



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, February 1, 2018
AGENDA

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

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

David Cossum, Director
Neva Dean, Assistant Director of Current Planning

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S178-073**
(CC District 6)

An application 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.
Applicant/Owner: TXI Operations, LP
Surveyor: Pacheco-Koch
Application Filed: January 04, 2018
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S178-075**
(CC District 11)

An application to create an 8-lot Community Unit Development from a 9.04-acre tract of land with lots ranging in size from 0.7071-acre to 0.9407-acre on property located in City Block C/7488 and located on Wander Lane, east of Forest Creek Drive.
Owners: Gladys W. Carr Trust
Surveyor/Engineer: Macatee, Engineering, LLC.
Application Filed: January 5, 2018
Zoning: R-1ac.(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (3) **S178-072**
(CC District 8) An application to replat a 0.408-acre tract of land containing all of Lot 11 in City Block 28/7614 to create one 0.180-acre lot, and one 0.228-acre lot on property located at 2944 El Centro Way at Midway Plaza.
Applicant/Owner: Sylvesta Adams; Kember Moreno, and Ana Del Cid
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: January 3, 2018
Zoning: TH-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S178-076**
(CC District 1) An application to replat a 0.236-acre tract of land containing all of Lots 19, 10, 11, and 12 in City Block 192/3251 to create four lots ranging in size from 0.119-acre to 0.123-acre on property located on Polk Street at Ninth Street.
Applicant/Owner: Jed Dolson
Surveyor: Texas Heritage Surveying, LLC
Application Filed: January 5, 2018
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M178-006**
Carlos A. Talison
(CC District 11) An application for a minor amendment to the landscape plan for the Tract B portion of Planned Development District No. 272 along the west line of Preston Road, south of the terminus of Alexis Drive at Preston Road.
Staff Recommendation: **Approval**
Applicant: Preston Sports Center, Ltd
Representative: J.C. LaFoy & Associates, LLC

Zoning Cases – Consent:

1. **Z178-143(JM)**
Jennifer Muñoz
(CC District 6) An application for an amendment to Planned Development District No. 957 for NO(A) Neighborhood Office District uses and a community service center and a child-care facility at the southeast corner of Lombardy Lane and Geraldine Drive.
Staff Recommendation: **Approval**, subject to Phase 1 and Phase 2 development plans, Phase 1 and Phase 2 landscape plans, and conditions.
Applicant: Buckner Children & Family Services, Inc.
Representative: Tommy Mann & Brad Williams % Windstead PC

2. **Z178-101(PD)**
Pamela Daniel
(CC District 2)
- An application for the renewal of Specific Use Permit No. 1687 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south side of Commerce Street, west of Henry Street.
- Staff Recommendation: **Approval** for a five-year period, subject to a revised site plan and revised conditions.
- Applicant/Representative: Marty Monroe, Adair's Saloon
3. **Z167-385(SM)**
Sarah May
(CC District 8)
- An application for an MU-2(A) Mixed Use District on property zoned an RR Regional Retail District on the southeast corner of West Camp Wisdom Road and South Westmoreland Road.
- Staff Recommendation: **Approval**
- Applicant: 3662 Investors, LP
- Representative: Rob Baldwin

Zoning Cases – Under Advisement:

4. **Z167-330(PD)**
Pamela Daniel
(CC District 8)
- An 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 on the south side of Great Trinity Forest Way, west of South Jim Miller Road.
- Staff Recommendation: **Approval** for a one-year period, subject to a site plan and conditions.
- Applicant: Juneja Hospitality Holdings, LLS
- Representative: Parvez Malik
- U/A From: November 30, 2017, December 14, 2017 and January 18, 2018
5. **Z167-362(WE)**
Warren Ellis
(CC District 8)
- An application for a CS Commercial Service District and a Specific Use Permit for outside sales and deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District, on the west line of South Belt Line Road, north of Sarah Lane.
- Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions; and approval of the deed restrictions volunteered by the applicant.
- Applicant: Ronny & Grace Chaves
- Representative: Grace Chaves
- U/A From: January 18, 2018

Zoning Cases – Individual:

6. **Z178-133(SM)**
Sarah May
(CC District 14)
- An application for a new subdistrict on property zoned Subdistrict 1 and Subdistrict 7 in Planned Development District No. 298, the Bryan Area Special Purpose District, bounded by Ross Avenue, North Washington Avenue, San Jacinto Street, and Villars Street.
Staff Recommendation: **Approval**, subject to a revised development plan and staff's recommended conditions.
Applicant: Leon Capital Group
Representative: Rob Baldwin

Development Code Amendments

- DCA 178-004**
Vasavi Pilla
(All Districts)
- Consideration of amending Article IX of Chapter 51 and Chapter 51A of the Dallas Development Code to create regulations to allow ceremonial street naming.
Staff Recommendation: **Approval**
Subdivision Review Committee Recommendation: **Approval**
-

Other Matters:

Minutes: January 18, 2018

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Friday, February 9, 2018

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE MEETING – Friday, February 9, 2018, City Hall, 1500 Marilla Street, in Conference Room 5BN, at 9:00 a.m.

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

EXECUTIVE SESSION NOTICE

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

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

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 1, 2018

FILE NUMBER: S178-073

SUBDIVISION ADMINISTRATOR: Paul Nelson

LOCATION: Chalk Hill Road, between Interstate 30 and West Davis Street

DATE FILED: January 4, 2017

ZONING: IM

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 199.872-acres **MAPSCO:**69A-V

APPLICANT/OWNER: TXI Operations, LP

REQUEST An application 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.

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

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

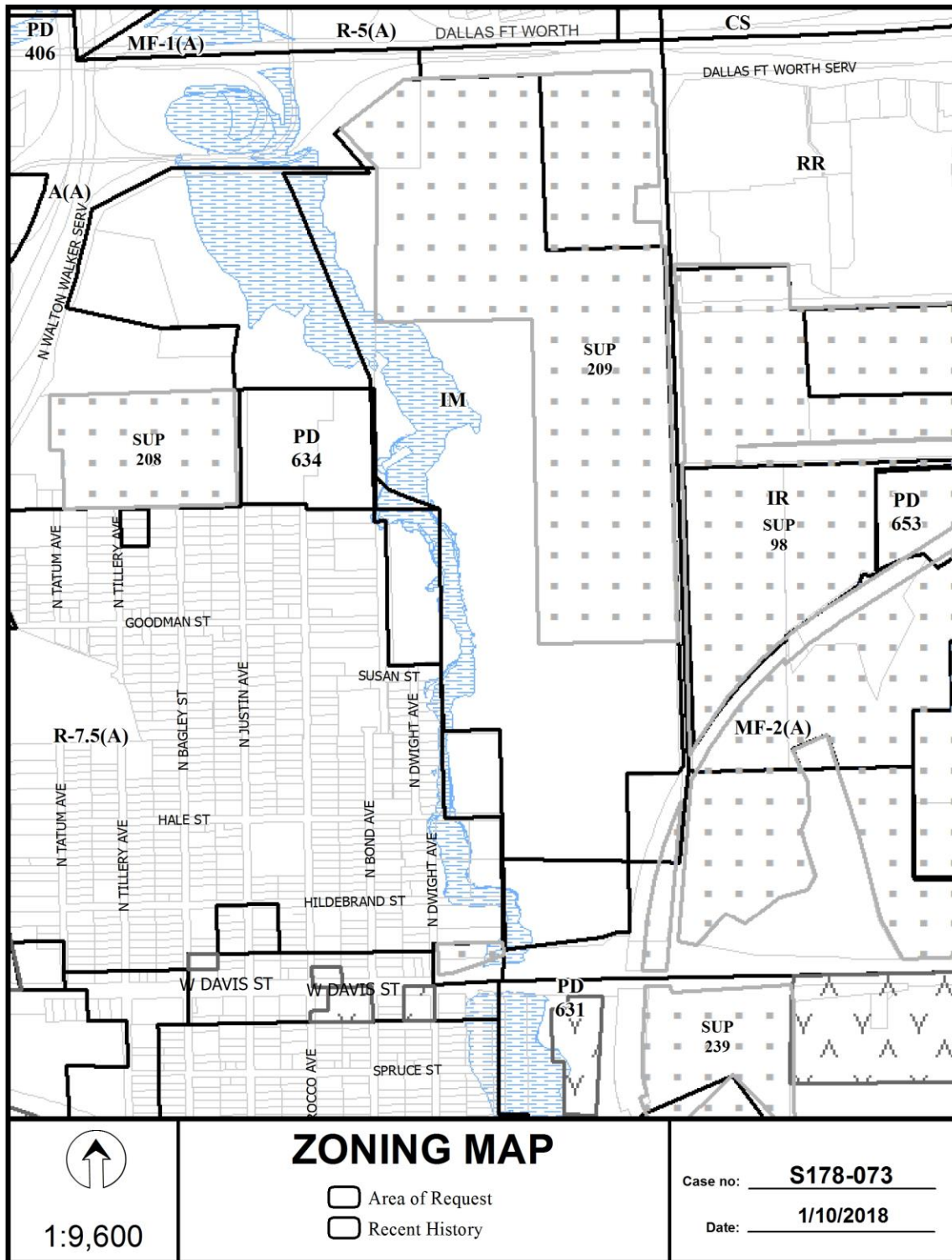
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division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

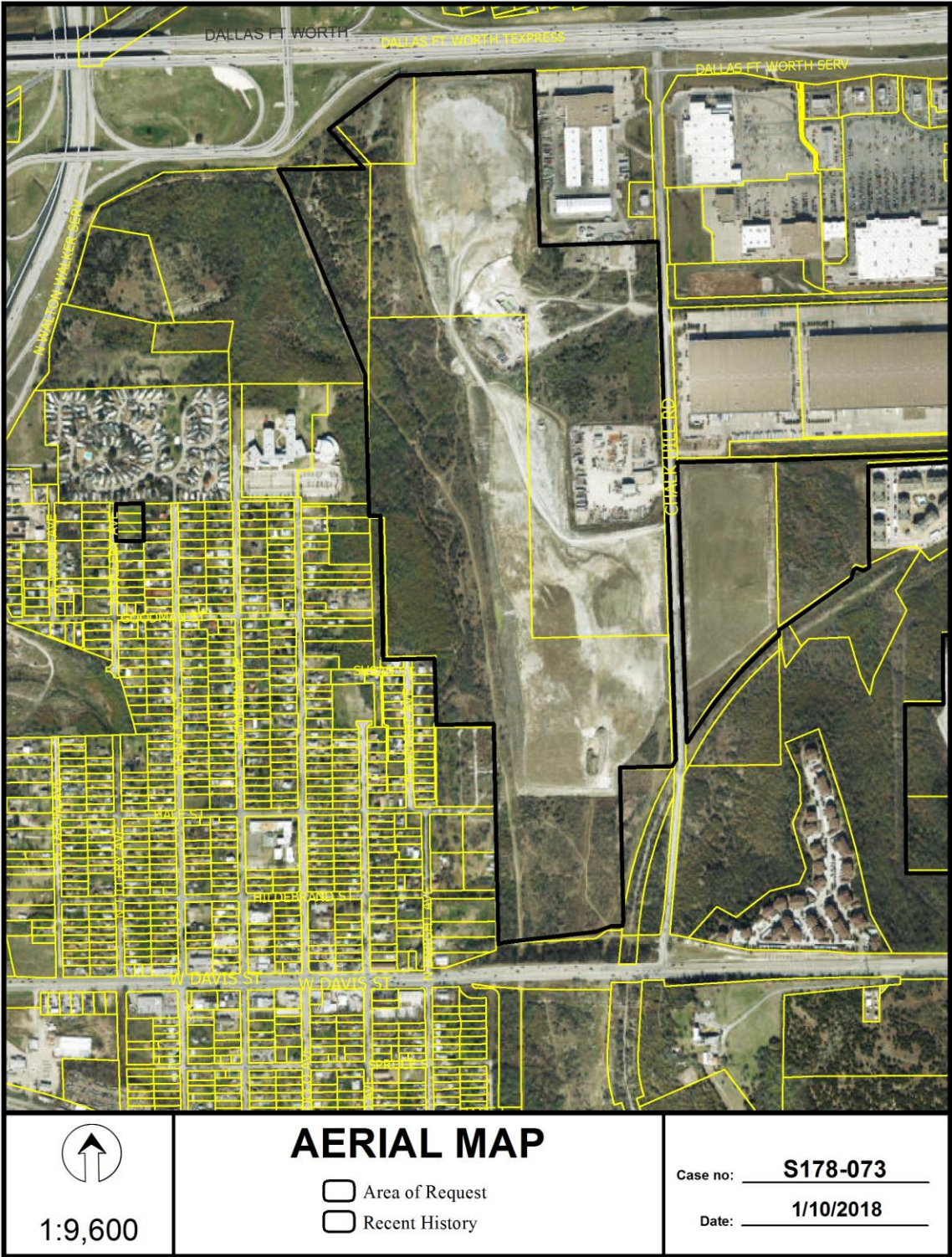
must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

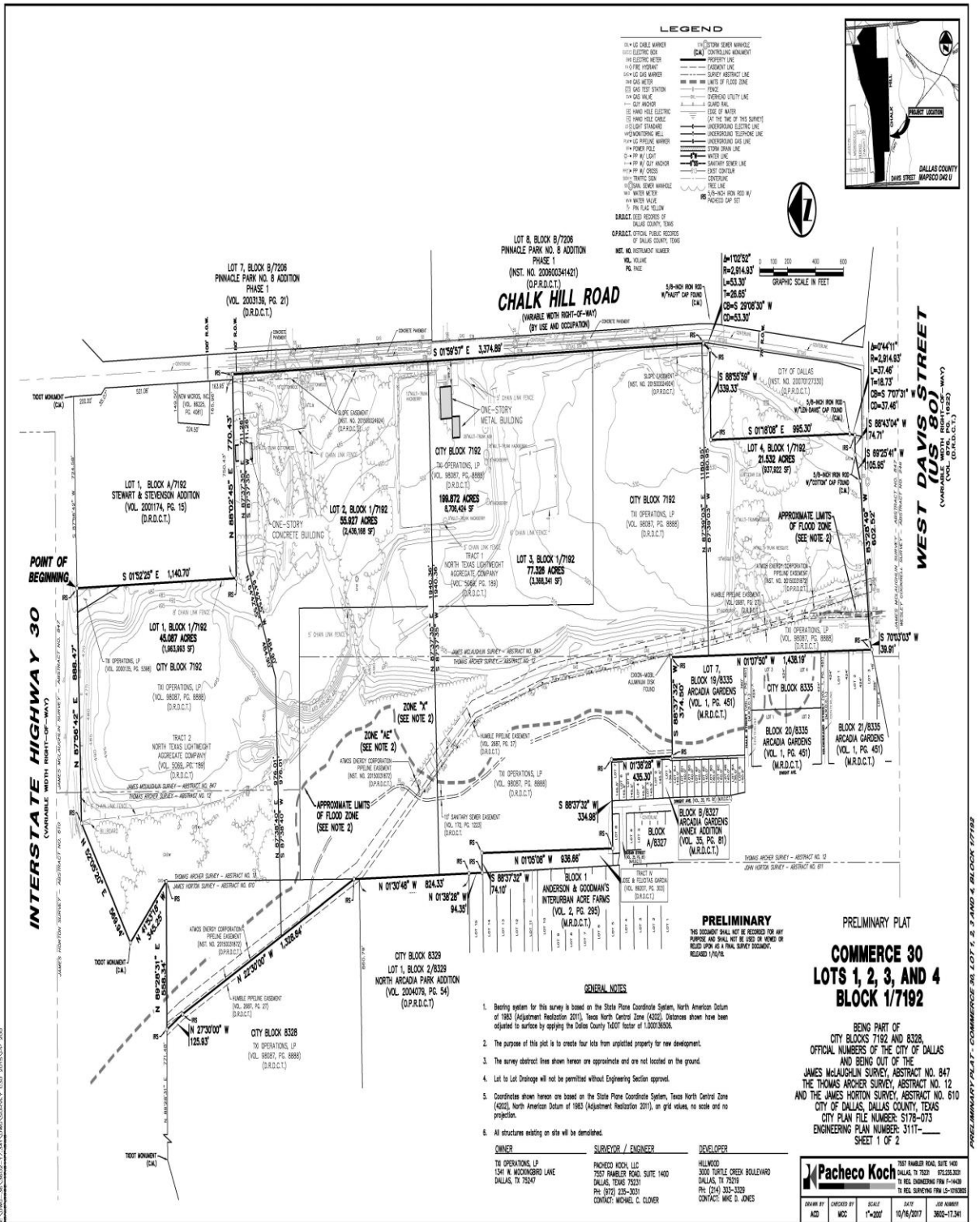
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is six.
11. Submit 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).
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 is not permitted without Engineering Section approval." Section 51A-8.611(e).
14. On the final plat, dedicate 50 feet of Right-of-Way /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Chalk Hill Road and West Davis Street. 51A 8.602(c).
15. On the final plat, dedicate 60 feet of right-of-way from the established centerline of Colorado Boulevard. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. The plat must comply with the Thoroughfare Plan. Contact the Transportation Department, attention Kimberly Smith to determine the location of the thoroughfare.
17. The Thoroughfare Plan requires an S-4-D thoroughfare with 60 feet of right-of-way, 44 feet of pavement with 8 feet of parkway on each side of the thoroughfare as described in Section 51A-8.604(b)(3) of the Dallas City Code.
18. On the final plat, dedicate a 20 foot by 20 foot corner clip at the intersection of Colorado Boulevard and Chalk Hill Road. Section 51A 8.602(d) (1).
19. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
20. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.
21. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.

22. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.
23. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management.
24. 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.
25. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d) (1), (2), (3), and (4).
26. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
27. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
28. On the final plat, show recording information on all existing easements within 150 feet of the property.
29. On the final plat, monument all set corners per Section 51A-8.617 [Monumentation] of the Dallas Development Code. 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.
30. On the final plat show the sanitary sewer easements.
31. 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).
32. 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.
33. 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.
34. On all applicable sheets change Interstate Highway 30 to Dallas-Fort Worth Turnpike / Interstate Highway No.30.

35. On the final plat, dedicate 53.5 feet Right-of-Way /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Beltline Road. Section 51A 8.602(c).
36. On the final plat, show recording information on all existing easements within 150 feet of the property.
37. On the final plat, identify the property as Lots 2, 3, 4, and 5 in City Block A/7192. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







LOCATION: Wander Lane, east of Forest Creek Drive

DATE FILED: January 5, 2017

ZONING: R-1ac. (A)

CITY COUNCIL DISTRICT: 11 **SIZE OF REQUEST:** 9.04-acres

MAPSCO: 15Z

APPLICANT/OWNER: Gladys W. Carr Trust

REQUEST An application to create an 8-lot Community Unit Development from a 9.04-acre tract of land with lots ranging in size from 0.7071-acre to 0.9407-acre on property located in City Block C/7488 and located on Wander Lane, east of Forest Creek Drive.

STAFF RECOMMENDATION: Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of streets...". The adjoining subdivisions to the north and east are developed with lots that are 10,000 square feet in size. The present request is creating the "established lot pattern for this 20 lot development".

The following chart provides the data for compliance with the Community Unit Development regulations (Section 51A-8.510) for the proposed subdivision:

Total number of lots:	8
Total Lot Area	270,936.1 sq. ft.
Lot Area needed for 30% reduction	62,018 sq. ft.
Lot area reduction allowed	77,550 sq. ft.
Open space provided	91,093 sq. ft.
R-1ac. (A) lot area required:	43,560.0 sq. ft.
Allowed lot area reduction (30%) per lot	13,068 sq. ft.
Minimum lot area allowed	30,492.00 sq. ft.
Smallest lot	30,750 sq. ft.

The proposed subdivision complies with the requirements of the community unit development regulations (51A-8.510) for the 30% lot size reduction. A review of the lot pattern in the adjacent area reveals that there is no established lot pattern in the area. The proposed subdivision complies with Section 51A-8.503 by establishing the lot pattern for the subdivision; therefore, staff recommends approval subject to compliance with the following conditions:

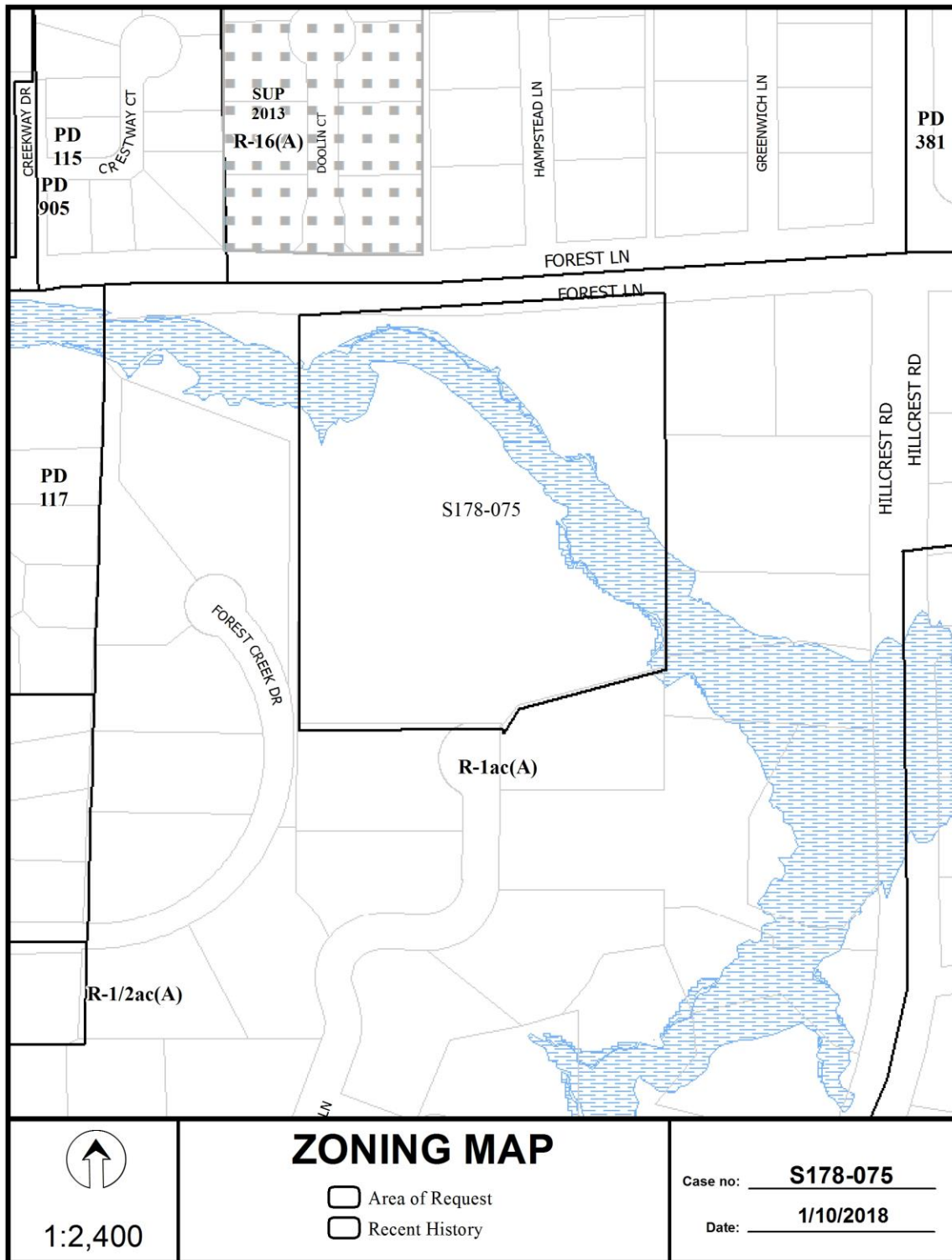
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying

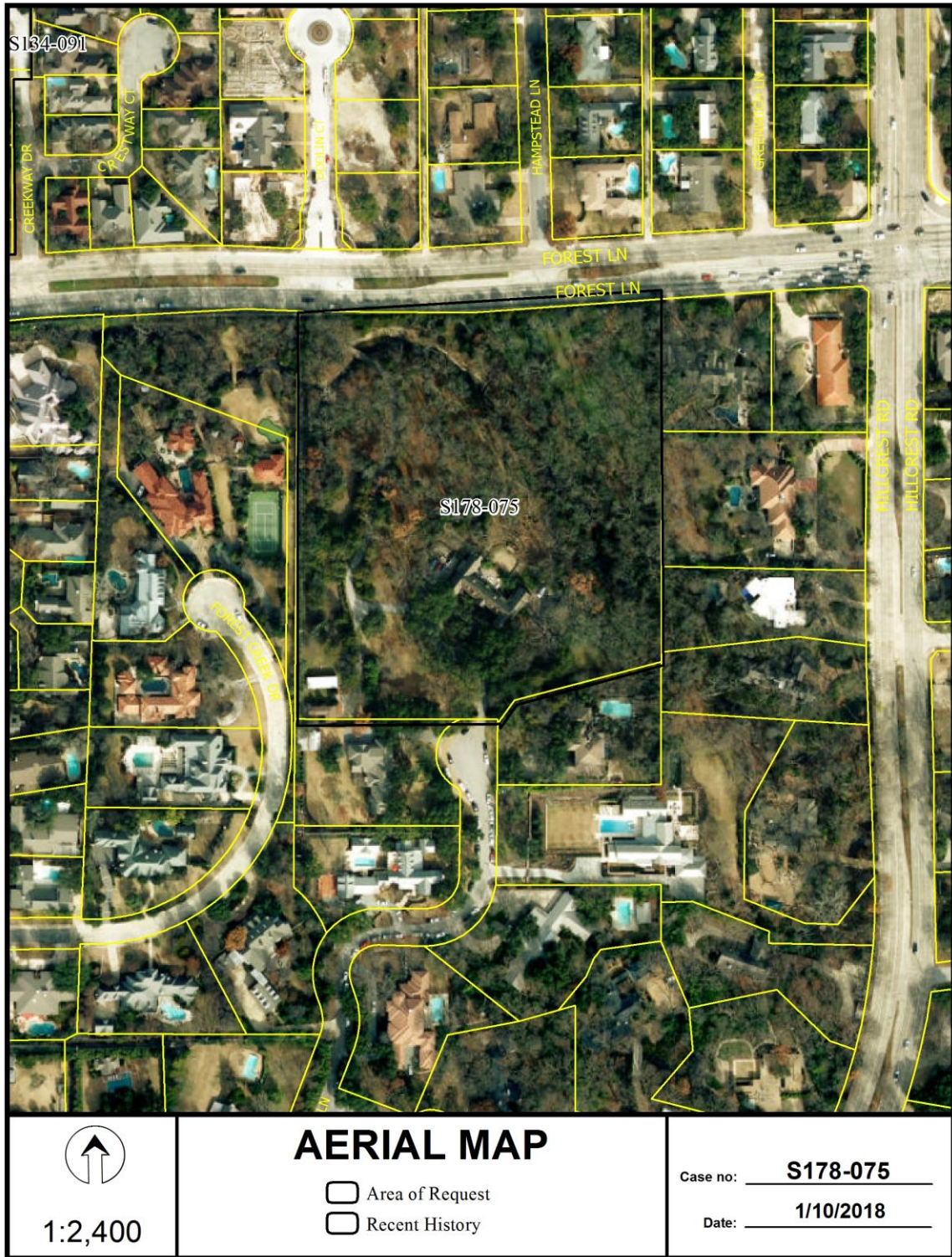
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of 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 eight.
11. 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).
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 is not permitted without Engineering Section approval." Section 51A-8.611(e).
14. On the final plat, dedicate 60 feet of Right-of-Way /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Forest Lane. 51A 8.602(c).

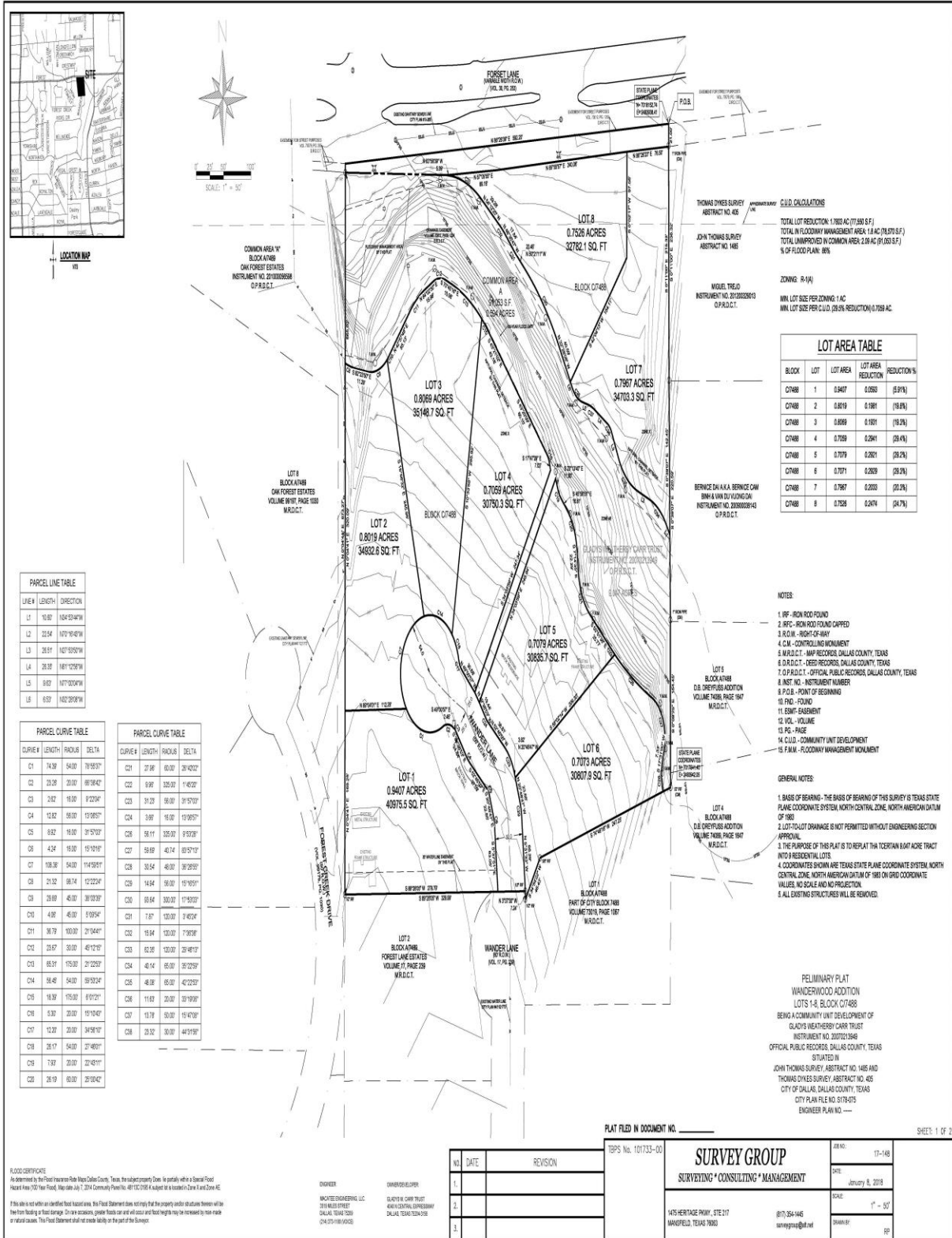
15. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.
16. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.
17. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.
18. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management.
19. 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.
20. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d) (1), (2), (3), and (4).
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
22. On the final plat, show distances/width of right-of-way of across all adjoining right-of-way. Platting Guidelines.
23. On the final plat, show recording information on all existing easements within 150 feet of the property.
24. On the final plat, monument all set corners per Section 51A-8.617 [Monumentation] of the Dallas Development Code. 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.
25. On the final plat revise "floodway management area to Floodway Easement".
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. On the final plat, show recording information on all existing easements within 150 feet of the property.
30. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
31. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
32. 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**.
33. The maximum allowable lot area reduction cannot exceed 13,068 square feet per lot.
34. The minimum lot area per lot for this development is 30,492 square feet.
35. The open space area must be a minimum of 91,053 square feet and must be within 1,320 feet of all residential lots that are reduced in size.
36. A note must be placed on the final plat on the areas being established as permanent open space stating “unimproved open space, structures, grading, and parking areas are prohibited.”
37. A maintenance agreement for the open space areas must be provided and must be approved as to form by the city attorney and executed by the owner(s) or homeowners’ association.
38. Front, side, and rear yard requirements may be uniformly reduced on all lots and must establish a uniform pattern within the boundaries of the development. The reduction in the front yard setback must not exceed 12 feet, side yard may not be less than, xxxx, and rear yard may not be less than xxxx.
39. The open space area must be approved as appropriate for its intended purpose by the director and the chief planning officer. The open space must be within 1320 feet, measured radially, of any residential lot that is reduced in size in accordance with Subsection (c) of Section 51A-8.510

40. On the final plat, identify the property as Lots 1, 2, 3, 4, 5, 6, 7, and 8 in City Block C/7488. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







LOCATION MAP

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	10.87	S84°53'40"W
L2	22.24	N70°16'42"W
L3	28.51	N07°53'27"W
L4	28.18	S81°12'58"W
L5	9.93	N77°02'54"W
L6	6.52	N02°30'38"W

PARCEL CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	14.38	54.00	78°18'57"
C2	23.28	20.00	88°18'42"
C3	2.92	16.00	7°22'01"
C4	12.82	58.00	13°05'57"
C5	8.92	18.00	31°57'52"
C6	4.24	16.00	15°12'19"
C7	138.38	54.00	114°58'51"
C8	21.32	18.14	12°22'24"
C9	28.69	45.00	38°10'39"
C10	4.98	45.00	3°09'54"
C11	38.79	100.00	31°04'41"
C12	23.67	30.00	45°12'19"
C13	85.31	175.00	21°22'22"
C14	58.48	54.00	89°32'24"
C15	18.39	178.00	8°12'21"
C16	8.30	20.00	15°12'42"
C17	12.20	20.00	34°58'12"
C18	28.17	54.00	27°48'01"
C19	1.93	20.00	22°42'11"
C20	28.19	20.00	25°02'42"

PARCEL CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C21	27.88	80.00	28°42'22"
C22	9.89	30.00	1°45'22"
C23	31.23	80.00	31°57'03"
C24	3.89	16.00	13°05'57"
C25	58.11	320.00	1°52'28"
C26	59.69	47.14	83°57'12"
C27	38.54	48.00	39°29'57"
C28	14.64	58.00	15°19'51"
C29	93.64	300.00	17°53'03"
C30	7.87	100.00	3°45'24"
C31	15.64	100.00	7°38'08"
C32	82.58	100.00	29°48'19"
C33	41.14	80.00	35°22'59"
C34	48.08	80.00	42°22'23"
C35	11.63	20.00	33°19'39"
C36	13.78	80.00	15°47'08"
C37	23.32	30.00	44°19'37"

LOT AREA TABLE

BLOCK	LOT	LOT AREA	LOT AREA REDUCTION	REDUCTION %
C7488	1	0.9407	0.0585	(6.11%)
C7488	2	0.8019	0.1081	(13.48%)
C7488	3	0.8869	0.1001	(11.29%)
C7488	4	0.7859	0.2041	(26.11%)
C7488	5	0.7079	0.2021	(28.56%)
C7488	6	0.7071	0.2029	(28.84%)
C7488	7	0.7987	0.2033	(25.46%)
C7488	8	0.7528	0.2074	(27.55%)

- NOTES:
1. IFF - IRON ROD FOUND
 2. IFFC - IRON ROD FOUND CAPPED
 3. R.O.W. - RIGHT-OF-WAY
 4. C.M. - CONTROL MONUMENT
 5. M.P.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
 6. D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
 7. O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 8. INST. NO. - INSTRUMENT NUMBER
 9. P.C.B. - POINT OF BEGINNING
 10. FND. - FOUND
 11. EBMF - EASEMENT
 12. VOL. - VOLUME
 13. P.C. - PAGE
 14. C.U.D. - COMMUNITY UNIT DEVELOPMENT
 15. F.M.M. - FLOODWAY MANAGEMENT MONUMENT

- GENERAL NOTES:
1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH-CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
 2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL
 3. THE PURPOSE OF THIS PLAT IS TO REPEAT THIS CERTAIN 8.847 ACRE TRACT INTO RESIDENTIAL LOTS.
 4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH-CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 5. ALL EXISTING STRUCTURES WILL BE REMOVED.

PRELIMINARY PLAT
 WANDERWOOD ADDITION
 LOTS 1-8, BLOCK C7488
 BEING A COMMUNITY UNIT DEVELOPMENT OF
 GLADYS WEATHERS CARR TRUST
 INSTRUMENT NO. 2017021369
 OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 SITUATED IN
 JOHN THOMAS SURVEY, ABSTRACT NO. 1485 AND
 THOMAS DYKES SURVEY, ABSTRACT NO. 405
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S174745
 ENGINEER PLAN NO. ---

PLAT FILED IN DOCUMENT NO. _____ SHEET: 1 OF 2

NO. DATE REVISION		TSPS No. 107733-00		SURVEY GROUP		JOB NO.	17-145
1.				SURVEYING * CONSULTING * MANAGEMENT		DATE	January 8, 2018
2.				HERITAGE HWY., STE 217		SCALE	1" = 50'
3.				WINDFIELD, TEXAS 76063		DRAWN BY	RP

BLOCK CERTIFICATE
 As determined by the Flood Insurance Rate Map of Dallas County, Texas, the subject property does not partially with a Special Flood Hazard Area (SFHA) Zone (Special Flood Hazard Area) as shown on the Flood Insurance Rate Map of Dallas County, Texas, dated July 7, 2014 (Community Profile No. 481007018). It is subject to a Zone 1 or Zone 2 SFHA.

This site is not within an identified flood hazard area. This Flood Statement does not imply that the property under structure thereon will not be flooded in the future. On the contrary, greater flood or other water or other heights may be caused by rain water or other causes. This Flood Statement shall not create liability on the part of the Surveyor.

ENGINEER
 WAGNER ENGINEERING, L.L.C.
 3814 MILBURN STREET
 DALLAS, TEXAS 75244
 (214) 351-9888

DRAWER/DESIGNER
 GLADYS A. CARR TRUST
 408 W. CENTRAL EXPRESSWAY
 DALLAS, TEXAS 75202

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 1, 2018****FILE NUMBER:** S178-072**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** 2944 El Centro Way at Midway Plaza**DATE FILED:** January 4, 2018**ZONING:** TH-2(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 0.408-acres **MAPSCO:** 66W**APPLICANT/OWNER:** Sylvesta Adams; Kember Moreno, and Ana Del Cid

REQUEST An application to replat a 0.408-acre tract of land containing all of Lot 11 in City Block 28/7614 to create one 0.180-acre lot, and one 0.228-acre lot on property located at 2944 El Centro Way at Midway Plaza.

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.”

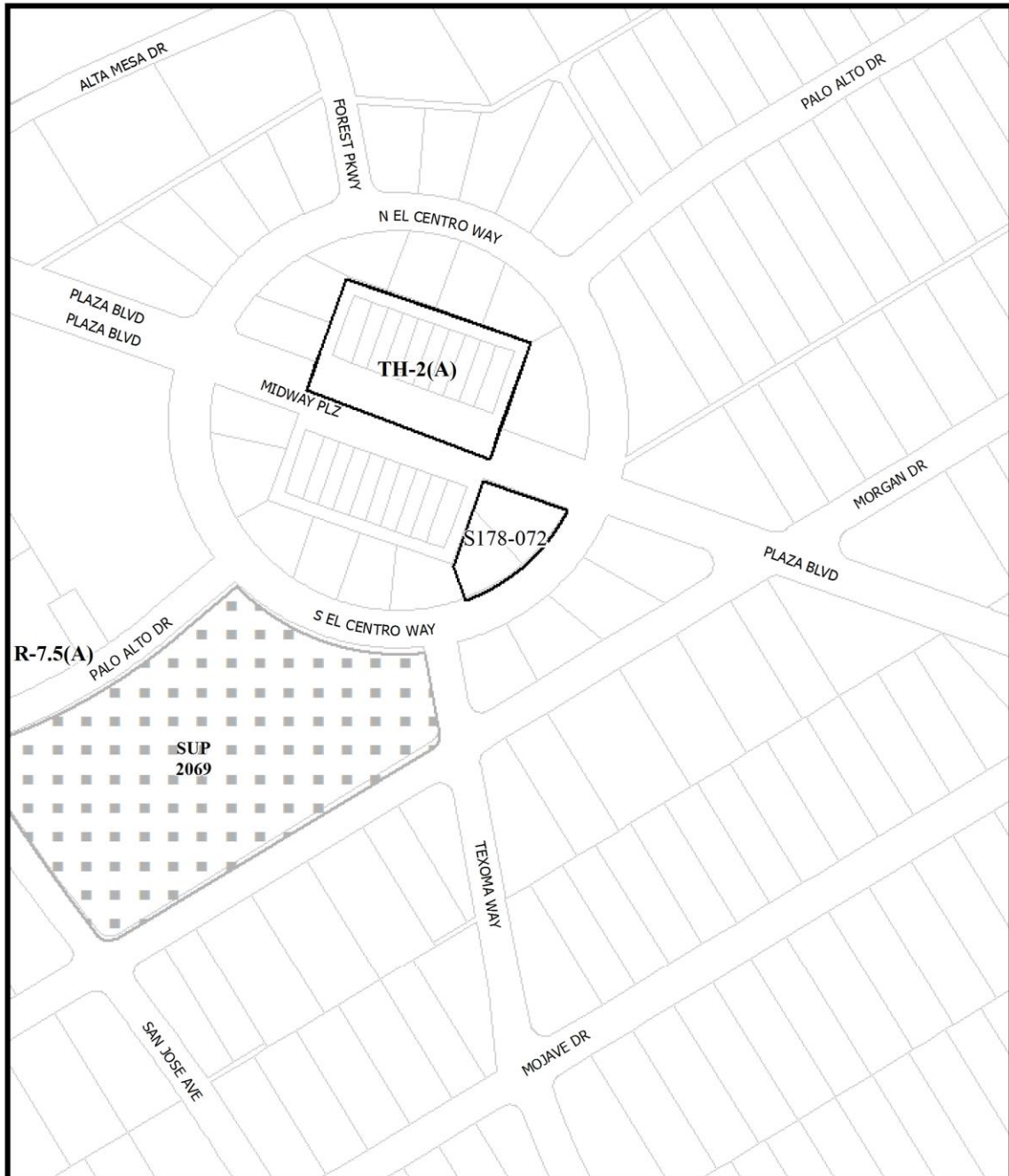
A review of the surrounding area shows that there is a wide variety of lot sizes and shapes and that there is no apparent established lot pattern. The TH-2(A) District requires a minimum lot size of 2,000 square feet per lot AND a maximum of 9 lots per acre. The proposed lots are 7,849 square feet, and 9,926 square feet in size with the number of lots per acre being 5.5 lots per acre.


The proposed lots are similar in lot area and shape as other existing lots in the area; therefore, staff concludes that the request is in compliance with Section 51A-8.503; and with requirements of the TH-2(A) District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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


5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is two.
11. 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).
12. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
13. On the final plat, dedicate a 15 foot by 15-foot corner clip at the intersection of Midway Plaza and El Centro Way. Section 51A 8.602(d) (1).
14. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Midway Plaza & the alley. Section 51A-8.602(e),
15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. On the final plat, monument all set corners per Section 51A-8.617 [Monumentation] of the Dallas Development Code. 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.

18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
19. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. On the final plat add a label for Plaza Boulevard in its right-of-way.
21. On the final plat, identify the property as Lots 11A, and 11B in City Block 28/7614. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).



 1:2,400	<h2 style="text-align: center;">ZONING MAP</h2> <p style="text-align: center;"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S178-072 </u> Date: <u> 1/10/2018 </u>
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 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S178-072 </u> Date: <u> 1/10/2018 </u>
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LOCATION: Polk Street at Ninth Street

DATE FILED: January 5, 2017

ZONING: R-5(A)

CITY COUNCIL DISTRICT: 1 SIZE OF REQUEST: 0.236 acres

MAPSCO: 54F

APPLICANT/OWNER: Jed Dolson

REQUEST: An application to replat a 0.236-acre tract of land containing all of Lots 9, 10, 11, and 12 in City Block 192/3251 to create four lots ranging in size from 0.119-acre to 0.123-acre on property located on Polk Street at Ninth Street.

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.”

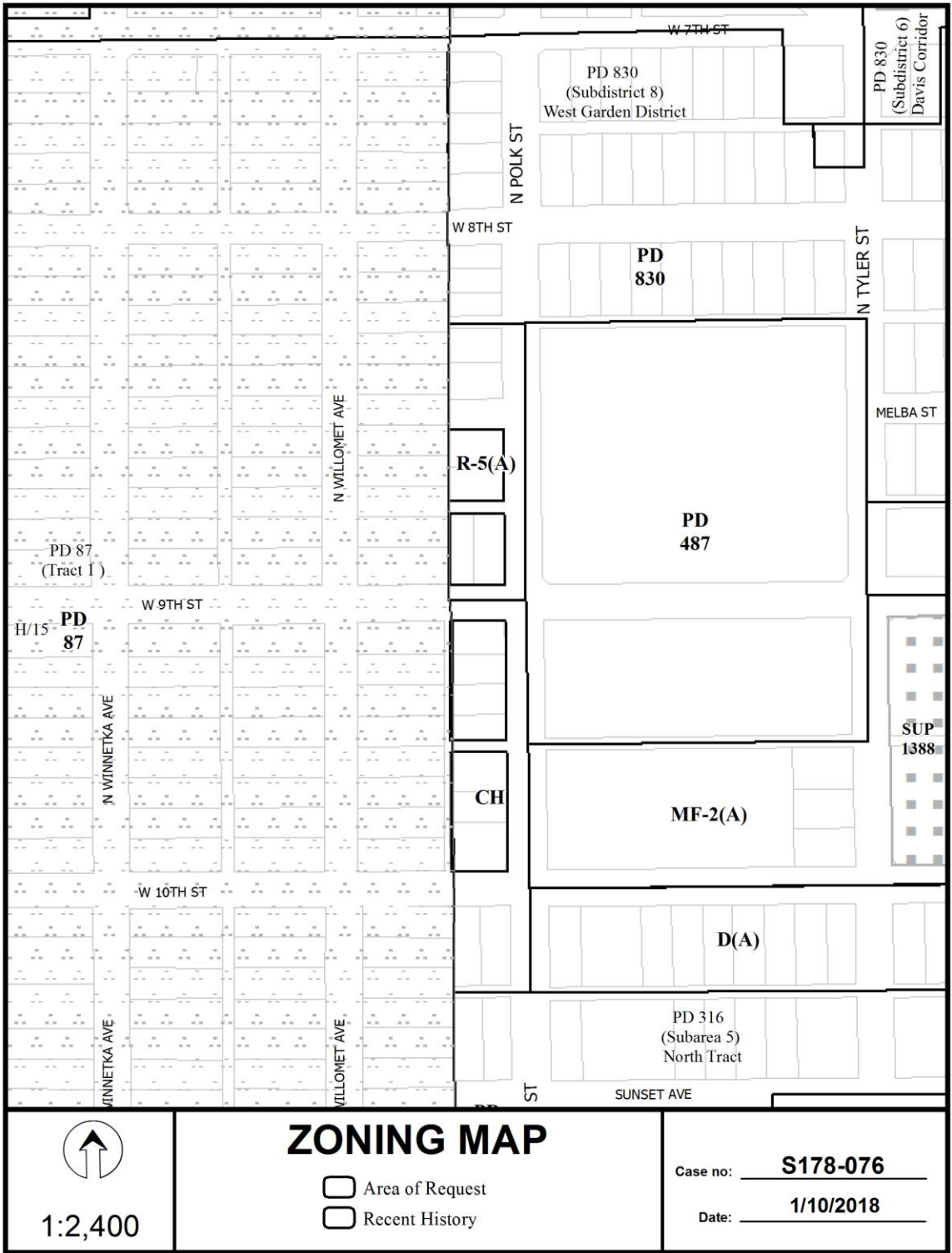
A review of the surrounding area shows that the lots on the west line of Polk Street all front on Polk street except for the four lots being part of the current application and 4 lots that are south of 10th Street.

The proposed plat does not impact the number of lots in the area and only changes the lot frontage from the side streets to fronting on Polk Street; therefore, staff concludes that the request is in compliance with Section 51A-8.503; and with the requirements of the R-5(A) District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is four.
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, dedicate a 15 foot by 15 foot corner clip at the intersection of N. Polk Street at 9th Street and at Polk Street at Melba Street. Section 51A 8.602(d)(1).
14. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Polk Street & both sides of the alley. Section 51A-8.602(e),
15. On the final plat, chose a new or different addition name. Platting Guidelines.
16. On the final plat, monument all set corners per Section 51A-8.617 [Monumentation] of the Dallas Development Code. 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.
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

18. 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.
19. 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.
20. On the final plat provide a 12.5 foot wide water and wastewater easement across the back of the lots for existing water and wastewater lines.
21. On the final plat change W. 9th Street to "Ninth Street".
22. On the final plat change Willmont Street to "Willomet Avenue".
23. On the final plat change Mable Street to "Melba Street".
24. On the final plat remove the note "Polk Changed to Beverly Street Book 12, pg. 319. It was changed to Polk Street by Ordinance 1773.
25. On the final plat, identify the property as Lots 11A, and 11B in City Block 28/7614. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





FILE NUMBER: M178-006

DATE FILED: November 16, 2017

LOCATION: West line of Preston Road, south of the terminus of Alexis Drive at Preston Road

COUNCIL DISTRICT: 11

MAPSCO: 15-F

SIZE OF REQUEST: ±13.63 acres

CENSUS TRACT: 136.22

MISCELLANEOUS DOCKET ITEM

APPLICANT: Preston Sports Center, Ltd

OWNER: Preston Sports Center, Ltd

REPRESENTATIVE: J.C. LaFoy & Associates, LLC

REQUEST: An application for a minor amendment to the landscape plan for the Tract B portion of Planned Development District No. 272 along the west line of Preston Road, south of the terminus of Alexis Drive at Preston Road.

SUMMARY: On July 29, 1987, the City Council passed Ordinance No. 19612 which established Planned Development District No. 272 on property at the above location. The PDD was subsequently amended by Ordinance Nos. 21339 and 21560.

The zoning was granted as a Planned Development District with a conceptual plan and requires City Plan Commission approval of a development plan and landscape plan for each building site prior to the issuance of a building permit. On January 24, 2013, the City Plan Commission recommended approval of a development plan and landscape plan providing for athletic fields and support areas.

At this time, the property owner has submitted an application for a minor amendment to the landscape plan in order to allow for better use and flexibility of the sporting venue. The applicant also seeks to limit the potential damage to existing trees on the site caused by removing trees depicted on the current landscape plan. There are no proposed changes to the overall maximum floor area and the requested minor amendment does not impact any of the other provisions of the ordinance permitting this use.

STAFF RECOMMENDATION: Approval

Partners, Principals, & Officers

Preston Sports Center, Ltd

Ownership:

Robert Peinado, Jr.

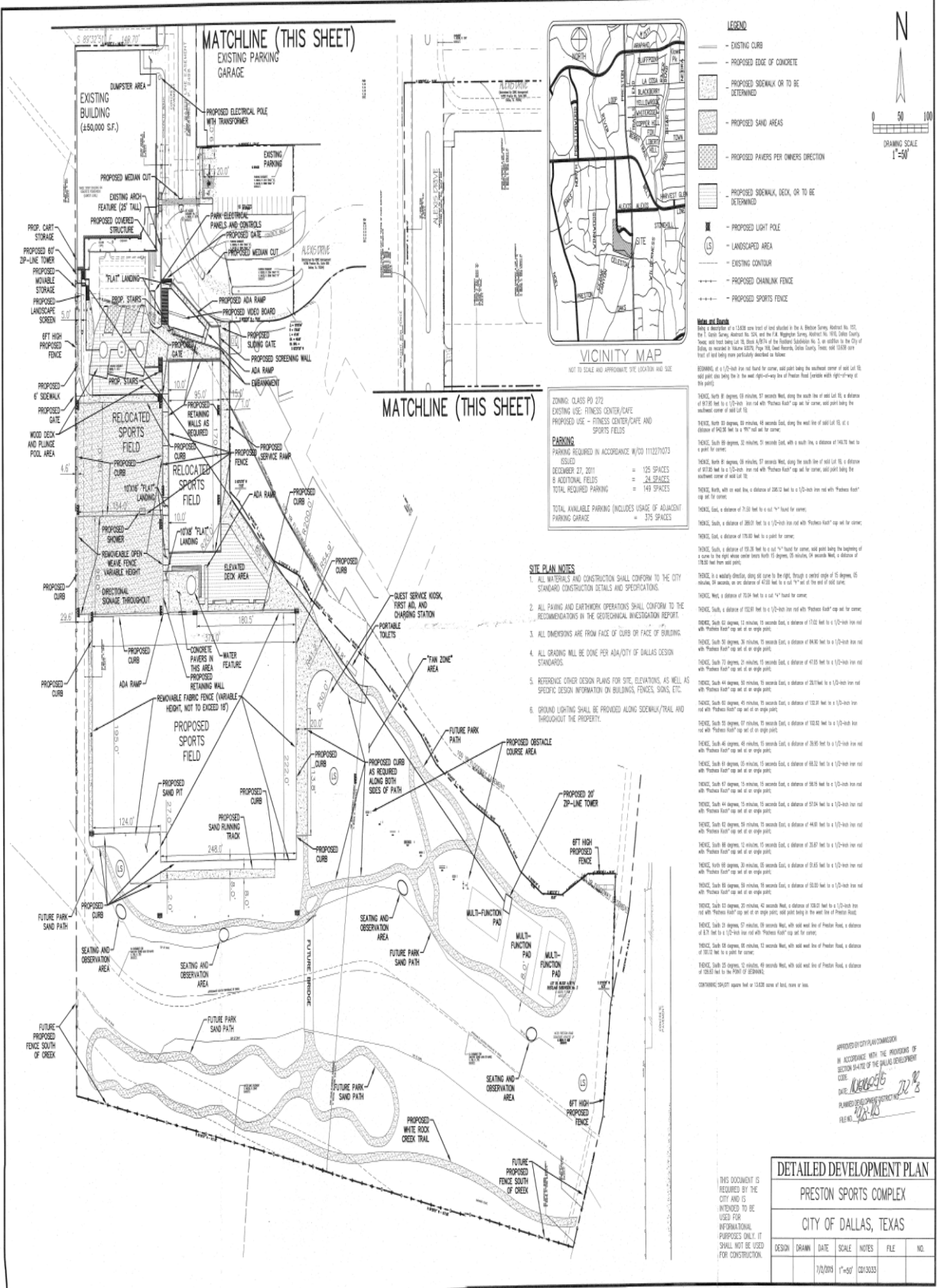
Rick Castillo

Officers:

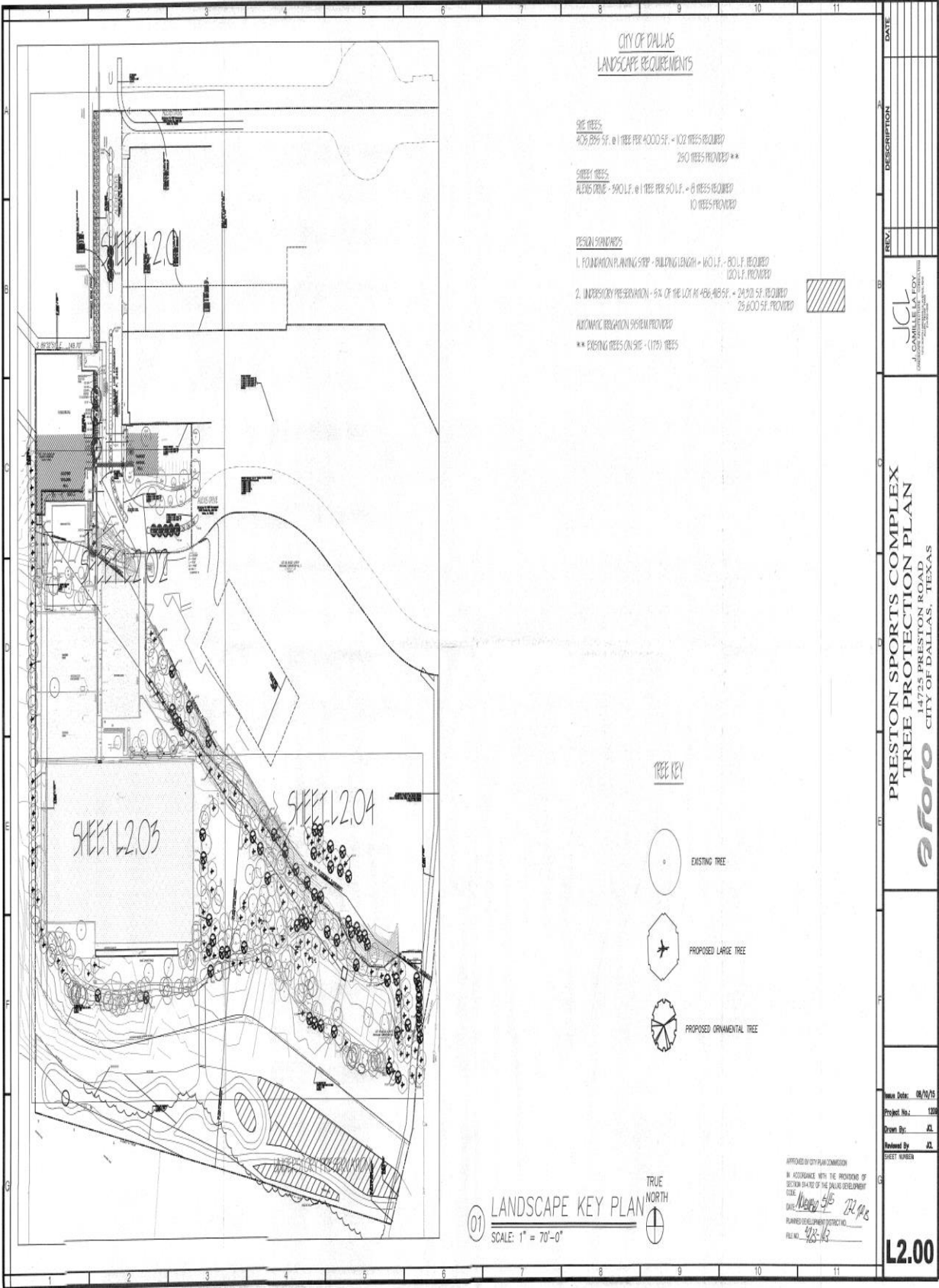
Robert Peionado, Jr. – President

Rick Castillo – Sr. Vice President – Corporate Sales

Existing Development Plan (No proposed changes)



Existing Landscape Plan – Key Plan



CITY OF DALLAS
LANDSCAPE REQUIREMENTS

- SITE TREES
40% (29% SF) @ 1 TREE PER 4000 SF. = 102 TREES REQUIRED
250 TREES PROVIDED **
- SCREEN TREES
4 TREES PER 500 L.F. @ 1 TREE PER 50 L.F. = 8 TREES REQUIRED
10 TREES PROVIDED

- DESIGN STANDARDS
1. FOUNDATION PLANTING STRIP - BUILDING LENGTH + 60 L.F. - 80 L.F. REQUIRED
120 L.F. PROVIDED
 2. UNDERSTORY PRESERVATION - 5% OF THE LOT AT 400-400 SF. = 24,000 SF. REQUIRED
29,600 SF. PROVIDED

AUTOMATIC IRRIGATION SYSTEM PROVIDED
** EXISTING TREES ON SITE - (175) TREES



TREE KEY

- EXISTING TREE
- PROPOSED LARGE TREE
- PROPOSED ORNAMENTAL TREE

(01) **LANDSCAPE KEY PLAN**
SCALE: 1" = 70'-0"

APPROVED BY CITY PLANNING COMMISSION
IN ACCORDANCE WITH THE PROVISIONS OF
SECTION 54.05 OF THE PLANNING DEVELOPMENT
CODE
DATE: *May 5/15*
PLANNING DEVELOPMENT DIRECTOR
FILE NO.: *428-13*

DATE	DESCRIPTION	REV.

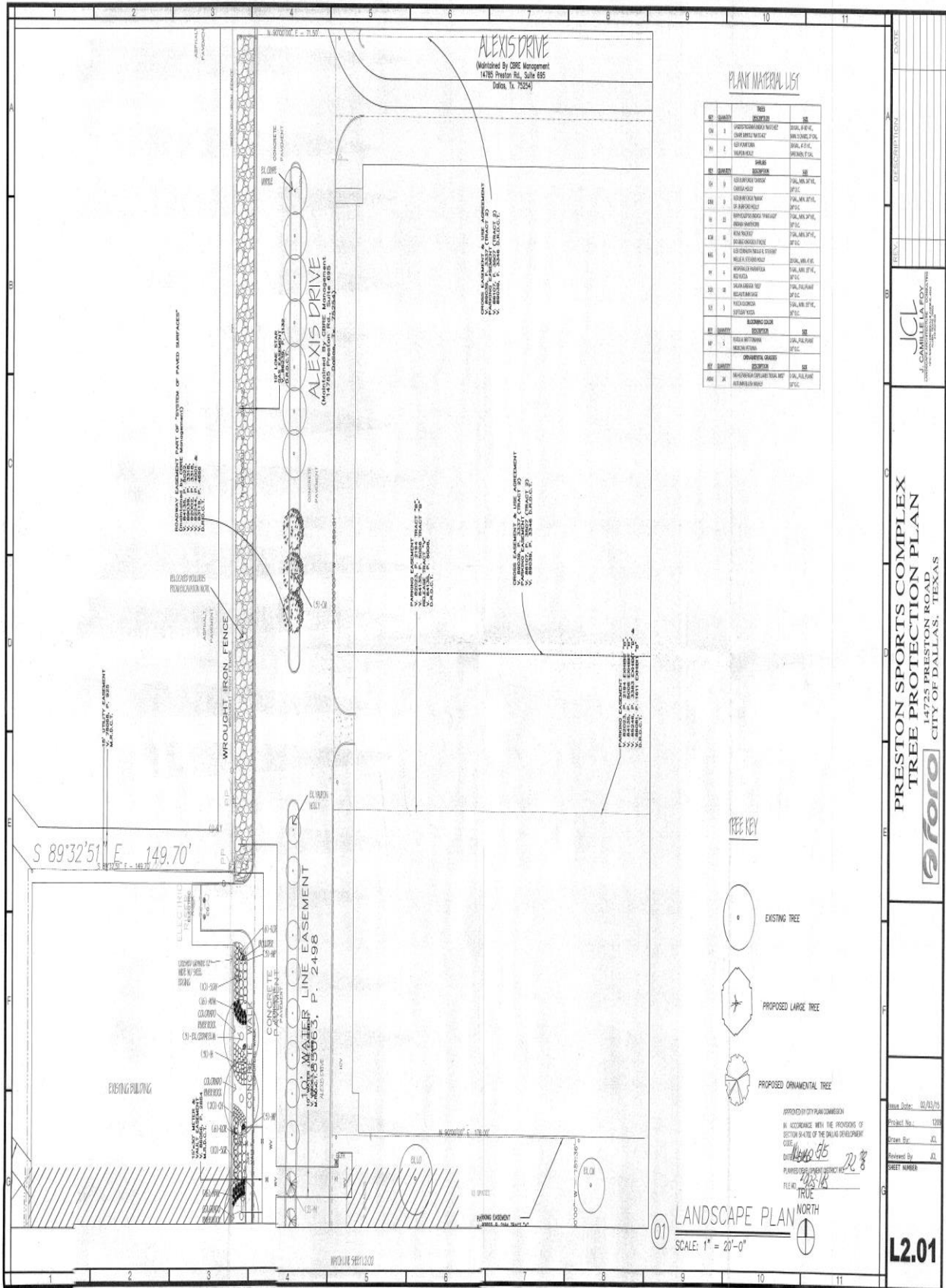
JCL
JAMES GAMBLE & ASSOCIATES, P.C.
CITY OF DALLAS, TEXAS

PRESTON SPORTS COMPLEX
TREE PROTECTION PLAN
14725 PRESTON ROAD
CITY OF DALLAS, TEXAS

Issue Date: 08/10/15	Project No.: 1288
Drawn By: AJL	Reviewed By: AJL
SHEET NUMBER	

L2.00

Existing Landscape Plan – L2.01

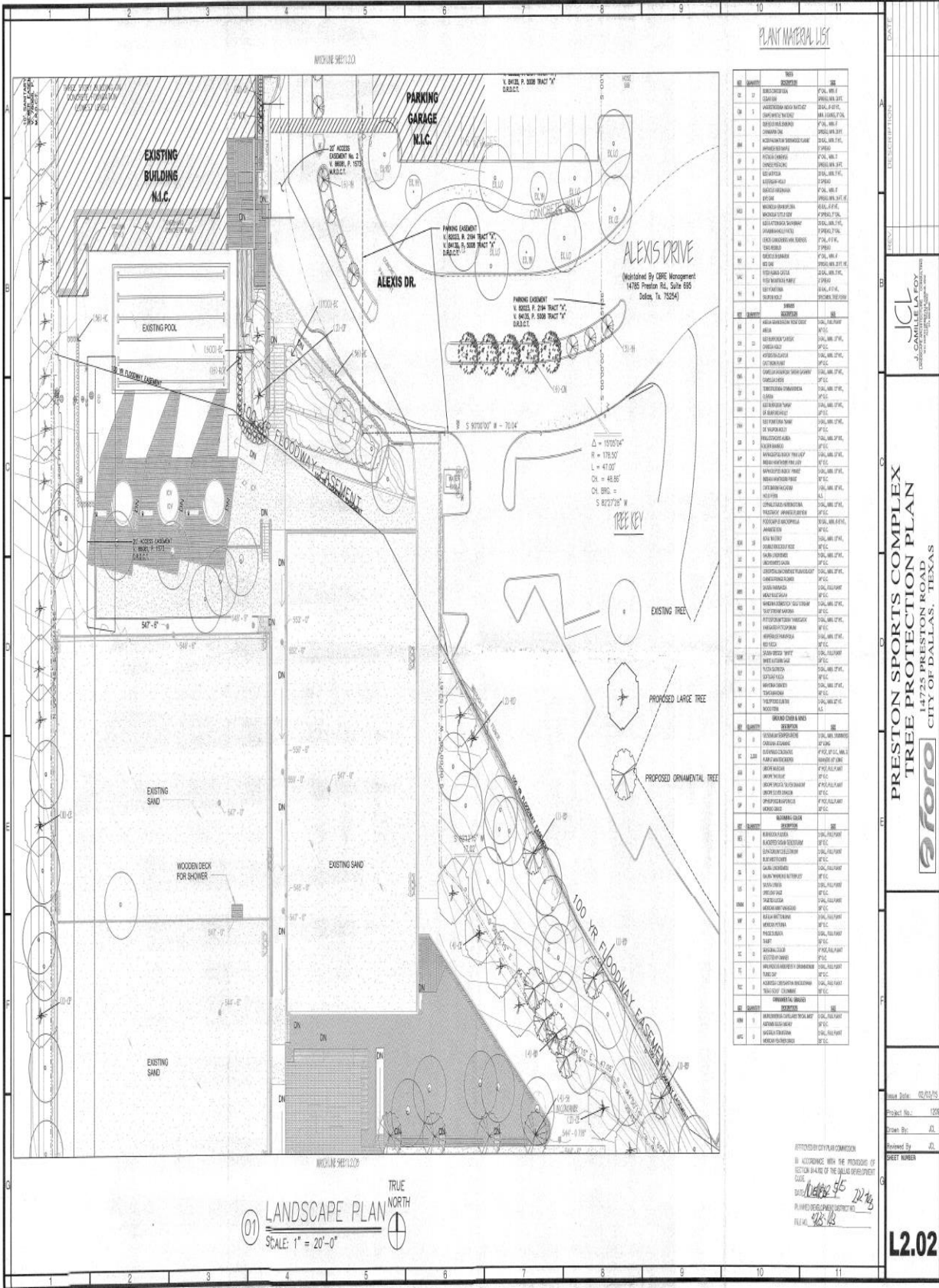


PRESTON SPORTS COMPLEX
TREE PROTECTION PLAN
 10000 PLOVER ROAD
 DALLAS, TEXAS 75243
aforo

Date: 02/13/15
 Project No.: 1209
 Drawn By: JCL
 Reviewed By: JCL
 SHEET NUMBER

L2.01

Existing Landscape Plan - L2.02



PLANT MATERIAL LIST

NO.	QUANTITY	DESCRIPTION	SIZE
01	10	BRANDERSON	12" DBH
02	10	BRANDERSON	12" DBH
03	10	BRANDERSON	12" DBH
04	10	BRANDERSON	12" DBH
05	10	BRANDERSON	12" DBH
06	10	BRANDERSON	12" DBH
07	10	BRANDERSON	12" DBH
08	10	BRANDERSON	12" DBH
09	10	BRANDERSON	12" DBH
10	10	BRANDERSON	12" DBH
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100	10	BRANDERSON	12" DBH

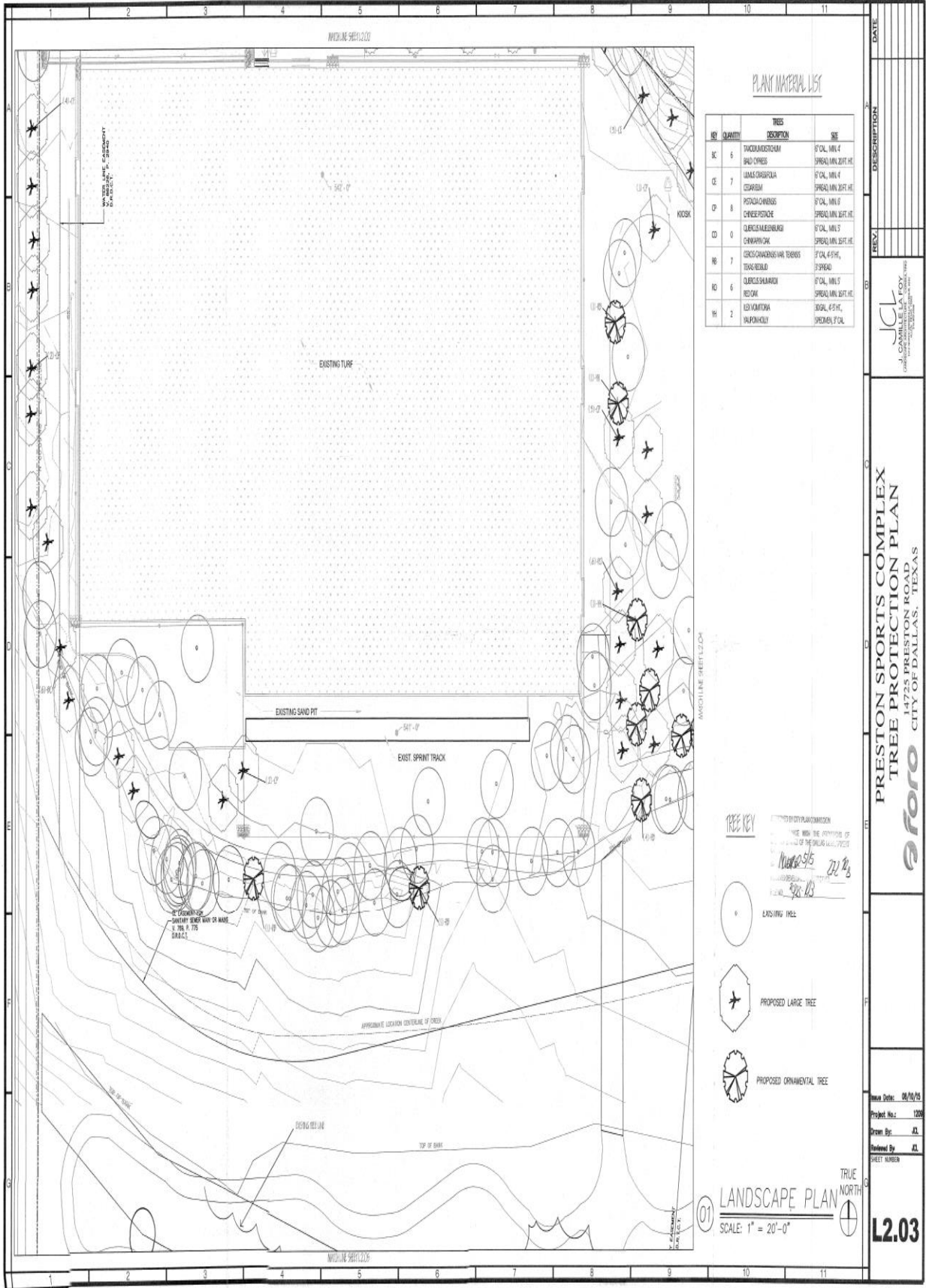
PRESTON SPORTS COMPLEX
TREE PROTECTION PLAN
 14725 PRESTON ROAD
 CITY OF DALLAS, TEXAS

Issue Date: 02/02/15
 Project No.: 1200
 Drawn By: J.L.

Reviewed By: J.L.
 SHEET NUMBER:

L2.02

Existing Landscape Plan – L2.03



PLANT MATERIAL LIST

KEY	QUANTITY	TREES	DESCRIPTION	SIZE
BC	6	FRAXINUS	FRAXINUS	8" CAL. MIN. 4' SPREAD MIN. 20' HT.
CE	7	LAMIASTRUM	LAMIASTRUM	8" CAL. MIN. 4' SPREAD MIN. 20' HT.
CF	8	FRAXINUS	FRAXINUS	8" CAL. MIN. 4' SPREAD MIN. 20' HT.
CD	0	FRAXINUS	FRAXINUS	8" CAL. MIN. 5' SPREAD MIN. 20' HT.
HF	1	FRAXINUS	FRAXINUS	8" CAL. 4-5 FT. 3' SPREAD
HD	6	FRAXINUS	FRAXINUS	8" CAL. MIN. 5' SPREAD MIN. 20' HT.
HE	2	FRAXINUS	FRAXINUS	8" CAL. 4-5 FT. 3' SPREAD

TREE KEY

APPROVED BY CITY PLANNING COMMISSION
 WITH THE PROVISIONS OF
 THE CITY OF DALLAS
 11/28/2013
 2/2/13



EXISTING TREE



PROPOSED LARGE TREE



PROPOSED ORNAMENTAL TREE

LANDSCAPE PLAN
 SCALE: 1" = 20'-0"

**PRESTON SPORTS COMPLEX
 TREE PROTECTION PLAN**
 14725 PRESTON ROAD
 CITY OF DALLAS, TEXAS

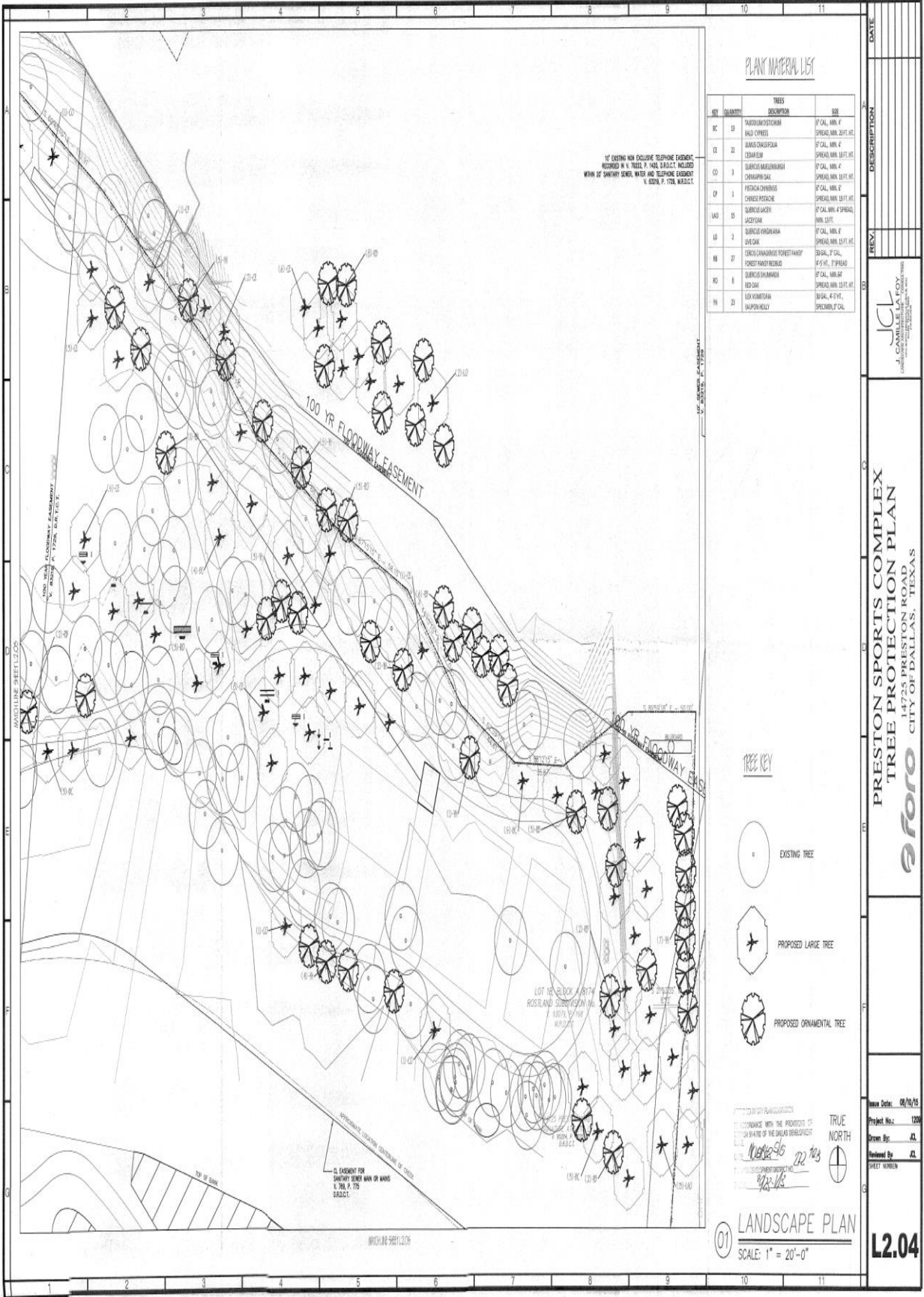
aforo

JCL
 JAMES C. LITTLE, L.P.
 LANDSCAPE ARCHITECT
 14725 PRESTON ROAD, SUITE 100
 DALLAS, TEXAS 75244
 (214) 343-1111

Drawn Date: 08/10/13
 Project No.: 1208
 Drawn By: JCL
 Reviewed By: JCL
 SHEET NUMBER

L2.03

Existing Landscape Plan – L2.04



PLANT MATERIAL LIST

KEY	QUANTITY	TREES	DESCRIPTION	SIZE
BC	13	TAXODIUM SPICATUM	8" CAL. MIN. F	
		BALE CYPRESS	SPRINKL. MIN. 1.5 FT. HT.	
CE	21	QUERCUS GRANIFERA	8" CAL. MIN. F	
		CELANOHELM	SPRINKL. MIN. 1.5 FT. HT.	
CO	3	QUERCUS LAEVOGAMBA	8" CAL. MIN. F	
		SHENAPAPPY CAL.	SPRINKL. MIN. 1.5 FT. HT.	
CP	1	PARSONIA CHANROBIS	8" CAL. MIN. F	
		CHINESE STACHE	SPRINKL. MIN. 1.5 FT. HT.	
LA0	15	QUERCUS LAEVOGAMBA	8" CAL. MIN. F	
		LACEY OAK	SPRINKL. MIN. 1.5 FT. HT.	
LA2	2	QUERCUS GRANIFERA	8" CAL. MIN. F	
		SPICE OAK	SPRINKL. MIN. 1.5 FT. HT.	
MA	27	QUERCUS GRANIFERA FOREST THINNY	8" CAL. F CAL.	
		FOREST THINNY REDWOOD	8" FT. 1" SPREAD	
MO	6	QUERCUS GRANIFERA	8" CAL. MIN. F	
		RED OAK	SPRINKL. MIN. 1.5 FT. HT.	
PN	23	QUERCUS GRANIFERA	8" CAL. F 5 FT. SPREAD	
		NAUPOHONILLY	SPRINKL. F CAL.	

TREE KEY

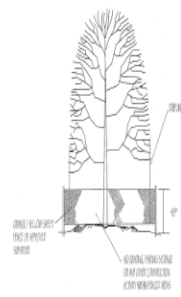
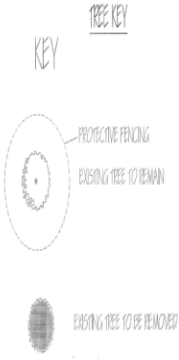
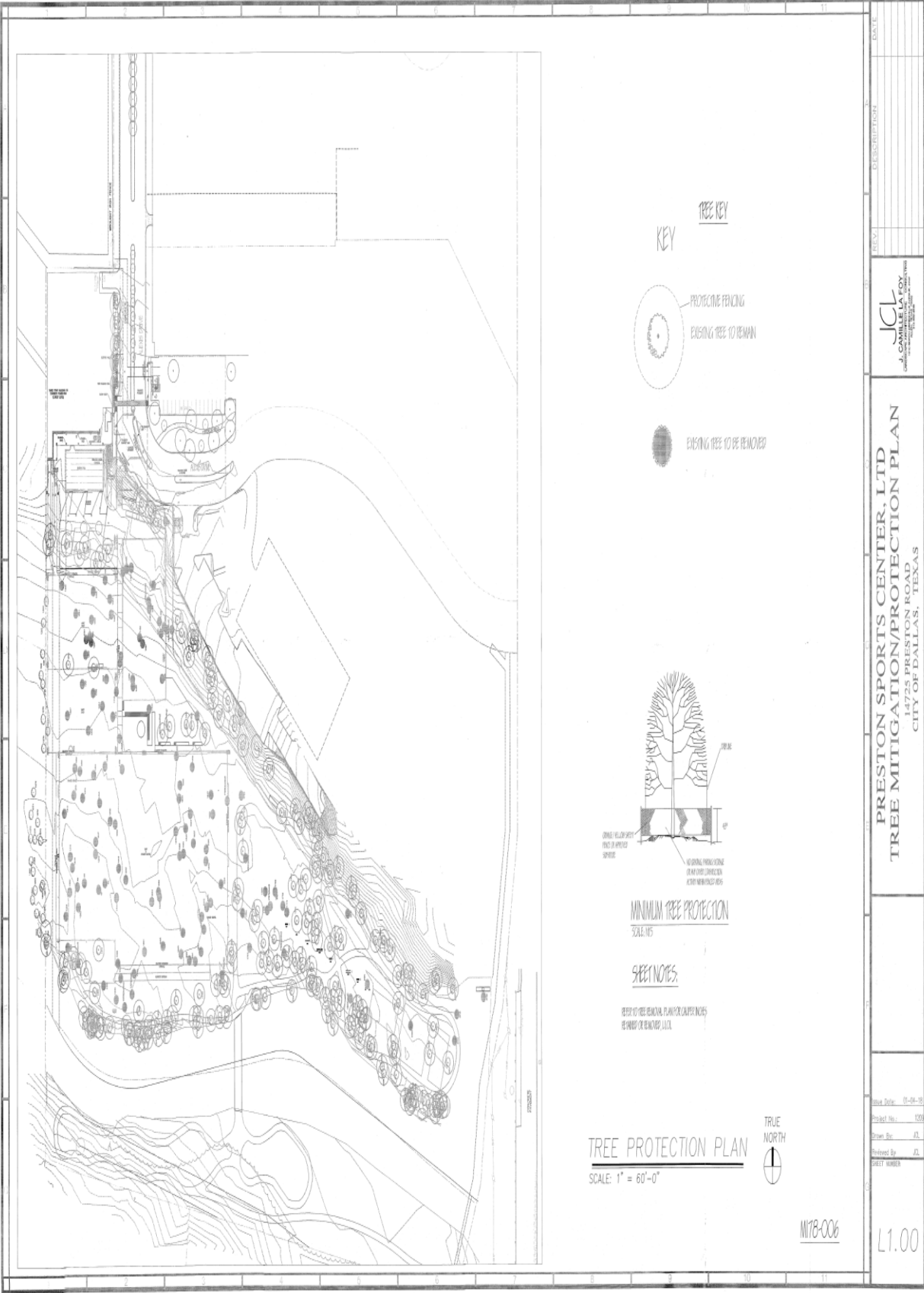
- EXISTING TREE
- PROPOSED LARGE TREE
- PROPOSED ORNAMENTAL TREE

CONFORMANCE WITH THE PROVISIONS OF THE CITY OF DALLAS ORDINANCE NO. 516
 PREPARED BY: *11/22/13*
 CHECKED BY: *11/22/13*
 DATE: *11/22/13*

LANDSCAPE PLAN
 SCALE: 1" = 20'-0"

DATE	
DESCRIPTION	
REVISION	
NO.	
 JACOBS CONSULTANTS & ENGINEERS 14725 PRESTON ROAD CITY OF DALLAS, TEXAS	
PRESTON SPORTS COMPLEX TREE PROTECTION PLAN 14725 PRESTON ROAD CITY OF DALLAS, TEXAS	
Issue Date:	02/10/15
Project No.:	1200
Drawn By:	JCL
Reviewed By:	JCL
SHEET NUMBER	

Proposed Landscape Plan – Tree Protection Plan



MINIMUM TREE PROTECTION
SCALE: 1/8"

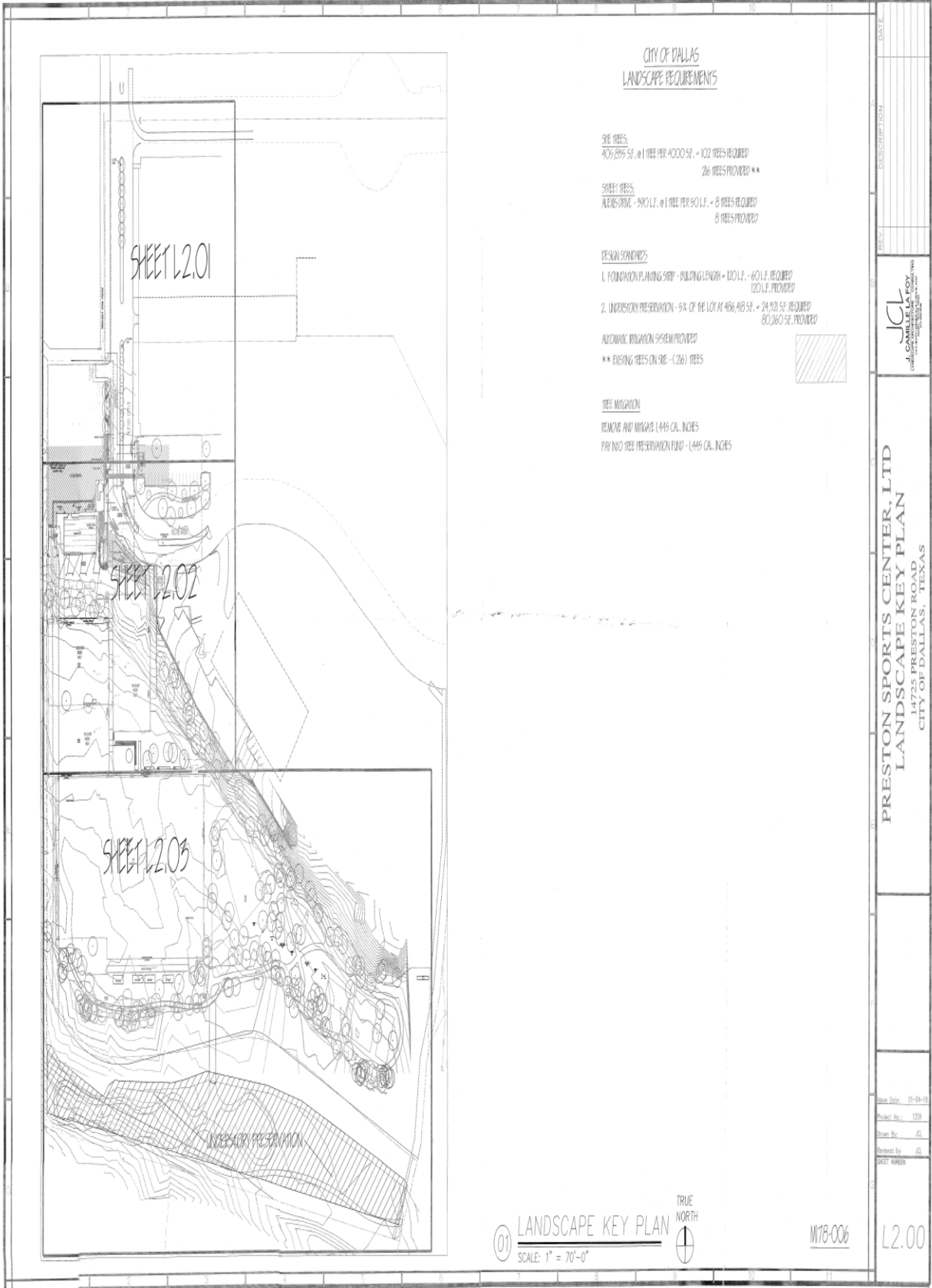
SHEET NOTES:
SEE ALL TREE REMOVAL PLANS FOR APPLICABLE
REMARKS AND NOTES.

TREE PROTECTION PLAN
SCALE: 1" = 60'-0"
TRUE NORTH

M178-006

DATE	DESCRIPTION	REV	BY	DATE	DESCRIPTION	REV	BY
JCL J. CARROLL LAYTON CONSULTING ENGINEER 14725 PRESTON ROAD CITY OF DALLAS, TEXAS							
PRESTON SPORTS CENTER, LTD TREE MITIGATION/PROTECTION PLAN 14725 PRESTON ROAD CITY OF DALLAS, TEXAS							
Issue Date:	01-04-18	Project No.:	1209	Drawn By:	JL	Checked By:	JL
				SHEET NUMBER			
							L1.00

Proposed Landscape Plan – Key Plan



CITY OF DALLAS
LANDSCAPE REQUIREMENTS

SITE TREES:
40% BBS SF. @ 1 TREE PER 4000 SF. = 102 TREES REQUIRED
26 TREES PROVIDED **

STREET TREES:
ALONG DRIVE - 590 L.F. @ 1 TREE PER 60 L.F. = 8 TREES REQUIRED
8 TREES PROVIDED

- DESIGN STANDARDS
1. FOUNDATION PLANTING STRIP - BUILDING LENGTH = 100 L.F. - 60 L.F. REQUIRED
120 L.F. PROVIDED
 2. INDUSTRIAL PRESERVATION - 5% OF THE LOT AT 496, 480 SF. = 24,80 SF. REQUIRED
80,260 SF. PROVIDED

AUTOMATIC IRRIGATION SYSTEM PROVIDED
** PLANTING TREES ON SITE - (236) TREES



TREE MIGRATION
REMOVE AND NURTURE 1,445 CAL. INCHES
PLANTING TREE PRESERVATION FUND - 1,445 CAL. INCHES

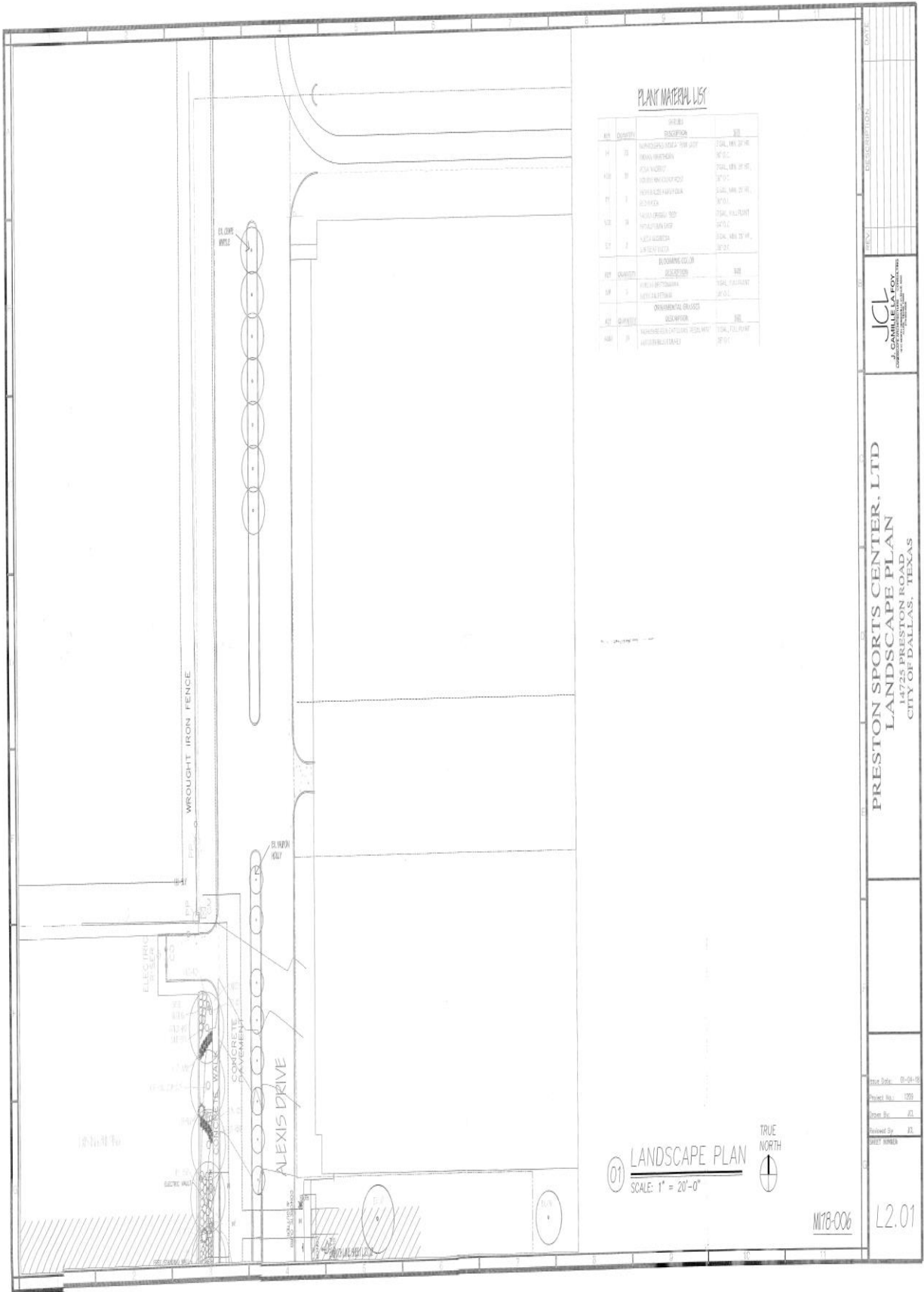
DATE	
DESCRIPTION	
REVISION	
PRESTON SPORTS CENTER, LTD LANDSCAPE KEY PLAN 1770 PRESTON ROAD CITY OF DALLAS, TEXAS	
Issue Date:	07-04-13
Project No.:	1209
Drawn By:	JL
Checked By:	JL
SHEET NUMBER	L2.00

01
LANDSCAPE KEY PLAN
 SCALE: 1" = 70'-0"
 TRUE NORTH

N178-006

L2.00

Proposed Landscape Plan – Sheet L2.01



PLANT MATERIAL LIST

NO.	QUANTITY	PLANT DESCRIPTION	SIZE
101	20	SPRING BLOSSOM TREE	2 GAL, 18" H, 12" W
102	20	ORANGE BLOSSOM TREE	2 GAL, 18" H, 12" W
103	20	FLORAL BLOSSOM TREE	2 GAL, 18" H, 12" W
104	20	SPRING BLOSSOM TREE	2 GAL, 18" H, 12" W
105	20	ORANGE BLOSSOM TREE	2 GAL, 18" H, 12" W
106	20	FLORAL BLOSSOM TREE	2 GAL, 18" H, 12" W
107	20	SPRING BLOSSOM TREE	2 GAL, 18" H, 12" W
108	20	ORANGE BLOSSOM TREE	2 GAL, 18" H, 12" W
109	20	FLORAL BLOSSOM TREE	2 GAL, 18" H, 12" W
110	20	SPRING BLOSSOM TREE	2 GAL, 18" H, 12" W
111	20	ORANGE BLOSSOM TREE	2 GAL, 18" H, 12" W
112	20	FLORAL BLOSSOM TREE	2 GAL, 18" H, 12" W
113	20	SPRING BLOSSOM TREE	2 GAL, 18" H, 12" W
114	20	ORANGE BLOSSOM TREE	2 GAL, 18" H, 12" W
115	20	FLORAL BLOSSOM TREE	2 GAL, 18" H, 12" W
116	20	SPRING BLOSSOM TREE	2 GAL, 18" H, 12" W
117	20	ORANGE BLOSSOM TREE	2 GAL, 18" H, 12" W
118	20	FLORAL BLOSSOM TREE	2 GAL, 18" H, 12" W
119	20	SPRING BLOSSOM TREE	2 GAL, 18" H, 12" W
120	20	ORANGE BLOSSOM TREE	2 GAL, 18" H, 12" W

01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



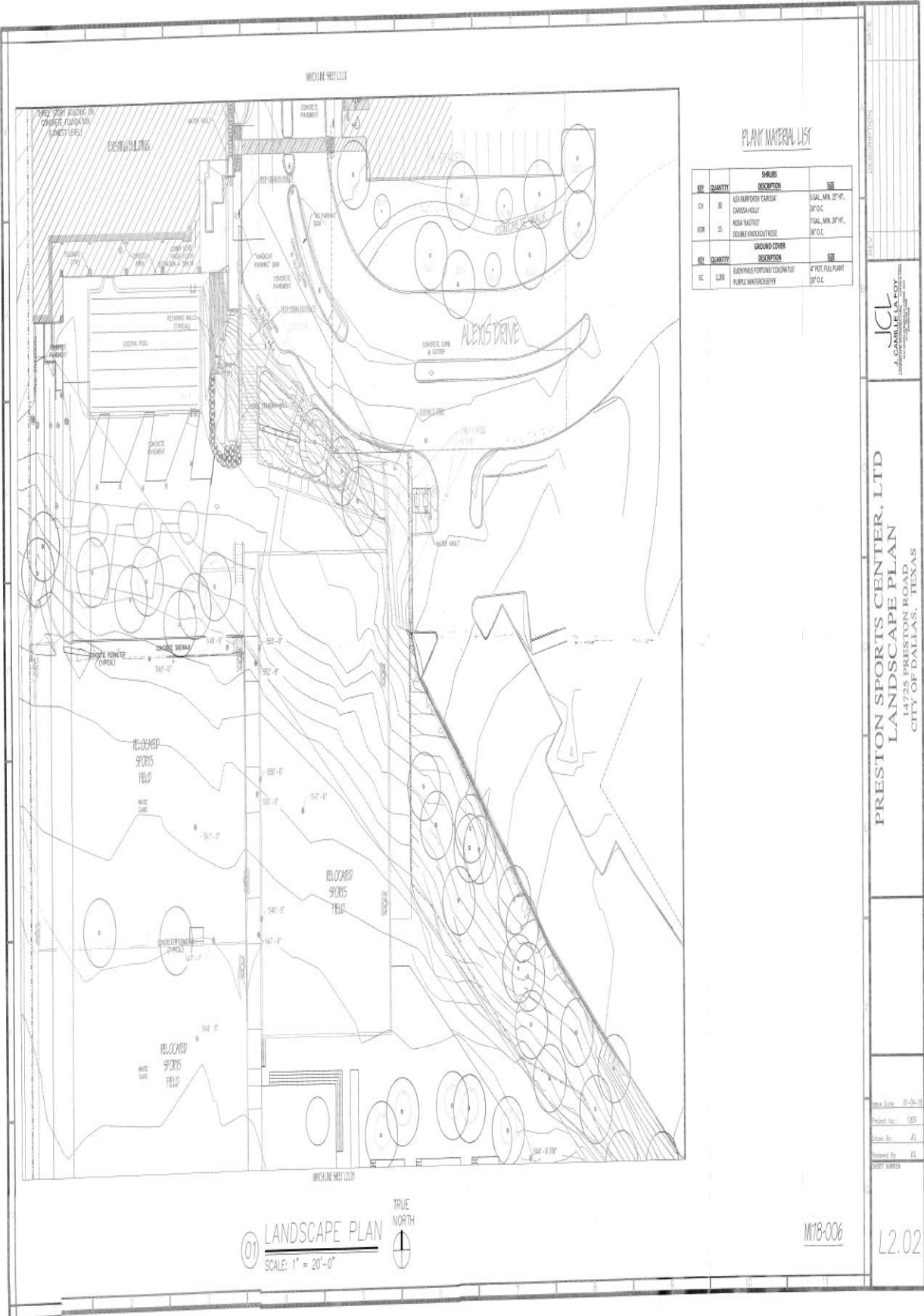
W17B-006 L2.01

JCL
J. CARROLL JOY
LANDSCAPE ARCHITECTS, P.C.
14725 PRESTON ROAD
CITY OF DALLAS, TEXAS

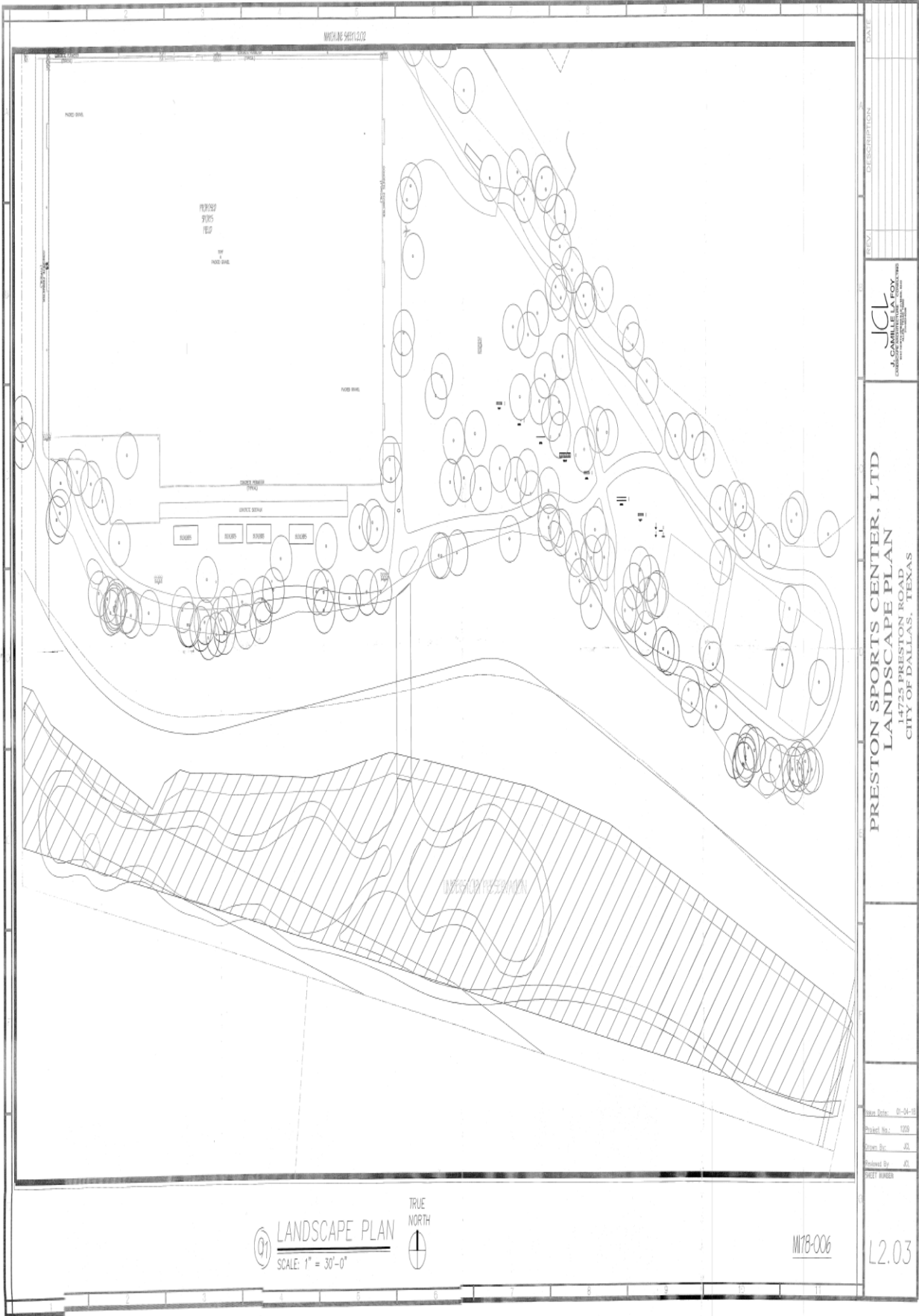
**PRESTON SPORTS CENTER, LTD
LANDSCAPE PLAN
14725 PRESTON ROAD
CITY OF DALLAS, TEXAS**

Date: 01-08-10
Project No.: 1293
Sheet No.: 01
Designed By: JCL
Sheet Name: PRESTON

Proposed Landscape Plan – Sheet L2.02



Proposed Landscape Plan – Sheet L2.03

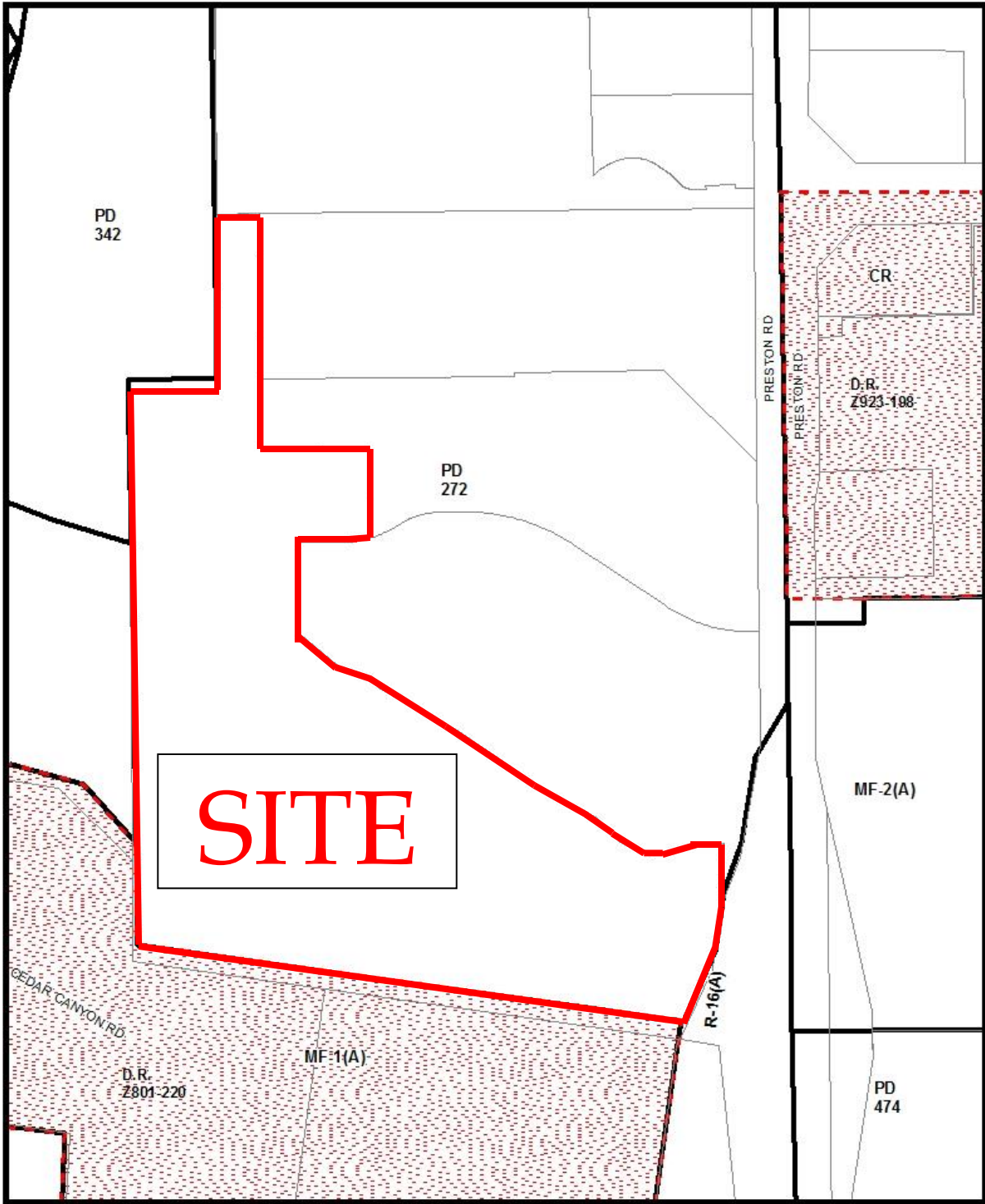


NO.	DESCRIPTION	DATE

JCL
A COMMITMENT TO EXCELLENCE
COMMERCIAL ARCHITECTURE & INTERIORS

PRESTON SPORTS CENTER, LTD
LANDSCAPE PLAN
14725 PRESTON ROAD
CITY OF DALLAS, TEXAS

Issue Date: 07-04-18
Project No.: 1109
Drawn By: JG
Reviewed By: JG
Printed By: JG



1:2,400

Zoning Map

Printed Date: 1/23/2018

SITE



 1:2,400

Aerial Map

Printed Date: 1/23/2018

FILE NUMBER: Z178-143(JM)

DATE FILED: December 6, 2017

LOCATION: Southeast corner of Lombardy Lane and Geraldine Drive.

COUNCIL DISTRICT: 6

MAPSCO: 23-U

SIZE OF REQUEST: ±1.578 acres

CENSUS TRACT: 72.02

APPLICANT/OWNER: Buckner Children & Family Services, Inc.

REPRESENTATIVE: Tommy Mann & Brad Williams % Windstead PC

REQUEST: An application for an amendment to Planned Development District No. 957 for NO(A) Neighborhood Office District uses and a community service center and a child-care facility.

SUMMARY: The applicant is proposing to proceed with phased construction of the proposed community service center and child-care facility. During construction, temporary buildings and landscaping would be allowed as identified on the Phase 1 plans. The applicant proposes to amend the conditions to require the removal of the temporary structures by March 1, 2020, and require compliance with the proposed Phase 2 Development and Landscape Plans—which are the same as originally approved with the inception of the PD in 2016.

STAFF RECOMMENDATION: Approval, subject to Phase 1 and Phase 2 development plans, Phase 1 and Phase 2 landscape plans, and conditions

BACKGROUND INFORMATION:

- On January 27, 2016, the City Council approved the creation of PD No. 957 for NO(A) Neighborhood Office District uses and a community service center and a child-care facility.
- The subject site is undeveloped and contains approximately 1.58 acres of land with 400 feet of frontage along Lombardy Lane and 170 feet of frontage along Geraldine Drive.
- The purpose of this request is to allow for the phased development of the proposed community service center and child-care facility. Temporary structures are proposed for operation while under construction. A termination date is proposed in the PD conditions requiring removal of temporary structures by March 1, 2020 to obtain a CO for the phase two, permanent structures.

Zoning History: There have been no zoning cases in the area over the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Lombardy Lane	Community Collector	60 feet	60 feet
Geraldine Drive	Local	50 feet	50 feet

Traffic:

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

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 957	Undeveloped
Northwest	MF-2(A) Multifamily	Multifamily & Cemetery
Northeast	MF-2(A) Multifamily	Multifamily
Southeast	MF-2(A) Multifamily	Multifamily & Single Family

Southwest	MF-2(A) Multifamily	Multifamily & Single Family
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STAFF ANALYSIS:

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request, however the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

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

LAND USE

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.

Implementation Measure 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.

Implementation Measure 1.1.5.8 Assist city, state, federal and private agencies in addressing crime, education and social service issues to strengthen neighborhoods and stem deterioration.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

The proposed community service center and a child-care facility will serve the surrounding neighborhood including multiple multifamily developments and single family neighborhoods to the south.

Land Use Compatibility:

The subject site is currently undeveloped. Surrounding land uses include the Calvary Hill Cemetery to the northwest; multifamily units to the north, east, and southwest; and, single family to the south.

On January 27, 2016, the City Council approved the creation of PD No. 957 for NO(A) Neighborhood Office District uses and a community service center and a child-care facility by right (no SUP for either). Site demolition of single family homes has been completed. The applicant is requesting to use the existing development and landscape plans as Phase 2 plans. In the interim, temporary Phase 1 plans have been offered with the guarantee of removal or transition to Phase 2 by March 1, 2020, per the proposed PD conditions. Originally, the applicant had offered a transition date of January 1, 2020, but after predevelopment meetings transpired, the date was pushed back to March 1, 2020.

Phase 1 would consist of two temporary buildings with a community service center use. A total of 4,550 square feet of floor area is proposed for this phase.

Parking:

PD No. 957 refers to the Dallas Development Code for parking regulations other than the community service center. The future development would have to comply with the required parking, as determined by the PD/Dallas Development Code.

The PD requires one parking space for every 235 square feet of floor area for a community service center use. According to the Phase 1 development plan, 4,550 square feet of floor area would contain this use. Twenty parking spaces are provided. Additional indented parking along Geraldine Drive is planned, subject to review by Engineering at permitting.

The Phase 2 development plan indicates that 90 total spaces will be required and provided, subject to the following breakdown:

- A child care facility with 3,550 square feet—requires 7 parking spaces at a ratio of one parking space per 500 square feet.
- A community center with 19,450 square feet—requires 83 parking spaces at a ratio of one parking space per 235 square feet.
- No loading spaces are required.
- Additional indented parking along Geraldine Drive is planned, subject to review by Engineering at permitting.

The indented parking along Geraldine Drive was originally labeled as a loading/parking area. This location fails to meet the standards for indented parking with a maximum of 8 feet in width and loading according to Sec. 51A, 4.303(b)(1) and (8) which require loading within the lot of the site and with maneuverability within the property boundaries, out of the right of way. Additionally, a loading space is not required by code. These updates have been made to both development plans.

Landscaping:

PD No. 957 requires compliance with Article X of the Dallas Development Code, as amended. A landscape plan approved with the PD and proposed as the final Phase 2

Z178-143(JM)

plan offers significant planting areas across the site, inclusive of a courtyard (minimum of 1,500 square feet).

The City Arborist has recommended replacing two large trees with two small trees on the plans located by the proposed playground and trash service area to reduce possible maintenance conflicts. Otherwise, the Phase 2 plan has not changed from what was previously approved as the original landscape plan for the development. The City Arborist has reviewed both plans and approves of the landscaping.

AMENDING PD CONDITIONS

ARTICLE 957.

PD 957.

SEC. 51P-957.101. LEGISLATIVE HISTORY.

PD 957 was established by Ordinance No. 29994, passed by the Dallas City Council on January 27, 2016. (Ord. 29994; _____)

SEC. 51P-957.102. PROPERTY LOCATION AND SIZE.

PD 957 is established on property generally located at the southeast corner of Lombardy Lane and Geraldine Drive. The size of PD 957 is approximately 1.578 acres. (Ord. 29994)

SEC. 51P-957.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this district, TEMPORARY BUILDING means structures subject to mandatory removal in accordance with Section 51P-957.114(c) as shown on the Phase 1 development plan (Exhibit 957A).

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

(c) This district is considered to be a nonresidential zoning district. (Ord. 29994)

SEC. 51P-957.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 957A: Phase 1 development plan.
- (2) Exhibit 957B: Phase 2 development [landscape] plan.
- (3) Exhibit 957C: Phase 1 landscape plan.
- (4) Exhibit 957D: Phase 2 landscape plan. (Ord. 29994; _____)

SEC. 51P-957.105. DEVELOPMENT PLANS.

Prior to March 1, 2020, development and use of the property must comply with either the Phase 1 development plan (Exhibit 957A) or the Phase 2 development plan (Exhibit 957B). As of March 1, 2020, development and use of the property must comply with the Phase 2 development plan [(Exhibit 954A)]. If there is a conflict between the text of this article and the Phase 1 development plan or the Phase 2 development plan, the text of this article controls. (Ord. 29994; _____)

SEC. 51P-957.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the NO(A) Neighborhood Office District, subject to the same conditions applicable in the NO(A) Neighborhood Office District, as set out in Chapter 51A. For example, a use permitted in the NO(A) Neighborhood Office 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 NO(A) Neighborhood Office District is subject to DIR in this district, etc.

(b) The following additional uses are permitted by right:

- Child-care facility.
- Community service center. (Ord. 29994)

SEC. 51P-957.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 29994)

SEC. 51P-957.108. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the NO(A) Neighborhood Office District apply.

(b) Front yard.

(1) The following structures may be located in the front yard:

- (A) retaining walls with a maximum height of four feet;
- (B) railings for stairs, stoops, and porches with a maximum height of four feet; and
- (C) patios and covered seating areas.

(2) Railings affixed to a retaining wall are not considered part of the retaining wall height if they do not exceed four feet in height and are at least 50 percent open.

(3) A canopy or awning projecting into the front yard must have a minimum clearance of eight feet above grade.

(4) Fencing more than four feet above grade in the front yard is not allowed.

(c) Side yard.

(1) Minimum side yard is 10 feet.

(2) An awning or roof eave projecting into the side yard must have a minimum clearance of eight feet above grade.

(d) Floor area. For a child-care facility, maximum floor area is 4,000 square feet.

(e) Height.

(1) Except as provided in this subsection, maximum structure height is 40 feet. Height is measured to the highest point of the structure.

(2) The following structures may project a maximum of 12 feet above the maximum structure height:

(A) Elevator penthouse or bulkhead.

(B) Mechanical equipment room.

(C) Cooling tower.

(D) Tank designed to hold liquids.

(E) Ornamental cupola or dome.

(F) Skylights.

(G) Clerestory.

(H) Visual screens which surround roof mounted mechanical equipment.

(I) Chimney and vent stacks.

(J) Parapet wall, limited to a height of four feet.

(3) Maximum height for light standards is 16 feet, measured to the top of the fixture. (Ord. 29994)

SEC. 51P-957.109. 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) Community service center. One space per 235 square feet of floor area is required. (Ord. 29994)

SEC. 51P-957.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 29994)

SEC. 51P-957.111. LANDSCAPING.

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

(b) Community service center and child-care facility. Prior to March 1, 2020, landscaping must be provided as shown on either the Phase 1 landscape plan (Exhibit 957C) or the Phase 2 landscape plan (Exhibit 957D). As of March 1, 2020, [L]andscaping must be provided as shown on the Phase 2 landscape plan [(Exhibit 957B)]. If there is a conflict between the text of this article and the Phase 1 landscape plan or the Phase 2 landscape plan, the text of this article controls.

(c) Maintenance. Plant materials must be maintained in a healthy, growing condition. (Ord. 29994; _____)

SEC. 51P-957.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 29994)

SEC. 51P-957.113. DESIGN STANDARDS FOR A COMMUNITY SERVICE CENTER AND CHILD-CARE FACILITY.

(a) Applicability. This section applies only to development pursuant to the phase 2 development plan.

(b) Building facades.

- (1) The minimum fenestration for a facade facing a public street is 20 percent.
- (2) Each facade must have one or more of the following changes:

(A) A minimum of two changes of color, texture, or material, either diagonally, horizontally, or vertically, at intervals of not less than 10 feet and not more than 30 feet.

(B) Changes in plane with a depth of at least 12 inches, either diagonally, horizontally, or vertically, for each 50 feet of street facing facade.

(c) Building entrances. At least one visually prominent pedestrian entrance is required on each street frontage. A visually prominent pedestrian entrance may include an archway, a canopy affixed to the facade, or building materials around the pedestrian entrance that are visually different from the materials used on the remaining facade.

(d) Pedestrian amenities. A minimum of two of each of the following pedestrian amenities must be provided along Lombardy Lane and a minimum of one of each of the following pedestrian amenities must be provided along Geraldine Drive:

- (1) benches;
- (2) trash receptacles; and
- (3) bicycle racks.

(e) Courtyard. A courtyard with a minimum area of 1,500 square feet must be provided in the location shown on the development plan.

(f) Sidewalks. An unobstructed sidewalk width of six feet must be provided along Lombardy Lane and Geraldine Drive. (Ord. 29994)

SEC. 51P-957.114. ADDITIONAL PROVISIONS.

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

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

(c) Temporary buildings installed on the Property in accordance with the Phase 1 development plan must be removed by the earlier of March 1, 2020 or by the issuance of a certificate of occupancy pursuant to the Phase 2 development plan. (Ord. 29994; _____)

SEC. 51P-957.115. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 29994)

Proposed Phase 1 Development Plan

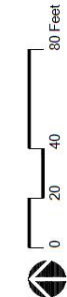
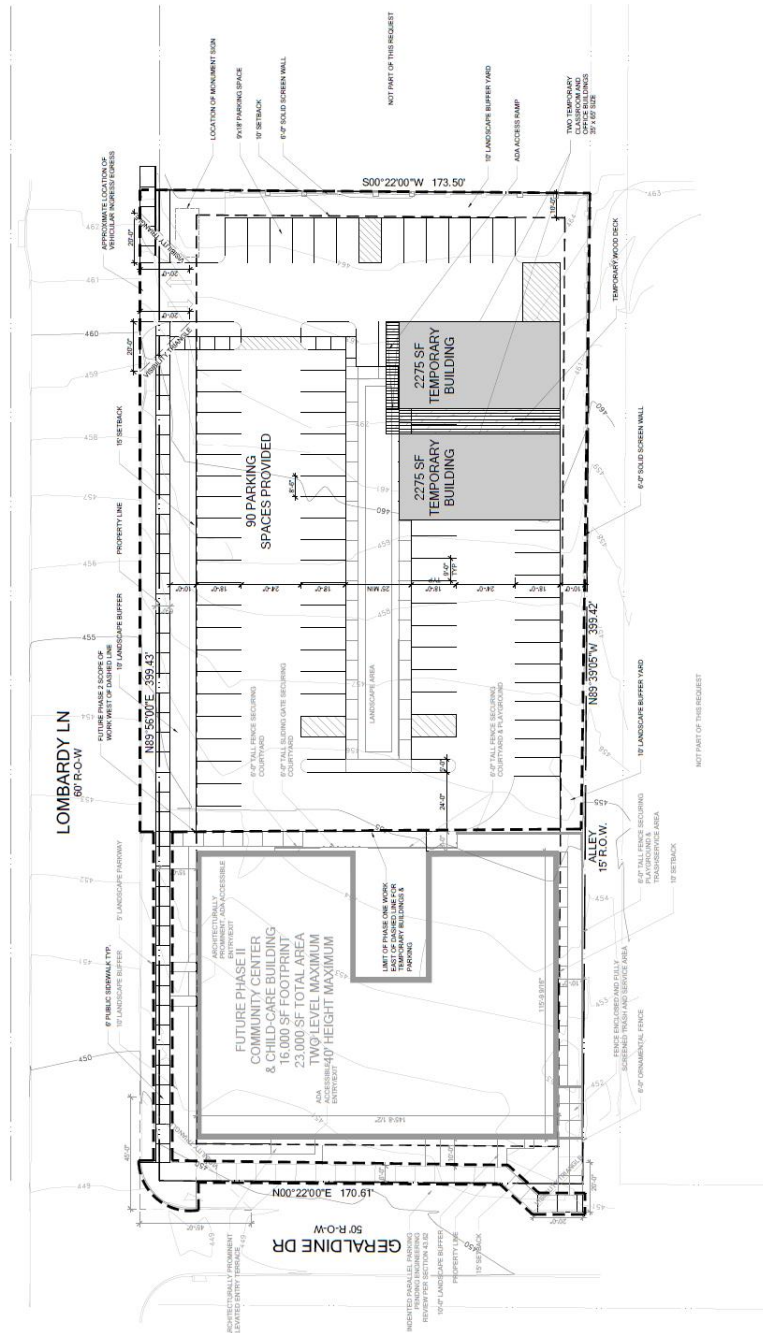


VERMONT, U.S.A.

PHASE I YARD, LOT, & SPACE DATA	
SITE AREA	88,720 SF
LOT COVERAGE	15.88 AC
FAIR	51.8 SF
MINIMUM STORES	8.8
MINIMUM STORES	2
MINIMUM STORES	4
FRONT YARD SETBACK	15'
SIDE YARD SETBACK	10'

PHASE I PROJECT DATA	
BUILDING AREA	COMMUNITY CENTER, 4,550 SF
TOTAL	4,550 SF
PARKING REQUIRED	COMMUNITY CENTER, 20 SPACES
TOTAL	20 SPACES
ON-SITE PARKING PROVIDED	20 SPACES

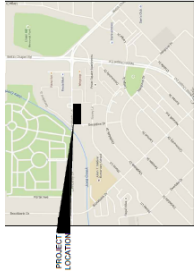
NOTE: SEE SCREENING SITE ELEMENTS SCHEDULE TO PHASE II DESIGN



Job #: 15174
 File Name: Buckner Bachman Lake Development Plan
 Date: 01/05/2016, REV. 01/23/18
 Reason for P.L.R. R1M: C1M

PHASE I DEVELOPMENT PLAN
 Buckner International - Bachman Lake
 Planning, 2016

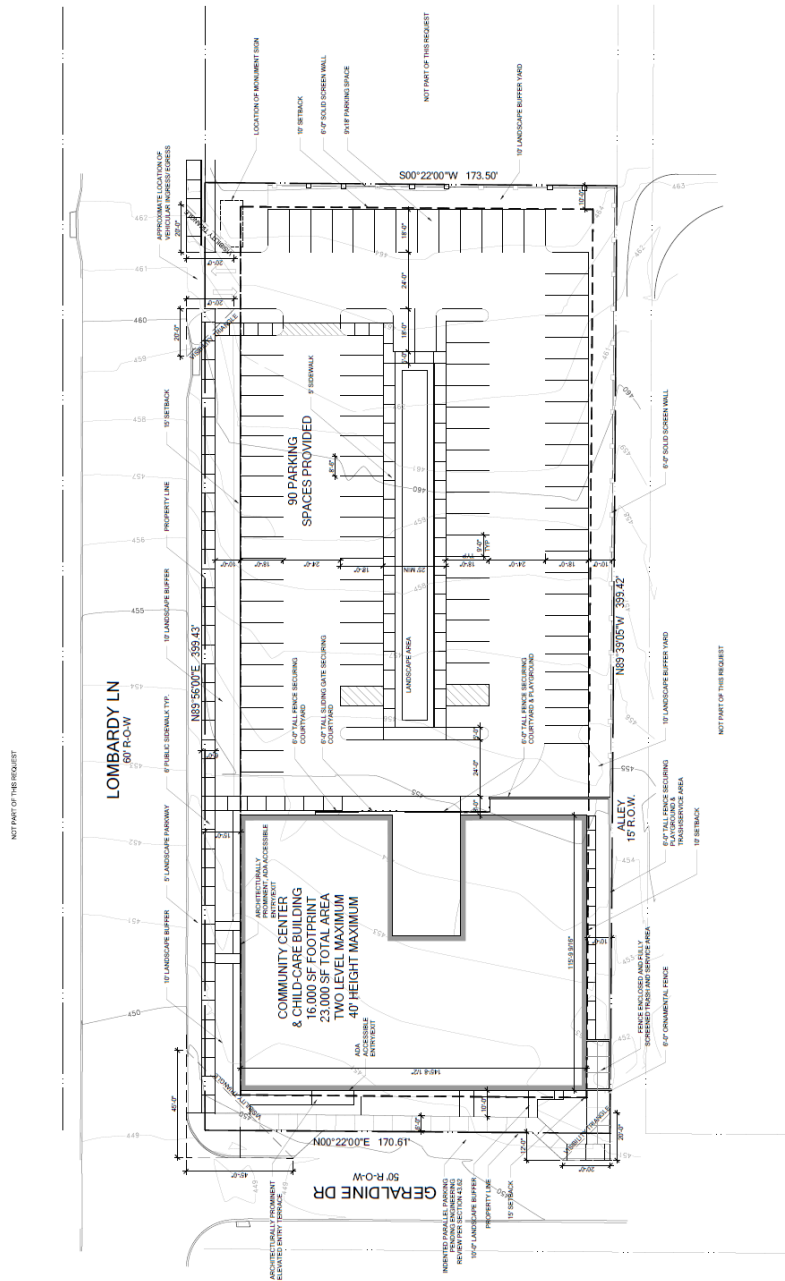
Proposed Phase 2 Development Plan



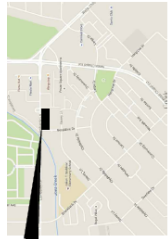
NEIGHBORHOOD MAP

PHASE II YARD, LOT, & SPACE DATA	
SITE AREA	68,226 SF
LOT COVER	15,738 AC
LOT COVERAGE	14,000 SF
F.A.R.	0.14
MAXIMUM STORES	2
MAXIMUM HEIGHT	47'
MAXIMUM LOT BACK	10'
MAXIMUM YARD BACK	10'

PHASE II PROJECT DATA	
BUILDING AREA	CHILD-CARE FACILITY 3,600 SF
	COMMUNITY CENTER 6,000 SF
	TOTAL 9,600 SF
PARKING REQUIRED	CHILD-CARE FACILITY 7 SPACES
	COMMUNITY CENTER 83 SPACES
	TOTAL 90 SPACES
ON-SITE PARKING PROVIDED	90 SPACES



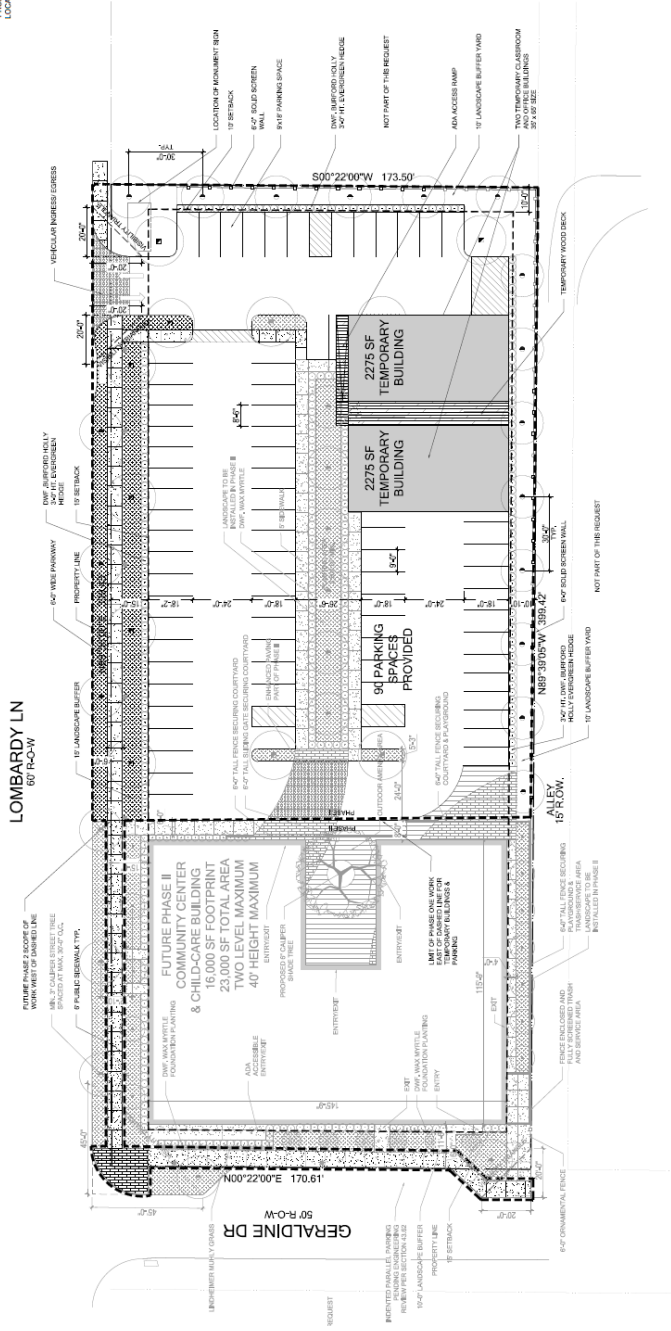
Proposed Phase 1 Landscape Plan



LEGEND

- 12" PERFORATED ASPHALT (LARGE CANOPY SHADE TREES)
- 12" PERFORATED ASPHALT (MEDIUM CANOPY TREES)
- DESERT YELLOW (ORNAMENTAL TREES)
- ORANGE WHITE (ORNAMENTAL TREES)
- LAWN AREA
- DECOMPOSED GRANITE
- CONCRETE WALK
- ENHANCED PEDESTRIAN PAVING
- ENHANCED VEHICULAR PAVING
- ENHANCED VEHICULAR PAVING AND UTILITY BULLSEYE
- 16" OF 4" BANK LIGHT POLE

NOTE: GRAY SCREEN OF SITE ELEMENTS REPRESENTS PHASE NETWORK

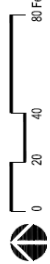


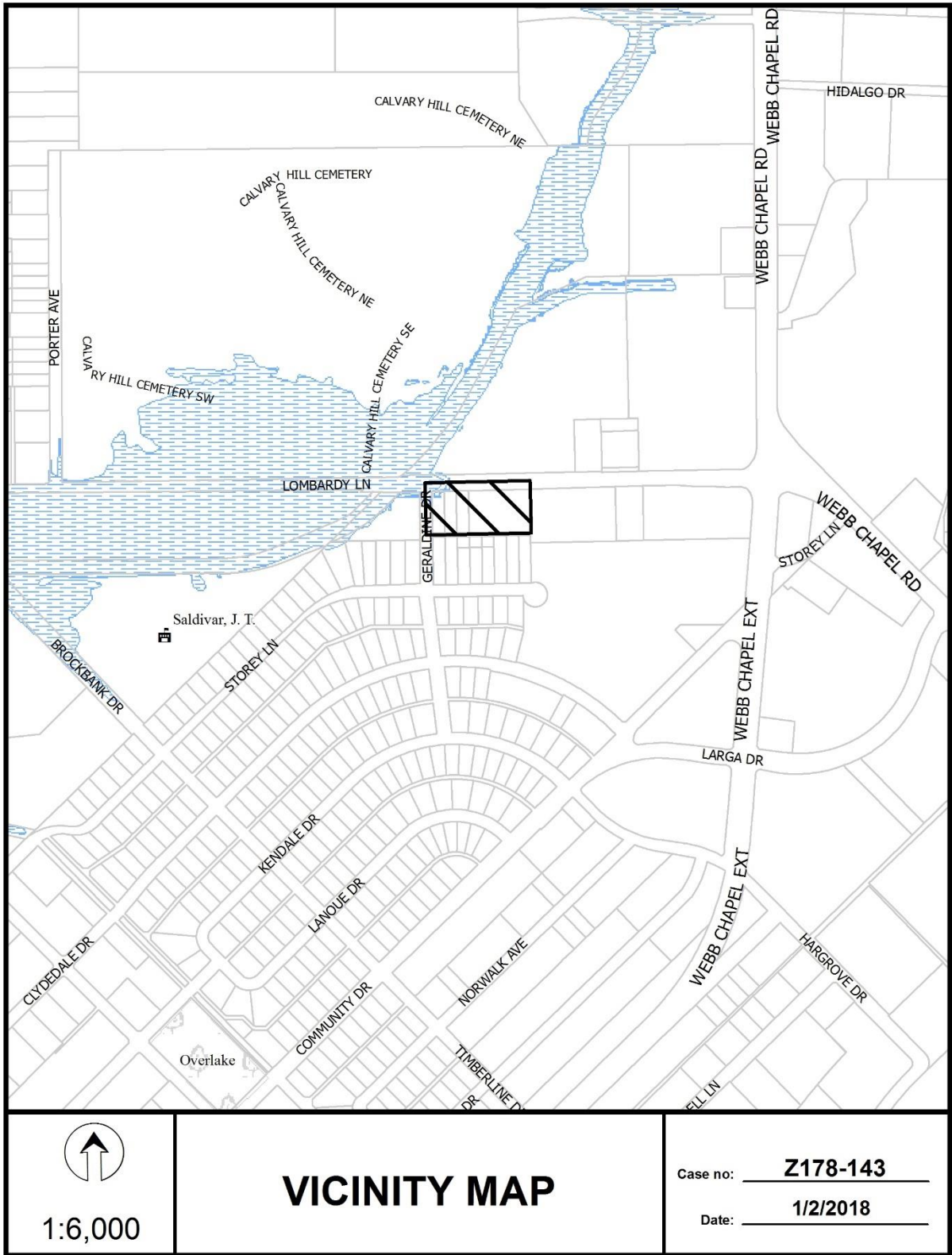
QTY	KEY	UNF	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
17	EA	EA	Locust Oak	Quercus virginiana	3" col.	12'-14'	4'-5'	as shown	Full canopy, matched
	EA	EA	Orange Tree	Quercus virginiana 'Conecreeper'	3" col.	12'-14'	4'-5'	as shown	Full canopy, matched
	EA	EA	Locust Burford Holly	Illex cornuta 'Burford Holly'	#7 Cont.	30'-38'	26'-30'	30' O.C.	Full and symmetrical



Job #: 15174
 File Name: Bachman Lake Development Plan
 Date: 01/02/2018, REV. 01/23/18

LANDSCAPE PLAN
 nomenclational - Bachman Lake



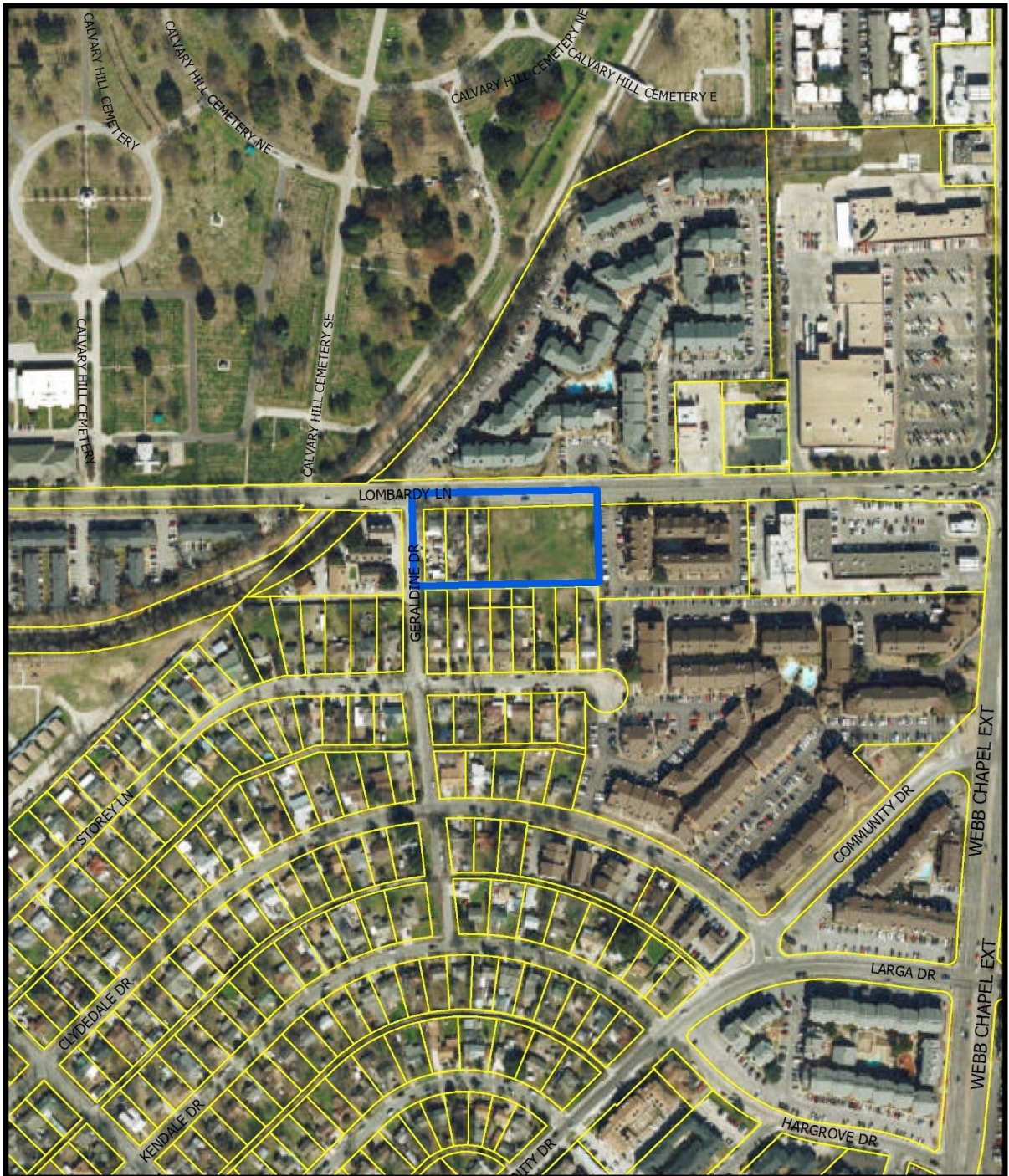


1:6,000

VICINITY MAP

Case no: Z178-143

Date: 1/2/2018

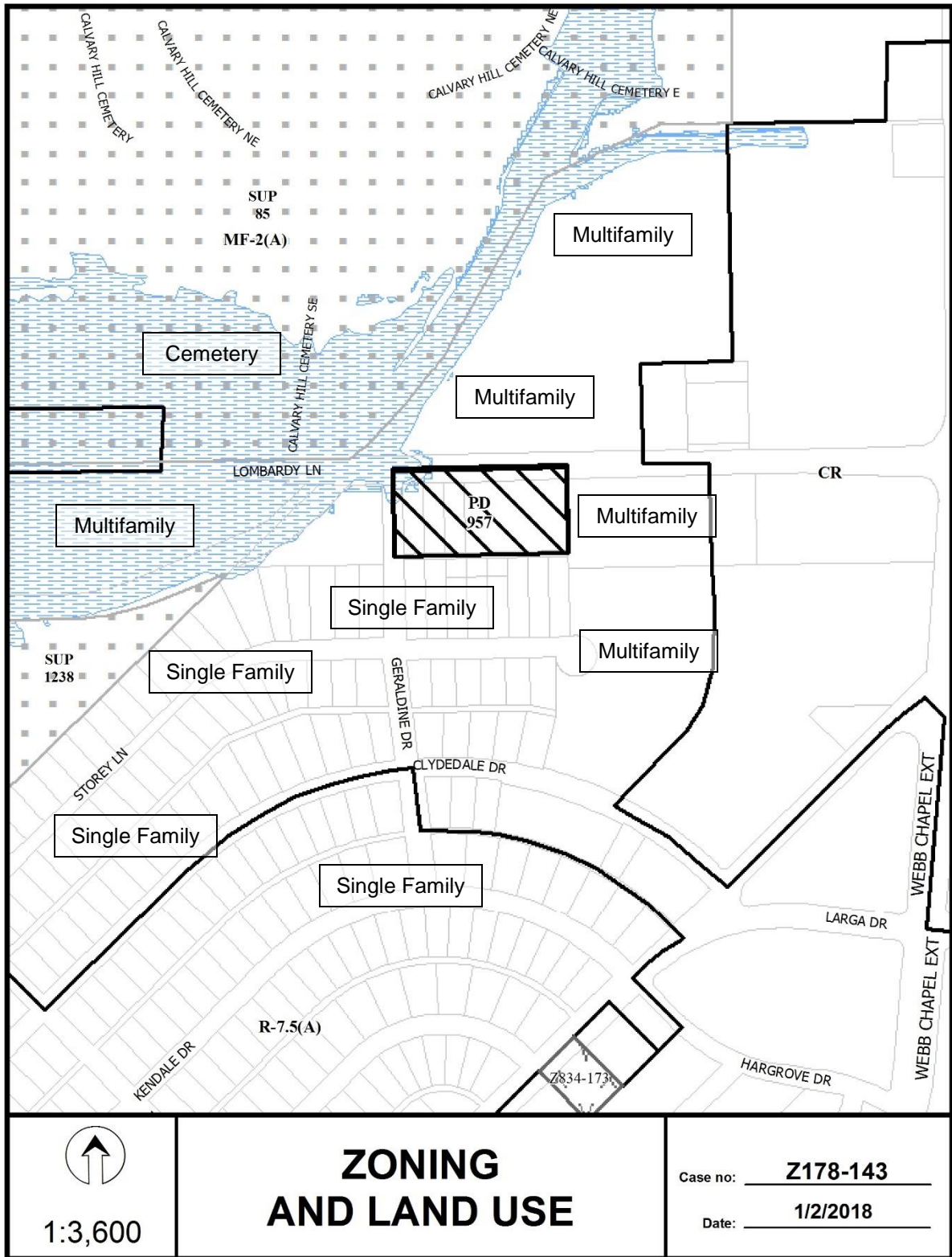


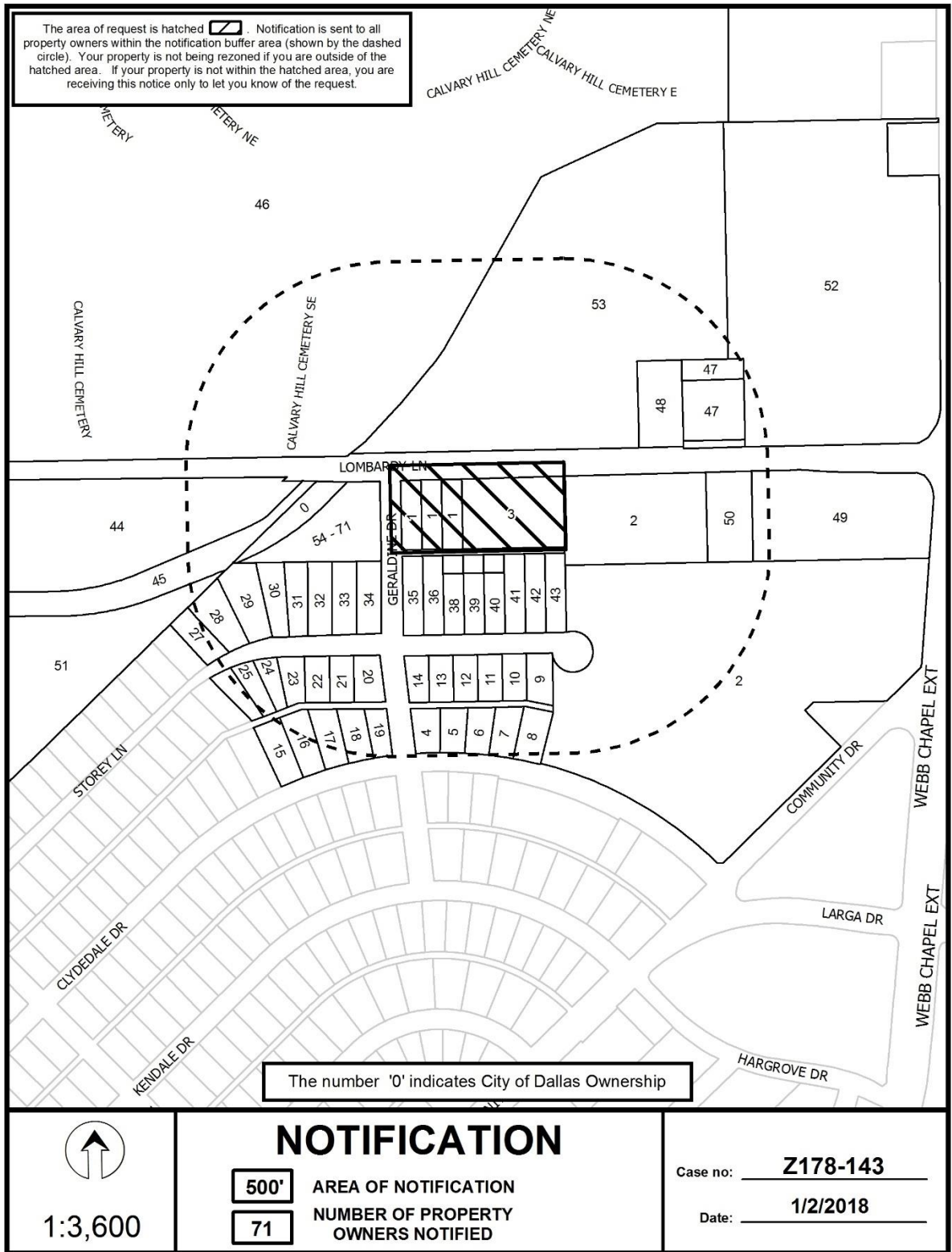
1:3,600

AERIAL MAP

Case no: Z178-143

Date: 1/2/2018





01/02/2018

Notification List of Property Owners***Z178-143******71 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3310 LOMBARDY LN	BUCKNER CHILDREN & FAMILY SERVICE INC
2	3350 LOMBARDY LN	VREC PECAN LP
3	3314 LOMBARDY LN	BUCKNER CHILDREN AND FAMILY SERVICES INC
4	3303 CLYDEDALE DR	ARROYO SILVIA
5	3307 CLYDEDALE DR	JAIMES IGNACIO & GENOVEVA
6	3313 CLYDEDALE DR	PEREA ALFONSO & KARIA
7	3317 CLYDEDALE DR	CANALES HENRRY EXEQUIEL ESPINOZA &
8	3323 CLYDEDALE DR	RAMIREZ RUBEN C
9	3326 STOREY LN	ESPARZA JESUS & MARIA
10	3320 STOREY LN	ZAINOS RUBEN &
11	3316 STOREY LN	ALFARO CRECENCIO &
12	3310 STOREY LN	BENAVIDES CANDIDA C
13	3306 STOREY LN	SALAZAR ROSA IRENE
14	3302 STOREY LN	MARTINEZ JOSE &
15	3207 CLYDEDALE DR	PEREZ JOSE G & MARIA E
16	3213 CLYDEDALE DR	CARRERA AUDON & HORTENCIA
17	3217 CLYDEDALE DR	AGUINAGA ANNA MARIE &
18	3221 CLYDEDALE DR	FLORES FELIPE &
19	3225 CLYDEDALE DR	RAMIREZ JOSE F
20	3238 STOREY LN	VENTURA EUGENIA
21	3234 STOREY LN	PICHARDO JOSE A
22	3230 STOREY LN	MALDONADO GUILLERMINA
23	3226 STOREY LN	DURAN ARTURO E
24	3222 STOREY LN	VELOZ CLAUDIO &
25	3218 STOREY LN	GUTIERREZ IGNACIO &
26	3212 STOREY LN	SANCHEZ MELVIN F

01/02/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3213 STOREY LN	ROQUE FRANCISCO &
28	3219 STOREY LN	LEON ALBERTO E &
29	3223 STOREY LN	NUNEZ JOSE & LEOBIGILDA M
30	3227 STOREY LN	NOSHI PROPERTIES LLC
31	3231 STOREY LN	MARTINEZ MANUEL
32	3235 STOREY LN	GONZALEZ JUAN ANTONIO
33	3239 STOREY LN	LOVO MARIA A
34	3243 STOREY LN	MURILLO ENRIQUE &
35	3303 STOREY LN	DAVALOS JOSE GAUDALUPE &
36	3307 STOREY LN	ALEJO ANUAR
37	3311 STOREY LN	TREJO MIGUEL & XOCHITL
38	3311 STOREY LN	HERNANDEZ JUAN M &
39	3315 STOREY LN	VELAZQUEZ PEDRO & JUANA
40	3319 STOREY LN	HOMEX CHANGE LLC
41	3323 STOREY LN	GARCIA LUIS B & MARIA
42	3327 STOREY LN	GAMEZ FLORENTINO &
43	3331 STOREY LN	TREJO XOCHITL R
44	3130 LOMBARDY LN	GR CANYON CREEK LP
45	3130 LOMBARDY LN	PARKS JOHN A JR
46	3235 LOMBARDY LN	CALVARY HILL CEMETERY
47	3383 LOMBARDY LN	JUAREZ MARIO
48	3373 LOMBARDY LN	TORRES ANTONIO
49	3400 LOMBARDY LN	PECAN PLAZA LTD
50	3380 LOMBARDY LN	ROADE PROPERTIES LTD
51	9510 BROCKBANK DR	Dallas ISD
52	9727 WEBB CHAPEL RD	WEBBS CHAPEL DEV GRP LLC
53	3353 LOMBARDY LN	3353 BAYOU BEND LLC
54	3240 LOMBARDY LN	PETROSKI EILEEN
55	3240 LOMBARDY LN	TRAN TU & CAM LY
56	3240 LOMBARDY LN	SOTO FILIBERTO &
57	3240 LOMBARDY LN	ANZORA NOE O

01/02/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3240 LOMBARDY LN	LY DIEP & CAM KHA LY
59	3240 LOMBARDY LN	LY VAN &
60	3240 LOMBARDY LN	VU LINH MY
61	3240 LOMBARDY LN	MAZARIEGOS WALTER &
62	3240 LOMBARDY LN	LY DIEP & CAM LY
63	3240 LOMBARDY LN	VILLEDA FRANCISCO J ORTIZ
64	3240 LOMBARDY LN	GOMEZ CECILIO & MARIA C
65	3240 LOMBARDY LN	GOMEZ CECILIO
66	3240 LOMBARDY LN	HARKLEROAD DONNA L
67	3240 LOMBARDY LN	TREJO XOCHITL
68	3240 LOMBARDY LN	H2D2 LIVING TRUST THE
69	3240 LOMBARDY LN	DURAN ARTURO H
70	3240 LOMBARDY LN	MARTINEZ ENRIQUE VASQUEZ
71	3240 LOMBARDY LN	DURAN ARTURO H &

FILE NUMBER: Z178-101 (PD)

DATE FILED: October 3, 2017

LOCATION: South side of Commerce Street, west of Henry Street

COUNCIL DISTRICT: 2

MAPSCO: 45-M

SIZE OF REQUEST: Approx. 3,125 sq. ft.

CENSUS TRACT: 204.00

APPLICANT: Marty Monroe, Adair's Saloon

REPRESENTATIVE: Marty Monroe, Adair's Saloon

OWNER: S.D.L. Partners

REQUEST: An application for the renewal of Specific Use Permit No. 1687 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The purpose applicant proposes to continue the operation of the alcoholic beverage establishment limited to a bar, lounge or tavern and an inside commercial amusement limited to a Class A dance hall. [Adairs]

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

BACKGROUND INFORMATION:

- The request site is currently developed with a two-story structure utilized as a bar, lounge, or tavern and an inside commercial amusement use limited to a Class A dance hall. The second floor is used as an office that is a separate use.
- SUP No. 1687 for a bar, lounge or tavern and an inside commercial amusement use was granted on the subject site on November 28, 2007, for a five-year period.
- SUP No. 1687 was renewed on November 28, 2012, for a five-year period.

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

1. **Z156-304** On October 21, 2011, Specific Use Permit No. 1651 for a tattoo studio and body piercing studio was automatically renewed for an additional five-year time period and will expire on January 10, 2017.
2. **Z156-295** On October 26, 2016, the City Council approved an application for the renewal of Specific Use Permit No. 1767 for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
3. **Z134-126** On February 24, 2014, the City Council approved an application for Specific Use Permit No. 2076 for an inside commercial amusement use limited to a live music venue and a dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Main Street	Minor Arterial	80 ft.
Commerce Street	Minor Arterial	80 ft.

Traffic:

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

Surrounding Land Uses:

	Zoning	Land Use
Site	Tract A, PDD No. 269	Bar, Lounge or Tavern
North	Tract A, PDD No. 269	Surface Parking Lot
South	Tract A, PDD No. 269	Surface Parking Lot
West	Tract A, PDD No. 269	Office
East	Tract A, PDD No. 269	Restaurant

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 *forwardDallas! Comprehensive Plan* outlines several goals and policies to support the applicant's request:

LAND USE ELEMENT

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

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

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

- Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

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

Land Use Compatibility:

The approximately 3,125-square foot request site is zoned Tract A within Planned Development District No. 269 and is currently developed with a 2,500-square foot, two-story commercial building used as a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall. The second floor is used as an office that is a separate use.

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 use is surrounded by other retail uses and various surface parking lots. As noted below, there has been minimal reported police activity at this location for the past five years. As a result of this analysis, staff has determined the request complies with the general provisions for consideration of an SUP for an additional five-year period.

SUP No. 1687 was initially approved for a five-year period and renewed in 2012 for an additional five-year period. Therefore, staff recommends renewing this SUP for another five-year period.

Police Report:

The following police report shows activity at the request site for the past five years. The Dallas Police Department’s crime statistics report provides a list of all calls logged with 911, a list of actual criminal offenses reported by an officer and the number of arrests made by an officer. These reports listed below are from the period between January 1, 2012, to December 18, 2017.

Arrests:

IncidentNum	ArArrestDate	ArArrestTime	ArLAddress	ChargeDesc
025421-2015	2/2/2015	1:49	2624 COMMERCE ST	PUBLIC INTOXICATION
179621-2014	7/26/2014	22:45	2624 COMMERCE ST	PUBLIC INTOXICATION

Criminal Offenses:

IncidentNum	Date1	Time1	UCR_Offense	Address	ZipCode
064481-2017	3/22/2017	17:50	FRAUD	2624 COMMERCE ST	75226
138088-2015	6/17/2015	10:05	OTHER THEFTS	2624 COMMERCE ST	75226
075381-2015	4/5/2015	1:00	OTHER THEFTS	2624 COMMERCE ST	75226
259367-2015	11/7/2015	1:13	ASSAULT	2624 COMMERCE ST	75226
209498-2014	8/31/2014	2:21	ASSAULT	2624 COMMERCE ST	75226
0161872-2012	7/1/2012	11:00	THEFT/BMV	02624 COMMERCE ST	75226

Z178-101(PD)

Calls:

Master_Incident_Number	Response_Date	Response_Time	Problem	Address	ZipCode
17-2351141	12/13/2017	20:36	24 - Abandoned Property	2624 Commerce St	75226
17-2201531	11/20/2017	1:25	6X - Major Dist (Violence)	2624 Commerce St	75226
17-1904662	10/6/2017	20:28	6X - Major Dist (Violence)	2624 COMMERCE ST	75226
17-1601055	8/22/2017	11:59	40/01 - Other	2624 Commerce St	75226
17-1316353	7/10/2017	23:43	6X - Major Dist (Violence)	2624 Commerce St	75226
17-1020462	5/30/2017	4:38	12B - Business Alarm	2624 Commerce St	75226
17-0545207	3/22/2017	17:56	09/01 - Theft	2624 Commerce St	75226
17-0052740	1/9/2017	1:55	6X - Major Dist (Violence)	2624 Commerce St	75226
16-1924376	9/26/2016	14:31	24 - Abandoned Property	2624 Commerce St	75226
16-0700980	4/13/2016	18:48	6X - Major Dist (Violence)	2624 Commerce St	75226
16-0167466	1/27/2016	1:08	6X - Major Dist (Violence)	2624 Commerce St	75226
16-0109322	1/17/2016	23:13	40/01 - Other	2624 Commerce St	75226
16-0019516	1/3/2016	21:18	32 - Suspicious Person	2624 Commerce St	75226
15-2249815	11/7/2015	1:11	6X - Major Dist (Violence)	2624 Commerce St	75226
15-1809045	9/5/2015	19:24	PH - Panhandler	2624 Commerce St	75226
15-1273200	6/28/2015	0:54	40/01 - Other	2624 Commerce St	75226
15-1251386	6/25/2015	12:10	40/01 - Other	2624 Commerce St	75226
15-1190397	6/17/2015	15:31	11V - Burg Motor Veh	2624 Commerce St	75226
15-0934953	5/16/2015	1:40	6X - Major Dist (Violence)	2624 Commerce St	75226
15-0773844	4/24/2015	0:00	6X - Major Dist (Violence)	2624 Commerce St	75226
15-0551811	3/24/2015	20:22	PH - Panhandler	2624 Commerce St	75226
15-0445602	3/9/2015	17:12	6X - Major Dist (Violence)	2624 Commerce St	75226
15-0413554	3/4/2015	19:47	6X - Major Dist (Violence)	2624 Commerce St	75226
15-0339276	2/20/2015	22:27	6X - Major Dist (Violence)	2624 Commerce St	75226
15-0212361	2/2/2015	1:39	08 - Intoxicated Person	2624 Commerce St	75226
15-0158675	1/25/2015	1:43	6X - Major Dist (Violence)	2624 Commerce St	75226
15-0023653	1/4/2015	13:20	40/01 - Other	2624 Commerce St	75226
14-1939856	10/4/2014	10:05	40/01 - Other	2624 Commerce St	75226
14-1891062	9/28/2014	2:04	6X - Major Dist (Violence)	2624 Commerce St	75226
14-1883001	9/27/2014	0:57	08 - Intoxicated Person	2624 Commerce St	75226
14-1757148	9/8/2014	22:03	PH - Panhandler	2624 Commerce St	75226
14-1695702	8/31/2014	2:05	6XA - Major Dist Ambulance	2624 Commerce St	75226
14-1445747	7/26/2014	22:17	6X - Major Dist (Violence)	2624 Commerce St	75226
14-1324182	7/9/2014	22:42	6X - Major Dist (Violence)	2624 Commerce St	75226
14-0430011	3/6/2014	22:25	6X - Major Dist (Violence)	2624 Commerce St	75226
13-2413592	12/14/2013	0:24	40 - Other	2624 Commerce St	75226
13-2290613	11/24/2013	20:59	38 - Meet Complainant	2624 Commerce St	75226
13-2065858	10/22/2013	1:13	6X - Major Dist (Violence)	2624 Commerce St	75226
13-1870293	9/22/2013	23:22	40/01 - Other	2624 Commerce St	75226
13-1780313	9/10/2013	1:13	PH - Panhandler	2624 Commerce St	75226
13-1514616	8/3/2013	19:54	6X - Major Dist (Violence)	2624 Commerce St	75226
13-1480079	7/30/2013	1:51	6X - Major Dist (Violence)	2624 Commerce St	75226
13-1083019	6/5/2013	21:26	04 - 911 Hang Up	2624 Commerce St	75226
13-0494121	3/15/2013	19:55	PH - Panhandler	2624 Commerce St	75226
12-2369646	11/24/2012	19:15	6X - Major Dist (Violence)	2624 Commerce St	75226
12-2159068	10/24/2012	1:54	40/01 - Other	2624 Commerce St	75226
12-1741922	8/26/2012	1:04	6X - Major Dist (Violence)	2624 Commerce St	75226
12-1697303	8/19/2012	22:51	40/01 - Other	2624 Commerce St	75226
12-1556875	8/1/2012	0:14	6X - Major Dist (Violence)	2624 Commerce St	75226
12-1442082	7/16/2012	22:40	11V - Burg Motor Veh	2624 Commerce St	75226
12-1321033	7/1/2012	11:03	11V - Burg Motor Veh	2624 Commerce St	75226
12-0858430	5/1/2012	0:52	25 - Criminal Assault	2624 Commerce St	75226
12-0579495	3/24/2012	22:59	6X - Major Dist (Violence)	2624 Commerce St	75226
12-0287108	2/11/2012	22:58	07 - Minor Accident	2624 COMMERCE ST	75226

Parking:

PDD No. 269 gives a credit for the first 2,500 square feet of bar, lounge, or tavern uses when located within an original building, and, further allows on-street parking spaces to be counted towards the parking requirement of the use adjacent to the on-street parking space. The 50-square-foot dance floor will require 2 off-street parking spaces. The approved site plan shows two spaces that are at the alley and additionally, one on-street parking space exists adjacent to the request site. The revised site plan complies with the off-street parking requirement by providing one on-street parking space adjacent to the request site, with the second required off-street space at the rear of the structure.

Landscaping:

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

List of Partners/Principals/Officers

Adair's Saloon, Inc.

William Martin Monroe, President
Joel Sanotos Morales, Vice President

SDL Partners, Ltd.

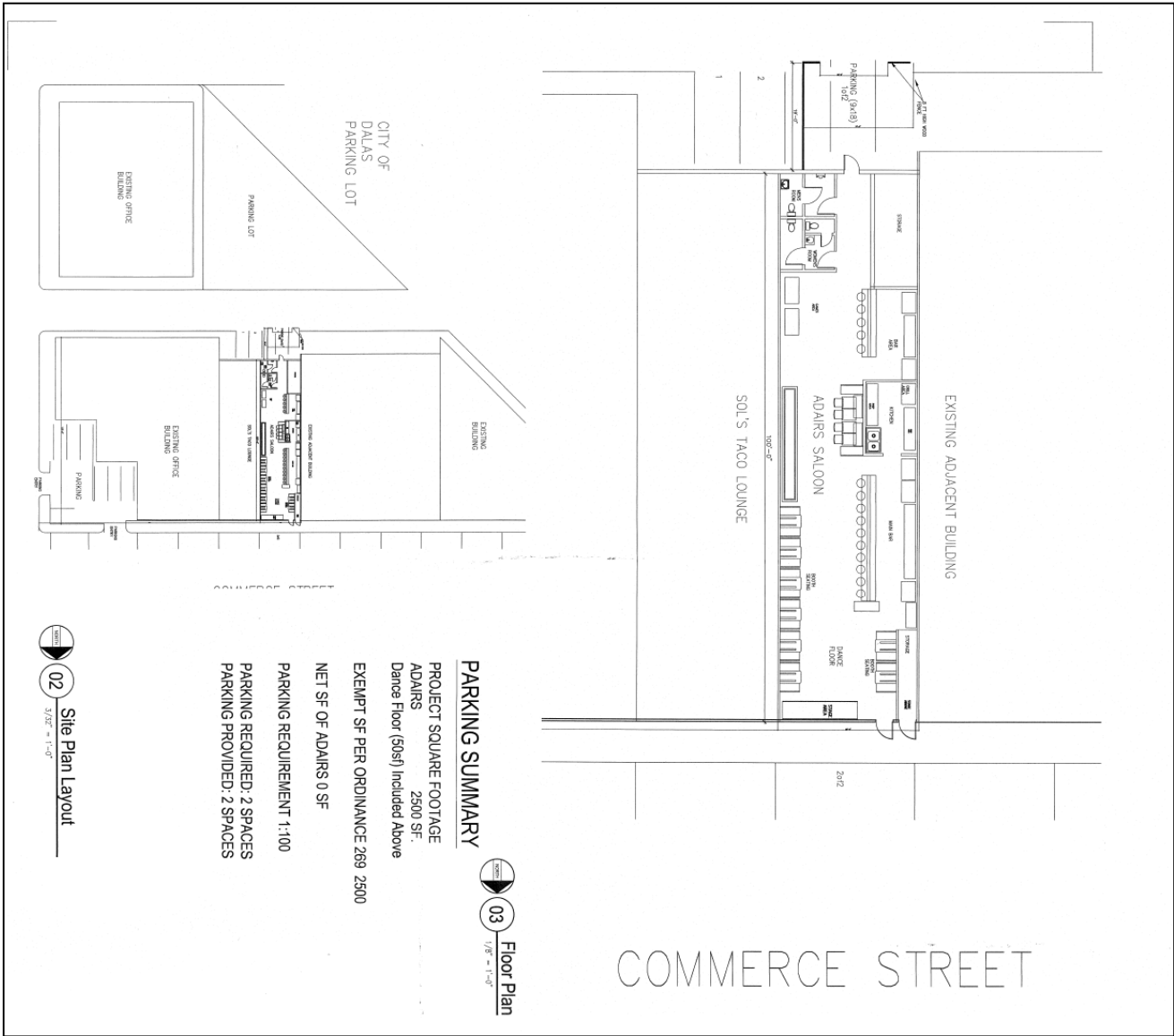
GP SDL Partners, LLC

Susan Reese, Manager
Reese Grandchildren's Trust, Limited Partner
Susan B. Reese, Limited Partner
Daisy Ann Reese, Limited Partner

Proposed SUP Conditions

1. USE: The only uses authorized by this specific use permit are a bar, lounge or tavern and an inside commercial amusement limited to a Class A dance hall.
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 ____ (five years from the passage of the ordinance).
4. FLOOR AREA:
 - a. Maximum floor area for a bar, lounge or tavern is 2,500 square feet.
 - b. Maximum floor area for a dance hall is 50 square feet.
5. PARKING: A minimum of two off-street parking spaces must be provided as shown on the attached site plan. Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet the off-street parking requirement.
6. OUTDOOR SPEAKERS: Outdoor speakers are prohibited.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Revised Site Plan

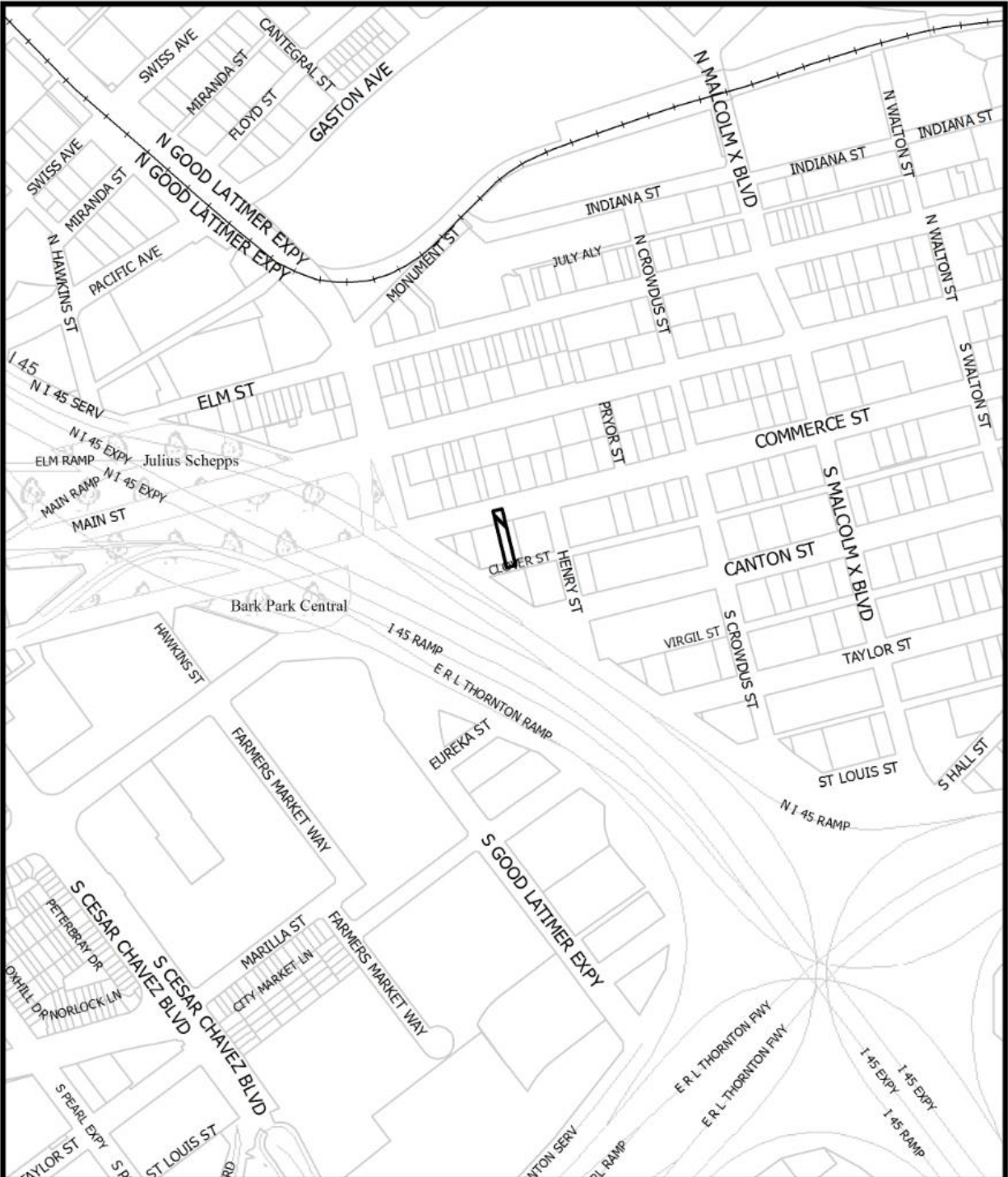



PARKING SUMMARY

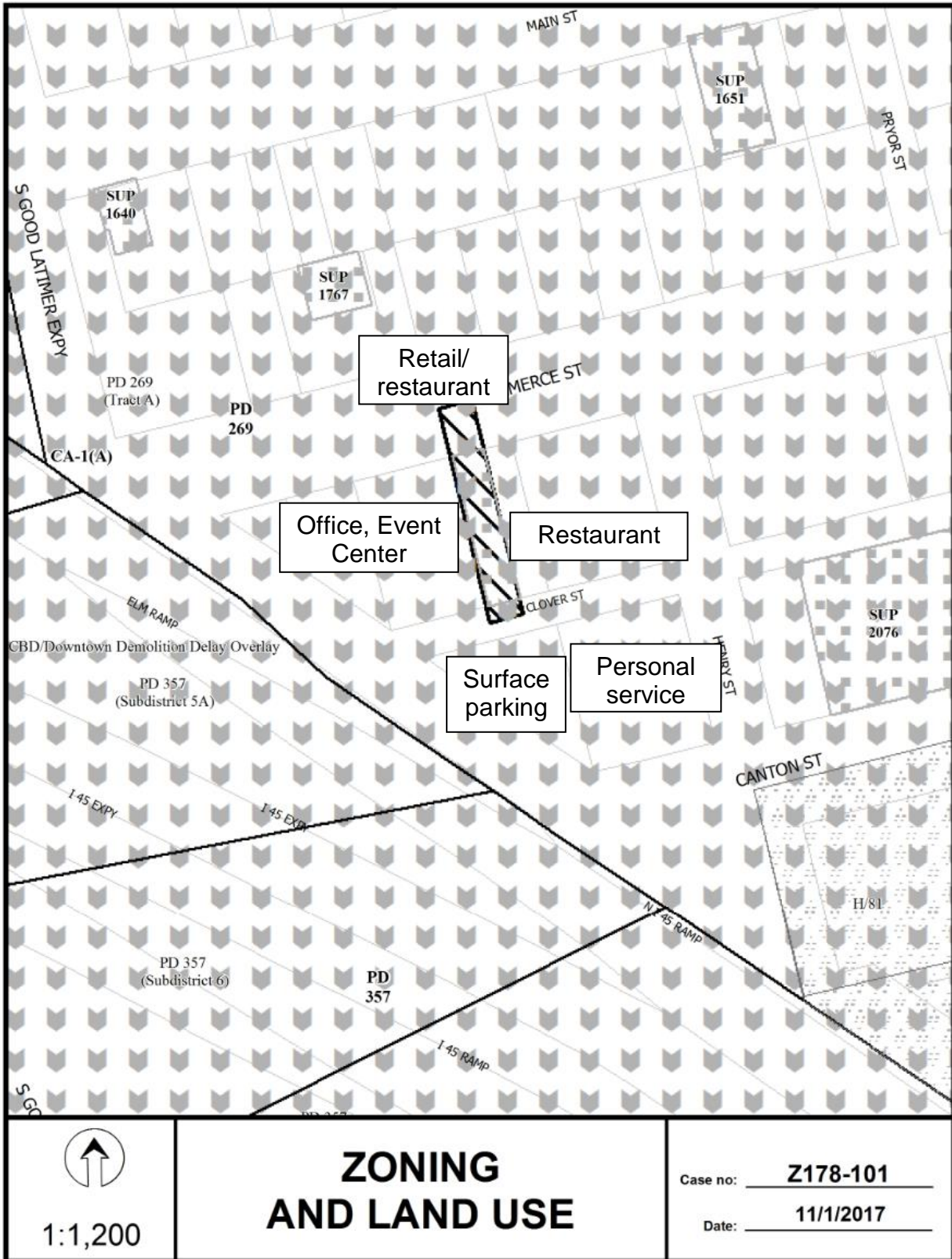
- PROJECT SQUARE FOOTAGE
- ADAIRS 2500 SF.
- Dance Floor (50sf) Included Above
- EXEMPT SF PER ORDINANCE 269 2500
- NET SF OF ADAIRS 0 SF
- PARKING REQUIREMENT 1:100
- PARKING REQUIRED: 2 SPACES
- PARKING PROVIDED: 2 SPACES

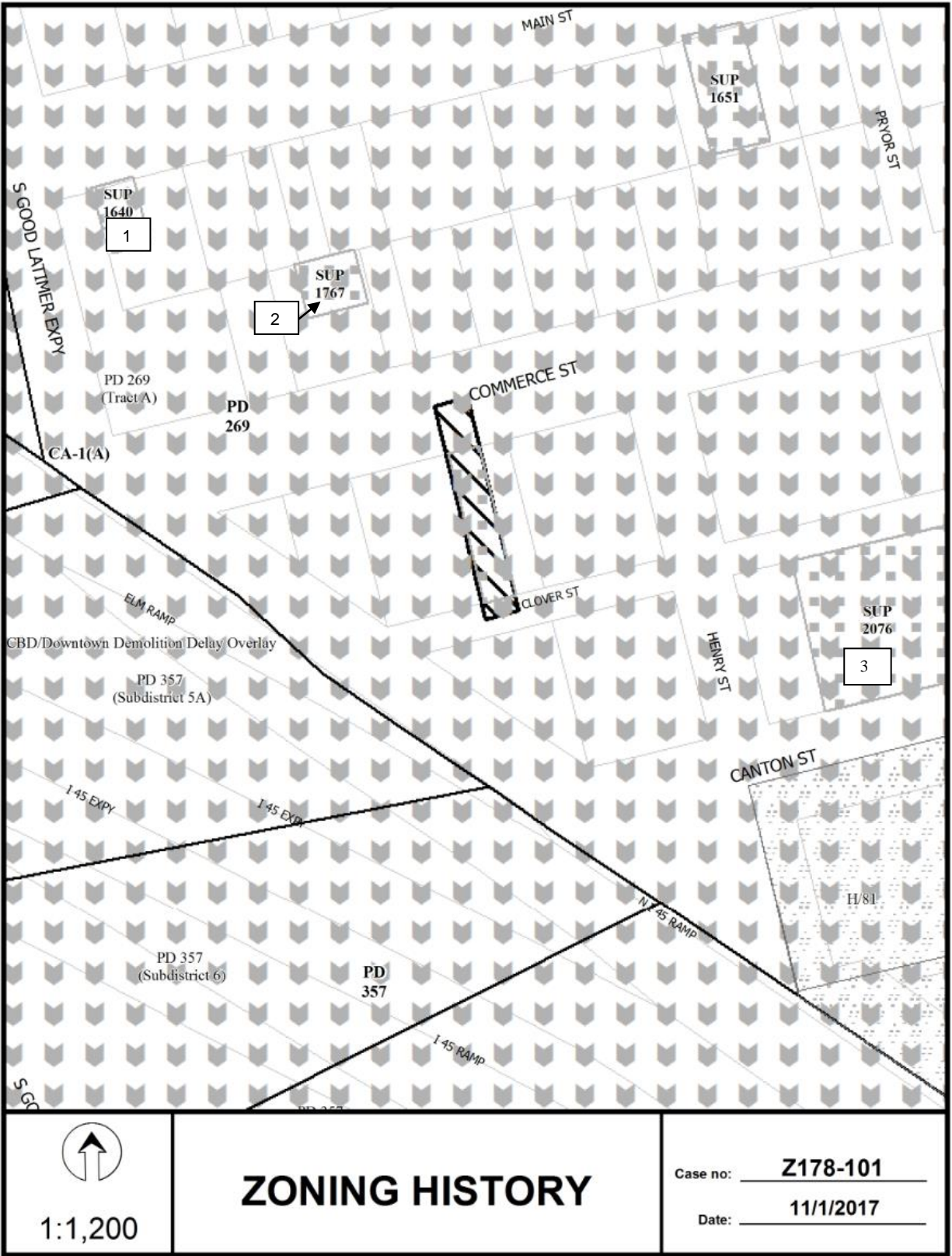
03 Floor Plan
1/8" = 1'-0"

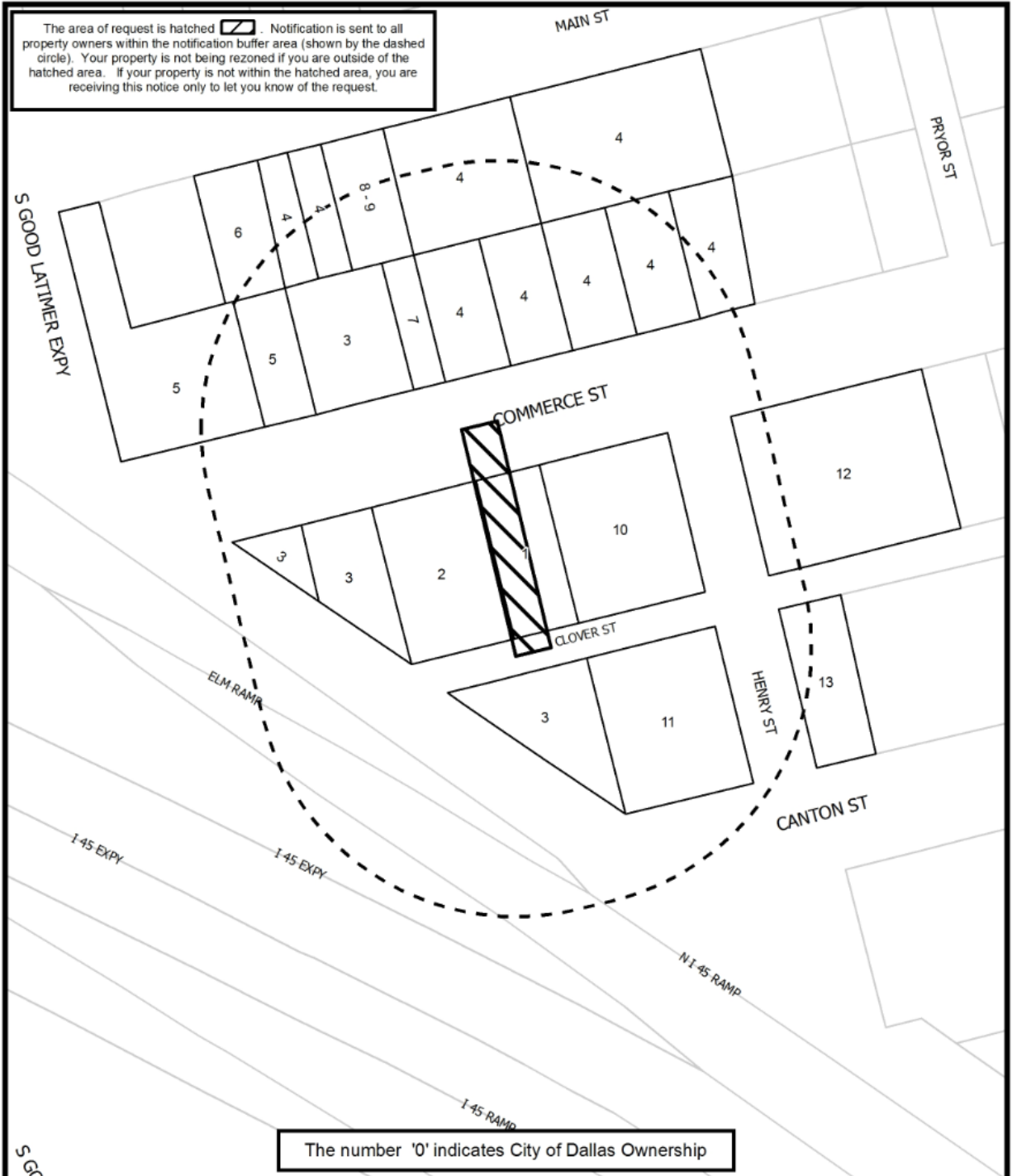
02 Site Plan Layout
3/16" = 1'-0"



 1:4,800	<h2>VICINITY MAP</h2>	Case no: <u> Z178-101 </u> Date: <u> 11/1/2017 </u>
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 1:1,200	<h2>NOTIFICATION</h2>	Case no: Z178-101
	200' AREA OF NOTIFICATION 13 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 11/1/2017

11/01/2017

Notification List of Property Owners

Z178-101

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2622 COMMERCE ST	SDL PARTNERS LTD
2	2616 COMMERCE ST	NOLA LTD
3	2612 COMMERCE ST	DEEP ELLUM HOLDINGS LLC
4	2642 MAIN ST	42 DEEP ELLUM LP
5	2611 COMMERCE ST	42 DEEP ELLUM LLC
6	2612 MAIN ST	KRISITIAN KEVIN 2612 LLC
7	2623 COMMERCE ST	KLUCK LINDA LOU
8	2620 MAIN ST	42 DEEP ELLUM LP
9	2622 MAIN ST	BLANTON JEANNE
10	2630 COMMERCE ST	WESTDALE PPTIES AMERICA I
11	215 HENRY ST	DEEP ELLUM HOLDINGS LLC
12	2700 COMMERCE ST	WESTDALE PROPERTIES
13	2701 CANTON ST	BARNES & ROBERTS REAL ESTATE

FILE NUMBER: Z167-385(SM)

DATE FILED: August 30, 2017

LOCATION: Southeast corner of West Camp Wisdom Road and South Westmoreland Road

COUNCIL DISTRICT: 8

MAPSCO: 63 S, T, W, X

SIZE OF REQUEST: Approx. 77.875 acres

CENSUS TRACT: 109.04

OWNER/APPLICANT: 3662 Investors, LP

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for an MU-2(A) Mixed Use District on property zoned an RR Regional Retail District.

SUMMARY: The applicant proposes to rezone the area to allow for multifamily, hotel, and other retail uses on a portion of the Red Bird Mall area.

STAFF RECOMMENDATION: Approval

BACKGROUND INFORMATION:

- Red Bird Mall was originally constructed in 1975 with approximately 950,000 square feet on approximately 90 acres of land.
- The mall was rebranded Southwest Center Mall in 2001.
- The mall had a total of five anchors, of which three are currently occupied by Macy’s, Sears, and Burlington Coat Factory. The former Dillard’s anchor is vacant and the former JC Penney’s anchor was demolished in 2012.
- The request site contains the in-line portion of the existing Southwest Center Mall, Macy’s department store, the former Dillard’s department store, and several pad sites outside of the main mall building. The pad sites are improved with the following businesses: Westmoreland Park [an office campus]; Auto Lux Sales & Rentals; Firestone; Suit & Shoe Outlet; and, Movie Trading Company.

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

1. **Z167-222** On June 14, 2017, the City Council renewed Specific Use Permit No. 1929 for an open-enrollment charter school.
2. **Z145-281** On November 10, 2015, the City Council approved Specific Use Permit No. 2164 for a motor vehicle fueling station.
3. **Z134-210** On December 10, 2014, the City Council approved an amendment and expansion of Specific Use Permit No. 1995 for an open-enrollment charter school.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Roadway Sections; ROW
Marvin D Love Freeway	Highway	Varies
Interstate 20	Highway	Varies
West Camp Wisdom Road	Principal Arterial	Minimum-6 lanes-Divided; 100 ft.
South Westmoreland Road	Principal Arterial	Minimum-6 lanes-Divided; 100 ft.

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed a Traffic Impact Analysis (TIA) provided by the applicant. Engineering staff evaluated the TIA and its assumptions and concluded that the installation of a traffic signal at the intersection of Camp Wisdom Road and Del Ray Drive should be assessed as part of the Red Bird redevelopment permitting process.

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.

Economic Element

Goal 2.1 Promote balanced growth

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

STAFF ANALYSIS:

Land Use Compatibility:

The site is currently developed with an indoor shopping mall that was constructed in 1975 with approximately 950,000 square feet on approximately 90 acres of land. The department stores in the mall separately owned both the improvements and the land underneath the building and therefore, the ownership of the mall is divided between several parties. The applicant has assembled the in-line portion the existing Southwest Center Mall, Macy's department store, the former Dillard's department store, and several pad sites outside of the main mall building including Westmoreland Park [an office campus], Auto Lux Sales & Rentals, Firestone, Suit & Shoe Outlet, and Movie Trading Company. Therefore, the boundaries of the request jigsaw around ownership lines to reach portions of rights-of-way, stop at bounding property lines, or end at the

mall entrances to Sears and Burlington Coat Factory. The applicant proposes to renovate and modify the existing mall building and also to construct new buildings in some of the existing surface parking lots to reimagine and re-energize this commercial area of Southwest Dallas.

The purpose of the request is to change the nonresidential retail district into a mixed use district which allows both residential and nonresidential main uses. The change in zoning, if approved, would result in the following changes to allowed and prohibited main uses.

The following main uses are allowed in the existing zoning district (RR) but prohibited in the proposed zoning district (MU-2):

- Building repair and maintenance shop,
- Machinery, heavy equipment, or truck sales and service,
- Vehicle or engine repair or maintenance,
- Community service center [SUP required in MU-2],
- Hospital [SUP required in MU-2],
- Lodging or boarding house,
- Ambulance service,
- General merchandise or food store 100,000 square feet or more [SUP required in MU-2], and
- Home improvement center, lumber, brick or building materials sales yard.

The following main uses are allowed in the proposed zoning district (MU-2) but prohibited in the existing zoning district (RR):

- Convalescent and nursing homes, hospice care, and related institutions,
- Foster home,
- Duplex,
- Group residential facility [additional spacing restrictions apply],
- Multifamily,
- Residential hotel [additional spacing restrictions apply],
- Retirement housing,
- Outside sales [SUP required in RR],
- Pawn shop,
- Vehicle display, sales, or service,
- Commercial bus station and terminal,
- Medical or scientific laboratory [SUP required in RR], and
- Heliport [SUP required in RR].

The surrounding uses within the same block as the area of request are listed in the table on the next page and are generally retail, restaurant, and office in nature. On the north side of West Camp Wisdom Road, there is a mixture of uses including retail, bank, restaurant, and a charter school. Multifamily uses are located across the expressway to

the east, south, and southwest. On the west side of South Westmoreland Road, there is additional multifamily uses, undeveloped land, retail, and restaurants.

Since the site is also located within a tax increment financing district where design can be steered in a positive direction, and a transition to a mixed-use development would foster a place for people to live, work, and play, staff recommends approval of the request.

Surrounding Land Uses:

	Zoning	Land Use
Site	RR	Retail
North	CR, RR, CR with SUP No. 1995, MO-1, MC-1 with DR No. Z74-193	Vacant, Retail, Charter school, Drive through banks, Restaurants, Retail
East	RR	Retail, Surface parking
South	MF-3(A), MU-3, MU-2	Expressways, Multifamily
West	RR, MU-2	Restaurant, Retail, Undeveloped, Multifamily, Office

Development Standards:

DISTRICT	SETBACKS		FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Proposed							
MU-2 Mixed use-2	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
Existing							
RR Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, office

The primary difference between the existing and proposed development standards is height. The adjacent zoning districts and their respective maximum heights on the north line of Camp Wisdom Road range from 54 feet of maximum structure height in the CR Community Retail District to 135 feet in the MO-1 Medium Office District. The zoning district on the west side of South Westmoreland is MU-2 Mixed Use District, the same as the request. Finally, an expressway with a separation of 900 or more feet exists that divides the buildable area of the subject property to the east, south, and southwest.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code.

Z167-385(SM)

List of Officers

3550 W CAMP WISDOM LLC

3662 W Camp Wisdom LLC

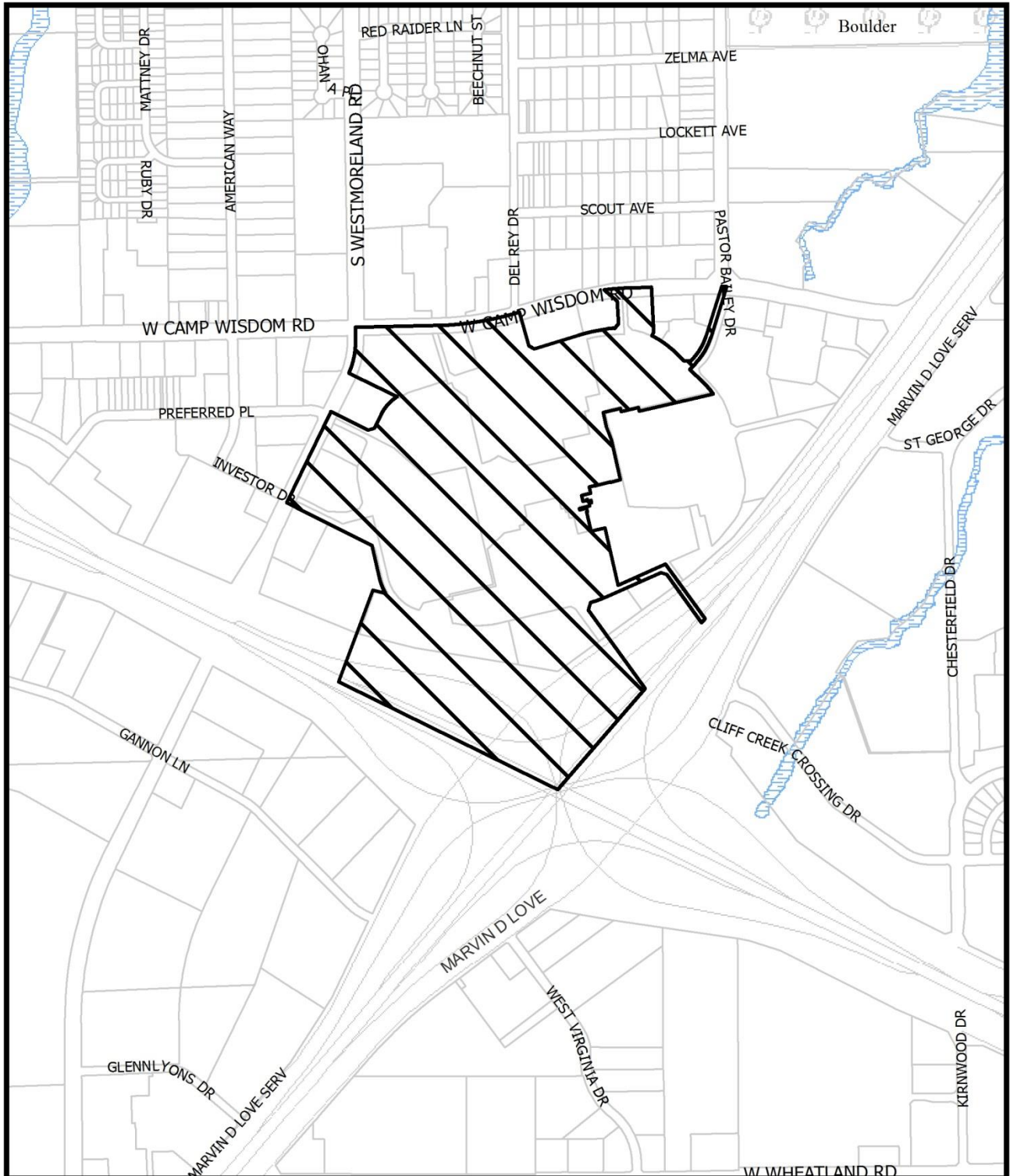
CWRD PROPERTIES LLC

WCWAP LLC

3662 Investors, LP, sole member of each entity above

3662 Investors GP LLC

Peter Brodsky, Manager



1:9,600

VICINITY MAP

Case no: **Z167-385**

Date: **9/22/2017**

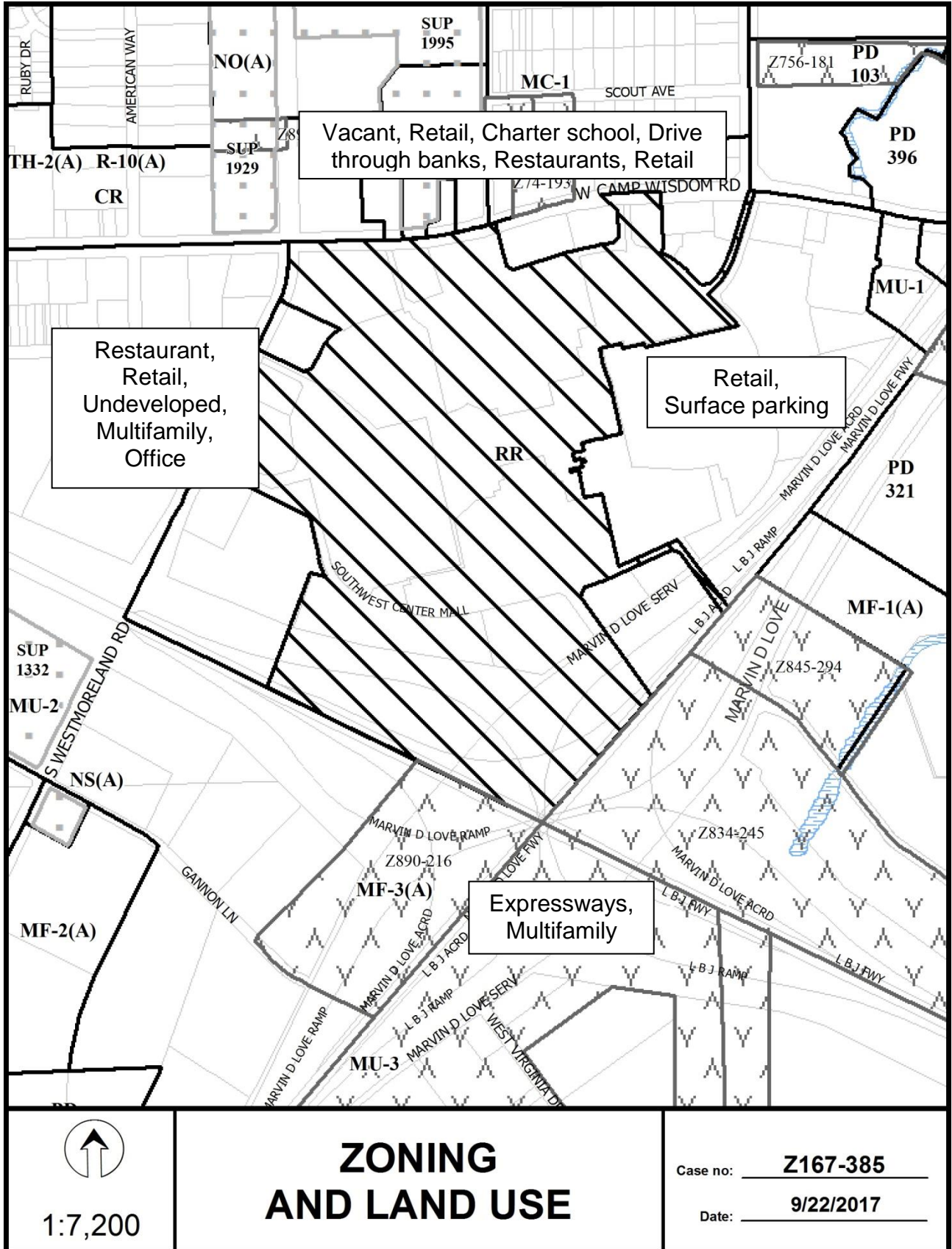


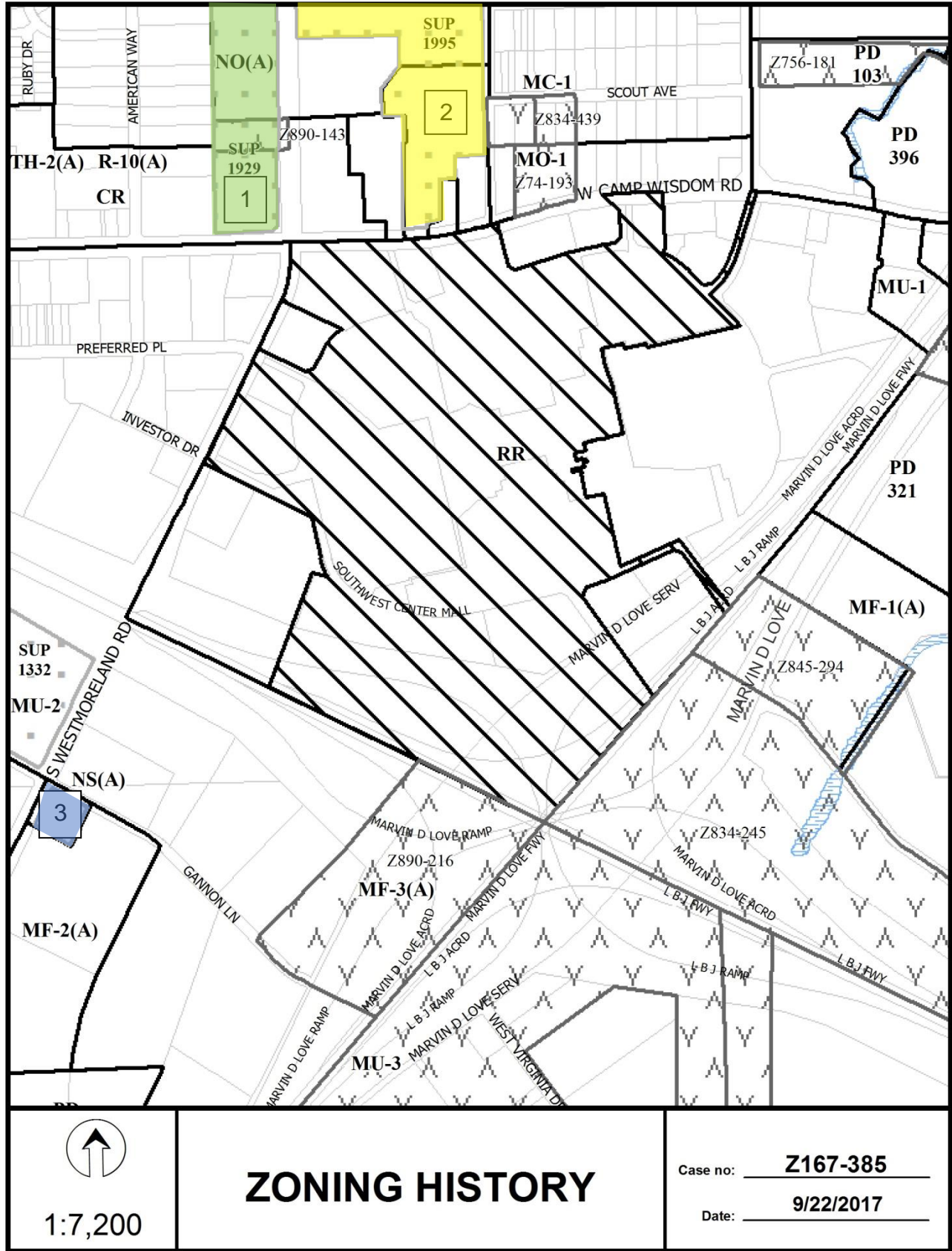
1:7,200

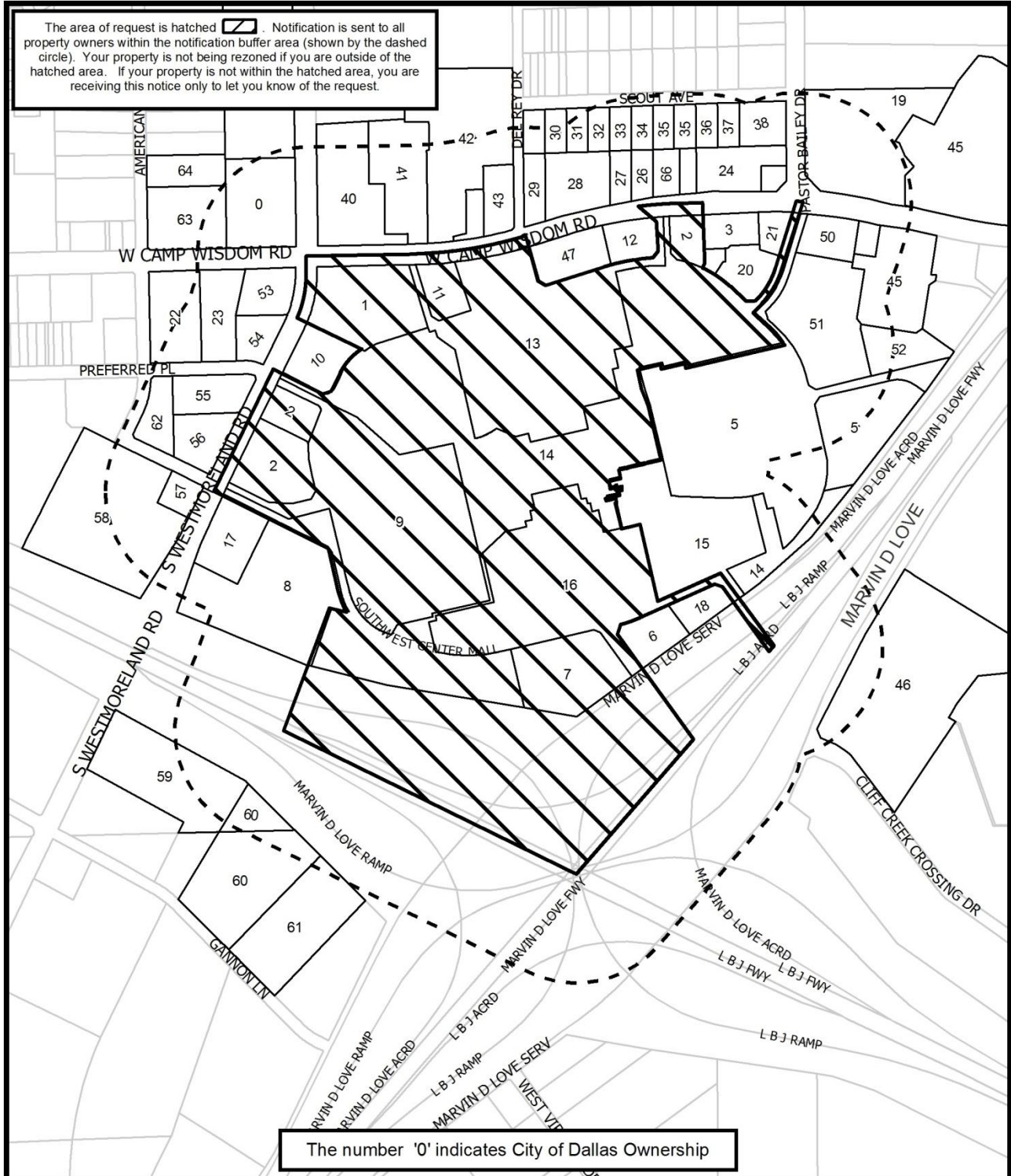
AERIAL MAP

Case no: Z167-385

Date: 9/22/2017







 1:7,200	<h2>NOTIFICATION</h2>	Case no: Z167-385
	500' AREA OF NOTIFICATION 66 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 9/22/2017

09/22/2017

Notification List of Property Owners***Z167-385******66 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3720 W CAMP WISDOM RD	CWRD PROPERTIES LLC
2	3420 W CAMP WISDOM RD	CWRD PROPERTIES LLC
3	3306 W CAMP WISDOM RD	RED BIRD PIX CENTER
4	3314 W CAMP WISDOM RD	BUTTS HENRY S IV TRUSTEE
5	3540 W CAMP WISDOM RD	SERITAGE SRC FINANCE LLC
6	7471 MARVIN D LOVE FWY	BLOMFIELD BRITTANY
7	7575 MARVIN D LOVE FWY	CWRD PROPERTIES LLC
8	7330 S WESTMORELAND RD	MCCANDLESS LAND & CATTLE
9	7202 S WESTMORELAND RD	WCWAP LLC
10	7110 S WESTMORELAND RD	SHOWBIZ PIZZA TIME INC
11	3704 W CAMP WISDOM RD	CWRD PROPERTIES LLC
12	3482 W CAMP WISDOM RD	HKH REALESTATE GROUP LLC
13	3550 W CAMP WISDOM RD	3550 W CAMP WISDOM LLC
14	3662 W CAMP WISDOM RD	3662 W CAMP WISDOM LLC
15	7465 MARVIN D LOVE FWY	BURLINGTON COAT FACTORY
16	3662 W CAMP WISDOM RD	WCWAP LLC
17	7310 S WESTMORELAND RD	SHADE FAMILY TR
18	7441 MARVIN D LOVE FWY	TRECO LTD
19	3203 W CAMP WISDOM RD	990 VILLAGE SQ LLC
20	3304 W CAMP WISDOM RD	KAMY REAL PPTY TRUST
21	3302 W CAMP WISDOM RD	RED BIRD ASSOCIATES LTD
22	3910 W CAMP WISDOM RD	BAILEYS FURNITURE INC
23	3906 W CAMP WISDOM RD	ACE KING PROPERTIES LLC
24	3333 W CAMP WISDOM RD	WEITZMAN HERBERT & LOUIE
25	3309 W CAMP WISDOM RD	CAMP WISDOM OFF DEL REY LOTS 1 2 3 4
26	3423 W CAMP WISDOM RD	COLE PLS PORTFOLIO LLC

09/22/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3431 W CAMP WISDOM RD	CAMP WISDOM ROAD ASSOC
28	3515 W CAMP WISDOM RD	PROSPERITY BANK
29	3535 W CAMP WISDOM RD	CAMP WISDOM DEL REY 4
30	3530 SCOUT AVE	BANK OF THE SOUTHWEST OF
31	3514 SCOUT AVE	RED BIRD BANK
32	3506 SCOUT AVE	RED BIRD BANK
33	3430 SCOUT AVE	CONCORD MISSIONARY BAPTIST CHURCH
34	3422 SCOUT AVE	CONCORD MISSIONARY
35	3414 SCOUT AVE	CONCORD MISSIONARY BAPTIST CHURCH
36	3332 SCOUT AVE	CONCORD MISSIONARY BAPT C
37	3324 SCOUT AVE	THE NEW GENERATION CHURCH
38	7005 BOULDER DR	WATER LILLY PROPERTIES INC
39	6891 S WESTMORELAND RD	AW BROWN FELLOWSHIP LEADERSHIP ACADEMY
40	3777 W CAMP WISDOM RD	3777 WEST CAMP WISDOM LTD
41	3737 W CAMP WISDOM RD	CAMP WISDOM WESTMORELAND
42	3663 W CAMP WISDOM RD	KIPP DFW INC
43	3611 W CAMP WISDOM RD	ALESTIN CW LLC
44	3643 W CAMP WISDOM RD	CAMP WISDOM W JV
45	3199 W CAMP WISDOM RD	BONIUK INTERESTS LTD
46	7300 MARVIN D LOVE FWY	DALLAS HOUSING FINANCE CORPORATION
47	3502 W CAMP WISDOM RD	FIELDS WILLIAM S & MARGARET M B TRUST
48	3202 W CAMP WISDOM RD	BONIUK INTERESTS LTD
49	3222 W CAMP WISDOM RD	BONIUK INTERESTS LTD
50	3230 W CAMP WISDOM RD	ARC CAFEHLD001 LLC
51	3228 W CAMP WISDOM RD	A J REAL ESTATE INVESTMENTS LLC
52	7125 MARVIN D LOVE FWY	WOL MED SOUTHWEST DALLAS
53	3904 W CAMP WISDOM RD	CULLUM JOINT REVOCABLE LIVING TRUST
54	7163 S WESTMORELAND RD	SHERWIN WILLIAMS REALTY HOLDINGS INC
55	7227 S WESTMORELAND RD	FORTY DEGREES LLC
56	7233 S WESTMORELAND RD	1250 WDT LTD
57	7307 S WESTMORELAND RD	BROWN REALTY CO

Z167-385(SM)

09/22/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3900 INVESTOR DR	RFE BROADMOOR APTS LLC
59	7440 S WESTMORELAND RD	CENTRAL POINTE CHURCH
60	3913 GANNON LN	NAPA VENTURES EAGLE POINTE LLC
61	3839 GANNON LN	WATERFORD PARTNERS LLC
62	7220 AMERICAN WAY	FORTY DEGREES LLC
63	3907 W CAMP WISDOM RD	RED BIRD TRINITY LLC
64	7010 AMERICAN WAY	DIMOULAKIS CONSTANTINOS &
65	3407 W CAMP WISDOM RD	AMERIPROP LP
66	3415 W CAMP WISDOM RD	LEE MEE Y REVOCABLE LIVING TRUST

FILE NUMBER: Z167-330(PD) **DATE FILED:** June 20, 2017
LOCATION: South side of Great Trinity Forest Way, west of South Jim Miller Road
COUNCIL DISTRICT: 8 **MAPSCO:** 58 S, W
SIZE OF REQUEST: ± .831 acres **CENSUS TRACT:** 0116.01

REPRESENTATIVE: Parvez Malik

APPLICANT/OWNER: Juneja Hospitality Holdings, LLS

REQUEST: An 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.

SUMMARY: The applicant proposes to continue the operation of a nonconforming motel or hotel use within the existing structure.

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

PRIOR CPC ACTION: On November 30, 2017, at the request of the applicant who was out of the county, the City Plan Commission held this request under advisement until their next meeting on December 14, 2017.

On December 14, 2017, the City Plan Commission held the request under advisement until the January 18, 2017, meeting to allow staff an opportunity to research the crime statistics and have a DPD Officer at the briefing.

On January 18, 2018, the City Plan Commission held the request under advisement until the February 1, 2018, meeting to allow staff an opportunity to draft conditions.

BACKGROUND INFORMATION:

- The proposed 0.831-acres of land is developed with a one-story motel use consisting of 25 rooms.
- The Classic Inn Motel has been in operation since construction in 1985. A certificate of occupancy was issued for the motel use; however, ownership changed in 2012.
- The Classic Inn Motel applied for a certificate of occupancy in May 2017; however, the application was rejected due to the use requiring a Specific Use Permit.

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

1. **Z167-104** On March 22, 2017, the City Council approved an application for Specific Use Permit No. 2229 for the sale of alcoholic beverages in conjunction with a general merchandise of 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 located on Great Trinity Forest Way (Loop 12) and Jim Miller Road, northeast corner
2. **Z156-310** On August 23, 2017, the City Council approved an application for 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 CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.
3. **Z134-166** On December 13, 2014, the City Council approved an application for 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 CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Great Trinity Forest Way	Principal Arterial	107-ft.

Traffic:

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

Surrounding Land Uses:

	Zoning	Land Use
Site	CR-D-1	Motel
North	CR-D-1	Church
South	CR-D-1	Single Family, Church
West	CR-D-1	Vacant
East	CR-D-1	Car wash, Convenience Store

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 Vision Illustration depicts the request site within a *Residential Neighborhood*. While single family dwellings are the dominant land use in such areas, shops, restaurants, or institutional land uses that serve residents may be located at the edges or at key intersections.

In general, the applicant’s proposal is consistent with the following goal and policy of the Comprehensive Plan.

URBAN DESIGN ELEMENT

GOAL 5.3 Establishing walk-to convenience

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

Land Use Compatibility:

The ± 0.831-acre request site is currently developed with an approximately 7,264-square foot structure consisting of 25 rooms. The applicant proposes to continue the nonconforming use of a hotel or motel. Although the use has been in operation since 1985, Chapter 51A now allows the use by SUP. The cessation of the use for 6 months or a change in ownership which occurred in this instance triggered application for a new certificate of occupancy which requires compliance with today’s Code.

The site is located along a principal arterial street to the north and a minor arterial street to the east. The site is surrounded by a church to the north, a vacant lot to the west, a

church and single family uses to the south and a commercial carwash and convenience store to the east. The site was developed in 1985, and has operated as a hotel or motel use since. While the existing CR-D-1 zoning allows a motel or hotel use by SUP, and the proposed use is compatible with surrounding land uses, staff recommends approval of the request for a one-year period due to the crime statistics submitted by the Dallas Police Department as shown below.

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.

Police Report:

The Dallas Police Department’s crime statistics report provides a list of all calls logged with 911, a list of actual criminal offenses reported by an officer and the number of arrests made by an officer. These reports are listed below for the period from February 2013 to May 2017.

Arrests:

IncidentNum	ArrestYr	ArrestNumID	ArArrestDate	ArArrestTime	ArLAddress	IncidentNum	ChargeDesc
034776-2015	2015	0006176-2015	2/13/2015	20:50	7020 GREAT TRINITY FOREST WAY	034776-2015	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY
018891-2015	2015	0003295-2015	1/24/2015	22:10	7020 GREAT TRINITY FOREST WAY #14	018891-2015	PUBLIC INTOXICATION
160676-2014	2014	0028965-2014	7/4/2014	13:00	7020 GREAT TRINITY FOREST WAY	160676-2014	ASSAULT -FAM VIO, IMPED BREATH/CIRC - NO LOSS OF CONSC

Criminal Offenses:

IncidentNum	ServYr	Offincident	Date1	Time1	Address	UCR_Offense	ZipCode
160676-2014	2014	ASSAULT -FAM VIO, IMPED BREATH/CIRC - NO LOSS OF CONSC	7/3/2014	19:00	7020 GREAT TRINITY FOREST WAY	ASSAULT	75217
043669-2015	2015	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	2/25/2015	19:25	7020 GREAT TRINITY FOREST WAY	UUMV	75217
034776-2015	2015	ASSAULT -FAM VIO 2 + OFFENSES IN LAST 12 MONTHS -BODY INJ ONLY	2/13/2015	20:50	7020 GREAT TRINITY FOREST WAY	ASSAULT	75217
260710-2016	2016	ROBBERY OF INDIVIDUAL (AGG)	10/30/2016	22:40	7020 GREAT TRINITY FOREST WAY	ROBBERY-INDIVIDUAL	75217
219566-2016	2016	ROBBERY OF INDIVIDUAL	9/12/2016	2:20	7020 GREAT TRINITY FOREST WAY	ROBBERY-INDIVIDUAL	75217
191699-2016	2016	ROBBERY OF BUSINESS (AGG)	8/9/2016	21:47	7020 GREAT TRINITY FOREST WAY	ROBBERY-BUSINESS	75217
001049-2017	2017	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	1/2/2017	3:00	7020 GREAT TRINITY FOREST WAY	UUMV	75217

Calls:

Master_Incident_Number	Response_Date	Response_Time	Problem	Address	ZipCode
17-0970788	5/22/2017	23:57	40/01 - Other	7020 Great Trinity Forest Way	75217
17-0794158	4/27/2017	17:31	09 - Theft	7020 Great Trinity Forest Way	75217
16-2575624	12/31/2016	10:17	09V - UUMV	7020 Great Trinity Forest Way	75217
16-2529163	12/24/2016	9:19	6X - Major Dist (Violence)	7020 GREAT TRINITY FOREST WAY	75217
16-2394324	12/4/2016	1:16	40 - Other	7020 Great Trinity Forest Way	75217
16-2389796	12/3/2016	11:09	40/01 - Other	7020 Great Trinity Forest Way	75217
16-2168391	10/30/2016	22:42	41/20 - Robbery - In Progress	7020 Great Trinity Forest Way	75217
16-2140639	10/27/2016	4:25	40/01 - Other	7020 Great Trinity Forest Way	75217
16-2065190	10/16/2016	11:51	6X - Major Dist (Violence)	7020 GREAT TRINITY FOREST WAY	75217
16-1948520	9/30/2016	2:14	16 - Injured Person	7020 Great Trinity Forest Way	75217
16-1791569	9/8/2016	7:52	6X - Major Dist (Violence)	7020 Great Trinity Forest Way	75217
16-1764329	9/4/2016	10:58	40/01 - Other	7020 Great Trinity Forest Way	75217
16-1608770	8/13/2016	19:58	6X - Major Dist (Violence)	7020 Great Trinity Forest Way	75217
16-1580031	8/9/2016	21:57	20 - Robbery	7020 Great Trinity Forest Way	75217
16-1507733	7/31/2016	1:01	04 - 911 Hang Up	7020 Great Trinity Forest Way	75217
16-1508075	7/31/2016	1:56	6X - Major Dist (Violence)	7020 Great Trinity Forest Way	75217
16-1415199	7/18/2016	8:06	38 - Meet Complainant	7020 GREAT TRINITY FOREST WAY	75217
16-1073485	6/3/2016	10:14	09 - Theft	7020 Great Trinity Forest Way	75217
16-0820812	4/30/2016	11:27	38 - Meet Complainant	7020 Great Trinity Forest Way	75217
16-0621543	4/2/2016	12:42	6X - Major Dist (Violence)	7020 Great Trinity Forest Way	75217
16-0279877	2/12/2016	16:43	40/01 - Other	7020 Great Trinity Forest Way	75217
16-0202509	2/1/2016	5:19	20 - Robbery	7020 Great Trinity Forest Way	75217
15-2580241	12/26/2015	6:24	6X - Major Dist (Violence)	7020 Great Trinity Forest Way	75217
15-1909285	9/19/2015	12:02	40 - Other	7020 Great Trinity Forest Way	75217
15-1883962	9/16/2015	0:17	6X - Major Dist (Violence)	7020 Great Trinity Forest Way	75217
15-1773317	9/1/2015	4:51	04 - 911 Hang Up	7020 Great Trinity Forest Way	75217
15-1772318	8/31/2015	23:31	6X - Major Dist (Violence)	7020 Great Trinity Forest Way	75217
15-1645814	8/15/2015	2:08	6X - Major Dist (Violence)	7020 Great Trinity Forest Way	75217
15-1648357	8/15/2015	12:56	6X - Major Dist (Violence)	7020 Great Trinity Forest Way	75217
15-1374052	7/10/2015	17:36	40 - Other	7020 Great Trinity Forest Way	75217
15-1374561	7/10/2015	18:41	6X - Major Dist (Violence)	7020 Great Trinity Forest Way	75217
15-0935738	5/16/2015	4:48	6X - Major Dist (Violence)	7020 Great Trinity Forest Way	75217
15-0893559	5/10/2015	8:46	6X - Major Dist (Violence)	7020 Great Trinity Forest Way	75217
15-0850473	5/4/2015	13:30	6X - Major Dist (Violence)	7020 Great Trinity Forest Way	75217
15-0470548	3/13/2015	11:16	04 - 911 Hang Up	7020 Great Trinity Forest Way	75217
15-0446847	3/9/2015	20:44	6X - Major Dist (Violence)	7020 Great Trinity Forest Way	75217
15-0291412	2/13/2015	20:13	6X - Major Dist (Violence)	7020 Great Trinity Forest Way	75217
15-0263056	2/9/2015	17:33	04 - 911 Hang Up	7020 Great Trinity Forest Way	75217
15-0210859	2/1/2015	19:49	6X - Major Dist (Violence)	7020 Great Trinity Forest Way	75217
15-0197952	1/30/2015	21:41	04 - 911 Hang Up	7020 Great Trinity Forest Way	75217
15-0157698	1/24/2015	22:50	40/01 - Other	7020 Great Trinity Forest Way	75217
14-2065191	10/21/2014	23:23	6X - Major Dist (Violence)	7020 Great Trinity Forest Way	75217
14-1993047	10/11/2014	16:19	09 - Theft	7020 Great Trinity Forest Way	75217
14-1872782	9/25/2014	16:39	6X - Major Dist (Violence)	7020 Great Trinity Forest Way	75217
14-1702257	9/1/2014	0:59	6X - Major Dist (Violence)	7020 Great Trinity Forest Way	75217
14-1611585	8/19/2014	3:24	32 - Suspicious Person	7020 GREAT TRINITY FOREST WAY	75217
14-1281864	7/4/2014	12:26	6XA - Major Dist Ambulance	7020 Great Trinity Forest Way	75217
14-0382445	2/27/2014	20:01	7X - Major Accident	7020 Great Trinity Forest Way	75217
14-0307785	2/16/2014	17:21	04 - 911 Hang Up	7020 Great Trinity Forest Way	75217
14-0294714	2/14/2014	19:38	6X - Major Dist (Violence)	7020 Great Trinity Forest Way	75217
13-1947740	10/4/2013	13:06	6X - Major Dist (Violence)	7020 Great Trinity Forest Way	75217
13-1519185	8/4/2013	12:24	40/01 - Other	7020 Great Trinity Forest Way	75217
13-1321250	7/7/2013	17:54	04 - 911 Hang Up	7020 Great Trinity Forest Way	75217
13-0211105	2/2/2013	2:46	DAEF-Dist Armed Encounter Foot	7020 Great Trinity Forest Way	75217
13-0211282	2/2/2013	3:44	40/01 - Other	7020 Great Trinity Forest Way	75217
13-0212053	2/2/2013	9:41	6X - Major Dist (Violence)	7020 Great Trinity Forest Way	75217
13-0207400	2/1/2013	16:54	04 - 911 Hang Up	7020 Great Trinity Forest Way	75217
13-0208170	2/1/2013	18:36	40/01 - Other	7020 Great Trinity Forest Way	75217
13-0208488	2/1/2013	19:17	40 - Other	7020 Great Trinity Forest Way	75217

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a hotel or motel use is a minimum of one (1) space for each unit plus one ADA accessible space. The proposed hotel or motel use has a maximum of 25 units which requires 25 parking spaces plus one handicap space for a total of 26 required parking spaces. The applicant is exceeding the minimum parking requirement and providing a total of 31 spaces, as depicted on the site plan.

Landscaping:

Landscaping is provided in accordance with Article X as amended.

Z167-330(PD)

List of Partners/Principals/Officers

Juneja Hospitality Holdings LLC

Wazir Juneja, Manager

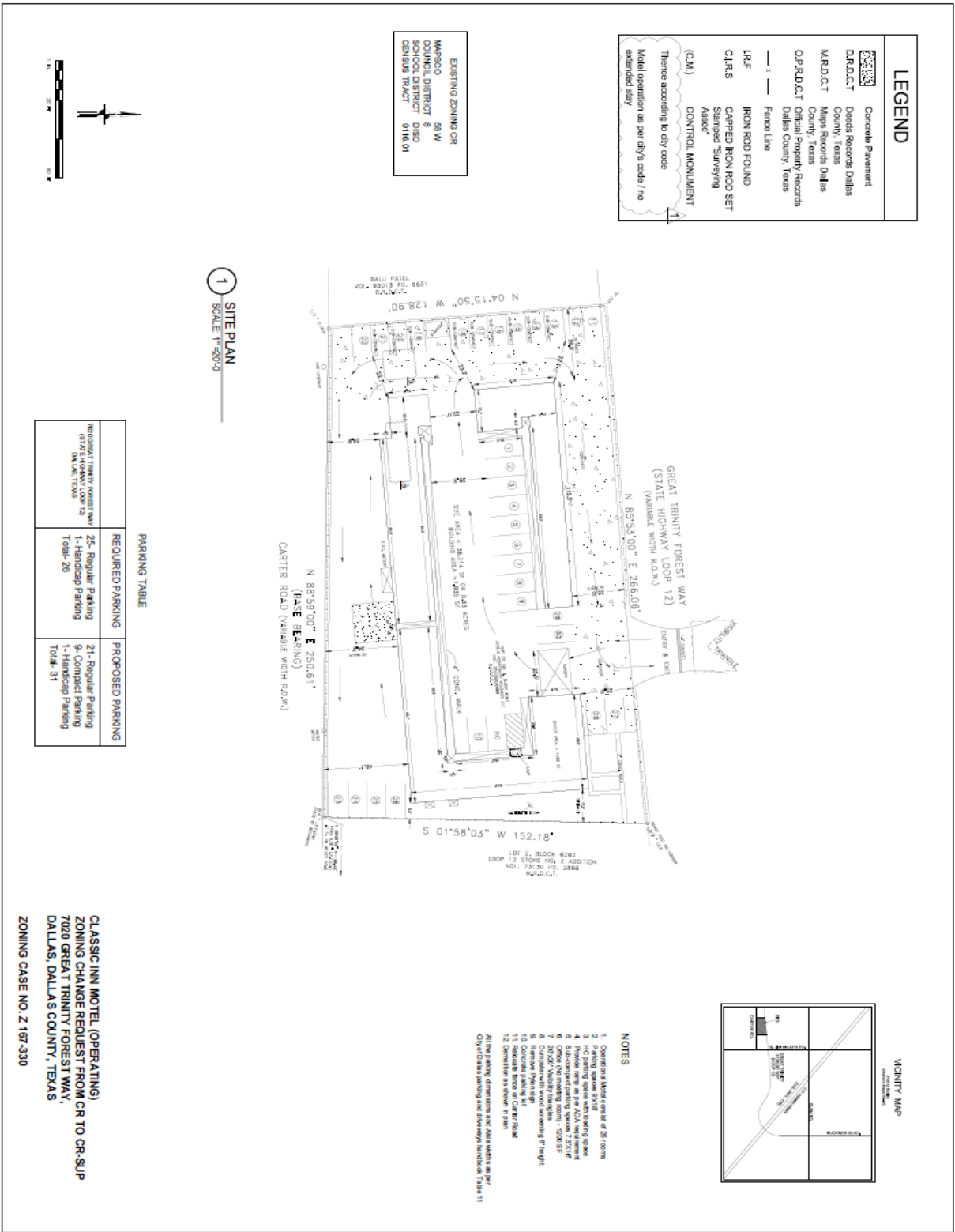
PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a hotel or motel use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on_____, (one-year period from the passage of this ordinance).
3. LANDSCAPING:
 - A. Landscaping must be provided and maintained in accordance with Article X.
 - B. Plant materials must be maintained in a healthy, growing condition.
4. BATHROOMS: At least one bathroom, including a shower, wash basin, and toilet, must be provided for each guest room.
5. ROOMS: The maximum number of guest rooms is 25.
6. FLOOR AREA:
 - A. Maximum total floor area is 7,264 square feet with a maximum office floor area of 1,200 square feet.
 - B. Meeting and conference rooms are prohibited.
7. DUMPSTER: A dumpster must be provided in the location shown on the attached site plan and must be screened from public rights-of-way by a six-foot-high solid fence.
8. SCREENING:
 - A. Screening of off-street parking must be provided as shown on the attached site plan.
 - B. A six-foot-high solid screening fence must be maintained along the entire perimeter of the Property, as shown on the attached site plan.
9. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
10. PARKING: Of the 31 parking spaces shown on the attached site plan, 26 spaces must serve as the required parking for the use authorized by this specific use permit.

Z167-330(PD)

11. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
12. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN



LEGEND

	Concrete Pavement
	D.R.D.C.T. Deeds Records Dallas County, Texas
	M.R.D.C.T. Maps Records Dallas County, Texas
	O.P.R.D.C.T. Official Property Records Dallas County, Texas
	Fence Line
	IRON ROD FOUND
	CAPPED IRON ROD SET
	Surveying
	CONTROL MONUMENT (C.M.)

Thence according to city code
Model operation as per city's code / no extended stay

EXISTING ZONING CR
MUNICIPAL DISTRICT 88 W
SCHOOL DISTRICT D8D
CENSUS TRACT 016.01

1 SITE PLAN
SCALE 1"=20'-0"

PARKING TABLE

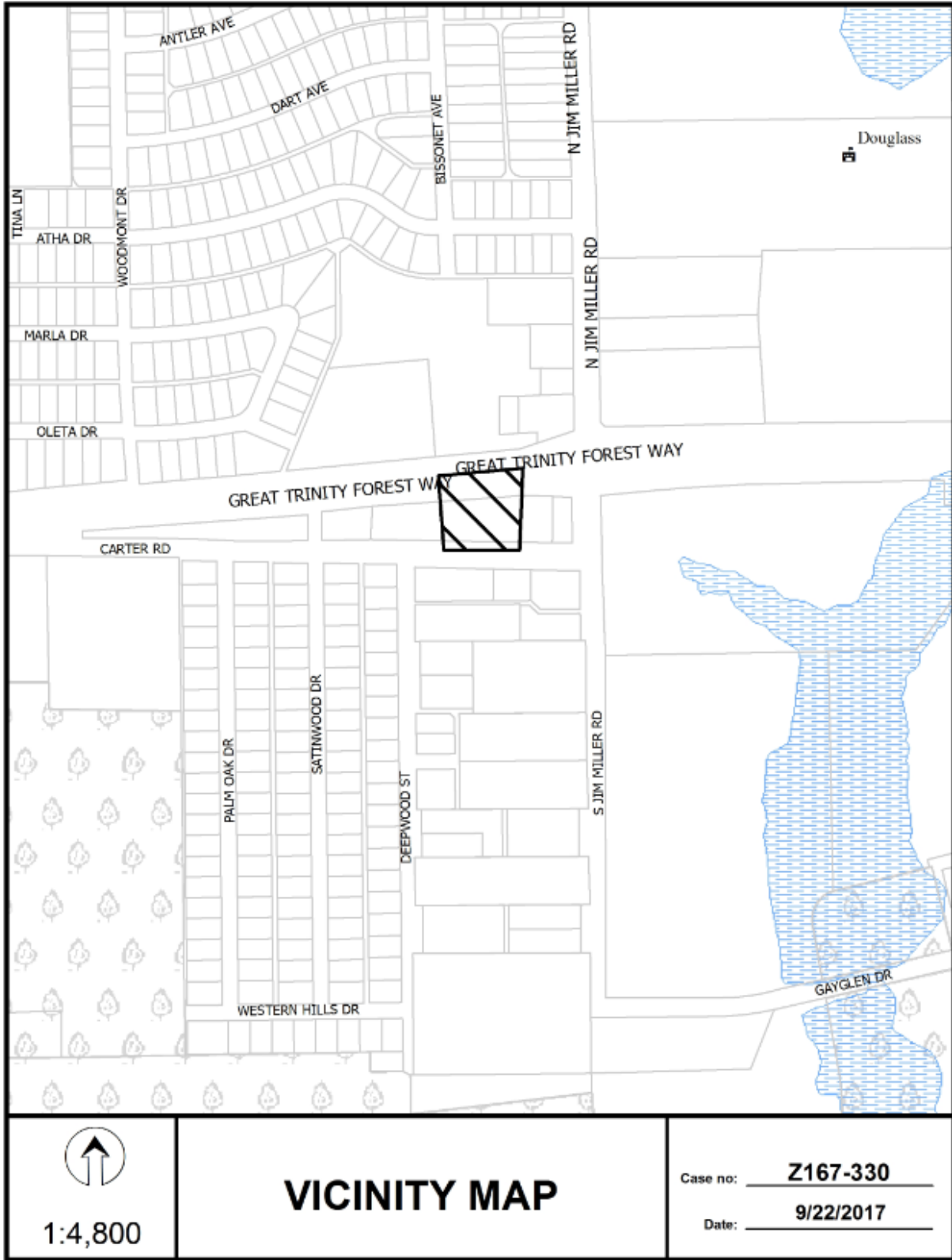
INDICATED TRINITY FOREST WAY (STATE HIGHWAY LOOP 12) SURVEY 1994	REQUIRED PARKING	PROPOSED PARKING
	25- Regular Parking 1- Handicap Parking Total: 26	21- Regular Parking 9- Compact Parking 1- Handicap Parking Total: 31

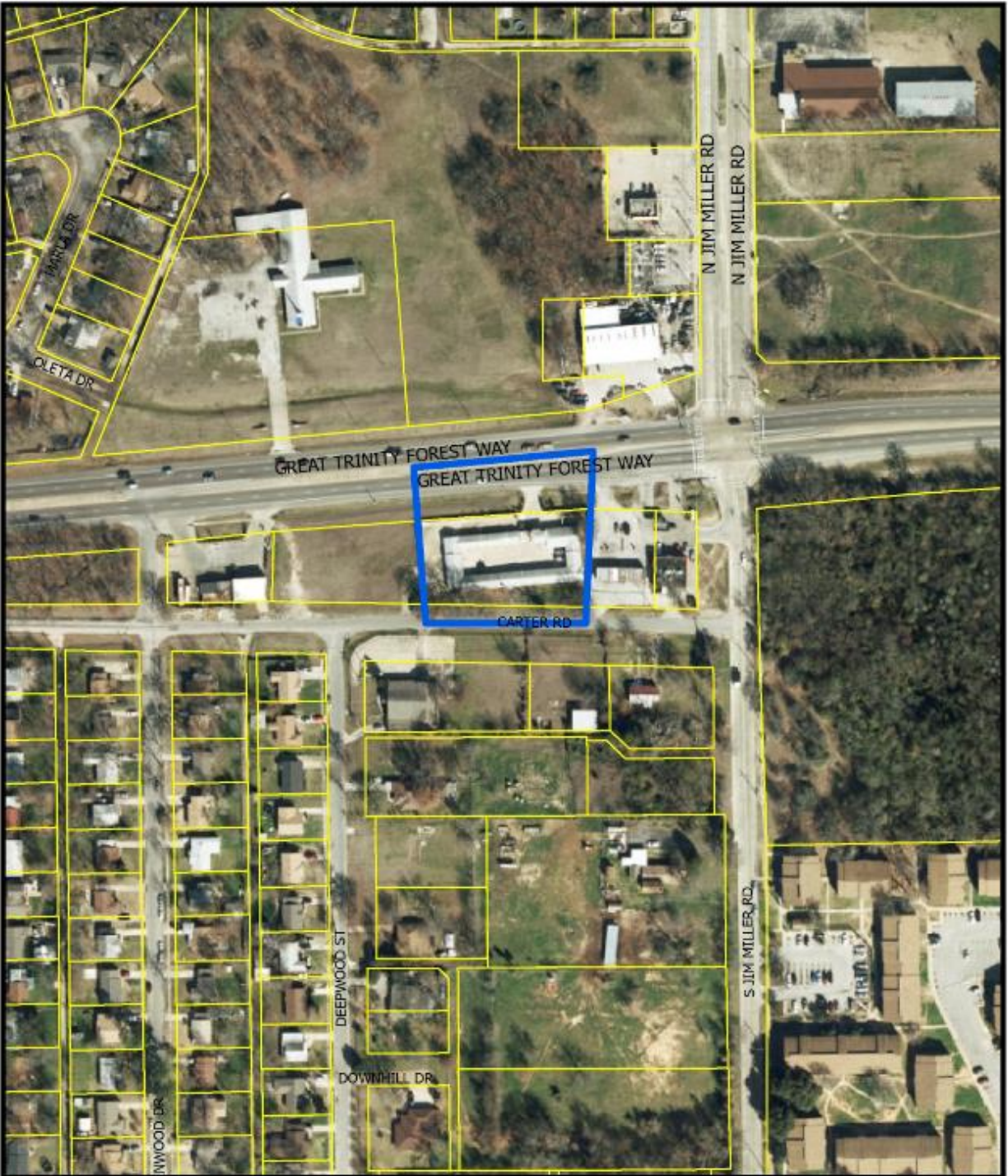


- ### NOTES
1. Conventional Manufacture of 28' rooms
 2. Parking spaces 55'x11'
 3. HC parking space with loading space
 4. 5' wide strip as per Dallas ZONING
 5. 5' wide strip as per Dallas ZONING
 6. 20'00" VARIETY storage
 7. 20'00" VARIETY storage
 8. Remove 15'x10' sign
 9. 10' Outside parking w/ 10'x10' sign
 10. 12' Dimension as shown in plan
- After parking dimensions and details are per City of Dallas parking and development standards, 1998/11

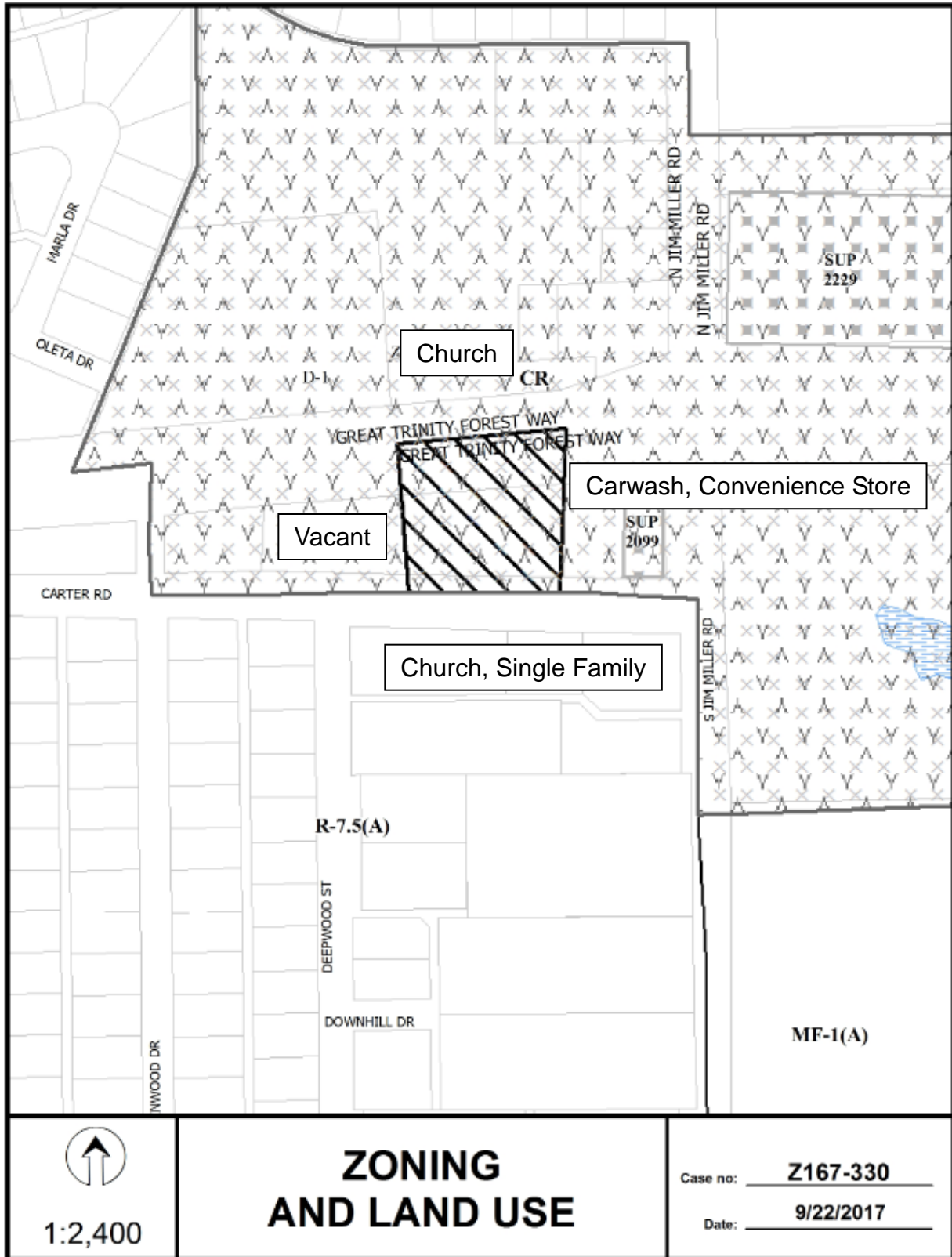
CLASSIC INN MOTEL (OPERATING)
ZONING CHANGE REQUEST FROM CR TO CR-SUP
7000 GREAT TRINITY FOREST WAY,
DALLAS, DALLAS COUNTY, TEXAS
ZONING CASE NO. Z 167-330

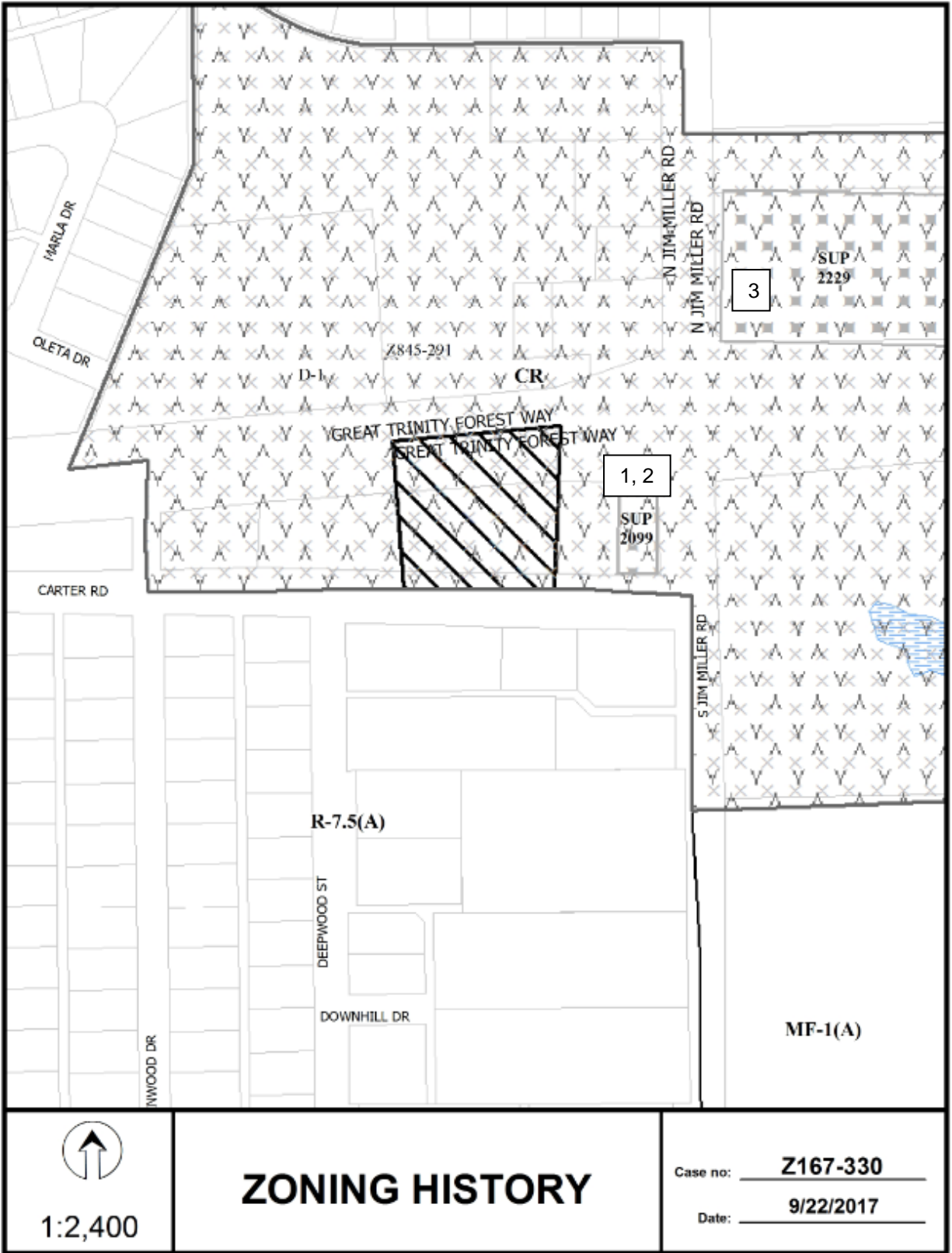
<p>SITE PLAN</p>	<p>PCMB Professional Consulting & Mapping Bureau 1717 W. Loop West, Suite 100 Dallas, TX 75243 Tel: 972-242-1100 Fax: 972-242-1101 www.pcmb.com</p>	<p>BUSINESS ZOOM</p> <p>PARVEZ MALIK, O.S.D.A. 972-591-3322</p> <p>ZONING CONSULTANT TEXAS REAL ESTATE LICENSED</p>	<p>DATE: 11/17/12 DRAWN BY: [Signature] CHECKED BY: [Signature] SCALE: AS SHOWN PROJECT NO: Z167-330 SHEET NO: 1 OF 1</p>
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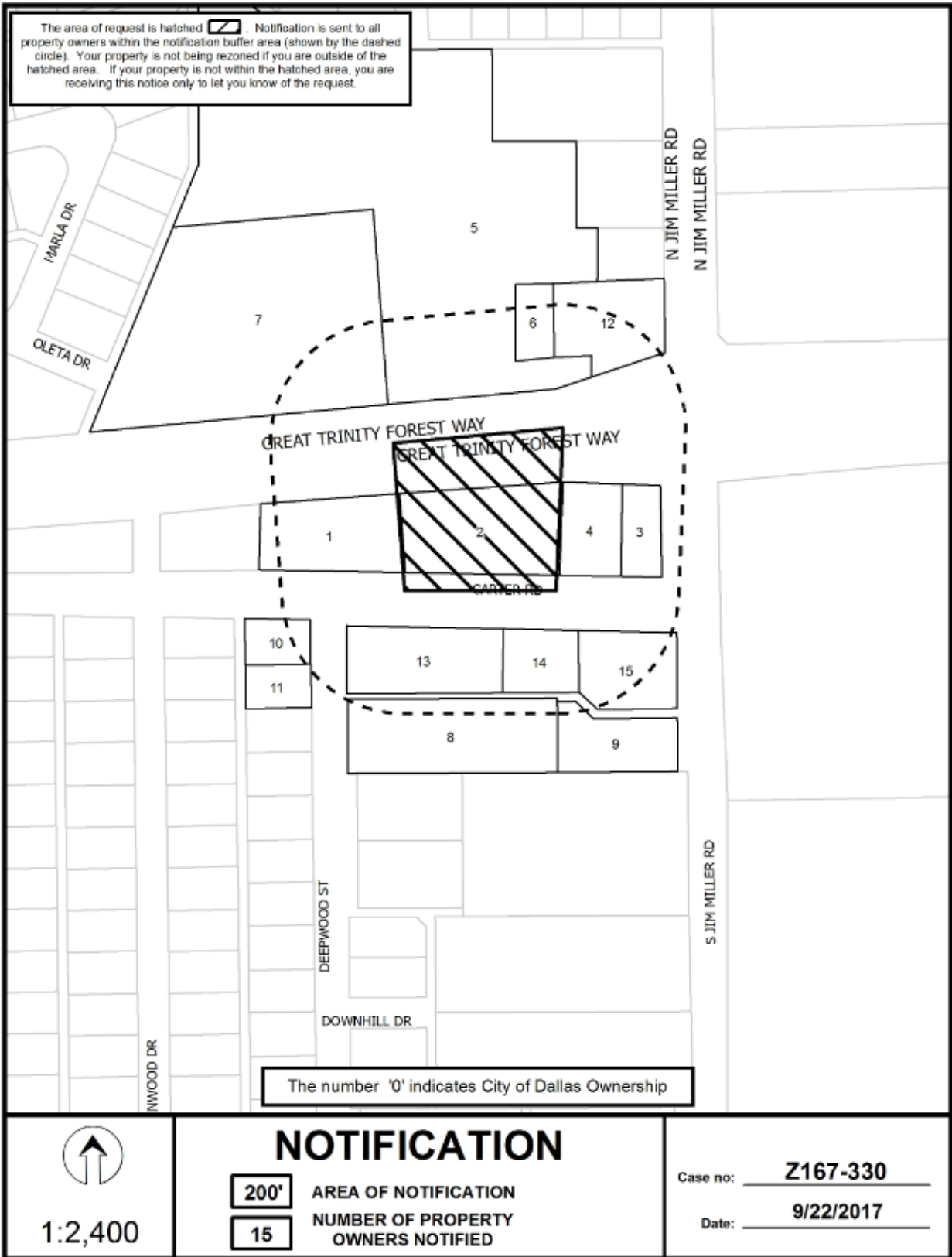




 1:2,400	<h1>AERIAL MAP</h1>	Case no: <u> Z167-330 </u> Date: <u> 9/22/2017 </u>
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09/22/2017

Notification List of Property Owners

Z167-330

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7020 GREAT TRINITY FOREST WAY	PATEL BALU
2	7020 GREAT TRINITY FOREST WAY	JUNEJA HOSPITALITY HOLDINGS LLC
3	7036 GREAT TRINITY FOREST WAY	JUNEJA PROPERTY HOLDINGS INC
4	7028 GREAT TRINITY FOREST WAY	PHILLIPS LEO &
5	6901 GREAT TRINITY FOREST WAY	CATHEDRAL OF FAITH
6	7015 GREAT TRINITY FOREST WAY	CATHEDRAL OF FAITH
7	6800 GREAT TRINITY FOREST WAY	CATHEDRAL OF FAITH BAPT
8	120 DEEPWOOD ST	COX ERMA
9	137 S JIM MILLER RD	MENDOZA JUAN
10	107 DEEPWOOD ST	EDWARDS JESSIE L
11	111 DEEPWOOD ST	CHINN WILLIAM E
12	7071 GREAT TRINITY FOREST WAY	ALEJANDRE ARCANGEL
13	7004 CARTER RD	LOVE OF GOD CHURCH
14	7026 CARTER RD	GIBSON KENNETH E
15	7040 CARTER RD	HOUSE OF PRAYER

FILE NUMBER: Z167-362(WE) **DATE FILED:** July 28, 2017
LOCATION: West line of South Belt Line Road, north of Sarah Lane
COUNCIL DISTRICT: 8 **MAPSCO:** 70-F
SIZE OF REQUEST: Approx. 1.9 acres **CENSUS TRACT:** 171.01

APPLICANT/OWNER: Ronny & Grace Chaves

REPRESENTATIVE: Grace Chaves

REQUEST: An application for a CS Commercial Service District and a Specific Use Permit for outside sales and deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District.

SUMMARY: The purpose of the request is to allow for the operation of an outdoor flea market. The applicant has also volunteered deed restrictions to prohibit certain uses from being developed on the property.

STAFF RECOMMENDATION: Approval for a three-year period, subject to a site plan and conditions, and approval of the deed restrictions volunteered by the applicant.

PREVIOUS ACTION: On January 18, 2018, the City Plan Commission held this case under advisement until February 1, 2018, to allow the applicant to meet with the adjacent property owners.

BACKGROUND INFORMATION:

- The request site currently is undeveloped and is zoned an R-10(A) Single Family District. The request site has been undeveloped for at least 20 years.
- The applicant’s request for a CS Commercial Service District and a Specific Use Permit will allow for the operation of an outside flea market. Outside sales are only permitted in the RR Regional District, CS Commercial Service District and the CA Central Area District.
- Due to the potential impact that the proposed use may have on surrounding properties, staff’s recommendation is to hold the case under advisement to allow time for the applicant to host a neighborhood meeting with adjacent property owners.

Zoning History: There has not been any zoning changes requested in the area during the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
South Belt Line Road	Principal Arterial	100 ft.	100 ft.

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

Land Use:

	Zoning	Land Use
Site	R-10(A)	Undeveloped
Northeast	R-10(A)	Undeveloped
Southeast	R-10(A)	Undeveloped, single family
Northwest	R-10(A)	Undeveloped
Southwest	R-10(A)	Undeveloped, single family

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

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

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

URBAN DESIGN

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

West Kleberg Community Plan (2007):

The intent of “The West Kleberg Community Plan” was to provide an overall vision to create economic development that will stimulate specific types development for the community. The West Kleberg Community Plan identified a vision statement as follows: To reflect "Old Kleberg's" historical heritage, to promote a strong rural atmosphere, to allow for future growth with sensitivity to future amenities and infrastructure of a modern urban environment. Long-time residents seem to have mixed feelings about growth, noting on one side the negative impacts of crowds, noise, traffic, and pollution, while acknowledging the benefits of improved public services, better schools, and new neighborhood-serving retail and commercial business locating to the area.

Based on the Community Plan, the request site is located within in an area that is designated as “Sub-area 1, which was comprised of approximately 2,047 acres of which 46 percent was vacant or undeveloped, and 33 percent was comprised of Single Family (SF) uses at the time of publication in 2007”. The request site is located with the area designated as Subarea 1.

The Plan also indicated that “commercial service and retail uses are dominant along Highway 175, with a concentration of these uses between Edd and Belt Line Roads. The West Kleberg community desires to encourage economic development along its main corridors, namely Highway 175 and Belt Line Road.” A retail gap analysis completed with the plan identified that residents of this area were likely to spend their income in nearby cities, including Balch Springs and the City of Mesquite, since retail facilities are not sufficiently available in the immediate area. This analysis may not accurately reflect the preferences of households within the study area; however, it can serve as a source for future projections of the needed types of services needed within this sector of Dallas.

The Future Vision Map depicts a 1,000-foot buffer zone as ideal for business development along the Highway 175-freeway corridor. Land assemblage may be required to develop in these areas to construct uses such as a hospital, bank, mixed use projects and so on. Business nodes to possibly stimulate economic activity are earmarked at the intersections of Seagoville and Belt Line Roads; Highway 175 and Belt Line Road; and Kleberg and Belt Line Roads. The subject site is within this 1,000-

foot buffer zone. Furthermore, a Visioning Activity conducted at a community meeting identified the Top 20 Community “Needs & Desires” as indicated in the following table:

TABLE 12: VISIONING ACTIVITY – COMMUNITY “NEEDS & DESIRES”

1. Bank	11. Ice Rink
2. Big Box (Lowe’s and Sam’s)	12. Mid-rise Mixed Use
3. Bookstore	13. Museum
4. Central Market	14. New Auto Dealership
5. Cinema	15. Office
6. Doctor Offices	16. Outlet and/or Mini-Malls
7. Drug Store	17. Research & Development Uses
8. Gas Station	18. Restaurants
9. Hospital	19. Small Shops
10. Hotel/Conference Center	20. Ice Cream Parlor (i.e., Braum’s)

The proposed use could be considered as a central market where various goods and services, including produce, are sold. This use is part of the vision for Sub-area 1.

STAFF ANALYSIS:

Land Use Compatibility: The 1.9-acre site is undeveloped and is surrounded by large tracts of undeveloped land. There are scattered residential uses in area. However, a more established residential development is located approximately 158 feet south of the request site. The request site is located on the perimeter of the West Kleberg Study area. The surrounding areas are rural in nature, where there are large tracts of undeveloped lands and scattered residential uses. There are several tracts of land that are located out of the Study area that are zoned a CR Community Retail District and a CS Commercial Service District.

The applicant’s request is to rezone a portion of the property to a CS Commercial Service District for outside sales. The applicant proposes to operate a flea market, classified in the Development Code as an outside sales use, on the portion of their property that fronts West Belt Line Road. An outside sales use falls within the retail and personal service category and is only permitted by right in the CA Central Area District or by SUP in either an RR Regional Retail District or a CS Commercial Service District.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP

for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff believes that the applicant’s request for outside sales could assist in the redevelopment efforts on the community. Even though the proposed flea market may not be consistent with the character of the neighborhood, the site is located in a rural part of the community, where there is a very low density of residential uses. In addition, staff is imposing a short time period on the Specific Use Permit for outside sales to determine if the use will create a negative impact on the residential uses. Furthermore, the proposed CS District could allow the applicant to develop the property with several of the uses that are outlined in the community needs and desires list in the above “Vision Activity” chart, such as: Bank; Big Box; Bookstore; Cinema; Offices; Drug store; Gas Station; Hospital; Hotel or motel; Auto Dealership, and Restaurants.

Moreover, the applicant has volunteered deed restrictions that will prohibit various types of uses that may negatively impact the adjacent residential development. The type of uses include, but are not limited to, the following; building repair and maintenance shop, bus or rail transit vehicle maintenance or storage, auto auction, liquor store, truck stop, etc.

Due to the potential impact that the proposed use may have on surrounding properties, staff’s recommendation is to hold the case under advisement to allow time for the applicant to hold a neighborhood meeting with property owners in the adjacent area.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-10(A) - existing Single Family	30'	6'	1 Dwelling Unit/ 10,000 sq. ft.	30'	45%	Proximity Slope Visual Intrusion	Single family
CS - proposed Commercial Service	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office

Landscaping: Landscaping will be in accordance with Article X, as amended.

Parking: The Dallas Development Code requires off-street parking to be provided for an outside sales use at one space for each 200 square feet of sales area. The applicant proposes to have approximately 16,269 square feet of sales area. Based on the total square feet of sales area, the applicant will have to provide 81 spaces. In addition, the site plan reveals that approximately 1,020 square feet of floor area will be designated as office and public restroom space, which requires one space per 333 space feet of floor area. Based upon these uses, the required number of off-street

Z167-362(WE)

parking spaces required is 84 spaces and the applicant is providing a total of 87 spaces, as depicted on the proposed SUP site plan.

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is outside sales.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on_____, (three-year period from the passage of this ordinance).
3. FLOOR AREA: Maximum floor area for the office is 1060 square feet.
5. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED DEED RESTRICTIONS

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

I.

The undersigned, Ronny & Grace Chaves , a private entity ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the 625 S. Belt Line Rd Survey, Abstract No. 716 , City Block 8823 , City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by , by deed dated _____ , and recorded in Volume _____ , Page _____ , in the Deed Records of _____ County, Texas, and being more particularly described as follows:

[SEE EXHIBIT -A-]

II.

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

- (A) Commercial and business service use
 - Building repair and maintenance shop
 - Bus or rail transit vehicle maintenance or storage
 - Commercial bus station
 - Labor Hall

- (B) Miscellaneous uses:
 - Carnival or circus
 - Alcoholic beverage establishments
 - Commercial amusement

- (C) Utility and Public service uses
 - Commercial radio television transmitting station
 - Electrical substation
 - Local utilities

- (D) Wholesale, distribution and storage uses
 - Auto auction
 - Mini warehouse
 - Petroleum product storage
 - Recycling collection center
 - Recycling drop-off for special occasion

-Sand, gravel, or earth sales and storage

- (E) Retail and personal service and transportation
- Commercial motor vehicle parking
 - Commercial parking lot of garage
 - Commercial bus station and terminal
 - Commercial amusement
 - Liquor store
 - Taxidermist
 - Truck stop

III.

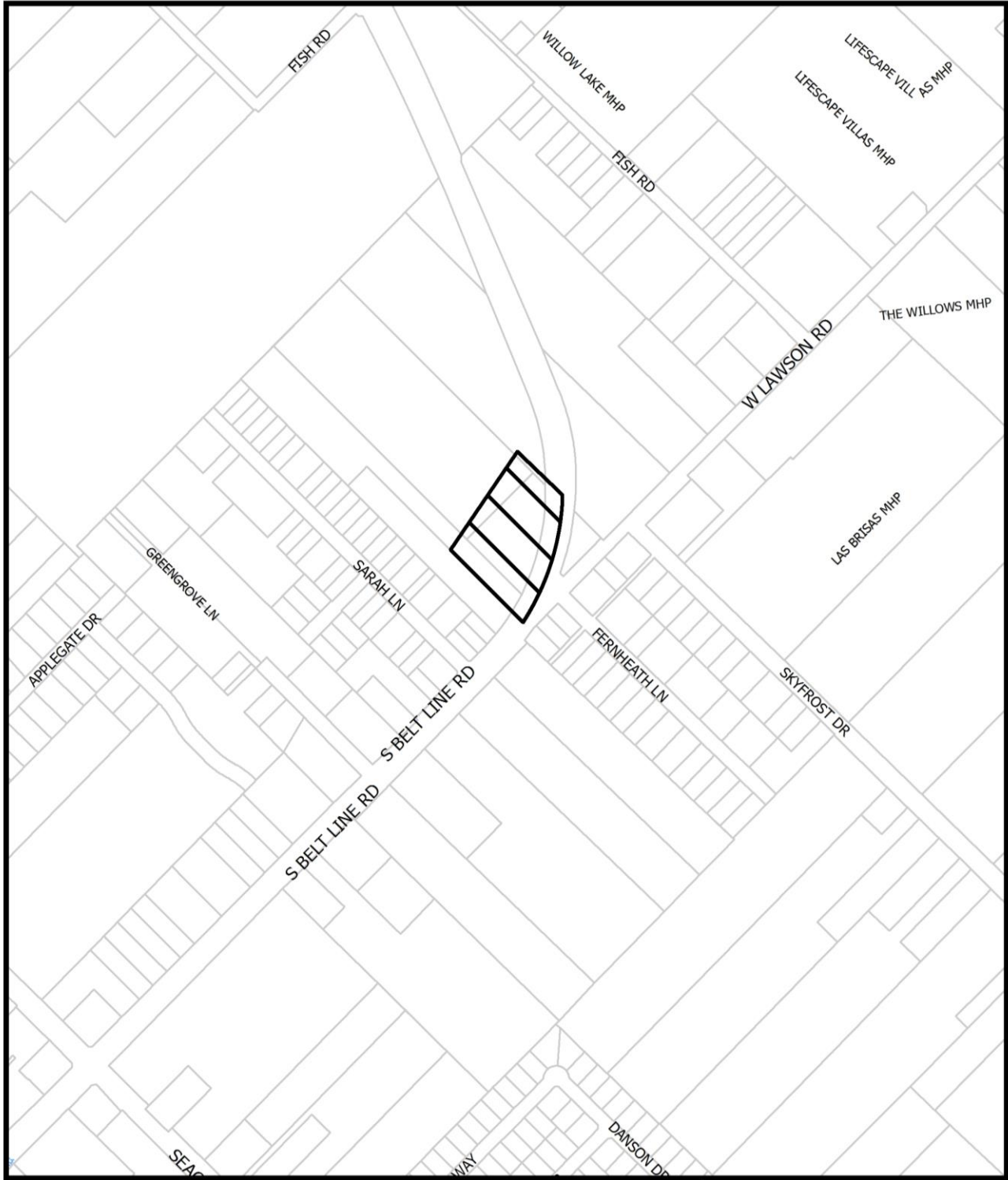
These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.



1:6,000

VICINITY MAP

Case no: Z167-362

Date: 9/22/2017

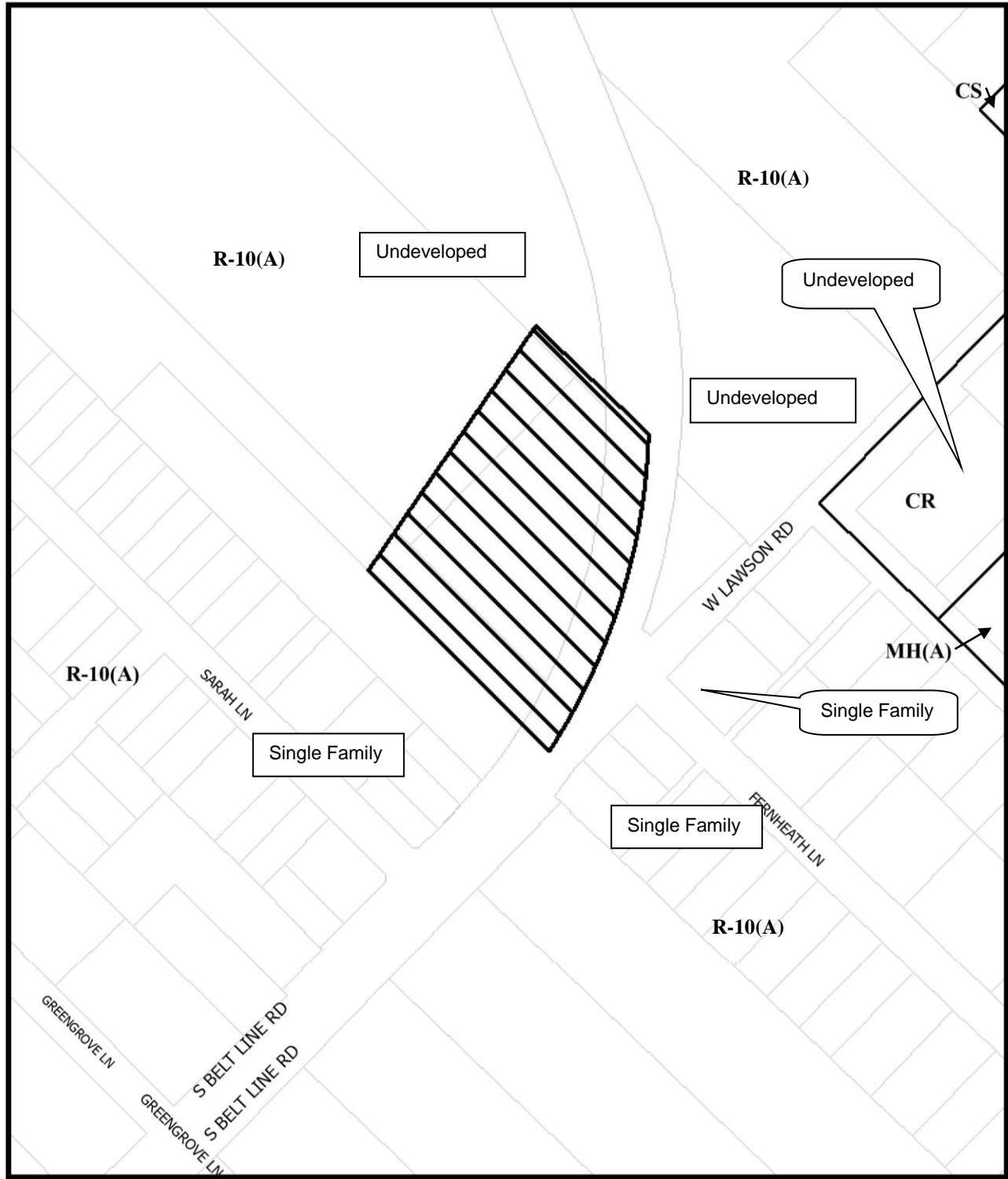


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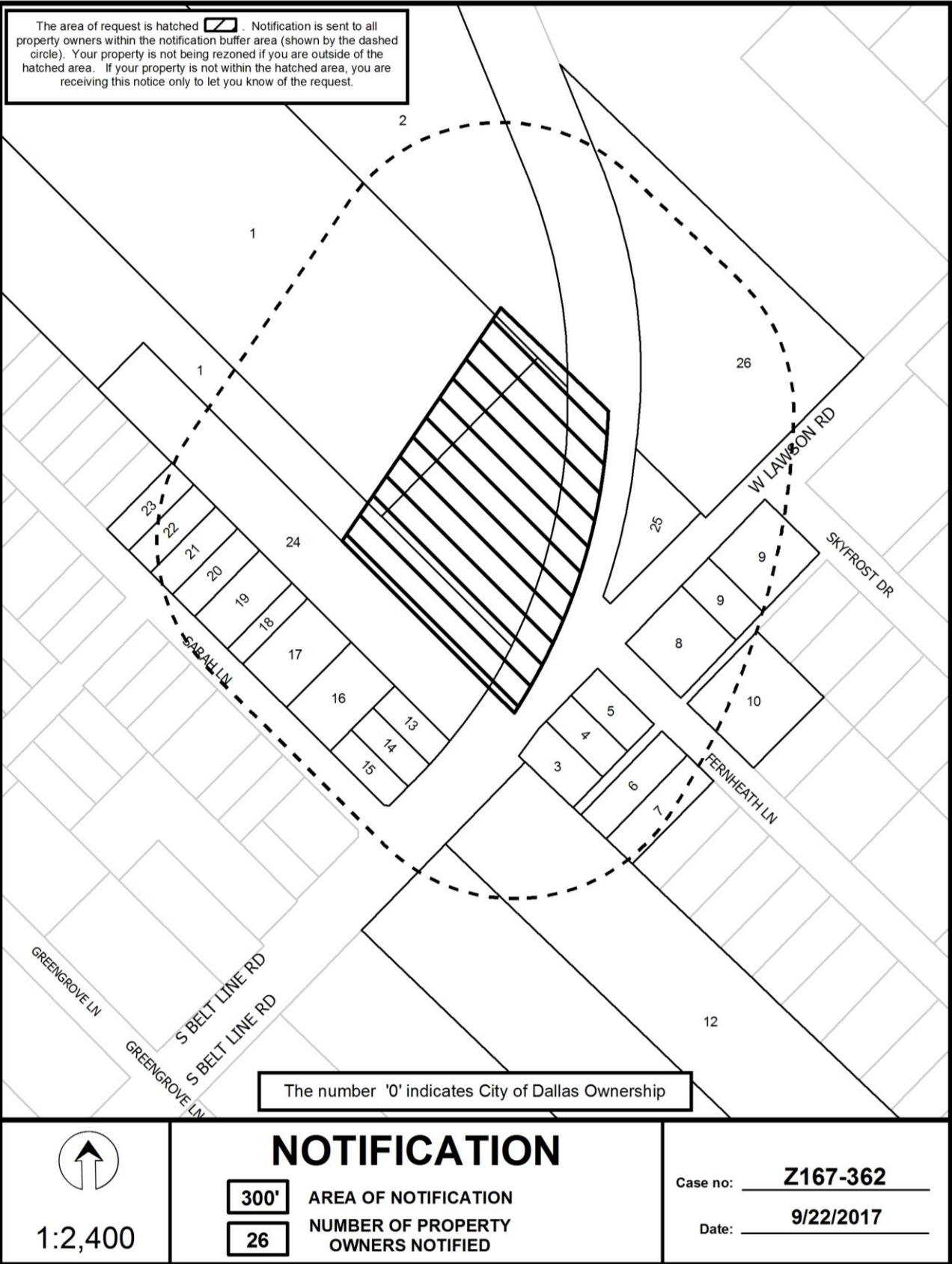
AERIAL MAP

Case no: Z167-362

Date: 9/22/2017



 1:2,400	ZONING AND LAND USE	Case no: <u> Z167-362 </u> Date: <u> 9/22/2017 </u>
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Notification List of Property Owners

Z167-362

26 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	639 S BELTLINE RD	CHAVES RONNY DAVID
2	599 BELTLINE RD	LEE LARRY
3	646 S BELTLINE RD	SOSA ALBERTO REZA
4	640 S BELTLINE RD	ORTIZ JUAN LUIS &
5	634 S BELTLINE RD	KIRBY RICKY B &
6	13510 FERNHEATH LN	TRUJILLOCALVILLO ELVIA &
7	13516 FERNHEATH LN	TILLISON GARY W &
8	628 LAWSON RD	DUNN TED R & LUCY M ESTATE OF
9	616 LAWSON RD	BUSTOS RUBEN
10	13509 FERNHEATH LN	PINAORTIZ JOSE REYES
11	720 S BELTLINE RD	ARCHER SAMUEL R & RITA L
12	710 S BELTLINE RD	WHITTLE MORRIS L & PAMELA
13	705 S BELTLINE RD	CANCHOLA JOSE & MARIA
14	713 S BELTLINE RD	GARCIA BLANCA
15	717 S BELTLINE RD	PULIDO FLORENCIO
16	13447 SARAH LN	WEED KELLY
17	13435 SARAH LN	MARTINEZ BERNARDA PADRON &
18	13423 SARAH LN	MARTINEZ BERNARDA PADRON &
19	13417 SARAH LN	HERNANDEZ ERIC &
20	13411 SARAH LN	STALLINGS MELISSA
21	13405 SARAH LN	MOULTON PHILLIP A
22	13341 SARAH LN	CONTRERAS JOSE L
23	13335 SARAH LN	RAMIREZ VICTOR
24	645 S BELTLINE RD	CANCHOLA JOSE GUDALUPE &
25	625 S BELTLINE RD	SANTANA TOMAS
26	500 S BELTLINE RD	QUACH NHI

Planner: Sarah May

FILE NUMBER: Z178-133(SM) **DATE FILED:** November 15, 2017

LOCATION: Bounded by Ross Avenue, North Washington Avenue, San Jacinto Street, and Villars Street

COUNCIL DISTRICT: 14 **MAPSCO:** 45-H

SIZE OF REQUEST: Approx. 5.222 acres **CENSUS TRACT:** 16.00

OWNER: Dallas Independent School District

APPLICANT: Leon Capital Group

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for a new subdistrict on property zoned Subdistrict 1 and Subdistrict 7 in Planned Development District No. 298, the Bryan Area Special Purpose District.

SUMMARY: The purpose of this request is to retain a portion of the former DISD Administration Building and to construct an approximately 380 unit, five-story multifamily building with a six-level parking garage.

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

BACKGROUND INFORMATION:

- The area of request was previously developed and operated as an administration building for the Dallas Independent School District. The building was constructed in 1948 as a three-story, approximately 135,748 square foot office building, according to Dallas Central Appraisal District.
- PDD No. 298 was established by Ordinance No. 20049, passed by the Dallas City Council on August 24, 1988.
- On November 10, 2015, the City Council approved Ordinance No. 29940 for a Demolition Delay Overlay for downtown and nearby properties that also included the area of request. This overlay requires a minimum 10-day waiting period after a demolition permit is applied for in order to give staff time to evaluate if the property meets criteria for a 45-day delay.
- On April 10, 2017, a demolition permit was submitted to Building Inspection for the site. Staff notified the Landmark Commission of the demolition permit and the Landmark Commission directed staff to place the property on the Landmark Commission agenda for consideration for historic designation. Staff released the hold on the demolition permit within 10 days because it did not meet the criteria to extend the delay period.
- On May 1, 2017, the Landmark Commission initiated the property for historic designation. The property owner's demolition and any new construction permits are not required to be approved by the Landmark Commission because the applicant has vested rights in the demolition permit which preceded the historic designation initiation.
- At the time this report was written, the site is in the process of demolition for all structures on the property, except for the building labeled "original building" on the proposed development plan.

Zoning History: There have been four recent zoning case requested in the area.

1. **Z156-210:** On August 9, 2017, the City Council denied an application for a Specific Use Permit for a restaurant with drive-in or drive-through service.
2. **Z156-242:** On August 10, 2016, the City Council approved Specific Use Permit No. 2206 for a liquor store.
3. **Z156-129:** On April 13, 2016, the City Council denied an application for a Specific Use Permit for a vehicle or engine repair or maintenance use.
4. **Z145-272:** On September 22, 2015, the City Council approved a WR-5 Walkable Urban Residential District with a Height Map Overlay.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the requested amendment and cannot support the proposed parking garage access on Ross Avenue because the proposed driveway is located less than 280 feet away from a major signalized intersection and the layout depicted on the proposed development plan does not allow adequate spacing for overlapping left turns. Based on the analysis findings and assumptions, the proposed garage driveway will create safety hazards and impose a significant burden upon existing public facilities. Therefore, staff recommends a revised development plan that addresses these comments.

Thoroughfares/Streets:

Thoroughfare /Street	Function	ROW
Ross Avenue	Collector	80 feet
North Washington Avenue	Local	50 feet
San Jacinto Street	Local	50 feet
Villars Street	Local	40 feet

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.

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 5.1 Promote a sense of place, safety and walkability

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Neighborhood Plus

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

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

AREA PLAN:

In 2017, the City Council approved an update to the *Dallas 360 Plan*, which identified the area surrounding the subject site as within the Baylor District. This district is envisioned to support a range of professional and family-oriented housing within the institutional-based district.

STAFF ANALYSIS:

Land Use Compatibility:

The area of request is comprised of a large vacant office building and surface parking lots that are currently under demolition. The site is two zoning districts with approximately three-quarters of the site in Lower Ross (Subarea 1) and the southern quadrant in the Bryan Place Ring (Subarea 7). Lower Ross is a mixed use district that allows both residential and nonresidential uses and the Bryan Place Ring is also a mixed-use district, but is more restrictive as it allows a mixture of residential uses but limits nonresidential uses to office, some institutional, and limited retail uses. Because the site is in two subdistricts, the allowed uses in the proposed amendment coincide with uses permitted in the Lower Ross, or Subarea 1, area. Surrounding land uses are as follows:

	PDD No. 298, Subdistrict	Land Use
Site	Subdistricts 1 and 7	Vacant Office
Northeast	Subdistrict 8	Vacant Auto Repair Shop, Single Family Attached
Southeast	Subdistrict 7	Office, Surface Parking
Southwest	Subdistricts 1B and 7	Vacant Auto Repair Shop, Surface Parking
Northwest	Subdistrict 1	Multifamily

Development Standards:

Since the request is in both Subareas 1 and 7, the applicant proposes to have development standards that moderate the differences between the existing development standards of Subareas 1 and 7. Staff supports the request because it provides intermediate standards between the existing zoning district’s development standards and should not negatively impact adjacent properties.

PDD No. 298	SETBACKS		FAR	Height	Lot Coverage
	Front	Side/Rear			
Subarea 1 - Existing	5’ min 15’ max on Ross	Side: 0’ or 10’ Rear: 5’	4:1	120’ with RPS	90%
Subarea 7 - Existing	5’ min 25’ max	Side: 0’ or 10’ Rear: 5’	2:1	39’ No RPS	90%
Subarea 1C - Proposed	Ross: 26’ min, 30’ max; Villars: 5’ min, no max; Other: 5’ min, 20 max; All: 35’ min urban form above 70’ in height	Side: 0’ or 10’ Rear: 5’	4:1	80’ No RPS +12’ projections	90%

The request proposes to exempt the site from residential proximity slope (RPS) but limits height to 80 feet overall and requires a 35-foot front yard setback for portions of a building erected higher than 70 feet. RPS is a tool used to ensure that the height of buildings in nonresidential districts is compatible with property in low-density residential districts. RPS limits structures to one foot in height for every three feet in separation from private property in low-density residential districts. Simply put, this slope can be determined by multiplying the height by three to determine the distance of separation; or, conversely, the distance of separation can be divided by three to determine the height of the RPS at the point of separation.

For purposes of evaluating the exemption of RPS at the area of request, a structure that is 70 feet in height, or the height where the urban form setback applies, would require 210 feet of separation from low-density residential districts. If a structure is erected to the maximum height of 80 feet, which would be a minimum of 35 feet from the front property line, the separation needed is 240 feet. Both separation distances would include the three northernmost properties on the south corner of San Jacinto Street and Villars Street. Staff supports the exemption from RPS because, in addition to a lower maximum height than the existing maximum height, the request also offers an urban form setback which is compatible with surrounding properties.

Landscaping:

The existing landscaping regulations of PDD No. 298 use Article X as a base with additional special provisions for street trees. For the area of request, the PDD specifies that Ross Avenue has an increased number of street trees at one street tree per 30 feet of frontage, whereas all other streets in the district and in Article X must have one street tree per 50 feet of frontage. The PDD also defines tree planting zone which is between two and one-half feet to ten feet from the back of the projected street curb.

In an effort to get credit for preserving the existing trees, the applicant requests a reduction in frontage length that is equal to existing street tree canopy width. Since the methodology used to calculate tree canopy width is not defined in the proposed conditions and tree canopy width is not a standard measurement used by staff, staff recommends an alternate landscaping standard.

In response to the applicant's request, staff recommends some alternate regulations that include the applicant's intent to preserve existing trees and to allow a reduction in the number of site trees. Since Article X allows existing trees that are determined to be healthy to be used to satisfy the site tree requirement, it encourages the protection of the existing trees. This credit is given based on the caliper of the retained tree and is determined at permitting. Staff also recommends that the planting zone on Ross Avenue be enlarged from 10 feet to 20 feet from the adjacent street curb to capture the existing trees and allow them to count as street trees. Additionally, staff recommends adding a requirement that removed trees must be replaced with a similar species in the event that the existing trees die or are removed; this encourages the site to remain landscaped in the event the retained trees die.

The existing Article X regulations also require a minimum of one site tree for each 4,000 square feet of lot area. The property has 175,271 square feet of private property, according to the site's approved legal description; therefore, 44 site trees would be required. Since the existing zoning allows 70 to 90 percent lot coverage, the Chief Arborist reports when sites are developed with that amount of lot coverage, the areas where site trees can be located are encumbered by existing structures and property owners must either locate site trees on rooftops or seek a landscaping special exception from the Board of Adjustment. Since the proposed maximum lot coverage is 90 percent, staff supports the request to count street trees as site trees.

Signs:

The request includes a sign provision that allows the existing attached signage which reads, "Dallas Independent School District" to not count against the number of attached signs. Since the proposal aims to reuse the remaining former DISD administration building for nostalgia, staff recommends approval of this provision.

Special Provisions in Subarea 1C:

The request includes a purpose statement for the provisions prescribed for new construction in the proposed conditions. The applicant's objective in these provisions is to create architectural standards for new construction to enhance and be compatible with the portion of the former DISD Administration Building that was not demolished, termed the original building. The architectural standards prescribe compatible facades, articulation, building entrances, blank wall limits, flat roofs on Ross Avenue and a plaza. The provisions also address urban design where dwelling unit entries are required on San Jacinto Street and North Washington Avenue and provisions to enhance the one street-facing facade of the above-ground parking structure. Staff supports the applicant's request because these provisions will provide a walkable and attractive improvement to the community.

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PROPOSED PDD CONDITIONS

ARTICLE 298.

PD 298.

Bryan Area Special Purpose District

SEC. 51P-298.101. LEGISLATIVE HISTORY.

PD 298 was established by Ordinance No. 20049, passed by the Dallas City Council on August 24, 1988. Ordinance No. 20049 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20049 was amended by Ordinance No. 20820, passed by the Dallas City Council on November 28, 1990, and Ordinance No. 21885, passed by the Dallas City Council on November 10, 1993. (Ord. Nos. 10962; 19455; 20049; 20820; 21885; 24914)

SEC. 51P-298.102. PROPERTY LOCATION AND SIZE.

PD 298 is established on property generally bounded by North Central Expressway, Roseland Avenue and its northeastward prolongation, Fitzhugh Avenue, San Jacinto Street, Peak Street, Gaston Avenue, and Good-Latimer Expressway. The size of PD 298 is approximately 455.04 acres. (Ord. Nos. 20049; 24914; 27573)

SEC. 51P-298.103. DEFINITIONS AND INTERPRETATIONS.

(a) Definitions.

(1) **COMMERCIALLY COMPATIBLE SINGLE FAMILY USE** means a moderately dense single family use that is compatible with commercial development. The residential proximity slope does not emanate from commercially compatible single family uses.

(2) **GROUND COVER** means living plant material of species which generally reach a height of three inches or less upon maturity, installed in such a manner so as to form a continuous cover over the ground.

(3) **LABOR AGENCY** means an agency that offers or attempts to procure or procures employment for common workers, or that offers or attempts to procure or procures common workers for employers. For purposes of this definition, "common worker" means an individual who performs labor involving physical toil that does not require a particular skill, training in a particular occupation, craft, or trade, or practical or familiar knowledge of the principles or processes of an art, science, craft, or trade.

(4) NEW CONSTRUCTION means a structure that did not exist on February 1, 2018.

(5[4]) PARKWAY means the portion of a right-of-way located between the street curb and the property line of an adjoining lot.

(6[5]) PEDESTRIAN LINKAGE STREETS mean streets in the Bryan Area SPD that serve as linkages between major activity centers and that are designed to promote pedestrian use.

(7) ORIGINAL BUILDING means the Dallas Independent School District Administration Building shown on Exhibit 298L.

(8[6]) PROJECTED STREET CURB means the future location of the street curb consistent with the city thoroughfare plan as determined by the director of public works and transportation.

(9[7]) TREE PLANTING ZONE means the area parallel to and between two and one-half and ten feet from the back of the projected street curb.

(b) Interpretations. Unless otherwise stated, all references to code sections in this article refer to sections in Chapter 51A. In addition, the definitions, interpretations, and other provisions of Chapter 51A apply to the Bryan Area SPD unless expressly modified by these conditions. (Ord. Nos. 20049; 24914)

SEC. 51P-298.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 298A: subarea boundary map.
- (2) Exhibit 298B: Subarea 9 requirements.
- (3) Exhibit 298C: major street and pedestrian linkage systems.
- (4) Exhibit 298D: standard construction details for barrier free ramps.
- (5) Exhibit 298E: use chart.
- (6) Exhibit 298F: property descriptions for portions of Subareas 1, 3, and 4.
- (7) Exhibit 298G: development plan for Subarea 5A.
- (8) Exhibit 298I: master parking and floor area plan for the Baylor

Expanded District.

(9) Exhibit 298I-1: master parking and floor area plan supplement for the Baylor Expanded District.

(10) Exhibit 298I-2: total floor area tabulation form for the Baylor Expanded District.

(11) Exhibit 298J: tabulation of total floor area in Subarea 12A.

(12) Exhibit 298K: development plan for Subarea 10B.

(13) Exhibit 298L: development plan for Subarea 1C.

SEC. 51P-298.104. CREATION OF SUBAREAS.

A map showing the boundaries of the 18 19 subareas of the Bryan Area SPD is provided as Exhibit 298A. (Ord. Nos. 20049; 24914; 25177; 25960; 26179; 26308; 26388; 26707; 28056; 29099; 29390)

SEC. 51P-298.105. SUBAREA 9 CONDITIONS.

Subarea 9 is subject to the regulations governing the R-7.5(A), TH-2(A), MF-2(A), MU- 1, MU-1-D, and CR districts of Chapter 51A. The zoning district category applicable to each tract in Subarea 9 is shown on Exhibit 298B. The conditions contained in Sections 298.103 and through 298.117 do not apply to Subarea 9. (Ord. Nos. 20049; 24914)

SEC. 51P-298.105.1. DEVELOPMENT PLANS.

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

(b) Development and use of Subarea 5A must comply with the development plan for Subarea 5A (Exhibit 298G). If there is a conflict between the text of this article and the development plan for Subarea 5A, the text of this article controls.

(c) Development and use of Subarea 10B must comply with the development plan for Subarea 10B (Exhibit 298K). If there is a conflict between the text of this article and the development plan for Subarea 10B, the text of this article controls.

(d) Development and use of Subarea 1C must comply with the development plan for Subarea 1C (Exhibit 298L). If there is a conflict between the text of this article and the development plan for Subarea 1C, the text of this article controls.

SEC. 51P-298.106. LANDSCAPING.

(a) General requirements. The landscaping provisions of Article X apply in the Bryan Area SPD. The following additional requirements apply in all subareas except Subareas 1A, 6, and 9. Compliance with previously approved landscape plans is not required.

(b) Street trees.

(1) Location, number, and type of trees required.

(A) Except as provided in this subsection, each building site must have at least one tree located within the tree planting zone. A tree is not considered located within the tree planting zone unless its trunk is entirely within the zone.

(B) The number of trees required is calculated by dividing the number of feet or lot frontage by 30 for property abutting pedestrian linkage streets and by 50 in all other cases. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number.

(C) All required trees must be recommended for local area use by the director of parks and recreation and must be "canopy trees" and "large trees" as defined in Article X.

(D) In Subarea 10B, street trees are not required along Carmel Street.

(E) In Subarea 12A, street trees required in the tree planting zone may not be planted within a utility easement or within ten feet of an existing utility. If a street tree interferes with utilities in the tree planting zone, the building official may approve alternate landscape materials in the tree planting zone. If alternate landscape materials cannot be approved in the tree planting zone due to utility conflicts, the building official may allow street trees to be planted between the right-of-way and a building facade.

(F) In Subarea 5A, a total of 36 street trees are required. However, only nine street trees are required along Texas Street.

Staff recommendation:

(G) In Subarea 1C, street trees may count as site trees. For trees existing as of [the date of this ordinance], the planting zone is two and one-half feet to twenty feet from the Ross Avenue street curb. For landscaping purposes, removed trees must be replaced with a similar species.

Applicant request:

(H) In Subarea 1C, street trees may count as site trees. In Subarea 1C, the director may give credit for preserving existing street trees by reducing the frontage length equal to the existing street tree canopy width.

(2) Minimum tree height and trunk caliper. Required trees must have a minimum height of 15 feet, and a minimum trunk caliper of four inches.

(3) Tree spacing requirements. Required trees must be spaced as uniformly as practicable. The center of a trunk of a required tree, measured at grade, must be within the following distance of the center of the trunk of another required tree, measured at grade:

(A) Thirty feet along pedestrian linkage streets, as shown in Exhibit 298C.

(B) Fifty feet along all other streets.

(4) Tree grates required in sidewalks. Tree grates must be provided for all trees within a public sidewalk. These tree grates must:

(A) conform to city standards and specifications; and

(B) be large enough to permit healthy tree growth.

(5) Points for street trees. Each tree provided in accordance with Paragraph (3)(A) is awarded eight points. Each tree provided in accordance with Paragraph (3)(B) is awarded six points.

(c) Front yard landscaping and parkway landscaping.

(1) Three points will be awarded if, along pedestrian linkage streets, enhanced paving is provided in at least 50 percent of the area between the main structure and the curb, or if ground cover is provided in 25 percent of this area.

(2) Building sites along pedestrian linkage streets must achieve at least one-half of their landscaping credits in the area between the main structure and the curb.

(d) Sidewalks.

(1) Where the director of public works and transportation determines that sufficient right-of-way exists, sidewalks must be a minimum of eight feet in width for pedestrian linkage streets and, except as provided in this subsection, six feet in width in all other cases. If the director of public works and transportation determines that the foregoing standard cannot be satisfied within existing right-of-way, a sidewalk must be no less than four feet in width.

(2) Barrier free ramps, as shown on Drawing No. 1007 of the department of public works and transportation "Standard Construction Details" (Exhibit 298D), must be provided in the Bryan Area SPD.

(3) In Subarea 10B, sidewalks are not required along Carmel Street.

(e) Pedestrian amenities.

(1) Three points will be awarded for pedestrian scale lighting. To qualify as pedestrian scale lighting, lighting must:

(A) provide a minimum of 1.5 footcandles; and

(B) be mounted at a height no greater than 14 feet.

(2) A building site located in Subarea 3 must achieve at least two points in the parkway fronting the pedestrian linkage streets through the use of pedestrian scale lighting or pedestrian facilities as described in Section 51A-10.107(f)(2).

(3) In Subarea 10B, sidewalks are not required along Carmel Street.

(f) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or pavement [other than for the sidewalk required under Paragraph (4) of this section] in the parkway. An application for a parkway landscape permit, if required, must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the construction and planting proposed.

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

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

(4) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of

the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees, landscaping, or pavement in the public right-of way. (Ord. Nos. 20049; 24914; 25177; 25960; 28056; 29390; 29558; 29852; 30159)

SEC. 51P-298.107. USES.

(a) The use chart (Exhibit 298E) establishes for each subarea the permitted and limited uses, and those uses requiring a specific use permit.

(b) Commercially compatible single family uses must comply with the following requirements:

(1) This use is subject to the standards and definitions of Subparagraphs (A), (D), and (E) of Section 51A-4.209(6). Except in portions of Subareas 1, 3, and 4, as described in Exhibit 298F, this use is also subject to the off-street parking requirements of Subparagraph (C) of Section 51A-4.209(6).

(2) Except in portions of Subareas 1, 3, and 4, as described in Exhibit 298F, a minimum of 12 dwelling units per acre is required.

(3) No residential proximity slope emanates from building sites developed with this use.

(4) This use is permitted in all subareas except Subarea 9, as shown on Exhibit 298E.

(5) In portions of Subareas 1, 3, and 4, as described in Exhibit 298F, this use is subject to the following standards:

(A) Maximum dwelling unit density is 18 dwelling units per acre.

(B) Maximum structure height is 36 feet.

(C) Maximum number of stories is two.

(D) Maximum lot coverage is 60 percent.

(E) Minimum lot size is 2,000 square feet.

(F) One off-street parking space is required per lot.

(c) Labor agency uses must comply with the following requirements:

(1) This use is permitted by SUP only in the subareas indicated in Exhibit 298E.

(2) Operation of this use must be conducted wholly inside. A waiting area must be shown on the site plan which is large enough to accommodate all common worker candidates. The specific use permit ordinance may limit the number of common worker candidates permitted in the waiting area of the labor agency use.

(3) The site plan must show a separate area for pickup and drop-off of all persons using the facility. This area must not include the right-of-way area.

(4) This use is treated as an office use for purposes of calculating off street loading requirements.

(d) A governmental installation: inside vehicle service center use must comply with the following requirements:

(1) Definition: An installation owned or leased by a governmental entity or agency where vehicles are repaired, maintained, serviced, or stored in conjunction with the normal operation of the entity or agency. This use includes periodic vehicular inspection, maintenance, and repair, as well as modification of vehicles and their equipment to accomplish the particular purposes of the governmental entity or agency.

(2) Subareas permitted: Permitted by right in Subarea 5 only.

(3) Required off-street parking: One space per 500 square feet of floor area.

(4) Required off-street loading:

SQUARE FEET OF REQUIRED <u>FLOOR AREA IN STRUCTURE</u> <u>BERTHS</u>	TOTAL <u>SPACES OR</u>
---	-----------------------------------

0 to 60,000 **1**

**Each additional 60,000
or fraction thereof** **1**

(5) Additional provisions:

(A) Except for permitted accessory uses, this use must be wholly contained inside of an enclosed structure.

(B) The sale of goods and services to the public is prohibited. (Ord. Nos. 20049; 20820; 21885; 24914; 25960; 26179; 26388; 26707; 26994; 27322)

SEC. 51P-298.108. NONCONFORMING USES.

(a) Except as provided in this section, the nonconforming use provisions in Chapter 51A apply.

(b) In Subarea 1, all nonconforming uses must be brought to conformance no later than April 26, 2008, except that those uses that became nonconforming as a result of city council action on April 27, 2005 must be brought to conformance no later than April 26, 2010. The owner of a nonconforming use in Subarea 1 may appeal to the board of adjustment for a later compliance date at any time up to the conformance date set forth in this subsection if the owner will not be able to recover his investment in the use (up to the date of nonconformance) by the conformance date set forth in this subsection. The fee for the appeal of the compliance date is the same as the fee for a nonresidential special exception before the board of adjustment as set forth in Chapter 51A. (Ord. Nos. 20049; 24914; 25960)

SEC. 51P-298.109. RESIDENTIAL PROXIMITY SLOPE.

(a) A 1:3 residential proximity slope emanates from the property line of any property within Subarea 6 or any R(A), D(A), or TH(A) district adjacent to the Bryan Area SPD. A 1:1 residential proximity slope emanates for a distance of 50 feet from the property line of any MF(A) district or planned development district for multifamily uses adjacent to the Bryan Area SPD. If any portion of a structure is over 26 feet in height, that portion may not be located above the applicable residential proximity slope. Exceptions:

(1) The residential proximity slopes does not apply to limit the height of structures located in Subarea 7 and Subarea 1C.

(2) Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. (Ord. Nos. 20049; 24914)

SEC. 51P-298.110. MAXIMUM HEIGHTS.

(a) In general. Except as provided in this section and Sections 51P-298.107(b) and 51P-298.109, maximum structure heights for each subarea within the Bryan Area SPD are as follows:

<u>Subarea</u>	<u>Maximum Structure Height (in feet)</u>
1, 1A, and 1B	120
<u>1C</u>	<u>80</u>
3	160
4	54
5	270
5A	180
6	36-40
7	39
8	100
10, 10A, and 10B	100
11 and 11A	100
12 and 12A	160
13	54

(b) Subarea 12A and 1C.

(1) The following structures may project a maximum of 12 feet above the maximum structure height, may not collectively exceed 1,000 square feet of footprint, and must be located a minimum of ten feet from a building edge:

- (i) Chimney and vent stacks.
- (ii) Communication towers.
- (iii) Elevator penthouse or bulkhead.
- (iv) Visual screens that surround roof mounted mechanical equipment.

(2) Stairs may project a maximum of 12 feet above the maximum structure height.

(3) A permeable roof deck covering not exceeding 900 square feet, including an arbor or a trellis, for a roof deck may project a maximum of 12 feet above the maximum structure height and must be located a minimum of ten feet from a building edge.

(4) Mechanical equipment, ducts, and cooling towers may project a maximum of four feet above the maximum structure height, may not exceed a footprint of 4,600 square feet, must be screened with a minimum four foot-high solid material, and must be located a minimum of ten feet from the edge of a building. (Ord. Nos. 21885; 24914; 25960; 26388; 28056; 29099; 29390; 29852; 30159)

SEC. 51P-298.111. STORIES IN SUBAREA 7.

Maximum number of stories permitted in Subarea 7 is:

- (1) four if at least one-half of the structure is occupied by residential uses;
and
- (2) three in all other cases. (Ord. Nos. 20049; 24914; 26388)

SEC. 51P-298.112. SETBACKS.

(a) Front yard.

(1) Except as provided in this paragraph, the minimum front yard setback is five feet in all subareas.

(2) No minimum front yard setback is required in Subareas 1A and 1B for structures in existence on November 10, 2010.

(3) Except as provided in this paragraph, the maximum front yard setback is 15 feet in Subareas 1, 1A, 1B, 3, 4, 5, 8, 10, 10A, 12, and 13 in front yards fronting on Pedestrian Linkage Streets as shown on Exhibit 298C.

(4) No maximum front yard setback is required in Subareas 1A and 1B for structures in existence on November 10, 2010.

(5) Maximum front yard setback is 25 feet in Subareas 6 and 7.

(6) No maximum front yard setback is required in Subareas 11A and 12A.

(7) Minimum front yard setback is five feet in Subarea 5A. Encroachments of up to four feet into the required front yard are permitted at the following locations:

(A) along Cantegral Street from the curb of Live Oak Street to the residential parking entrance drive;

(B) along Live Oak Street in the area identified on the development plan for Subarea 5A as the translucent patio rail; and

(C) along Texas Street from Live Oak Street to the off-street loading

dock.

(8) Subarea 1C.

(A) In general. Except as provided in 51A-4.401, balcony, unenclosed porches, stairs, and stoops may project five feet into the minimum setback. A minimum of 70 percent of the street-facing facade must be located between the minimum and maximum setback. All other portions of the facade must only comply with the minimum setback.

(B) Ross Avenue. Minimum setback is 21 feet for the original building and 26 feet for new construction. Maximum setback is 30 feet for new construction.

(C) North Washington Avenue and San Jacinto Street. Minimum setback is five feet. Maximum setback is 20 feet.

(D) Villars Street. Minimum setback is 10 feet, no maximum setback.

(E) Urban form. For portions of a building above 70 feet, minimum setback is 35 feet.

(b) Side yard.

(1) Except as provided in this paragraph, no side yard setback is required in Subareas 1, 1A, 1B, **1C**, 3, 4, 5, 5A, 7, 8, 10, 11, 12, and 13; however, if a side yard setback is provided, it must be a minimum of 10 feet.

(2) No side yard setback is required in Subarea 6; however, if a side yard setback is provided, it must be a minimum of five feet.

(3) No side yard setback is required in Subareas 10A, 10B, 11A, and 12A.

(4) No side yard setback is required in Subareas 1A and 1B for structures in existence on November 10, 2010.

(c) Rear yard. The minimum rear yard setback is five feet in all subareas. (Ord. Nos. 20049; 24914; 25960; 26388; 28056; 29099; 29390; 30159)

SEC. 51P-298.113. MAXIMUM COVERAGE.

Unless further restricted under Section 51P-298.107(b), maximum lot coverages in each subarea within the Bryan Area SPD are as follows:

<u>Subarea</u>	<u>Maximum Lot Coverage (percent)</u>
1, 1A, [and] 1B, and 1C 3	90 70* 80***

4	90
5 and 5A	90
6	80
7	70*
	90**
8	70*
	80***
10, 10A and 10B	90
11 and 11A	70*
	80***
12 and 12A	90
13	90

***Applies if less than one-half of the floor area of the structure is occupied by residential uses.**

****Applies if at least one-half of the floor area of the structure is occupied by residential uses.**

*****Applies if at least 10 percent of the floor area of the structure is occupied by residential uses.**

SEC. 51P-298.114. SIGNS.

(a) In general. Except as provided in this section, the sign provisions for business zoning districts in Division 51A-7.300 apply to all subareas except Subareas 6 and 9. The sign provisions for non-business zoning districts in Division 51A-7.400 apply in Subarea 6. Subarea 9 is subject to the definitions and provisions of either business signs or non-business signs in Chapter 51A, whichever apply in accordance with those provisions. The signage provisions of Division 51A-7.200 apply in all subareas except that no detached premise sign with an effective area greater than 200 square feet is permitted in any subarea.

(b) Subarea 5A.

(1) Definitions. In this subsection,

(A) **ARCADE SIGN** means any sign that is mounted under a canopy and is perpendicular to the building to which the canopy or awning is attached. This sign is intended to be read from the pedestrian walkway that the canopy or awning covers.

(B) **AWNING** means a fabric or vinyl surface supported by a metal structure that is applied to the facade of the building.

(C) **BLADE SIGN** means a sign projecting perpendicularly from a main building facade, visible from both sides, and made of rigid or soft materials.

(D) **CANOPY** means a permanent, non-fabric architectural element projecting from the face of a building.

(E) CANOPY SIGN means a sign attached to, applied on, or supported by a canopy.

(2) Word maximum. For a font greater than or equal to four inches in height, the maximum number of words allowed on any building is 12.

(3) Arcade signs.

(A) Arcade signs may not exceed 27 square feet in effective area.

(B) Arcade signs must provide a minimum clearance of 10 feet above grade.

(4) Canopy signs.

(A) Canopy signs may project up to six feet above a canopy.

(B) Canopy signs may not exceed 210 square feet in effective area.

(5) Blade signs.

(A) Each occupant with a separate certificate of occupancy may erect up to two blade signs projecting up to a maximum of 10 feet from a vertical building plane.

(B) Blade signs may not exceed 20 square feet in effective area.

(C) Each single face of a three-dimensional blade sign may not exceed 20 square feet.

(D) Blade signs may not project above the highest point of a facade.

(E) Blade signs must provide a minimum clearance of 10 feet above grade.

(F) Blade signs may not contain more than four words each.

(c) Subarea 1C. The existing attached signage on the original building within Subarea 1C is permitted without the Dallas Independent School District occupying the premises and does not count against the number of attached signs.

SEC. 51P-298.115. PARKING REQUIREMENTS.

(a) The parking provisions in Chapter 51A apply in the Bryan Area SPD, except as modified below:

(1) General merchandise establishments located in Subarea 3 are only required to provide one parking space per 250 square feet of floor area.

(2) In Subarea 5A, a minimum of 30 bicycle parking spaces are required. Bicycle parking must comply with Section 51A-4.332.

(3) In order to provide adequate off-street parking for large scale mixed use development projects, the following are excluded in the calculation of off-street parking requirements:

(A) Ten percent of the required parking for the office use when that use totals in excess of 150,000 square feet in floor area and is developed on the same lot with a use qualifying for an exception under Subparagraphs (B) or (C).

(B) Ten percent of the required parking for the hotel and motel use when that use totals in excess of 150 guest rooms and is developed on the same lot with a use qualifying for an exception under Subparagraphs (A) or (C).

(C) Ten percent of the required parking for the retail and personal service uses, when those uses total in excess of 15,000 square feet in floor area and are developed on the same lot with a use qualifying for an exception under Subparagraphs (A) or (B).

(D) Fifteen percent of the required parking for college, university, or seminary classrooms when developed on a campus providing at least 100 units of campus housing.

(E) Fifty percent of the required parking for the following uses when developed on the same lot with an office use with more than 15,000 square feet of floor area or a hotel or motel use with more than 125 guest rooms:

- (i) Bar, lounge, or tavern;
- (ii) Catering service;
- (iii) Country club with private membership; or
- (iv) Restaurant without drive-in or drive-through service.

(4) The college, university, or seminary use located at 3909 Swiss Avenue must provide the following required off-street parking:

(A) one space per 25 square feet of classroom; and

(B) that parking required in Section 51A-5.209 for all residential uses located in the campus area. All required parking must be provided within the campus area generally bounded by North Washington Avenue, Floyd Street, Haskell Avenue, Swiss Avenue, Peak Street, and Live Oak Avenue.

(5) Office uses, other than medical office uses, in all subareas except Subarea 9 are only required to provide one parking space per 366 square feet of floor area. Medical office uses, and any office use located in Subarea 9, must provide parking in accordance with the requirements of Chapter 51A.

(6) A labor agency use must provide one parking space per 200 square feet of office floor area, and one parking space per 50 feet of lobby floor area.

(7) The city council shall consider the feasibility of reducing the parking requirements for any structure that is designated as a historic landmark in the Bryan Area SPD.

(b) Special parking provisions in Subareas 10A, 11A, and 12A. Except as provided in this subsection, the following special parking provisions apply to Subareas 10A, 11A, and 12A.

Remainder of section omitted for brevity

SEC. 51P-298.116. FLOOR AREA RATIO AND FLOOR AREA.

(a) Maximum floor area ratios in each subarea within the Bryan Area SPD are as follows:

<u>Subarea</u>	<u>Maximum Floor Area Ratio</u>
1, 1A, [and] 1B, and 1C	4:1
3	4:1
4	2:1
5	4:1
5A	5.85:1
6	None
7	3:1*
8	2:1**
10, 10A, and 10B	2.5:1
11 and 11A	3:1
12 and 12A	2.5:1
13	4:1
	2:1

***Applies if at least one-half of the floor area of the structure is occupied by residential uses.**

****Applies in all other cases.**

(b) The maximum total floor area permitted in Subarea 12A is 1,334,848 square feet. (Ord. Nos. 20049; 24914; 25960; 26388; 28056; 29099; 29390; 30159)

SEC. 51P-298.117. RECONCILIATION OF REGULATIONS APPLICABLE TO SUBAREA 6.

The special development standards contained in Ordinance Nos. 16029, 16858, 17676, and 17966 apply to Subarea 6. In the event of a conflict between the provisions of this article and the special development standards, the more restrictive regulation applies.

SEC. 51P-298.118. HIGHLY REFLECTIVE GLASS PROVISIONS.

Highly reflective glass may not be used as an exterior building material on any building or structure in the Bryan Area SPD. For the purposes of these restrictions, highly reflective glass means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.) (Ord. Nos. 20049; 24914)

SEC. 51P-298.119. FENCES.

(a) Fencing material for properties fronting on Ross Avenue, Live Oak Street, and Gaston Avenue must be wrought iron, tubular steel, or similar material, or a combination of these items, with up to a four-foot-high masonry base.

(b) Fencing material for all other properties must be wrought iron, tubular steel, chain link, wood, or similar materials or a combination of these items with up to a four-foot-high masonry base.

(c) Razor wire and barbed wire fencing are prohibited in this district within 50 feet of the back-of-curb on the following streets:

- (1) Gaston.
- (2) Good Latimer.
- (3) Haskell.
- (4) Live Oak.

- (5) Peak.
- (6) Ross.
- (7) Washington.

(d) Nonconforming razor wire and barbed wire fencing materials must be removed by April 26, 2008.

(e) Maximum fence height.

- (1) Except as further limited in this subsection, maximum fence height is nine feet.
- (2) For all residential uses, maximum fence height in the required front yard is four feet.

(f) Razor wire and barbed wire fencing are prohibited in Subarea 1A.

SEC. 51P-298.120. SPECIAL PROVISIONS FOR SUBAREAS 5A, 10A, 11A, AND 12A.

Omitted for brevity

SEC. 51P-298.120.1 SPECIAL PROVISIONS IN SUBAREA 1C.

(a) Purpose. The purpose of Subarea 1C is to recognize the historic role played by this site in the development of the City of Dallas and the significance of Ross Avenue, a historic thoroughfare. This area is recognized as an area of historical, architectural, and cultural significance to the citizens of Dallas and a place where many landmark desegregation decisions for the public school system occurred.

The purpose of the special provisions for Subarea 1C is to establish appropriate architectural, siting, and urban design criteria to facilitate thoughtful redevelopment of the Property within the context of honoring the original building. The architectural requirements of this section are intended to highlight the Art Deco style and mirror the prominent features of the Original Building.

The general objective of this section is to promote, protect, and enhance Ross Avenue for the health, welfare, and enjoyment of the public, and in part, to achieve the following:

- (1) preserve the historic core of the original building;
- (2) recognize the importance of Ross Avenue as a major transportation

corridor through the preservation of the relationship between building and street;

- (3) strengthen neighborhood identity;
- (4) protect the adjacent stable single-family neighborhood; and
- (5) accommodate the existing mix of uses and future growth along Ross Avenue.

(b) Original building. The area between the Ross-Avenue facing facade of the original building and the Property line is a no-build area. Structures other than steps, stairs, and railings are not permitted in the no-build area.

(c) Applicability. The architectural standards, plaza, and urban design requirements in this section only applies to new construction.

(d) Architectural standards for Ross Avenue-facing facades.

(1) Lower story compatibility. The ground level and second story of new construction facades between the minimum and maximum setbacks on Ross Avenue must have exterior siding, foundation fascia, and fenestration compatible with the Original Building. "Compatible" as used in this provision means similar in application, color, materials, pattern, quality, shape, size, and other characteristics; but does not necessarily mean identical. The burden is on the property owner or applicant to supply proof of compatibility. The purpose of this requirement is to provide a visual connection and recognition of the primary design elements of the Original Building and new construction.

(2) Upper story contrast. Except for accent materials, primary building materials above the second story must contrast from the building materials of the original building. The purpose of this provision is to show a horizontal change in the facade of new construction to recognize the scale of the original building and to allow a contrasting design in upper stories.

(3) Building recess. The Ross Avenue-facing new construction facade must be recessed a minimum depth of five feet from the original building facade.

(4) Building entrances. Private dwelling unit entrances are prohibited on Ross Avenue.

(5) Blank wall. Maximum blank wall area is 30 linear feet.

(6) Flat roof. Maximum roof pitch is two inches for each linear foot of horizontal distance. This provision is applicable within 50 feet of the Ross Avenue right-of-way.

(e) Plaza. A plaza area is required at the south corner of Ross Avenue and North Washington Street as shown on the development plan. The plaza must provide hardscape, seating areas, and landscaped areas. Accessory structures related to the plaza, including but not

limited to a flag pole. Landscaping walls 36 inches or less need not be shown on a development plan.

(f) Urban design.

(1) Entrances. A minimum of 70 percent of street facing individual entries on street-level dwelling units along the San Jacinto Street and North Washington Street frontages must provide direct connection to the sidewalk with a permeable or nonpermeable surface.

(2) Parking structure screening. Street-facing facades for a multi-level, above-ground parking structure must be screened as follows:

(A) Facade screening must include materials similar in appearance to the facade of the main structure the parking serves.

(B) Maximum of 60 percent of the street-facing facade may contain openings.

(C) Minimum 42 inches solid screening is required, measured from each floor level within the parking structure, to screen vehicles and vehicle headlights.

(D) Cable guard strands and chain link fencing on the street-facing facade of the parking structure are prohibited.

(E) This paragraph does not apply to individual garages attached to a single dwelling unit.

(4) Sidewalks. Sidewalk crossings within driveways must be constructed of a material that differs in color or materials from that of the vehicular ingress and egress driveways.

SEC. 51P-298.121. GENERAL REQUIREMENTS.

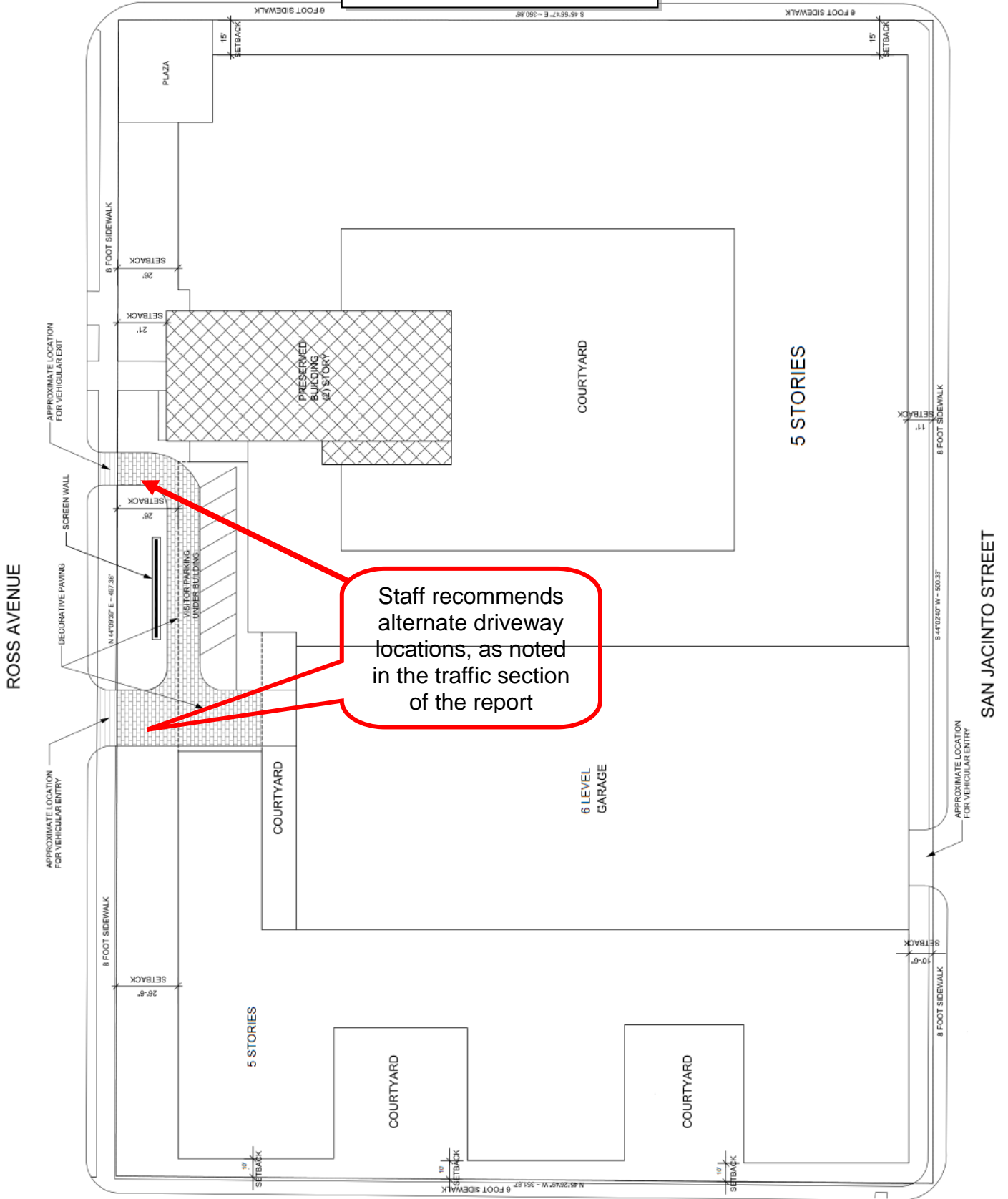
Development of the Property must comply with the requirements of all ordinances, rules, and regulations of the city. (Ord. Nos. 20049; 24914; 25960; 26102; 26388)

SEC. 51P-298.122. 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. 20049; 24914; 25960; 26102; 26388)

PROPOSED DEVELOPMENT PLAN



VILLARS STREET

PROPOSED USE CHART
EXHIBIT 298E
 (Subdistrict 1C Proposed)

		6	7	10, 10A	4,13	5, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1C
		SUB DISTRICTS							
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS
4.201	AGRICULTURAL USES								
1	Animal production								
2	Commercial stable								
3	Crop production								

		6	7	10, 10A	4, 13	5, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1C
		SUB DISTRICTS							
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS
4.202	COMMERCIAL AND BUSINESS SERVICE USES								
1	Building repair and maintenance shop				Ⓡ		Ⓡ		
2	Bus or rail transit vehicle maintenance or storage facility								
3	Catering service		Ⓛ	●	●	●	●	●	●
4	Commercial cleaning or laundry plant			●	●				●
5	Custom business services		Ⓛ	●	●	●	●	●	●
6	Custom woodworking, furniture construction, or repair			●	●				●
7	Electronics service center		Ⓛ	●	●	●	●	●	●
8	Job or lithographic printing			●	●	●	●		●
9	Machine or welding shop								
10	Machinery, heavy equipment, or truck sales and services								
11	Medical or scientific laboratory			●	●	●	●	●	●
12	Technical school			Ⓡ	Ⓡ	Ⓡ	Ⓡ		Ⓡ
13	Tool or equipment rental				●				
14	Vehicle or engine repair or maintenance			Ⓡ	Ⓡ				(1A & 1B - S)

		6	7	10,10A	4,13	5, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1C
		SUB DISTRICTS							
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS
4.203	INDUSTRIAL USES								
1	Industrial (inside) without high risk or hazardous uses								
1A	Industrial (inside) with high risk or hazardous uses								
2	Industrial (outside) without high risk or hazardous uses								
2A	Industrial (outside) with high risk or hazardous uses								
3	Metal salvage facility								
4	Mining								
5	Outside salvage or reclamation								
6	Temporary concrete or asphalt batching plant								

		6	7	10, 10A	4, 13	5, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1C
		SUB DISTRICTS							
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS
4.204	INSTITUTIONAL AND COMMUNITY SERVICE USES								
1	Adult day care facility		S	S	S	●	●		S
2	Cemetery or mausoleum								
3	Child-care facility		S	S	S	●	●		S
4	Church	S	●	●	●	●	●	●	●
5	College, university, or seminary			●	●	●	●		●
6	Community home for disabled persons		S	●	●	●	●		●
7	Community service center				S	S	S	S	S
8	Convalescent and nursing homes and related institutions	S	S	●	●	●	●	S	S
9	Convent or monastery		●	●	●	●	●		
10	Establishments for the care of alcoholic narcotic, or psychiatric patients					S	S		
11	Foster home		S			●	●		
12	Group homes or shelters for disabled, indigent, or abused persons				S	S	S		
13	Halfway house				S		S		
14	Hospital			(10A-●)		●	●	●	
15	Institution for special education			(R)	(R)	(R)	(R)	(R)	(R)
16	Library, art gallery or museum			●	●	●	●	●	●
17	Public or private school			(R)	(R)	(R)	(R)	(R)	(R)
18	Day home			(10A-S)		(12A-●)	(11A-●)		

		SUB DISTRICTS							
		6	7	10, 10A	4, 13	5, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS
4.205	LODGING USES								
1	Hotel or motel			●	●	●	●	●	●
2	Lodging or boarding house			●	●	●	●	●	●
3	Residential hotel			Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ
4	Extended stay hotel			(10A -s)		(12A -s)	(11A -s)		

		SUB DISTRICTS							
		6	7	10, 10A	4, 13	5, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS
4.206	MISCELLANEOUS USES								
1	Carnival or circus (temporary)								
2	Temporary construction or sales office	●	●	●	●	●	●	●	●

		SUB DISTRICTS							
		6	7	10, 10A	4, 13	5, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS
4.207	OFFICE USES								
1	Ambulatory surgical center			●	●	●	●	●	●
2A	Financial institution without drive-in window		(L)	●	●	●	●	●	●
2B	Financial institution with drive-in window			(R) (10A – not allowed)	(R)	(12A) ● (12-S)		(R)	(R)
3	Medical clinic			●	●	●	●	●	●
4	Office		●	●	●	●	●	●	●
5	Labor Agency						S	S	

		SUB DISTRICTS							
		6	7	10, 10A	4, 13	5, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS
4.208	RECREATION USES								
1	Country club with private membership								
2	Private recreation center, club, or area		S	●	●	●	●	●	●
3	Public park, playground, or golf course		●	●	●	●	●	●	●

		SUB DISTRICTS							
		6	7	10, 10A	4, 13	5, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS
4.209	RESIDENTIAL USES								
1	College dormitory, fraternity or sorority house		S	●	●	●	●	●	●
2	Duplex	●	●	●	●	●	●	●	●
3	Retirement Housing		●	●	●	●	●	●	●
4	Mobile home park or subdivision								
5	Multifamily		●	●	●	●	●	●	●
6	Single family	●	●						
7	Commercial compatible single family			●	●	●	●	●	●

		6	7	10, 10A	4, 13	5, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1C
		SUB DISTRICTS							
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS
4.210	RETAIL AND PERSONAL SERVICE USE								
1	Ambulance service			Ⓡ	Ⓡ	Ⓡ	Ⓡ		Ⓡ
2	Animal shelter or clinic without outside run				Ⓡ				
3	Animal shelter or clinic with outside run								
3A	Auto service center				Ⓡ				
4	Bar, lounge, or tavern			S (10A – not allowed)	S	S (12A – not allowed)	S (11A – not allowed)	S	S
5	Business school			Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ
6	Car wash				Ⓡ				
7	Commercial amusement (inside)								
8	Commercial amusement (outside)								
9	Commercial parking lot or garage			Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ
10	Drive-in theater								
11	Dry cleaning or laundry store		Ⓛ	●	●	●	●	●	●
12	Furniture store		Ⓛ	●	●	●	●	●	●
13	General merchandise or food store 3,500 square feet or less		Ⓛ	●	●	●	●	●	●
14	General merchandise or food store greater than 3,500 square feet			●	●	●	●	●	●
15	Home improvement center, lumber, brick or building materials sales yard				●	S	S		
16	Household equipment and appliance repair		Ⓛ	●	●	●	●		●
17	Liquor store			S (10A – not allowed)	S	S (12A – not allowed)	S (11A – not allowed)		S

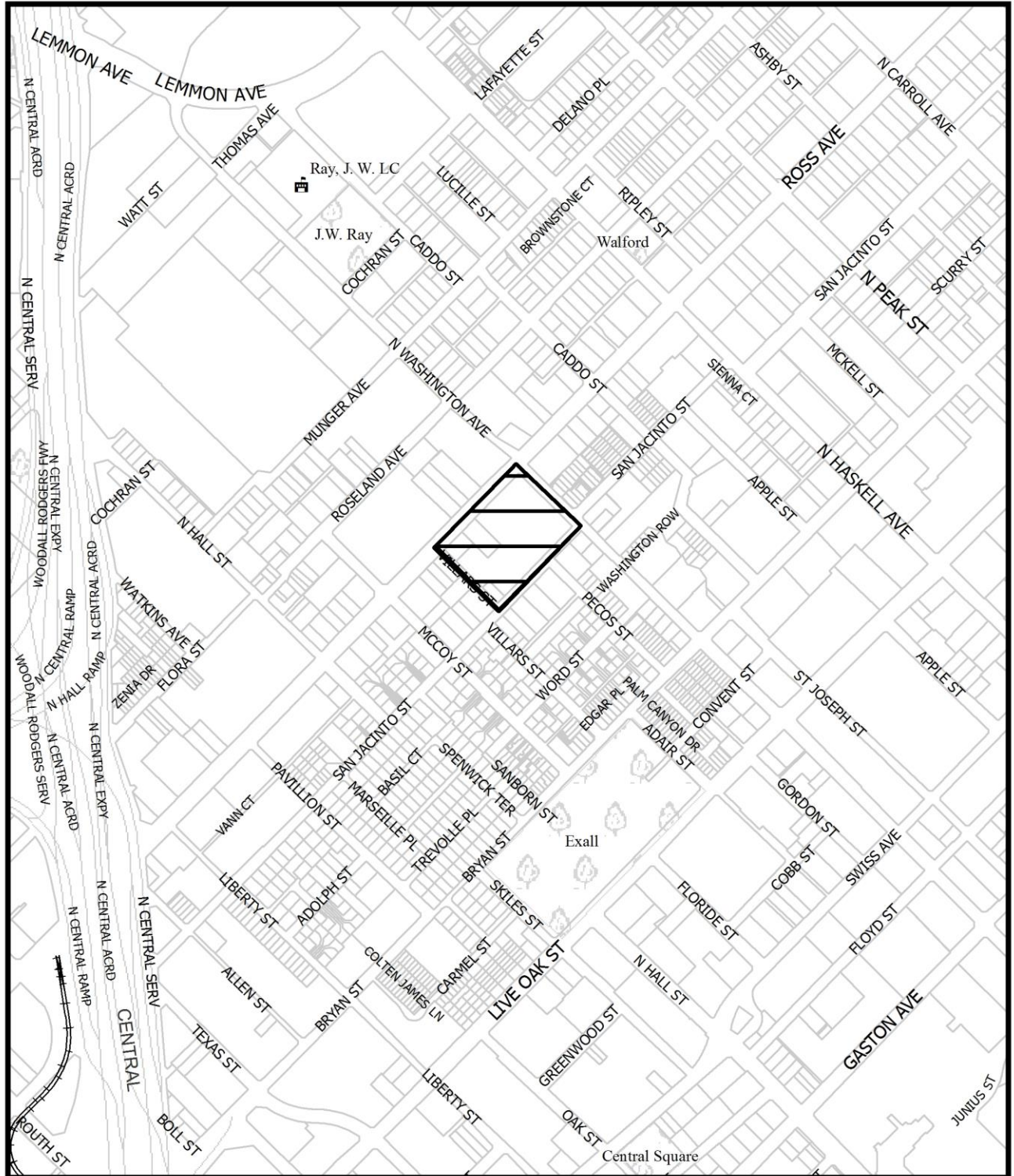
		6	7	10, 10A	4, 13	5, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1C
		SUB DISTRICTS							
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS
4.210	RETAIL AND PERSONAL SERVICE USE								
18	Mortuary, funeral home, or commercial wedding chapel			●	●				
19	Motor vehicle fueling station			●	●				
20	Nursery, garden shop, or plant sales		(L)	●	●	●	●	●	●
21	Outside sales								
22	Pawn shop								
23	Personal service uses		●	●	●	●	●	●	●
24	Restaurant without drive-in or drive-through service		(L)	●	●	●	●	●	●
25	Restaurant with drive-in or drive-through service			S	●	S	S	S	S
26	Surface parking			(R)	(R)	(R)	(R)	(R)	(R)
27	Taxidermist								
28	Temporary retail use				●			●	
29	Theater			●	●	●	●	●	●
30	Vehicle display, sales, and service				●				

		SUB DISTRICTS							
		6	7	10, 10A	4, 13	5, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS
4.211	TRANSPORTATION USES								
1	Airport or landing field								
2	Commercial bus station and terminal								
3	Heliport								
4	Helistop								
5	Railroad passenger station			S	S	S	S	S	S
6	Railroad yard, roundhouse, or shops								
7	STOL (short takeoff or landing) port								
8	Transit passenger shelter	S	S	●	●	●	●	●	●

		SUB DISTRICTS							
		6	7	10, 10A	4, 13	5, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS
4.212	UTILITY AND PUBLIC SERVICE USES								
1	Commercial radio or television transmitting station			●	●	●	●	●	●
2	Electrical generating plant								
3	Electrical substation			S	S	S	S		S
4	Local utilities	●	●	●	●	●	●	●	●
5	Police or fire station		S	●	●	●	●	●	●
6	Post office		●	●	●	●	●	●	●
7	Radio, television, or microwave tower			S	S	S			S
8	Refuse transfer station								
9	Sanitary landfill								
10	Sewage treatment plant								
11	Utility or government installation other than listed				S	S	S	S	S
12	Water treatment plant								

		SUB DISTRICTS							
		6	7	10, 10A	4, 13	5, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS
4.213	WHOLESALE, DISTRIBUTION, AND STORAGE USES								
1	Auto auction								
2	Building mover's temporary storage yard								
3	Contractor's maintenance yard								
4	Freight terminal								
5	Livestock auction pens or sheds								
6	Mini-warehouse				●	S	S		
7	Office showroom/warehouse				●	●	●		
8A	Outside storage (with visual screening)								
8B	Outside storage (without visual screening)								
9	Petroleum product storage and wholesale								
10	Recycling collection center								
11	Sand, gravel, or earth sales and storage								
12	Trade center					●		●	●
13	Vehicle storage lot								
14	Warehouse			●	●	●	●		●

		SUB DISTRICTS							
		6	7	10, 10A	4, 13	5, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1C
4.217	ACCESSORY USES	BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS
1	Accessory community center (private)	S	S	●	●	●	●	●	●
2	Accessory game court (private)	●	●	●	●	●	●	●	●
3	Accessory helistop			S (10A – not allowed)		S (12A – ●)			S
4	Accessory outside display of merchandise			●	●			●	●
5	Accessory outside sales							S	
6	Accessory outside storage	●	●	●	●	●	●	●	●
7	Amateur communication tower	S	S	●	●	●	●	●	●
8	Home occupation	●	●	●	●	●	●	●	●
9	Occasional sales (garage sales)	●	●	●	●	●	●	●	●
10	Private stable								
11	Swimming pool (private)	●	●	●	●	●	●	●	●

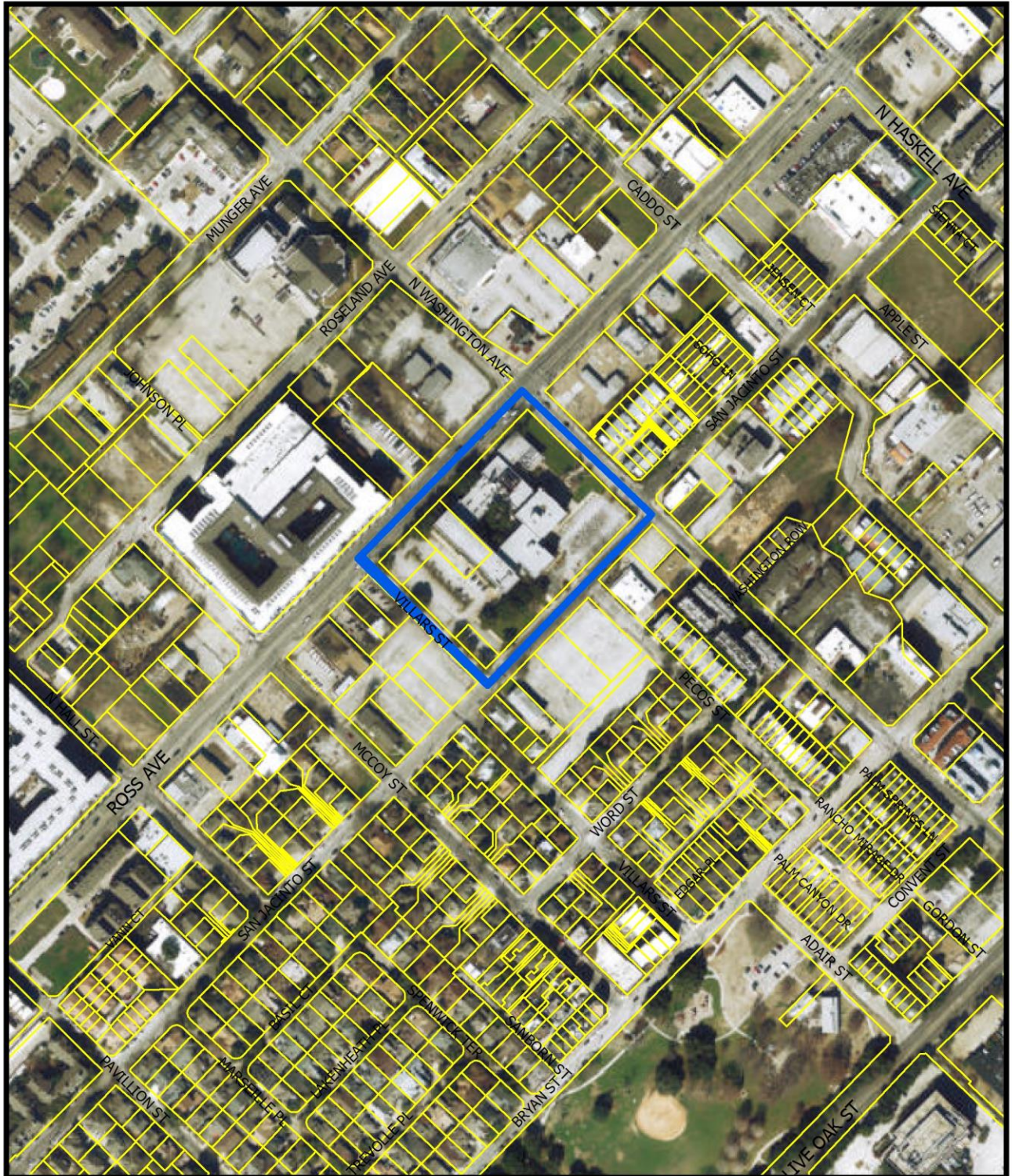


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VICINITY MAP

Case no: Z178-133

Date: 1/2/2018

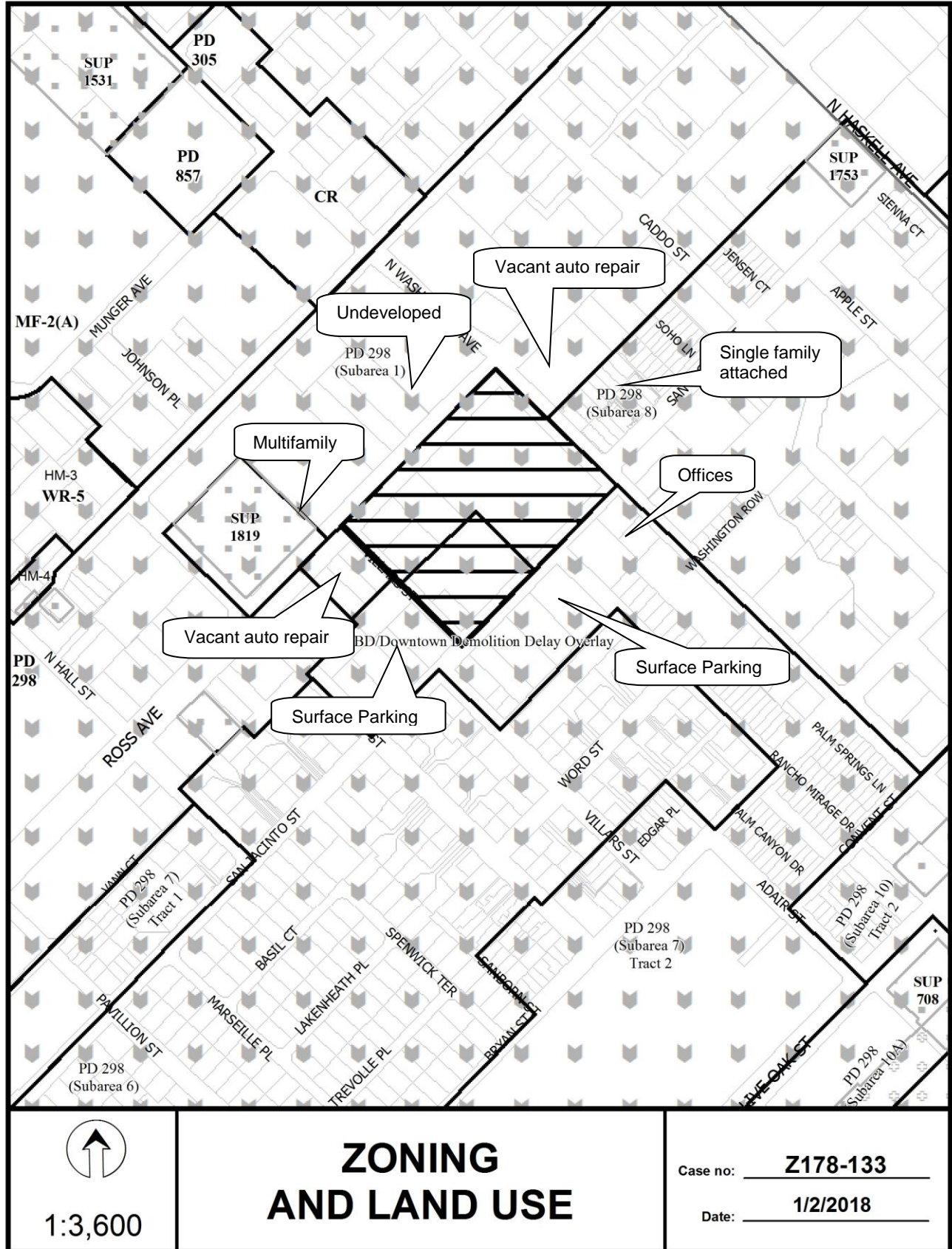


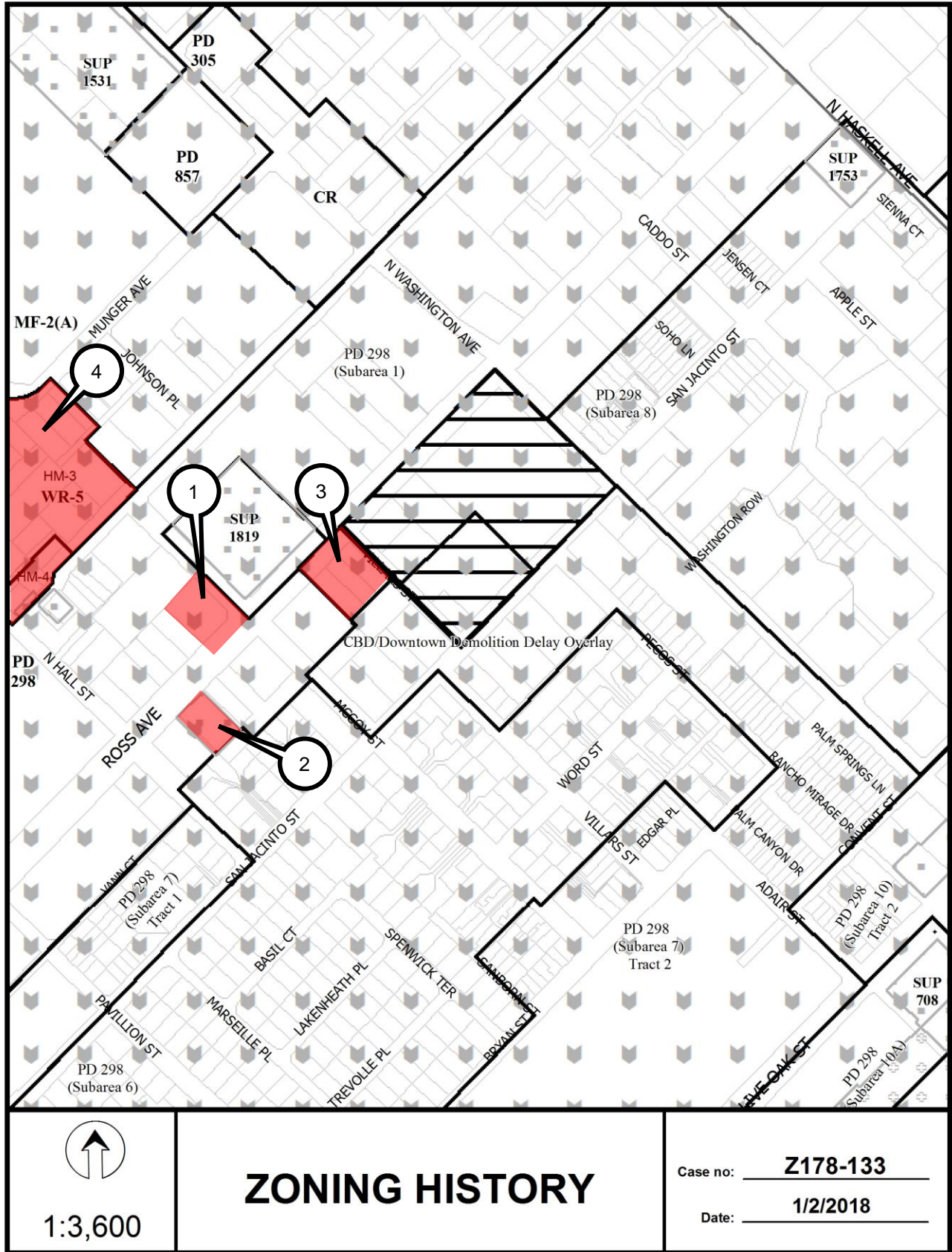
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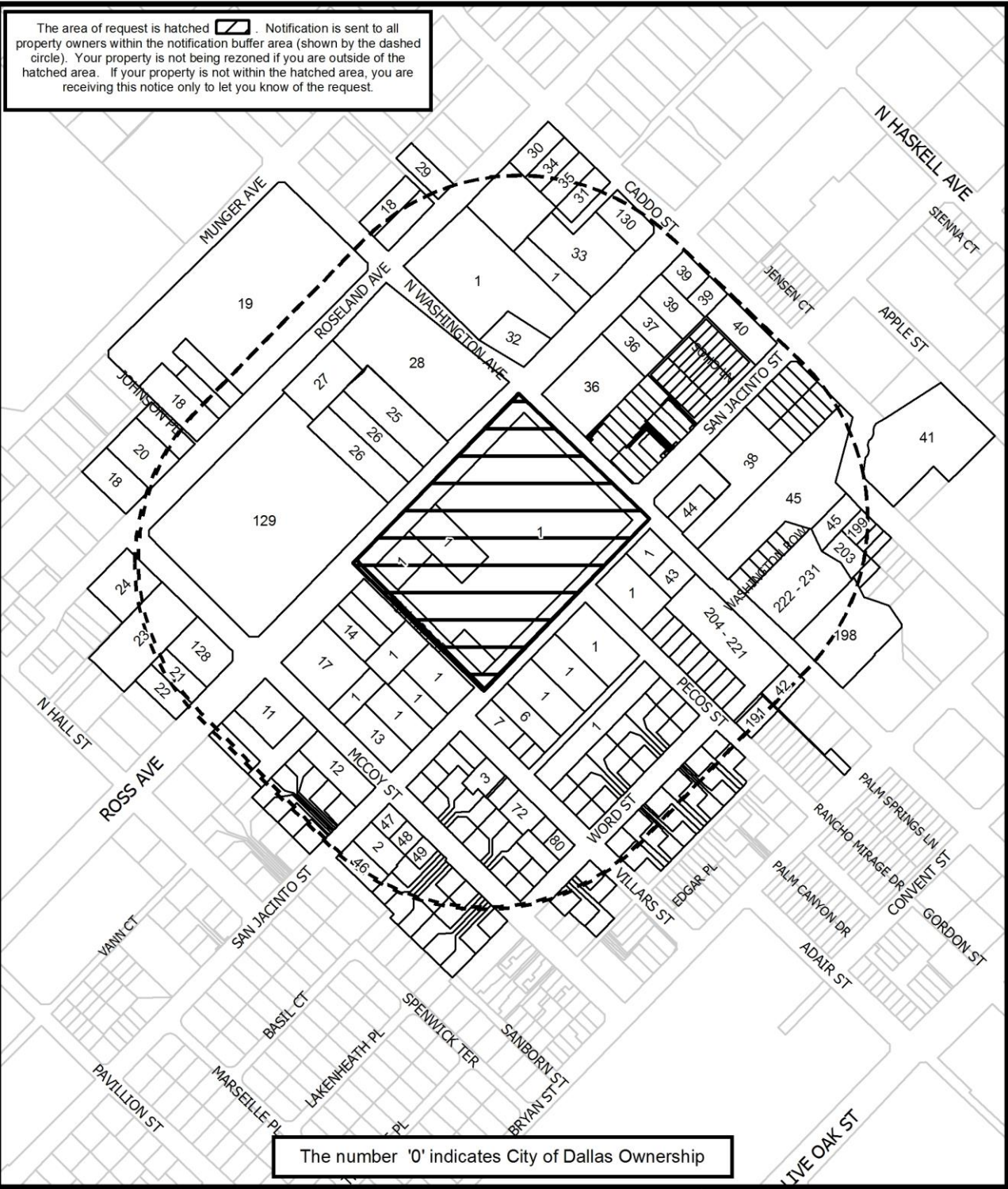
AERIAL MAP

Case no: Z178-133

Date: 1/2/2018







 1:3,600	<h1>NOTIFICATION</h1>	Case no: Z178-133
	500' AREA OF NOTIFICATION 241 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 1/2/2018

01/02/2018

Notification List of Property Owners***Z178-133******241 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3624 SAN JACINTO ST	Dallas ISD
2	3404 SAN JACINTO ST	CHAPPELL CHRIS
3	1521 VILLARS ST	MAYFIELD ANTIE SHARIE
4	1517 VILLARS ST	KNIGHT ERICA N
5	3512 SAN JACINTO ST	REEST CAPITAL PARTNERS LP
6	3604 SAN JACINTO ST	MCMILLAN MORGAN
7	3600 SAN JACINTO ST	ELDORADO PROPERTIES INC
8	1516 VILLARS ST	RIVAS ANTONIO
9	3400 ROSS AVE	HERNANDEZ JULIO
10	3404 ROSS AVE	PARKS JAMES B JR
11	3410 ROSS AVE	606 MIDLAND BAR LLC
12	1607 MCCOY ST	MACEDONIA BAPTIST CHURCH
13	3501 SAN JACINTO ST	MACEDONIA BAPTIST
14	3512 ROSS AVE	MBOGO HINGA ET AL
15	3520 ROSS AVE	MBOGO HINGA ET AL
16	3516 ROSS AVE	MBOGO HINGA &
17	3510 ROSS AVE	PARKS JAMES B JR
18	3603 ROSELAND AVE	PILGRIM REST BAPTIST CHURCH
19	3521 ROSELAND AVE	PILGRIM REST BAPTIST
20	3513 ROSELAND AVE	PILGRIM REST MISSIONARY BAPTIST CHURCH
21	3405 ROSS AVE	1507 DRAGON STREET LLC
22	3401 ROSS AVE	3405 DHG LLC
23	1711 MCCOY ST	DOOLEY DEV USA LLC
24	1723 MCCOY ST	HOUSING AUTHORITY OF THE
25	3629 ROSS AVE	2DGS RE HOLDINGS LLC
26	3615 ROSS AVE	GRIFFITH RUSSELL F &

01/02/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3612 ROSELAND AVE	PILGRIM REST VILLAGE
28	3716 ROSELAND AVE	SUBDIVISIONS REALTY 10 LLC
29	3815 ROSELAND AVE	HAWKINS ADA F
30	1727 CADDO ST	LEONARD BEVERLY JEAN
31	1715 CADDO ST	BEDFORD L A JR
32	3801 ROSS AVE	BEGGS C JANET
33	3811 ROSS AVE	LOMONACO MARY
34	1719 CADDO ST	BARKER KATY
35	1717 CADDO ST	FRIDIA MANSELL & JANIS
36	3808 ROSS AVE	DP ROSS 3808 LLC
37	3820 ROSS AVE	K SERIES IV LLC
38	3816 SAN JACINTO ST	3816 SJ PARTNERS LP
39	3834 ROSS AVE	K SERIES III LLC
40	3835 SAN JACINTO ST	641 HOLDINGS LLC
41	1431 APPLE ST	CITY WIDE MECHANICAL INC
42	1419 N WASHINGTON AVE	MORRIS JAMES ARTHUR
43	1515 N WASHINGTON AVE	MOORE J G & CO INC
44	1520 N WASHINGTON AVE	AKP REALTY LLC
45	1510 N WASHINGTON AVE	1510 WASHINGTON LLC
46	3402 SAN JACINTO ST	HO AN DINH & THUAN PHAM
47	1563 MCCOY ST	ELIZAROVA YULIA V &
48	1559 MCCOY ST	WALLACE ROBERT L
49	1555 MCCOY ST	MEDLEY ANTHONY R JR
50	1551 MCCOY ST	CENTENO JASON
51	1547 MCCOY ST	JOHNSTON ROBERT L & JUDY N
52	1543 MCCOY ST	LIN MILO M
53	1539 MCCOY ST	WAGNER BRENT A
54	1535 MCCOY ST	WALKERSMITH MICHAEL ANTHONY &
55	1531 MCCOY ST	GELLER MATTHEW
56	1527 MCCOY ST	STEEN GLEN GEORGE
57	1523 MCCOY ST	BURRISS GEORGE B

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1519 MCCOY ST	YU YATSUN
59	1515 MCCOY ST	FLORES THERESA A
60	1511 MCCOY ST	COTHAM FLOYD E JR
61	1507 MCCOY ST	MUENZLER JULIE
62	1503 MCCOY ST	SMITH J WAYNE & SHARON A
63	3515 WORD ST	USKOVICH MICHAEL
64	3502 SAN JACINTO ST	FOSTER MONICA D
65	3506 SAN JACINTO ST	SMITH GREGORY
66	3510 SAN JACINTO ST	EMILE OLIVIA &
67	1540 MCCOY ST	CRAIG CHRISTOPHER R
68	1544 MCCOY ST	CHAPLOW ANASTACIA M &
69	1536 MCCOY ST	MANGUM CORY R & SYLVIA K
70	1532 MCCOY ST	SHEETS JANE & MANOLITO HERNANDO
71	1528 MCCOY ST	NGUYEN CHARLIE
72	1515 VILLARS ST	FLYNN EUGENE III
73	1520 MCCOY ST	DUMONT NICHOLAS R
74	1524 MCCOY ST	HARNER TERRY
75	1508 MCCOY ST	LEWRIGHT VIOLA R
76	3507 WORD ST	CHAMBERLAIN VIRGINIA
77	1512 MCCOY ST	MASON KENNETH RANDALL
78	1516 MCCOY ST	MOSER MICHAEL B
79	1507 VILLARS ST	VERRETT EMILY
80	1503 VILLARS ST	GAFFNEY CARMEN G
81	1429 VILLARS ST	BENEST ALAN T
82	1421 VILLARS ST	TURNER RUSSELL M
83	3524 WORD ST	RUIZ BENNY S & ROSE G
84	3518 WORD ST	GEPNER ELLEN SUE
85	3512 WORD ST	WATT JAMES BLALOCK
86	3602 WORD ST	SISK MICHAEL
87	1418 VILLARS ST	BRANCH ELIZABETH
88	3606 WORD ST	BAKER JEFFREY L

01/02/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3610 WORD ST	MALONEMILLER LAURA
90	3614 WORD ST	MOORE SUSAN T
91	3618 WORD ST	BERKHEIMER TERRY L &
92	3622 WORD ST	VETTER JUDY M
93	3626 WORD ST	VETTER JUDY M
94	3630 WORD ST	GHOLSTON JAMES L
95	3634 WORD ST	OFFUTT DIANNA
96	3638 WORD ST	LOVING LORETTA M
97	3642 WORD ST	SPOSI MICHAEL
98	3646 WORD ST	SIMES TREVOR & RHIANNON
99	3650 WORD ST	DAVIS KATHRYN W
100	3654 WORD ST	WIESNER TREVOR
101	1419 PECOS ST	LAM MINH A
102	1502 VILLARS ST	SMITH PAUL D
103	1504 VILLARS ST	MEDFORD JOEL DAVID JR
104	1508 VILLARS ST	WELLS ZACHARY LEO &
105	3615 WORD ST	LORIEGA ROMULO LEBRILLA &
106	3611 WORD ST	BLACK HAROLD
107	3607 WORD ST	MONTOYA DANIEL A
108	3627 WORD ST	MICHEL DONNIE
109	3623 WORD ST	RUIZ DAVID M VAZQUEZ &
110	3619 WORD ST	VEGA ROBERTO
111	3639 WORD ST	ELLIOTT PAUL M
112	3635 WORD ST	LORIEGA FRANZ
113	3631 WORD ST	KARATEPEYAN ALAIN B
114	3647 WORD ST	HALLAC RAMI R
115	3643 WORD ST	HUNT EDWARD T
116	1511 PECOS ST	DUKE RICHARD & CYNTHIA
117	1507 PECOS ST	GOEBEL BERNARD A
118	3651 WORD ST	STORK MICHAEL WERNER &
119	1503 PECOS ST	RODRIGUE PAUL D

01/02/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	3343 SAN JACINTO ST	BARRON KENNETH L
121	3403 SAN JACINTO ST	MOORE TERRY L
122	3407 SAN JACINTO ST	WHITE NATHAN
123	3415 SAN JACINTO ST	FISHER ROBERT J & MELINDA M
124	3419 SAN JACINTO ST	TOLANDER GREGORY ALAN &
125	3423 SAN JACINTO ST	NJUGUNA BEATRICE WANGARI
126	3427 SAN JACINTO ST	AZFER ADNAN &
127	3431 SAN JACINTO ST	STULTZ JACOB MICHAEL
128	3407 ROSS AVE	SCHWARTZ JEANNETTE ESTATE OF
129	3606 ROSELAND AVE	WW ROSS AVENUE LP
130	3825 ROSS AVE	EROSE CORPORATION
131	3817 SAN JACINTO ST	SAN JACINTO URBAN LOFTS LP
132	3801 SAN JACINTO ST	MILLEMOM KYLE
133	3805 SAN JACINTO ST	HUSSEINI RAWAN M
134	3805 SAN JACINTO ST	BARHILL SETH LYLE
135	3805 SAN JACINTO ST	MARSHALL WILLIAM
136	3805 SAN JACINTO ST	ATRASH AMER H
137	3805 SAN JACINTO ST	RAUSCH ERIC T
138	3809 SAN JACINTO ST	SPERLICH ROLAND & JENNIFER
139	3809 SAN JACINTO ST	ANGLIN RONALD G
140	3809 SAN JACINTO ST	SHAFER RONALD E
141	3809 SAN JACINTO ST	BAGCHI VISHAL
142	3809 SAN JACINTO ST	GRAYSON ERIC
143	3801 SAN JACINTO ST	WEBSTER TIMOTHY P &
144	3801 SAN JACINTO ST	CURTIS BEN E III
145	3801 SAN JACINTO ST	SULLIVAN JOHN P
146	3801 SAN JACINTO ST	DRAPER REAL ESTATE HOLDINGS LLC
147	1615 TRIBECA WAY	LAURENCE JOLIE
148	1613 TRIBECA WAY	DAWKINS LASHEY
149	1611 TRIBECA WAY	SBERT BRANDON S & JENNIFER B
150	1609 TRIBECA WAY	TING SING TOH

01/02/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1607 TRIBECA WAY	CANFIELD RYAN
152	1605 TRIBECA WAY	BOLIN KYLA
153	1603 TRIBECA WAY	DAVIS ERIC W
154	1602 TRIBECA WAY	ISKANDER JOHN H
155	1604 TRIBECA WAY	LEE JINEI
156	1606 TRIBECA WAY	GONZALEZ JOSE R
157	1610 TRIBECA WAY	FELTNER ISABELA
158	1612 TRIBECA WAY	MARYOUNG HILARY
159	1614 TRIBECA WAY	WHEELER DEONDRA L
160	1616 TRIBECA WAY	BRIGGS JOHN
161	1614 SOHO LN	JOHNSTON GREGORY J
162	1612 SOHO LN	LEIGHTON KIMBERLY J
163	1610 SOHO LN	SAADI AL AMAL
164	1608 SOHO LN	LAWRENCE CAMERON
165	1606 SOHO LN	PATEL RUPAL
166	1604 SOHO LN	SHAH AMI P
167	1602 SOHO LN	VILICANA JOSE RAMOS &
168	3848 SAN JACINTO ST	GRISSOM AMY
169	3844 SAN JACINTO ST	SPENCE DAVID A &
170	3840 SAN JACINTO ST	DOUGLAS LANCE
171	3836 SAN JACINTO ST	GNK INVESTMENTS LLC
172	3832 SAN JACINTO ST	FRANKOVICH DAVID R
173	3828 SAN JACINTO ST	CHAMAKALA TOMMY & ANN
174	1509 CADDO ST	DEPALMA MICHAEL A
175	1513 CADDO ST	PROTHRO KATHRYN REAGAN &
176	1517 CADDO ST	MICHAEL DANIEL J
177	1521 CADDO ST	SNIDER STEVE SCOTT
178	1525 CADDO ST	BRINKMAN JOHN &
179	1529 CADDO ST	WILLIAMS TAYLOR & GWENDOLYN
180	1511 N WASHINGTON AVE	MOORE J G & COMPANY INC
181	1510 PECOS ST	MOORE CINDY L

01/02/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	1508 PECOS ST	NOLEN MARK H
183	1506 PECOS ST	WHITMEYER ROBIN M & ARTHUR L
184	1504 PECOS ST	SHELDON SARA WINCORN &
185	1502 PECOS ST	ARNOLD MICHAEL JR & VICKI G
186	1518 PECOS ST	ROEY RICHARD C
187	1516 PECOS ST	MCLAUGHLIN RYAN C & JENNIFER S
188	1514 PECOS ST	KURUVILLA ABRAHAM
189	1512 PECOS ST	SU GAN
190	1511 N WASHINGTON AVE	MOORE J G & CO
191	1442 PECOS ST	AGUAM BRANDI
192	3803 WASHINGTON ROW	PRAVONGVIENGKHAM TING
193	3807 WASHINGTON ROW	JACKSON TAYLOR R &
194	3811 WASHINGTON ROW	ATKINS ANDREA HAUGEN
195	3815 WASHINGTON ROW	GARCIA LILIA
196	3819 WASHINGTON ROW	JOHNSON JASON L
197	3823 WASHINGTON ROW	BARNETT JOHN T &
198	1414 N WASHINGTON AVE	COMMUNICATION WORKERS
199	1429 CADDO ST	HEIRONIMUS WILLIAM KYLE
200	1429 CADDO ST	CORTESE ROSS
201	1429 CADDO ST	RUSSO ALEXANDER & LESLI YALE
202	1429 CADDO ST	ABSHIRE KEVIN G
203	1429 CADDO ST	LEVATINO PAUL J
204	1500 PECOS ST	GALLEGOS ELIZABETH
205	1500 PECOS ST	COBB RICHARD
206	1500 PECOS ST	LUNDY JAMES C
207	1500 PECOS ST	WAUNG DEBBIE
208	1500 PECOS ST	DUQUETTE COLIN
209	1500 PECOS ST	BURCHAM BRIAN DOUGLAS
210	1500 PECOS ST	SPENCER GREGORY D
211	1500 PECOS ST	NICHOLS JERRY MARTIN &
212	1500 PECOS ST	RODGVELLER ALI

01/02/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	1500 PECOS ST	MAUL JOSEPH & CRISTA
214	1500 PECOS ST	PRIJIC ZLATKO & OLHA
215	1500 PECOS ST	BROKER STEVEN JAMES & CHACE MATA
216	1500 PECOS ST	SYMBALISTY STEPHEN
217	1500 PECOS ST	KONG JUN H & SARAH
218	1500 PECOS ST	THURMAN LLOYD DENNIS II & ELIZABETH J
219	1500 PECOS ST	WHITE MATTHEW C
220	1500 PECOS ST	TING HARRY
221	1500 PECOS ST	BARNETT JOHN T &
222	1430 N WASHINGTON AVE	MCSHAN CHERYL ALLEN
223	1430 N WASHINGTON AVE	RAMIREZ DANIEL
224	1430 N WASHINGTON AVE	BERKEY ADAM S
225	1430 N WASHINGTON AVE	LAROCCA NICHOLAS J &
226	1430 N WASHINGTON AVE	BROWNE FRANK S III
227	1430 N WASHINGTON AVE	GUERRERO ROXANE
228	1430 N WASHINGTON AVE	DATO DARIA &
229	1430 N WASHINGTON AVE	THOMPSON WILLIAM J &
230	1430 N WASHINGTON AVE	ESQUINO VICTOR X & ANGELA NICOLE
231	1430 N WASHINGTON AVE	RODGERS KATHERINE A
232	3812 ROSELAND AVE	WELDON CAMERON T
233	3812 ROSELAND AVE	TUTAR OKAN
234	3820 ROSELAND AVE	RAYSIN ASHLEY
235	3820 ROSELAND AVE	KITCHENS TYLER W & KATHERYN H
236	3816 ROSELAND AVE	
237	3816 ROSELAND AVE	MARTIN CHRISTOPHER
238	3816 ROSELAND AVE	BAILEY TERRENCE VALENTINO
239	3824 ROSELAND AVE	SCHUTT RYAN A & JAYME E
240	3824 ROSELAND AVE	SCHNEIDER KATHERINE ASHLEY
241	3824 ROSELAND AVE	GANT LESLIE

FILE NUMBER: DCA 178-004

DATE INITIATED: December 14, 2017

TOPIC: Ceremonial street naming

CITY COUNCIL DISTRICTS: All

CENSUS TRACTS: All

PROPOSAL: Consideration of amending Article IX of Chapter 51 and Chapter 51A of the Dallas Development Code to create regulations to allow ceremonial street naming.

SUMMARY: The proposal will allow for Ceremonial street naming to honor a city leader by adding a ceremonial plaque as a topper on street signs. The Ceremonial street naming will not change the existing name of the street or addressing or impact emergency services. A Ceremonial street naming topper will be unique in design and style, different from existing street name signs.

SRC RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

Background:

Occasionally, City Council Members or community leaders request to rename a street in honor and recognition of the services/contributions of a leader. Currently, this can be done only through the street naming and name change process defined in Division 51A-9.300 of code. Examples of such street name changes are the 200 to 2700 blocks of South Central Expressway changed to Cesar Chavez Street; Education Way changed to Ebby Halliday Road, etc. The street name change is a lengthy process, requiring review from fourteen departments, and impacting both addressing and emergency services.

Cities like Baltimore, Boston, Columbus, Chicago, Greenville, Houston, New York, New Orleans, and San Diego have policies allowing a person to be honored by placing street toppers on existing streets instead of renaming the street. These street toppers are placed on existing streets signs to recognize the services of community leaders.

The intent of the code amended is to provide a simple process which will not impact addressing and emergency services. Ceremonial Street naming would be a process to honor a leader by adding ceremonial plaques as toppers on street signs to designated streets, and will not change the existing name of the street. A Ceremonial Street naming topper will be unique in design and style, different from existing street name signage.

Research/Staff Analysis:

Many cities have policies to honor an individual/groups for their services to local/national life via street naming. These policies are similar to the current City of Dallas Historic Street name change process. This process impacts addressing, and emergency services. Our focus was on a process that honors a leader for their community service and will not impact the impact addressing, and emergency services.

Surrounding cities: Allen, Arlington, Cedar Hill, Duncanville, Fort Worth, Garland, Grand Prairie, Irving, Mesquite, McKinney, Plano and Richardson; and Index cities: San Antonio, Austin, Philadelphia, Phoenix, San Jose, and El Paso, do not have policies for the Ceremonial Street naming that will not impact the addressing and emergency services.

Baltimore, Boston, Columbus, Chicago, Greenville, TX, Houston, New York, New Orleans, and San Diego have policies that honor an individual that has contributed to the local and national life. Their policies outline the petition requirements and are approved by the City Council or by the designated community board. The designs (color, dimension, shape etc.,) of the ceremonial street names are supplemental signs to commemorate a person or organization. A comparative showing the proposed criteria for City of Dallas compared with other cities and pictures of these are included in pages 5-6.

Proposal:

Ceremonial Street Naming commemorates individuals who have made significant contributions to the community, but without causing any disruption of the existing street names.

The proposal is based on research from other cities and the standards for Street Name and Street Name Changes in the Dallas Development Code Division 51A-9.300:

Ceremonial Street Naming criteria:

1. Prospective honorees should have a minimum of 10 years community involvement and have demonstrated an extraordinary and consistent voluntary commitment and dedication to the community, or who have contributed significantly to City of Dallas
2. Prospective honorees must be deceased for at least two years prior to the consideration
3. Individuals who have already been honored are discouraged from being honored on another street
4. City Council, by a three-fourths vote of its members, may waiver the above requirements.

General Provisions:

1. No street or portion of a street may have more than one ceremonial street naming
2. Ceremonial Street naming cannot contain a product or for commercial purpose
3. Ceremonial Street naming will sunset 10 years after the effective date
4. Ceremonial Street naming topper shall have "Honorary" at the top line

Ceremonial Street Naming Application:

1. A Ceremonial Street naming application may be initiated by:
 - a. an owner of property abutting the street in a block by petition: a petition indicating that at least 51 percent of the owners of all lots abutting the street favor the Ceremonial Street naming
 - b. by a council member with concurrence by two other council members.
2. An application for a Ceremonial Street naming must be filed with the department on an application form furnished by the department. The application must include:
 - a. The application fee
 - b. A statement of contributions made by prospective honoree, supporting documents showing the significant contributions made by the prospective honoree and meeting the Ceremonial Street naming criteria
 - c. A map showing the boundary of the street proposed for Ceremonial Street naming

3. Ceremonial Street naming can be changed/removed by an application process and following the same steps as Ceremonial Street naming.

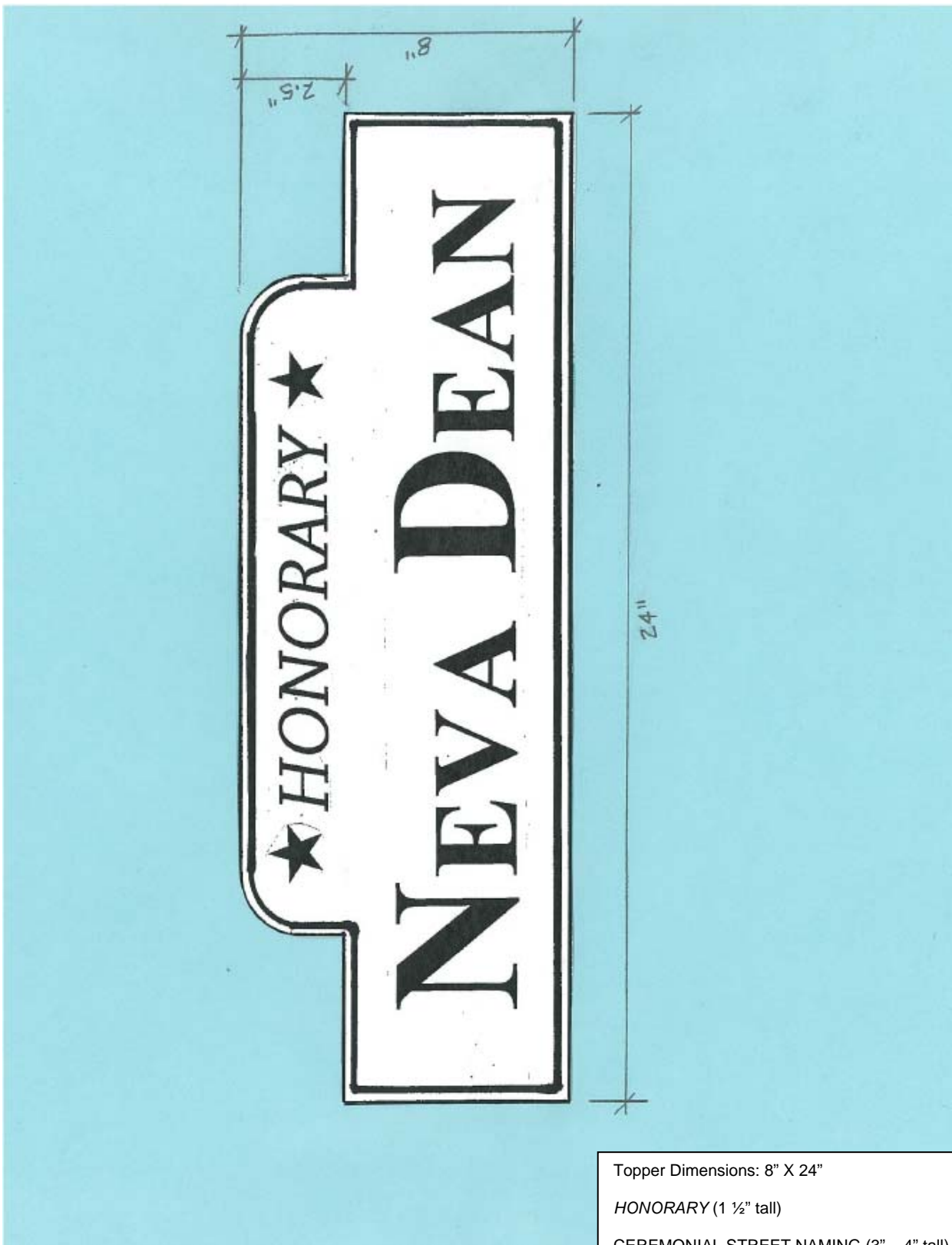
Ceremonial Street Naming Approval Process:

1. Notice of the public hearing before the City Council must be advertised 15 days prior to the hearing and a notice of the public hearing to the abutting property owners shall be mailed no fewer than 15 days prior to the date of the public hearing.
2. City Council may approve or deny the application based on the testimony presented at the public hearing and whether or not it meets the Ceremonial Street naming criteria standards.
3. The favorable vote of three-fourths of all members of the city council is required if:
 - A written protest against the Ceremonial Street naming has been signed by the owners of 20 percent of all lots abutting the street
4. City Council, by a three-fourths vote of its members, may waive the criteria.

Ceremonial Street Naming Implementation and maintenance:

After City Council's approval, the Department is responsible for the installation and implementation of the Ceremonial Street naming sign toppers. An additional fee will be charged to cover the Ceremonial Street name sign toppers for fabrication, mounting brackets and installation. However, the Department is not responsible for replacing the Ceremonial Street name topper due to vandalism, theft, normal wear and tear. Department may remove any Ceremonial Street naming sign topper that have become unsightly without replacing them.

**EXAMPLE
CEREMONIAL STREET NAMING SIGN TOPPER**



Other cities Ceremonial Street Name Criteria:

	<i>City of Dallas Proposed Regulations</i>	<i>Baltimore</i>	<i>Boston</i>	<i>Columbus</i>	<i>Chicago *</i>	<i>Greenville</i>
Honorees community service and honorees living or deceased	Individuals who have made significant contributions (10 years) to Dallas Prospective honorees deceased	to honor individuals or groups who have contributed to or made a difference in their community	Individual who have made great impact on the surrounding community Honor any person living or deceased	Unknown	individuals that made significant contributions to improving quality of life in the City; and deceased	10 years of local community service names of living person shall not be used
Application by	City Council or 51% approval of all abutting property owners	application and a letters of support from the Council Representative and the Community/Neighborhood Association	for public streets approval by 51% of all abutting property owners; private streets 100% all owners;	Application submitted to the Traffic Management Administrator	Submit the application to Commissioner of Transportation through the Office of Maps and Plats.	City Council or 75% approval of all abutting property
Approval by	approval by City Council	Department of Transportation (DOT), ROW Special Events Section, Mayor's Office of Neighborhoods, Police Department and Fire Department	approved by resolution of the City Council	Sign Engineer	approval by City Council	approval by City Council
Multiple naming on the same street is allowed	Not allowed	Unknown	Unknown	Unknown	Unknown	Unknown
Limitation on number of blocks/section of the streets to be honored	No restrictions	only one sign and for a temporary period of one year	one intersection and demarcated with a single honorific sign and plaque	only one sign and for a temporary period of one year	Unknown	unknown
Cost and Design Standards	Yes	Y	Yes	Yes	Yes	Yes
* not an Index City						

DCA 178-004 (VP)

	City of Dallas Proposed Regulations	Houston	New York *	New Orleans*	San Diego
Honorees community service and honorees living or deceased	Individuals who have made significant contributions (10 years) to Dallas Prospective honorees deceased	Contributions to the community Deceased	Local and National commitment: 10 Community Service for individuals; 30 years for organization Prospective honorees must be deceased	a person who has made a demonstrable and significant positive impact on the city, state or country	individual and organizations that made significant contributions to improving quality of life in the City;
Application by	City Council or 51% approval of all abutting property owners	submit an application to the Transportation Department	Application to the Manhattan's Community Board and approval by the City Council. A petition signed by a minimum of 150 people, who live in 2 block radius	A letter with the meeting the minimum criteria of the honorary street dedication is sent to the Council Member or Council Members	City Council or 100% of all abutting property owners, for less than 100% as decision made by the City Council
Approval by	approval by City Council	approval by the City Council	City Council	approval by City Council	City Council may honor sections of streets
Multiple naming on the same street is allowed	Not allowed	Unknown	Discouraged	Unknown	Unknown
Limitation on number of blocks/section of the streets to be honored	No restrictions	only for local streets and limited to one block	No restrictions	unknown	not to exceed one block in length
Cost and Design Standards	Yes	Yes	Yes	Yes	Yes
* not an Index City					

Street Sign Toppers in City of Dallas:



Subdivision Review Committee (SRC) Meeting Minutes December 14, 2017
--

Motion to amend the Dallas Development Code to create regulations to allow ceremonial street naming as proposed, add a sunset period of 10 years and include “Honorary” on the top line of the ceremonial street naming sign.

Motion: Ridley
2nd: Carpenter

Result: Passed: 7-0
For: Jung, Houston, Ridley, Rieves, West, Carpenter and Lavallaisaa
Against: none
Absent: none

DRAFT Ceremonial Street Naming

ORDINANCE NO. _____

An ordinance amending Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," **[and/or]** Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by amending Section _____; providing (description of amendment); providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Article IX, "Thoroughfares," of Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," of the Dallas City Code is amended by adding Division 51-9.500, "Ceremonial Street Naming," to read as follows:

"Division 51-9.500. Ceremonial Street Naming.

This division incorporates by reference the language of Division 51A-9.500 of Chapter 51A of the Dallas Development Code, as amended."

SECTION 2. That Subsection (I), "Fees for a Street Name Change," of Section 51A-1.105, "Fees," of Article I, "General Provisions," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended by adding a new Paragraph (3), "Fee for Ceremonial Street Naming," to read as follows:

(3) Fee for ceremonial street naming toppers.

Application cost XXXX

SECTION 3. That Article IX, "Thoroughfares," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended by adding a new Division 51A-9.500, "Ceremonial Street Naming," to read as follows:

"Division 51A-9.500. Ceremonial Street Naming.

SEC. 51A-9.501. PURPOSE.

To commemorate individuals who have made significant contributions to the community, but without causing any disruption of the existing street names and abutting uses.

SEC. 51A-9.502. GENERAL PROVISIONS.

(a) Only public street names may be granted ceremonial street naming by the process contained in this division.

(b) A ceremonial street naming application may be initiated only by:

(1) an owner of property abutting the street if with a petition showing 51 percent of the owners of all abutting lots are in support; or

(2) a city council member with concurrence of two other council members.

(c) Ceremonial street names must be a person's name.

SEC. 51A-9.503. PROCESS.

(a) Application. An application for a ceremonial street naming must be filed with the department on an application form furnished by that department. The application must include the following:

(1) The application fee.

(2) A statement of the reasons supporting a ceremonial street naming including a showing that the prospective honoree had a minimum of 10 years community involvement and demonstrated an extraordinary and consistent voluntary commitment and dedication to the community, or has contributed significantly to City of Dallas.

(3) A map showing the location of the street.

(b) Notice.

(1) Before the public hearing before the city council the director shall give notice of the public hearing in the official newspaper of the city at least 10 days before the hearing.

(2) Notice of the public hearing must be given to the abutting property owners not less than 15 days before the date set for the hearing by depositing the notice properly addressed and postage paid in the United States mail to the property owners as evidenced by the last approved tax roll. This notice must be written in English and Spanish if the area of request is located wholly or partly within a census tract in which 50 percent or more of the inhabitants are persons of Spanish origin or descent according to the most recent federal decennial census.

(c) Public hearing. The city council may approve the application based on the testimony presented at the public hearing and meeting the ceremonial street naming criteria standards by a majority vote of the members present except, the favorable vote of three-fourths of all members of the city council is required if a written protest against the ceremonial street naming has been signed by the owners of 20 percent of all lots abutting the street.

(d) Early removal. To remove a ceremonial street name the same application, notice, and hearing process shall be followed.

SEC. 51A-9.504. STANDARDS FOR CEREMONIAL STREET NAMING

(a) In general.

(1) Except as provided in this subsection:

(A) Prospective honorees must have had a minimum of 10 years community involvement and demonstrated an extraordinary and consistent voluntary commitment and dedication to the community, or have contributed significantly to the City of Dallas.

(B) Use of a ceremonial street naming is prohibited until at least two years after the death of the person to be honoured.

(C) Individuals who have already been honored on one street, whether ceremonial or official, may not be honored on another street.

(2) The standards in this subsection may be waived by a three quarters vote of the city council.

(b) Additional standards.

- (1) Ceremonial Street naming cannot contain a product or for commercial purpose.
- (2) A ceremonial street naming topper must have "Honorary" as the top line.
- (3) No street or portion of a street may have more than one ceremonial street naming.

SEC. 51A-9.505. NOTIFICATION OF CEREMONIAL STREET NAMING.

If the request for a ceremonial name change is approved by the city council, the subdivision administrator shall send written notice of the city council's action to abutting property owners.

SEC. 51A-9.506. EFFECTIVE DATE OF CEREMONIAL STREET NAMING AND END DATE.

Providing that all required fees have been paid by the applicant, a ceremonial street naming approved by the city council takes effect 60 days after the date of its approval unless city council sets a later effective date. The ceremonial street naming ends 10 years after the effective date.

SEC. 51A-9.507. INSTALLATION AND REPLACEMENT.

(a) Installation. The department is responsible for the installation and implementation of the ceremonial street naming toppers within_XXXXXX days. They will provide the dimension, design, and colors schemes that uniquely identify the ceremonial street naming toppers.

(b) Removal. The department is not responsible for replacing ceremonial street naming toppers due to vandalism, theft, and normal wear and tear. The department may remove any ceremonial street naming topper that has become unsightly without replacing them."

SECTION 4. That adjustments will be made to the section references in this ordinance for codification purposes only. A Dallas Development Code section reference

containing the symbol “[A],” for example, “Section 51[A]-_____,” means that the letter “A” will appear in the Chapter 51A version only, and will not appear in the Chapter 51 version.

SECTION 5. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 6. That Chapter(s) (51 and) 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 8. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 9. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

DCA 178-004 (VP)

APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

By _____
Assistant City Attorney

Passed _____