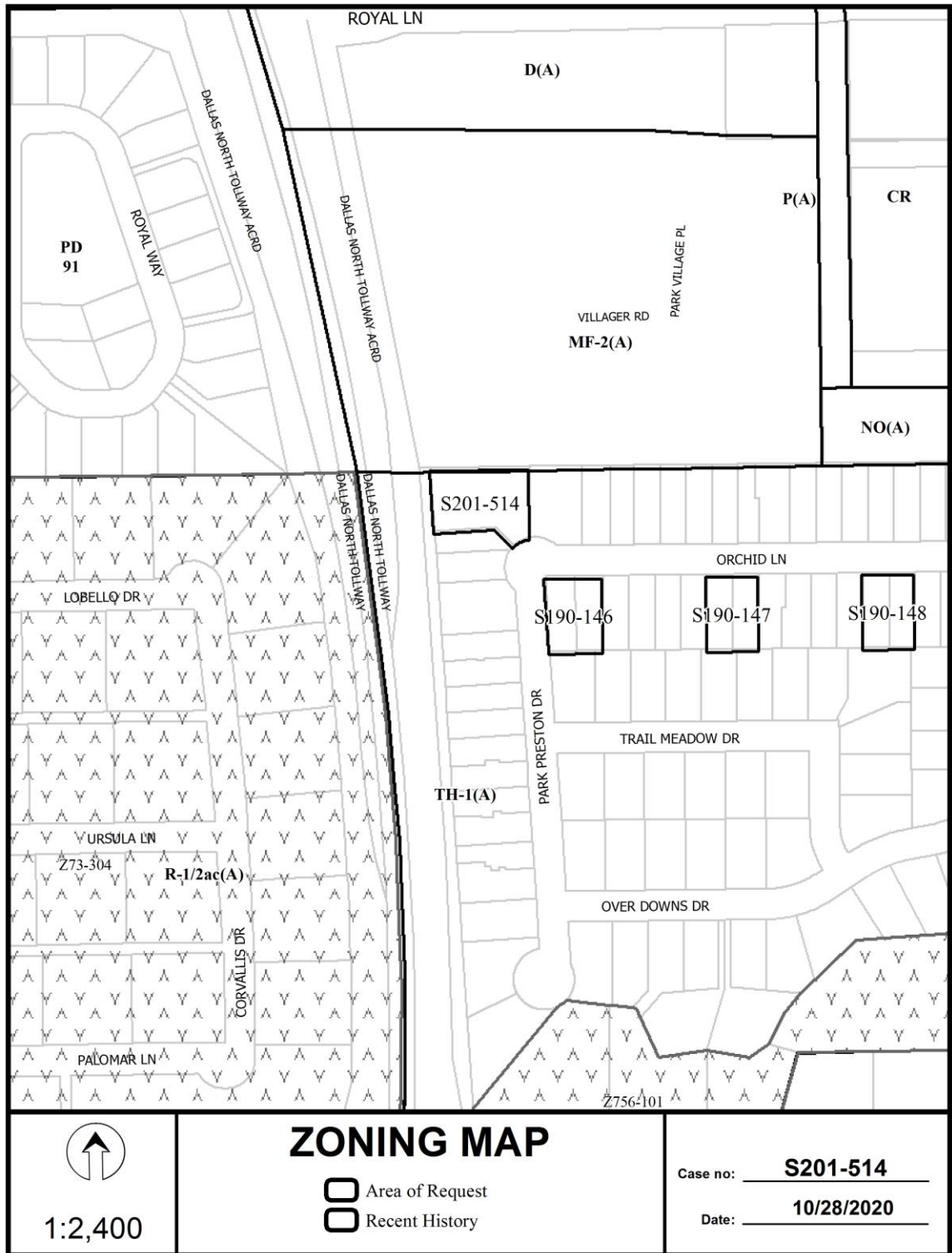
on the west, north, and east side of the request which reduces the buildable area of the property. *(please refer to the existing area analysis map)*

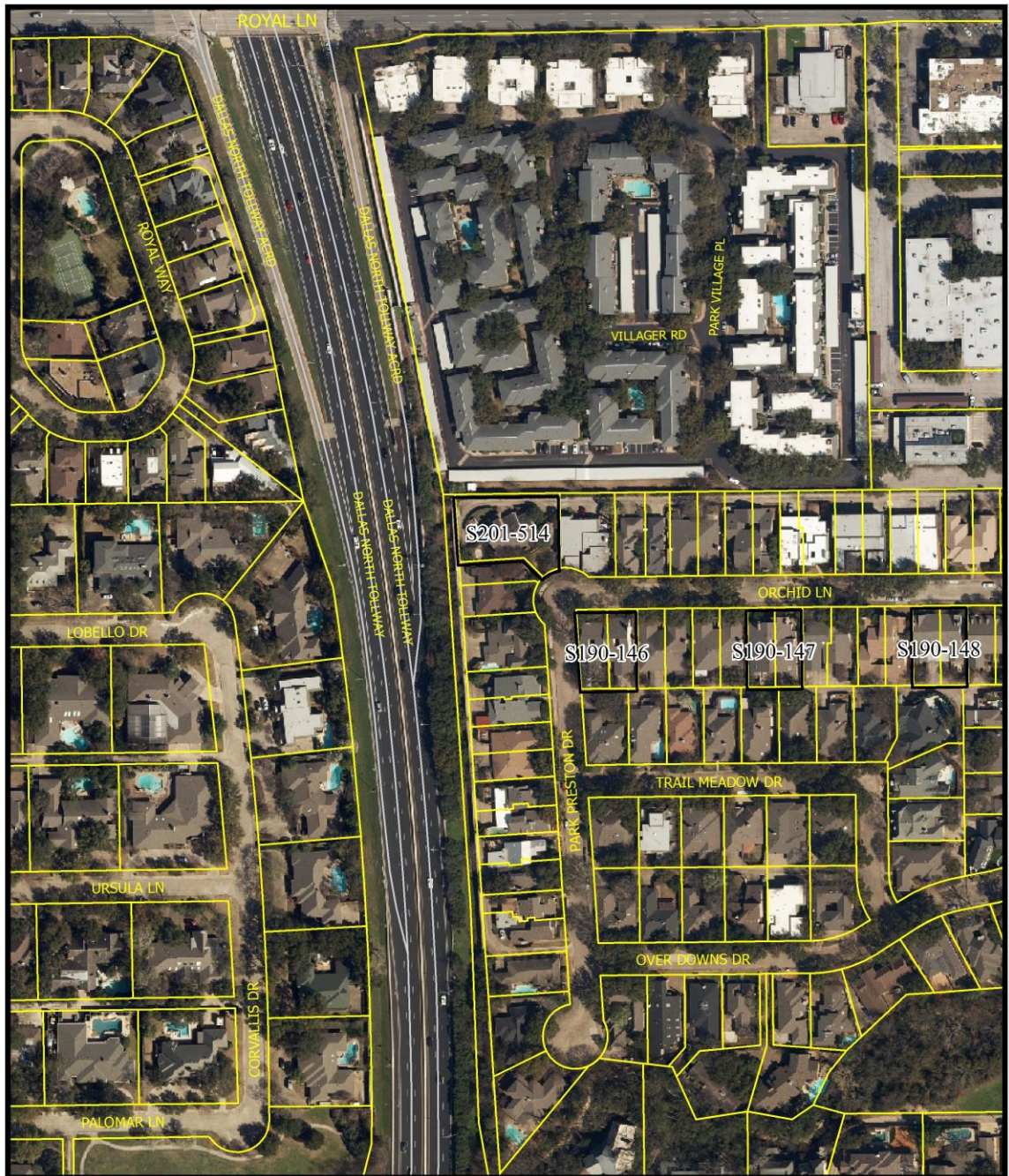
Staff concludes that the request complies with Section 51A-8.503, but it does not meet the density requirement of TH-1(A) which is 6 dwellings per acre and the existing density is 8 dwellings per acre which is greater than the TH-1(A) density which exceeds the requirement of TH-1(A). The request does not add to the nonconformity of the TH-1(A) density; therefore, staff recommends approval of the request subject to compliance with the following conditions: 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.




1. 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.
2. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
3. The number and location of fire hydrants must comply with the Dallas Fire Code.
4. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
5. 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.
6. 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."
7. 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
8. 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.
9. 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.
10. The number of lots permitted by this plat is two.
11. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).

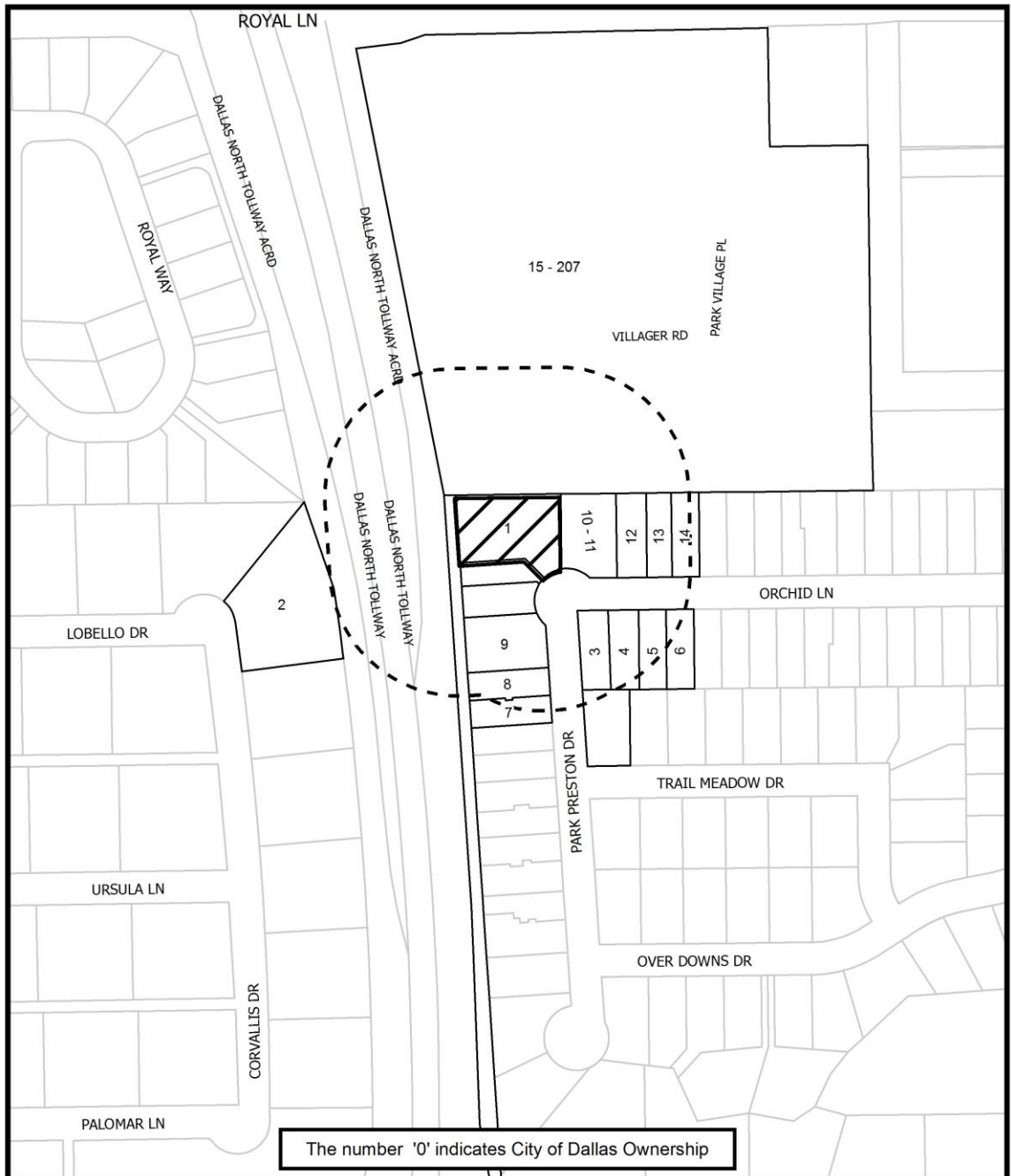
12. Provide a detailed lot grading plan prepared by a Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
13. On the final plat, show recording information on all existing easements within 150 feet of the property.
14. On the final plat, chose a new or different addition name. Platting Guidelines.
15. Prior to final plat, contact Real Estate to discuss the abandonment of the 15-foot alley easement, adjacent to 5705 and 5707 Orchid Lane dedicated by Volume 77096, Page 700.
16. On the final plat, identify the property as Lots 33A and 33B in City Block C/5508. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p>  Area of Request  Recent History </p>	Case no: <u> S201-514 </u> Date: <u> 10/28/2020 </u>
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The number '0' indicates City of Dallas Ownership

 1:2,400	NOTIFICATION		Case no: S201-514
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">207</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: 10/28/2020

10/26/2020

Notification List of Property Owners

S201-514

207 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5705 ORCHID LN	CORE CAPITAL GROUP LLC
2	10612 CORVALLIS DR	COX CLAYTON &
3	5708 ORCHID LN	WU DAISY & JU
4	5710 ORCHID LN	CORE CAPITAL GROUP LLC
5	5712 ORCHID LN	LAUFENBERG JOAN
6	5714 ORCHID LN	MARKS MARGARET O
7	10635 PARK PRESTON DR	MCMAHAN CLAY ARCH
8	10637 PARK PRESTON DR	SCALISE ANTHONY &
9	10639 PARK PRESTON DR	COX RICHARD M
10	5709 ORCHID LN	CASTLE TEAM LLC
11	5711 ORCHID LN	SALETAN PHYLLIS
12	5715 ORCHID LN	CHABRIS MARGARET
13	5717 ORCHID LN	YANEZ FRANK GEORGE JR &
14	5719 ORCHID LN	LANHAM LAWRENCE B
15	5818 ROYAL LN	GRAY DORTHY KAY TRUST EST OF
16	5820 ROYAL LN	HUBER FAMILY TRUST THE
17	5826 ROYAL LN	GRAVEL BARRIE
18	5828 ROYAL LN	RAINES ARTHUR LEE & KATHERINE P
19	5834 ROYAL LN	TRAPP RAYMOND J
20	5836 ROYAL LN	SILHOL MICHAEL L
21	5842 ROYAL LN	BOWSER DIANA A
22	5844 ROYAL LN	RUTH MATINA &
23	5906 ROYAL LN	SELF S SUSAN
24	5908 ROYAL LN	HILL DAVID
25	5810 ROYAL LN	KIRBY SANDRA L
26	5812 ROYAL LN	MIZE CHARLES E & SUSAN G

10/26/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10656 PARK VILLAGE PL	FORREST JILL A
28	10656 PARK VILLAGE PL	TRUAX DIANA
29	10656 PARK VILLAGE PL	SUMTER RONALD S &
30	10656 PARK VILLAGE PL	YOUNG ISABELLE LIFE ESTATE
31	10660 PARK VILLAGE PL	HAMILTON MILDRED J
32	10660 PARK VILLAGE PL	ESTABROOK JUNE TEMPLETON &
33	10660 PARK VILLAGE PL	PITTMAN DONNA LOU
34	10660 PARK VILLAGE PL	PEUGH LYNDA LEOLA
35	10710 PARK VILLAGE PL	SEELEY MARGARET M
36	10710 PARK VILLAGE PL	EBRAHIM NAVAZ &
37	10710 PARK VILLAGE PL	ARMENT DEBRA
38	10710 PARK VILLAGE PL	THE WHITAKER FAMILY TRUST
39	10658 PARK VILLAGE PL	KREUTZ PATRICE
40	10714 PARK VILLAGE PL	MCCULLOUGH MARGARET SUE W
41	10714 PARK VILLAGE PL	TAYLOR ROBERT F & DEBBIE M
42	10714 PARK VILLAGE PL	ABSHIRE RICHARD K &
43	10714 PARK VILLAGE PL	ENGLER ROBERT F III
44	10716 PARK VILLAGE PL	WILSON DAVID L
45	10716 PARK VILLAGE PL	BROWN DELLA DONICE
46	10716 PARK VILLAGE PL	PETTIT CARTER W & KAREN K
47	10718 PARK VILLAGE PL	WINDRUSH VENTURES LLC
48	10718 PARK VILLAGE PL	GUMMER STEVEN V
49	10718 PARK VILLAGE PL	ACKERMAN VALERIE RUTH
50	10718 PARK VILLAGE PL	MEIS THERESA
51	10720 PARK VILLAGE PL	WALKER PAMELA & JOHN W
52	10720 PARK VILLAGE PL	LAGRONE TRUST THE
53	10720 PARK VILLAGE PL	HEY MATTHEW
54	10720 PARK VILLAGE PL	NORTON CHRISTOPHER &
55	10724 PARK VILLAGE PL	VAIL PATRICIA C
56	10724 PARK VILLAGE PL	HINKLEY SARAH BLAKE
57	10724 PARK VILLAGE PL	BULLWINKLE MARY

10/26/2020

Label #	Address	Owner
58	10724 PARK VILLAGE PL	HOOPER MATTHEW H
59	10730 PARK VILLAGE PL	BLAND MARILYN
60	10730 PARK VILLAGE PL	HERN G NEAL EST OF
61	10730 PARK VILLAGE PL	LOPEZ LUIS &
62	10730 PARK VILLAGE PL	SRNICK GREGORY P
63	10734 PARK VILLAGE PL	FOUNTAIN JIMMIE CHARLES JR &
64	10734 PARK VILLAGE PL	JOHNSTON HARRIET B
65	10734 PARK VILLAGE PL	WEBER LUCILLE C LIFE ESTATE
66	10734 PARK VILLAGE PL	BOX GERALD
67	10736 PARK VILLAGE PL	OLSSON JOHN P &
68	10736 PARK VILLAGE PL	BADOW THERESE E
69	10738 PARK VILLAGE PL	DUQUETTE BRANDON
70	10738 PARK VILLAGE PL	GUMMER MARTHA &
71	10738 PARK VILLAGE PL	HASNAIN BARBARA & SYED KARIEM
72	10738 PARK VILLAGE PL	CRANFILL JENNIFER
73	10744 PARK VILLAGE PL	BIGGERSTAFF JOAN WOOD
74	10744 PARK VILLAGE PL	POTTS ESTELLE J &
75	10744 PARK VILLAGE PL	HOLLAND ALEKSANDRA TOLPA
76	10744 PARK VILLAGE PL	HUTTON ELINORE
77	10750 PARK VILLAGE PL	NURRE MICHAEL THEODORE JR
78	10750 PARK VILLAGE PL	JENKINS KEVIN L
79	10750 PARK VILLAGE PL	GREEN LAURA F
80	10750 PARK VILLAGE PL	BUTLER NELL
81	10727 PARK VILLAGE PL	LOCHNER MARCIA
82	10727 PARK VILLAGE PL	DAWSON PATRICIA G
83	10727 PARK VILLAGE PL	HOLLAND RUSSELL B
84	10727 PARK VILLAGE PL	DOUGHERTY PATRICK W
85	10737 PARK VILLAGE PL	REZANOUR FARHAD
86	10737 PARK VILLAGE PL	HOWELL ROSS
87	10737 PARK VILLAGE PL	NEWMAN PHYLLIS
88	10737 PARK VILLAGE PL	STEPHENS PEGI A

10/26/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	10747 PARK VILLAGE PL	GARNER VICTORIA L
90	10747 PARK VILLAGE PL	JOSEPH BERNARD
91	10747 PARK VILLAGE PL	JENNINGS FAMILY TRUST
92	10747 PARK VILLAGE PL	LOCKLIN DELORES LEE
93	10776 VILLAGER RD	ATALLA PATRICIA ANNE BRIGHTMAN
94	10776 VILLAGER RD	BUSH STEVEN M
95	10744 VILLAGER RD	DUNN JAMES D & SHAZELL J
96	10744 VILLAGER RD	DAVIS CRYSTAL K
97	10744 VILLAGER RD	ORMAN WARREN B
98	10744 VILLAGER RD	KRUSE ROBERT W & CYNTHIA
99	10754 VILLAGER RD	KENNEDY BETH W
100	10754 VILLAGER RD	FENCL DANIEL ALLEN
101	10754 VILLAGER RD	SCOTT PATRICIA ANN
102	10754 VILLAGER RD	ROYAL ND PARKWAY LLC
103	10764 VILLAGER RD	TOWNSEND BETTY WILLIS
104	10764 VILLAGER RD	MACMICKEN CHIEKO
105	10764 VILLAGER RD	PEINAAR CRYSTAL
106	10764 VILLAGER RD	BUSH EMILY FRANCES
107	10774 VILLAGER RD	KENNY JENNY C ETAL
108	10774 VILLAGER RD	ARMENT NORMA JEAN
109	10774 VILLAGER RD	GRAY DAVID WOODS &
110	10774 VILLAGER RD	BASHARKHAH SIMINDOKHT &
111	10707 PARK VILLAGE PL	NGUYEN ANDY
112	10707 PARK VILLAGE PL	SMITH AMY DEANNE
113	10707 PARK VILLAGE PL	LAMBERT DAVID R
114	10707 PARK VILLAGE PL	TORNOW RENEE L
115	10709 VILLAGER RD	MARX ANITA L
116	10709 VILLAGER RD	RUSHING MARGARET A
117	10711 VILLAGER RD	CHAKOS GUS W EST OF &
118	10711 VILLAGER RD	MINEY BRENDAN J & ELIZABETH B
119	10711 VILLAGER RD	KARALLA CHERYL L

10/26/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	10711 VILLAGER RD	COLEMAN HELEN E
121	10715 PARK VILLAGE PL	SPIES STEPHEN W & CRISTY H
122	10715 PARK VILLAGE PL	SMITH JONAN B
123	10715 PARK VILLAGE PL	DIPP JR 2019 LIVING TRUST
124	10715 PARK VILLAGE PL	BAKER CHRISTINE R
125	10717 VILLAGER RD	FOLEY VIVIAN LEE
126	10717 VILLAGER RD	CASTANEDA ALEXA RENAE
127	10717 VILLAGER RD	HH HENLEY PROPERTIES LLC
128	10717 VILLAGER RD	BENNETT RICHARD
129	10719 VILLAGER RD	HODGKINSON RONALD J
130	10719 VILLAGER RD	ZHANG JOHN ZHIMIN &
131	10719 VILLAGER RD	MCMAHON KEVIN & AMY
132	10719 VILLAGER RD	PRINCE MARIAESTELLA
133	10721 VILLAGER RD	CLAERHOUT JULIEN C & GLORIA F
134	10721 VILLAGER RD	MOBLEY ROXANNE M
135	10721 VILLAGER RD	BOSTICK JAMES H III LIFE ESTATE
136	10721 VILLAGER RD	LAWLER DELMAS LACY
137	10723 VILLAGER RD	LAUGHLIN ROY C & JOYCE P
138	10723 VILLAGER RD	BAN BARBARA A NESBITT
139	10723 VILLAGER RD	STILL JOSEPH W JR
140	10723 VILLAGER RD	ONEAL LYNDA S
141	10727 VILLAGER RD	LOK MARY H
142	10727 VILLAGER RD	CONINE RESIDENTIAL GROUP INC
143	10727 VILLAGER RD	LAMONT KATHLEEN ROGERS
144	10729 VILLAGER RD	WOMACK MAUREEN MARGARET
145	10729 VILLAGER RD	DRIVER DIANA
146	10729 VILLAGER RD	PINEDO KIMBERLY ANN
147	10729 VILLAGER RD	JOHNSTON MARGARET ELLEN
148	10731 VILLAGER RD	NYE ELSIE
149	10733 VILLAGER RD	HELLMAN MICHAEL C
150	10733 VILLAGER RD	CURRY BRIAN S

10/26/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	10733 VILLAGER RD	KEE MARILYN G
152	10733 VILLAGER RD	LUMPKIN LISA L
153	10735 VILLAGER RD	DIMOND ANITA
154	10735 VILLAGER RD	COUTODASILVA OCTAVIO H JR &
155	10735 VILLAGER RD	WATSON ROBERT L II
156	10735 VILLAGER RD	MURCHISON MARY KATHLEEN
157	10737 VILLAGER RD	MOSES MICHAEL A & DEBRA A
158	10737 VILLAGER RD	WILSON JANIS F
159	10737 VILLAGER RD	KUONEN SANDRA & OSWALD
160	10739 VILLAGER RD	STRIETZEL ERHARD
161	10739 VILLAGER RD	HILL LACY & BILLY J HILL JR
162	10739 VILLAGER RD	TRAUTMANN DANIEL & KELLY H
163	10739 VILLAGER RD	NAUMANN KENNETH D
164	10741 VILLAGER RD	VANBERGH PATRICIA
165	10741 VILLAGER RD	GWENS FAMILY REVOCABLE TRUST
166	10749 VILLAGER RD	BRANDENBURG LISA L
167	10749 VILLAGER RD	DOOLITTLE WILCOX S JR
168	10751 VILLAGER RD	BUSH WENDELL ALLEN
169	10751 VILLAGER RD	ODOHERTY KATHLEEN
170	10751 VILLAGER RD	MORRIS BRUCE III & SUSAN G
171	10753 VILLAGER RD	NUCCIO FRANK P
172	10753 VILLAGER RD	JACKSON KATHERINE P
173	10753 VILLAGER RD	KOEN LISA LIFE ESTATE
174	10753 VILLAGER RD	BOND TOBY C JR
175	10747 VILLAGER RD	GOLDFARB ALAN & TERRY
176	10747 VILLAGER RD	SULLIVAN DIANE
177	10755 VILLAGER RD	WSM 2005 DESCENDANTS TRUST THE
178	10755 VILLAGER RD	STEWART JENNIFER
179	10755 VILLAGER RD	TAYLOR M ELAINE
180	10755 VILLAGER RD	CASWELL EDWARD M
181	10745 VILLAGER RD	BASHARKHAH SAMAN

10/26/2020

Label #	Address	Owner
182	10745 VILLAGER RD	DUNNE PATTY
183	10745 VILLAGER RD	ASHLEY WILLIAM B
184	10745 VILLAGER RD	FRANKLIN MORAN LLC
185	10757 VILLAGER RD	MEYER JOYCE A
186	10757 VILLAGER RD	LATHROP EVA GULBIS
187	10757 VILLAGER RD	WETHERBEE LOUELLA V
188	10767 VILLAGER RD	GILBERT JANE W
189	10767 VILLAGER RD	JESSUP MARILYN A
190	10767 VILLAGER RD	FEIN HELLER
191	10767 VILLAGER RD	SULLIVAN THOMAS A
192	10769 VILLAGER RD	COLBERT RITA B
193	10769 VILLAGER RD	BOYD ROSALIE
194	10769 VILLAGER RD	PPR TRUST 2019
195	10769 VILLAGER RD	MALVAEZ DIANA
196	10771 VILLAGER RD	SCHWARTZ ROBERTA
197	10771 VILLAGER RD	WEITZUL CHADWICK EDWARD & SARAH BARTLES WEITZUL
198	10771 VILLAGER RD	SCHWARTZ SUSAN
199	10771 VILLAGER RD	YOUNG ZACHARY
200	10763 VILLAGER RD	HODGKINSON CINDY
201	10763 VILLAGER RD	BAKER MARY P
202	10763 VILLAGER RD	MCHARGUE ELIZABETH B
203	10763 VILLAGER RD	HISTORIC GRAHAM HOLDINGS LLC
204	10765 VILLAGER RD	RAINES EMILY KATHERINE
205	10765 VILLAGER RD	THOMAS GIL
206	10765 VILLAGER RD	BUTLER ERNEST
207	10765 VILLAGER RD	HUM ALEXANDER &

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 19, 2020****FILE NUMBER:** S201-517**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Terminus of Hale Street, east of Dwight Avenue.**DATE FILED:** October 22, 2020**ZONING:** PD 1032**PD LINK:** <http://dallascityattorney.com/51P/Supp%2060/Articles/ARTICLE%201032.pdf>**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 4.639 -acre**MAPSCO:** 52C**APPLICANT/OWNER:** Whitely Brothers Construction, LLC

REQUEST: An application to create a 38-lot Shared Access Development with lots ranging in size from 2,640 square feet to 6,191 square feet and one common area from a 4.639-acre tract of land in City Block 19/8335 on property located at the terminus of Hale Street, east of Dwight Avenue.

SUBDIVISION HISTORY:

1. S190-195 was a request on the same property as the present request to create a 39-lot Shared Access Development with lots ranging in size from 2,000 square feet to 2,828 square feet and one common area from a 4.639-acre tract of land in City Block 19/8335 on property located at the terminus of Hale Street, east of Dwight Avenue. The request was submitted July 23, 2020 and withdrawn August 19, 2020.
2. S190-183 was a request on the same property as the present request to create a 39-lot Shared Access Development with lots ranging in size from 2,000 square feet to 2,828 square feet and one common area from a 4.639-acre tract of land in City Block 19/8335 on property located at the terminus of Hale Street, east of Dwight Avenue. The request was submitted July 14, 2020 and withdrawn July 16, 2020.
3. S178-073A was a request on the north, northeast, and east of the present request to create one 45.087-acre lot, one 55.927-acre lot, one 77.326-acre lot, and one 21.532-acre lot from a 199.872-acre tract of land located in City Blocks 7192, and 8328 on property located on Chalk Hill Road, between Interstate 30 and West Davis Street. The request was approved February 1, 2018 and was recorded October 21, 2019

PROPERTY OWNER NOTIFICATION: On November 3, 2020, 23 notices were sent to property owners within 200 feet of the proposed plat.

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

- PD 1032 was adopted by Dallas City Council July 10, 2020 and was an application for a Planned Development District for TH-2(A) Townhouse District uses on property zoned an IM Industrial Manufacturing District to create a Planned Development District to allow the construction of 38 single family dwelling units on an approximately 4.639-acre tract of land. Although this is zoned PD 1032 and the previous zoning was IM Industrial Manufacturing District, Section 51P-1032.103(c) “This district is considered to be a residential zoning district”; therefore, it is a residential replat.

The request is to create a 38-lot Shared Access Development with lots ranging in size from 2,640 square feet to 6,191 square feet and one common area from a 4.639-acre tract of land in City Block 19/8335 on property located at the terminus of Hale Street, east of Dwight Avenue, this request meets the requirements of PD 1032 and the conceptual plan, Exhibit 1032 and creates its own lot pattern; therefore, staff recommends approval of the request subject to compliance with the following conditions:

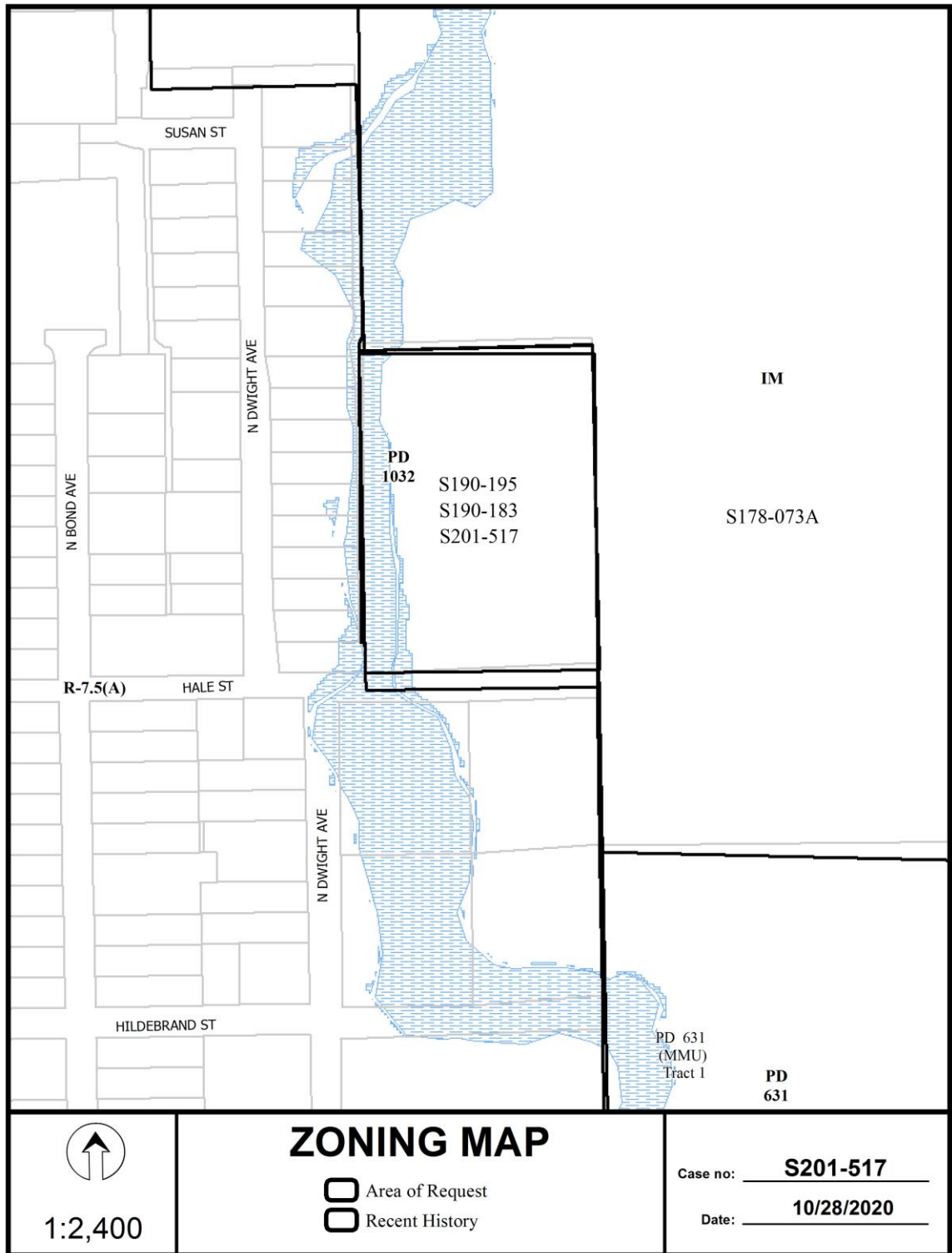
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division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

10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to the issuance of an Early Release request or the recordation of the final plat, whichever occurs first.
11. The number of lots permitted by this plat is 38 and one common area.
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 of Right-of-Way (via Fee Simple or Street Easement) from the established center line of Hale Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, comply with the PD 1032 Concept Plan, regarding the Shared Access Drive.
17. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.
18. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.
19. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.
20. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permits exists. Section 51A-8.611(d), Trinity Watershed Management.
21. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
22. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1), (2), (3), and (4).
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).

24. On the final plat, all utility easement abandonments must be shown with the correct recording information. Platting Guidelines.
25. On the final plat, chose a new or different addition name. Platting Guidelines.
26. 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).
27. 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.
28. 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.
29. 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.
30. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
31. No building permit may be issued to authorize work in the shared access area development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the shared access area have been met. Section 51A-4.411(c)(3)
32. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
33. The recording information of the “Shared Access Area Agreement” must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)
34. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot. Section 51A-4.411(f)(2)
35. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the Shared Access Easement lines if the parking space for the lot(s) is located in an enclosed



structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2) Include the words “Shared Access Development” in the title block of the final plat. Platting Guidelines

36. Place a note on the final plat stating: “No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street.” Section 51A-4.411(d)(3), and 51A-4.411(d)(10)
37. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
38. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property line or right-of-way. Section 51A-8.618(b)
39. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Street Name Coordinator to obtain an approved street name”. Sections 51A-8.403(a)(1)(A)(xiv) and 51A-8.506(e)
40. Provide guest parking at a rate of 0.30 spaces per dwelling unit and with adequate maneuverability per the PD 1032 requirements.
41. Shared Access Area developments must comply with DWU standards for water and wastewater construction and design and be accepted by the City of Dallas prior to submittal of the final plat for the Chairperson’s signature. Section 49-61(c)(5)(B) and the Development Design Procedures and Policy Manual, Section 2
42. Contact the Addressing Manager to obtain an approved street name”. Sections 51A-8.403(a)(1)(A)(xii)
43. On the final plat, change “Hale Street” to “Hale Street (F.K.A. Hunt Street)”. Section 51A-8.403(a)(1)(A)(xii)
44. On the final plat, change “Dwight Avenue” label south of Hale Street to “Dwight Avenue (F.K.A. Fredrick Avenue)”. Section 51A-8.403(a)(1)(A)(xii)
45. On the final plat, identify the property as Lots 1 through 38 in City Block 19A/8335 and CA “A”. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

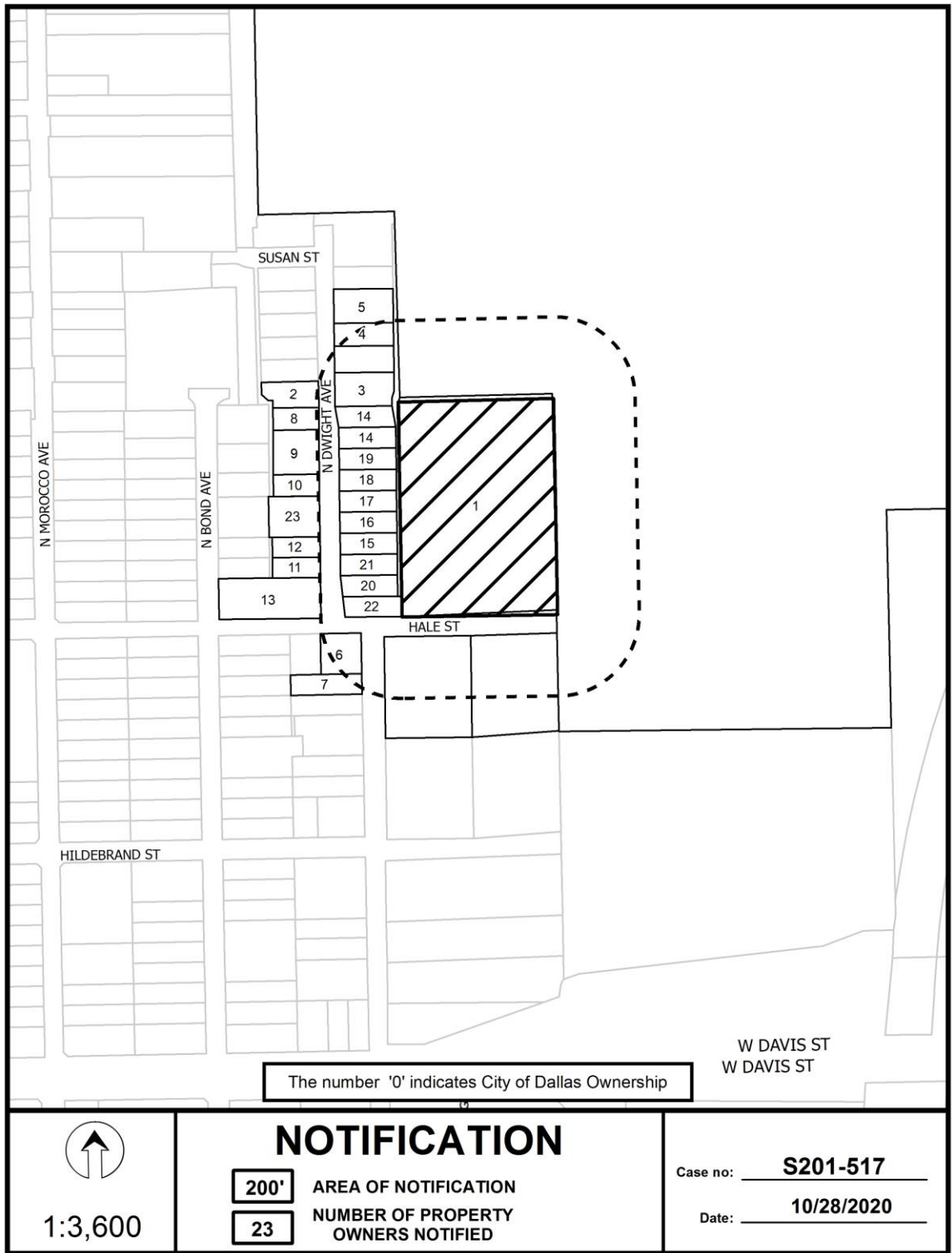


1:2,400

ZONING MAP

-  Area of Request
-  Recent History

Case no: S201-517
 Date: 10/28/2020



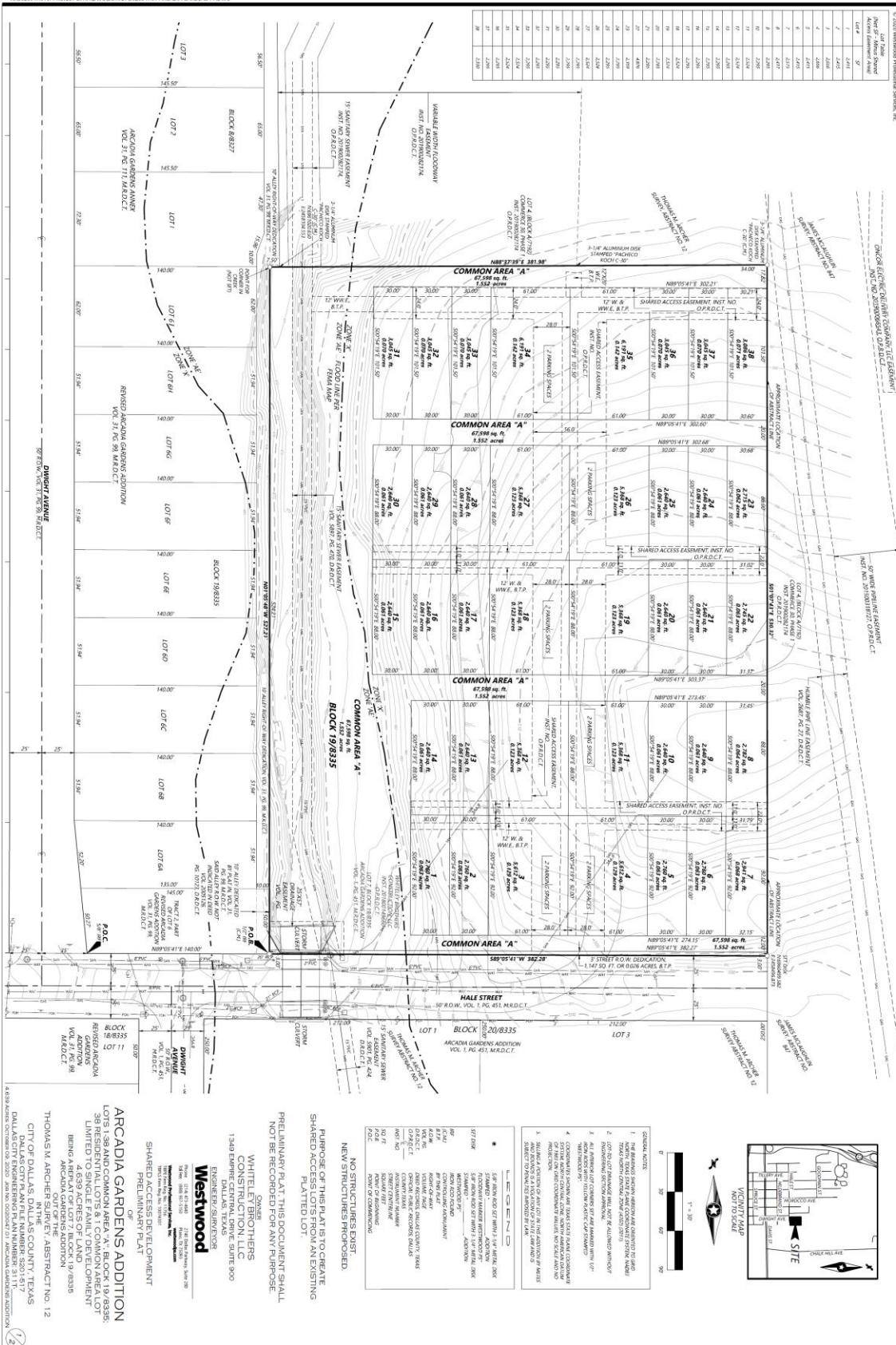
10/27/2020

Notification List of Property Owners

S201-517

23 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4811 HALE ST	WHITELEY BROTHERS CONSTRUCTION LLC
2	1107 N DWIGHT AVE	MARTINEZ HOMERO GONZALEZ
3	1106 N DWIGHT AVE	HASSMANN GUILLERMINA
4	1114 N DWIGHT AVE	J C LEASING LLP
5	1120 N DWIGHT AVE	GRIFFIN FRED W
6	919 N DWIGHT AVE	RAYMUNDO FAMILY TRUST
7	915 N DWIGHT AVE	CASANOVA JANIS B
8	1037 N DWIGHT AVE	TIDWELL JAMES MICHAEL &
9	1033 N DWIGHT AVE	SUTTON MICHAEL D &
10	1023 N DWIGHT AVE	JC LEASING LLP
11	1009 N DWIGHT AVE	RODRIGUEZ JOSE &
12	1013 N DWIGHT AVE	BRIONES RAMON A &
13	1006 N BOND AVE	MARTINEZ BERNARDINO &
14	1038 N DWIGHT AVE	RAYMUNDO BRENDA
15	1014 N DWIGHT AVE	POLK BARBARA &
16	1016 N DWIGHT AVE	POLK BARBARA & DARRELL
17	1022 N DWIGHT AVE	HERNANDEZ STEPHANIE &
18	1024 N DWIGHT AVE	HERNANDEZ STEPHANIE
19	1030 N DWIGHT AVE	GALEANA EULALIA
20	1006 N DWIGHT AVE	MENDOZA JULIO &
21	1010 N DWIGHT AVE	VALDEZ JUAN F & LEONOR
22	1002 N DWIGHT AVE	VASQUEZ NARCISO &
23	1017 N DWIGHT AVE	VALDEZ RACHEL



ARCADIA GARDENS ADDITION
 LOTS 1-35 AND COMMON AREA "A"
 BLOCK 19/8335
 4.639 ACRES OF LAND
 BEING A REPLAT OF LOT 7, BLOCK 19/8335
 OUT OF THE
 THOMAS M. ARCHER SURETY ABSTRACT NO. 12
 DALLAS COUNTY, TEXAS
 DALLAS COUNTY COMMISSION FILE NUMBER 2020-1517
 4.639 ACRES OF LAND
 BEING A REPLAT OF LOT 7, BLOCK 19/8335
 OUT OF THE
 THOMAS M. ARCHER SURETY ABSTRACT NO. 12
 DALLAS COUNTY, TEXAS
 DALLAS COUNTY COMMISSION FILE NUMBER 2020-1517

WHITTELL BROTHERS
 INTERESTS
 1348 EMPEROR CENTRAL DRIVE, SUITE 900
 DALLAS, TEXAS
Westwood
 ENGINEERS ARCHITECTS
 2100 W. CAMPBELL AVENUE, SUITE 200
 DALLAS, TEXAS 75208
 TEL: 214.343.1100
 WWW.WESTWOODINFRASTRUCTURE.COM

NO STRUCTURES OR
NEW STRUCTURES SHALL
 BE CONSTRUCTED OR
 PLACED ON ANY OF THE
 SHARED ACCESS LOTS FROM AN EXISTING
 PLATTED LOT.
 PRELIMINARY PLAT THIS DOCUMENT SHALL
 NOT BE RECORDED FOR ANY PURPOSE.

LEGEND
 LOT #
 LOT AREA
 LOT DIMENSIONS
 LOT PERIMETER
 LOT CENTERLINE
 LOT CORNER POINTS
 LOT AREA
 LOT DIMENSIONS
 LOT PERIMETER
 LOT CENTERLINE
 LOT CORNER POINTS

DISCLAIMER

1. THIS PLAN IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR CONSTRUCTION OR RECORDATION.
2. THIS PLAN IS NOT TO BE USED FOR RECORDATION OR CONSTRUCTION.
3. THIS PLAN IS NOT TO BE USED FOR RECORDATION OR CONSTRUCTION.
4. THIS PLAN IS NOT TO BE USED FOR RECORDATION OR CONSTRUCTION.
5. THIS PLAN IS NOT TO BE USED FOR RECORDATION OR CONSTRUCTION.

SCALE
 1" = 30'

LOCATION MAP
 NORTH TO SCALE

INDEX MAP
 NORTH TO SCALE

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

CASE NUMBER: 2009030010

DATE FILED: September 3, 2020

LOCATION: 1309 Main Street (south elevation)

SIZE OF REQUEST: 16 sq. ft.

COUNCIL DISTRICT: 14

ZONING: PD No. 619 H/87

MAPSCO: 45-P, 45-K

APPLICANT: David Proffitt – Prism Electric, Inc.

OWNER: Davis 1309 Main, LLC

REQUEST: An application for a Certificate of Appropriateness for a 16 sq. ft. attached LED illuminated canopy sign at 1309 Main Street. (south elevation).

SUMMARY: The applicant has constructed a 16-square-foot LED illuminated three-sided canopy sign bearing the name “THE DRAKESTONE” on all three sides.

SSDAC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND:

- The subject site is located within the Downtown Retail A Subdistrict and follows the regulations set forth by Sec 51-7.911(a) (attached signs in general) and 51A-7.911(d)(2) (canopy signs).
- Canopy means a permanent, non-fabric architectural element projecting from the face of a building. Canopy sign means a sign attached to, applied on, or supported by a canopy, with no changeable message area.
- The canopy sign is located on the south elevation, facing Main Street. The 16-square-foot LED illuminated three-sided canopy sign bears the name “THE DRAKESTONE” on all three sides.
- The subject site is designated Historic Overlay No. 87 for the Republic National Bank (Davis) Building. The canopy sign in question received Landmark Commission approval on June 3, 2019. Details of the Landmark Commission application and subsequent approval were submitted with the SSDAC sign CA application and are included in this case report.

Section 51A-7.911(a) Attached signs in general.

1. Attached signs must be securely attached. *[The proposal meets this requirement.]*
2. Attached signs overhanging the public way are permitted, except that no sign may project closer than two feet to the vertical plane extending through the back of a street curb. *[A pending right-of-way agreement would allow the canopy to overhang up to five feet into the right-of-way. The canopy sign is located 12 feet 10 inches from the back of curb, in compliance with this requirement.]*
3. The total effective area for all signs on a facade, excluding media wall signs in the Discovery Subdistrict and gateway signs in the Chase Tower Subdistrict, may not exceed:
 - A. 30 percent of the area in the lower level sign area. *[The canopy sign is located 10 feet above grade. This means it is a lower level sign. The 16-square-foot sign is the only sign on this facade. The sign is less than 1% of the lower level sign area of 2,738.99 square feet.]*

SEC. 51A-7.911(d)(2). Canopy signs.

Canopy Signs in the Main Street Subdistrict, Retail Subdistrict A, and Retail Subdistrict B.

- (A) No canopy sign may:
 - (i) exceed 60 percent of the length of the canopy facade to which it is attached;
 - (ii) project horizontally more than 12 inches from the surface of the canopy; or

(iii) be lower than 10 feet above grade.

[The 16-square-foot canopy sign is attached to a canopy with a length of 10 feet 11 inches. The sign portion facing Main Street is four-feet six-and-a-half-inches and less than the maximum of 60 percent of the length of the canopy facade. The sides of the canopy are shorter in length, but at eight-feet long and with signs that are four-feet long, the two side canopy signs still meet the requirement of being less than 60 percent of the length of the canopy facade. The sign does not project from the canopy. The location of the canopy is approximately 10 feet above grade.]

(B) The total effective area for all canopy signs combined on each street frontage may not exceed 180 square feet. *[This is the only canopy sign.]*

(C) No canopy sign may project vertically above the surface of the canopy if a lower level flat attached sign is maintained at that occupancy on the same facade. *[No element of the canopy sign is projecting vertically.]*

(D) No canopy sign may project vertically above the surface of the canopy more than 20 percent of the overall length of the sign. *[No element of the canopy sign is projecting vertically.]*

(E) Canopy signs may only be located over a pedestrian entrance to a premise. *[The canopy sign is located at the public entrance to The Drakestone from Main Street.]*

List of Officers

Davis 1309 Main, LLC

Tim Headington	Chairman and CEO
Michael Tregoning	President, Manager, Registered Agent
John Ambler	Senior Vice President, General Counsel
Kim Szarzynski	Senior Vice President, Legal
Nick Seaman	Senior Vice President, Finance
Keith Bunch	Senior Vice President, Accounting & Tax, Treasurer
Leslie Chastain	Assistant Treasurer
Diane Havens	Secretary

Job 160238886-002 (2009030010)

Job Edit

Miscellaneous Transaction

Job 160238886-002 (2009030010)

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

Status: Payment Pending Created By: JPOOL Date Created: Sep 03, 2020
 Date Completed:

Parent Job: 160238886-001 (2008311135)

Specific Location: 1309 MAIN -16 SQ. FT., 3 SIDED, LED ILLUMINATED CANOPY SIGN - SOUTH ELEVATION, MAIN ST FACADE

Details

Customer: Proffitt, David
 2985 Market St.
 Garland, TX 75041
 (817) 694-7528

Fee Amount
 FeeType
 Staff Email

Details

Fees (EXT): 2009030010 SPSP Plan Review \$345.00
 Adjusted:\$0.00 Paid:\$0.00 Owed:\$345.00



Customer: Proffitt, David
 2985 Market St.
 Garland, TX 75041 (817) 694 7528

Fees

Description	Posted Date	Amount	Tax	Total	Balance
SPSP Plan Review		\$345.00	\$0.00	\$345.00	\$345.00
					\$345.00

Processes

CA: 2009030010

SSDAC Action:

September 15, 2020

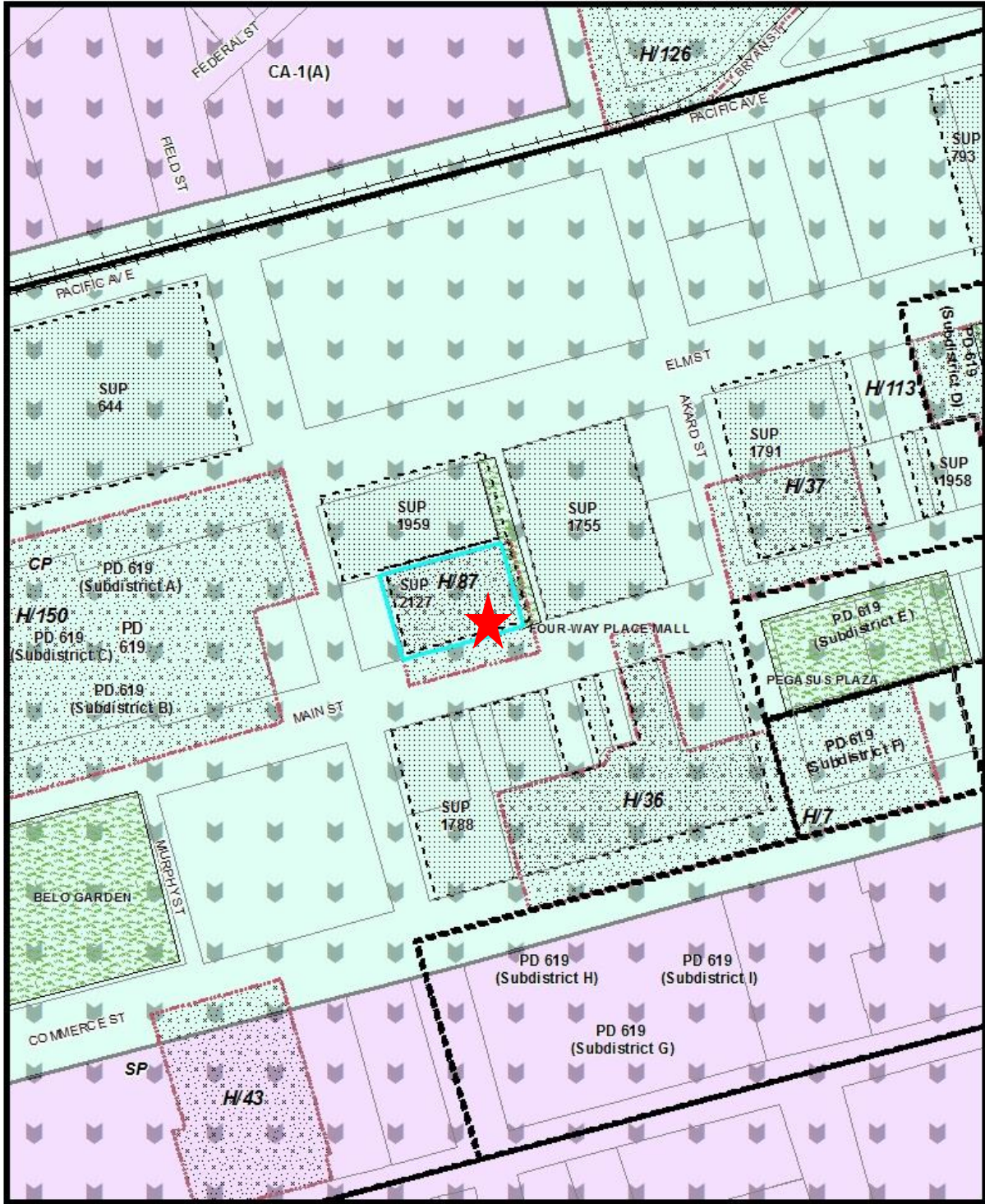
MOTION: It was moved to **approve** an application for a Certificate of Appropriateness for a 16 sq. ft. attached LED illuminated canopy sign at 1309 Main St. (south elevation).

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

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

Against:
Absent: 0
Conflict: 0

Speakers – David Proffitt – Prism Electric, Inc.



 1:1,651

Zoning Map for CA No. 2009030010
1309 Main St.

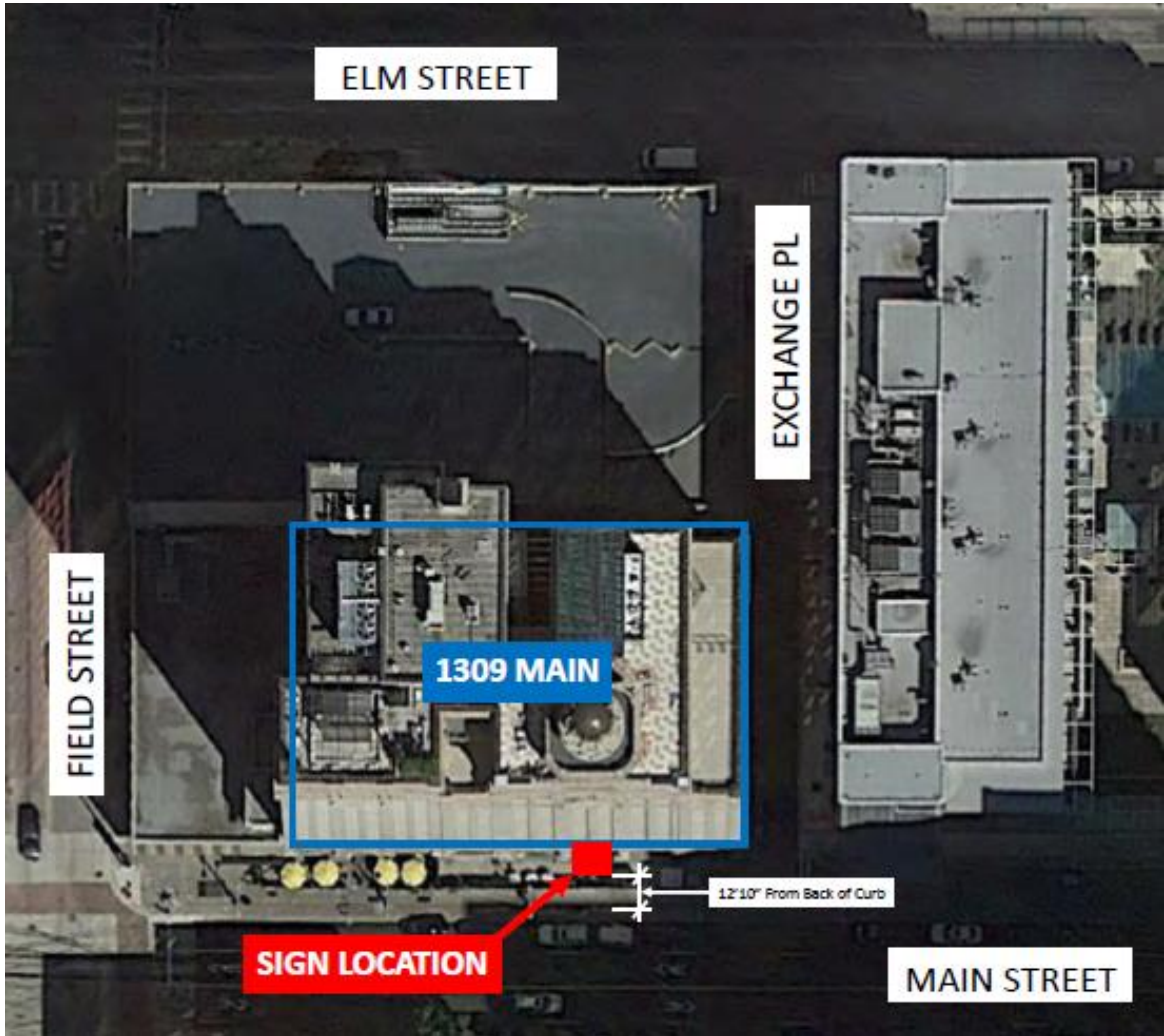
Printed Date: 10/6/2020



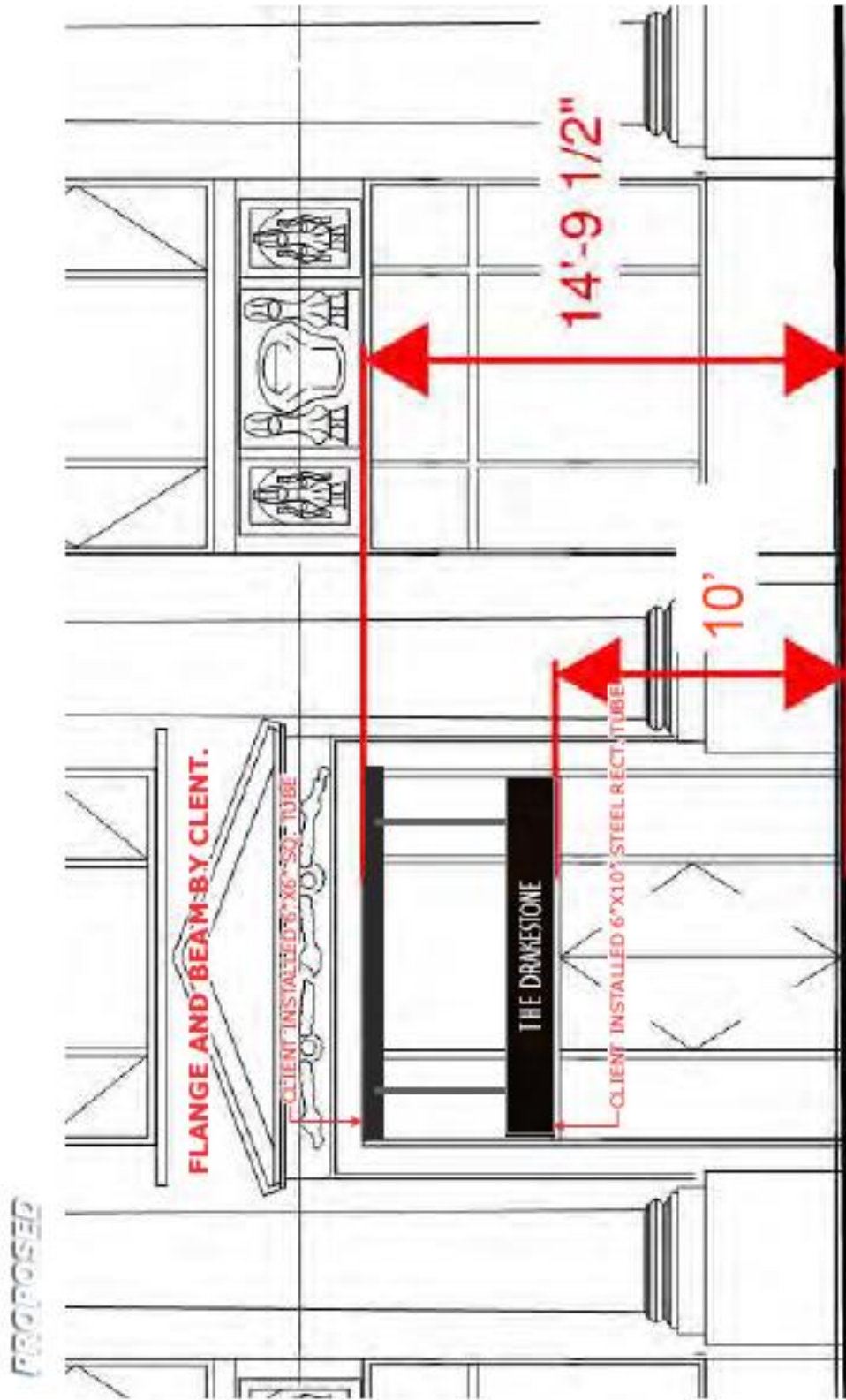
Aerial Map for CA No. 2009030010
1309 Main St.

Printed Date: 10/6/2020

Proposed Sign Location

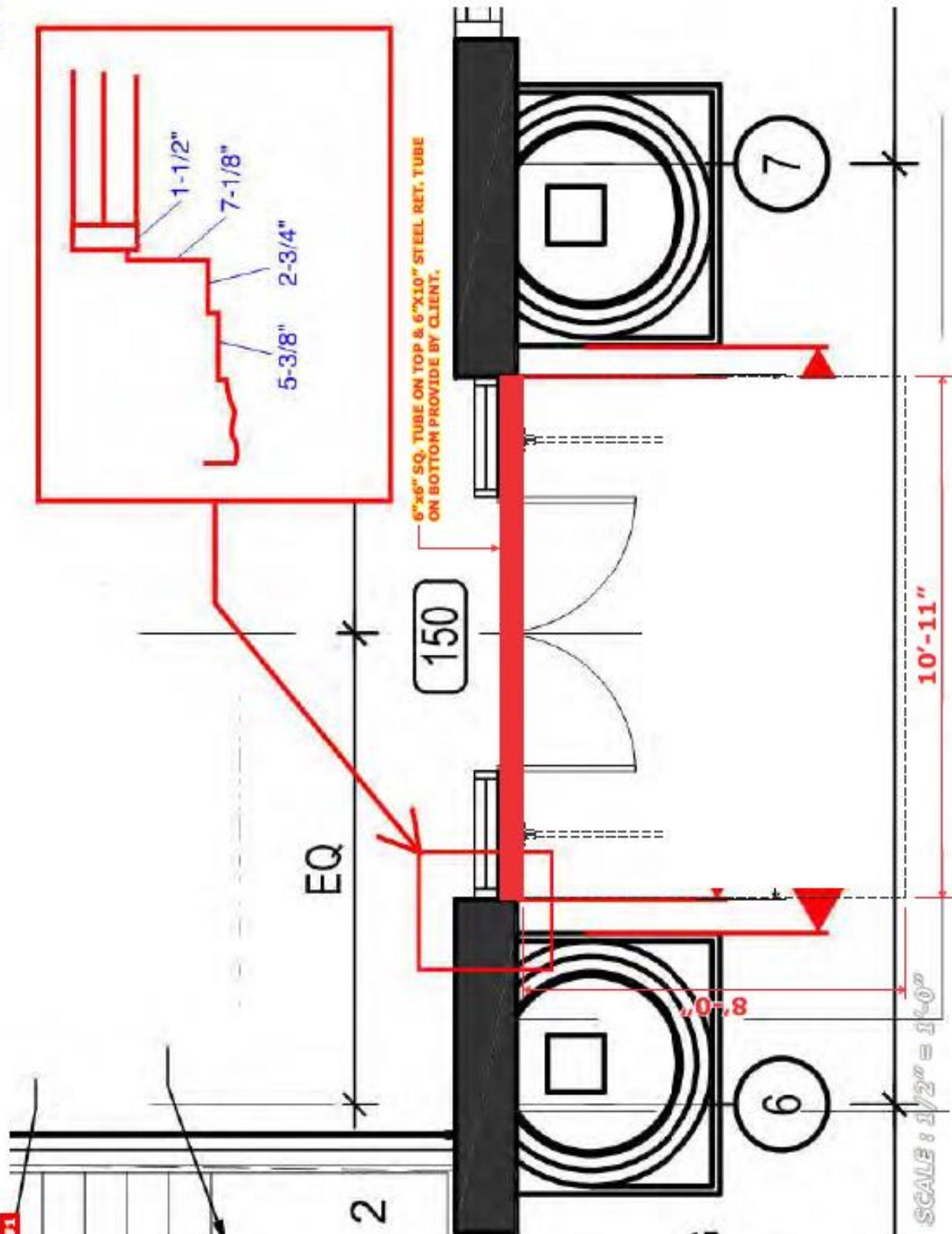


Proposed Sign Elevation



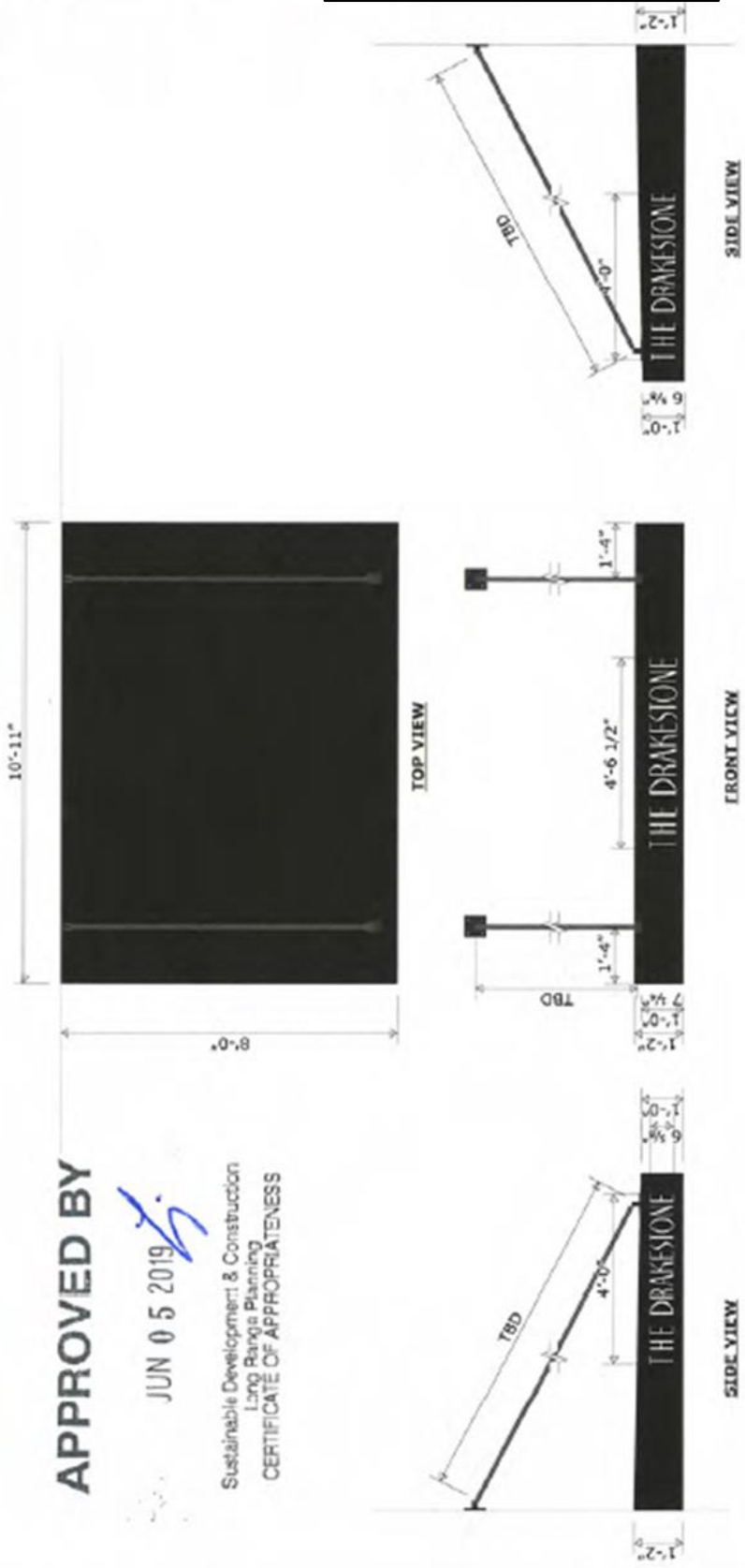
Details

© 2018 CONCRETE



Revision #1

Landmark Details



APPROVED BY

JUN 05 2019

Sustainable Development & Construction
 Long Range Planning
 CERTIFICATE OF APPROPRIATENESS

A ILLUMINATED ALUMINUM AWNING
 (1) REQUIRED

SCOPE OF WORK:
 MANUFACTURE AND INSTALL (1) INTERNALLY LED ILLUMINATED ALUMINUM AWNING SIGN.

- ALL ALUM. FABRICATION PTD SEMI-GLOSS BLACK.
- ROUTED OUT ALUM. FRONT & SIDE FACES.
- WHITE ACRYLIC PUSH-THRU COPIES FOR 3 SIDES.
- FLAT WHITE POLYCARBONATE PANELS ON BOTTOM SIDE HELD IN PLACE BY "H" BAR RETAINERS.
- WHITE LED ILLUMINATION.
- SMOOTH TOP - NO EXPOSED FASTENERS.
- MOUNT WITH MOUNTING BRACKETS & RIGGING ARMS/TURNBUCKLES - EXACT METHOD TBD.

COLORS:
 ■ SEMI-GLOSS BLACK
 □ WHITE

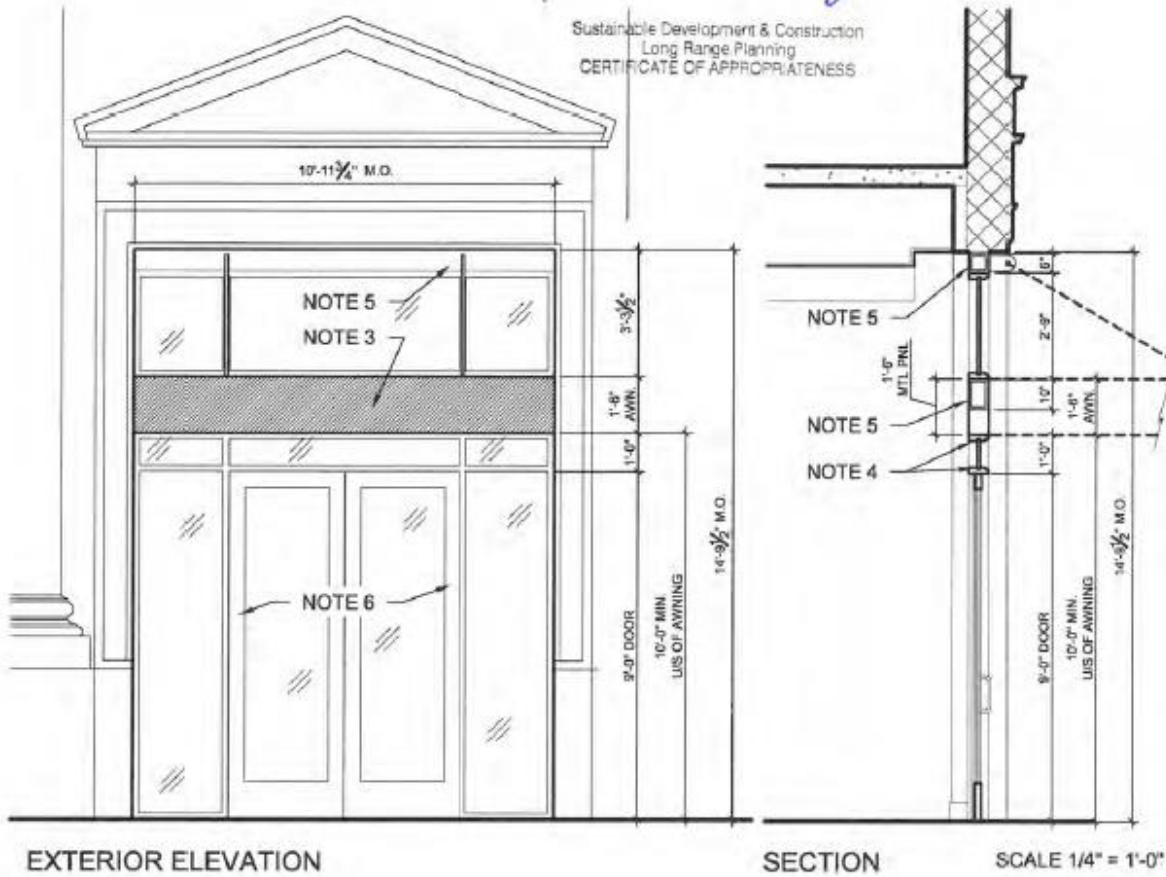
SCALE: 1/4" = 1'-0"

Landmark Details

APPROVED BY

JUN 05 2019

Sustainable Development & Construction
Long Range Planning
CERTIFICATE OF APPROPRIATENESS



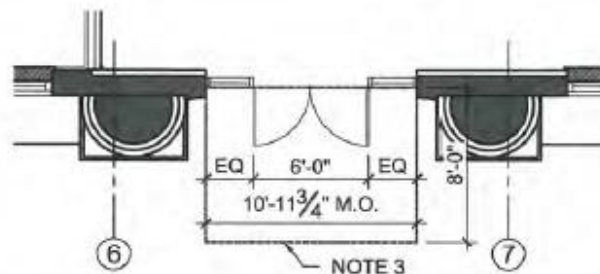
EXTERIOR ELEVATION

SECTION

SCALE 1/4" = 1'-0"

NOTES

1. DRAWINGS FOR REFERENCE ONLY
2. REFER TO STRUCT. STEEL SKETCH SKS-61
3. AWNING DESIGN BY OTHERS
4. STOREFRONT PROFILE TO MATCH EXISTING
5. WRAP STEEL BEAM WITH METAL CLOSURE PANEL TO MATCH STOREFRONT MULLION
6. EXISTING DOOR TO REMAIN



ENTRY FLOOR PLAN

SCALE 1/8" = 1'-0"



DESCRIPTION:
RETAIL LOBBY ENTRANCE
STOREFRONT / AWNING

DATE: 03/11/19 (REV1-05/22/19)

HRC002
PROJECT NUMBER

5G Studio Collaborative, LLC | 1217 Main St. Suite 500 | Dallas, TX 75202 | ph. 214.670.5050

SK-A 078

SKETCH NUMBER

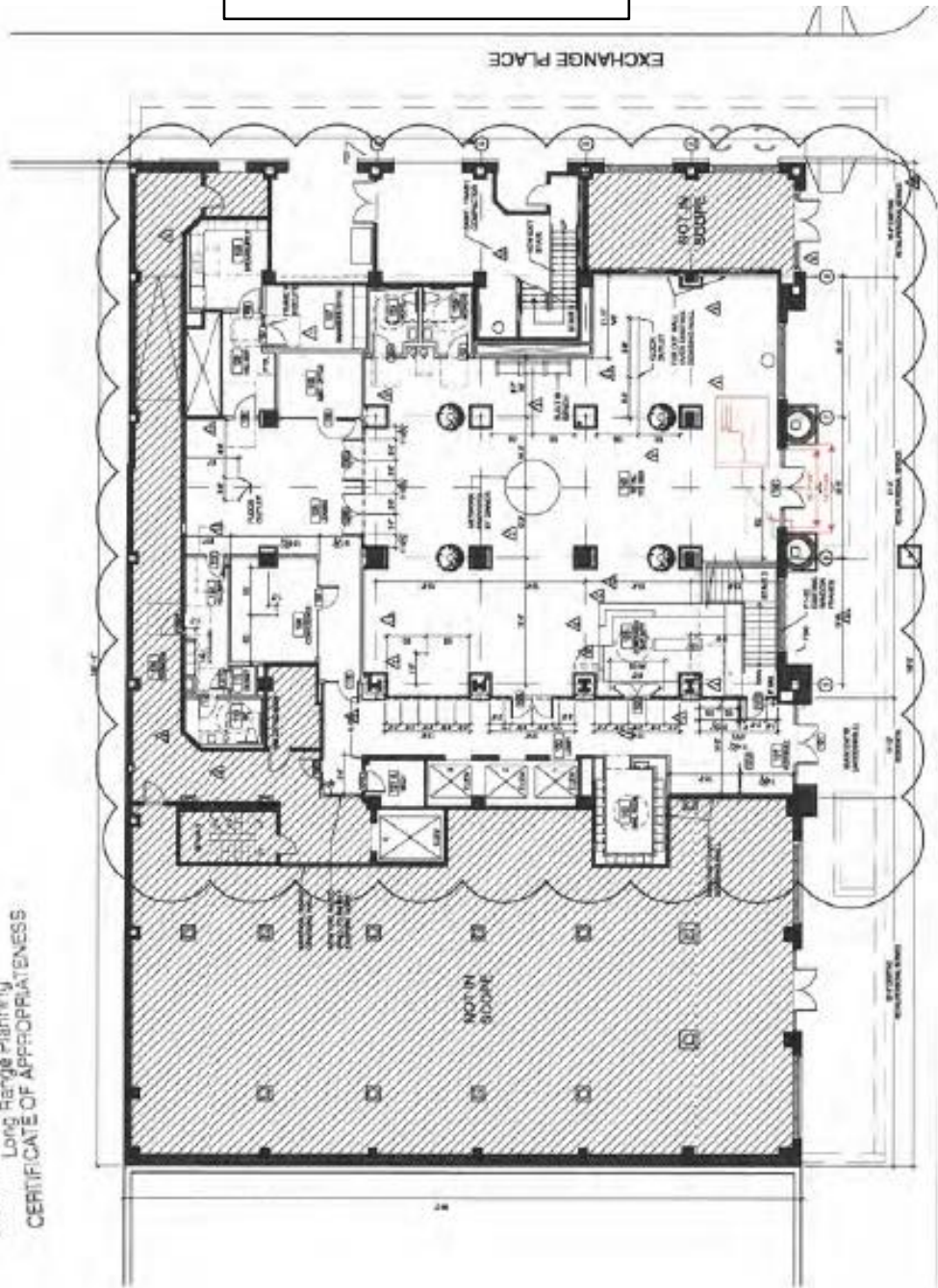
Landmark Details

APPROVED BY



JUN 05 2019

Sustainable Development & Construction
Long Range Planning
CERTIFICATE OF APPROPRIATENESS



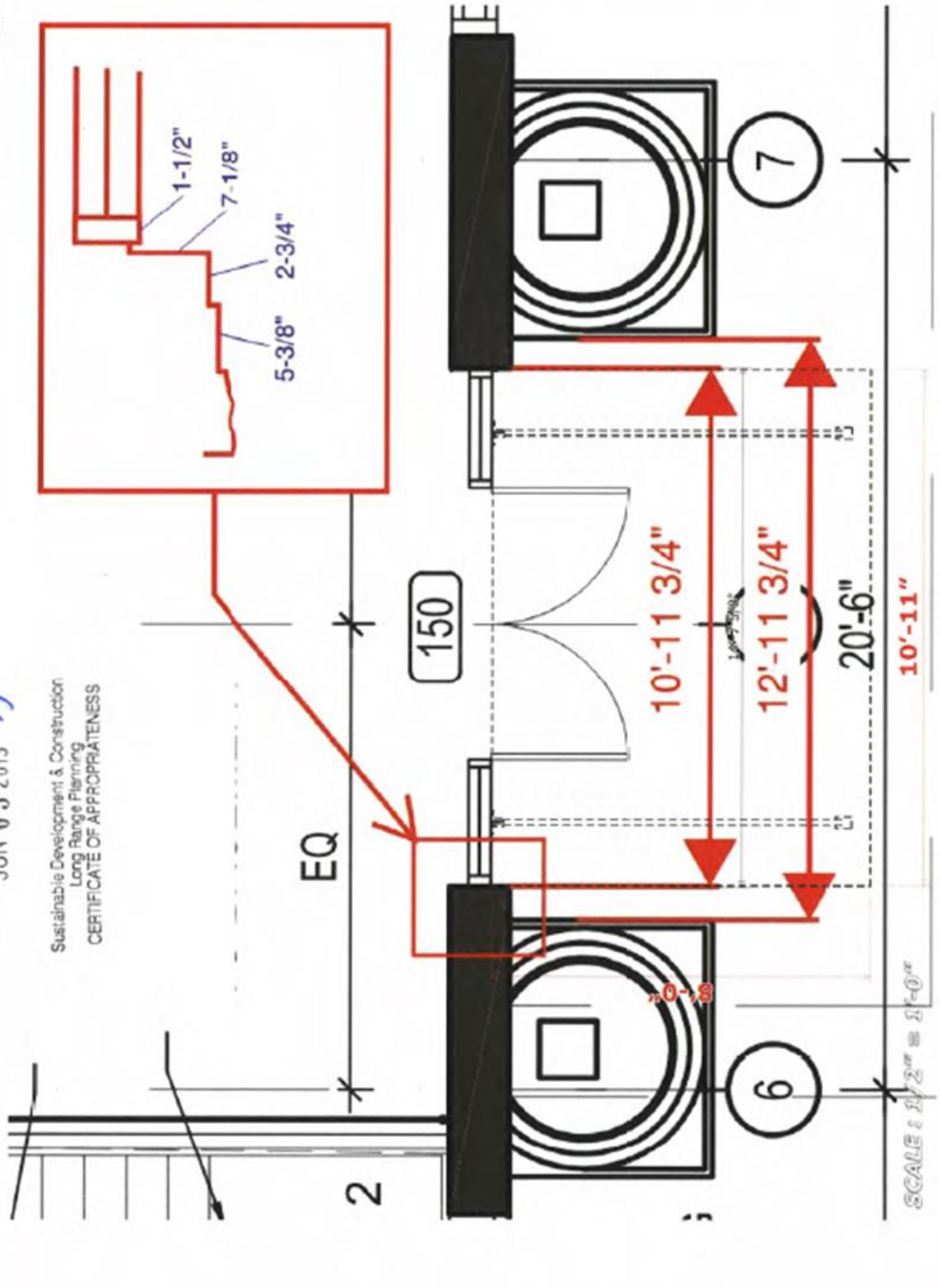
Landmark Details

APPROVED BY

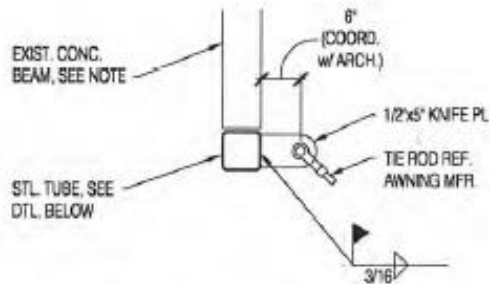
JUN 05 2019

Sustainable Development & Construction
Long Range Planning
CERTIFICATE OF APPROPRIATENESS

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Landmark Details

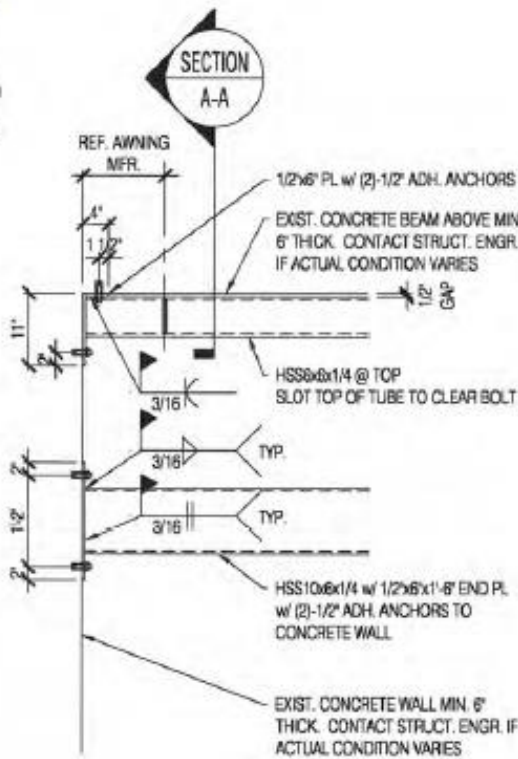


SECTION A-A

APPROVED BY

JUN 05 2019

Sustainable Development & Construction
Long Range Planning
CERTIFICATE OF APPROPRIATENESS



01 AWNING DETAIL

3/4" = 1'-0"

DETAIL
01/S30.04

TITLE:	AWNING	SCALE:	N/A
REFERENCE:	16.085.00 DAVIS BUILDING		
DRAWN BY:	KAP	DATE:	03/07/19

cd
armstrong-
douglass
structural engineers
1001 Bryan St.
Suite 200
Dallas, Texas 75201
214.257.1022
Registration No. F-5835
www.armstrong-douglass.com

SKS
061

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

CASE NUMBER: 2009180021

DATE FILED: September 18, 2020

LOCATION: 1845 Woodall Rodgers Ste. 200 (south elevation)

SIZE OF REQUEST: 110.42 sq. ft.

COUNCIL DISTRICT: 14

ZONING: PD No. 193 (HC)

MAPSCO: 45 K

APPLICANT: Lisa Renfro of Trinity Signs and Shelton Electrical Service

OWNER: WDC-FUB Office Owner, LLC

REQUEST: An application for a Certificate of Appropriateness for a 110.42 sq. ft. attached LED illuminated sign at 1845 Woodall Rodgers Freeway, Ste. 200 (southwest elevation).

SUMMARY: The applicant proposes to install an attached LED illuminated channel letter sign mounted to a frame bearing the text, "1 First United" and "SPEND LIFE WISELY."

SSDAC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND:

- The subject site is located within the Downtown Perimeter Subdistrict and follows the regulations set forth by Sec.51A-7.305 (Attached Signs).
- The proposed 110.42 sq. ft. attached LED illuminated sign contains channel letters mounted to a frame bearing the text, “1 First United” and “SPEND LIFE WISELY.”

SECTION. 51A-7.305 Attached Signs.

- a. Except as otherwise permitted under Sections 51-4.213(25), 51-4.217(b)(5), 51A-4.206(1), and 51A-4.217(b)(9), all attached signs must be premise signs or convey a noncommercial message. *[This is a premise sign.]*
- b. All signs and their words shall be mounted parallel to the building surface to which they are attached and shall project no more than 18 inches from that surface except as provided in Subsection (e) below. *[The sign projects about five inches from the building surface.]*
- c. On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. **As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade** (emphasis added). On any building facade, there may be a maximum of eight words which contain any character of a height equal to or exceeding four inches and pertain to any premise or any non-residential occupancy. Words consisting of characters less than four inches high may be used without limit. *[Primary and secondary facades are decided by the applicant/tenant. In this case, the building is so large, that the proposed 110.42 sq. ft. sign does not come close to the maximum for the facade for this tenant no matter if the facade is a primary or secondary. The sign contains six words. The word count is per tenant. The lettering used ranges in size from 12 inches to nearly 43 inches-in-height.]*

List of Officers WDC-FUB Office Owner, LLC
--

<u>NAME</u>	<u>OFFICE</u>
John Field Scovell	Chairman
S. King Scovell	Managing Partner, Chief Development Officer and Assistant Secretary
T. Dupree Scovell	Managing Partner, Chief Investment Officer, and Assistant Secretary
Ian James Cihak	Chief Operating Officer, Chief Financial Officer, Senior Vice President, Assistant Treasurer, and Secretary
Dana M. Swope	Senior Vice President
Kristopher L. Harman	Vice President and Assistant Secretary
Stuart Schutze	Treasurer & Assistant Secretary

Job 160440064-002 (2009180021)

Job Edit

Miscellaneous Transaction

Job 160440064-002 (2009180021)

Electrical Sign (ES) ATTACHED - SW ELV (A) New Construction

Status: Paid Created By: JPOOL Date Created: Sep 18, 2020
Date Completed: Sep 18, 2020

Parent Job: 160440064-001 (2009101108)

Specific Location: 1845 WOODALL RODGERS, STE. 200 - 110.41 SQ. FT. LED ILLUMINATED CHANNEL LETTERS MOUNTED TO FRAME - SW ELEVATION (N AKARD FACADE)

Details

Customer: Renfro, Lisa
4611 Langland Rd
Suite 101
Dallas, TX 75244
(972) 239-8500

Fee Amount
FeeType
Staff Email

Details



Customer: Renfro, Lisa
4611 Langland Rd
Suite 101

Fees (EXT): 2009180021 SPSPD Plan Review \$345.00
Adjusted:\$0.00 Paid:\$345.00 Owed:\$0.00

Fees

Description	Posted Date	Amount	Tax	Total	Balance
SPSPD Plan Review		\$345.00	\$0.00	\$345.00	\$0.00
Receipt Number: 615240 \$345.00		(\$345.00)	\$0.00	(\$345.00)	
					\$0.00

Processes

Assigned To	Status	Outcome	Scheduled		Actual	
			Start	Completed	Start	Completed
System Fee Collection						
SICASHIERINTERFACE	Complete	Collected			Sep 18, 2020 16:01:59	
Auto generated System Fee Collection						

SSDAC Action:

September 15, 2020

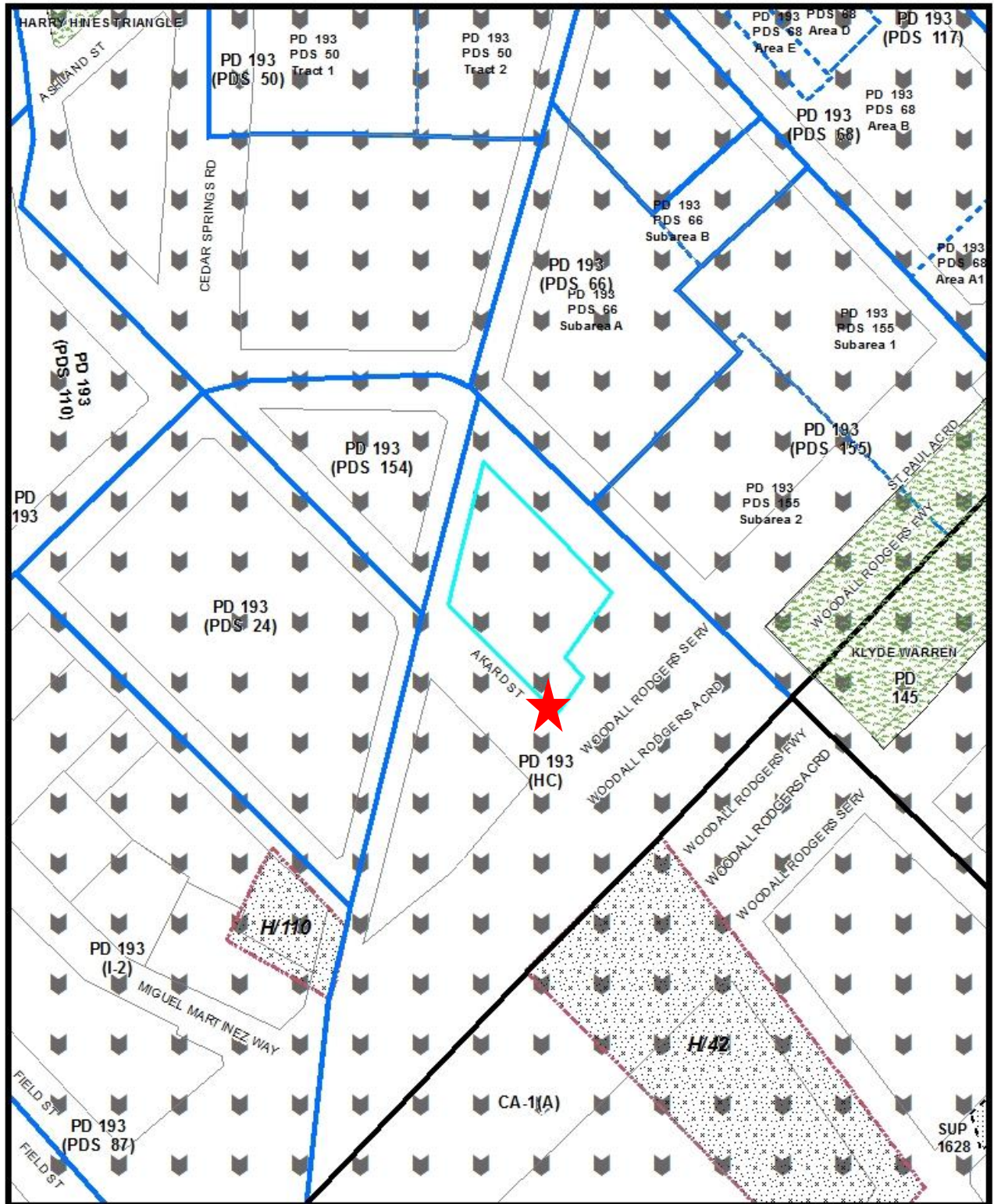
MOTION: It was moved to **approve** an application for a Certificate of Appropriateness for a 110.42 sq. ft. attached LED illuminated sign at 1845 Woodall Rodgers, Ste. 200 (southwest elevation).

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

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

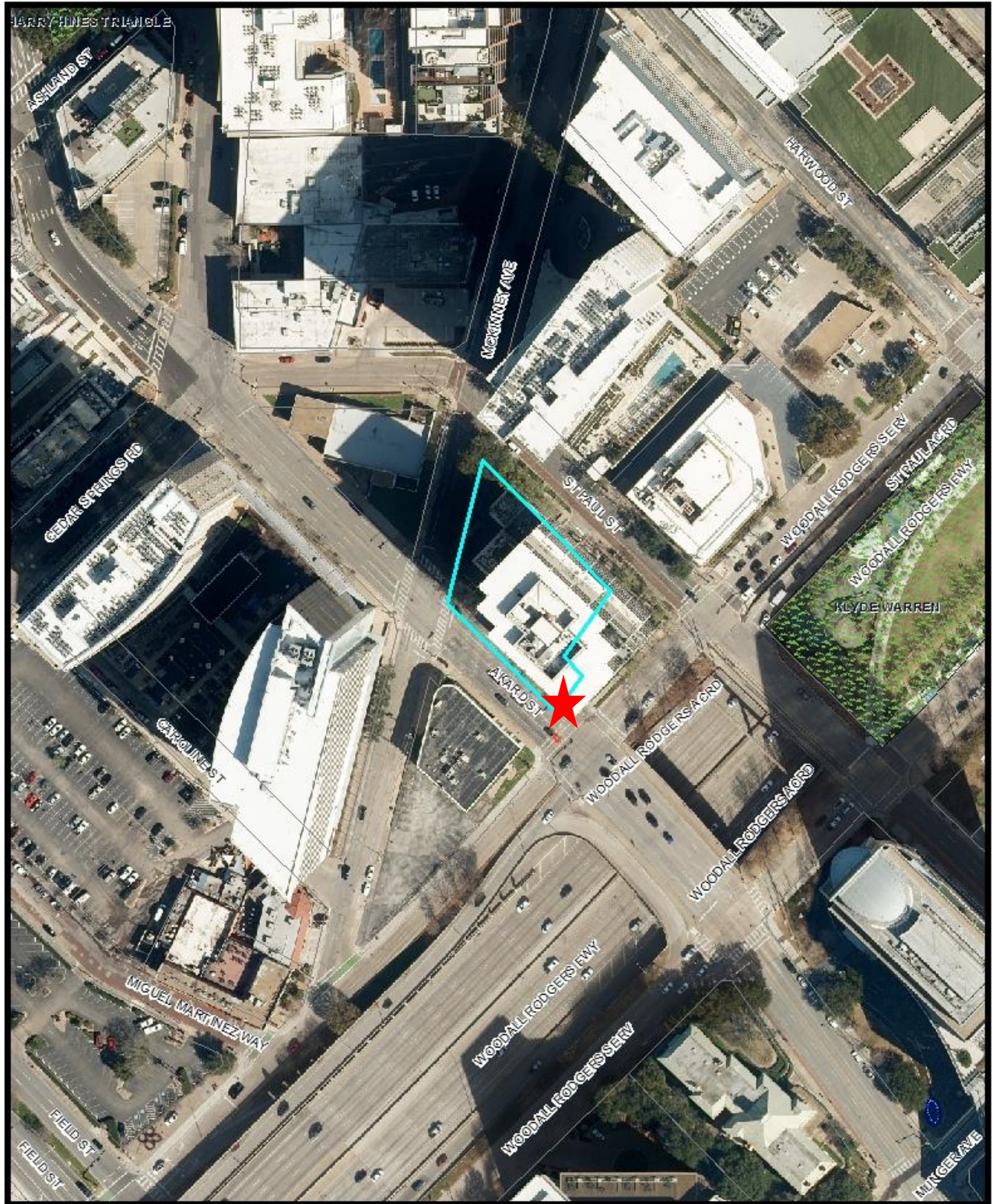
Against:
Absent: 0
Conflict: 0

Speakers – Ryan Suchala, President of First United Bank;
Lisa Renfro, Trinity Signs



Zoning Map for CA No. 2009180021
1845 Woodall Rodgers Ste. 200

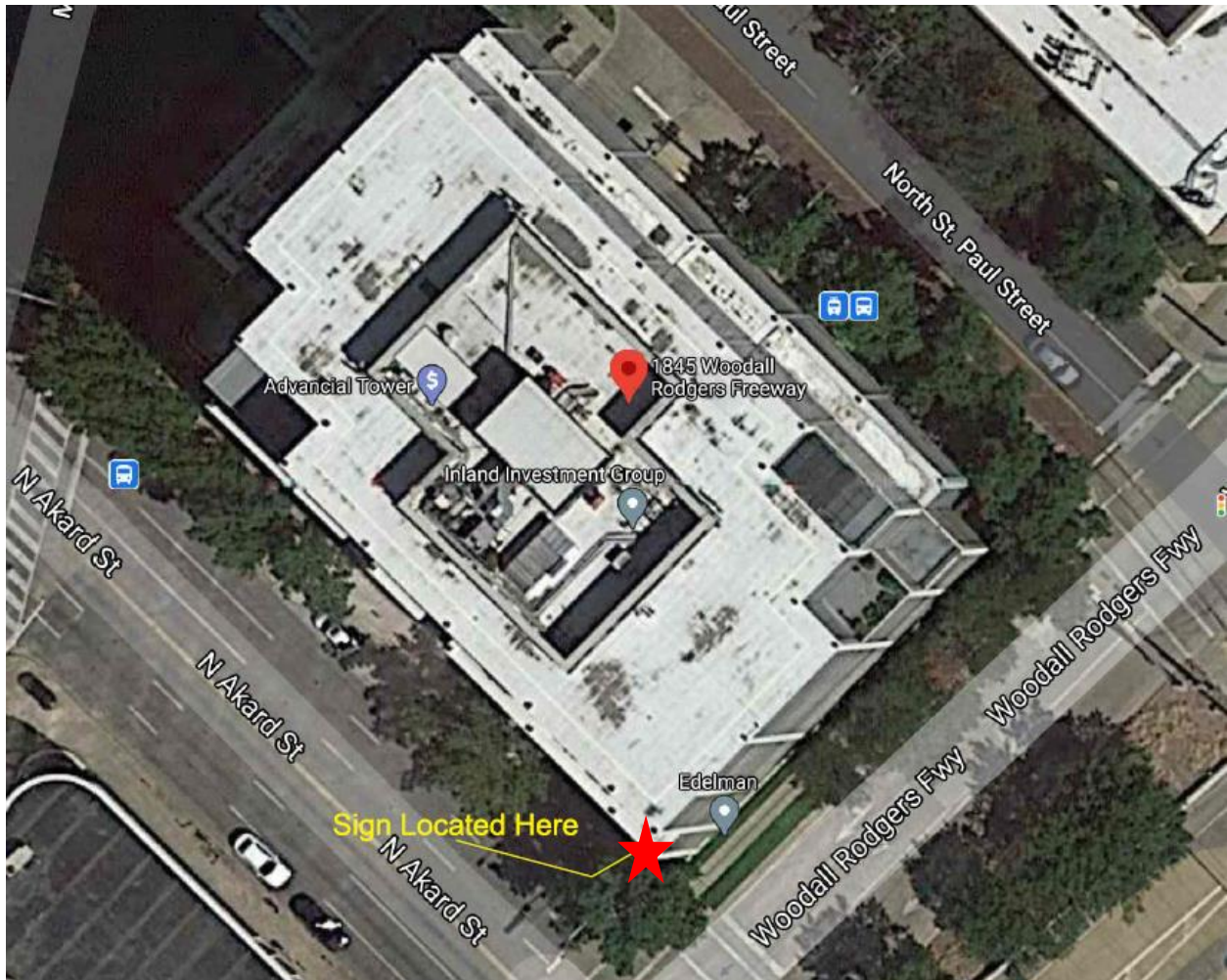
Printed Date: 10/6/2020



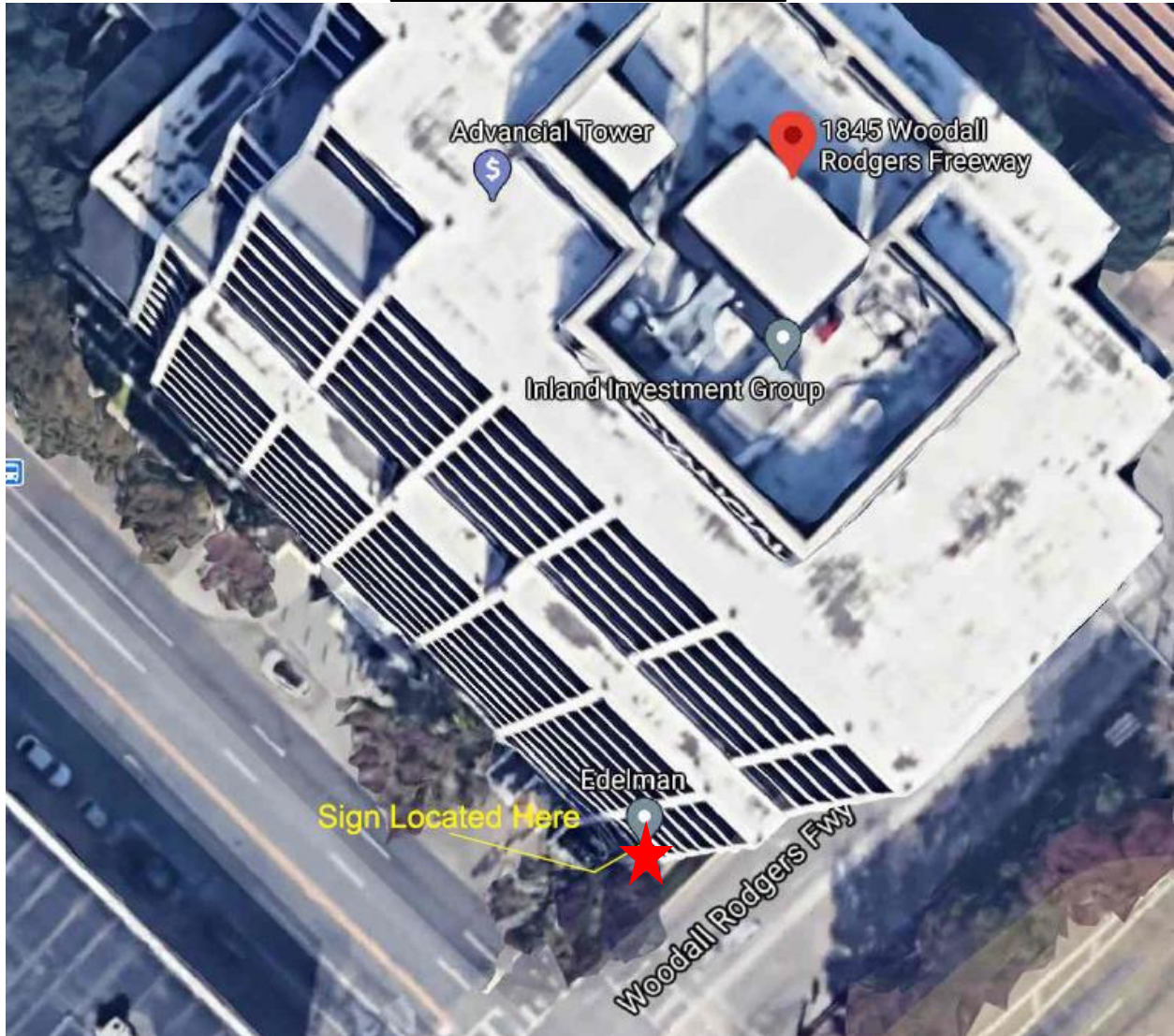
Aerial Map for CA No. 2009180021
1845 Woodall Rodgers Ste. 200

Printed Date: 10/6/2020

Proposed Sign Location



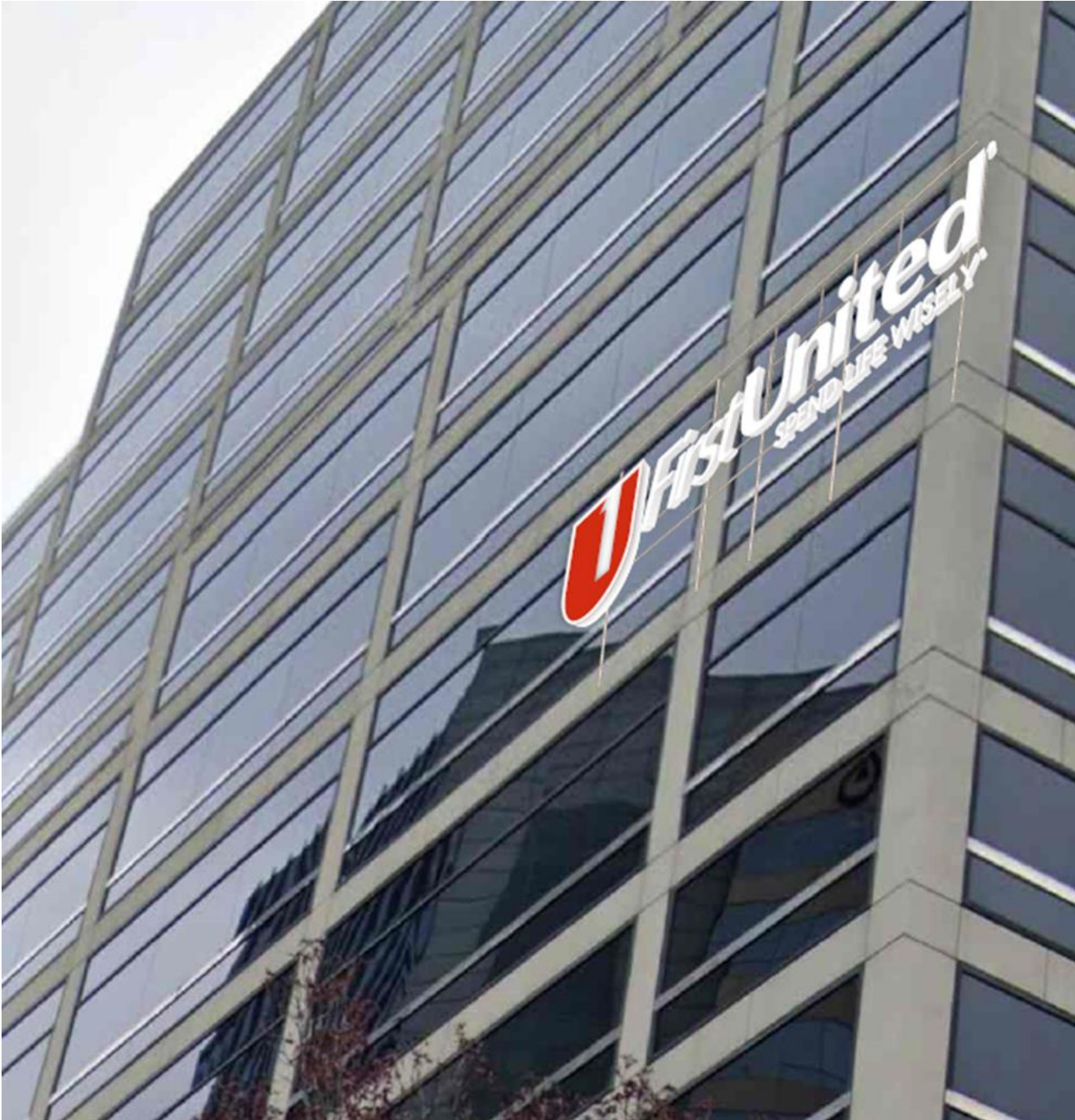
Proposed Sign Location




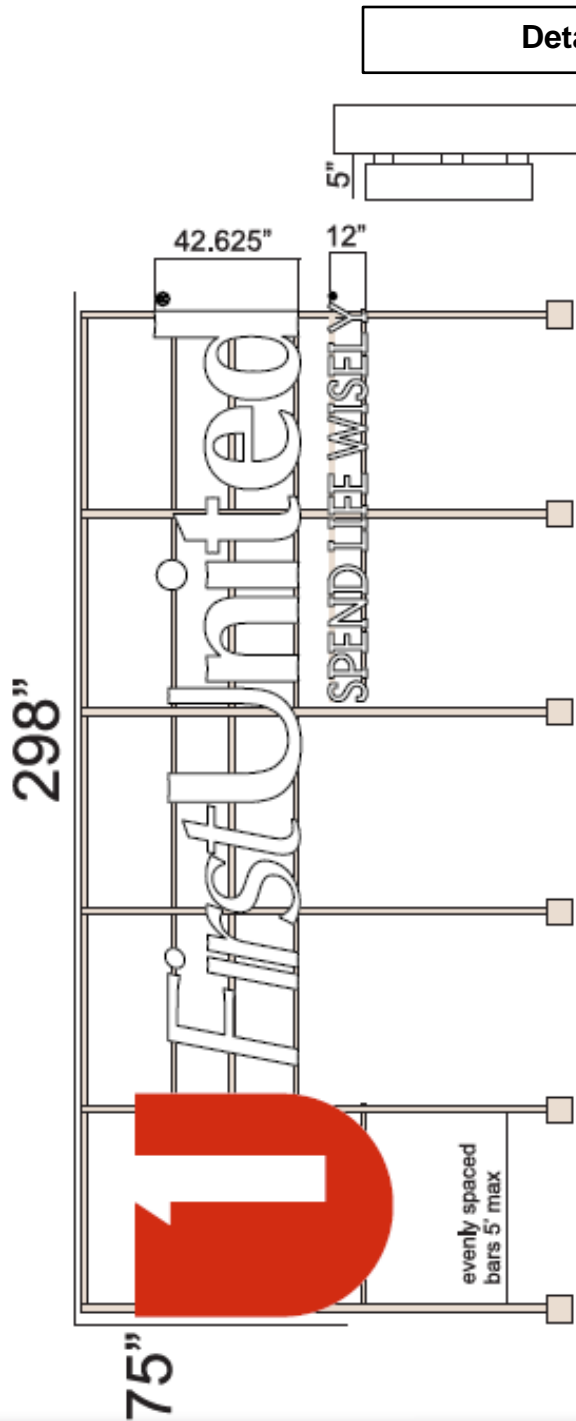
Proposed Sign Elevation



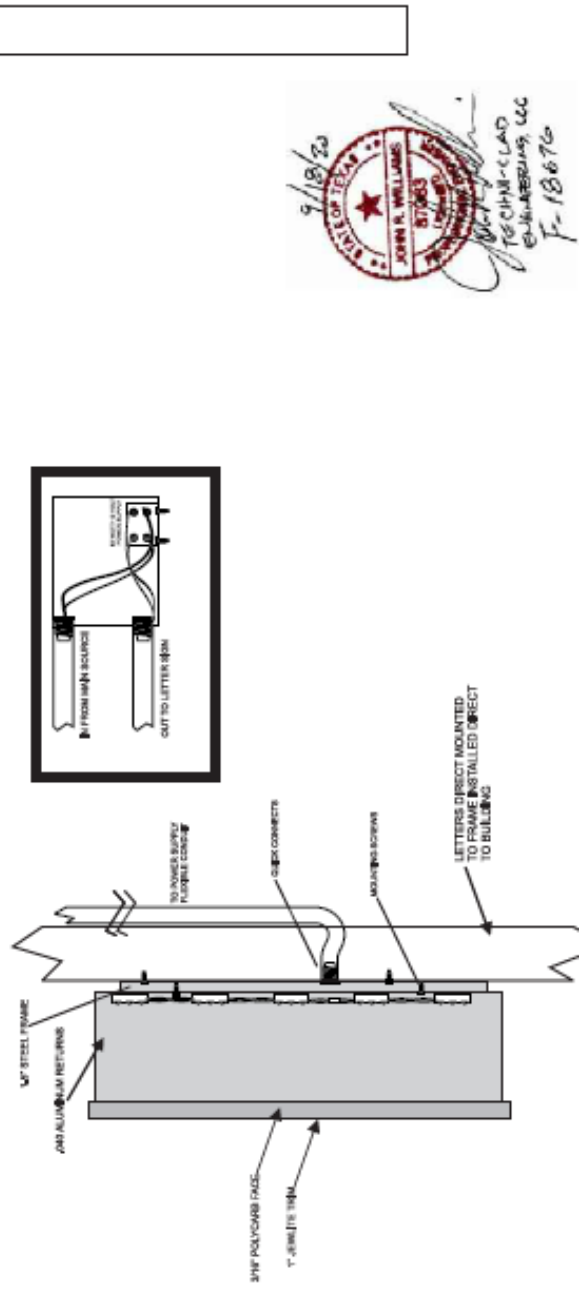
Proposed Sign Elevation



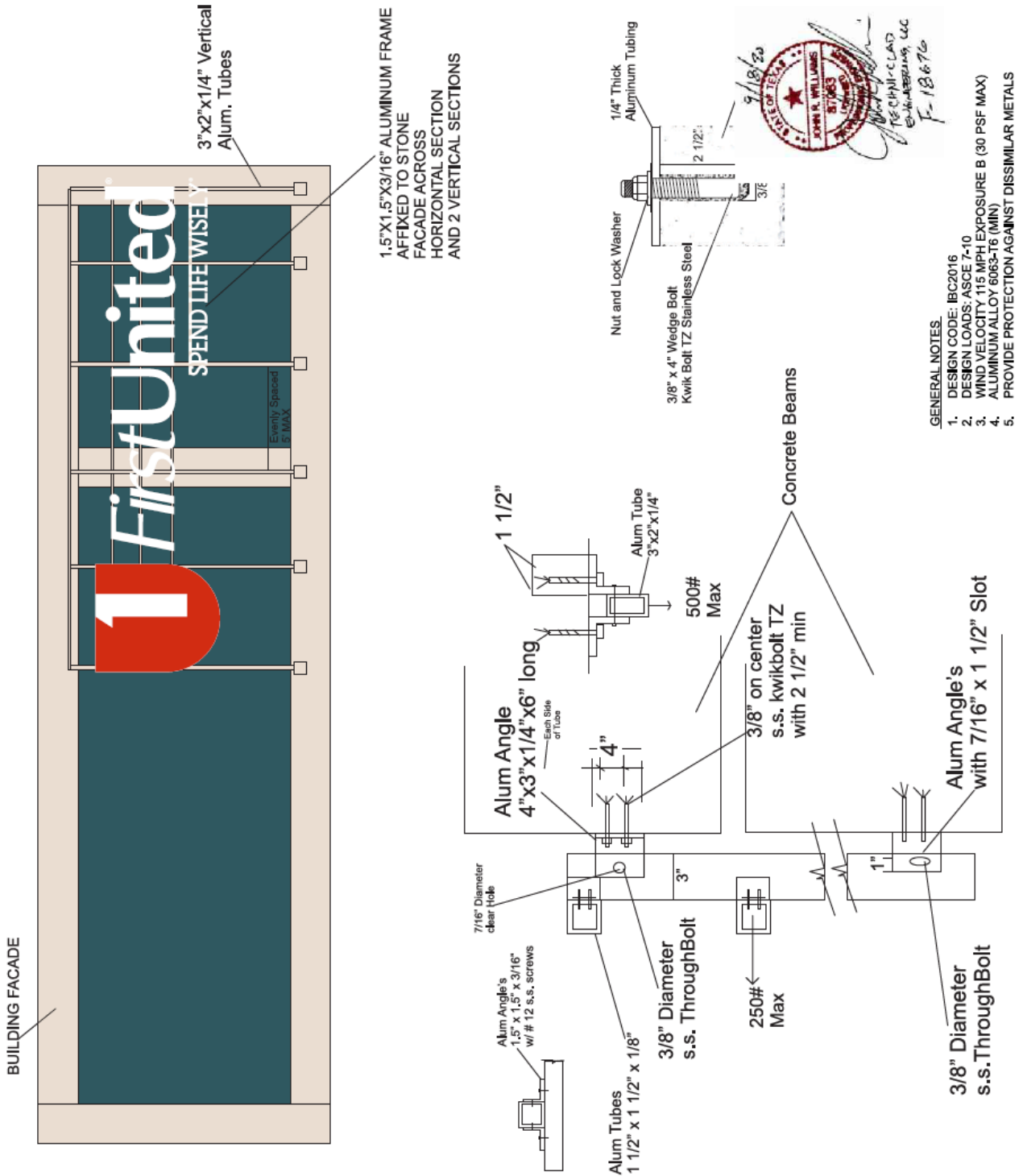
 <p>TRINITY SIGNS & SERVICES 4611 LANGLAND RD SUITE 101 DALLAS, TX 75244 972-239-6500 TRINITYSIGNS.COM</p>	<p>CUSTOMER: FIRST UNITED</p>	<p>INSTALL LOCATION: 1845 WOODALL ROGERS DALLAS, TX</p>	<p>JOB: TSS2849</p>	<p>SALES REP: LISA</p>	<p>DESIGNER: COREY</p>	<p>CUSTOMER APPROVAL:</p>	<p>APPROVAL DATE:</p>	<p>DESCRIPTION: 75" CHANNEL PIECE 5" WHITE RETURNS 1" WHITE JEWELITE TRIM CAP 3/16" POLYCARB FACE TRANSLUCENT VINYL OVERLAY FRONT LIT - STREET FIGHTER RGB MOUNTED TO 1.5" STEEL FRAME</p>	<p><small>Copyright © 2009 by Trinity Signs & Services LLC, 2009 Dallas, Texas 75244. All Rights Reserved. This drawing is a property of Trinity Signs & Services LLC and may be used for the project described in this drawing only. It is not to be used for any other purpose, in any form, or in any medium, without the written consent of Trinity Signs & Services LLC. The drawings are intended to be used for the project described in this drawing only. The drawings are subject to modification without notice. The drawings are not to be used for any other purpose.</small></p>
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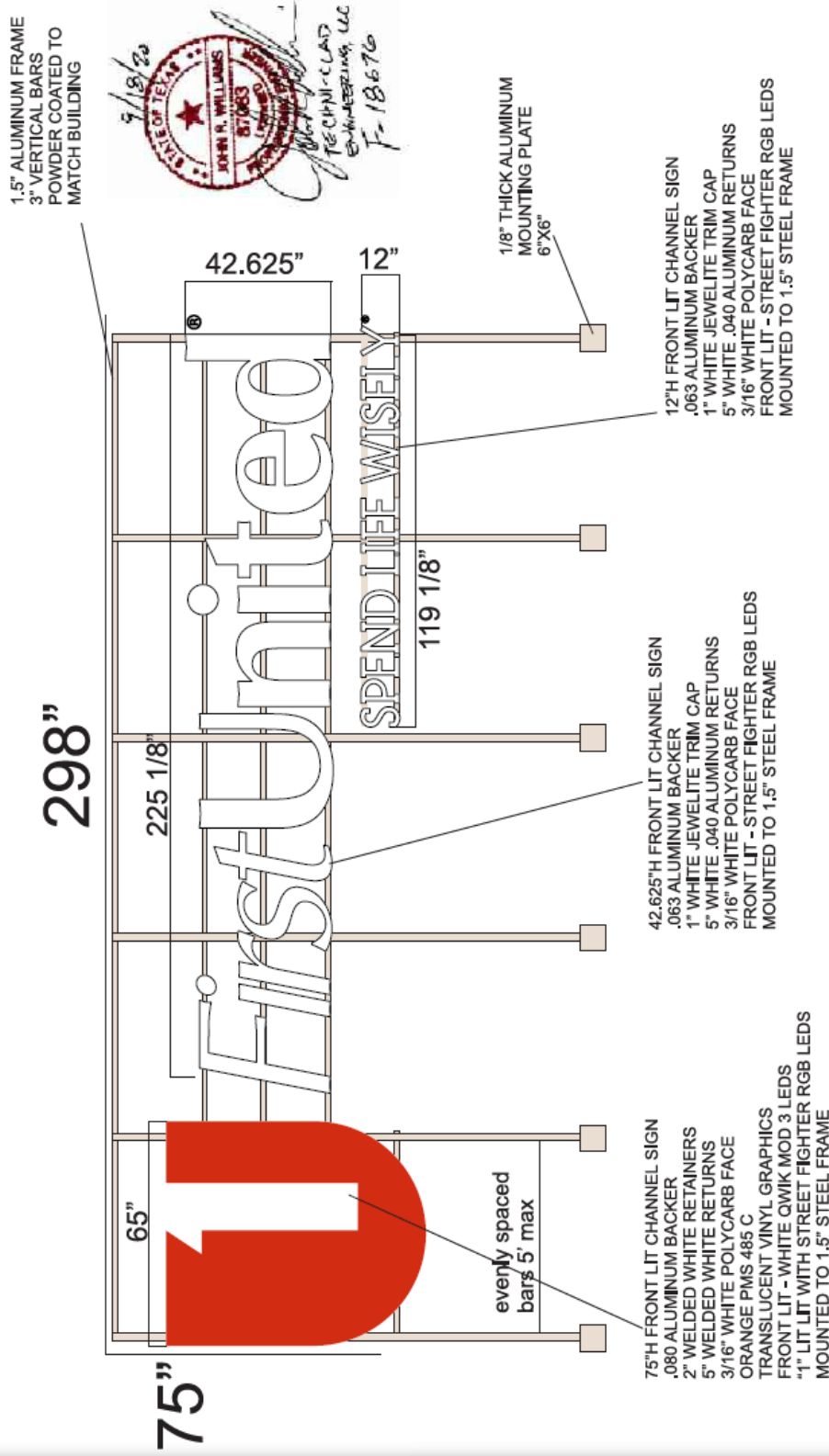
Details



Details

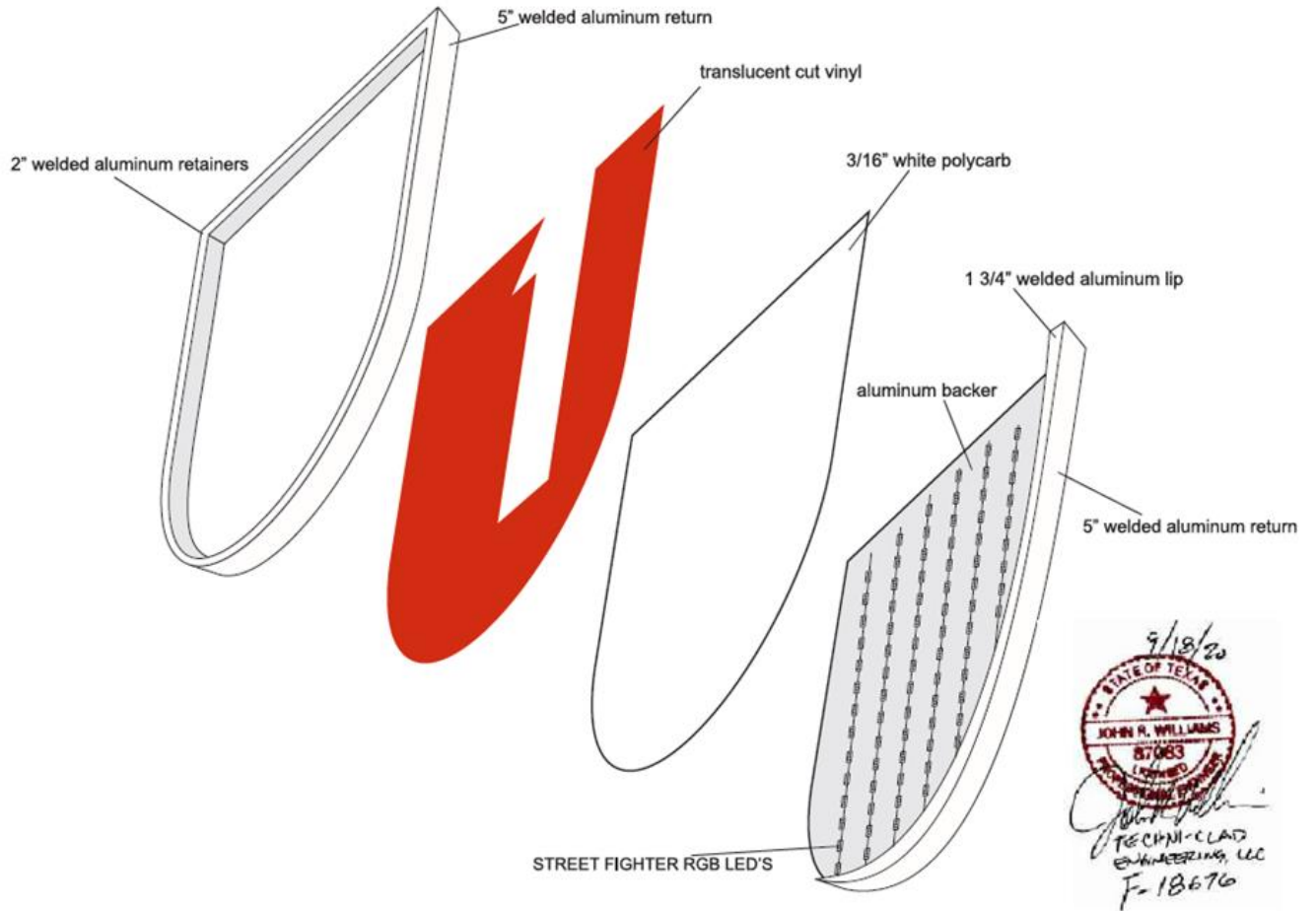


Details



FirstUnited
SPEND LIFE WISELY

Details



FILE NUMBER: Z190-236(AU)

DATE FILED: March 17, 2020

LOCATION: West side of Greenville Avenue, south of Sears Street

COUNCIL DISTRICT: 14

MAPSCO: 36 X

SIZE OF REQUEST: +/- 0.34 acres

CENSUS TRACT: 10.02

REPRESENTATIVE: La Sierra Planning Group

APPLICANT / OWNER: 1919-27 Greenville LTD

REQUEST: An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842, with an MD-1 Modified Delta Overlay District, with Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through service.

SUMMARY: The applicant proposes to operate the existing restaurant use past midnight [Alamo Club.]

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

PLANNED DEVELOPMENT DISTRICT No. 842:

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

PLANNED DEVELOPMENT DISTRICT No. 842 EXHIBITS:

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

Background Information:

- The 0.346-acre request site is developed with a 7,451-square foot multi-tenant building occupied with restaurant and retail and personal service uses. The applicant intends to utilize a 1,875-square foot space within the building, as well as the front patio, approximately 350 square feet and the rear patio with a covered portion of approximately 750 square feet and an uncovered portion of approximately 1,300 square feet, as a restaurant without drive-in or drive-through service.
- The restaurant without drive-in or drive-through service use is allowed by right; however, pursuant to the provisions of PD No. 842, a Specific Use Permit for late hours is required for the establishment to operate after midnight.
- The applicant is requesting an SUP for a late-hours establishment to permit the existing use to operate past midnight on a 2,225-square-foot portion of the property, limited to the building and the front patio. The rear patio will not operate past midnight. The area of request had Specific Use Permit No. 2204 for a late-hours establishment limited to a restaurant without drive-in or drive-through service approved by City Council on August 28, 2013. SUP No. 2204 was renewed in August 2014 and expired in August 2017. The applicant submitted the current application on March 17, 2020.
- On January 26, 2011, City Council approved Planned Development District No. 842 allowing CR Community Retail uses. The purpose of the district is to ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional-serving, late-night venues. PD 842 requires Specific Use Permit approval for any retail and personal service uses operating between 12 a. m. and 6 a. m.
- On November 30, 2018, a certificate of occupancy for a restaurant without drive-in service was issued to the applicant.
- The site is located within the Area 3 portion of Modified Delta Overlay No. 1. In 1987, the City Council created the MD-1 Modified Delta Overlay District in those areas where it was determined that a continued operation of the delta theory is not justified because there is no longer a need to encourage redevelopment and adaptive reuse of existing structures, or a continued application of the delta theory will create traffic congestion and public safety problems and would not be in the public interest.
- On the same property, within a different leasable space, there is another Specific Use Permit for late-hours establishment limited to a restaurant without drive-in or drive-through service. SUP No. 1905 was approved on September 14, 2011, for a two-year period. SUP No. 1905 was renewed on December 11, 2013 and on October 26, 2016. SUP No. 1905 expires on October 26, 2020. SUP No. 1905

was recommended for approval by the City Plan Commission on October 15, 2020 and is tentatively scheduled for the City Council meeting on December 9, 2020.

Zoning History:

There have been 25 zoning cases requested in the area in the past five years:

- 1. Z156-294** On October 26, 2016, the City Council approved the renewal of Specific Use Permit No. 1912 for a bar, lounge or tavern, for a three-year period, for property located on the west line of Greenville Avenue, south of Sears Street.
- 2. Z156-300** On October 26, 2016, the City Council renewed Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, for a four-year period, for property located on the west line of Greenville Avenue, south of Sears Street.
- 3. Z167-227** On June 28, 2017, the Planning Director approved the automatic renewal of Specific Use Permit No. 1879 for a late-hours establishment limited to an alcoholic beverage establishment operated as bar, lounge, or tavern, for a two-year period, for property located on the east line of Greenville Avenue between Oram Street and La Vista Drive.
- 4. Z167-263** On June 28, 2017, the Planning Director approved the automatic renewal of Specific Use Permit No. 2044 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, for a two-year period, for property located on the west line of Greenville Avenue, south of Sears Street.
- 5. Z167-342** On October 11, 2017, the City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive through service, for a one-year period, for property located on the north line of Alta Avenue, west of Greenville Avenue.
- 6. Z167-367** On December 13, 2017, the City Council approved Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, for a one-year period, for property located on the east line of Greenville Avenue between Prospect Avenue

and Oram Street.

- 7. Z178-186** On April 25, 2018, the City Council approved the establishment of a demolition delay overlay district, Oak Lawn and East Dallas – DDO-4, for approximately 3,277 acres located in Downtown and Uptown Dallas.
- 8. Z178-272** On October 23, 2018, the City Council approved the creation of Subdistrict 1 within Planned Development District No. 842, for property located on the west side of Greenville Avenue between Sears Street and Alta Avenue.
- 9. Z178-281** On September 26, 2018, the City Council approved amendments to exhibits and main uses permitted within Subdistricts 1, 2, and 4 within Planned Development District No. 691 to allow a tower/antenna for cellular communication, for property located on the northwest corner of Greenville Avenue and Lewis Street.
- 10. Z178-304** On November 14, 2018, the City Council approved the renewal of Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, for a one-year period, for property located on the east line of Greenville Avenue between Prospect Avenue and Oram Street.
- 11. Z178-387** On January 23, 2019, the City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive through service, for a two-year period, for property located on the north line of Alta Avenue, west of Greenville Avenue.
- 12. Z189-124** On March 7, 2019, the City Plan Commission denied without prejudice an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service, on property located on the southeast corner of Greenville Avenue and Oram Avenue.
- 13. Z189-126** On March 7, 2019, the City Plan Commission denied without prejudice an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service, on property located on the southeast corner of Greenville Avenue and Oram Avenue.

- 14. Z189-131** On February 7, 2018, the City Plan Commission denied without prejudice an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service, on property located on the east line of Greenville Avenue, between Oram Street and La Vista Drive.
- 15. Z189-150** On April 10, 2019, the City Council approved Specific Use Permit No. 2327 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, for a one-year period, for property located on the east line of Greenville Avenue, south of Stonebriar Court.
- 16. Z189-206** On August 28, 2019, the City Council approved Subdistrict 2 within Planned Development District No. 842, on property located on the northeast corner of Greenville Avenue and Oram Street.
- 17. Z189-251** On August 14, 2019, the City Council approved Specific Use Permit No. 2346, on property zoned ad Planned Development District No. 842, located on the southwest corner of Greenville Avenue, north of Alta Avenue.
- 18. Z189-261** On August 14, 2019, the City Council approved the renewal of Specific Use Permit No. 1912, on property zoned ad Planned Development District No. 842, located on the west line of Greenville Avenue and Alta Avenue.
- 19. Z189-227** On May 1, 2019, the Planning Director approved the automatic renewal of Specific Use Permit No. 1879 for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge, or tavern, for a two-year period, for property located on the east line of Greenville Avenue, between Oram Street and La Vista Drive.
- 20. Z189-333** On January 8, 2020, the City Council approved the renewal of Specific Use Permit No. 2227, on property zoned ad Planned Development District No. 842, located on the east line of Greenville Avenue, north of Oram Street.
- 21. Z190-125** On February 26, 2020, the City Council approved the renewal of Specific Use Permit No. 2327, on property zoned ad Planned Development District No. 842, located on the southeast line of Greenville Avenue and

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Prospect Avenue.

- 22. Z190-139** On August 26, 2020, the City Council approved Subdistrict 3 within Planned Development District No. 842, located on the east line of Greenville Avenue, north of La Vista Drive.
- 23. Z190-240** On August 26, 2020, the City Council repealed Specific Use Permit No. 2346 for a late-hours establishment limited to a restaurant with drive-in or drive-through, on property zoned Planned Development District No. 842, located on the southwest corner of Greenville Avenue and Alta Avenue.
- 24. Z190-306** On October 15, 2020, the City Plan Commission recommended approval of the renewal of Specific Use Permit No. 1905, on property zoned ad Planned Development District No. 842, located west of Greenville Avenue, south of Sears Street [on the subject property.] The case is scheduled for City Council hearing on December 9, 2020.
- 25. Z201-101** An application for a Specific Use Permit for a late-hours establishment limited to a restaurant with drive-in or drive-through, on property zoned Planned Development District No. 842, located on the southeast corner of Greenville Avenue and Prospect Avenue, is under review with staff.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Greenville Avenue	Local	60 feet

Traffic:

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

Comprehensive Plan:

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

Area Plans:

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

STAFF ANALYSIS

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 842 with SUP No. 1905, and MD-1	Restaurant without drive-in or drive-through
North	PD No. 842 with SUP No. 1905, and MD-1 (same property)	Retail
East	PD No. 842 with SUP No. 2327 and SUP No. 2272, and MD-1	Late-hours establishment limited to bar, lounge, or tavern
South	PD No. 842 with SUP No. 1289, and MD-1	Bar, lounge, or tavern
West	PD No. 842 with MD-1	Surface parking lot

Land Use Compatibility:

The request site is developed with a 7,451-square foot multi-tenant building occupied with restaurant and retail and personal service uses. The applicant intends to utilize a 1,875-square foot space within the building, as well as the front patio, approximately 350 square feet and the rear patio with a covered portion of approximately 750 square feet and an uncovered portion of approximately 1,300 square feet, as a restaurant without drive-in or drive-through service.

The applicant is requesting an SUP for a late-hours establishment to permit the existing use to operate past midnight on a 2,225-square-foot portion of the property. Only the building and the front patio are proposed to operate past midnight. The rear patio is not included with the SUP request.

The area of request had Specific Use Permit No. 2204 for a late-hours establishment limited to a restaurant without drive-in or drive-through service approved by City Council on August 28, 2013. SUP No. 2204 was renewed in August 2014 and expired in August 2017.

In addition to the mix of retail and entertainment uses located along Greenville Avenue, to the north and east of the request site, multifamily residential uses are located further south of the site, and a general merchandise or food store is located further north. To the north, on the same property, there is a retail unit and a late-hours establishment limited to a restaurant without drive-in or drive-through service, to the south there is a

bar, lounge, or tavern, to the west there is a surface parking lot, and to the east there is a late-hours establishment limited to a restaurant without drive-in or drive-through.

The main uses permitted in PD No. 842 are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. The purpose of PDD No. 842 is to ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional-serving, late-night venues. As defined in the PD, a late-hours establishment is any retail or personal service use that operates between 12:00 a.m. and 6:00 a.m., and furthermore requires an SUP for this defined use. Additionally, the City Council adopted a compliance date of September 23, 2011 for any retail and personal service use operating beyond 12:00 a.m. to obtain the required SUP.

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

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

- (1) the number of citations issued by police to patrons of the establishment;
- (2) the number of citations issued by police for noise ordinance violations by the establishment;
- (3) the number of arrests for public intoxication or disorderly conduct associated with the establishment;
- (4) the number of Texas Alcoholic Beverage Code violations of the establishment (*none*); and
- (5) the number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment.

Since this is a request for a new Specific Use Permit for a late-hours establishment, hence the location was not operated past midnight, no relevant information for the above-mentioned criteria is available.

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

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing

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

The request for a late-hours establishment is for the building and front uncovered patio. The rear patio is not included with this request and is not proposed to operate past midnight, hence no conditions regarding the rear patio are included with this SUP request.

Considering the surrounding uses that are similar to the request, and the entire retail and entertainment character of Greenville Avenue, and considering the fact that the location had an SUP for a late hours establishment, staff is supporting the request.

Parking:

Pursuant to §51A-4.210, a restaurant requires one (1) space per 100 square feet of floor area. Based on the applicant's floor calculations, the ±1,875-square foot restaurant requires 19 spaces. The sidewalk patio does not trigger parking requirements, being uncovered.

Since the request site is not a platted lot and is included within a larger building site, parking is evaluated for all uses on the building site. The building site on which the request site is located is within a Modified Delta Overlay, which terminates delta credits when there is an expansion or change in use.

Based on documentation provided by the applicant and confirmed by Building Inspection, 92 spaces are required for all uses on the building site. The building site retains 59 delta credits, 19 spaces are provided onsite, and 14 spaces are provided through a remote parking agreement (5614 Sears Street).

Landscaping:

Landscaping of any development will be in accordance with Article X, as amended. However, the applicant's request will not trigger any Article X requirements, as no new construction is proposed on the site.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The request site is located within an “C” MVA cluster.

Z190-236(AU)

List of Officers

1919-27 Greenville LTD

Madison Partners, LLC - Owner and Manager

Susan Reese - Director

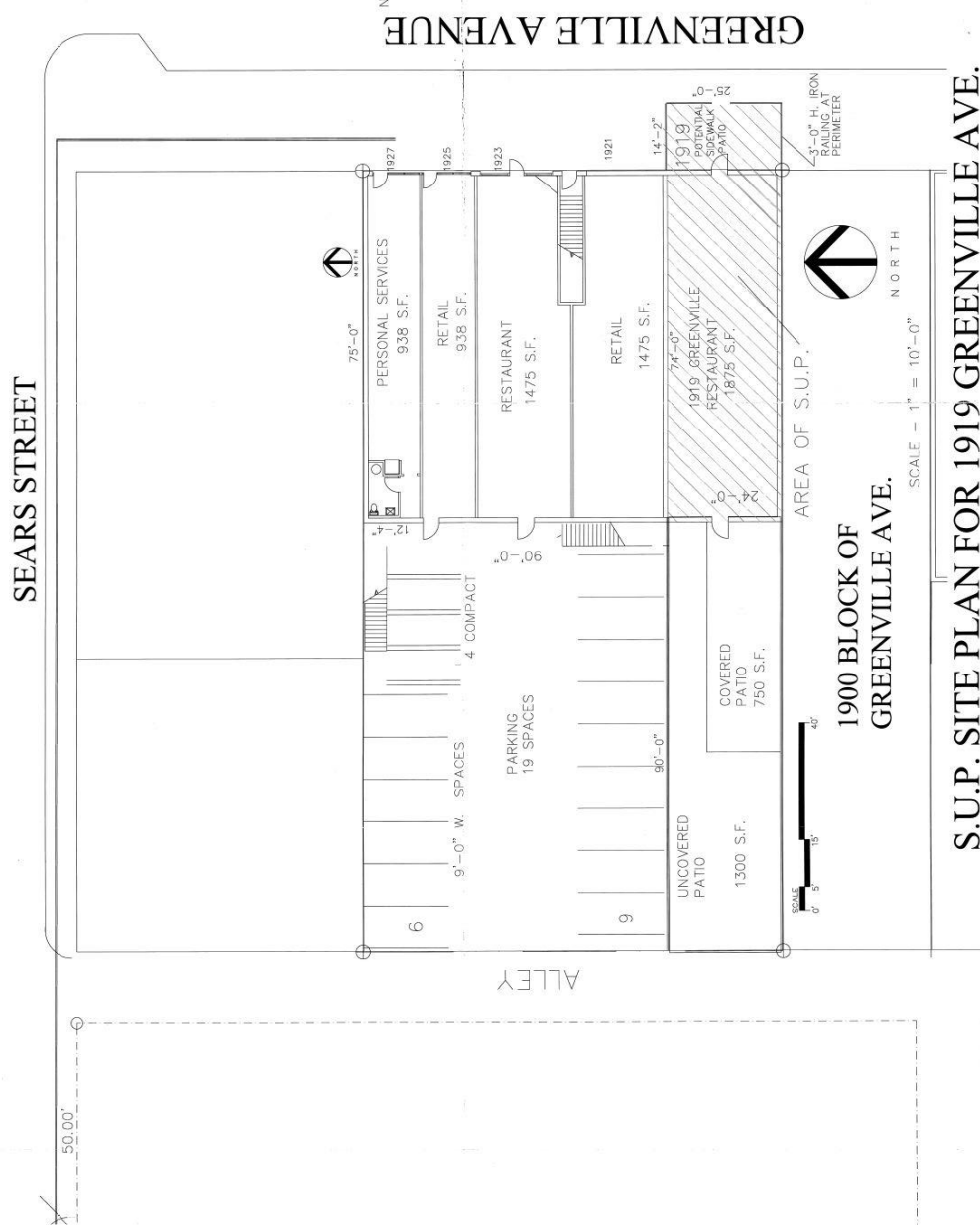
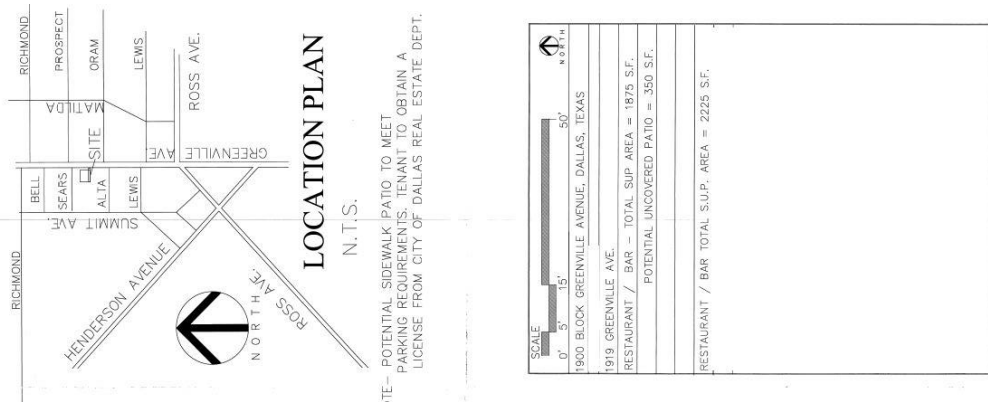
Laurence B. Vineyard - Director

PROPOSED SUP CONDITIONS

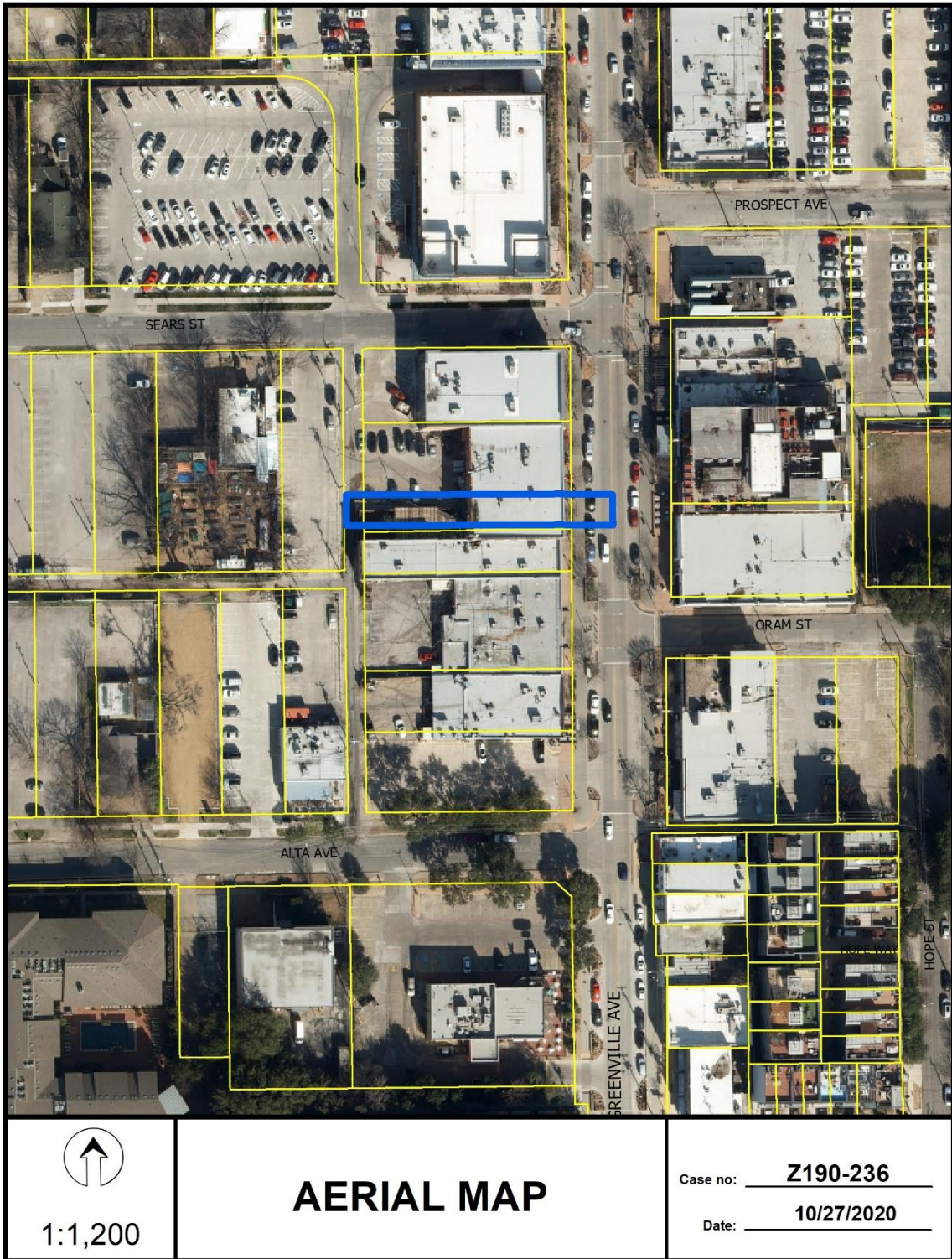
1. USE: The only use authorized by this specific use permit is a late-hours establishment limited to restaurant without drive-in or drive-through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ... (two years) but is eligible for automatic renewal for additional two-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. CERTIFICATE OF OCCUPANCY: The owner or operator must obtain a certificate of occupancy for a late-hours establishment before operating after 12:00 a.m. (midnight).
5. FLOOR AREA: The maximum floor area is 2,225 square feet in the location shown on the attached site plan.
6. HOURS OF OPERATION:
 - A. Except as provided in this paragraph, the late hours establishment limited to a restaurant without drive-in or drive-through service may only operate between 12:00 a.m. (midnight) and 2:00 a.m. (the next day), Monday through Sunday.
 - B. The sidewalk patio, shown on the attached site plan, may only operate between 12:00 a.m. (midnight) and 2:00 a.m. (the next day), Friday through Sunday.
 - C. Food must be made available to the public for purchase during the times set forth in this paragraph.
 - D. All customers must be removed from the Property by 2:15 a.m.
7. OUTDOOR LOUDSPEAKERS: Use of outdoor loudspeakers on the Property is prohibited.

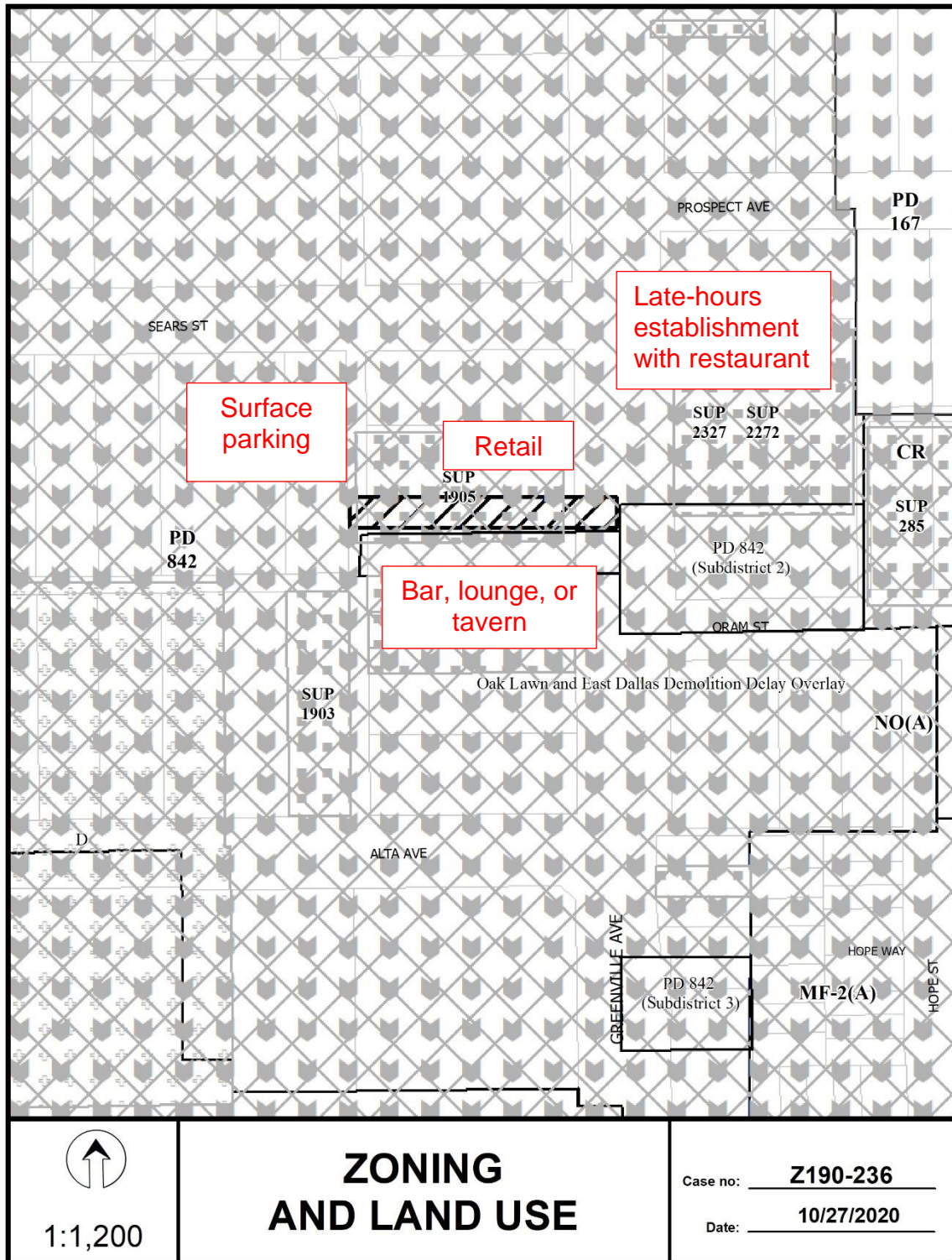
8. PARKING: Off-street parking must be provided in accordance with Planned Development District No. 842 and the MD-1 Modified Delta Overlay No. 1.
9. SIDEWALK PATIO:
 - A. The maximum land area for the sidewalk patio is 350 square feet in the location shown on the attached site plan.
 - B. Live music is prohibited on the sidewalk patio.
10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
11. GENERAL REQUIREMENT: 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.

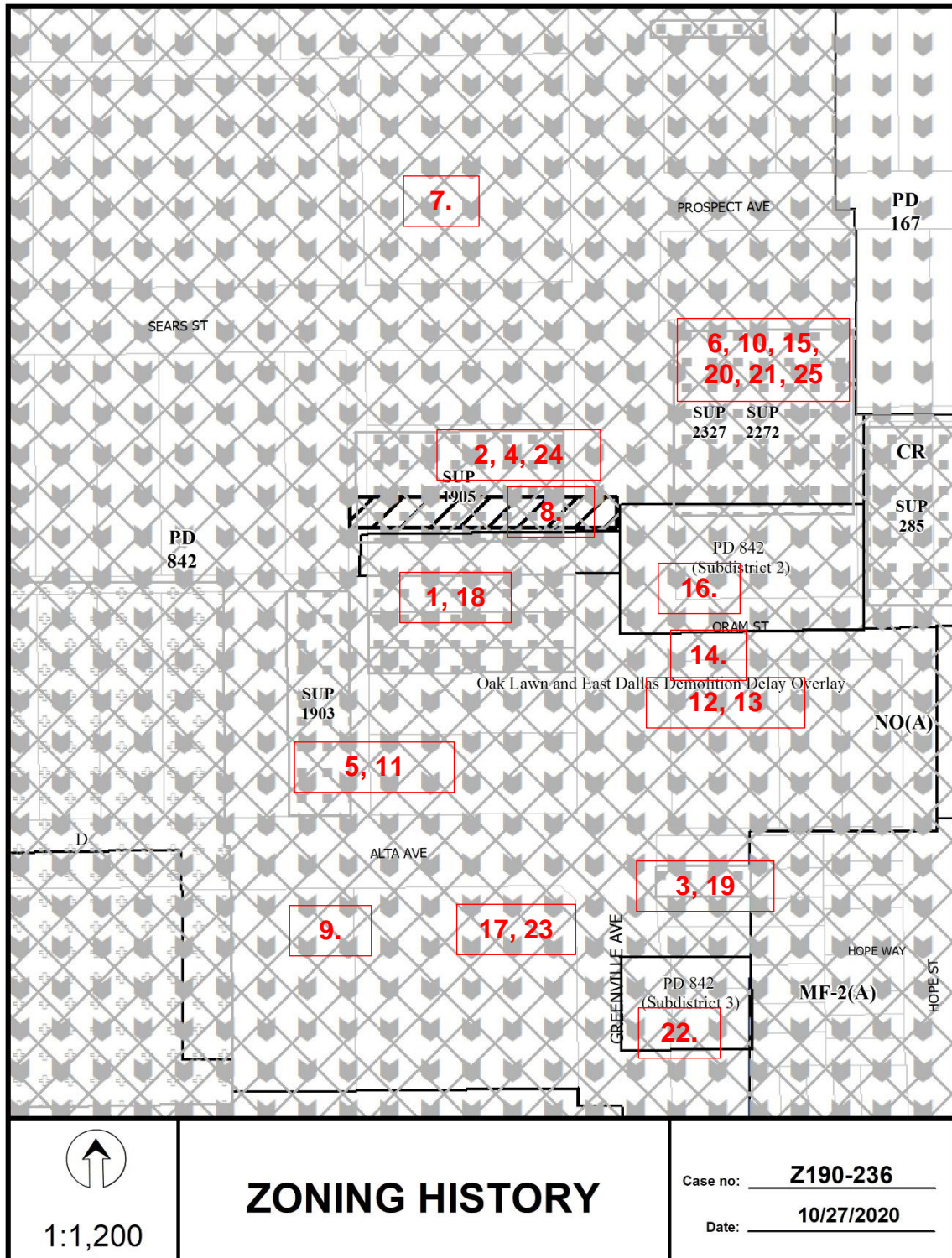
PROPOSED SITE PLAN

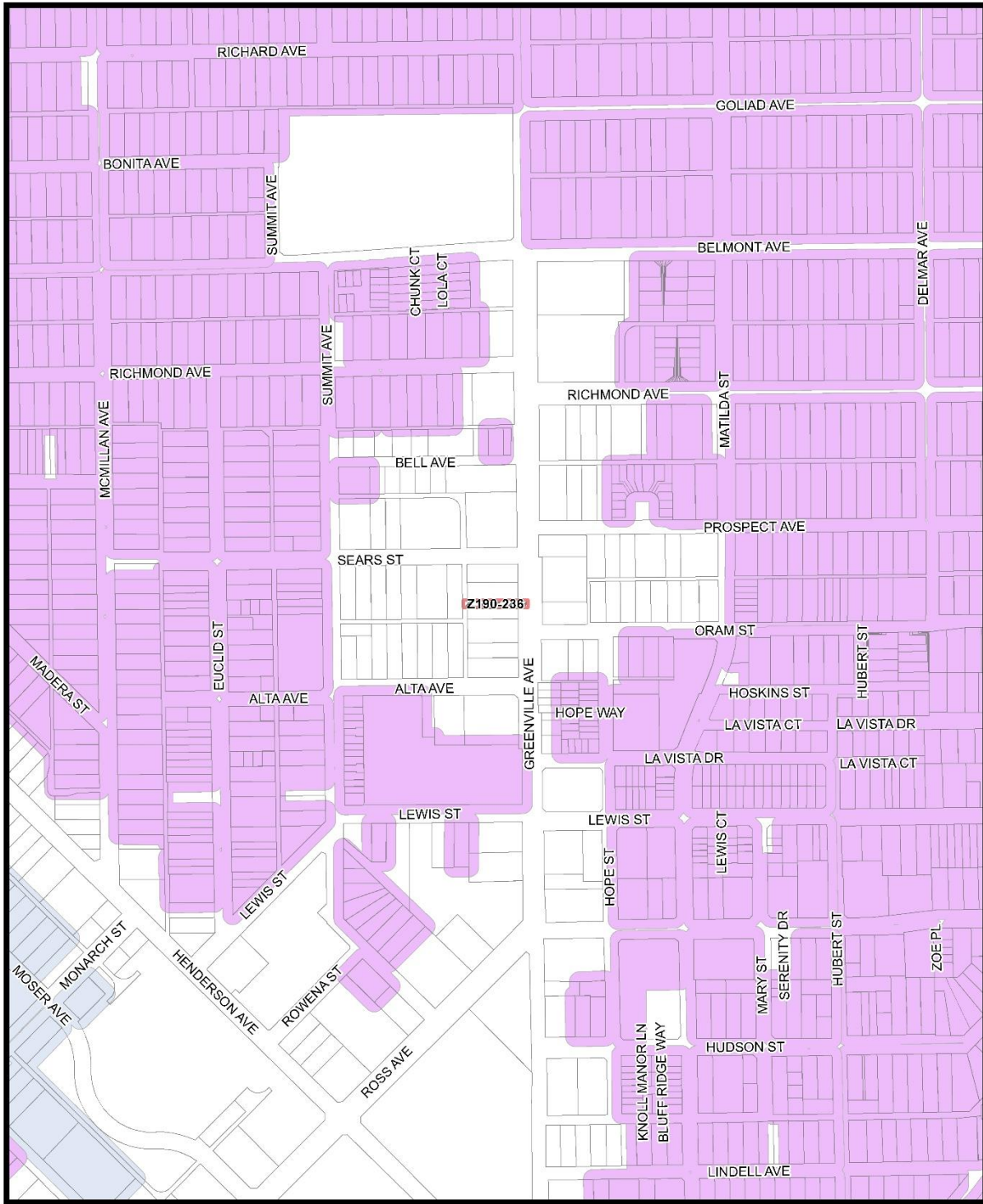












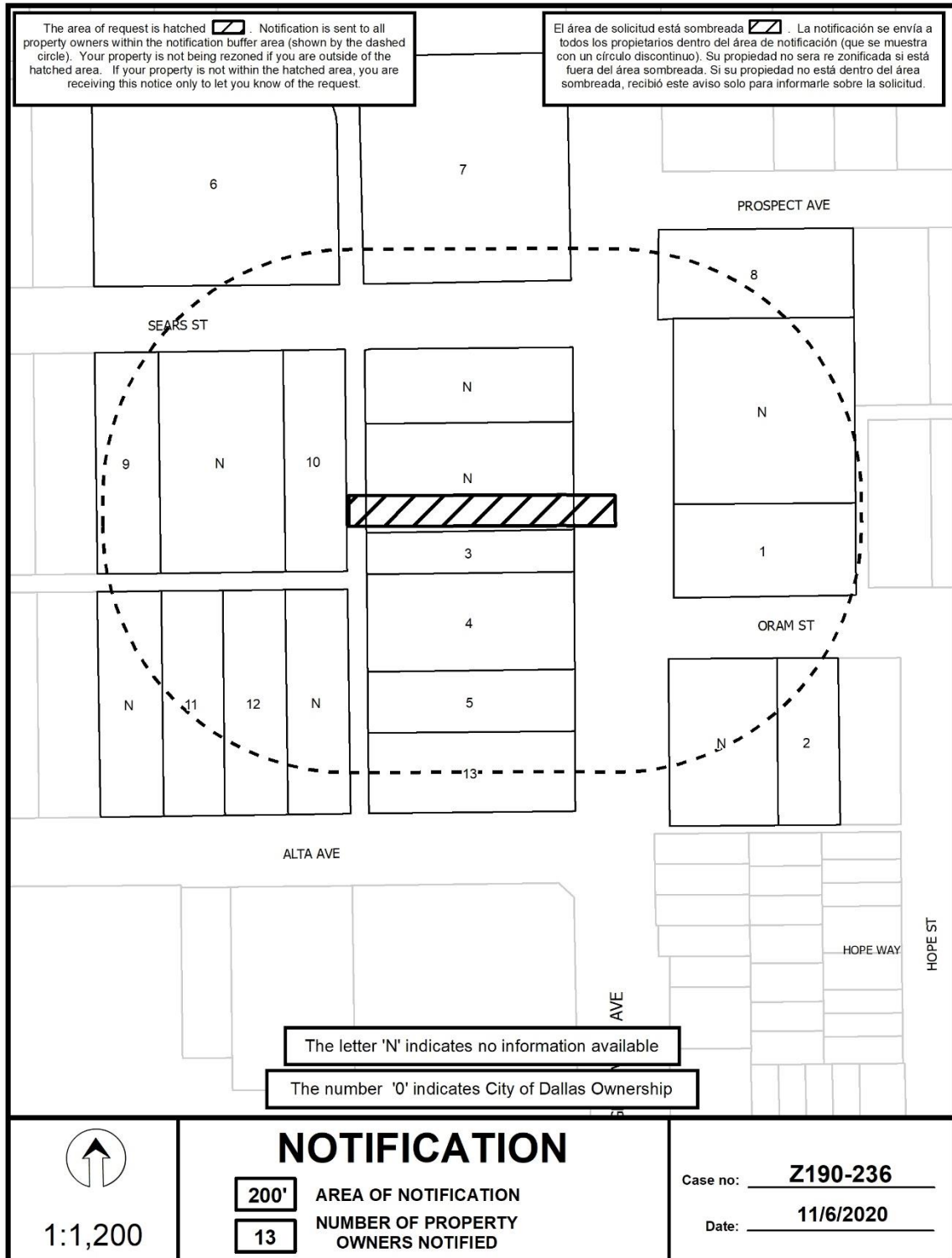
MVACluster A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 11/6/2020



11/11/2020

Notification List of Property Owners

Z190-236

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2000 GREENVILLE AVE	2000 GREENVILLE INVESTORS LLC
2	5710 ORAM ST	SOURIS GEORGIA REVOCABLE TRUST
3	1917 GREENVILLE AVE	MEDICAPITAL INC
4	1911 GREENVILLE AVE	INTERCITY INVESTMENT PROP
5	1909 GREENVILLE AVE	WORLDWIDE FOOD INC
6	5623 SEARS ST	2001 GREENVILLE VENTURE LTD
7	2001 GREENVILLE AVE	2001 GREENVILLE VENTURE LTD
8	2026 GREENVILLE AVE	ANDRES FAMILY TRUSTS THE
9	5618 SEARS ST	GREENVILLE HOLDINGS CO
10	5628 SEARS ST	ANDRES FAMILY TRUSTS
11	5623 ALTA AVE	GREENWAYSEARS LP
12	5627 ALTA AVE	LOWGREEN PS LTD
13	1903 GREENVILLE AVE	LOWGREEN PS

FILE NUMBER: Z190-326(AU)

DATE FILED: August 6, 2020

LOCATION: Northeast corner of Jim Miller Road and Great Trinity Forest Way

COUNCIL DISTRICT: 8

MAPSCO: 58 S

SIZE OF REQUEST: ± 2.990 Acres

CENSUS TRACT: 93.04

REPRESENTATIVE: Melinda Nelson

APPLICANT / OWNER: Sanabel Investment, LP

REQUEST: An application for the renewal of and an amendment to Specific Use Permit No. 2229 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Commercial Retail District with a D-1 Liquor Control Overlay and deed restrictions [Z845-291]

SUMMARY: The purpose of this request is to allow the continuation of the sale of alcoholic beverages for off-premise consumption in conjunction with an existing general merchandise or food store. The proposed amendment reduces the SUP to the western portion of the property where the general merchandise or food store is located [Tiger Mart 86, Go Loco Street Tacos & Burritos.]

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 on the 1.7-acre western portion of the area of request.

Background Information

- The request site is currently developed with a 4,549-square-foot general merchandise or food store use and a 1,500-square-foot restaurant with drive-in or drive through service with a motor vehicle fueling station.
- A Certificate of Occupancy for a general merchandise or food store greater than 3,500 square feet was originally issued on January 13, 2017.
- In the CR Community Retail District, the general merchandise or food store use is permitted by right. The sale of alcoholic beverages for off-premise consumption requires a Specific Use Permit in the D-1 Liquor Control Overlay.
- On December 11, 2013, the City Council approved Specific Permit No. 2063 for the sale of alcoholic beverages in conjunction with a general merchandise or food store for a two-year period with eligibility for automatic renewal for additional five-year periods [Z123-337]. The applicant did not renew SUP No. 2063 prior to the deadline and as a result the SUP expired on December 15, 2015.
- On March 22, 2017, the City Council approved Specific Use Permit No. 2229 for the sale of alcohol for off-premise consumption in conjunction with a general merchandise or food store for a two-year period [Z167-104]. SUP No. 2229 was renewed on June 12, 2019 for a two-year period with eligibility for automatic renewal for additional two-year periods.
- SUP No. 2229 covers the entire 2.99-acre property. The applicant is proposing to amend SUP No. 2229 and reduce it to the 1.7-acre western portion of the property that is currently developed. The rest of the property is currently undeveloped. The request is also for the renewal of SUP No. 2229.
- The site is under deed restrictions [Z845-291.] The deed restrictions cover a larger area around the request site and limit the uses allowable to the uses under General Retail District in Chapter 51 and allows multifamily limited to maximum 26 units per acre.

Zoning History

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

- 1. Z190-294:** On October 28, 2020, the City Council approved the renewal of Specific Use Permit No. 2099 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 and deed restrictions [Z845-291],

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located on the southwest corner of Great Trinity Forest Way and North Jim Miller Road.

2. Z178-337: On June 12, 2019, the City Council approved the renewal of Specific Use Permit No. 2229 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

3. Z167-330: On February 1, 2018, the City Plan Commission recommended denial without prejudice your application for a Specific Use Permit for a hotel or motel use on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, located on the south side of Great Trinity Forest Way, west of South Jim Miller Road.

Thoroughfares

Thoroughfare/Street	Type	Existing / Proposed ROW
Great Trinity Forest Way	Principal Arterial	107 feet Bike Plan
Jim Miller Road	Minor Arterial	100 feet Bike Plan

Traffic:

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

Comprehensive Plans:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

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

STAFF ANALYSIS

Land Use:

	Zoning	Land Use
Site	CR-D-1 with deed restrictions Z845-291	Motor vehicle fueling station with general merchandise or food store greater than 3,500 square feet; and restaurant
North	CR-D-1 with deed restrictions Z845-291 R-7.5(A) SUP No. 1008, CR-D-1	Undeveloped, Church
South	CR-D-1 with deed restrictions Z845-291	Undeveloped; Elam Creek
East	MF-2(A)	Undeveloped, Multifamily
West	CR-D-1 with deed restrictions Z845-291	Auto Related use

Land Use Compatibility:

The request site is zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and is developed with a 4,549-square-foot structure consisting of a general merchandise or food store, drive through restaurant use and a motor vehicle fueling station.

SUP No. 2229 covers the entire 2.99-acre property. The applicant is proposing to amend SUP No. 2229 and reduce it to the 1.7-acre western portion of the property that is currently developed. The original SUP proposed to add an extra building on the eastern side of the property in a future phase. The applicant plans to sell the 1.3-acre eastern portion of the property that is currently not developed.

The applicant's request also includes the renewal of SUP No. 2229 that will allow the continued sale of alcoholic beverages in conjunction with a general merchandise store or food store greater than 3,500 square feet.

The surrounding land uses consist primarily of commercial uses and single-family residential uses further away. To the north there is an undeveloped property and a church. To the east there is a multifamily use, to the south there is Elam Creek and a wooded area, and to the west there are auto-related uses.

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

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

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

- surveillance camera systems,
- video recording and storage systems,
- alarm systems,

- drop safes,
- security signs,
- height markers,
- store visibility,
- safety training programs, and
- trespass affidavits.

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

Considering the location of the area of request in the vicinity of a major thoroughfare intersection, the surrounding uses that are similar or complimentary to the proposed use, and the proposed SUP Conditions, staff supports the renewal of the SUP for alcohol sales in conjunction with a convenience store.

Landscaping:

Landscaping must be provided in accordance with Article X, as amended. Landscaping requirements are not triggered by this request.

Parking:

The off-street parking requirement for a general merchandise or food store greater than 3,500 square feet is one space for each 200 square feet of floor area and one space per 100 square feet of floor area for a restaurant use. Based on the total floor area of the 4,549-square-foot general merchandise or food store and the 1,769-square-foot restaurant use, the use requires 41 off-street parking spaces. The applicant is exceeding the requirement and providing 58 spaces per the attached site plan.

Market Value Analysis

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

Z190-326(AU)

List of Officers

Sanabel Investment, LP

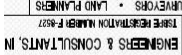

Sanabel Management, LLC – general partner

Guhaina Almakdad – limited partner

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~June 21, 2020~~_____, (two-year period 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. DRIVE-THROUGH-WINDOW: Use of the drive-through window for retail sales of alcoholic beverages is prohibited.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN

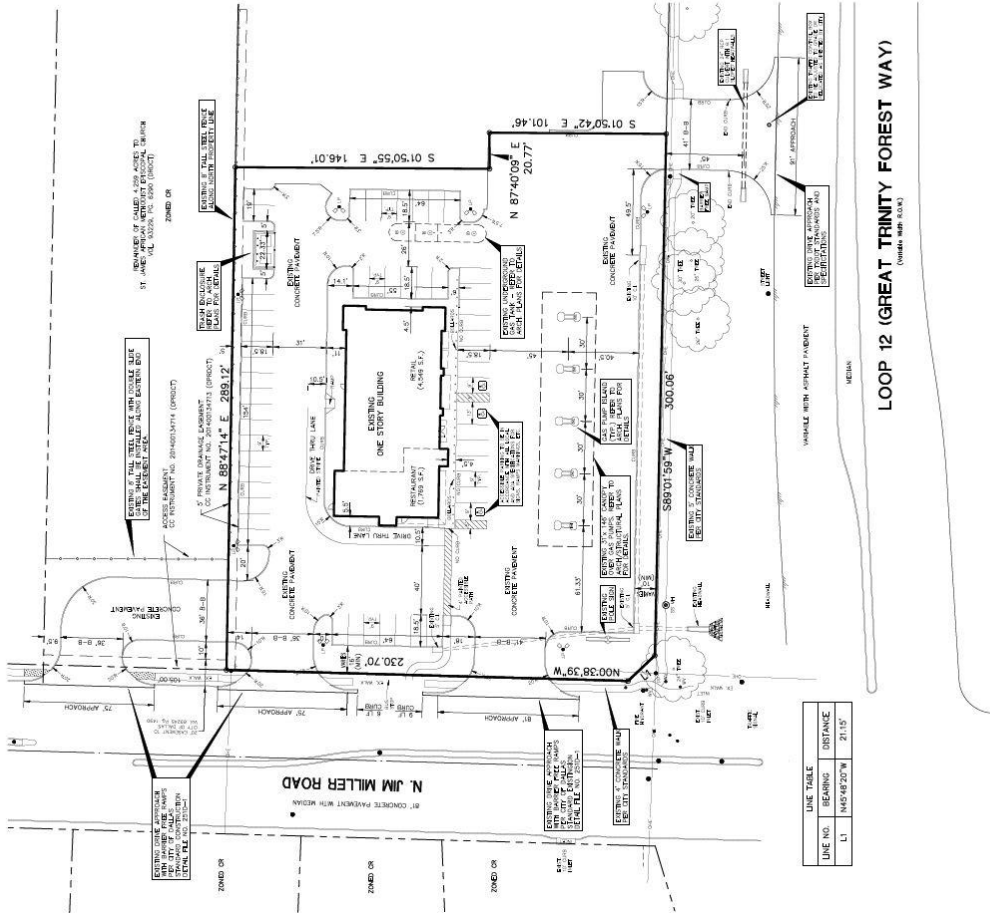
 <p>JDJR ENGINEERS & CONSULTANTS, INC. ENGINEERS • SURVEYORS • LAND PLANNERS 2800 Texas Drive, Suite 300, Dallas, Texas 75228 Tel: 972-252-0200 (US/INT) Fax: 972-252-0958</p>		<p>PROJECT: TIGER MART 86 LOT 14-B BLOCK ADDITION REVISED 185 NORTH JIM MILLER ROAD DALLAS, TEXAS</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>DATE</th> <th>REVISION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	DATE	REVISION							<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">SHEET TITLE</td> </tr> <tr> <td colspan="2">SITE PLAN FOR SPECIFIC USE PERMIT</td> </tr> <tr> <td colspan="2">Z190-326(AU)</td> </tr> <tr> <td colspan="2">DATE: JULY 7, 2020</td> </tr> <tr> <td colspan="2">SCALE: 1" = 30'</td> </tr> <tr> <td colspan="2">DRAWN BY: J.D.P.</td> </tr> <tr> <td colspan="2">CHECKED BY: J.D.R.</td> </tr> <tr> <td>SHEET NO.</td> <td>1 of 1</td> </tr> <tr> <td colspan="2">JOB FILE NO. 939-S-14</td> </tr> </table>	SHEET TITLE		SITE PLAN FOR SPECIFIC USE PERMIT		Z190-326(AU)		DATE: JULY 7, 2020		SCALE: 1" = 30'		DRAWN BY: J.D.P.		CHECKED BY: J.D.R.		SHEET NO.	1 of 1	JOB FILE NO. 939-S-14	
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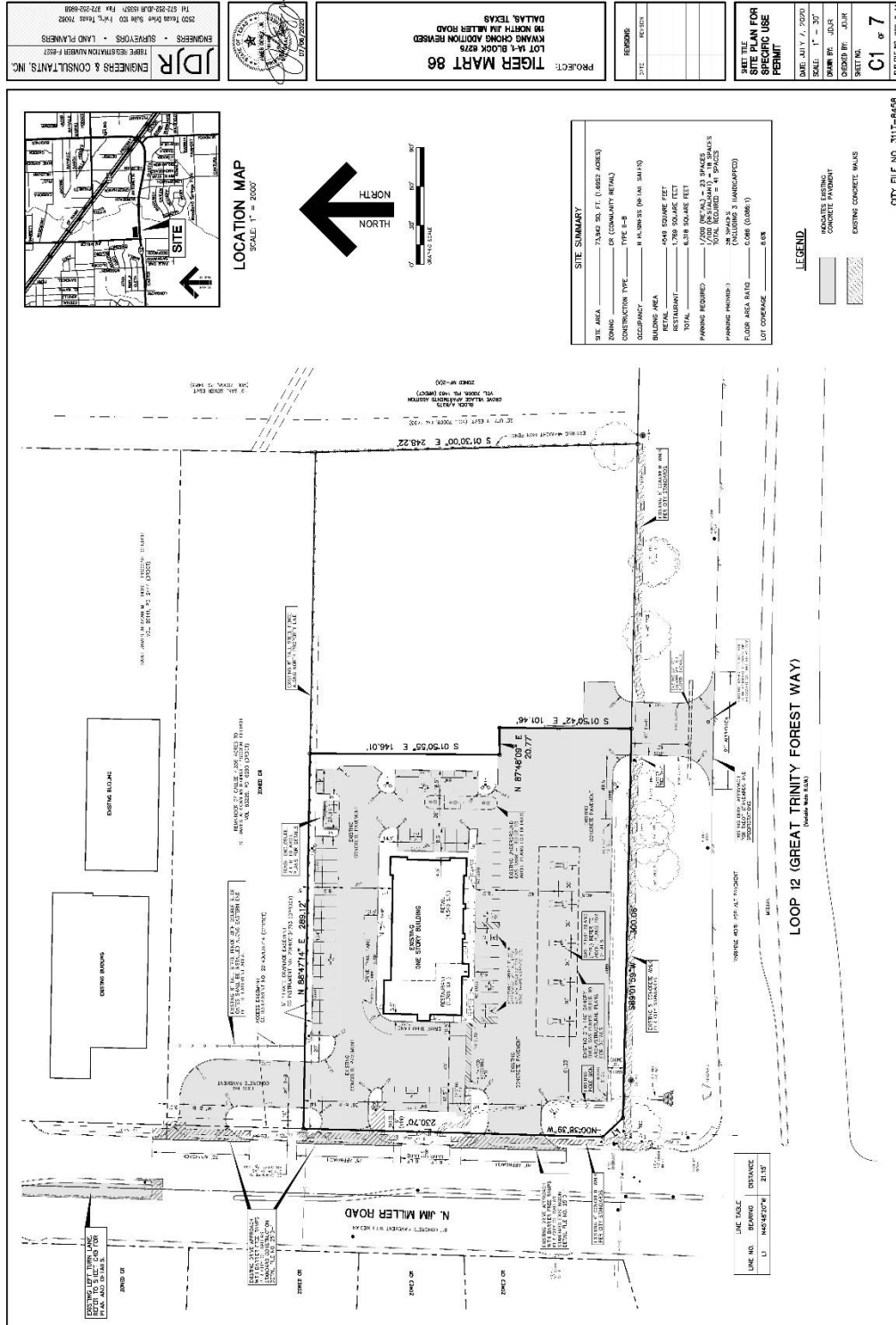
LOCATION MAP
SCALE: 1" = 2000'



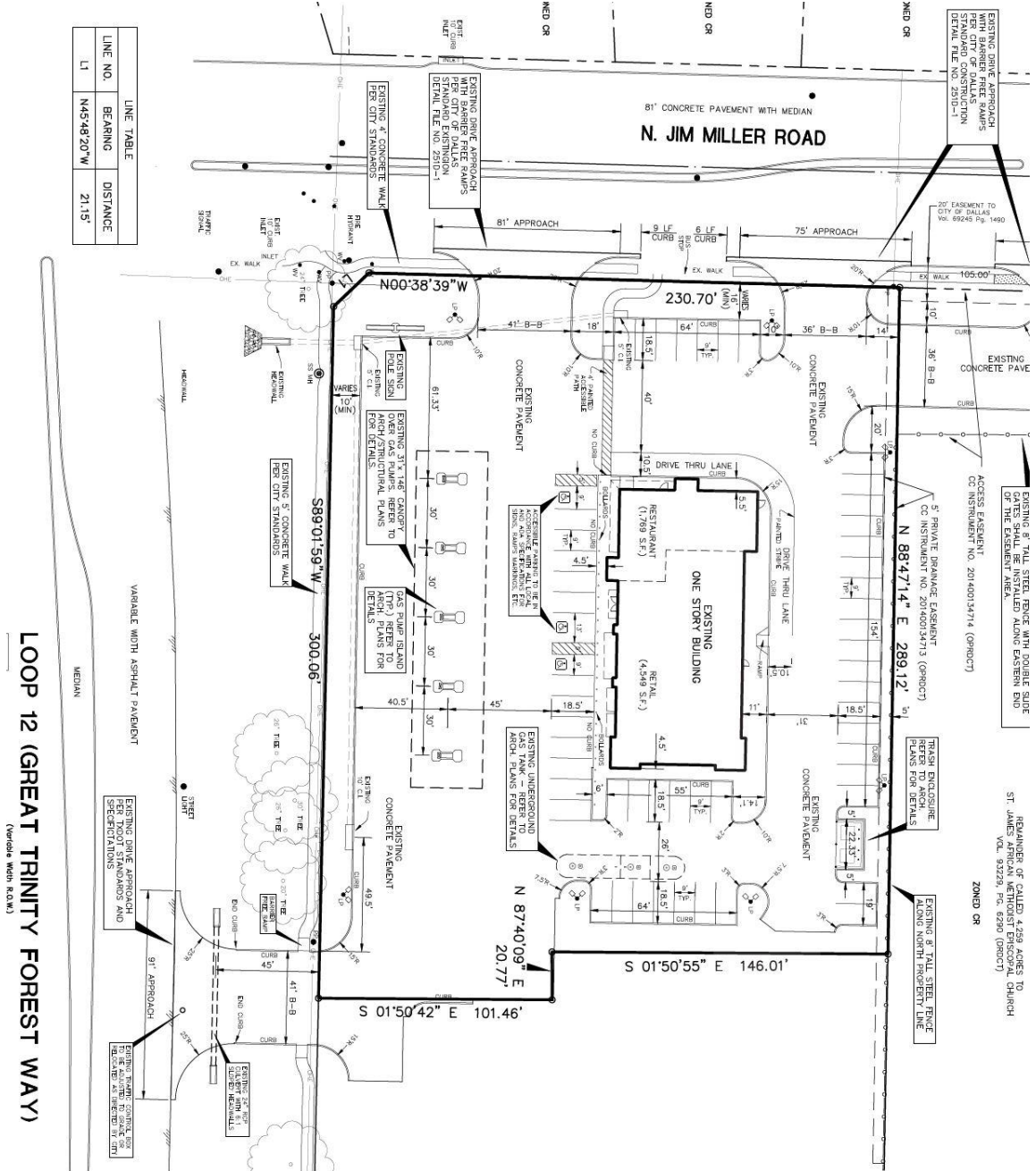
SITE SUMMARY	
SITE AREA	73,842 SQ. FT. (1.692 ACRES)
ZONING	OR (COMMUNITY RETAIL)
CONSTRUCTION TYPE	TYPE II-B
OCCUPANCY	B BUSINESS (RETAIL SALES)
BUILDING AREA	4,640 SQUARE FEET
RETAIL RESTAURANT	1,790 SQUARE FEET
TOTAL	6,318 SQUARE FEET
PARKING PROVIDED	1,700 SPACES (1,630 SPACES FOR VEHICLES, 70 SPACES FOR BICYCLES)
PARKING REQUIRED	1,700 (RESTAURANT) = 18 SPACES
FLOOR AREA RATIO	0.086 (0.086:1)
LOT COVERAGE	8.6%



PROPOSED SITE PLAN with area to be split (for illustrative purpose only)



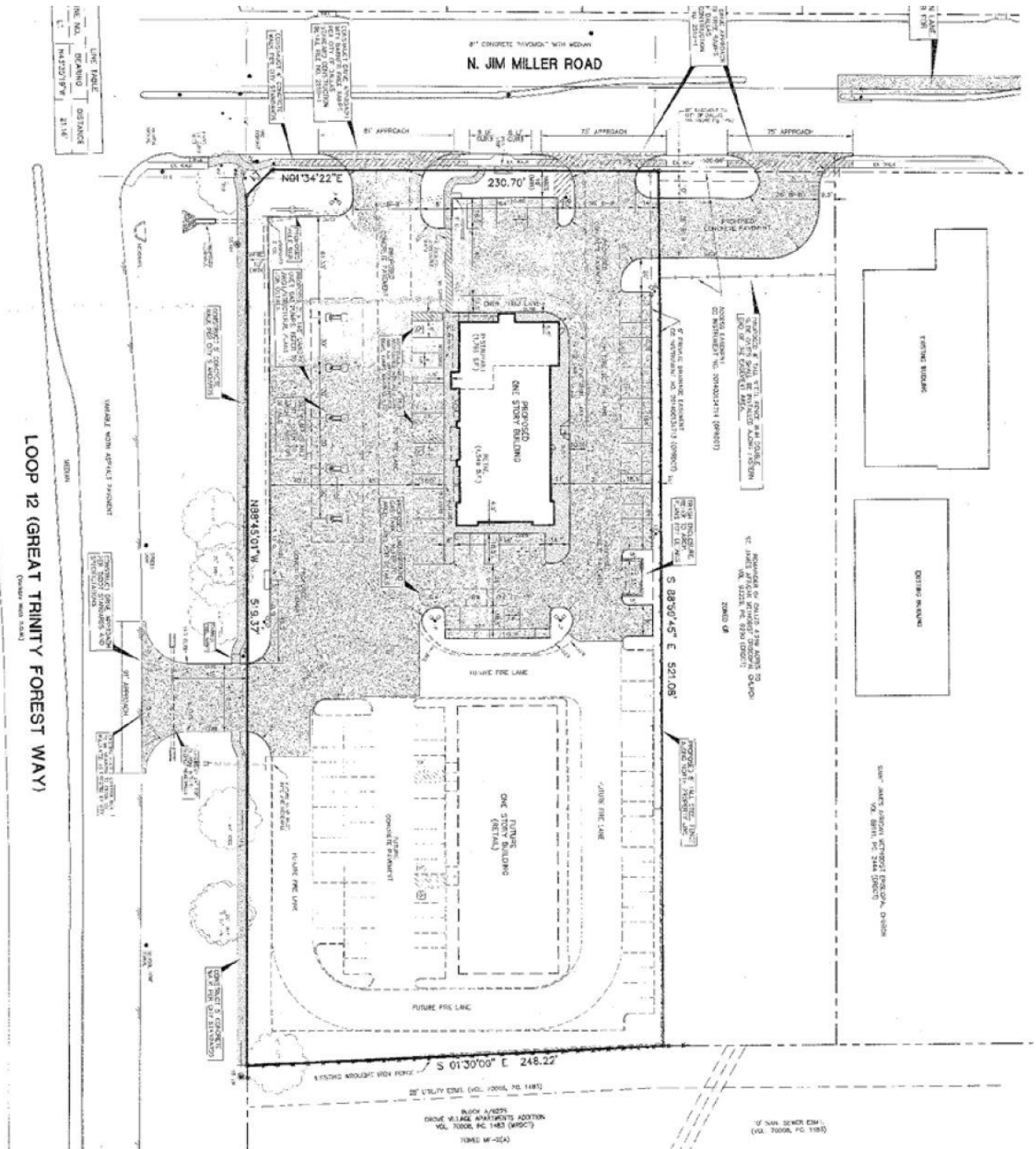
PROPOSED SITE PLAN (enlarged)

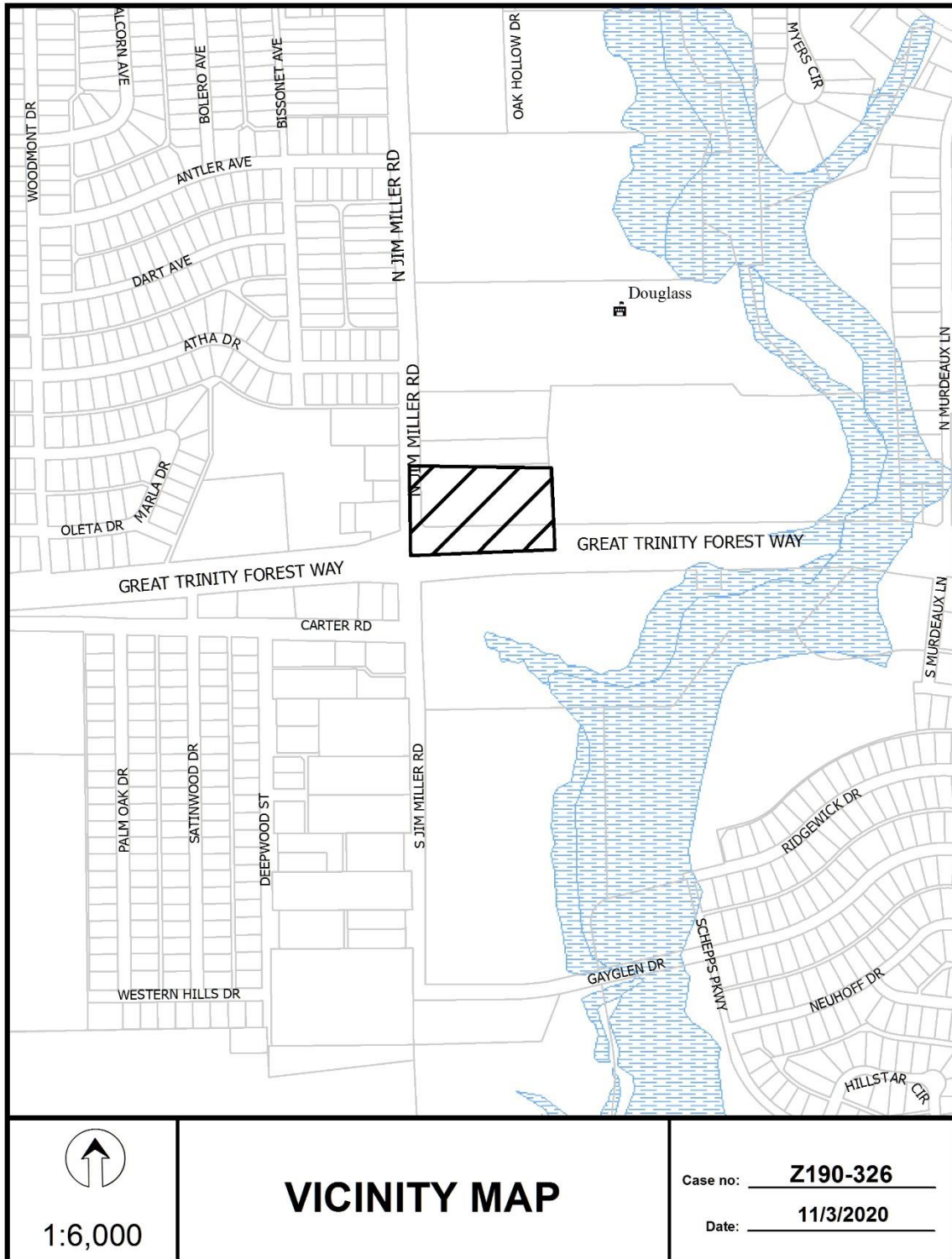


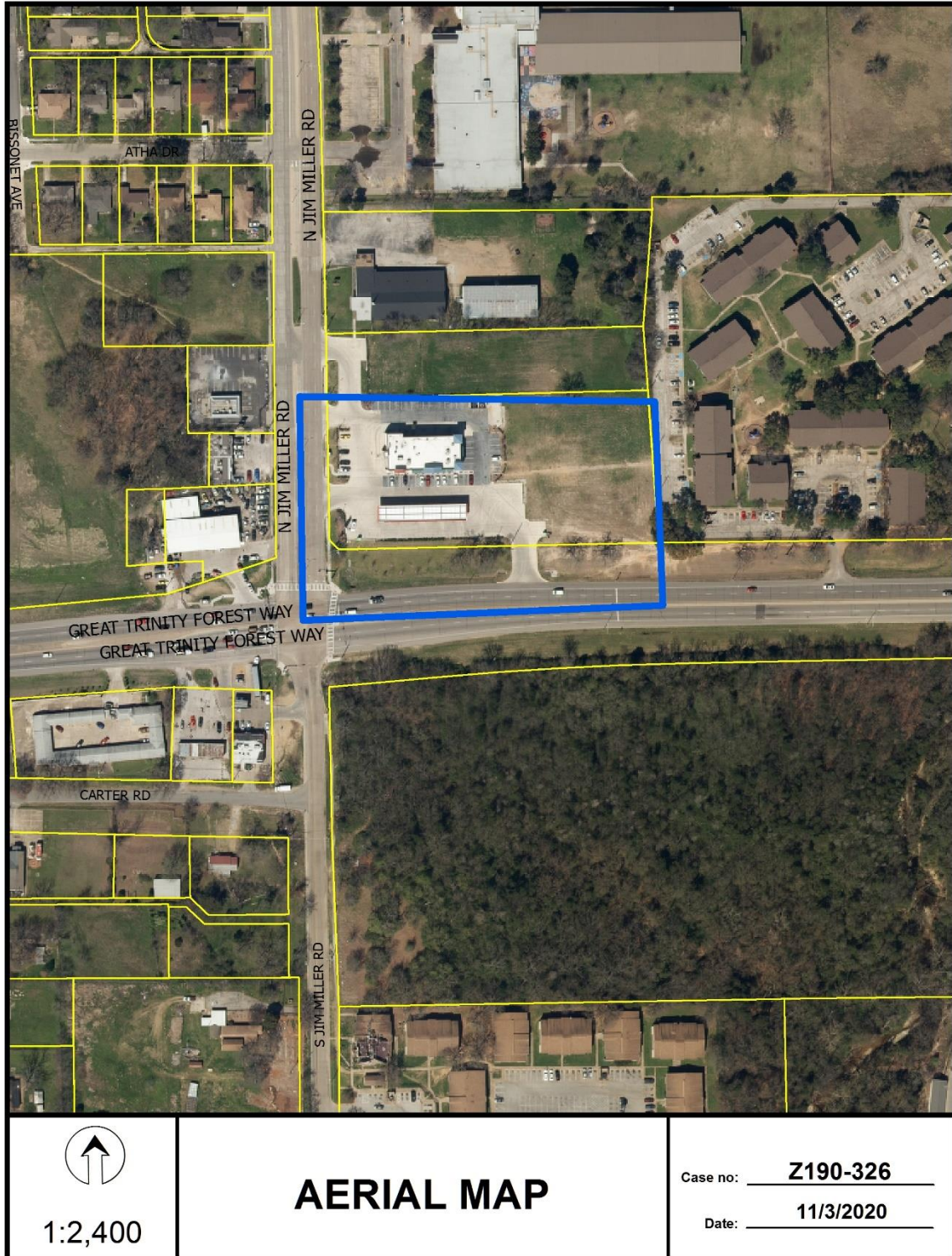
LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N45°48'20\"W	21.15'

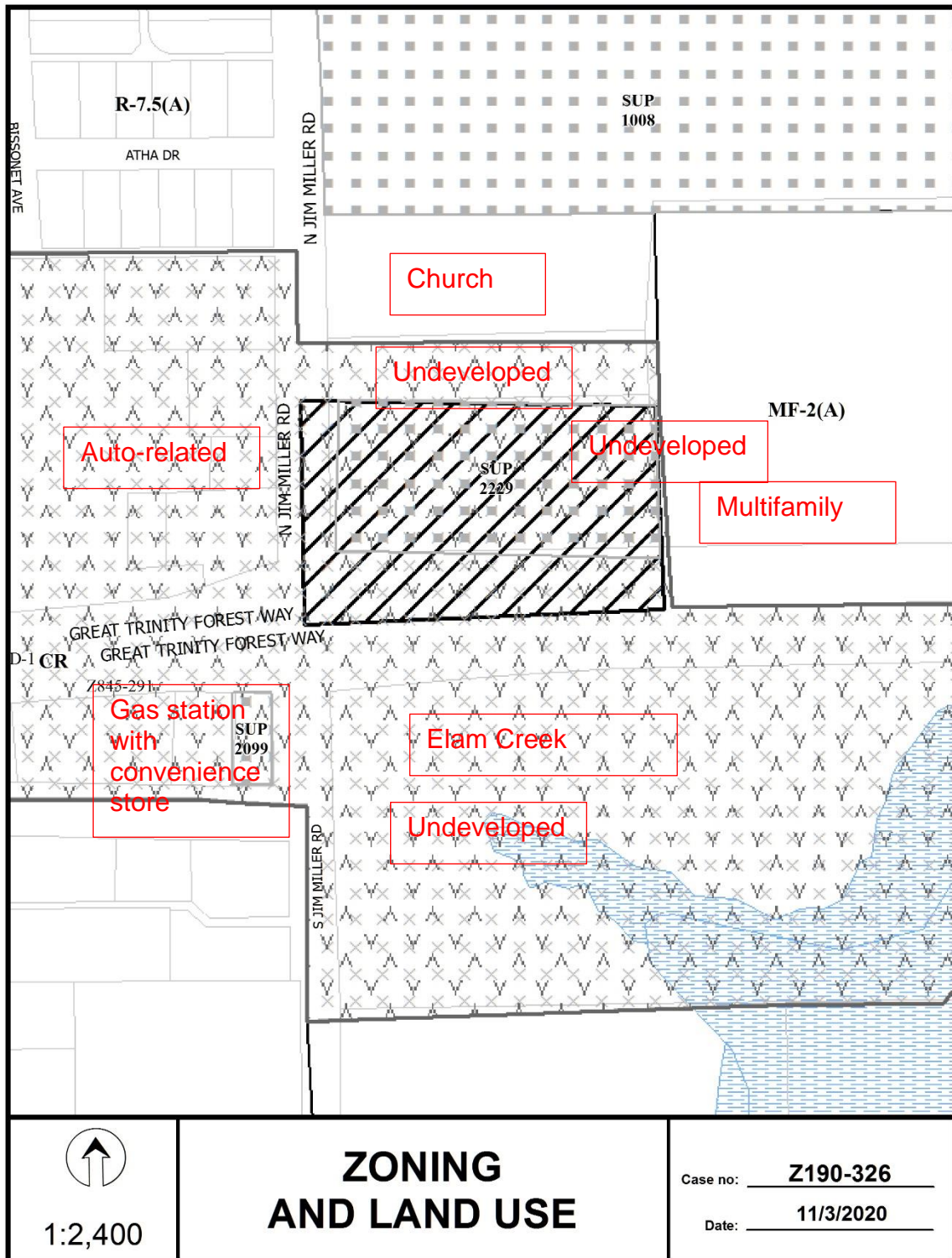
LOOP 12 (GREAT TRINITY FOREST WAY)
 (Variable With ROW)

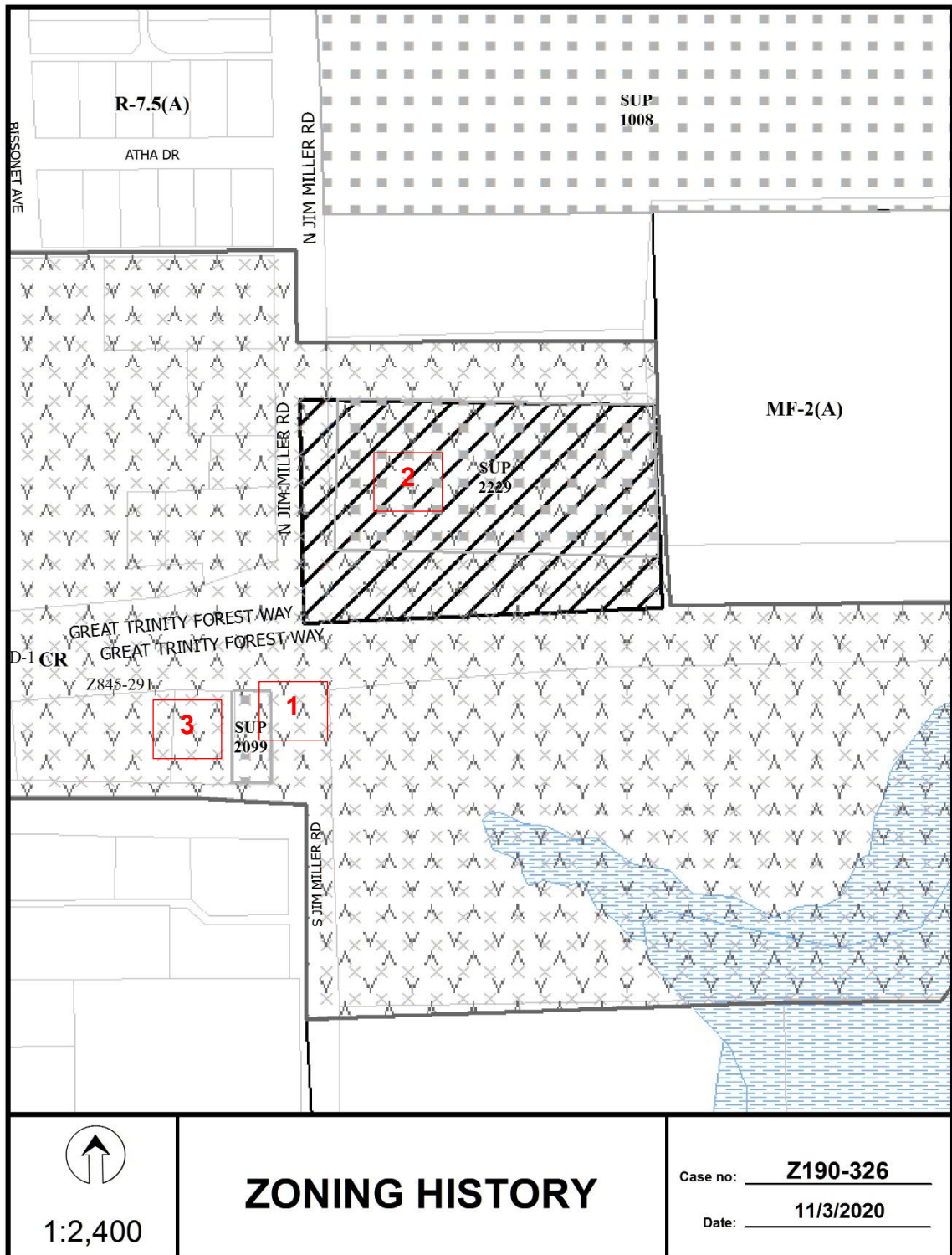
EXISTING SITE PLAN

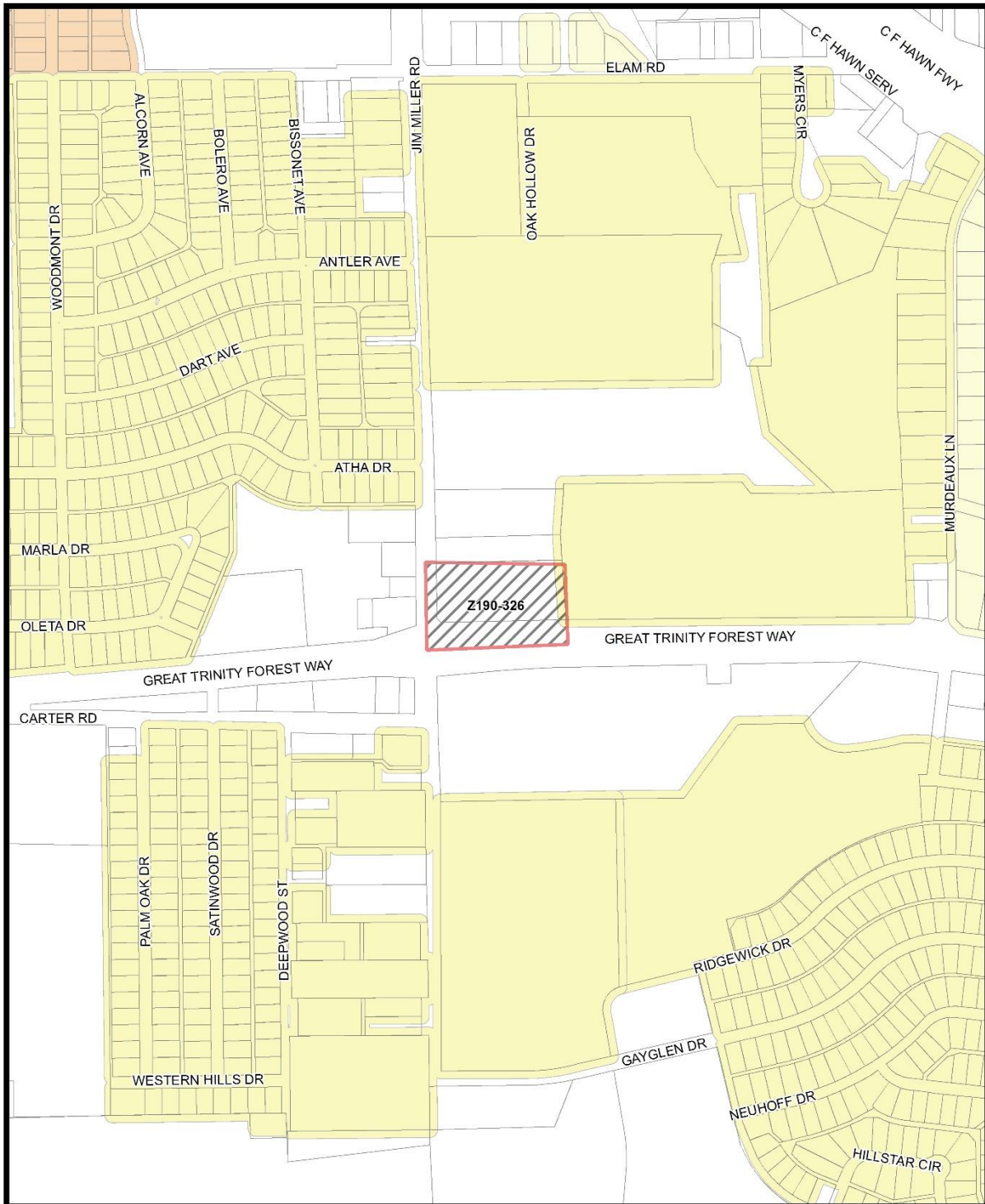






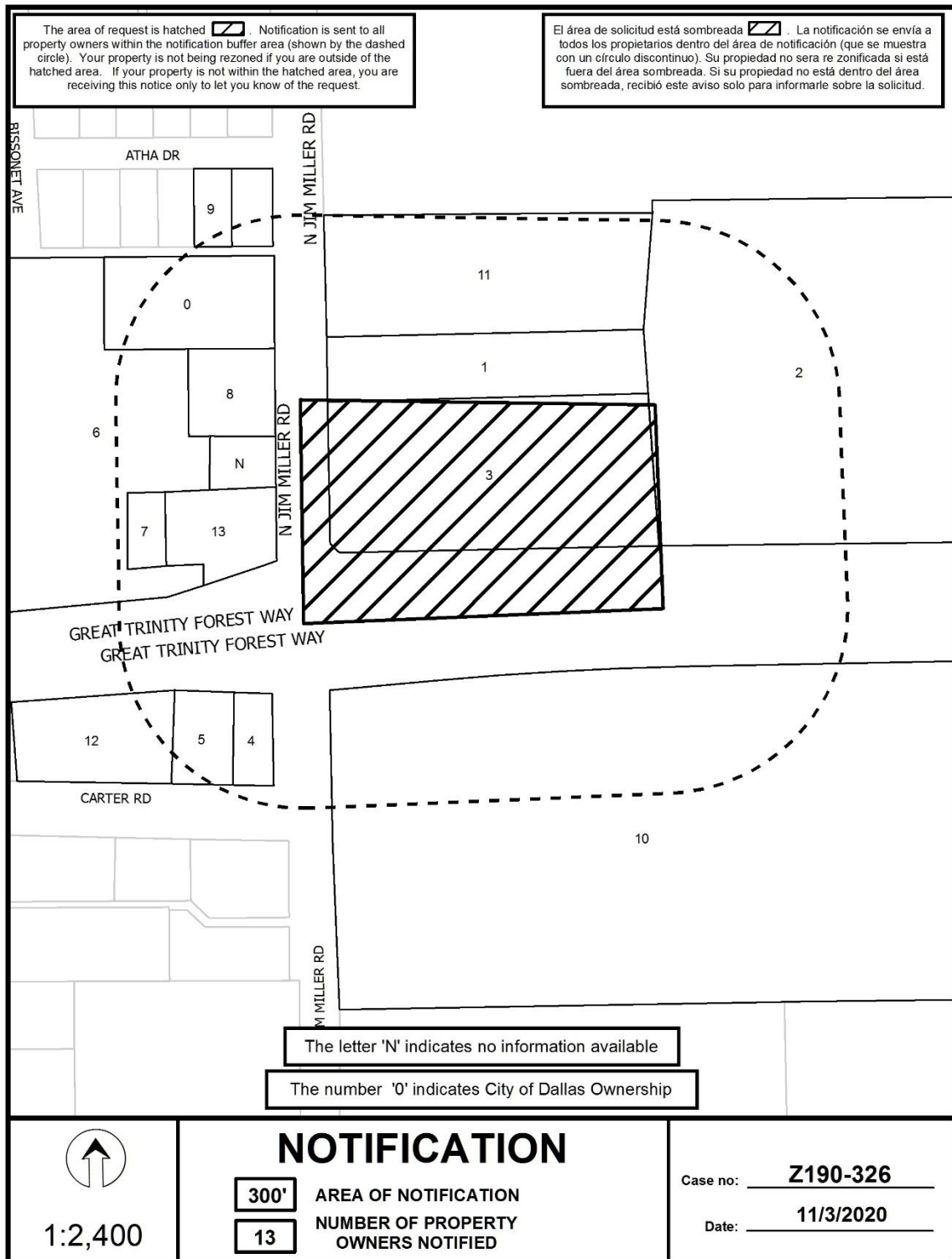






Market Value Analysis

Printed Date: 11/3/2020



11/03/2020

Notification List of Property Owners

Z190-326

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	124 N JIM MILLER RD	ST JAMES AFRICAN METHODIST EPISCOPAL CHURCH
2	7203 GREAT TRINITY FOREST WAY	LOOP 12 TRAILS LTD
3	116 N JIM MILLER RD	SANABEL INVESTMENT LP
4	7036 GREAT TRINITY FOREST WAY	FOODPLUS 2 INC
5	7028 GREAT TRINITY FOREST WAY	SUPERB KAR WASH LLC
6	6901 GREAT TRINITY FOREST WAY	CATHEDRAL OF FAITH
7	7015 GREAT TRINITY FOREST WAY	CATHEDRAL OF FAITH
8	129 S JIM MILLER RD	CENTURY OAK INVESTMENTS LLC
9	7026 ATHA DR	REDDTROW PROPERTY MGMT LLC
10	7100 GREAT TRINITY FOREST WAY	VSB INVESTMENTS LLC
11	200 N JIM MILLER RD	ST JAMES AFRICAN METHODST
12	7020 GREAT TRINITY FOREST WAY	JUNEJA HOSPITALITY HOLDINGS LLC
13	7071 GREAT TRINITY FOREST WAY	ALEJANDRE ARCANGEL

FILE NUMBER: Z190-318(LG) **DATE FILED:** July 24, 2020

LOCATION: Northeast corner of Kimsey Drive and Maple Avenue

COUNCIL DISTRICT: 2 **MAPSCO:** 34 P

SIZE OF REQUEST: ±0.78 acres **CENSUS TRACT:** 4.06

REPRESENTATIVE: Rob Baldwin, Baldwin Planning

APPLICANT: Urban Genesis

OWNER: Red Barn Holdings LP

REQUEST: An application for an MF-2(A) Multifamily District on property zoned an MU-2 Mixed Use District and an IR Industrial Research.

SUMMARY: The applicant proposes to develop the site with 76 multifamily units.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is zoned an MF-2 Multifamily District and IR Industrial Research District and is currently undeveloped.
- The applicant proposes to develop the property for multifamily uses.

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

1. **Z190-319** An application for an MF-2(A) Multifamily District on property zoned an MU-2 Mixed Use District and an IR Industrial Research (Scheduled for CPC on November 19, 2020).

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Maple Avenue	Community Collector	60 feet/60 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	MU-2 Mixed Use District IR Industrial Research	Undeveloped
North	MU-2 Mixed Use District with Deed Restrictions	Multiple Family
East	PD No. 907 IR Industrial Research District	Single Family Office
South	IR Industrial Research District MF-2(A) Multifamily District with Deed Restrictions	Retail (Restaurants) & Office Single Family
Southwest	IM Industrial Manufacturing District	Undeveloped Land
West	MU-2 Mixed Use District	Multiple Family

Land Use Compatibility:

The site is zoned an MU-2 Multifamily District and an IR Industrial Research District and is currently undeveloped. Zoning surrounding the site consists of MU-2 Mixed Use, IM Industrial Manufacturing, MF-2(A) Multifamily and IR Industrial Research Districts. The area of request has multiple and single family uses to the north, east and west of the property. Office uses are also located to the south and to the east of the area of request. Restaurant and office uses are also south of the site. There is also an undeveloped parcel southwest of the area of request. Overall, staff believes the proposed zoning is complimentary with the existing land uses surrounding the site.

The MF-2(A) District provides for Mixed Income Housing bonuses by right. If the applicant chooses to provide a mixed income housing project, this would be determined before filing for a building permit. For MVA Category “E” properties, the applicant has three different options for set aside minimums for percentage of total residential units reserved in each income band. A set aside of a minimum of 5% of the total units at income band 2 would allow for a maximum height of 51 feet and 85% lot coverage for residential uses. A set aside of a minimum of 10% of the total units at income band 2 would allow for a maximum height of 66 feet and 80% lot coverage for residential uses. A set aside of a minimum of 10% of the total units at income band 2 and 5% of the total units at income band 1 would allow a maximum height of 85 feet and 85% lot coverage for residential uses.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
IM Industrial Research – existing	15 adj to expressway and thoroughfare s 0' in all others	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/retail 0.5 retail	110'	80%	Proximity Slope Visual	Heavy Industrial Manufacturing
MU-2 Mixed Use District – existing	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
MF-2 Multifamily District -proposed	15"	Single family: no min Duplex: 5 feet / 10 feet Other: 10 feet / 15feet When other uses back MF and commercial : 10 feet	No Maximum	54 feet 4 stories RPS applies for all portions above 26 feet + 12 feet encroach ments into RPS for certain elements	60% 50% non- residential	Mixed- income bonuses Spacing for single family uses	Multifamily

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. A multifamily development is required to have 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 required parking is restricted to resident parking. The applicant is proposing 78 dwelling units which would require at least 78 spaces for resident parking and 20 parking spaces for guests. The minimum parking required for this development, if approved, would be 98 parking spaces, assuming that all apartments consist of one bedroom. If the dwelling units have more bedrooms, the parking requirements would increase.

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 target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. A portion of the area of request site is within Category “E.”

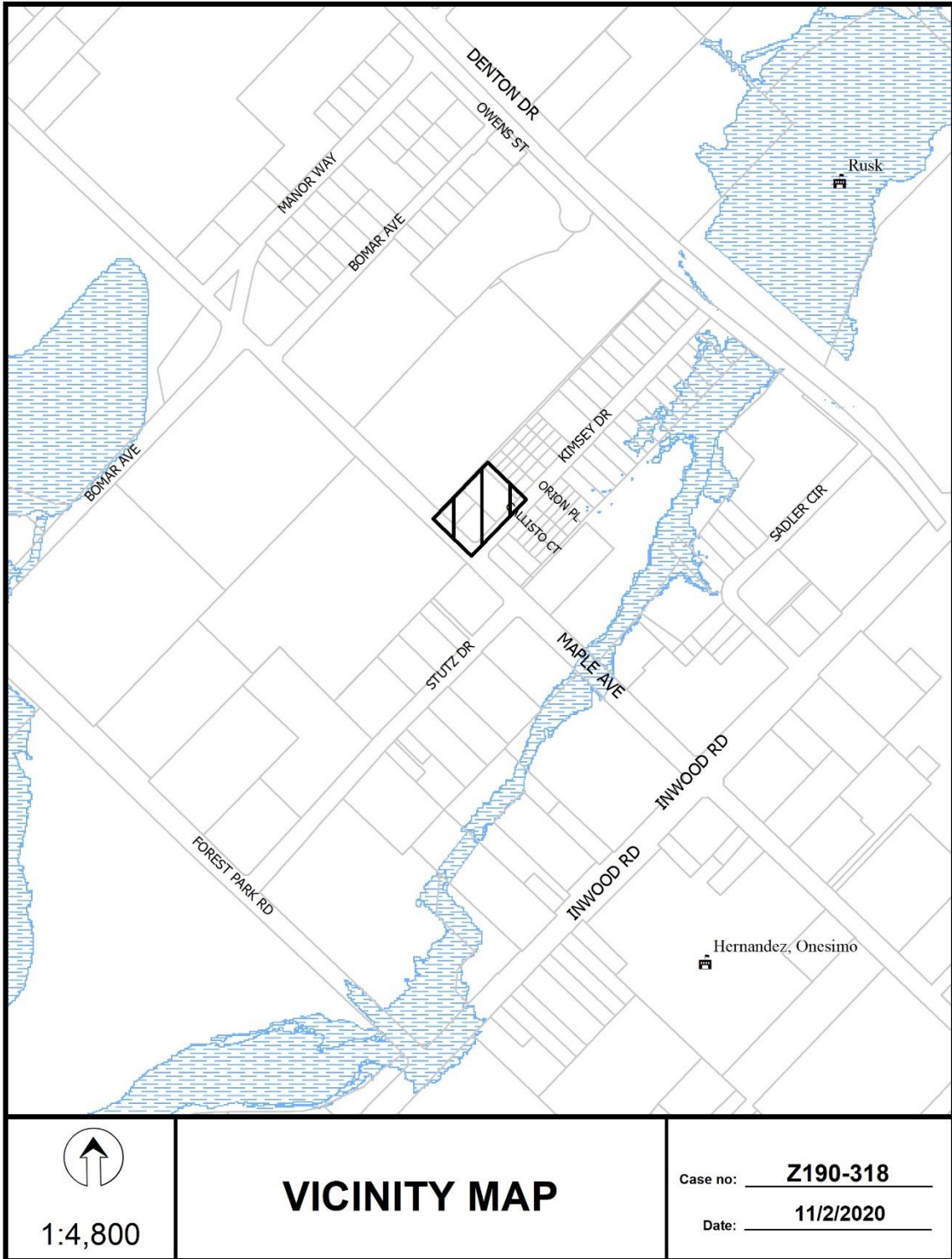
List of Officers

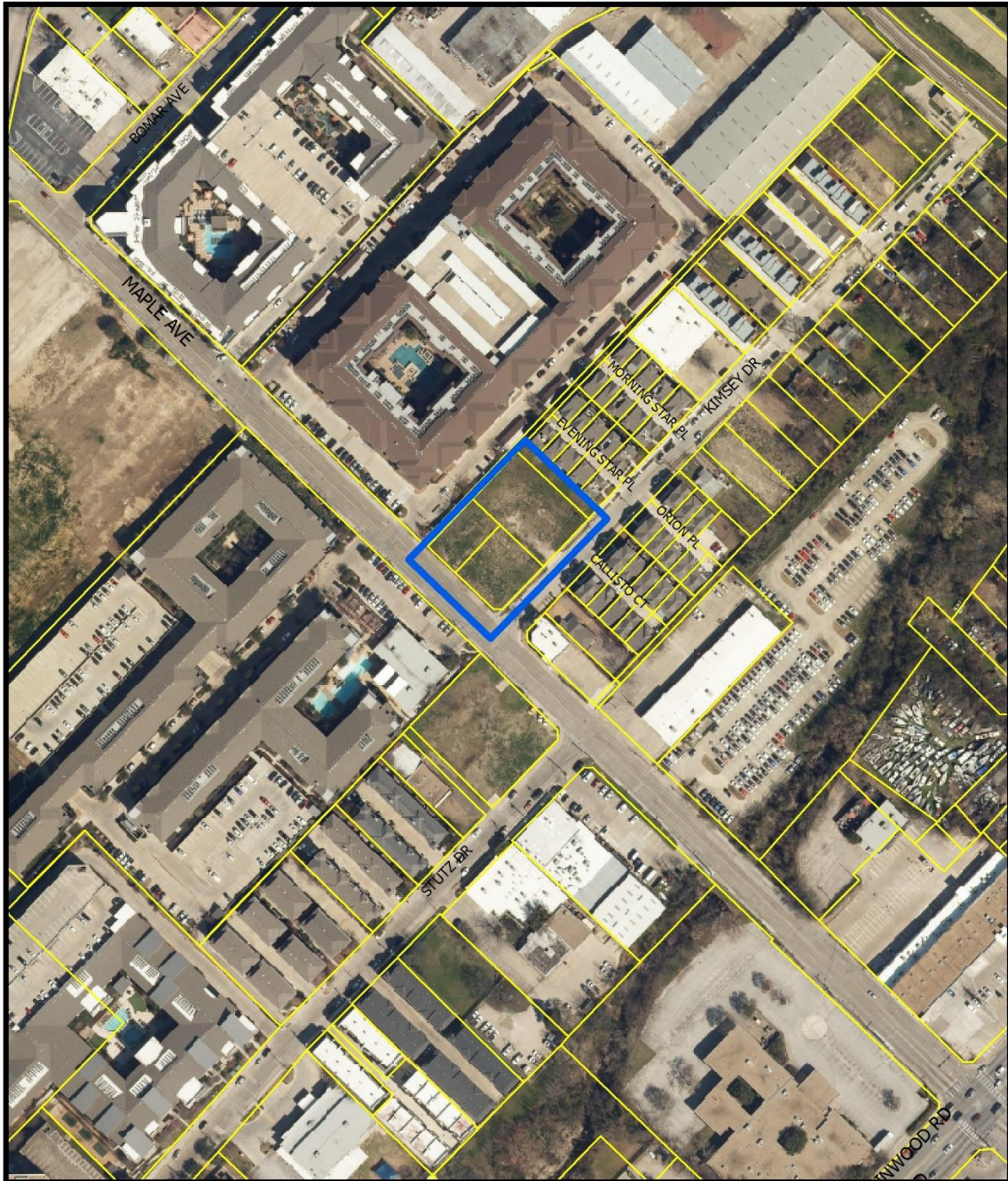
Red Bar Holdings LP

- Justin Small, President

Urban Genesis

- Matt Shafiezadeh, managing member
- Rick Atwood, managing member
- Jein Gadson, member
- Pouya Feizpour, managing member
- Gahl Shalev, managing member
- Ivan Curtovic, member



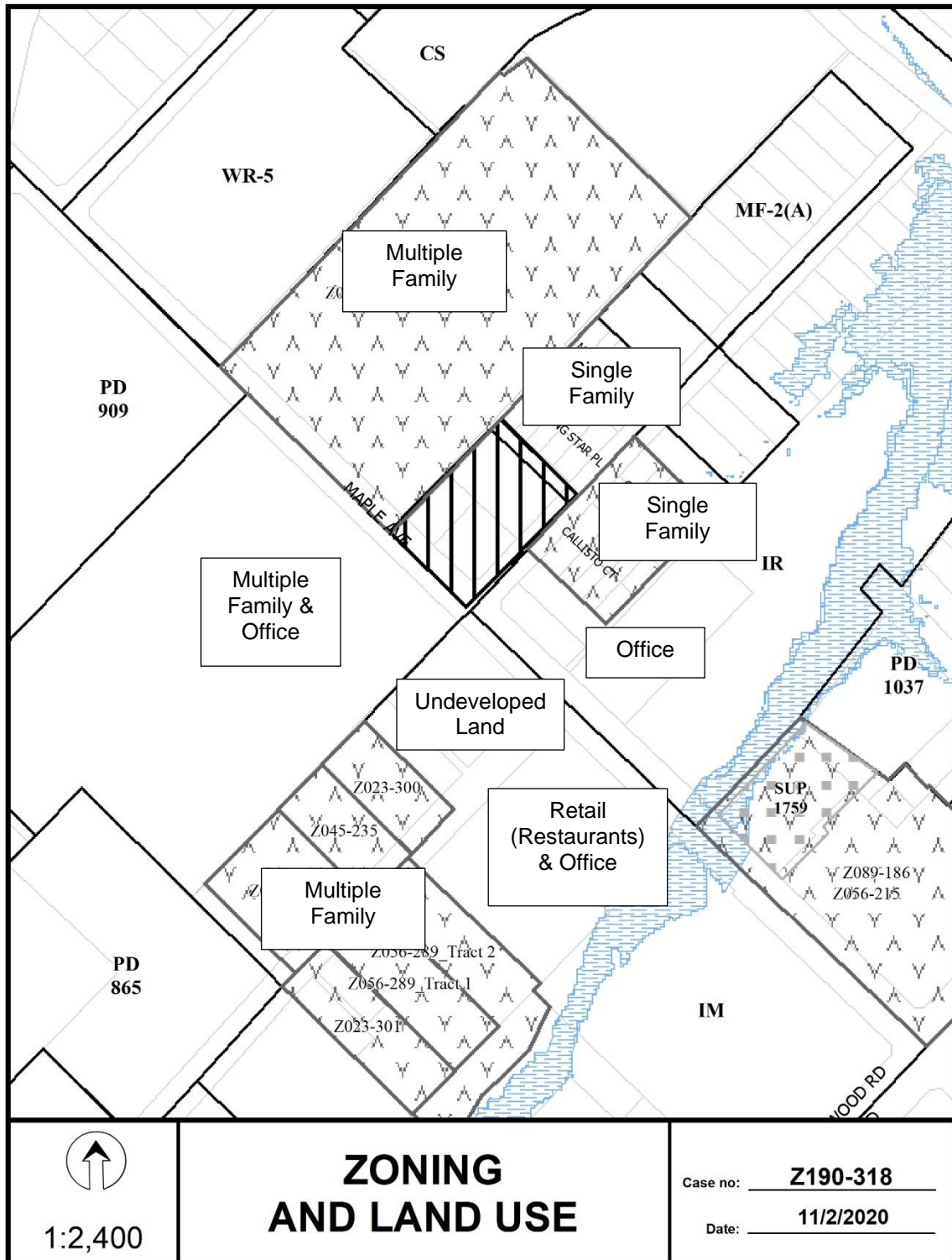


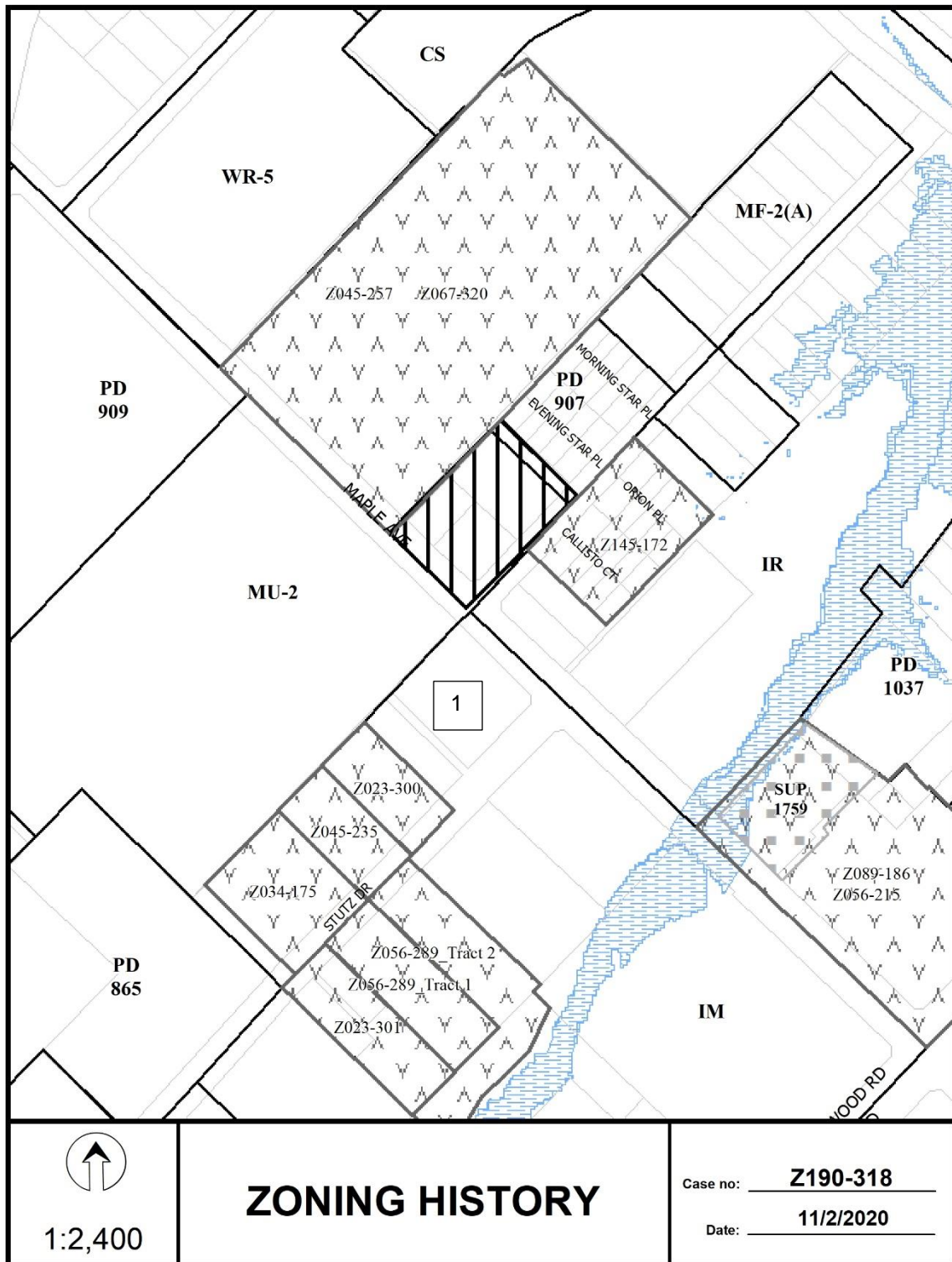
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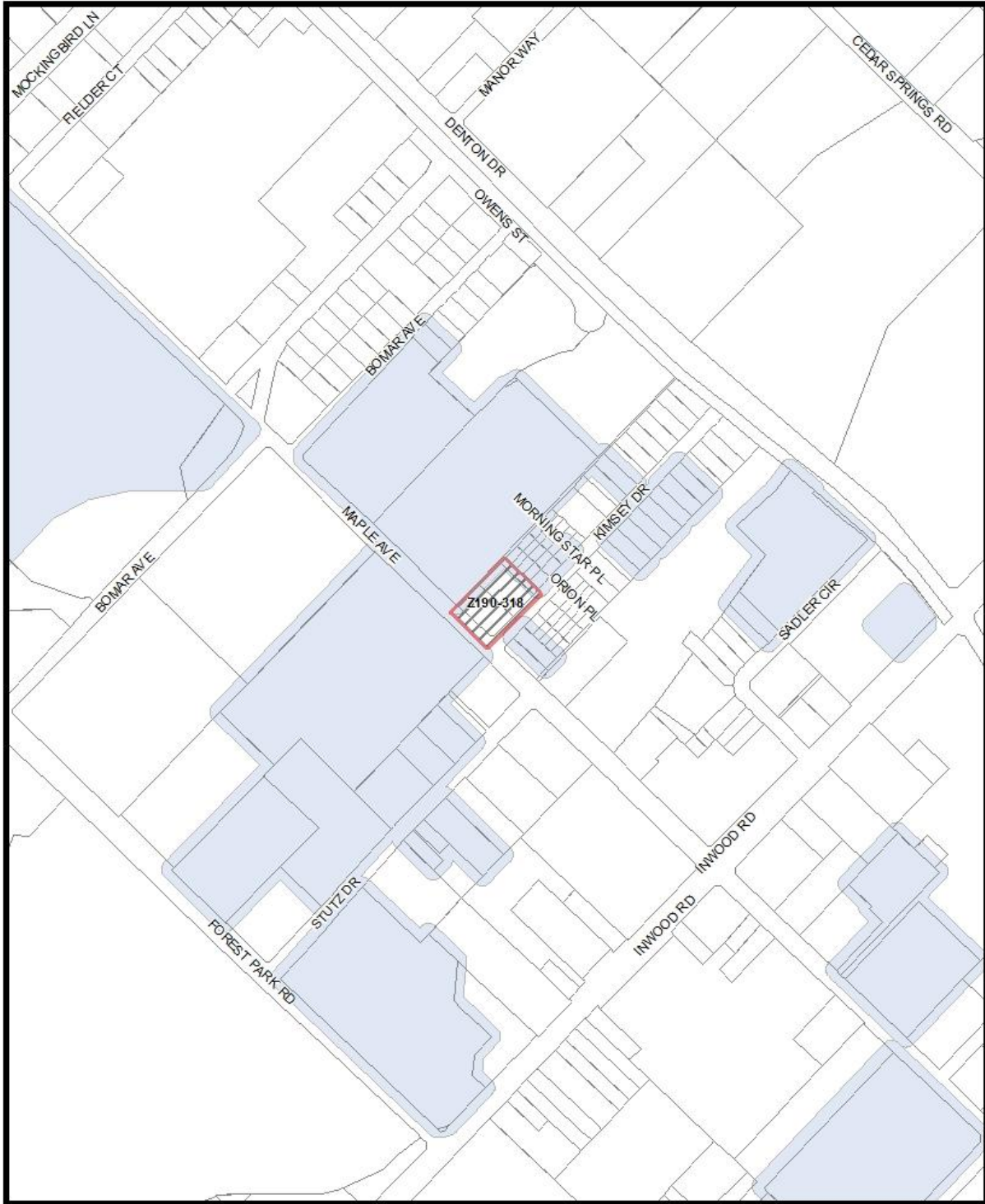
AERIAL MAP

Case no: Z190-318

Date: 11/2/2020





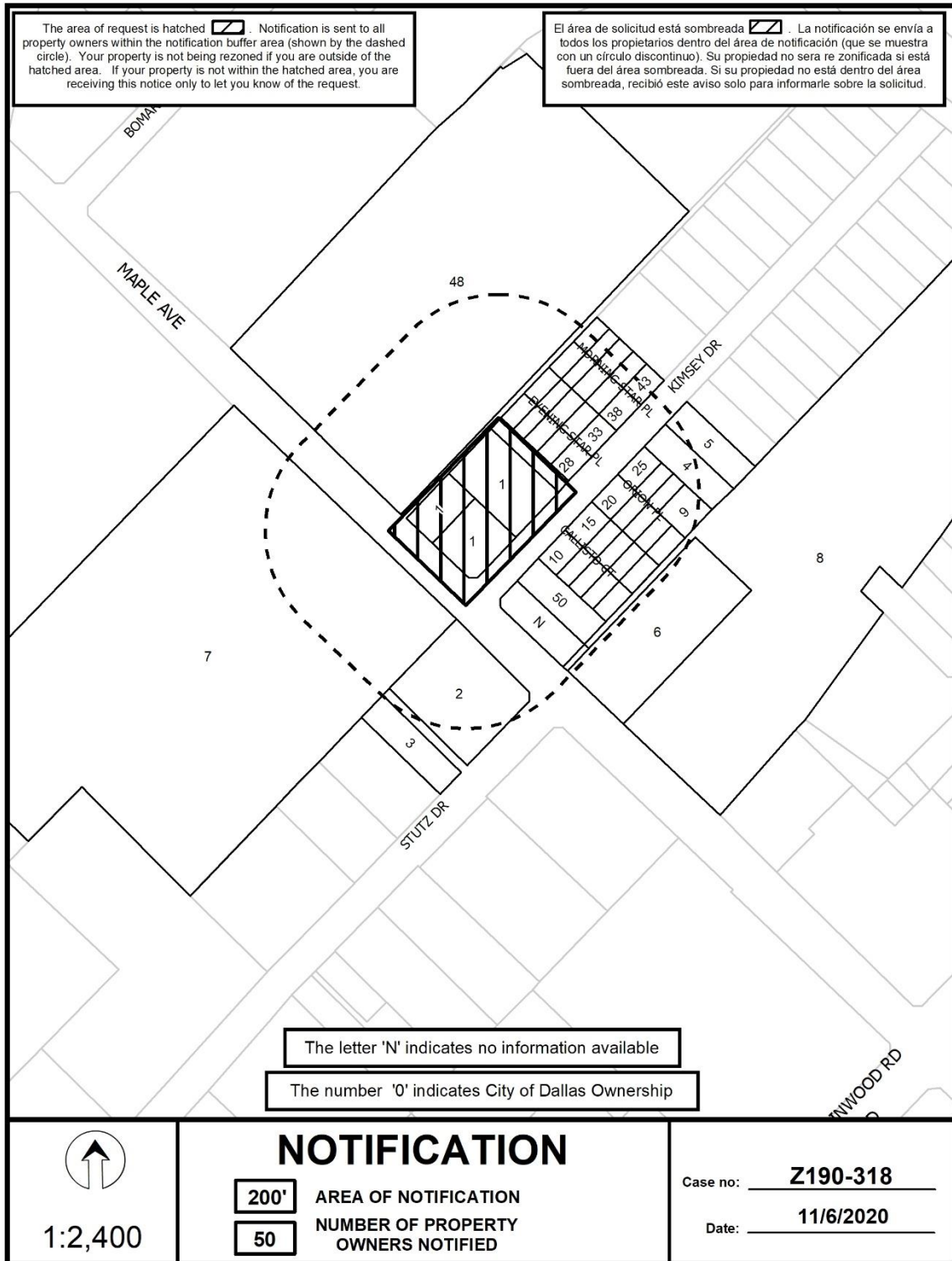


Market Value Analysis A B C D E F G H I NA

 1:4,800

Market Value Analysis

Printed Date: 11/2/2020



11/11/2020

Notification List of Property Owners***Z190-318******50 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5908 MAPLE AVE	RED BARN HOLDINGS LP
2	5901 MAPLE AVE	KIMSEY STUTZ LLC
3	2419 STUTZ RD	SCHIEFFER PAUL W
4	2602 KIMSEY DR	PERKINS JANIE L
5	2606 KIMSEY DR	KIMSEY DEVELOPMENTS INC
6	5800 MAPLE AVE	GAS PIPE INC
7	5959 MAPLE AVE	SOUTHWESTERN GFPG LLC
8	5760 MAPLE AVE	ADLER PROPERTY CO LLP
9	5822 ORION PL	KIMSEY PLACE HOMEOWNERS
10	5877 CALLISTO CT	HEATH JAKE A
11	5859 CALLISTO CT	ORTIZ GUSTAVO
12	5841 CALLISTO CT	BRUMFIELD JASON WILLIAM &
13	5823 CALLISTO CT	TRIEU ZHANTEIN R & DAVID
14	5805 CALLISTO CT	ABIJAY JOSEPH A L & JULIET B &
15	5876 CALLISTO CT	WEBER SCOTT &
16	5858 CALLISTO CT	FAVORS BRADLEY
17	5840 CALLISTO CT	NICHOLS JERRY MARTIN &
18	5822 CALLISTO CT	ABDULRAHIM NASHILA
19	5804 CALLISTO CT	SANCLEMENTE JUAN &
20	5877 ORION PL	PHILLIPS RYAN T
21	5859 ORION PL	SIDDIQUI RIJA & DANIEL W SYED
22	5841 ORION PL	WILLIAMS DAYNA L
23	5823 ORION PL	CHANG ERIC JASON &
24	5805 ORION PL	BLAIS WILLIAM
25	5876 ORION PL	JOGIMAHANTI ARJUN &
26	5858 ORION PL	VARMA RACHNA

11/11/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5840 ORION PL	NAVARRO CARLOS R &
28	5917 EVENING STAR PL	ROBERTS MICHAEL B
29	5933 EVENING STAR PL	FUENTES ANDREW &
30	5949 EVENING STAR PL	GREEN MATTHEW J
31	5965 EVENING STAR PL	PATEL RACHNA R &
32	5981 EVENING STAR PL	BARTMESS LEIDA A
33	5916 EVENING STAR PL	RODARTE JUSTIN AUSTIN
34	5932 EVENING STAR PL	SEBASTIAN BRIAN D
35	5948 EVENING STAR PL	REYES CARLOS III &
36	5964 EVENING STAR PL	BOBERG JOHN E
37	5980 EVENING STAR PL	FISER KY
38	5917 MORNING STAR PL	COLEMAN ELIZABETH J &
39	5933 MORNING STAR PL	GOULLIER MAXIME &
40	5949 MORNING STAR PL	MENDOZA SCOTT &
41	5965 MORNING STAR PL	MEEKER AMY M
42	5981 MORNING STAR PL	RODRIGUEZ JOSE A
43	5916 MORNING STAR PL	LASHER JAMIE E
44	5932 MORNING STAR PL	HUANG JIAXIN &
45	5948 MORNING STAR PL	MEHTA AKSHITA & BRANDON QUICK
46	5964 MORNING STAR PL	GU TONY &
47	5980 MORNING STAR PL	SHRESTHA ANU & AMIT DAHAL
48	6008 MAPLE AVE	AMLI 6008 MAPLE AVENUE LLC
49	5830 MAPLE AVE	Taxpayer at
50	2504 KIMSEY DR	Taxpayer at

FILE NUMBER: Z190-319(LG)

DATE FILED: July 24, 2020

LOCATION: West corner of Maple Avenue and Stutz Drive

COUNCIL DISTRICT: 2

MAPSCO: 34 T

SIZE OF REQUEST: ±0.62 acres

CENSUS TRACT: 4.06

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT: Urban Genesis

OWNER: Kimsey Stutz LLC

REQUEST: An application for an MF-2(A) Multifamily District on property zoned an IM Industrial Manufacturing District.

SUMMARY: The applicant proposes to develop the site with 62 multifamily dwelling units.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is zoned an IM Industrial Manufacturing District and is currently undeveloped.
- The applicant proposes to develop the property for multifamily uses.

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

1. **Z190-318** An application for an MF-2(A) Multifamily District on property zoned an MU-2 Mixed Use District and an IR Industrial Research (Scheduled for CPC on November 19, 2020).

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Maple Avenue	Community Collector	60 feet/60 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	IM Industrial Manufacturing District	Undeveloped Land
Northwest & West	MU-2 Mixed Use District	Multiple Family
North	MU-2 Mixed Use District IR Industrial Research District	Undeveloped Land & Multiple Family
Northeast & East	IR Industrial Research District	Office
Southeast & South	IM Industrial Manufacturing District	Retail (Restaurants) & Office
Southwest	IM Industrial Manufacturing District MU-2 Mixed Use District	Office & Multiple Family

Land Use Compatibility:

The site is zoned an IM Industrial Manufacturing District and is currently undeveloped. Property zoned IM Industrial Manufacturing District is also located south, southeast, and southwest of the area of request, and consists of office and retail uses.

The property located to the north, northwest, west and southwest of the area of request is zoned MU-2 Mixed Use District and consists of multiple family uses. Property north of the area of request is also zoned IR Industrial Research and is undeveloped land. Property to the east and northeast of the area of request is also zoned IR Industrial Research and consists of office uses.

The MF-2(A) District provides for Mixed Income Housing bonuses by right. If the applicant chooses to provide a mixed income housing project, this would be determined before filing for a building permit. For MVA Category “E” properties, the applicant has three different options for set aside minimums for percentage of total residential units reserved in each income band. A set aside of a minimum of 5% of the total units at income band 2 would allow for a maximum height of 51 feet and 85% lot coverage for residential uses. A set aside of a minimum of 10% of the total units at income band 2 would allow for a maximum height of 66 feet and 80% lot coverage for residential uses. A set aside of a minimum of 10% of the total units at income band 2 and 5% of the total units at income band 1 provides a maximum height of 85 feet and 85% lot coverage for residential uses.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
IM Industrial Manufacturing District – existing	15 adj to expressway and thoroughfares 0' in all others	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/retail 0.5 retail	110'	80%	Proximity Slope Visual	Heavy Industrial Manufacturing
MF-2 Multifamily District -proposed	15"	Single family: no min Duplex: 5 feet / 10 feet Other: 10 feet / 15 feet When other uses back MF and commercial: 10 feet	No Maximum	54 feet 4 stories RPS applies for all portions above 26 feet + 12 feet encroach ments into RPS for certain elements	60% 50% non- residential	Mixed- income bonuses Spacing for single family uses	Multifamily

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. A multifamily development is required to have 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 required parking is restricted to resident parking. The applicant is proposing 62 dwelling units which would require at least 62 parking spaces for residents and 16 parking spaces for guests, for a total of 78 parking spaces. If the dwelling units consist of more than one bedroom, the amount of off-street parking will increase accordingly.

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 target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the

Z190-319(LG)

strongest markets to orange, representing the weakest markets. A portion of the area of request site is within Category "E."

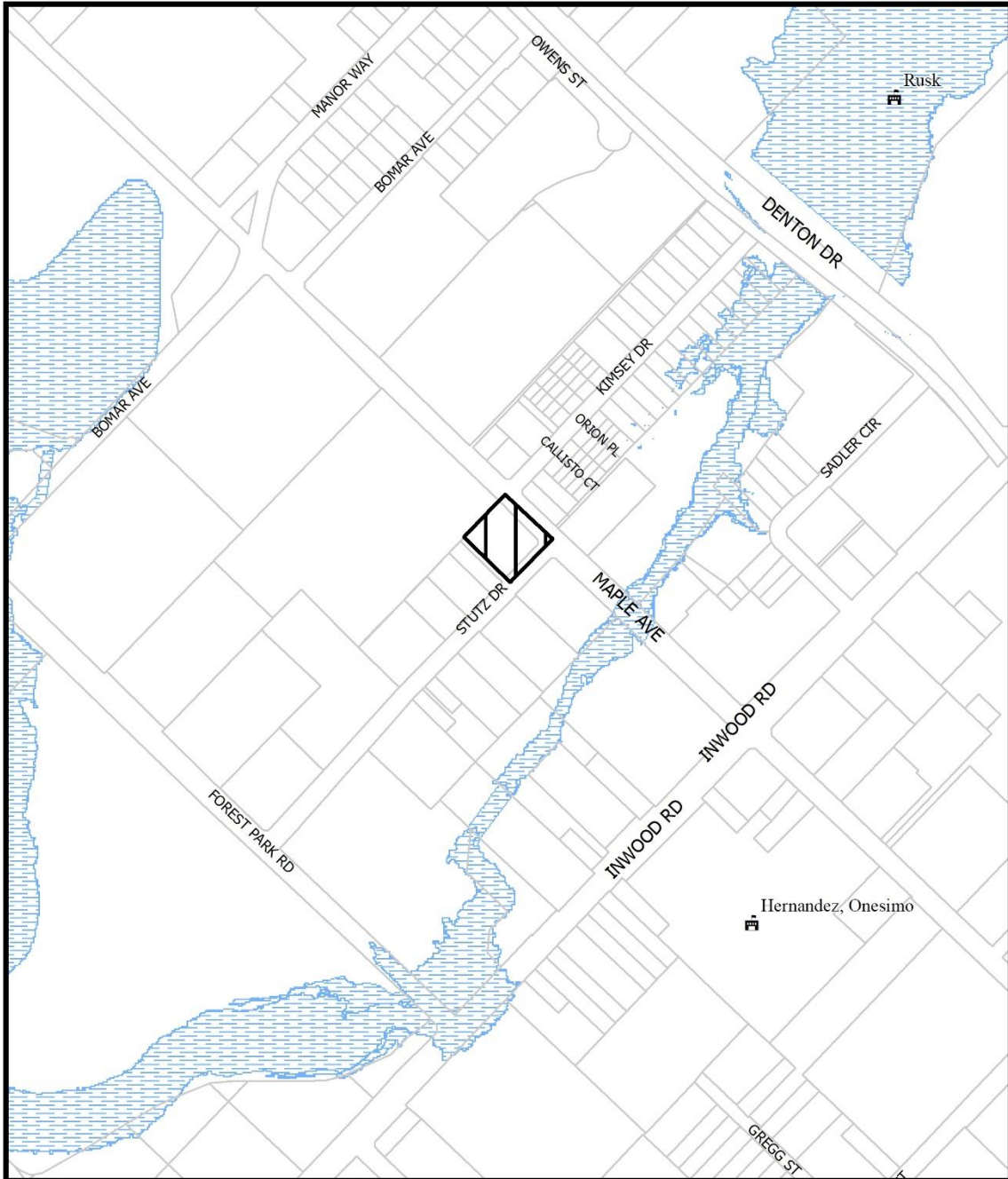
List of Officers

Kimley Stutz LLC

- Justin Small, President

Urban Genesis:

- Matt Shafiezadeh, managing member
- Rick Atwood, managing member
- Jein Gadson, member
- Pouya Feizpour, managing member
- Gahl Shalev, managing member
- Ivan Curtovic, member



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VICINITY MAP

Case no: Z190-319

Date: 11/2/2020

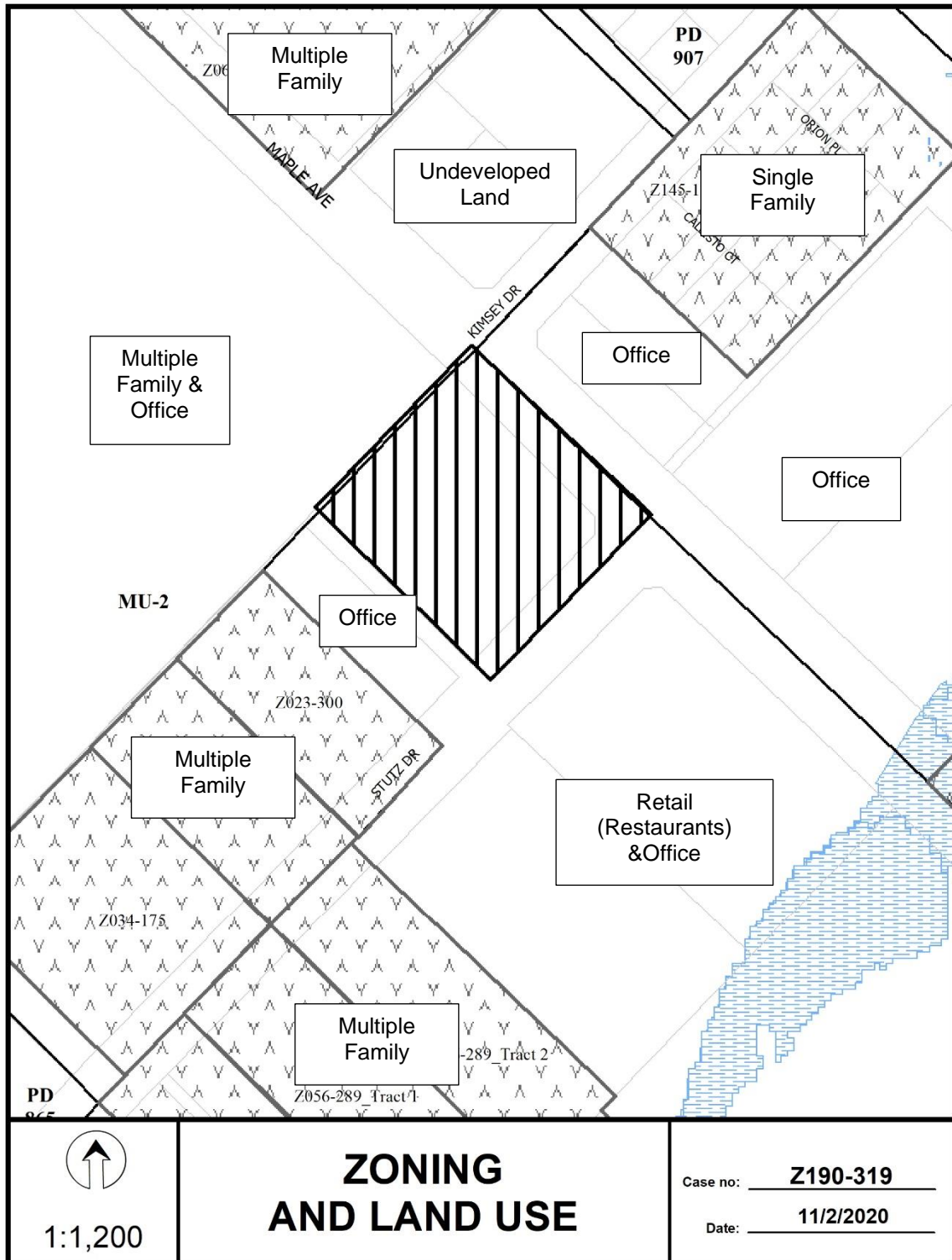


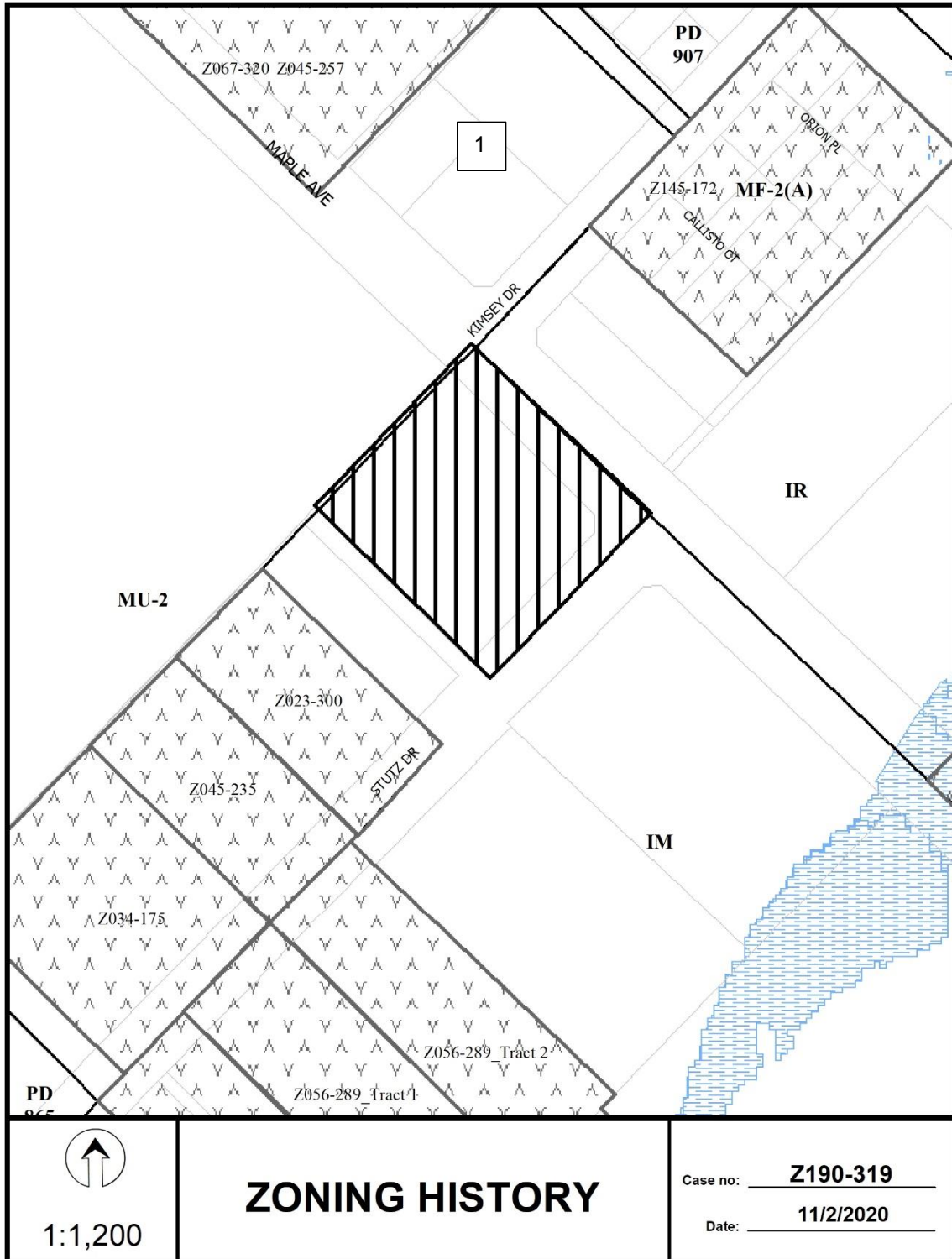
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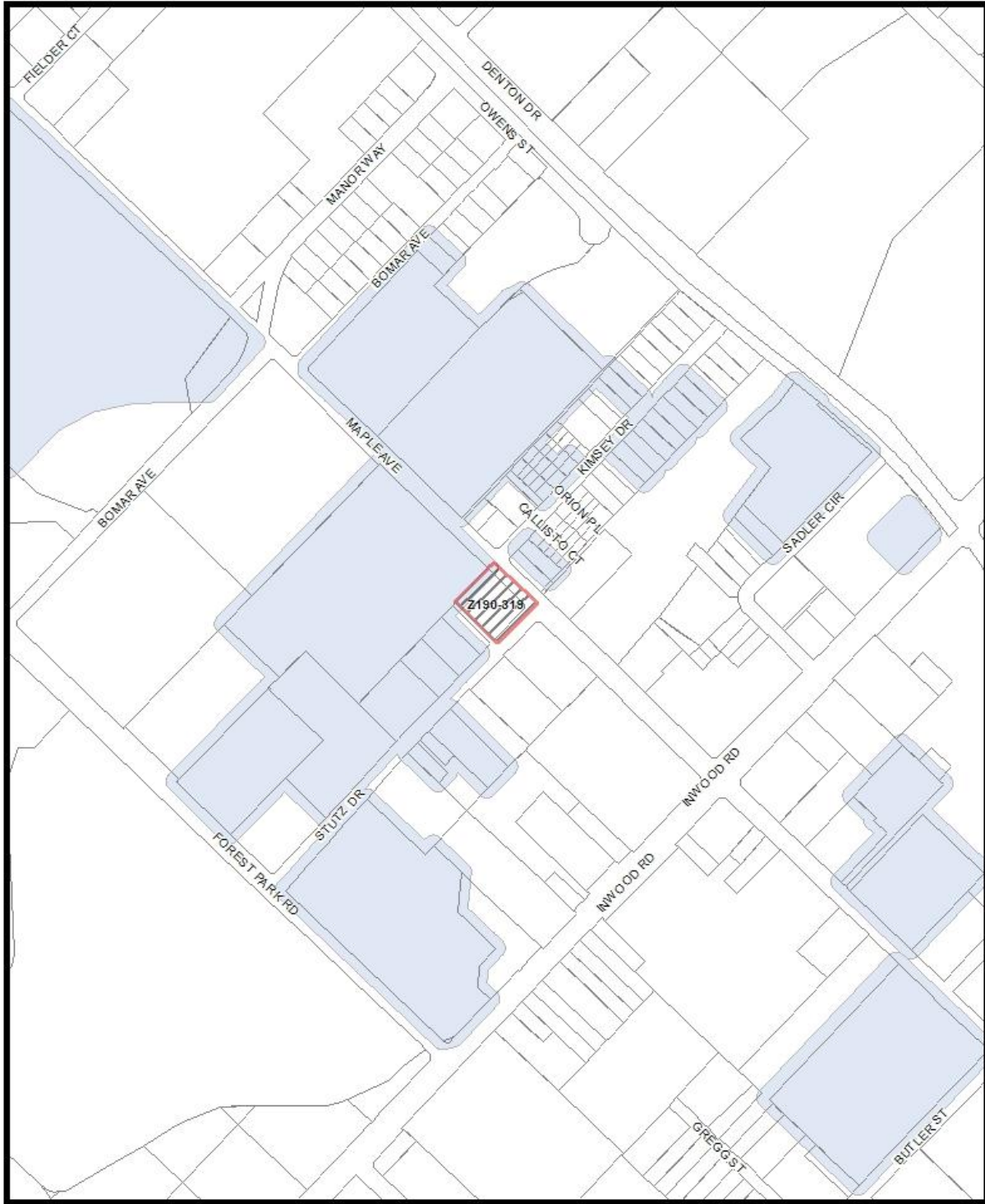
AERIAL MAP

Case no: Z190-319

Date: 11/2/2020





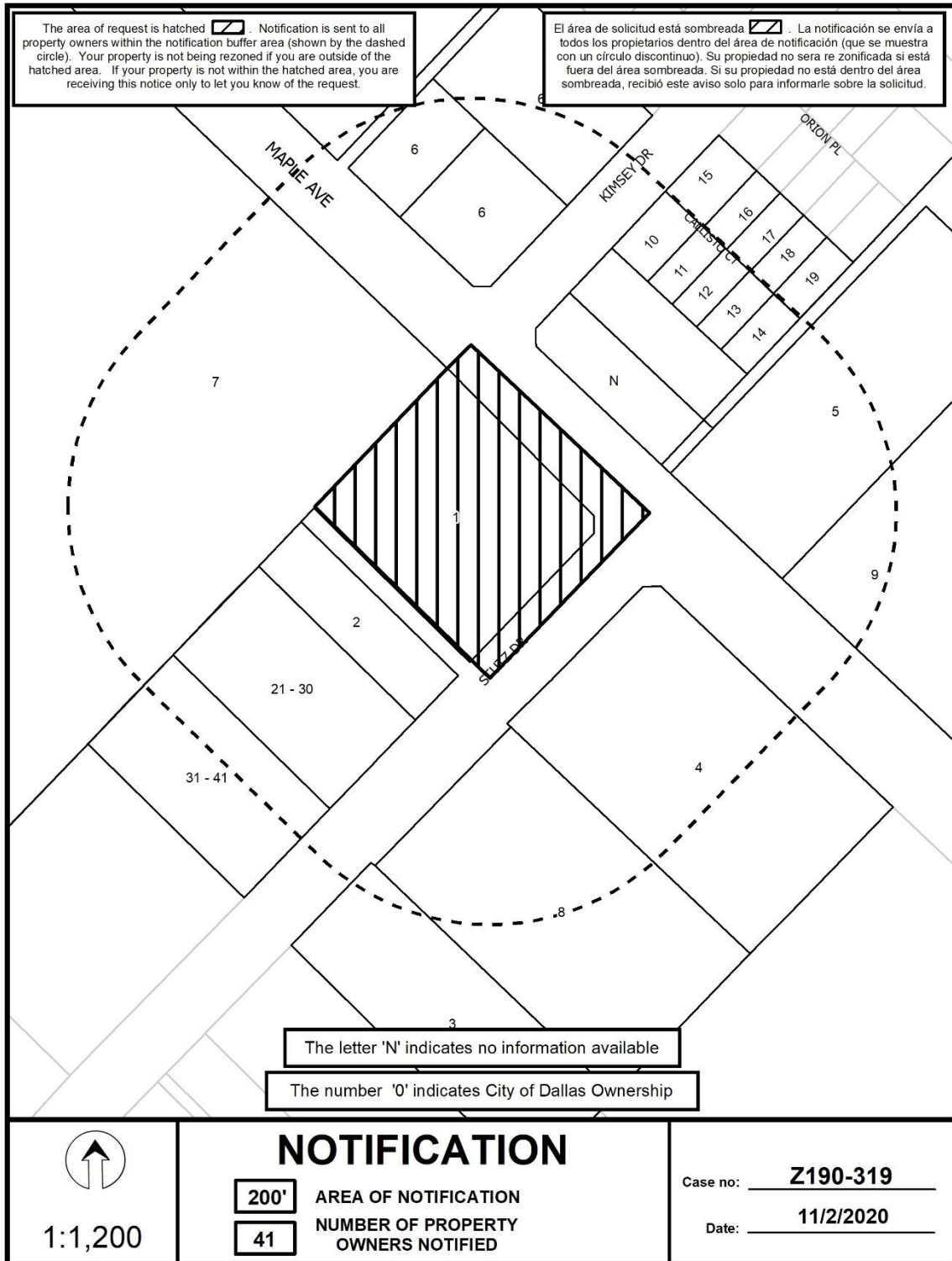


MVA Cluster A B C D E F G H I NA

 1:4,800

Market Value Analysis

Printed Date: 11/2/2020



11/02/2020

Notification List of Property Owners***Z190-319******41 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5901 MAPLE AVE	KIMSEY STUTZ LLC
2	2419 STUTZ RD	SCHIEFFER PAUL W
3	2402 STUTZ RD	VICEROY INWOOD LP
4	5855 MAPLE AVE	STARK OLLIE VERNON & HELEN
5	5800 MAPLE AVE	GAS PIPE INC
6	5908 MAPLE AVE	RED BARN HOLDINGS LP
7	5959 MAPLE AVE	SOUTHWESTERN GFPG LLC
8	2424 STUTZ RD	REED LISA A
9	5760 MAPLE AVE	ADLER PROPERTY CO LLP
10	5877 CALLISTO CT	HEATH JAKE A
11	5859 CALLISTO CT	ORTIZ GUSTAVO
12	5841 CALLISTO CT	BRUMFIELD JASON WILLIAM &
13	5823 CALLISTO CT	TRIEU ZHANTEIN R & DAVID
14	5805 CALLISTO CT	ABIJAY JOSEPH A L & JULIET B &
15	5876 CALLISTO CT	WEBER SCOTT &
16	5858 CALLISTO CT	FAVORS BRADLEY
17	5840 CALLISTO CT	NICHOLS JERRY MARTIN &
18	5822 CALLISTO CT	ABDULRAHIM NASHILA
19	5804 CALLISTO CT	SANCLEMENTE JUAN &
20	6008 MAPLE AVE	AMLI 6008 MAPLE AVENUE LLC
21	2415 STUTZ RD	SINGH GURSHAWN
22	2415 STUTZ RD	SERIES 2415 STUTZ
23	2415 STUTZ RD	SORRELLS ROBERT PRATT &
24	2415 STUTZ RD	PRATHIPATI VENKATESWARAMMA V &
25	2415 STUTZ RD	VU PHUONGANH &
26	2415 STUTZ RD	CHOE JOEL

Z190-319(LG)

11/02/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2415 STUTZ RD	YAU BERNICE N
28	2415 STUTZ RD	AMIN A HAFIZ & HALIMA
29	2415 STUTZ RD	STAMM MARY C &
30	2415 STUTZ RD	DELACRUZ AUDREY L
31	2403 STUTZ RD	WILLIAMS CARMEN M
32	2403 STUTZ RD	BLANSCET MELISSA C & DWAIN
33	2403 STUTZ RD	PRABHAKAR KAVITHA
34	2403 STUTZ RD	MISRA SHIVANI
35	2403 STUTZ RD	CHEN HENRY W
36	2407 STUTZ RD	GOMEZ JOSE V
37	2407 STUTZ RD	LIN PEIYI
38	2407 STUTZ RD	DAWSON FARMS LLC
39	2407 STUTZ RD	MERAZ ANGEL A
40	2407 STUTZ RD	KHANNA KRISHAN MOHAN & PREETH
41	2407 STUTZ RD	LIAO IMEI

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

FILE NUMBER: Z190-322(CT) **DATE FILED:** July 31, 2020
LOCATION: Northeast corner of East Camp Wisdom Road and Firebird Drive
COUNCIL DISTRICT: 8 **MAPSCO:** 65 U
SIZE OF REQUEST: ±5.2 acres **CENSUS TRACT:** 113.00

REPRESENTATIVE: CCM Engineering

APPLICANT/OWNER: Zarion, LLC

REQUEST: An application for an amendment to Tract 1 to allow for R-5(A) Single Family uses within Planned Development District No. 658.

SUMMARY: The applicant proposes to allow R-5(A) Single Family uses on Tract 1 within Planned Development District No.658.

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

PLANNED DEVELOPMENT DISTRICT NO. 658:
<http://www.dallascityattorney.com/51P/Articles%20Supp%2014/Article%20658.pdf>

PLANNED DEVELOPMENT DISTRICT NO. 658 EXHIBITS:
<http://www.dallascityattorney.com/51P/exhibits.html#a658>

BACKGROUND INFORMATION:

- The 5.42-acre request site is undeveloped.
- PD No. 658 was established by the City Council on June 25, 2003 and allows for R-7.5(A) Single Family uses in Tract 1 and R-5(A) Single Family uses in Tract 2.

Zoning History: There have been no recent zoning change requests in the vicinity within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
East Camp Wisdom	Principal Arterial	107 ft.
Firebird Drive	Local	50 ft.

Traffic:

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

COMPREHENSIVE PLAN:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 658, Tract 1	Undeveloped
North	R-7.5(A)	Single Family
South	R-5(A)	Undeveloped
East	PD No. 658, Tract 2	Single Family
West	R-7.5(A)	Single Family

Land Use Compatibility

The request site is undeveloped. The applicant’s request for an amendment to Planned Development District No. 658, Tract 1 will allow for minimum 5,000-square-foot single family lots. The Planned Development District currently allows for 7,500-square-foot lots in Tract 1 and 5,000-square-foot lots in Tract 2. The change would deem the entire PD to be an R-5(A) based PD and create uniform conditions for the PD. The applicant proposes to develop the site with 28 single family dwellings.

The surrounding land uses consist of single family to the east, north, and west of the subject site. There are undeveloped tracts across East Camp Wisdom Boulevard that are also zoned R-5(A) Single Family District.

Staff supports the amendment as the 5,000 square foot lots are compatible with the abutting zoning districts. Tract 1 is separated from the R-7.5(A) District to the west by Firebird Drive. The single-family nature of the neighborhood is kept intact although the lot sizes may differ. There is also an undeveloped portion the north portion of the site which can serve as a buffer to the neighborhood. This request also creates a contiguous base of R-5(A) Single Family regulations throughout the PD.

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
PD No. 658, Tract 2	20'	5'	No Maximum	30'	45%	N/A	Single Family
PD No. 658, Tract 1	25'	Side: 5' Rear: 5'	No Maximum	30'	45%	N/A	Single Family
Proposed: PD No. 658, Tract 1	20'	5'	No Maximum	30'	45%	N/A	Single Family

Parking:

Required off-street parking for an R-5(A) Single Family District is one parking space per dwelling unit. Upon development, the site would need to comply with the Dallas City Code, as amended.

Market Value Analysis

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

Landscaping

Per the PD conditions, landscaping must with Article X with the following added conditions, the tree preservation, removal, and replacement provisions in Division 51A-10.130 do not apply and all lots must have at least nine caliper inches of trees

Z190-322(CT)

LIST OF OFFICERS

Zarion LLC

Arezou Ghaemmaghami, Managing Member
Shahdan Calcuttawalla, Member

PROPOSED PDD CONDITIONS

ARTICLE 658.

PD 658.

SEC. 51P-658.101. LEGISLATIVE HISTORY.

PD 658 was established by Ordinance No. 25320, passed by the Dallas City Council on June 25, 2003. (Ord. 25320)

SEC. 51P-658.102. PROPERTY LOCATION AND SIZE.

PD 658 is established on property located east of Firebird Lane on the north line of Camp Wisdom Road. The size of PD 658 is approximately 81.73 acres. (Ord. Nos. 25320; 25791)

SEC. 51P-658.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or section in Chapter 51A.
- (c) This district is considered to be a residential zoning district.
- (d) TRACT 1 means the portion of the Property shown as Tract 1 on the conceptual plan (Exhibit 658A).
- (e) TRACT 2 means the portion of the Property shown as Tract 2 on the developmental plan for Tract 2 (Exhibit 658B). (Ord. Nos. 25320; 25791)

SEC. 51P-658.104. CONCEPTUAL PLAN AND DEVELOPMENTAL PLAN.

- (a) Development and use of Tract 1 of the Property must comply with the conceptual plan for Tract 1. Development and use of Tract 2 of the Property must comply with the development plan for Tract 2.
- (b) A development plan for Tract 1 that is in compliance with the conceptual plan and this article, and approved by the city commission, is required before the issuance of any building permit to authorize work in Tract 1.
- (c) In the event of a conflict between the text article and the conceptual plan or the developmental plan, the text of this article controls. (Ord. Nos. 25320; 25791)

SEC. 51P-658.105. MAIN USES PERMITTED.

(a) The only main uses permitted in Tract 1 of this district are those main uses permitted in the ~~R-7.5(A)~~ R-5(A) Single Family District, subject to the same conditions applicable to the uses in that district set out in Chapter 51A. For example, if a use is permitted only by specific use permit (SUP) in the ~~R-7.5(A)~~ R-5(A) Single Family District in Chapter 51A, it is permitted only by SUP in Tract 1 of this district; if a use is subject to development impact review (DIR) in the R-7.5(A) Single Family District in Chapter 51A, is it subject to DIR in Tract 1 of this district; etc.

(b) The only main uses permitted in Tract 2 of this district are those main uses permitted in the R-5(A) Single Family District, subject to the same conditions applicable to uses in that district set out in Chapter 51A. For example, if a use is permitted only by SUP in the R-5(A) Single Family District in Chapter 51 A, it is permitted only by SUP in Tract 2 of this district; if a use is subject to DIR in the R-5(A) Single Family District in Chapter 51 A, it is subject to DIR in Tract 2 of the district; etc. (Ord. Nos. 25320; 25791)

SEC. 51P-658.106. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 25320)

SEC. 51P-658.107. YARD, LOT, AND SPACE REGULATIONS.

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

(a) ~~The yard, lot, and space regulations for the R-7.5(A) Single Family District apply in Tract 1.~~

(a) The following yard, lot, and space regulations apply in Tracts 1 and 2.

- (1) Front Yard. Minimum front yard is 20 feet.
- (2) Side and rear yard. Minimum side yard is five feet. Minimum rear yard is five feet.
- (3) Density. No maximum dwelling unit density.
- (4) Height. Maximum Structure height is 30 feet.
- (5) Lot Coverage. Maximum lot coverage is 45 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- (6) Lot size. Minimum lot size is 5,000 square feet.
- (7) Stories. No maximum number of stories, (Ord. Nos. 25320; 25971)

Z190-322(CT)

SEC. 51P-658.108. OFF-STREET PARKING AND GRADING.

Consult then use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use. (Ord. 25320)

SEC. 51P-658.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 25320)

SEC. 51P-658.110. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X, except as otherwise provided in this action.
- (b) The Tree preservation, removal, and replacement provisions in Division 51A-10.130 do not apply in this district.
- (c) All lots must have at least nine caliper inches of trees. (Ord. Nos. 25230; 25791)

SEC. 51P-658.111. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 25320)

SEC. 51P-658.113. ADDITIONAL PROVISIONS.

- (a) The entire Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 25230; 26102)

SEC. 51P-658.114. COMPLIANCE WITH CONDITIONS.

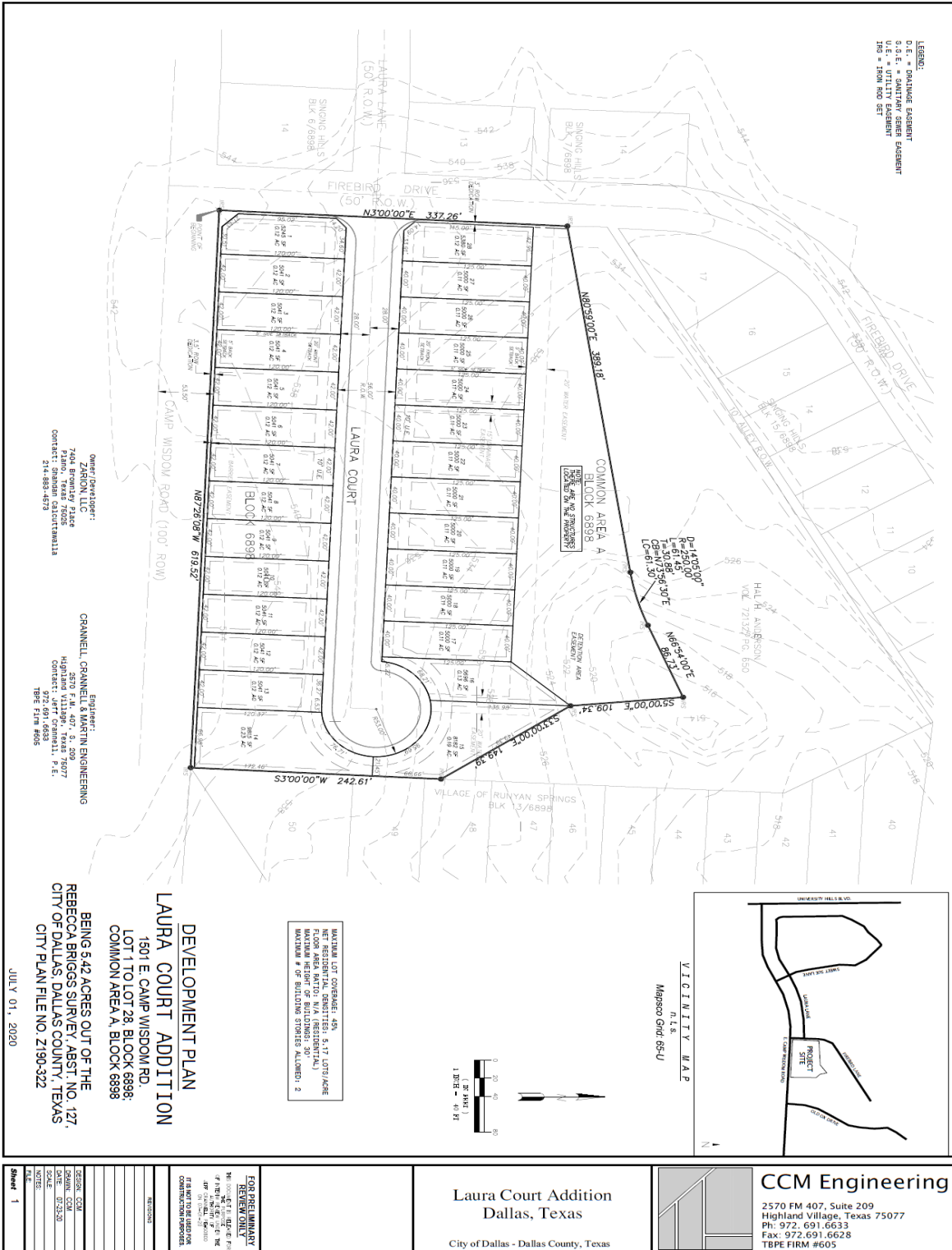
- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit or certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 25230; 26102)

Z190-322(CT)

SEC. 51P-658.115. ZONING MAP.

PD 658 is located on Zoning Map No. P-7 (Ord. Nos. 25230; 26894)

PROPOSED DEVELOPMENT PLAN



LEGEND:
 D.E. = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 U.E. = UTILITY EASEMENT
 TIS = TIE-IN ROAD SET

OWNER/OWNER'S ATTORNEY:
 7406 BRONCOY PLACE
 PLANO, TEXAS 75025
 CONTACT: 972.889.4573

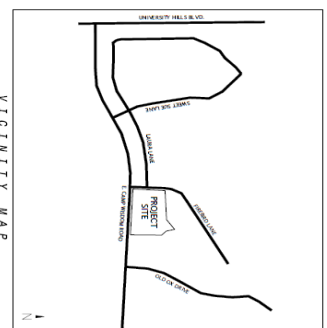
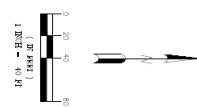
ENGINEER:
 CRANWELL, CRANWELL & MCGEE ENGINEERING
 5870 F.M. 407, S. 209
 HIGHLAND VILLAGE, TEXAS 75077
 CONTACT: 972.691.6628
 TBE FIRM #605

**BEING 5.42 ACRES OUT OF THE
 REBECCA BRIGGS SURVEY ABST. NO. 127,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS.
 CITY PLAN FILE NO. Z190-322**

**DEVELOPMENT PLAN
 LAURA COURT ADDITION
 1501 E. CAMP WISDOM RD.
 LOT 1 TO LOT 28 BLOCK 6898;
 COMMON AREA A, BLOCK 6898**

JULY 01, 2020

MAXIMUM LOT COVERAGE: 45%
 NET RESIDENTIAL BENEFIT: 5.17 LOT/ACRE
 COMMON AREA MIA (RESIDENTIAL)
 MAXIMUM # OF BUILDING STORIES ALLOWED: 2

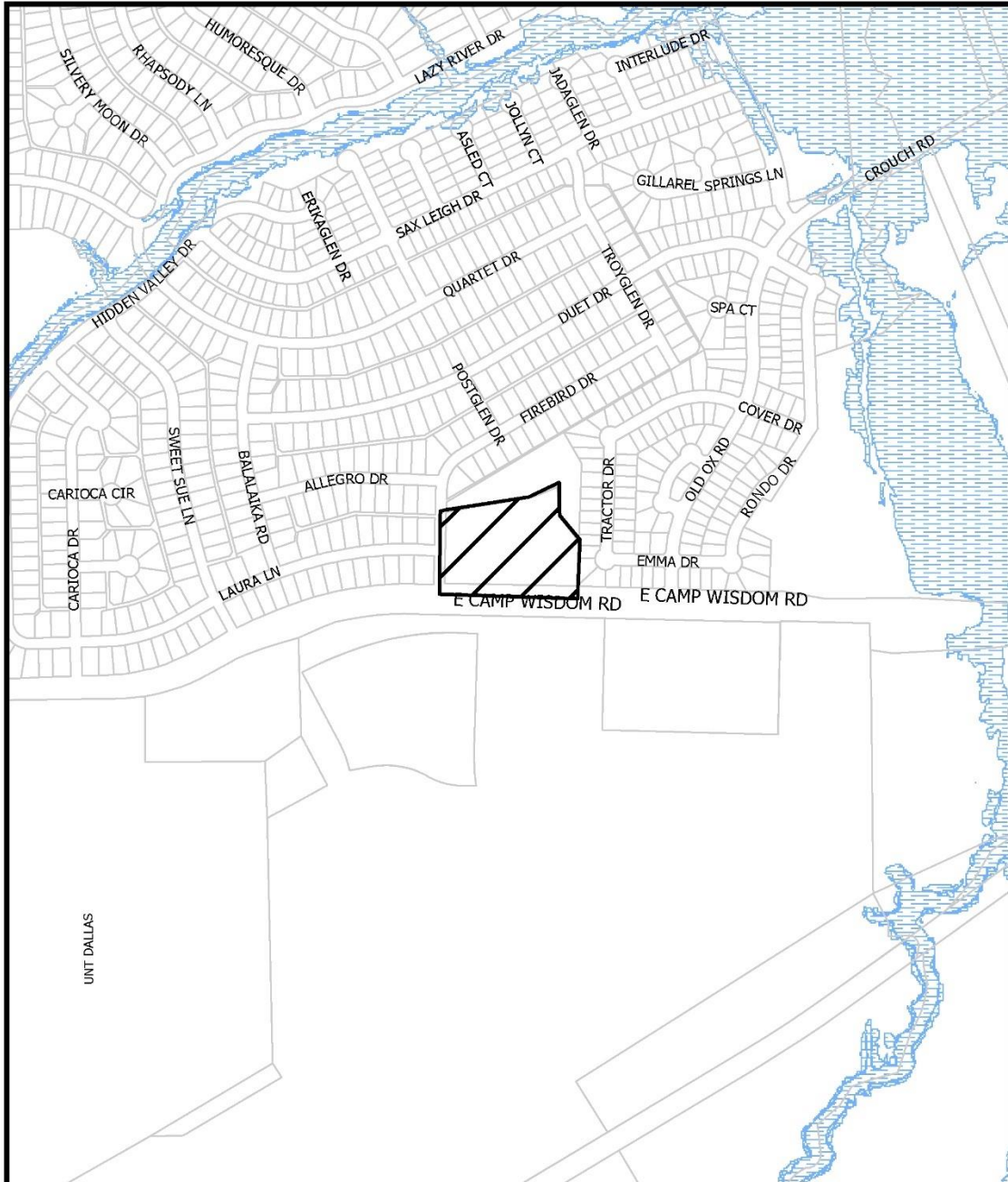


DESIGN	CCW
DATE	07/20/20
SCALE	AS SHOWN
NOTES	
DATE	
SHEET	1

EGG BEST MANAGER
 REVIEW ONLY
 THE CITY ENGINEER'S REVIEW OF THIS PLAN IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

**Laura Court Addition
 Dallas, Texas**
 City of Dallas - Dallas County, Texas

CCM Engineering
 2570 FM 407, Suite 209
 Highland Village, Texas 75077
 Ph: 972.691.6633
 Fax: 972.691.6628
 TBE FIRM #605

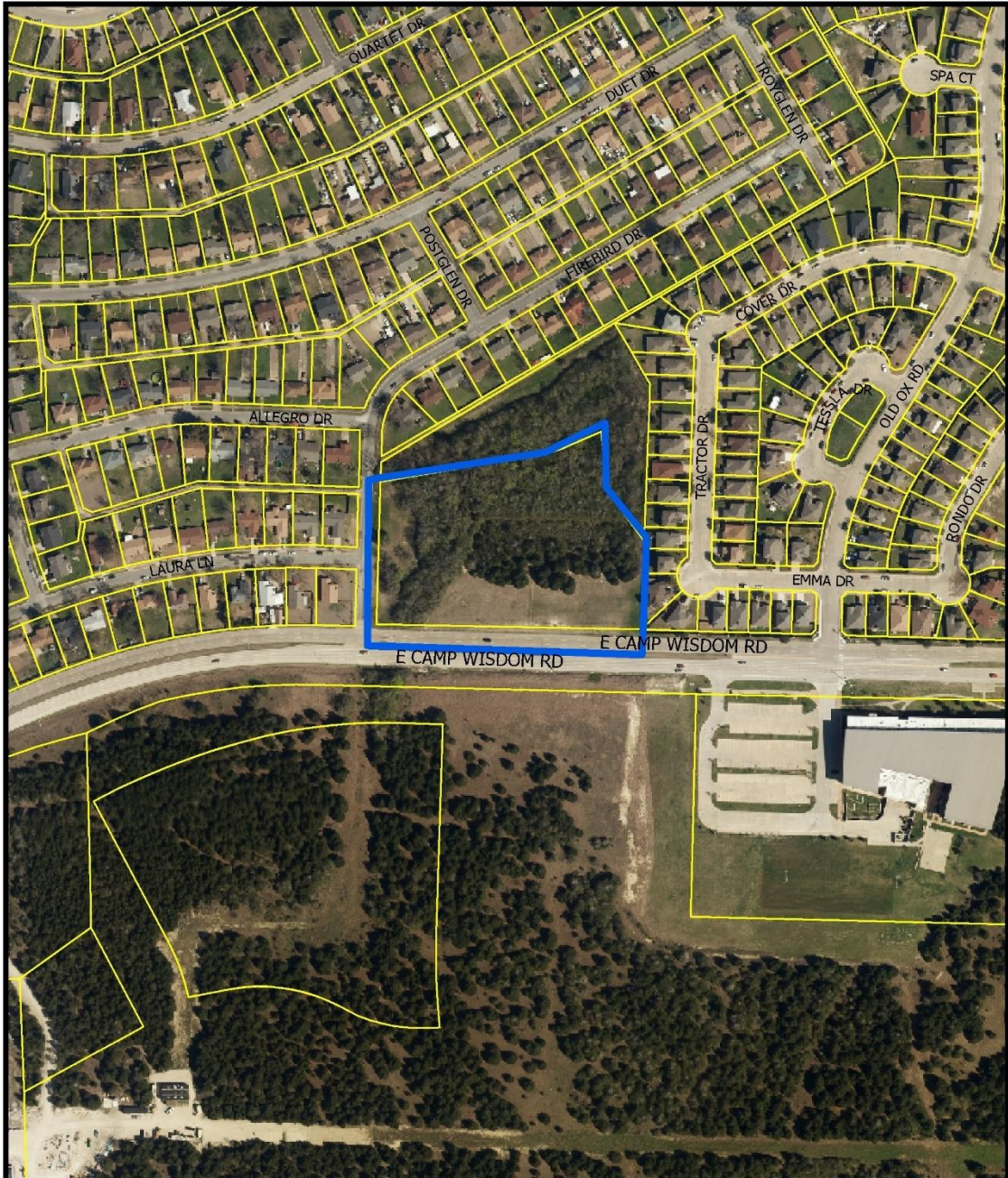


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VICINITY MAP

Case no: Z190-322

Date: 11/2/2020

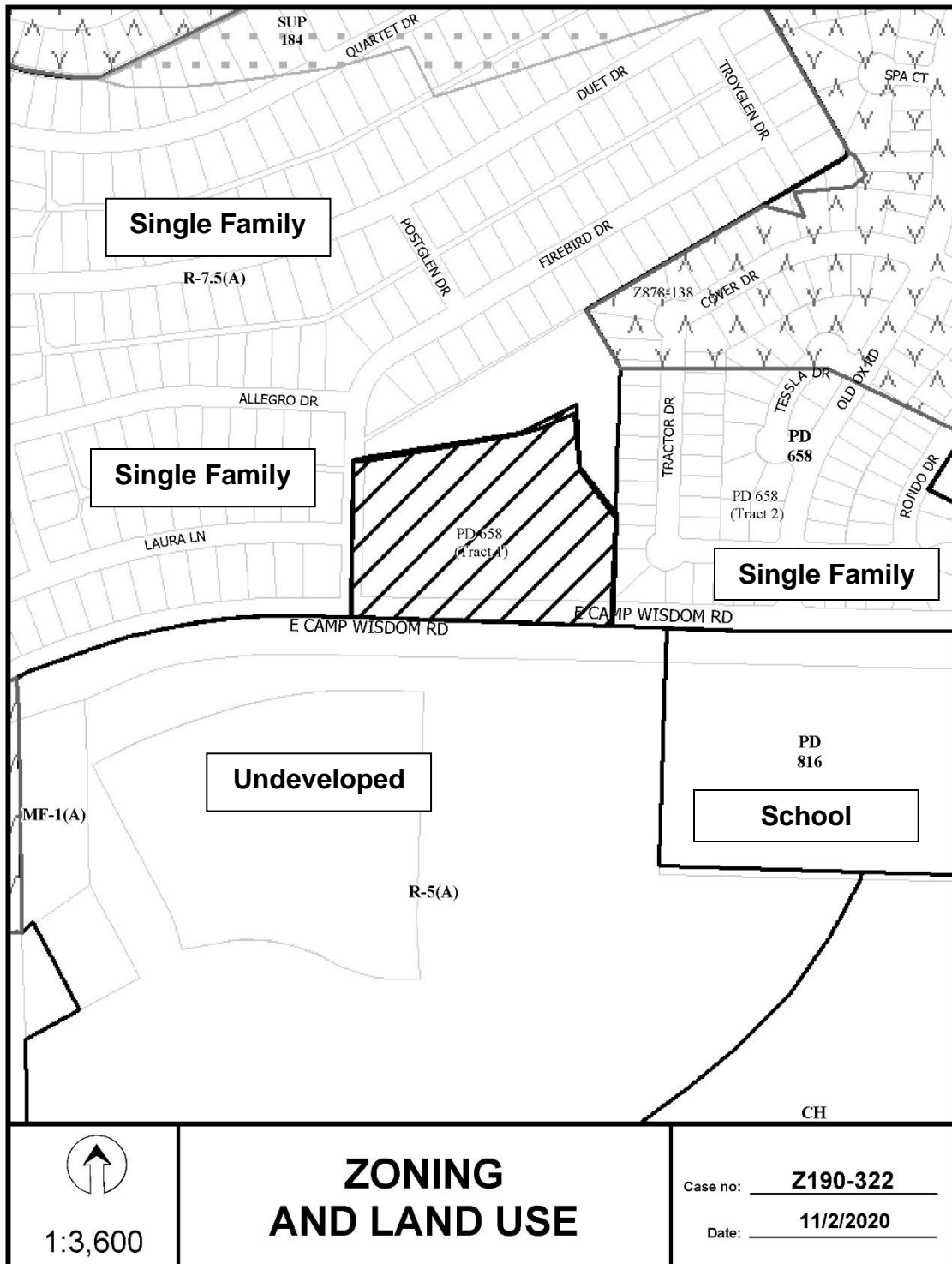


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AERIAL MAP

Case no: Z190-322

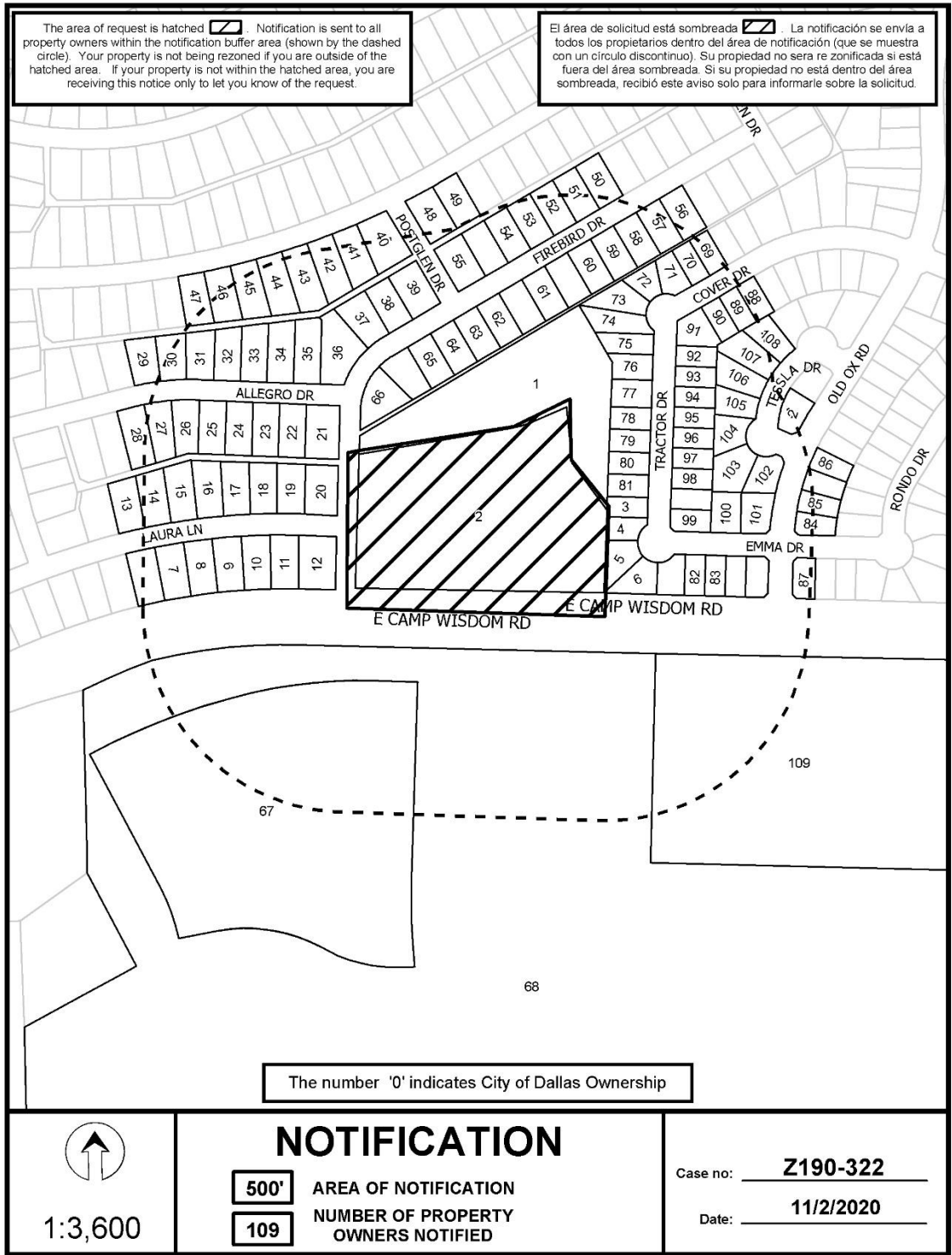
Date: 11/2/2020





Market Value Analysis

Printed Date: 11/2/2020



11/02/2020

Notification List of Property Owners***Z190-322******109 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1400 FIREBIRD DR	FLEMING INTL INVESTMENTS INC
2	1501 E CAMP WISDOM RD	ZARION LLC
3	6937 TRACTOR DR	COLE REBEKAH R
4	6941 TRACTOR DR	LAND JATOYA
5	1502 EMMA DR	QUINTERO-ABUCHAR ALFONSO
6	1506 EMMA DR	HERMAN LAURENCE & DONNA L
7	1446 LAURA LN	WILLIAMS MARKO DON
8	1450 LAURA LN	RANSOM DONNIE M
9	1456 LAURA LN	ERVIN PAULINE
10	1460 LAURA LN	KENDALL BETTY JO
11	1466 LAURA LN	GRANADOS LEONIDAS REYES
12	1470 LAURA LN	RUSHING ELNORA H
13	1439 LAURA LN	PRELOW FREDDIE D
14	1445 LAURA LN	STEVERSON HENRY L JR
15	1449 LAURA LN	CONNOR GARY G JR
16	1455 LAURA LN	WARD VANESSA D
17	1459 LAURA LN	ADLEY HENRY L
18	1465 LAURA LN	OWENS MARY W
19	1469 LAURA LN	COLLADO MAXIMO
20	1475 LAURA LN	GREENE ELMA J
21	1480 ALLEGRO DR	MILES CHARLES H
22	1476 ALLEGRO DR	KIWI RENTALS SERIES 4 LLC
23	1470 ALLEGRO DR	SANTIBANEZ GASINA
24	1466 ALLEGRO DR	KELSON BERNIE
25	1460 ALLEGRO DR	WILLIAMS MARIA
26	1456 ALLEGRO DR	MORGAN ORA M

11/02/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1450 ALLEGRO DR	BRAY JOE
28	1446 ALLEGRO DR	GA INVESTMENTS LLC
29	1449 ALLEGRO DR	HOPKINS TAMIKA
30	1455 ALLEGRO DR	PHINISEE ANDREW DON JR &
31	1459 ALLEGRO DR	HERNANDEZ JOSE A
32	1465 ALLEGRO DR	THOMPSON ANTTWAUN &
33	1469 ALLEGRO DR	BLANDON LAE CHARMAYNE
34	1475 ALLEGRO DR	HARRIS ERIC WAYNE
35	1479 ALLEGRO DR	SPAIN ROSA
36	1445 FIREBIRD DR	TERRELL GAIL H
37	1449 FIREBIRD DR	GONZALEZ VICTORIA
38	1455 FIREBIRD DR	MILLER TOLLIVER & VERNA
39	1459 FIREBIRD DR	MAYS CURTIS L JR
40	1460 DUET DR	YOUNGERMAN MICHAEL S
41	1456 DUET DR	PATTERSON YOLANDA N
42	1452 DUET DR	DANIELS JERRELL W & GWENDOLYN A
43	1446 DUET DR	SIMON DAVID B
44	1442 DUET DR	MIDDLETON ANNIE I
45	1436 DUET DR	SIMON CARNELL & MARY
46	1432 DUET DR	AMERICAN IRA LLC FBO VICTORY LN HOME
47	1426 DUET DR	WALKER SANDRA
48	1502 DUET DR	ALTO ASSET COMPANY 1 LLC
49	1506 DUET DR	GOODEN MILTON R LIVING TRUST
50	1533 FIREBIRD DR	IBANEZ JOSE REFUGIO &
51	1527 FIREBIRD DR	CHRISTOPHER DEBRA
52	1523 FIREBIRD DR	COLLINS CHRISTI R
53	1517 FIREBIRD DR	WINSTON JOHN L JR &
54	1513 FIREBIRD DR	ROYAL BRYANT W
55	1503 FIREBIRD DR	CARSON GEORGIA MAE
56	1546 FIREBIRD DR	LYNCH BRENDA JOYCE
57	1542 FIREBIRD DR	S & P CAPITAL INVESTMENTS LLC

11/02/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1536 FIREBIRD DR	JOHNSON BENNY J
59	1532 FIREBIRD DR	BELL ELVIN
60	1526 FIREBIRD DR	BOOTH KATINA
61	1516 FIREBIRD DR	LOPEZ JOSE F
62	1506 FIREBIRD DR	WARD CURTIS CORNLEIUS
63	1502 FIREBIRD DR	SPENCER CHARMAINE M
64	1458 FIREBIRD DR	KATZ MARK J
65	1454 FIREBIRD DR	RED LION CAPITAL HOLDINGS LLC
66	1444 FIREBIRD DR	WILLIAMS DONNA
67	1500 E CAMP WISDOM RD	UNIVERSITY OF NORTH TEXAS SYSTEM
68	7894 UNIVERSITY HILLS BLVD	TEXAS STATE OF
69	1519 COVER DR	LIPSCOMB ANTOINETTE
70	1515 COVER DR	FUTCH MONIQUE D
71	1511 COVER DR	HINES SHANNA CHERISE
72	1507 COVER DR	TAMEZ IVAN U GONZALEZ & ESTELA A
73	1503 COVER DR	WILLIAMS KENDRA Q
74	6905 TRACTOR DR	BANKS KENDRA DIONNE
75	6909 TRACTOR DR	JACOB MOR M BEN DAVID
76	6913 TRACTOR DR	BROOKS CYNTHIA R &
77	6917 TRACTOR DR	PETTY LASHONDA
78	6921 TRACTOR DR	SANDOVAL DANIEL VARGAS &
79	6925 TRACTOR DR	EASLEY REGINA
80	6929 TRACTOR DR	WILLIAMS ROCHELLE D
81	6933 TRACTOR DR	LEMELL LINDA F
82	1514 EMMA DR	EDWARDS VANESSA N
83	1518 EMMA DR	TEJADA CARINA
84	6946 OLD OX RD	VERA JESUS & ROSA
85	6942 OLD OX RD	HARDY ERIC D
86	6934 OLD OX RD	FLORES ROBERTO
87	1604 EMMA DR	KENNEDY AYN M
88	1522 COVER DR	RILEY NICOLE C

11/02/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1518 COVER DR	TURNER YOLANDA S & CHARLIE T
90	1514 COVER DR	BRITTINGHAM CORDREA
91	6906 TRACTOR DR	BIGGERS BOBBIE S
92	6910 TRACTOR DR	ANDERSON LINDA K
93	6914 TRACTOR DR	DANIELSMEGGINSON SHARON D &
94	6918 TRACTOR DR	BARNES LARRY
95	6922 TRACTOR DR	WATERS BARBARA
96	6926 TRACTOR DR	FISHER JOYCE
97	6930 TRACTOR DR	ARIZA LIZETH ROMAN
98	6934 TRACTOR DR	GUERRERO LUIS RAMON
99	6942 TRACTOR DR	MATHIS RHONDA A
100	1519 EMMA DR	SHIELDS NATASHA
101	1523 EMMA DR	SMOTHERMAN MICHAEL CLARK
102	6937 TESSLA DR	KAHN SYLVIA & CAPSTONE LLC
103	6933 TESSLA DR	MEDINA JOSE
104	6929 TESSLA DR	BERRY LEROYDRION &
105	6925 TESSLA DR	RAMIREZ URIEL &
106	6921 TESSLA DR	MONARREZ OLGA
107	6917 TESSLA DR	MATEOS HAROLD
108	6913 TESSLA DR	WALKER LARRY R
109	1700 E CAMP WISDOM RD	Dallas ISD

FILE NUMBER: Z190-330(CT) **DATE FILED:** August 22, 2019
LOCATION: Southeast corner of Scyene Road and Namur Street
COUNCIL DISTRICT: 7 **MAPSCO:** 49 Y
SIZE OF REQUEST: ± .48 acres **CENSUS TRACT:** 176.05

OWNER: Kwickpick Grocery Inc.

APPLICANT: Sadlerssai Enterprise Inc.

REPRESENTATIVE: Parvez Malik, BUSINESS ZOOM

REQUEST: An application for the renewal of Specific Use Permit No. 2354 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes the continued to sale alcohol for off-premise consumption in conjunction with an approximately 3,774-square-foot general merchandise or food store [Sadler's Food Mart Beer & Wine].

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

BACKGROUND INFORMATION:

- The request site is currently developed with a general merchandise or food store greater 3,500 square feet.
- On December 11, 2019, City Council approved Specific Use Permit No. 2354 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
- The applicant is seeking renewal of Specific Use Permit No. 2354.
- The request is to continue the sell alcohol for off-premise consumption in conjunction with the general merchandise or food store use.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit in the D-1 Liquor Control Overlay.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Scyene Road	Principal Arterial	107 ft.	107 ft.
Namur Street	Collector	24 ft	24 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 *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan because it is retaining the existing zoning regulations while allowing an additional use that is not only compatible but allowed within the zoning district with an added layer of regulation.

ECONOMIC ELEMENT

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

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

URBAN DESIGN

GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE

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

Surrounding Land Uses:

	Zoning	Land Use
Site	CR-D-1 SUP No. 2354	General Merchandise
North	CS-D-1	Mini-warehouse
South	R-7.5(A), SUP No. 2231	Cellular Tower Antenna and Single Family
East	CR-D-1	Pharmacy, Undeveloped
West	CR-D-1	Single Family

Land Use Compatibility:

The request site is developed with a general merchandise or food store. The applicant is proposing to renew Specific Use Permit No. 2354 for sell alcohol for off-premise consumption in conjunction with the general merchandise or food store 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 an undeveloped tract of land to east, a single-family dwelling to the west across Namur Street, a cellular communication tower or antenna to the south and a warehouse use to the north across Scyene Road.

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

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of

the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

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

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

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

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 two-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 market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). Although the area of request is not within an identifiable MVA cluster, it is adjacent to an “F” MVA cluster to the west and south across Namur Street.

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. Based on the total floor area of 3,774-square-foot general merchandise use 19 spaces are required. However, the site is providing 24 off-street parking spaces.

Landscaping:

Landscaping of any development will be in accordance with Article X, as amended. However, no new construction, additions or paving are requested. Therefore, landscape requirements will not be triggered.

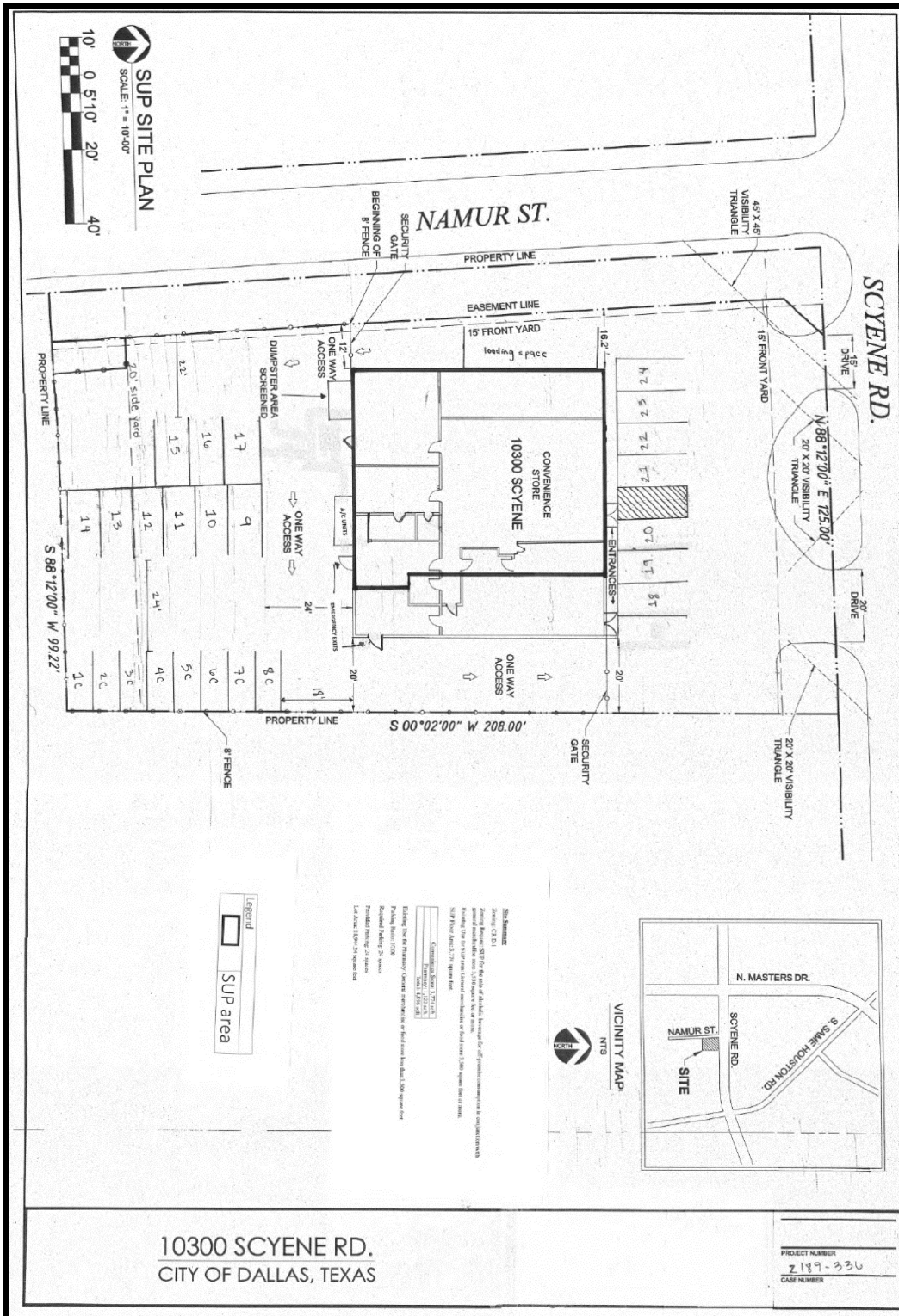
LIST OF OFFICERS
Kwickpick Grocery LLC

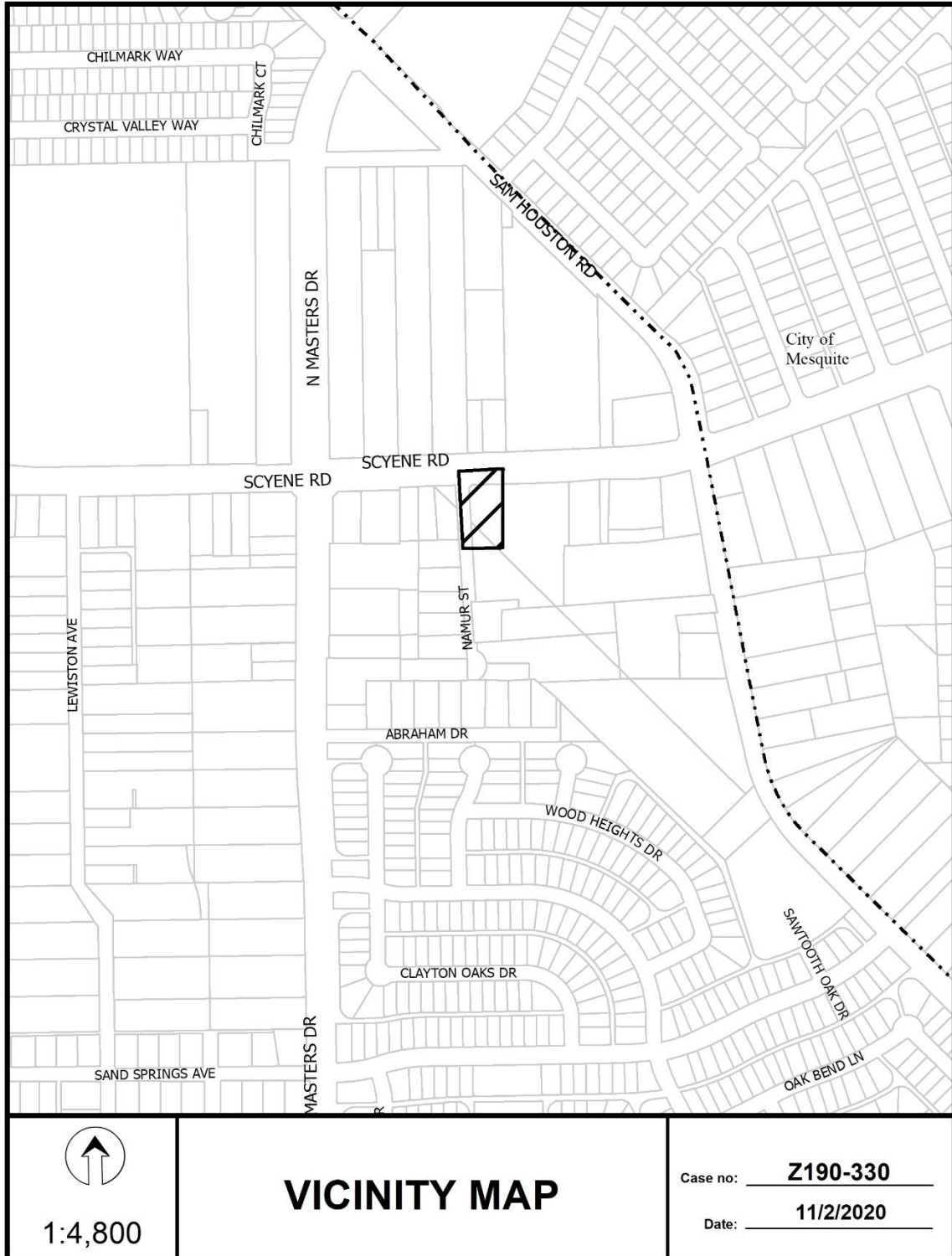
- Kishor Gajera President and Director
- Bharat Gajera Vice President and Secretary

**PROPOSED SUP
CONDITIONS**

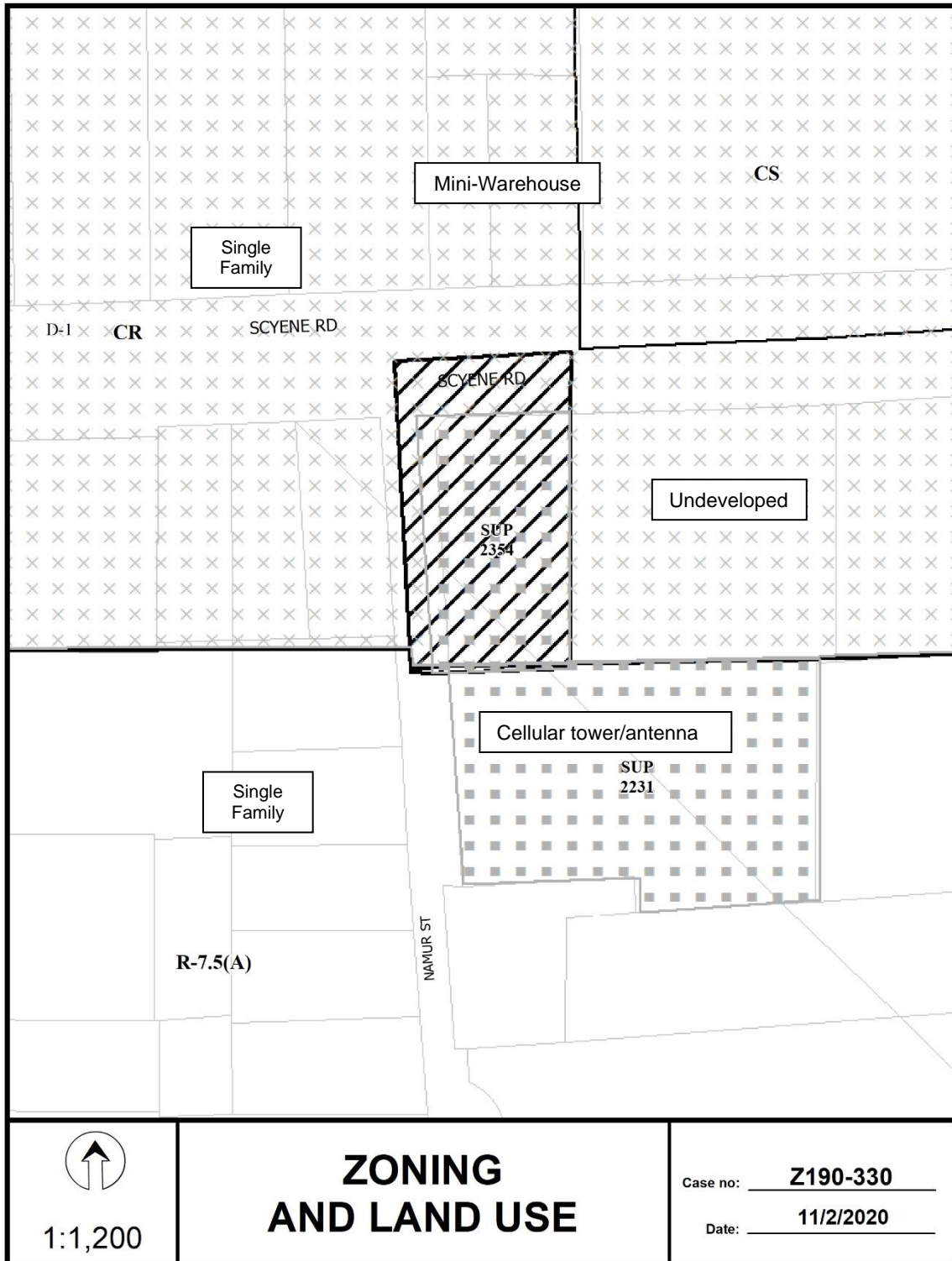
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages as part of the operation of a general merchandise or food store greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~December 11, 2020~~, (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 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

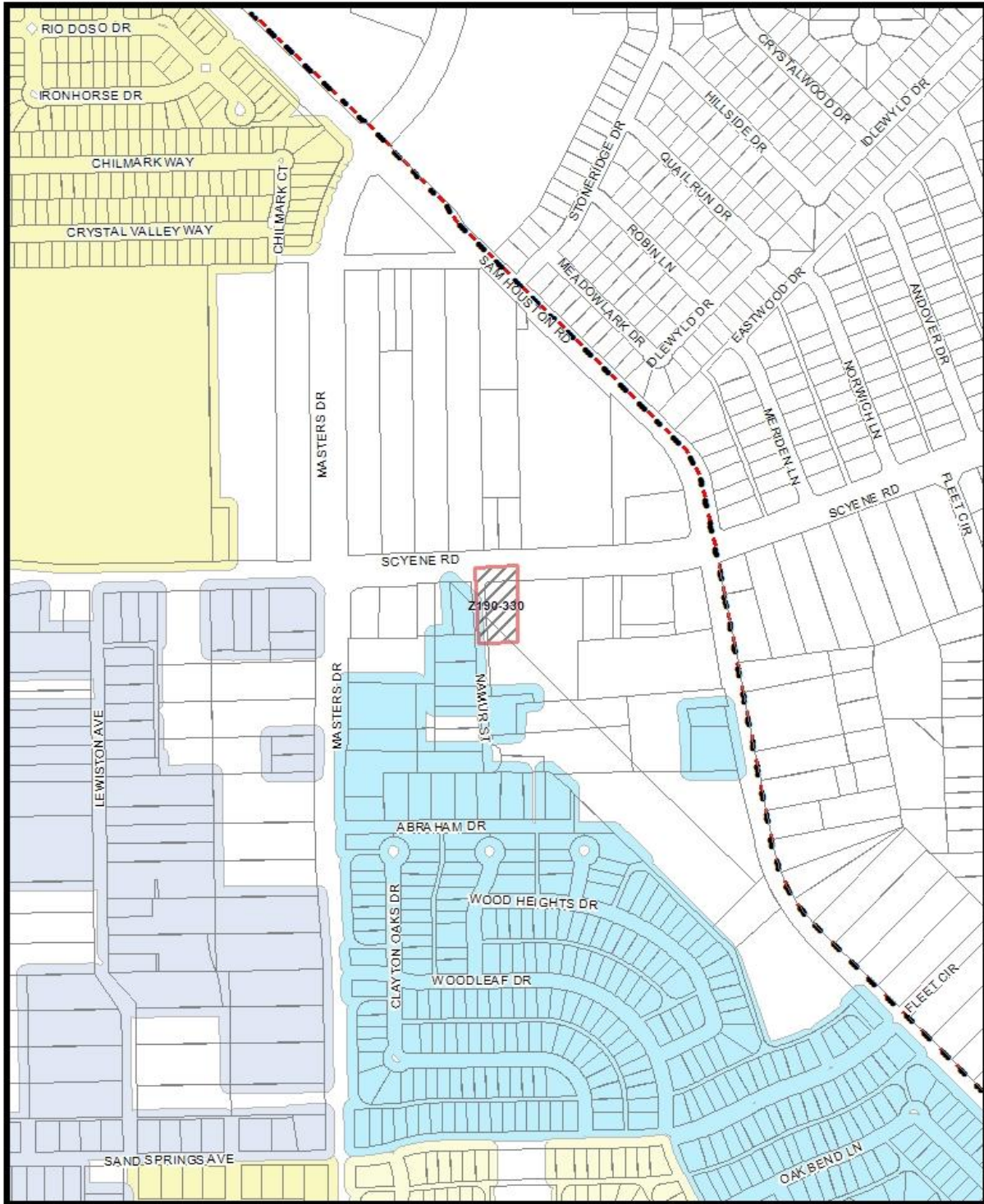








Z190-330(CT)

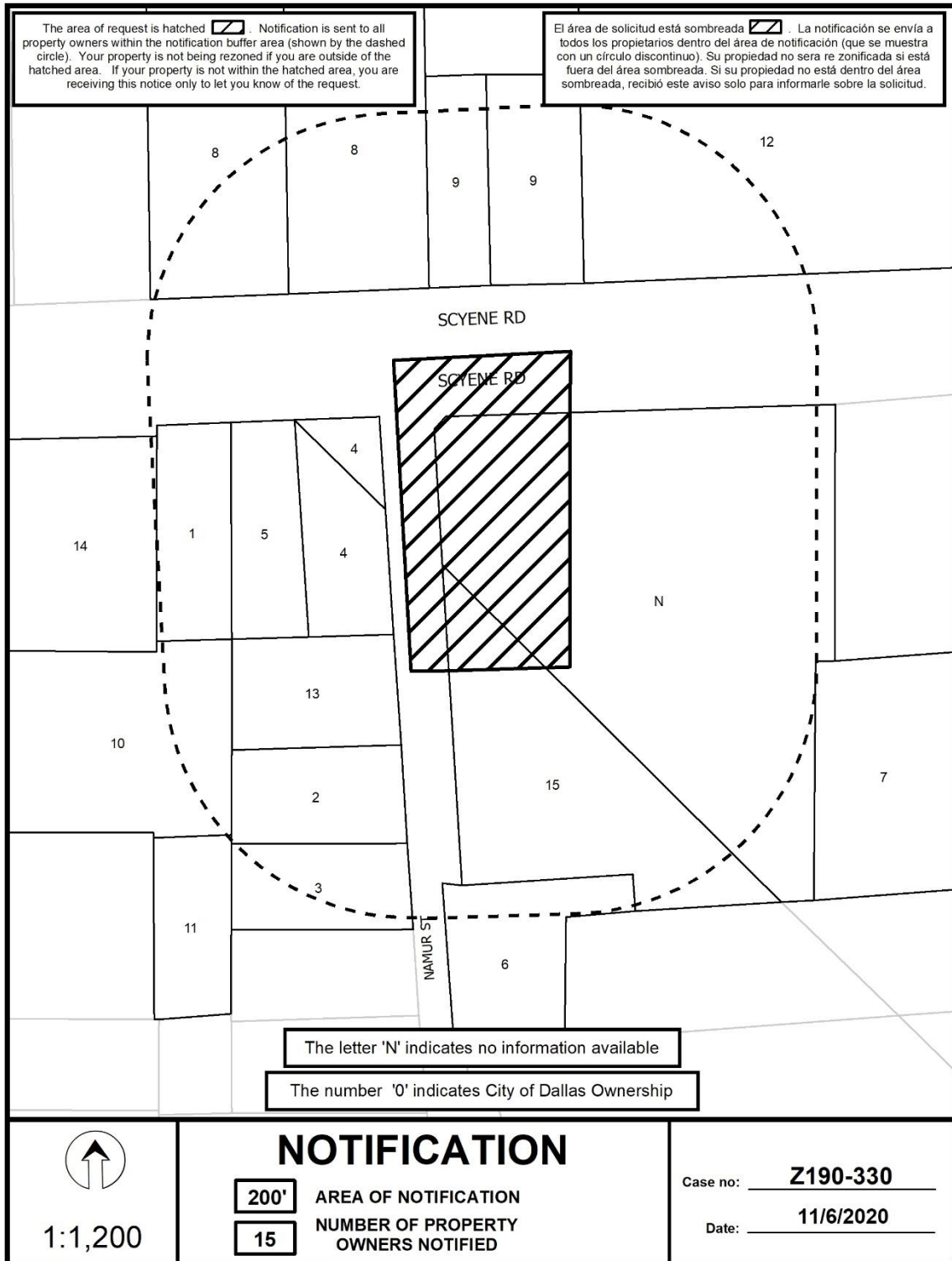


MVACluster A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 11/2/2020



Z190-330(CT)

11/11/2020

Notification List of Property Owners

Z190-330

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10222 SCYENE RD	GARCIA GABRIEL &
2	2909 NAMUR ST	PADILLA MARCOS
3	2901 NAMUR ST	ALBARRAN JOSE LUIS ALFARO
4	10230 SCYENE RD	JB CARICSON LLC
5	10226 SCYENE RD	GARCIA GABRIEL &
6	2830 NAMUR ST	MUNOZ JOSE SANTOS &
7	2911 SAM HOUSTON RD	CASTILLO IRVING
8	10221 SCYENE RD	TABE PETROLEUM CORPORATION
9	10301 SCYENE RD	TAMEZ HECTOR &
10	2910 N MASTERS DR	CASTILLO MAGDA
11	2907 NAMUR ST	IGLESIA NUEVA VIDA PENTECOSTES
12	10331 SCYENE RD	SCYENE STORAGE LP
13	2917 NAMUR ST	Taxpayer at
14	10210 SCYENE RD	Taxpayer at
15	10300 SCYENE RD	Taxpayer at

FILE NUMBER: Z190-328(LG) **DATE FILED:** August 7, 2020
LOCATION: Southwest line of Routh Street, between Mahon Street and Howell Street
COUNCIL DISTRICT: 14 **MAPSCO:** 45 F
SIZE OF REQUEST: ± 0.95 acres **CENSUS TRACT:** 18.00

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT/OWNER: The Pegasus Foundation DBA The Dallas Institute of Humanities and Culture

REQUEST: An application for a new tract on property zoned Planned District No. 9 with a D Liquor Control Overlay.

SUMMARY: The purpose of the request is to create a new tract for the renovation of existing buildings and construction of a new building. The applicant also proposes revising their parking layout.

STAFF RECOMMENDATION: Approval, subject to a revised development plan and conditions with retention of the D Liquor Control Overlay.

PLANNED DEVELOPMENT NO. 9:

<http://www.dallascityattorney.com/51P/Articles%20Supp%207/Article%209.pdf>

PLANNED DEVELOPMENT NO. 9 EXHIBITS:

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

BACKGROUND INFORMATION:

- On September 18, 1951, Planned Development District No. 9 was created by the City Council. The PD is comprised of approximately 14.57 acres.
- The area of request is approximately 0.95 acres (41,382 SF) and developed with five buildings used by the Dallas Institute for Arts and Humanities.
- The applicant is requesting a new tract within PD No. 9 to renovate five structures and construct a new building on the premises.

Zoning History:

There have been no zoning requests within the vicinity in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed Right of Way
McKinney Avenue	Minor Arterial	Existing CPLT

Traffic:

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

1. Remove parking markings on Routh Street from development plan. These spaces may be used as credit but cannot be required on the development plan. The site would still be able to account for these spaces as delta credits. Existing two-hour limit restrictions should remain on Routh Street. The removal of the spaces will need to be on a revised site plan.
2. Parking along alley may only be approved if adequate space is provided for maneuvering of parking spaces (a total of 42 feet, including grassy area currently unimproved south of the paved alleyway). The proposed 20 off street parking spaces for future development are proposed along the alley and would allow entry and exit onto the property without interrupting traffic on Mahon and Routh Streets. Since this is less than the required 54 spaces, the applicant will need to provide more information on how their shared parking agreements allows them to have sufficient parking when special events are held.

Comprehensive Plan:

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

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

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

The applicant's request meets the above stated goals of the comprehensive plan.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use(s)
Site	PD No. 9	Office
Northwest	PD No. 9	Neighborhood Service Uses
North	PD No. 9	Surface Parking Neighborhood Service Uses
Northeast	PD No. 9	Restaurants
East/Southeast	PD No. 9	Restaurant, Multiple Family & Neighborhood Service Uses
South	PD No. 9	Community Center
Southwest	PD No. 9	Neighborhood Service uses
West	PD No. 9	School (Open-enrollment Charter)

Land Use Compatibility:

The request site is currently developed with five buildings for office use. Parking is located in the rear and on the side of the site. Surrounding land uses are also zoned PD No. 9 and consist of multifamily and personal service uses further southeast. There is a restaurant located southeast of the site and multiple restaurants northeast of the site. Neighborhood service uses are located to the northwest, north, southwest, and east of the area of request. A proposed school (charter) is west of the area of request. A halfway house is located south of the area of request.

The applicant is proposing to continue to operate the use within the existing buildings and construct an additional 5,376 square foot building along Routh Street, which will include additional office and event space for the organization. The proposed uses in the new tract are office and neighborhood service uses as well. This request is consistent with the existing neighborhood, and staff supports the proposed application.

Development Standards:

The table on the next page shows a comparison between the existing zoning and the proposed Planned Development Subdistrict.

SUBDISTRICT	SETBACKS		Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear			
PD No. 9, D Overlay	10 feet for permitted structures	10 feet for permitted structures	36'; provide additional frontage twice the height of the portion of the building that exceeds 36'	60%	Office & Neighborhood Service uses
Tract C within PD No.9-Proposed	15 feet for permitted structures	10 feet for permitted structures	44'	100%	Office & Neighborhood Service Uses

The applicant is requesting a new tract within PD. No. 9 to allow for the renovation of five buildings (including a new addition to an existing building) and the construction of a new building with a maximum height of 44 feet in the rear of the property. The applicant is proposing renovations to increase the height of existing buildings to create a rooftop garden and open space, and to expand their offices to allow for the operation of their philanthropic organization. The uses proposed by the applicant are office and neighborhood service uses and are consistent with current uses of the site and its surrounding areas.

Parking:

The proposed parking for the area of request is 20 spaces. Parking for an office use requires one parking space for every 333 square feet of building. Parking requirements for philanthropic uses does not exist in the Dallas Development Code. The square footage of the five buildings are 12,566 square feet, but the site currently has 30 parking spaces (28 regular, two accessible on the north side of Mahon Street. Based on the parking ratio of one parking space per 333 square feet of buildings, the owner is required to have 38 parking spaces.

The applicant is proposing to have a total of 17,792 square feet of building space, which would require 54 parking spaces. The applicant proposes 20 spaces (18 regular, two accessible) on their proposed development plan, and proposes eight parallel spaces on the west side of Routh Street for a total of 28 spaces. This is 26 spaces less than the required amount.

The applicant also has shared off-street parking agreements with surrounding property owners when special events are hosted by the organization to alleviate parking on Routh and Mahon Streets. The applicant believes they would have too much parking on site since they have a staff of 10 people and the amount of proposed parking would be twice

as much as the capacity that is used on a daily basis. The applicant is also proposing to create an area that will allow for drop-off and pickup at its Existing Building Number 3

Landscaping:

PD No 9 predates the passage of Article X of the Dallas Development Code. The applicant is not required to provide landscaping on the site at this time because there are no landscaping requirements for PD No. 9. The applicant will have to preserve all trees currently on site. If trees are removed for future development, the applicant must submit a tree mitigation plan to the Chief Arborist.

Market Value Analysis:

Market Value Analysis (MVA) is a tool to aid residents and policy makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). Although the site is uncategorized, Category "D" properties are located north, west, and south of the site. The area of request also has Category "C" properties located further east, further west and further south of the site. There are also properties within Category "B" located further northwest of the site.

List of Officers

The Pegasus Foundation dba The Dallas Institute of Humanities and Culture

- J. Larry Allums, Ph.D., Executive Director
- Claudia MacMillan, Ph.D., Director

Board of Directors

- Jon Bauman
- J. Russell Bellamy
- Albert C. Black, Jr.
- Trevor Brickman
- Rex Cumming
- Matrice Ellis-Kirk
- David Griffin
- Kathy M. Herring
- Kim Hiatt Jordan
- Kate Juett
- Joseph R. Mannes
- Dr. Nancy Cain Marcus
- Justin Moore
- Daniel Patterson
- Betty Regard
- Dr. Jaina Sanga
- Lekha Singh
- Dr. Joanne Stroud
- Dr. Gail Thomas
- Brian Wilson
- Casey Woods

PROPOSED PD CONDITIONS

ARTICLE 9.

PD 9.

SEC. 51P-9.101. LEGISLATIVE HISTORY.

PD 9 was established as a specialty district by Ordinance No. 5250, passed by the Dallas City Council on September 18, 1951. Ordinance No. 5250 amended basic Zoning Ordinance No. 5238, passed by the Dallas City Council on August 28, 1951. Ordinance No. 5250 was amended by Ordinance No. 6355, passed by the Dallas City Council on October 25, 1954; Ordinance No. 8189, passed by the Dallas City Council on September 8, 1959; and Ordinance No. 10816, passed by the Dallas City Council on January 18, 1965. The specialty district created by Ordinance No. 5250 was converted to PD 9 by Comprehensive General Zoning Ordinance No. 10962, passed by the Dallas City Council on March 29, 1965. On the same date the city council approved Ordinance No. 10962, it also adopted a zoning map which added a “Dry” suffix to PD 9. Subsequently, Ordinance No. 11689, passed by the Dallas City Council on January 16, 1967, re-established PD 9 and repealed Ordinance No. 5250. Ordinance No. 11689 was amended by Resolution No. 78-2169, passed by the Dallas City Council on August 2, 1978; Ordinance No. 18151, passed by the Dallas City Council on February 1, 1984; Ordinance No. 18234, passed by the Dallas City Council on April 18, 1984; Ordinance No. 19028, passed by the Dallas City Council on February 19, 1986; Ordinance No. 22002, passed by the Dallas City Council on March 23, 1994; Ordinance No. 22329, passed by the Dallas City Council on February 8, 1995; and Ordinance No. 23866, passed by the Dallas City Council on April 28, 1999.

SEC. 51P-9.102. PROPERTY LOCATION AND SIZE.

PD 9 is established on property located south of Boll Street and Routh Street, northwest of McKinney Avenue, northeast of Maple Avenue, and east of Cedar Springs Road. The size of PD 9 is approximately 14.5734 acres.

SEC. 51P-9.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions contained in Chapter 51 of the Dallas City Code, as amended, apply to this article.
- (b) Unless otherwise stated, all code references are to Chapter 51.

Staff Recommendation:
~~(1) ESTABLISHMENT FOR RELIGIOUS, CHARITABLE OR PHILANTHROPIC NATURE means a facility sponsored or operated by an organization for religious, charitable or philanthropic purposes, including but not limited to events training, educational facilities, civic, and social functions. One accessory dwelling unit is allowed with this use.~~

Applicants request:

(1) ESTABLISHMENT FOR RELIGIOUS, CHARITABLE OR PHILANTHROPIC NATURE means a facility sponsored or operated by an organization for religious, charitable or philanthropic purposes, including but not limited to events training, educational facilities, civic, and social functions. One accessory dwelling unit is allowed with this use.

(c) The conversion of any of the existing structures within this district to any permitted use of the district, as hereinafter established, is permitted.

SEC. 51P-9.103.1 EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 9A: Tract Plan.

(2) Exhibit 9B: Tract A description.

(3) Exhibit 9C: Tract B description.

(4) Exhibit 9E: Tract C description.

(5) Exhibit 9F: Tract C Development Plan.

SEC. 51P-9.103.2 DEVELOPMENT PLAN.

(a) Except for Tract C, no development plan is required.

(b) For Tract C, development and use of the Property must comply with the development plan (Exhibit 9Y). If there is a conflict between the text of this article and the development plan, the text of this article controls. Amendments to the development plan may qualify for the director's procedure if all requirements are met.

SEC. 51P-9.104. USES.

(a) Except as provided in Subsections (b) ~~and~~ (c) and (d) below, main uses permitted on the Property are as follows:

(1) Bank or savings and loan office.

(2) Wholesale, caterer, or wedding service office or sample room.

(3) Department, variety, or novelty shop (retail sales).

(4) Electrical goods (retail sales).

- (5) Film developing and printing.
- (6) Furniture repair and upholstering (retail sales).
- (7) Household and office furnishings and appliances (retail sales).
- (8) Jewelry shop.
- (9) Piano and musical instrument store (retail).
- (10) Studios for art, dance, music, or drama.

(11) All of the permitted uses of the Neighborhood Service District as listed and defined in Chapter 51, as amended, are permitted, except that neither a “laundry and/or dry cleaning (self-service)” nor a “food store and/or meat market” use is permitted.

(b) For property identified as Tract A on the Tract Map, labelled as Exhibit 9A, and described in Exhibit 9B, the only uses permitted are retail uses on the first floor of the building and office uses on the second floor of the building.

(c) For property identified as Tract B on Exhibit 9A and described in Exhibit 9C, “restaurant with alcoholic beverages and/or entertainment” is a permitted use, and the “D” dry zoning designation is hereby removed.

(d) For property identified as Tract C on Exhibit 9A and described in Exhibit 9E, establishment for religious, charitable or philanthropic nature is an additionally permitted use.

SEC. 51P-9.105. GENERAL REGULATIONS.

Except as provided, the following regulations with regard to building locations, front yards, side yards, rear yards, and maximum lot coverage requirements must be complied with:

(1) No building may be located closer to the front or side property lines along Fairmount Street, Routh Street, or Howell Street than is indicated on the Building Line Plan labeled Exhibit 9D.

(2) If there is no side building line indicated on the Building Line Plan, the following restriction applies: No main building may be located closer than five feet to a side lot line; however, this restriction does not apply to garages or accessory buildings located within the required rear yard or the rear 20 percent of the lot, nor does this restriction apply to the southeast 110 feet of the portion of City Block 1/949 that is within this PD.

(3) No buildings other than accessory buildings may be located on the rear 20 percent of any lot (the required rear yard), and no accessory building may occupy more than 30 percent of the required rear yard.

(4) For Tract C, yard, lot, and space regulations of the NS Neighborhood Service District apply expect as provided.

(A) Building height. Maximum height of structures is 44 feet.

(B) Encroachments and accessory structures. Encroachments and accessory structures such as awnings, balconies, bay windows, carports, decks, dumpsters, ramps, retaining walls, stairs, stoops, and unenclosed porches are allowed into the required setbacks and do not need to be shown on the development plan.

(C) Lot coverage. Maximum lot coverage is 50 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking, landscaping structures, and raised deck structures are not.

(D) Side and rear yard. Minimum side is five feet. Minimum rear yard is five feet.

(E) Stories. Maximum number of stories is three.

SEC. 51P-9.106. PARKING REGULATIONS.

(a) Any building erected for or converted to an apartment, retail or personal service use must provide off-street parking to the rear or side of the main building (not within the front yard) as follows:

(1) For apartment uses, parking must be provided at a ratio of one space for each dwelling unit.

(2) For retail display or sales, clinics and doctor's offices, parking must be provided at a ratio of one space for each 200 square feet of floor area.

(3) For banks, savings and loans and general offices, parking must be provided at a ratio of one space for each 300 square feet of floor area.

(b) Head-in parking is not permitted from any street in this district, however, head-in parking is permitted from any alley.

Staff Recommendation:

(c) Parking should conform to the off street parking requirements according to the Dallas Development Code.

Applicant's request

(a) <u>For an establishment for religious, charitable or philanthropic nature, a minimum of 20 parking spaces is required.</u>
--

SEC. 51P-9.107. SIGN REGULATIONS.

(a) No sign, billboard or poster other than signs and name plates relating to the occupancy of the premises or commodities or services offered for sale, is permitted within this district.

(b) No sign may flash or intermittently light.

(c) No more than a total of 30 square feet of sign face may be installed on any single lot.

(d) All signs must be placed flat against the building, except that a single, standard pole sign having a sign face not exceeding 12 square feet may be placed behind a line located five feet from the front property line.

(e) Signs may occupy the space between two feet and ten feet above grade.

SEC. 51P-9.108. PAVING REQUIREMENTS.

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

(b) All driveways, entrances, and parking areas must have a minimum surfacing of six inches compacted gravel and two coats of penetration asphalt. The developer shall bear the total cost and maintenance of all such improvements, including curb and drainage structures that may be necessary.

(b) The city may not require, but may accept, any dedication of an interest in property that exceeds the existing dimensional standards for right-of-way abutting Tract C.

SEC. 51P-9.109. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or a certificate of occupancy for a use in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

SEC. 51P-9.110. ZONING MAP.

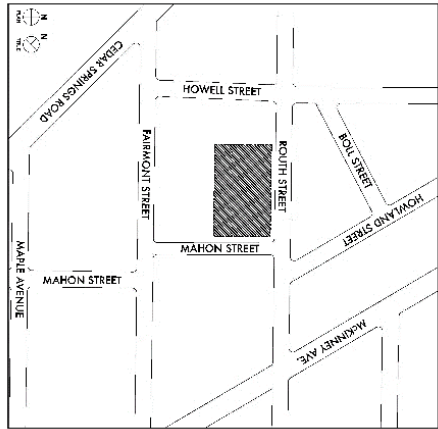
Z190-328(LG)

~~———— PD 9 is located on Zoning Map Nos. I-7 and J-7. (Ord. Nos. 22329; 24637)~~

SEC. 51P-9.111. PLAN.

PD 9 has no city council-approved conceptual or development plan except for Tract C. Development on the Property must, however, comply with Exhibit 9F.

PROPOSED DEVELOPMENT PLAN



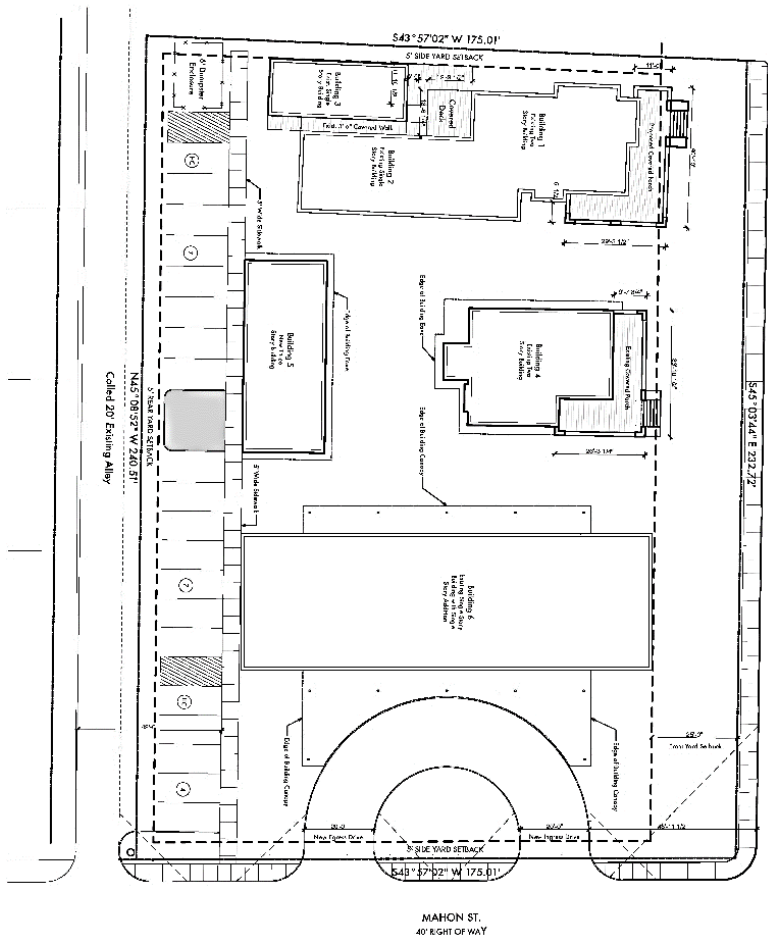
PDD No. 9, Tract C

DATA TABLE	
Building 1:	2,949 sf
Building 2:	1,302 sf
Building 3:	780 sf
Building 4:	2,755 sf
Building 5:	5,376 sf
Building 6:	4,800 sf
Total:	17,942 sf

Stories	3 Stories
Max. Height:	44 feet
Lot Coverage	60%
Max. Allowed:	60%
Actual:	59%

Parking	
Campus Total:	17,942 sf
Total spaces required:	20 spaces
Total spaces provided:	20 spaces,

Note:
 HC = handicapped parking

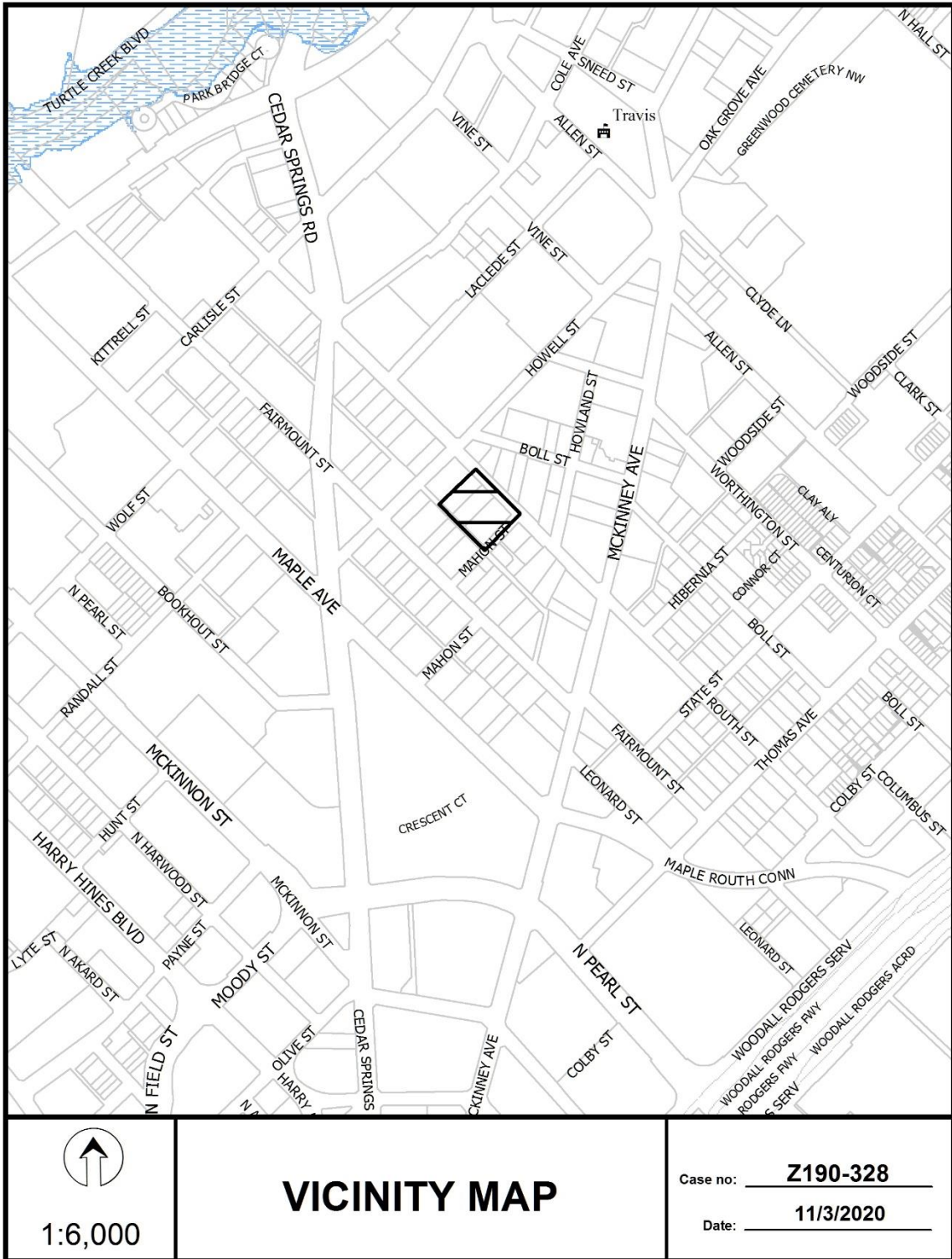


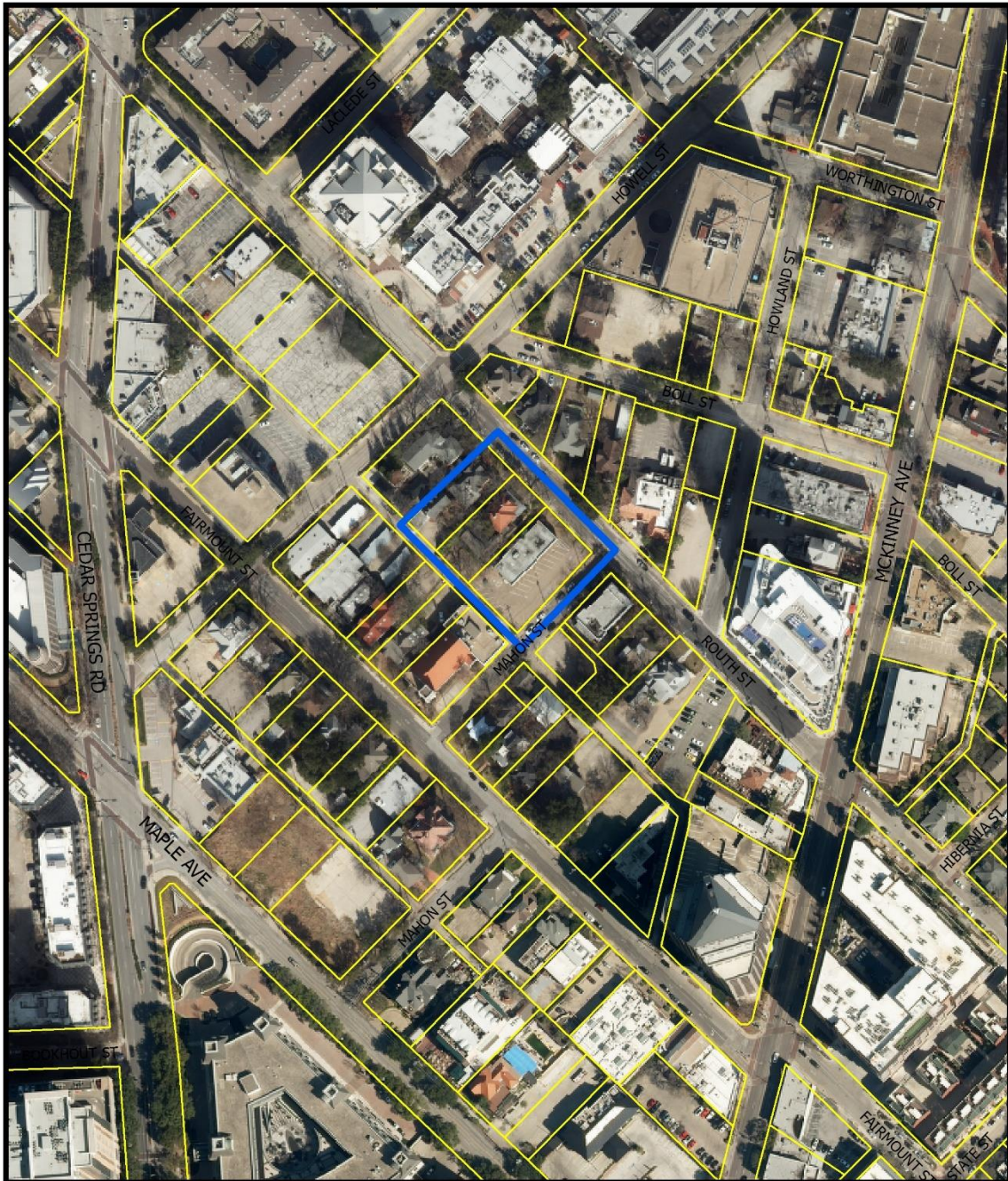
Dallas Institute of Humanities and Culture
 22 October 2020



Development Plan





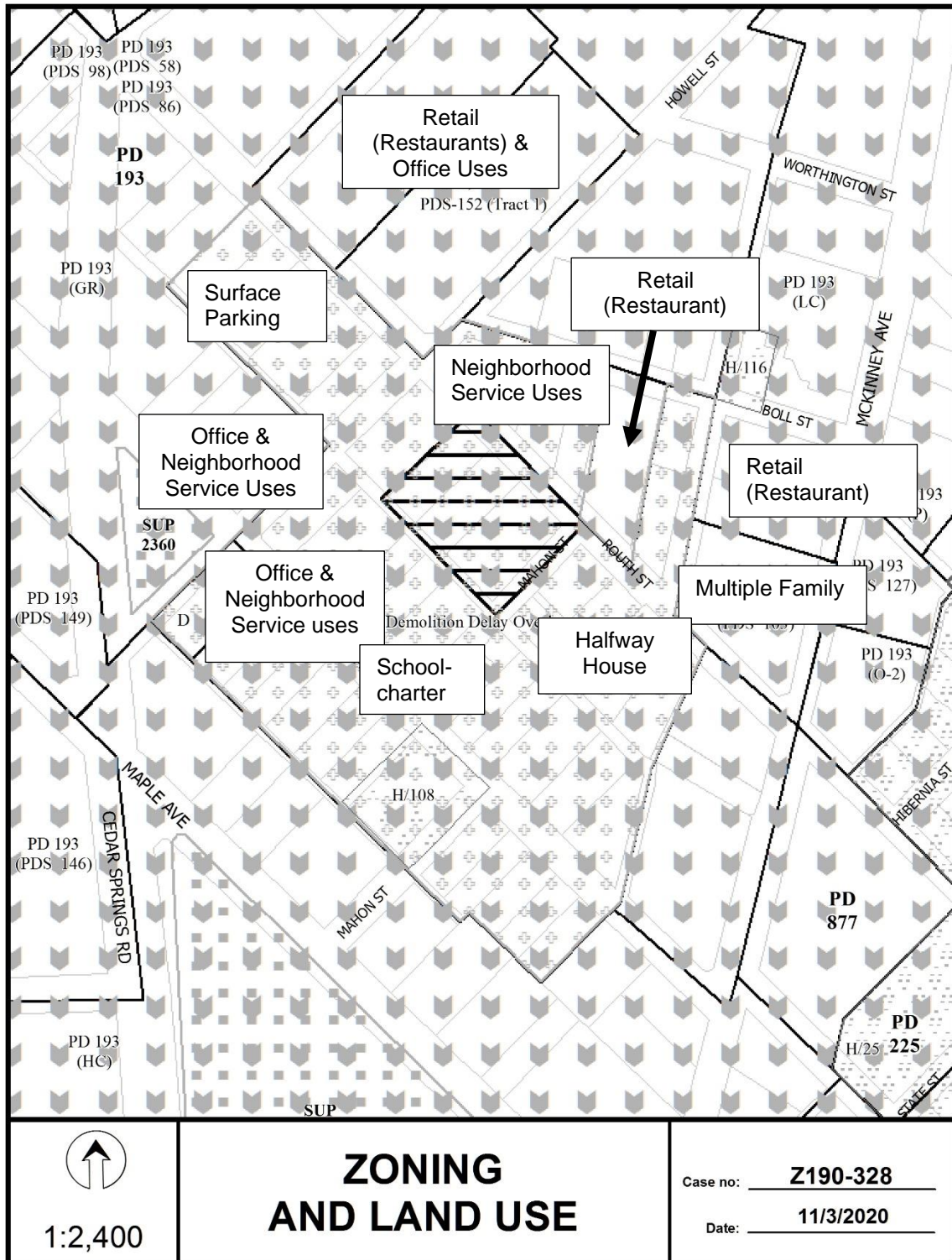


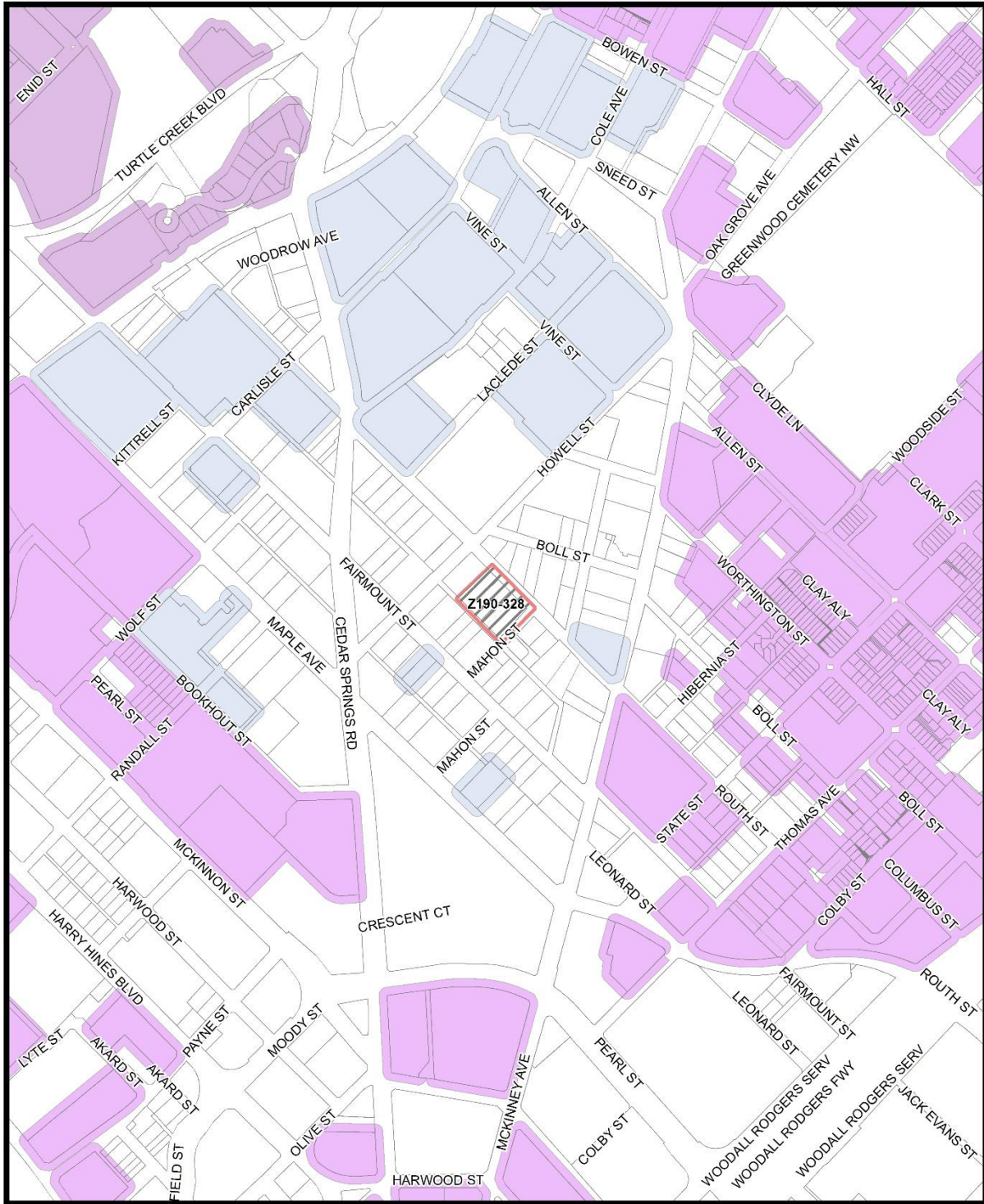
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AERIAL MAP

Case no: Z190-328

Date: 11/3/2020



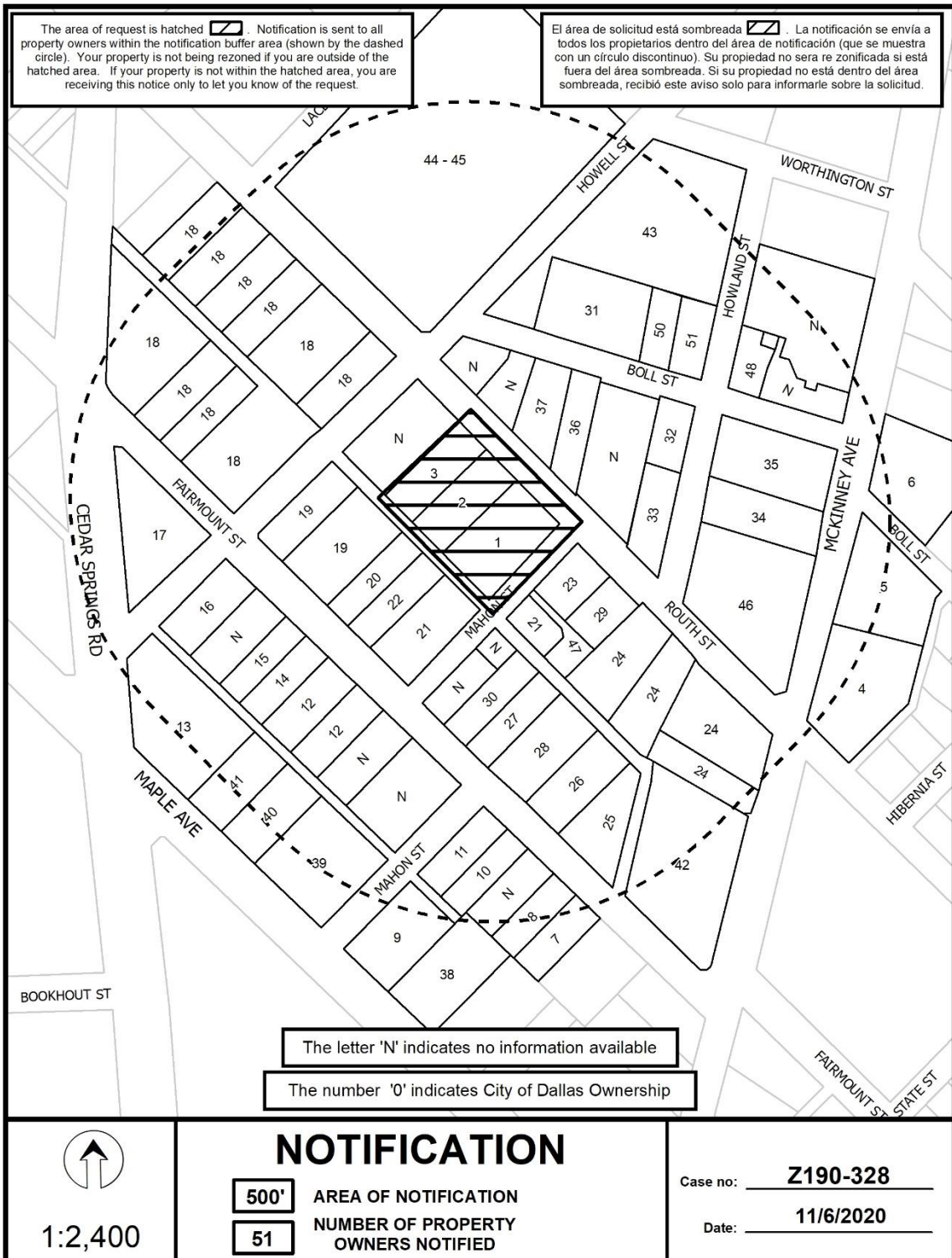


MVAC Cluster A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 11/3/2020



11/11/2020

Notification List of Property Owners***Z190-328******63 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2711 ROUTH ST	PEGASUS FOUNDATION THE
2	2719 ROUTH ST	PEGASUS FDN
3	2723 ROUTH ST	PEGASUS FOUNDATION THE
4	2602 MCKINNEY AVE	UPTOWN ENERGY PARTNERS LP
5	2614 MCKINNEY AVE	J&K REAL ESTATE INV LTD
6	2702 MCKINNEY AVE	2700 MCKINNEY DALLAS PARTNERS
7	2515 FAIRMOUNT ST	MURPHY PLAZA LLC
8	2517 FAIRMOUNT ST	LWO REAL ESTATE II LLC
9	2516 MAPLE AVE	HEYMANN CLAIRE L
10	2525 FAIRMOUNT ST	BLL LP
11	2527 FAIRMOUNT ST	KAME YUGEN SEKININ JIGYO
12	2701 FAIRMOUNT ST	MAPLE MARKETING CORP
13	2628 MAPLE AVE	GREENWAY MAPLE LP
14	2711 FAIRMOUNT ST	STRICKLAND PETER R LF EST
15	2715 FAIRMOUNT ST	KORNYE GEORGE W
16	2723 FAIRMOUNT ST	SHAW EVAN LANE
17	2408 CEDAR SPRINGS RD	GREENWAY MAPLE LP
18	2812 FAIRMOUNT ST	GREENWAY CEDAR SPRINGS LP
19	2722 FAIRMOUNT ST	2718 FAIRMOUNT LP
20	2708 FAIRMOUNT ST	VICEROY FAIRMOUNT LP
21	2700 FAIRMOUNT ST	MORTON PRODUCTION INC &
22	2706 FAIRMOUNT ST	FAIRMOUNT OFFICE LLC
23	2707 ROUTH ST	TURTLE CREEK MANOR INC
24	2609 ROUTH ST	OR ASSET HOLDINGS LP
25	2520 FAIRMOUNT ST	HENLEY & HENLEY P C
26	2526 FAIRMOUNT ST	MURPHY PLAZA LLC

11/11/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2600 FAIRMOUNT ST	2600 FAIRMOUNT LLC
28	2530 FAIRMOUNT ST	KORNYE GEORGE W &
29	2703 ROUTH ST	DAYTON JOHN W
30	2604 FAIRMOUNT ST	SMITH SHARON HAYSLIP &
31	2718 BOLL ST	SRPF BGINGERMAN PROPERTY LLC
32	2703 BOLL ST	OGLE LINDA K ET AL
33	2704 ROUTH ST	SC ONE DALLAS LLC
34	2621 MCKINNEY AVE	AA PLAZA LLC
35	2633 MCKINNEY AVE	CH RETAIL FUND I DALLAS MCKINNEY AVENUE LP
36	2714 ROUTH ST	2714 ROUTH STREET LTD
37	2724 ROUTH ST	FREESTONE HOLDINGS LLC
38	2512 MAPLE AVE	HEIDARI ALI
39	2610 MAPLE AVE	2620 MAPLE OWNER LLC
40	2616 MAPLE AVE	2620 MAPLE OWNER LLC
41	2620 MAPLE AVE	2620 MAPLE OWNER LLC
42	2515 MCKINNEY AVE	CHATEAU PLAZA HOLDINGS LP
43	2626 HOWELL ST	TRINITY BELL APARTMENTS LLC
44	2688 LACLEDE ST	SRPF BQUADRANGLE PROPERTY LLC
45	2800 ROUTH ST	THEATRE THREE INC
46	2619 MCKINNEY AVE	ONE DALLAS UPTOWN VENTURE LLC
47	2518 MAHON ST	Taxpayer at
48	2614 BOLL ST	Taxpayer at
49	2616 BOLL ST	Taxpayer at
50	2706 BOLL ST	Taxpayer at
51	2700 BOLL ST	Taxpayer at
52	2521 FAIRMOUNT ST	Taxpayer at
53	2603 FAIRMOUNT ST	Taxpayer at
54	2611 FAIRMOUNT ST	Taxpayer at
55	2719 FAIRMOUNT ST	Taxpayer at
56	2727 ROUTH ST	Taxpayer at
57	2512 MAHON ST	Taxpayer at

Z190-328(LG)

11/11/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2610 FAIRMOUNT ST	Taxpayer at
59	2711 MCKINNEY AVE	Taxpayer at
60	2728 ROUTH ST	Taxpayer at
61	2736 ROUTH ST	Taxpayer at
62	2701 MCKINNEY AVE	Taxpayer at
63	2708 ROUTH ST	Taxpayer at

Planner: Pamela Daniel

FILE NUMBER: Z190-177(PD) **DATE FILED:** January 3, 2020
LOCATION: Northwest corner of South Beckley Avenue and Iowa Avenue
COUNCIL DISTRICT: 4 **MAPSCO:** 54 R
SIZE OF REQUEST: ± 1.761 acres **CENSUS TRACT:** 54.00

REPRESENTATIVE: ASH+LIME

OWNER: Urbanist Monks, LLC

REQUEST: An application for a Planned Development District for MU-1 Mixed Use District uses to allow a mixed use project on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to retain the existing improvements to be repurposed for commercial uses and construct the site with a mix of uses consisting of eleven structures containing residential uses with a combined total of 16 dwelling units and 11,668 square feet of retail use. Additionally, the request seeks to carve out a portion of the property for a 958 square foot tower/antenna for cellular communication use and deviate from the off-street parking requirement.

STAFF RECOMMENDATION: Denial.

PRIOR CPC ACTION: On October 15, 2020, the City Plan Commission held request under advisement until November 19, 2020 to allow the representative an opportunity to collaborate with staff.

BACKGROUND INFORMATION:

- The request site consists of two parcels fronting along South Beckley Avenue. The request site is developed with an 8,868-square-foot church use and surface parking with the northernmost lot being undeveloped.
- The applicant proposes to retain the existing improvement to be repurposed for commercial uses and construct residential uses consisting of 11 structures with a combined total of 16 dwelling units. Additionally, the request proposes to carve out a portion of the property for a tower/antenna for cellular communication use.
- The applicant requests to create a Planned Development District for MU-1 Districts rather than a general zoning request to deviate from an MU-1 District as follows:
 - 1) Allow uses not permitted in an MU-1 District;
 - 2) Decrease the off-street parking requirements utilizing a MUD chart inclusive of uses not allowed within an MU-1 District, and;
 - 3) Allow encroachments within the front, side, and rear yard setbacks.
- No changes have been provided since the request was held under advisement by the Commission on October 15, 2020.

Zoning History: There have been no recent zoning cases within the vicinity in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Thoroughfare Plan Dimension; ROW
S. Beckley Ave.	Collector	60 feet

Traffic:

Upon review of the request, the Engineering Division determined a Traffic Impact Study (TIS) or waiver is required due to the generation of 1,000 trips for the request. Additionally, a parking study is also required to evaluate the proposed reductions. While these documents are required and were requested, staff has not received the documents and cannot support the request.

Additionally, staff requested the driveway be located at least 20 feet from the property line, alignment of the sidewalk building front yards to the north and south driveway as well as Iowa Street, and consider abandonment of Iowa Street. Unfortunately, staff's recommendations were not considered or provided on the revised plan.

Comprehensive Plan:

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

The applicant's request does not comply with the following goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

1.1.5.4 Provide appropriate transitions between non-residential uses and neighborhoods to protect stability and quality of life.

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

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

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A)	Church, surface parking
North	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
South	CR	Auto-related
West	R-7.5(A)	Creek, undeveloped

Land Use Compatibility:

The request site is comprised of two parcels, situated along the South Beckley Avenue right-of-way. The area of request is zoned an R-7.5(A) Single Family District and developed with one one-story 8,868-square-foot church use with surface parking with an undeveloped tract along the northernmost portion of the request site.

The applicant proposes to retain the existing improvements to be repurposed for commercial uses and construct the site with a mix of uses consisting of eleven structures containing residential uses with a combined total of 16 dwelling units and 11,668 square feet of retail use. Additionally, the request seeks to carve out a portion of the property for a proposed 958 square foot tower/antenna for cellular communication use and deviate from the off-street parking requirement.

The request site is immediately surrounded by low-density residential uses to the north and east along South Beckley Avenue, a creek/undeveloped tract to the west, and an auto-related use to the south across Iowa Avenue.

The forwardDallas! Comprehensive Plan designates the area as an urban neighborhood. Per the vision, these areas are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Additionally, these neighborhoods should include single-family detached dwellings, townhouses and low-to mid-rise condominiums or apartments with concentrations of shops and offices along key corridors or a key intersection, providing important services and job opportunities within walking distance of residences on pedestrian friendly streets providing connectivity to

shopping, schools and other community services.

While the proposed request could embody the vision of the Comprehensive Plan, the conditions and development plan do not embody the above vision or principles. Staff has concerns with the building orientation for the residential uses, concerns with drainage, especially since a multi-family development is proposed to be developed along the creek, on-street parking along South Beckley being inconsistent with the character of the corridor and lends possibility of traffic congestion, the lack of adequate accessible open spaces with no amenities and connectivity from the residential uses to the retail uses, and the inclusion of uses such as temporary retail or mobile establishments use not defined within the conditions makes it difficult for staff to support the request. Additionally, while the development plan, reflect a designated open space area with seating, the conditions do not contain language that provides for open space or provide clarity whether RPS will apply since it is not specifically indicated in the conditions.

Staff believes that this development with modifications could be an opportunity to activate an area of the city that is transitioning into a more urban and walkable pedestrian friendly environment with complementary streetscapes. Considering the totality of the request, the lack of consideration being given to develop a product conducive to achieving a pedestrian oriented development, and the lack of housing types, and the ability to develop the site with a mix of uses that may not necessarily be compatible with the existing single family district, staff cannot support the request.

Development Standards

SUBDISTRICT	SETBACKS		Density	FAR	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear					
Existing R-7.5(A) – Single Family Existing	25 feet	5'/5'	1du per lot	None.	30'	45%	Single family
Proposed PD for MU-1 Mixed Use	15 feet	20' adj to residential districts/ 0' feet in all other	15 dus w/no MUP/ 20 dus w/2 uses/ 25 dus w/3 or more uses	.8 No MUP/ .9 MUP w/2 uses and no res/ 1.0 MUP w/2 uses and res./ 1.0 MUP w/3 uses and no res./ 1.1 MUP w/3 uses and res.	60'	80%	Office, retail & personal service, lodging, residential, trade center

Use comparison table for existing and proposed districts:

MU-1 (proposed)	R-7.5(A) (existing)
(A) <u>Agricultural uses.</u> Crop production.	(A) <u>Agricultural uses.</u> Crop Production.
(B) <u>Commercial and business service uses.</u> Catering service. Custom business services. Electronics service center. Labor hall. [SUP] Medical or scientific laboratory.	(B) <u>Commercial and business service uses.</u> None permitted.
(C) <u>Industrial uses.</u> Gas drilling and production. [SUP] Temporary concrete or asphalt batching plant. [By special authorization of the building official.]	(C) <u>Industrial uses.</u> Temporary concrete or asphalt batching plant. [By special authorization of the building official.]
(D) <u>Institutional and community service uses.</u> Adult day care facility. Cemetery or mausoleum. [SUP] Child-care facility. Church. College, university or seminary. Community service center. [SUP] Convalescent and nursing homes, hospice care, and related institutions. [RAR] Convent or monastery. Foster home. Hospital. [SUP] Library, art gallery, or museum. Open-enrollment charter school or private school. [SUP] Public school other than an open-enrollment charter school. [RAR]	(D) <u>Institutional and community service uses.</u> Adult day care facility. Cemetery or mausoleum. [SUP] Child-care facility. [SUP] Church. College, university, or seminary. [SUP] Community service center. [SUP] Convent or monastery. [SUP] Library, art gallery or museum. [SUP] Public or private school. [SUP]
(E) <u>Lodging uses.</u> Extended stay hotel or motel. [SUP] Hotel or motel. [RAR] or [SUP] [See Section 51A-4.205(1).]	(E) <u>Lodging uses.</u> None permitted.

<p>(F) <u>Miscellaneous uses.</u> Attached non-premise sign. [SUP] Carnival or circus (temporary). [By special authorization of the building official.] Temporary construction or sales office.</p>	<p>(F) <u>Miscellaneous uses.</u> Carnival or circus (temporary). [By special authorization of the building official.] Temporary construction or sales office.</p>
<p>(G) <u>Office uses.</u> Financial institution without drive-in window. Financial institution with drive-in window. [DIR] Medical clinic or ambulatory surgical center. Office.</p>	<p>(G) <u>Office uses.</u> None permitted.</p>
<p>(H) <u>Recreation uses.</u> Country club with private membership. Private recreation center, club, or area. Public park, playground, or golf course.</p>	<p>(H) <u>Recreation uses.</u> Country club with private membership. [SUP] Private recreation center, club, or area. [SUP] Public park, playground, or golf course.</p>
<p>(I) <u>Residential uses.</u> College dormitory, fraternity, or sorority house. Duplex. Group residential facility. [See Section 51A-4.209(3).] Handicapped group dwelling unit. [See Section 51A-4.209 (3.1).] Multifamily. Residential hotel. Retirement housing. Single family.</p>	<p>(I) <u>Residential uses.</u> Handicapped group dwelling. Single family dwelling</p>
<p>(J) <u>Retail and personal service uses.</u> Alcoholic beverage establishments. [See Section 51A-4.210(b)(4).] Animal shelter or clinic without outside runs. [RAR] Auto service center. [RAR] Business school. Car wash. [RAR] Commercial amusement (inside). [SUP may be required. See Section 51A-4.210(b)(7)(B).] Commercial amusement (outside). [SUP] Commercial parking lot or garage. [RAR] Dry cleaning or laundry store. Furniture store.</p>	<p>(J) <u>Retail and personal service uses.</u> None permitted.</p>

<p>General merchandise or food store 3,500 square feet or less.</p> <p>General merchandise or food store greater than 3,500 square feet.</p> <p>General merchandise or food store 100,000 square feet or more. [SUP]</p> <p>Mortuary, funeral home, or commercial wedding chapel.</p> <p>Motor vehicle fueling station.</p> <p>Nursery, garden shop, or plant sales.</p> <p>Paraphernalia shop. [SUP]</p> <p>Personal service uses.</p> <p>Restaurant without drive-in or drive-through service. [RAR]</p> <p>Restaurant with drive-in or drive-through service. [DIR]</p> <p>Swap or buy shop. [SUP]</p> <p>Temporary retail use.</p> <p>Theater.</p>	
<p>(K) <u>Transportation uses.</u></p> <p>Transit passenger shelter.</p> <p>Transit passenger station or transfer center. [By SUP or city council resolution. See Section 51A-4.211.]</p>	<p>(K) <u>Transportation uses.</u></p> <p>Private street or alley. [SUP]</p> <p>Transit passenger shelter.</p> <p>Transit passenger station or transfer center. [SUP]</p>
<p>(L) <u>Utility and public service uses.</u></p> <p>Commercial radio or television transmitting station.</p> <p>Electrical substation.</p> <p>Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).]</p> <p>Police or fire station.</p> <p>Post office.</p> <p>Radio, television, or microwave tower. [SUP]</p> <p>Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).]</p> <p>Utility or government installation other than listed. [SUP]</p>	<p>(L) <u>Utility and public service uses.</u></p> <p>Electrical substation. [SUP]</p> <p>Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).]</p> <p>Police or fire station. [SUP]</p> <p>Radio, television, or microwave tower. [SUP]</p> <p>Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).]</p> <p>Utility or government installation other than listed. [SUP]</p>
<p>(M) <u>Wholesale, distribution, and storage uses.</u></p> <p>Mini-warehouse. [SUP]</p> <p>Recycling buy-back center [See Section 51A-4.213(11).]</p> <p>Recycling collection center. [See Section 51A-</p>	<p>(M) <u>Wholesale, distribution, and storage uses.</u></p> <p>Recycling drop-off container. [See Section 51A-4.213(11.2).]</p> <p>Recycling drop-off for special occasion collection. [See Section 51A-4.213(11.3).]</p>

<p>4.213 (11.1).] Recycling drop-off container. [See Section 51A-4.213 (11.2).] Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]</p>	
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Parking:

The Dallas Development Code requires one spaces per bedroom for a multifamily use with .25 spaces for guest. The proposed 11,668 square feet of retail space parking ratio will be determined by the use. Since staff does not know the requested uses, staff cannot provide the parking ratio required. However, the ratios can range from one space per 200 square feet of floor area for a retail or personal service use or one space per 366 square feet of floor area for an office use. Further reductions are requested through the use of a MUD chart included in the conditions.

Landscaping:

The new development on the property will require landscaping per Article X, as amended, however the development plan also provides landscape that is not compliant with Article X, as amended. While the question was asked, staff has not been provided clarity of whether the landscape reflected on the plan is in addition to Article X requirements.

Market Value Analysis:

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

LISTS OF OFFICERS

Urbanist Monks LLC Members

Sai & Poonam Kumar

Dingus Investments, Inc.
Mary Anne and Bill Dingus

Nancy Crites
Zanwill Sperber and Merilee Oakes Sperber

Community Focused Ventures LLC
Perter J. Cioe

Barrett Urban Development LLC
Nathaniel Barrett

Applicant’s Proposed PDS Conditions

“ARTICLE ____.

PD ____.

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

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

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

PD ____ is established on property generally bounded by Beckley Avenue, Iowa Avenue (vacated), the Old Interurban Railway Right of Way (vacated), McClure Street (vacated), 1711 S. Beckley Ave., 1707 McClure Place, and TK. The size of PD ____ is approximately 76,709 sq. ft. (Ord. TK). It includes 1715 and 1729 S. Beckley Avenue in Dallas, Texas

SEC. 51P-____.103. PURPOSE.

This district is designed to encourage walkable, mixed-use, sustainable, urban development; to reduce the need for parking and promote a walkable lifestyle; to protect the surrounding neighborhood, and to support economic development in the neighborhood (Ord. ____).

SEC. 51P-____.104. DEFINITIONS AND INTERPRETATIONS.

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

(1) LIVE/WORK UNIT means an interior space that combines a single occupancy residential use and an office or retail and personal service use. A live/work unit is considered a nonresidential use.

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

SEC. 51P-____.105. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the MU-1 Mixed Use District, subject to the same conditions applicable in the MU-1 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-1 Mixed Use District only by specific use permit (SUP) is permitted in this district only

by SUP; a use subject to development impact review (DIR) in the MU-1 Mixed Use District is subject to DIR in this district; etc.

- (b) The following additional main uses are permitted by right.
 - Live/work unit.
 - Art or craft production facility.

SEC. 51P-____.106. ACCESSORY USES.

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

- (b) The following accessory uses are not permitted:
 - General waste incinerator.

(c) Accessory outside storage may occupy up to 10 percent of the lot containing the main use.

(d) When accessory to a home improvement center, lumber, brick, or building materials sales yard, accessory outside display of merchandise must be located within 10 feet of the main structure on the lot. (Ord. ____)

SEC. 51P-____.107. YARD, LOT, AND SPACE REGULATIONS.

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

- (a) Front yard. Minimum front yard is 15 feet.
- (b) In general. Minimum side and rear yard is:
 - (i) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and
 - (ii) no minimum in all other cases.
 - (iii) No minimum rear yard adjacent to Old Interurban Railway right of way.
- (c) Encroachments. The following are permitted to be located within the required front, side, and rear yards:
 - (1) Seat walls, steps, ramps, and safety railings, all not exceeding four feet in height and extending a maximum of five feet into the required minimum front yard.

- (2) Handrails.
 - (3) Bicycle racks.
 - (4) Utility equipment.
 - (5) Landscape and tree planters.
 - (6) Sculptures or other public art installations
- (d) Height. Maximum structure height is 60 feet.
- (e) 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.
- (f) Lot size. No minimum lot size.
- (g) Stories. No maximum number of stories.

SEC. 51P-____.108.

OFF-STREET PARKING AND LOADING.

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

(b) Art or craft production facility. One space for each 500 square feet of floor area.

(c) Live/work unit. One space per bedroom.

(d) Mixed Use Development Parking. A property owner may reduce the standard off-street parking requirement for a mixed use development by using the mixed use development (MUD) parking chart, to calculate an "adjusted" standard off-street parking requirement for the development.

(e) Uses may charge for required parking. Section 51A-4.301(a)(8), which requires that required off-street parking must be available as free parking or contract parking on other than an hourly or daily fee basis, does not apply in this district.

SEC. 51P-____.109.

ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.110. LANDSCAPING.

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

SEC. 51P-____.111. SIGNS.

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

SEC. 51P-____.112. ADDITIONAL PROVISIONS.

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

SEC. 51P-____.113. COMPLIANCE WITH CONDITIONS.

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

Mixed Use Development Parking Tables (Compatibly Overlapping Hours)
for properties regulated by Dallas Development Code, Chapter 51A
(for calculating adjusted standard parking requirement, **REQUIRES PARKING AGREEMENT**)



Address: Enter address here (# Street Name)

CITY OF DALLAS

Ch. 51A-	Land use*	Total SF (incl. vacancies)	Parking Ratio	Parking Requirement	Parking Adjustment By Time of Day (Weekday)									
					Morning	Noon	Afternoon	Late Afternoon	Evening					
4.204 Inst.	Child-Care Facility		500	0.00	60%	-	60%	-	66%	-	100%	-	0%	-
4.205 Lodging	Hotel or Motel guest rooms		1	0.00	65%	-	60%	-	65%	-	75%	-	75%	-
	Hotel or motel meeting rooms	200		0.00	65%	-	60%	-	65%	-	75%	-	75%	-
4.207 Office	Office		333	0.00	100%	-	80%	-	90%	-	55%	-	5%	-
	Medical Clinic		200	0.00	100%	-	55%	-	100%	-	90%	-	15%	-
	Other Office Uses		333	0.00	100%	-	70%	-	65%	-	100%	-	0%	-
4.209 Residential	Multifamily (unres. spaces)		1	0.00	55%	-	50%	-	50%	-	60%	-	80%	-
	MF reserved parking spaces		1	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
4.210 Retail and personal service	Animal Shelter or Clinic		300	0.00	75%	-	60%	-	85%	-	100%	-	0%	-
	Alcoholic Bev. Establishments		100	0.00	0%	-	0%	-	0%	-	5%	-	65%	-
	Com. Amusement (Inside)		100	0.00	0%	-	0%	-	0%	-	5%	-	65%	-
	Children's Amusement Center		200	0.00	35%	-	65%	-	70%	-	50%	-	0%	-
	Furniture Store		500	0.00	60%	-	90%	-	80%	-	80%	-	65%	-
	GMFS 10-39,999 SF per occ.		220	0.00	60%	-	90%	-	80%	-	80%	-	65%	-
	GMFS 40-100,000 SF per occ.		250	0.00	60%	-	90%	-	80%	-	80%	-	65%	-
	GMFS >100,000 SF per occ.		300	0.00	60%	-	90%	-	80%	-	80%	-	65%	-
	Health Studio (see Chapter 51)		200	0.00	70%	-	60%	-	70%	-	100%	-	80%	-
	Restaurant with DT		100	0.00	55%	-	100%	-	60%	-	60%	-	50%	-
	Restaurant W/O DT		100	0.00	25%	-	70%	-	40%	-	70%	-	90%	-
	Theater		28	0.00	0%	-	15%	-	40%	-	45%	-	65%	-
Other Retail & Personal Serv.		200	0.00	60%	-	90%	-	80%	-	80%	-	65%	-	
Others not listed				0.00	100%	-	100%	-	100%	-	100%	-	100%	-
	Hotel, MF, Theater, etc. SF				100%	-	100%	-	100%	-	100%	-	100%	-
WEEKDAY TOTALS:					0	0	0	0	0	0	0	0	0	0

Ch. 51A-	Land use*	Total SF (incl. vacancies)	Parking Ratio	Parking Requirement	Parking Adjustment By Time of Day (Weekend)									
					Morning	Noon	Afternoon	Late Afternoon	Evening					
4.204 Inst.	Child-Care Facility	0	500	0.00	60%	-	60%	-	66%	-	100%	-	0%	-
4.205 Lodging	Hotel or Motel guest rooms	0	1	0.00	65%	-	60%	-	65%	-	75%	-	85%	-
	Hotel or motel meeting rooms	200		0.00	65%	-	60%	-	65%	-	75%	-	85%	-
4.207 Office	Office	0	333	0.00	10%	-	10%	-	5%	-	0%	-	0%	-
	Medical Clinic	0	200	0.00	100%	-	55%	-	0%	-	0%	-	0%	-
	Other Office Uses	0	333	0.00	70%	-	75%	-	0%	-	0%	-	0%	-
4.209 Residential	Multifamily	0	1	0.00	65%	-	60%	-	50%	-	55%	-	70%	-
	Reserved Multifamily	0	1	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
4.210 Retail and personal service	Animal Shelter or Clinic	0	300	0.00	100%	-	55%	-	0%	-	0%	-	0%	-
	Alcoholic Bev. Establishments	0	100	0.00	0%	-	0%	-	0%	-	5%	-	75%	-
	Com. Amusement (Inside)	0	100	0.00	0%	-	0%	-	0%	-	5%	-	75%	-
	Children's Amusement Center	0	200	0.00	30%	-	85%	-	95%	-	95%	-	100%	-
	Furniture Store	0	500	0.00	75%	-	100%	-	100%	-	85%	-	70%	-
	GMFS 10-39,999 SF per occ.	0	220	0.00	75%	-	100%	-	100%	-	85%	-	70%	-
	GMFS 40-100,000 SF per occ.	0	250	0.00	75%	-	100%	-	100%	-	85%	-	70%	-
	GMFS >100,000 SF per occ.	0	300	0.00	75%	-	100%	-	100%	-	85%	-	70%	-
	Health Studio (see Chapter 51)	0	200	0.00	30%	-	40%	-	25%	-	80%	-	25%	-
	Restaurant with DT	0	100	0.00	60%	-	100%	-	60%	-	60%	-	50%	-
	Restaurant W/O DT	0	100	0.00	10%	-	55%	-	50%	-	65%	-	100%	-
	Theater	0	28	0.00	0%	-	20%	-	55%	-	60%	-	70%	-
Other Retail & Personal Serv.	0	200	0.00	75%	-	100%	-	100%	-	85%	-	70%	-	
Others not listed	0	0	0	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
	0	0	0	0	100%	-	100%	-	100%	-	100%	-	100%	-
Hotel, MF, Theater, etc. SF	0				These values are blank because they are included in this chart. This line is intended to balance the overall SF.									
WEEKEND TOTALS:					0	0	0	0	0	0	0	0	0	0

These charts are based on ULI - The Urban Land Institute, Shared Parking. Washington, D.C.: ULI. 2020, 3rd Edition

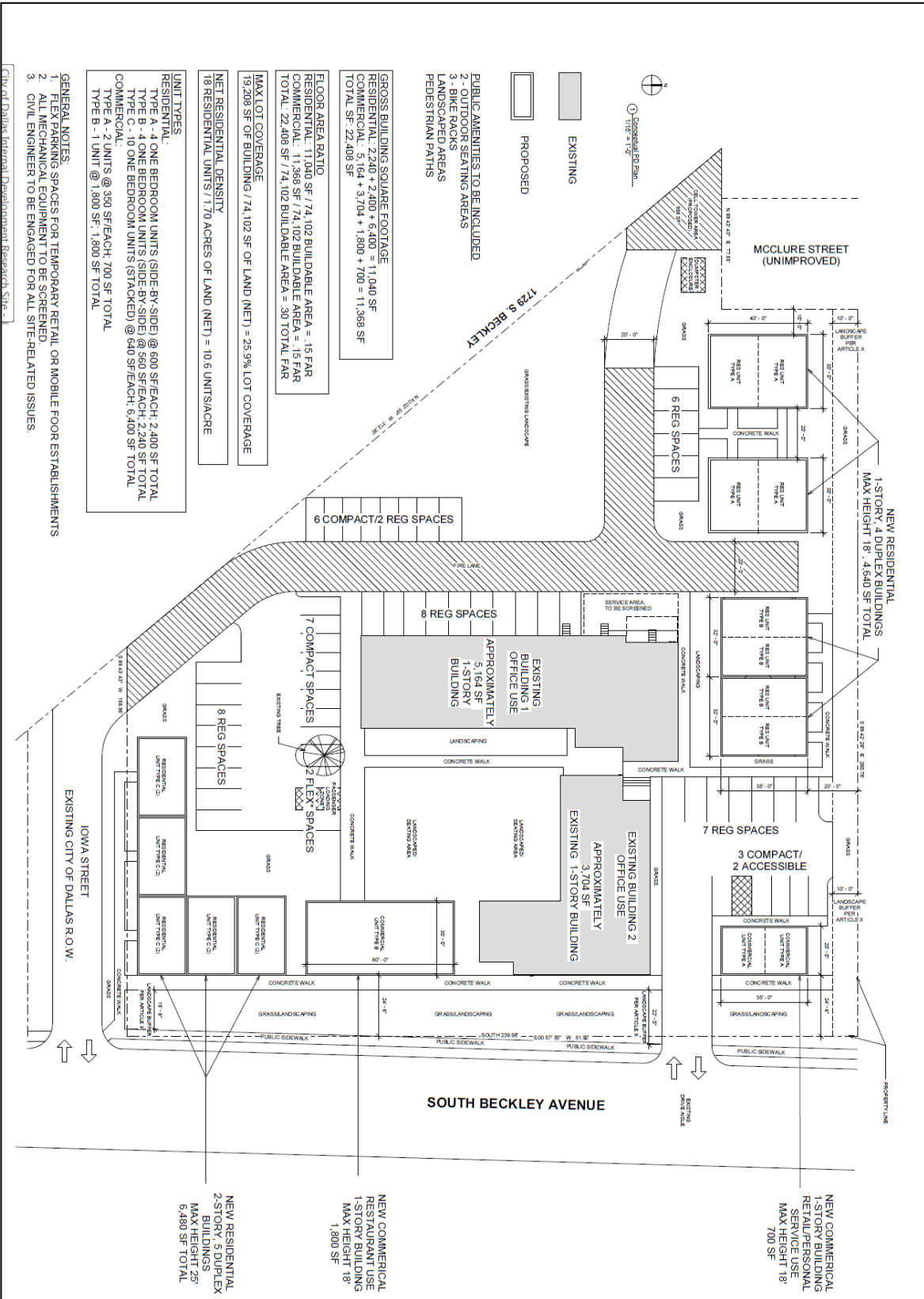
* See Chapter 51A Definitions

Weekday MUD parking requirement is 0 Saturday MUD parking requirement is 0

Therefore, **0** is the minimum adjusted parking requirement for this site.

Decreases in the above number do not require amendments to the corresponding parking agreement.

PROPOSED DEVELOPMENT PLAN



GENERAL NOTES:
 1. PARKING SPACES FOR TEMPORARY RETAIL OR MOBILE FOOD ESTABLISHMENTS
 2. ALL MECHANICAL EQUIPMENT TO BE SCREENED
 3. CIVIL ENGINEER TO BE ENGAGED FOR ALL SITE-RELATED ISSUES.

UNIT TYPES:
 RESIDENTIAL:
 TYPE A - 4 ONE BEDROOM UNITS (SIDE BY SIDE) @ 800 SF/EACH, 2,400 SF TOTAL
 TYPE B - 4 ONE BEDROOM UNITS (SIDE BY SIDE) @ 850 SF/EACH, 2,800 SF TOTAL
 TYPE C - 4 ONE BEDROOM UNITS (STACKED) @ 540 SF/EACH, 5,400 SF TOTAL
 COMMERCIAL:
 TYPE A - 2 UNITS @ 350 SF/EACH, 700 SF TOTAL
 TYPE B - 1 UNIT @ 1,800 SF, 1,800 SF TOTAL

FLOOR AREA RATIO:
 RESIDENTIAL: 11,000 SF / 74,102 BLDG. AREA = 15 FAR
 COMMERCIAL: 11,368 SF / 74,102 BLDG. AREA = 15 FAR
 TOTAL: 22,408 SF / 74,102 BLDG. AREA = .30 TOTAL FAR

MAX. LOT COVERAGE:
 19,208 SF OF BUILDING / 74,102 SF OF LAND (NET) = 25.9% LOT COVERAGE

NET RESIDENTIAL DENSITY:
 18 RESIDENTIAL UNITS / 170 ACRES OF LAND (NET) = 10.6 UNITS/ACRE

GROSS BUILDING SQUARE FOOTAGE:
 RESIDENTIAL: 2,240 + 2,800 + 5,400 = 11,040 SF
 COMMERCIAL: 5,164 + 3,704 + 700 = 11,368 SF
 TOTAL SF: 22,408 SF

PUBLIC AMENITIES TO BE INCLUDED:
 2 - OUTDOOR SEATING AREAS
 3 - BIKE RACKS
 LANDSCAPED AREAS
 PEDESTRIAN PATHS

LEGEND:
 [Hatched Box] EXISTING
 [Solid Box] PROPOSED

Other Labels:
 1. Compacted per Perm. (110' x 170')
 1729 S. Beckley
 OVERSHOOTING LANDSCAPE
 SERVICE AREA TO BE SCREENED
 LANDSCAPING
 CONCRETE WALK
 GRASS
 GRASSLANDSCAPING
 PUBLIC SIDEWALK
 SOUTH 298 SF - 600 SF SF - 21 SF
 EXISTING DRIVEWAY
 RESIDENTIAL UNIT

NEW COMMERCIAL 1-STORY BUILDING RETAIL/PERSONAL SERVICE USE
 MAX HEIGHT 18'
 700 SF

NEW RESIDENTIAL 1-STORY 4 DUPLEX BUILDINGS
 MAX HEIGHT 18', 4,640 SF TOTAL

EXISTING BUILDING 1
 APPROXIMATELY 5,164 SF
 1-STORY OFFICE USE

EXISTING BUILDING 2
 APPROXIMATELY 3,704 SF
 1-STORY OFFICE USE

6 COMPACT/2 REG SPACES

8 REG SPACES

7 COMPACT SPACES

2 FLEX SPACES

8 REG SPACES

3 COMPACT/2 ACCESSIBLE

7 REG SPACES

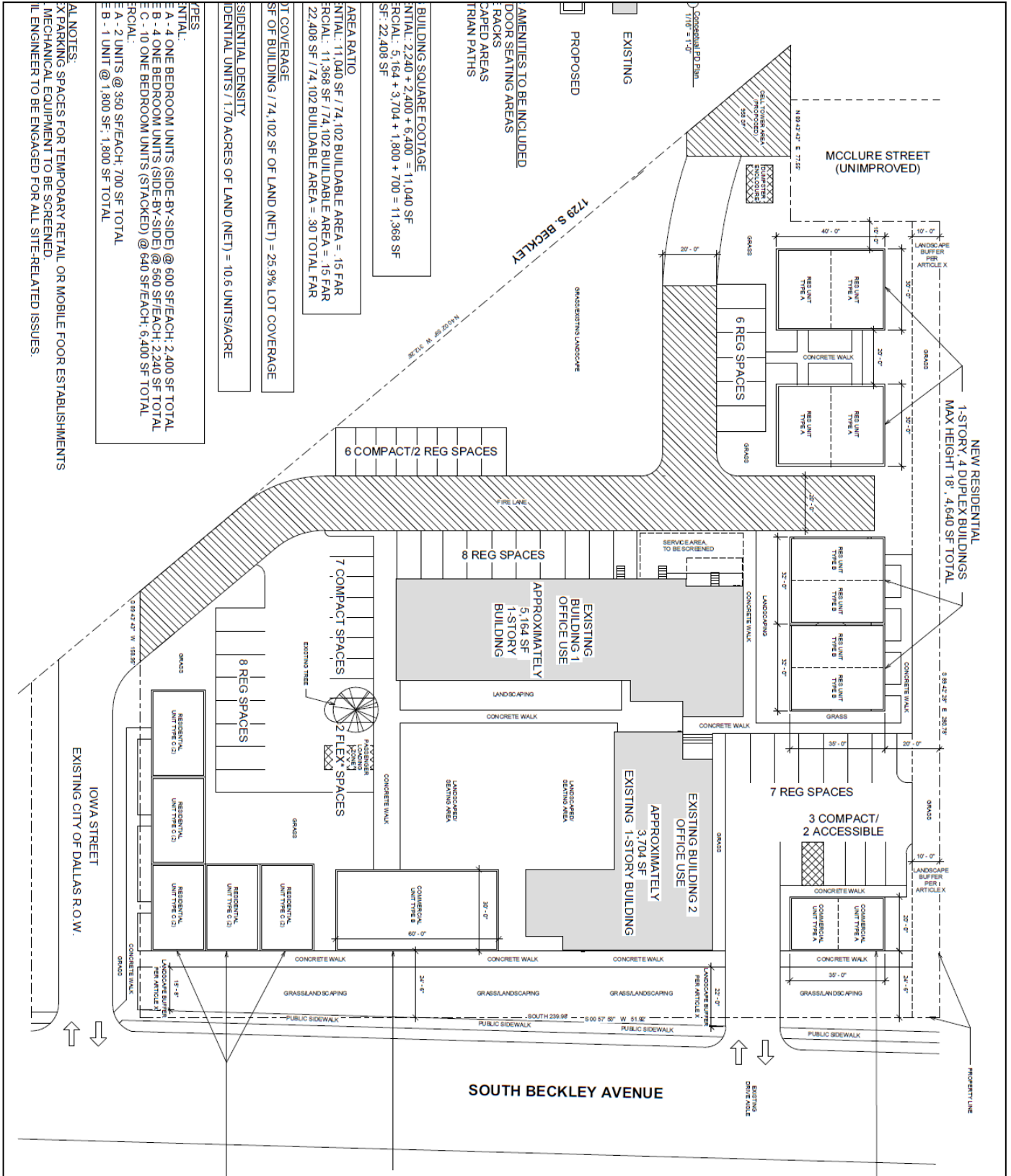
McClure Street (Unimproved)

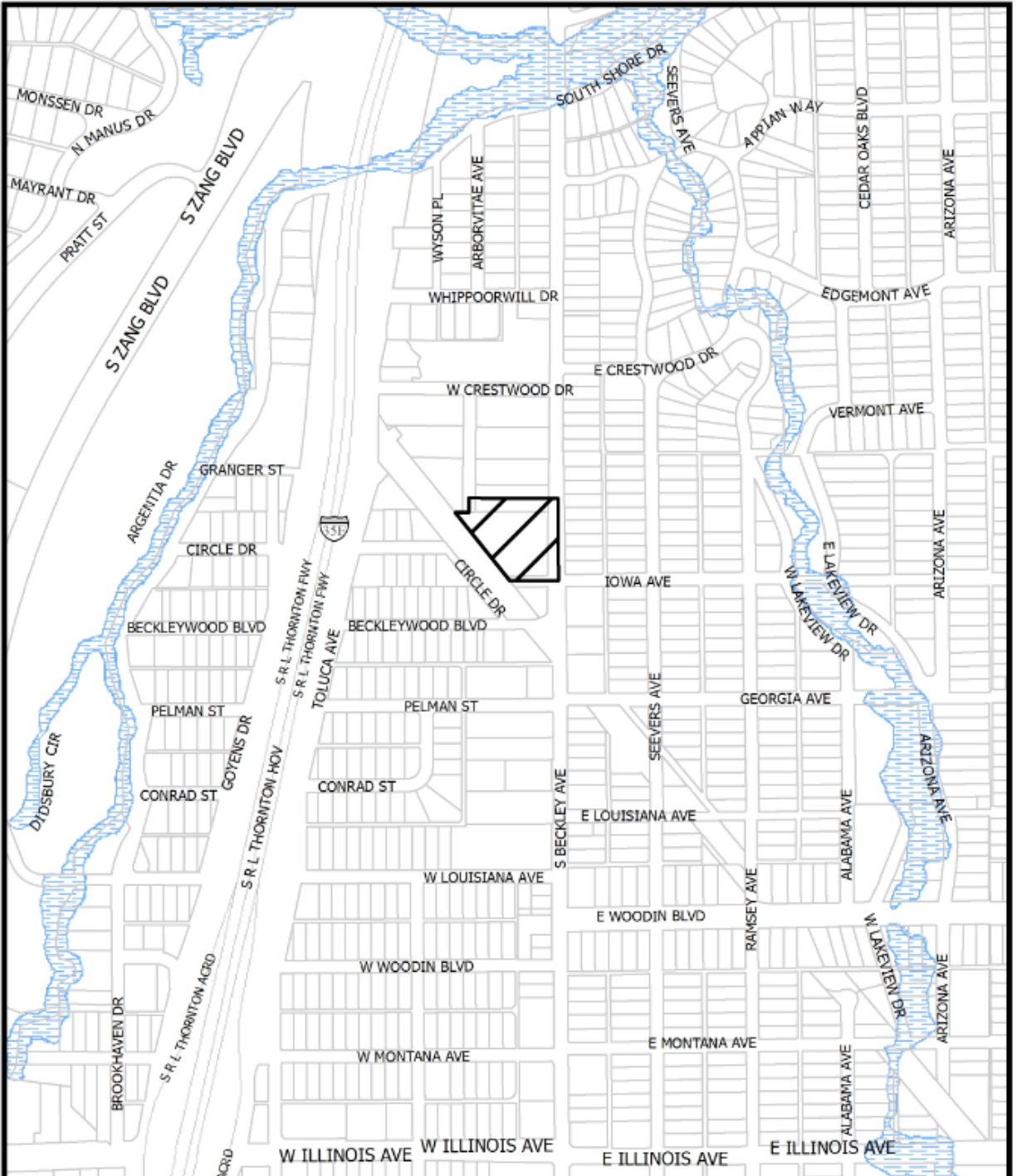
1729 S. Beckley


South Beckley Avenue

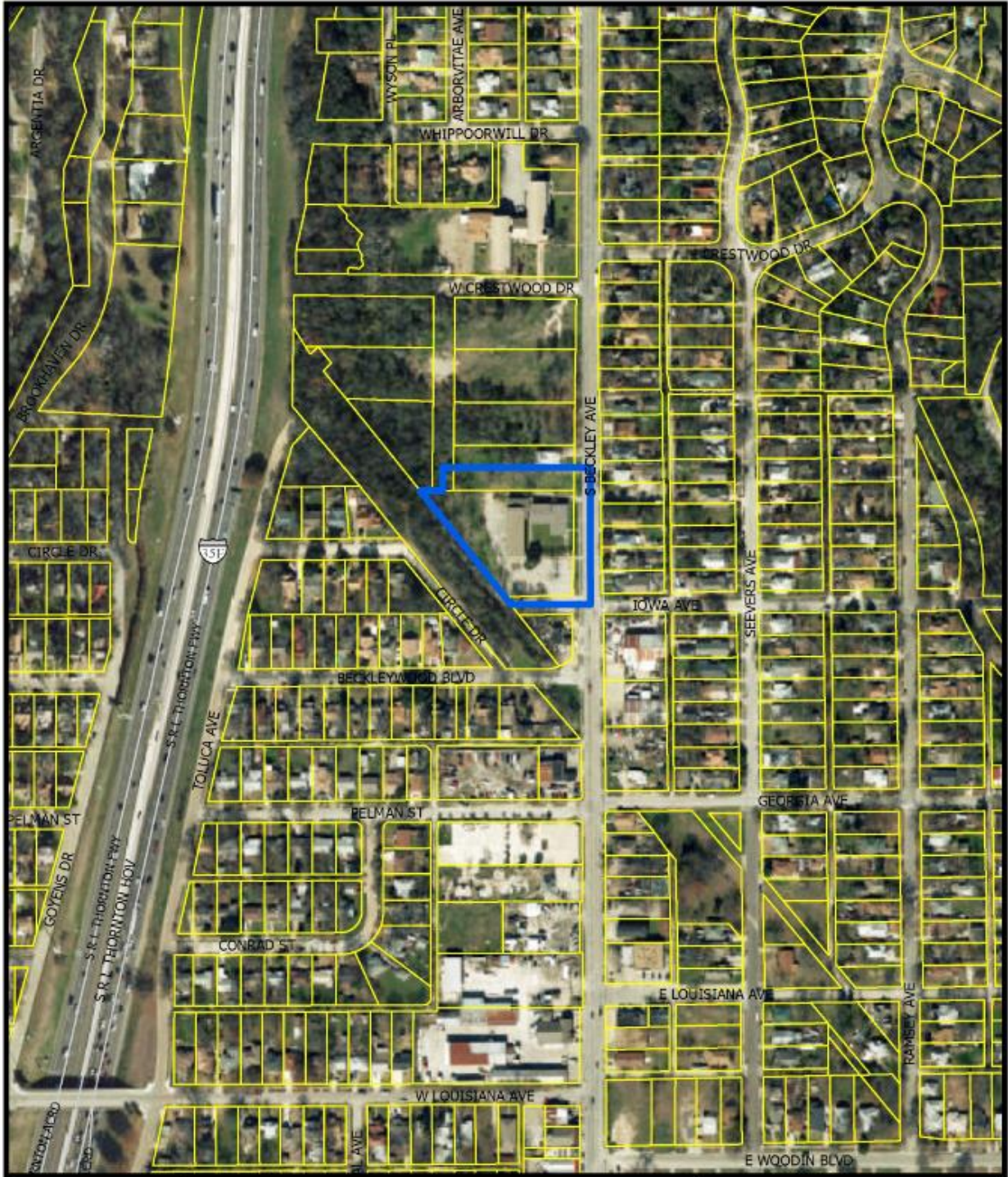
Iowa Street
 EXISTING CITY OF DALLAS R.O.W.

ENLARGED PROPOSED DEVELOPMENT PLAN

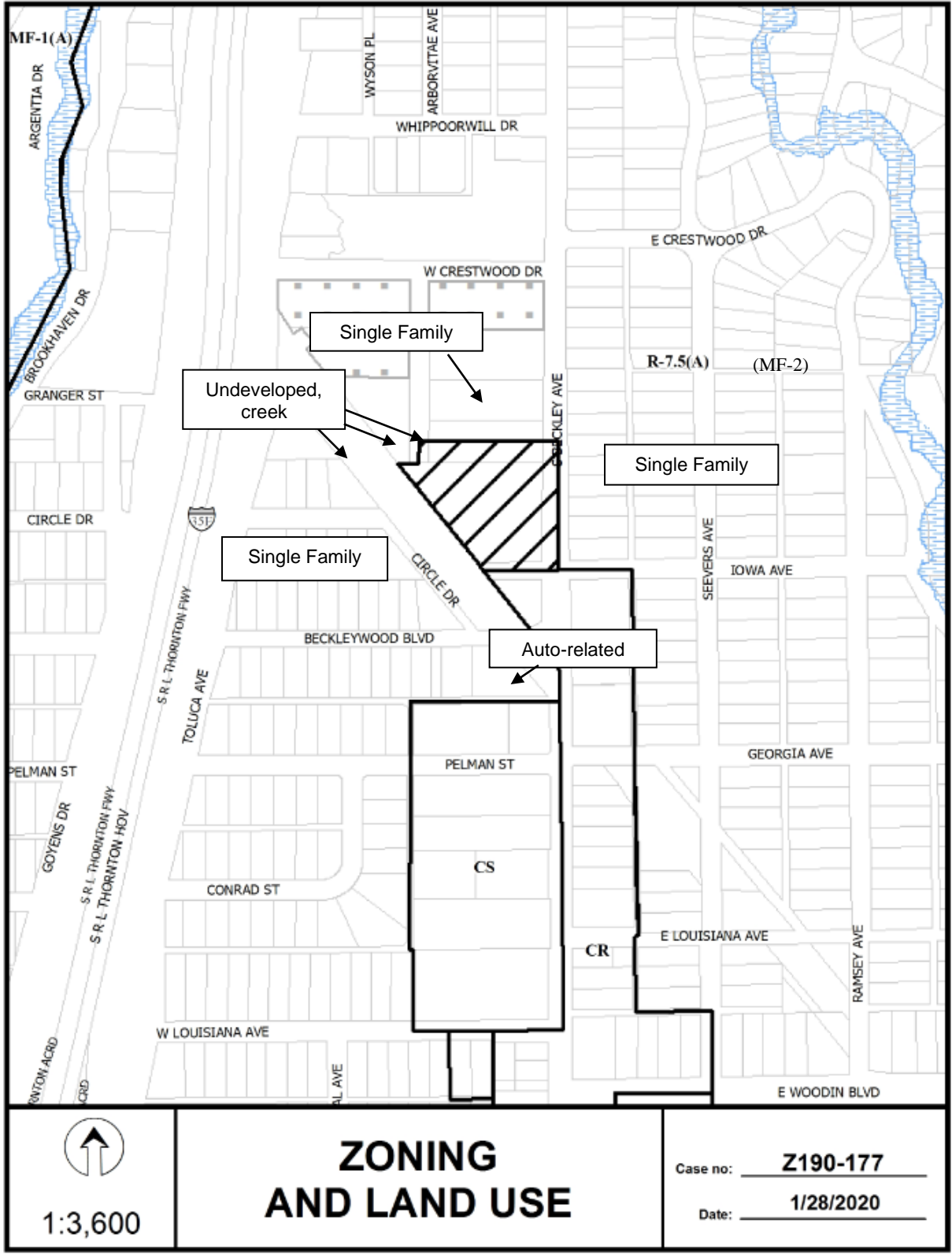




 1:6,000	<h2>VICINITY MAP</h2>	Case no: <u> Z190-177 </u> Date: <u> 1/28/2020 </u>
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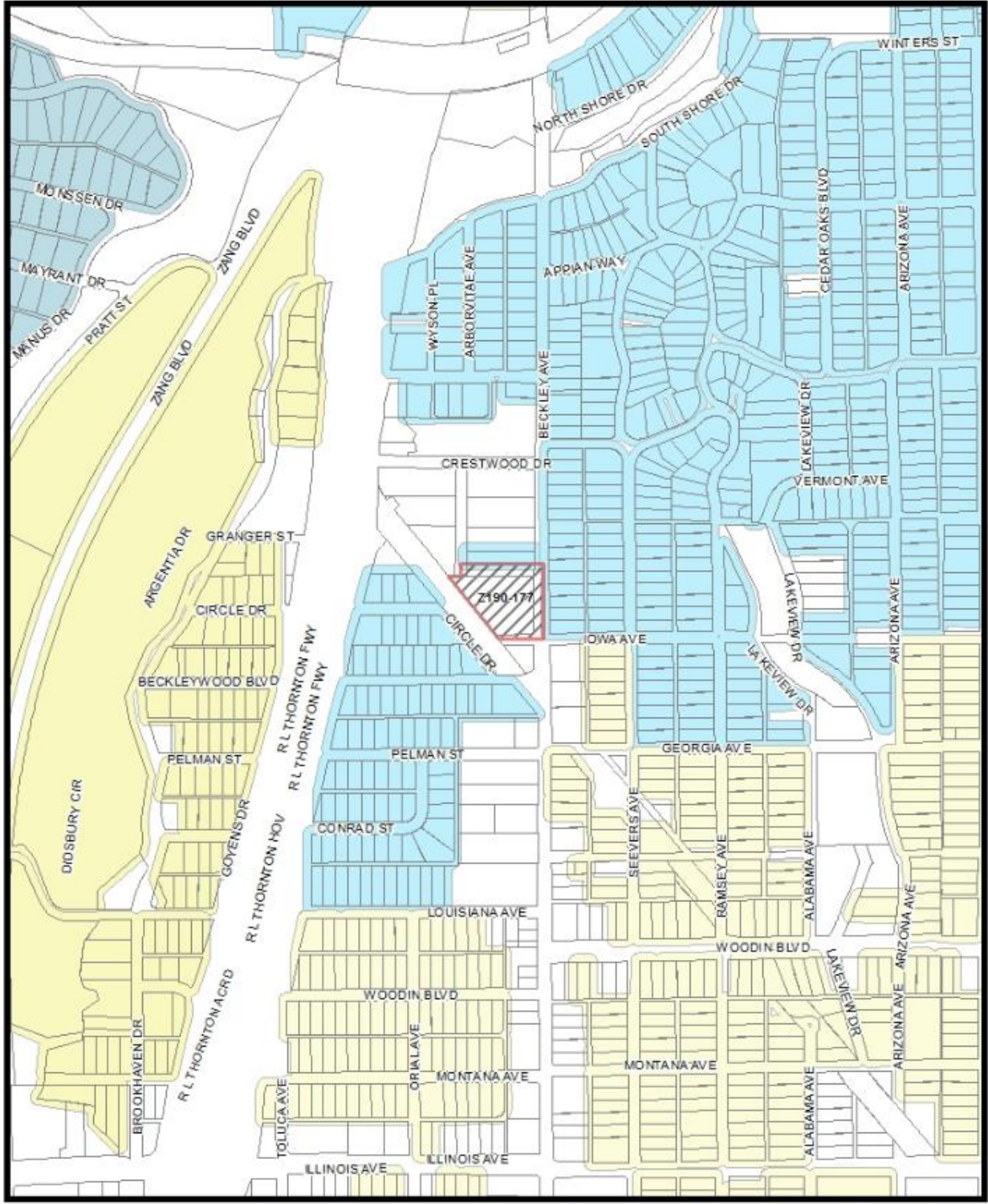


 1:3,600	<h1>AERIAL MAP</h1>	Case no: <u> Z190-177 </u> Date: <u> 1/28/2020 </u>
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ZONING AND LAND USE

Case no: Z190-177
Date: 1/28/2020

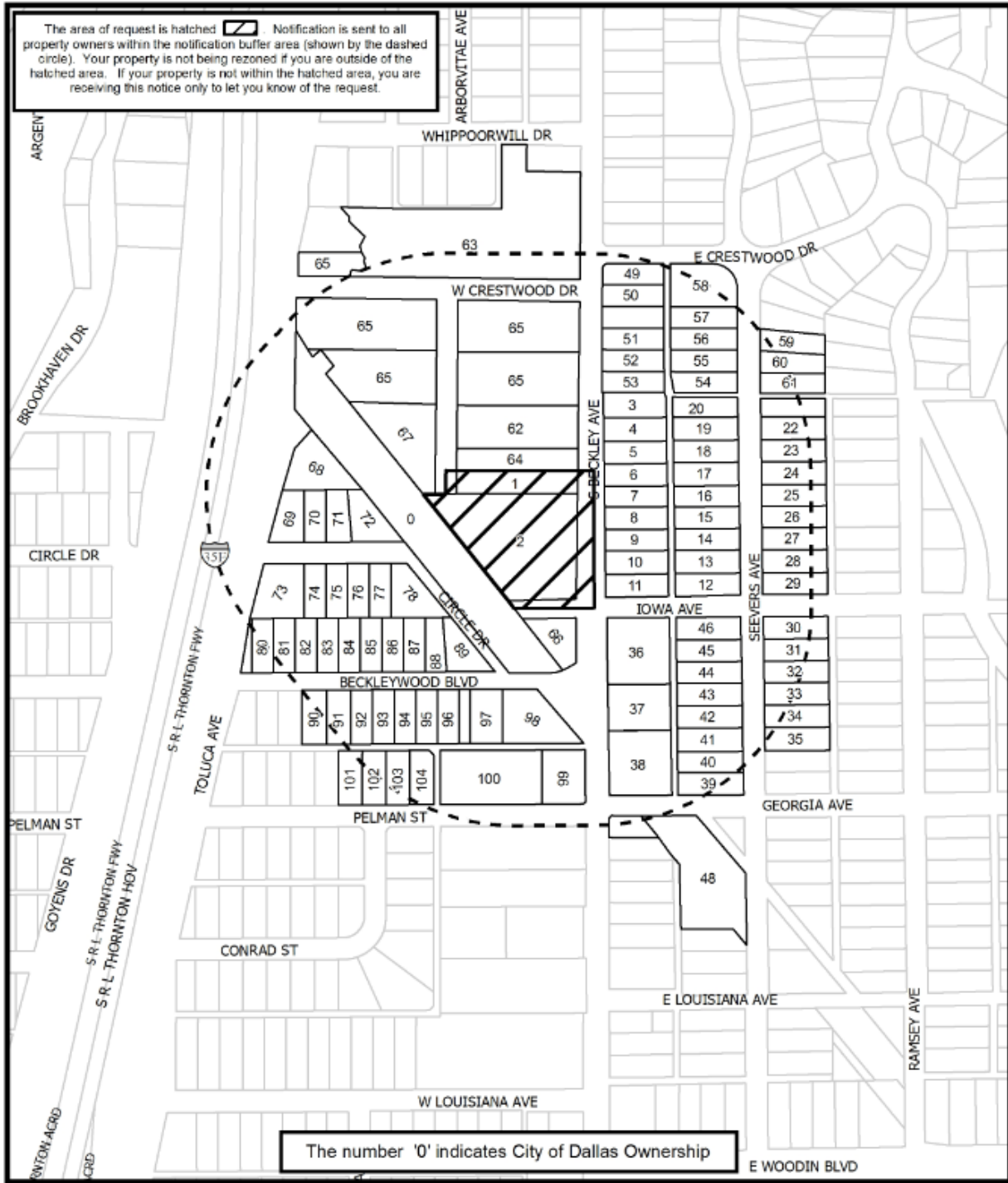


Market Value Analysis



Market Value Analysis

Printed Date: 1/28/2020



 1:3,600	<h2 style="margin: 0;">NOTIFICATION</h2>	Case no: <u> Z190-177 </u>
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">500'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">104</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <u> 1/28/2020 </u>

01/28/2020

Notification List of Property Owners***Z190-177******104 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1715 S BECKLEY AVE	MINISTERIO NEXT GENERATION
2	1729 S BECKLEY AVE	URBANIST MONKS LLC
3	1702 S BECKLEY AVE	PORTILLO MARIO GARCIA
4	1706 S BECKLEY AVE	DELTA STAR PROPERTIES INC
5	1710 S BECKLEY AVE	VAZQUEZ JULIAN
6	1714 S BECKLEY AVE	HUERTA ESTANISLAO & INEZ
7	1718 S BECKLEY AVE	HUERTA ESTANISLAO &
8	1722 S BECKLEY AVE	RESIDENTIAL REVAMPS LLC
9	1726 S BECKLEY AVE	NIETO ARCELIA
10	1730 S BECKLEY AVE	PACHECO-GONZALEZ CELIA
11	1734 S BECKLEY AVE	LLAMAS-BANDA VERONICA
12	1735 SEEVERS AVE	ESTEVANE JUAN & MARIA F
13	1731 SEEVERS AVE	TODD LAWRENCE WILLIAM
14	1727 SEEVERS AVE	GARCIA JUAN & CECILIA
15	1723 SEEVERS AVE	HARTSELL JORDAN
16	1719 SEEVERS AVE	FERRER SIGIFREDO
17	1715 SEEVERS AVE	PADILLA CANDELARIA
18	1711 SEEVERS AVE	GATSON PAULINE
19	1707 SEEVERS AVE	OLDHAM BENNIE J & ELMIRA
20	1703 SEEVERS AVE	MARTINEZ JOSE I &
21	1702 SEEVERS AVE	LASHEA NICOLE &
22	1706 SEEVERS AVE	MENDOZA LEOBARDO &
23	1710 SEEVERS AVE	ANDERSON DAVIEN
24	1714 SEEVERS AVE	RAMOS MARIA COLUNGA
25	1718 SEEVERS AVE	MACHADO SONIA
26	1722 SEEVERS AVE	SHOOK INVESTMENTS LLC

01/28/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1726 SEEVERS AVE	MARQUEZ JORGE
28	1730 SEEVERS AVE	MARQUEZ ENRIQUE &
29	1734 SEEVERS AVE	ZERMENO LUIS B &
30	1802 SEEVERS AVE	KIRKPATRICK CAMERON LEIGHTON
31	1806 SEEVERS AVE	URBINA GUTENBERG P
32	1810 SEEVERS AVE	HERNANDEZ JOSE JESUS &
33	1814 SEEVERS AVE	GARCIA MARIA DELOURDES
34	1818 SEEVERS AVE	HERNANDEZ JOSE J & AMPARO
35	1822 SEEVERS AVE	CARRERA MARIA I
36	1804 S BECKLEY AVE	BARRAZA RAFAEL A &
37	1810 S BECKLEY AVE	SILVA ANTONIO M & PAULA G
38	1812 S BECKLEY AVE	CLIFTON DEBRA L
39	1831 SEEVERS AVE	HERNANDEZ ROSA ELENA
40	1827 SEEVERS AVE	MATA LEON &
41	1823 SEEVERS AVE	CGSZ LLC
42	1819 SEEVERS AVE	SRIRA PANOB &
43	1815 SEEVERS AVE	BAZALDUA FRANCISCO RAMOS
44	1811 SEEVERS AVE	ROBERTS DARON J
45	1807 SEEVERS AVE	PADILLA IRASEMA ARCHAGA
46	1803 SEEVERS AVE	WILLIAMS MARIE EST OF
47	1902 S BECKLEY AVE	6542 BAKER LLC
48	1919 SEEVERS AVE	DIAZ IGNACIA
49	1600 S BECKLEY AVE	PRESQUE ISLE DEVELOPMENT INC
50	1606 S BECKLEY AVE	TSALACH REALTY INVESTMENTS III
51	1614 S BECKLEY AVE	ZAVALA MARIA DELORES
52	1616 S BECKLEY AVE	ROQUE SOCORRO
53	1622 S BECKLEY AVE	CORRAL AURELIO & ROSA I
54	1623 SEEVERS AVE	REEVES THOMAS J &
55	1619 SEEVERS AVE	CRAWFORD MONICA ROCHELLE
56	1615 SEEVERS AVE	PYLES MALLORY & BENJAMIN
57	1611 SEEVERS AVE	MARTINEZ HUGO &

01/28/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1607 SEEVERS AVE	FLEWELLEN KATIE
59	1610 SEEVERS AVE	HATFIELD GRAYSON
60	1614 SEEVERS AVE	WILLIAMS BRIDGETTE LAVON &
61	1618 SEEVERS AVE	CORRAO LEVI A
62	1703 S BECKLEY AVE	OLIVE JERRY
63	1523 S BECKLEY AVE	TEMPLO ESMIRNA & GULF
64	1711 S BECKLEY AVE	NUTALL SANFORD L JR
65	141 W CRESTWOOD DR	ESMIRNA TEMPLO
66	1801 S BECKLEY AVE	PARA JOSE
67	1707 MCCLURE PL	ESMIRNA ASSEMBLIES OF GOD
68	12 TOLUCA AVE	TRES BENDICIONES LLP
69	207 CIRCLE DR	DOUGLAS GEORGE
70	115 CIRCLE DR	LOPEZ ANSELMO III
71	111 CIRCLE DR	LOPEZ HECTOR H &
72	105 CIRCLE DR	WILSON JESSIE LEE
73	202 CIRCLE DR	SALINAS ISAUL III
74	118 CIRCLE DR	LOPEZ CESAR
75	114 CIRCLE DR	LOPEZ ANSELMO & MARIA L
76	110 CIRCLE DR	HAWKINS LEVAUGHN
77	106 CIRCLE DR	SAVOIE MICHAEL KEITH
78	102 CIRCLE DR	WEISFELD HERSCHEL A
79	209 BECKLEYWOOD BLVD	DAVIS DAVID H
80	207 BECKLEYWOOD BLVD	GILBERT RODNEY FLEMMING D
81	203 BECKLEYWOOD BLVD	GRAY DAVID & VIRGINIA
82	135 BECKLEYWOOD BLVD	JETSGO LLC
83	131 BECKLEYWOOD BLVD	JACKSON CONSTANCE
84	127 BECKLEYWOOD BLVD	MCCOY JOYCE
85	123 BECKLEYWOOD BLVD	SAUCEDAIBARRA CARLOS
86	119 BECKLEYWOOD BLVD	SEGURA HELEN
87	115 BECKLEYWOOD BLVD	SEGURA RAMIRO & HELEN
88	107 BECKLEYWOOD BLVD	SANCHEZ LEOBARDO G

01/28/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	103 BECKLEYWOOD BLVD	ARISPE ELISEO & LUPE
90	142 BECKLEYWOOD BLVD	FLORES ALBERTO &
91	138 BECKLEYWOOD BLVD	AGUILAR JAIME ENRIQUE &
92	134 BECKLEYWOOD BLVD	RODRIGUEZ JOSE LUIS &
93	130 BECKLEYWOOD BLVD	SOTO ESTHER M
94	126 BECKLEYWOOD BLVD	ESPINOZA JUAN S
95	122 BECKLEYWOOD BLVD	BANUELOS JUAN R &
96	118 BECKLEYWOOD BLVD	DAMMANN ANDREW JAMES &
97	110 BECKLEYWOOD BLVD	BECKLES ROBERT O
98	106 BECKLEYWOOD BLVD	AGUILLON MARCELO S &
99	1819 S BECKLEY AVE	PARRA JOSE
100	115 PELMAN ST	PARRA JOSE L
101	201 PELMAN ST	WOOD MICHAEL E & MELODY A
102	137 PELMAN ST	AMOS SEMBERLY C
103	133 PELMAN ST	VAZQUEZ PABLO GARCIA &
104	129 PELMAN ST	SOTO JOSE LUIS &

FILE NUMBER: Z190-226(CT)

DATE FILED: March 6, 2020

LOCATION: East line of North Beckley Avenue, south of West Commerce Street

COUNCIL DISTRICT: 6

MAPSCO: 44 R

SIZE OF REQUEST: +/- 2.02 Acres

CENSUS TRACT: 43.00

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: Mill Creek Residential

REQUEST: An application for a Planned Development District for MU-2 Mixed Use District uses on property zoned an IR Industrial Research District.

SUMMARY: The purpose of the request is to develop the site with a multifamily development to include 280 units with proposed future multifamily and retail development. Conditions of the PD include the parking reductions, legacy building designation, and minimum retail space requirement.

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

PRIOR CPC ACTION: On August 20, 2020, this item was held under advisement to September 17, 2020. On July 23, 2020, this item was held under advisement to August 20, 2020. On September 17, 2020 this item was held under advisement until October 1, 2020. On October 1, 2020 this item was held under advisement until October 15, 2020. On October 15, 2020 this item was held under advisement until November 19, 2020.

BACKGROUND INFORMATION:

- The approximately 2.02-acre request site is currently consisting of three parcels, currently developed with vehicle engine repair or maintenance, vehicle display, sales or service, and office uses.
- The request site is located within an IR Industrial Research District which does not allow multifamily uses on the property.
- The applicant proposes a Planned Development District for MU-2 Mixed Use District uses and standards, with modified development standards for allowed uses, setbacks, parking and landscaping. The applicant is intending to develop the site with multifamily and retail/personal service uses.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
North Beckley Avenue	Minor Arterial	100 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the request and the Traffic Impact Analysis submitted with the application and determined that the proposed development is not foreseen to cause a significant impact to the adjacent roadways.

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 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 1.1.2 Focus on Southern Sector development opportunities.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas

Urban Design Element

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY.

Policy 5.2.1 Maintain neighborhood scale and character.

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

GOAL 6 ENHANCE RENTAL HOUSING OPTIONS

Policy 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

360 Plan

III. Create Great Placemaking

3. Contribute to a positive, memorable urban experience.

STAFF ANALYSIS

Surrounding:

	Zoning	Land Use
Site	IR	Undeveloped/Vacant
North	A(A) IR	Undeveloped Trinity Overlook Park
East	IR	Trinity River
South	IR	Industrial Uses
West	PD No. 714 Subdistrict 1A	Industrial Uses

Land Use Compatibility

The request site consists of three parcels, currently developed with vehicle engine repair or maintenance, vehicle display, sales or service, and office uses per the most recent Certificate of Occupancies for the parcels. The request site has access to North Beckley Avenue and abuts the Trinity River.

The applicant proposes a Planned Development District for mixed uses to include multifamily and retail/personal service uses. Proposed PD conditions include the addition of Legacy Building designation, development plan and landscape plan for a mixed-use development, multifamily uses parking at one parking space per dwelling unit, and office uses to be parked at one parking space per 500 square feet of floor area.

The proposed maximum height of the development is 95 feet with a maximum of eight floors. The applicant is proposing Mixed Income Housing Bonuses providing 5% of units in income band 1 (81% to proposing 100% percent of the Area Median Family Income) and 5% of units in income band 2 (61% to 80% of the Area Median Family Income) to increase the height to 160 feet. The current IM Industrial Manufacturing District and property north of the site (also IM) allows for a maximum height of 110 feet.

The maximum height of surrounding districts includes 145 feet (Planned Development District No. 714, Subdistrict 1A) to the west of the site, 125 feet (Planned Development District No. 468) south of the site, and no maximum height west across the Trinity River (Planned Development District No. 784). Staff has created a height analysis map to depict the heights of the aforementioned district.

The proposed maximum number of dwelling units for the site is 100 units. The applicant proposes Mixed Income Housing Bonuses providing 5% of units in income band 1 (81% to 100% of the Area Median Family Income) to allow a maximum number of dwelling units to 280 and a Mixed Income Housing Bonus providing 5% of units in income band 2 (61% to 80% of the Area Median Family Income) and providing 5% of units in income band 1 (81% to 100% percent of the Area Median Family Income) to increase the maximum number of dwelling units to 350.

Staff recommends a Mixed Income Housing Bonus providing 5% of units in income band 3 (51% to 60% percent of the Area Median Family Income) to increase the maximum number of dwelling units to 280 and Mixed Income Housing Bonus providing 5% of units in income band 3 (51% to 60% percent of the Area Median Family Income) and providing 5% of units in income band 2 (61% to 80% of the Area Median Family Income) to allow a maximum number of dwelling units to 350.

The applicant has two scenarios included within the PD conditions, one to include the mixed use project and a second which would include a legacy building designation for the buildings that are currently on the site to retain the applicant's building rights for the current buildings.

On October 23, 21020, the proposed project was reviewed by the Peer Review panel at the request of the applicant. Six suggestions for the project were derived from this meeting, two of which can be achieved through the zoning process. The panel advised the design team to consider screening of the parking garage particularly on the southern and eastern facades and the panel suggest flipping the massing to orient the long wall of the building against the levee side, with the “fingers” of the building being placed along Beckley, to break up the massing along the street frontage and give the primary orientation towards the river and the park.

Staff has taken these suggestions from the panel and added conditions for screening on of the parking garage as well and conditions to break up the mass as the building grows in height.

Development Standards

District	Setbacks			Height (max)	Lot Coverage (max)	Lot area for residential use (sq. f.)
	Front (min)	Side (min)	Rear (min)			
Existing: IR	15'	30' adjacent to residential OTHER: No Min.	30' adjacent to residential OTHER: No Min.	200' 15 stories	80%	N/A
Proposed PD	15'	No min		95' 160' with Housing Bonuses	MU-2(A)	MU-2(A)

Overall, the most significant changes in development rights would include the allowance of residential uses, the increase of the front yard to 15 feet, elimination of setback requirements for side and rear yards, and parking reductions.

Parking:

The applicant’s proposed conditions include a reduction of the required minimum off-street parking for the multifamily use from one space per bedroom to one space per bedroom with a maximum of two parking space per dwelling unit. Per the City Code, Office is parked at 1 parking space per 333 square feet of floor area, proposed conditions are to park the use at one parking space per 500 square feet of floor area. Restaurant is proposed to be parked at one parking space per 125 square feet of floor area which is a reduction from the one per 100 square feet of floor area outlines in the Dallas City Code. The outdoor dining areas on the property covered or uncovered count as floor area for calculation of the parking requirement for restaurant uses.

Staff is not able to support the mixed use shared parking reduction proposed by the applicant. Based on staff's research, a mix of office and residential should not exceed 30%; likewise, a mix of retail and residential should not exceed more than 16%. Staff recommends a MUD chart. The outdoor dining areas on the property covered or uncovered must be parked to, counts as floor area for calculation of the parking requirement.

Landscaping:

At the time of development for a mixed use project, landscape will be provided per the landscape plan. Per the City Arborist, although the landscape plan is significantly deviating from Article X, a general landscape plan is suitable for the development.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the subject site is uncategorized, there are properties to the east are located within Category "D."

LIST OF PARTNERS

Owners:

2332 N. Beckley – RSDC LLC, 1/3 BC LLC, 1836 W Jefferson LLC
RSDC LLC

Donna Cotter, Member

Robert Stimson, Member

1/3 BC LLC

Joseph McElroy III, Manager

1836 W Jefferson LLC

Richard Patten, Managing Member

2330 N. Beckley – William Gene Ellis, Individual

2326 N. Beckley- David B. Dearing, Individual

Applicant:

Mill Creek Residential

William C. MacDonald, CEO and President

Charles Bay, Chief Construction Officer

Charles R. Brindell, Jr., Executive Chairman

Sheryl A. Brown, Executive Managing Director

Sean Caldwell, Executive Managing Director

Ashvani Chuchra, Executive Managing Director

Wesley H. Dickerson, Senior Managing Director

Michael M. Hefley, Chief Operations Officer

Kellie Hughes, Senior Vice President

Jim Keeley, Chief Financial Officer

Jeffery D. Kok, Chief Innovation & Information Officer

Alan Kolar, President

Michael Melaugh, Executive Managing Director

Callum Parrott, Executive Managing Director

Michael Payton, Vice President

Stephen Prochnow, Senior Vice President

David Reynolds, Executive Managing Director

Maria Rigopoulos, Senior Vice President

Darren Schackman, Executive Managing Director

Shari Steinhardt, Vice President

Jerry Williams, Vice President

Andrew Beach, Vice President

Michael Blackwell, Senior Managing Director

Meghan Caviness, Vice President

PROPOSED CONDITIONS PEER REVIEW PANEL SUMMARY

City of Dallas

UDPRP Review Summary **DRAFT 10.23.20**

Urban Design Peer Review Panel

DATE: 10.23.20

TIME: 8:30am

PROJECT: Trinity Modera

LOCATION: WebEx Teleconference

Overview

Below is a summary of the Urban Design Peer Review Panel's advice for Trinity Modera as derived from the October 23rd Peer Review session.

Advice Summary

- [1] The Panel commends the development team for working within the numerous existing constraints to deliver an exciting mixed-use project next to the Trinity River
- [2] The Panel recommends the City work to better align the zoning in this area with previous area planning and community visioning efforts.
- [3] Recognizing the possible Army Corp of Engineers requirements, the Panel recommends the development team explore opportunities to use backfilling along the levee side of the property to screen parking and create a development that fits more seamlessly with the levee and the park.
- [4] The Panel advises the design team to consider the screening of the parking garage, particularly on the southern and eastern facades.
- [5] The Panel suggests flipping the massing to orient the long wall of the building against the levee side, with the "fingers" of the building being placed along Beckley, to break up the massing along the street frontage and give the primary orientation towards the River and the Park.
- [6] The Panel recommends the development and design team work to collaborate with the Trinity Park Conservancy and Michael VanValkenburgh to include the northern-most tip of their project into the West Overlook scope of Harold Simmons Park.

HEIGHT ANALYSIS



ARTICLE _____.
PD _____.

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

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

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

PD _____ is established on property bounded by Commerce Street and North Beckley Avenue. The size of PD _____ is approximately 2.02 acres.

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

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

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

(1) LEGACY BUILDING means a building constructed before 1980.

(2) MIXED USE PROJECT means a development without a legacy building with residential uses and a minimum of 4,000 square feet of non-residential uses.

(3) TRANSPARENCY means the total area of windows and door openings or other openings, expressed as a percentage of a specified facade area, excluding facade openings for garage entrances and service area access, by street frontage.

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

SEC. 51P-____.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ____A: development plan.

(2) Exhibit ____B: landscape plan.

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

(a) For a mixed use project, development and use of the Property must comply with the development plan (Exhibit ____A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For a legacy building project, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site plan analysis, conceptual plan, development schedule, and landscape plan do not apply.

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

SEC. 51P- ____ .106. MAIN USES PERMITTED.

(a) For a mixed use project, the following main uses are the only uses permitted. Non-residential uses are limited to the first and second story in the area designated on the development plan. Residential uses are permitted on any story.

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Catering service.
-- Custom business services.

(3) Institutional and community service uses.

-- Child-care facility.
-- Church.
-- Community service center. [SUP]
-- Library, art gallery, or museum.

(4) Miscellaneous uses.

-- Temporary construction or sales office.

(5) Office uses.

-- Financial institution without drive-in window.

- Medical clinic or ambulatory surgical center.
- Office. *[Bail bonds office is prohibited.]*

(6) Recreation uses.

- Private recreation center, club, or area.
- Public park, playground, or golf course.

(7) Residential uses.

- Multifamily.
- Retirement housing.

(8) Retail and personal service uses.

-- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4). Treat as an MU-2 District.]*

- Animal shelter or clinic without outside runs.
- Commercial amusement (inside). *[SUP]*
- Commercial amusement (outside). *[SUP]*
- Commercial parking lot or garage.
- Dry cleaning or laundry store. *[No on-site dry cleaning.]*
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.

- Personal service uses. *[Massage, piercing, and tattoo salons are prohibited unless part of a beauty salon offering multiple types of services.]*
- Restaurant without drive-in or drive-through service.
- Temporary retail use.
- Theater.

(10) Transportation uses.

- Helistop. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center.

(11) Utility and public service uses.

- Electrical substation. *[SUP]*
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[SUP]*

-- Tower/antenna for cellular communication. *[Mounted by right
All other types by SUP.]*

-- Utility or government installation other than listed. *[SUP]*

(12) Wholesale, distribution, and storage uses.

-- Recycling drop-off container. *[SUP required unless the
requirements of Section 51A-4.213(11.2)(E) are satisfied.]*

-- Recycling drop-off for special occasion collection. *[SUP
required unless the requirements of Section 51A-
4.213(11.3)(E) are satisfied.]*

(b) For legacy buildings and all other projects, the following main uses are the only uses permitted.

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Building repair and maintenance shop. *[Legacy building only.]*

-- Catering service.

-- Custom business services.

-- Custom woodworking, furniture construction, or repair. *[Legacy
building only.]*

-- Job or lithographic printing. *[Legacy building only.]*

-- Machine or welding shop. *[Legacy building only.]*

-- Tool or equipment rental. *[Legacy building only.]*

-- Vehicle or engine repair or maintenance. *[Legacy building only.]*

(3) Industrial uses.

-- Alcoholic beverage manufacturing. *[Legacy building only, by
SUP.]*

-- Industrial (inside). *[Not potentially incompatible. See Section
51A-4.203(b)(1).] [Legacy building only.]*

(4) Institutional and community service uses.

-- Child-care facility.

-- Church.

-- Community service center. *[Legacy building only by SUP]*

-- Library, art gallery, or museum.

(5) Miscellaneous uses.

- Temporary construction or sales office.

(6) Office uses.

- Financial institution without drive-in window.
- Medical clinic or ambulatory surgical center.
- Office. *[Bail bonds office is prohibited.]*

(7) Recreation uses.

- Private recreation center, club, or area.
- Public park, playground, or golf course.

(8) Retail and personal service uses.

- Alcoholic beverage establishments. *[SUP]*
- Animal shelter or clinic without outside runs.
- Auto service center. *[Legacy building only.]*
- Commercial amusement (inside). *[SUP]*
- Commercial parking lot or garage.
- Dry cleaning or laundry store. *[No on-site dry cleaning.]*
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- Personal service uses. *[Massage, piercing, and tattoo salons are prohibited unless part of a beauty salon offering multiple types of services.]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. *[Legacy building only.]*

(9) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211.]*

(10) Utility and public service uses.

- Electrical substation. *[SUP]*
- Local utilities. *[SUP may be required. See Section 51A-4.212(4).]*
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[SUP]*

-- Tower/antenna for cellular communication. *[Mounted by right. All other types by SUP.]*

(11) Wholesale, distribution, and storage uses.

- Office showroom/warehouse. *[Legacy building only.]*
- 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. *[Legacy building only.]*

SEC. 51P-____.107. ACCESSORY USES.

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

SEC. 51P-____.108. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general.

(1) For a mixed use project, except as provided in this section, the yard, lot, and space regulations for the MU-2 Mixed Use District apply.

(2) For all other projects, the yard, lot, and space regulations for the MU-2 Mixed Use District apply except maximum floor area ratio is 1.6.

(b) Front yard.

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

(2) Encroachments for, bay windows, landscape walls up to four feet in height, allowed projections listed in 51A-4.401(a)(1), stairs, stoops, and ramps are allowed in the required front yard and need not be shown on the development plan.

(3) For portions of a building above 45 feet along North Beckley Avenue, an urban form setback of an additional 10 foot setback is required. No urban form setback is required along the North Beckley Slip Street.

- (c) Side and rear yard. No minimum side or rear yard setback.
- (d) Density. Maximum number of dwelling units is 100. If compliant with SEC. 51P-____-112(a)(1), the maximum number of dwelling units is 280. If compliant with SEC. 51P-____-112(a)(2), the maximum number of dwelling units is 350.
- (e) Floor area ratio. Maximum non-residential floor area ratio is 1.0. If compliant with Sec. 51P-____-112(a)(1), no maximum residential floor area ratio.
- (f) Height. Except as provided, maximum structure height is 95 feet. If compliant with SEC. 51P-____-112(a)(2), the maximum height is 160 feet and for portions of a building exceeding 95 feet up to a maximum of 160 feet, maximum floor plate is 35,000 square feet.
- (g) 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.
- (h) Lot size. No minimum lot size.
- (i) Stories. Except as provided, maximum number of stories above grade is eight. If compliant with SEC. 51P-____-112(a)(2), the maximum stories is 14 and portions of a building exceeding eight stories up to a maximum of 14 stories, maximum floor plate is 35,000 square feet.

SEC. 51P- _____.109.

OFF-STREET PARKING AND LOADING.

- (a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.
- (b) Restaurant. One space per 125 square feet of floor area. Any outdoor dining area, whether or not covered, counts as floor area for calculation of the parking requirement. For purposes of this provision, “outdoor dining area” means a rectangular area that includes all outdoor tables, chairs, and wait-stations.
- (c) Mixed use parking bonus. For a mixed use project, the following parking regulations apply:
 - (1) Multifamily.
 - (A) For a mixed use project, minimum one space per bedroom with a maximum of two spaces per unit.

(B) Private parking may be tandem (one parking space in front of another parking space); guest parking may not be tandem.

(2) Office. For a mixed use project, one space per 500 square feet of floor area.

(3) Fee for parking. A non-residential use may charge a fee for parking.

SEC. 51P- ____ .110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- ____ .111. LANDSCAPING.

(a) For a mixed use project, landscaping must be provided as shown on the landscape plan (Exhibit ____). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(b) For all other projects, landscaping must be provided in accordance with Article X.

(c) Street trees must have a minimum caliper of three inches and must have a minimum height of eight feet when planted

(d) Minimum sidewalk width along North Beckley Avenue is 10 feet. Minimum sidewalk along the North Beckley Slip Street is five feet.

(e) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- ____ .112. DEVELOPMENT BONUSES FOR MIXED INCOME HOUSING.

(a) In general.

Staff's Recommendation

(1) The development bonuses for a mixed use project identified in the Yard, Lot, and Space section of this Article apply if a minimum of five percent of the total number of units are available to households earning between 51 and 60 percent of AMFI and are in compliance with Ch. 51A-4.1100 except as provided.

(2) The development bonuses identified in the Yard, Lot and Space section of this Article apply if a minimum of five percent of the total number of units are available to households earning between 51 and 60 percent of AMFI and five percent of the total number of units are available to households earning between 61 and 80 percent of AMFI (for a total of 10 percent of the total number of units of the income bands listed in paragraphs (1) and (2)) and are in compliance with Ch. 51A-4.1100 except as provided.

Applicant's Request

(1) The development bonuses for a mixed use project identified in the Yard, Lot, and Space section of this Article apply if a minimum of five percent of the total number of units are available to households earning between 81 percent and 100 percent of area median family income and are in compliance with Ch. 51A-4.1100 except as provided.

(2) The development bonuses identified in the Yard, Lot and Space section of this Article apply if five percent of the total number of units are available to households earning between 81 percent and 100 percent of area median family income and five percent of the total number of units are available to households earning between 61 percent to 80 percent of area median family income (for a total of 10 percent of the total number of units of the income bands listed in paragraphs (1) and (2)) and are in compliance with Ch. 51A-4.1100 except as provided.

(b) Design standards. Compliance with 51A-4.1107 is not required.

SEC. 51P- ____ .113.

DESIGN STANDARDS.

(a) Applicability. For a mixed use project and new construction, the following design standards apply.

(1) Above-grade parking structures.

(A) That portion of the ground-level floor facing the street of any multi-floor parking facility must have an active use other than parking for a minimum of 80 percent of the cumulative length of the street-facing facade.

(B) Parking structures with openings facing the street must have solid screening walls, or similar screening materials to screen headlights, of a minimum height of 42 inches.

Staff's Recommendation

(C) Except where parking levels are concealed by a main building or on parking structure facades facing the southern and eastern boundary of the district sloping ramps located at the perimeter of garage structures must be screened through use of vegetation, panels, solid walls, or other architectural elements to obscure at least half of the sloping ramps' length from view (such screening shall not prohibit the garage from being considered "open air" for ventilation purposes).

(2) Surface parking location. Surface parking is prohibited between the street-facing facade and the property line. For the purposes of this paragraph, surface parking means at grade parking not within or under a structure.

(3) Screening of off-street loading spaces and service areas. Off-street loading and service areas visible from the street must be screened. Screening must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space and may be provided by using any of the methods described in Section 51A-4.602(b)(3). Garbage storage areas must be screened in accordance with Section 51A-4.602(b)(6), except that screening around service areas for trash collection must be screened by a masonry wall with a solid gate.

(4) Street facing facades.

(A) Frontages. All street-fronting facades must have at least one window and at least one common primary entrance facing the street. The entrance must access the street or open space with an improved path connecting to the sidewalk.

(B) Individual entries. Except as provided in this paragraph, all street-level dwelling units adjacent to a street in each building must have individual entries that access the street with an improved path connecting to the sidewalk. EXCEPTION. This paragraph does not apply to retirement housing.

(C) Facades.

(i) Street-facing facades on a single development tract must have similar architectural design. Street-facing facades exceeding 30 feet in length must have two of the following elements. Street-facing facade exceeding 100 feet in length must have four of the following elements.

(AA) Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and a depth of at least eight inches and may include columns, planters, arches, and niches.

(BB) Architectural details such as raised bands and cornices.

(CC) Architecturally prominent public entrance.

(DD) Attached tower or turret.

(EE) Awnings.

(FF) Change in color.

(GG) Change in material.

(HH) Change in texture.

(ii) The street-facing facades of all buildings other than accessory buildings must be visually divided into a base, a middle, and a top. The base must be at least two feet above grade and distinguished from the middle by a change of materials, horizontal banding, change of color, or change of plane. The top must be distinguished from the middle by cornice treatments, roof overhangs with brackets, stepped parapets, corbeling, textured materials, change in window patterning, change in balcony expression, or differently colored materials. Color bands are not acceptable as the only treatment for the top.

(iii) The ground level, street-facing facade must provide a minimum of 30 percent transparency.

(5) Lighting.

(A) Special lighting requirement. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.

(B) Pedestrian scale lighting. For a development greater than 20,000 square feet of floor area, pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(6) Open space. A minimum of 8,000 square feet of open space must be provided. for activity such as active or passive recreation, playground activity, groundwater recharge, or landscaping.

(A) No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.

(B) Open space may contain primarily grass, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

(C) Open space may also be provided at or below grade or aboveground by an outside roof deck, rooftop garden, playground area, pool area, patio, or similar type of outside common area.

(D) Private balconies, sidewalks, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(E) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.

(F) Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.

(7) Pedestrian amenities. The following pedestrian amenities are required along the North Beckley Avenue frontage.

(A) Two benches.

(B) Two trash cans.

(C) Bicycle rack for at least five bicycles. This bicycle rack may count towards the minimum bicycle parking requirements.

(8) Pedestrian driveway crossings. At each driveway and sidewalk intersection, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

Staff's Recommendation

(9) Maximum tower coverage.

(A) To prevent a wall effect along the Trinity River, any portion of the building above 95 feet in height may not exceed the total maximum tower coverage of 50 percent.

(10) Tower orientation. Towers must be oriented with the shorter dimension of the tower facing the Trinity River levee.

(11) Trinity Overlook Park Connectivity. Development must develop path

connecting the development to the Trinity Overlook Park north of the site.

SEC. 51P- _____.114.

SIGNS.

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

SEC. 51P- _____.115.

ADDITIONAL PROVISIONS.

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

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

(c)

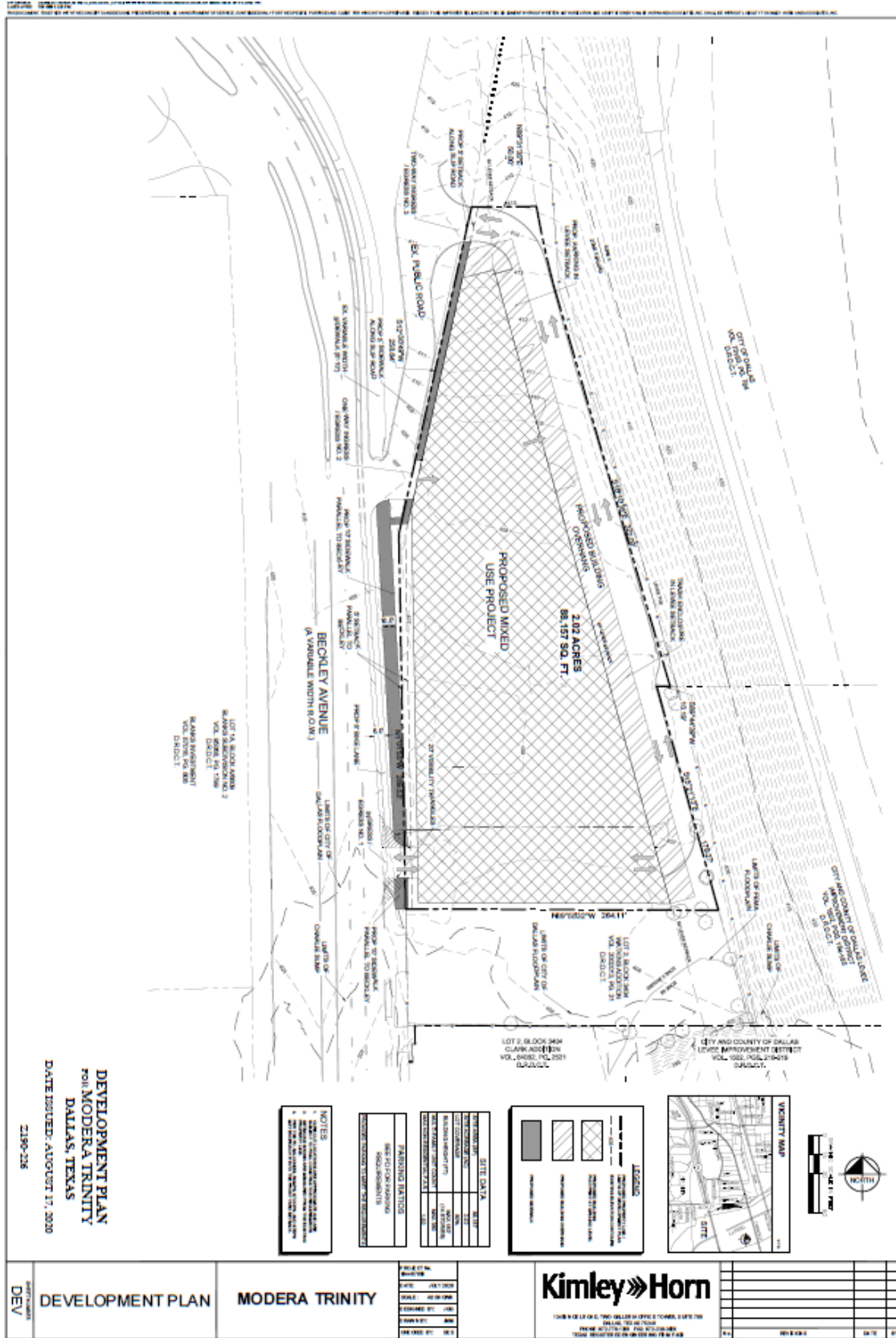
SEC. 51P- _____.116.

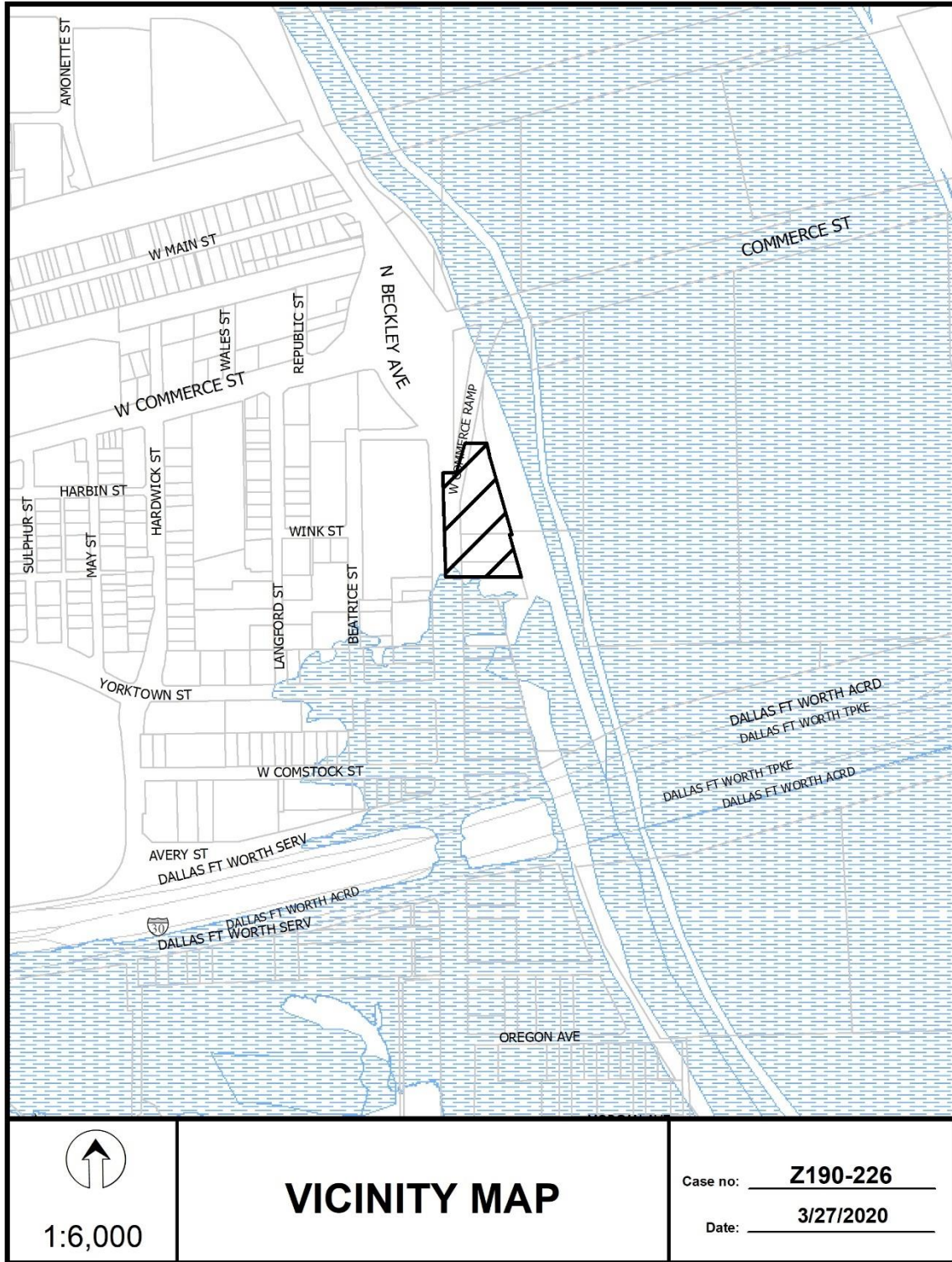
COMPLIANCE WITH CONDITIONS.

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

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

PROPOSED DEVELOPMENT PLAN



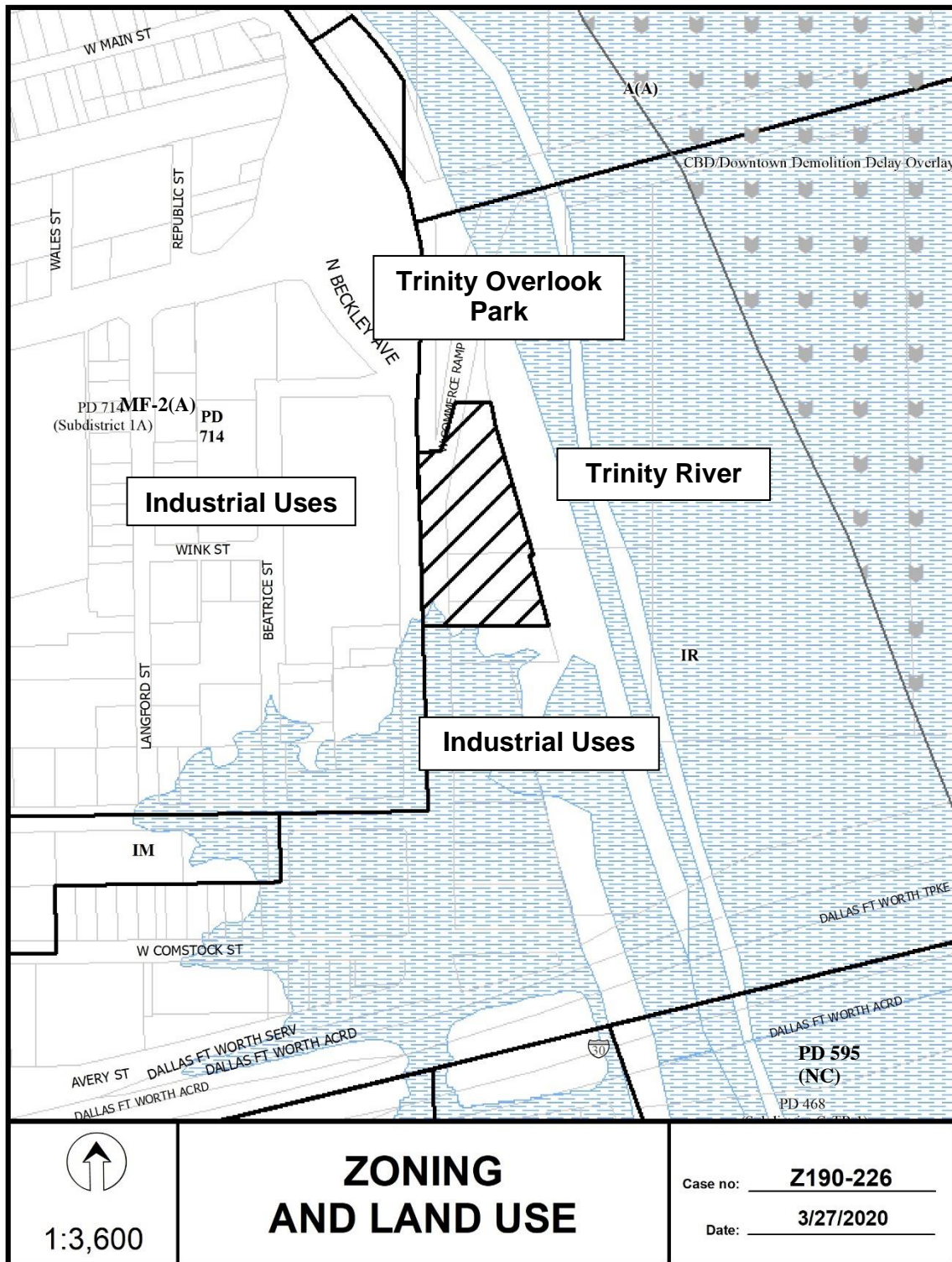


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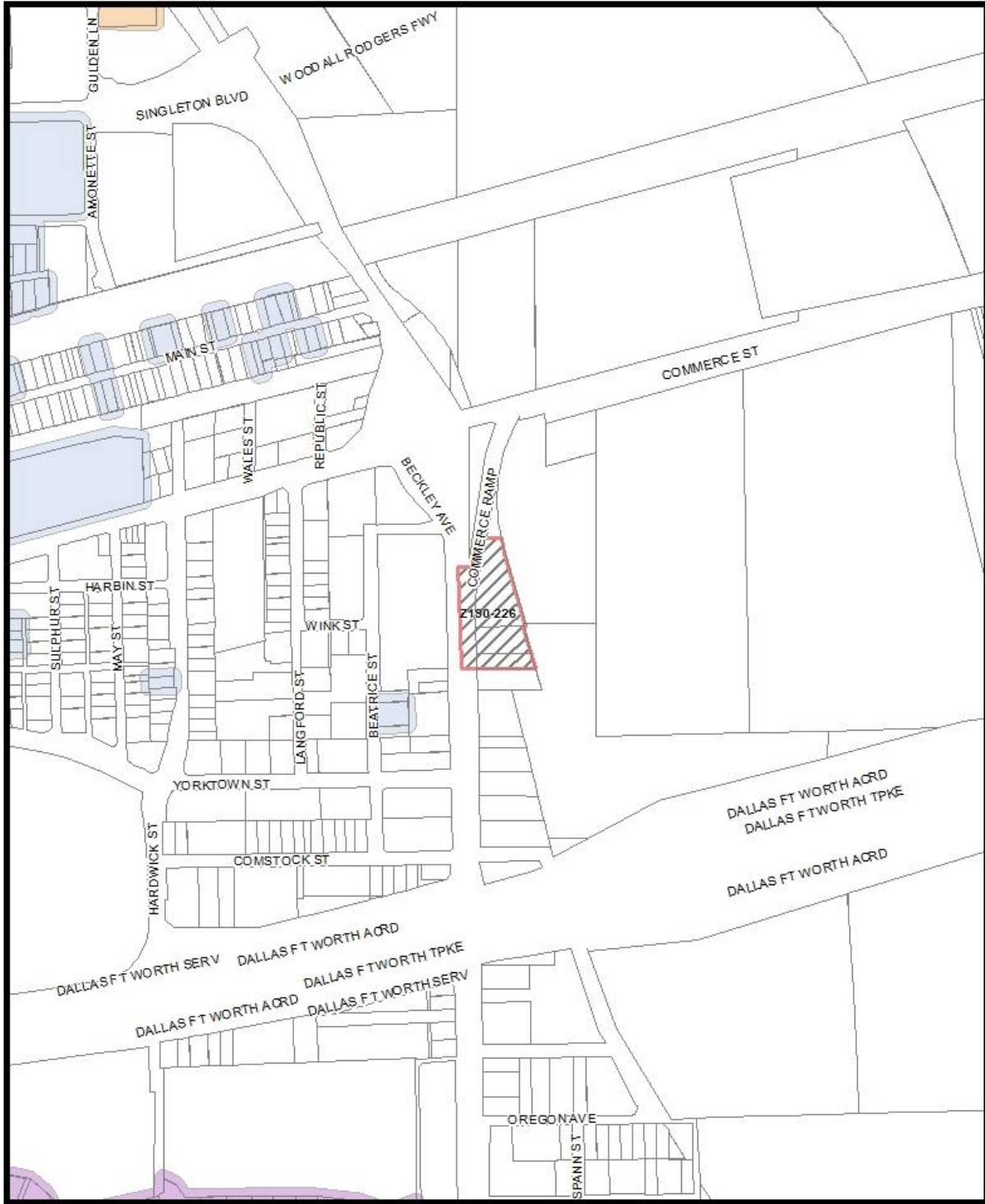
VICINITY MAP

Case no: Z190-226
Date: 3/27/2020





Z190-226(CT)

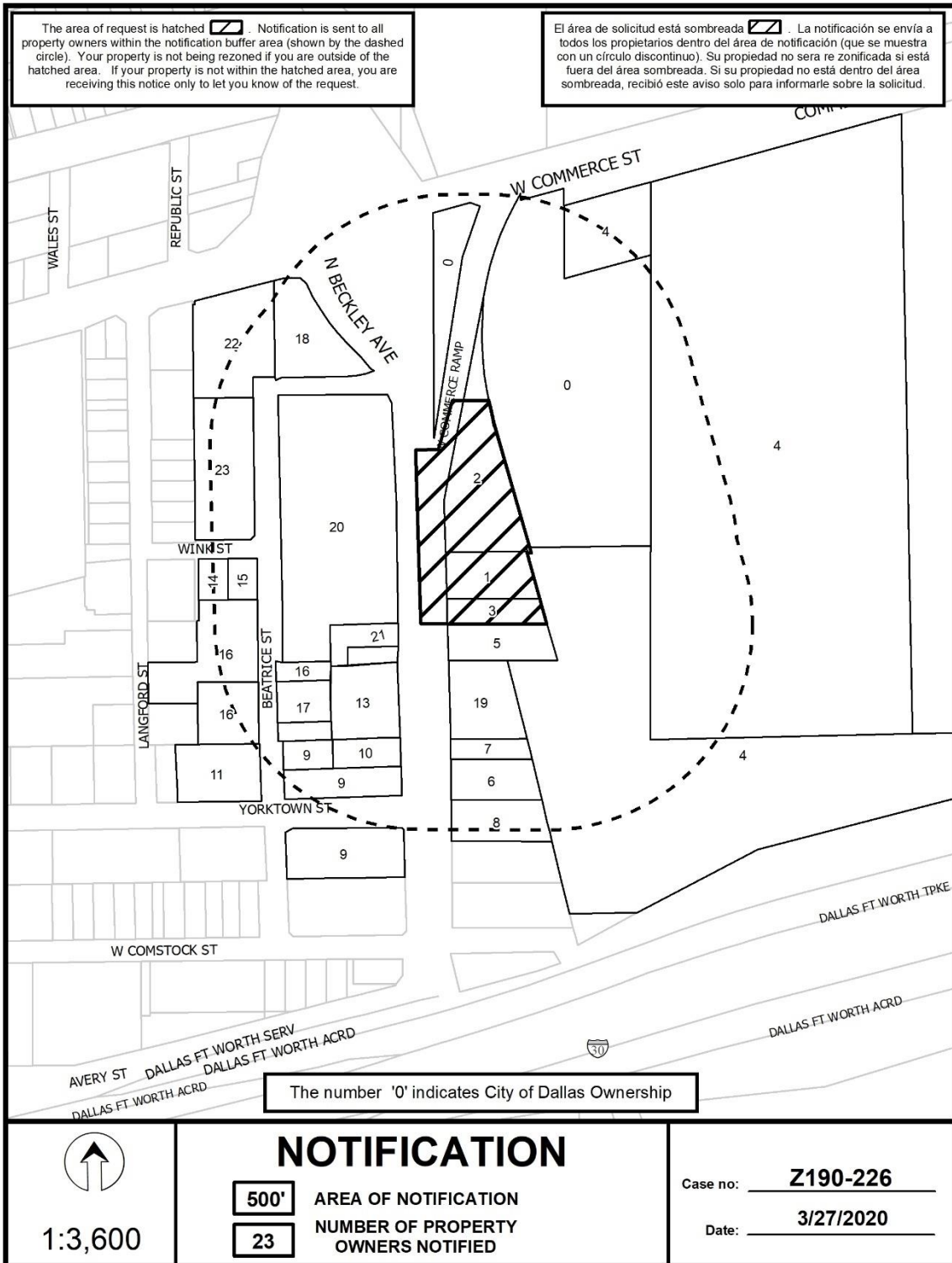


Market Value Analysis A B C D E F G H I NA

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Market Value Analysis

Printed Date: 3/27/2020



03/27/2020

Notification List of Property Owners***Z190-226******23 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2330 N BECKLEY AVE	ELLIS WILLIAM GENE
2	2332 N BECKLEY AVE	RSDC LLC &
3	2326 N BECKLEY AVE	DEARING B DAVID
4	251 ROCK ISLAND ST	CITY & COUNTY LEVEE
5	2324 N BECKLEY AVE	DIMOCK BRIAN AKIN
6	2306 N BECKLEY AVE	2306 N BECKLEY LLC
7	2310 N BECKLEY AVE	2306 N BECKLEY LLC
8	2222 N BECKLEY AVE	MARTINEZ JOSE M
9	2300 BEATRICE ST	TURBYFILL JOHN RUFUS III
10	2307 N BECKLEY AVE	WSP BECKLEY LLC
11	131 YORKTOWN ST	DP YORKTOWN 131 LLC
12	2323 N BECKLEY AVE	STOUT SHARI L
13	2319 N BECKLEY AVE	DAVID MASSEY HOLDINGS LLC
14	208 WINK ST	COOPER DEWAYNE
15	2343 BEATRICE ST	COOPER L DEWAYNE
16	2327 BEATRICE ST	QUIRL FAMILY FIRST LTD PS
17	2318 BEATRICE ST	2318 BEATRICE LLC
18	120 W COMMERCE ST	WEST COMMERCE INVESTMENTS LLC
19	2320 N BECKLEY AVE	M PLUS M STRATEGIES INC
20	2343 N BECKLEY AVE	BLANKS INVESTMENT
21	2343 N BECKLEY AVE	BLANKS INVESTMENTS
22	2439 BEATRICE ST	WEST COMMERCE INVESTMENTS LLC
23	2415 BEATRICE ST	WEST COMMERCE INVESTMENTS LLC

FILE NUMBER: Z190-283(CT) **DATE FILED:** June 10, 2020
LOCATION: Southeast line of Junius Street, between North Henderson Avenue and the terminus of Dumas Street
COUNCIL DISTRICT: 14 **MAPSCO:** 46 B
SIZE OF REQUEST: Approx. 3,499 sq. ft. **CENSUS TRACT:** 13.02

OWNER/APPLICANT: Dale Wootton

REQUEST: An application for 1) a D-1 Liquor Control Overlay; and 2) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 859 with an H/128 Historical Overlay for the Junius Heights Historic District and a D Liquor Control Overlay.

SUMMARY: The applicant proposes to sell acholic beverages in conjunction with an existing restaurant use. [Garden Café]

STAFF RECOMMENDATION: Approval of a D-1 Liquor Control Overlay; and approval of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service for a two-year period, subject to site plan and conditions.

PRIOR CPC ACTION: On October 15, 2020, the City Plan Commission held this item under advisement. On November 5, 2020, the City Plan Commission held this item under advisement.

BACKGROUND INFORMATION:

- The area of request is zoned Planned Development District No. 859 and the restaurant use is currently within a commercial retail development.
- The restaurant use occupies an approximately 1,776-square-foot suite within the multi-tenant building.
- The purpose of the request is to change the D Liquor Control Overlay to a D-1 Liquor Control Overlay and obtain a SUP for sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service.
- At the City Plan Commission hearing on October 5, 2020, deed restrictions were volunteered by the applicant. The City Plan Commission held this item under advisement for the completion of deed restrictions. The applicant is working to finalize deed restrictions for the property.

Zoning History: There have been no zoning changes for the area of request in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Junius Street	Local	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	Planned Development District No. 859 H/128 – Junius Heights Historic District	Restaurant
Northwest	Planned Development District No. 97 H/128 – Junius Heights Historic District	Public Park Single Family
Northeast	Planned Development District No. 397 H/128 – Junius Heights Historic District NS(A)	Single Family
Southwest	Planned Development District No. 859 Planned Development District No. 97 H/11 – Munger Place Historic District	Retail/Personal Service Single Family
Southeast	Planned Development District No. 397 Planned Development District No. 97 H/128 – Junius Heights Historic District H/11 – Munger Place Historic District	Public Park Single Family

Land Use Compatibility:

The site is zoned Planned Development District No. 859 with a D Liquor Control Overlay and is currently developed with a restaurant use. The restaurant use is located inside of a suite within a small retail strip in the neighborhood. There is a city park to the north of the site, single family homes to the northeast, northwest, southeast, and southwest of the site. Planned Development District No. 859 allows for mainly institutional and community service, office uses, recreation uses, and a limited amount of retail uses.

The property located to the northwest and southwest of the area of request, across Junius is zoned Planned Development District No. 97 and are mainly residential in nature. Planned Development District No. 397 are north and east of the subject site and includes single family homes.

On November 5, 2020, the applicant agreed to volunteer deed restrictions on the property to limit the square footage of the restaurant to 1,176-square-feet, maximum occupancy of 100, outdoor patio maximum of 650-square-feet, shielded lighting and maximum lighting height of 12 feet, prohibit outdoor game courts, 51 percent of sales must be from food sales, and a parking attendant for more than 60 guests.

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

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

The purpose of requesting the change from a D Liquor Control Overlay to a D-1 Liquor Control Overlay, is to allow for the applicant to obtain a Specific Use Permit for the sale of alcoholic beverages for on-premise consumption in conjunction with the proposed restaurant.

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

In general, the applicant’s request is consistent with the existing zoning and with the general provisions for a Specific Use Permit and is not foreseen to have a negative impact on the surrounding properties.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PD No. 859	15'	20' adjacent to residential OTHER: No Min.	0.5	35' 2 stories	40%	Visual Intrusion	Retail & personal service, office

Parking:

Off-street parking and loading requirements must comply with the Dallas Development Code, as amended.

A 1,776-square-foot restaurant without drive-through is located within a suite in a multi-tenant building. The restaurant will be required to provide 18 parking spaces calculated at a ratio of 1 space for every 100 square feet [$1,776/100 = 18$ required spaces]. The parking lot abutting the area of request to the northeast provides parking for the retail strip that houses the restaurant use. Parking has been provided for the site and the off-street parking requirements have been met.

Landscaping:

For the proposed development, compliance with Article X will be required.

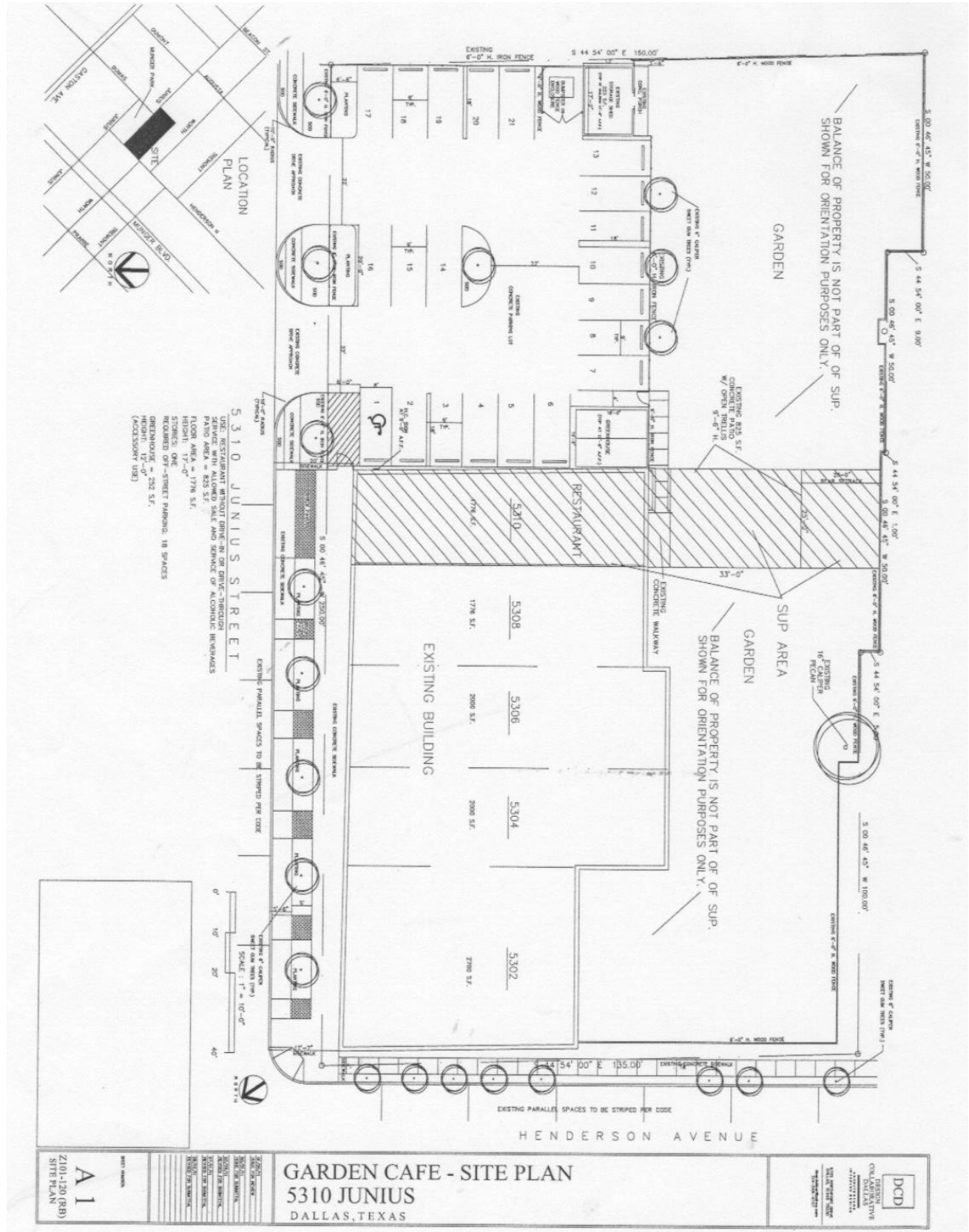
Market Value Analysis

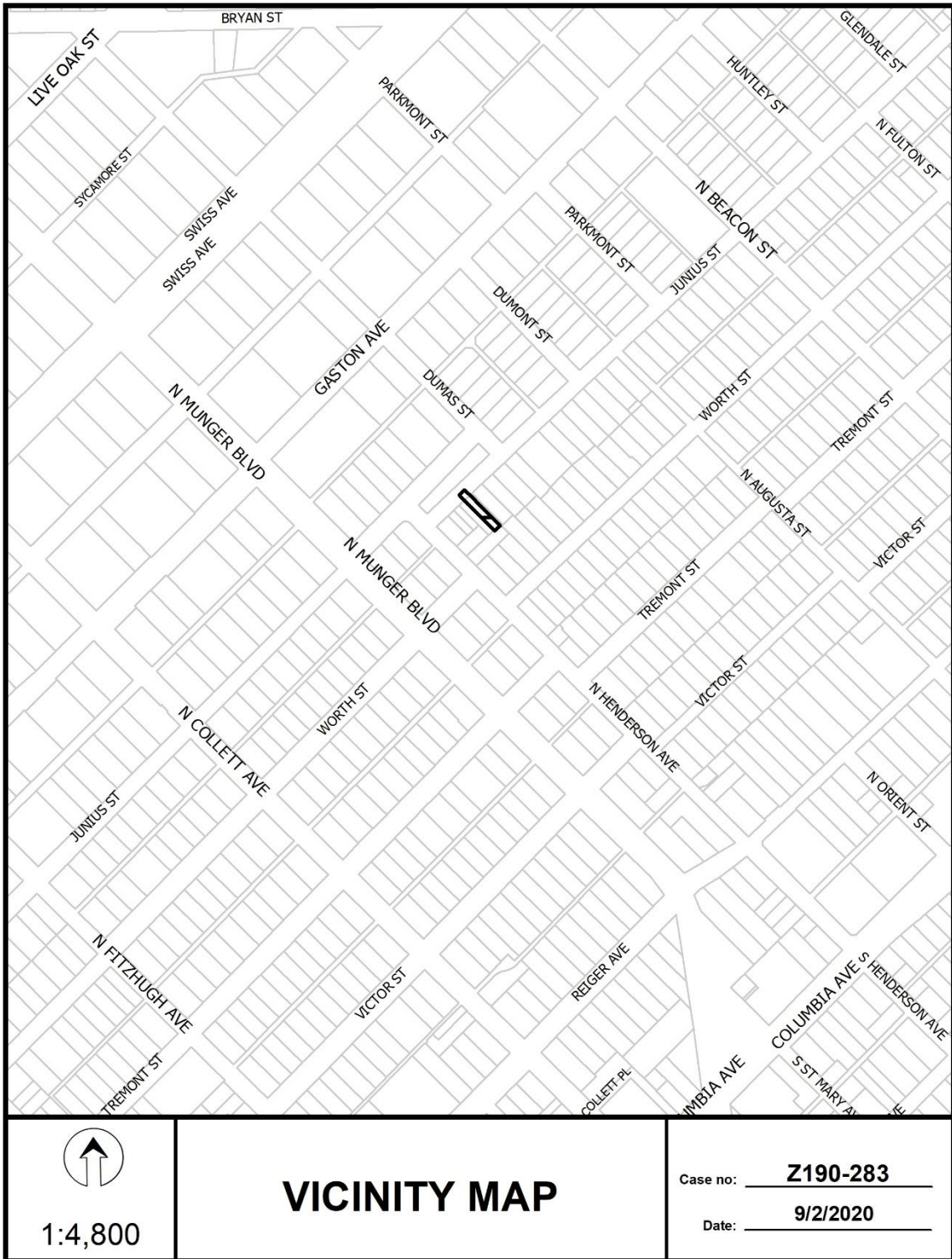
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas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

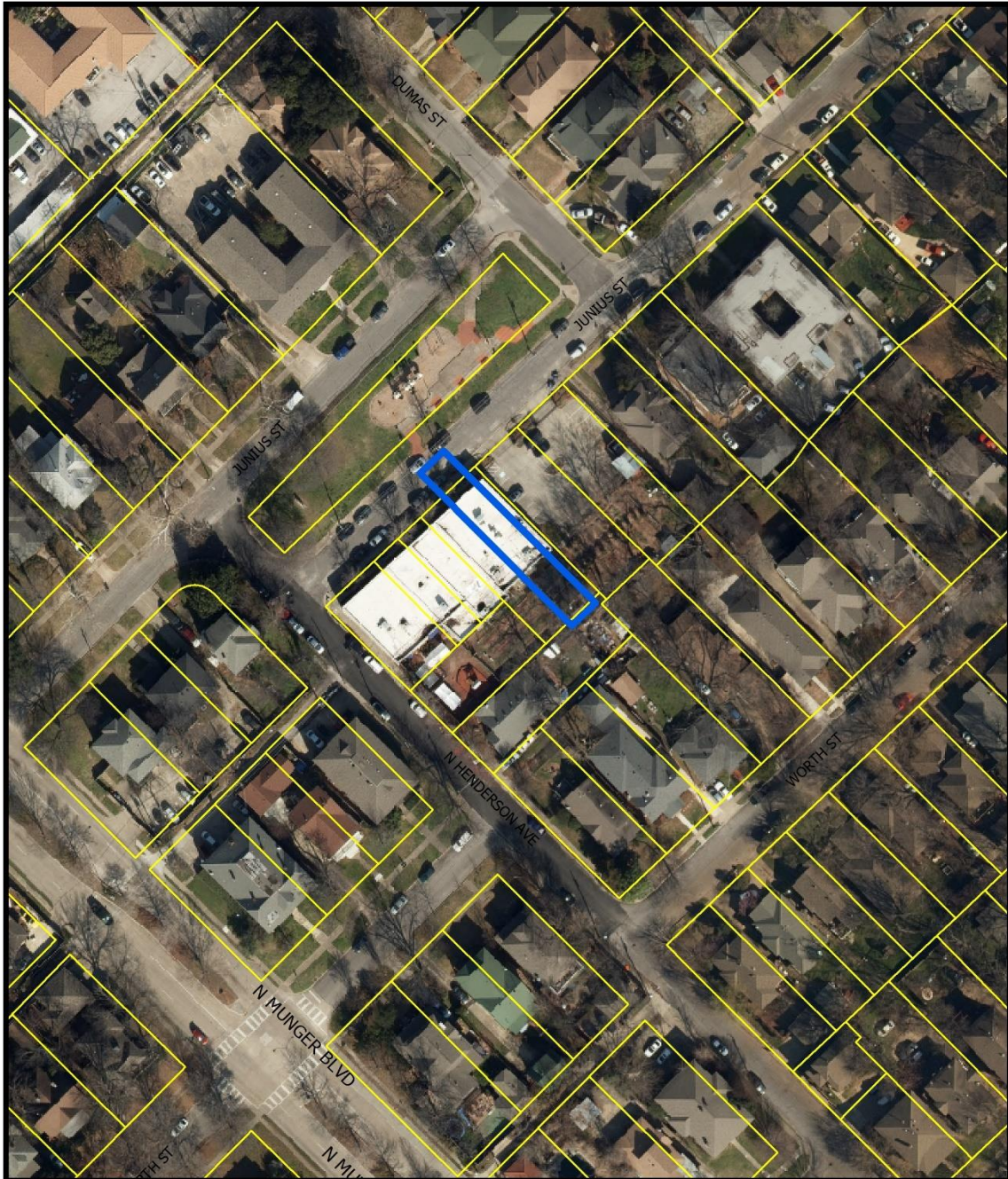
PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a restaurant for on-premise consumption as part of the operation of a restaurant.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit automatically terminates on (two years from the passage of the ordinance.)
4. FLOOR AREA: The maximum floor area is 1,776 square feet in the location shown on the attached site plan.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SUP SITE PLAN





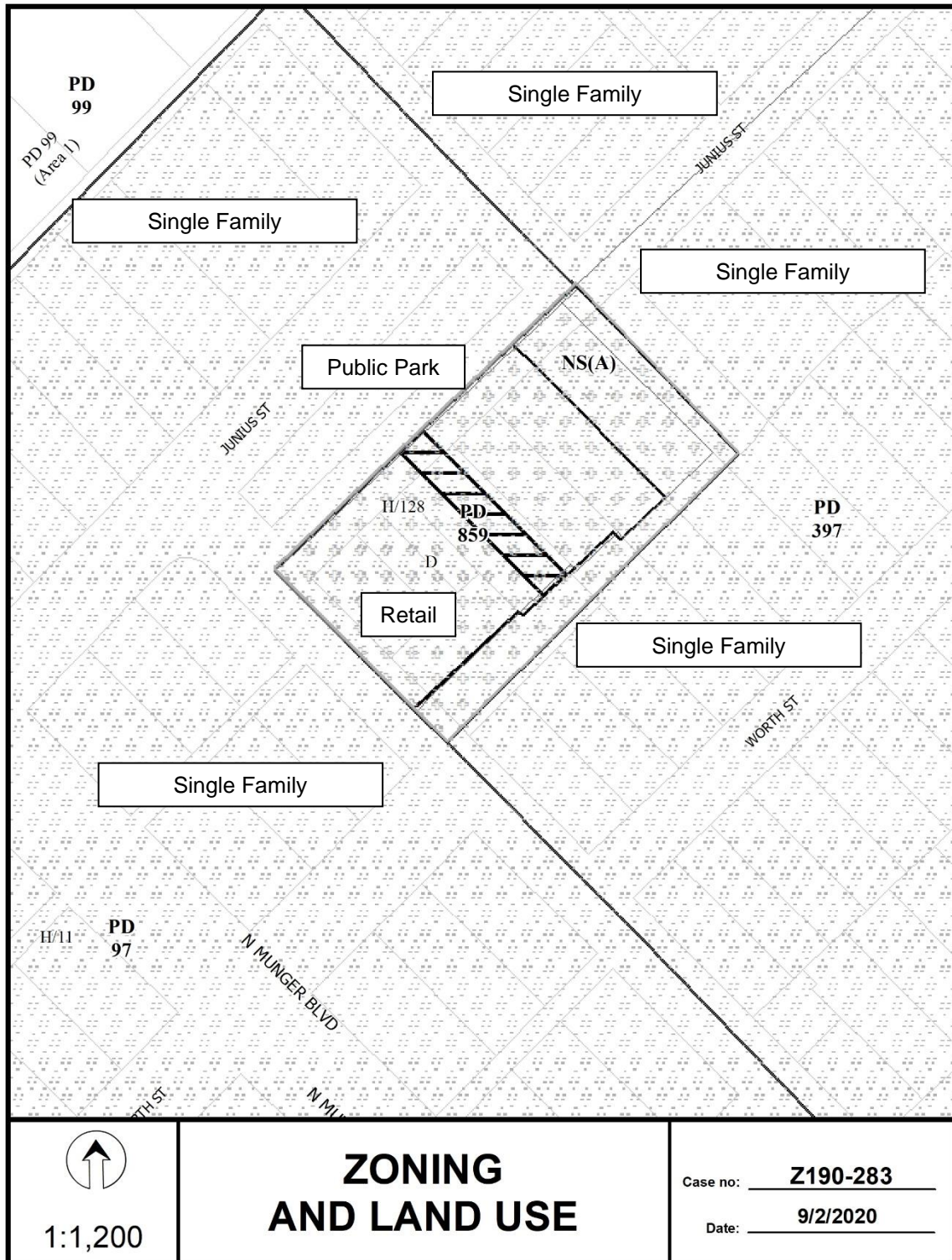


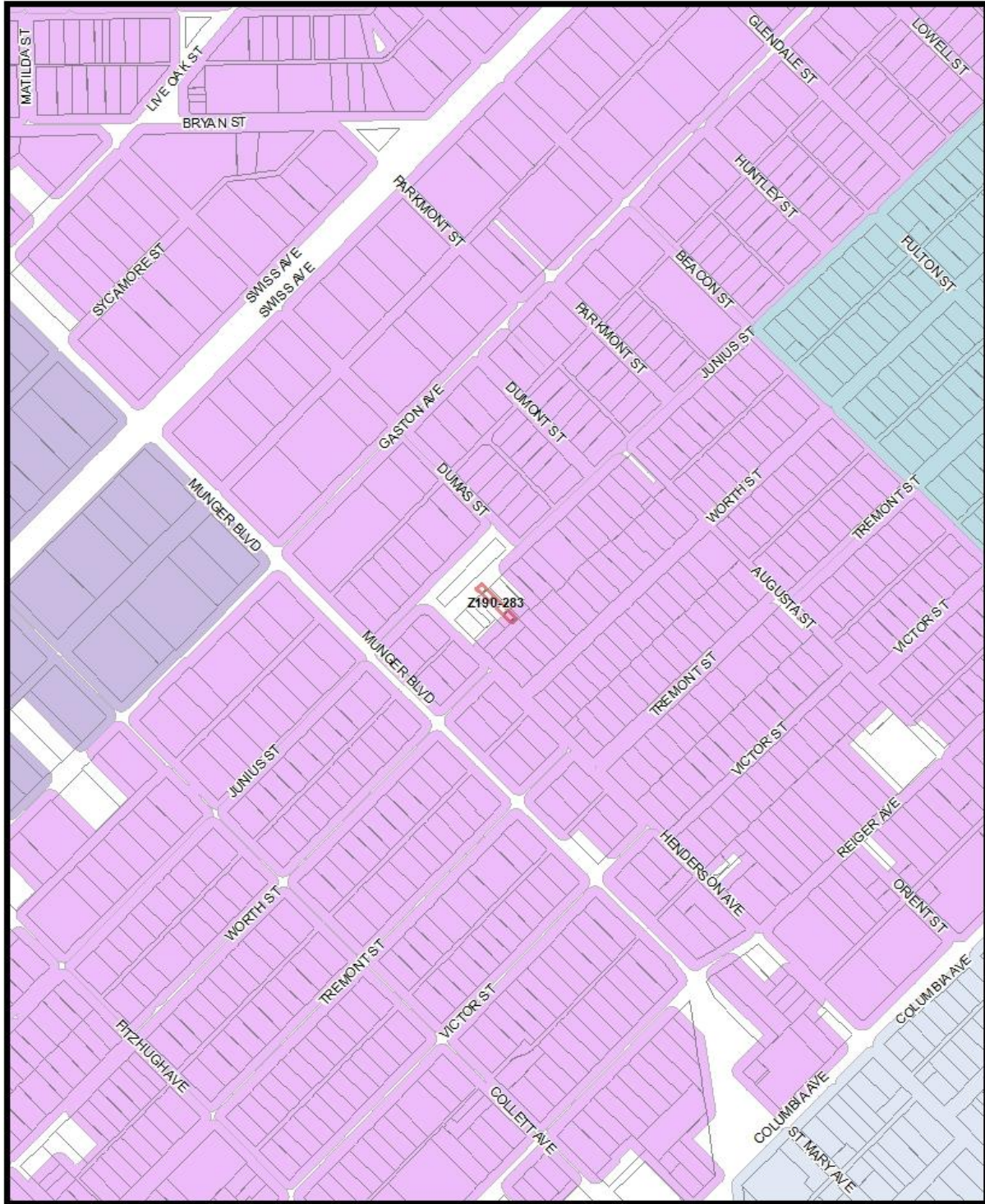
1:1,200

AERIAL MAP

Case no: Z190-283

Date: 9/2/2020



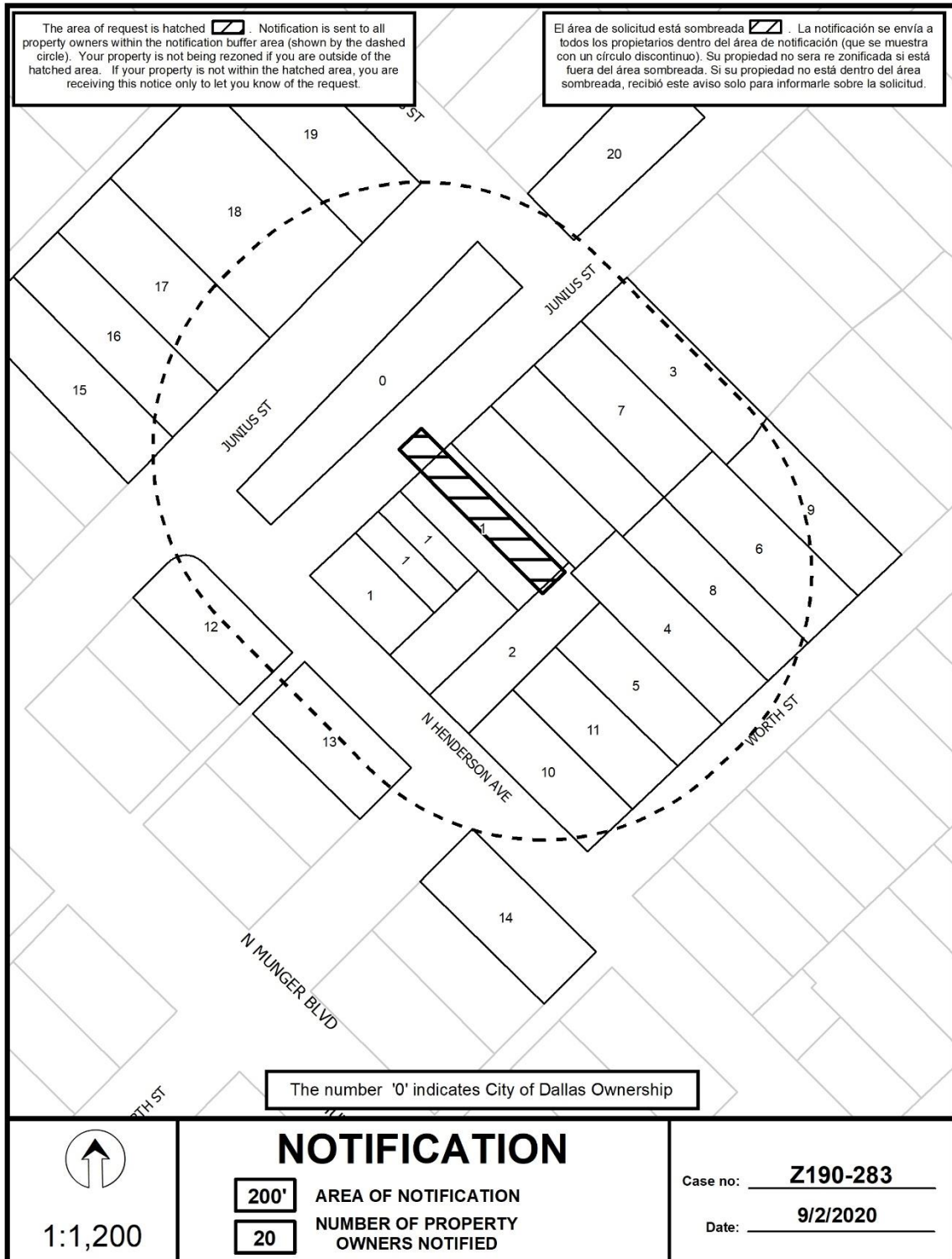


Market Value Analysis A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 9/2/2020



09/02/2020

Notification List of Property Owners

Z190-283

20 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5304 JUNIUS ST	WOOTTON ROBERT DALE
2	612 N HENDERSON AVE	WOOTTON DALE
3	5326 JUNIUS ST	GRAHAM ERIC & ELEANOR
4	5315 WORTH ST	OBRIEN DEBORAH &
5	5311 WORTH ST	JIMENEZ RAYMOND
6	5323 WORTH ST	BROWN JASON & TRACI
7	5322 JUNIUS ST	SHAW JOHN STEPHENS
8	5319 WORTH ST	RATNER SETH &
9	5327 WORTH ST	EICHLER PROPERTIES LLC
10	5301 WORTH ST	CARROLL ROBERT W & MARY J
11	5307 WORTH ST	JONES BARRETT & CARLY MCGLAUN
12	5212 JUNIUS ST	NEWMAN RICHARD J
13	5211 WORTH ST	STAYER MARIANNE
14	5212 WORTH ST	MARKEY JAMES P &
15	5301 JUNIUS ST	OBRIEN MOLLY M & JUSTIN BURKE
16	5305 JUNIUS ST	MILLER DONNA C
17	5309 JUNIUS ST	COLOMBO BRANDON
18	5317 JUNIUS ST	BROADMINDED TEXAS LLC
19	5327 JUNIUS ST	USREY TOM & CINDY E
20	700 DUMAS ST	CARBAJAL ADAN ARROYO &

CITY PLAN COMMISSION

THURSDAY, NOVEMBER 19, 2020

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

FILE NUMBER: Z190-295(CT)

DATE FILED: July 1, 2020

LOCATION: Southwest corner of Keeneland Parkway and Duncanville Road

COUNCIL DISTRICT: 3

MAPSCO: M 4

SIZE OF REQUEST: ±13.167 acres

CENSUS TRACT: 107.04

REPRESENTATIVE: Bill Dahlstrom, Jackson Walker, LLP

APPLICANT: AHA Residential

OWNER: Cambridge Capital Corporation

REQUEST: An application to create a new tract within Tract 3 of Planned Development District No. 247 to allow for multifamily.

SUMMARY: The purpose of the request is to allow for a multifamily development on a large portion of Tract 3 of the Planned Development District.

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

BACKGROUND INFORMATION:

- The existing zoning is Tract 3 within Planned Development District No. 247 and is undeveloped.
- The purpose of the request is to create a new tract within Planned Development District No. 247 to allow for the development of a multifamily development.

Zoning History: There have not been any zoning requests in the surrounding area in the past five years:

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Keeneland Parkway	Community Collector	80'
Duncanville Road	Community Collector	80'

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 land use goals and policies of the Comprehensive Plan.

GOAL 1.1 Align land use strategies with economic development priorities.

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

NEIGHBORHOOD PLUS PLAN

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

Surrounding Land Uses:

	Zoning	Land Use
Site	Planned Development District No. 247, Tract 3	Undeveloped
North	Planned Development District No. 247, Tract 6	Golf Course
East	R-7.5(A) SUP No. 472	Undeveloped Junior College
South	Planned Development District No. 247, Tract 1	Multifamily
West	Planned Development District No. 247, Tract 2	Single Family

Land Use Compatibility:

The subject site is zoned Planned Development District No. 247, Tract 3. The purpose of the request is to create a new tract within the Planned Development District which would allow multifamily uses. Surrounding land uses include multifamily to the south, single family to the west, a golf course to the north, and an undeveloped tract of land which is zoned for R-7.5(A) uses to the east.

The applicant seeks for develop the site with a 340-unit multifamily project. The proposal has a 10-foot setback around the perimeter of the subject site. The development includes a large open space on the eastern line of the site of the property, as well as several pockets of open space on the north, northeast, and southeast portions of the property.

Tract 3 is currently under the SC Shopping Center District of Chapter 51. It currently would allow for no more than six dwelling units per acre and caps dwelling units inside the tract to 31. Also, multiple family and duplex uses are prohibited. Tract 4 just south of the subject site allows for 22 dwelling units per acre, which is staff views as the base number of units for the proposed development.

The density requested by the applicant is 26 dwelling units per acre. Staff recommends a base of 22 dwelling units per acre (285), which would match the density of Tract 4 of the Planned Development District.

Staff recommends a Mixed Income Housing Bonus providing 5% of units in income band 3 (51% to 60% percent of the Area Median Family Income), 5% of units in income band 2 (61% to 80% of the Area Median Family Income), and 5% of units at income band 1 (81% to 100% of the Area Median Family Income) to allow a maximum number of dwelling units to 336.

Staff supports the multifamily development in the area and with the addition of affordable units feel that this development can be an asset to the surrounding community.

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
PD No. 247, Tract 3	0'	Side: 0' to residential 5' to Duplex OTHER: 10' Rear: 0' to residential 10' to Duplex OTHER: 10'	6 DU/acre for Res. 0.3 for No. Res.	Res. 30' No Res. 50'	Res. 60% Non-Res. 40%	N/A	Retail & personal service, office
Proposed: PD No. 247, New Tract	10'	10'	26 DU/acre	36'	Res. 60% Non-Res. 40%	N/A	Multifamily
PD No. 247, Tract 4	15'	Side: 10' Rear: 15'	22 DU/acre	38'	560	N/A	Multifamily
Staff Recommendation	10'	10'	22 DU/acre MIHB: 26 DU/acre	36' MIHB: 48'	Res. 60% Non-Res. 40%	N/A	Multifamily

Parking:

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200 as follows: 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. The applicant request parking for multifamily uses shall be provided at no less than 1.7 parking spaces per unit.

Landscaping:

Landscaping must be provided in accordance with Article X, as amended.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The subject site is uncategorized. Properties to the south and west are also within Category "F."

List of Partners/Principals/Officers

AHS Redresidential

Ernesto Lopes, President, CEO

Carlos Gonzalez, CFO

Oswaldo Marchante, COO

Cambridge Health Group, Inc.

Jean-Claude Saada

Francis A. Sapienza, Jr.

Scott A. Dyche

Leslie Deshazer

Steve Toton

Adam Fritcher

**ARTICLE
247.**

PD 247.

SEC. 51P-247.101. LEGISLATIVE HISTORY.

PD 247 was established by Ordinance No. 19287, passed by the Dallas City Council on September 17, 1986. Ordinance No. 19287 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 19287 was amended by Ordinance No. 20166, passed by the Dallas City Council on January 11, 1989; Ordinance No. 24075, passed by the Dallas City Council on October 27, 1999; Ordinance No. 24096, passed by the Dallas City Council on November 10, 1999; Ordinance No. 24490, passed by the Dallas City Council on January 10, 2001; Ordinance No. 24842, passed by the Dallas City Council on February 13, 2002; ~~and~~ Ordinance No. 24972, passed by the Dallas City Council on June 26, 2002. (Ord. Nos. 10962; 19287; 20166; 24075; 24096; 24490; 24842; 24972; 25711); and Ordinance No. _____ passed by Dallas City Council on _____, 2020).

SEC. 51P-247.102. PROPERTY LOCATION AND SIZE.

PD 247 is established on property generally located on the south side of Jefferson Boulevard, east of Walton Walker Boulevard. The size of PD 247 is approximately 7.516 acres. (Ord. Nos. 19287; 20166; 25711)

SEC. 51P-247.103. DEFINITIONS AND INTERPRETATIONS.

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

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51. (Ord. 25711)

SEC. 51P-247.104. CONCEPTUAL PLAN.

(a) For a country club with private membership and limited uses in conjunction with a country club with private membership, use and development of the Property must comply with Conceptual Plan A (Exhibit 247A). In the event of a conflict between the provisions of this article and Conceptual Plan A, the provisions of this article control.

(b) For all other uses, a conceptual plan dividing the Property into several tracts of land is provided as Exhibit 247B. Utilization of the Property must comply with the conceptual plan. (Ord. Nos. 24972; 25711; _____)

SEC. 51P-247.105. DEVELOPMENT PLAN.

(a) A development plan must be approved by the city plan commission before the issuance

of any building permit. Development and use of the Property must comply with the approved development plan. The development plan and any amendments must comply with the conceptual plan and this article. In the event of a conflict between the provisions of this article and a development plan, the provisions of this article control. (Ord. Nos. 20166; 24972; 25711)

(b) Development in Tract 3A shall comply with the development plan attached as Exhibit 247D.

SEC. 51P-247.106. USE REGULATIONS.

All uses permitted in this PD, as shown on Schedule A of Exhibit 247C, except the yard, lot, and space regulations as shown on Schedule B of Exhibit 247C, are subject to the use regulations set forth in the Dallas Development Code except as otherwise provided herein. For Tract 3A, the yard, lot, and space regulations are as shown on Exhibit 247D. In the event a use is dropped from the Dallas Development Code in the future, the use is subject to the use regulations of the most similar use then listed in the Dallas Development Code. The determination of the building official controls as to which use is most similar. (Ord. Nos. 19287; 24972; 25711)

SEC. 51P-247.107. MASTER DRAINAGE STUDY.

A drainage study of the Property must be submitted to and approved by the director of public works and transportation prior to the approval of any plats or building permits on the Property. (Ord. Nos. 24972; 25711)

SEC. 51P-247.108. ESCARPMENT REGULATIONS.

(a) For a country club with private membership and limited uses in conjunction with a country club with private membership, the escarpment regulations set out in the Dallas Development Code are modified as follows:

(1) The physical condition of the land may be altered to allow construction of a country club with private membership and limited uses in conjunction with a country club with private membership.

(2) A retention/detention pond is permitted within the escarpment zone and geologically similar area.

(3) Trees and vegetation may be removed from the escarpment zone if an escarpment permit is approved by the director of public works and transportation.

(4) Trees and vegetation may be removed from the geologically similar area if an escarpment permit is approved by the director of public works and transportation.

(5) Tree removal and vegetation removed from the retention/detention pond must comply with the provisions of Article X.

(b) For all other uses, development on the Property must comply with all escarpment regulations set out in the Dallas Development Code. (Ord. Nos. 24972; 25711)

SEC. 51P-247.109. ELEVATION DRAWINGS.

The development plan for Tracts 1 and 14 must include elevation drawings for any structures containing overhead doors. (Ord. Nos. 24972; 25711)

SEC. 51P-247.110. LANDSCAPE PLAN AND TREE PRESERVATION.

(a) Generally. Except for a country club with private membership and limited uses in conjunction with a country club with private membership and Tract 3A, a landscape plan must be submitted with each development plan for multiple-family or nonresidential uses and must be approved by the city plan commission prior to the issuance of a building permit for a structure within the area included in the development plan. The landscaping must be installed in accordance with the approved landscape plan prior to the issuance of a certificate of occupancy in the area included in the development plan. All plant materials must be maintained in a healthy, growing condition at all times.

(b) Tract 3A. Tract 3A must comply with Article X, as amended.

(c) Country club. For a country club with private membership and limited uses in conjunction with a country club with private membership, the following landscape regulations apply:

- (1) For purposes of this subsection, an artificial lot is the land area that includes:
 - (A) any new building footprint and 100 feet around it;
 - (B) any surface parking area and 100 feet around it; and
 - (C) any driveways or accessways that serve any new building or surface parking area and 25 feet around the driveway or accessway.
- (2) The artificial lot does not require public street frontage.
- (3) The aggregate land area of all artificial lots cannot exceed 50 percent of the total land area shown on Conceptual Plan A.
- (4) A landscape plan that meets the following requirements must be submitted with each application for a building permit on each artificial lot:
 - (A) Minimum six-foot-high solid screening for off-street loading must be provided to screen off-street loading areas from adjoining property lines and public streets and alleys. Screening must be constructed of materials outlined in Section 51A-4.602(b)(3).
 - (B) One site tree, a minimum of three-inch-caliper in size, must be provided for each 4,000 square feet of land area of the artificial lot.
 - (C) No surface parking space may be located more than 120 feet from the trunk of a large canopy tree.

(D) A minimum of two design standards must be provided as outlined in Section 51A-10.126.

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

(d) For a country club with private membership and limited uses in conjunction with a country club with private membership, the requirements of Article X for tree preservation are modified as follows:

(1) The building official may issue a tree removal permit prior to the issuance of a building permit.

(2) Tree mitigation is required for protected trees removed for stormwater detention basin construction.

(3) Tree mitigation must be completed within 24 months of the date of the issuance of the tree removal permit.

(4) Twenty-five percent of the total number of caliper inches of preserved trees that are two caliper inches or greater (excluding preserved trees in the escarpment zone) may be credited one time only toward the total replacement requirement.

(5) The location of preserved trees must be shown on the landscape plan.

(6) The total number of caliper inches of preserved trees that are two caliper inches or greater (excluding preserved trees in the escarpment zone) (the "Preserved Tree Count") must be provided to the building official and an inspection of the preserved trees by the building official must be completed in order for the property owner to be eligible to receive the 25 percent credit described above. The area(s) containing these preserved trees must be shown on the development plan and any future development plans within 24 months after the issuance of any tree removal permit. *[See Section 51P-247.109(c)(8).]*

(7) Preserved trees used as a credit shall become "protected" trees and may not be removed.

(8) The Preserved Tree Count may be calculated by applying a statistical sampling of the total acreage of the "preserved tree area" outside the escarpment zone. The location and total acreage of the "preserved tree areas" must be shown on an accurate drawing and be provided to the building official within 24 months after the first tree removal permit is issued. (Ord. Nos. 24972; 25711)

SEC. 51P-247.111.

ADDITIONAL LANDSCAPING REQUIREMENTS IN TRACT 4.

(a) A six-foot-high wrought iron fence, with a masonry post every 50 feet, must be erected along the south property line adjacent to the elementary school teacher's parking lot and along the entire length of the west property line as shown on the development plan. The fence must be screened with plant materials.

(b) All plant materials used for required screening must be evergreen plant materials that would typically reach six feet in height within five years.

(c) Plant materials used as required screening must be irrigated by an automatic irrigation system installed to comply with industry standards. (Ord. Nos. 24972; 25711)

SEC. 51P-247.112. OFFICE-SHOWROOM.

(a) Definition. For purposes of this article, office-showroom is a nonresidential use defined as a building where samples or patterns are displayed and orders taken for goods, wares, and merchandise for future delivery, including the display room of a wholesale merchant, related offices, and storage warehouse of goods, wares, and merchandise.

(b) Use regulations. For the purposes of this article, the following use regulations apply to office-showroom uses only:

(1) Overhead doors must be shown on development plans and should be oriented to provide the least intrusion to residential lots.

(2) Loading is only permitted at or below-grade level.

(3) For purposes of this section, "grade" is defined as the finished ground surface.

(4) Loading docks are prohibited.

(5) If the office-showroom uses are contained in a single, detached structure with no other uses, the structure may not exceed 18 feet in height with an additional four feet for a parapet wall or mechanical equipment room.

(6) Off-street parking must be provided at a ratio of one space for each 500 square feet. (Ord. Nos. 24972; 25711)

SEC. 51P-247.113. USES, FLOOR AREA RATIO, LOT COVERAGE HEIGHT, AND DENSITY.

(a) Tract 1.

(1) Uses. The only uses permitted are:

(A) those uses permitted in the SC Shopping Center District shown on Schedule A, except that residential uses are prohibited;

(B) warehouse; and

(C) office-showroom.

(2) Far. Maximum permitted floor area ratio for each use is 0.75, and maximum floor area ratio for all uses combined is 1.0.

(3) Height. No structure may exceed 100 feet in height.

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(4) Stories. Maximum number of stories permitted in any structure is six.

(5) Lot coverage. Maximum permitted lot coverage is 40 percent, exclusive of parking structures.

(6) Yard, lot, and space regulations. The yard, lot, and space regulations are those set forth for the SC Shopping Center District shown on Schedule B.

(b) Tract 2.

(1) Uses. The only uses permitted are those uses permitted in the Townhouse District shown on Schedule A, except that duplex uses are prohibited.

(2) Dwelling unit attachment limitation. No more than 25 percent of the total number of dwelling units combined may share a common wall, roof, or other structural feature, and no building may contain more than four dwelling units.

(3) Density. No more than six dwelling units are permitted per acre, and the total number of dwelling units on the tract may not exceed 240.

(4) Height. No structure may exceed 30 feet in height.

(5) Stories. Maximum number of stories permitted in any structure is two.

(6) Lot coverage. Maximum permitted lot coverage is 60 percent.

(7) Yard, lot, and space regulations. The yard, lot, and space regulations are those set forth for the TH Townhouse District shown on Schedule B.

(c) Tract 3.

(1) Uses. The only uses permitted are those uses permitted in the SC Shopping Center District shown on Schedule A, except that multiple-family and duplex uses are prohibited.

(2) Dwelling unit attachment limitation. No more than 25 percent of the total number of dwelling units combined may share a common wall, roof, or other structural feature, and no building may contain more than four dwelling units.

(2) Density/FAR.

(A) Residential. No more than six dwelling units are permitted per acre, and the total number of dwelling units on the tract may not exceed 81.

(B) Nonresidential. Maximum permitted floor area ratio is 0.3.

(3) Height.

(A) Residential. Residential structures may not exceed 30 feet in height.

(B) Nonresidential. Nonresidential structures may not exceed 50 feet in height.

(4) Stories. Maximum number of stories permitted in any nonresidential structure is two.

(5) Lot coverage.

(A) Residential. Maximum permitted lot coverage is 60 percent.

(B) Nonresidential. Maximum permitted lot coverage is 40 percent.

(6) Yard, lot, and space regulations.

(A) Residential. The yard, lot, and space regulations for residential uses are those set forth for the TH Townhouse District shown on Schedule B.

(B) Nonresidential. The yard, lot, and space regulations for nonresidential uses are those set forth for the SC Shopping Center District shown on Schedule B.

(d) Tract 3A.

(1) Uses. The only uses permitted are those uses permitted in the MF-2(A) Multifamily District.

(2) Density/FAR.

Staff's Recommendation

(A) Residential. No more than 22 dwelling units per acre. If compliant with SEC. 51P-112(a)(1), the maximum number of dwelling units per acre is 26.

Applicant's Request

(A) Residential. No more than 26 dwelling units per acre.

(B) Nonresidential. Maximum permitted floor area ratio is 0.3.

(3) Height. No structure may exceed 36 feet in height.

(4) Stories. Maximum number of stories permitted in any residential structure is three, and maximum number of stories permitted in any nonresidential structure is two.

(5) Lot coverage.

(A) Residential. Maximum permitted lot coverage is 60 percent.

(B) Nonresidential. Maximum permitted lot coverage is 40 percent.

(6) Yard, lot, and space regulations.

(A) Residential. The yard, lot, and space regulations for residential uses are

those set forth on the development plan.

(B) Nonresidential. The yard, lot, and space regulations for nonresidential uses are those set forth for the MF-2(A) Multifamily District.

(e) Tract 4.

(1) Uses permitted. The only uses permitted are those uses permitted in the MF-1 Multiple-Family District shown on Schedule A.

(2) Density.

(A) No more than 22 dwelling units are permitted per acre, and the total number of dwelling units on the tract may not exceed 275.

(B) A maximum of 216 multiple-family units may be constructed on the tract.

(3) Height. No structure may exceed 38 feet in height.

(4) Stories.

(A) Maximum number of stories permitted in any structure is three.

(B) Three-story units may not abut Duncanville Road or the west property line of the Property.

(5) Lot coverage. Maximum permitted lot coverage is 60 percent.

(6) Yard, lot, and space regulations. The yard, lot, and space regulations are those set forth for the MF-1 Multiple-Family District shown on Schedule B.

(f) Tract 5. The only use permitted is open space. Development is prohibited except for public pedestrian paths or jogging trails. All development must be approved by the park and recreation director.

(h) Tract 6.

(1) Uses. The only uses permitted are single-family and a country club with private membership. A private club is permitted as a limited use in conjunction with a country club with private membership. A helistop is permitted by SUP only. For purposes of this provision, Section 51-4.218(b)(2) does not apply.

(2) Density. Tract 6 is intended for use primarily as a country club with private membership, while allowing a limited number of single-family residential uses. Therefore, no more than 15 single-family dwelling units are allowed in the location shown on the development plan.

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- (3) Height. No structure may exceed 30 feet in height.
- (4) Stories. Maximum number of stories permitted is two.
- (5) Lot coverage. Maximum permitted lot coverage is 60 percent.
- (6) Setbacks for single-family uses. No minimum front or rear yard. Minimum side yard is five feet.
- (7) Off-street parking. For single-family uses, a minimum of two off-street parking spaces must be provided for each dwelling unit.
- (8) Access easement. Pursuant to Section 51A-8.503(b)(1), the 15 single-family dwelling units may front upon the platted access shown on the development plan.
 - (i) Tracts 14 and 14A.
 - (1) Uses.
 - (A) Tract 14. The only uses permitted are:
 - (i) those uses permitted in the LC Light Commercial District shown on Schedule A; and
 - (ii) office-showroom, as defined in this article.
 - (B) Tract 14A. The only use permitted is open space. Development is prohibited except for public pedestrian paths or jogging trails. All development must be approved by the park and recreation director.
 - (2) Density/FAR.
 - (A) Residential. No more than 22 dwelling units are permitted per acre, and the total number of dwelling units may not exceed 165.
 - (B) Nonresidential. Maximum permitted floor area ratio is 0.5.
 - (3) Height.
 - (A) Residential. No residential structure may exceed 36 feet in height.
 - (B) Nonresidential. No nonresidential structure may exceed 60 feet in height, plus an additional 12 feet in height for those structures listed in Section 51-4.408(a)(2).
 - (4) Stories. Maximum number of stories permitted in any residential structure is two.
 - (5) Lot coverage.
 - (A) Residential. Maximum permitted lot coverage is 60 percent.
 - (B) Nonresidential. Maximum permitted lot coverage is 60 percent, exclusive of parking structures.

(6) Access. Vehicular access from nonresidential uses to Clarendon Drive is prohibited unless required by the city at the time of development.

(7) Yard, lot, and space regulations.

(A) Residential. The yard, lot, and space regulations for residential uses are those set forth for the MF-1 Multiple-Family District shown on Schedule B.

(B) Nonresidential. The yard, lot, and space regulations for nonresidential uses are those set forth for the SC Shopping Center District shown on Schedule B.

(j) Yard, lot, and space regulations for a country club with private membership.

(1) Front, side, and rear yard. Minimum front, side, and rear yard setbacks are shown on Conceptual Plan A.

(2) Floor area. Maximum floor area for the clubhouse and accessory structures including the maintenance building is 75,000 square feet.

(3) Lot coverage. Maximum lot coverage for all permitted structures is five percent.

(4) Height. Maximum structure height for a clubhouse and accessory structures is 50 feet. Maximum structure height for the maintenance building is 20 feet.

(5) Stories. Maximum number of stories for a clubhouse and accessory structures is three. Maximum number of stories for the maintenance building is two. (Ord. Nos. 24972; 25711)

SEC. 51P-247.114.

ADDITIONAL SETBACK PROVISION FOR ALL TRACTS.

(a) Except as otherwise provided herein, if a building is erected or altered to exceed 36 feet in height and the building site is either perpendicularly contiguous to or perpendicularly across from a tract of land permitting residential uses, which is either vacant or developed with residential uses, an additional setback must be provided from that residential tract, that is equal to one-half the total height of the building, up to a maximum total setback of 50 feet. The additional setback is only required for that portion of the building(s) that exceeds 36 feet in height. (Ord. Nos. 24972; 25711)

Staff's Recommendation

(b) In Tract 3A, if compliant with SEC. 51P-112(a)(1), the following structures may project a maximum of 12 feet above the maximum structure height of 36 feet:

(1) Elevator penthouse or bulkhead.

(2) Mechanical equipment room.

(3) Cooling tower.

(4) Tank designed to hold liquids.

(5) Ornamental cupola or dome.

- (6) Skylights
- (7) Clerestory.
- (8) Visual screens which surround roof mounted mechanical equipment
- (9) Chimney and vent stacks.
- (10) Parapet wall, limited to a height of four feet.

Applicant's Request

(b) In Tract 3A the following structures may project a maximum of 12 feet above the maximum structure height of 36 feet:

- (11) Elevator penthouse or bulkhead.
- (12) Mechanical equipment room.
- (13) Cooling tower.
- (14) Tank designed to hold liquids.
- (15) Ornamental cupola or dome.
- (16) Skylights
- (17) Clerestory.
- (18) Visual screens which surround roof mounted mechanical equipment
- (19) Chimney and vent stacks.
- (20) Parapet wall, limited to a height of four feet.

SEC. 51P-247.115. SIGNS.

(a) Generally. Except as provided below, all signs on the Property must comply with the provisions for non-business zoning districts in Article VII.

(b) Tract 1. In addition to the permitted non-business signs, one temporary sign may be located on Tract 1 if the sign complies with the provisions for business zoning districts in the Dallas Development Code and this article. The sign is limited to an effective area of 400 square feet and may only identify the development project on the Property. The temporary sign must be removed upon the issuance of a certificate of occupancy for the building identified by the sign.

(c) Tract 6. In addition to the permitted non-business signs, one development project identification sign may be located on Tract 6 at the intersection of Duncanville Road and Keeneland Parkway, in the location shown on Conceptual Plan A, subject to approval by the city plan commission of the sign height, maximum effective area, location, and setbacks. In order to secure the city plan commission's approval, the applicant must submit a graphic presentation of the sign, including all dimensions and any other information deemed necessary by the commission. (Ord. Nos. 24972; 25711)

SEC. 51P-247.116. PARKING.

- (a) Except as otherwise provided herein, off-street parking must be provided for each use as required by the Dallas Development Code. (Ord. Nos. 24972; 25711)
- (b) In Tract 3A, parking for multifamily uses shall be provided at no less than 1.7 parking spaces per unit.

SEC. 51P-247.117. SCHOOLS.

Public or private schools are permitted on the Property if granted a specific use permit in accordance with the provisions of the Dallas Development Code. (Ord. Nos. 24972; 25711)

SEC. 51P-247.118. PRIVATE CLUBS.

Notwithstanding any provision to the contrary, the only permitted private clubs are restaurant and health studio uses and a country club with private membership. (Ord. Nos. 24972; 25711)

SEC. 51P-247.119. ALCOHOLIC BEVERAGES.

The sale of alcoholic beverages on the Property is prohibited except in conjunction with a restaurant use and a country club with private membership. (Ord. Nos. 24972; 25711)

SEC. 51P- ____ .112. DEVELOPMENT BONUSES FOR MIXED INCOME HOUSING.

Staff's Recommendation

In general. The development bonuses identified in SEC. 51P-247.113 of this Article apply if a minimum of five percent of the total number of units are available to households earning between 51 and 60 percent of AMFI, five percent of the total number of units are available to households earning between 61 and 80 percent of AMFI, five percent of the total number of units are available to households between 81 percent and 100% of AMFI (for a total of 15 percent of the total number of units of the income bands listed) and are in compliance with Ch. 51A-4.1100 except as provided.

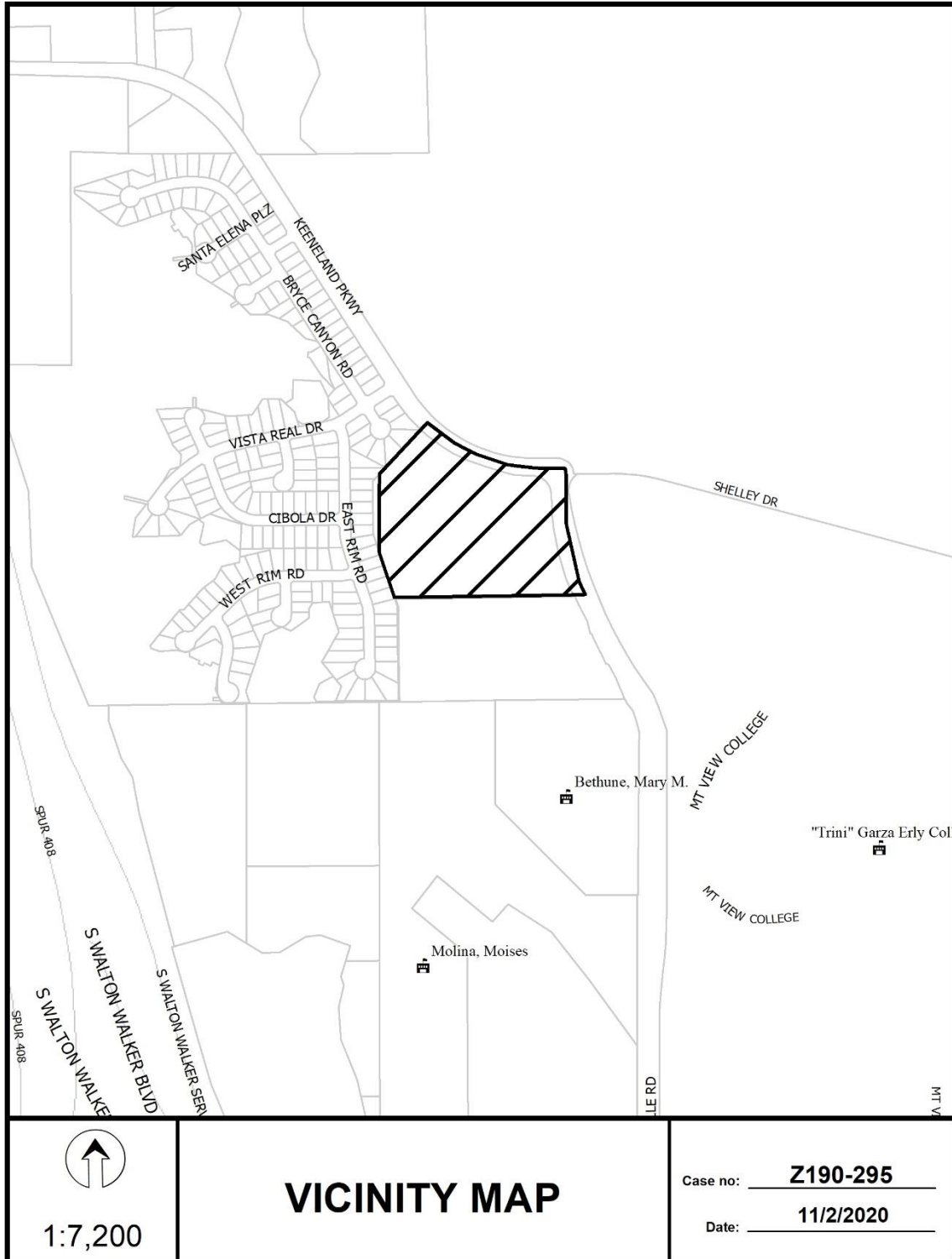
SEC. 51P-247.120. GENERAL REQUIREMENTS.

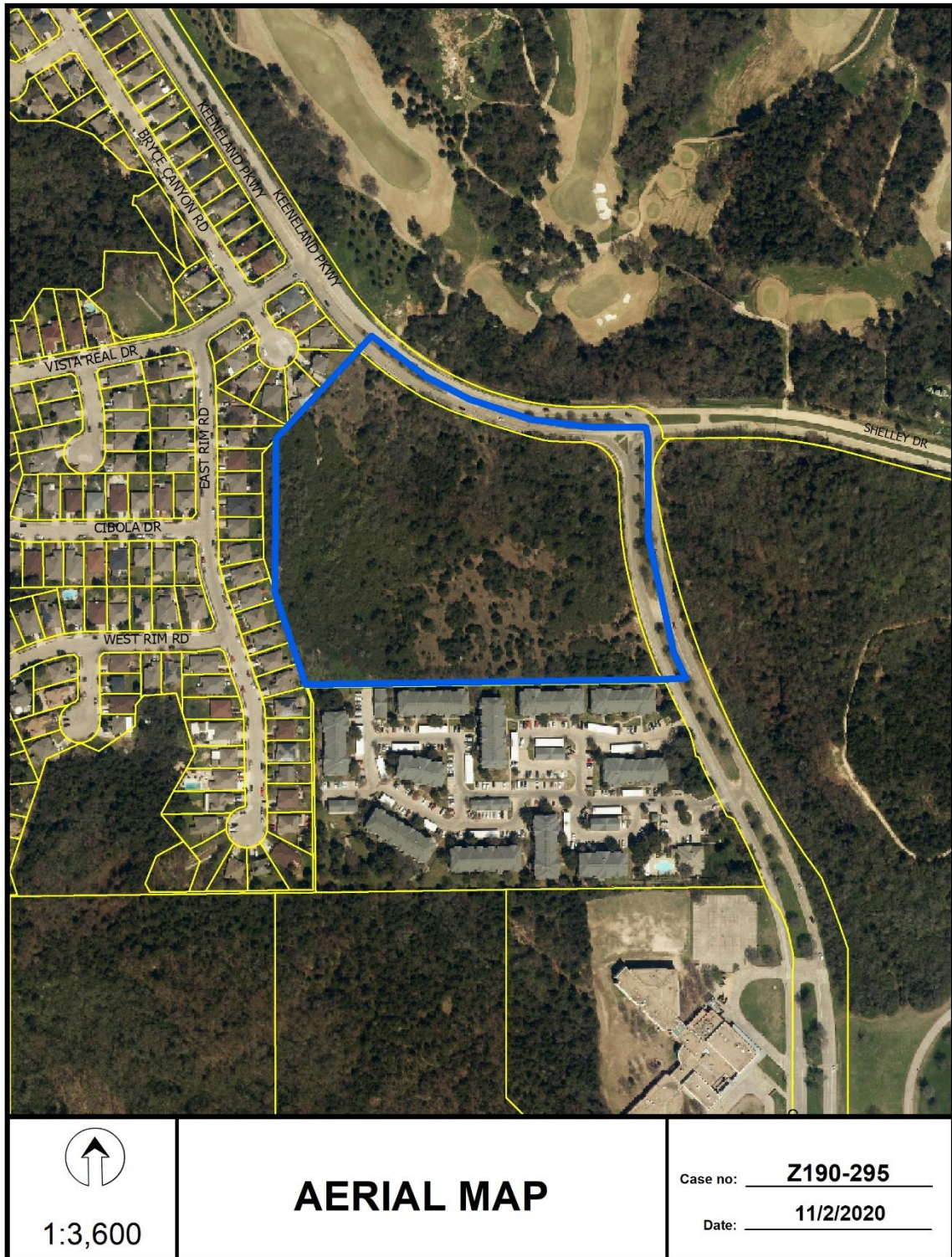
- (a) Utilization of the Property must comply with the requirements of all other applicable codes, rules, and regulations of the city.
- (b) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.
- (c) The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 24972; 25711)

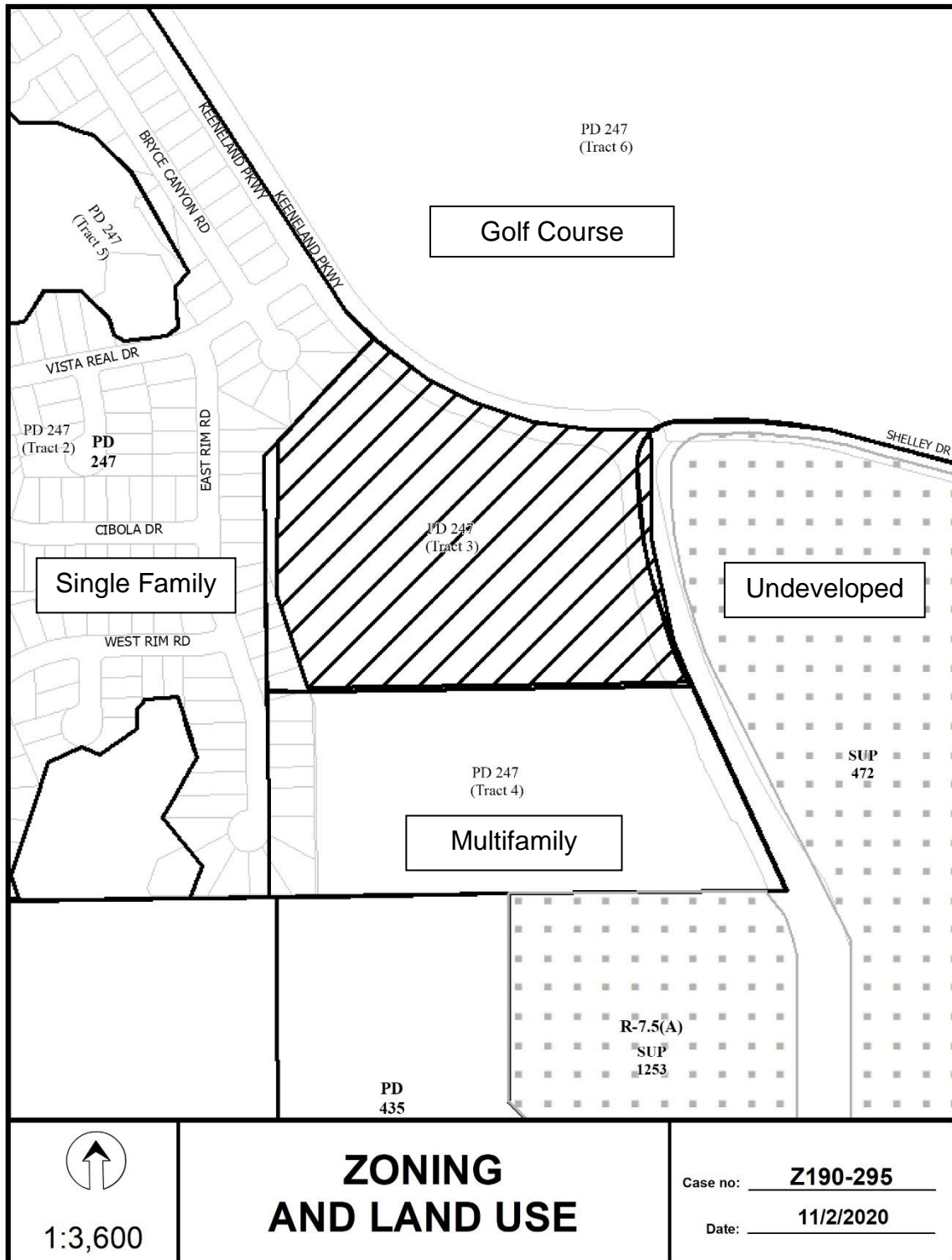
Z190-295(CT)

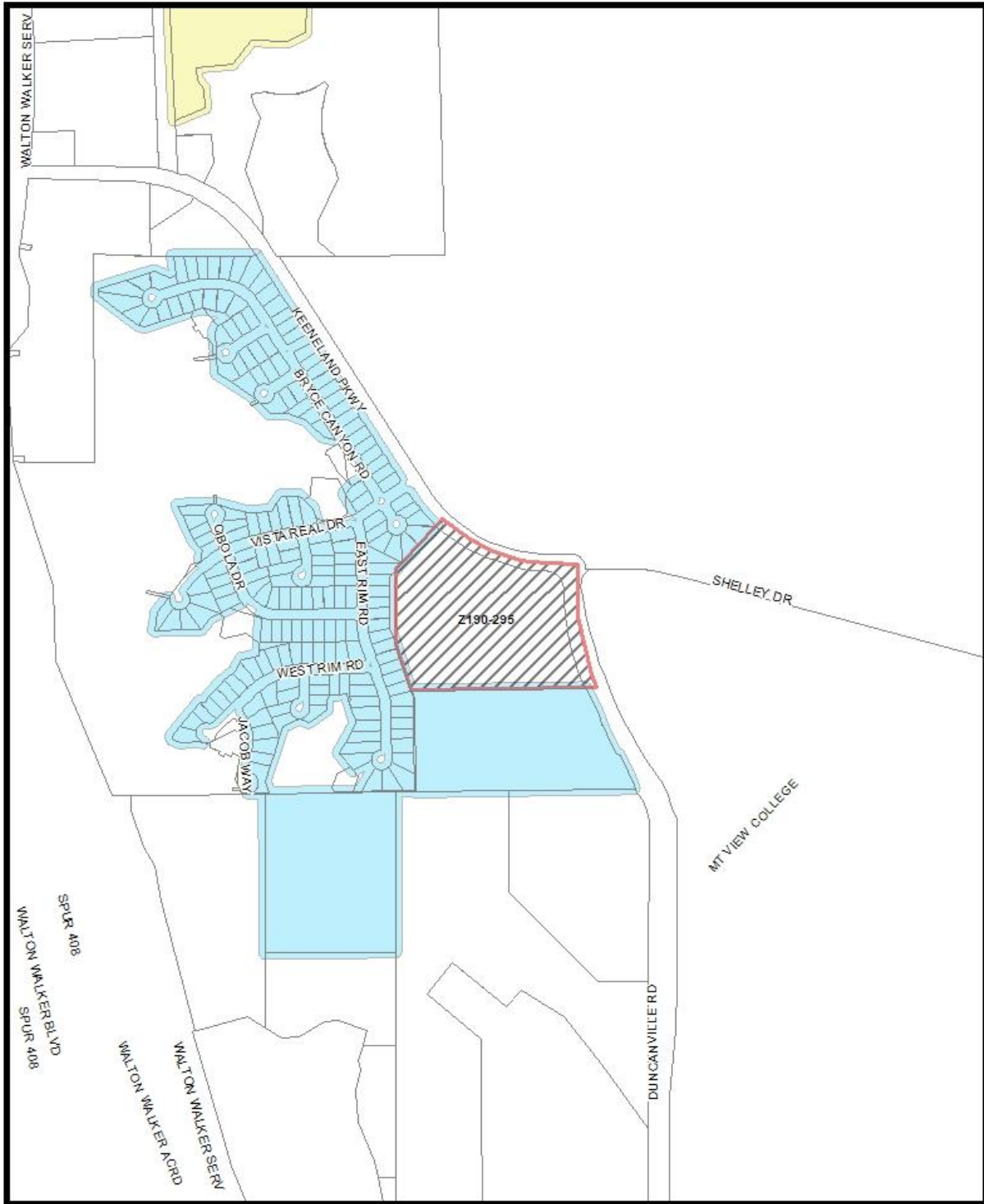
SEC. 51P-247.121. ZONING MAP.

PD 247 is located on Zoning Map Nos. L-4, L-5, M-4, and M-5. (Ord. Nos. 20166; 25711)







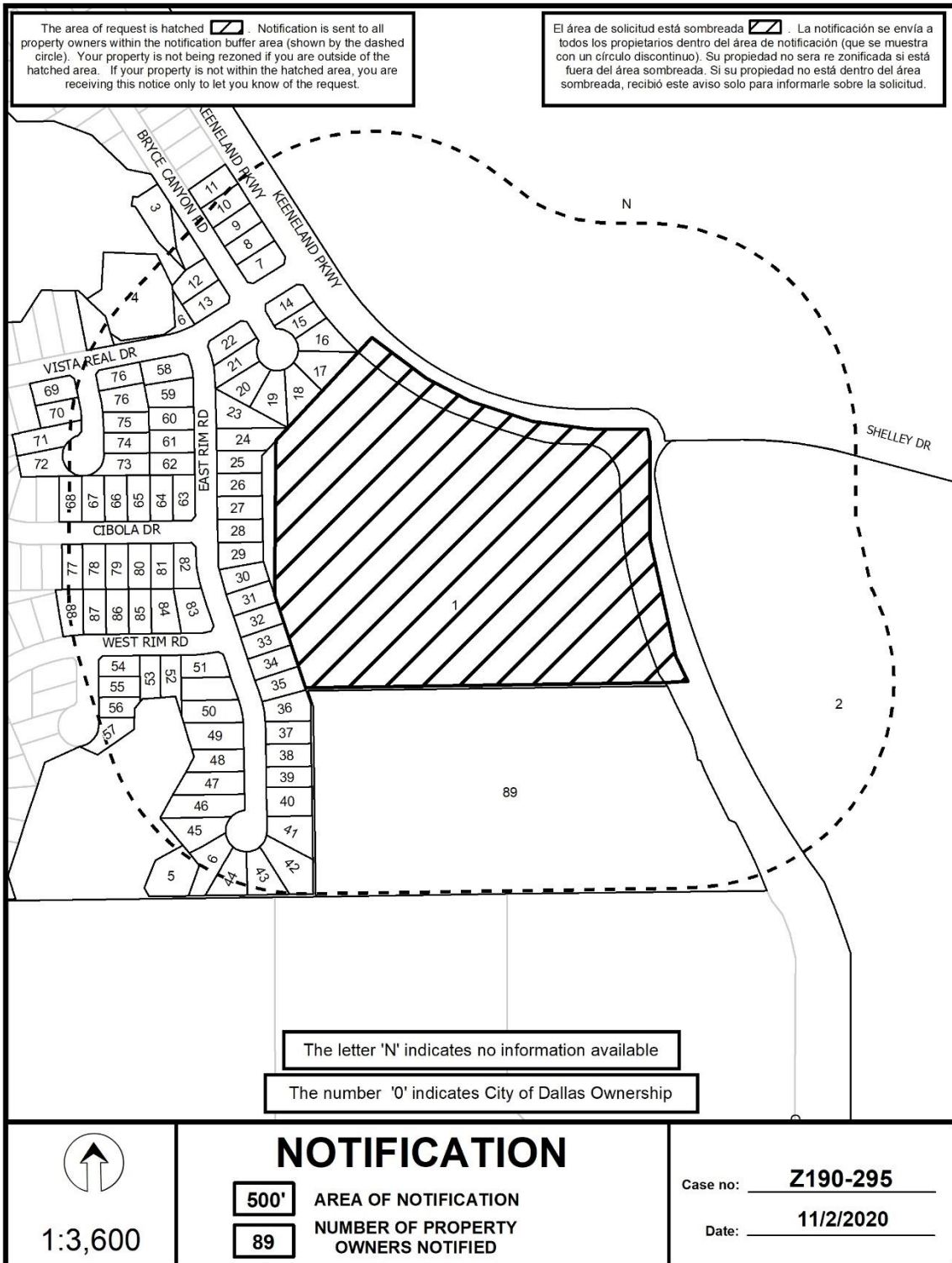


MVCluster A B C D E F G H I NA

1:7,200

Market Value Analysis

Printed Date: 11/3/2020



11/02/2020

Notification List of Property Owners***Z190-295******89 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2200 S WALTON WALKER BLVD	CAMBRIDGE CAPITAL CORP ASSOCIATION INC
2	4849 W ILLINOIS AVE	DALLAS COUNTY COMMUNITY
3	5300 KEENLAND PKWY	BRENT GATE HOMES INC
4	8 WEST RIM RD	VISTA REAL SUBD OWNERS ASSN INC
5	11 EAST RIM RD	VISTA REAL SUBD OWNERS ASSN INC
6	5100 BRYCE CANYON RD	VISTA REAL SUBD OWNERS ASSN INC
7	5120 BRYCE CANYON RD	RAMIREZ IVAN
8	5124 BRYCE CANYON RD	MERCADO MARIBEL R
9	5128 BRYCE CANYON RD	CARMONA EDGAR
10	5132 BRYCE CANYON RD	SANCHEZ LEONEL & SYLVIA
11	5136 BRYCE CANYON RD	NARVAEZ MARIVEL F &
12	5127 BRYCE CANYON RD	GARCIA JOSE R
13	5123 BRYCE CANYON RD	FUNES GERMAN ALEXANDER &
14	5116 BRYCE CANYON RD	MANRIQUEZ E JUDITH &
15	5112 BRYCE CANYON RD	CHAVEZ ELIZABETH
16	5108 BRYCE CANYON RD	THEPLAKHONE SISAVEUI &
17	5104 BRYCE CANYON RD	ROBLEDO JORGE E & LAURA R
18	5103 BRYCE CANYON RD	GUERRA CARLOS JR
19	5107 BRYCE CANYON RD	SANCHEZ JENNIFER J
20	5111 BRYCE CANYON RD	GOMEZ BERNARDINO EST OF
21	5115 BRYCE CANYON RD	SOTO ROBERT
22	5119 BRYCE CANYON RD	HERNANDEZ MONSERRAT
23	5172 EAST RIM RD	OLIVARES MIGUEL & NICOLE
24	5168 EAST RIM RD	BI KIM &
25	5164 EAST RIM RD	RUBIO ROMEL A & DILCIA Y
26	5160 EAST RIM RD	ALVAREZ BERNARDO

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11/02/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5156 EAST RIM RD	SOSA ALFONSO &
28	5152 EAST RIM RD	SUAZO WILFREDO &
29	5148 EAST RIM RD	TORRES FRANCISCO J &
30	5144 EAST RIM RD	GUERRERO ISIDRO RUBIO &
31	5140 EAST RIM RD	GARCIA REFUGIO GUADALUPE C &
32	5054 EAST RIM RD	GOMEZ JORGE &
33	5050 EAST RIM RD	FUENTES ELMER I
34	5046 EAST RIM RD	CLAS MARIA M
35	5042 EAST RIM RD	GRACIANO EMMANUEL &
36	5038 EAST RIM RD	PINTO SERGIO JR &
37	5034 EAST RIM RD	MALDONADO PABLO &
38	5030 EAST RIM RD	WEBB DON M & NORMA P
39	5026 EAST RIM RD	LARY TERRI G &
40	5022 EAST RIM RD	ROQUE CARLOS
41	5018 EAST RIM RD	GUTIERREZ REYNALDO &
42	5014 EAST RIM RD	ARUGETA JOSE & ADRIANA
43	5010 EAST RIM RD	PESCADOR SEVERIANO &
44	5013 EAST RIM RD	GURUSQUIETA EZEQUIEL
45	5021 EAST RIM RD	VIELMA JAMIE
46	5025 EAST RIM RD	LOPEZ PERLA R
47	5029 EAST RIM RD	ALFONSO MANUEL A &
48	5033 EAST RIM RD	ROQUE ROBERTO
49	5037 EAST RIM RD	RAMOS ELIAS & LETICIA
50	5041 EAST RIM RD	SANCHEZ JOSE & GUADALUPE
51	5049 EAST RIM RD	FLORES DAVID L & ROSA E
52	1408 WEST RIM RD	ALMANZA ARTURO
53	1412 WEST RIM RD	IBARRA MARIA R &
54	5042 LEONILA PLAZA	JIMENEZ DOMINGA &
55	5038 LEONILA PLAZA	ALEJANDRO ALONZO &
56	5034 LEONILA PLAZA	CONTRERAS JOSE TRINIDAD
57	5030 LEONILA PLAZA	IBARRA GRACIELA

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11/02/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5177 EAST RIM RD	HERNANDEZ ADRIAN D
59	5173 EAST RIM RD	RAJ ANIL &
60	5169 EAST RIM RD	DEANDA RODOLFO
61	5165 EAST RIM RD	MARTINEZ RUTH GONZALEZ
62	5161 EAST RIM RD	HERRERA JOSE I
63	1405 CIBOLA DR	BAEZ JAIME
64	1409 CIBOLA DR	PADILLA EMMA &
65	1413 CIBOLA DR	SERIES 2
66	1417 CIBOLA DR	CRUZ ORLINTE
67	1421 CIBOLA DR	MARTINEZ J JESUS &
68	1425 CIBOLA DR	COSS YESENIA
69	5161 CEDAR ELM CIR	2018 1 IH BORROWER LP
70	5157 CEDAR ELM CIR	SOLIS FRANCISCO
71	5153 CEDAR ELM CIR	VILLEGASALCANTAR IGNACIO &
72	5149 CEDAR ELM CIR	ESCOBAR CARLOS SAUL
73	5146 CEDAR ELM CIR	RAMIREZ ANGEL &
74	5150 CEDAR ELM CIR	SANDERS ERICKA
75	5154 CEDAR ELM CIR	LUEVANO JOSE M & MARIA T
76	5158 CEDAR ELM CIR	TREJO OSCAR ORLANDO
77	1424 CIBOLA DR	CARRILLO MARIA U
78	1420 CIBOLA DR	MELENDEZ ISIDRO A &
79	1416 CIBOLA DR	FLORES J FAUSTO &
80	1412 CIBOLA DR	MANZANARES MARIA A
81	1408 CIBOLA DR	BONILLA REINA I
82	1404 CIBOLA DR	PARADA TEODORA &
83	1403 WEST RIM RD	BORJAS JUAN
84	1407 WEST RIM RD	GALLEGOS OSCAR A &
85	1411 WEST RIM RD	RAMIREZ VICTOR A &
86	1415 WEST RIM RD	VALLADARES OTTO & SANDRA
87	1419 WEST RIM RD	LOPEZ LORENZO
88	1423 WEST RIM RD	CONTRERAS EDWIN J &

Z190-295(CT)

11/02/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1531 DUNCANVILLE RD	MARIPOSA VILLAS PPTY OWNER LLC

FILE NUMBER: Z190-324(LG) **DATE FILED:** July 31, 2020
LOCATION: South corner of Lemmon Avenue and Douglas Avenue
COUNCIL DISTRICT: 14 **MAPSCO:** 35 S
SIZE OF REQUEST: ± 0.745 acres **CENSUS TRACT:** 6.05

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT/OWNER: JHS Partners, LP

REQUEST: An application for a Planned Development Subdistrict on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to create a new planned development subdistrict to allow for the maintenance of outdoor seating within the front yard setback and an accessibility ramp (Uncle Julio’s).

STAFF RECOMMENDATION: Denial.

PLANNED DEVELOPMENT NO. 193:
<http://www.dallascityattorney.com/51P/Articles%20Supp%2021/Article%20193%20Part%20I.pdf>

PLANNED DEVELOPMENT NO. 193 EXHIBITS:
<http://www.dallascityattorney.com/51P/exhibits.html>

BACKGROUND INFORMATION:

- On February 8, 1985, Planned Development District No. 193, the Oak Lawn Special Purpose District, was approved by the City Council. The PD is comprised of approximately 2,593 acres, and provides standards to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the objectives outlined in the PD.
- The area of request is approximately 0.745 acres (32,456 SF) and developed with a commercial structure used as a bar or restaurant and located within a GR General Retail Subdistrict.
- The applicant proposes to maintain the existing outdoor patio (approximately 580 square feet) within its front yard setback on Douglas Avenue and an accessibility ramp along Lemmon Avenue.
- The applicant requests to create a new subdistrict within PD No. 193. The proposed standards will deviate from the district regulations for GR General Retail Subdistrict to maintain a raised patio to allow for outdoor seating within the front yard setback (minimum 15 feet); and maintain an accessibility ramp that will replace the front entry steps facing Lemmon Avenue.

Zoning History:

There have been two recent requests within the vicinity in the past five years.

1. **BDA 189-067** On August 20, 2019, the Board of Adjustments denied an application for a request for a variance from the front yard setbacks and denied the request for a special exception to the landscaping requirements.
2. **Z178-186** On April 25, 2018, the City Council approved the creation of the East Dallas and Oak Lawn Demolition Delay Overlay

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed Right of Way
Douglas Avenue	Minor Arterial	Existing CPLT
Lemmon Avenue	Principal Arterial	90 feet/90 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will have a negative impact on the surrounding street system. Engineering has stated the following issues:

1. Off-street parking layout does not comply with City standards and will not be approved at permitting. There are currently parking spaces on the lot that are approximately 7' x 19' and this is not an approved width by the Dallas Development Code Standards.
2. Sidewalk design does not comply with City and PD No. 193 standards. The current sidewalk widths are 4' and 6' wide and this is not adequate since the existing conditions are within the front yard setback on Douglas Avenue. A survey is needed to determine if the existing patio encroaches into the right-of-way.
3. The applicant must also coordinate with the Real Estate Division of the Department of Sustainable Development and Construction regarding the abandonment of the right-of-way along Douglas Avenue to allow for the outdoor seating along Douglas Avenue. At this time, an application is on file with the City, and is under review.

Per the City of Dallas Thoroughfare Plan, relocating of the curbs could require a Thoroughfare Plan Amendment. Future changes to sidewalks and landscaping should conform to the Dallas City Complete Streets Manual. Since the applicant will have to amend the City's Thoroughfare Plan to maintain its existing curb cuts, staff is not in support of this proposed application.

Comprehensive Plan:

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Area Plans:

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

- (1) To achieve buildings more urban in form.

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

While the applicant request for a PDS meets objective numbers 1, 4, and 6, the request falls short of meeting objective numbers 2, 3 and 7. Objective number 5 does not apply for this request. The street level pedestrian environment would be difficult to achieve based on the current condition of the site.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 193 GR	Retail, Restaurant
Northwest	PD No. 193 MF-2	Multiple Family
North	PD No. 193 GR	Retail
Northeast	PD No. 193 SUP No 2041	Bank
East/Southeast	PD No. 193 GR	Restaurants
South	PD No. 193, PDS No. 151	Retail
Southwest	PD No. 193 MF-2	Multiple Family
West	PD No. 193 MF-2	Multifamily

Land Use Compatibility:

The subject site has two front yards on Lemmon and Douglas Avenues. The request site is zoned a GR General Retail Subdistrict within PD No. 193, the Oak Lawn Special Purpose District, and is currently developed with a restaurant. The applicant proposes to

maintain an outdoor seating area with an accessibility ramp for its customers. Parking is located in the rear and on the side of the property.

Surrounding land uses consist of multifamily uses to the northwest, west and southwest; with retail uses to the north and south. There is a bank located to the northeast, and restaurants east and southeast of the site.

Development Standards:

The table shows a comparison between the existing zoning and the proposed Planned Development Subdistrict.

SUBDISTRICT	SETBACKS		Height	Lot Coverage	Primary Uses
	Front	Side/Rear			
PD No. 193, GR-Existing	10 feet for permitted structures	10 feet for permitted structures	36'; provide additional frontage twice the height of the portion of the building that exceeds 36'	60%	Retail
PDS for GR - Proposed	15 feet for permitted structures* (*allow encroachments)	10 feet for permitted structures	24'; provide additional frontage twice the height of the portion of the building that exceeds 24'	100%	Retail

The applicant is requesting a PDS because they cannot meet the requirements in the GR Subdistrict as the structure currently exists, due to the front yard requirements for both Douglas and Lemmon Avenues. The applicant is proposing 100% lot coverage to account for the current conditions of the lot, which includes landscaping, surface parking and the building. Surface parking is not used in lot coverage calculations, so it is unsure why the applicant is requesting 100% lot coverage.

The applicant also proposes to have a minimum front yard of 15 feet but wants to allow an encroachment of the outdoor patio into the front yard setback along Douglas Avenue. An abandonment or license will need to be obtained to allow the structure in the right-of-way. The applicant has applied for a license to allow for the encroachment

Parking:

Off-street parking will be provided for each use in accordance with Part I of PD No. 193. A restaurant use requires one space per 100 square feet of floor area. At a proposed 6,473 square feet, 65 off-street spaces would be required. The current site has 68 parking spaces and three handicapped spaces for a total of 71 spaces. Some of the parking spaces do not have appropriate dimensions and are smaller than the City's standards. These changes were made without proper permits.

Landscaping:

The area of request is required to comply with the landscaping requirements for PD No. 193 for a front yard and its current General Retail Subdistrict. The applicant has provided 3,450 square feet of landscaping in their front yard through a proposed landscape plan. The submitted landscape plan has met the requirements, per the Chief Arborist's request. The landscaping already exists on the property.

Market Value Analysis:

Market Value Analysis (MVA) is a tool to aid residents and policy makers in the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). While most of the site is uncategorized, a portion of the subject site is within Category "C" and has Category "C" properties located west and south of the site. The area of request also has Category "D" properties located north and east of the site.

LIST OF OFFICERS

JHS Partners, LP

JHS Partners GenPar, LLC

Sample Martial Trust

- Cynthia Croan Sample
- Thomas Matter, Manager

Applicant's Proposed PD Conditions

Proposed PD conditions

Division S-____. PD Subdistrict ____.

SEC. S--____.101. LEGISLATIVE HISTORY.

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

SEC. S-____.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ____ is established on property located at the southwest corner of Lemmon Avenue and Douglas Avenue. The size of PD Subdistrict --- is 0.745 acres.

SEC. S-____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD 193.

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

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

SEC. S-____.104. EXHIBIT.

The following exhibit is incorporated into this division: Exhibit S-____A: development/landscape plan.

SEC. S-____.105. DEVELOPMENT/LANDSCAPE PLAN.

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

SEC. S-____.106. MAIN USES PERMITTED.

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

SEC. S-____.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-____.108. YARD, LOT, AND SPACE REGULATIONS.

(a) Except as provided in this section, the yard, lot, and space regulations for the LC Light Commercial District apply.

(b) Front yard. Minimum front yard is 15 feet. Encroachments such as ramps, stairs, stoops, raised patio seating areas, and landscaping walls are permitted in the Douglas Avenue setback.

SEC. S-____.109. OFF-STREET PARKING AND LOADING.

Consult Part I of this article for the specific off-street parking and loading requirements for each use.

SEC. S-____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-____.111. LANDSCAPING.

(a) Landscaping must be provided as shown on the development/landscape plan (Exhibit ____A). If there is a conflict between the text of this article and the development/landscape plan, the text of this article controls.

(b) The board may grant a special exception to the landscaping requirements of this section if, in the opinion of the board, the special exception will not compromise the spirit and

intent of this section. When feasible, the board shall require that the applicant submit and that the property comply with a landscape plan as a condition to granting a special exception under this section.

- (c) Plant materials must be maintained in a healthy, growing condition.

SEC. S-___.112. SIGNS.

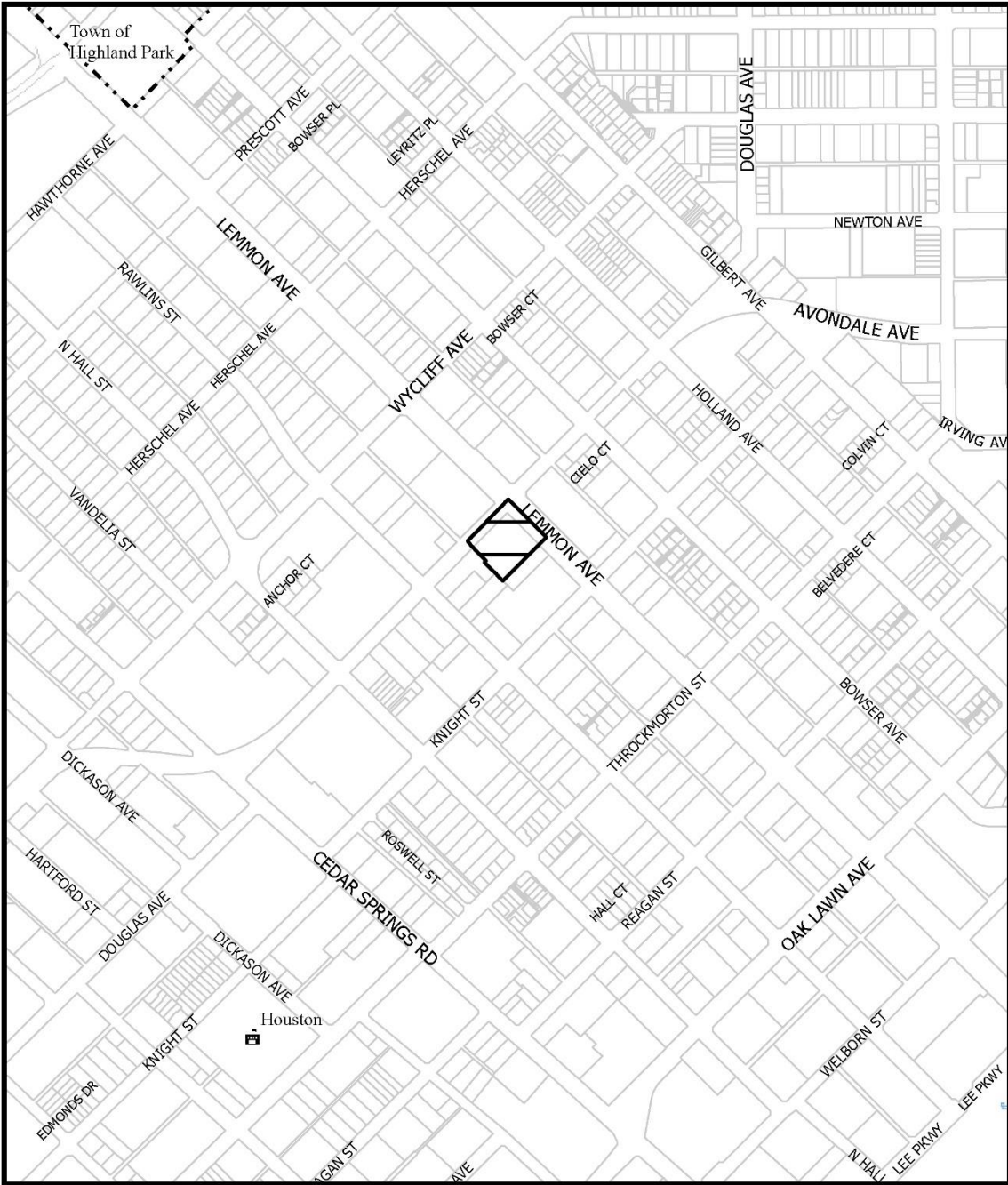
Signs must comply with the provisions for business zoning districts in Article VII.


SEC. S-___.113. ADDITIONAL PROVISIONS.

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

SEC. S-___.114. COMPLIANCE WITH CONDITIONS.

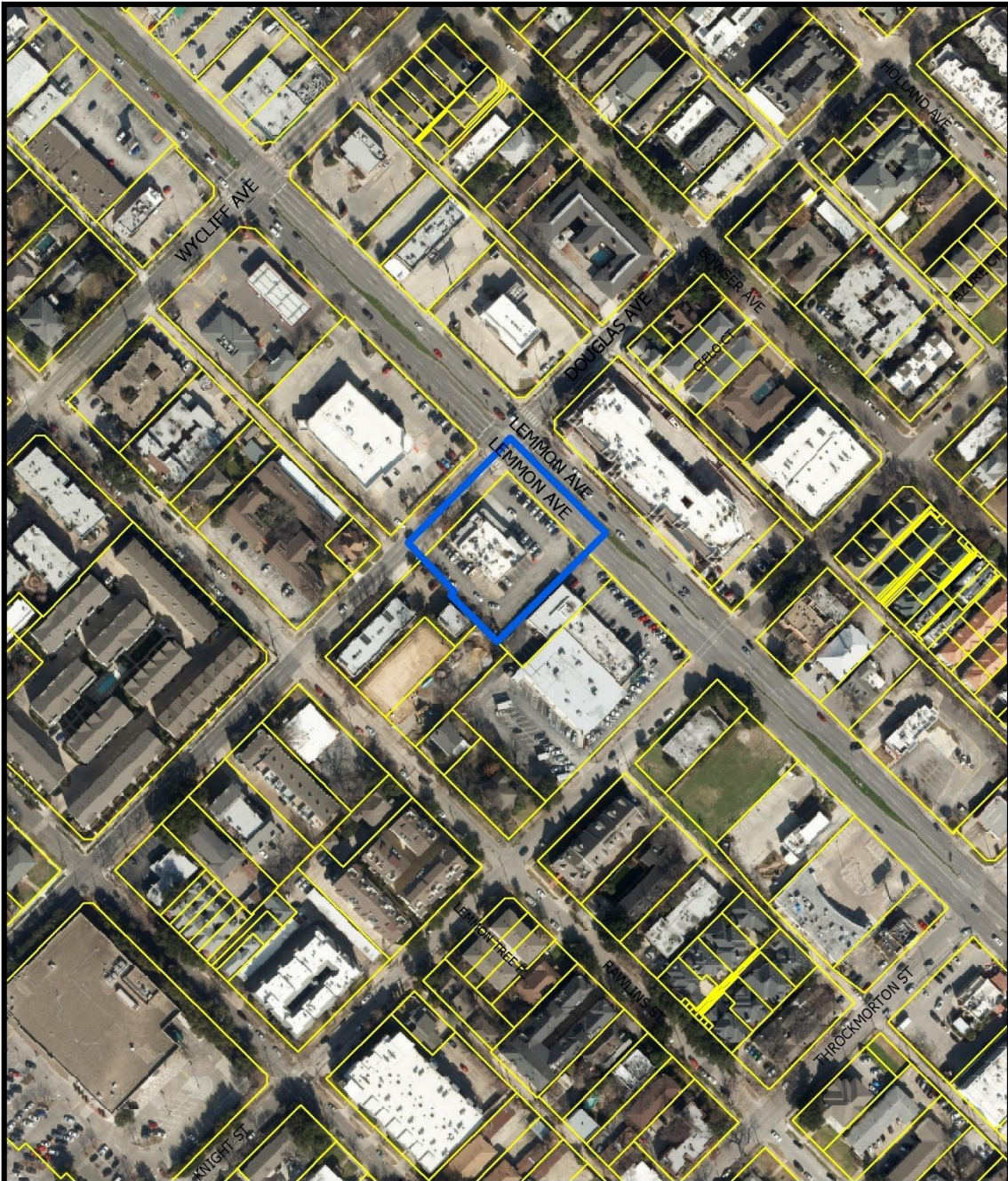
- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy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




 1:6,000

VICINITY MAP

Case no: **Z190-324**
 Date: **11/2/2020**

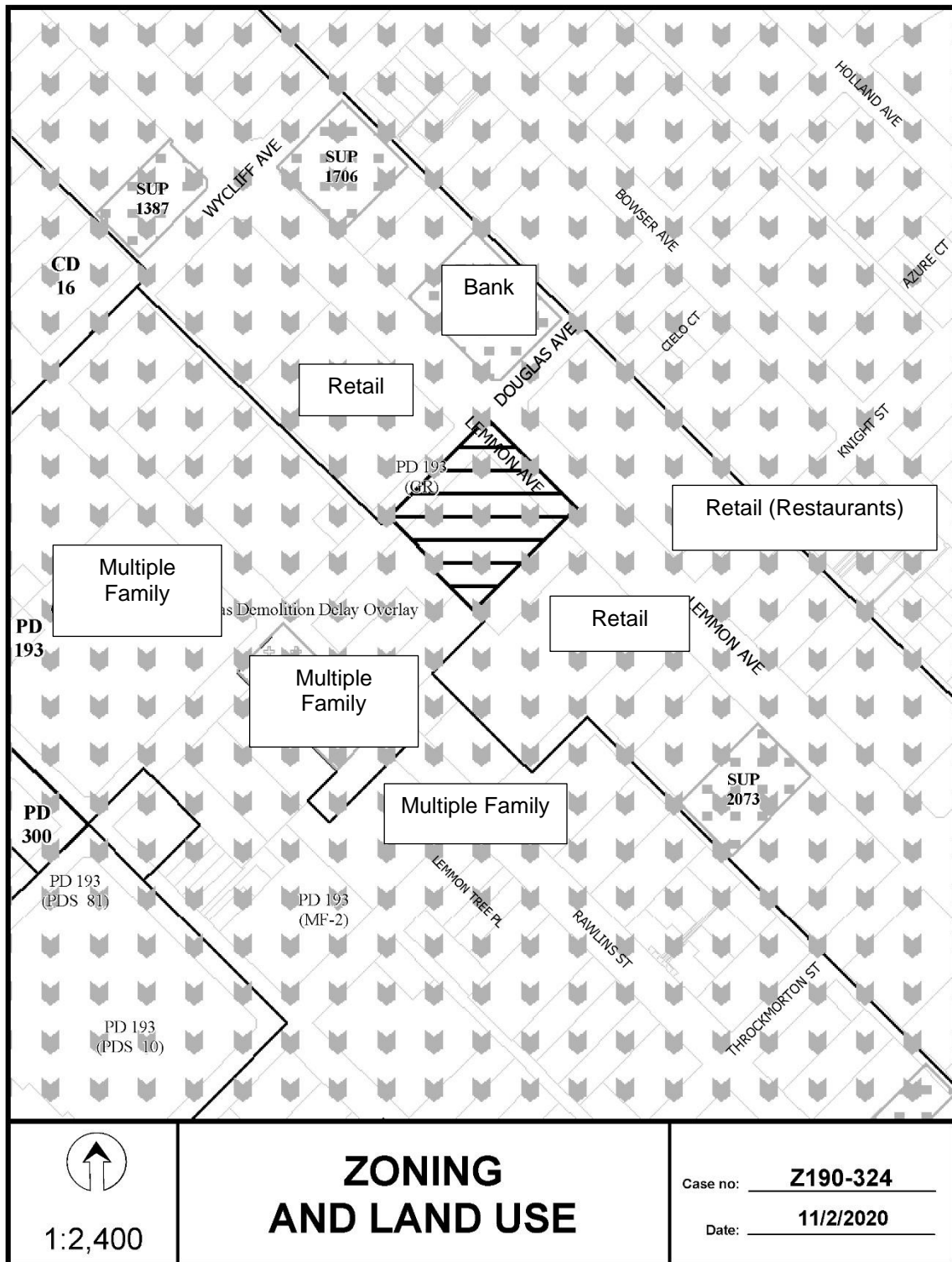


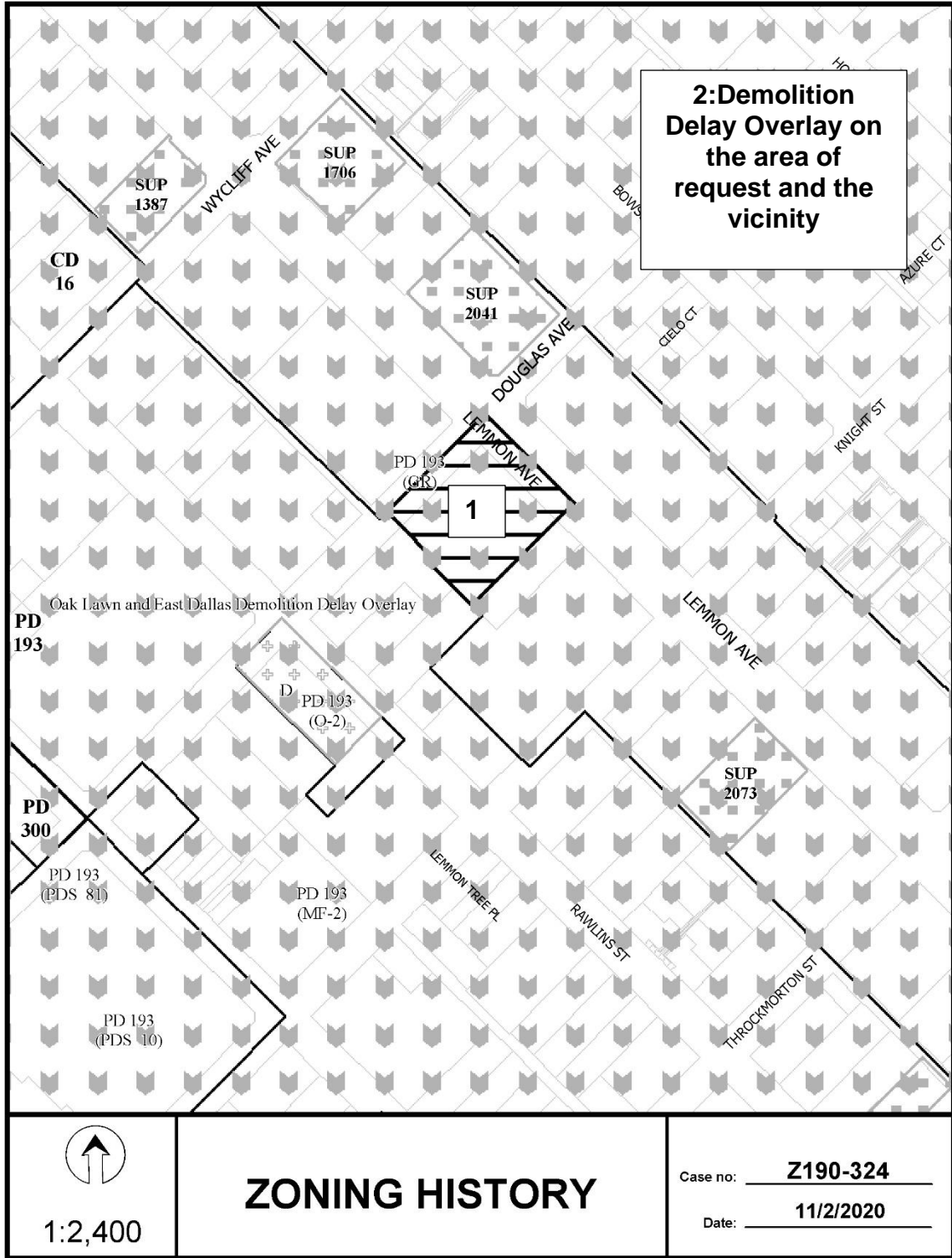
1:2,400

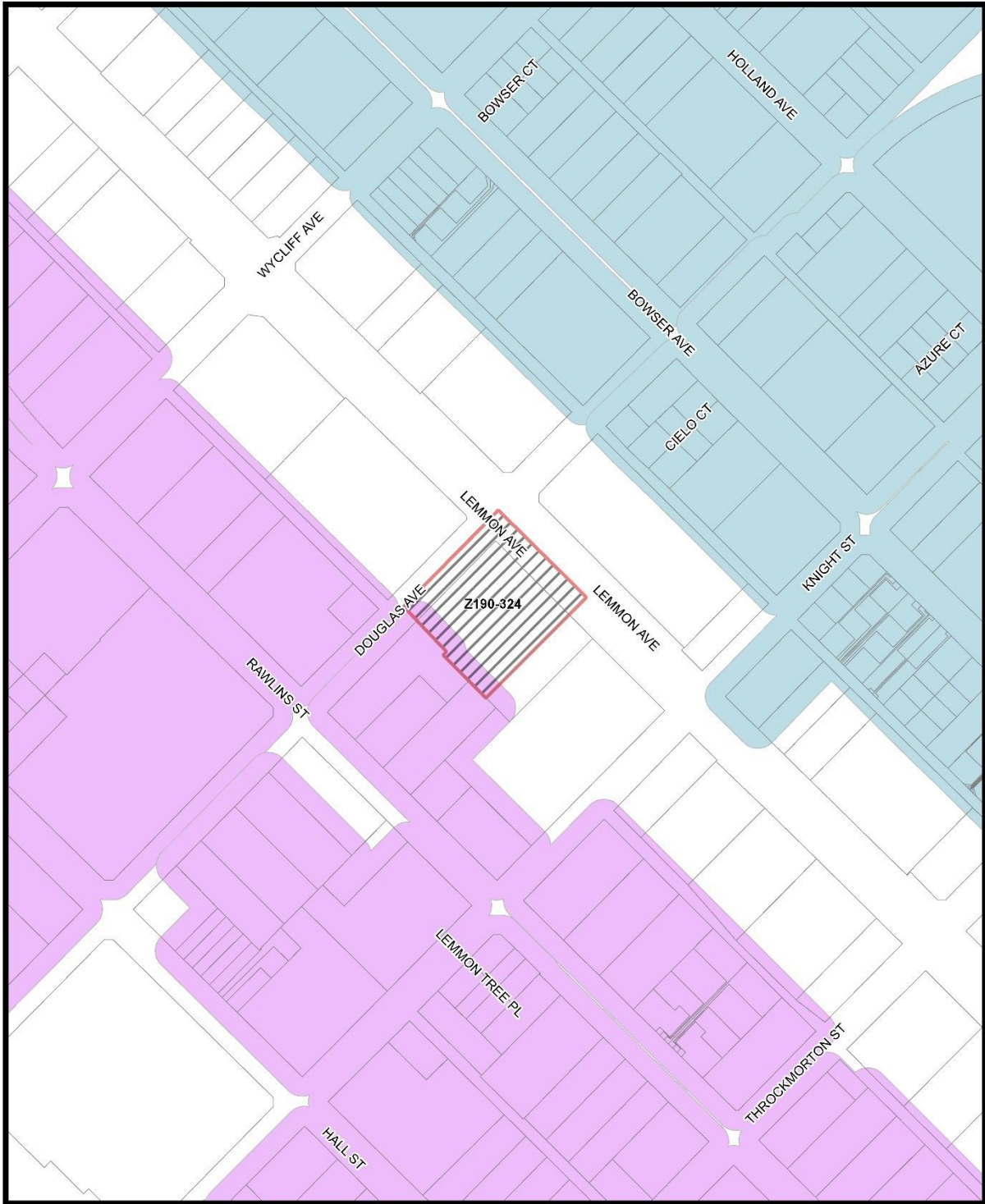
AERIAL MAP

Case no: Z190-324

Date: 11/2/2020





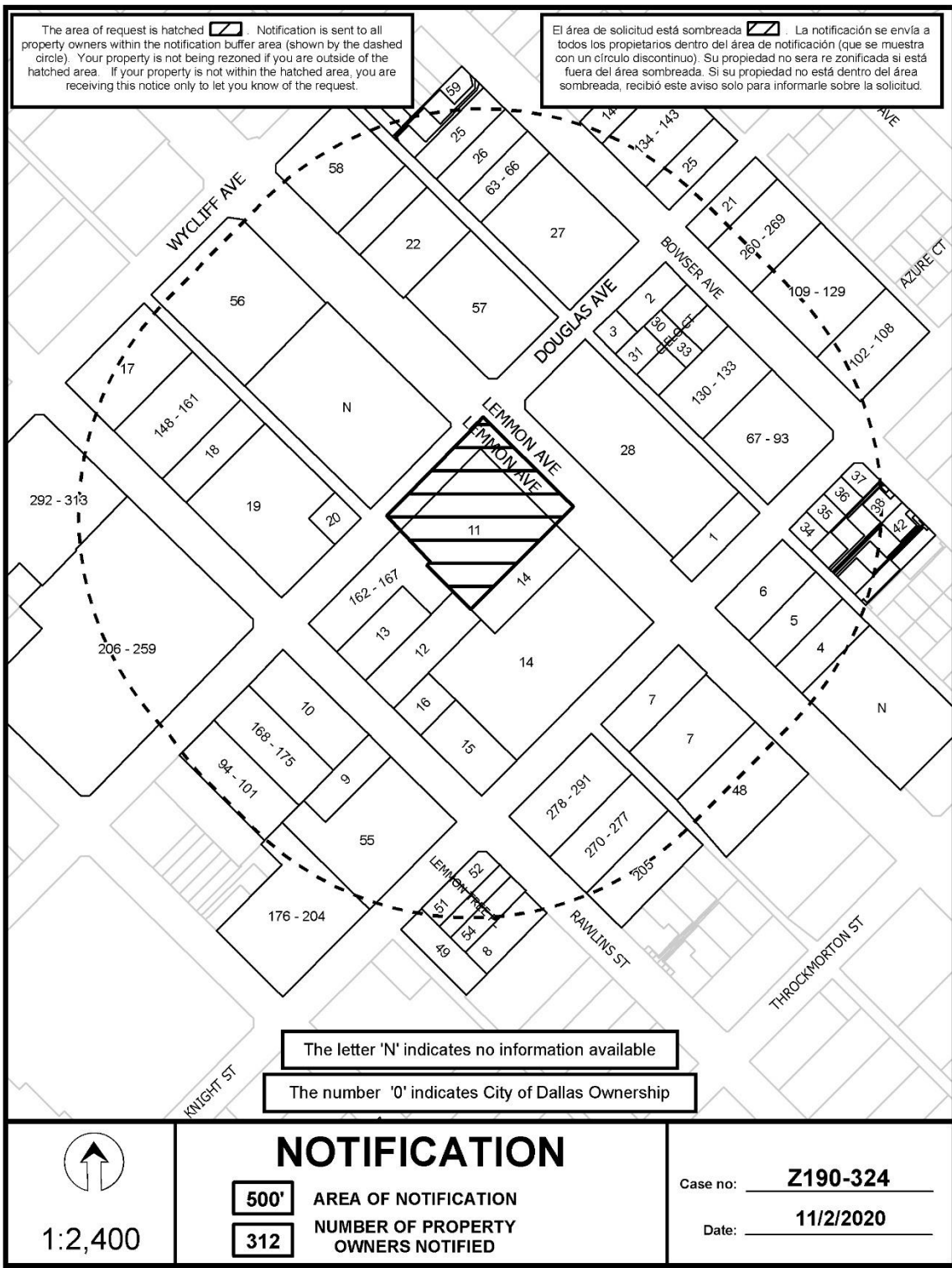


MVACluster A B C D E F G H I NA

 1:2,400

Market Value Analysis

Printed Date: 11/2/2020



The area of request is hatched Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.

The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:2,400

NOTIFICATION

500' AREA OF NOTIFICATION
312 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z190-324**
 Date: **11/2/2020**

11/02/2020

Notification List of Property Owners

Z190-324

313 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4102 LEMMON AVE	ALDERI CORP
2	4129 BOWSER AVE	HARVEY JAMES C & SHERRY
3	3516 DOUGLAS AVE	LESZINSKI SLAWOMIR
4	4026 LEMMON AVE	BURKMAN INVESTMENTS INC
5	4030 LEMMON AVE	FARR TERESA M
6	4038 LEMMON AVE	TRAYMORE PARTNERS LTD
7	4037 LEMMON AVE	RTK RESOURCES LP
8	4031 RAWLINS ST	4031 RAWLINS LLC
9	4115 RAWLINS ST	DYKEMAN ALICE M
10	3330 DOUGLAS AVE	CAUTHEN DON & JULIA
11	4125 LEMMON AVE	JHS PARTNERS LP
12	4116 RAWLINS ST	RAWLINS STREET HOLDINGS LP
13	4122 RAWLINS ST	RAWLINS STREET HOLDINGS LP
14	4117 LEMMON AVE	LEMMON AVE RETAIL LP
15	3403 KNIGHT ST	WATTERSON RONALD E &
16	4110 RAWLINS ST	LEE BENJAMIN &
17	4232 RAWLINS ST	KEPLER KENNETH TRUST &
18	4220 RAWLINS ST	CASTLOO STANLEY L
19	4214 RAWLINS ST	MILLENNIAL APTS LLC
20	3411 DOUGLAS AVE	ROSE STERLING &
21	4128 BOWSER AVE	SADACCA CORLEY L
22	4218 LEMMON AVE	JADEITE PRPERTY LLC
23	3502 WYCLIFF AVE	WILLIAMS DATHAN L
24	3510 WYCLIFF AVE	MARTINDALE CATHY M
25	4227 BOWSER AVE	IP BOWSER LP
26	4221 BOWSER AVE	HCP CAPITAL LLC

11/02/2020

Label #	Address	Owner
27	4207 BOWSER AVE	HOLLYVALE RENTAL HOLDINGS LLC
28	4140 LEMMON AVE	ROSEBRIAR DOUGLAS CT
29	3510 CIELO CT	HOLLOMON THADDEUS
30	3540 CIELO CT	ALEXANDER JESSICA W
31	3570 CIELO CT	RAPAPORT ANNIE MICHELLE &
32	3515 CIELO CT	ZAHN ROBERT M &
33	3545 CIELO CT	FERGUSON CHRISTOPHER SCOTT &
34	3550 KNIGHT ST	PRITCHARD JOHN DANIEL
35	3554 KNIGHT ST	WEEKS JOHN J & ANGELIC M
36	3558 KNIGHT ST	ATERNO ELIZABETH & JOSEPH D
37	4045 BOWSER AVE	DIXON JOYCE
38	4043 BOWSER AVE	TILLMAN ANTHONY &
39	4041 BOWSER AVE	FOSTER JANET M
40	4039 BOWSER AVE	WARRINGTON DEBRA K
41	4037 BOWSER AVE	BRYARLY MEREDITH ANNE &
42	4029 BOWSER AVE	SANKET
43	4031 BOWSER AVE	DRAKE BENJAMIN TAYLOR
44	4033 BOWSER AVE	RAMIREZ MONICA
45	4035 BOWSER AVE	BAZLEH SEYED MOHAMMAD
46	4023 BOWSER AVE	MONTGOMERY CHARLA REITER
47	4027 BOWSER AVE	SAWHNEY MANAV S &
48	4023 LEMMON AVE	SGB LEMMON LLC
49	3318 KNIGHT ST	SANDEN THOMAS G &
50	4025 LEMMON TREE PL	HERLIHY JOHN ANDREW
51	4035 LEMMON TREE PL	DEMERS CYNTHIA
52	4030 LEMMON TREE PL	JAMESON MARK L
53	4020 LEMMON TREE PL	WILLIAMS ZACHARY A
54	4015 LEMMON TREE PL	HENDRICSON AARON
55	4111 RAWLINS ST	RYEGRASS RAWLINS LLC
56	4239 LEMMON AVE	SEJ ASSET MGMT & INVESTMENT COMPANY
57	4208 LEMMON AVE	WEST BAY INVESTMENTS LP

11/02/2020

Label #	Address	Owner
58	4232 LEMMON AVE	XIE FAMILY TRUST
59	4243 BOWSER AVE	KELLY KEVIN J &
60	4239 BOWSER AVE	NGUYEN ELIZABETH DAN CHAU &
61	4235 BOWSER AVE	VILIUNNY MARRY
62	4231 BOWSER AVE	THOMPSON STEPHEN B &
63	4217 BOWSER AVE	JIMENEZ DOMINIC L
64	4217 BOWSER AVE	MAO YU LI
65	4217 BOWSER AVE	KENDALL EMILY J
66	4217 BOWSER AVE	LANDRY BARBARA
67	4107 BOWSER AVE	BAYMAR HOTELS & PROPERTIES INC
68	4107 BOWSER AVE	ARKA REAL ESTATE LLC
69	4107 BOWSER AVE	KUC MATTHEW WILLIAM & MARYANNE CHRISTINE
70	4107 BOWSER AVE	KILMAN CAROL A
71	4107 BOWSER AVE	MARCH HOLDINGS LLC
72	4107 BOWSER AVE	JINKS JOHN D
73	4107 BOWSER AVE	CORBAN KENNETH EARL
74	4107 BOWSER AVE	NAPOLI JOAN F
75	4107 BOWSER AVE	KITCHEN CAROLYN G
76	4107 BOWSER AVE	CHAFFEE VICKIE W & ROBERT A
77	4107 BOWSER AVE	SMITH NELSON DOUGLAS
78	4107 BOWSER AVE	LUKO OLIVIA L
79	4107 BOWSER AVE	MA KEVIN CHEN REVOCABLE
80	4107 BOWSER AVE	KARPF ADAM
81	4107 BOWSER AVE	RADNEY REBECCA L
82	4107 BOWSER AVE	WU RICHARD
83	4107 BOWSER AVE	ANWAR MUSTAFA S & EMILY Y
84	4107 BOWSER AVE	HODGE STEPHANIE E
85	4107 BOWSER AVE	ROSSI CHRISTIE
86	4107 BOWSER AVE	GOWDA UMESH KRISHNA
87	4107 BOWSER AVE	KRIETE RAYMOND G
88	4107 BOWSER AVE	CLEMONS MICHAEL

11/02/2020

Label #	Address	Owner
89	4107 BOWSER AVE	HUMMEL JOSEPH
90	4107 BOWSER AVE	MOSS AMANDA
91	4107 BOWSER AVE	ELKINS VALERIE
92	4107 BOWSER AVE	GREGG LUCILE PARKER
93	4107 BOWSER AVE	LEWENSTEIN SHIRLEY & SIMON
94	3314 DOUGLAS ST	TOMES BRYAN D
95	3314 DOUGLAS ST	VARGHESE THOMAS & RUBY THOMAS
96	3314 DOUGLAS ST	WANGLER LAWRENCE & SUSAN
97	3314 DOUGLAS ST	AYYALAPU ANITHA &
98	3314 DOUGLAS ST	GUADALUPE ISMAEL II
99	3314 DOUGLAS ST	RAM VIJAY &
100	3314 DOUGLAS ST	FARHA DOUG &
101	3314 DOUGLAS ST	GRISWOLD THOMAS AIDAN
102	4102 BOWSER AVE	ERICE KEVIN P &
103	4102 BOWSER AVE	MCGAFFIN ADAM T &
104	4102 BOWSER AVE	BROWN CHERIE &
105	4102 BOWSER AVE	BATTEL JORDAN ALEXANDER
106	4102 BOWSER AVE	SHAMS ZAINEB
107	4102 BOWSER AVE	ALVARADOHERNANDEZ JOSELITO
108	4102 BOWSER AVE	CRESPINO ANTHONY
109	4112 BOWSER AVE	WHITE JONATHON
110	4112 BOWSER AVE	FOREST RICHARD P
111	4112 BOWSER AVE	SMART JOHN L JR
112	4112 BOWSER AVE	ACQUISITION CONCEPT
113	4112 BOWSER AVE	DAUGHERTY JACQUELINE S
114	4112 BOWSER AVE	DAMMAN GREGORY J
115	4112 BOWSER AVE	MCCULLOUGH RONA Y
116	4112 BOWSER AVE	FELBER THEODORE III &
117	4112 BOWSER AVE	FRANCIS FRANK H
118	4112 BOWSER AVE	VELARDE ISAAC
119	4112 BOWSER AVE	HCP CAPITAL LLC

11/02/2020

Label #	Address	Owner
120	4112 BOWSER AVE	LITTLETON JAMES G
121	4112 BOWSER AVE	CARNEY KENNETH C
122	4112 BOWSER AVE	BECK MARK E
123	4112 BOWSER AVE	BINION DORIS
124	4112 BOWSER AVE	HERNANDEZ JORGE A
125	4112 BOWSER AVE	BECK SHARLENE
126	4112 BOWSER AVE	WALD M & CO
127	4112 BOWSER AVE	ZAZAY OMAR &
128	4112 BOWSER AVE	PLATKO DAVID W JR
129	4112 BOWSER AVE	THE LI CHING LIU LIVING TRUST
130	4115 BOWSER AVE	KGBIZ LLC
131	4115 BOWSER AVE	DAWSON FARMS LLC
132	4115 BOWSER AVE	TAYLOR ELONIA Y
133	4115 BOWSER AVE	HUEZO JUAN DAVID
134	4208 BOWSER AVE	LOPEZ MELISSA
135	4208 BOWSER AVE	GARCIA CHRISTINA LYNN
136	4208 BOWSER AVE	CANTRELL BAXTER
137	4208 BOWSER AVE	ALVES EUGENE F
138	4208 BOWSER AVE	KHATIBI KAREAM
139	4208 BOWSER AVE	FARRIS ALEXANDER
140	4208 BOWSER AVE	ROME MARK & RITA
141	4208 BOWSER AVE	JENKINS LENOX C
142	4208 BOWSER AVE	TONG SYLVIA S
143	4208 BOWSER AVE	HORTON DONALD W
144	4212 BOWSER AVE	SAMADI MEHRDAD KOLAH
145	4212 BOWSER AVE	GHOKASIYAN SHANT &
146	4212 BOWSER AVE	CASPER BRIAN & EMMA HAMILTON
147	4212 BOWSER AVE	PETRICCIONE ANTHONY L
148	4224 RAWLINS ST	DRAKE ROBERT CASEY
149	4224 RAWLINS ST	CHICOSKY KEN L
150	4224 RAWLINS ST	GEISLER ANNE E

11/02/2020

Label #	Address	Owner
151	4224 RAWLINS ST	STAFFORD CHRISTINA B
152	4224 RAWLINS ST	CARAVEO LUIS ANGEL
153	4224 RAWLINS ST	BAUTISTA JOSHUA I
154	4224 RAWLINS ST	HAVRAN JAMES D
155	4224 RAWLINS ST	LAW MATTHEW S
156	4224 RAWLINS ST	LAMBERTZ ELKE
157	4224 RAWLINS ST	BESHEARS HANNAH JEAN
158	4224 RAWLINS ST	COX BRANDON &
159	4224 RAWLINS ST	COOPER BREANNE MARIE
160	4224 RAWLINS ST	THORNTON JUSTIN M
161	4224 RAWLINS ST	GILLEY PHILIP P III
162	3400 DOUGLAS AVE	MINDER DAVID M &
163	3404 DOUGLAS AVE	COX MATTHEW L
164	3408 DOUGLAS AVE	BAINES DONNA D
165	3412 DOUGLAS AVE	YELVINGTON RICHARD GLENN
166	3416 DOUGLAS AVE	HALL WENDELL E & KAREN O
167	3420 DOUGLAS AVE	BACK JUSTIN CHARLES & COURTNEY
168	3320 DOUGLAS AVE	BUTTON RUSSELL
169	3320 DOUGLAS AVE	NAJERA RICARDO G
170	3320 DOUGLAS AVE	CLARK CHRISTINA &
171	3320 DOUGLAS AVE	SHORE TODD
172	3320 DOUGLAS AVE	LABRADOR FREDERICK
173	3320 DOUGLAS AVE	TING ALBERT C
174	3320 DOUGLAS AVE	AUKEMAN INVESTMENTS LLC
175	3320 DOUGLAS AVE	ROCA LEONARDO F
176	4104 N HALL ST	MCKAY RYAN
177	4104 N HALL ST	BEASLEY KENNETH R
178	4104 N HALL ST	ROBINSON HOLLIE D
179	4104 N HALL ST	LITTLE HARRIET A
180	4104 N HALL ST	WOMACK JENNIFER N
181	4104 N HALL ST	MORSE WILLIAM C

11/02/2020

Label #	Address	Owner
182	4104 N HALL ST	LOPEZ DOLORES
183	4104 N HALL ST	YU YONGHAO & YANG GAO
184	4104 N HALL ST	BELTZ CHRISTINA R & JOE M
185	4104 N HALL ST	NADING KENNETH C
186	4104 N HALL ST	OLIVA LETCIA
187	4104 N HALL ST	LAWRENCE CHARLES M &
188	4104 N HALL ST	BELTZ JOE M & CHRISTINA
189	4104 N HALL ST	4104 N HALL ST APT 216 TRUST
190	4104 N HALL ST	SAVLA JAINY J
191	4104 N HALL ST	KLYMOV EUGENE YEVGEN
192	4104 N HALL ST	KINNISON RICKY LYNN &
193	4104 N HALL ST	HATLEY MARSHALL
194	4104 N HALL ST	ANDREWS JAMIE L
195	4104 N HALL ST	ROGERS JAVELETTE K
196	4104 N HALL ST	DUNST KYLE
197	4104 N HALL ST	WALKER LOUIS R
198	4104 N HALL ST	MA QINYI &
199	4104 N HALL ST	CHAU WINDON
200	4104 N HALL ST	KUMAR MANOJ BIPIN
201	4104 N HALL ST	SRO HOLDING GROUP LLC
202	4104 N HALL ST	MUNRO DIANA
203	4104 N HALL ST	AMES CHRISTOPHER J
204	4104 N HALL ST	PIONTKOWSKY DAVID M
206	4211 RAWLINS ST	LIM LIT HAW & MINYU SUN
207	4211 RAWLINS ST	DASA NAVEEN
208	4211 RAWLINS ST	CROUCH KEVIN TODD &
209	4211 RAWLINS ST	PRUNA ERNESTO
210	4211 RAWLINS ST	LUNA MICHAEL
211	4211 RAWLINS ST	SHRESTHA REKHA & SUNDARHSAN
212	4211 RAWLINS ST	CHEN CHERRY SHICHIN
213	4211 RAWLINS ST	AMANGO TRUST

11/02/2020

Label #	Address	Owner
214	4211 RAWLINS ST	MOHTADI RAMA
215	4211 RAWLINS ST	MORENO JOSE
216	4211 RAWLINS ST	THUMMALA ABHINAV
217	4211 RAWLINS ST	MASSOM LLC
218	4211 RAWLINS ST	ZHAO LEI
219	4211 RAWLINS ST	AUSTIN GREGORY D &
220	4211 RAWLINS ST	LEWIS JEFFREY M &
221	4211 RAWLINS ST	FEDERMAN JONATHAN S &
222	4211 RAWLINS ST	MCGOWAN ANN W
223	4211 RAWLINS ST	CHO JUSTIN
224	4211 RAWLINS ST	CHILTON ADAM & GELISA RENEE
225	4211 RAWLINS ST	BEALS JOSEPH D &
226	4211 RAWLINS ST	WALLIS JENNIFER L
227	4211 RAWLINS ST	KHERA ROHAN & SNIGDHA JAIN
228	4211 RAWLINS ST	DREIWITZ JEFFREY A & LINDA
229	4211 RAWLINS ST	DANIELS ERICA
230	4211 RAWLINS ST	AHN GRACE
231	4211 RAWLINS ST	SMITH ROMAN A
232	4211 RAWLINS ST	WELCH ELIZABETH ANNE &
233	4211 RAWLINS ST	WATKINS KWAME K &
234	4211 RAWLINS ST	NICHOLS LOGAN T
235	4211 RAWLINS ST	BANANI SALMAN & ALYSSA PREMJI
236	4211 RAWLINS ST	CRUZ KRISTINE ANNE &
237	4211 RAWLINS ST	TREGONING GIGI
238	4211 RAWLINS ST	BROWN CHRISTOPHER M
239	4211 RAWLINS ST	SPANGLER JEFFREY &
240	4211 RAWLINS ST	BARCUS JOHN
241	4211 RAWLINS ST	LINK WILLIAM H JR
242	4211 RAWLINS ST	WANG YANG
243	4211 RAWLINS ST	STEWART ARMOND
244	4211 RAWLINS ST	FOOMAN IMAN &

11/02/2020

Label #	Address	Owner
245	4211 RAWLINS ST	MORRISON JERRY
246	4211 RAWLINS ST	SHAH AMOL ARVIND
247	4211 RAWLINS ST	RAZA SYED & SAMREEN
248	4211 RAWLINS ST	BAXTER ANNABELLE
249	4211 RAWLINS ST	PODKOPOVA NADEJDA &
250	4211 RAWLINS ST	SWANN CAROLYN S
251	4211 RAWLINS ST	STEWART JESSE
252	4211 RAWLINS ST	DIAZ CHRISTOPHER
253	4211 RAWLINS ST	LAM TANYATRINH &
254	4211 RAWLINS ST	REE SAMUEL
255	4211 RAWLINS ST	ZAZAY OMAR
256	4211 RAWLINS ST	GUTHRIE DAN CALVIN JR &
257	4211 RAWLINS ST	BARKER JENNIFER A
258	4211 RAWLINS ST	WRIGHT AMANDA E &
259	4211 RAWLINS ST	GONZALEZMEJIA BRAULIO &
260	4118 BOWSER AVE	GAETZ JOHN
261	4118 BOWSER AVE	GOMEZFARIAS ARMANDO
262	4118 BOWSER AVE	NYER AMBER
263	4120 BOWSER AVE	PRIETO JOSEPH RAY
264	4120 BOWSER AVE	COCO MAR PROPERTIES
265	4120 BOWSER AVE	CUCI ALBA
266	4120 BOWSER AVE	LERNER DIANE L LIVING TRUST
267	4122 BOWSER AVE	CORRALES MICHELLE
268	4122 BOWSER AVE	MCCLELLAND JARED &
269	4122 BOWSER AVE	BUTCHER DAVID A & CHRISTIAN M
270	4030 RAWLINS ST	HAYES NATALIE I
271	4030 RAWLINS ST	WU CHI YUAN & WEI YING
272	4030 RAWLINS ST	WALL RICHARD JOHN
273	4030 RAWLINS ST	MEDLEY CHARLOTTE
274	4030 RAWLINS ST	DEVASHER MARTHA ATKINSON
275	4030 RAWLINS ST	CORLEW JOSEPH A

11/02/2020

Label #	Address	Owner
276	4030 RAWLINS ST	SEGLER TROY GLENN JR &
277	4030 RAWLINS ST	WU JAFFEE CHIH KAI
278	4034 RAWLINS ST	BONNING BRIDGET
279	4034 RAWLINS ST	ROE MICHAEL ALAN
280	4034 RAWLINS ST	KELLY ALAN J & ELYZA H
281	4034 RAWLINS ST	MINDE COLLEEN E
282	4034 RAWLINS ST	CHAPEL BRENDA
283	4034 RAWLINS ST	ROWAN MARCUS
284	4034 RAWLINS ST	NEGRON EDGAR E
285	4034 RAWLINS ST	NELSON SCOTT & MARTHA
286	4034 RAWLINS ST	DALSANIA JENNY &
287	4034 RAWLINS ST	GIACOBBE ROBERT L
288	4034 RAWLINS ST	FLOYD LAWSON E &
289	4034 RAWLINS ST	GILLELAND LIVING TRUST
290	4034 RAWLINS ST	VULPITTA RACHEL
291	4034 RAWLINS ST	NGUYEN VU
292	4227 RAWLINS ST	RAM VIJAY
293	4227 RAWLINS ST	KELLER JAMES ANDREW
294	4227 RAWLINS ST	WONG KEVAN L
295	4227 RAWLINS ST	JAMOUKHA FOUAD
296	4227 RAWLINS ST	OTOOLE BRIDIE &
297	4227 RAWLINS ST	SIDDONS IVAN DOYLE
298	4239 RAWLINS ST	DAMARIS IRIONDO
299	4239 RAWLINS ST	MIDDLETON RICHARD H & SUSAN L
300	4239 RAWLINS ST	PATEL VINAYCHANDRA & SUSHMA
301	4239 RAWLINS ST	WONG LEWIS
302	4239 RAWLINS ST	OSHMAN LINDSAY E &
303	4241 RAWLINS ST	HUNTLEY JACOB &
304	4241 RAWLINS ST	SSS HUMMINGBIRD LLC
305	4241 RAWLINS ST	MORGAN LYNNE W
306	4241 RAWLINS ST	STACKLE ALECHA & KIRK

11/02/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
307	4235 RAWLINS ST	DUCK KAMIAR
308	4235 RAWLINS ST	DIAZ PAULO CESAR
309	4231 RAWLINS ST	COLE JORDAN
310	4231 RAWLINS ST	KRZESINSKI GEORGE A & JANICE L
311	4231 RAWLINS ST	RUSH GREGORY D
312	4231 RAWLINS ST	WALNOHA BECKY L &
313	4231 RAWLINS ST	SAVAGE R &

Memorandum



CITY OF DALLAS

DATE November 12, 2020

TO Tony Shidid, Chair and
City Plan Commissioners

SUBJECT **City Plan Commission Authorized Hearing**

Chair Shidid and Commissioners Hampton and Carpenter request that the City Plan Commission authorize a public hearing to consider amending Section 51A-4.501, "Historic Overlay District" of the Dallas Development Code specifically the following sections: Section 51A-4.501(d), "Pre-designation certificate of appropriateness," Section 51A-4.501(e), "Additional uses and regulations," Section 51A-4.501(g), "Certificates of Appropriateness," and Section 51A-4.501(h)(2), "Certificate for Demolition or Removal Application."

The proposed amendments are needed to further the Office of Historic Preservation's vision for the Historic Preservation Program. Attached is a summary of how the proposed amendments would streamline regulations and processes. Below is a link to information on public outreach on the vision.

<https://cityofdallaspreservation.wordpress.com/2020/10/15/vision-plan-presentation-part-ii-historic-preservation-code-amendment/>

This is a hearing to consider the request to authorize the hearing and not amendments to the Dallas Development Code at this time.

A handwritten signature in black ink that reads "Neva Dean".

Neva Dean, Assistant Director
Current Planning Division
Sustainable Development and Construction Department

Memorandum



CITY OF DALLAS

DATE October 20, 2020
TO Kris Sweckard, Director
Sustainable Development and Construction Department
SUBJECT Request for Agenda Item for Consideration of Code Amendment

We respectfully request that the following item be placed on the City Plan Commission agenda and advertised as required by Section 51A-4.701(a)(1) of the City of Dallas Development Code.

Consideration of authorizing a public hearing to consider a code amendment to Section 51A-4.501, "Historic Overlay District" of the Dallas Development Code specifically the following sections: Section 51A-4.501(d), "Pre-designation certificate of appropriateness," Section 51A-4.501(e), "Additional uses and regulations," Section 51A-4.501(g), "Certificates of Appropriateness," and Section 51A-4.501(h)(2), "Certificate for Demolition or Removal Application."

Additionally, we ask that an item be placed on the same agenda for the suspension of CPC Rules of Procedure, Section 13(f)(8) and send the item to the Landmark Commission to make a recommendation to CPC instead of the Zoning Ordinance Advisory Committee.

Thank you for your attention to this matter.

Tony Shidid, Chair

District 2

Commissioner

Commissioner

District 6

1. The Opportunity

After nearly a half century of historic preservation in Dallas, the creation of the Office of Historic Preservation (OHP) in 2019 under the umbrella of Economic Development & Neighborhood Services acknowledged that the sphere of influence within which historic preservation has traditionally operated was positioned to expand.

2. The Vision

During the summer of 2020, a Vision for Historic Preservation in Dallas was the subject of presentations to the Landmark Commission followed by Q&As and public presentations.

With the economic challenges presented by COVID-19, a key element of the Vision underscores the importance of **streamlining regulations and processes** to achieve a more balanced historic preservation program.

3. City Code Amendment # 1 - OHP Streamlining Regulations & Processes

Streamlining the design review process will afford opportunities to progress critical code amendments involving the demolition of historic properties and the Tenth Street Historic District.

1 Application Review
(Significant Majority of Staff Time)

This means that staff are close to being fully occupied preparing reports, presentations and administering applications through the process while critical preservation issues such as code amendments remain on hold because of insufficient staff time. In addition, an exclusive focus on certificates of appropriateness prevents the OHP from achieving a more balanced historic preservation program that considers important matters such as the update to the Comprehensive Plan, Code Enforcement, Education & Awareness and the developing Equitable & Accessible Incentives.

Amending the city code to allow administrative reviews for certain applications would free-up staff time to begin addressing code amendments #2, 3 and 4.

2 City Code

2a Code Amendment # 1 (Currently Proposed)
Streamlining Regulations & Processes (Needed to Progress Code Amendments 2-4)

2b Code Amendment # 2 (Public Hearing Authorized November 2019)
Certificate for Demolition of Residential Structure (3,000 sq. ft. rule)

2c Code Amendment # 3 (Public Hearing Authorized May 2018)
Demolition Delay Ordinance (criteria for buildings to be subject to Phase II of regulations)

2d Code Amendment # 4 (Public Hearing Authorized September 2019)
Tenth Street Historic District (zoning, development standards and preservation criteria)

4. Why is City Code Amendment # 1 Necessary?

The current city code limits the scope of work that staff can issue certificates of appropriateness (CA) to **routine maintenance**. Numerous applications that could be administratively reviewed are required to be determined by the Landmark Commission.

5. What Would be Achieved by the Amendment?

- More efficient Certificate of Appropriateness design review process
- Allows the OHP to contribute to a citywide priority to expedite permitting
- Contributes to boosting economic development arising from COVID-19
- Frees up staff time to address critical preservation issues
- Affords an opportunity to balance the historic preservation program

6. What is Proposed to be Amended?

Enabling the OHP to determine CAs involving:

- The construction of accessory structures
- Additions and alterations
- Tax exemptions (initial stage)
- Demolition/relocation of accessory and non-contributing structures

Confirming that the Landmark Commission would determine CAs involving:

- Construction of primary structures
- Exceptions from preservation criteria
- Designations/Nominations/Amendments to historic districts
- Tax exemptions (verification stage)
- Appeals of Director decisions
- Demolition/relocation of primary contributing structures

7. Tentative Schedule

Earliest Public Hearing:
December 7, 2020

8. Join Us for a Virtual Presentation

What: City Code Amendment # 1

Dates: October 19th at 2:00 pm
October 26th at 6:00 pm

Where: Online

Contact Us: for details at

phyllis.hill@dallascityhall.com