



CITY OF DALLAS
CITY PLAN COMMISSION
 Thursday, February 4, 2021
AGENDA

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

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

<http://bit.ly/CPC020421>

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

PUBLIC TESTIMONY:

Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Sharmila Shrestha

Consent Items:

(1) **S201-560**
 (CC District 1)

An application to create one 6.703-acre lot from a tract of land on property bounded by Llewellyn Avenue, Page Avenue, Adams Avenue, and Pembroke Avenue.

Owner: Dallas Housing Authority

Surveyor: Bohler Engineering

Application Filed: January 6, 2021

Zoning: PD 919

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S201-561**
(CC District 1) An application to replat a 0.1303-acre tract of land containing part of Lot 5 in City Block 72/3053 to create one lot on property located on Marsalis Avenue, south of Sixth Street.
Owner: James Lee
Surveyor: Urban Structure, LLC
Application Filed: January 6, 2021
Zoning: PD 468 (Subdistrict D, Tract 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S201-563**
(CC District 2) An application to create one 2,074-square foot lot and one 4,025-square foot lot from a 0.140-tract of land in City Block B/1403 on property located on Congo Street at Carroll Avenue, east corner.
Owner: Building Community Workshop
Surveyor: Westwood Professional Services
Application Filed: January 7, 2021
Zoning: CH
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

- (4) **S201-562**
(CC District 1) An application to replat a 1.36-acre tract of land containing part of Lots 1 and 2 and all of Lot 2A in City Block 6784 to create one lot on property located on Scyene Road at Prairie Creek Road, northeast corner.
Owners: Kent Carter, James Carter
Surveyor: Texas Heritage Surveying, LLC
Application Filed: January 6, 2021
Zoning: R-7.5(A), CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Thoroughfare Plan Amendments:

Chenault Street from Buckner Boulevard to City Limits; Unnamed NE1 from Chenault Street to IH-30

Kimberly Smith
(CC District 7)

Amendment to the City of Dallas Thoroughfare Plan to delete Chenault Street from Buckner Boulevard to City of Dallas City Limits and delete Unnamed NE1 from Chenault Street to IH-30.

Staff Recommendation: **Denial** to delete Chenault Street from Buckner Boulevard to City of Dallas City Limits; and denial to delete Unnamed NE1 from Chenault Street to IH-30 from the City of Dallas Thoroughfare Plan.

CPC Thoroughfare Committee Recommendation: **Approval** of (1) Changing the designation of Chenault Street from Buckner Boulevard to City of Dallas City Limits from a standard four-lane undivided roadway in 60 feet of right-of-way (S-4-U) to a minimum two-lane

undivided roadway in 50 feet of right-of-way (M-2-U) in lieu of removing this section of Chenault Street from the thoroughfare plan as requested by the applicant; and (2) of changing the designation of Unnamed NE1 from Chenault Street to IH-30 from a standard four-lane undivided roadway in 60 feet of right-of-way (S-4-U) to a minimum two-lane undivided roadway in 50 feet of right-of-way (M-2-U) in lieu of removing this section of Unnamed NE1 from the thoroughfare plan as requested by the applicant.

Applicant: Chapel Downs Dallas LLC

Representative: Baldwin Associates

Zoning Cases – Consent:

1. **Z201-112(CT)**
Carlos Talison
(CC District 3)
An application for the renewal of Specific Use Permit No. 2317 for a multifamily use on property zoned Planned Development District No. 407, on the south line of West Kiest Boulevard, and the east side of Boulder Drive.
Staff Recommendation: **Approval** for a five-year period, subject to conditions.
Applicant: BoulHold 1, LLC/Sean Wahrmund

2. **Z201-116(AU)**
Andreea Udrea
(CC District 8)
An application for the renewal of Specific Use Permit No. 2088 for a vehicle display, sales, and service use on property zoned Subdistrict 2 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3 with a D-1 Liquor Control Overlay, on the southeast corner of C.F. Hawn Freeway and Cade Road.
Staff Recommendation: **Approval** for a three-year period, subject to conditions.
Applicant/Representative: Jose Velazquez

Zoning Cases – Under Advisement:

3. **Z190-328(LG)**
La’Kisha Girder
(CC District 14)
An application for 1) a new tract within Planned Development District No. 9; and 2) removal of the D Liquor Control Overlay with consideration for a Specific Use Permit with a D-1 Liquor Control Overlay on property zoned Planned District No. 9 with a D Liquor Control Overlay, on the southwest line of Routh Street, between Mahon Street and Howell Street.
Staff Recommendation: **Approval**, subject to a revised development plan and staff’s recommended conditions with retention of the D Liquor Control Overlay.
Applicant: The Pegasus Foundation DBA The Dallas Institute of Humanities and Culture
Representative: Rob Baldwin, Baldwin Associates
UA From: November 19, 2020 and January 7, 2021

4. **Z190-177(PD)**
Pamela Daniel
(CC District 4)
- An application for a Planned Development District for MU-1 Mixed Use District uses to allow a mixed-use project on property zoned an R-7.5(A) Single Family District, on the northwest corner of South Beckley Avenue and Iowa Avenue.
Staff Recommendation: **Denial.**
Representative: ASH+LIME
UA From: October 15, 2020, November 19, 2020, December 17, 2020, and January 7, 2021
5. **Z190-188(PD)**
Pamela Daniel
(CC District 14)
- An application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and mixed uses on property zoned an LC Light Commercial Subdistrict, an O-2 Office Subdistrict, and a (P) Parking Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District and the termination of deed restrictions [Z834-349], on the northeast corner of McKinney Avenue and Boll Street.
Staff Recommendation: **Approval**, subject to a development plan, a landscape plan, and staff's recommended conditions.
Applicant: 2700 McKinney Dallas Partners, Ltd.
Representative: Laura Hoffmann & Tommy Mann, Winstead PC
UA From: December 17, 2020 and January 21, 2021
6. **Z190-333(PD)**
Pamela Daniel
(CC District 9)
- An application to amend Planned Development District No. 896 for a public school other than an open-enrollment charter school on the northeast side of Monterrey Drive, between Farola Drive and Itasca Drive.
Staff Recommendation: **Pending.**
Applicant: Dallas Independent School District
Representative: Karl A. Crawley, MASTERPLAN
UA From: December 17, 2020

Zoning Cases – Individual:

7. **Z201-119(JM)**
Jennifer Muñoz
(CC District 1)
- An application for a Planned Development District for a public school other than open-enrollment charter school and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District, in an area bounded by Taft Street, North Montclair Avenue, Ranier Street, and Mary Cliff Road.
Staff Recommendation: **Approval**, subject to a development plan, a landscape plan, a traffic management plan, and staff's recommended conditions.
Applicant: Dallas Independent School District
Representative: Karl Crawley, MASTERPLAN

8. **Z201-121(JM)**
Jennifer Muñoz
(CC District 7)
- An application for an MF-1(A) Multifamily Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest corner of Copeland Street and Gay Street.
Staff Recommendation: **Denial.**
Applicant: Anilkumar and Rama Thakrar Family Trust
Representative: Rik Adamski
9. **Z190-359(NN)**
Nabila Nur
(CC District 14)
- An application for a Planned Development Subdistrict for MF-2 Multiple-Family Subdistrict uses on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Carlisle Street and North Hall Street.
Staff Recommendation: **Approval**, subject to a revised development plan and staff's recommended conditions.
Applicant: Lincoln Property Company Southwest, Inc.
Representative: Susan Kedron, Jackson Walker
10. **Z190-362(JK)**
Janna Keller
(CC District 14)
- An application for new subdistricts within Planned Development District No. 619, on the southwest corner of Commerce Street and South Ervay Street.
Staff Recommendation: **Approval**, subject to staff's recommended conditions.
Applicant/Representative: Rob Baldwin, Baldwin Associates
11. **Z201-114(JK)**
Janna Keller
(CC District 14)
- An application for an amendment to Specific Use Permit No. 1274 for a child-care facility on property zoned an R-7.5(A) Single Family District, on the southeast corner of East Mockingbird Lane and Norris Street.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Merit Lakewood, LLC
Representative: Rob Baldwin, Baldwin Associates
12. **Z201-105(CT)**
Carlos Talison
(CC District 6)
- An application for a Planned Development District for MU-2 Mixed Use District uses on property zoned an IR Industrial Research District and an IM Industrial Manufacturing District, on the south side of Singleton Boulevard and east side of Vilbig Road.
Staff Recommendation: **Hold under advisement until February 18, 2021.**
Applicant: Villages at SOHO Square, LLC
Representative: Santos Martinez, La Sierra Planning Group

13. **Z190-370(ND)** An application for a Specific Use Permit for an attached non-premise district activity videoboard sign on property zoned Planned Development District No. 619, on the northwest side of Elm Street, east of Akard Street.
Neva Dean
(CC District 14)
- Staff Recommendation: **Approval** for a six-year period, subject to conditions.
- Applicant: Big Outdoor Texas, LLC.
- Representative: Suzan Kedron, Jackson Walker LLP
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Other Matters:

Minutes: January 21, 2021

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, February 4, 2021

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, February 4, 2021, via videoconference, at 8:45 a.m., to consider (1) **DCA190-002** - Consideration of amending off-street parking and loading requirements in Chapters 51 and 51A of the Dallas Development Code. The public may attend the meeting via the videoconference link:

<http://bit.ly/ZOAC02042021>

EXECUTIVE SESSION NOTICE

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

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

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

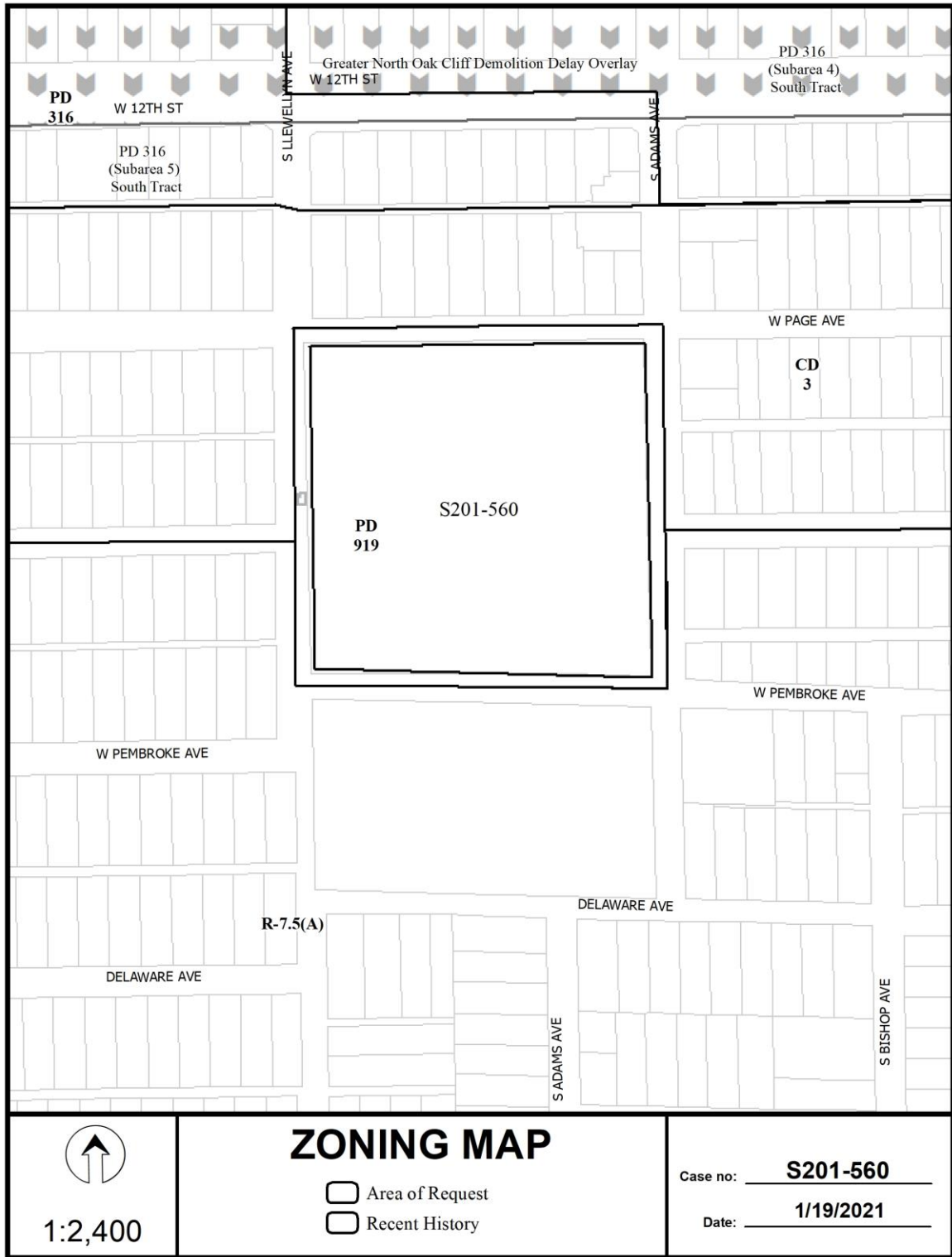
"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con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

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 4, 2021****FILE NUMBER:** S201-560**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Llewellyn Avenue, Page Avenue, Adams Avenue, and Pembroke Avenue**DATE FILED:** January 6, 2021**ZONING:** PD 919**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%2037/ARTICLE%20919.pdf>**CITY COUNCIL DISTRICT:** 1 **SIZE OF REQUEST:** 6.703-acres**MAPSCO:** 54G**OWNER:** Dallas Housing Authority**REQUEST:** An application to create one 6.703-acre lot from a tract of land on property bounded by Llewellyn Avenue, Page Avenue, Adams Avenue, and Pembroke Avenue.**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of PD 919; therefore, staff recommends approval subject to compliance with the following conditions:

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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).
15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Pembroke Avenue. Section 51A-8.611(e); 51A-8.602(c); 51A-8.604(c)
16. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at Pembroke Avenue and Llewellyn Avenue. Section 51A-8.602(d)(1)
17. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at Page Avenue and Llewellyn Avenue. Section 51A-8.602(d)(1)
18. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at Page Avenue and Adams Avenue. Section 51A-8.602(d)(1)
19. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at Pembroke Avenue and Adams Avenue. Section 51A-8.602(d)(1)
20. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.
21. Prior to the submission of the final plat, provide current owner's deed.
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

23. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
25. Prior to the final plat submittal, remove fence encroachment in the right-of-way.
26. On the final plat, change "W. Page Ave" to "Page Avenue (F.K.A. Park Street)" per Volume 12 Page 325. Section 51A-8.403(a)(1)(A)(xii)
27. On the final plat, change "W. Broklyn Ave" to "Brooklyn Avenue (F.K.A. Hughes Street)" per Volume 12 Page 325. Section 51A-8.403(a)(1)(A)(xii)
28. On the final plat, change "S. Llewellyn Ave" to "Llewellyn Avenue (F.K.A. Jackson Street) (A.K.A. Llewellyn Street)" per Volume 12 Page 325. Section 51A-8.403(a)(1)(A)(xii)
29. On the final plat, change "S. Adams Ave" to "Adams Avenue"; change "W. Pembroke Ave" to "Pembroke Avenue". Section 51A-8.403(a)(1)(A)(xii)
30. On the final plat, identify the property as Lot 1 in City Block A/3185. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, FEBRUARY 4, 2021****FILE NUMBER:** S201-561**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Marsalis Avenue, south of Sixth Street**DATE FILED:** January 6, 2021**ZONING:** PD 468 (Subdistrict D, Tract 3)**PD LINK:** <http://www.dallascityattorney.com/51P/Supp%2056/Articles/ARTICLE%20468.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.1303-acre**MAPSCO:** 55A**OWNER:** James Lee

REQUEST: An application to replat a 0.1303-acre tract of land containing part of Lot 5 in City Block 72/3053 to create one lot on property located on Marsalis Avenue, south of Sixth Street.

SUBDIVISION HISTORY:

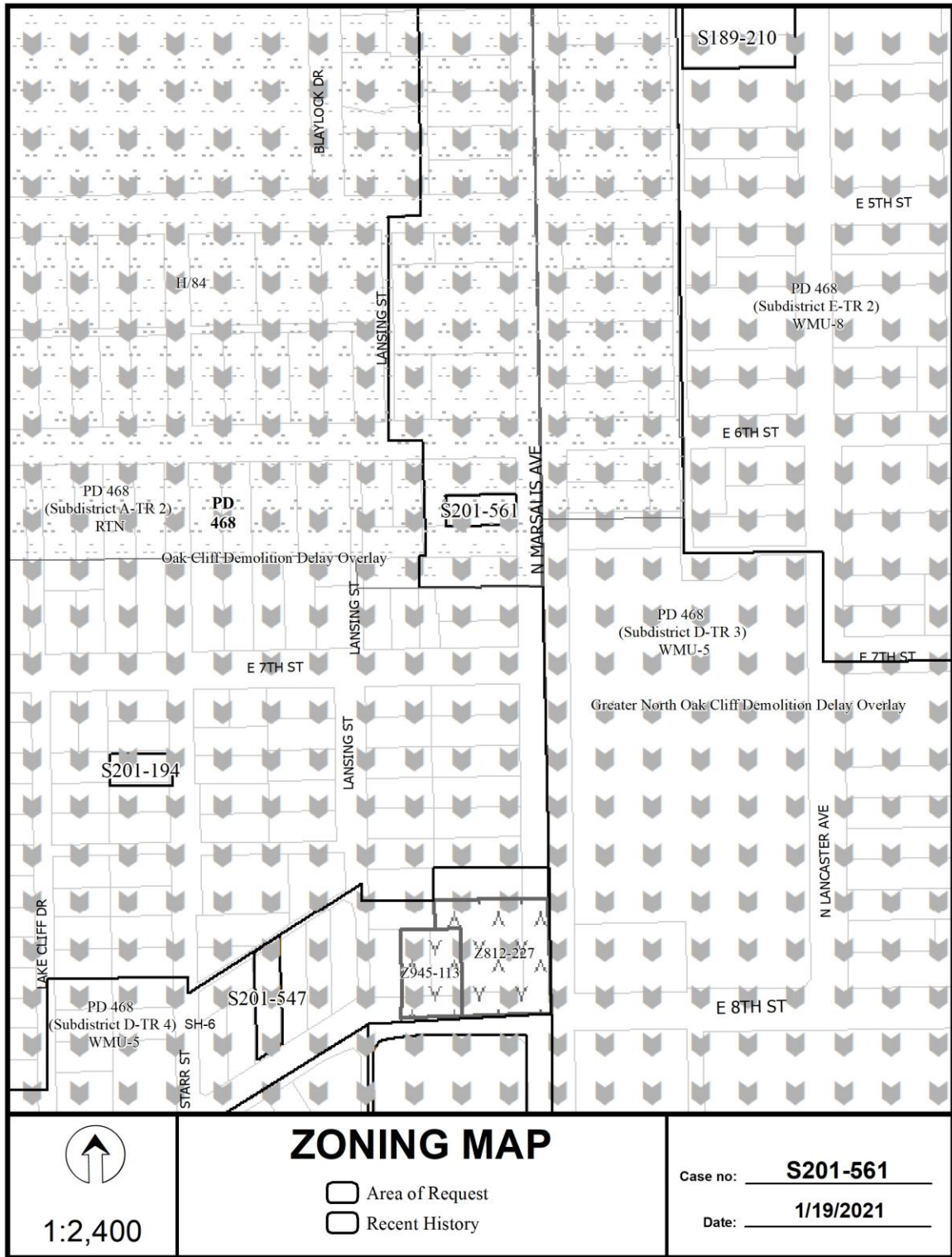
1. S201-547 was a request southwest of the present request to replat a 0.1709-acre tract of land containing part of Lots 1 and 2 in City Block 75/3056 to create one lot on property located on Eighth Street, west of Lansing Street. The request was approved January 7, 2021 but has not been recorded.
2. S189-210 was a request northeast of the present request to replat a 0.60-acre tract of land containing part of Lot 5 and all of Lot 6 in City Block 55/3036 to create a 12-lot Shared Access Development ranging in size from 1,386 square feet to 2,109 square feet and one common area on property located on Lancaster Avenue at Sabine Street, southwest corner. The request was approved June 6, 2019 but has not been recorded.

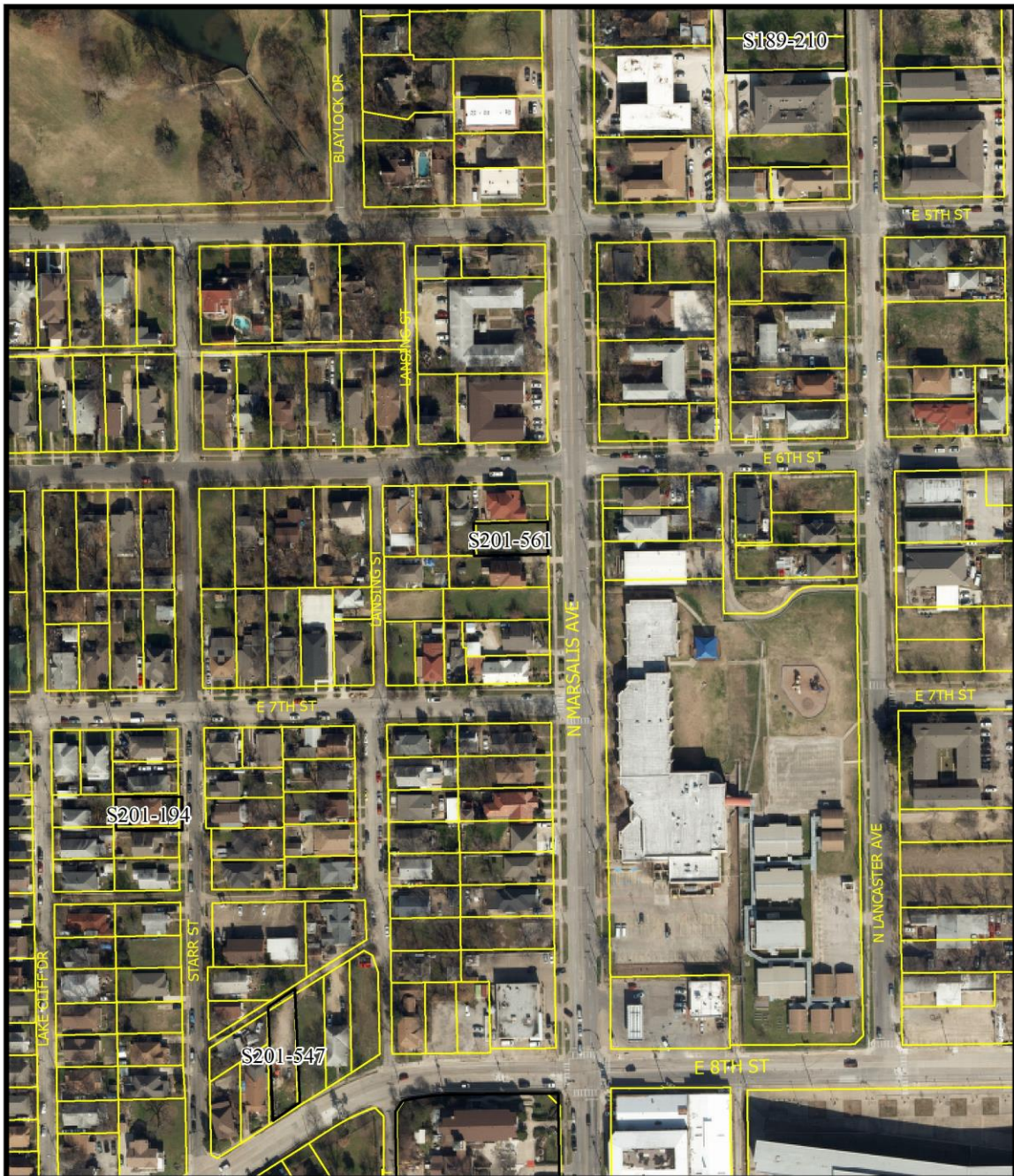
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 468 (Subdistrict D, Tract 3); therefore, staff recommends approval subject to compliance with the following conditions:


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

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T). Section 51A-8.102 (c); 8.601 (b)(4),(5),(6),(7),(8),(9)
14. The final plat must comply with Form Districts Article XIII set forth by City Code 51A-13.
15. On the final plat, need Lien Holder's Subordination Agreement.
16. On the final plat, show recording information on all existing easements within 150 feet of property.
17. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
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 are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

20. Prior to the final plat submittal, confirm if chain-link fences shown on the plat are encroaching into Marsalis Avenue. If the chain-link fences are encroaching into Marsalis Avenue, remove the encroachment(s) and provide written confirmation and /or pictures to Real Estate.
21. On the final plat, change "N Marsalis Avenue" to "Marsalis Avenue". Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat, identify the property as Lot 5A in City Block 72/3053. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





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|  <p>1:2,400</p> | <h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History | <p>Case no: <u> S201-561 </u></p> <p>Date: <u> 1/19/2021 </u></p> |
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CITY PLAN COMMISSION**THURSDAY, FEBRUARY 4, 2021****FILE NUMBER:** S201-563**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Congo Street at Carroll Avenue, east corner**DATE FILED:** January 7, 2021**ZONING:** CH**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.140-acre**MAPSCO:** 46L**OWNER:** Building Community Workshop

REQUEST: An application to create one 2,074-square foot lot and one 4,025-square foot lot from a 0.140-tract of land in City Block B/1403 on property located on Congo Street at Carroll Avenue, east corner.

SUBDIVISION HISTORY:

1. S178-078 was a request west of the present request to replat a 0.923-acre tract of land containing all of Lots 1, 2, 3, 4, 5, and 6 in City Block 19/1263 to create one lot on property located on Carroll Avenue, between Gurley Avenue and Bute Street. The request was approved February 15, 2018 but has not been recorded.

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

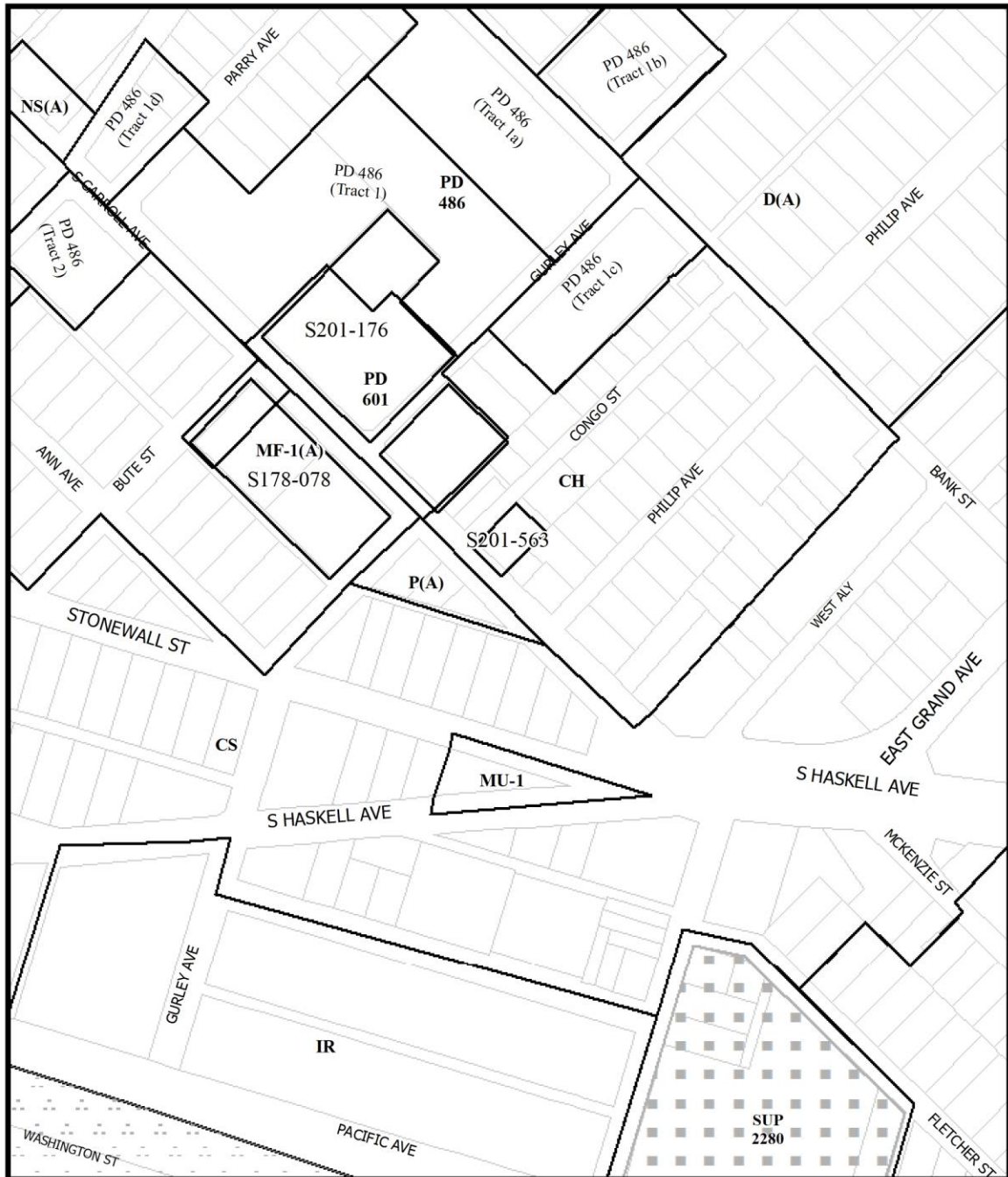
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division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




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

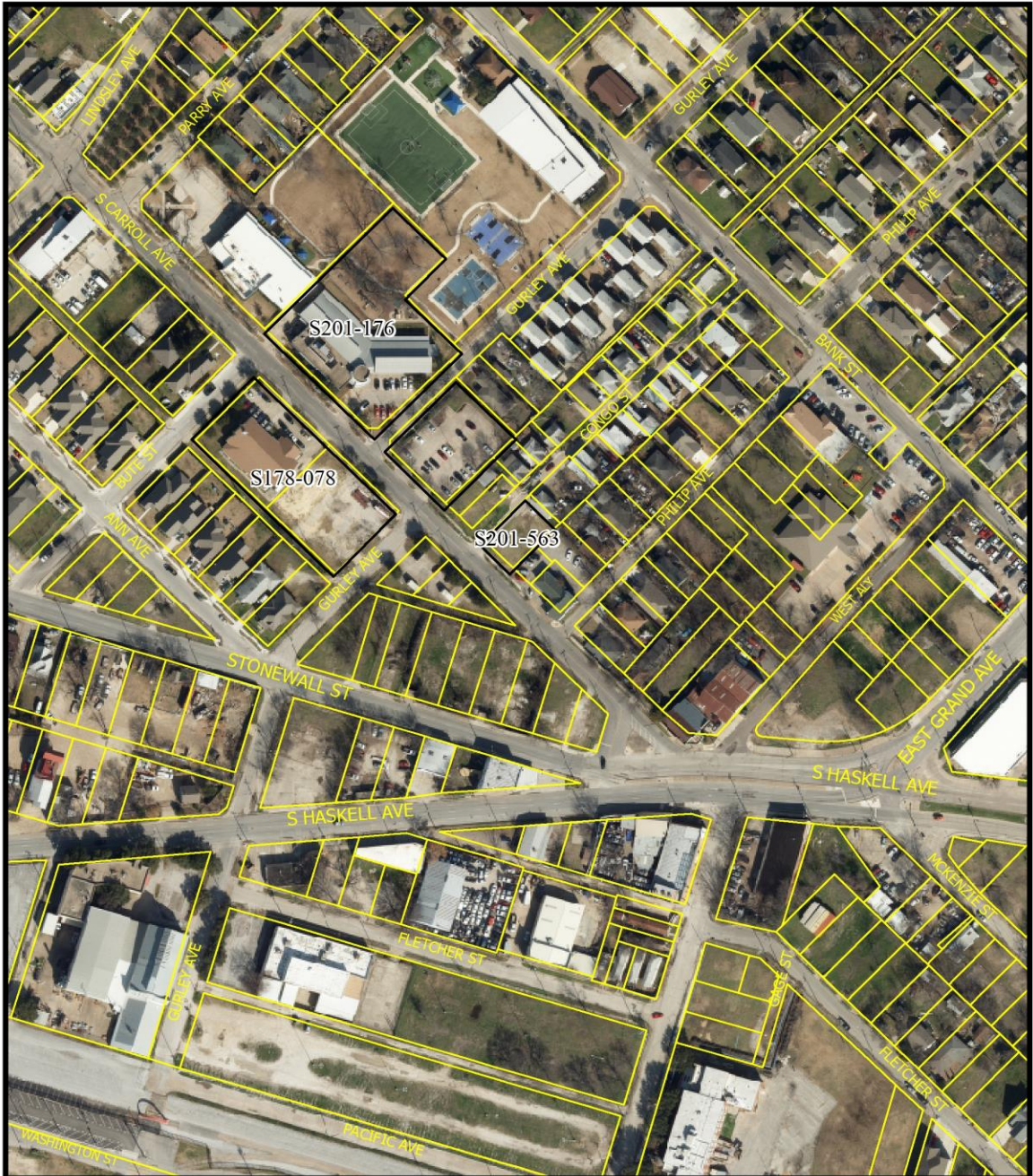
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).
15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Carroll Avenue. Section 51A-8.611(e); 51A-8.602(c); 51A-8.604(c)
16. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Congo Street. Section 51A-8.611(e); 51A-8.602(c); 51A-8.604(c)
17. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at Carroll Avenue and Congo Street. Section 51A-8.602(d)(1)
18. A larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip. Section 51A-8.602 (d) (1)
19. On the final plat, show recording information on all existing easements within 150 feet of property.
20. On the final plat, show/list prior plat on map, in legal, and /or title block.
21. On the final plat, need new/different plat name.
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

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

23. Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. On the final plat, change "Phillips Street (Formerly Landers Avenue" to "Philip Avenue (F.K.A. Landers Avenue" per Ordinance 9094. Section 51A-8.403(a)(1)(A)(xii)
25. On the final plat, change "S. Carroll Avenue" to "Carroll Avenue". Section 51A-8.403(a)(1)(A)(xii)
26. On the final plat, identify the property as Lots 17 and 18 in City Block B/1403. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



| | | |
|--|---|--|
|  1:2,400 | <h2>ZONING MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History | Case no: <u> S201-563 </u> Date: <u> 1/19/2021 </u> |
|--|---|--|



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AERIAL MAP

- Area of Request
- Recent History

Case no: S201-563

Date: 1/19/2021

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 4, 2021

FILE NUMBER: S201-562

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Scyene Road at Prairie Creek Road, northeast corner

DATE FILED: January 6, 2021

ZONING: R-7.5(A), CR

CITY COUNCIL DISTRICT: 1 **SIZE OF REQUEST:** 1.36-acre

MAPSCO: 49S

OWNERS: Kent Carter, James Carter

REQUEST: An application to replat a 1.36-acre tract of land containing part of Lots 1 and 2 and all of Lot 2A in City Block 6784 to create one lot on property located on Scyene Road at Prairie Creek Road, northeast corner.

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

PROPERTY OWNER NOTIFICATION: On January 15, 2021, 18 notices were sent to property owners within 200 feet of the proposed plat.

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

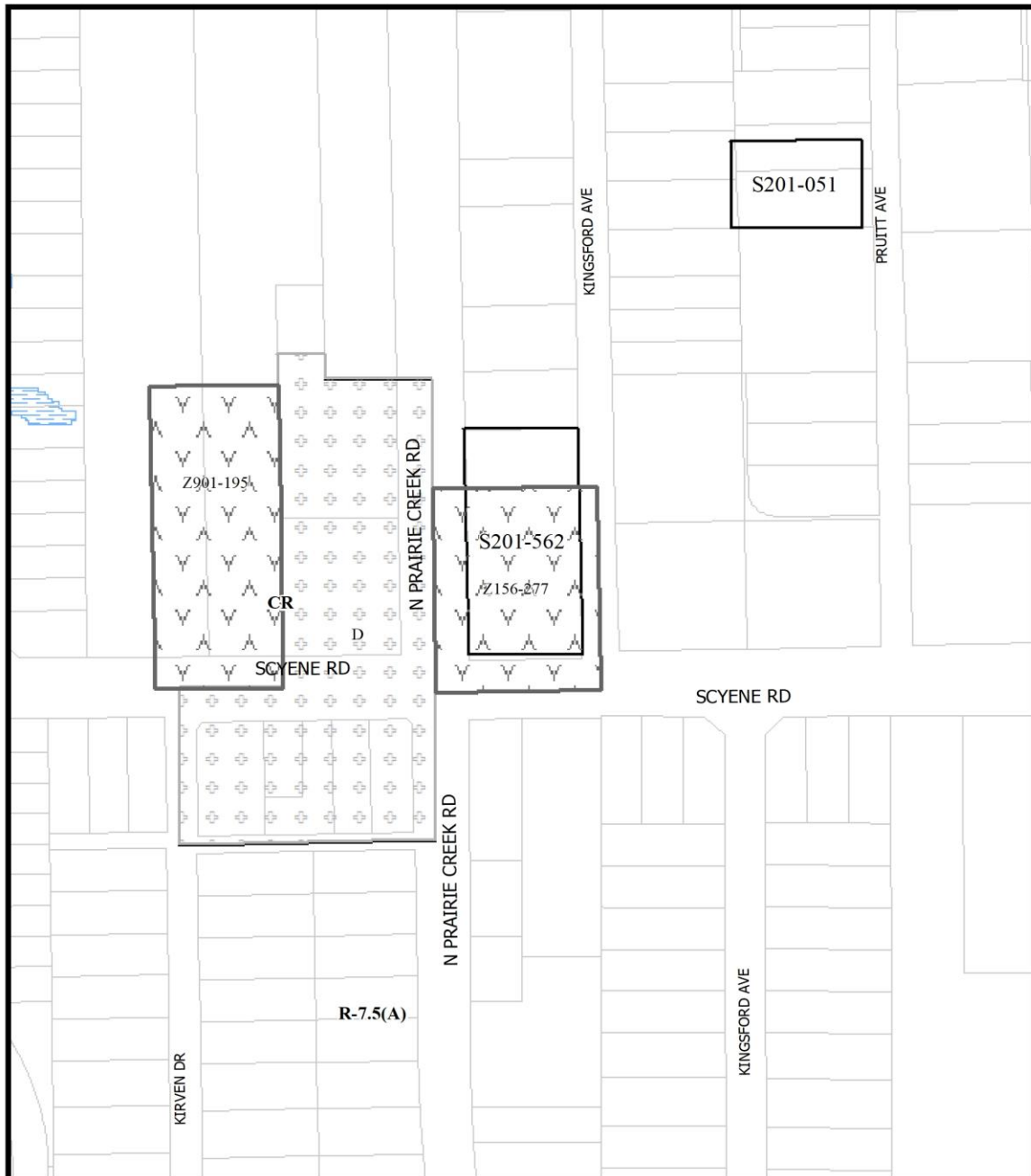
- The properties to the north of the request have lot widths ranging in size from 74 feet to 152 feet and lot areas ranging in size from 12,365 square feet to 26,095 square feet and are zoned R-7.5(A) Single Family District. *(please refer to the existing area analysis map)*
- The properties to the east of the request have lot widths ranging in size from 49 feet to 231 feet and lot areas ranging in size from 9,748 square feet to 44,210 square feet and are zoned R-7.5(A) Single Family District. *(please refer to the existing area analysis map)*
- The properties to the south of the request have lot widths ranging in size from 61 feet to 118 feet and lot areas ranging in size from 9,916 square feet to 43,267 square feet and are zoned R-7.5(A) Single Family District. *(please refer to the existing area analysis map)*
- The properties to the west of the request have lot widths ranging in size from 209 feet to 222 feet and lot areas ranging in size from 37,155 square feet to 40,144 square feet and are zoned as CR Community Retail District. *(please refer to the existing area analysis map)*
- The request lies in an R-7.5(A) Single Family District and in a CR Community Retail District. The request is to create one lot from a part of Lots 1 and 2 and all

of Lot 2A in City Block 6784. The proposed lot has width of 356 feet and area of 59,212 square feet.

Staff finds that there is not any established lot pattern within the immediate vicinity of the area; and the request is in compliance with Section 51A-8.503 and also with the requirements of CR Community Retail and the R-7.5(A) Single Family Districts; therefore, staff recommends approval subject to compliance with the following conditions.

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

- with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
 14. Place a note on the final plat stating “Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.” Section 51A-8.611(e).
 15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Kingsford Avenue. Section 51A-8.611(e); 51A-8.602(c); 51A-8.604(c)
 16. On the final plat, dedicate a minimum 15-foot by 15-foot corner clip (via fee simple or street easement) at Prairie Creek Road and Scyene Road. Section 51A-8.602(d)(1)
 17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Kingsford Avenue and Scyene Road. Section 51A-8.602(d)(1)
 18. Provide 20-foot width all weather paving material along Kingsford for the entire frontage. Section 51A-8.604 (b)(2)
 19. A larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip. Section 51A-8.602 (d) (1)
 20. TXDOT approval may be required for any driveway modifications or new access.
 21. On the final plat, show how all adjoining right-of-way was created.
 22. On the final plat, show recording information on all existing easements within 150 feet of property.
 23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
 24. 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.
 25. Prior to the final plat, determine if the traffic barrier easement requires abandonment process, if so, apply for an abandonment of the easement through Real Estate Division.
 26. On the final plat, change “Prairie Creek Road” to “Prairie Creek Road (F.K.A. Eastfield Boulevard)” per Ordinance 12814. Section 51A-8.403(a)(1)(A)(xii)
 27. On the final plat, identify the property as Lot 1A in City Block 6784. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



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ZONING MAP

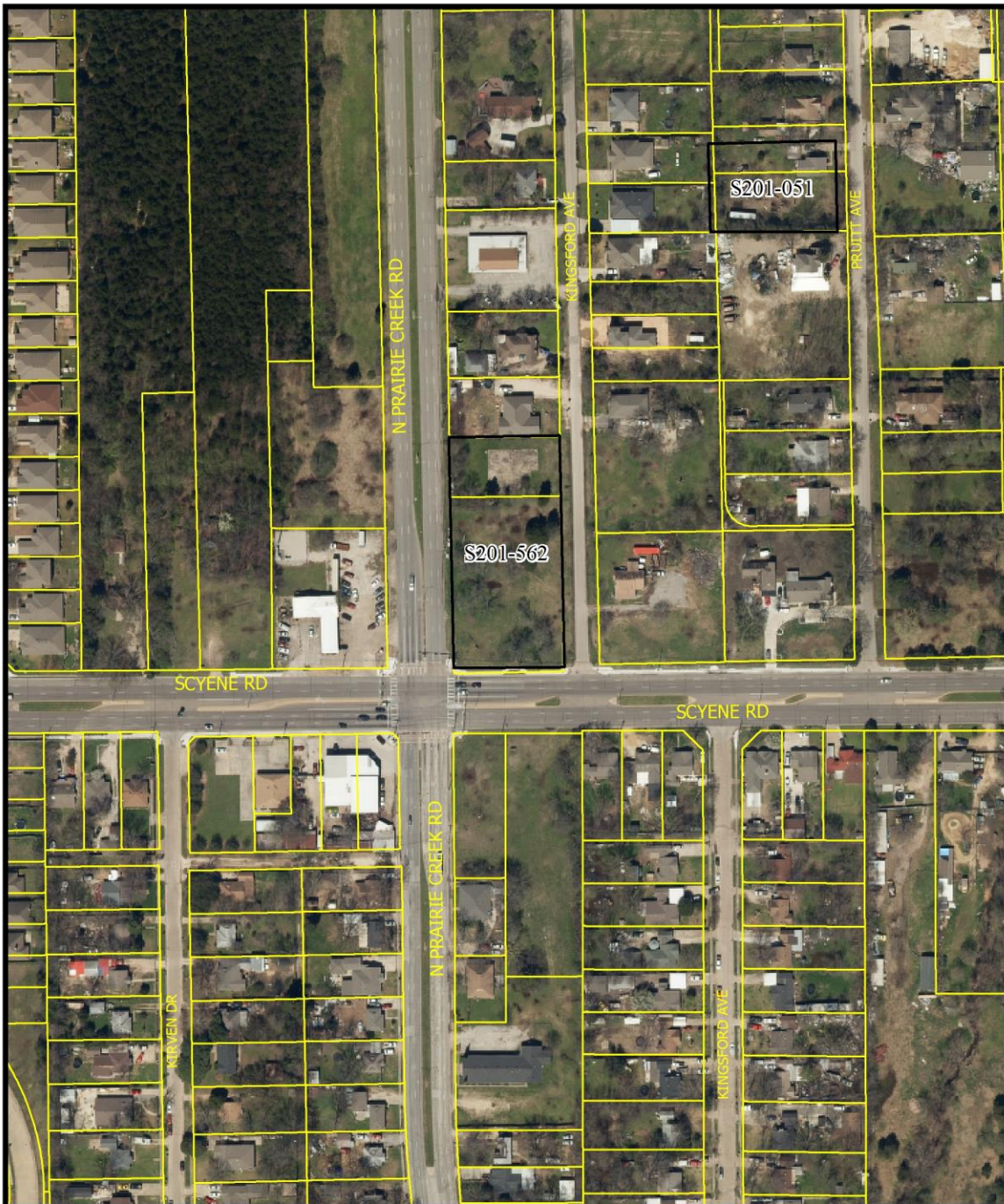
- Area of Request
- Recent History


Case no: **S201-562**

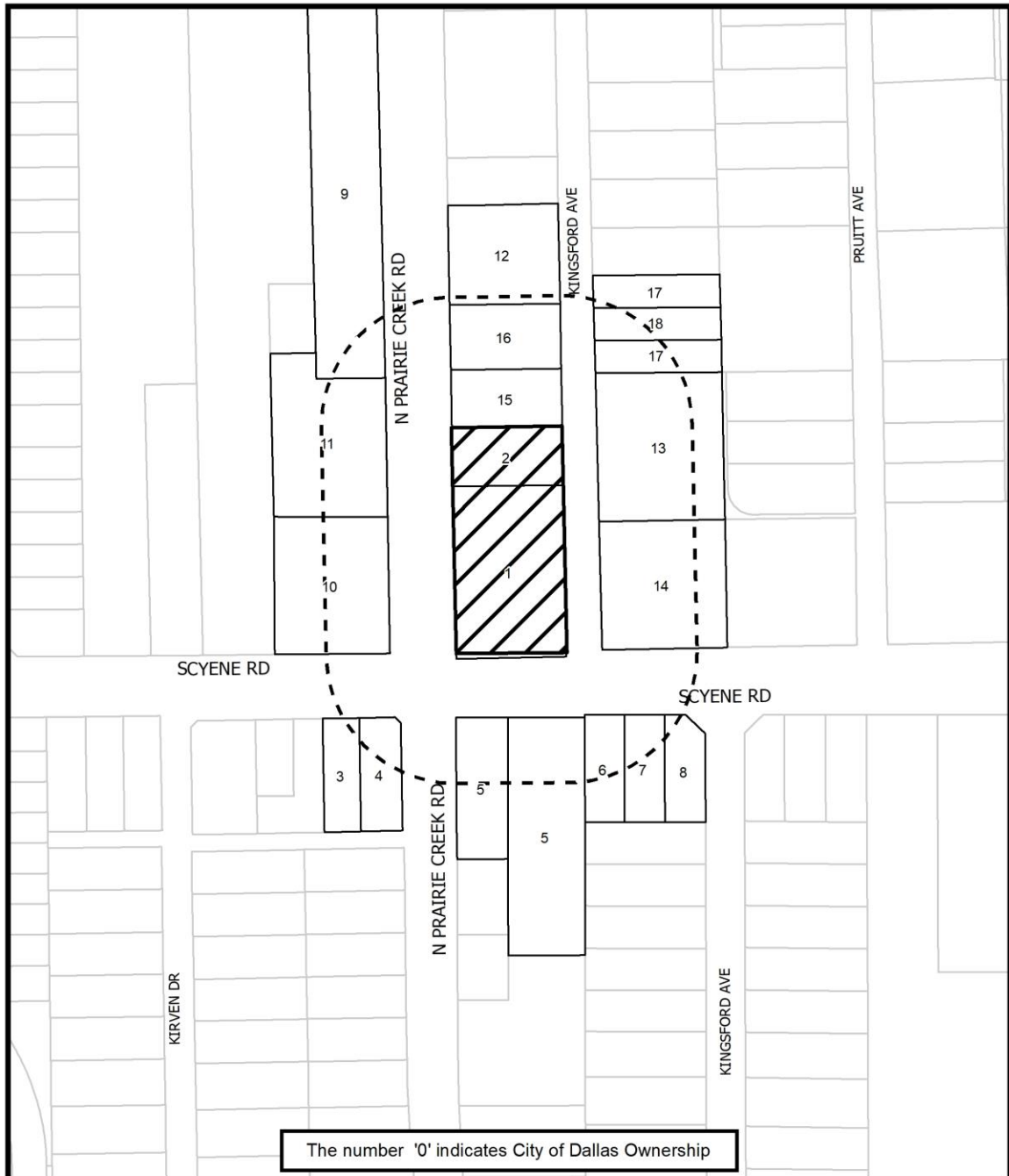
Date: **1/19/2021**

ALL AREAS ARE IN SQUARE FEET





| | | |
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|  1:2,400 | <h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p> | Case no: <u> S201-562 </u> Date: <u> 1/19/2021 </u> |
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|  1:2,400 | <h2>NOTIFICATION</h2> | Case no: S201-562 |
| | <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">18</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div> | Date: 1/19/2021 |

01/12/2021

Notification List of Property Owners

S201-562

18 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-------------------------|-------------------------------|
| 1 | 3005 KINGSFORD AVE | CARTER KENT |
| 2 | 3107 KINGSFORD AVE | CARTER JAMES |
| 3 | 9120 SCYENE RD | GARCIA MARTIN |
| 4 | 9124 SCYENE RD | GARCIA MARTIN |
| 5 | 9212 SCYENE RD | 9202 SCYENE LLC |
| 6 | 9220 SCYENE RD | WILLIAMS TAMMY |
| 7 | 9224 SCYENE RD | MEJIA DORA & |
| 8 | 9230 SCYENE RD | FAZ JULISSA |
| 9 | 3200 N PRAIRIE CREEK RD | CARTER KENT |
| 10 | 9115 SCYENE RD | WACKEROW MARY H |
| 11 | 3125 N PRAIRIE CREEK RD | NOSHAHI MOHAMMAD H |
| 12 | 3302 S PRAIRIE CREEK RD | NORTH DALLAS CHURCH OF CHRIST |
| 13 | 3116 KINGSFORD AVE | PGSR REALTY LLC |
| 14 | 3006 KINGSFORD AVE | FLORES JESUS & ROSALINDA |
| 15 | 3117 KINGSFORD AVE | JOHNSON GLORIA I |
| 16 | 3207 KINGSFORD AVE | TORRES JOSE A |
| 17 | 3204 KINGSFORD AVE | TONGRA LP |
| 18 | 3208 KINGSFORD AVE | HERNANDEZ ANACLETO & ELIDA |

LOCATION: Chenault Street from Buckner Boulevard to City Limits; Unnamed NE1 from Chenault Street to IH-30

COUNCIL DISTRICT: 7

MAPSCO: 48 C, D

PLANNER: Kimberly Smith

APPLICANT: Chapel Downs Dallas LLC

REPRESENTATIVE: Baldwin Associates

REQUEST

To amend the City of Dallas Thoroughfare Plan to delete Chenault Street from Buckner Boulevard to City of Dallas City Limits and delete Unnamed NE1 from Chenault Street to IH-30.

BACKGROUND

Chapel Downs Dallas, LLC., requested an amendment to the City of Dallas Thoroughfare Plan to delete Chenault Street from Buckner Boulevard to City Limits and delete Unnamed NE1 from Chenault Street to IH-30. The removal of these roads from the Thoroughfare Plan would eliminate the requirement for property owners that abut or are intersected by these thoroughfares to dedicate the necessary right-of-way for their future construction.

Chenault Street is on the Thoroughfare Plan as a standard four-lane undivided roadway in 60 feet of right-of-way (S-4-U). Currently, Chenault Street from Buckner Boulevard east to where it currently terminates is not built to the Thoroughfare Plan standard and has not yet been extended to the applicant's property line. Unnamed NE1 is on the is on the Thoroughfare Plan as a standard four-lane undivided roadway in 60 feet of right-of-way (S-4-U). This roadway has not yet been built. The City of Dallas does not own all the required right-of-way to build these two roads.

The applicant is proposing to build a new public charter school campus and will need the proposed extension of Chenault Street removed to allow full development of their property. Based on the Traffic Impact Study completed by Elizabeth Crowe Engineering Associations, PLLC., all the surround streets can handle all additional trips generated by this new school. They are proposing all access to the campus for staff and parents dropping off and picking up their children will be from the westbound IH-30 frontage road. The site plan and transportation management plan has been designed to accommodate peak queuing condition on their property.

All City departments that responded to the routing recommended denial, including the Department of Planning and Urban Design and the Department of Sustainable Development and Construction, as did the Texas Department of Transportation. It was

also determined by staff that the removal of these roadways from the Thoroughfare Plan would not promote the *forwardDallas!* Guiding Principles of Efficiency and Safety. The Guiding Principle of Efficiency states transportation systems should ensure swift and cost-effective movement of goods and people inside Dallas and beyond; and Safety states the transportation network should provide safe and timely access to housing, jobs, shopping, services, and recreation.

STAFF RECOMMENDATION

Staff recommends denial to delete Chenault Street from Buckner Boulevard to City of Dallas City Limits and denial to delete Unnamed NE1 from Chenault Street to IH-30 from the City of Dallas Thoroughfare Plan.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 7, 2021, the City Plan Commission Thoroughfare Committee acted on this item. In a motion, the Committee rejected the applicant's request and recommended approval of:

- 1) changing the designation of Chenault Street from Buckner Boulevard to City of Dallas City Limits from a standard four-lane undivided roadway in 60 feet of right-of-way (S-4-U) to a minimum two-lane undivided roadway in 50 feet of right-of-way (M-2-U) in lieu of removing this section of Chenault Street from the thoroughfare plan as requested by the applicant; and
- 2) changing the designation of Unnamed NE1 from Chenault Street to IH-30 from a standard four-lane undivided roadway in 60 feet of right-of-way (S-4-U) to a minimum two-lane undivided roadway in 50 feet of right-of-way (M-2-U) in lieu of removing this section of Unnamed NE1 from the thoroughfare plan as requested by the applicant.

CONTACT PERSON:

Kimberly Smith, Senior Planner, Kimberly.Smith@dallascityhall.com
Kathryn Rush, Chief Planner, Kathryn.Rush@dallascityhall.com

MAP

Attached

FACT SHEET

CITY PLAN COMMISSION AGENDA: February 4, 2021

PROPOSED COUNCIL AGENDA: April 14, 2021

REQUEST: Amendment to the City of Dallas Thoroughfare Plan to delete Chenault Street from Buckner Boulevard to City of Dallas City Limits and delete Unnamed NE1 from Chenault Street to IH-30.

BACKGROUND:

- Chenault Street is on the City of Dallas Thoroughfare Plan as a four-lane roadway with 44 feet of pavement and 60 feet of right-of-way (S-4-U).
- Chenault Street east of Buckner Boulevard, is not built to Thoroughfare Plan standard; pavement is completed for 825 feet without sidewalk. Past that it is not built, and the City currently does not own required right-of-way to the City Limits.
- Unnamed NE1 is on the City of Dallas Thoroughfare Plan as a four-lane roadway with 44 feet of pavement and 60 feet of right-of-way (S-4-U).
- Unnamed NE1 is not built and the City currently does not own required right-of-way.
- Proposed development is Uplift Luna, kindergarten to 12th grade, enrollment of 2,012 students.
- *ForwardDallas!* Guiding Principles for Transportation and Infrastructure
 - 1) Efficiency: Transportation systems should ensure swift and cost-effective movement of goods and people inside Dallas and beyond.
 - 2) Safety: The transportation network should provide safe and timely access to housing, jobs, shopping, services, and recreation.
 - 3) Choice: Investments in transportation should include a full range of options including surface roads, public transit, freeways, sidewalks, and bikeways.
 - 4) The Environment: Transportation systems should contribute toward cleaner air and water while serving the needs of Dallas residents.

- Received Routed Denial Comments

| Routed Department/Agency | Comments |
|---|---|
| <p>Department of Planning and Urban Design</p> | <p>PUD has stated no objections to the associated platting case and has not received any documentation related to the zoning case number identified. The ForwardDallas! Vision does not address any extensions to Chenault and identifies that area as Business Corridor and Residential Neighborhood.</p> <p>This location is also within the 2013 2-Points to White Rock Lake Area Plan. The two sections most applicable to discussions on road changes would be the Transportation and Implementation. The Transportation section identifies Chenault St as a Community Collector and is not directed to receive direct access to a Bus line or bike trail. Removing Chenault St would restrict the opportunity for connecting a future school use with sidewalks to the community, as the proposed I-30 access roadway has no capacity for sidewalks.</p> <p>The implementation neighborhood concept plan identified this location as being part of the Strategic Opportunity Area 6. It specifies that this area should function as a transition from the pedestrian focus to the North, to a more auto-oriented concentration of commerce businesses. It also denotes a desire for more interconnected street grid East of Buckner Blvd, in which extending Chenault would support.</p> <p>Based on this information, our recommendation would be approval of removing Unnamed NE1 and denial of removing Chenault St so that the proposed school use can connect to bus and pedestrian options to the West.</p> |
| <p>Department of Sustainable Development and Construction</p> | <p>Engineering staff does not recommend approval of a private school or open enrollment charter school at this site unless all primary access was accommodated from a public road internal to the street network without relying on access from the frontage road. Concerns of traffic management and safety are based on anecdotal experience with other existing schools located on frontage roads with limited walkability and queues on high speed roads. While the construction of Chenault is likely not going to be facilitated by adjacent property owners at this time, the alternative is to leave these properties limited access to the frontage road.</p> <p>Therefore, Engineering does not recommend approval of the</p> |

| Routed Department/Agency | Comments |
|------------------------------------|---|
| | Thoroughfare Plan amendment to remove Chenault Street. |
| Texas Department of Transportation | TxDOT does not think Chenault needs to be removed from the City of Dallas Thoroughfare Plan regardless of this development; and would rather there be the roadway and they have 1 driveway on the frontage road and 1 driveway off the city street. |

- Zoning case number Z201-130
- Plat S201-516
- Staff recommended to deny applicants request to remove Chenault Street from Buckner Boulevard to City of Dallas City Limits and delete Unnamed NE1 from Chenault Street to IH-30 from the City of Dallas Thoroughfare Plan.
- January 7, 2021 City Plan Commission Thoroughfare Committee acted on this item. In a motion, the Committee rejected the applicant's request and recommended approval of:
 - 1) changing the designation of Chenault Street from Buckner Boulevard to City of Dallas City Limits from a standard four-lane undivided roadway in 60 feet of right-of-way (S-4-U) to a minimum two-lane undivided roadway in 50 feet of right-of-way (M-2-U) in lieu of removing this section of Chenault Street from the thoroughfare plan as requested by the applicant; and
 - 2) changing the designation of Unnamed NE1 from Chenault Street to IH-30 from a standard four-lane undivided roadway in 60 feet of right-of-way (S-4-U) to a minimum two-lane undivided roadway in 50 feet of right-of-way (M-2-U) in lieu of removing this section of Unnamed NE1 from the thoroughfare plan as requested by the applicant.
- 66 property owners are in the notification area.

Chenault Street

Buckner Boulevard to City Limit

Unnamed NE1

Chenault Street to IH-30

Council District: 7

MAPSCO: 48C,D



Thoroughfare Plan Amendment Map



FILE NUMBER: Z201-112(CT) **DATE FILED:** October 13, 2020
LOCATION: South line of West Kiest Boulevard, east side of Boulder Drive
COUNCIL DISTRICT: 3 **MAPSCO:** 53 X
SIZE OF REQUEST: Approx. 2.704 acres **CENSUS TRACT:** 108.03

OWNER/APPLICANT: BoulHold 1, LLC / Sean Wahrmund.

REQUEST: An application for the renewal of Specific Use Permit No. 2317 for a multifamily use on property zoned Planned Development District No. 407

SUMMARY: The applicant proposes the continued operation of the multifamily development on the site.[Agave Azul on Boulder]

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

BACKGROUND INFORMATION:

- The area of request is zoned Planned Development District No. 407 and is currently developed with five, two-story buildings containing 66 dwelling units and one, one-story building for laundry and maintenance.
- According to Dallas Central Appraisal District, the apartment buildings were constructed in 1965.
- The earliest Certificate of Occupancy found in POSSE was issued on May 11, 1990, for a multifamily use; however, there is a previous permit from 1978, also for a multifamily use.
- On August 25, 1994, the City Plan Commission authorized a hearing to determine proper zoning on property zoned CR-D Community Retail with a Dry Liquor Control Overlay with consideration given to establishing a Planned Development District for multifamily uses and TH-2(A) Townhouse District uses for the subject site.
- On November 9, 1994, the City Council established Planned Development District No. 407 for TH-2(A) Townhouse District uses plus multifamily use by Specific Use Permit and approved Specific Use Permit No. 1221 for multifamily uses for a time period of three and one-half years subject to a site plan, landscape plan and conditions. [Expired May 9, 1999]
- On February 10, 1999, and on December 13, 2001, City Council denied a Specific Use Permit for a multifamily use for the area of request.
- On February 26, 2003, the City Council approved an amendment to PD No. 407 to allow Retirement Housing use by right.
- The most recent Certificate of Occupancy for a multifamily use on the property was issued by Building Inspections on March of 2004. This CO has been updated on two occasions to reflect changes in ownership and name of business (doing business as –DBA), one in 2015 and the second one in 2016.
- On February 27, 2019, the City Council approved Specific Use Permit No. 2317 for a multifamily use for a two-year period.

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

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW | Required ROW |
|----------------------|--------------------|--------------|--------------|
| West Kiest Boulevard | Principal Arterial | 100 feet | 100 feet |
| Boulder Drive | Minor Arterial | 60 feet | 60 feet |

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and recommended reducing or limiting the number of dwelling units and compliance with the corresponding off-street parking requirements.

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas

NEIGHBORHOOD PLUS

GOAL 6.0 ENHANCE RENTAL HOUSING OPTIONS

Policy 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

Action 6.1.3 Strengthen regulatory standards and provide incentives for volume single family and multi-family developers to provide a range of housing unit sizes and include family-friendly amenities such as play areas or open/green space for active, healthy living.

Land Use:

| | Zoning | Land Use |
|--------------|--|--|
| Site | PD No. 407 | Multifamily |
| North | CR-D Community Retail with D Liquor Control Overlay and R-10-(A) Single Family | Auto Service Center, Undeveloped Land, Public Park |
| East | R-10(A) Single Family | Single-family |
| South | R-10(A) Single Family | Single-family |
| West | CR-D Community Retail with D Liquor Control Overlay and R-10-(A) Single Family | Single-family, Auto Service Center |

Land Use Compatibility:

The site is zoned Planned Development District No. 407 and is currently developed with five two-story buildings containing 66 dwelling units and one one-story building for the complex's laundry and maintenance office.

The applicant seeks to renew Specific Use Permit No. 2317 and continue the multifamily use on the property. There have been no changes to the site plan.

Planned Development District No. 407 requires a Specific Use Permit for a multifamily use. The previous SUP conditions provided for regulations as to maximum number of dwelling units allowed, off-street parking required and maximum number of stories. The conditions will remain with the addition of five year period for the SUP.

Uses surrounding the area of request include primarily single family uses in the R-10(A) District that abuts the site to the west, south and east. A public park is located to the north across West Kiest Boulevard followed by a multifamily use further north in an MF-2(A) District. Along West Kiest Boulevard and to the northwest of the area of request, there is a mix of auto service center and retail and personal service uses in a CR Community Retail with a D Liquor Control Overlay District on a portion.

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

In general, the applicant's request is consistent with the general provisions for a Specific Use Permit. Staff recommends approval for a five-year period. The site is in compliance with the SUP site plan and the conditions on the site.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in

weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site and surrounding areas are within an “F” MVA Cluster.

Parking:

As mention above, the property was developed as a multifamily use in 1965 when the LR-3 District allowed the use by right. Off-street parking requirements for the use in the LR-3 District were calculated at a ratio of one off-street parking space per each dwelling unit, at which the use would have required 66 off-street parking spaces.

Staff’s initial recommendation was to limit the number of dwelling units to the existing 66, which with the 96 parking spaces provided, will still be nonconforming as per current code. The renewal of the SUP as previously approved allowed for 96 parking spaces as depicted on the site plan. There have been no changes to the site plan.

Landscaping:

The landscape regulations in Planned Development District No. 407 establish that if the property is developed with a multifamily use, all landscaping must be provided as shown on the landscape or site plan attached to an ordinance granting a specific use permit. The landscape shown on the proposed site plan depicts the existing landscaping on site, no trees are proposed to be removed or added. Landscaping is in compliance with the site plan.

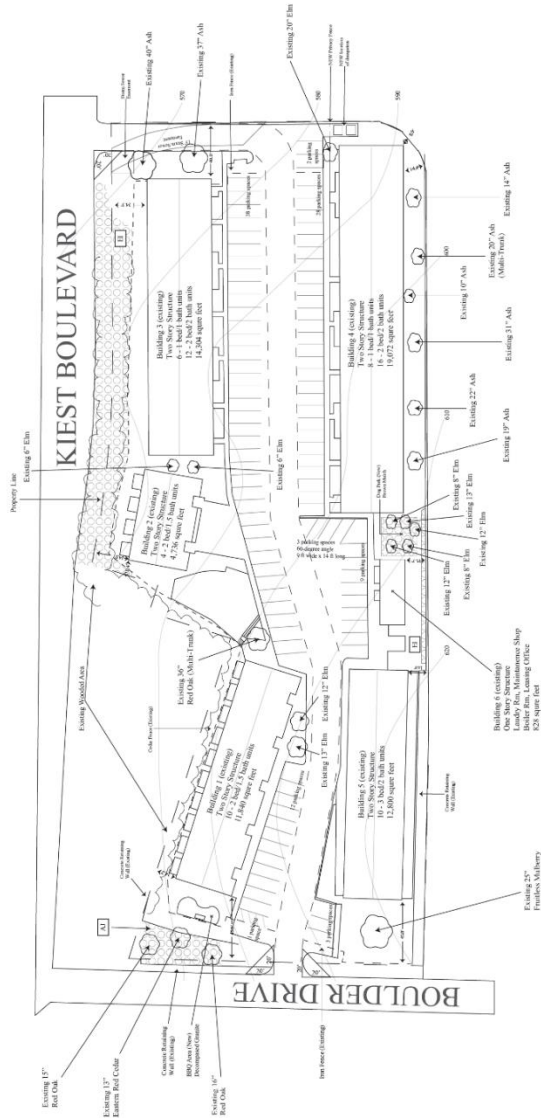
**LIST OF OFFICERS.
BouldHold 1, LLC**

- Sean Wahrmund --- Managing member
- Beazer Family Trust
- Bethany Ulteig
- Chirstopher Sims
- Donald Crosby
- Eric Saavedra
- Jean Roscovius
- Mondsee SDIRA, LLC
- Lawrence Dsouza
- Lin & Cathy Chen
- GBM Assets, LLC
- Zachary Beazer
- Tyler Burningham
- Jay Personius
- Gaven Schneider
- Chris & Lisa Bean
- Shahid Mehmood
- Tom Ruth & Ann Smith
- Michael Moran
- Kerry Clark
- Craig Shelton
- Josh Correa
- Todd Szuch
- Lelon Ginn
- Jack Waldenmaier
- 2021 REI, LLC
- Sperry Family Trust
- Ryan & Andrea yager
- Charles Ho
- Su Vin Enterprises, LLC
- Paul Moody
- Rivera Perkins 401k Plan
- Binu Aramath
- Arturo Alcaza
- ARBK Management, LLC
- Larry & Melanie mastellar
- Todd Jach
- Pezhman Hajbandeh
- Barry Rodgers
- Christina Stone
- Quest IRA Inc. FBO Jodie L Mow IRA
- Four Star Legacy, LLC
- Kuuipo Enterprises

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a multifamily 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 ~~February 27, 2024~~ (five-years from the passage of this ordinance)
4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan.
5. DENSITY: Maximum number of dwelling units is 66.
6. HEIGHT: Maximum number of stories is two.
7. PARKING: Off-street parking must be provided in accordance to the Dallas Development Code, as amended. No less than 96 off-street parking spaces must be provided in the location shown on the attached site plan. Delta Credits, as defined in Section 51A-4.704(b)(4) may be used to meet the off-street parking requirement.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

**EXISTING SITE PLAN
(No Changes)**



Boulder Ridge Apartments

3130 Springwood Lane, Dallas, Texas 75233

Site Plan

Scale: 1" = 40'

Prepared: September 12, 2018

Revised: December 17, 2018

Zoning Case No: Z178-380

Site Plant Table

| Key | Common Name | Botanical Name | Remarks |
|-----|---------------|---------------------------|----------|
| BI | English Ivy | Hedera Helix | Existing |
| AJ | Asian Jasmine | Trachelospermum Asiaticum | Existing |

Parking Table

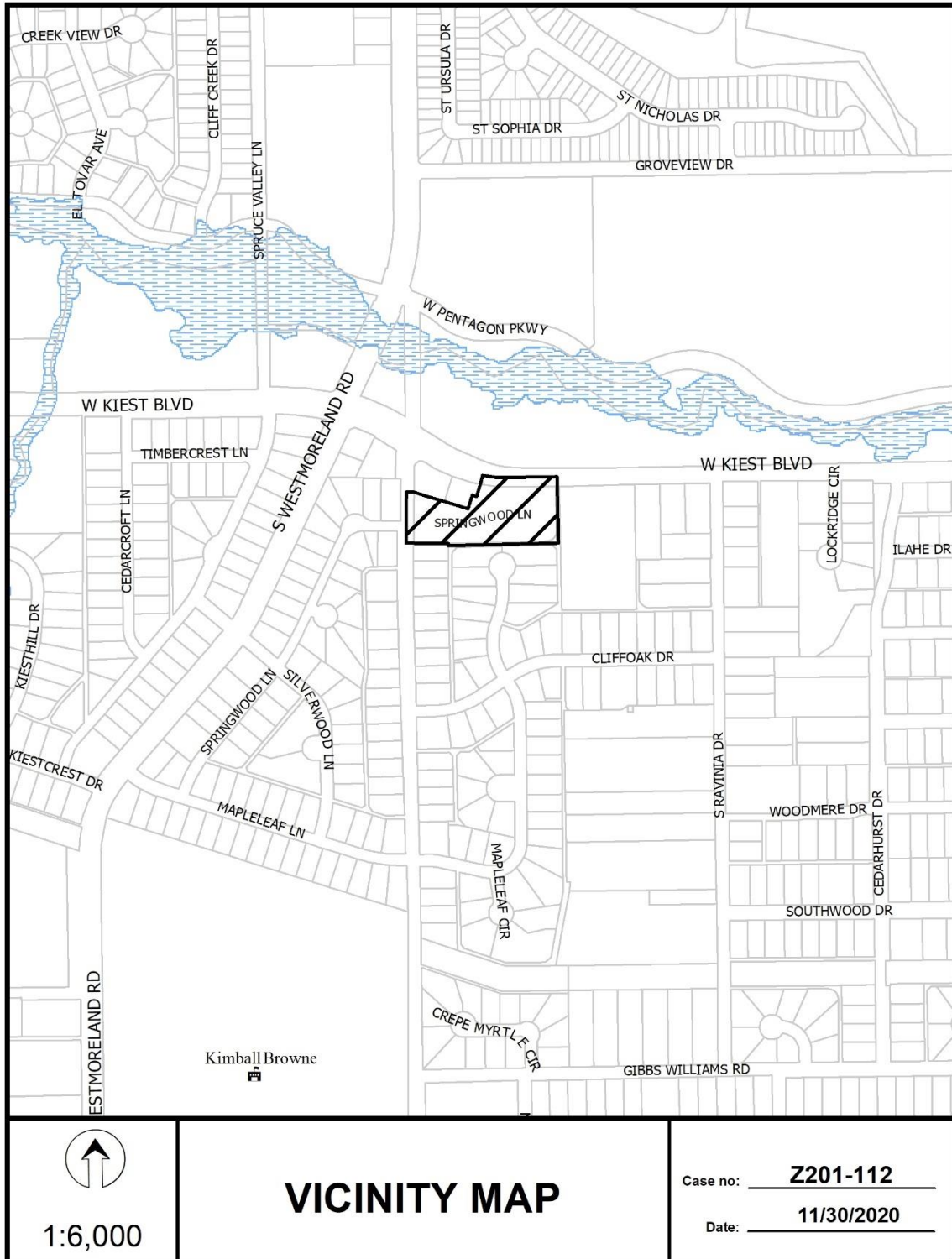
| Provided Parking |
|----------------------|
| 96 spaces (existing) |

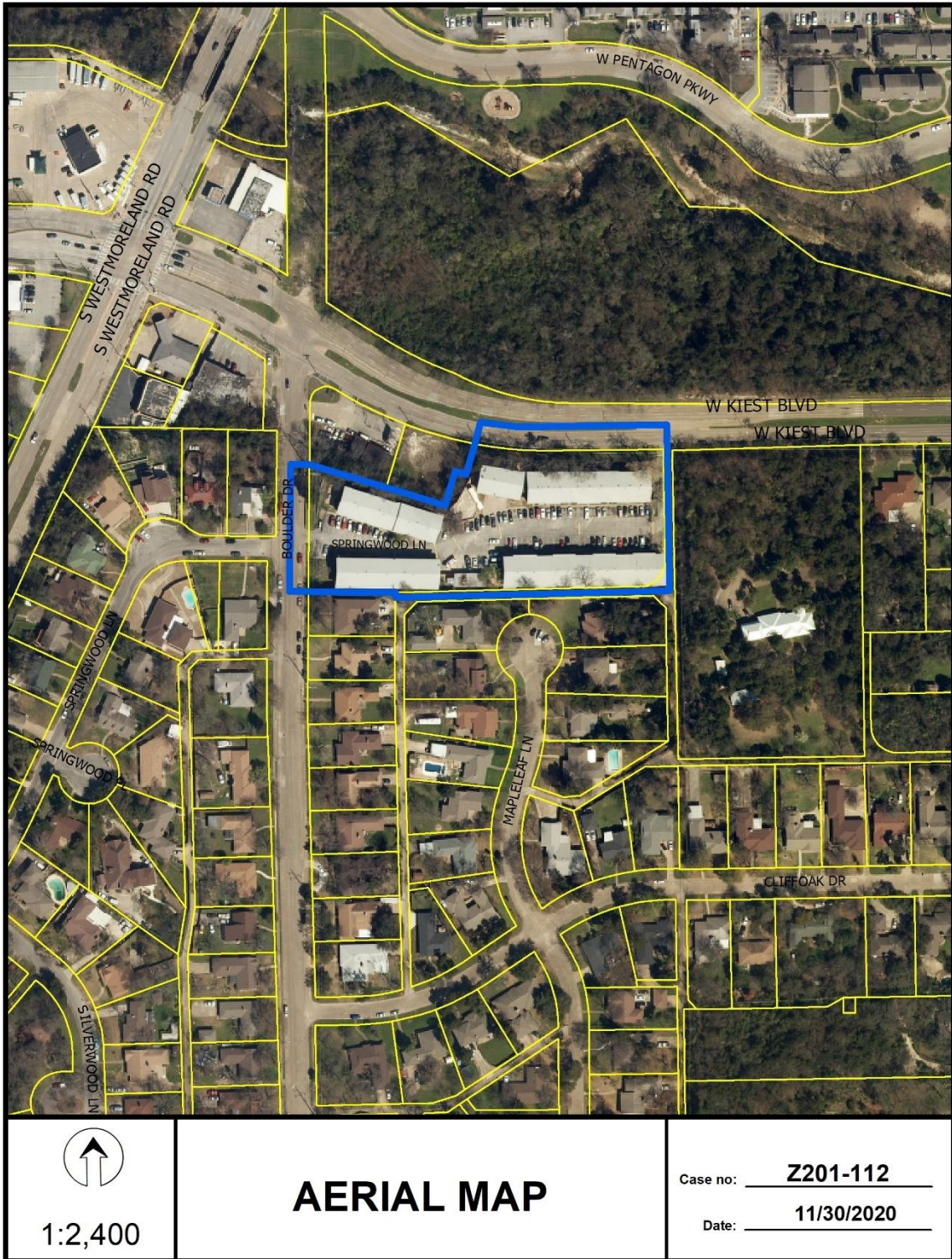
Site Data Table

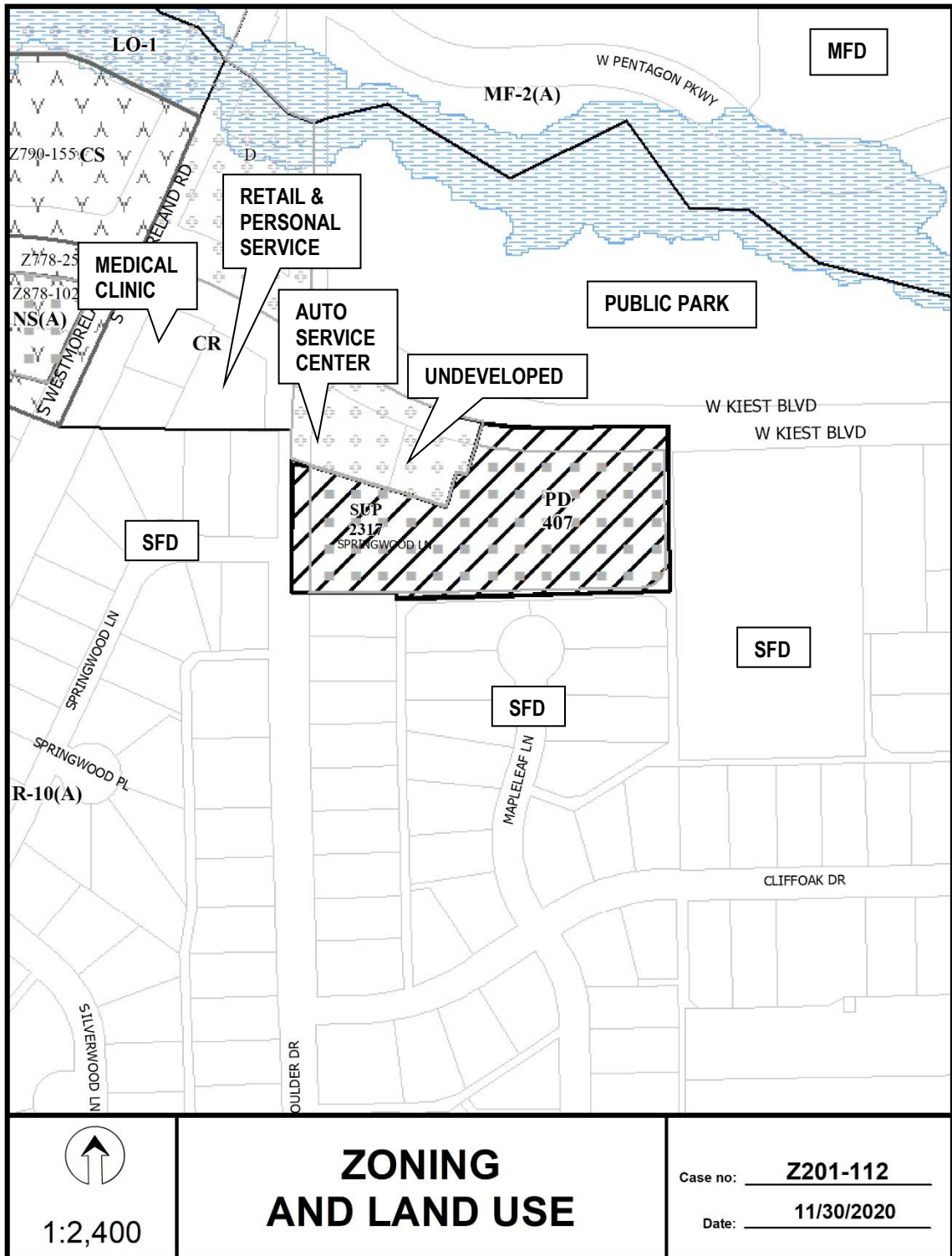
| Unit Type | Number of Unit Type | Square Footage of Unit |
|------------------|---------------------|------------------------|
| 1 Bed - 1 Bath | 14 | 662 |
| 2 Bed - 2 Bath | 28 | 891 |
| 2 Bed - 1.5 Bath | 14 | 1,148 |
| 3 Bed - 2 Bath | 10 | 1,200 |

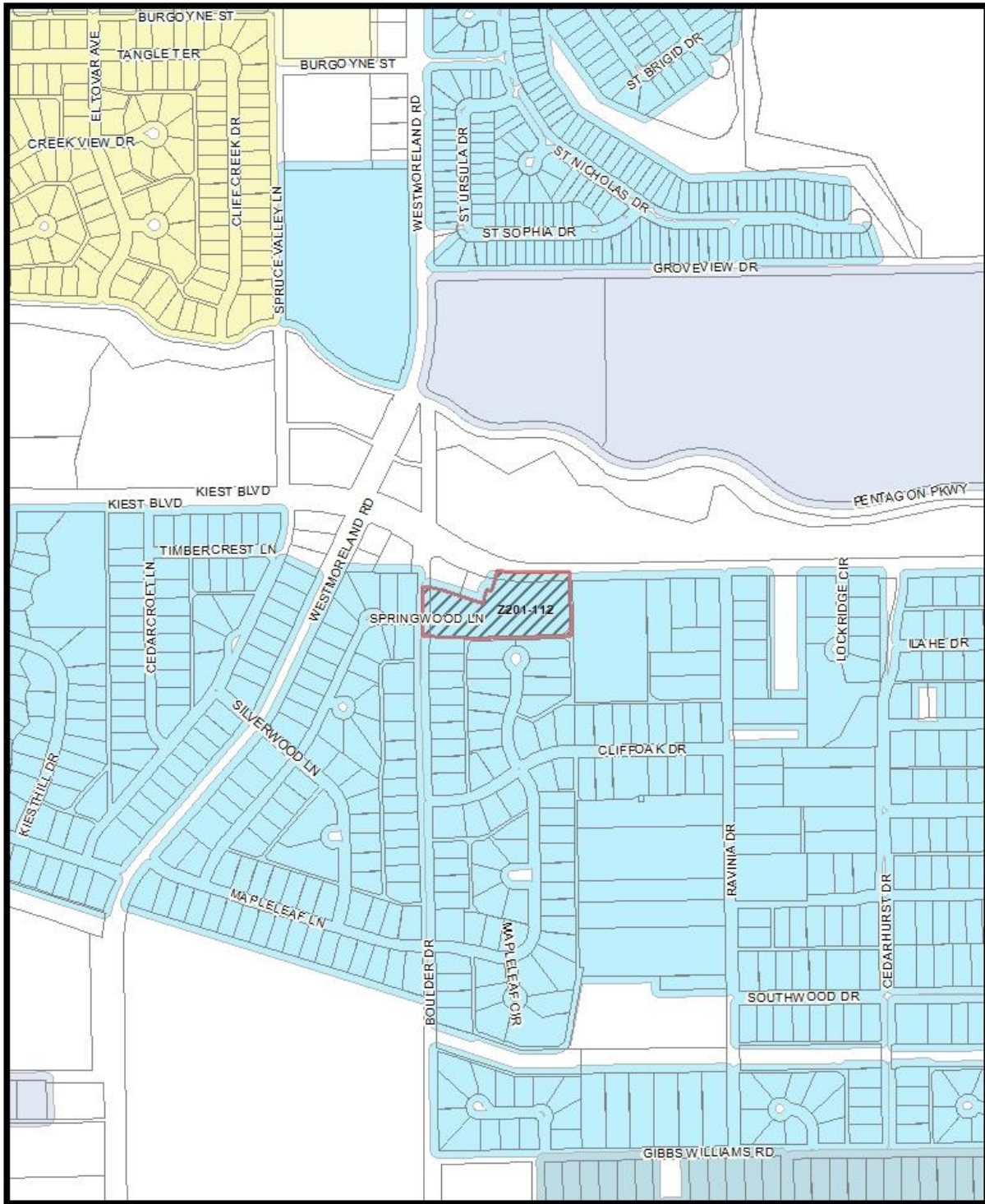
Impervious Coverage

| Total Lot Size (sq ft) | Impervious Cover (existing) |
|---------------------------------------|-----------------------------|
| 130,375 sq ft | 86,699 sq ft |
| source: Dallas County, Aerial/Digital | source: survey |
| | 66.5% Impervious Cover |







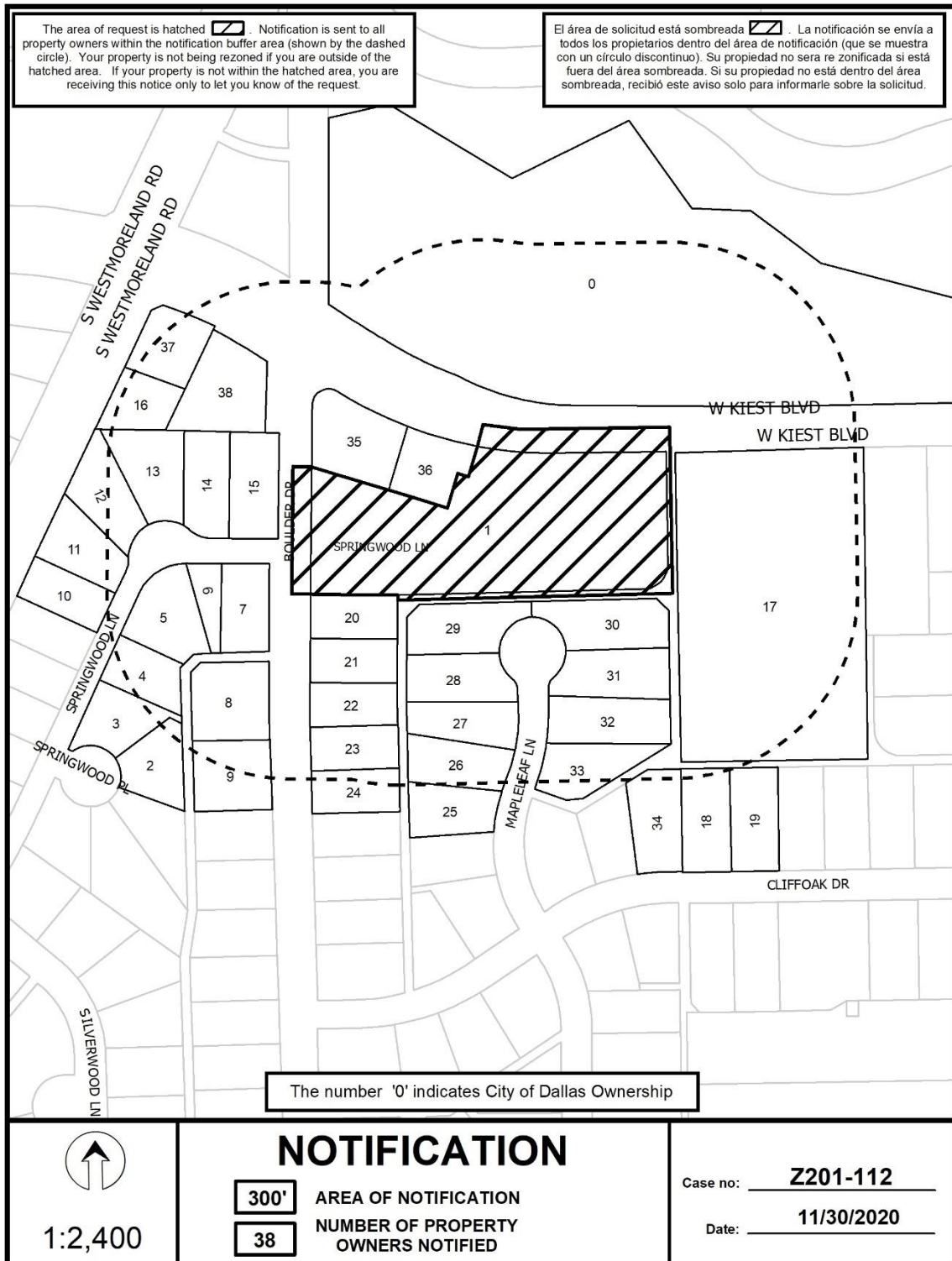


Market Value Analysis



Market Value Analysis

Printed Date: 1/22/2021



01/22/2021

Notification List of Property Owners***Z201-112******38 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|------------------------|---------------------------------|
| 1 | 3130 SPRINGWOOD LN | BOULDHOLD 1 LLC |
| 2 | 3310 SPRINGWOOD PL | BRITT KAREEN G |
| 3 | 3306 SPRINGWOOD PL | NANCE LATANYA L & |
| 4 | 3240 SPRINGWOOD LN | SBY 2014 I BORROWER LLC |
| 5 | 3230 SPRINGWOOD LN | WILLIS PHILLIP |
| 6 | 3212 SPRINGWOOD LN | BUSH RHONDA LYNN & |
| 7 | 3206 SPRINGWOOD LN | Taxpayer at |
| 8 | 3317 BOULDER DR | Taxpayer at |
| 9 | 3331 BOULDER DR | BADILLO EDGAR M |
| 10 | 3235 SPRINGWOOD LN | MORA BRENDA G & |
| 11 | 3229 SPRINGWOOD LN | BARRON JOSE & |
| 12 | 3223 SPRINGWOOD LN | PECINA LAURA ANGELICA & GILBERT |
| 13 | 3217 SPRINGWOOD LN | BEHARRY RAJENDRA |
| 14 | 3211 SPRINGWOOD LN | ECHELON EQUITY PARTNERS LLC |
| 15 | 3205 SPRINGWOOD LN | CHAMBERS LARRY R |
| 16 | 3224 S WESTMORELAND RD | ONATE OSCAR HUGO |
| 17 | 3110 W KIEST BLVD | MARQUIS DAVID M & |
| 18 | 3123 CLIFFOAK DR | WILLIAMS MARLENE |
| 19 | 3117 CLIFFOAK DR | MAROHN KRISTIE A |
| 20 | 3308 BOULDER DR | SALAZAR JAVIER |
| 21 | 3314 BOULDER DR | HOLDEN JAMES & JANA VA |
| 22 | 3320 BOULDER DR | LUGO JOSE |
| 23 | 3326 BOULDER DR | MILLER BILLY GLEN & ANNETTA |
| 24 | 3332 BOULDER DR | BELL CYNTHIA |
| 25 | 3027 MAPLELEAF LN | THOMPSON COURTNEY C |
| 26 | 3021 MAPLELEAF LN | HUGHES CHRISTOPHER W & |

01/22/2021

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|-------------------------------|
| 27 | 3015 MAPLELEAF LN | LANEY EDDIE N |
| 28 | 3009 MAPLELEAF LN | MEDINA BELEN A & FRANK J |
| 29 | 3005 MAPLELEAF LN | REYES IVAN & PEREZ THALIA N |
| 30 | 3006 MAPLELEAF LN | THOMPSON SAMUEL & DOROTHY |
| 31 | 3010 MAPLELEAF LN | RODRIGUEZ LORENA & JOSE ANGEL |
| 32 | 3016 MAPLELEAF LN | PETERMAN DAVID |
| 33 | 3022 MAPLELEAF LN | BROWN DWAYNE C |
| 34 | 3129 CLIFFOAK DR | Taxpayer at |
| 35 | 3242 W KIEST BLVD | Taxpayer at |
| 36 | 3236 W KIEST BLVD | Taxpayer at |
| 37 | 3314 W KIEST BLVD | STANDIFER JEFFREY |
| 38 | 3308 W KIEST BLVD | Taxpayer at |

FILE NUMBER: Z201-116(AU)

DATE FILED: October 19, 2020

LOCATION: Southeast corner of C.F. Hawn Freeway and Cade Road

COUNCIL DISTRICT: 8

MAPSCO: 69 C

SIZE OF REQUEST: Approx. 0.66 acres

CENSUS TRACT: 117.02

REPRESENTATIVE

APPLICANT/OWNER: Jose Velazquez

REQUEST: An application for the renewal of Specific Use Permit No. 2088 for a vehicle display, sales, and service use on property zoned Subdistrict 2 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3 with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of this request is to continue the operation of an existing car dealership [Jose Auto Sales].

STAFF RECOMMENDATION: Approval for a three-year period, subject to conditions.

BACKGROUND INFORMATION

- The existing building was constructed as a retail building in 1959, according to Dallas Central Appraisal District records.
- On August 25, 1999, City Council approved Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, which requires a specific use permit for a vehicle display, sales and service use and for an auto service center; however, the PDD allows a vehicle or engine repair or maintenance use (AKA a body shop) by right.
- On August 12, 2015, City Council approved Specific Use Permit No. 2088 for a vehicle display, sales and service use for a two-year period. On February 14, 2018, the City Council approved the renewal of SUP No. 2088 for a three-year period. SUP No. 2088 will expire on February 14, 2021.
- On July 29, 2016, a Certificate of Occupancy was issued for a vehicle, display, sales and service use. On March 8, 2019, a Certificate of Occupancy was issued for one of the suites inside the building for a vehicle or engine repair or maintenance use, based on SUP No. 2088.

Zoning History:

There have been two recent zoning changes requested in the area in the last five years.

1. Z189-171 On June 12, 2019, the City Council approved the renewal of Specific Use Permit No. 1339 for an open enrollment charter school use on property zoned R-7.5(A) Single Family District, located on the northwest corner of Rylie Road and Tufts Road.
2. Z167-255 On February 14, 2018, the City Council approved the renewal of Specific Use Permit No. 2088 for a vehicle display, sales, and service use on property zoned Subdistrict 2 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, located on the southeast corner of C.F. Hawn Freeway and Cade Road [request property].

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.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|---------------------|----------------|--------------|
| C. F. Hawn Freeway | Highway | 120' |
| Cade Road | Minor Arterial | 34' |

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.

There are no goals or policies supporting or opposing the request.

Surrounding Land Uses:

| | Zoning | Land Use |
|--------------|--------------------------------|-----------------------|
| Site | PD No. 535, Subdistrict 2, D-1 | Auto repair and sales |
| North | PD No. 535, Subdistrict 2 | Auto salvage |
| East | PD No. 535, Subdistrict 1, D-1 | Church |
| South | R-7.5(A) | Vehicle storage lot |
| West | R-7.5(A) | Undeveloped |

Land Use Compatibility:

The request site is currently developed with a one story, approximately 10,000-square-foot building. The building contains four suites, two of them being used for vehicle display, sales, and service use, and two being used as storage. The site is being used as a vehicle, display, sales, and service use. The applicant requests to renew Specific Use Permit No. 2088 to allow for the continuation of the vehicle display, sales, and service use.

Surrounding uses include an auto salvage lot on the north side of C.F. Hawn Freeway, a church that abuts the site to the east, a vehicle storage lot abuts the site to the south, and undeveloped land is located to the west.

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

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

Staff recommends the renewal of this specific use permit for a three-year period because it is consistent with the current land use pattern of the surrounding properties and along a highway. The site is in compliance with the original plan and conditions. As the last certificate of occupancy was pulled in 2019, hence a more intensive use of the property started recently, a reconsideration of the use and time period in three years would be appropriate to determine if additional restrictions or amendments to the SUP are needed to remain compatible with surrounding properties.

Parking:

The off-street parking requirements for a *vehicle display, sales and service* use is one space for each 500 square feet of floor area and site area, exclusive of parking area. The building's floor area totals approximately 10,000 square feet, with an additional 1,212 square feet for display area. Therefore, 22 parking spaces are required for the site. There are currently 22 parking spaces on site, exclusive of the vehicle display area. There are also 9 parking spaces dedicated to display area.

Landscaping:

There is no additional impervious coverage being added; therefore, it will not trigger any requirements under Article X.

If the site were to be redeveloped in the future, landscaping must be in accordance with Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3. These requirements include providing an additional 10-foot landscape strip and six-foot sidewalk along the parkway and screening the development along all rear and side lot lines. It is important to note, there are major utilities located along C. F. Hawn Freeway that can include overhead power lines and underground water mains, which limit the amount of landscaping that can be installed on the site.

Market Value Analysis

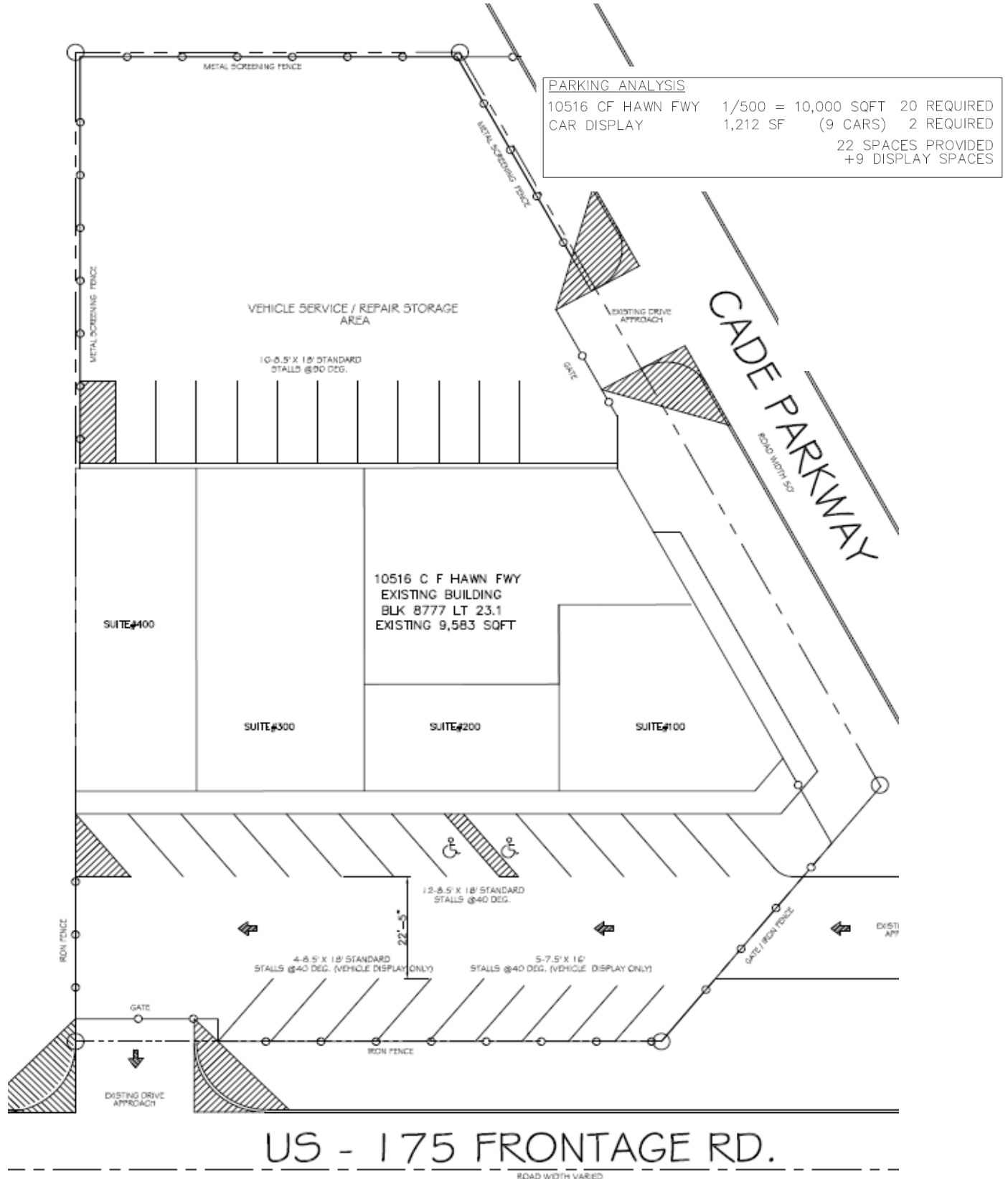
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The

analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is not within an identifiable MVA category; however, area further south and west are located within an “G” MVA cluster.

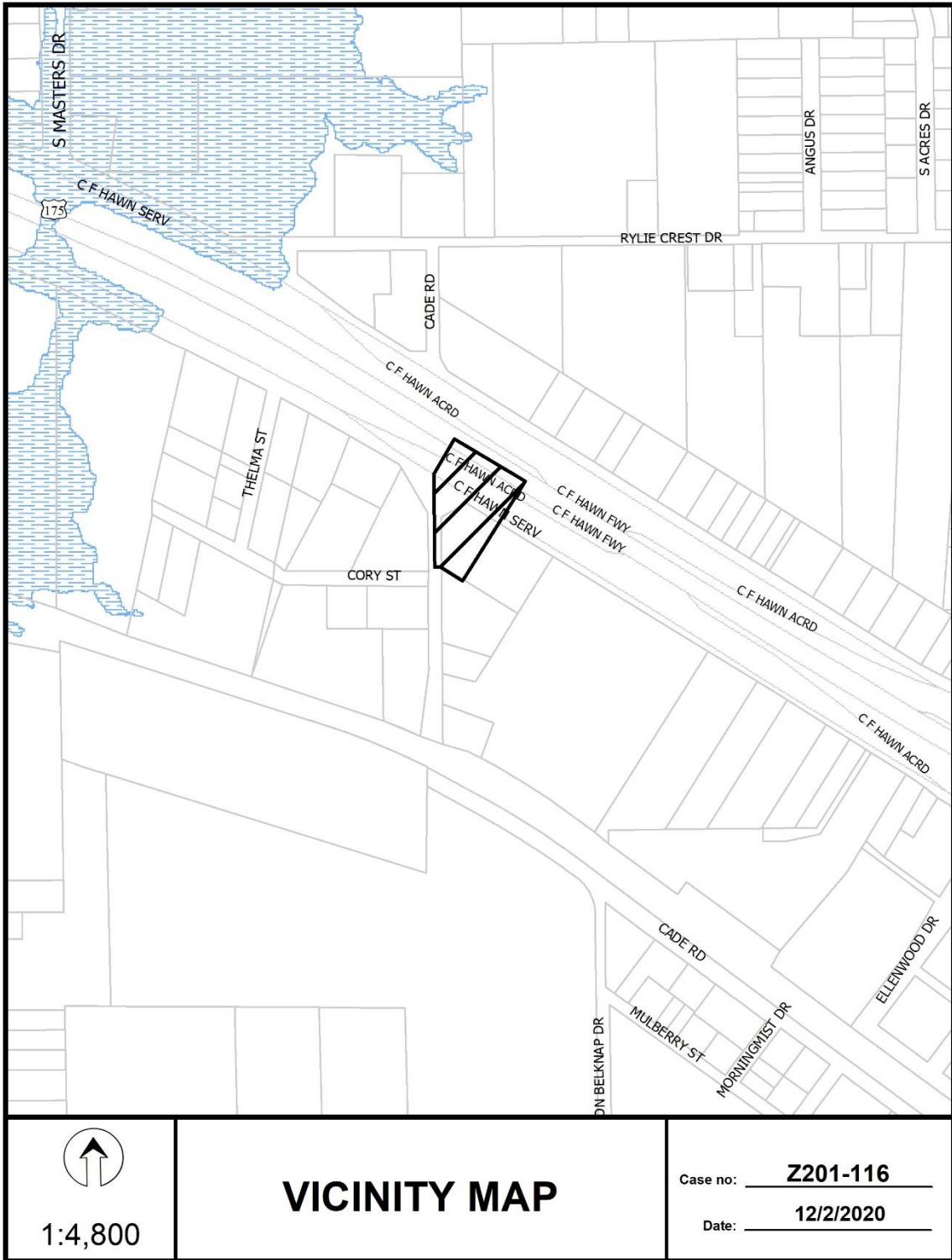
PROPOSED SUP CONDITIONS

1. **USE:** The only use authorized by this specific use permit is a vehicle display, sales, and service use.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This specific use permit expires on (three years from the passage of this ordinance)
4. **MAXIMUM FLOOR AREA:** The maximum floor area is 10,000 square feet.
5. **MAXIMUM VEHICLE DISPLAY AREA:** The maximum area for the display of vehicles is 1,212 square feet.
6. **HOURS OF OPERATION:** The vehicle display, sales, and service use may only operate during the hours 9:00 a.m. to 9:00 p.m., Monday through Saturday.
7. **LANDSCAPING:** Landscaping must be provided and maintained in accordance with the requirements of the ordinance governing Planned Development District No. 535.
8. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
9. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

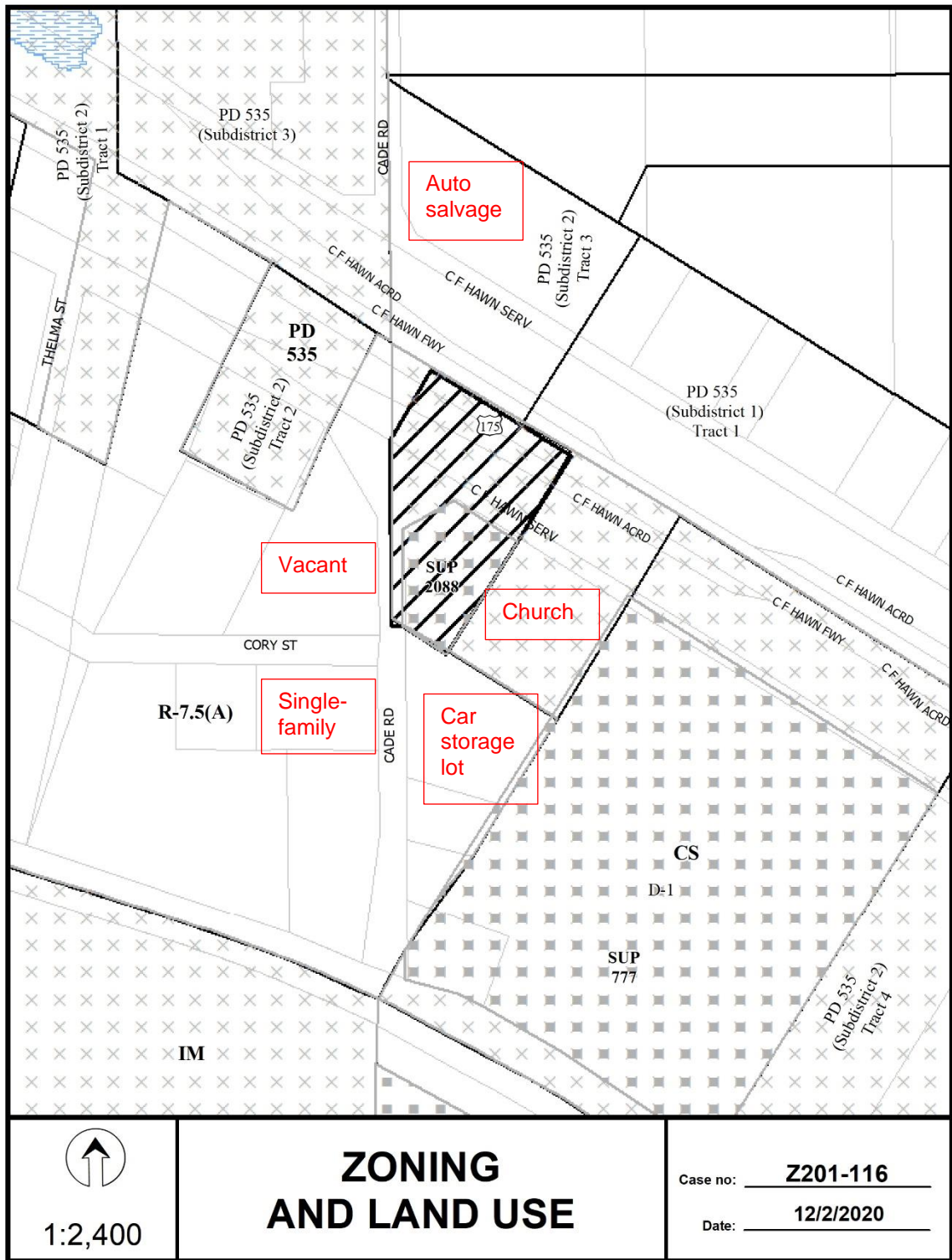
**EXISTING SITE PLAN
(no changes)**

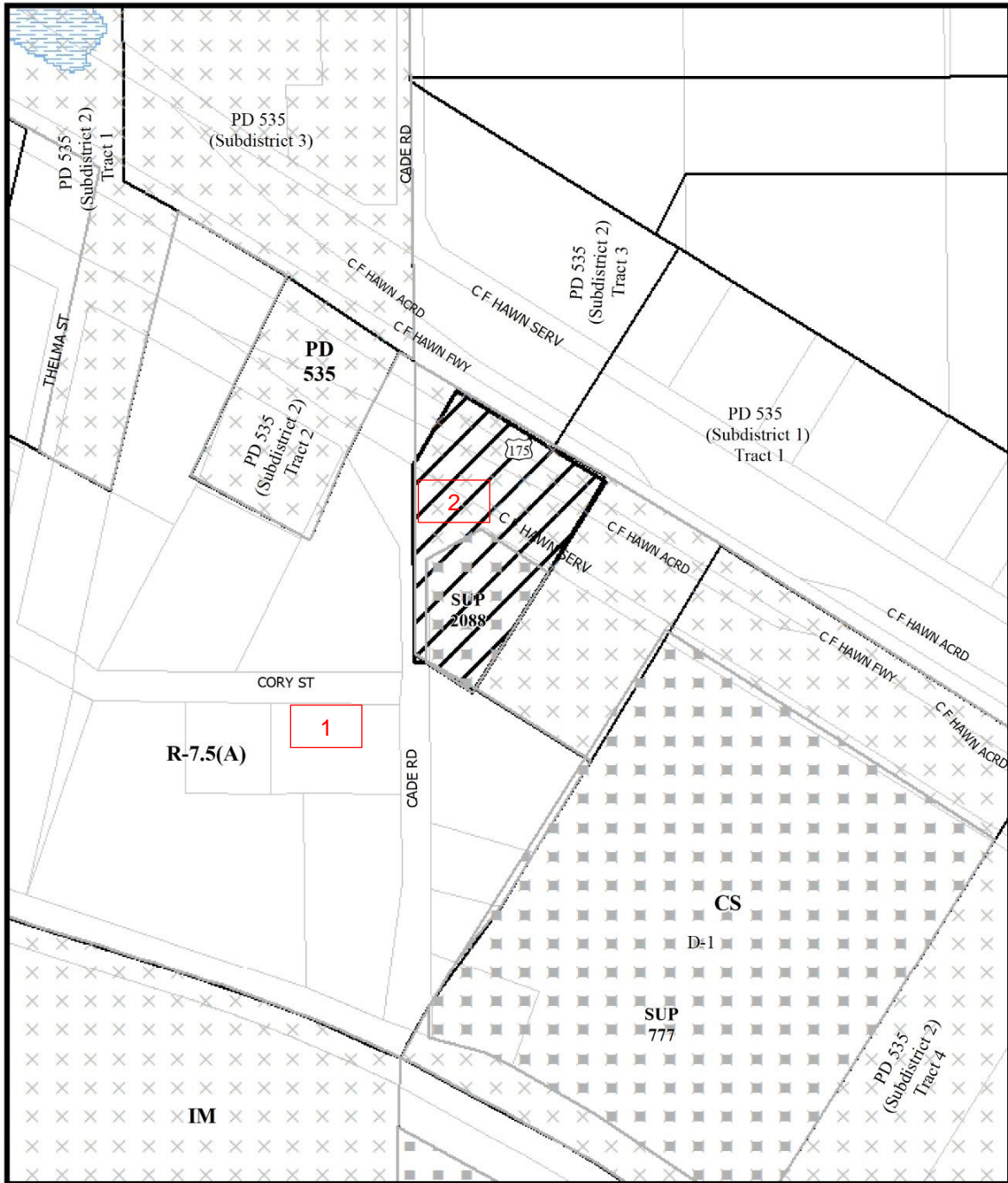


| PARKING ANALYSIS | | | |
|-------------------|----------|--------------------|-------------|
| 10516 CF HAWN FWY | 1/500 = | 10,000 SQFT | 20 REQUIRED |
| CAR DISPLAY | 1,212 SF | (9 CARS) | 2 REQUIRED |
| | | 22 SPACES PROVIDED | |
| | | +9 DISPLAY SPACES | |

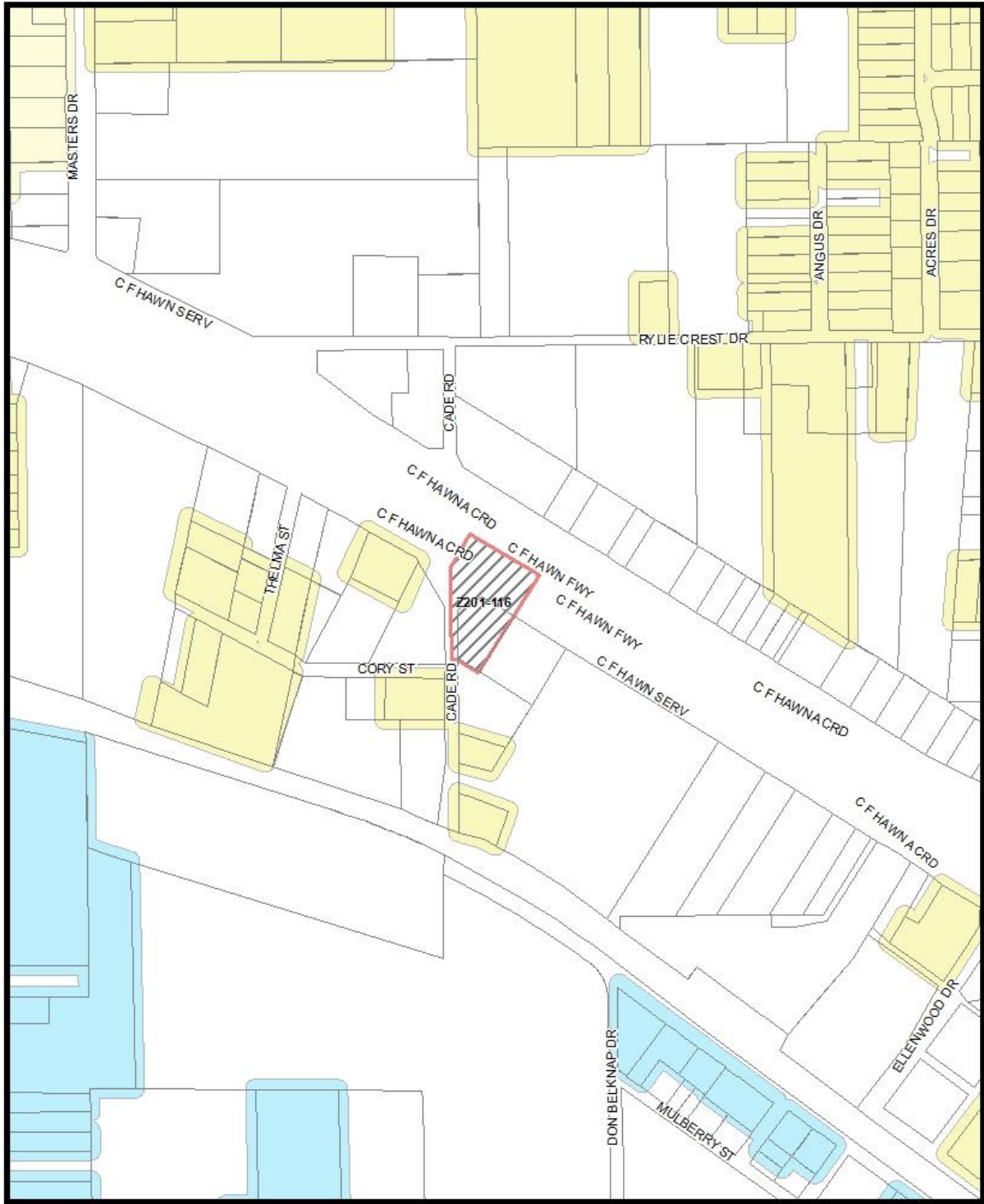








| | | |
|--|-------------------------|--|
|  1:2,400 | <h1>ZONING HISTORY</h1> | Case no: <u>Z201-116</u> Date: <u>12/2/2020</u> |
|--|-------------------------|--|

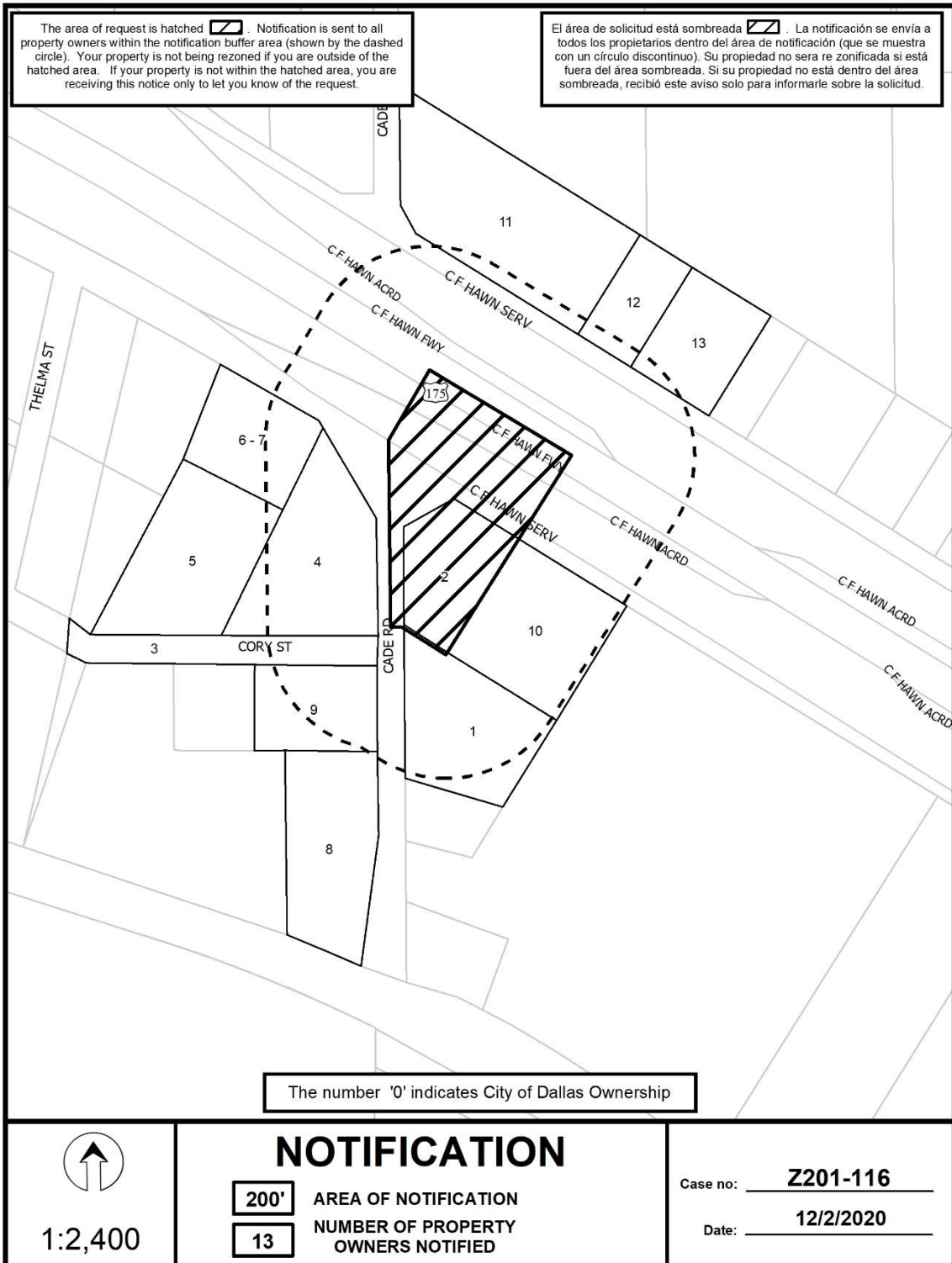


Market Value Analysis A B C D E F G H I NA

 1:4,800

Market Value Analysis

Printed Date: 12/2/2020



12/02/2020

Notification List of Property Owners

Z201-116

13 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-------------------------------|
| 1 | 10516 C F HAWN FWY | Taxpayer at |
| 2 | 10516 C F HAWN FWY | VELASQUEZ JOSE GUADALUPE |
| 3 | 915 CADE RD | TOPLETZ HAROLD & |
| 4 | 10430 C F HAWN FWY | Taxpayer at |
| 5 | 105 CORY ST | TOPLETZ PROPERTY PARTNERSHIP |
| 6 | 10426 C F HAWN FWY | RODDEN JAMES RAY |
| 7 | 10426 C F HAWN FWY | RODDEN JAMES R |
| 8 | 1015 CADE RD | VALLEJO MARCO ANTONIO & AYDEE |
| 9 | 1009 CADE RD | HERNANDEZ ALBERTO |
| 10 | 10518 C F HAWN FWY | CHURCH OF GOD 7TH DAY |
| 11 | 10505 C F HAWN FWY | UDENZE ANTHONY & |
| 12 | 10509 C F HAWN FWY | PAZ MATEO |
| 13 | 10519 C F HAWN FWY | AVELAR JOE ED |

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

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

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

REQUEST: An application for 1) a new tract within Planned Development District No. 9; and 2) removal of the D Liquor Control Overlay with consideration for a Specific Use Permit with a D-1 Liquor Control Overlay on property zoned Planned District No. 9 with a D Liquor Control Overlay.

SUMMARY: The applicant proposes to create a new tract for the renovation of existing buildings and construction of a new building. The applicant also proposes revising its parking layout. The applicant is also requesting the removal of the D Liquor Control Overlay, which would allow alcoholic beverages to be sold or served on the property.

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

PRIOR CPC ACTION: On November 19, 2020, December 03, 2020 and January 7, 2021, the CPC held this case under advisement.

PLANNED DEVELOPMENT NO. 9:
<http://www.dallascityattorney.com/51P/Articles%20Supp%207/Article%209.pdf>

BACKGROUND INFORMATION

- On September 18, 1951, Planned Development District No. 9 was created by the City Council. The PD is comprised of approximately 14.57 acres.
- The area of request is approximately 0.95 acres (41,382 SF) and developed with five buildings used by the Dallas Institute for Arts and Humanities.
- The applicant is requesting to include a new tract within PD No. 9 to renovate five structures and construct a new building for use as office and event space on the premises. The applicant also requests the removal of the Dry Liquor Control Overlay to allow for the service of alcoholic beverages.
- At the January 7, 2021 CPC meeting, this case was held under advisement until Thursday, February 4, 2021 after staff was instructed by the CPC to readvertise the case with consideration for a Specific Use Permit with a D-1 Liquor Control Overlay. The applicant also submitted an updated development plan with 21 parking spaces.

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

Thoroughfares/Streets

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

Traffic

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system. Engineering has made the following comments for the applicant to address:

1. Existing two-hour limit restrictions should remain on Routh Street.
2. Parking along alley may only be approved if adequate space is provided for maneuvering of parking spaces (a total of 42 feet, including grassy area currently unimproved south of the paved alleyway). The proposed 22 off-street parking spaces for future development are proposed along the alley and would allow entry and exit onto the property without interrupting traffic on Mahon and Routh Streets. Since this is less than the required 45 spaces, the applicant will need to provide more information on how their shared parking agreements allow them to have enough parking when special events are held.

Comprehensive Plan

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

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

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

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

STAFF ANALYSIS

Surrounding Land Uses

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

Land Use Compatibility

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

The applicant is proposing to continue to operate the use within the existing buildings and construct an additional 4,800 square foot building along Mahon Street, which will include additional office and event space for the organization. The proposed uses in the new tract are office and neighborhood service uses as well.

The applicant is requesting the construction of a new building with a maximum height of 36 feet in the rear of the property. The applicant is proposing renovations to increase the height of existing buildings to create a rooftop garden and open space, and to expand their offices to allow for the operation of their philanthropic organization. This request is consistent with the existing neighborhood, and staff supports the proposed application.

Development Standards

The table below shows a comparison between the existing zoning and the proposed Planned Development Subdistrict.

| SUBDISTRICT | SETBACKS | | Height | Lot Coverage | Primary Use(s) |
|--|------------------------------|------------------------------|---|---------------------|------------------------------------|
| | Front | Side/Rear | | | |
| PD No. 9, D Overlay-Existing | 10' for permitted structures | 10' for permitted structures | 36'; provide additional frontage twice the height of the portion of the building that exceeds 36' | 60% | Office & Neighborhood Service uses |
| Tract C within PD No.9-Proposed | 15' for permitted structures | 5' for permitted structures | 36' | 50% | Office & Neighborhood Service uses |

Parking

Parking for an office use requires one parking space for every 333 square feet of building. Parking requirements for philanthropic uses does not exist in the Dallas Development Code. The square footage of the five buildings are 10,169 square feet, but the site currently has 30 parking spaces (28 regular, two accessible on the north side of Mahon Street. Based on the parking ratio of one parking space per 333 square feet of buildings, the owner is required to have 31 parking spaces.

The applicant is proposing to have a total of 14,969 square feet of building space, which would require 45 total parking spaces. The applicant proposes 21 spaces (20 regular, one accessible) on their proposed development plan, and proposes eight parallel spaces on the west side of Routh Street for a total of 29 spaces. This is sixteen spaces less than the required amount.

Since the last CPC meeting, the applicant reduced the amount of spaces from 22 spaces to 21 spaces to move the dumpster from within the front yard setback into the property to comply with the screening requirements. An updated development plan was also submitted since the last meeting to reflect these changes.

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

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

Landscaping

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

Market Value Analysis:

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

List of Officers

The Pegasus Foundation dba The Dallas Institute of Humanities and Culture

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

Board of Directors

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

PROPOSED PD CONDITIONS

ARTICLE 9.

PD 9.

SEC. 51P-9.101. LEGISLATIVE HISTORY.

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

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

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

SEC. 51P-9.103. DEFINITIONS AND INTERPRETATIONS.

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

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

Applicants request:

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

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

SEC. 51P-9.103.1 EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 9A: Tract Plan.
- (2) Exhibit 9B: Tract A description.
- (3) Exhibit 9C: Tract B description.
- (4) Exhibit 9E: Tract C description.
- (5) Exhibit 9F: Tract C Development Plan.

SEC. 51P-9.103.2 DEVELOPMENT PLAN.

- (a) Except for Tract C, no development plan is required.
- (b) For Tract C, development and use of the Property must comply with the development plan (Exhibit 9Y). If there is a conflict between the text of this article and the development plan, the text of this article controls. Amendments to the development plan may qualify for the director's procedure if all requirements are met.

SEC. 51P-9.104. USES.

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

- (1) Bank or savings and loan office.
- (2) Wholesale, caterer, or wedding service office or sample room.
- (3) Department, variety, or novelty shop (retail sales).
- (4) Electrical goods (retail sales).

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

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

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

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

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

SEC. 51P-9.105. GENERAL REGULATIONS.

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

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

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

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

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

(A) Building height. Maximum height of structures is 36 feet.

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

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

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

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

SEC. 51P-9.106. PARKING REGULATIONS.

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

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

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

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

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

Staff Recommendation:

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

Applicant's Request:

(c) For an establishment for religious, charitable, or philanthropic nature, a minimum of 21 parking spaces is required.

SEC. 51P-9.107. SIGN REGULATIONS.

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

(b) No sign may flash or intermittently light.

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

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

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

SEC. 51P-9.108. PAVING REQUIREMENTS.

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

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

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

SEC. 51P-9.109. COMPLIANCE WITH CONDITIONS.

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

~~**SEC. 51P-9.110. ZONING MAP.**~~

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

SEC. 51P-9.111. PLAN.

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

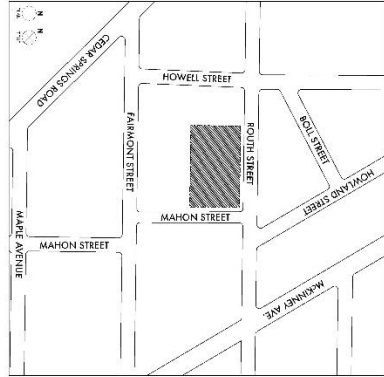
Applicant's Request:

(b) The development plan can serve as the site plan for an SUP for alcohol sales or service.

Staff's Recommendation:

~~**(b) The development plan can serve as the site plan for an SUP for alcohol sales or service.**~~

PROPOSED DEVELOPMENT PLAN (Revised as of 1/26/2021)



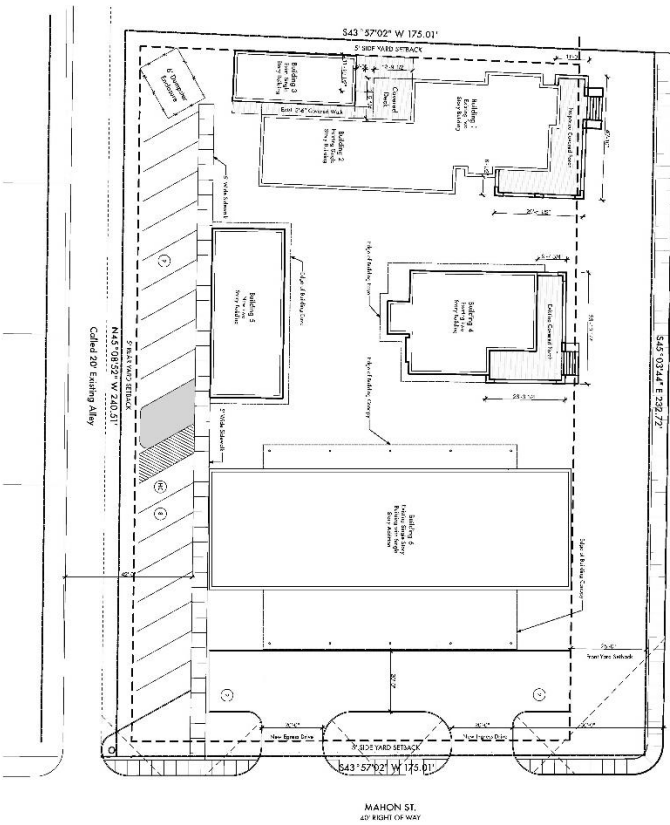
PDD No. 9, Tract C

| DATA TABLE | |
|---------------|------------------|
| Building 1: | 2,949 sf |
| Building 2: | 1,790 sf |
| Building 3: | 2,725 sf |
| Building 4: | 2,403 sf |
| Building 5: | 4,800 sf |
| Total: | 14,969 sf |

| | |
|---------------|-----------|
| Stories: | 2 Stories |
| Max. Stories: | 35 feet |
| Max Height: | |
| Lot Coverage: | 50% |
| Max Allowed: | 35% |
| Actual: | |

| | |
|------------------------|-----------|
| Parking | |
| Campus Total: | 14,969 sf |
| Total spaces required: | 21 spaces |
| Total spaces provided: | 21 spaces |

Note:
 NO = handicapped parking

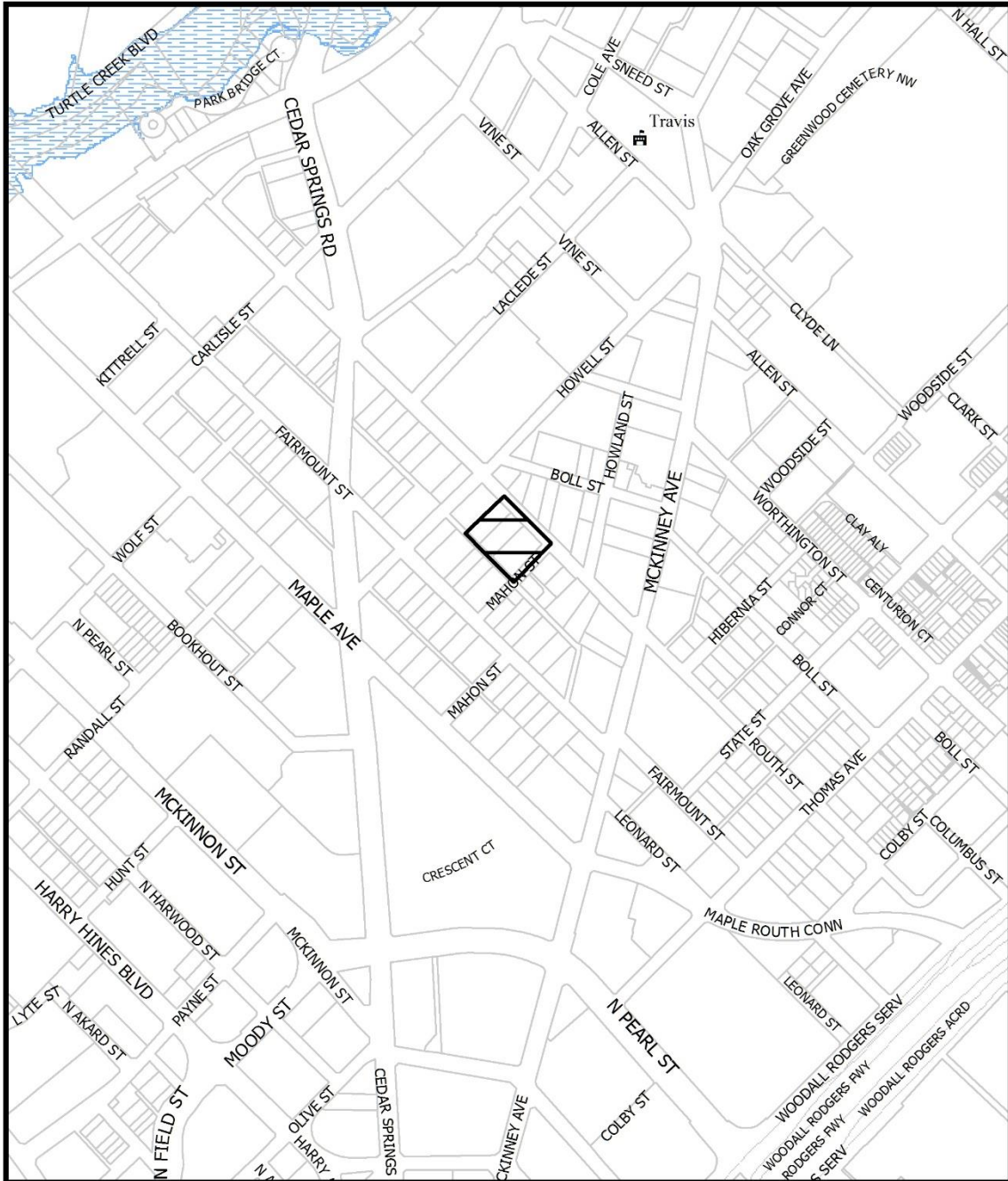


Dallas Institute of Humanities and Culture
 24 January 2021

Development Plan



Z190-328

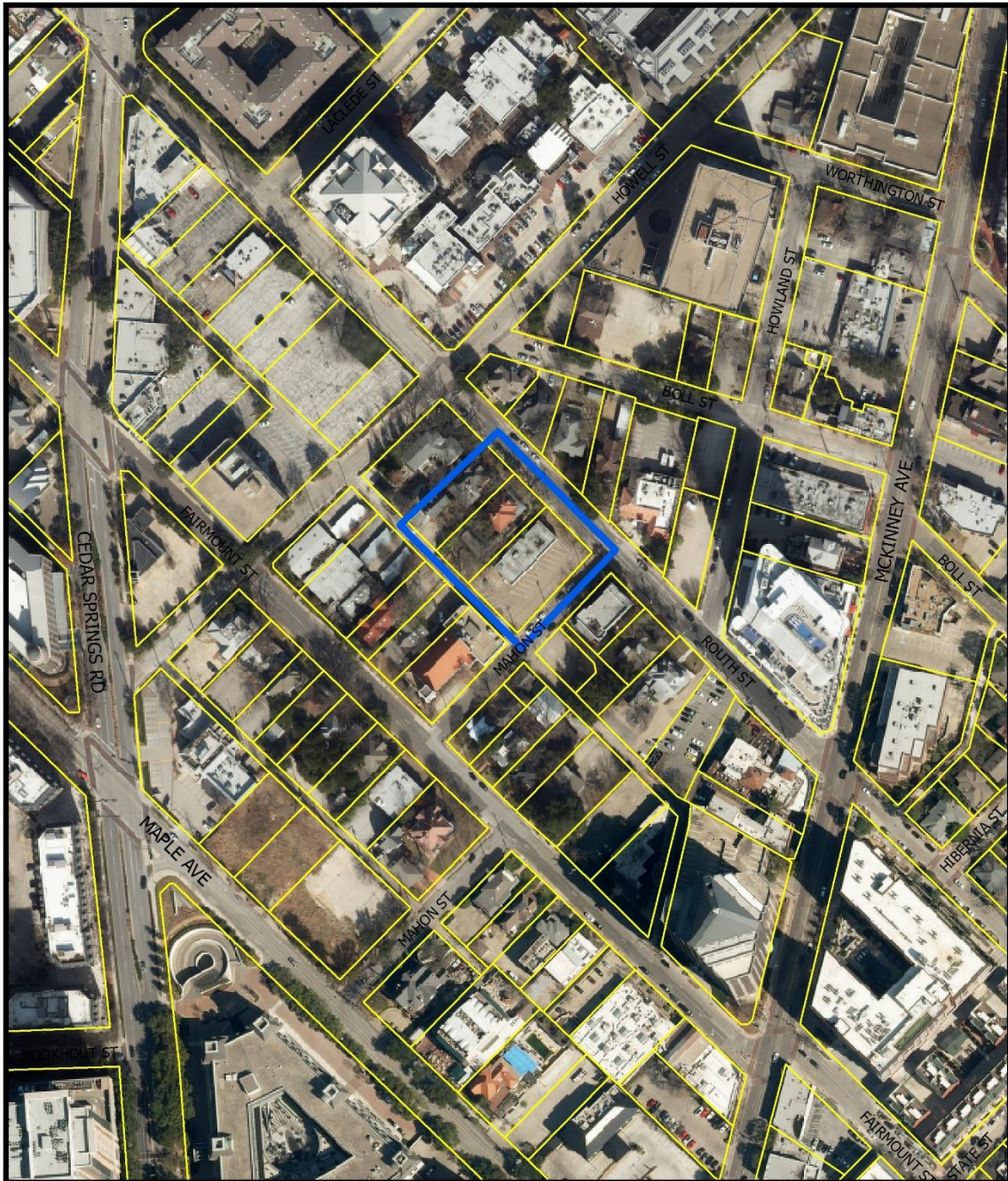


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VICINITY MAP

Case no: Z190-328

Date: 11/3/2020

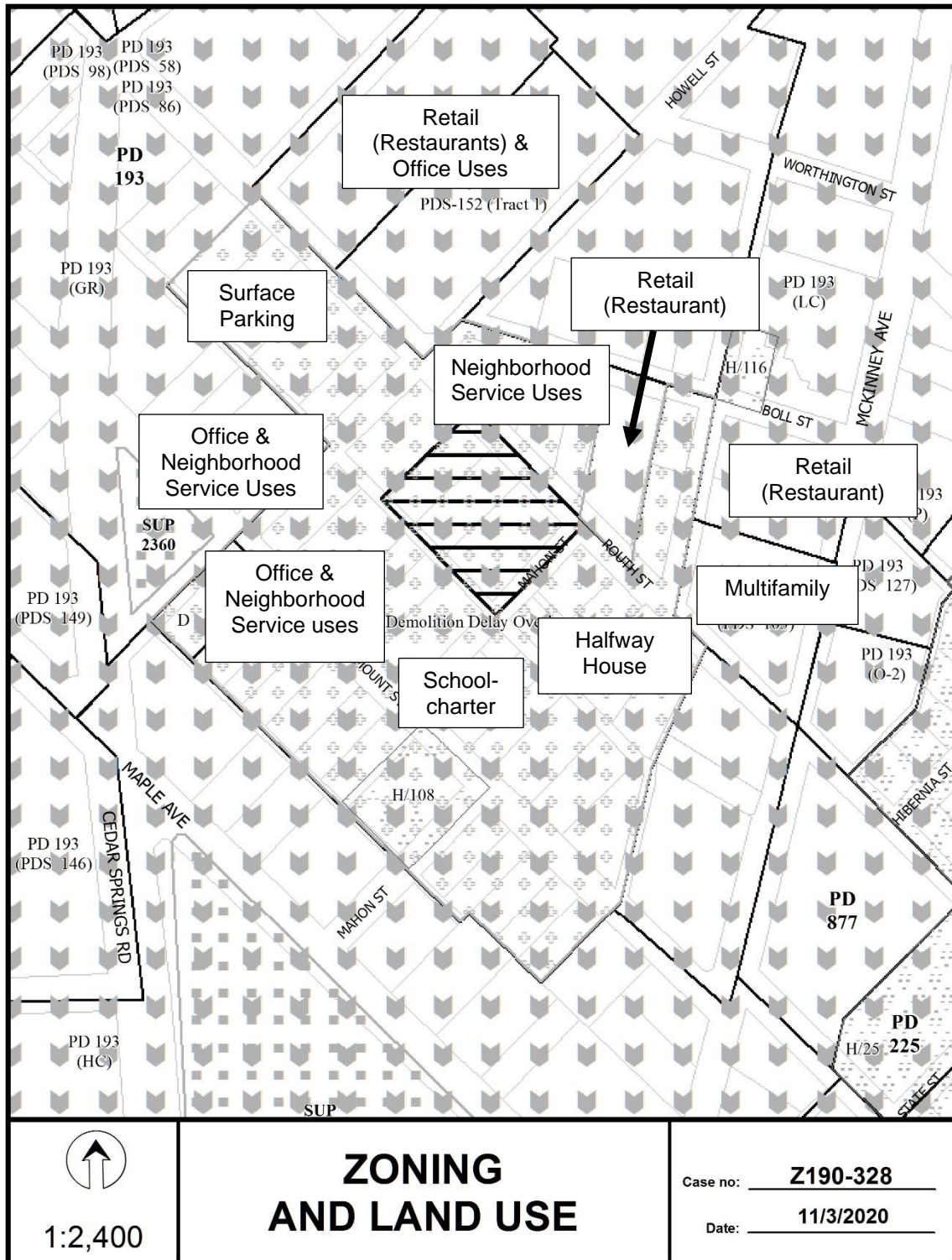


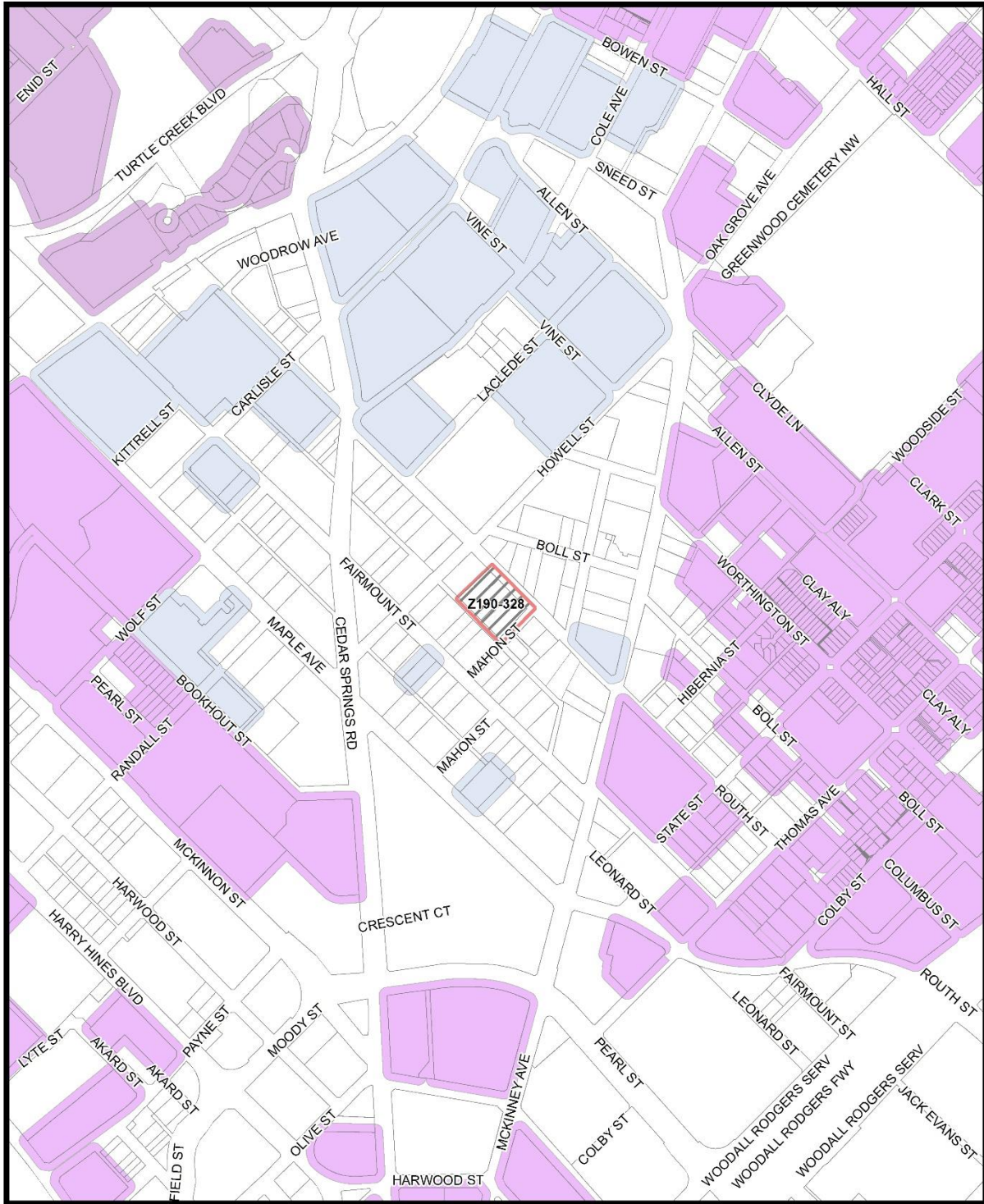
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AERIAL MAP

Case no: Z190-328

Date: 11/3/2020



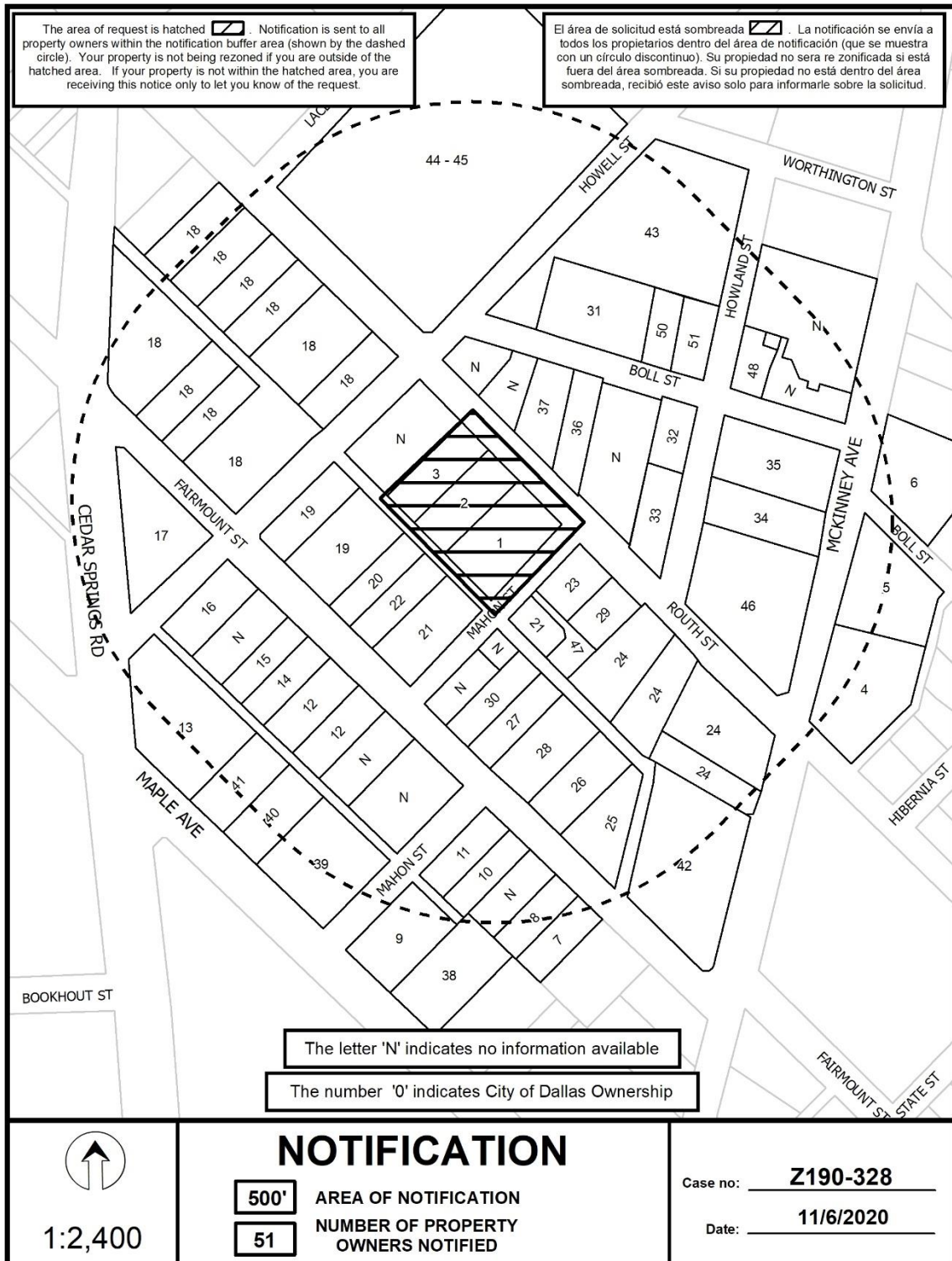


MVAC Cluster A B C D E F G H I NA

 1:6,000

Market Value Analysis

Printed Date: 11/3/2020



11/11/2020

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

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

11/11/2020

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

Z190-328(LG)

11/11/2020

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

Planner: Pamela Daniel

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

REPRESENTATIVE: ASH+LIME

OWNER: Urbanist Monks, LLC

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

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

STAFF RECOMMENDATION: Denial.

PRIOR CPC ACTION: On January 7, 2021, the City Plan Commission held the request under advisement until February 4, 2021. On December 17, 2021, the City Plan Commission held the request under advisement until January 7, 2021, 2021. On October 15, 2020, the City Plan Commission held the request under advisement until November 19, 2020 to allow the representative an opportunity to collaborate with staff.

BACKGROUND INFORMATION:

- The request site consists of two parcels fronting along South Beckley Avenue. The request site is developed with an 8,868-square-foot church use and surface parking with the northernmost lot being undeveloped.
- The applicant proposes to retain the existing improvement to be repurposed for commercial uses and construct residential uses consisting of 13 structures with a combined total of 18 dwelling units.
- The applicant requests to create a Planned Development District for MU-1 Districts rather than a general zoning request to deviate from an MU-1 District as follows:
 - 1) Allow uses not permitted in an MU-1 District;
 - 2) Decrease the off-street parking requirements utilizing a MUD chart inclusive of uses not allowed within an MU-1 District, and;
 - 3) Allow encroachments within the front, side, and rear yard setbacks.
- While the representative has agreed to accepting many of staff's suggestions, the revised conditions and revised development plan does not address the urban design standards suggested by staff. There appears to be a disconnect between staff's advice/explanations and the representative's ability to understand and incorporate these design standards within the conditions themselves and the development plan. For example, the representative has provided some pedestrian amenities within the "Additional Provisions" section yet does not understand that the incorporated conditions do not prescribe specificity or amenities for the open space area(s) in the conditions or depict on the plan where the fence is proposed to be located, the minimum widths between the pedestrian paths, and that sidewalk widths must be depicted on the development plan with the minimum widths.
- The revised development plan shows locations for pedestrian walkways but does not show connectivity across the drive aisle for the southernmost dwellings or between the rear of the commercial units providing access from the northernmost dwellings to the open space. There is no language to regulate the open space areas labeled as landscaped/seating area and grass, respectively. The development plan removed the previously requested tower antenna use and relocates the dumpster enclosure along the fire lane in what staff considers to be the front of the proposed office use labeled "Existing Building 1".

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

Thoroughfares/Streets:

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

Traffic:

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

Comprehensive Plan:

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

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

1.2.1.1 Use the Vision Illustration and Building Blocks as a general guide to shape zoning and land use concepts, while also considering site specific and area specific issues. Site specific zoning cases must consider relevant policy statements contained within the Policy Plan, such as environmentally sensitive land, the site's proximity to the edge of a Building Block and appropriate transitions between Building Blocks.

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

While the request could embody the vision and goals of the Comprehensive Plan, the applicant's proposed conditions and development plan are not characteristic of the Building Block. Further, the applicant's request does not comply with the following goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

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

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

STAFF ANALYSIS:

Surrounding Land Uses:

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

Land Use Compatibility:

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

The applicant proposes to retain the existing improvements to be repurposed for commercial uses and construct the site with a mix of uses consisting of 13 structures containing residential uses with a combined total of 18 dwelling units and 11,368 square feet of retail and office use.

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

Staff has concerns with the building orientation for the residential uses, concerns with drainage, especially since a multifamily development is proposed to be developed along the creek, the lack of adequate accessible open spaces with no amenities and connectivity from the residential uses to the retail uses, and the location and accessibility of the open space amenity being insular to the development primarily the commercial properties and not providing accessibility to the existing community, make it difficult for staff to support the request. Additionally, while the development plan, reflects a designated open space area with seating, the conditions do not contain language that provide for open space or provide clarity whether RPS will apply since it is not specifically indicated in the conditions yet the development plan does not reflect the additional setback for RPS.

Staff believes that this development with modifications could be an opportunity to activate an area of the city that is transitioning into a more urban and walkable pedestrian friendly environment with complementary streetscapes. Considering the totality of the request, the lack of consideration being given to develop a product conducive to achieving a pedestrian oriented development, and the increased rights to develop the site with a mix of uses that may not be compatible with the existing single family district, staff cannot support the request. Thus, staff’s recommendation of denial is primarily based on the proposed development standards not being protective of the existing residential uses found in close proximity to the site and the incongruence between the proposed conditions and the proposed development plan.

Development Standards

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

Use comparison table for existing and proposed districts:

| MU-1 (proposed) | R-7.5(A) (existing) |
|---|---|
| (A) <u>Agricultural uses.</u> Crop production. | (A) <u>Agricultural uses.</u> Crop Production. |
| (B) <u>Commercial and business service uses.</u> Catering service. Custom business services. Electronics service center. Labor hall. [SUP] Medical or scientific laboratory. | (B) <u>Commercial and business service uses.</u> None permitted. |

| | |
|---|---|
| <p>(C) <u>Industrial uses.</u> Gas drilling and production. [SUP] Temporary concrete or asphalt batching plant. [By special authorization of the building official.]</p> | <p>(C) <u>Industrial uses.</u> Temporary concrete or asphalt batching plant. [By special authorization of the building official.]</p> |
| <p>(D) <u>Institutional and community service uses.</u> Adult day care facility. Cemetery or mausoleum. [SUP] Child-care facility. Church. College, university, or seminary. Community service center. [SUP] Convalescent and nursing homes, hospice care, and related institutions. [RAR] Convent or monastery. Foster home. Hospital. [SUP] Library, art gallery, or museum. Open-enrollment charter school or private school. [SUP] Public school other than an open-enrollment charter school. [RAR]</p> | <p>(D) <u>Institutional and community service uses.</u> Adult day care facility. Cemetery or mausoleum. [SUP] Child-care facility. [SUP] Church. College, university, or seminary. [SUP] Community service center. [SUP] Convent or monastery. [SUP] Library, art gallery or museum. [SUP] Public or private school. [SUP]</p> |
| <p>(E) <u>Lodging uses.</u> Extended stay hotel or motel. [SUP] Hotel or motel. [RAR] or [SUP] [See Section 51A-4.205(1).]</p> | <p>(E) <u>Lodging uses.</u> None permitted.</p> |
| <p>(F) <u>Miscellaneous uses.</u> Attached non-premise sign. [SUP] Carnival or circus (temporary). [By special authorization of the building official.] Temporary construction or sales office.</p> | <p>(F) <u>Miscellaneous uses.</u> Carnival or circus (temporary). [By special authorization of the building official.] Temporary construction or sales office.</p> |
| <p>(G) <u>Office uses.</u> Financial institution without drive-in window. Financial institution with drive-in window. [DIR] Medical clinic or ambulatory surgical center. Office.</p> | <p>(G) <u>Office uses.</u> None permitted.</p> |
| <p>(H) <u>Recreation uses.</u> Country club with private membership. Private recreation center, club, or area. Public park, playground, or golf course.</p> | <p>(H) <u>Recreation uses.</u> Country club with private membership. [SUP] Private recreation center, club, or area. [SUP] Public park, playground, or golf course.</p> |

| | |
|---|--|
| <p>(I) <u>Residential uses.</u> College dormitory, fraternity, or sorority house. Duplex. Group residential facility. [See Section 51A-4.209(3).] Handicapped group dwelling unit. [See Section 51A-4.209 (3.1).] Multifamily. Residential hotel. Retirement housing. Single family.</p> | <p>(I) <u>Residential uses.</u> Handicapped group dwelling. Single family dwelling</p> |
| <p>(J) <u>Retail and personal service uses.</u> Alcoholic beverage establishments. [See Section 51A-4.210(b)(4).] Animal shelter or clinic without outside runs. [RAR] Auto service center. [RAR] Business school. Car wash. [RAR] Commercial amusement (inside). [SUP may be required. See Section 51A-4.210(b)(7)(B).] Commercial amusement (outside). [SUP] Commercial parking lot or garage. [RAR] Dry cleaning or laundry store. Furniture store. General merchandise or food store 3,500 square feet or less. General merchandise or food store greater than 3,500 square feet. General merchandise or food store 100,000 square feet or more. [SUP] Mortuary, funeral home, or commercial wedding chapel. Motor vehicle fueling station. Nursery, garden shop, or plant sales. Paraphernalia shop. [SUP] Personal service uses. Restaurant without drive-in or drive-through service. [RAR] Restaurant with drive-in or drive-through service. [DIR] Swap or buy shop. [SUP] Temporary retail use. Theater.</p> | <p>(J) <u>Retail and personal service uses.</u> None permitted.</p> |

| | |
|--|--|
| <p>(K) <u>Transportation uses.</u> Transit passenger shelter. Transit passenger station or transfer center. <i>[By SUP or city council resolution. See Section 51A-4.211.]</i></p> | <p>(K) <u>Transportation uses.</u> Private street or alley. <i>[SUP]</i> Transit passenger shelter. Transit passenger station or transfer center. <i>[SUP]</i></p> |
| <p>(L) <u>Utility and public service uses.</u> Commercial radio or television transmitting station. Electrical substation. Local utilities. <i>[SUP or RAR may be required. See Section 51A-4.212(4).]</i> Police or fire station. Post office. Radio, television, or microwave tower. <i>[SUP]</i> Tower/antenna for cellular communication. <i>[See Section 51A-4.212(10.1).]</i> Utility or government installation other than listed. <i>[SUP]</i></p> | <p>(L) <u>Utility and public service uses.</u> Electrical substation. <i>[SUP]</i> Local utilities. <i>[SUP or RAR may be required. See Section 51A-4.212(4).]</i> Police or fire station. <i>[SUP]</i> Radio, television, or microwave tower. <i>[SUP]</i> Tower/antenna for cellular communication. <i>[See Section 51A-4.212(10.1).]</i> Utility or government installation other than listed. <i>[SUP]</i></p> |
| <p>(M) <u>Wholesale, distribution, and storage uses.</u> Mini-warehouse. <i>[SUP]</i> Recycling buy-back center <i>[See Section 51A-4.213(11).]</i> Recycling collection center. <i>[See Section 51A-4.213(11.1).]</i> Recycling drop-off container. <i>[See Section 51A-4.213(11.2).]</i> Recycling drop-off for special occasion collection. <i>[See Section 51A-4.213(11.3).]</i></p> | <p>(M) <u>Wholesale, distribution, and storage uses.</u> Recycling drop-off container. <i>[See Section 51A-4.213(11.2).]</i> Recycling drop-off for special occasion collection. <i>[See Section 51A-4.213(11.3).]</i></p> |

Parking:

The Dallas Development Code requires one spaces per bedroom for a multifamily use with .25 spaces for guest, if required spaces are reserved. The proposed 11,368 square feet of commercial space parking ratio will be determined by the use with one space per 333 square feet of floor area for office uses being required. Since staff does not know the requested uses, staff cannot provide the parking ratio required. However, the ratios can range from one space per 200 square feet of floor area for a retail or personal service use or one space per 366 square feet of floor area for an office use. Additionally, because the base zoning district is that of a mixed use district, the property will have the ability to utilize the City’s recently revised MUD chart.

Landscaping:

The new development on the property will require landscaping per Article X, as amended. However, the City Arborist does not yet know whether the site can comply with Street buffer Zones and the Residential Buffer Zones.

Market Value Analysis:

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

LISTS OF OFFICERS

Urbanist Monks LLC Members

Sai & Poonam Kumar

Dingus Investments, Inc.
Mary Anne and Bill Dingus

Nancy Crites
Zanwill Sperber and Merilee Oakes Sperber

Community Focused Ventures LLC
Perter J. Cioe

Barrett Urban Development LLC
Nathaniel Barrett

Applicant's Proposed PDS Conditions

“ARTICLE ____.

PD ____.

SEC. 51P-____.101.

LEGISLATIVE HISTORY.

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

SEC. 51P-____.102.

PROPERTY LOCATION AND SIZE.

PD ____ is established on property generally bounded by Beckley Avenue, Iowa Avenue (vacated), the Old Interurban Railway Right of Way. The size of PD ____ is approximately 76,709 square feet.

SEC. 51P-____.103.

DEFINITIONS AND INTERPRETATIONS.

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

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

Applicant's Request:

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

Staff's Suggestion:

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

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

(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 non-residential zoning district.

SEC. 51P- __.104. EXHIBIT.

The following exhibit is incorporated into this division:

(1) Exhibit __A: development plan.

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

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

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

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

Applicant's Request:

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

Staff's Suggestion:

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

Applicant's Request:

SEC. 51P- ____ .1086. ACCESSORY USES.

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

(b) The following accessory use is not permitted:
-- General waste incinerator.

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

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

Staff Suggestion:

SEC. 51P- ____ .1086. ACCESSORY USES.

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

(b) The following accessory use is not permitted:
-- General waste incinerator.

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

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

Applicant's Request:

SEC. 51P-____.1097.

YARD, LOT, AND SPACE REGULATIONS.

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

- (a) Front yard. Minimum front yard is 15 feet.
- (b) In general. Minimum side and rear yard is:
 - (i) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and
 - (ii) no minimum in all other cases.
 - (iii) No minimum rear yard adjacent to Old Interurban Railway right of way.
- (c) Encroachments. The following are permitted to be located within the required front, side, and rear yards:
 - (1) Seat walls, steps, ramps, and safety railings, all not exceeding four feet in height and extending a maximum of five feet into the required minimum front yard.
 - (2) Handrails.
 - (3) Bicycle racks.
 - (4) Utility equipment.
 - (5) Landscape and tree planters.
 - (6) Sculptures or other public art installations
- (d) Height. Maximum structure height is 60 feet.
- (e) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- (f) Lot size. No minimum lot size.
- (g) Stories. No maximum number of stories.

Staff's Suggestion:

SEC. 51P-____.1097.

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. The yard, lot, and space regulations for the MU-1(A) Mixed Use District apply.
- (b) Encroachments. The following are permitted to be located within the required front, side, and rear yards:
 - (A) Seat walls, retaining walls, stoops, porches, steps, unenclosed balconies, ramps, handrails, safety railings, and benches all not exceeding four feet in height and extending a maximum of five feet into the required minimum yards.
 - (B) Landscape and tree planters.
 - (C) Sculptures.
 - (D) Awnings.
 - (E) Bicycle racks.
- (c) Height. Maximum structure height is 60 feet.

Applicant's Request:

SEC. 51P-____.1108.

OFF-STREET PARKING AND LOADING.

- (a) In general. Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.
- (b) Art or craft production facility. One space for each 500 square feet of floor area.
- (c) Live/work unit. One space per bedroom.
- (d) Mixed Use Development Parking. A property owner may share parking with compatibly overlapping normal hours of operation. The building official shall determine whether hours of operation are compatibly overlapping. When all off-street parking is provided within the district, special parking is not required.

Staff's Suggestion:

SEC. 51P-____.1108. OFF-STREET PARKING AND LOADING.

(a) In general. Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

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

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

(a) Mixed Use Development Parking. A property owner may share parking with compatibly overlapping normal hours of operation. The building official shall determine whether hours of operation are compatibly overlapping. When all off-street parking is provided within the district, special parking is not required.

SEC. 51P-____.1119. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.11210. LANDSCAPING.

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

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

SEC. 51P-____.11311. SIGNS.

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

Applicant's Request:

~~SEC. 51P—.11412. URBAN DESIGN STANDARDS.~~

~~(a) Public realm design.~~

~~(1) Sidewalks.~~

~~(A) On South Beckley Avenue a minimum unobstructed sidewalk clear zone width of eight feet must be provided. An additional minimum landscape buffer of five feet must be provided between the back of curb and the sidewalk.~~

~~(B) Along the entire northern and southern portion of the property, a minimum unobstructed sidewalk clear zone of six feet must be provided. An additional minimum landscape buffer of three feet must be provided between the back of curb and sidewalk.~~

~~(C) Sidewalk must consist of concrete pavers or finished concrete surfaces.~~

~~(D) Sidewalks must be continuous and level across all driveways and curb cuts and designed to be at the same grade as the existing sidewalk, subject to approval by the Director.~~

~~(E) If a portion of a sidewalk is located on private property, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way.~~

~~(2) Pedestrian amenities.~~

~~(A) A minimum of two of the following pedestrian amenities must be provided along street facing facades, with the exception of visibility triangles and vehicular drives, in order to promote pedestrian activity and safety: i) benches, ii) bicycle racks, iii) trash receptacles, iv) pet waste station.~~

~~(B) Pedestrian amenities may be located within the landscape buffer zone but shall not obstruct the required sidewalk clear zone.~~

~~(3) Street trees. Street trees should be provided within the landscape buffer zone and should be spaced 30 feet on center wherever utilities and other subsurface conditions do not prohibit.~~

~~(4) Mechanical equipment.~~

~~(A) Aboveground utility boxes, generators, and other large mechanical equipment should be located out of view from the public right of way. When conditions do not permit, equipment shall be screened from view by a solid wood or masonry fence, wall, or building element at least six feet in height and shall be screened with landscaping such as shrubs, bushes, and trees.~~

~~(B) — No utilities may be placed within the required sidewalk planting zone or clear zone.~~

~~(5) — Lighting.~~

~~(A) — Lights should be provided at regular intervals with a spacing of no greater than 100 feet along all street-facing facades, with the exception of visibility triangles and vehicular drives, in order to provide lighting on sidewalks, streets, walkways and open space areas to enhance pedestrian safety.~~

~~(B) — Lighting must be directed downward and away from adjacent properties.~~

~~(C) — Unless otherwise provided, lighting must be spaced 75 to 100 feet apart, with the center of the foundation two to three feet from the back of curb. Spacing may be adjusted to achieve optimal photometric performance of a minimum of 0.5 foot candles between fixtures.~~

~~(D) — Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.~~

~~(6) — Open space requirements.~~

~~(A) — At least 10 percent of the building site must be reserved as open space for activity such as active or passive recreation, playground activity, groundwater recharge, or landscaping.~~

~~(B) — A minimum of three of the following amenities must be provided: i) benches, ii) bicycle racks, iii) trash receptacles, iv) pet waste stations, v) pedestrian lighting.~~

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

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

~~(iii) — Open space may also be provided at or below grade or aboveground by an outside playground area, pool area, walking trail, or similar type of outside common area.~~

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

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

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

~~(7) — Architectural elements.~~

~~(A) — Architectural elements, such as the following, must be provided at all building corners and at public entry points: architecturally prominent public entrances, canopies, awnings, variations in building massing, increased transparency, and variations in fenestration.~~

~~(B) — Ground level of building should provide a minimum of 40 percent transparency for all street facing facades located within the first 20 feet of the building.~~

~~(C) — Variations in façade plane shall be provided, which may include wall recesses and projections, bays, offsets, reveals. Façade articulation of 1 foot in depth must be provided for every 100 feet of façade length on all street facing façades.~~

~~(8) — Service and loading.~~

~~(A) — Service entries and back of house functions must be located away from primary facades and should be visually screened with landscaping such as shrubs, bushes, and trees.~~

~~(B) — Loading areas and loading docks: (i) shall be located away from primary street facades and pedestrian routes; and (ii) should provide a closable gate or door that can block the loading area from the sidewalk during times when it is not in use.~~

~~(8) — Surface Parking.~~

~~(A) — Surface parking is prohibited between the street facing facade and the property line. For buildings with more than one street frontage, only two street frontages are subject to this requirement.~~

Staff's Suggestion:

SEC. 51P-___.11412. URBAN DESIGN STANDARDS.

(a) Public realm design.

(1) Sidewalks.

(A) On South Beckley Avenue a minimum unobstructed sidewalk clear zone width of eight feet must be provided. An additional minimum landscape buffer of five feet must be provided between the back of curb and the sidewalk.

(B) Along the entire northern and southern portion of the property, a minimum unobstructed sidewalk clear zone of six feet must be provided. An additional minimum landscape buffer of three feet must be provided between the back of curb and sidewalk.

(C) Sidewalk must consist of concrete pavers or finished concrete surfaces.

(D) Sidewalks must be continuous and level across all driveways and curb cuts and designed to be at the same grade as the existing sidewalk, subject to approval by the Director.

(E) If a portion of a sidewalk is located on private property, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way.

(2) Pedestrian amenities.

(A) A minimum of two of the following pedestrian amenities must be provided along street facing facades, with the exception of visibility triangles and vehicular drives, in order to promote pedestrian activity and safety: i) benches, ii) bicycle racks, iii) trash receptacles, iv) pet waste station.

(B) Pedestrian amenities may be located within the landscape buffer zone but shall not obstruct the required sidewalk clear zone.

(3) Street trees. Street trees should be provided within the landscape buffer zone and should be spaced 30 feet on center wherever utilities and other subsurface conditions do not prohibit.

(4) Mechanical equipment.

(A) Aboveground utility boxes, generators, and other large mechanical equipment should be located out of view from the public right-of-way. When conditions do not permit, equipment shall be screened from view by a solid wood or masonry fence, wall, or building element at least six feet in height and shall be screened with landscaping such as shrubs,

Staff's Suggestion

bushes, and trees.

(B) No utilities may be placed within the required sidewalk planting zone or clear zone.

(5) Lighting.

(A) Lights should be provided at regular intervals with a spacing of no greater than 100 feet along all street-facing facades, with the exception of visibility triangles and vehicular drives, in order to provide lighting on sidewalks, streets, walkways and open space areas to enhance pedestrian safety.

(B) Lighting must be directed downward and away from adjacent properties.

(C) Unless otherwise provided, lighting must be spaced 75 to 100 feet apart, with the center of the foundation two to three feet from the back of curb. Spacing may be adjusted to achieve optimal photometric performance of a minimum of 0.5-foot candles between fixtures.

(D) Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(6) Open space requirements.

(A) At least 10 percent of the building site must be reserved as open space for activity such as active or passive recreation, playground activity, groundwater recharge, or landscaping.

(i) Open space must be contiguous and visible from the street with direct access from the sidewalk.

(ii) Open space must be publicly accessible or unrestricted open space.

(B) A minimum of three of the following amenities must be provided: i) benches, ii) bicycle racks, iii) trash receptacles, iv) pet waste stations, v) pedestrian lighting.

Staff's Suggestion

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

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

(iii) Open space may also be provided at or below grade or aboveground by an outside playground area, pool area, walking trail, or similar type of outside common area.

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

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

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

(7) Architectural elements.

(A) Architectural elements, such as the following, must be provided at all building corners and at public entry points: architecturally prominent public entrances, canopies, awnings, variations in building massing, increased transparency, and variations in fenestration.

(B) Ground-level of building should provide a minimum of 40 percent transparency for all street-facing facades located within the first 20 feet of the building.

(C) Variations in façade plane shall be provided, which may include wall recesses and projections, bays, offsets, reveals. Façade articulation of 1 foot in depth must be provided for every 100 feet of façade length on all street facing façades.

(8) Service and loading.

(A) Service entries and back of house functions must be located away from primary facades and should be visually screened with landscaping such as shrubs, bushes, and trees.

(B) Loading areas and loading docks: (i) shall be located away from

Staff's Suggestion

primary street facades and pedestrian routes; and (ii) should provide a closable gate or door that can block the loading area from the sidewalk during times when it is not in use.

(8) Surface Parking.

(A) Surface parking is prohibited between the street-facing facade and the property line. For buildings with more than one street frontage, only two street frontages are subject to this requirement.

Applicant's Request:

SEC. 51P-____.112.

ADDITIONAL PROVISIONS.

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

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

(c) Screening. A wood fence with a minimum height of six feet shall be maintained between the site and the property located at 1711 S Beckley Avenue.

(d) Pedestrian Path. A continuous accessible pedestrian path shall be maintained between residential uses and S Beckley Avenue.

(e) Sidewalks. Sidewalks constructed along S Beckley Avenue and Iowa St shall be a minimum width of eight feet and six feet, respectively.

Staff's Suggestion:

SEC. 51P-____.112.

ADDITIONAL PROVISIONS.

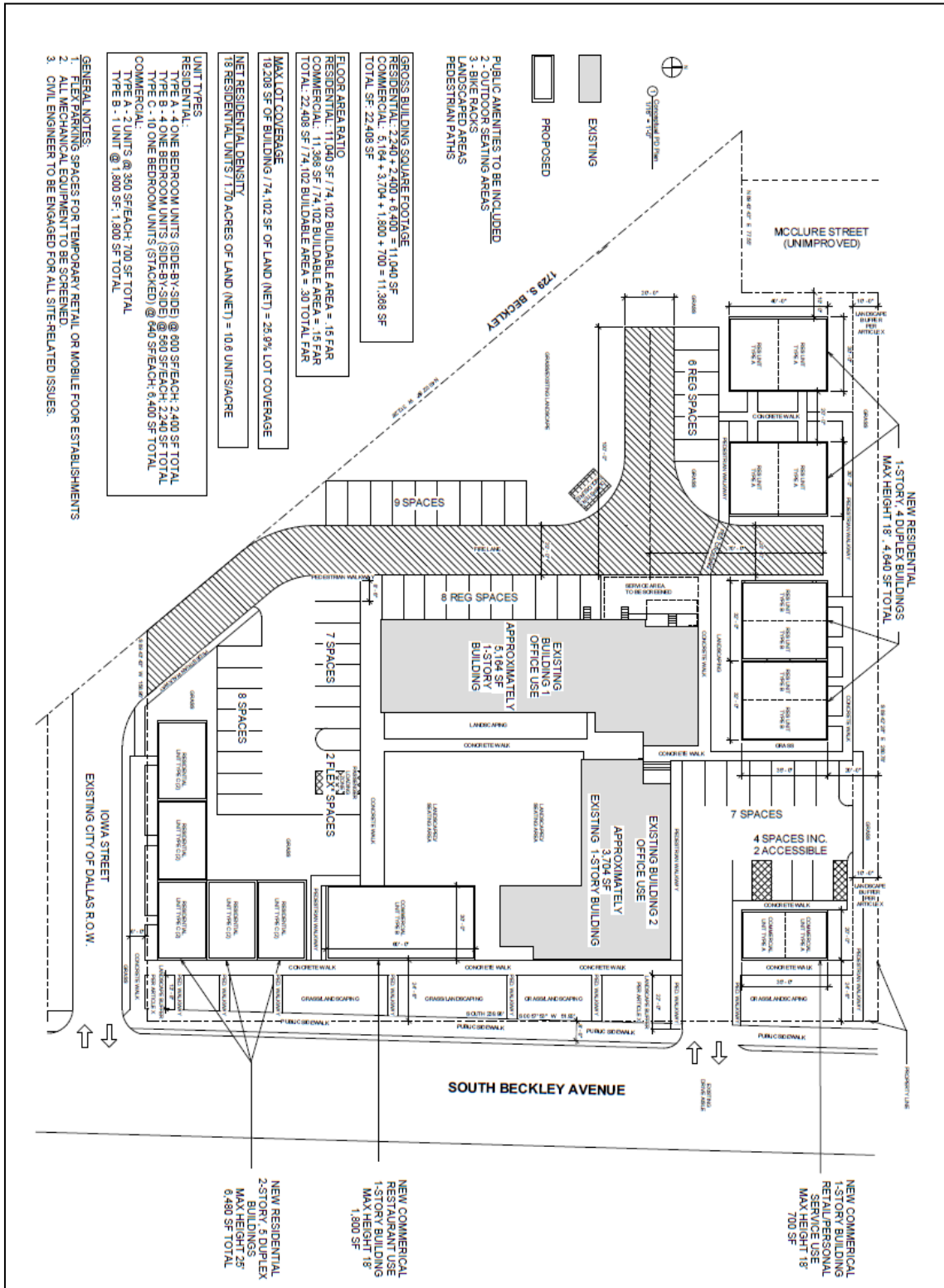
- (a) Maintenance. The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Compliance. Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. ____)
- ~~(c) Screening. A wood fence with a minimum height of six feet shall be maintained between the site and the property located at 1711 S Beckley Avenue.~~
- ~~(d) Pedestrian Path. A continuous accessible pedestrian path shall be maintained between residential uses and S Beckley Avenue.~~
- ~~(e) Sidewalks. Sidewalks constructed along S Beckley Avenue and Iowa St shall be a minimum width of eight feet and six feet, respectively.~~

SEC. 51P-____.113.

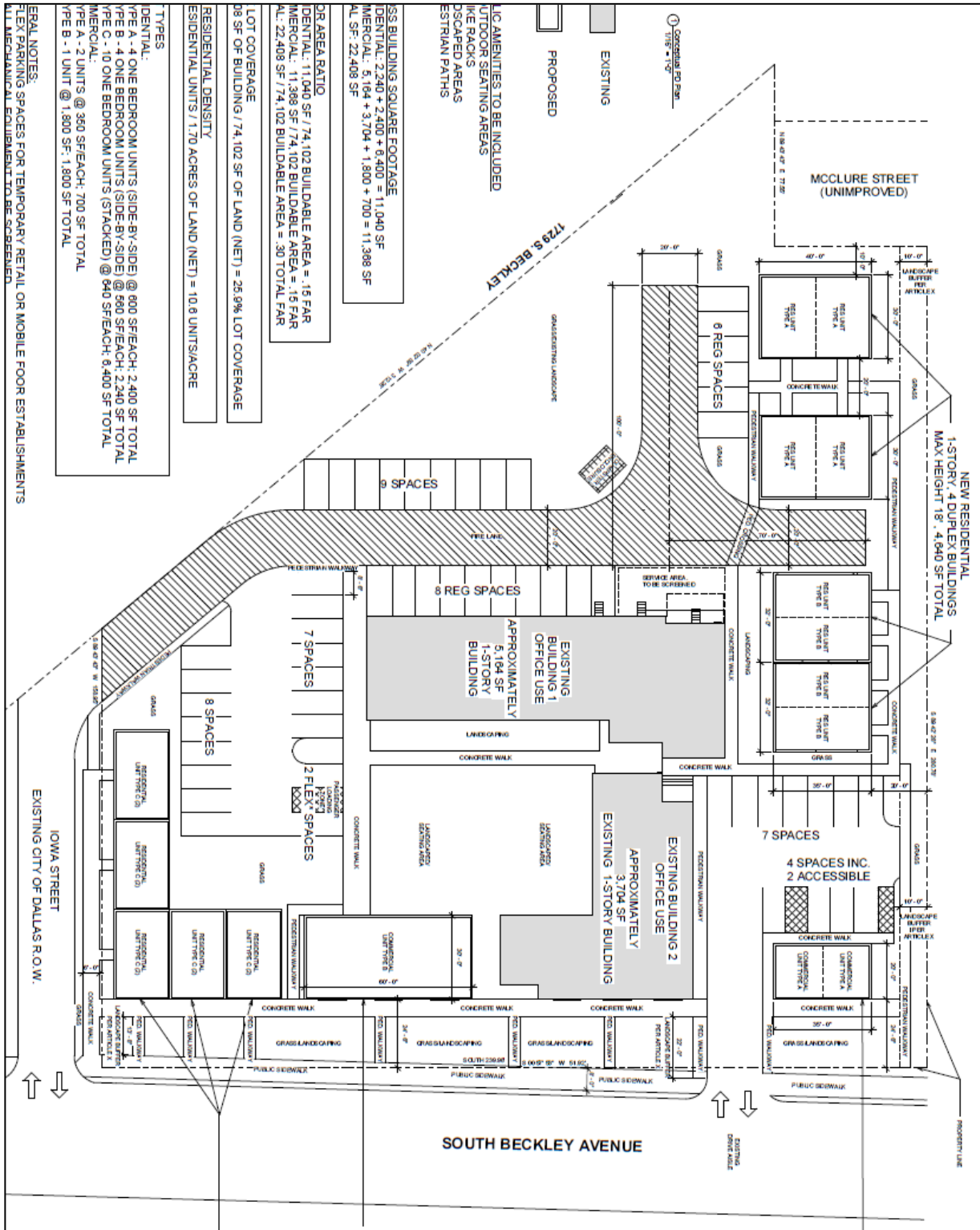
COMPLIANCE WITH CONDITIONS.

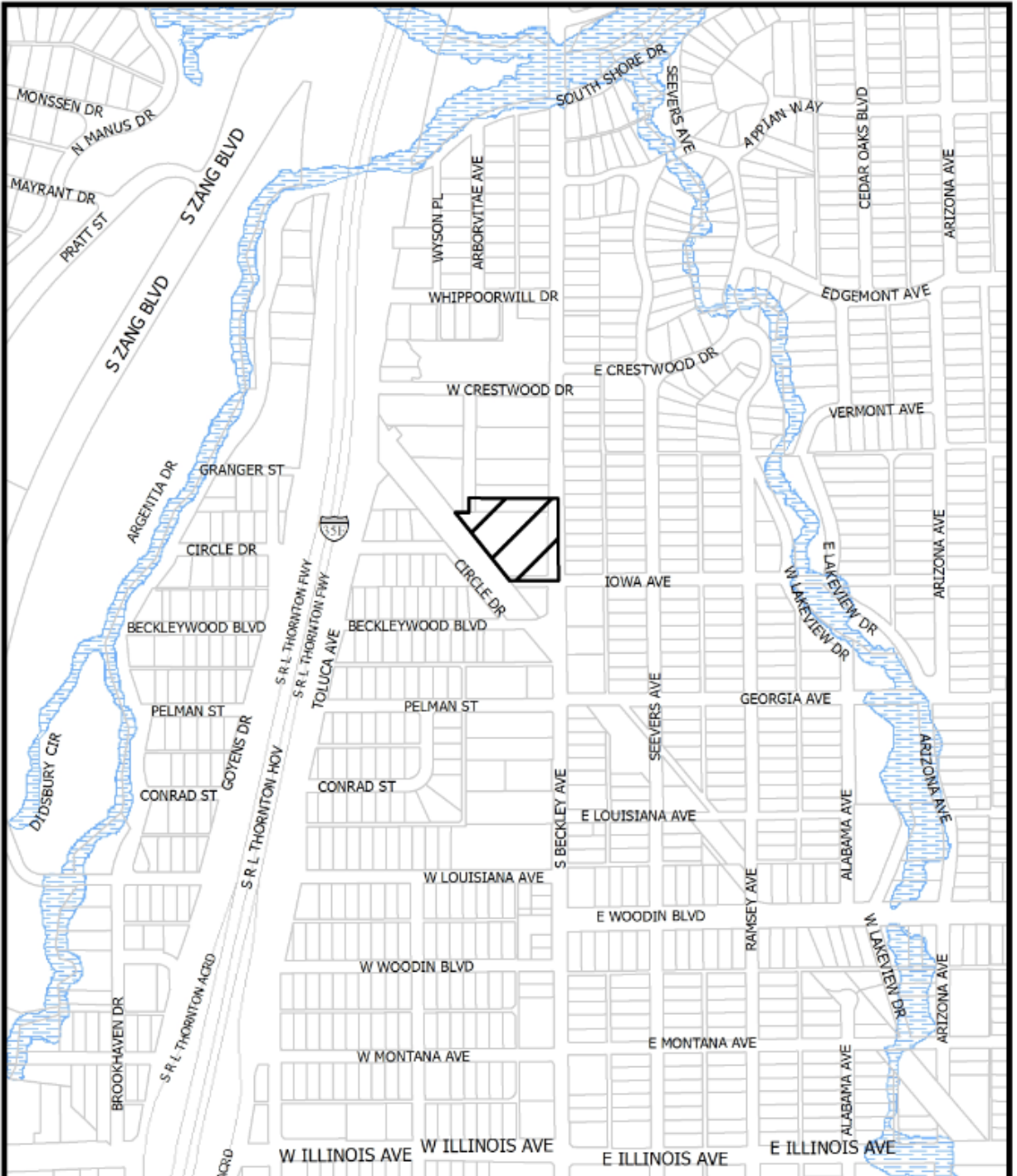
- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy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


PROPOSED DEVELOPMENT PLAN

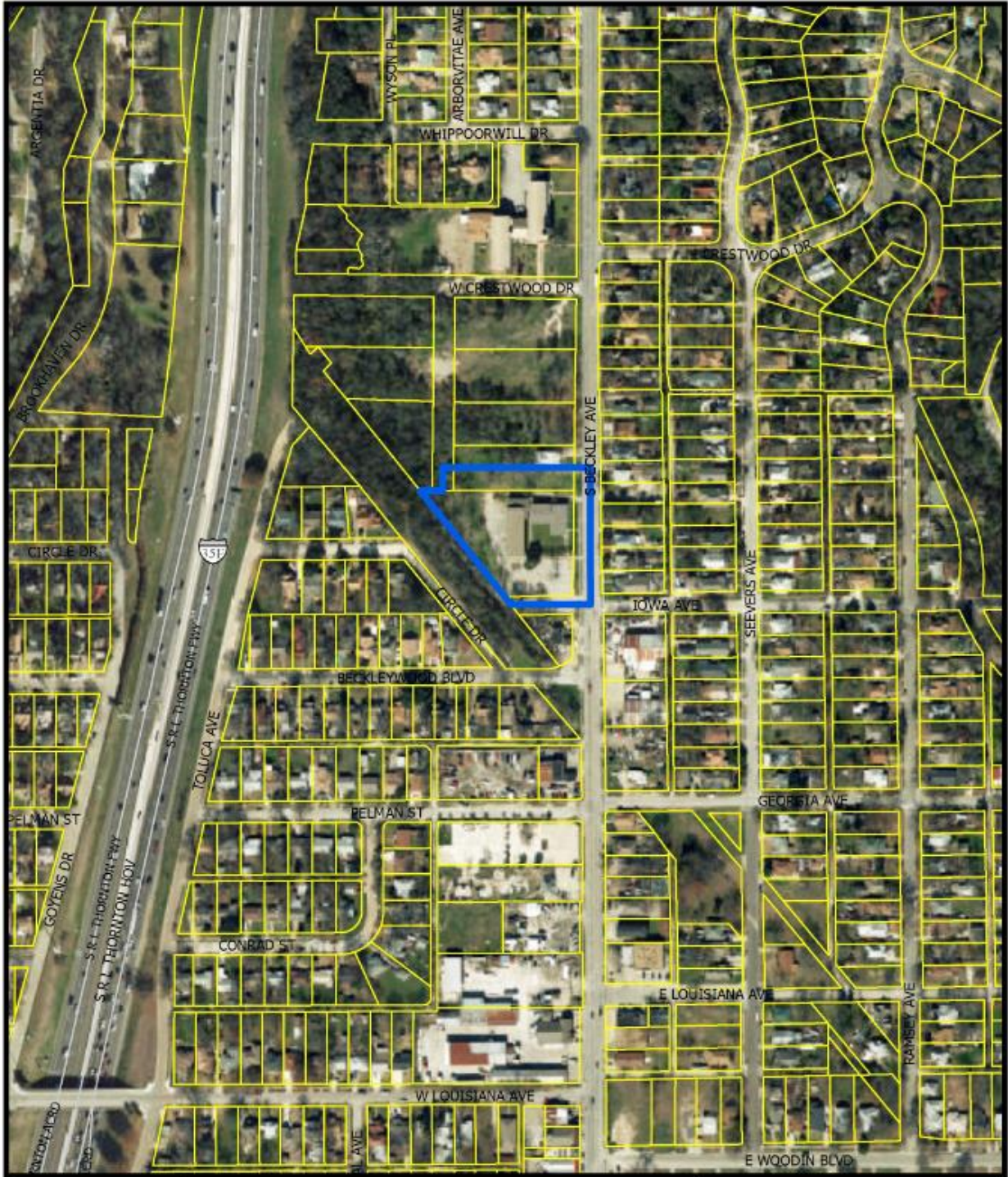


ENLARGED PROPOSED DEVELOPMENT PLAN

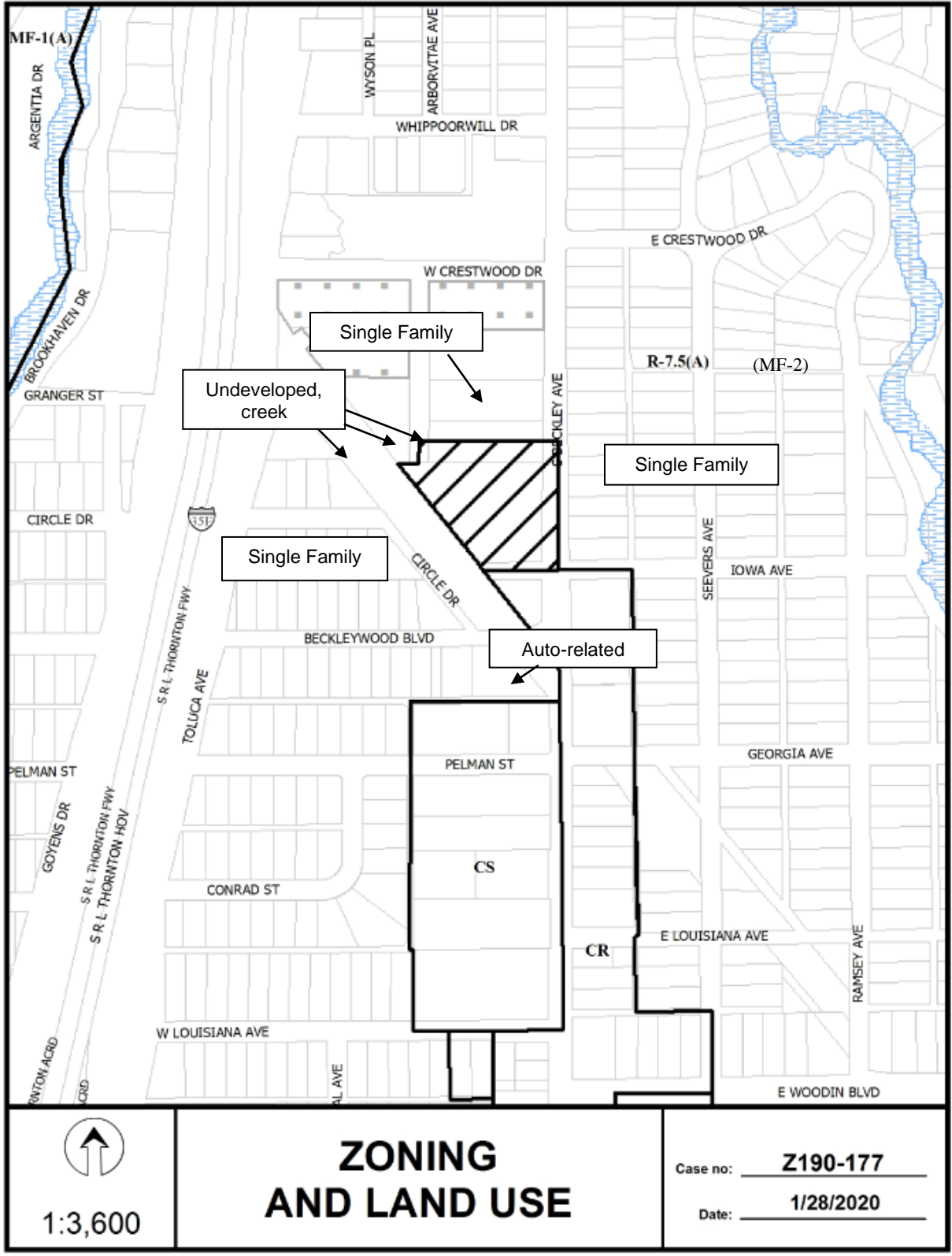




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|--|-----------------------|--|
|  1:6,000 | <h2>VICINITY MAP</h2> | Case no: <u> Z190-177 </u> Date: <u> 1/28/2020 </u> |
|--|-----------------------|--|

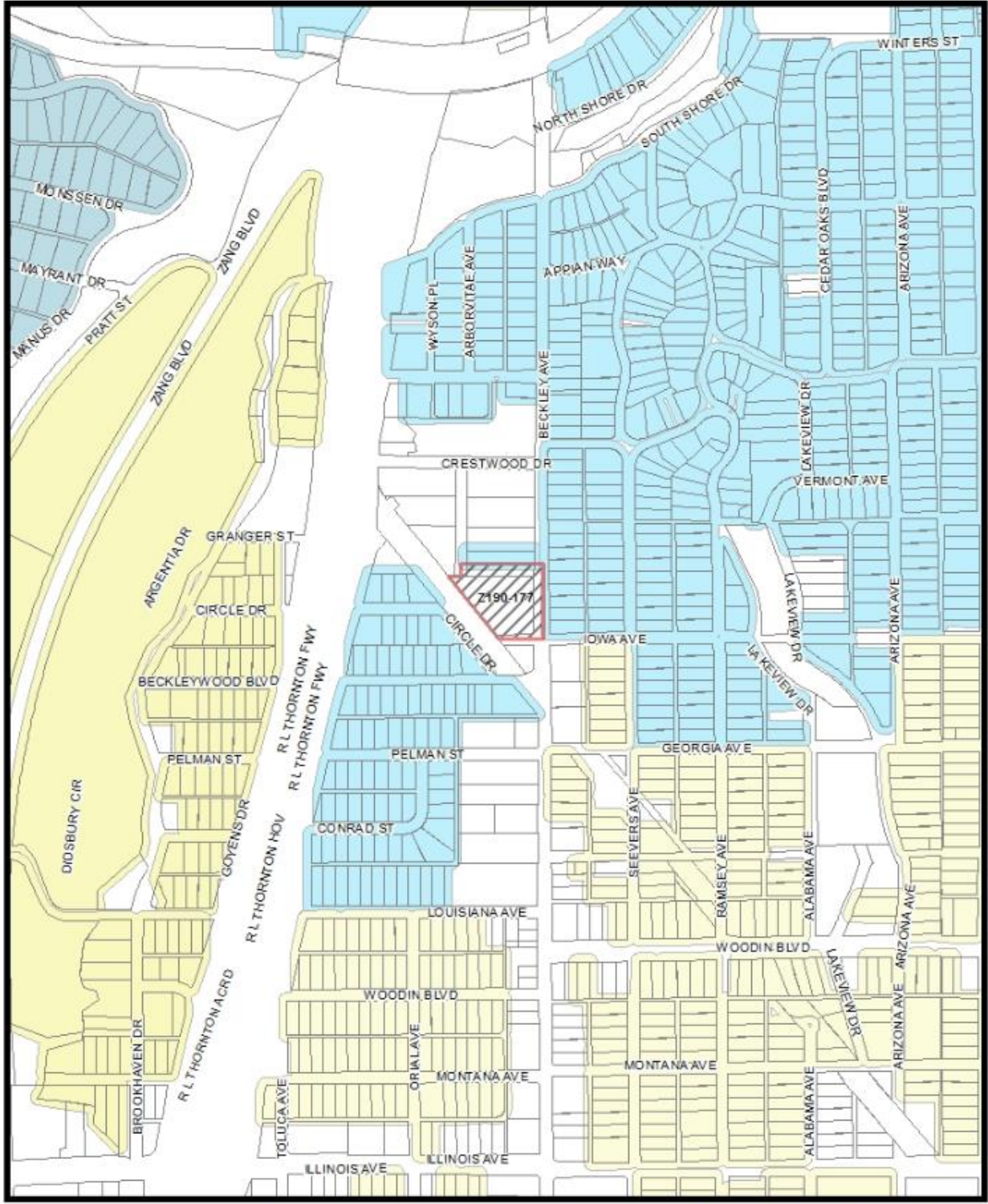


| | | |
|--|---------------------|--|
|  1:3,600 | <h1>AERIAL MAP</h1> | Case no: <u> Z190-177 </u> Date: <u> 1/28/2020 </u> |
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ZONING AND LAND USE

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

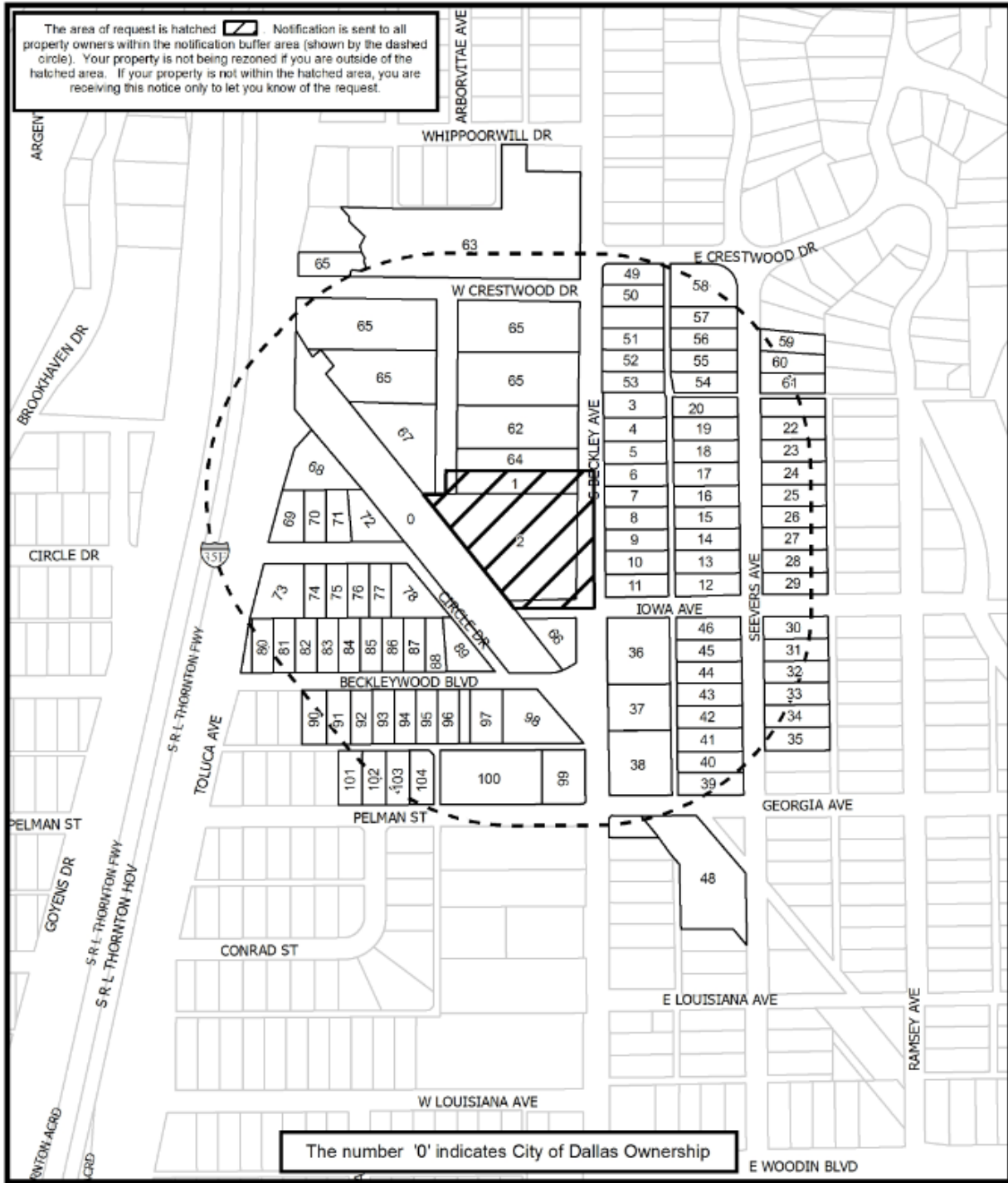


Market Value Analysis A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 1/28/2020



| | | |
|--|---|--------------------------|
|  1:3,600 | <h2>NOTIFICATION</h2> | Case no: Z190-177 |
| | 500' AREA OF NOTIFICATION 104 NUMBER OF PROPERTY OWNERS NOTIFIED | Date: 1/28/2020 |

01/28/2020

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

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

01/28/2020

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

01/28/2020

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

01/28/2020

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

Planner: Pamela Daniel

FILE NUMBER: Z190-188(PD) **DATE FILED:** January 27, 2020
LOCATION: Northeast corner of McKinney Avenue and Boll Street
COUNCIL DISTRICT: 14 **MAPSCO:** 45 B & F
SIZE OF REQUEST: ± 1.12 acres **CENSUS TRACT:** 0017.04

REPRESENTATIVE: Laura Hoffmann & Tommy Mann, Winstead PC

APPLICANT/OWNER: 2700 McKinney Dallas Partners, Ltd.

REQUEST: An application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and mixed uses on property zoned an LC Light Commercial Subdistrict, an O-2 Office Subdistrict, and a (P) Parking Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District and the termination of deed restrictions [Z834-349].

SUMMARY: The applicant proposes to develop the site with a special mixed-use development that deviates from the maximum floor area ratio of 4.5-to-one, decrease the off-street parking requirement, and terminate deed restrictions [Z834-349] sought to protect and retain a 1940's structure.

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

PRIOR CPC ACTION: On January 21, 2021 and December 17, 2020, the Commission held the request under advisement. No changes have been made to the request.

PLANNED DEVELOPMENT NO. 193:
<http://www.dallascityattorney.com/51P/Articles%20Supp%202021/Article%20193%20Part%20I.pdf>

PLANNED DEVELOPMENT NO. 193 EXHIBITS:
<http://www.dallascityattorney.com/51P/exhibits.html#a193>

BACKGROUND INFORMATION:

- On February 8, 1985, Planned Development District No. 193, the Oak Lawn Special Purpose District, was approved by the City Council. The PD is comprised of approximately 2,593 acres, and provides standards to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the objectives outlined in the PD.
- The request site is approximately 1.12 acres or 48,774 square feet of land, developed with an office use, surface parking lots, a two-story structure containing a restaurant, personal service and office uses, and a vacant structure that was previously used as a bar, and located within an LC Heavy Commercial Subdistrict, O-2 Office Subdistrict, and a P Parking Subdistrict.
- The applicant proposes to raze the existing improvements and redevelop the site with a mixed-use development including retail on the ground floor, two floors of office uses, and multiple family on the upper floors.
- The applicant requests to create a new subdistrict within PD No. 193. The proposed standards will deviate from the district regulations for LC Subdistricts as follows:
 1. Permit a mixed-use development on-site;
 2. Reduce the off-street parking requirement for guest parking for a multiple family use;
 3. Deviate from the front yard setback and allow encroachments;
 4. Increase the floor area ratio from 4.5-to-one and 4.5-to-one to 8.0-to-one
 5. Reductions in the off-street parking and loading requirements; and,
 6. Terminate existing deed restrictions. [Z834-349]

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

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Thoroughfare Plan Dimension; ROW |
|---------------------|----------------|----------------------------------|
| McKinney Avenue | Minor Arterial | Variable Width |
| Boll Street | Collector | 30 feet |

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system. Additionally, pedestrian improvements will be made at the intersection of McKinney Avenue and Boll Street by incorporating a proposed driveway, including mast arm, pedestrian push buttons and crosswalk relocation. These improvements will be assured by conditioning the improvements on issuance of a building permit. Submitted plans should show approval is still pending engineering review. Approval will be based on evaluation of civil plans. The applicant has agreed to this provision.

Comprehensive Plan:

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.4 Capitalize on transit-oriented development opportunities.

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

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Policy 2.2.2 Maximize development opportunities around DART stations.

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

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

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.2 Define urban character in Downtown and urban cores.

Policy 5.1.3 Encourage complementary building height, scale, design, and character. (with staff's recommended conditions)

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character. (with staff's recommended conditions)

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Policy 5.3.3 Encourage transit-oriented developments and transit centers.

NEIGHBORHOOD PLUS PLAN

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

This project has the potential to meet several goals of the comprehensive plan. The site is located along the McKinney trolley line and 1.1 miles from the CityPlace/Uptown transit station which is outside of the one-quarter mile radius to be considered a TOD. However, the request site is located along the McKinney trolley line where public

transportation service is provided. This distinctive neighborhood offers a variety of eating, shopping, working, and living opportunities. The proposed development will extend those options by adding a mixed use development consisting of retail uses, office uses, and multifamily uses. The quality of the design will make the site a feature within the neighborhood and of the area.

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
- (7) To promote landscape/streetscape quality and appearance.

Currently, the LC Heavy Commercial Subdistrict within PD No. 193 allows a maximum height of 240 feet and a maximum FAR of 4.0:1. The proposed request seeks to increase the maximum FAR to 8.0:1 but complies with the maximum height. The request is consistent with the development dynamic of the surrounding area and developments with similar standards are either existing or recently approved. The proposal is including most parking in an underground garage, wider sidewalk, landscaped front yard with amenities, thus meeting the vision of the Oak Lawn Plan. Therefore, the request meets all the aforementioned objections of the Oak Lawn Area Plan.

STAFF ANALYSIS:

Surrounding Land Uses:

| | Zoning | Land Use |
|------------------|--|---|
| Site | PDD No. 193 (LC, O-2 & P Subdistricts) | Office, surface parking lot, retail, and personal service, vacant |
| Northwest | PDD No. 193 (LC Subdistrict) | Retail |
| North | PDD No. 193 (LC Subdistrict) | Office, surface parking lot |
| East | PDS No. 225 | Multiple family |
| Southeast | PDD No. 193 (O-2 Subdistrict) | Office, Single family |
| Southwest | PDD No. 127 | Retail |
| West | PDD No. 193 (LC Subdistrict) | Retail |

Land Use Compatibility:

The request site is located within an LC Light Commercial Subdistrict, an O-2 Office Subdistrict, and a P Parking Subdistrict. The site is currently developed with office uses, retail and personal service uses, office uses, a vacant use, and a surface parking lot. The request site is surrounded by retail uses to the northwest, southwest and west, a multiple-family use to the east, an office and surface parking lot to the north, and an office and single family uses to the southeast.

The applicant proposes to raze and redevelop the site with a mixed-use development consisting of below grade parking, retail and personal service uses, office uses, and multiple-family uses with approximately 290 dwelling units.

The request includes development standards to deviate from the LC district regulations as follows: 1) Permit a mixed use development on-site; 2) Reduce the off-street parking requirement for guest parking for a multiple family use; 3) Deviate from the front yard setback and allow encroachments; 4) Increase the floor area ratio from 4.5-to-one and 4.5-to-one to 8.0-to-one 5) Reductions in the off-street parking and loading requirements; and, 6) Terminate existing deed restrictions. [Z834-349]

To promote a more walkable, urban, pedestrian-friendly environment, the applicant is proposing:

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- 1) a minimum eight-foot unobstructed sidewalk along Boll Street, a minimum 10-foot unobstructed sidewalk along McKinney Avenue;
- 2) along Boll Street and McKinney Avenue frontage the following amenities will be provided; pedestrian streetlamps, one bench, one trash receptacles, one bicycle racks, and one pet waste station;
- 3) architectural elements at all public entry points;
- 4) On McKinney Avenue, a minimum 50 percent transparency for the portion of the building on the ground level between grade and on Boll Street a minimum 13 feet and 40 percent transparency for the portion of the building on the ground and 13 feet in height;
- 5) Articulations for all street facing facades with a minimum depth of three feet at least once every 75 feet of façade length;
- 6) A minimum of 10,000 square feet of street activating uses at grade;
- 7) a minimum of 2,500-square-feet of private open space; and,
- 8) providing most off-street parking below grade.

Staff believes that this development with the above modifications is an opportunity to activate an area of the city that is a more urban and walkable pedestrian friendly environment with complementary streetscapes. Considering the totality of the request, the current development rights within an LC Heavy Commercial Subdistrict, the requested density, and the consideration to provide affordable housing at the percentage recommended by staff is supported.

Development Standards:

| | LC (existing) | PDS No. ____ (proposed) for mixed uses |
|---------------------------------------|--|--|
| Front yard (min) | 10' | 36 feet and below: 10 feet 36 feet and above: 25 feet With encroachments |
| Side / rear yard (min) | SF, other permitted structures: - D: 5' / 10' MF 36' or less: 10' /15' MF over 36': 10'/25' | No min for portions of a building 36 feet in height and below a minimum 10 feet for portions of a building above 36 feet in height Property adjacent to the 15-foot alley off Boll Street: Below 36 feet: 10 feet Above 36 feet up to 47 feet: 40 feet Above 47 feet up to 228 feet: 60 feet Above 228 feet: 100 feet |
| Lot area (min) | SF: 2,000sf D:3,000sf MF no separate bedroom (per DU: 100sf MF: 1 bedroom (per DU): 125sf MF: 2 bedrooms (per DU): 150sf MF: for each bedroom over 2 add / DU: 25sf | None included for MF |
| FAR (max) | 4:1 | 8.0:1 |
| Height (max) | SF: 36 feet Other structures: 240 feet | 240 feet |
| Density (max) | | Max 290 DU |
| Lot coverage (max) | 80% | 80% |

In general, the applicant is proposing standards to enable a more intensive development for multifamily uses compared to the LC Subdistrict. The applicant requests two major modifications from the LC Subdistrict development standards: 1)

increase the floor area ratio (FAR) from 4.0:1 to 8.0:1 without a bonus, and 2) increase deviate from the off-street parking requirement.

The Dallas Development Code has two definitions for floor to area ratio. First, *floor area ratio (FAR)* means the ratio of floor area to lot area. Second, *floor area* means the total square feet of floor space in a building excluding area used solely for off-street parking. The purpose of FAR is to uniformly limit the amount of building mass within the building envelope prescribed by setbacks, height, and lot coverage. However, since above ground parking structures contribute to building massing but are not included in the calculation of FAR because parking garages do not count as floor area, developments that contain above-ground parking structures, which are prevalent in the surrounding properties, have more building mass without increasing floor area ratio.

The proposed building includes an underground parking garage with a partial surface portion for access, valet service, and loading in the side and rear portion of the lot. Therefore, the proposed FAR and height represent the aboveground building to be used as multifamily, the parking garage not contributing to the building massing and is not visible from public space.

For consideration of the requested bonuses seeking a maximum FAR of 8.0-to-one and maximum dwelling unit density of 290 units, staff considered incorporation of enhanced landscape requirements and the proposed development providing most off-street parking below ground, and conditions to mitigate the impact of the development from the adjacent single family district to the east. Staff has considered the enhanced landscape requirements and enhanced pedestrian amenities as adequate to substantiate some additional development rights. Staff believes the proposed development standards are suitable to the existing built environment. Overall, staff supports the request to redevelop the site with a mixed use development, subject to staff's recommendations on the proposed development standards.

In consideration of additional bonuses, staff also considered whether the proposed request is considered a Transit Oriented Development (TOD). Transit-Oriented Development, or TOD for short, is at the heart of the City of Dallas' long-range land use plan, *forwardDallas! Comprehensive Plan*. The request site is not considered a TOD due to the lack of proximity to a transit station. Specifically, CityPlace/Uptown Station is situated approximately 1.1 miles or 5,808 feet to the northeast. Generally, consideration of increased development rights and the associated building massing for TOD's are situated within one-quarter mile walking distance (1,320 feet) from a transit station with reduced headways during peak hours. While the site is not considered transit-oriented, the site is located along the McKinney trolley line where public transportation service can be provided.

Staff supports the additional floor area ratio base increase from 4.0:1 to 6.0:1 considering that the underground garage enables a good street presence and urban form of the proposed building. Furthermore, considering the opportunity for additional housing options in the area, staff is recommending additional FAR increases and off-street parking reductions as a bonus in exchange for mixed-income housing units and the proximity of a rail line fronting the proposed development.

Mixed income housing

The proposed conditions and staff’s recommended conditions include a percentage of the total number of units as mixed-income housing units based on the Adjusted Median Family Income.

Staff is proposing the following bonus scheme:

| Percentage of units | Height (maximum) | FAR |
|--------------------------------|------------------|-----|
| Base | 240 feet | 6:1 |
| 5% of the units at 51-60% AMFI | 240 feet | 8:1 |

The Development Code requires that all reserved affordable dwelling units must be dispersed substantially among the total unit types and allows the development to set aside a maximum of ten percent of the total units as specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type. However, the overall percent requirement for affordable units is calculated based on the total number of all units. This regulation is meant to balance the combination of affordable and specialty units within the same development.

Parking:

Off-street parking will not be provided for each use in accordance with Part I of PD No. 193. The applicant proposes a mixed-use development consisting of retail, office, and multiple-family uses. If a restaurant use is proposed at a ratio of one space per 220 square feet of floor area. At a proposed 16,500 square feet 75 off-street spaces would be required. An office use requires a ratio of one space per 366 square feet of floor area. As proposed, 60,000 square feet of office spaces will require 164 spaces. A multiple family use requires one space per bedroom and .25 unassigned spaces for guests. The applicant is requesting that packed parking be allowed to satisfy the off-street parking requirement when the Development Code prohibits tandem or stacked parking. Additionally, the request is proposing to decrease the number of off-street loading spaces required.

Landscaping:

The new development on the property will require landscaping per the proposed landscape plan. PD No. 193 landscape requirements focus on the front yard and includes a scheme of various types of landscape areas: a certain percentage for

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landscape site area, general planting area, special planting area, and parkway planting area.

In addition, the proposed landscape plan includes street trees for every 25 feet of street frontage, excluding the visibility triangles. This complies with the general requirements of PD No. 193.

Staff supports the request considering that the proposed conditions and landscape plan are meeting the spirit and intent of PD No. 193 by enhancing the front yard and exceeding the minimum requirements for landscaping and urban design.

Market Value Analysis:

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

LISTS OF OFFICERS

2700 McKinney Dallas Partners, Ltd

General Partner: EGP 2017 Management, LLC

| | |
|--------------------------|------------------------|
| Executive Vice President | A. Bryce Miller |
| Executive Vice President | Jeffery S. Newberg |
| Executive Vice President | Andrew R. Pastor |
| Executive Vice President | Kirk A. Rudy |
| Secretary & Treasurer | |
| Executive Vice President | David L. Roche |
| Executive Vice President | Christopher T. Ellis |
| Executive Vice President | O. Jamil Alam |
| Executive Vice President | R. Charles Northington |
| Executive Vice President | Charles A. Marsh |
| Chief Financial Officer | David L. Roberts |

Proposed PDS Conditions

**"DIVISION S-_____
PD 193 SUBDISTRICT."**

SEC. S-_____.101. LEGISLATIVE HISTORY.

Planned Development Subdistrict ____ for LC Subdistrict uses within Planned Development District No. 193 ("PD Subdistrict ____") was established by Ordinance No. _____ passed by the Dallas City Council on _____, 2020.

SEC. S-_____.102. PROPERTY LOCATION AND SIZE.

PD 193 Subdistrict ____ is established on property bounded by McKinney Avenue and Boll Street. The size of PD 193 Subdistrict ____ is approximately 1.1197 acres.

SEC. S-_____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) PRIVATE OPEN SPACE means an area that is unobstructed to the sky, except structures supporting outdoor activities, such as colonnades, pergolas, gazebos, shade structures, planters, a swimming pool, water features, seating areas, an outdoor kitchen, or similar improvements or fixtures.

(c) SPECIAL PROJECT means a development containing a combination of (i) multiple-family; and (ii) office, retail, professional, personal service, custom craft, and/or restaurant uses that satisfies the urban design requirements of this article in order to allow total floor area ratio greater than 4.5:1.

(d) TRANSPARENCY means the total area of window opening, door opening, or other opening, expressed as a percentage of the total facade area by story.

(e) In this division, SUBDISTRICT means a subdistrict of PD 193.

(f) Unless otherwise stated, all references to articles, divisions, or sections in this ordinance are to articles, divisions, or sections in Chapter 51.

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

SEC. S-_____.104 EXHIBITS.

(a) The following exhibits are incorporated into this division:

(1) Exhibit S-__A: development plan.

(2) Exhibit S-__B: landscape plan.

SEC. S-____.105. DEVELOPMENT AND LANDSCAPE PLANS.

(a) For a special project, development and use of the Property must comply with the development plan (Exhibit S-__A) and landscape plan (Exhibit S- __B). In the event of a conflict between the text of this division and the development plan or landscape plan, the text of this division controls.

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

SEC. S-____.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the main uses permitted in this district are those main uses permitted in a PD 193 LC Subdistrict, subject to the same conditions applicable in the LC Subdistrict, as set out in PD 193. For example, a use permitted in a PD 193 LC Subdistrict only by specific use permit (SUP) is permitted in this Subdistrict only by SUP, and a use subject to development impact review (DIR) in a PD 193 LC Subdistrict is subject to DIR in this district, etc.

(b) For a special project, the following use is not permitted:

-- Bar, lounge, or tavern.

(c) For development of the Property with uses other than a special project, the following requirements apply to the portion of the Property adjacent to the State Thomas Historic District (H/25) described herein.

(1) Applicability. The requirements in this SEC. S-____.106(c) only apply to the approximately 7,200 square foot portion of the Property adjacent to the State Thomas Historic District, being part of City Block 561 and identified on Exhibit S-__D. This SEC. S-__106(c) only applies if the Property is not developed with a special project.

(2) For uses other than a special project, the main uses permitted are those main uses permitted in a PD 193 O-1 Subdistrict, subject to the same conditions applicable in the O-1 Subdistrict, as set out in PD 193. For example, a use permitted in a PD 193 O-1 Subdistrict only by specific use permit (SUP) is permitted only by SUP for this portion of the Property, and a use subject to development impact review (DIR) in a PD 193 O-1 Subdistrict is subject to DIR for this portion of the Property, etc.

SEC. S-____.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. In the event of a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the PD 193 LC Subdistrict apply.

(b) Special project. The yard, lot, and space regulations for a special project are modified as follows:

(1) Setbacks.

(A) McKinney Avenue and Boll Street.

(i) Minimum front yard for portions of a building 36' in height and below is 10 feet.

(ii) Minimum front yard for portions of a building above 36' in height is 25 feet.

(B) Except as otherwise provided herein, no minimum side or rear yard for portions of a building 36' in height and below and a minimum 10' side and rear yard for portions of a building above 36' in height.

(C) Property boundary adjacent to the 15' alley off of Boll Street (as such setbacks are shown on the development plan).

(i) Minimum side yard for the portions of a building 36' in height and below is 10 feet.

(ii) Minimum side yard for the portion of a building above 36' in height up to 47 feet in height is 40 feet.

(iii) Minimum side yard for the portion of a building above 47 feet in height up to 228 feet in height is 60 feet.

(iv) Minimum side yard for the portion of a building above 228 feet in height is 100 feet.

(D) Window sills, belt courses, cornices, trellises, screens, awnings, balconies, roof eaves, canopies, and other architectural features may project up to five feet into the required minimum front, side, or rear yards. Any awnings, balconies, roof eaves or canopies must have a minimum clearance of eight feet above the sidewalk or finished grade (in the event a sidewalk is not required).

(E) Along McKinney Avenue and Boll Street, outside seating areas, retaining walls, signs, benches, landscaping, fences, planters, and related improvements are permitted within the required front yard.

Z190-188(PD)

(F) Along McKinney Avenue, a maximum of 60 percent of the required front yard may be outside seating area.

(G) Along Boll Street, a maximum of 25 percent of the required front yard may be outside seating area.

(H) Any improvements allowed to encroach into the required front yard shall not obstruct the minimum sidewalk dimensions required pursuant to Sections S___109(b)(1)-(2).

(2) Height.

(A) Except as otherwise provided herein, maximum structure height is 240 feet.

(B) Maximum structure height for height zone A-2 as shown on the height map (Exhibit S-__C) is 228 feet.

(C) Maximum structure height for height zone B as shown on the height map (Exhibit S-__C) is 47 feet.

(D) Maximum structure height for height zone C as shown on the height map (Exhibit S-__C) is 30 feet.

(E) Maximum structure height for height zone D as shown on the height map (Exhibit S-__C) is 20 feet.

(3) Maximum Floor Area.

Staff's Recommendation:

(A) Maximum floor area ratio is 6.0 for all uses combined, if compliant with Sec S-___114 maximum floor area ratio for all uses combined is 8.0:1.

Applicant's Request:

(A) Maximum floor area ratio for all uses combined is 8.0:1.

(B) Any land area within a lot that is zoned within a separate zoning district shall be included for floor area ratio calculations so long as such area is within the same platted lot as land within this subdistrict.

(C) Maximum floor area for office uses above the ground story is 60,000 square feet.

(D) Maximum floor area for nonresidential uses within the ground story is 16,500 square feet.

(4) Lot Coverage. Except as provided in this paragraph, maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

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(5) Maximum floor plate for the portion of a building greater than 47 feet in height is 26,000 square feet.

(6) Minimum Lot Area Per Dwelling Unit. None.

(7) Maximum Number of Dwelling Units. 290 units.

(8) The requirements of SEC. S-____.108(c) do not apply.

(c) For development of the Property with uses other than a special project, the following requirements apply to the portion of the Property adjacent to the State Thomas Historic District (H/25) described herein.

(1) Applicability. The requirements in this section SEC. S-____.108(c) only apply to the approximately 7,200 square foot portion of the Property adjacent to the State Thomas Historic District, being part of City Block 561 and identified on Exhibit S-__D:

(2) For uses other than a special project, the following requirements apply:

(A) Maximum Height. 36 feet.

(B) Coverage. A maximum of 60 percent of the 7,200 square foot tract may be covered by buildings and structures.

SEC. S-____.109. URBAN DESIGN REQUIREMENTS.

(a) For a special project, the following urban design requirements apply.

(b) Sidewalks.

(1) Minimum 8 foot unobstructed sidewalk along Boll Street.

(2) Minimum 10 foot unobstructed sidewalk along McKinney Avenue.

(3) Sidewalks should be continuous and level across all driveways and curb cuts and should be designed to be at the same grade as the sidewalk.

(c) Pedestrian streetlamps are allowed along the street frontage spaced at 45' to 60' with the exception of visibility triangles and vehicular drives.

(d) A minimum of two of each of the following pedestrian amenities must be provided along the McKinney Avenue frontage:

(1) a bench,

(2) a trash receptacle, and

(3) a bicycle rack.

(e) One of each of the following pedestrian amenities must be provided along the Boll Street frontage:

- (1) a bench,
- (2) a trash receptacle,
- (3) a bicycle rack, and
- (4) a pet waste station.

(f) Architectural Elements. Architectural elements, such as but not limited to the following, must be provided at all public entry points:

- (1) Architecturally prominent public entrances,
- (2) Canopies,
- (3) Awnings,
- (4) Attached towers, or
- (5) Turrets.

(g) Ground level transparency. Any façade facing McKinney Avenue must have a minimum transparency of 50 percent for the portion of the building on the ground level between grade and 13 feet in height. Any façade facing Boll Street must have a minimum transparency of 40 percent for the portion of the building on the ground level between grade and 13 feet in height. This provision does not apply to parking structures.

(h) Building articulation. Street-facing facades must provide articulation that is a minimum depth of 3 feet at least once every 75 feet of façade length.

(i) Street level activating uses.

(1) A minimum of 10,000 square feet of floor area on the ground story of any building must contain one or a combination of the following uses:

- (A) Restaurant.
- (B) Retail.
- (C) Professional, personal service and custom craft uses.

(j) Screening of rooftop equipment. All mechanical and related equipment located on the rooftop of any building must be screened so as not to be visible from adjacent public right-of-way.

(k) Street lights on Boll Street. Street lights along Boll Street must be of a historical character and appearance that is compatible with the State Thomas Historic District and be approved by the historic preservation officer.

(l) Private open space. For a development containing 100 or more dwelling units, a minimum of 2,500 square feet of private open space must be provided that is accessible to all residents of the building. Private open space may be located on top of a roof or on any floor of a building, or on the ground floor areas internal to the site.

SEC. S-____.110. OFF-STREET PARKING AND LOADING.

(a) Except as otherwise provided in this section, consult the use regulations (Section 7, PD 193) for the specific off-street parking and loading regulations for each use.

(b) The following requirements apply for a special project.

(1) Except for surface parking spaces shown on the development plan, all required off-street parking must be located below grade. For retail, restaurant, professional, personal service, and custom craft uses in a special project, packed parking may count toward the off-street parking requirements.

(2) Valet parking drop-off and pick-up:

(A) must be located within the building site; and

(B) may not occur within the surface parking area off of Boll Street shown on the development plan.

(3) Two medium size off-street loading spaces are required and two small size off-street loading spaces are required. Loading spaces must be located within the building site and may not be located in the surface parking area off of Boll Street shown on the development plan. The dimensions of the off-street loading spaces shall comply with the requirements of Section 51P-193.115(b)(5)-(6). Loading may only occur between the hours of 7:00 am to 7:00 pm.

SEC. S-____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI of Chapter 51A, Dallas Development Code, as amended.

SEC. S-____.112. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Part I of this article.

(b) For a special project, development and use of the Property must comply with the landscape plan (Exhibit S- __B). In the event of a conflict between the text of this division and the landscape plan, the text of this division controls.

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

(d) Tree wells are allowed within the planting area with a maximum spacing of 30' on-center with the exception of visibility triangles and vehicular drives.

SEC. S-____.113. SIGNS.

(a) Except as provided herein, signs must comply with the provisions for business zoning districts in Article VII.

(b) Signage placed on a façade facing Boll Street must be compatible with the State Thomas Historic District. Signage does not need to be shown on a development or landscape plan. The design of the sign must be approved by the historic preservation officer.

Staff Recommendation:

SEC. S-____.114. MIXED INCOME HOUSING.

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the increased density in Section S-____.108(3).

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

(c) Compliance with Section 20A-27(g) is not required.

(d) During the rental affordability period, for any multifamily use that depends on the increased density in Section S-____.108(3), five percent of the total residential rental units must be made available for lease at an affordable rent (as defined in Section 20A-24) with an income band of 51 percent to 60 percent of adjusted median family income. The mixed-income restrictive covenant in Section 20A-26 and the rental affordability period are for a term of 20 years.

Applicant's Request:

~~**SEC. S-____.114. MIXED INCOME HOUSING.**~~

~~(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the increased density in Section S-____.108(3).~~

~~(b) Compliance with Section 51A-4.1107 is not required.~~

~~(c) Compliance with Section 20A-27(g) is not required.~~

~~(d) During the rental affordability period, for any multifamily use that depends on the increased density in Section S-____.108(3), five percent of the total residential rental units must be made available for lease at an affordable rent (as defined in Section 20A-24) with an income band of 61 percent to 80 percent of adjusted median family income. The mixed-income restrictive covenant in Section 20A-26 and the rental affordability period are for a term of 20 years.~~

SEC. S-____.114.115. ADDITIONAL PROVISIONS.

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

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

(c) The owner or developer shall design and install a driveway along the McKinney Avenue frontage of the property aligned with the existing eastbound approach of Boll Street in the approximate location shown on the development plan. At the time of building permit, deviations in the location of the driveway may be approved by the building official as necessary such that a traffic signal pole and mast arm may be designed and installed to align with the proposed site driveway for the westbound approach of Boll Street.

(d) Operational requirements for outdoor private amenity areas for a special project. For a residential use, these restrictions apply to amenity areas accessible for use by all residents.

(1) Amplified sound is prohibited.

(2) Lights shall be hooded or shielded to prevent casting of light onto adjacent properties.

(3) Private outdoor amenity space for office uses may only be used for programmed events between the hours of 8:30 am and 10:00 pm.

SEC. S-____.115116. COMPLIANCE WITH CONDITIONS

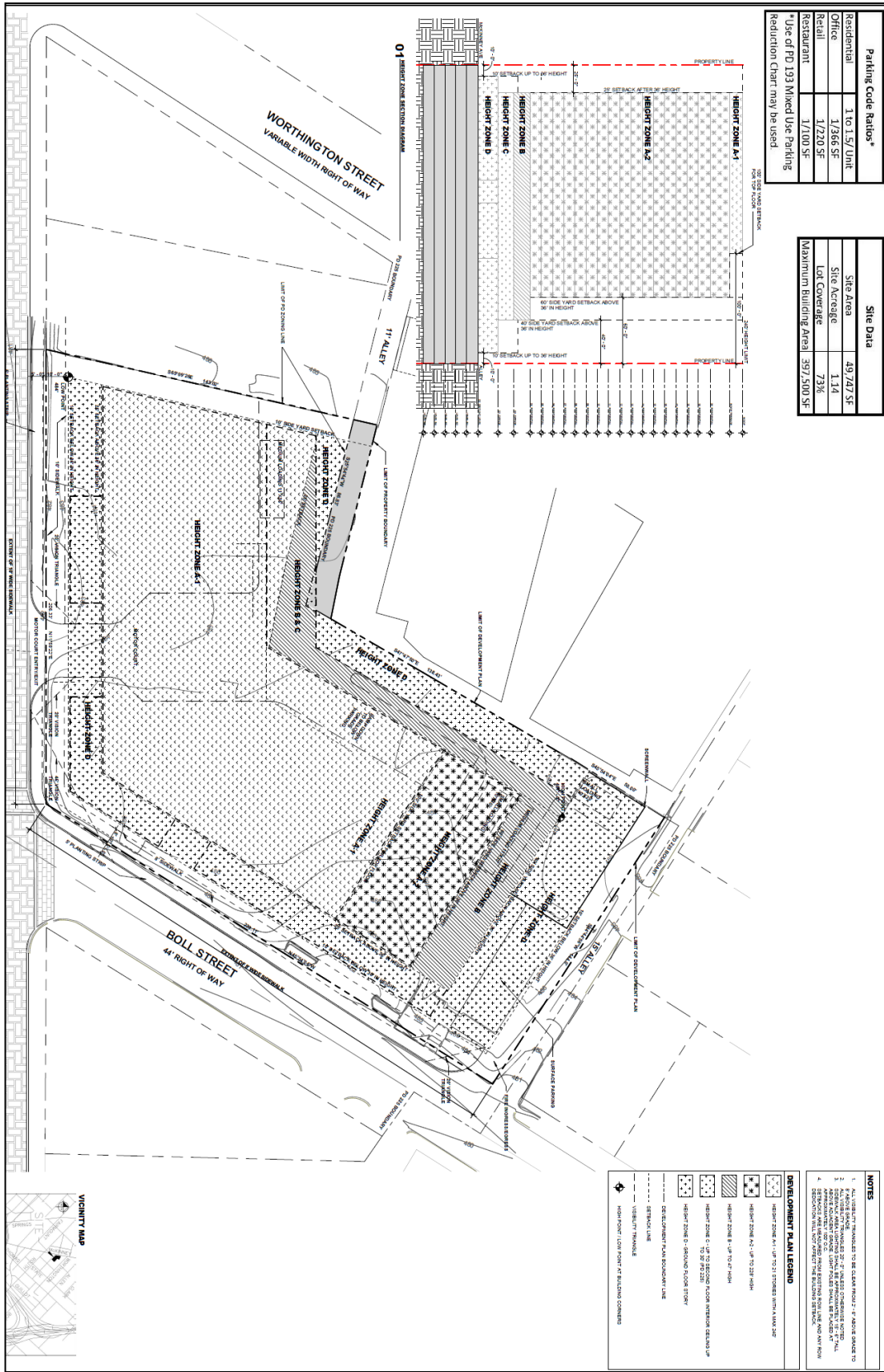
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

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

SEC. S-____.116117. ZONING MAP.

PD 193 Subdistrict ____ is located on Zoning Map No.____.

PROPOSED DEVELOPMENT PLAN



| Parking Code Ratios* | |
|----------------------|----------------|
| Residential | 1 to 1.5/ Unit |
| Office | 1/266 SF |
| Retail | 1/220 SF |
| Restaurant | 1/100 SF |

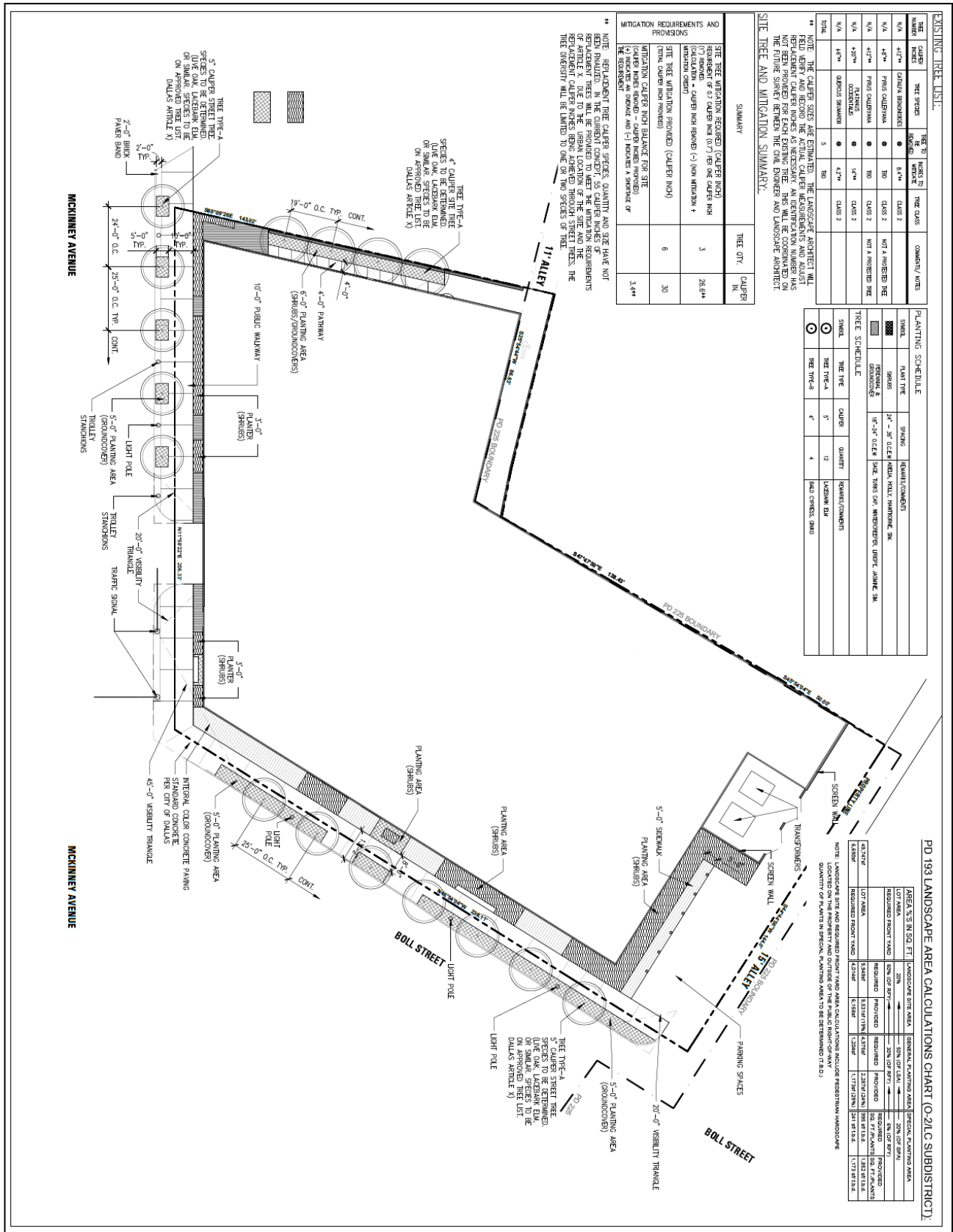
| Site Data | |
|-----------------------|------------|
| Site Area | 49,747 SF |
| Site Coverage | 1.34 |
| Lot Coverage | 73% |
| Maximum Building Area | 397,500 SF |

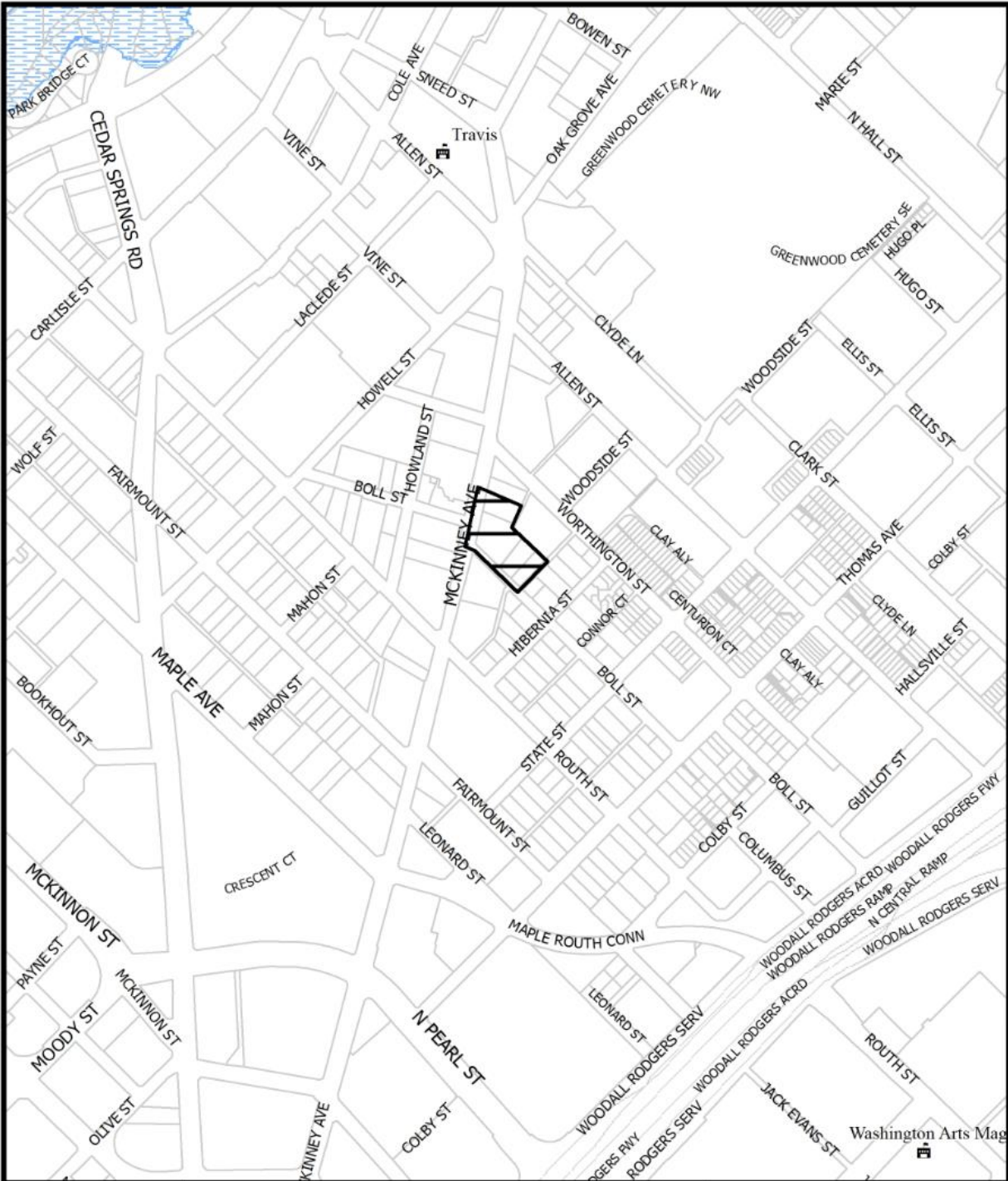
- NOTES**
1. ALL BUILDING FOOTPRINTS TO BE CLEARLY IDENTIFIED BY A SHADING OR PATTERN.
 2. ALL BUILDING FOOTPRINTS SHALL BE IDENTIFIED BY A SHADING OR PATTERN.
 3. ALL BUILDING FOOTPRINTS SHALL BE IDENTIFIED BY A SHADING OR PATTERN.
 4. ALL BUILDING FOOTPRINTS SHALL BE IDENTIFIED BY A SHADING OR PATTERN.


DEVELOPMENT PLAN LEGEND

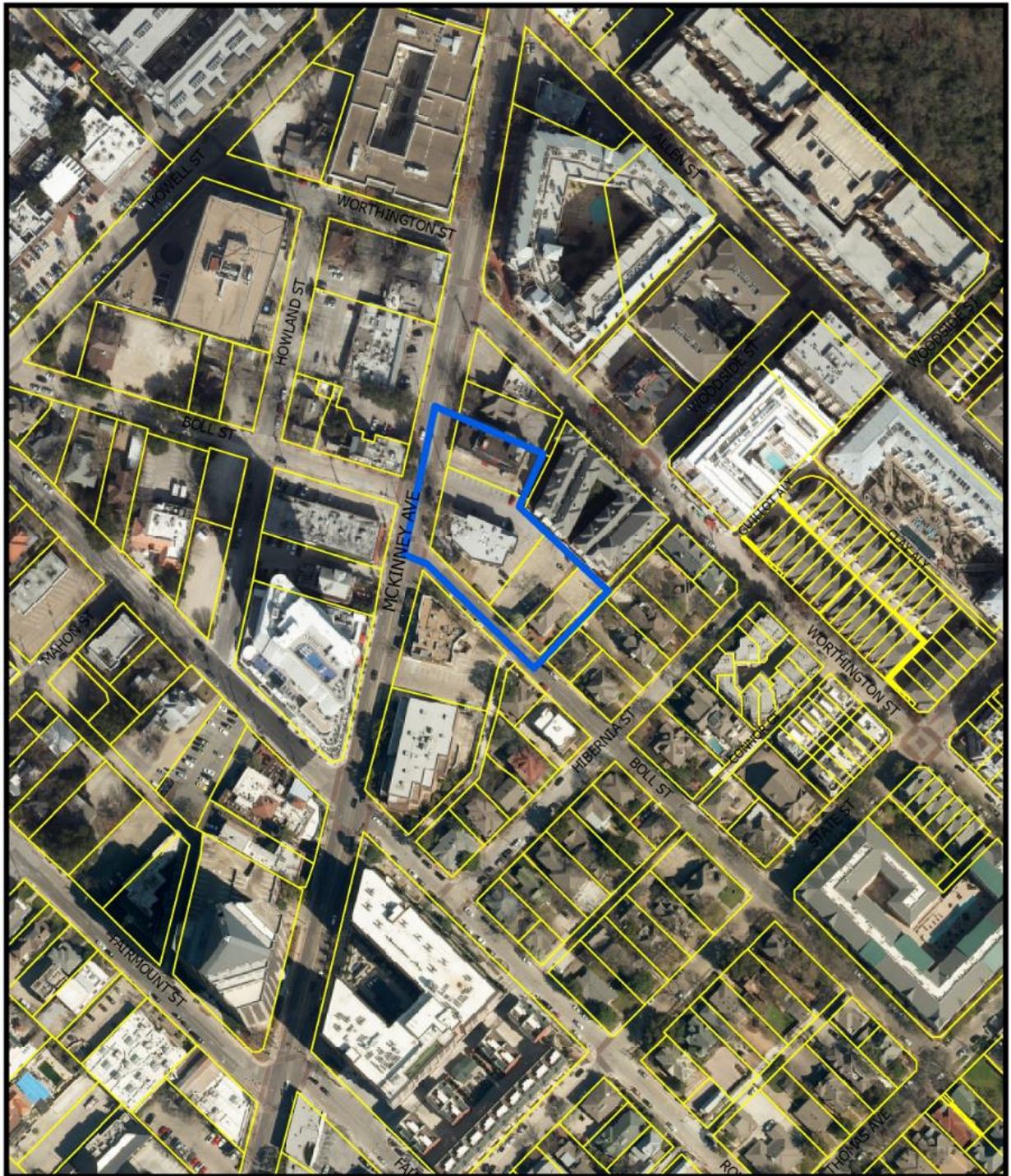
| | |
|--|--|
| | HEIGHT ZONE A-1 UP TO 22' HIGH |
| | HEIGHT ZONE B-2 UP TO 30' HIGH |
| | HEIGHT ZONE C UP TO SECOND FLOOR INTERIOR CEILING UP TO 20' HIGH |
| | HEIGHT ZONE D (SECOND FLOOR STORY) UP TO 20' HIGH |
| | HEIGHT ZONE E-1 (GROUND FLOOR STORY) UP TO 10' HIGH |
| | HEIGHT ZONE E-2 (GROUND FLOOR STORY) UP TO 10' HIGH |
| | HEIGHT ZONE E-3 (GROUND FLOOR STORY) UP TO 10' HIGH |
| | HEIGHT ZONE E-4 (GROUND FLOOR STORY) UP TO 10' HIGH |
| | HEIGHT ZONE E-5 (GROUND FLOOR STORY) UP TO 10' HIGH |
| | SECTION LINE |
| | HEIGHT POINT (LOW POINT OF BUILDING CORNER) |

PROPOSED LANDSCAPE PLAN





| | | |
|--|-----------------------|--|
|  1:6,000 | <h2>VICINITY MAP</h2> | Case no: <u> Z190-188 </u> Date: <u> 11/2/2020 </u> |
|--|-----------------------|--|

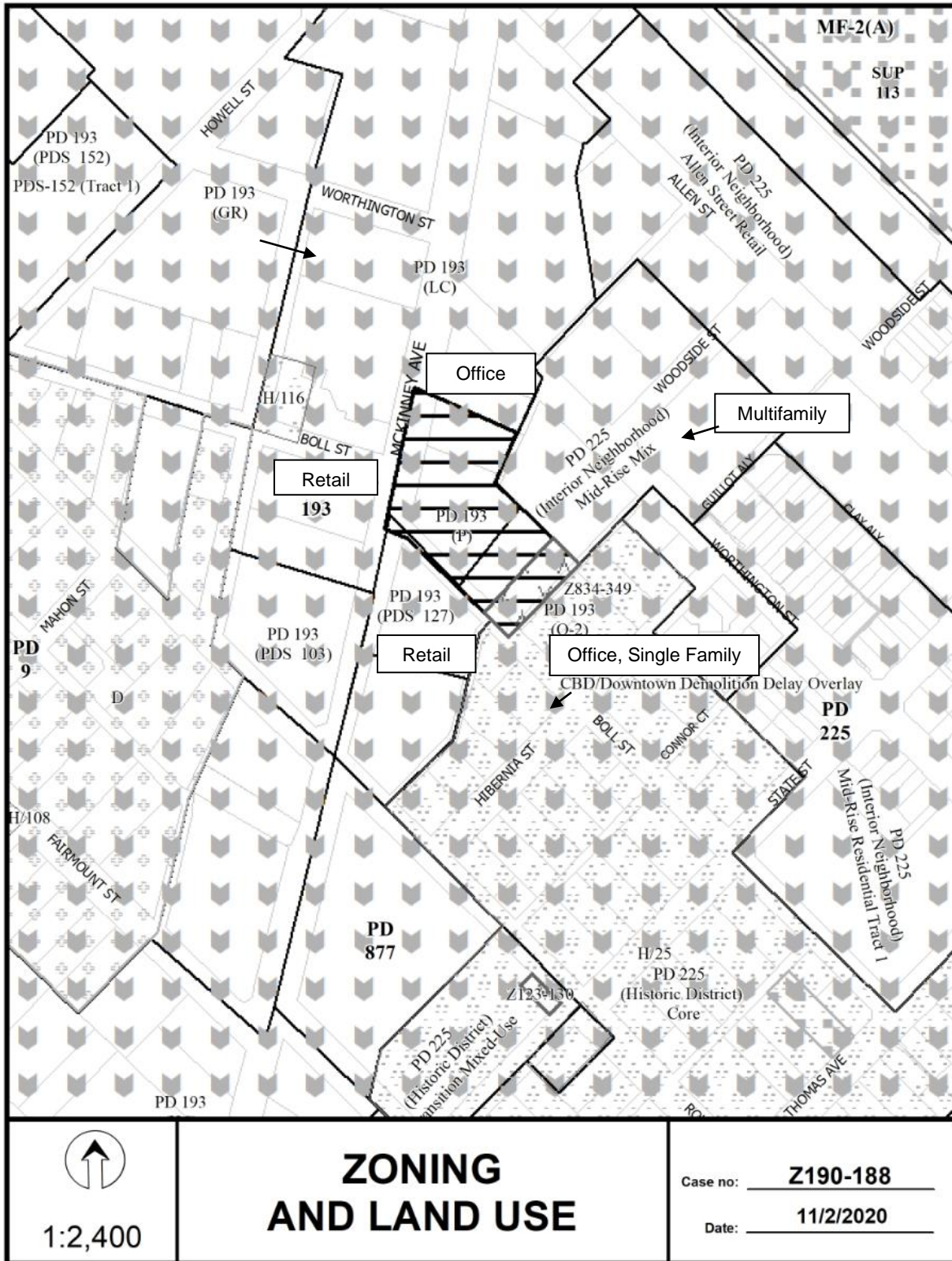


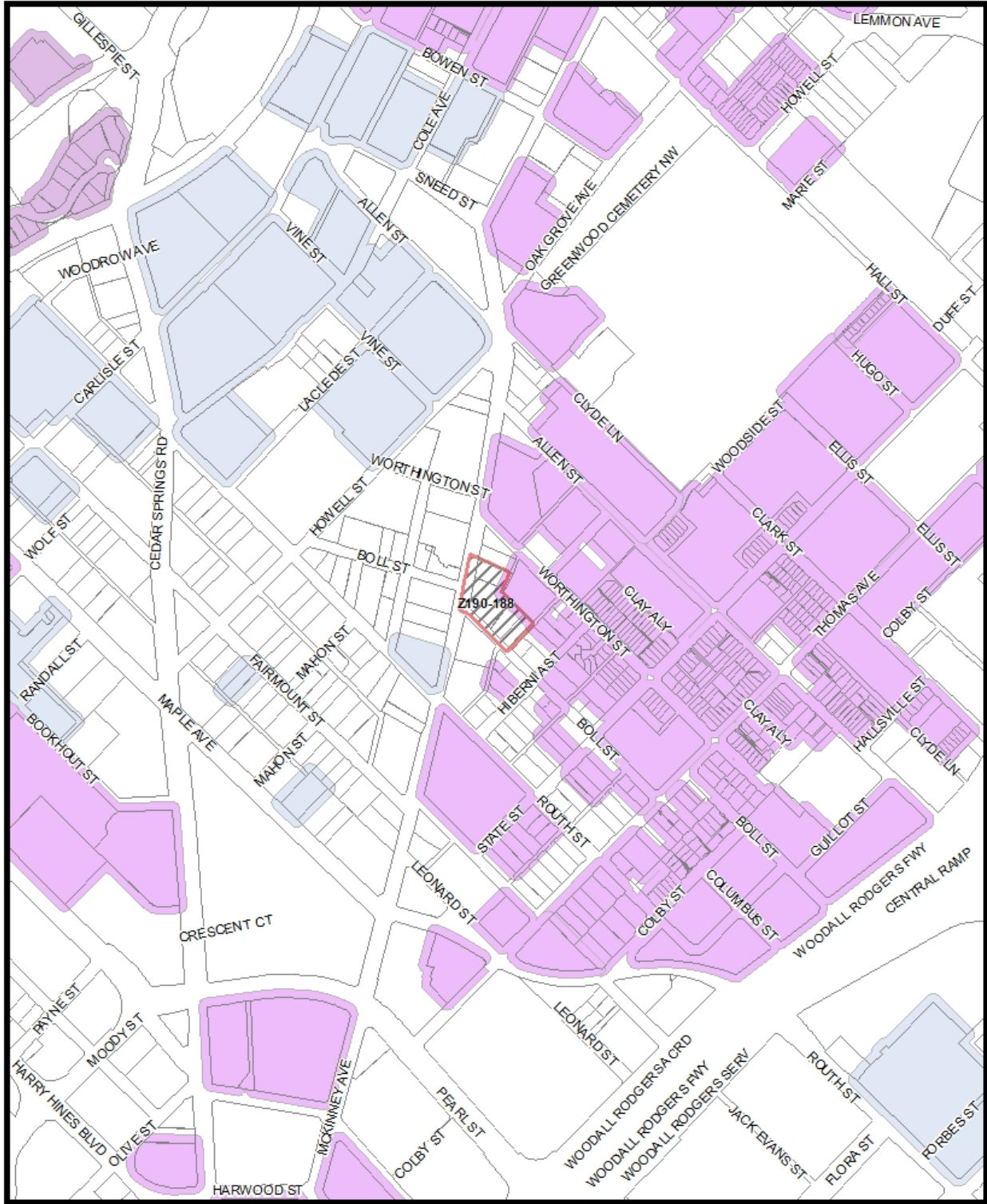
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AERIAL MAP

Case no: Z190-188

Date: 11/2/2020



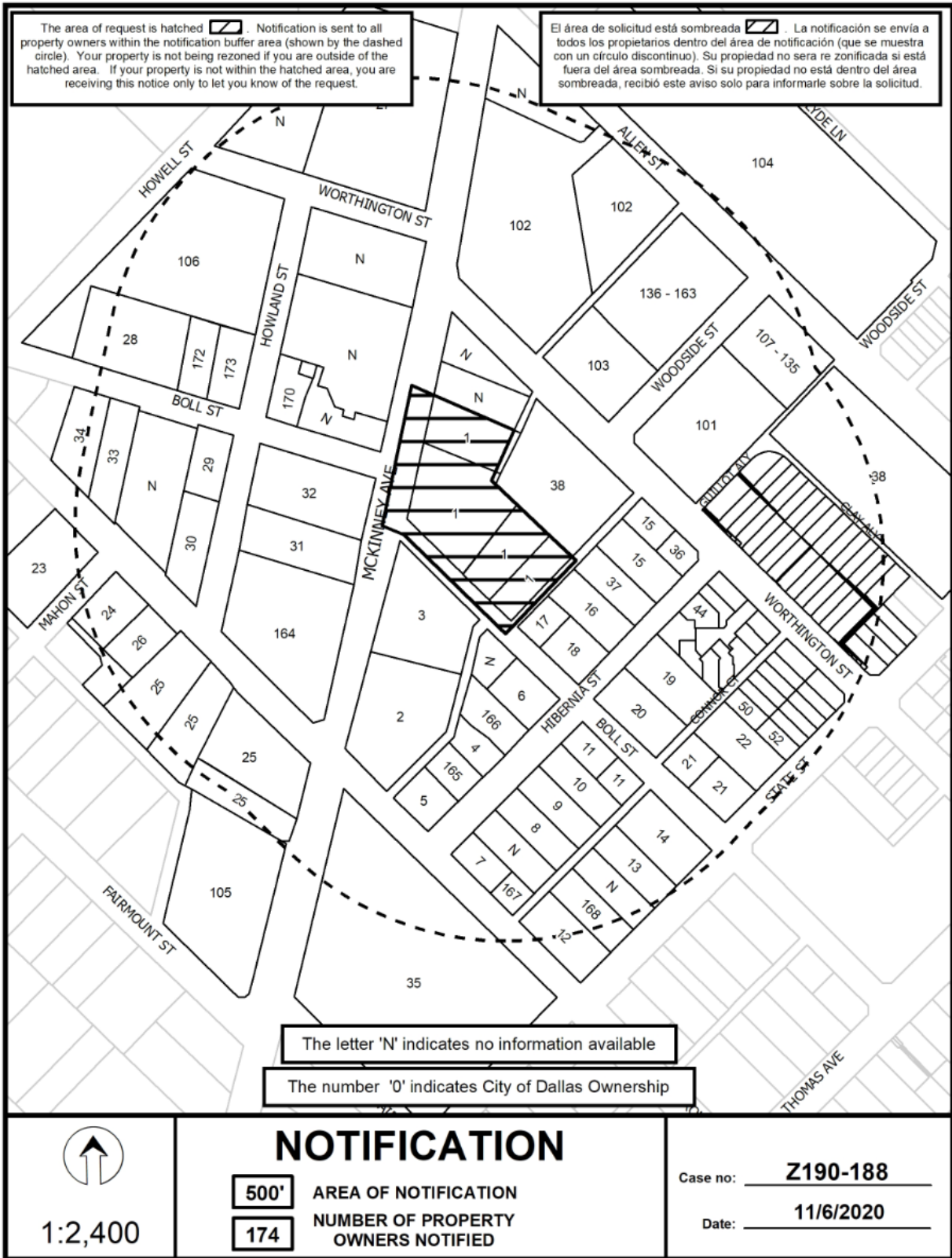


Market Value Analysis A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 11/2/2020



11/02/2020

Notification List of Property Owners***Z190-188******164 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|----------------------------------|
| 1 | 2516 BOLL ST | 2700 MCKINNEY DALLAS PARTNERS |
| 2 | 2602 MCKINNEY AVE | UPTOWN ENERGY PARTNERS LP |
| 3 | 2614 MCKINNEY AVE | J&K REAL ESTATE INV LTD |
| 4 | 2609 HIBERNIA ST | SHEVES ENTERPRISE LLC |
| 5 | 2601 HIBERNIA ST | FATIMA LLC |
| 6 | 2619 HIBERNIA ST | EHM PROPERTIES HIBERNIA LLC |
| 7 | 2600 HIBERNIA ST | HIBERNIA INVESTMENT LLC |
| 8 | 2608 HIBERNIA ST | EHM PROPERTIESHIBERNIA II LLC |
| 9 | 2614 HIBERNIA ST | SMITH STEPHEN S & MARLA F |
| 10 | 2616 HIBERNIA ST | STAR B PROPERTIES LLC |
| 11 | 2620 HIBERNIA ST | SMITH BRADLEY |
| 12 | 2601 STATE ST | LIBERTY 7 REVOCABLE LIVING TRUST |
| 13 | 2615 STATE ST | SLATE RIVER PROPERTIES LP |
| 14 | 2621 STATE ST | PASCAL ENTERPRISES INC |
| 15 | 2715 HIBERNIA ST | INTOWN CHABAD THE |
| 16 | 2707 HIBERNIA ST | UPTOWN REAL ESTATE GROUP LLC |
| 17 | 2508 BOLL ST | LITTLE PAW KNOCKING LLC |
| 18 | 2701 HIBERNIA ST | FASULLO GREG & |
| 19 | 2706 HIBERNIA ST | MYSLIWY ALLIE RAYMOND & |
| 20 | 2700 HIBERNIA ST | WOODS JONATHAN & DAHLIA |
| 21 | 2701 STATE ST | ADA CAPITAL LTD |
| 22 | 2707 STATE ST | 2707 STATE LLC |
| 23 | 2711 ROUTH ST | PEGASUS FOUNDATION THE |
| 24 | 2707 ROUTH ST | TURTLE CREEK MANOR INC |
| 25 | 2609 ROUTH ST | OR ASSET HOLDINGS LP |
| 26 | 2703 ROUTH ST | DAYTON JOHN W |

11/02/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|---|
| 27 | 2811 MCKINNEY AVE | PJO 2811 LLC & |
| 28 | 2718 BOLL ST | SRPF BGINGERMAN PROPERTY LLC |
| 29 | 2703 BOLL ST | OGLE LINDA K ET AL |
| 30 | 2704 ROUTH ST | SC ONE DALLAS LLC |
| 31 | 2621 MCKINNEY AVE | AA PLAZA LLC |
| 32 | 2633 MCKINNEY AVE | CH RETAIL FUND I DALLAS MCKINNEY AVENUE LP |
| 33 | 2714 ROUTH ST | 2714 ROUTH STREET LTD |
| 34 | 2724 ROUTH ST | FREESTONE HOLDINGS LLC |
| 35 | 2500 MCKINNEY AVE | LG ROUTH LP |
| 36 | 2501 WORTHINGTON ST | WOFFRIED LP |
| 37 | 2711 HIBERNIA ST | PETEMAUS PROPERTIES LLC |
| 38 | 2521 WORTHINGTON ST | POST APARTMENT HOMES LP |
| 39 | 2415 WORTHINGTON ST | HIBERNIA TOWNHOUSES OWNER |
| 40 | 2718 HIBERNIA ST | TUCKER JOHN J |
| 41 | 2429 WORTHINGTON ST | COLLINS BENJAMIN |
| 42 | 2716 HIBERNIA ST | NEMOVI S SHAWN |
| 43 | 2433 WORTHINGTON ST | STUPAY DOUGLAS |
| 44 | 2714 HIBERNIA ST | SORRELS BARRY J |
| 45 | 2437 WORTHINGTON ST | CDASM MANAGEMENT LLC |
| 46 | 2712 HIBERNIA ST | SCHMIDT GEORGE A |
| 47 | 2449 WORTHINGTON ST | MADAFFARI CARL |
| 48 | 2445 WORTHINGTON ST | WILLE ERIC KENNETH & |
| 49 | 2441 WORTHINGTON ST | LIU KEVIN & |
| 50 | 2409 WORTHINGTON ST | CHOATE ROBERT K |
| 51 | 2413 WORTHINGTON ST | KELLIHER TIMOTHY J & JAMESON A |
| 52 | 2715 STATE ST | HUFF STEPHEN P & GWENDOLYN WILLIAMS |
| 53 | 2717 STATE ST | OLEARY SEAN & LAURA |
| 54 | 2719 STATE ST | CLARKE LAWRENCE MICHAEL & |
| 55 | 2415 WORTHINGTON ST | ZAIDI SHAN Y |
| 56 | 2417 WORTHINGTON ST | MCDOWELL MARK |
| 57 | 2419 WORTHINGTON ST | HADSELL CHARLES C |

11/02/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|----------------------------------|
| 58 | 2721 STATE ST | PATEL VIMAL & MEGHA |
| 59 | 2723 STATE ST | SKOMAL MARK EDWARD & |
| 60 | 2725 STATE ST | SIMS BRADLEY T |
| 61 | 2510 WORTHINGTON ST | VEREECKE MATTHEW & |
| 62 | 2506 WORTHINGTON ST | DAVIS JONATHAN SCOTT |
| 63 | 2502 WORTHINGTON ST | MENDIS ROSHAN & DINELI |
| 64 | 2522 WORTHINGTON ST | CHINNAPOLAMADA GOUTHAM & |
| 65 | 2522 WORTHINGTON ST | CHINNAPOLAMADA GOUTHAM & |
| 66 | 2518 WORTHINGTON ST | THOMPSON VALERIE |
| 67 | 2518 WORTHINGTON ST | THOMPSON VALERIE |
| 68 | 2514 WORTHINGTON ST | HOWARD SCOTT HUNTER |
| 69 | 2514 WORTHINGTON ST | HOWARD SCOTT HUNTER |
| 70 | 2448 WORTHINGTON ST | JENSEN FAMILY TRUST |
| 71 | 2444 WORTHINGTON ST | HANSEN LIVING TRUST THE |
| 72 | 2440 WORTHINGTON ST | MARCIAL JESUS DAVID & |
| 73 | 2436 WORTHINGTON ST | BOWMAN NICHOLAS J & |
| 74 | 2432 WORTHINGTON ST | WILDER ELIZABETH |
| 75 | 2428 WORTHINGTON ST | QUDAH FAIGA |
| 76 | 2496 WORTHINGTON ST | HURT CHRISTIAN J |
| 77 | 2496 WORTHINGTON ST | HURT CHRISTIAN J |
| 78 | 2492 WORTHINGTON ST | WANG NINGYUE |
| 79 | 2492 WORTHINGTON ST | WANG NINGYUE |
| 80 | 2488 WORTHINGTON ST | MILLER RYAN TED |
| 81 | 2488 WORTHINGTON ST | MILLER RYAN TED |
| 82 | 2484 WORTHINGTON ST | NATHAN NIRAJ R |
| 83 | 2480 WORTHINGTON ST | BENBROOKS HOLDINGS LLC |
| 84 | 2476 WORTHINGTON ST | TRAN PHONG N |
| 85 | 2805 STATE ST | HARRIS RANDELL J & LINDA DARLENE |
| 86 | 2809 STATE ST | SMITH CHRISTOPHER |
| 87 | 2813 STATE ST | WILLIAMS PATRICK |
| 88 | 2817 STATE ST | RAY COLBY |

11/02/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|------------------------------------|
| 89 | 2404 WORTHINGTON ST | CHAMBERS WILLIAM PATRICK |
| 90 | 2452 WORTHINGTON ST | YU KEVIN & |
| 91 | 2408 WORTHINGTON ST | DAVIS LEE MICHAEL & |
| 92 | 2456 WORTHINGTON ST | BALFOUR THOMAS & DAVID |
| 93 | 2412 WORTHINGTON ST | MCCLAIN RENTAL PROPERTIES LLC |
| 94 | 2460 WORTHINGTON ST | LITCHFIELD CHRISTOPHER |
| 95 | 2416 WORTHINGTON ST | GRUBEN ADRIENNE & |
| 96 | 2464 WORTHINGTON ST | MARTINEZGARCIA ENRIQUE |
| 97 | 2420 WORTHINGTON ST | COLEMAN ROBERT B & |
| 98 | 2468 WORTHINGTON ST | CALVERT DAVID |
| 99 | 2424 WORTHINGTON ST | CONNER EUGENE |
| 100 | 2472 WORTHINGTON ST | BALFOUR LIVING TR |
| 101 | 2838 WOODSIDE ST | ALTA STATE THOMAS LP |
| 102 | 2808 MCKINNEY AVE | POST WORTHINGTON LP |
| 103 | 2801 WOODSIDE ST | WOODSIDE LTD LLC |
| 104 | 2610 ALLEN ST | 2610 ALLEN ST LTD PS |
| 105 | 2515 MCKINNEY AVE | CHATEAU PLAZA HOLDINGS LP |
| 106 | 2626 HOWELL ST | TRINITY BELL APARTMENTS LLC |
| 107 | 2848 WOODSIDE ST | ZALE ILSE |
| 108 | 2848 WOODSIDE ST | BEASLEY JOSEPH R & DOROTHY A KNOLL |
| 109 | 2848 WOODSIDE ST | SEIF FAYEZ G |
| 110 | 2848 WOODSIDE ST | SLIU 2848 WOODSIDE LLC |
| 111 | 2848 WOODSIDE ST | WADDELL ELEANOR & |
| 112 | 2848 WOODSIDE ST | RANSOM CURTIS EVERDY |
| 113 | 2848 WOODSIDE ST | MAHER PATRICK C |
| 114 | 2848 WOODSIDE ST | JOSEFEN ANNIE S |
| 115 | 2848 WOODSIDE ST | PARUK ADNAN A |
| 116 | 2848 WOODSIDE ST | SMITH MARKE COURTNEY & CAROL LYNN |
| 117 | 2848 WOODSIDE ST | BURGESS ERIN TIMMINS & |
| 118 | 2848 WOODSIDE ST | WISE REVOCABLE TRUST |
| 119 | 2848 WOODSIDE ST | CIMLER FAMILY TRUST THE & |

11/02/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|------------------|---------------------------------------|
| 120 | 2848 WOODSIDE ST | SCHWARTZ BARBARA E |
| 121 | 2848 WOODSIDE ST | YATES ERNEST & MARIA E |
| 122 | 2848 WOODSIDE ST | MCCLELLAND FAMILY TRUST |
| 123 | 2848 WOODSIDE ST | OWLS NEST LLC |
| 124 | 2848 WOODSIDE ST | KUAN JOHN |
| 125 | 2848 WOODSIDE ST | BELETIC JOHN D & |
| 126 | 2848 WOODSIDE ST | FORD RICHARD R & RENEE D |
| 127 | 2848 WOODSIDE ST | RICHARDS ELIZABETH ANN & GILL |
| 128 | 2848 WOODSIDE ST | SESSIONS KAREN D & PETER A |
| 129 | 2848 WOODSIDE ST | GERARD 2014 TRUST THE |
| 130 | 2848 WOODSIDE ST | BUCKLEY LAWRENCE J & SUZANNE E SHAFER |
| 131 | 2848 WOODSIDE ST | TAFFY FRANK |
| 132 | 2848 WOODSIDE ST | ALMAND MARY LYNN |
| 133 | 2848 WOODSIDE ST | KRUTSCH SHARRY |
| 134 | 2848 WOODSIDE ST | ANTOGNELLI PATRICK J & GISELA |
| 135 | 2848 WOODSIDE ST | CHAMBERS DENNIS L & ANGELINA L |
| 136 | 2885 WOODSIDE ST | BLAKELEY JULIE |
| 137 | 2885 WOODSIDE ST | JARDIM JOANNA MACHADO |
| 138 | 2885 WOODSIDE ST | SILVA PATRICIA LAMBERT |
| 139 | 2885 WOODSIDE ST | TINWALA UMMEAIMAN & |
| 140 | 2885 WOODSIDE ST | EKAS COLLEEN E |
| 141 | 2885 WOODSIDE ST | SRISINROONGRUANG RATTAPOL |
| 142 | 2885 WOODSIDE ST | FILES THOMAS |
| 143 | 2885 WOODSIDE ST | LINN ALEXANDER S |
| 144 | 2885 WOODSIDE ST | COWAN ANDREW & |
| 145 | 2885 WOODSIDE ST | MANCINI MARY & DAVID |
| 146 | 2885 WOODSIDE ST | SAMUELS KIMBERLY C |
| 147 | 2885 WOODSIDE ST | GRISHAM CARISSA |
| 148 | 2885 WOODSIDE ST | NAIGEON VIRGINIE ANDREE |
| 149 | 2885 WOODSIDE ST | MOERSCH CHRISTOPHER & |
| 150 | 2885 WOODSIDE ST | HIERSCH JERRY L & CATHERINE S |

Z190-188(PD)

11/02/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|-------------------------------|
| 151 | 2885 WOODSIDE ST | RODRIGUEZ JEFFREY JOHN |
| 152 | 2885 WOODSIDE ST | FETE MARGARET |
| 153 | 2885 WOODSIDE ST | ALLISON LODOWICK B |
| 154 | 2885 WOODSIDE ST | MANCUSO DALE & |
| 155 | 2885 WOODSIDE ST | CORDES ROBERT C & KRISTEN T |
| 156 | 2885 WOODSIDE ST | FOSTER BRADLEY |
| 157 | 2885 WOODSIDE ST | DUDLEY RICHARD C |
| 158 | 2885 WOODSIDE ST | ONG ADRIAN |
| 159 | 2885 WOODSIDE ST | MCDADE JAMES C & RACHEL |
| 160 | 2885 WOODSIDE ST | LAGER PAIGE MACKENZIE |
| 161 | 2885 WOODSIDE ST | DAY KENNETH L |
| 162 | 2885 WOODSIDE ST | REINMILLER GRACE M |
| 163 | 2885 WOODSIDE ST | WILLIAMS LISA A TR |
| 164 | 2619 MCKINNEY AVE | ONE DALLAS UPTOWN VENTURE LLC |

FILE NUMBER: Z190-333(PD) **DATE FILED:** August 12, 2020
LOCATION: Northeast side of Monterrey Drive, between Farola Drive and Itasca Drive
COUNCIL DISTRICT: 9 **MAPSCO:** 38 H
SIZE OF REQUEST: ±6.479 acres **CENSUS TRACT:** 127.01

REPRESENTATIVE: Karl A. Crawley, MASTERPLAN

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application to amend Planned Development District No. 896 for a public school other than open-enrollment charter school.

SUMMARY: The applicant proposes to 1) reduce the maximum floor area from 122,500 square feet to 85,500 square feet; 2) reduce the 50,000 square foot expansion area to 9,500 square feet; 3) provide an approximately 3,300 square foot addition for a vestibule; 4) replace the existing chiller; and 5) reconfigure the concrete walkway along Farola Drive.[Casa View Elementary School]

STAFF RECOMMENDATION: Pending.

PRIOR CPC ACTION: On December 17, 2020, the Commission held the request under advisement to allow the representative an opportunity to revise the request. Staff did not receive the revisions on time to conduct reviews or generate comments. However, staff intends to have comments and a recommendation on the date of the hearing.

PLANNED DEVELOPMENT DISTRICT NO. 896:
<http://www.dallascityattorney.com/51P/Articles%20Supp%2044/ARTICLE%20896.pdf>

PLANNED DEVELOPMENT DISTRICT NO. 896 EXHIBIT:
<http://www.dallascityattorney.com/51P/Articles%20Supp%2044/ARTICLE%20896.pdf>
<http://www.dallascityattorney.com/51P/Exhibits%20Supp%2044/Exhibit%20896B.pdf>
<http://www.dallascityattorney.com/51P/Exhibits%20Supp%2044/Exhibit%20896C.pdf>

BACKGROUND INFORMATION:

- The school was originally constructed in 1950 according to Dallas Central Appraisal District records.
- On December 28, 2007, a building permit was issued to add new portable classrooms.
- On February 6, 2014, a multi-phase remodel permit was completed according to permit records.
- An application was submitted for the Planned Development District to facilitate the construction of a one-story, 14,700 square foot addition and to establish setbacks, landscaping, and parking requirements different from code requirements for schools.
- As a result, PD No. 896 was established by the City Council on April 13, 2016 and allows a public school other than an open-enrollment charter school and R-7.5(A) Single Family District uses.
- The request site is developed with an elementary school use and contains approximately 72,700 square feet of floor area.
- The applicant proposes to 1) reduce the maximum floor area from 122,500 square feet to 85,500 square feet; 2) reduce the 50,000 square foot expansion area to 9,500 square feet; 3) provide an approximately 3,300 square foot addition for a vestibule; 4) replace the existing chiller; and 5) reconfigure the concrete walkway along Farola Drive

Zoning History: There has been one recent zoning change requests in the vicinity within the last five years.

1. **Z165-165:** On April 13, 2016, the City Council created Planned Development District No. 896 for R-7.5(A) and public school uses.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|----------------------------|-----------------|---------------------|
| Farola Drive | Local Collector | 60 ft. |
| Monterrey Avenue | Local Collector | 60 ft. |
| Itasca Drive | Local Collector | 53 ft. |

Traffic:

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

COMPREHENSIVE PLAN:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Surrounding Land Uses:

| | Zoning | Land Use |
|------------------|---------------|-----------------|
| Site | PD No. 896 | Public School |
| Northwest | R-7.5(A) | Single Family |
| North | R-7.5(A) | Single Family |
| Northeast | R-7.5(A) | Park |
| Southeast | R-7.5(A) | Single Family |
| South | R-7.5(A) | Single Family |
| Southwest | R-7.5(A) | Single Family |

Land Use Compatibility

The request site is developed with improvements that have supported Casa View Elementary School for over 60 years. The applicant proposes to 1) reduce the maximum floor area from 122,500 square feet to 85,500 square feet; 2) reduce the 50,000 square foot expansion area to 9,500 square feet; 3) provide an approximately 3,300 square foot addition for a vestibule; 4) replace the existing chiller; and 5) reconfigure the concrete walkway along Farola Drive. The existing chiller is approximately 25 feet in height and is not screened from the single family dwellings or park. This is a necessity of the request. The request proposes to replace the taller chiller with an approximately eight-foot chiller screened behind an eight-foot tall wall.

Surrounding uses consist of single family on all sides with the exception of a park to the north, the only other parcel on the block. Because the school’s only other neighbor on the block is a park, the reductions to the setbacks are more compatible than if the site shared its block face with single family properties.

Staff supports the amendment because the school has operated within the community at this location for more than 60 years and the proposed addition will facilitate needed enlargements to accommodate the staff and students. Staff considers the requested amendment to be compatible with the surrounding single-family neighborhood because of compliance with the proposed PD conditions being consistent with the regulations of an R-7.5(A) District, a development plan, and a Traffic Management Plan requiring periodic updates will ensure the operation runs optimally in the future.

Parking:

The requirement for off-street parking for the school is derived from three criteria: 1) the number of classrooms, 2) the type of institution that serves the students (e.g., elementary, middle or high school), and 3) the parking requirement established by the

PD. The requirements for off-street parking requires one and one-half spaces for each elementary school classroom. At this ratio, the school is required to provide 66 off-street spaces for the existing 44 classrooms. No increase in the number of classrooms is associated with the request. Currently, the site provides the required 66 parking spaces.

Market Value Analysis

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

Landscaping

Landscape requirements must comply with the revised landscape plan, per PDD No. 896.

LIST OF OFFICERS

**Dallas Independent School District
Board of Trustees**

Edwin Flores, District 1
Dustin Marshall, District 2
Dan Micciche, District 3
Karla Garcia, District 4
Maxie Johnson, District 5
Joyce Foreman, District 6
Ben Mackey, District 7
Miguel Solis, District 8
Justin Henry, District 9

PROPOSED CONDITIONS

“ARTICLE _____.

PD _____.

SEC. 51P- 896.101. LEGISLATIVE HISTORY.

PD 896 was established by Ordinance No. 30061, passed by the Dallas City Council on April 13, 2016. (Ord. 30061)

SEC. 51P- 896.102. PROPERTY LOCATION AND SIZE.

PD 896 is established on property located at the east corner of Farola Drive and Monterrey Avenue. The size of PD 896 is approximately 6.55 acres. (Ord. 30061)

SEC. 51P-896 .103. DEFINITIONS AND INTERPRETATIONS.

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

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

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

SEC. 51P- 896.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 896A: development plan.
- (2) Exhibit 896B: landscape plan.
- (s) Exhibit 896C: traffic management plan. (Ord. 30061)

SEC. 51P- 896.105. DEVELOPMENT PLAN.

(a) For public school, development and use of the Property must comply with the development plan (Exhibit 896A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, and development schedule, do not apply.(Ord. 30061)

SEC. 51P- 896.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) The following additional main use is permitted:

-- Public school other than an open-enrollment charter school. (Ord. 30061)

SEC. 51P-896.107. ACCESSORY USES.

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

SEC. 51P-896.108. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) Public school.

(1) Setbacks from street.

(A) Farola Drive.

(i) Minimum setback is 25 feet.

(ii) Light poles, flag poles, and similar poles are allowed in the setback area.

(B) Monterrey Drive. Minimum setback is 10 feet. Light poles are allowed in the setback area.

(C)

(D) Itasca Drive. Minimum setback is eight feet.

(2) Rear yard. Minimum rear yard is 10 feet.

(3) Side yard. No minimum side yard.

(4) Floor area. Maximum floor area is ~~422,500~~ 85,500 square feet.

SEC. 51P- 896.109. OFF-STREET PARKING AND LOADING.

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

(b) For a public school, off-street parking is permitted in required yards and is not required to be screened. (Ord. 30061)

SEC. 51P- 896.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 30061)

SEC. 51P-896.111. LANDSCAPING.

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

(b) For a public school, landscaping must be provided as shown on the landscape plan (Exhibit 896B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(c) Plant materials must be maintained in a healthy, growing condition. (Ord. 30061)

SEC. 51P-896.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 30061)

SEC. 51P-896.113. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school other than an open-enrollment charter school with the traffic management must comply with the traffic management plan (Exhibit 896C).

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the Director by November 1, ~~2017~~ 2023. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each odd-numbered year.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

(A) ingress and egress points;

(B) queue lengths;

(C) number and location of personnel assisting with loading and unloading of students;

(D) drop-off and pick-up locations;

(E) drop-off and pick-up hours for each grade level;

(F) hours for each grade level; and

(G) circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(c) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion. (Ord. 30061)

SEC. 51P-896.114. ADDITIONAL PROVISIONS.

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

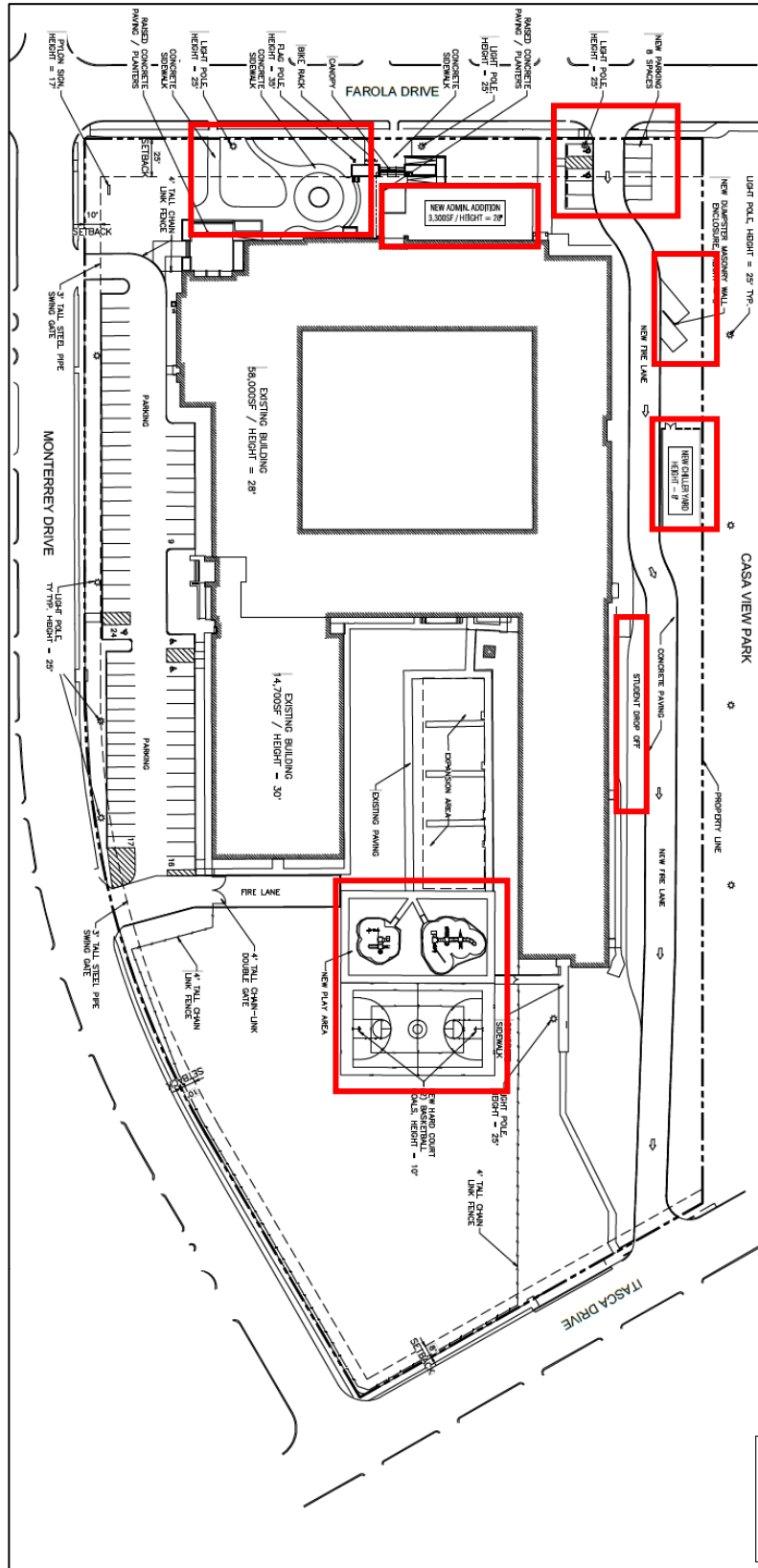
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-896.115. COMPLIANCE WITH CONDITIONS.

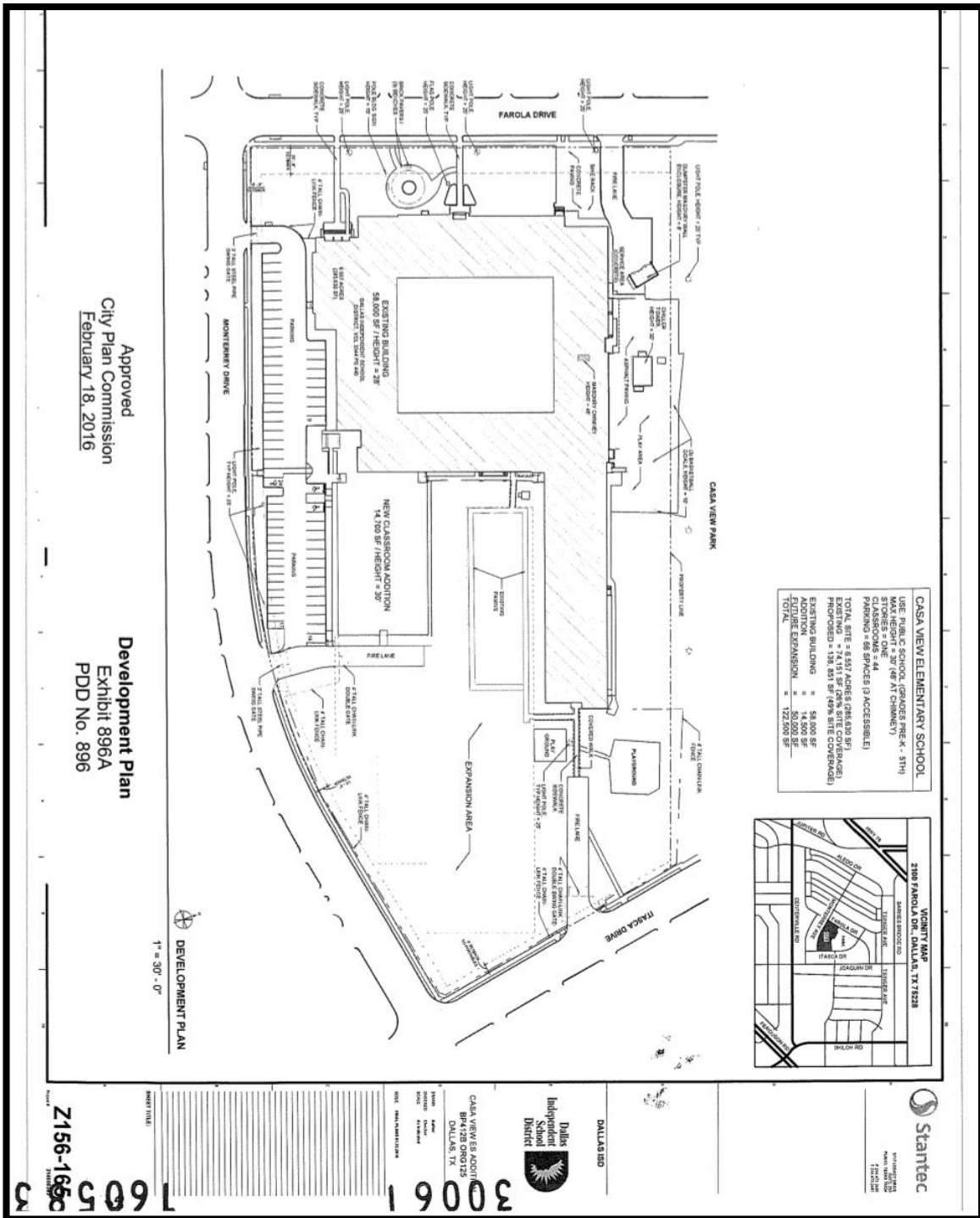
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

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

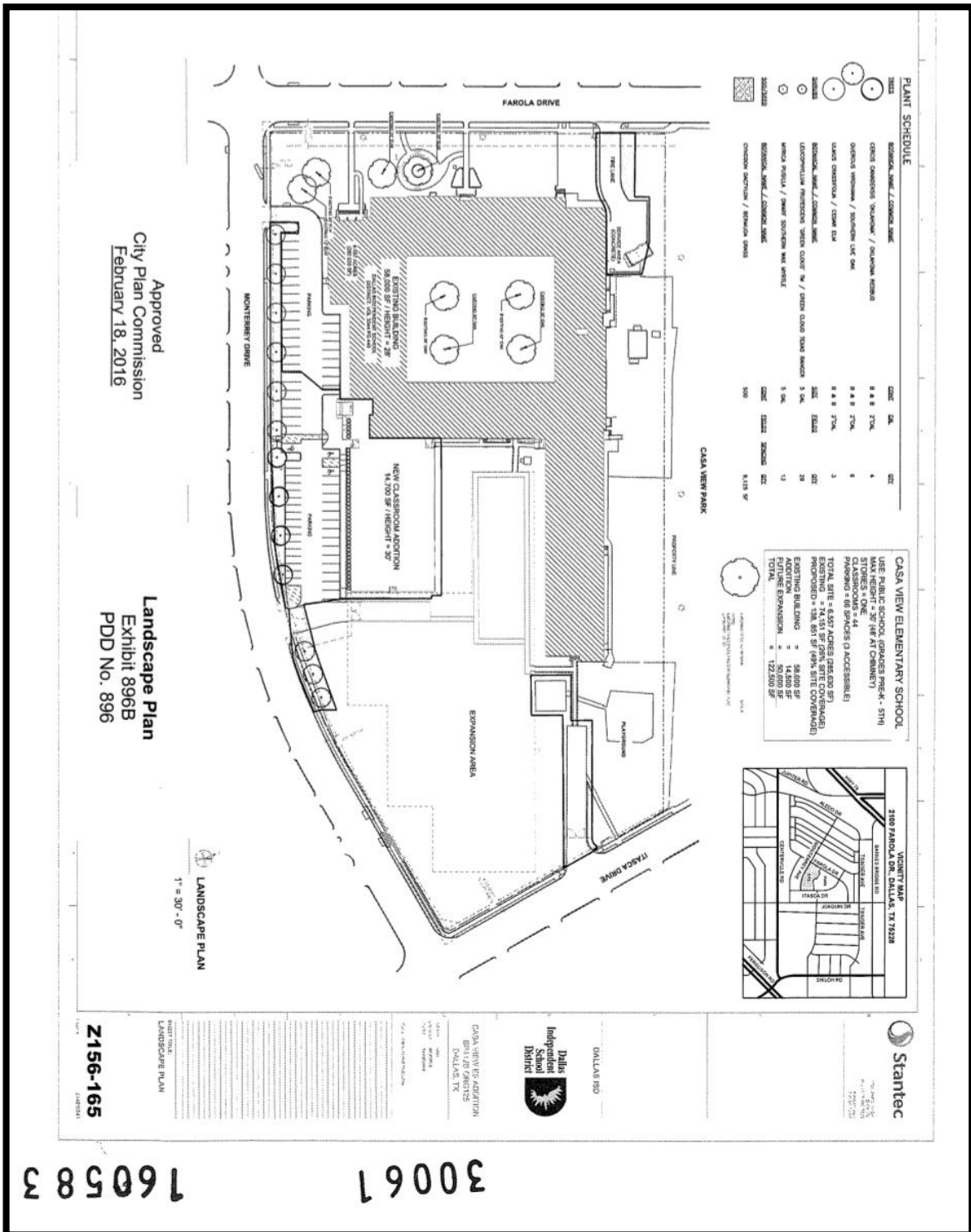
PROPOSED DEVELOPMENT PLAN



EXISTING DEVELOPMENT PLAN



EXISTING LANDSCAPE PLAN



PROPOSED TRAFFIC MANAGEMENT PLAN

December 21, 2020

PK# 2522-20.085

Z190-333

TRAFFIC MANAGEMENT PLAN

DISD CASA VIEW ELEMENTARY SCHOOL
CITY OF DALLAS



Hunter W. Lemley

Introduction

The services of **Pacheco Koch** (PK) were retained by Masterplan Consultants, on behalf of the **Dallas Independent School District**, to prepare a Traffic Management Plan (TMP) for zoning approval in the City of Dallas for Casa View Elementary School (the "School") located at 2100 Farola Drive in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

School Description

- Type: Public Elementary School
- District: Dallas Independent School District
- Address: 2100 Farola Drive
- Grades: Pre-k – 5th
- Start/End Times: 7:45 AM – 3:00 PM
- Existing Zoning/Proposed Zoning: PD 896
- Existing Enrollment: 689

School Access

- Adjacent Streets:
 - Farola Drive: Two lanes, two-way operation, no median
 - Itasca Drive: Two lanes, two-way operation, no median
 - Monterrey Avenue: Two lanes, two-way operation, no median



7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031 www.pkce.com
TX.REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00

December 21, 2020

- Projected Travel Modes (Pre-k – K/1st - 5th):
 - Bus: 40%/10%
 - Walk: 5%/25%
 - Sidewalk Connectivity appears to be sufficient for students to walk to and from School.

NOTE: It is generally recommended that all applicable crosswalks/barrier free ramps/sidewalks comply with current ADA accessibility requirements. All pavement markings, traffic signs, and school zones are recommended to meet current city standards. Pacheco Koch is not certified to provide a full ADA compliance inspection, which is performed by licensed inspectors during the design and permitting process.

- Picked Up by Parent: 55%/65%

*Enrollment and Travel Mode Data provided by DISD and validated by field observations

School Administration Input Statement

The engineer collaborated with both the School District personnel and on-site staff/principal and Student Transportation Services as needed, before and during the process of creation of the Traffic Management Plan. Conversations having direct input from the school principal most recently occurred on Wednesday, June 17th, 2020.

NOTE: During the COVID-19 Pandemic of 2020, a portion of students significantly below the total enrollment have been in-person at the school building. Because of this, conditions are not normal and, out of necessity, recommendations for this study are based upon professional experience and knowledge from similar and prior studies, supplemented by on-site observations.

The site engineer, the architect and the traffic engineer have collaborated the traffic patterns of parent routes, bus routes, and recommendations of the TMP with the on-site and District personnel. The onsite and District personnel have completed a thorough review and any changes that have been discussed have been applied to this version of the plan.

December 21, 2020



TRAFFIC MANAGEMENT PLAN

Most recent on-site dismissal observations were conducted on Wednesday, December 9, 2020. Other than specific information provided in the Proposed Traffic Management Operations portion of this Report, all information provided in the Existing Traffic Management Plan dated January 13, 2016 has been evaluated and validated by the summary of existing conditions stated below:

- The school is surrounded by three local streets – Farola Drive, Monterrey Avenue, and Itasca Drive. No on-site area is available for student loading and unloading and all loading/unloading occurs within public right-of-way. As a result, parent traffic is to enter the area and queue/stand on the curbside of the three surrounding streets adjacent to the school building. Dismissal queues will be dispersed into three separate areas. Surrounding streets become congested during these periods, however operations occur in an organized manner.
 - Pre-k and Kindergarten students are picked up from the Itasca Drive queue.
 - 1st-2nd grade students are picked up from the Farola Drive queue.
 - 3rd-5th grade students are picked up from the Monterrey Avenue queue.
- Staff and visitor traffic is to enter the school site from the only site entrance/exit along Monterrey Avenue.
- Staff assistance shall be present to allow students to enter the school building in a safe and efficient manner.
- Bus loading/unloading shall be located on-site within the parking lot aisle along Monterrey Avenue.

December 21, 2020

Proposed Traffic Management Operations

Proposed changes to the existing Traffic Management Plan will consist of the below:

According to the existing Traffic Management Plan, the Bus Loading Zone is to be along Monterrey Avenue in front of the school building. However, the proposed operation of the Bus Loading Zone is to be within the recessed area, within school property, along Monterrey Avenue. Existing bus zones on Farola Drive and Itasca Drive are to be removed along with the removal of curb pavement markings and/or signage associated with the bus zones.

Parent traffic for Pre-kindergarten and Kindergarten students will enter the site via the northernmost driveway on Farola Drive and travel east behind the school building to enter the designated queue area. Pre-Kindergarten and Kindergarten students will be picked up from the queue area provided by the new fire lane (as shown in Exhibit 1) for queuing to relieve some queuing that currently occurs exclusively on Itasca Drive.

A graphical summary of specific recommendations and proposed conditions is provided below and depicted in Exhibit 1:

1. **Utilize New Fire Lane for Pre-Kindergarten and Kindergarten Dismissal Parent Pick-up Queue** – Utilize the new fire lane to be constructed behind the school building as part of development for Pre-Kindergarten and Kindergarten dismissal parent pick-up queue.
2. **Existing Bus Zone to be Removed (Including Curb Pavement Markings and/or Signage)**

December 21, 2020



Acknowledgement Statement

REVIEW AND COMMITMENT

This school traffic management plan (TMP) for DISD Casa View Elementary School was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. This plan was developed with direct input from individuals familiar with the general characteristics of the traffic needs of the school. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals.

By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more appropriate.

Signature

Date

Name: _____

Title: _____

Police Department Signature

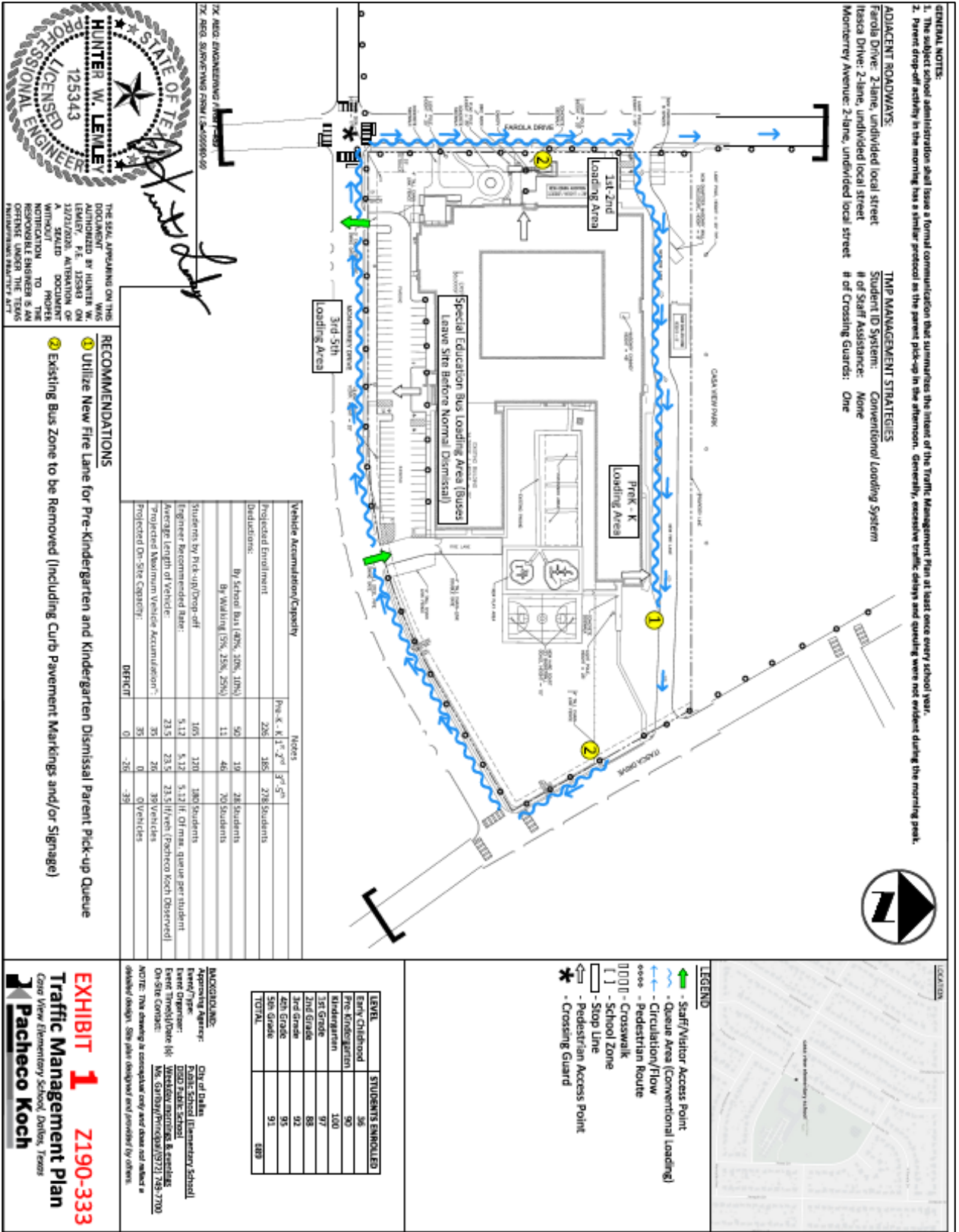
Date

Name: _____

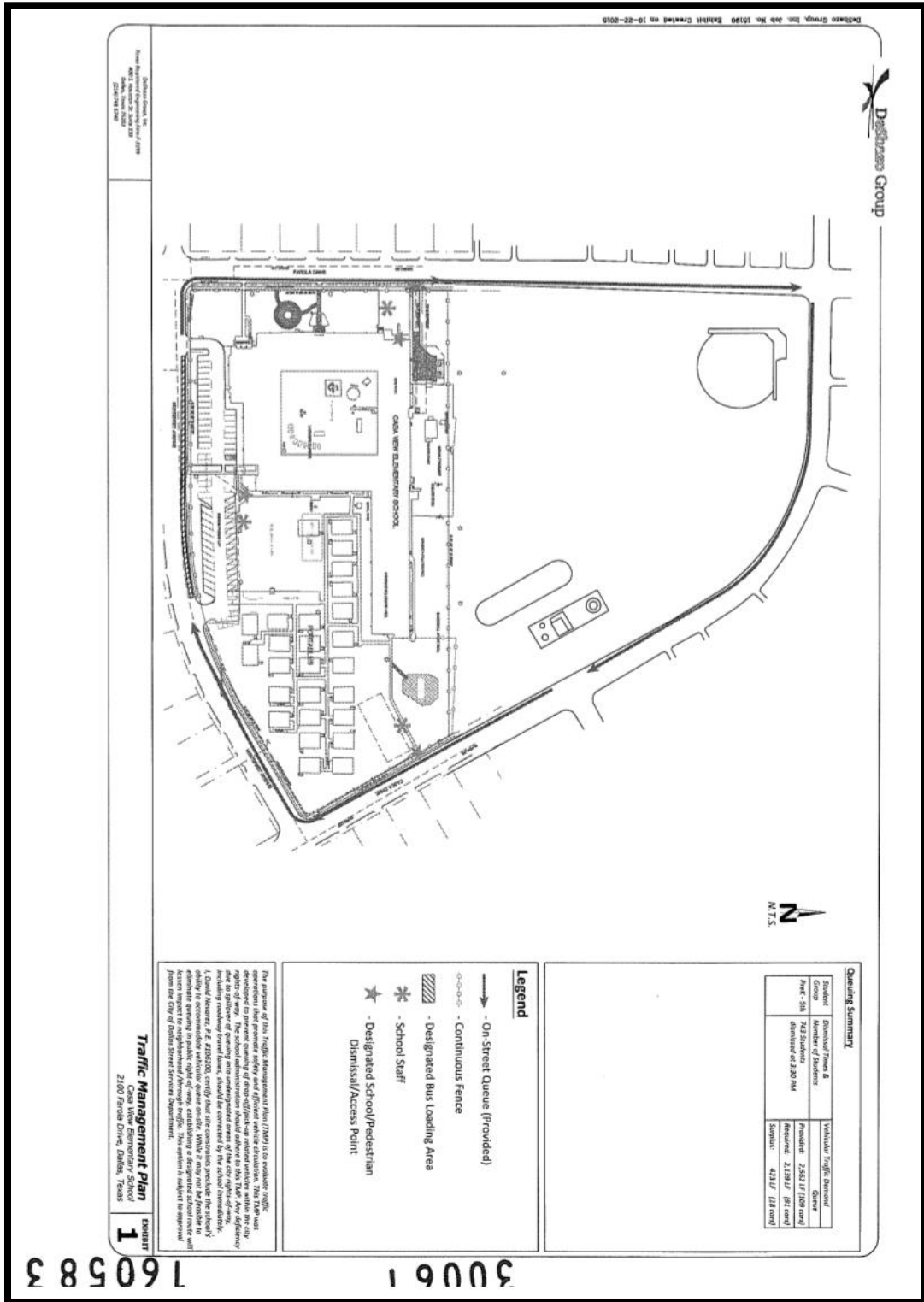
Title: _____

END OF MEMO

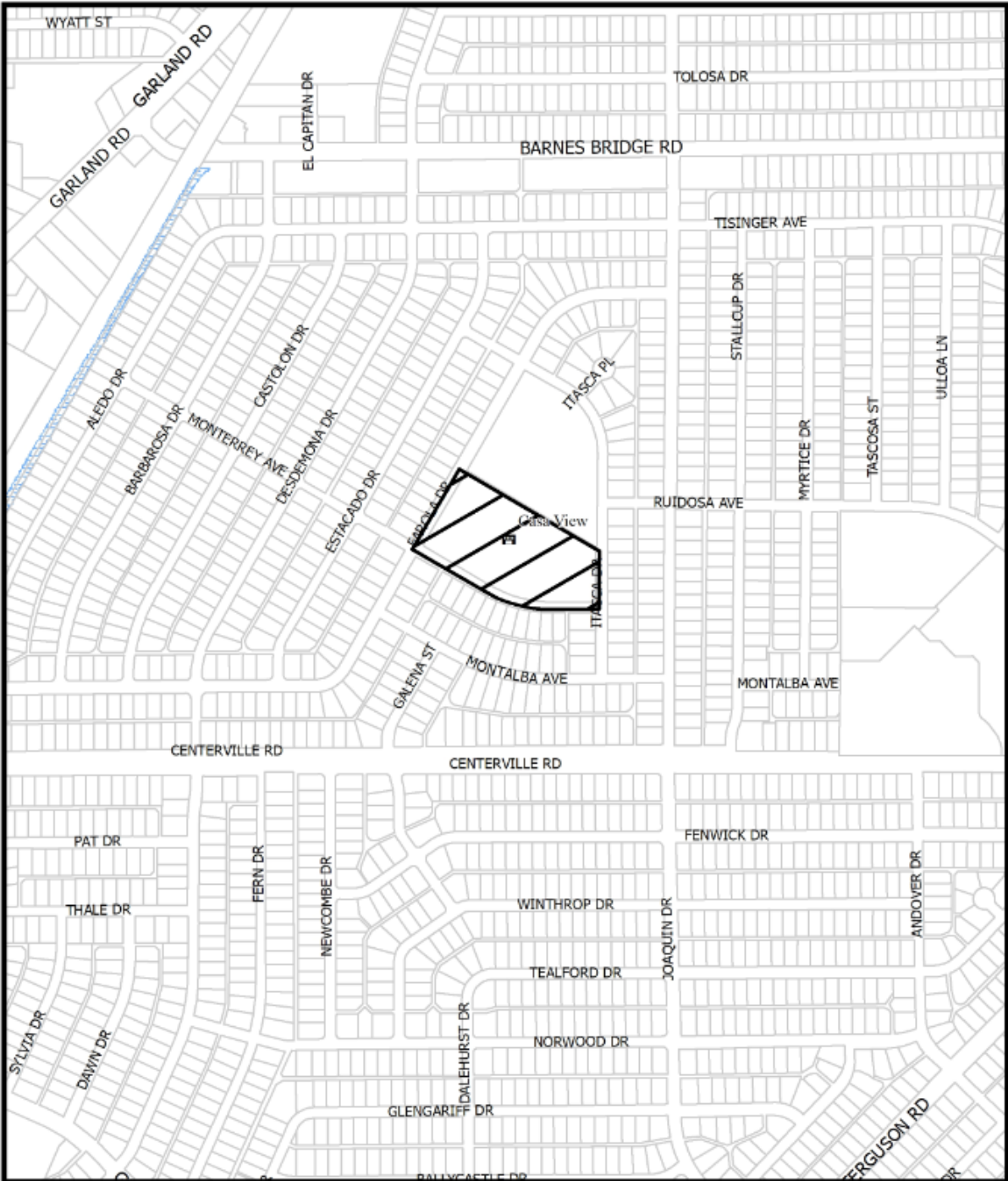
Proposed Traffic Management Circulation Plan



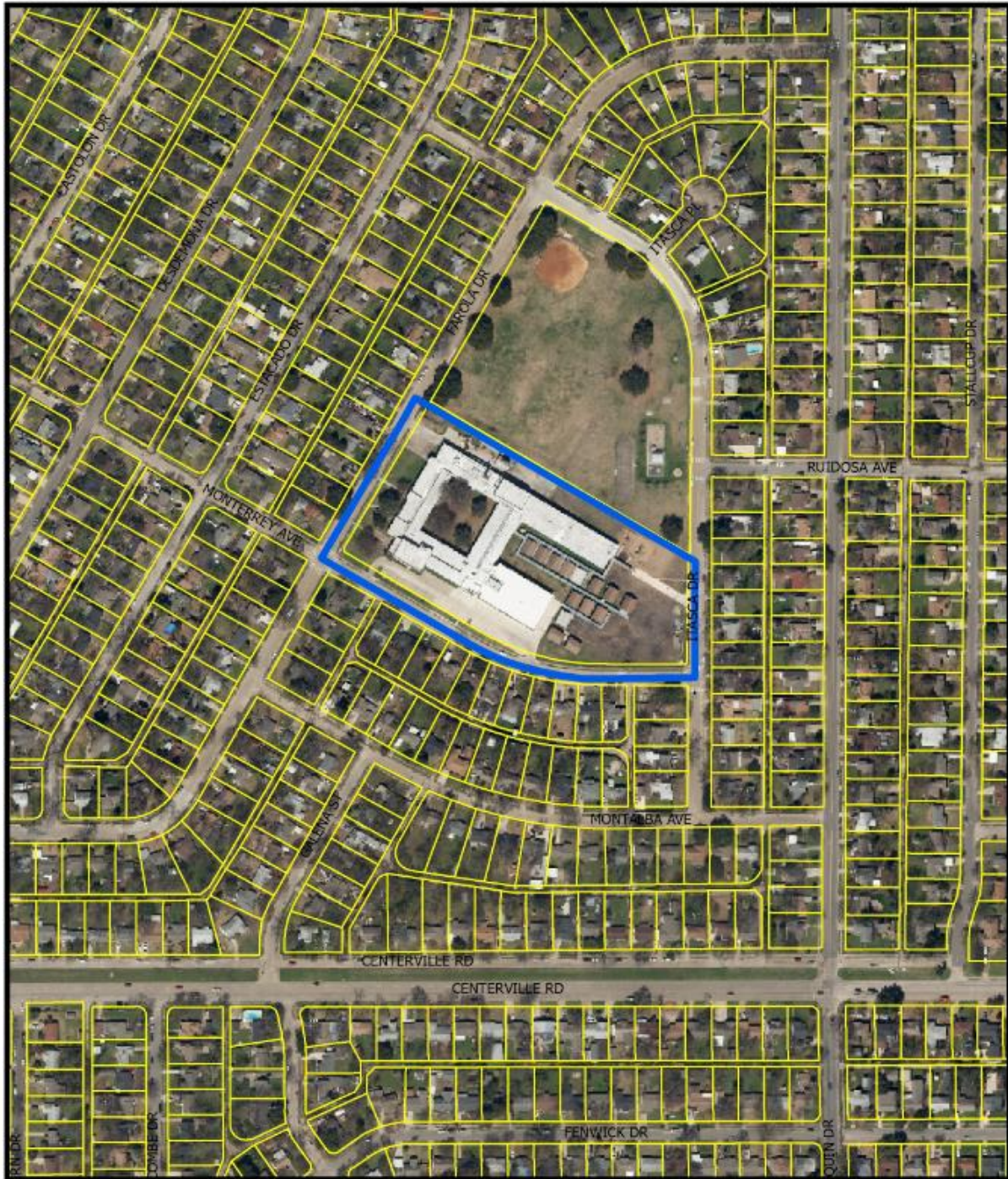
Existing Traffic Management Circulation Plan



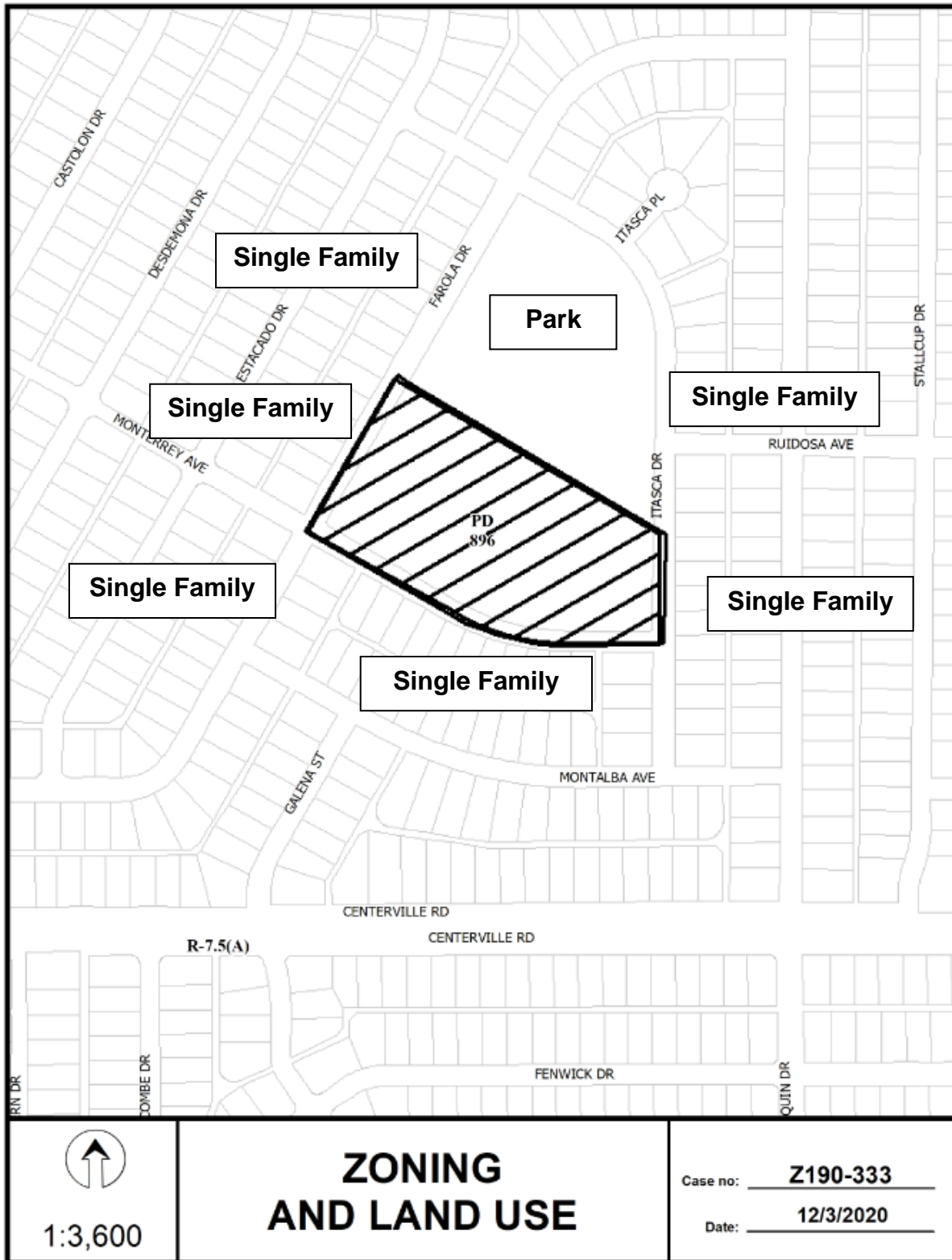
160583 30061



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|  1:7,200 | <h2>VICINITY MAP</h2> | Case no: <u> Z190-333 </u> Date: <u> 12/3/2020 </u> |
|--|-----------------------|--|

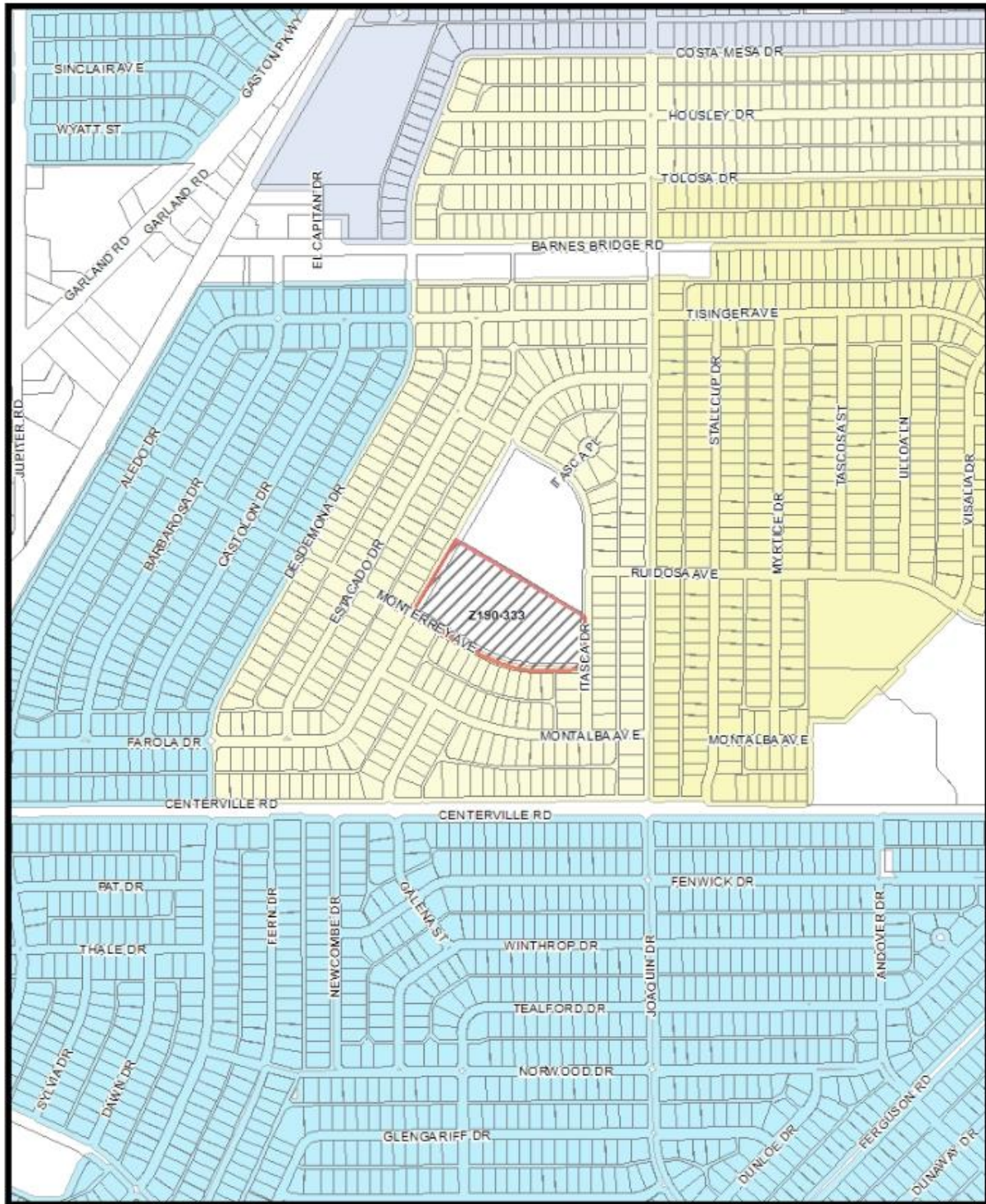


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|--|---------------------|--|
|  1:3,600 | <h1>AERIAL MAP</h1> | Case no: <u> Z190-333 </u> Date: <u> 12/3/2020 </u> |
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| | | |
|--|-------------------------|--|
|  1:3,600 | <h1>ZONING HISTORY</h1> | Case no: <u> Z190-333 </u> Date: <u> 12/3/2020 </u> |
|--|-------------------------|--|

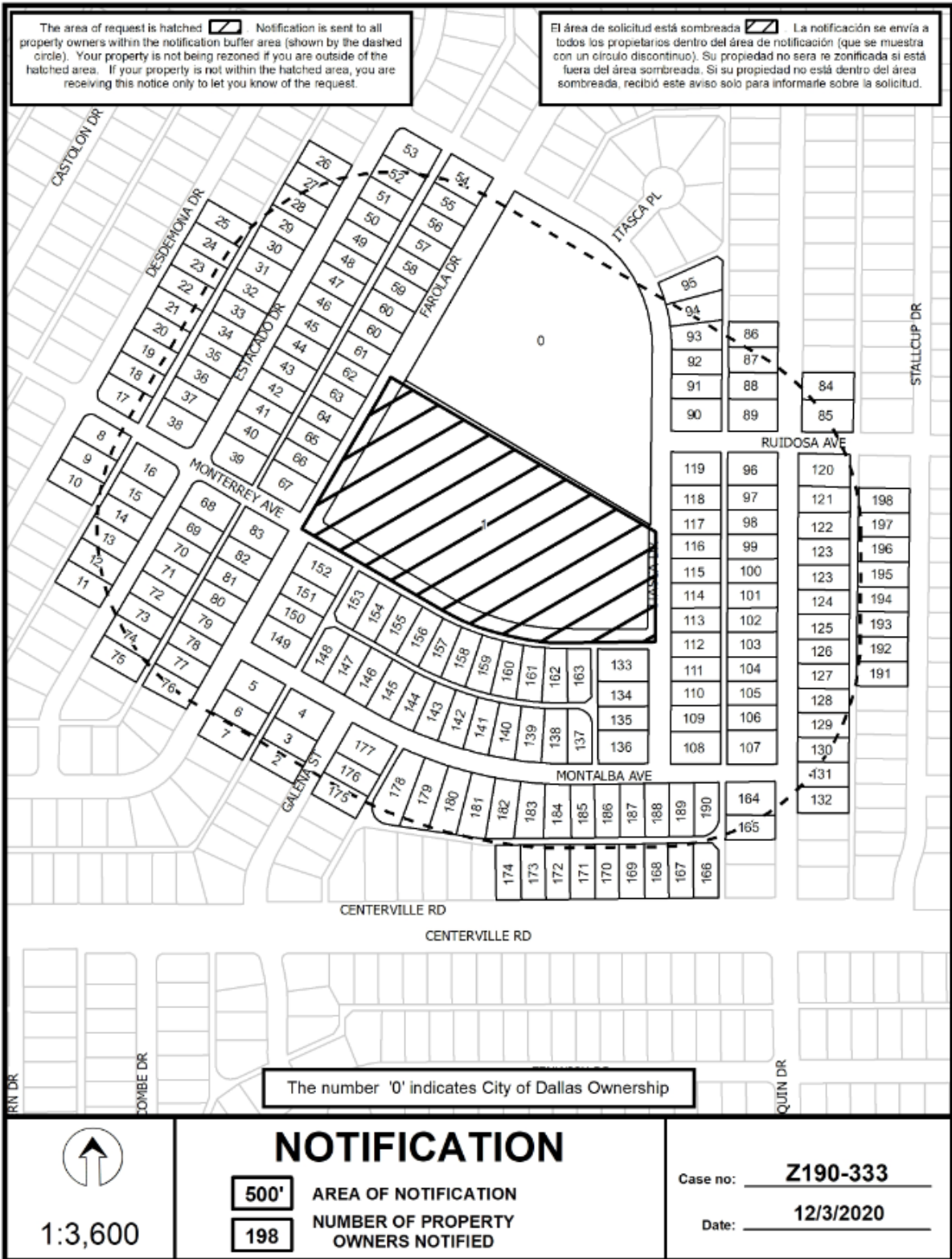


MVA Cluster A B C D E F G H I NA

1:7,200

Market Value Analysis

Printed Date: 12/3/2020



12/03/2020

Notification List of Property Owners***Z190-333******198 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|------------------------------|
| 1 | 2100 N FAROLA DR | Dallas ISD |
| 2 | 10729 GALENA ST | EARGLE WILLIAM R |
| 3 | 10733 GALENA ST | VERNON PHYLLIS |
| 4 | 10739 GALENA ST | HAGAN JAMES M |
| 5 | 2044 FAROLA DR | FOSTER ROBERT W JR & |
| 6 | 2038 FAROLA DR | BUTLER MELVIN R EST OF |
| 7 | 2034 FAROLA DR | ESCOBEDO J JESUS MARTINEZ |
| 8 | 10942 DESDEMONA DR | HUTCHESON DONNA L |
| 9 | 10938 DESDEMONA DR | Taxpayer at |
| 10 | 10934 DESDEMONA DR | TALLENT CHARLES H III |
| 11 | 10839 ESTACADO DR | PACHECO JOSE OMAR |
| 12 | 10845 ESTACADO DR | NIGGEBRUGGE LIVING TRUST |
| 13 | 10849 ESTACADO DR | RODARTE MARCELINO TR |
| 14 | 10853 ESTACADO DR | RUIZ ANGELINA |
| 15 | 10857 ESTACADO DR | EMORY AND JOANN MURRAY |
| 16 | 10863 ESTACADO DR | CASTILLO ISIDRO J |
| 17 | 11002 DESDEMONA DR | LUGO JOSE F VILLA |
| 18 | 11008 DESDEMONA DR | PAXTON SANDRA |
| 19 | 11012 DESDEMONA DR | POWER REALTY INVESTMENT CORP |
| 20 | 11018 DESDEMONA DR | TREJO ROGELIO & FRANCISCA |
| 21 | 11022 DESDEMONA DR | PORTILLO BLAS & |
| 22 | 11102 DESDEMONA DR | PARKER JAMES L |
| 23 | 11106 DESDEMONA DR | PIKE STEVEN RAY & |
| 24 | 11112 DESDEMONA DR | BURRIS JUANITA |
| 25 | 11116 DESDEMONA DR | VAZQUEZ JOCKYS & |
| 26 | 11203 ESTACADO DR | ARRIAGA RICARDO HERRERA & |

12/03/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|--------------------------------------|
| 27 | 11117 ESTACADO DR | GUY BRUCE M & DIANE R |
| 28 | 11111 ESTACADO DR | HERNANDEZ JOSE D |
| 29 | 11107 ESTACADO DR | FLORES ARTEMIO P |
| 30 | 11103 ESTACADO DR | ENGLAND RICHARD DEWAYNE |
| 31 | 11023 ESTACADO DR | WEST GRETCHEN |
| 32 | 11017 ESTACADO DR | GARCIA RAMON ESQUIVEL & NORMA ALICIA |
| 33 | 11011 ESTACADO DR | ARRRIAGA LAURA |
| 34 | 11007 ESTACADO DR | MUNOZ JOHANNA L |
| 35 | 11003 ESTACADO DR | RAZO JOSE P & |
| 36 | 10915 ESTACADO DR | GONZALEZ IRVING A & |
| 37 | 10909 ESTACADO DR | FRIAS DAVID V |
| 38 | 10905 ESTACADO DR | ESPINOZA ERICK & |
| 39 | 10904 ESTACADO DR | SPECK LONNIE L & NANCY C |
| 40 | 10908 ESTACADO DR | TOVAR RAMON |
| 41 | 10914 ESTACADO DR | LANDA CECILLA |
| 42 | 11002 ESTACADO DR | MARACCHINI CHRIS |
| 43 | 11006 ESTACADO DR | ROMERO JOSE A |
| 44 | 11012 ESTACADO DR | MENDEZGAMEZ JUAN E & |
| 45 | 11016 ESTACADO DR | MUSSO NICK FRANK JR |
| 46 | 11022 ESTACADO DR | SMITH MARIA I & |
| 47 | 11102 ESTACADO DR | GOMEZ GUILLERMO & |
| 48 | 11106 ESTACADO DR | MUNOZ LUCINO & JULIA E |
| 49 | 11112 ESTACADO DR | MCKINNEY JULIE |
| 50 | 11116 ESTACADO DR | HEMMI WILLIAM ANTHONY TRUST THE |
| 51 | 11202 ESTACADO DR | MUNOZ MONICA |
| 52 | 11206 ESTACADO DR | FLORES CRYSTAL |
| 53 | 11214 ESTACADO DR | GARCIA ALEJANDRA E |
| 54 | 2175 FAROLA DR | STRACENER CHARLOTTE A |
| 55 | 2171 FAROLA DR | Taxpayer at |
| 56 | 2165 FAROLA DR | HENRY SHIRLEY |
| 57 | 2161 FAROLA DR | NIMNIC RICHARD |

12/03/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|----------------------------|
| 58 | 2155 FAROLA DR | MOORE VICKEY GWYN MOORE |
| 59 | 2151 FAROLA DR | 4TH OF JULY PROPERTIES LLC |
| 60 | 2145 FAROLA DR | HADEN JOHN D |
| 61 | 2135 FAROLA DR | CHEN SHEU CHIN |
| 62 | 2131 FAROLA DR | REED PATRICK K & |
| 63 | 2125 FAROLA DR | ACEVEDO LUIS & MARIA L |
| 64 | 2121 FAROLA DR | JUAREZ EDUARDO & |
| 65 | 2115 FAROLA DR | JUAREZ SALVADOR |
| 66 | 2109 FAROLA DR | Taxpayer at |
| 67 | 2105 FAROLA DR | THORNTON BETTY L |
| 68 | 10860 ESTACADO DR | MIRANDA ANTONIO L & |
| 69 | 10854 ESTACADO DR | SANCHEZDIAZ JAIME |
| 70 | 10848 ESTACADO DR | SANCHEZ ARTURO & HILARIA |
| 71 | 10844 ESTACADO DR | ROSAS JUAN CARLOS |
| 72 | 10840 ESTACADO DR | SANCHEZ AUGUSTO |
| 73 | 10834 ESTACADO DR | R&A INVESTMENTS |
| 74 | 10830 ESTACADO DR | MCSHANE MAUREEN S |
| 75 | 10824 ESTACADO DR | TOVAR VICTOR MANUEL & |
| 76 | 2029 FAROLA DR | MYLES CHARLES |
| 77 | 2035 FAROLA DR | SHERRIN RANDALL |
| 78 | 2039 FAROLA DR | YORK B J |
| 79 | 2043 FAROLA DR | PEREZ RAMON |
| 80 | 2047 FAROLA DR | KENNEY MARY J |
| 81 | 2053 FAROLA DR | ROCHA ARNULFO |
| 82 | 2057 FAROLA DR | ALAND MANAGEMENT CORP |
| 83 | 2065 FAROLA DR | HAFERTEPE WILLIAM DENNIS |
| 84 | 11008 JOAQUIN DR | GUERRA JAMES |
| 85 | 11004 JOAQUIN DR | SAENZ LOIS |
| 86 | 11019 JOAQUIN DR | BONILLA ALFREDO |
| 87 | 11015 JOAQUIN DR | GALLEGOS JOSE & MARIA N |
| 88 | 11009 JOAQUIN DR | HURTADO RAMIRO G |

12/03/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|------------------|------------------------------|
| 89 | 11005 JOAQUIN DR | RESENDEZ ANTONIO |
| 90 | 11004 ITASCA DR | HERNANDEZ JUANITA & PEDRO |
| 91 | 11008 ITASCA DR | IBARRA JUAN & ASHLI |
| 92 | 11014 ITASCA DR | ANGEL DANNY |
| 93 | 11018 ITASCA DR | OLIVA ELVIRA |
| 94 | 11024 ITASCA DR | GUZMAN RAMON & LAURA N |
| 95 | 11030 ITASCA DR | SANDOVAL MARGARET C |
| 96 | 10929 JOAQUIN DR | HERNANDEZ JUANITA T |
| 97 | 10923 JOAQUIN DR | MCCOLL CASSANDRA |
| 98 | 10919 JOAQUIN DR | HERNANDEZ REGULO VENCES |
| 99 | 10913 JOAQUIN DR | AZIZ MAJID & FOZIA |
| 100 | 10909 JOAQUIN DR | CARRERA IGNACIO M & |
| 101 | 10903 JOAQUIN DR | TORRES RAFAEL G |
| 102 | 10829 JOAQUIN DR | SANTOYO JUAN CARLOS GONZALEZ |
| 103 | 10825 JOAQUIN DR | JUAREZ SUSANA |
| 104 | 10819 JOAQUIN DR | CHAVEZ ALEJANDRO & |
| 105 | 10815 JOAQUIN DR | RODRIQUEZ ELOISA |
| 106 | 10811 JOAQUIN DR | BRIONES SARA |
| 107 | 10805 JOAQUIN DR | MARTINEZ YOLANDA S |
| 108 | 10804 ITASCA DR | B&B HOMES INVESTMENTS LLC |
| 109 | 10810 ITASCA DR | EMBRY NANCY |
| 110 | 10814 ITASCA DR | CAMPOS ENEDINA L |
| 111 | 10818 ITASCA DR | FRAUSTO JESUS J & |
| 112 | 10824 ITASCA DR | TRIPLETT DANNY & SABRINA |
| 113 | 10902 ITASCA DR | ROBISON KAREN |
| 114 | 10906 ITASCA DR | AYALA JOSE |
| 115 | 10912 ITASCA DR | GARCIA JOSE L |
| 116 | 10916 ITASCA DR | HUMPHRIES KEITH A |
| 117 | 10920 ITASCA DR | CRUZ GUADALUPE |
| 118 | 10926 ITASCA DR | MENDOZA ROGELIO P & |
| 119 | 10932 ITASCA DR | SHERRIN RANDALL |

12/03/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|------------------------------|
| 120 | 10928 JOAQUIN DR | GUZMAN SALVADOR O |
| 121 | 10922 JOAQUIN DR | ALCARAZ ADRIANA |
| 122 | 10918 JOAQUIN DR | GUZMAN ANGEL & PERLA |
| 123 | 10912 JOAQUIN DR | KHAKI INVESTMENTS LLC |
| 124 | 10902 JOAQUIN DR | ANDRADE LUCIA |
| 125 | 10826 JOAQUIN DR | RAMOS CARMEN G |
| 126 | 10822 JOAQUIN DR | NUNEZ JOSE L |
| 127 | 10816 JOAQUIN DR | FEGETTE GERALD LEE |
| 128 | 10812 JOAQUIN DR | LUNA FERNANDO |
| 129 | 10806 JOAQUIN DR | HILL STEVEN & MARY |
| 130 | 10802 JOAQUIN DR | TIDEWALKER PROPERTIES LLC |
| 131 | 10724 JOAQUIN DR | LOWRIE SCOTT W O |
| 132 | 10720 JOAQUIN DR | WILLIS TRACYE |
| 133 | 10821 ITASCA DR | PADILLA FELIPE & MARIA |
| 134 | 10815 ITASCA DR | ARAMBULA MARIA |
| 135 | 10809 ITASCA DR | GUERRERO ROMERO JUAN MANUEL |
| 136 | 10805 ITASCA DR | CARMONA FRANCISCO J |
| 137 | 2145 MONTALBA AVE | RIOS ESTEBAN |
| 138 | 2141 MONTALBA AVE | RIOS SANDRA |
| 139 | 2135 MONTALBA AVE | CERVANTES JOSE A |
| 140 | 2129 MONTALBA AVE | OGLE DAVID |
| 141 | 2125 MONTALBA AVE | WILT ANDREW C |
| 142 | 2119 MONTALBA AVE | RIOS ALFREDO & MARIA C |
| 143 | 2115 MONTALBA AVE | OVERSTREET BRENDA S |
| 144 | 2109 MONTALBA AVE | OFFIELD MATTHEW & |
| 145 | 2103 MONTALBA AVE | MORAIS JUSTIN & JUDY |
| 146 | 2025 MONTALBA AVE | GARCIA FIDELINA |
| 147 | 2019 MONTALBA AVE | WEED KELLY & KATHY |
| 148 | 2015 MONTALBA AVE | Taxpayer at |
| 149 | 2054 FAROLA DR | KOSTER PPTIES |
| 150 | 2058 FAROLA DR | LITTLE WATER INVESTMENTS LLC |

12/03/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|---|
| 151 | 2064 FAROLA DR | Taxpayer at |
| 152 | 2070 FAROLA DR | ESQUIVEL LUZ A & OLGA LINDA Z LIFE ESTATE |
| 153 | 2112 MONTERREY AVE | CAW THOMAS |
| 154 | 2116 MONTERREY AVE | ALLEN JUSTIN S |
| 155 | 2122 MONTERREY AVE | Taxpayer at |
| 156 | 2126 MONTERREY AVE | WHITON MARLENE D |
| 157 | 2130 MONTERREY AVE | MONTEAGUDO JOSE L & |
| 158 | 2134 MONTERREY AVE | REYES MARIA S |
| 159 | 2140 MONTERREY AVE | GARCIA MIGUEL |
| 160 | 2144 MONTERREY AVE | KENTON STEPHEN WILLIAM |
| 161 | 2148 MONTERREY AVE | JUAREZ EFRAIN & AURORA |
| 162 | 2154 MONTERREY AVE | HUTCHESON DONNA |
| 163 | 2160 MONTERREY AVE | MARTINEZ FATIMA KARINA |
| 164 | 10721 JOAQUIN DR | MENDEZ CANDI |
| 165 | 10715 JOAQUIN DR | DELACRUZ JOSE M & |
| 166 | 2241 CENTERVILLE RD | Taxpayer at |
| 167 | 2237 CENTERVILLE RD | THOMAS DONNA L EST OF |
| 168 | 2231 CENTERVILLE RD | REISMAN HARRIET |
| 169 | 2227 CENTERVILLE RD | TONG KAY CHAN & ZHE QIAN |
| 170 | 2223 CENTERVILLE RD | AGUILERA RAUL & DOLORES P |
| 171 | 2217 CENTERVILLE RD | SOTO MARIA |
| 172 | 2211 CENTERVILLE RD | IBARRA VICENTE |
| 173 | 2207 CENTERVILLE RD | RAMOS RAMIRO & |
| 174 | 2203 CENTERVILLE RD | LEE MARLO M |
| 175 | 10726 GALENA ST | CAREY JESSE L JR |
| 176 | 10730 GALENA ST | LEE DOROTHY C |
| 177 | 10736 GALENA ST | CUNY MARY JO |
| 178 | 2114 MONTALBA AVE | CASTRO MICHAEL |
| 179 | 2118 MONTALBA AVE | SMITH ALAN |
| 180 | 2122 MONTALBA AVE | SORIANO ADELAIDA A |
| 181 | 2128 MONTALBA AVE | NAVARRO MA DOLORES |

Z190-333(PD)

12/03/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|--------------------------|
| 182 | 2132 MONTALBA AVE | PARKER REGINA B |
| 183 | 2136 MONTALBA AVE | RAMOS LESLY E |
| 184 | 2140 MONTALBA AVE | TREVINO LOUIS & |
| 185 | 2144 MONTALBA AVE | NICHOLAS LINDA E |
| 186 | 2150 MONTALBA AVE | LANNON MICHAEL P |
| 187 | 2154 MONTALBA AVE | GUZMAN MOISES |
| 188 | 2158 MONTALBA AVE | MOLINAS AGUSTIN |
| 189 | 2202 MONTALBA AVE | DUNCAN CAROL S |
| 190 | 2206 MONTALBA AVE | LOGAN JENNIFER |
| 191 | 10821 STALLCUP DR | BOEGLIN DAVID MICHAEL & |
| 192 | 10827 STALLCUP DR | THOMPSON ROBBIE & BRENDA |
| 193 | 10831 STALLCUP DR | CUELLAR MARTIN & PETRA G |
| 194 | 10903 STALLCUP DR | MENDOZA LIZETH G |
| 195 | 10907 STALLCUP DR | LANHAM KATHRYN M |
| 196 | 10911 STALLCUP DR | BELTRAN NOE & |
| 197 | 10917 STALLCUP DR | HERNANDEZ ADAM H & |
| 198 | 10921 STALLCUP DR | RAMIREZ FERMIN |

Planner: Jennifer Muñoz

FILE NUMBER: Z201-119(JM) **DATE FILED:** October 20, 2020

LOCATION: Bounded by Taft Street, North Montclair Avenue, Rainer Street, and Mary Cliff Road

COUNCIL DISTRICT: 1 **MAPSCO:** 54 A

SIZE OF REQUEST: ± 5.4512 acres **CENSUS TRACT:** 42.02

APPLICANT/OWNER: Dallas Independent School District

REPRESENTATIVE: Karl Crawley, MASTERPLAN

REQUEST: An application for a Planned Development District for a public school other than open-enrollment charter school and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is for the expansion of Rosemont Prep School from approximately 38,000 square feet to 83,000 square feet in floor area with proposed amendments primarily in relation to lot coverage, building height, and front yard setback.

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

BACKGROUND INFORMATION:

- The subject site contains approximately 5.4512 acres of land currently developed with a two-story public school use that was originally built in 1922 according to DCAD records [Rosemont Prep]. The property is zoned an R-7.5(A) Single Family District where a public school other than open enrollment or charter school use requires a Specific Use Permit. The school operates as a nonconforming use.
- The Dallas Development Code allows nonconforming schools to expand by 2,000 square feet without obtaining an SUP per Sec. 51A-4.204(17)(E)(iv). However, the applicant proposed an expansion of up to 45,000 square feet. Therefore, the school use must conform to zoning. Since the applicant is seeking further relief from R-7.5(A) District standards, a PD is requested.
- The proposed expansion would eliminate the eight-existing portable [modular] buildings. Additionally, the current class count is 40 and would be reduced to 33 with the removal of the 3rd grade level. The school will maintain grades 4-8. Ten of the classrooms are for specialty classes.
- The current request is for a Planned Development District to allow:
 - A public school use by right;
 - Parking in the required front yard along Rainer Street with reduced screening;
 - Lighting standards up to 25 feet-in-height within setback areas;
 - Other encroachments including steps and handrails into required setback areas;
 - An increase to lot coverage from 25 to 35 percent;
 - An increase in maximum allowable height, up to 48 feet as identified on the proposed development plan; and,
 - No screening of the existing loading and dumpster area at the northeast corner of the site.

Zoning History: There have not been any recent zoning requests in the area within the last five years.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW | Proposed ROW |
|----------------------------|-------------|---------------------|---------------------|
| Taft Street | Local | 50 feet | 50 feet |
| North Montclair Avenue | Local | Variable (58 feet) | 58 feet |
| Rainer Street | Local | 50 feet | 50 feet |
| Mary Cliff Road | Local | 100 feet | 100 feet |

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request and determined that the request will not have a negative impact on the existing street system. A traffic management plan was submitted with this request. The plan shows the reduction in overall student population from an existing maximum of 708 (not fully occupied) to about 495. An exact existing student population was not provided.

The TMP identifies that up to 85 percent of the student population utilizes parent pick-up. Queueing is being added within the redesigned and enlarged parking lot fronting on Rainer Street. Due to site constraints, the school will continue to queue onto the public right-of-way including along Taft Street and Montclair Avenue, and into the site parking lot along Rainer Street. The school will continue to utilize an app to coordinate student pick-up with parents for scheduled and orderly pick-up. Staff reviewed the TMP and has no objections to this plan.

Surrounding Land Uses:

| Area | Zoning | Use |
|--------------|---------------------------------------|---|
| Site | R-7.5(A) | Public School |
| North | CD No. 1 | Single Family |
| East | CD No. 1 | Single Family |
| South | CD No. 1 | Single Family |
| West | PD No. 690; PD No. 796; PD No. 830 | Public School; Single Family; Church and Private School |

STAFF ANALYSIS

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

Land Use Compatibility:

Surrounding land uses consist of single family surrounding the site, as well as two other schools (one public and one private) and a church to the west. The school has been serving the community for nearly 90 years. The use continues to be compatible with surrounding residential uses in the area.

The site contains 38,082 square feet of floor area. The proposed maximum floor area for the school is 83,000 square feet. The school has an enrollment capacity of 708 students in grades 3rd through 8th. There are 40 total classrooms with eight being in portable [modular] buildings and 10 being specialty classes. The applicant is removing all portable buildings. Additionally, the 3rd grade level will be removed from this school campus and relocated to the Lower School across Mary Cliff Road. The projected student population is about 495.

Proposed provisions amend conditions for a public school other than an open-enrollment charter school use, but not for other allowable uses. This protects the neighborhood in the event of a possible replat or change of use in the property.

Staff supports the applicant's request to allow a public school other than an open-enrollment charter school use by right because the school has operated within the community for nearly 90 years. Further, staff considers the use to be compatible with

the surrounding single-family neighborhood because compliance with the proposed PD conditions, a development plan, a landscape plan, and a Traffic Management Plan requiring periodic updates will ensure the operation runs optimally in the future.

Development Standards:

| DISTRICT | SETBACKS | | Density | Lot Size | FAR/ Max Floor Area | Height | Lot Coverage | PRIMARY Uses |
|---|----------|---------------------|----------------------------|----------|------------------------------|--|---|---|
| | Front | Side/Rear | | | | | | |
| Existing: R-7.5(A) Single Family | 25' | 5' SF 10' Others | One dwelling unit per lot. | 7,500 SF | -- | 30' | 45% SF 25% Others | Single family. |
| Proposed: PD for R-7.5(A) and public school | *15' | 5' SF 10' Others | One dwelling unit per lot. | 7,500 SF | *83,000 SF for public school | 30' Up to 48' for public school 25' for lights | 45% SF 25% Others 35% for public school | Single family and public school by right. |

*Encroachments allowed

There are three major differences from the existing zoning and proposed standards: the front yard setback reduction from 25 feet to 15 feet with additional encroachments allowed; the maximum height increase from 30 feet to 48 feet as indicated on the development plan; and, the increase in maximum lot coverage from 25 percent to 35 percent.

Although the request is to reduce the front yard setback to 15 feet, the proposed development plan does not show any main structures within the next 10 feet (total of 25 feet). The encroachments are shown including stairs, handrails, benches, and lighting standards. Additionally, parking, loading, and the dumpsters are located within the required front yards. All encroachments are as shown on the proposed development plan and go from one-foot to 14 feet into the 15-foot front yard setback. The ramp, stairs, and handrails go all the way to the property line.

Staff supports the applicant's request to allow encroachments including lighting standards up to 25 feet-in-height, steps, handrails, and benches within setback areas because the encroachments currently exist and pose no harm to the surrounding properties or neighborhood. New lighting standards are being installed around the perimeter of the site, as well. All existing and proposed encroachments are typical items found in pedestrian areas around public buildings.

However, while staff can understand the complexity of site re-design especially considering the natural slope of the site, the request to allow loading and dumpsters to remain in the required front yard at the northeast corner of the site and to allow for the expansion of the existing parking lot located within the front yard on Rainer Street

should be reconsidered. Staff believes the as school additions are planned, conditions like screening should be met or exceeded to ensure optimal integration into the neighborhood.

The existing dumpster is screened with a solid wall. Ultimately, the pavement conditions and building areas make the addition of loading screening impossible to accomplish without relocation. The applicant has requested relief from required screening of the loading area. While it would be ideal to move the loading area, staff acknowledges the limitations of the site (and existing kitchen facilities) and supports this element of the request. The parking lot is not currently screened. Headlights pointing onto single family residences is not ideal. The applicant is proposing screening per the proposed landscape plan. According to the plan, the shrubs planted will be 24-inches tall, planted 18-inches apart, and be capable of reaching a solid appearance within two-years. This is beyond the existing code requirement; however, other specific deviations exist that require the landscape plan for approval.

The increase in height from 30 feet to up to 48 feet as shown on the plan is significant. The existing structures are up to 38 feet-in-height. The additions include a range of structures from 15 feet-in-height to 48 feet-in-height. The tallest structure is the auditorium, programmed on the northwest portion of the site. The auditorium is 35 feet-in-height plus an extra 13 feet for a fly-loft area, with a total height of 48 feet, as identified on the plan. A comparison of townhouses across Mary Cliff Road indicates the area with the tallest proposed height would not impact the lower R-7.5(A) District properties due to a significant change in grade from the western portion of the site where the tallest addition is proposed.

Market Value Analysis:

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

Parking:

The school contains a total of 23 classrooms. The Dallas Development Code requires one-and-one-half parking spaces for each elementary school classroom and three-and-a-half parking spaces for each junior high/middle school classroom. The school is

required to provide 55 parking spaces. According to the development plan, the site will have 61 parking spaces, exceeding the requirement.

The applicant proposes to allow parking in the required front yards where parking is prohibited in residential districts. The existing parking lot along Rainer Street is not in a front yard, but the applicant has requested to make all street frontages front yards with 15-foot setbacks. This request is made to remedy the existing parking lots within the proposed required front yard along Rainer Street. The parking lot along the south side of the site facing residential uses will be renovated and expanded.

Landscaping:

The applicant proposes to comply with the landscaping on the proposed landscape plan. The landscape plan provides a variety of native trees, shrubs, grasses, and ground covers. All tree mitigation is provided on the school site. Street trees are provided on all the streets surrounding the school. The main building front is enhanced with planting beds of shrubs, ground cover, grasses, and trees off of Rainer Street. Mary Cliff Road has street and site trees. There is enhanced shrub planting at the building walk entries and parking lot on Taft Street. The buildings on Montclair Avenue have foundation plantings and enhanced plantings at the building entry walks. In the central courtyard there is a learning garden. In all, there are 62 large trees, 14 medium trees, and 24 small trees being added to the site, along with countless shrubs, annuals, ground covers, and grasses.

The existing parking lot is not currently screened. Section 51A-4.602(b)(C) identifies required screening of evergreen plant materials must be recommended for local area use by the building official. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years. According to the plan, the shrubs planted will be 24-inches tall, planted 18-inches apart, and be capable of reaching a solid appearance within two-years. This is beyond the existing code requirement; however, other specific deviations exist that require the landscape plan for approval.

List of Officers

Dallas Independent School District

Board of Trustees

Edwin Flores, District 1
Dustin Marshall, District 2
Dan Micciche, District 3
Karla García, District 4
Maxie Johnson, District 5
Joyce Foreman, District 6
Ben Mackey, District 7
Joe Carreón, District 8
Justin Henry, District 9

Staff's Recommended PD Conditions

ARTICLE XXX

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

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

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

PD XXX is established on property generally located on North Montclair Avenue. The size of PD XXX is approximately 5.46 acres.

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

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district. (Ord. 27296)

SEC. 51P-xxx.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit xxxA: development plan.
- (2) Exhibit xxxB; landscape plan
- (3) Exhibit xxxC: traffic management plan

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

(a) For a public school other than an open enrollment charter school development and use of the Property must comply with the development plan (Exhibits xxxA). If there is a conflict between the text of this article and the development plans, the text of this article controls.

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

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

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District by specific use permit (SUP) only is permitted in this district by SUP; A use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) The following use is permitted by right:

-- Public school other than an open-enrollment charter school.

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

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

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

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A4.400, this section controls.)

(a) Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) Floor area: Maximum floor area for a public school other than an open enrollment charter school use is 83,000 square feet.

(c) Height: Maximum height for a public school other than an open

enrollment charter school is 48 feet in the portions shown on the development plan. Light poles are allowed a maximum height of 25 feet.

(d) Setbacks: Setbacks for a public school other than an open enrollment charter school is 15 feet. Steps, handrails and light poles are allowed in the required setbacks. Parking for a public school other than an open enrollment charter school is allowed in the required yard along Rainier Street. Loading for a public school other than an open enrollment charter school is allowed in the required yard along North Montclair Avenue.

(e) Lot coverage: Maximum lot coverage for a public school other than an open enrollment charter school use is 35 percent.

SEC. 51P-xxx.109. OFF STREET PARKING AND LOADING.

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

Staff’s Recommendation:

(b) Parking lot and loading screening is required per the Dallas Development Code.

Applicant’s Request:

(b) Parking lot and loading screening is not required.

(c) Loading for a public school, other than an open enrollment charter school, is a minimum of one small space.

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

See Article VI.

SEC. 51P-xxx.111. LANDSCAPING.

(a) For a public school use other than an open enrollment charter school, landscaping must be provided as shown on the landscape plan (Exhibit XXXB). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(b) Landscaping for all other allowed uses must be provided in accordance with Article X.

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

SEC. 51P-____.112. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit ____C).

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each odd-numbered year.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

(A) ingress and egress points;

(B) queue lengths;

(C) number and location of personnel assisting with loading and unloading of students;

(D) drop-off and pick-up locations;

(E) drop-off and pick-up hours for each grade level;

(F) hours for each grade level; and

(G) circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(d) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

SEC. SIP-xxx.113. SIGNS.

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

SEC. SIP-xxx.114. ADDITIONAL PROVISIONS.

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) For a public school other than an open enrollment charter school use, fencing may be provided in the required yards with a maximum height of eight feet. **The fence may not be solid in nature.**

SEC. SIP-xxx.115 COMPLIANCE WITH CONDITIONS.

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

Proposed Traffic Management Plan

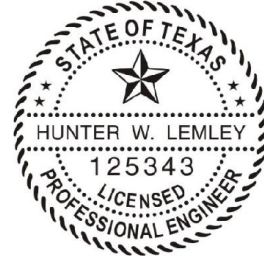
January 11, 2021

PK# 2519-19.550

Z201-119

TRAFFIC MANAGEMENT PLAN

ROSEMONT PREP
CITY OF DALLAS



A handwritten signature in blue ink that reads "Hunter W. Lemley".

Introduction

The services of **Pacheco Koch** (PK) were retained by Masterplan, on behalf of **Dallas Independent School District (DISD)**, to prepare a Traffic Management Plan (TMP) for zoning approval in the City of Dallas for Rosemont Prep (the "School") located at 719 N Montclair Ave, Dallas, TX 75208 Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

School Description

- Type: Public Prep School
- District: Dallas Independent School District
- Address: 719 N Montclair Ave, Dallas, TX 75208
- Grades:
 - 4th-8th
- Start/End Times:
 - 8:20 AM – 3:25 PM (4th – 8th)
- Existing Zoning: R-7.5(A)
- Future Enrollment: 495



7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031 www.pkce.com
TX.REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00

January 11, 2021

School Access

- Adjacent Streets:
 - Montclair Avenue: Two lanes, two-way operation, un-divided [southbound one-way operational during school hours] [School Zone]
 - Taft Street: Two lanes, two-way operation, no median [eastbound one-way operational during school hours] [School Zone]
 - Mary Cliff Road: Two lanes, two-way operation, no median, designated bike lanes. [School Zone]
 - Ranier Street: Two lanes, two-way operation, no median. [westbound one-way operational during school hours] [School Zone]
- Adjacent Intersections:
 - Montclair Avenue and Taft Street - Marked crosswalks on east, west, and south approaches, barrier free ramps provided on all corners.
 - Montclair Avenue and Ranier Street – Marked crosswalks on east, west, and south approaches, barrier free ramps provided on all corners.
 - Mary Cliff Road and Ranier Street – Marked crosswalks on east (faded) and south approaches, barrier free ramps provided on northeast and southeast corners.
 - Mary Cliff Road and Taft Street – Marked crosswalks on east and south approaches, barrier free ramps provided on northeast, southeast, and southwest corners.
 - Sidewalks within walking distance of the school campus along adjacent streets appear to be sufficient for students to walk to and from School.

NOTE: It is generally recommended that all applicable crosswalks/barrier free ramps/sidewalks comply with current ADA accessibility requirements. Pacheco Koch is not certified to provide a full ADA compliance inspection, which is performed by licensed inspectors during the design and permitting process. All pavement markings, traffic signs, school zones, and pedestrian infrastructure improvements are recommended to be upgraded at permitting as applicable and meet current city and TMUTCD standards.

January 11, 2021

- Projected Travel Modes:
 - Bus: 5%
 - Walk: 10%
 - Sidewalk Connectivity appears to be sufficient for students to walk to and from School.
 - Picked Up by Parent: 85%

*Enrollment and Travel Mode Data assumed by DISD and validated by field observations.

School Administration Input Statement

The engineer collaborated with both the School District personnel and on-site staff/principal (Mr. Barker at 972-749-5026) and Student Transportation Services as needed, before and during the process of creation of the Traffic Management Plan. Conversations having direct input from the school principal most recently occurred on January 11th, 2021.

NOTE: During the COVID-19 Pandemic of 2020, a portion of students significantly below the total enrollment (approximately 50%) have been in-person at the school building. Because of this, conditions are not normal and, out of necessity, recommendations for this study are based upon professional experience and knowledge from similar and prior studies, supplemented by on-site observations.

The site engineer, the architect and the traffic engineer have collaborated the traffic patterns of parent routes, bus routes, and recommendations of the TMP with the on-site and District personnel. The onsite and District personnel have completed a thorough review and any changes that have been discussed have been applied to this version of the plan.

TRAFFIC MANAGEMENT PLAN

Most recent on-site dismissal observations were conducted on Monday, January 11, 2021. A summary of existing conditions is stated below:

Field Observed Traffic Management Operations

Dismissal consists of a single dismissal group. The school is surrounded by four local streets – Montclair Avenue, Taft Street, Mary Cliff Road, Ranier Street. Parent traffic enters the area and queues along both curbsides of Montclair Avenue, and the school property curbside of Taft Street and Ranier Street. The school uses an “app” for parents to coordinate with staff members to make the pick-up operations more efficient.

January 11, 2021



Montclair Avenue operates as one-way southbound as vehicles enter from the north and travel southbound during the pick-up and drop off periods. As students enter the vehicles, the vehicles continue to travel southbound to exit the area. This queuing area is designated for 5th Grade.

Taft Street operates as one-way eastbound as vehicles enter from the west and travel eastbound during the pick-up and drop off periods. As students enter the vehicles, the vehicles continue to travel eastbound to exit the area. This queuing area is designated for Middle School.

Ranier Street operates as one-way westbound as vehicles enter from the east and travel westbound during the pick-up and drop off periods. As students enter the vehicles, the vehicles continue to travel westbound to exit the area. This queuing area is designated for 5th Grade.

Student crossings with crossing guards are located at the intersections of Taft Street and Montclair Avenue, at the intersection of Ranier Street and Montclair Avenue, and Taft Street and Mary Cliff Road.

A parking lot for staff and visitor traffic is accessible via Ranier Street.

Staff assistance shall be present to allow students to enter and exit the school building in a safe and efficient manner.

School buses load and unload students along Montclair Avenue. Bus ridership is minimal for Rosemont Elementary School.

Proposed Traffic Management Operations

With all operations stated in the preceding section of field observed traffic management operations, the following changes are proposed to be implemented for traffic management operations.

In lieu of parent vehicles queuing on the east curbside of Montclair Avenue, queuing is to occur in the existing parking lot on Ranier Street as shown in **Exhibit 1**. This queuing area, along with Montclair Avenue, will be designated for 4th Grade in addition to 5th Grade.

A graphical summary of specific recommendations and proposed conditions is provided below and depicted in **Exhibit 1**:

1. **Provide Ability for Queuing within Parking Lot** – In lieu of parent vehicles queuing on the east curbside of Montclair Avenue, queuing is to occur in the existing parking lot on Ranier Street.

January 11, 2021



Acknowledgement Statement

REVIEW AND COMMITMENT

This school traffic management plan (TMP) for Rosemont Prep was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. This plan was developed with direct input from individuals familiar with the general characteristics of the traffic needs of the school. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals.

By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more appropriate.



Signature

01/11/21
Date

Name: Marco Barker

Title: Principal

Police Department Signature

Date

Name: _____

Title: _____

END OF MEMO

Proposed Traffic Management Plan

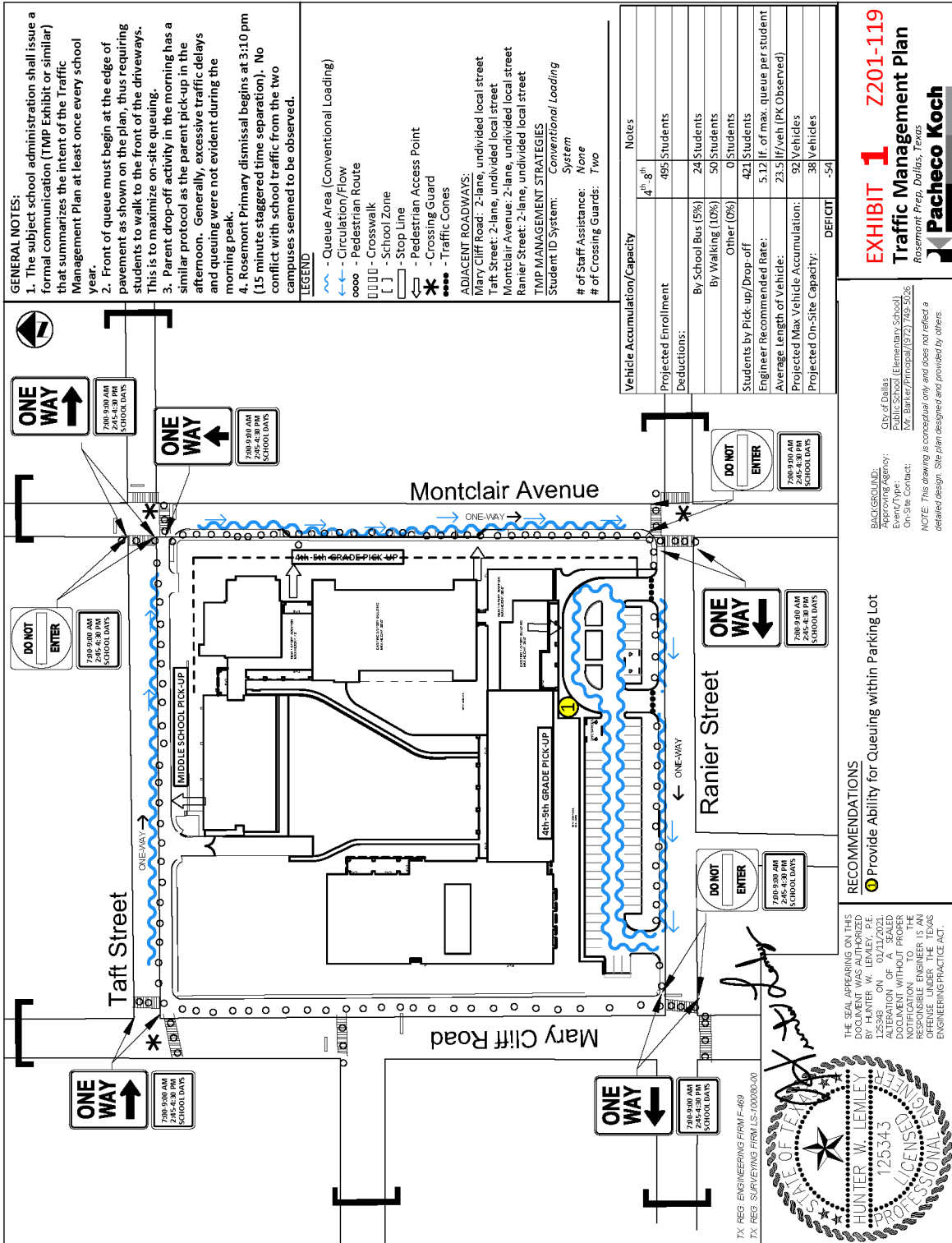


EXHIBIT 1 Z201-119
Traffic Management Plan
 Rosemont Prep, Dallas, Texas
Pacheco Koch

BACKGROUND:
 Approving Agency: City of Dallas
 Event/Type: Public School (Elementary School)
 On-Site Contact: Mr. Barker/Principal/(972) 749-5226
 NOTE: This drawing is conceptual only and does not reflect a detailed design. Site plan designed and provided by others.

RECOMMENDATIONS
 Provide Ability for Queuing within Parking Lot

THE SEAL AFFIXED ON THIS DOCUMENT WAS AUTHORIZED BY HANTER W. LEMLEY, P.E. 125343 ON 07/17/2021. ALTERATION OF A SEALED NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-100080-00

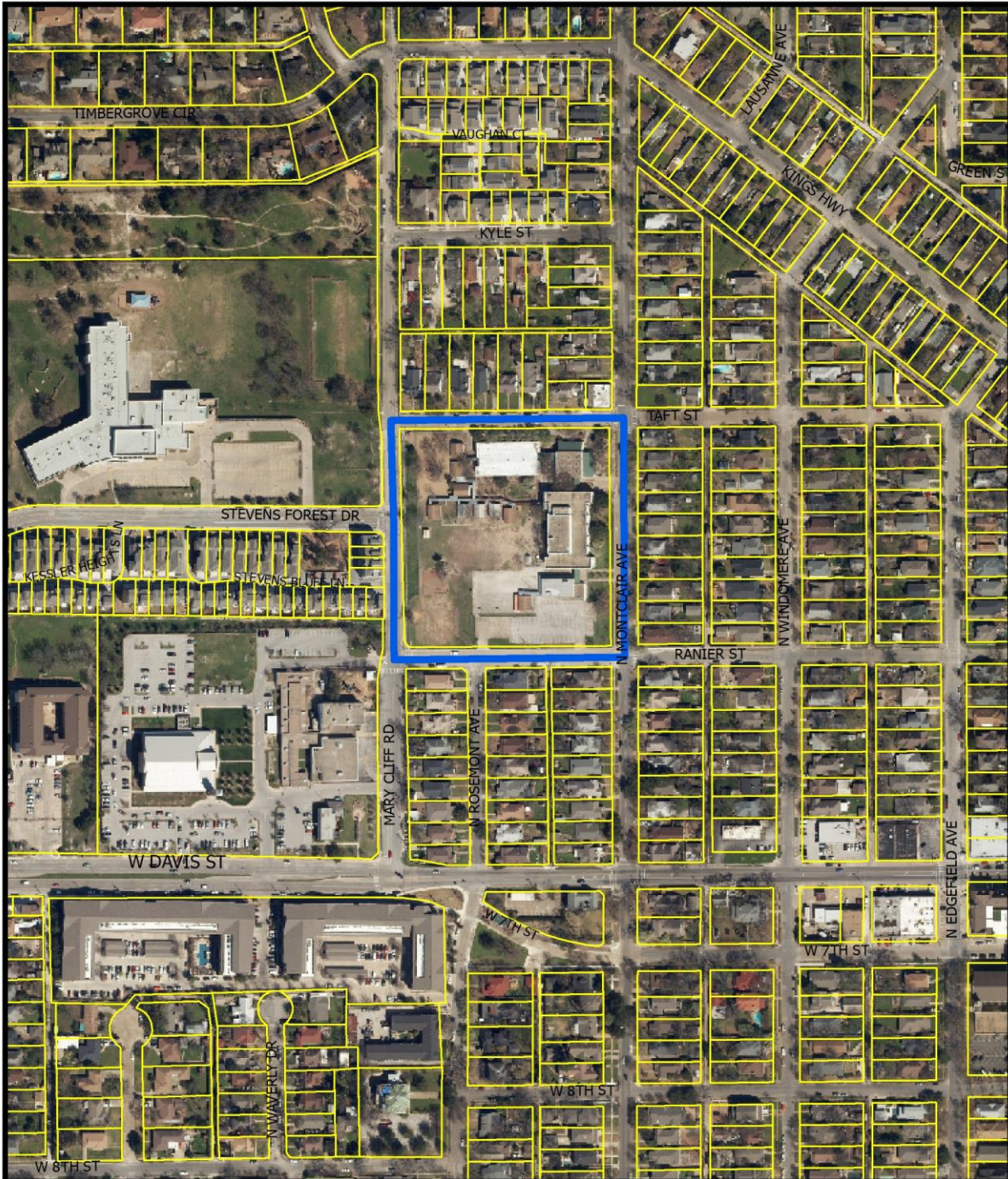
HANTER W. LEMLEY
 125343
 PROFESSIONAL ENGINEER




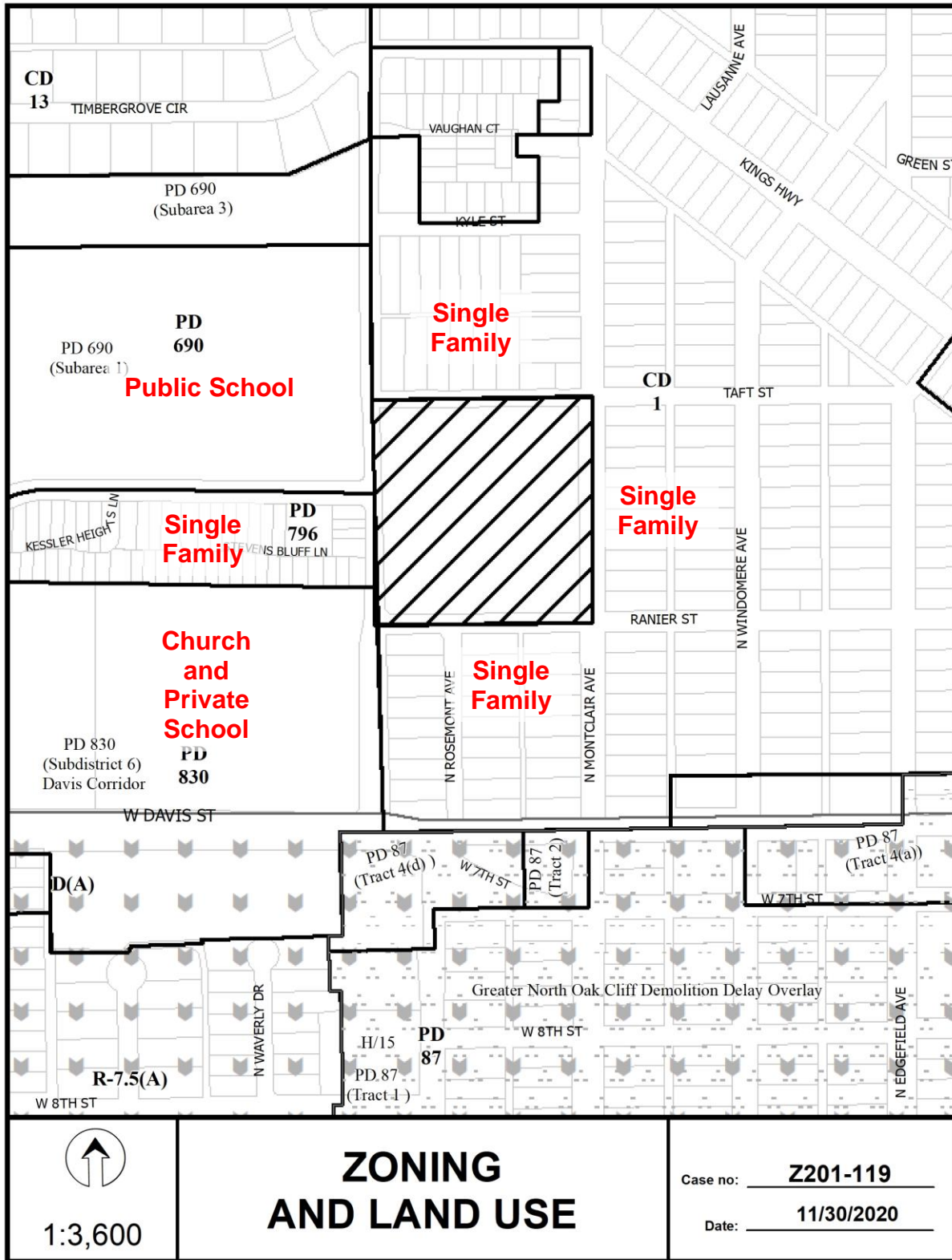
1:6,000

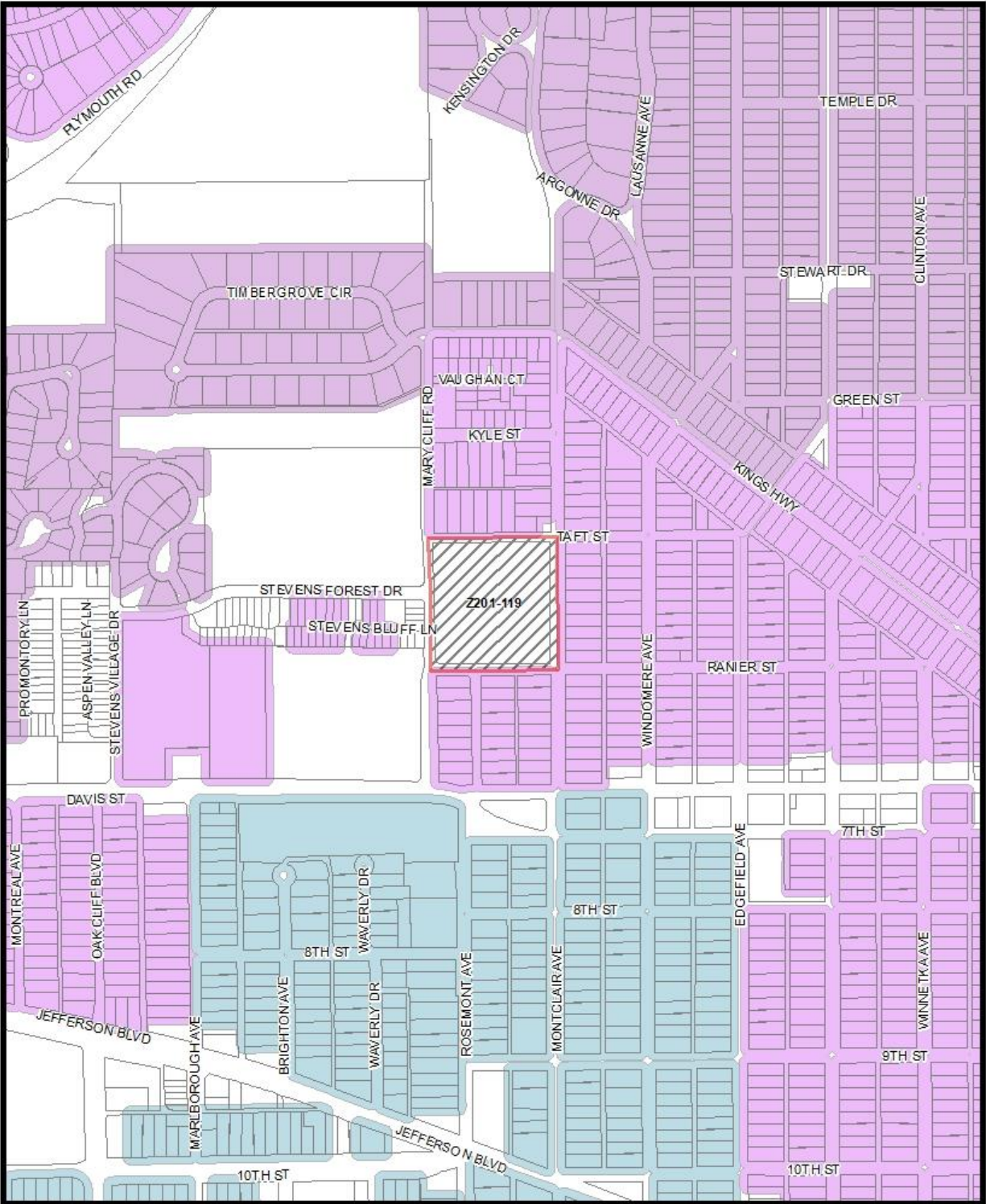
VICINITY MAP

Case no: Z201-119
Date: 11/30/2020



| | | |
|--|---------------------|---|
|  1:3,600 | <h1>AERIAL MAP</h1> | Case no: <u> Z201-119 </u> Date: <u> 11/30/2020 </u> |
|--|---------------------|---|



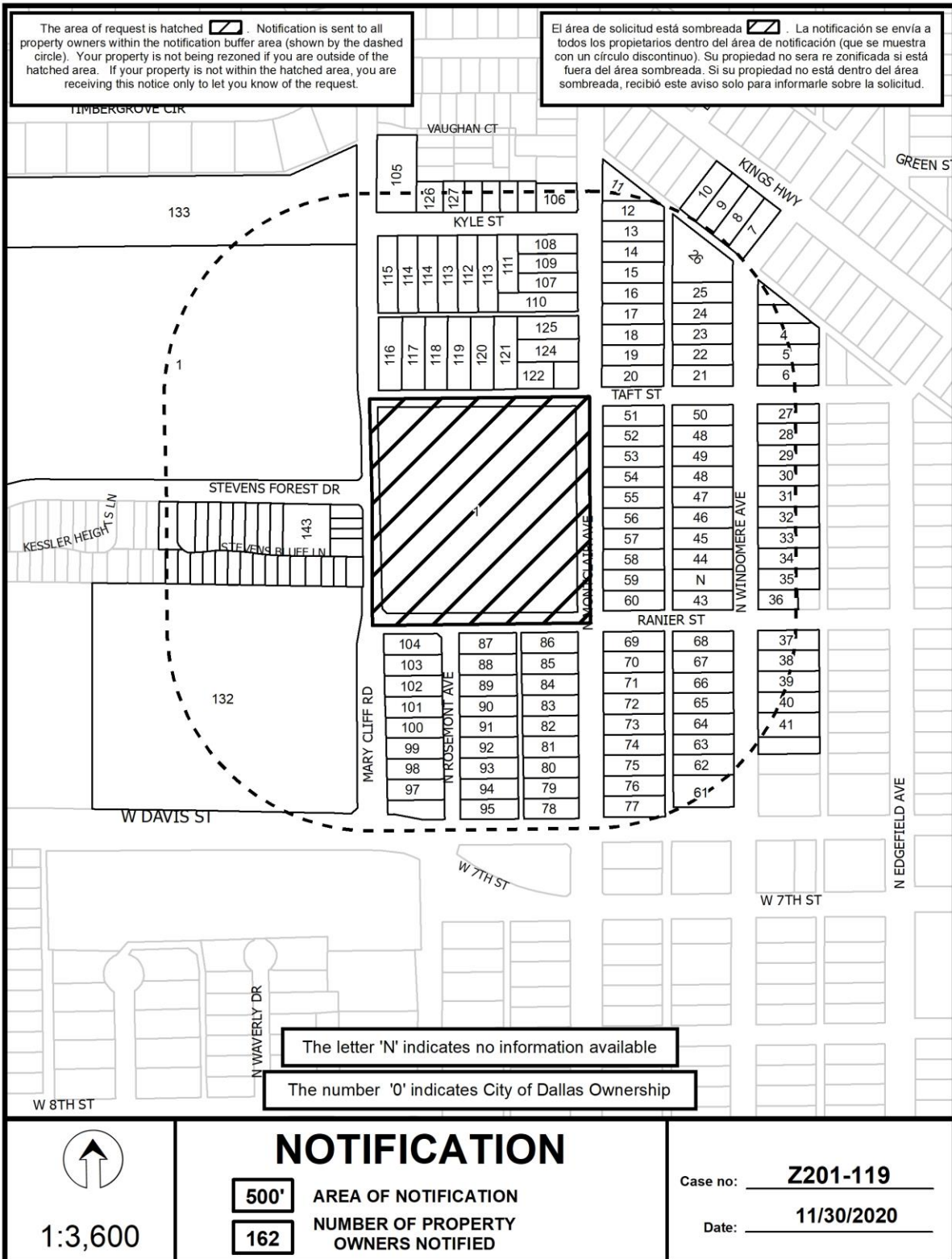


Market Value Analysis A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 11/30/2020



11/30/2020

Notification List of Property Owners***Z201-119******162 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---------------------------------|
| 1 | 719 N MONTCLAIR AVE | Dallas ISD |
| 2 | 816 N WINDOMERE AVE | REITER AMANDA & |
| 3 | 818 N WINDOMERE AVE | LOPEZ RUBEN ARTURO |
| 4 | 810 N WINDOMERE AVE | POWELL AARON C |
| 5 | 806 N WINDOMERE AVE | PROVENZALE ANTHONY B & MARY M |
| 6 | 802 N WINDOMERE AVE | ALLINGER ALAN LOUIS |
| 7 | 1500 KINGS HWY | KINGS HIGHWAY 1500 PROPERTY LLC |
| 8 | 1506 KINGS HWY | CROWDER LESLIE MONTELLE |
| 9 | 1510 KINGS HWY | BYROM KYLE |
| 10 | 1514 KINGS HWY | MALONEY STEPHANIE & |
| 11 | 838 N MONTCLAIR AVE | MARTYN ALICE CLAUDINE |
| 12 | 834 N MONTCLAIR AVE | RANGE WILLIE & SYNTHIA |
| 13 | 830 N MONTCLAIR AVE | REED JAMES LEE & |
| 14 | 826 N MONTCLAIR AVE | GRABOWY CHRISTOPHER & |
| 15 | 822 N MONTCLAIR AVE | Taxpayer at |
| 16 | 818 N MONTCLAIR AVE | GALLEGOS PEDRO |
| 17 | 814 N MONTCLAIR AVE | Taxpayer at |
| 18 | 810 N MONTCLAIR AVE | RAGLAND FRANK W |
| 19 | 806 N MONTCLAIR AVE | CALLAWAY JEANETTE EST OF |
| 20 | 802 N MONTCLAIR AVE | AHUYON NOEMI |
| 21 | 801 N WINDOMERE AVE | LEONARD CHRISTOPHER & |
| 22 | 805 N WINDOMERE AVE | POSADA MARIA LOURDES & FRANK |
| 23 | 811 N WINDOMERE AVE | CARDOZA JOSE C & RITA |
| 24 | 817 N WINDOMERE AVE | LOPEZ DAVID |
| 25 | 819 N WINDOMERE AVE | LOPEZ MANUEL & OTILIA |
| 26 | 821 N WINDOMERE AVE | NITSCHKE JOHN B & |

11/30/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|-------------------------------|
| 27 | 738 N WINDOMERE AVE | DUNN JENNIFER ERIN |
| 28 | 734 N WINDOMERE AVE | CARTER REBECCA S |
| 29 | 730 N WINDOMERE AVE | 730 & 732 NORTH WINDOMERE LLC |
| 30 | 726 N WINDOMERE AVE | SOECHTING CHARLES E & |
| 31 | 722 N WINDOMERE AVE | FULLER JOSHUA CLYDE |
| 32 | 718 N WINDOMERE AVE | JAITLA RAMNEEK |
| 33 | 714 N WINDOMERE AVE | Taxpayer at |
| 34 | 708 N WINDOMERE AVE | PHILLIPS CHAD |
| 35 | 706 N WINDOMERE AVE | MCKAY BRIAN A & |
| 36 | 702 N WINDOMERE AVE | MUNIZ CLAUDIA B |
| 37 | 634 N WINDOMERE AVE | JENSEN ANNETTE |
| 38 | 630 N WINDOMERE AVE | ALCALA LAUREN A |
| 39 | 626 N WINDOMERE AVE | VEATCH JOHN & ADAY ARIEL |
| 40 | 620 N WINDOMERE AVE | GILLIAM LAWRENCE W |
| 41 | 618 N WINDOMERE AVE | ROBERTS CHASE & |
| 42 | 614 N WINDOMERE AVE | STEPHENS DAWN VERNISE |
| 43 | 703 N WINDOMERE AVE | JACOBY BRYAN M |
| 44 | 711 N WINDOMERE AVE | SHAUGHNESSY AMANDA & RYAN |
| 45 | 715 N WINDOMERE AVE | ESCOBAR JESUS & ROSA F |
| 46 | 719 N WINDOMERE AVE | CAMACHO ARMANDO & |
| 47 | 721 N WINDOMERE AVE | CRUZ JAVIER L & SOSA |
| 48 | 725 N WINDOMERE AVE | SARMIENTO VERONICA & |
| 49 | 731 N WINDOMERE AVE | SARMIENTO MANUEL |
| 50 | 739 N WINDOMERE AVE | BRUMFIELD WILLIE G & |
| 51 | 738 N MONTCLAIR AVE | BOHANAN ANN MARGARET |
| 52 | 734 N MONTCLAIR AVE | ANDERSON CARSON T |
| 53 | 730 N MONTCLAIR AVE | TERESI REBECCA QUINN & |
| 54 | 726 N MONTCLAIR AVE | GARRETT MARIA DELOSANGELES & |
| 55 | 722 N MONTCLAIR AVE | WHITE JARED |
| 56 | 718 N MONTCLAIR AVE | COUCH JUANITA LANETTE |
| 57 | 714 N MONTCLAIR AVE | BERG SHERRY |

11/30/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|------------------------------------|
| 58 | 710 N MONTCLAIR AVE | IGO BROOKS & ELIZABETH BONNIN |
| 59 | 706 N MONTCLAIR AVE | KIENINGER DANIEL |
| 60 | 700 N MONTCLAIR AVE | SCHIKNER ROBERT C & |
| 61 | 1505 W DAVIS ST | HIXSON FAMILY TRUST |
| 62 | 611 N WINDOMERE AVE | MCGREGOR THOMAS WILLIAM |
| 63 | 617 N WINDOMERE AVE | FLINT JAMES E |
| 64 | 619 N WINDOMERE AVE | RANGEL FRANCISCO J |
| 65 | 621 N WINDOMERE AVE | HUERTA ALBERT & ISABEL |
| 66 | 627 N WINDOMERE AVE | HOWARD HAMILTON |
| 67 | 631 N WINDOMERE AVE | SARMIENTO ROCIO |
| 68 | 633 N WINDOMERE AVE | SARMIENTO FRANCISCO & CRISTINA |
| 69 | 634 N MONTCLAIR AVE | ALONSO MARIA DE JESUS & |
| 70 | 630 N MONTCLAIR AVE | Taxpayer at |
| 71 | 626 N MONTCLAIR AVE | LYTLE HEATHER M & ZACHARY J |
| 72 | 622 N MONTCLAIR AVE | Taxpayer at |
| 73 | 618 N MONTCLAIR AVE | LOCKE JERRI A |
| 74 | 614 N MONTCLAIR AVE | PETERSON ROBERT S |
| 75 | 608 N MONTCLAIR AVE | PEREZ ISAAC & EUGENIA |
| 76 | 606 N MONTCLAIR AVE | ROBINSON KARA & |
| 77 | 600 N MONTCLAIR AVE | 600 N MONTCLAIR LLC |
| 78 | 601 N MONTCLAIR AVE | ELLIS DANIEL & |
| 79 | 607 N MONTCLAIR AVE | ARISTA FLORENCE |
| 80 | 611 N MONTCLAIR AVE | HENSON CLAIRE ELIZABETH & |
| 81 | 615 N MONTCLAIR AVE | BERRY KATHLEEN W |
| 82 | 619 N MONTCLAIR AVE | FEINBERG JONATHAN SETH & |
| 83 | 623 N MONTCLAIR AVE | CARLOS JOSEPH M |
| 84 | 627 N MONTCLAIR AVE | SCOGGIN STEPHANIE & ELLIOT JOHNSON |
| 85 | 631 N MONTCLAIR AVE | BERKELEY BARBARA B |
| 86 | 635 N MONTCLAIR AVE | Taxpayer at |
| 87 | 634 N ROSEMONT AVE | FLACCO JORDAN & JAMIE |
| 88 | 630 N ROSEMONT AVE | RUCCIO DANE & |

11/30/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|-----------------------------|
| 89 | 626 N ROSEMONT AVE | SMITH STUART L & MARILYNN M |
| 90 | 622 N ROSEMONT AVE | ARNOLD ZACHARY & DANNAE |
| 91 | 618 N ROSEMONT AVE | Taxpayer at |
| 92 | 614 N ROSEMONT AVE | FERREL CHRISTOPHER W & |
| 93 | 610 N ROSEMONT AVE | CHILDRESS JUSTIN S |
| 94 | 606 N ROSEMONT AVE | MAGANA JUAN JURADE |
| 95 | 602 N ROSEMONT AVE | RODRIGUEZ PAUL E & |
| 96 | 601 N ROSEMONT AVE | RODRIGUEZ ESTER |
| 97 | 607 N ROSEMONT AVE | CARMONA NICOLAS III & |
| 98 | 609 N ROSEMONT AVE | RODRIGUEZ RICHARD |
| 99 | 619 N ROSEMONT AVE | CHENG RAYMOND SHEWLAY & |
| 100 | 623 N ROSEMONT AVE | HYLDEN JORDAN L & EMILY R |
| 101 | 627 N ROSEMONT AVE | CHRISTENSEN KEVIN D |
| 102 | 631 N ROSEMONT AVE | CURIEL LYDIA M |
| 103 | 635 N ROSEMONT AVE | VILLARREAL ELPIDIO |
| 104 | 639 N ROSEMONT AVE | MAREZ ELIA ORTA LIFE EST |
| 105 | 1635 KYLE AVE | NASH HORACE R JR & |
| 106 | 903 N MONTCLAIR AVE | ALLEN BENJAMIN J & |
| 107 | 823 N MONTCLAIR AVE | Taxpayer at |
| 108 | 831 N MONTCLAIR AVE | RODRIGUEZ YOLANDA RUIZ |
| 109 | 829 N MONTCLAIR AVE | FAZ ISAAC & |
| 110 | 819 N MONTCLAIR AVE | FLORES ASHLEY BRYAN |
| 111 | 1614 KYLE AVE | GRANADOS JOSE & SARA M |
| 112 | 1620 KYLE AVE | CLOUD NINE VENTURES LLC |
| 113 | 1616 KYLE AVE | CANTU CLAUDIA S |
| 114 | 1628 KYLE AVE | JC LEASING LLP |
| 115 | 1638 KYLE AVE | RAMIREZ REFUGIO RAYMUNDO |
| 116 | 1635 TAFT ST | VACHON SAMUEL & MEREDITH |
| 117 | 1631 TAFT ST | MARTINEZ BENJAMIN M & |
| 118 | 1627 TAFT ST | GONZALEZ DIANA R |
| 119 | 1623 TAFT ST | FLOYD JAMES E |

11/30/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|--------------------------------|
| 120 | 1619 TAFT ST | CEJA FREDY & MARIA |
| 121 | 1615 TAFT ST | GARCIA NOEL & RAFAELA |
| 122 | 1611 TAFT ST | GARZA PEDRO A & |
| 123 | 805 N MONTCLAIR AVE | KRUKIEL DAVID |
| 124 | 811 N MONTCLAIR AVE | MAYNOR KELLAM |
| 125 | 815 N MONTCLAIR AVE | ALVAREZ JOSE CRUZ & |
| 126 | 1629 KYLE AVE | NELSON CHARLES DAVID & KATHRYN |
| 127 | 1625 KYLE AVE | LACHOWICZ NICOLE |
| 128 | 1621 KYLE AVE | THOMPSON DUSTY RAY & |
| 129 | 1617 KYLE AVE | FLIPPO JAMES & SHARYN |
| 130 | 1613 KYLE AVE | MALLORY LARRY SCOTT & LEE ANN |
| 131 | 1609 KYLE AVE | QUINLAN BRIAN & |
| 132 | 1845 W DAVIS ST | ROMAN CATHOLIC DIOCESE DALLAS |
| 133 | 817 MARY CLIFF RD | TWELVE HILLS NATURE |
| 134 | 770 HIGH GARDEN PL | MUNOZ MARIO A & MAYRA E |
| 135 | 750 HIGH GARDEN PL | PATTERSON JOSHUA & EMILY |
| 136 | 730 HIGH GARDEN PL | GRATTON BERNADETTE |
| 137 | 710 HIGH GARDEN PL | SMITH AMANDA LYNNE |
| 138 | 1802 STEVENS BLUFF LN | ROBERTS MATTHEW D & JULIE M |
| 139 | 1808 STEVENS BLUFF LN | CARAWAY THOMAS G II & |
| 140 | 1814 STEVENS BLUFF LN | RIOS ANTHONY D & |
| 141 | 1820 STEVENS BLUFF LN | ROSALES SARAH & |
| 142 | 1826 STEVENS BLUFF LN | 2017 BISHOP PLACE TRUST |
| 143 | 1821 STEVENS BLUFF LN | HIGH GROVE AT WEST KESSLER |
| 144 | 1832 STEVENS BLUFF LN | GOEN MONTE L |
| 145 | 1838 STEVENS BLUFF LN | KOFFLER MICHAEL J TRUST |
| 146 | 1844 STEVENS BLUFF LN | MCFADDEN BRENT D & BETHANY M |
| 147 | 1850 STEVENS BLUFF LN | COLON GLORIMAR RIVERA & |
| 148 | 1856 STEVENS BLUFF LN | LALANGAS EVANGELINE O |
| 149 | 1862 STEVENS BLUFF LN | KEMP WILLIAM JAMES III & |
| 150 | 1868 STEVENS BLUFF LN | SCHARTON GARRETT & |

11/30/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|---------------------------|
| 151 | 1874 STEVENS BLUFF LN | RICE BRANDON |
| 152 | 1880 STEVENS BLUFF LN | GROTIUS FRANS JOHANNES |
| 153 | 1810 WOOD LEDGE PL | HERMOSO INES M |
| 154 | 1825 WOOD LEDGE PL | DALE VIRGINIA |
| 155 | 1877 STEVENS BLUFF LN | DI BENEDETTI DANA B |
| 156 | 1871 STEVENS BLUFF LN | PENTECOST BLAIR L |
| 157 | 1865 STEVENS BLUFF LN | ELSHOT KITTY & |
| 158 | 1859 STEVENS BLUFF LN | CANNON JOHN L IV & |
| 159 | 1853 STEVENS BLUFF LN | DESOUSA LUCIA |
| 160 | 1847 STEVENS BLUFF LN | ROSE DEAN T & |
| 161 | 1841 STEVENS BLUFF LN | ADAMS JEFFREY L & SHERI S |
| 162 | 1835 STEVENS BLUFF LN | CANTU STACY G & |

Planner: Jennifer Muñoz

FILE NUMBER: Z201-121(JM) **DATE FILED:** October 22, 2020

LOCATION: Southwest corner of Copeland Street and Gay Street

COUNCIL DISTRICT: 7 **MAPSCO:** 46 V

SIZE OF REQUEST: ±0.21 acres **CENSUS TRACT:** 27.01

REPRESENTATIVE: Rik Adamski

APPLICANT/OWNER: Anilkumar and Rama Thakrar Family Trust

REQUEST: An application for an MF-1(A) Multifamily Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of the request is to bring an existing non-conforming multifamily use into compliance.

STAFF RECOMMENDATION: Denial.

PLANNED DEVELOPMENT No. 595

<http://dallascityattorney.com/51P/Articles%20Supp%2039/ARTICLE%20595.pdf>

BACKGROUND INFORMATION:

- On September 26, 2001, the City Council approved the creation of PD No. 595 comprised of nine residential and seven nonresidential subdistricts including form districts. Upon adoption, the 0.21-acre subject site zoned an MF-2(A) Multifamily District and developed with a one-story multifamily use containing four dwelling units, became nonconforming.
- The structure is approximately 2,640-square-feet and was constructed in 1960 per City records. DCAD states that the structure was built in 1925, but this is not consistent with historic aerials and City records for the property.
- The proposed MF-1(A) Multifamily Subdistrict will allow the land use of multifamily by right, permitting the existing four-plex to be legally occupied. Any future structures would have to comply with all requirements of the Dallas Development Code, including setbacks, separation from lower density uses, parking, screening, and landscaping.
- The surrounding land uses consist of single-family dwelling units to the northwest, east, and southwest, with several undeveloped parcels to the northeast and southeast. All surrounding properties are zoned an R-5(A) Single Family Subdistrict.

Zoning History: There have been no zoning cases in the area over the past five years; however, the subject site did have the following requests:

1. **Z189-254:** On January 9, 2020, the City Plan Commission recommended denial of an application for a MF-1(A) Multifamily Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.
2. **W190-005:** On August 12, 2020, the City Council overturned the March 26, 2020 denial of City Plan Commission for a waiver to the two-year waiting period on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|----------------------------|--------------|---------------------|
| Copeland Street | Local Street | 50 feet |
| Gay Street | Local Street | 50 feet |

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request does not support the following Plan's goals or policies.

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.15 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

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

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas. The City must ensure affordable, quality rental housing and investments in multifamily housing. Using creative financing options will help create higher standards of living for all Dallas residents.

The multifamily land use is not consistent with the neighborhood land use pattern. The PD changed the vision for the area, no longer permitting multifamily uses in this area. This use does not allow a transition among uses since it is the only multifamily use surrounded by single family properties. Finally, while the request does provide affordable housing, equal consideration should also be given to the quality, safety, and structural integrity of the housing. Over the years, the site has been the subject of code compliance violations, as per reports obtained from Building Inspection. Thus, staff does not believe that the request meets the goal of providing equitable opportunities for Dallas residents. Nonconforming uses are intended to be terminated upon vacancy of six months.

NEIGHBORHOOD PLUS

One of the goals of *Neighborhood Plus* is to expand homeownership. This goal encourages a wider range of housing types to respond to emerging preferences, identifies incentives for infill development and home improvements in targeted neighborhoods, expands programs to reach a broader range of potential home buyers, and develops partnership to increase the pool of eligible loan applicants.

GOAL6 Enhance Rental Housing Options

Policy 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

Action 6.1.3 Strengthen regulatory standards and provide incentives for volume single family and multi-family developers to provide a range of housing unit sizes and include family-friendly amenities such as play area or open/green space for active, healthy living.

Currently, the site cannot provide any of the amenities described above. The site is noncompliant with the front yard block face continuity along Gay Street, cannot comply with Article X which requires off-street parking and multifamily uses to be screened from single family use; and cannot comply with the off-street parking requirement. If the existing structure were demolished and reconstructed, it would be extremely difficult, even impossible, to comply with the Dallas Development Code and programming of amenities as described in the *Neighborhood Plus* plan.

Surrounding Land Uses:

| | Subdistricts in PD No. 595 | Land Use |
|-----------|-----------------------------------|-----------------|
| Site | R-5(A) | Multifamily |
| Northwest | R-5(A) | Single Family |
| Northeast | R-5(A) | Undeveloped |
| East | R-5(A) | Single Family |
| Southeast | R-5(A) | Undeveloped |
| Southwest | R-5(A) | Single Family |

Land Use Compatibility:

Upon research, staff could not obtain evidence of an active Certificate of Occupancy, the required multitenant permit or permits for necessary utility connections.

The surrounding land uses consist of single-family dwelling units to the northwest, east, and southwest, with several undeveloped parcels to the northeast and southeast. All surrounding properties are zoned an R-5(A) Single Family Subdistrict.

Staff believes that the continued operation of a multifamily use in this predominately low-density single-family neighborhood could have a potentially negative impact on the character of the surrounding area. As indicated in the development standards table below, the regulations differ between the existing R-5(A) Single Family Subdistrict and proposed MF-1(A) Multifamily Subdistrict as they relate to the height, lot coverage, lot size, parking, and screening requirements. While the proposed multifamily district technically allows a height of up to 36 feet-in-height, according to the residential proximity slope standards within Chapter 51A-4.412, for any structure over 26 feet-in-height, that portion may not be located above a residential proximity slope originating in an R-District. Since the subject site is surrounded by R-District properties, the maximum height is 26 feet.

The biggest change in development rights is lot coverage. The MF-1(A) District proposed would allow up to 60 percent in impervious lot coverage versus 45 percent in single family districts.

Similar to the issue with the added height, a five-foot reduction in the required front yard setback from the proposed MF-1(A) District is not achieved due to a provision requiring the site to adhere to block continuity or maintain the established front yard setback pattern.

While the use previously operated in the neighborhood and in compliance with zoning, the use is no longer an adequate or compatible use as the neighborhood is predominately low-density single family and the rights granted through the requested zoning will allow a use and regulations inconsistent with the existing single family lot pattern. Therefore, staff is recommending denial of the proposed zoning change. This is the second zoning request made on this site, changing the request to MF-1(A), while the previous request was for MF-2(A). Additionally, the applicant is proposing one-bedroom units rather than two-bedroom units. Ultimately, this is what was previously permitted in 1960.

The change from an R-5(A) to an MF-1(A) District would allow for the multifamily use to remain in the existing nonconforming structure (to setbacks) and with nonconforming parking. All other building permit issues could potentially be resolved since the zoning would now allow the use.

Below, all three (current, proposed, previously proposed) districts are compared.

Development Standards:

| <u>DISTRICT</u> | SETBACKS | | Density | Height | Lot Coverage | Special Standards | PRIMARY Uses |
|--|--|----------------------------------|--|---------------|---------------------|----------------------------|-------------------------------------|
| | Front | Side/Rear | | | | | |
| PD No. 595 R-5(A) - Existing Single Family | 20' | 5' | 1 Dwelling Unit/ 5,000 sq. ft. | 30' | 45% | Min. Lot: 5,000 sq. ft. | Single family |
| PD No. MF-1(A) - Proposed Multifamily | 15' However, 20' is required for continuity | 10'/15' for other permitted uses | Min lot 3,000 sq. ft. 1,000 sq. ft – E 1,400 sq. ft – 1 BR 1,800 sq. ft – 2 BR +200 sq. ft each add BR | 36' | 60% | RPS | Multifamily, Duplex & single family |
| PD No. MF-2(A) – Previously Proposed Multifamily | 15' However, 20' is required for continuity | 10'/15' for other permitted uses | Min lot 1,000 sq. ft. 800 sq. ft – E 1,000 sq. ft – 1 BR 1,200 sq. ft – 2 BR +150 sq. ft each add BR | 36' | 60% | RPS | Multifamily, Duplex & single family |

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. For multifamily uses, one parking space is required per bedroom. An additional one-quarter space per dwelling unit must be provided for resident parking if the required parking is restricted to resident parking only.

The existing multifamily use and layout on the site does not provide any off-street parking as required by code. If the previously nonconforming use is established as a legal land use with this rezoning request, the nonconforming parking provided originally will allow the property to be re-occupied without meeting today's code requirements as described above due to delta theory. However, those parking credits must be maintained according to the rules under delta theory.

If the delta credits were ever lost, a fourplex with one-bedroom units would require a minimum of four parking spaces plus up to two parking spaces for guests if the parking provided is reserved for tenants. Additionally, the required parking cannot be in the required front yard. If the site were redeveloped under today's code, it would be extremely difficult to comply with parking requirements.

Landscaping:

Landscaping of any development will be in accordance with the landscape regulations of PD No. 595. No landscaping is triggered if the impervious lot coverage is not being increased. Maintaining the existing structure in a nonconforming state in accordance with the provisions of the code is possible; however, future redevelopment as a multifamily use would prove difficult to meet the required landscaping.

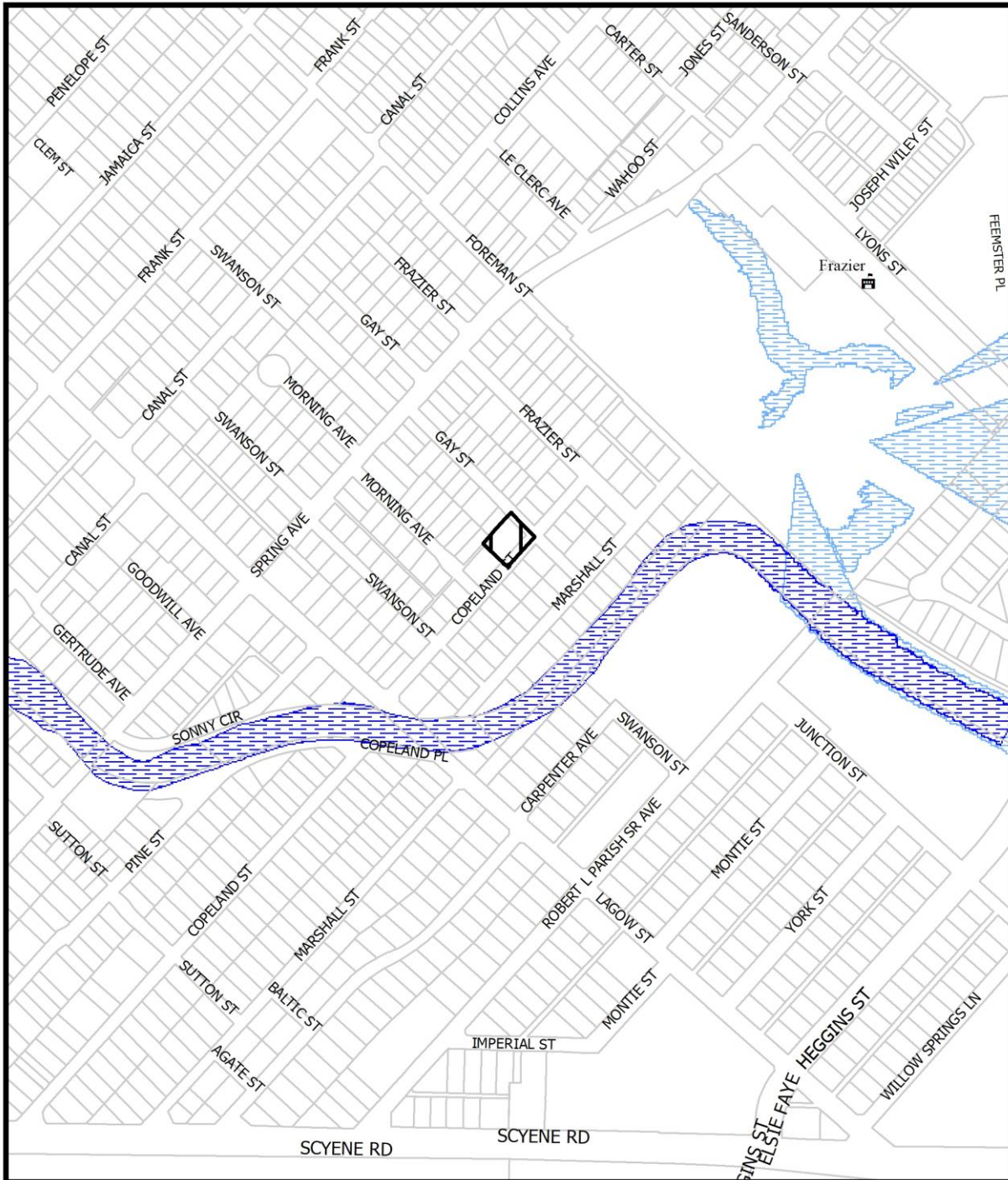
Market Value Analysis:

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

List of Partners/Principals/Officers

Anilkumar and Rama Thakrar Family Trust

| | |
|-------------------|--------------|
| Anilkumar Thakrar | Trust member |
| Rama Thakrar | Trust member |
| Anish Thakrar | Trust member |

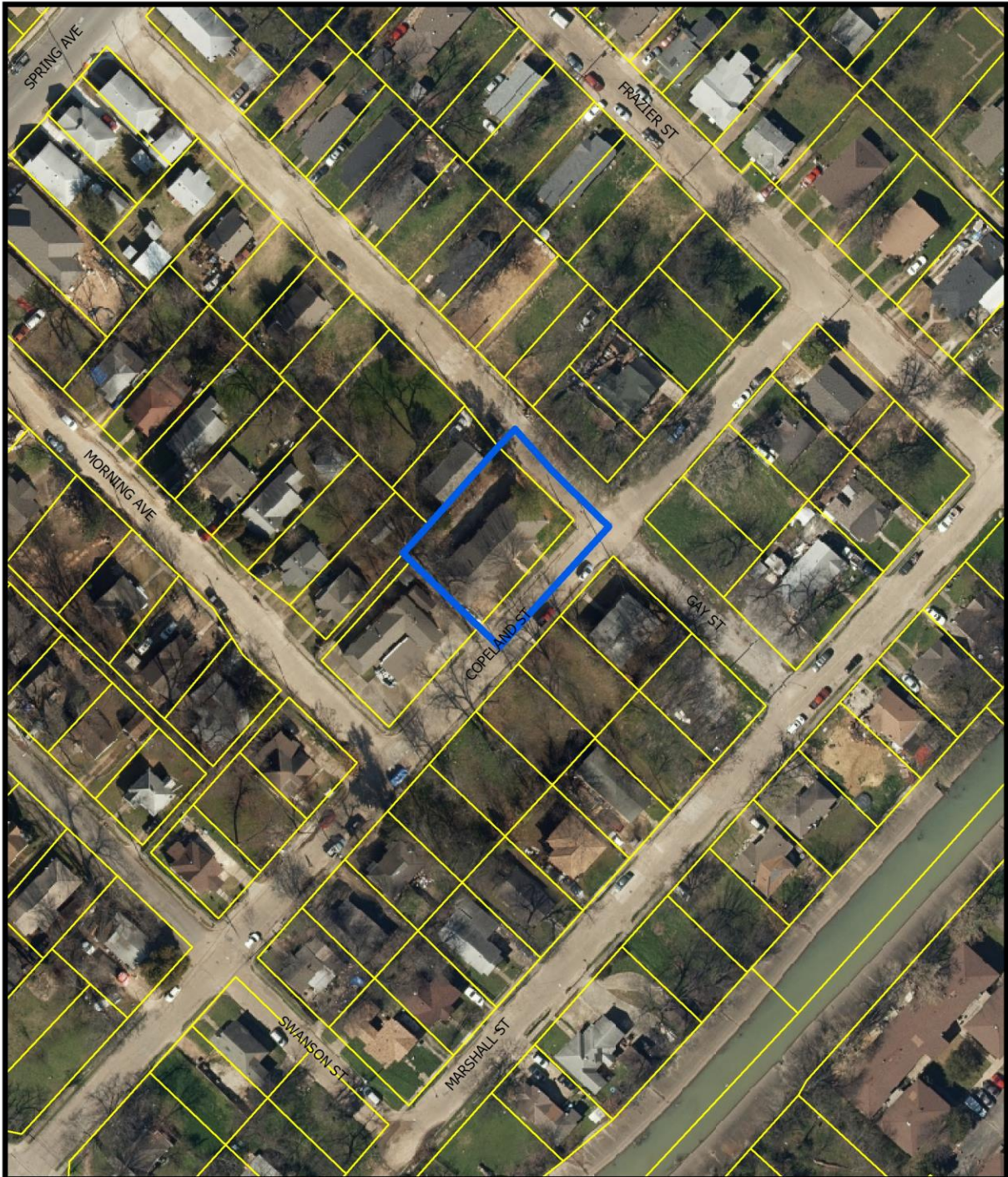


1:4,800

VICINITY MAP

Case no: Z201-121

Date: 11/25/2020

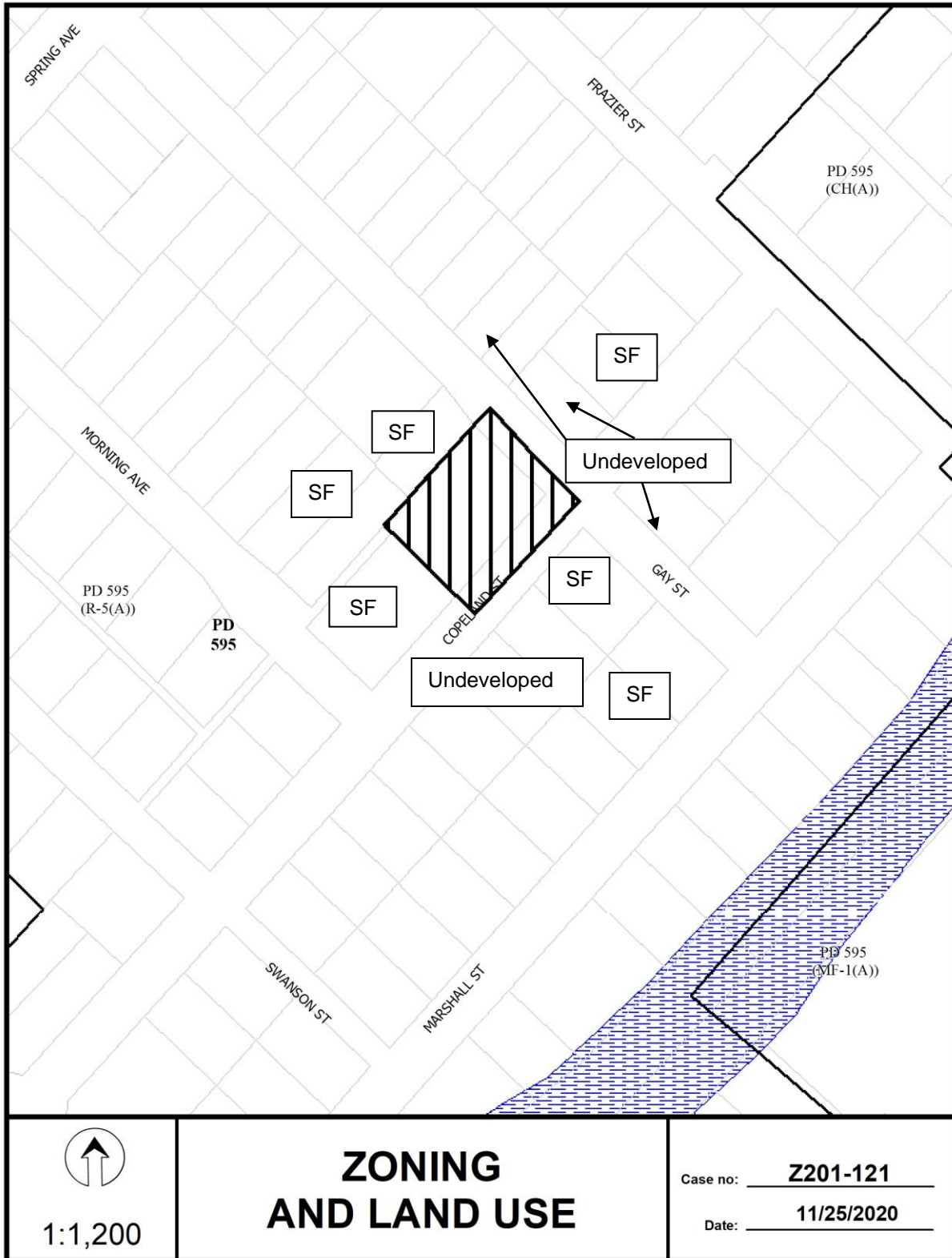


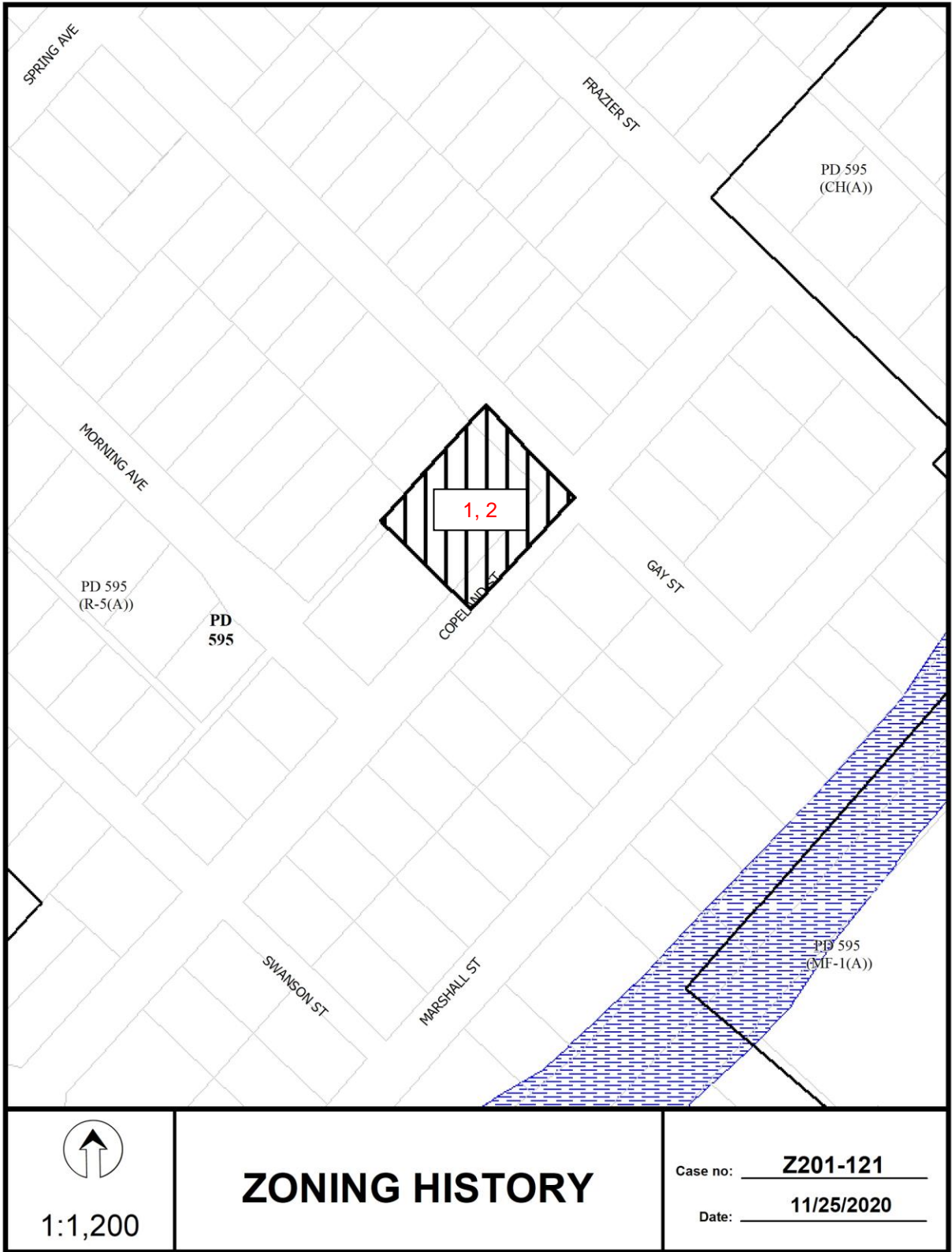
1:1,200

AERIAL MAP

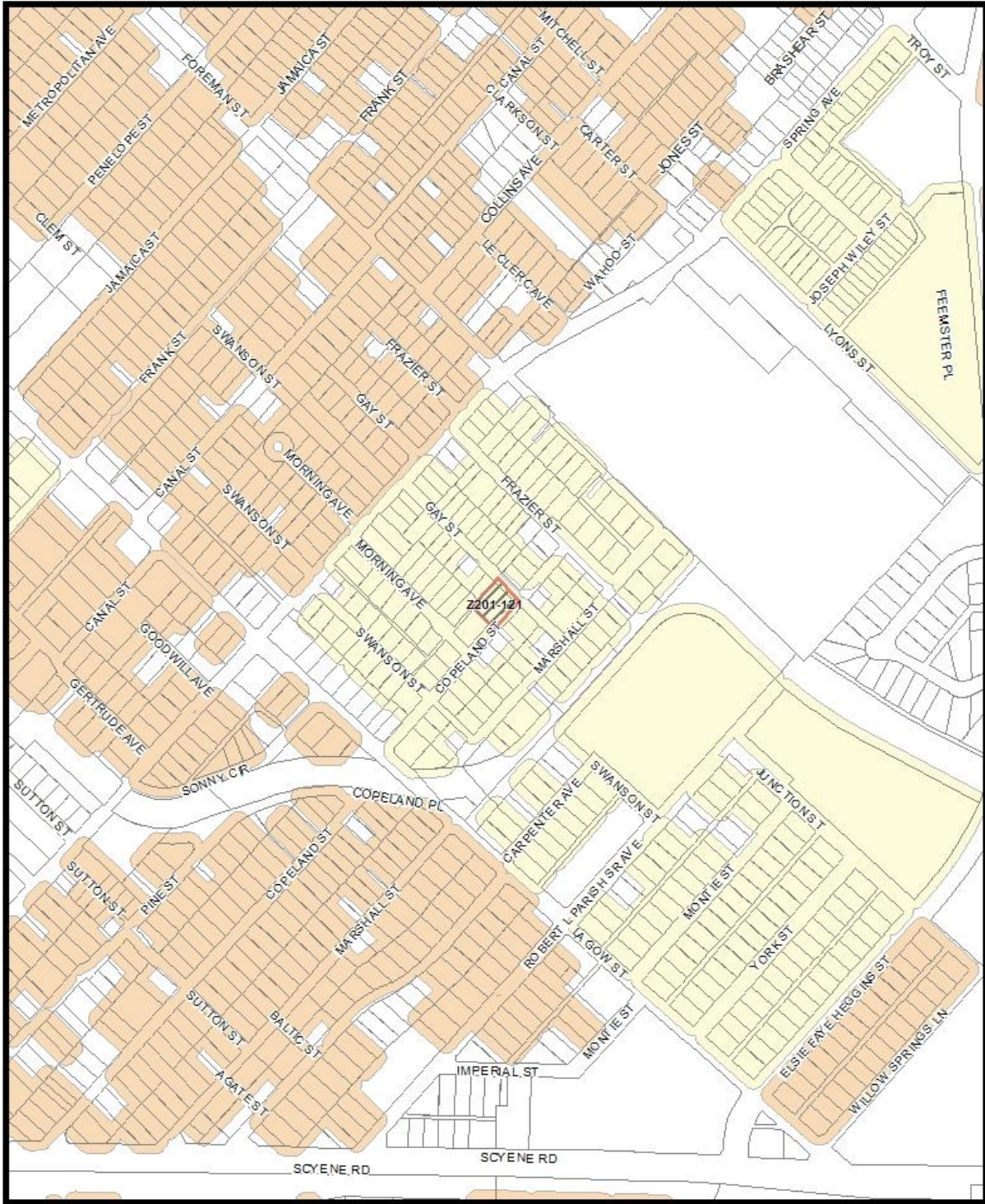
Case no: Z201-121

Date: 11/25/2020





Z201-121(JM)



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

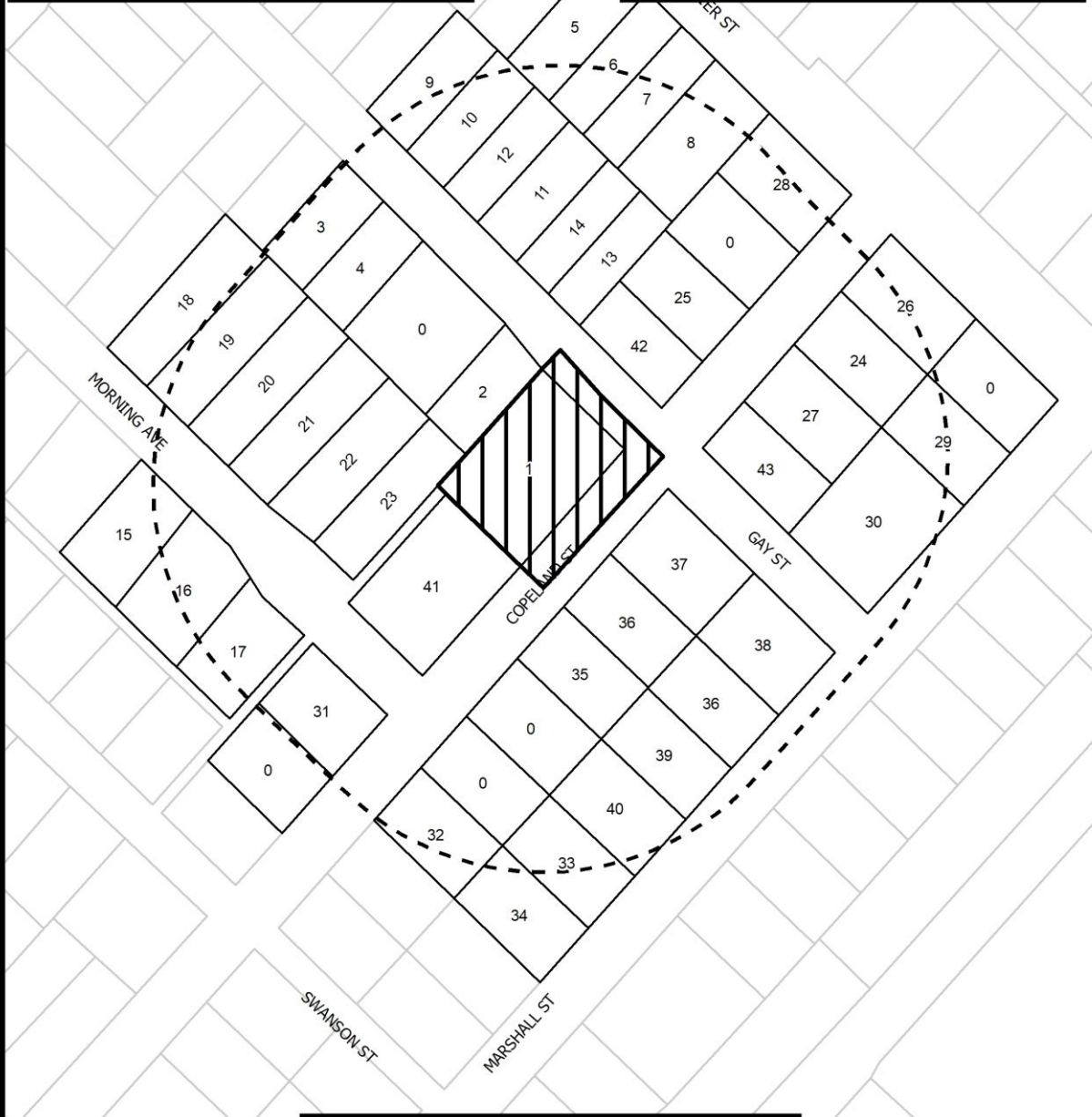
1:4,800

Market Value Analysis

Printed Date: 11/25/2020

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership

| | | |
|--|---|---|
|  1:1,200 | <h2>NOTIFICATION</h2> <p>200' AREA OF NOTIFICATION</p> <p>43 NUMBER OF PROPERTY OWNERS NOTIFIED</p> | Case no: <u> Z201-121 </u> Date: <u> 11/25/2020 </u> |
|--|---|---|

Notification List of Property Owners***Z201-121******43 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---------------------------------------|
| 1 | 4311 COPELAND AVE | THAKAR ANIKUMAR & RAMA FAMILY |
| 2 | 2919 GAY ST | AGUIRRE MARIA T |
| 3 | 2905 GAY ST | PHILLIPS MIRIAM EST OF |
| 4 | 2909 GAY ST | RAYE COPLEY LEE |
| 5 | 2905 FRAZIER ST | LUCKY BOOKER |
| 6 | 2909 FRAZIER ST | TURNER CHRISTINE |
| 7 | 2911 FRAZIER ST | SEBASTIAN PROPERTIES LLC |
| 8 | 2915 FRAZIER ST | DALLAS HOUSING ACQUISITION & DEV CORP |
| 9 | 2902 GAY ST | DEBELLO ARMIAS |
| 10 | 2904 GAY ST | WILLIAMS LIZERA PRIEST & |
| 11 | 2910 GAY ST | BELTRAN BENITA |
| 12 | 2908 GAY ST | DEUMANA YESENIA MARISOL A & |
| 13 | 2914 GAY ST | MILAN OSCAR |
| 14 | 2912 GAY ST | TOVAR OSCAR OMAR MILAN & |
| 15 | 2907 MORNING AVE | STAFFORD DONALD A |
| 16 | 2911 MORNING AVE | ROSS JAMES FRANCIS |
| 17 | 2915 MORNING AVE | REYNOLDS JAMES & |
| 18 | 2902 MORNING AVE | WATSON JACKIE EST OF |
| 19 | 2904 MORNING AVE | BROWN ARGIE REE PRICE |
| 20 | 2908 MORNING AVE | WINSTON DERRICK D |
| 21 | 2910 MORNING AVE | THORNTON LINDA D |
| 22 | 2914 MORNING AVE | RILEY JESSIE MAE |
| 23 | 2918 MORNING AVE | JOHNSON OTTO JR & |
| 24 | 4330 COPELAND AVE | DELAROSAPICASO RAMON & |
| 25 | 4327 COPELAND AVE | TOVAR OSCAR OMAR MILAN & |
| 26 | 4334 COPELAND AVE | SANTAMARIA MA SONIA |

Z201-121(JM)

11/25/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|----------------------------|
| 27 | 4326 COPELAND AVE | CLARKSON SHERRI K & JOSEPH |
| 28 | 4335 COPELAND AVE | LASTER ABE |
| 29 | 4331 MARSHALL ST | TEFFERA BINIAM |
| 30 | 4327 MARSHALL ST | WILEY ANTOINETTA W |
| 31 | 4231 COPELAND AVE | DEBELLO ARMIAS |
| 32 | 4228 COPELAND AVE | BULLOCK JEFF |
| 33 | 4235 MARSHALL ST | SKCS TRUST |
| 34 | 4229 MARSHALL ST | JACKSON JOHN L |
| 35 | 4306 COPELAND AVE | FREENEY CLIFFORD & |
| 36 | 4310 COPELAND AVE | GADSON CLOTILE |
| 37 | 4314 COPELAND AVE | JAIMEZ GLORIA |
| 38 | 4315 MARSHALL ST | OSA IDUWE AITOR |
| 39 | 4307 MARSHALL ST | THAKRAR ANIKUMA & RAMA |
| 40 | 4303 MARSHALL ST | SANDERS SARAH |
| 41 | 4307 COPELAND AVE | ZENO WILLIAM |
| 42 | 4323 COPELAND AVE | BUTLER BETTY W |
| 43 | 4322 COPELAND AVE | JAMES JOE W |

FILE NUMBER: Z190-359(NN)

DATE FILED: September 18, 2021

LOCATION: Southwest corner of Carlisle Street and North Hall Street

COUNCIL DISTRICT: 14

MAPSCO: 35 X, 45 B

SIZE OF REQUEST: ±3.8 acres

CENSUS TRACT: 18.00

APPLICANT: Lincoln Property Company Southwest, Inc.

OWNER: Turtle Creek Terrace Condominiums
(On Behalf on Individual Unit Owners)

REPRESENTATIVE: Suzan Kedron, Jackson Walker

REQUEST: An application for a Planned Development Subdistrict for MF-2 Multiple-Family Subdistrict uses on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The applicant is proposing to redevelop the site with a multi-family development with deviations from the existing requirements primarily in relation to maximum height, maximum lot coverage, and minimum setback.

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

PLANNED DEVELOPMENT NO. 193:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2021/Article%20193%20Part%20I.pdf>

PLANNED DEVELOPMENT NO. 193 EXHIBITS:

<http://www.dallascityattorney.com/51P/exhibits.html#a193>

BACKGROUND INFORMATION:

- On February 8, 1985, the City Council approved Planned Development District No. 193, the Oak Lawn Special Purpose District. The PD is comprised of approximately 2,593 acres, and provides standards to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the objectives outlined in the PD.
- The property is developed with a two-story multifamily complex built in the 1960s and consisting of approximately 115 condominiums with surface parking lots.
- The applicant proposes to redevelop the site with two multifamily structures with a maximum 315 dwelling units, including five percent mixed-income units.
- The maximum allowed height in an MF-2 Subdistrict is 36 feet, the applicant is requesting a maximum height of 60 feet, and an additional 10 feet in bonus for mixed-income units.
- The maximum lot coverage in an MF-2 Subdistrict is 60%, the applicant is requesting an additional 10% in bonus for mixed-income units.
- The applicant is proposing a 15 to 25 foot setback along Carlisle Street, 15 foot setback along Hall Street, and 15 foot setback along Bowen Street.
- A zoning change request for an MF-2 Planned Development Subdistrict for the same site was previously made, which was denied by City Plan Commission and City Council approximately two years ago. The primary modifications with the new request is the development plan with two structures with a paseo in between, as opposed to the previous development plan for one structure only, slightly increased number of dwelling units, modified development standards, and urban design elements.

Zoning History: There have been five zoning cases in the area in the past five years.

1. **Z189-141:** On June 12, 2019, the City Council approved an application for an amendment and expansion of Planned Development District No. 372 and Planned Development Subdistrict No. 6 within Planned Development District No. 193, generally bounded by McKinney Avenue to the east, Lemmon Avenue East to the north, Oak Grove Avenue to the west, and Lemmon Avenue to the south.
2. **Z178-206:** On January 9, 2019, City Council denied an application for a Planned Development Subdistrict for MF-2 Multiple Family uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the west line of Carlisle Street, between North Hall Street and Bowen Street. [request site]
3. **Z178-186:** On April 25, 2018, the City Council approved the creation of a demolition delay overlay in an area generally bound by Live Oak Street, Bryan Parkway, Matilda Street, Martel Avenue, municipal boundary of Dallas and

Highland Park, Lemmon Avenue, Dallas N. Tollway, Turtle Creek Boulevard, Carlisle Street, Blackburn Street, and Haskell Avenue to Main Street, both sides of Main Street from N. Haskell to S. Carroll Avenue, Main Place, S. Prairie Avenue, Columbia Avenue, and N. Fitzhugh Avenue.

4. **Z167-306:** On October 11, 2017, the City Council approved the creation of Planned Development Subdistrict No. 135 for O-2 Office Subdistrict uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the west corner of Cedar Springs Road and Turtle Creek Boulevard.
5. **Z167-131:** On October 25, 2017, the City Council approved the creation of Planned Development Subdistrict No. 136 for O-2 Office Subdistrict uses and a restaurant by right and to allow for the encroachment of the setbacks as well as existing retaining walls and covered stairwell to the parking garage on property zoned an O-2 Office Subdistrict within Planned Development No. 193, the Oak Lawn Special Purpose District located on the north corner of Turtle Creek Boulevard and Gillespie Street.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|----------------------------|---------------------|------------------------------|
| Carlisle Street | Minor Arterial | 60 feet |
| N. Hall Street | Local | - |
| Bowen Street | Community Collector | - |

Traffic:

The traffic study evaluates traffic impact to adjacent signalized intersection in terms of control delay measured in seconds per vehicle. Findings of the study indicate that the proposed development will have a significant impact to the intersection of Carlisle Street at Hall Street during the morning peak. The study’s recommendation to optimize this signal’s timing settings are not feasible without considering the entire network of signals in the system. However, the City of Dallas Department of Public Works (in coordination with the Transportation Department) is still planning a design and optimization of the all corridors affected by the two-way conversion of Cole/McKinney/Carlisle. Design of two-way conditions will take projected traffic from this development into account.

Surrounding Land Uses:

| | Zoning within PD No. 193 | Land Use |
|--------------|----------------------------------|--------------------------------------|
| Site | MF-2 Multiple Family Subdistrict | Multiple family |
| North | MF-2 Multiple Family Subdistrict | Multiple family |
| East | MF-2 Multiple Family Subdistrict | Multiple family |
| West | O-2 Office Subdistrict | Katy Trail and Turtle Creek Corridor |
| South | O-2 Office Subdistrict | Museum |

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE

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.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Implementation Measure 5.1.1.3 Apply urban design tools in pedestrian or transit-oriented districts when approving zoning cases and when developing Area Plans.

NEIGHBORHOOD PLUS

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

GOAL 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

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

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
- (7) To promote landscape/streetscape quality and appearance.

The applicant's request generally meets objectives 1, 2 (although not in a retail area), 3, and 7. Since the request has an underlying zoning that follows the existing MF-2 standards and allows additional height, lot coverage if both mixed-income housing and the additional urban standards are provided, staff considers the fifth objective met. Objectives 4 and 6 are not met since the requested scale and density does not match the underlying zoning district.

Land Use Compatibility:

The proposed request would raze the existing 115 multiple family units and allow the construction of 315 rental multifamily units including five percent of mixed-income units, with majority of the parking provided underground and wrapped.

Staff recognizes that the height requested (60 feet, with 10 feet additional with mixed-income housing) is tall, compared to the existing surrounding uses. However, the

Development Plan demonstrates some consideration of additional setback in relation to height. For example, the applicant proposes a 15 foot setback along Carlisle Street, with 10 foot additional setback for building height over 15 feet. This effort may mitigate the impact of the proposed height to a certain degree, however, Staff believes a minimum of 30 foot setback should be provided along Carlisle Street for the portion of the building that exceeds the maximum allowed height of 36 feet, as the surrounding properties along Carlisle Street provides a setback of 30 feet and above.

Since the City has experienced a lack of affordable housing in the vicinity of the area of request, staff recognizes an opportunity to leverage additional development rights to gain affordable housing. Overall, staff supports the request to redevelop the site with multiple family uses, subject to staff’s recommendations on the development standards and conditions.

Development Standards:

The applicant requests development rights to allow increases in density, height, and lot coverage leveraging the following additional regulations 1) additional setbacks for the portions of the building that exceed 15 feet in height, 2) providing urban design standards, and 3) ensuring the development has an affordable housing component.

| District | Setbacks | | Height | Lot Coverage | Primary Uses |
|--------------------------------------|----------|------------|----------------------|----------------------|-----------------|
| | Front | Side/ Rear | | | |
| Existing: MF-2 Subdistrict | 15' | 10'/15' | 36' | 60% | Multiple family |
| Proposed: MF-2 Subdistrict | 15 - 25' | 15'/15' | 60' +10' with MIH | 60% +10% with MIH | Multiple family |

MF-2 Subdistrict Givens and Comparison Table at 315 Dwelling Unit Density:

| Givens: | Efficiency | 1 BR | 2 BR | 3 BR |
|-----------------------|---------------------|-------------|-------------|-------------|
| Min lot area per unit | 800 sf | 1000 sf | 1200 sf | 1350 sf |
| Site lot area | 165,528 square feet | | | |

| Varying Percentages for Mix of Unit Types | | | | | |
|--|---------------|--------------|---------------|--------------|------------------|
| % Efficiency | % 1 BR | % 2BR | % 3 BR | Total | Deviation |
| 100% | 0% | 0% | 0% | 207 | 52% |
| 50% | 30% | 20% | 0% | 181 | 74% |
| 0% | 100% | 0% | 0% | 166 | 89% |
| 20% | 45% | 30% | 5% | 163 | 93% |
| 0% | 80% | 20% | 0% | 160 | 96% |
| 0% | 60% | 30% | 10% | 153 | 105% |
| 0% | 0% | 100% | 0% | 138 | 128% |
| 0% | 0% | 50% | 50% | 130 | 142% |
| 0% | 0% | 0% | 100% | 123 | 156% |

Since the applicant does not provide a mix of units or average square footage for the units, staff considered the difference between the existing maximum three-bedroom units allowed (123) subtracted from the requested maximum number of units (315). This accounts for a maximum 156 percent increase in the current allowable density.

Mixed-Income Housing:

The proposed conditions and staff’s recommended conditions include a percentage of the total number of units as mixed-income housing units based on the Adjusted Median Family Income (AMI):

| Percentage of units | Height (maximum) | Lot Coverage (maximum) |
|---|------------------|------------------------|
| Base | 60 feet | 60% |
| Applicant Request: 5% of the units at 81-100% AMFI | 70 feet | 70% |
| Staff Recommendation: 5% of the units at 51-60% AMFI | 70 feet | 70% |

Staff uses the Market Value Analysis (MVA) category to guide staff recommendation, and consistently recommends that developments start at **51-60%** AMI in all A, B, or C MVA category or that are in rapidly gentrifying areas. Staff recommends the same for this proposed project as well.

The Development Code requires that all reserved affordable dwelling units must be dispersed substantially among the total unit types and allows the development to set aside a maximum of 10 percent of the total units as specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type. However, the overall percent requirement for affordable units is calculated based on the total number of all units. This regulation is meant to balance the combination of affordable and specialty units within the same development. The applicant is requesting a to set aside a maximum of 20 percent of the total units as specialty units including club suites and penthouse suites, Staff recommends a maximum of 10 percent.

The proposed PDS deviates from the existing MF-2 Subdistrict standards in the following manners:

1. The applicant is proposing 60 feet height, with an additional 10 feet with mixed-income housing bonus, whereas the maximum height in an MF-2 Subdistrict allowed is 36 feet.
2. The applicant is proposing 60% lot coverage, which is compliant with the maximum lot coverage allowed, with an additional 10% with mixed-income housing bonus.
3. The applicant is proposing 15 to 25 foot setback along Carlisle Street, 15 foot setback along Hall Street, and 15 foot setback along Bowen Street. Although the request generally meets the applicable setback requirements, the proposed height calls for additional setback along Carlisle Street to mitigate the impact of the proposed height on the surrounding developments.

4. The applicant is proposing a maximum of 315 dwelling units, whereas maximum allowed density per PD. 193 ranges between 123 and 207 units, depending on the mix of units.

Open Space, Amenities, and Urban Design Elements:

The applicant is proposing 10% minimum open space, and a paseo between the two buildings with public access. The proposed paseo consists of a driveway from Carlisle street and pedestrian access with landscaping and seating areas on both sides of the driveway. Access to Katy Trail is also derived from the paseo. Other urban design elements provided with the conditions and the development plan include sidewalk connection for street-facing units, open courtyard design for an undisturbed view from Katy Trail and variation in building design, transparency, and articulation.

Parking:

For a multifamily use in PD No. 193, the parking requirement is one space per 500 square feet of floor area, with a maximum of 1.5 spaces for structures that exceed 36 feet in height. The applicant is proposing to meet this minimum requirement.

The applicant is proposing eight surface parking spaces within the paseo area. All other parking spaces are provided as underground or wrapped by habitable building space, with a minimum of 65% being below average grade plane, as proposed by the applicant. Staff recommends the minimum of 65% be specified as underground parking in order to ensure enforcement.

Landscaping:

For the proposed structure, landscaping is required in accordance with PD No. 193 with additional parking structure screening to facilitate an improved pedestrian environment. Staff supports the requested modification, as it is seen to be in kind to the spirit and intent of the landscaping requirements of PD No. 193.

Market Value Analysis

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

List of Officers

LPC Southwest Acquisitions, Inc. Board Members

Timothy Byrne, President/Director

Nancy A. Davis, Vice President/Secretary/Treasurer

Dennis Streit, Vice President/Assistant Secretary

Kim McCormick, Vice President/Assistant Secretary

Jeffry T. Courtwright, Vice President

Turtle Creek Terrace Board Members *(On behalf of Individual Owners) **

Francosco Medrano, President

Gary Starks, VP

Jon Beasley, Treasurer

Jill Holsinger, Secretary

Humberto Arrieta

Mathew Soret

Lunda Smith

**Please note, Numbers 1-90 on the notification list of property owners include the names of current individual property owners on the site.*

Proposed PDS Conditions

Division S-____. PD Subdistrict _____

SEC. S-____.101. LEGISLATIVE HISTORY.

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

SEC. S-____.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict _____ is established on property located along the northwest line of Carlisle Street, between Hall Street and Bowen Street. The size of PD Subdistrict _____ is approximately 3.8 acres.

SEC. S-____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD 193.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

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

SEC. S-____.104. EXHIBIT.

The following exhibit is incorporated into this division:

Exhibit S-____A: development plan.

SEC. S-____.105. DEVELOPMENT PLAN.

(a) For multiple-family uses, development and use of the Property must comply with the development plan (Exhibit S-____A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

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

SEC. S-____.106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the MF-2 Multiple-Family Subdistrict, subject to the same conditions applicable in the MF-2 Multiple-Family

Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple-Family Subdistrict only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-2 Multiple-Family Subdistrict is subject to DIR in this district, etc.

SEC. S-____.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

- (a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2 Multiple-Family Subdistrict apply.
- (b) Density. Maximum number of dwelling units is 315.
- (c) Height. Maximum height is 60 feet.
- (d) Lot Coverage. Maximum lot coverage is 60%.

Staff Recommendation

(e) Front yard. 15 feet along Carlisle Street. An additional 10-foot front yard setback along Carlisle Street is required for that portion of a structure over 15 feet in height and another additional five-foot setback along Carlisle is required for the portion of the building exceeding 36 feet.

Applicant Request

(e) Front yard. 15 feet along Carlisle Street An additional 10-foot front yard setback along Carlisle Street is required for that portion of a structure over 15 feet in height.

- (f) Side Yard: 15 feet.
- (g) Rear Yard: 15 feet.

(f) Mixed Income development bonuses.

Staff Recommendation

In this district, the following yard, lot and space regulations may vary, depending on whether the provisions of S-____.113 and S-____.114 are met and if five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for Dallas TX HUD Metro FMR Area and offered at affordable rent prices

Applicant Request

In this district, the following yard, lot and space regulations may vary, depending on whether the provisions of S-____.113 and S-____.114 are met and if five percent of the units are available to households earning between 81 and 100 percent of the area median family income (AMFI) for Dallas TX HUD Metro FMR Area and offered at affordable rent prices:

- (1) Height. Maximum height shall be 70 feet.
- (2) Lot coverage. Maximum lot coverage shall be 70%.
- (3) Minimum lot area for residential uses. No average square footage area of lots shall exist within this Subdistrict.

SEC. S-____.109. OFF-STREET PARKING AND LOADING.

Consult Part I of this article for the specific off-street parking and loading requirements for each use.

SEC. S-____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-____.111. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping and screening must be provided in accordance with Part I of this article.

(b) Paseo. A paseo must be located on the property and between two building structures, as demonstrated on the Development Plan.

- (1) The paseo must be a minimum of 5,000 square feet.
- (2) The paseo must not exceed 150 feet in length along the street frontage.
- (3) The paseo must be publicly accessible.

(4) The paseo must contain hardscape, planters, bicycle parking, and seating areas and may include accessory structures, including, but not limited to, art, flag poles, and landscape walls no taller than 36 inches. Paseo improvements and accessory structures need not

be shown on the development plan. The paseo area shall not be calculated toward the open space requirement.

(A) A minimum of six benches, tables, or chairs are required.

(B) A minimum of six raised planters are required.

(C) Bicycle parking must be provided.

(5) A minimum of 1,400 square feet of the paseo must be natural or artificial greenspace.

(6) A majority of the paseo floor area must consist of decorative pavers.

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

SEC. S-____.112. SIGNS.

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

SEC. S-____.113. URBAN DESIGN PROVISIONS.

(a) In general.

(1) To obtain a development bonus under this division, a qualifying development must meet the requirements of this section, where applicable.

(2) Except as provided in this section, the board of adjustment may not grant a variance or special exception to the standards in this section.

(b) Yard, lot, and space standards.

(1) Encroachments. The following additional items are permitted to be located within the required front, side, and rear yards and are not required to be shown on a development or landscape plan:

(A) Seat walls, retaining walls, stoops, porches, steps, ramps, handrails, safety railings, and benches may not exceed 42 inches in height and extend a maximum of fifteen feet into the required minimum yards. A maximum 42 inch safety railing may be permitted on top of a retaining wall.

(B) Landscape planters.

(C) Sculptures.

(2) Front yard fence. A maximum four-foot-high fence is allowed in a front yard.

(c) Off-street parking and loading.

(1) In general. Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(2) Parking locations.

(A) In general. Surface parking is prohibited between the street-facing facade and the property line.

(B) Thoroughfare frontage. For buildings fronting Carlisle Street, Bowen Street, and Hall Street, surface parking is prohibited within the front setback.

(C) Parking structures. That portion of the ground-level floor facing the street of any multi-floor parking facility must have an active use other than parking, with a minimum depth of 25 feet, or must have an exterior facade that is similar in materials, architecture, and appearance to the facade of the main structure. Exterior parking structure facade openings must provide solid screening a minimum 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

(D) Assigned parking. For assigned parking spaces, those spaces allotted for reserved dwelling units must be dispersed and distributed amongst all other assigned parking for similar units.

Staff Recommendation:

(E) Below and above grade parking. A minimum of 65% of all garage parking spaces must be underground.

Applicant Request:

(E) Below and above grade parking. A minimum of 65% of all garage parking spaces must be provided below average grade plane.

Excluding points of ingress and egress, any above ground parking must include ramps and interior lighting, and must be wrapped by occupiable building area or have a façade that is of similar materials, composition, and rhythm to the façade of the main structure the parking serves. A maximum of eight unenclosed spaces are permitted at grade level in the paseo, excluding the passenger loading space.

(5) Screening of off-street loading spaces and service areas. Must not be visible from the public right-of-way.

(6) Passenger loading. A passenger loading zone must be provided within the Paseo. No screening is required for passenger loading spaces within the paseo.

(d) Street and open space frontages.

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

(2) Individual entries. Except as provided in this paragraph, a minimum of 60 percent of the street-level dwelling units adjacent to a street in each building must have individual entries that access the street with an improved path connecting to the sidewalk. For at-grade open space, a minimum of 60 percent of the open-space fronting dwelling units in each building must have individual entries that access the open space.

(e) Sidewalk, lighting, and driveway standards.

(1) Sidewalks.

(A) A sidewalk with a minimum average width of six feet must be provided along all street frontages.

(i) Except as provided in this subsection, all sidewalks must be clear and unobstructed for a minimum of five feet in width.

(ii) Tree grates do not count toward the minimum unobstructed sidewalk width.

(iii) If the building official determines that the location of a local utility or protected tree, as defined in Article X, would prevent a five-foot minimum width, the sidewalk may be reduced to four feet in width in that location.

(B) Sidewalks must be located in an area parallel to and between five feet and 15 feet of the back of the projected street curb.

(C) Sidewalks must be designed to be at the same grade as the existing sidewalk where it crosses all driveways and curb cuts. Compliance with this paragraph is not required if the director finds the elevation of a sidewalk will create a pedestrian or traffic hazard.

(D) Sidewalk crossings must be constructed of a material that differs in texture and color from that of vehicular ingress and egress driveways, as approved by the building official.

(2) Pedestrian amenities.

(A) Generators, above-grade utility boxes, and similar mechanical equipment must be located so as not to be visible from the right-of-way or must be screened with landscaping that is a minimum three-feet-tall at the time of planting.

(B) A minimum of one bicycle parking space must be provided for each street-level accessible unit provided. In addition, a minimum of one bicycle parking space must be provided for every 25 automobile parking spaces required. Bicycle parking can be combined in a central facility and location. A minimum of ten bicycle parking spaces must be located exterior to the main building on Carlisle Street, north of the garage entry, and available to guests or visitors. A bicycle parking space may be located within a required setback, but not within a visibility triangle.

(3) Lighting.

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

(B) Pedestrian scale lighting. Pedestrian scale lighting must be provided at a minimum of one light standard for every 75 feet or at a minimum of 0.5-foot candles between light standards, whichever is less.

(C) Paseo lighting. Lighting shall illuminate seating areas and greenspace. Temporary or permanent string lighting is permitted.

(f) Building Design.

(1) Entrances.

(A) A minimum of 10 dwelling units are required to be facing the Katy Trail and must have individual entries that face the Katy Trail.

(B) A minimum of 14 street-level, street facing dwelling units on Carlisle Street must have individual entries that face the street and have direct access to Carlisle Street from an improved path connecting to the sidewalk.

(C) Along Hall Street, a minimum of 30 percent of the dwelling units at street-level facing Hall Street must provide an entrance with a stoop that connects to an improved path to the sidewalk.

(2) Architectural elements.

(A) The street-level, street-facing facade must have a minimum of 20 percent and a maximum of 90 percent transparency.

(B) Each building corner at a street intersection and street facing public entrance must be architecturally prominent by use of building elements, including but not limited to the following: canopies, awnings, change in building material or texture, variation in building massing, increase in transparency, and variation of fenestration.

(C) A minimum of two colors are required on building materials of each street-facing facade, exclusive of trim and accent colors.

(D) For every 50 feet along Carlisle Street, at least four stories of the street-facing facade must provide a change of at least 5 feet in the horizontal plane. Balconies may serve to satisfy the change of the horizontal plane.

(E) A minimum building separation of 75 feet is required between the facades of multiple family buildings.

(3) Service.

(A) The service side of the building must be located away from street-facing facades.

(B) In addition to the requirements of Section 51P-193.130, the maximum width of a garbage storage area is 30 feet. Garbage storage areas and loading spaces must be screened with a solid gate or door that obscures visibility from the sidewalk when not in use.

(C) Garbage storage areas and loading spaces must be located within a building.

(g) Open space requirements.

(1) At least 10 percent of the building site must be reserved as open space for activity such as active or passive recreation, playground activity, groundwater recharge, or landscaping.

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

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

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

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

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

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

(2) Landscape areas that fulfill the requirements of Article X may also fulfill these requirements if all conditions of this section and Article X are met.

(h) Non-required fences. Unless a use specifically requires screening, all fences for uses along a street or trail must have a surface area that is a minimum of 60 percent open, allowing visibility between three feet and six feet above grade. The exceptions for multifamily districts in Sections 51A-4.602 (a)(2) and 51A-4.602 (a)(4) which provide that a fence exceeding four feet above grade may be erected in a front yard in multifamily districts are not applicable. (Ord. 31152)

SEC. S-____.114. MIXED-INCOME HOUSING.

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain development bonuses in Section S-____.108(b).

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

Staff Recommendation

(c) A maximum 10 percent of the total units may be specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type; however, the overall 20 percent requirement is calculated based on the total number of all units.

Applicant Request

(c) A maximum 20 percent of the total units may be specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type; however, the overall 20 percent requirement is calculated based on the total number of all units.

SEC. S-____.115. ADDITIONAL PROVISIONS.

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

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

(c) Development and use of the Property must comply with Part I of this article.

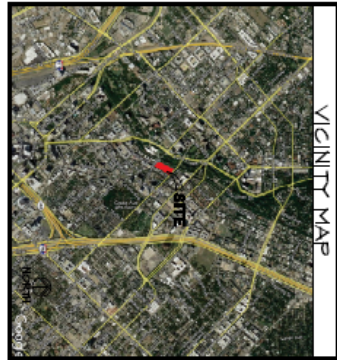
SEC. S-____.116. COMPLIANCE WITH CONDITIONS.

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

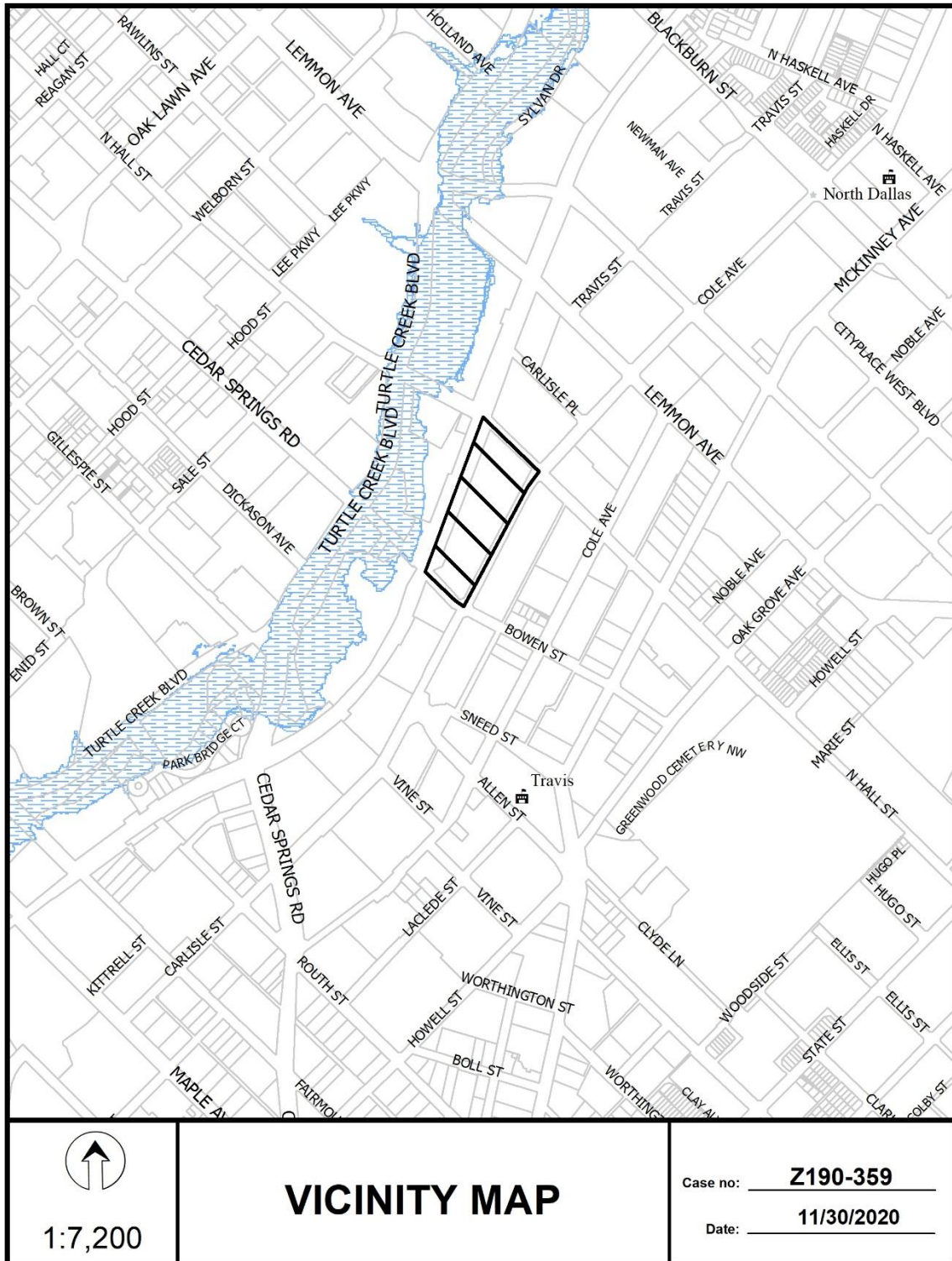
Z190-359(NN)

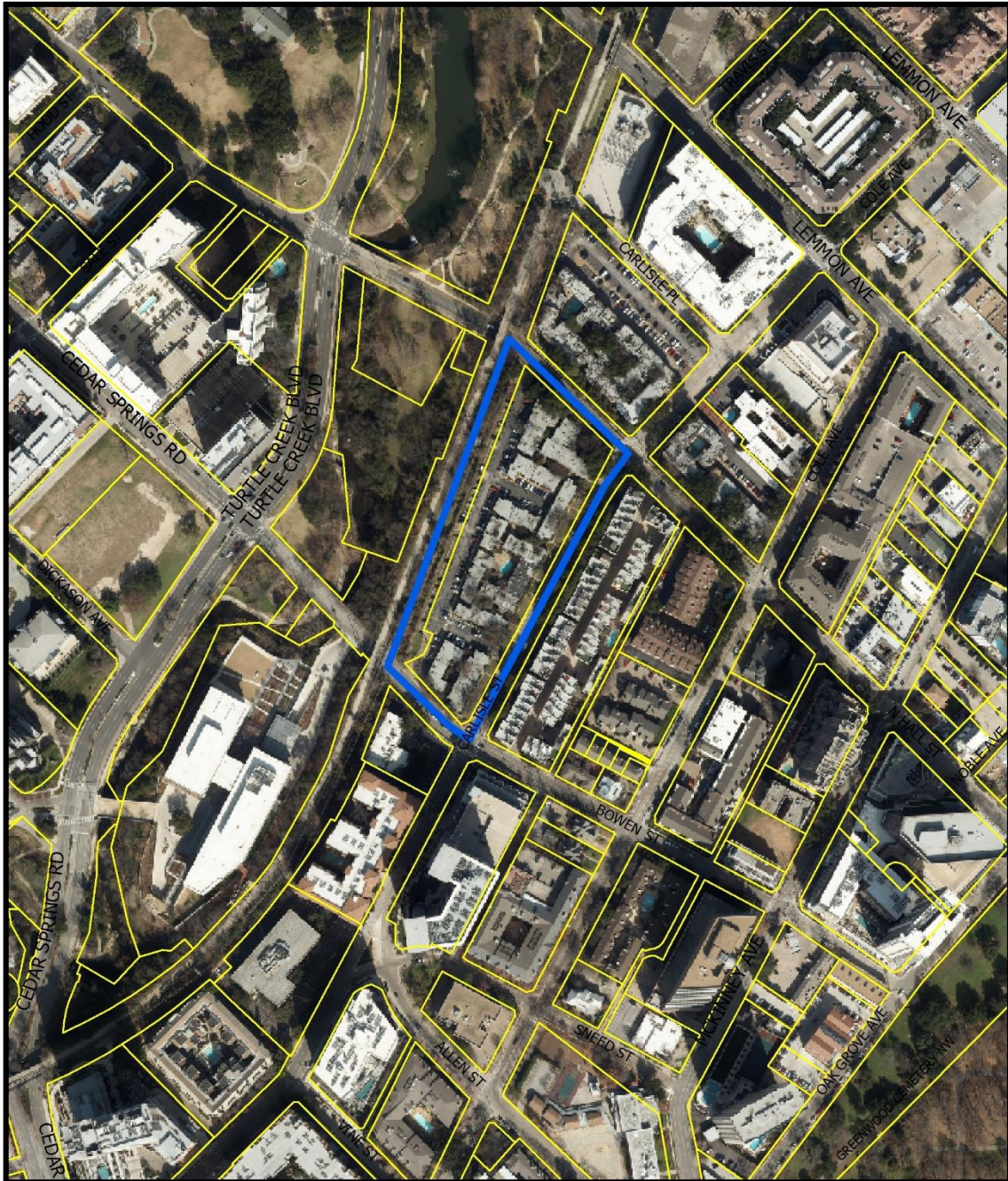
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances,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

Development Plan



| SITE DATA | |
|---------------------|--|
| SITE LOCATION | 1700 CARLISLE STREET DALLAS, TX 75204 |
| SITE ZONING | PD-M - PD-M MULTIFAMILY USE |
| SITE AREA | 8,000 SQ. FT. |
| BUILDING SQ FOOTAGE | 54,000 SQ. FT. |
| GARAGE SQ FOOTAGE | 10,000 SQ. FT. |
| LOT COVERAGE | 70% |
| HEIGHT | 40 FT |
| MIN. LOT AREA | 8,000 SQ. FT. |



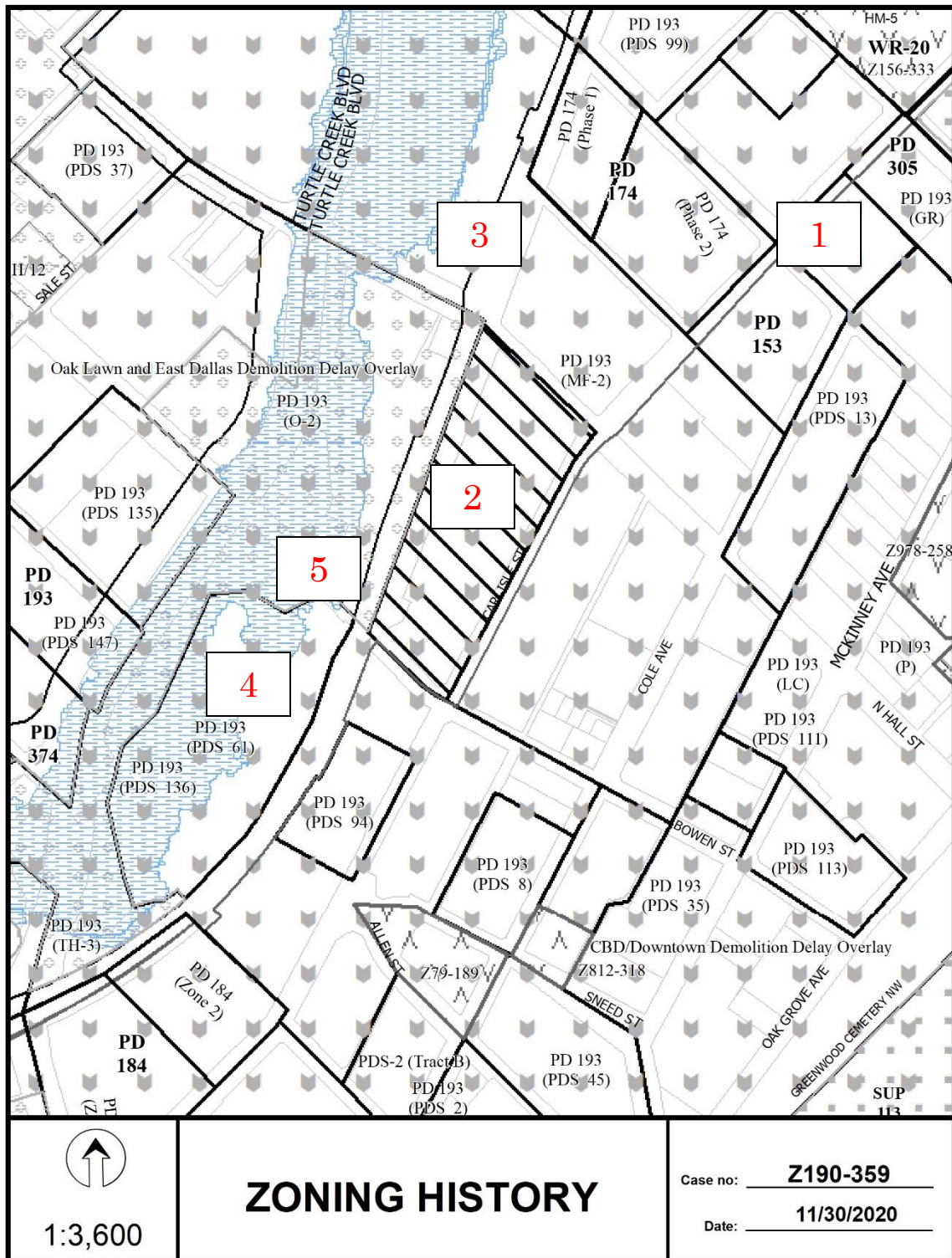


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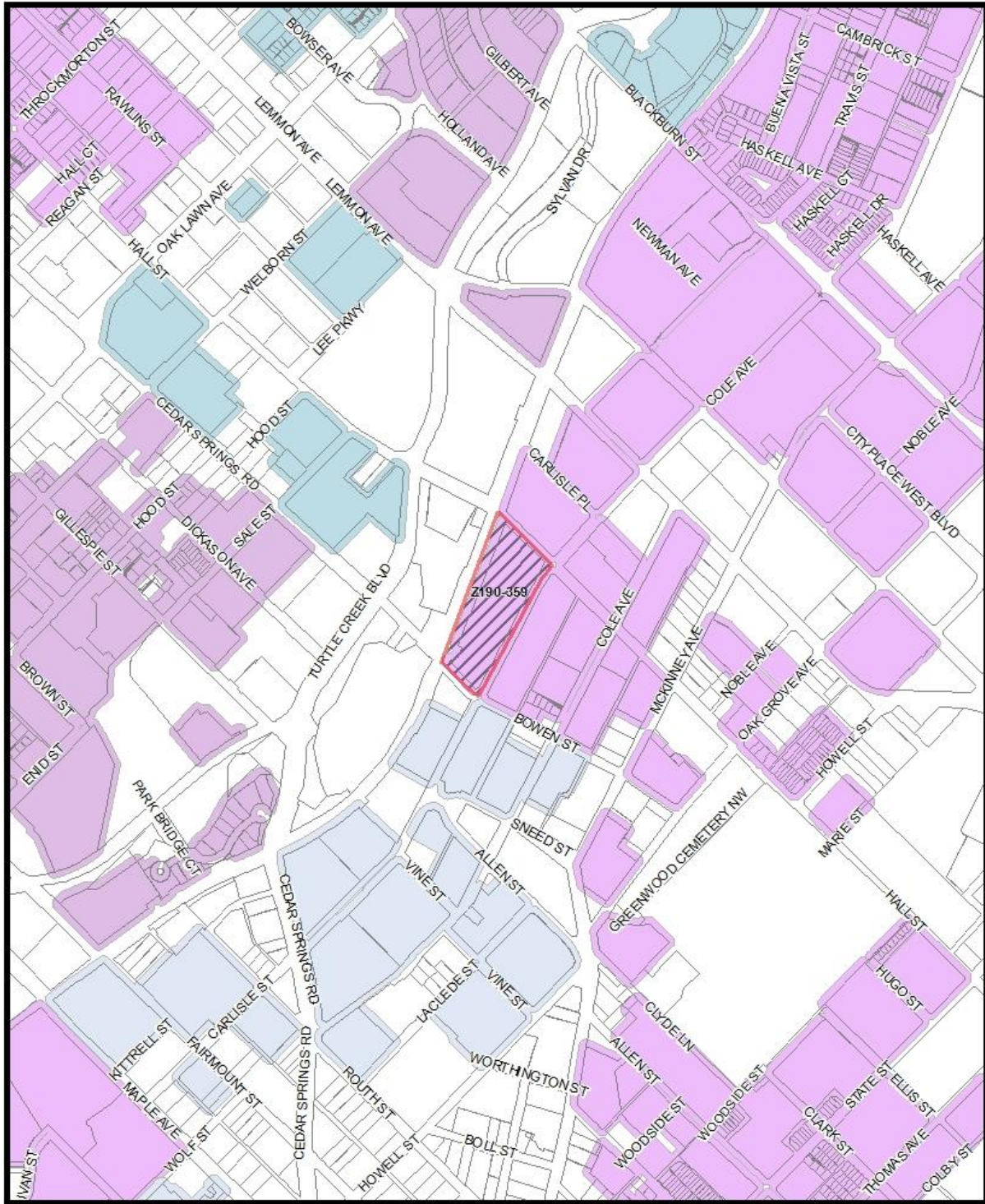
AERIAL MAP

Case no: Z190-359

Date: 11/30/2020



Z190-359(NN)

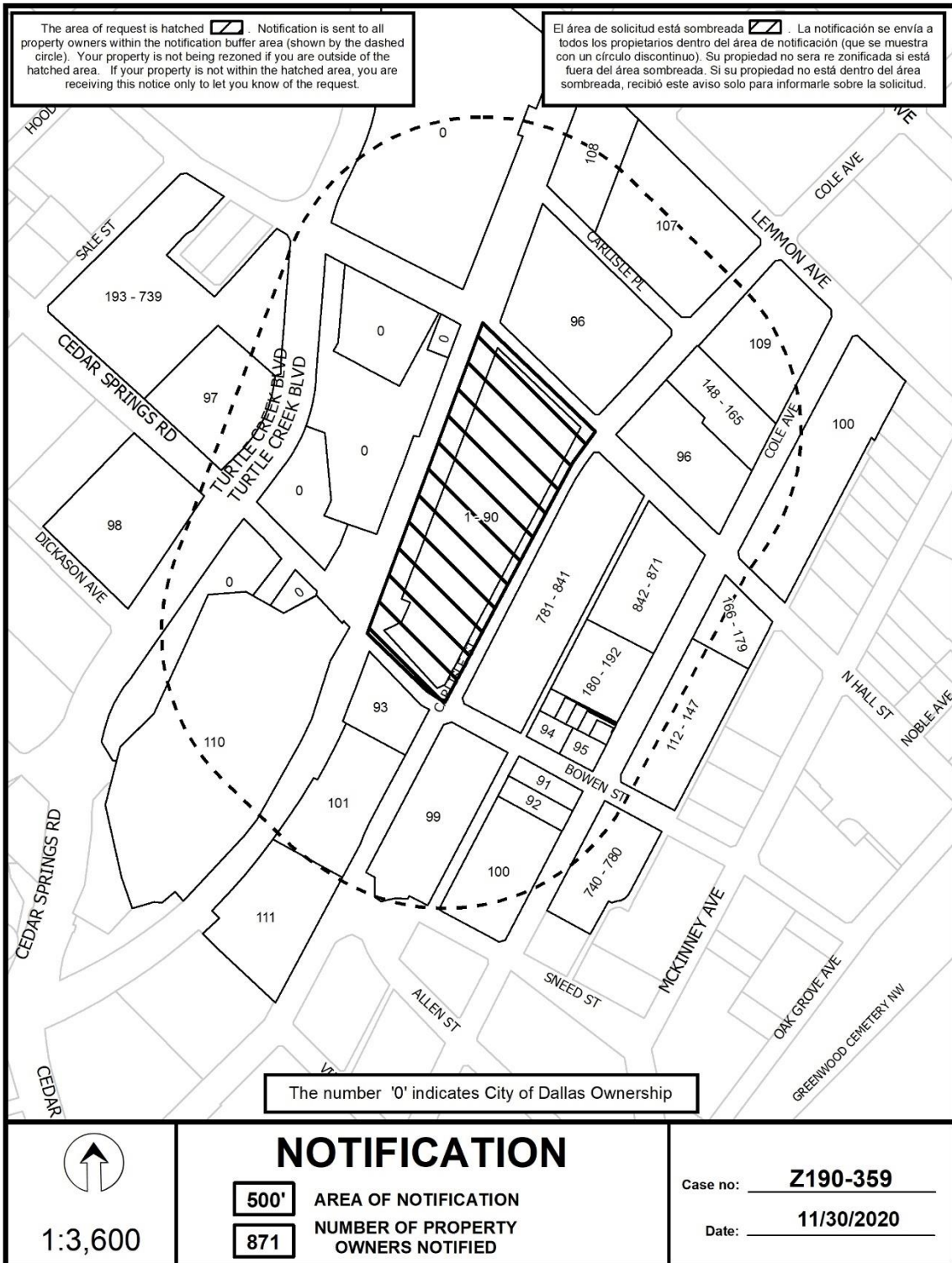


Market Value Analysis



Market Value Analysis

Printed Date: 11/30/2020



11/30/2020

Notification List of Property Owners

Z190-359

871 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-----------------------------------|
| 1 | 3203 CARLISLE ST | MEDRANO FRANCISCO J |
| 2 | 3203 CARLISLE ST | COCANOUGH DANIELLE |
| 3 | 3205 CARLISLE ST | JOHNSON RANDALL LORNE |
| 4 | 3207 CARLISLE ST | CLAYTON RODRICK |
| 5 | 3211 CARLISLE ST | LOPEZ LINDA |
| 6 | 3203 CARLISLE ST | SORET MATTHEW |
| 7 | 3203 CARLISLE ST | NAKAZAWA GLEN REVOCABLE LIVING TR |
| 8 | 3203 CARLISLE ST | PARLOW RICHARD & |
| 9 | 3203 CARLISLE ST | WESSON DONALD JR |
| 10 | 3203 CARLISLE ST | WILLMETH GREGG STUART |
| 11 | 3203 CARLISLE ST | DALY LAURA A & |
| 12 | 3203 CARLISLE ST | BOSCH JOHN WILLIAM |
| 13 | 3203 CARLISLE ST | WEISFELD RONALD A |
| 14 | 3203 CARLISLE ST | PARLOW RICHARD |
| 15 | 3203 CARLISLE ST | MOORE HOWARD S |
| 16 | 3203 CARLISLE ST | CARDONA MARIA & |
| 17 | 3203 CARLISLE ST | MEDRANO FRANCISCO J |
| 18 | 3203 CARLISLE ST | PENG NEWLIN |
| 19 | 3214 BOWEN ST | DRIVER MARK WILLIAM |
| 20 | 3203 CARLISLE ST | MESSINA MARIO L |
| 21 | 3215 CARLISLE ST | STARKS GARY DEAN |
| 22 | 3215 CARLISLE ST | JOSLIN JEFFERY E |
| 23 | 3215 CARLISLE ST | FLACH NATHAN W |
| 24 | 3215 CARLISLE ST | CROWDER BRENT E EST OF |
| 25 | 3203 CARLISLE ST | HENDERSON CHRISTOPHER |
| 26 | 3203 CARLISLE ST | JOLLY VINEET |

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|----------------|------------------|-------------------------------|
| 27 | 3203 CARLISLE ST | HAITZ TIMOTHY L |
| 28 | 3203 CARLISLE ST | BARRETT JACQUELYN L |
| 29 | 3221 CARLISLE ST | GARTMAN DUANE |
| 30 | 3223 CARLISLE ST | TENORIO GUILHERME A |
| 31 | 3203 CARLISLE ST | DALBKE STEVE A |
| 32 | 3203 CARLISLE ST | HILL R C |
| 33 | 3203 CARLISLE ST | DARILEK QUENTIN |
| 34 | 3235 CARLISLE ST | TUNISON KATIE |
| 35 | 3235 CARLISLE ST | FLAUGH CHRISTOPHER C |
| 36 | 3203 CARLISLE ST | EGINTON ALISON K TRUST UA THE |
| 37 | 3215 CARLISLE ST | JONES GUY FRANKLIN |
| 38 | 3203 CARLISLE ST | CAMPBELL NELSON C |
| 39 | 3203 CARLISLE ST | GALVAN NAUN |
| 40 | 3203 CARLISLE ST | PACKER CASSIDY |
| 41 | 3203 CARLISLE ST | FERGUSON ELAINE N |
| 42 | 3203 CARLISLE ST | LOUP BENJAMIN |
| 43 | 3203 CARLISLE ST | BROWN THOMAS LEE |
| 44 | 3203 CARLISLE ST | SMITH TRUST |
| 45 | 3203 CARLISLE ST | BROWN THOMAS LEE & |
| 46 | 3239 CARLISLE ST | PHILLIPS ANDALYN CLARY & |
| 47 | 3239 CARLISLE ST | GING CHRISTINE LONG |
| 48 | 3203 CARLISLE ST | CHUNG TERESA |
| 49 | 3203 CARLISLE ST | ELATTRACHE DAVID & |
| 50 | 3203 CARLISLE ST | VANIAN MARY TRUSTEE |
| 51 | 3203 CARLISLE ST | SEIBERT CAMDEN P |
| 52 | 3239 CARLISLE ST | YAWITZ MICHAEL RAY |
| 53 | 3203 CARLISLE ST | RUTHERFORD WILLIAM S & JUDIE |
| 54 | 3203 CARLISLE ST | HARRIS BRENT |
| 55 | 3203 CARLISLE ST | MITELHAUS CHUCK |
| 56 | 3203 CARLISLE ST | DRIVER MARY A |
| 57 | 3203 CARLISLE ST | SHARP KRIS J & CAROL A |

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|----------------|------------------|-----------------------------|
| 58 | 3203 CARLISLE ST | ROIDOPOULOS MARK E |
| 59 | 3203 CARLISLE ST | LEE THOMAS J |
| 60 | 3203 CARLISLE ST | STELLA ADDISON LLC |
| 61 | 3203 CARLISLE ST | BROWN THOMAS & JULIE |
| 62 | 3203 CARLISLE ST | FORRESTER JAMES PERRY |
| 63 | 3263 CARLISLE ST | RUCKER KATHRYN L |
| 64 | 3203 CARLISLE ST | TANNER & POST I LP |
| 65 | 3203 CARLISLE ST | SMITH WILLIAM AUSTIN |
| 66 | 3203 CARLISLE ST | HUMPHRIES DENNIS R TR |
| 67 | 3263 CARLISLE ST | MACKEY PATRICK & ELISABETH |
| 68 | 3203 CARLISLE ST | EQUITY TRUST CO CUSTODIAN |
| 69 | 3203 CARLISLE ST | CARREIRO BRYCE JOSEPH |
| 70 | 3203 CARLISLE ST | SANDERS JOHN DAVID |
| 71 | 3203 CARLISLE ST | MCCOLLUM JOHN B |
| 72 | 3203 CARLISLE ST | BRIDWELL CRAIG & SUSAN K |
| 73 | 3203 CARLISLE ST | HALL ROBERT S |
| 74 | 3203 CARLISLE ST | SRO HOLDING GROUP LLC |
| 75 | 3203 CARLISLE ST | CIHAL MARY BETH |
| 76 | 3203 CARLISLE ST | LEWIS THOMAS ALLEN |
| 77 | 3269 CARLISLE ST | TSANKOVA NADEJDA M |
| 78 | 3203 CARLISLE ST | PEOPLES PATRICE V |
| 79 | 3203 CARLISLE ST | BINION DORIS |
| 80 | 3203 CARLISLE ST | PENNYMAC LOAN SERVICES LLC |
| 81 | 3273 CARLISLE ST | SMITH KRISTIN |
| 82 | 3203 CARLISLE ST | BAILEY SCOTT E |
| 83 | 3203 CARLISLE ST | CARLETON BRIAN J |
| 84 | 3203 CARLISLE ST | FANKHAUSER MARK A NMF TRUST |
| 85 | 3203 CARLISLE ST | CHENOWITH GARY |
| 86 | 3203 CARLISLE ST | CLOK COMMERCIAL REAL |
| 87 | 3203 CARLISLE ST | MILAZZO DAVID |
| 88 | 3203 CARLISLE ST | ELKING LINDA ANN |

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|----------------|-------------------------|-----------------------------------|
| 89 | 3203 CARLISLE ST | MCKINNEY MICHAEL SCOTT |
| 90 | 3203 CARLISLE ST | ARTHUR ROBERT TR & |
| 91 | 3111 COLE AVE | ANDERSON MICHAEL J |
| 92 | 3107 COLE AVE | Taxpayer at |
| 93 | 3109 CARLISLE ST | 3109 CARLISLE LP |
| 94 | 3112 BOWEN ST | KERR BOWEN LLC |
| 95 | 3205 COLE AVE | Taxpayer at |
| 96 | 3104 N HALL ST | KENSINGTON CARLISLE LLC |
| 97 | 3131 TURTLE CREEK BLVD | STRS OHIO TX REAL ESTATE |
| 98 | 3015 CEDAR SPRINGS RD | 3001 TURTLE CREEK LP |
| 99 | 3100 CARLISLE ST | HART TAYLOR LLC |
| 100 | 3015 COLE AVE | POST APARTMENT HOMES LP |
| 101 | 3003 CARLISLE ST | ALAMO MANHATTAN JOINT VENTURE LLC |
| 102 | 3207 COLE AVE | WARNICK HAROLD B |
| 103 | 3207 COLE AVE | STANIS GRANT & |
| 104 | 3207 COLE AVE | HANSEN SARAH M LIFE ESTATE |
| 105 | 3207 COLE AVE | PAYNE NORRIS SHELDON & MARGARET L |
| 106 | 3207 COLE AVE | STEVENS JOHN E & |
| 107 | 3223 LEMMON AVE | POST KATY TRAIL LLC |
| 108 | 9 LEMMON AVE | ONCOR ELECRTCIC DELIVERY COMPANY |
| 109 | 3400 CARLISLE ST | HC CARLISLE BUILDING LLC |
| 110 | 3000 TURTLE CREEK PLAZA | TURTLE CREEK CAMPUS LP |
| 111 | 2929 CARLISLE ST | Taxpayer at |
| 112 | 3208 COLE AVE | DILLING CAITLIN C |
| 113 | 3208 COLE AVE | PLESNARSKI WILLIAM |
| 114 | 3208 COLE AVE | MANZANO YOLANDA |
| 115 | 3208 COLE AVE | DYNAN THOMAS & CAROLINE M |
| 116 | 3208 COLE AVE | LIU TONG |
| 117 | 3208 COLE AVE | CAHILL HEATHER |
| 118 | 3208 COLE AVE | PURSE CAMERON JAMES |
| 119 | 3208 COLE AVE | HANNA MARY C |

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|----------------|----------------|----------------------------|
| 120 | 3208 COLE AVE | WIDENER MICHAEL LEE & INNA |
| 121 | 3208 COLE AVE | DUELKS BRADFORD B |
| 122 | 3208 COLE AVE | GONZALEZ RAY L |
| 123 | 3208 COLE AVE | SAKHAI MARYAM |
| 124 | 3208 COLE AVE | VARGHESE THOMAS |
| 125 | 3208 COLE AVE | LEON GASTON GONZALEZ |
| 126 | 3208 COLE AVE | MARGOLIS MORGAN |
| 127 | 3208 COLE AVE | KAINTH MALVINDER |
| 128 | 3208 COLE AVE | PAPE AUTUMN R |
| 129 | 3208 COLE AVE | APS CAPITAL LLC |
| 130 | 3208 COLE AVE | KRACKE KIM B |
| 131 | 3208 COLE AVE | KNOTT LAURA G |
| 132 | 3208 COLE AVE | CURRA CHRISTOPHER J |
| 133 | 3208 COLE AVE | DURBIN LUCY |
| 134 | 3208 COLE AVE | HOUCK TROY |
| 135 | 3208 COLE AVE | WOODS JOSEPH D |
| 136 | 3208 COLE AVE | JACOVINO MATTHEW JOSEPH |
| 137 | 3208 COLE AVE | PIERCE ROGER A |
| 138 | 3208 COLE AVE | HERNANDEZCARDENAS ANA V |
| 139 | 3208 COLE AVE | BRAY CLARA GRACE |
| 140 | 3208 COLE AVE | LAREAUX SARAH M |
| 141 | 3208 COLE AVE | MCNIEL LANCE ERIC |
| 142 | 3208 COLE AVE | HARLOW CHARLES J |
| 143 | 3208 COLE AVE | MARSHALL KELLY S |
| 144 | 3208 COLE AVE | GREEN MARY POLK |
| 145 | 3208 COLE AVE | WOODALL KATHERINE ANN |
| 146 | 3208 COLE AVE | LOMERS ERIN |
| 147 | 3208 COLE AVE | HURTADO ANDREA G |
| 148 | 3321 COLE AVE | REINMILLER AARON |
| 149 | 3321 COLE AVE | THEILEN VERNON L |
| 150 | 3321 COLE AVE | BERRY DENISE L |

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|----------------|----------------|----------------------------|
| 151 | 3321 COLE AVE | MONTOYA REBECCA L |
| 152 | 3321 COLE AVE | JANIAN JENNIFER R |
| 153 | 3321 COLE AVE | MAPES ROBERT |
| 154 | 3321 COLE AVE | CANADY RICKY |
| 155 | 3321 COLE AVE | OSTREWICH MARIS STELLA |
| 156 | 3321 COLE AVE | THEILEN VERNON LEE |
| 157 | 3321 COLE AVE | STINES MICHAEL & LYNN R |
| 158 | 3321 COLE AVE | NUSSBAUM STEVEN H |
| 159 | 3321 COLE AVE | KRONENBERG BRENDA |
| 160 | 3321 COLE AVE | THOMAS JUSTIN & |
| 161 | 3321 COLE AVE | HARMSWORTH CLAIRE V |
| 162 | 3321 COLE AVE | DEMETRIOU STEVEN III & |
| 163 | 3321 COLE AVE | BULL KRISTIN & |
| 164 | 3321 COLE AVE | SMILEY ROBERT P |
| 165 | 3321 COLE AVE | THEKKUMKARA THOMAS & MARY |
| 166 | 3230 COLE AVE | BHAMIDIPATI PRABHAKAR |
| 167 | 3230 COLE AVE | WOODWARD LOIS N |
| 168 | 3230 COLE AVE | WEBER KARIN |
| 169 | 3230 COLE AVE | WILLIAMS STEVE F & |
| 170 | 3230 COLE AVE | LUNA JOHN B |
| 171 | 3230 COLE AVE | NAGAR BEN |
| 172 | 3230 COLE AVE | FITZPATRICK ROBERT A |
| 173 | 3230 COLE AVE | ARMSTRONG ADAM |
| 174 | 3230 COLE AVE | COSTA FRANCESCO |
| 175 | 3230 COLE AVE | KLUGE DENNIS L & |
| 176 | 3230 COLE AVE | GALVAN NAUN |
| 177 | 3230 COLE AVE | PETERSON DAVID J & |
| 178 | 3230 COLE AVE | HESS DOUGLAS ALLEN |
| 179 | 3230 COLE AVE | RIVERA FRANK |
| 180 | 3215 COLE AVE | HARRISON SUZANNE & JAMES M |
| 181 | 3209 COLE AVE | LOPEZ ROLAND V |

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|----------------|------------------------|-----------------------------------|
| 182 | 3209 COLE AVE | GONZALEZ DEVIN |
| 183 | 3215 COLE AVE | OLIVERI CHARLES |
| 184 | 3215 COLE AVE | OLIVERI CHARLES W SR |
| 185 | 3215 COLE AVE | MCBEE DAVID H |
| 186 | 3209 COLE AVE | GARAYAR JOEL |
| 187 | 3215 COLE AVE | CONERLY BRITNEY M |
| 188 | 3209 COLE AVE | MALDONADO MARTINA |
| 189 | 3209 COLE AVE | LOGSDON JAMES J JR & LAURA S |
| 190 | 3215 COLE AVE | VIOLI MICHAEL & |
| 191 | 3209 COLE AVE | MORROW SAMUEL S |
| 192 | 3215 COLE AVE | BRAY STEVEN A |
| 193 | 3225 TURTLE CREEK BLVD | SCOTT EDWARD MANAGEMENT TRUST THE |
| 194 | 3225 TURTLE CREEK BLVD | FOSTER HENSTON TRUST THE |
| 195 | 3225 TURTLE CREEK BLVD | T F W MANAGEMENT INC |
| 196 | 3225 TURTLE CREEK BLVD | COONER REBECCA |
| 197 | 3225 TURTLE CREEK BLVD | LAKEY IRENE |
| 198 | 3225 TURTLE CREEK BLVD | MINOR JEFFERY KEVIN & |
| 199 | 3225 TURTLE CREEK BLVD | GARCIA ADRIAN |
| 200 | 3225 TURTLE CREEK BLVD | GENTRY CHERYL A LIVING TRUST & |
| 201 | 3225 TURTLE CREEK BLVD | DUVALL PHILIP JAMES |
| 202 | 3225 TURTLE CREEK BLVD | DUNHAM LARRY D & |
| 203 | 3225 TURTLE CREEK BLVD | DELGADO GLORIA TATIS & |
| 204 | 3225 TURTLE CREEK BLVD | TAYLOR DONALD M |
| 205 | 3225 TURTLE CREEK BLVD | LEWIS KIM DUKE |
| 206 | 3225 TURTLE CREEK BLVD | MOORE RANDALL & DEBORAH |
| 207 | 3225 TURTLE CREEK BLVD | MOORE ASHLEY W |
| 208 | 3225 TURTLE CREEK BLVD | GRUBBS GARY A & DONNA L |
| 209 | 3225 TURTLE CREEK BLVD | PAGANINI MARC |
| 210 | 3225 TURTLE CREEK BLVD | KHONSARI AMIR EFTEKHARI |
| 211 | 3225 TURTLE CREEK BLVD | GARCIA LEE |
| 212 | 3225 TURTLE CREEK BLVD | LIESNER DARLENE |

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|----------------|------------------------|--------------------------------|
| 213 | 3225 TURTLE CREEK BLVD | BLAKESLEY DAVID WAYNE & |
| 214 | 3225 TURTLE CREEK BLVD | GRAF CAROL |
| 215 | 3225 TURTLE CREEK BLVD | CALDWELL ROGER & KIMBERLY S |
| 216 | 3225 TURTLE CREEK BLVD | NGUYEN HAIYEN T & |
| 217 | 3225 TURTLE CREEK BLVD | BARRON DANIEL JR & STACI |
| 218 | 3225 TURTLE CREEK BLVD | MCCANCE MELISSA |
| 219 | 3225 TURTLE CREEK BLVD | CHIEN NANCY K |
| 220 | 3225 TURTLE CREEK BLVD | KSNR REALTY LLC |
| 221 | 3225 TURTLE CREEK BLVD | BRISCOE SHEILA A |
| 222 | 3225 TURTLE CREEK BLVD | ADAMS ARMELIA A |
| 223 | 3225 TURTLE CREEK BLVD | DAWSON CHRISTOPHER B & LORI M |
| 224 | 3225 TURTLE CREEK BLVD | GJONI DENIS & |
| 225 | 3225 TURTLE CREEK BLVD | WEBB GARY L & RONDA R |
| 226 | 3225 TURTLE CREEK BLVD | STJ ASSOCIATES LLC |
| 227 | 3225 TURTLE CREEK BLVD | HATAM ANDREW A JR |
| 228 | 3225 TURTLE CREEK BLVD | STEFKA IRIS |
| 229 | 3225 TURTLE CREEK BLVD | DREYER WILLIAM E & |
| 230 | 3225 TURTLE CREEK BLVD | FETZER MARC |
| 231 | 3225 TURTLE CREEK BLVD | JAMES GEORGE C & |
| 232 | 3225 TURTLE CREEK BLVD | HIGHTOWER MALLORY ANNE |
| 233 | 3225 TURTLE CREEK BLVD | FELD MARK B |
| 234 | 3225 TURTLE CREEK BLVD | LUTTRELL TRACY L |
| 235 | 3225 TURTLE CREEK BLVD | DENG BAO & |
| 236 | 3225 TURTLE CREEK BLVD | SHIRK FRANCESCA |
| 237 | 3225 TURTLE CREEK BLVD | YANG JACK |
| 238 | 3225 TURTLE CREEK BLVD | FERNANDEZ DE LEON IRMA MAY |
| 239 | 3225 TURTLE CREEK BLVD | PRESTON CAPITAL INVESTMENT LLC |
| 240 | 3225 TURTLE CREEK BLVD | ANDERSON ALLAN L & KAY K |
| 241 | 3225 TURTLE CREEK BLVD | NAYLOR RACHEL MARIE |
| 242 | 3225 TURTLE CREEK BLVD | KESTER RONALD C |
| 243 | 3225 TURTLE CREEK BLVD | GANTI GIRIJA & |

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|----------------|----------------|---|
| 244 | 3225 | TURTLE CREEK BLVD HAMILTON JAMIE |
| 245 | 3225 | TURTLE CREEK BLVD WINOKUR TATYANA |
| 246 | 3225 | TURTLE CREEK BLVD BONE MEGAN E |
| 247 | 3225 | TURTLE CREEK BLVD POLURU SRINIVAS & HEATHER |
| 248 | 3225 | TURTLE CREEK BLVD A CORPORATIONS TEXAS LLC THE |
| 249 | 3225 | TURTLE CREEK BLVD CLEVELAND TOM & KRISTINE |
| 250 | 3225 | TURTLE CREEK BLVD LEIBASCHOFF GUSTAVO & |
| 251 | 3225 | TURTLE CREEK BLVD ZHAO JIAYI |
| 252 | 3225 | TURTLE CREEK BLVD FORBUS SHANNON |
| 253 | 3225 | TURTLE CREEK BLVD SLKALAY AVISHAI & MICHELE |
| 254 | 3225 | TURTLE CREEK BLVD CLOUGH WILLIAM J & JACQUELINE |
| 255 | 3225 | TURTLE CREEK BLVD ONEAL SHELDON |
| 256 | 3225 | TURTLE CREEK BLVD PATEL NARENDRA & |
| 257 | 3225 | TURTLE CREEK BLVD TURNER RICK |
| 258 | 3225 | TURTLE CREEK BLVD ARISTY ARISMENDY NICOLAS |
| 259 | 3225 | TURTLE CREEK BLVD HE AMANDA ZIWEI |
| 260 | 3225 | TURTLE CREEK BLVD TORRES DENNIS M & |
| 261 | 3225 | TURTLE CREEK BLVD CAI ZHUO J & XIAOHONG J CHU |
| 262 | 3225 | TURTLE CREEK BLVD YOUNG ALISHA Y |
| 263 | 3225 | TURTLE CREEK BLVD GOODHEART MELANIE |
| 264 | 3225 | TURTLE CREEK BLVD WAGERS LENI & |
| 265 | 3225 | TURTLE CREEK BLVD CHUNG PAUL |
| 266 | 3225 | TURTLE CREEK BLVD WOLF BRANDON & ANA |
| 267 | 3225 | TURTLE CREEK BLVD CROUCH J MITCHELL & |
| 268 | 3225 | TURTLE CREEK BLVD MARTIN ERIC C |
| 269 | 3225 | TURTLE CREEK BLVD TURTLE CREEK 330 LLC |
| 270 | 3225 | TURTLE CREEK BLVD YAVANZA LLC |
| 271 | 3225 | TURTLE CREEK BLVD TOLAND JANICE |
| 272 | 3225 | TURTLE CREEK BLVD TRAN BRENNAN P |
| 273 | 3225 | TURTLE CREEK BLVD LEWIS LUCINDA J |
| 274 | 3225 | TURTLE CREEK BLVD KIM JANICE |

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|----------------|----------------|--|
| 275 | 3225 | TURTLE CREEK BLVD BENOIST GLENN SR |
| 276 | 3225 | TURTLE CREEK BLVD MUNCIE DIANNA |
| 277 | 3225 | TURTLE CREEK BLVD GARDNER ELIZABETH P |
| 278 | 3225 | TURTLE CREEK BLVD RUMINKSI RICHARD K REVOCABLE |
| 279 | 3225 | TURTLE CREEK BLVD WRIGHT ALISON MARGARET |
| 280 | 3225 | TURTLE CREEK BLVD ROLIM GEVERSON |
| 281 | 3225 | TURTLE CREEK BLVD MCDERMOTT JOHN P |
| 282 | 3225 | TURTLE CREEK BLVD LEAHY DEDIE |
| 283 | 3225 | TURTLE CREEK BLVD BROOKS JOANNA |
| 284 | 3225 | TURTLE CREEK BLVD NYANA CAPITAL F1 LLC |
| 285 | 3225 | TURTLE CREEK BLVD FERREIRA HEYDIANE & |
| 286 | 3225 | TURTLE CREEK BLVD PAVLOCK TARA |
| 287 | 3225 | TURTLE CREEK BLVD ZAKI MENA |
| 288 | 3225 | TURTLE CREEK BLVD MCLEAN KATHLEEN |
| 289 | 3225 | TURTLE CREEK BLVD DEAN ASAD |
| 290 | 3225 | TURTLE CREEK BLVD SWEENEY CHARLES M & |
| 291 | 3225 | TURTLE CREEK BLVD EPSHTEYN ELEONORA |
| 292 | 3225 | TURTLE CREEK BLVD MEADOWS DANIEL |
| 293 | 3225 | TURTLE CREEK BLVD GUPTA CHIRAG |
| 294 | 3225 | TURTLE CREEK BLVD ANDERSON JEFFREY ALLEN & |
| 295 | 3225 | TURTLE CREEK BLVD SIMON MARK H |
| 296 | 3225 | TURTLE CREEK BLVD CORDERO LUIS |
| 297 | 3225 | TURTLE CREEK BLVD AIZENMAN 430 LLC |
| 298 | 3225 | TURTLE CREEK BLVD MARKWARD RYAN SCOTT |
| 299 | 3225 | TURTLE CREEK BLVD HERNANDEZ CARLOS |
| 300 | 3225 | TURTLE CREEK BLVD ADAMS DARREN & |
| 301 | 3225 | TURTLE CREEK BLVD XIE MENG & MICHAEL A BECK |
| 302 | 3225 | TURTLE CREEK BLVD LEFEBVRE RONALD |
| 303 | 3225 | TURTLE CREEK BLVD BURNETT AMBER & |
| 304 | 3225 | TURTLE CREEK BLVD HAMID WAKIL L& FARZANA |
| 305 | 3225 | TURTLE CREEK BLVD WU ISABEL |

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|----------------|------------------------|-----------------------------------|
| 306 | 3225 TURTLE CREEK BLVD | MAEDA SONIA A |
| 307 | 3225 TURTLE CREEK BLVD | CURTSINGER ERNEST EVERETT JR |
| 308 | 3225 TURTLE CREEK BLVD | SUMMEROUR SHELLY |
| 309 | 3225 TURTLE CREEK BLVD | HIDELL TIMOTHY B & |
| 310 | 3225 TURTLE CREEK BLVD | EASTLAWN AVENUE LLC |
| 311 | 3225 TURTLE CREEK BLVD | MECCA PAUL |
| 312 | 3225 TURTLE CREEK BLVD | SONG JEONG SOON |
| 313 | 3225 TURTLE CREEK BLVD | WALKER ROSLYN A |
| 314 | 3225 TURTLE CREEK BLVD | WILBER LYN REID |
| 315 | 3225 TURTLE CREEK BLVD | ODELL MICHAEL & TERESA KENNEDY |
| 316 | 3225 TURTLE CREEK BLVD | SEATTLE RETURNS LLC |
| 317 | 3225 TURTLE CREEK BLVD | YANUS MARGARET |
| 318 | 3225 TURTLE CREEK BLVD | PATRICIA ELLEN LAU REV TR |
| 319 | 3225 TURTLE CREEK BLVD | BCD SINGH PROPERTIES OF PLANO LLC |
| 320 | 3225 TURTLE CREEK BLVD | IWEMA AARON M |
| 321 | 3225 TURTLE CREEK BLVD | RICO ANGEL |
| 322 | 3225 TURTLE CREEK BLVD | DAVIS TERRY |
| 323 | 3225 TURTLE CREEK BLVD | PAUP PROPERTY MGMT LLC |
| 324 | 3225 TURTLE CREEK BLVD | COOLEY SUSAN |
| 325 | 3225 TURTLE CREEK BLVD | PANDEY RENU & SHUBHAM |
| 326 | 3225 TURTLE CREEK BLVD | WALLACE LOUISE L |
| 327 | 3225 TURTLE CREEK BLVD | KELLEY CLARENCE |
| 328 | 3225 TURTLE CREEK BLVD | GONZALES KIMBERLY SHARON & |
| 329 | 3225 TURTLE CREEK BLVD | HANKINS JACK C |
| 330 | 3225 TURTLE CREEK BLVD | KARAMALLY ZAHOOR A |
| 331 | 3225 TURTLE CREEK BLVD | PINE TREE REAL ESTATE |
| 332 | 3225 TURTLE CREEK BLVD | BRYAN ROBERT E |
| 333 | 3225 TURTLE CREEK BLVD | KLS INVESTMENTS LLC |
| 334 | 3225 TURTLE CREEK BLVD | ESTREMERA SAMUEL SANTIAGO |
| 335 | 3225 TURTLE CREEK BLVD | ELAYDI JIHAD H |
| 336 | 3225 TURTLE CREEK BLVD | RIGNEY PAUL W |

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|----------------|----------------|--|
| 337 | 3225 | TURTLE CREEK BLVD MARTINEZ MATISSE M & |
| 338 | 3225 | TURTLE CREEK BLVD BURFORD MORGAN V & |
| 339 | 3225 | TURTLE CREEK BLVD BEACH DENNIS E |
| 340 | 3225 | TURTLE CREEK BLVD CARY STACY E |
| 341 | 3225 | TURTLE CREEK BLVD RAMEZAN FRED TR |
| 342 | 3225 | TURTLE CREEK BLVD EDGAR TROY DEAN & |
| 343 | 3225 | TURTLE CREEK BLVD 3949 MULLINS LLC |
| 344 | 3225 | TURTLE CREEK BLVD HU YUAN PAI |
| 345 | 3225 | TURTLE CREEK BLVD MARCHE LIVE LLC |
| 346 | 3225 | TURTLE CREEK BLVD AGUSALA MADHAVA & VASANTHA |
| 347 | 3225 | TURTLE CREEK BLVD BEHGOOY BITA |
| 348 | 3225 | TURTLE CREEK BLVD PANDYA ALMA R |
| 349 | 3225 | TURTLE CREEK BLVD CASTAGNET GERARDO & ROSA PATRICIA |
| 350 | 3225 | TURTLE CREEK BLVD TU BENJAMIN & HELEN REVOCABLE |
| 351 | 3225 | TURTLE CREEK BLVD COOK BRAD M |
| 352 | 3225 | TURTLE CREEK BLVD BOYLE TED |
| 353 | 3225 | TURTLE CREEK BLVD HATFIELD BRYAN BENTON |
| 354 | 3225 | TURTLE CREEK BLVD VELA ALAJANDRA |
| 355 | 3225 | TURTLE CREEK BLVD AZARARYA HOLDINGS LLC |
| 356 | 3225 | TURTLE CREEK BLVD CAIN MARTIN & |
| 357 | 3225 | TURTLE CREEK BLVD ASFAQ RAHEELA |
| 358 | 3225 | TURTLE CREEK BLVD NGUYEN LAN N |
| 359 | 3225 | TURTLE CREEK BLVD HARRIS CHERYL L |
| 360 | 3225 | TURTLE CREEK BLVD MILLER JOSEPH F |
| 361 | 3225 | TURTLE CREEK BLVD EQUITY TRUST COMPANY CUSTODIAN & |
| 362 | 3225 | TURTLE CREEK BLVD MARTIN ROBERT H & |
| 363 | 3225 | TURTLE CREEK BLVD SNODELL MEAGAN |
| 364 | 3225 | TURTLE CREEK BLVD SHERRY JAMES TODD & CHRISTINE LYNN |
| 365 | 3225 | TURTLE CREEK BLVD NEELEY KIMBERLY |
| 366 | 3225 | TURTLE CREEK BLVD KLS INVESTMENTS |
| 367 | 3225 | TURTLE CREEK BLVD MCKENNETT MICHELLE D |

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| 368 | 3225 | TURTLE CREEK BLVD KHAN AYSHA |
| 369 | 3225 | TURTLE CREEK BLVD GANESH CHAT P & LALITHA |
| 370 | 3225 | TURTLE CREEK BLVD SCHMIDT FAMILY TRUST |
| 371 | 3225 | TURTLE CREEK BLVD DOULCET FELICIE T |
| 372 | 3225 | TURTLE CREEK BLVD STAGGS WILLIAM F JR |
| 373 | 3225 | TURTLE CREEK BLVD KENNEDY LESLIE A |
| 374 | 3225 | TURTLE CREEK BLVD JONES HARRY A & SUSAN A |
| 375 | 3225 | TURTLE CREEK BLVD BABA RP1 LLC |
| 376 | 3225 | TURTLE CREEK BLVD LEWIS JOAN |
| 377 | 3225 | TURTLE CREEK BLVD GLICK HOWARD |
| 378 | 3225 | TURTLE CREEK BLVD LIGHTWALA TASNEEM & |
| 379 | 3225 | TURTLE CREEK BLVD XU JING & YING |
| 380 | 3225 | TURTLE CREEK BLVD HADAVAND REZA |
| 381 | 3225 | TURTLE CREEK BLVD PATEL MITESH |
| 382 | 3225 | TURTLE CREEK BLVD LEPP JANICE MARIE LIVING TRUST |
| 383 | 3225 | TURTLE CREEK BLVD FREDERICK LISA DIANE & |
| 384 | 3225 | TURTLE CREEK BLVD PELOSOF LORRAINE C |
| 385 | 3225 | TURTLE CREEK BLVD CRUZ MIGUEL ANGEL HEMENEGILDO |
| 386 | 3225 | TURTLE CREEK BLVD MONETTE MEGAN MICHELLE |
| 387 | 3225 | TURTLE CREEK BLVD SREEWASTAV KIRAN |
| 388 | 3225 | TURTLE CREEK BLVD MILAM ADAM |
| 389 | 3225 | TURTLE CREEK BLVD HESTIA REAL ESTATE |
| 390 | 3225 | TURTLE CREEK BLVD GERALD ASHLEY E |
| 391 | 3225 | TURTLE CREEK BLVD CANTU CHRISTOPHER J |
| 392 | 3225 | TURTLE CREEK BLVD STEVENS TYLER C |
| 393 | 3225 | TURTLE CREEK BLVD MOORE GARRETT M |
| 394 | 3225 | TURTLE CREEK BLVD BARNEY FRED O JR & |
| 395 | 3225 | TURTLE CREEK BLVD LONNGREN KENT STEFAN |
| 396 | 3225 | TURTLE CREEK BLVD WIRTNER ANDREW GREGORY |
| 397 | 3225 | TURTLE CREEK BLVD HUKIC OMER & SONJA |
| 398 | 3225 | TURTLE CREEK BLVD HENNEBERG WILLIAM H III |

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|----------------|------------------------|---------------------------------|
| 399 | 3225 TURTLE CREEK BLVD | JOHNSON JEREMIAH J & KIMBERLY R |
| 400 | 3225 TURTLE CREEK BLVD | HABEEB ROBERT A |
| 401 | 3225 TURTLE CREEK BLVD | AUSTIN KILEY & DREW |
| 402 | 3225 TURTLE CREEK BLVD | SNN 15 HOLDINGS LLC |
| 403 | 3225 TURTLE CREEK BLVD | MURPHY GARY |
| 404 | 3225 TURTLE CREEK BLVD | MARASLIOGLU SAHIN & DIKRANUHI |
| 405 | 3225 TURTLE CREEK BLVD | SAPITSKY JACOBA R |
| 406 | 3225 TURTLE CREEK BLVD | AMSTEIN MICHAEL B & CYNTHIA B |
| 407 | 3225 TURTLE CREEK BLVD | STRONG JENNIFER M |
| 408 | 3225 TURTLE CREEK BLVD | ENGLAND JULIE S & ROBERT W |
| 409 | 3225 TURTLE CREEK BLVD | BAHRAMNEJAD RAMIN & |
| 410 | 3225 TURTLE CREEK BLVD | DIBBLE LARRY |
| 411 | 3225 TURTLE CREEK BLVD | KOVAL JOHN & LAURA |
| 412 | 3225 TURTLE CREEK BLVD | EED ALIA |
| 413 | 3225 TURTLE CREEK BLVD | LEE VIVIAN S |
| 414 | 3225 TURTLE CREEK BLVD | DURKAN MARTIN |
| 415 | 3225 TURTLE CREEK BLVD | VASHISTH SURESH C & SUNITA S |
| 416 | 3225 TURTLE CREEK BLVD | DUKKIPATI SAIRAM PRASAD & |
| 417 | 3225 TURTLE CREEK BLVD | DUNCAN JOHN M & |
| 418 | 3225 TURTLE CREEK BLVD | MOSTAFAIE ALIREZA |
| 419 | 3225 TURTLE CREEK BLVD | KARLOCK KENDRA |
| 420 | 3225 TURTLE CREEK BLVD | WALLS DAVID & JANA |
| 421 | 3225 TURTLE CREEK BLVD | SELL JOHN G |
| 422 | 3225 TURTLE CREEK BLVD | LUCIO JESSE & ERICK L |
| 423 | 3225 TURTLE CREEK BLVD | KUSTOFF JULIE |
| 424 | 3225 TURTLE CREEK BLVD | GRIFFITH CARROLL P JR 2011 TR & |
| 425 | 3225 TURTLE CREEK BLVD | FAIR ROGERS P JR |
| 426 | 3225 TURTLE CREEK BLVD | MAMLOUK RANIA |
| 427 | 3225 TURTLE CREEK BLVD | YOUNG MARK D |
| 428 | 3225 TURTLE CREEK BLVD | LESLEY PEGGY |
| 429 | 3225 TURTLE CREEK BLVD | CHEEMA ROOHI |

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| 430 | 3225 | TURTLE CREEK BLVD MADANI RAMTIN |
| 431 | 3225 | TURTLE CREEK BLVD ALKASSAB MOHAMAD AMMAR |
| 432 | 3225 | TURTLE CREEK BLVD SCHMIDT JARRET |
| 433 | 3225 | TURTLE CREEK BLVD GOPAL AKILAN |
| 434 | 3225 | TURTLE CREEK BLVD MARTINEZ FRANCISCO JAVIER C |
| 435 | 3225 | TURTLE CREEK BLVD CAMPBELL THOMAS MICHAEL & |
| 436 | 3225 | TURTLE CREEK BLVD SAUER GARY L & CLAUDIA M |
| 437 | 3225 | TURTLE CREEK BLVD GONZALEZ INGRID |
| 438 | 3225 | TURTLE CREEK BLVD WARMINGTON MARIA C |
| 439 | 3225 | TURTLE CREEK BLVD BROWNFIELD GARY |
| 440 | 3225 | TURTLE CREEK BLVD RUSSELL KIMMIE LLC |
| 441 | 3225 | TURTLE CREEK BLVD SHAFFER DIANA L |
| 442 | 3225 | TURTLE CREEK BLVD KAMALI BEHNOOSH |
| 443 | 3225 | TURTLE CREEK BLVD BASHIROVA ULVIYYA |
| 444 | 3225 | TURTLE CREEK BLVD KORAB JEANETTE |
| 445 | 3225 | TURTLE CREEK BLVD LAAKE JARED A & |
| 446 | 3225 | TURTLE CREEK BLVD GONZALES CYNTHIA |
| 447 | 3225 | TURTLE CREEK BLVD RUTHERFORD AL F |
| 448 | 3225 | TURTLE CREEK BLVD REECE BOBBY N |
| 449 | 3225 | TURTLE CREEK BLVD SNOVER BURT ALLEN |
| 450 | 3225 | TURTLE CREEK BLVD KIM EUNSUP |
| 451 | 3225 | TURTLE CREEK BLVD LI SANDRA |
| 452 | 3225 | TURTLE CREEK BLVD DOWD SEAN |
| 453 | 3225 | TURTLE CREEK BLVD EDWARDS WILLIAM B & RHONDA M |
| 454 | 3225 | TURTLE CREEK BLVD LOPEZ CARLOS JR & LAURIE A |
| 455 | 3225 | TURTLE CREEK BLVD WITMER SCOTT TUAN |
| 456 | 3225 | TURTLE CREEK BLVD MITTLEMAN KIMI |
| 457 | 3225 | TURTLE CREEK BLVD RICHARDS-CARTY CHERRI J |
| 458 | 3225 | TURTLE CREEK BLVD HOUARI SAMMY & MARWAN I |
| 459 | 3225 | TURTLE CREEK BLVD AGUILAR ESTEBAN |
| 460 | 3225 | TURTLE CREEK BLVD EVSEEV PETER E |

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|----------------|----------------|--|
| 461 | 3225 | TURTLE CREEK BLVD CHAO LIN |
| 462 | 3225 | TURTLE CREEK BLVD CANTON MICHAEL |
| 463 | 3225 | TURTLE CREEK BLVD HUANG LEO Z & LISA LAU |
| 464 | 3225 | TURTLE CREEK BLVD SMITH MEREDITH C |
| 465 | 3225 | TURTLE CREEK BLVD NVK PPTIES LLC |
| 466 | 3225 | TURTLE CREEK BLVD WALSER CHRIS |
| 467 | 3225 | TURTLE CREEK BLVD SPERO KIMBERLY |
| 468 | 3225 | TURTLE CREEK BLVD LANKA MURALI KRISHNA |
| 469 | 3225 | TURTLE CREEK BLVD JARAMILLOOSBURN MATTHEW & |
| 470 | 3225 | TURTLE CREEK BLVD RAUPP MAGDALA |
| 471 | 3225 | TURTLE CREEK BLVD DONOVAN GEORGE J III |
| 472 | 3225 | TURTLE CREEK BLVD SURESH TUNGA |
| 473 | 3225 | TURTLE CREEK BLVD FOX RUN SENIOR LLC |
| 474 | 3225 | TURTLE CREEK BLVD RUBLE EILEEN M |
| 475 | 3225 | TURTLE CREEK BLVD KOBYLINSKA MONIKA MARLENA |
| 476 | 3225 | TURTLE CREEK BLVD MULLINS MEGAN DANIELA |
| 477 | 3225 | TURTLE CREEK BLVD MASSARE JORGE & |
| 478 | 3225 | TURTLE CREEK BLVD COONS ROBERT A & |
| 479 | 3225 | TURTLE CREEK BLVD DAGHIGHI KIAN M |
| 480 | 3225 | TURTLE CREEK BLVD MAZZARELLA RICHARD & |
| 481 | 3225 | TURTLE CREEK BLVD JONES ANN LUTZ |
| 482 | 3225 | TURTLE CREEK BLVD RVRK CONSULTING LLC |
| 483 | 3225 | TURTLE CREEK BLVD FANG SUE |
| 484 | 3225 | TURTLE CREEK BLVD BARBER JAMES & NANCY |
| 485 | 3225 | TURTLE CREEK BLVD MARCHE LIVING LLC |
| 486 | 3225 | TURTLE CREEK BLVD FEIKEMA JOHN & DAWN |
| 487 | 3225 | TURTLE CREEK BLVD BAGHERI BEHROUZ |
| 488 | 3225 | TURTLE CREEK BLVD CLIFTON RICHARD BRENT |
| 489 | 3225 | TURTLE CREEK BLVD MAYFIELD TAMMY L |
| 490 | 3225 | TURTLE CREEK BLVD MESSENGER CLYDE J IV & YAIMA Q |
| 491 | 3225 | TURTLE CREEK BLVD NEERUKONDA PRASAD P & LATHA S |

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| 492 | 3225 | TURTLE CREEK BLVD DAI CHENGHUA |
| 493 | 3225 | TURTLE CREEK BLVD PINE TREE REAL E INV INC |
| 494 | 3225 | TURTLE CREEK BLVD MASROUR SHAMIN |
| 495 | 3225 | TURTLE CREEK BLVD SHASTRI SHANI |
| 496 | 3225 | TURTLE CREEK BLVD GENTRY NEWMAN FRANKLIN |
| 497 | 3225 | TURTLE CREEK BLVD THAMM MARY C & RICK W |
| 498 | 3225 | TURTLE CREEK BLVD KASMI AZEDDINE |
| 499 | 3225 | TURTLE CREEK BLVD GERMANWALA SAMIR V & |
| 500 | 3225 | TURTLE CREEK BLVD LEWIS CAILYN CARROLLJANE |
| 501 | 3225 | TURTLE CREEK BLVD DAY WILLIAM D & KAREN M |
| 502 | 3225 | TURTLE CREEK BLVD FRIEDMAN JACQUELINE |
| 503 | 3225 | TURTLE CREEK BLVD SRIHARI SWASTIC KAVEESHWAR |
| 504 | 3225 | TURTLE CREEK BLVD MARTINEZ JAIME A & LESLIE N |
| 505 | 3225 | TURTLE CREEK BLVD MONIRI ALLEN A |
| 506 | 3225 | TURTLE CREEK BLVD BOLDING GARY D |
| 507 | 3225 | TURTLE CREEK BLVD REZNIK YAIR |
| 508 | 3225 | TURTLE CREEK BLVD BOYKIN MICHAEL |
| 509 | 3225 | TURTLE CREEK BLVD SHI BING |
| 510 | 3225 | TURTLE CREEK BLVD PERRY SHIRLEY LOUISE JOHNSON |
| 511 | 3225 | TURTLE CREEK BLVD CORNELL DOUGLAS T & |
| 512 | 3225 | TURTLE CREEK BLVD CHURCH MICHAEL F |
| 513 | 3225 | TURTLE CREEK BLVD MIDTLING STEPHANIE & |
| 514 | 3225 | TURTLE CREEK BLVD HEAD KEITH L & |
| 515 | 3225 | TURTLE CREEK BLVD BURHANS STANLEY D |
| 516 | 3225 | TURTLE CREEK BLVD REDDY JAYAPRAKASH N & JYOTHI J |
| 517 | 3225 | TURTLE CREEK BLVD PRSAD ROY H & SATOE SOGA |
| 518 | 3225 | TURTLE CREEK BLVD DASH RANGADHAR |
| 519 | 3225 | TURTLE CREEK BLVD PUWETO LLC |
| 520 | 3225 | TURTLE CREEK BLVD MANNING ADAM |
| 521 | 3225 | TURTLE CREEK BLVD KOSHER PROPERTIES |
| 522 | 3225 | TURTLE CREEK BLVD CARAM MEREDITH |

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| 523 | 3225 | TURTLE CREEK BLVD MOOSCHEKIAN TERRY TR & |
| 524 | 3225 | TURTLE CREEK BLVD GRASSO RANDALL & LISA |
| 525 | 3225 | TURTLE CREEK BLVD HEYMAN LINDA S |
| 526 | 3225 | TURTLE CREEK BLVD PAUP PROPERTY MANAGEMENT LLC |
| 527 | 3225 | TURTLE CREEK BLVD VIDAKOVIC ROBERT L |
| 528 | 3225 | TURTLE CREEK BLVD JU MICHELLE RAYU |
| 529 | 3225 | TURTLE CREEK BLVD TAN FANGYUN |
| 530 | 3225 | TURTLE CREEK BLVD PEYROVI LILLY |
| 531 | 3225 | TURTLE CREEK BLVD PHILLIPS KERRI L |
| 532 | 3225 | TURTLE CREEK BLVD GRESHAM ANN |
| 533 | 3225 | TURTLE CREEK BLVD DELEON JOSE M & |
| 534 | 3225 | TURTLE CREEK BLVD GRAY ROBERT & LESLI |
| 535 | 3225 | TURTLE CREEK BLVD CORTEZ GLORIA J |
| 536 | 3225 | TURTLE CREEK BLVD ORTIZ LUIS A |
| 537 | 3225 | TURTLE CREEK BLVD KLS INVESTMENTS LLC |
| 538 | 3225 | TURTLE CREEK BLVD ROSE JAMES E |
| 539 | 3225 | TURTLE CREEK BLVD SCHWER CRAIG M |
| 540 | 3225 | TURTLE CREEK BLVD SHAHRESTANI FRANK & SEAN |
| 541 | 3225 | TURTLE CREEK BLVD TARTIBI MOHSEN & HANA |
| 542 | 3225 | TURTLE CREEK BLVD JHANGIANI NARAIN & LALITA |
| 543 | 3225 | TURTLE CREEK BLVD HEIMANN MARK ALLEN & |
| 544 | 3225 | TURTLE CREEK BLVD MYERS MICHELLE |
| 545 | 3225 | TURTLE CREEK BLVD ALLEN JOHN |
| 546 | 3225 | TURTLE CREEK BLVD MENDOZA GONZALO A BAEZ |
| 547 | 3225 | TURTLE CREEK BLVD BAHIRWANI RANJEETA |
| 548 | 3225 | TURTLE CREEK BLVD JL PPTY INV LLC JL TURTLE CREEK SERIES |
| 549 | 3225 | TURTLE CREEK BLVD HOPPER KELLY |
| 550 | 3225 | TURTLE CREEK BLVD KARLOCK KENDRA |
| 551 | 3225 | TURTLE CREEK BLVD PEREZ ROBERTO |
| 552 | 3225 | TURTLE CREEK BLVD KOWALSKI ELIZABETH |
| 553 | 3225 | TURTLE CREEK BLVD MONCADA ALEJANDRO & |

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|----------------|------------------------|---------------------------------|
| 554 | 3225 TURTLE CREEK BLVD | MAGUIRE BARBARA A & LAMBERT |
| 555 | 3225 TURTLE CREEK BLVD | MCQUATTERS ARIEL E |
| 556 | 3225 TURTLE CREEK BLVD | ABOLMAALI SEYED |
| 557 | 3225 TURTLE CREEK BLVD | KEENAN MATTHEW JOHN |
| 558 | 3225 TURTLE CREEK BLVD | BUISIER SALEH |
| 559 | 3225 TURTLE CREEK BLVD | BALL LESLIE & |
| 560 | 3225 TURTLE CREEK BLVD | HOPKINS TIMOTHY |
| 561 | 3225 TURTLE CREEK BLVD | KARIMI MANDY |
| 562 | 3225 TURTLE CREEK BLVD | HEIDE JACQUELINE |
| 563 | 3225 TURTLE CREEK BLVD | TAN FANGYUN |
| 564 | 3225 TURTLE CREEK BLVD | SALIM NASIM |
| 565 | 3225 TURTLE CREEK BLVD | PSARIANOS SHARON A FMLY TRUST & |
| 566 | 3225 TURTLE CREEK BLVD | CHARAN RAM |
| 567 | 3225 TURTLE CREEK BLVD | NASH MARIANNE E |
| 568 | 3225 TURTLE CREEK BLVD | KING DANIEL & |
| 569 | 3225 TURTLE CREEK BLVD | VARIAN LAWRENCE |
| 570 | 3225 TURTLE CREEK BLVD | BROWN KIM CHA & VERNON |
| 571 | 3225 TURTLE CREEK BLVD | WHITWORTH LINA & BRIAN |
| 572 | 3225 TURTLE CREEK BLVD | AMADOR MARISOL |
| 573 | 3225 TURTLE CREEK BLVD | CASTLES JAMES B & |
| 574 | 3225 TURTLE CREEK BLVD | HUNG JLANHSIUNG & |
| 575 | 3225 TURTLE CREEK BLVD | MCCRARY KRISTIE K |
| 576 | 3225 TURTLE CREEK BLVD | ZHANG GUANG |
| 577 | 3225 TURTLE CREEK BLVD | SEATTLE RETURNS LLC |
| 578 | 3225 TURTLE CREEK BLVD | KLS INVESTMENTS LLC |
| 579 | 3225 TURTLE CREEK BLVD | RICHARDSCARTY CHERRI J |
| 580 | 3225 TURTLE CREEK BLVD | KOBLER CHRISTOPHER |
| 581 | 3225 TURTLE CREEK BLVD | SMITH AUBREY M & KAREN J |
| 582 | 3225 TURTLE CREEK BLVD | ADAMS JENNY DIAN & |
| 583 | 3225 TURTLE CREEK BLVD | BISMAR HISHAM & DIMA |
| 584 | 3225 TURTLE CREEK BLVD | KEARNS THOMAS V |

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|----------------|------------------------|-----------------------------|
| 585 | 3225 TURTLE CREEK BLVD | MACHON ED & |
| 586 | 3225 TURTLE CREEK BLVD | MORGAN MARK G |
| 587 | 3225 TURTLE CREEK BLVD | KUCERA DOUGLAS & |
| 588 | 3225 TURTLE CREEK BLVD | SIEBER JOHN |
| 589 | 3225 TURTLE CREEK BLVD | IVEY EDWARD J JR |
| 590 | 3225 TURTLE CREEK BLVD | MANDAVA PREM K |
| 591 | 3225 TURTLE CREEK BLVD | MCDANIEL LISA K |
| 592 | 3225 TURTLE CREEK BLVD | NASTRI ANDREW & |
| 593 | 3225 TURTLE CREEK BLVD | SHAKAMURI RAVI & MADHUMATHI |
| 594 | 3225 TURTLE CREEK BLVD | GAGNET UNKEFER CORRINE |
| 595 | 3225 TURTLE CREEK BLVD | BROWN VICTORIA REBECCA |
| 596 | 3225 TURTLE CREEK BLVD | CANNATA JAMES |
| 597 | 3225 TURTLE CREEK BLVD | AHMED MOHAMMED SAIFUDDIN |
| 598 | 3225 TURTLE CREEK BLVD | MOSS ANDRELYN C & |
| 599 | 3225 TURTLE CREEK BLVD | RODSKY MARCY |
| 600 | 3225 TURTLE CREEK BLVD | RBR INTERESTS LLC |
| 601 | 3225 TURTLE CREEK BLVD | MURRAY NATALIE TRUSTEE |
| 602 | 3225 TURTLE CREEK BLVD | INGMAN ROBERT MITCHELL |
| 603 | 3225 TURTLE CREEK BLVD | FOGLER JASON C |
| 604 | 3225 TURTLE CREEK BLVD | MANCHANDA KSHITIJ & |
| 605 | 3225 TURTLE CREEK BLVD | CONNOR JAMES THOMAS JR |
| 606 | 3225 TURTLE CREEK BLVD | WHEAT TRAVIS & ERICA |
| 607 | 3225 TURTLE CREEK BLVD | HARBER SHAWN T |
| 608 | 3225 TURTLE CREEK BLVD | MASROUR FARBOD |
| 609 | 3225 TURTLE CREEK BLVD | REZAI JOHN & |
| 610 | 3225 TURTLE CREEK BLVD | ZHAO ROBIN M & |
| 611 | 3225 TURTLE CREEK BLVD | DEFURIA LINDA M |
| 612 | 3225 TURTLE CREEK BLVD | ZHANG GUANG |
| 613 | 3225 TURTLE CREEK BLVD | POWELL BRETT W |
| 614 | 3225 TURTLE CREEK BLVD | LIU ENCHI & PIN YUAN WANG |
| 615 | 3225 TURTLE CREEK BLVD | KING IVORY L |

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| 616 | 3225 TURTLE CREEK BLVD | RUSSELL STEPHEN & MELANY |
| 617 | 3225 TURTLE CREEK BLVD | MULLENS DAVID B JR & JUDITH L |
| 618 | 3225 TURTLE CREEK BLVD | DERINGER MATTHEW ROBERT |
| 619 | 3225 TURTLE CREEK BLVD | SOHAEE SIAVASH & |
| 620 | 3225 TURTLE CREEK BLVD | LARSON MARK & FAYE LARSON |
| 621 | 3225 TURTLE CREEK BLVD | CAMPBELL JIM L |
| 622 | 3225 TURTLE CREEK BLVD | MELTON BENJAMIN CORD |
| 623 | 3225 TURTLE CREEK BLVD | REICHARD CARLA A & |
| 624 | 3225 TURTLE CREEK BLVD | HERBST PAUL & LORI |
| 625 | 3225 TURTLE CREEK BLVD | AFM INVESTMENTS LLC |
| 626 | 3225 TURTLE CREEK BLVD | FEDEARL HOME LOAN |
| 627 | 3225 TURTLE CREEK BLVD | SULLIVAN PATRICK |
| 628 | 3225 TURTLE CREEK BLVD | KRALIS LESLEY E |
| 629 | 3225 TURTLE CREEK BLVD | CRONK M ESTELLE TRUST OF 2010 |
| 630 | 3225 TURTLE CREEK BLVD | JANKIRAMAN PAVAN |
| 631 | 3225 TURTLE CREEK BLVD | CHANG TERESA ALLISON |
| 632 | 3225 TURTLE CREEK BLVD | LANKA INDIRA & |
| 633 | 3225 TURTLE CREEK BLVD | LANKA SURYA PRAKASH & |
| 634 | 3225 TURTLE CREEK BLVD | COFFEY ELIZABETH M |
| 635 | 3225 TURTLE CREEK BLVD | SUGIURA YOSHIE |
| 636 | 3225 TURTLE CREEK BLVD | DODDAPANENI YESASWI |
| 637 | 3225 TURTLE CREEK BLVD | NAIR CKP & SYAMALA C |
| 638 | 3225 TURTLE CREEK BLVD | PATEL PIYUSH K & MINA P |
| 639 | 3225 TURTLE CREEK BLVD | SAKS KATHRINE TORY & |
| 640 | 3225 TURTLE CREEK BLVD | BINFORD OSWALD & |
| 641 | 3225 TURTLE CREEK BLVD | VELASQUEZ JOSE |
| 642 | 3225 TURTLE CREEK BLVD | DESAI PRAVIN & ARATI |
| 643 | 3225 TURTLE CREEK BLVD | PATEL SHITAL J & SUKETU KAUSHIK |
| 644 | 3225 TURTLE CREEK BLVD | WILLS DELINDA DEMITA |
| 645 | 3225 TURTLE CREEK BLVD | LACARRA ADRIANNA |
| 646 | 3225 TURTLE CREEK BLVD | RAMIREZ CINDY |

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| 647 | 3225 | TURTLE CREEK BLVD ZHANG GUANG |
| 648 | 3225 | TURTLE CREEK BLVD SOM SOLINA |
| 649 | 3225 | TURTLE CREEK BLVD HUSBAND NIKKI SHERRELL |
| 650 | 3225 | TURTLE CREEK BLVD MOROZOV ZAKHAR & |
| 651 | 3225 | TURTLE CREEK BLVD VELASQUEZ RUBEN II |
| 652 | 3225 | TURTLE CREEK BLVD WENNO HILDA |
| 653 | 3225 | TURTLE CREEK BLVD BRITO LUCAS & NORMA |
| 654 | 3225 | TURTLE CREEK BLVD KOGAN ALLAN J |
| 655 | 3225 | TURTLE CREEK BLVD CHATTERJEE REVOCABLE TRUST |
| 656 | 3225 | TURTLE CREEK BLVD DONOFRIO SAMANTHA |
| 657 | 3225 | TURTLE CREEK BLVD LIDJI MYRIAM B |
| 658 | 3225 | TURTLE CREEK BLVD ZAKHOUR BASSAM |
| 659 | 3225 | TURTLE CREEK BLVD DAO VU A & KIM LANG |
| 660 | 3225 | TURTLE CREEK BLVD WATSON STEPHEN TRAGER |
| 661 | 3225 | TURTLE CREEK BLVD THE RESIDENTIAL CREDIT |
| 662 | 3225 | TURTLE CREEK BLVD MATTHEWS STEVEN KEITH & JUDY G |
| 663 | 3225 | TURTLE CREEK BLVD MZLS ENTERPRISES LP |
| 664 | 3225 | TURTLE CREEK BLVD SALMI TOMMI |
| 665 | 3225 | TURTLE CREEK BLVD SOUCHAK JASON P |
| 666 | 3225 | TURTLE CREEK BLVD AHMED MAHRIN |
| 667 | 3225 | TURTLE CREEK BLVD LANKA INDIRA |
| 668 | 3225 | TURTLE CREEK BLVD WU GEORGE & XUNZHI JENNIFER |
| 669 | 3225 | TURTLE CREEK BLVD CIOCAN FLORENTINA |
| 670 | 3225 | TURTLE CREEK BLVD WENDLER JESSICA T |
| 671 | 3225 | TURTLE CREEK BLVD POWERS DANIEL D |
| 672 | 3225 | TURTLE CREEK BLVD MOORE TIMOTHY J & PAMELA M |
| 673 | 3225 | TURTLE CREEK BLVD NALL CHARLES J |
| 674 | 3225 | TURTLE CREEK BLVD GALLEGOS SYLIA E |
| 675 | 3225 | TURTLE CREEK BLVD DIJOSEPH JOHN |
| 676 | 3225 | TURTLE CREEK BLVD PUERESCHITZ MARKUS & |
| 677 | 3225 | TURTLE CREEK BLVD DUNCAN JOHN MICHAEL & |

11/30/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|------------------------|--------------------------------|
| 678 | 3225 TURTLE CREEK BLVD | WETTREICH ZARA ELIZABETH |
| 679 | 3225 TURTLE CREEK BLVD | LANKA INDIRA & |
| 680 | 3225 TURTLE CREEK BLVD | LEPP JANICE MARIE LIVING TRUST |
| 681 | 3225 TURTLE CREEK BLVD | NAZIFPOUR SHAYDA |
| 682 | 3225 TURTLE CREEK BLVD | MASOUMALIZADEH MAHIN & |
| 683 | 3225 TURTLE CREEK BLVD | BAEK STEVEN A |
| 684 | 3225 TURTLE CREEK BLVD | ROZENZVIG YEHIEL |
| 685 | 3225 TURTLE CREEK BLVD | FREEMAN RACHEL OLIVIA |
| 686 | 3225 TURTLE CREEK BLVD | KELLETT RICHARD D |
| 687 | 3225 TURTLE CREEK BLVD | MAH JEFFERY |
| 688 | 3225 TURTLE CREEK BLVD | DUFFY MARY B |
| 689 | 3225 TURTLE CREEK BLVD | PHAM LAN D |
| 690 | 3225 TURTLE CREEK BLVD | CORRY ALAN REVOCABLE TRUST |
| 691 | 3225 TURTLE CREEK BLVD | JALALI SID POORYA & |
| 692 | 3225 TURTLE CREEK BLVD | ADAMSON KAREN ANN HERRERA |
| 693 | 3225 TURTLE CREEK BLVD | YUAN JENNIFER JING |
| 694 | 3225 TURTLE CREEK BLVD | HUNTER REBECCA BATES |
| 695 | 3225 TURTLE CREEK BLVD | KAMPINE JOHN M & |
| 696 | 3225 TURTLE CREEK BLVD | BONILLA EVA |
| 697 | 3225 TURTLE CREEK BLVD | JACKMAN CHRISTOPHER |
| 698 | 3225 TURTLE CREEK BLVD | CELLI ROBERT MICHAEL |
| 699 | 3225 TURTLE CREEK BLVD | ARMAND AHMAD & MAHVASH |
| 700 | 3225 TURTLE CREEK BLVD | CAUTHEN DON & JULIA |
| 701 | 3225 TURTLE CREEK BLVD | BLAKE NINA CERVANTES |
| 702 | 3225 TURTLE CREEK BLVD | GODFREY CRAIG WILLIAM & |
| 703 | 3225 TURTLE CREEK BLVD | DOYLE TIMOTHY B & |
| 704 | 3225 TURTLE CREEK BLVD | GREEN JIMMY |
| 705 | 3225 TURTLE CREEK BLVD | SENNETTEBROWN GRADYNE |
| 706 | 3225 TURTLE CREEK BLVD | BLACKLEDGE LAWRENCE A |
| 707 | 3225 TURTLE CREEK BLVD | LEE BILL G |
| 708 | 3225 TURTLE CREEK BLVD | MARTINEZ FAUSTINA |

11/30/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|------------------------|---------------------------------|
| 709 | 3225 TURTLE CREEK BLVD | AKIN MARK & DEBI AKIN |
| 710 | 3225 TURTLE CREEK BLVD | SEEBERGER JOAN P |
| 711 | 3225 TURTLE CREEK BLVD | GLASSMOYER SUSAN & MICHAEL |
| 712 | 3225 TURTLE CREEK BLVD | MINTZ MARTIN L |
| 713 | 3225 TURTLE CREEK BLVD | STINSON JANET LYNN |
| 714 | 3225 TURTLE CREEK BLVD | DEBLANK ANNE B |
| 715 | 3225 TURTLE CREEK BLVD | GUREVITZ JENNIFER REV TR |
| 716 | 3225 TURTLE CREEK BLVD | BLOOM ROBERT A |
| 717 | 3225 TURTLE CREEK BLVD | MAYBERRY DAVID W |
| 718 | 3225 TURTLE CREEK BLVD | WEERASINGHE AMIEL ERAJ |
| 719 | 3225 TURTLE CREEK BLVD | HERNANDEZ ELISA C |
| 720 | 3225 TURTLE CREEK BLVD | BINFORD OSWALD S & |
| 721 | 3225 TURTLE CREEK BLVD | PANCHASARP VANEE & |
| 722 | 3225 TURTLE CREEK BLVD | STEIN GIFFORD P & SHARON |
| 723 | 3225 TURTLE CREEK BLVD | KUBILIUN NISA |
| 724 | 3225 TURTLE CREEK BLVD | MCQUAID JESSICA & |
| 725 | 3225 TURTLE CREEK BLVD | TOMLINS JEFF E |
| 726 | 3225 TURTLE CREEK BLVD | JENNINGS WENDY |
| 727 | 3225 TURTLE CREEK BLVD | DELBAGNO JOHN B TR & |
| 728 | 3225 TURTLE CREEK BLVD | ROOZROKH MICHAEL |
| 729 | 3225 TURTLE CREEK BLVD | ZAKHOUR KAMIL |
| 730 | 3225 TURTLE CREEK BLVD | LAU ANDRES G |
| 731 | 3225 TURTLE CREEK BLVD | STRONG JAMES II & LESLIE KAY |
| 732 | 3225 TURTLE CREEK BLVD | BENAHARON SOL |
| 733 | 3225 TURTLE CREEK BLVD | BURGIO DONALD A |
| 734 | 3225 TURTLE CREEK BLVD | ALKAYED RIYAD |
| 735 | 3225 TURTLE CREEK BLVD | MATHER MATTHEW JAMES |
| 736 | 3225 TURTLE CREEK BLVD | DOYLE TIMOTHY BRIAN & |
| 737 | 3225 TURTLE CREEK BLVD | MROZ MELANIE |
| 738 | 3225 TURTLE CREEK BLVD | RENAISSANCE ON TURTLE CREEK |
| 739 | 3225 TURTLE CREEK BLVD | THE RENAISSANCE ON TURTLE CREEK |

11/30/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|-------------------------------|
| 740 | 3100 COLE AVE | AFTABROUSHADR KAMBIZ |
| 741 | 3100 COLE AVE | ALLSION CHRIS |
| 742 | 3100 COLE AVE | DIETZ HUNTER D |
| 743 | 3100 COLE AVE | ZHANG HELEN X Y |
| 744 | 3100 COLE AVE | BOWEN DOUGLAS |
| 745 | 3100 COLE AVE | BABB JACQUELINE L |
| 746 | 3100 COLE AVE | PALETTI SONIA |
| 747 | 3100 COLE AVE | NICOLLE BRYCE DAUVERGNE |
| 748 | 3100 COLE AVE | LITTLE CYNTHIA |
| 749 | 3100 COLE AVE | SMITH HOLLY F |
| 750 | 3100 COLE AVE | HARLAN TANYA POWELL |
| 751 | 3100 COLE AVE | RAFEA VEEDA |
| 752 | 3100 COLE AVE | TRUMPOWER ELIZABETH ANNE |
| 753 | 3100 COLE AVE | REDDEN BRITTANY |
| 754 | 3100 COLE AVE | SCHULTZ JERRY EVERETT |
| 755 | 3100 COLE AVE | DRAPER DUANE D & |
| 756 | 3100 COLE AVE | SPADE PHILIP FREDERICK |
| 757 | 3100 COLE AVE | NAMEJ GROUP LLC |
| 758 | 3100 COLE AVE | ALIZADA LAMAN |
| 759 | 3100 COLE AVE | CASIMIRA SUHARTI |
| 760 | 3100 COLE AVE | TALLEY KEVIN ANDREW & |
| 761 | 3100 COLE AVE | RIOS SARA B |
| 762 | 3100 COLE AVE | GAMINI MORTEZA & BORTAY |
| 763 | 3100 COLE AVE | BORDEN JOHN HARRISON |
| 764 | 3100 COLE AVE | LOZANO JAVIER ALBERTO NEYRA & |
| 765 | 3100 COLE AVE | NISELSON DAVID |
| 766 | 3100 COLE AVE | HEDRICK FARRELL |
| 767 | 3100 COLE AVE | SALANON EMANUEL JOEL |
| 768 | 3100 COLE AVE | GARCIA EDWARD I |
| 769 | 3100 COLE AVE | AHN SAM |
| 770 | 3100 COLE AVE | HYRY WILLIAM W |

11/30/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|------------------|-------------------------------------|
| 771 | 3100 COLE AVE | HAGAN JOSEPH & |
| 772 | 3100 COLE AVE | CARLTON LUKE J |
| 773 | 3100 COLE AVE | SOROKIN ANDREI & EVGENIIA |
| 774 | 3100 COLE AVE | ROSENBAUM RICO |
| 775 | 3100 COLE AVE | BAYS VANCE J |
| 776 | 3100 COLE AVE | CLIFT SUSANNE A |
| 777 | 3100 COLE AVE | BENNETT KURT |
| 778 | 3100 COLE AVE | LIN CONSTANCE LEECHEN |
| 779 | 3100 COLE AVE | BATA INVESTMENTS LLC |
| 780 | 3100 COLE AVE | DEMEIS DANIEL G |
| 781 | 3210 CARLISLE ST | PAGE ANTHONY R |
| 782 | 3210 CARLISLE ST | HOLSTEAD LIVING TRUST |
| 783 | 3210 CARLISLE ST | GIORDANO JONN V |
| 784 | 3210 CARLISLE ST | CHOI YUN H |
| 785 | 3210 CARLISLE ST | LO BENJAMIN WILLIAM & |
| 786 | 3210 CARLISLE ST | METCALF ELIJAH T & |
| 787 | 3210 CARLISLE ST | HARVEY DEAN & CATHY |
| 788 | 3210 CARLISLE ST | ROBERTSON JOHN M |
| 789 | 3210 CARLISLE ST | IMER INVESTMENTS LLC |
| 790 | 3210 CARLISLE ST | PATEL NEIL N & BINITA |
| 791 | 3210 CARLISLE ST | SWANK JENNIFER MICHELLE & RYAN PAUL |
| 792 | 3210 CARLISLE ST | WENTWORTH BARBARA |
| 793 | 3210 CARLISLE ST | NICKS CHRISTOPHER S & LYNN H NICKS |
| 794 | 3210 CARLISLE ST | DEFARRO GIANPAOLO & VAIR PAULA M |
| 795 | 3210 CARLISLE ST | ZIMMERMAN KATHERYN |
| 796 | 3210 CARLISLE ST | SCHIERMEYER J TROY II |
| 797 | 3210 CARLISLE ST | NORTH TIMOTHY G & |
| 798 | 3210 CARLISLE ST | DAVIS JON C |
| 799 | 3210 CARLISLE ST | FOX MICHAEL & JULIANNE |
| 800 | 3210 CARLISLE ST | HORTON LANCE |
| 801 | 3210 CARLISLE ST | MCKAY JOHN K & ANN |

11/30/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|------------------|----------------------------|
| 802 | 3210 CARLISLE ST | STOJANOVIC VESNA |
| 803 | 3210 CARLISLE ST | WATERMAN PETER ALAN & |
| 804 | 3210 CARLISLE ST | GOODWIN BOBBY A & |
| 805 | 3210 CARLISLE ST | BENSON KEITH JR |
| 806 | 3210 CARLISLE ST | RUSCHHAUPT REED |
| 807 | 3210 CARLISLE ST | DUNTON STACY |
| 808 | 3210 CARLISLE ST | STANFORD CHRISTIN C & ERIK |
| 809 | 3210 CARLISLE ST | ROGERS MICHAEL A |
| 810 | 3210 CARLISLE ST | WOODARD BRYAN T |
| 811 | 3210 CARLISLE ST | HSIEH ERIC TZONGLIN |
| 812 | 3210 CARLISLE ST | FLOWERS ROBERT R |
| 813 | 3210 CARLISLE ST | J G T REAL ESTATE LLC & |
| 814 | 3210 CARLISLE ST | BURNS MICHAEL R & |
| 815 | 3210 CARLISLE ST | LOCKE KELLY |
| 816 | 3210 CARLISLE ST | BENTOW JASON |
| 817 | 3210 CARLISLE ST | LYONS KEVIN & MEGAN |
| 818 | 3210 CARLISLE ST | STEELMAN CHARLES E JR & |
| 819 | 3210 CARLISLE ST | MINK JUSTIN |
| 820 | 3210 CARLISLE ST | ALVAREZ PEDRO JR & |
| 821 | 3210 CARLISLE ST | PERELLA LAUREN M |
| 822 | 3210 CARLISLE ST | GEIKEN CHAD D |
| 823 | 3210 CARLISLE ST | NYSTROM PETER |
| 824 | 3210 CARLISLE ST | WARGIN GABRIEL |
| 825 | 3210 CARLISLE ST | LARE ROBERT JR & GAYLENE M |
| 826 | 3210 CARLISLE ST | SLAVIN DIERDRE |
| 827 | 3210 CARLISLE ST | WELLS CORY |
| 828 | 3210 CARLISLE ST | POTTER JEFFREY & |
| 829 | 3210 CARLISLE ST | HAWKINS DWAYNE W |
| 830 | 3210 CARLISLE ST | LAVENDER RACHEL LAUREN |
| 831 | 3210 CARLISLE ST | HUANG THERESA T |
| 832 | 3210 CARLISLE ST | FISHBACK ANNE |

11/30/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|------------------|----------------------------|
| 833 | 3210 CARLISLE ST | 3210 CARLISLE LLC |
| 834 | 3210 CARLISLE ST | WALKER PHILIP & JULIE |
| 835 | 3210 CARLISLE ST | STEINMAN JOHN & STEPHANIE |
| 836 | 3210 CARLISLE ST | CONVERSE SUSAN MANNING |
| 837 | 3210 CARLISLE ST | MIRE DENNIS |
| 838 | 3210 CARLISLE ST | SMITH JAMES GLASGOW II |
| 839 | 3210 CARLISLE ST | DIONALEX TRUST THE |
| 840 | 3210 CARLISLE ST | MEYER JOEL E |
| 841 | 3210 CARLISLE ST | REECE CRYSTAL |
| 842 | 3235 COLE AVE | YEXIAOBING & |
| 843 | 3235 COLE AVE | NGUYEN THONG |
| 844 | 3235 COLE AVE | MOSCA CELESTE ALISA |
| 845 | 3235 COLE AVE | |
| 846 | 3235 COLE AVE | LOWRY PATRICK |
| 847 | 3235 COLE AVE | SHEINBERG DARREN |
| 848 | 3235 COLE AVE | 778 LLC |
| 849 | 3235 COLE AVE | CHAPMAN ALBERT J III |
| 850 | 3235 COLE AVE | TRAINOR RYAN & |
| 851 | 3235 COLE AVE | HALLOCK KEITH R JR |
| 852 | 3235 COLE AVE | QUISENBERRY PATRICIA & TIM |
| 853 | 3235 COLE AVE | MAJOR DAVID P |
| 854 | 3235 COLE AVE | MALLOY BETHANY E |
| 855 | 3235 COLE AVE | THOMPSON SCOTT JAY |
| 856 | 3235 COLE AVE | DEERING CHRISTOPHER |
| 857 | 3235 COLE AVE | HALL DAVID JR |
| 858 | 3235 COLE AVE | HARRINGTON TIMOTHY R & |
| 859 | 3235 COLE AVE | ELCHAMMAS MANAR |
| 860 | 3235 COLE AVE | ALIMCHANDANI NEERAJ |
| 861 | 3235 COLE AVE | LITOFF AUSTIN |
| 862 | 3235 COLE AVE | LECOVER MATTHEW L |
| 863 | 3235 COLE AVE | COBIAN ANA P & |

Z190-359(NN)

11/30/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|-------------------------|
| 864 | 3235 COLE AVE | HARSHBARGER DARYL |
| 865 | 3235 COLE AVE | HUPF ELIZABETH |
| 866 | 3235 COLE AVE | BERARD MICHAEL |
| 867 | 3235 COLE AVE | SANTAULARIA JOSEPH W |
| 868 | 3235 COLE AVE | CHATTERSON SARA MARIE & |
| 869 | 3235 COLE AVE | OROSA ANTONIO & |
| 870 | 3235 COLE AVE | REDETZKE ELISE CLAIRE |
| 871 | 3235 COLE AVE | BUTLER WILLIAM W III |

Planner: Janna Keller

FILE NUMBER: Z190-362(JK) **DATE FILED:** September 25, 2020
LOCATION: Southwest corner of Commerce Street and South Ervay Street
COUNCIL DISTRICT: 14 **MAPSCO:** 45 Q
SIZE OF REQUEST: 0.89 acres **CENSUS TRACT:** 31.01

**REPRESENTATIVE/
APPLICANT:** Rob Baldwin, Baldwin Associates

OWNER: Dalpark Land Lease LTD

REQUEST: An application for the creation of new subdistricts within
Planned Development No. 619.

SUMMARY: The applicant is proposing to create a new subdistrict for the
street level and a new subdistrict for below street level to allow
a transit passenger station for the DART light rail by right. The
applicant also requests the provisions for pedestrian oriented
uses and the street level façade requirements office uses at
street level not apply.

STAFF RECOMMENDATION: Approval, subject to staff's recommended conditions.

BACKGROUND INFORMATION:

- Planned Development District No. 619 was created on June 12, 2002, as a result of several public and private studies that developed retail strategies for CBD area and promoted the Downtown core as a full-time activity area. Moreover, the goal was to encourage the development of retail personal service uses in the area and create a mixed-use urban activity center.
- Planned Development District No. 619 contains 34 acres of land divided into 11 subdistricts, including vertical subdistrict at and above street level.
- The site is developed with an 11-story parking garage with ground-story retail and office uses. The site has two SUPs for videoboard signs.
- The applicant is requesting the new subdistricts to allow the transit passenger station by right on street level and below street level. Other changes include altering the amount street level can be devoted to commercial parking lot or garage, removing the requirement for pedestrian oriented uses, and removing the street level façade improvement requirements.

Zoning History: There have been two zoning change requests for the area of request in the past five years.

1. **Z189-147:** On April 10, 2019, City Council approved the renewal of Specific Use Permit No. 2008 for an attached projecting non-premise district activity videoboard sign on the southeast corner of Commerce Street and Lane Street.
2. **Z189-146:** On April 10, 2019, City Council approved the renewal of Specific Use Permit No. 2009 for an attached projecting non-premise district activity video board sign on property generally bound by Commerce Street, South Ervay Street, Jackson Street and Lane Street.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|----------------------------|----------------|---------------------|
| Commerce Street | Major Arterial | 80 feet |
| S. Lance Street | Two-Way | 50 feet |
| Jackson Street | Two Way | 50 feet |
| S. Ervay Street | One Way | 57 feet |

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

TRANSPORTATION ELEMENT:

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.1 Support expansion of Dallas' public transit system.

Land Use:

| | Zoning | Land Use |
|------------------|--|--|
| Site | PD No. 619; SUP No. 2008; SUP No. 2009 | Videoboard sign/Parking Garage/Vacant Office Space |
| North | PD No. 619; SUP No. 2025; SUP No. 1796 | Retail/ Personal Service |
| Northwest | PD No. 619 | Hotel/ Personal Service /Retail |
| Northeast | PD No. 619 | Hotel |
| East | PD No. 619 | Retail/Personal Service/Restaurant |
| South | CA-1 (A); H/105 | Office, Commercial Parking |
| Southeast | PD No. 619 | Surface Parking |
| West | PD No. 619; SUP No. 2358 | Restaurant (Microbrewery) |
| Southwest | PD. No 619 | Retail, Residential |

Land Use Compatibility:

The site is located within Subdistricts A, B, and C of PD No. 619. The site has two Specific Use Permits for videoboard signs. The site is currently developed as a parking garage for a general merchandise or food store across Ervay Street. Approximately 11,740 square feet of vacant office space is located on the street level of the site. The office space has been vacant since 2004. Surrounding land uses include office space, retail, hotel, restaurants, residential, and personal service uses.

Planned Development District No. 619 created vertical subdistricts that permit certain uses on the street level, below street level, and above street level. The majority of the property within PD No. 619 is located in Subdistricts A, B, and C. Property adjacent to Pegasus Plaza and Stone Street Mall were included in different subdistricts in the original PD (Subdistricts D, E, and F). Subdistricts G, H, and I were added an office development with retail and restaurants. Subdistrict J (street level) was created to modify street level requirements for a hotel use. Subdistrict K (street level) was created to allow an

alternative financial establishment by SUP and add office use as a pedestrian oriented use.

Subdistricts A, F, G, J, and K are at street level and allow certain uses, such as commercial and business services, institutional and community service, lodging, office, recreation, residential, retail and personal service, and transportation uses.

Subdistricts B, D, and H are below street level and allow certain uses, such as commercial and business services, institutional and community service, lodging, office, recreation, residential, retail, and personal service, and transportation uses.

Subdistricts C, E, and I are above street level and allow uses such as commercial business, industrial, institutional, community services, lodges, miscellaneous such as circus, or carnivals, offices, recreational, residential, retail, personal services, transportation, utility, & public services use.

A transit passenger station or transfer center use requires a Specific Use Permit in all subdistricts.

| Subdistricts | |
|--------------------|-------------------------------|
| Above | C, E, I |
| Street Level | A, F, G, J, K L (Proposed) |
| Below Street Level | B, D, H M (Proposed) |

The applicant is requesting the transit passenger station or transfer center by right, the entrance to which will come from Commerce Street. The station would be mainly below street level with an entrance at street level. The remainder of the street level is proposed to be office and commercial parking garage.

The building at street level is 13,240 square feet. Vacant office space occupies 11,740 square feet and 1,500 square feet is parking garage space. Subdistrict A (street level) allows for a maximum of 25 percent to be used for a commercial parking lot or garage, which for this building would be 3,310 square feet. The applicant is requesting the new street level subdistrict require a minimum of 11,740 square feet for a use other than a commercial parking lot or garage. This would allow up to 3,240 square feet for the parking garage, slightly less than the 25 percent currently allowed. Staff supports this portion of the request.

Subdistrict A currently requires pedestrian-oriented uses (retail or personal service use, financial institution without drive-in window, hotel or motel, transportation use) in at least 75 percent of the street level frontage, extending at least 50 feet into the building. Subdistrict K added office use as a pedestrian-oriented use. The applicant is proposing that this requirement not apply to their new street level subdistrict. Staff recommends the proposed subdistrict have the same requirement as Subdistrict K to help fulfill the street activating goal of PD No. 619.

Subdistrict A currently requires street level facades of buildings to have windows and primary entrances facing the street, pedestrian way, or plaza. Street level facades must 1) be clear, unpainted, or made of similarly treated glass allowing visibility into street level uses; 2) cover 50 percent or more of the street level frontage; and 3) not have a bottom edge higher than three feet above the base of the building. Most of PD No. 619 is located in the Downtown National Register District. The façade requirements not only help with street activation but also foster the historic nature of many of the buildings.

The applicant requests to be exempt from the façade requirements. Staff recommends the proposed street level subdistrict comply with the façade requirements for the facades facing Commerce Street and Ervay Street.

Development Standards:

| DISTRICT | SETBACKS | | Density | Height | Lot Coverage | Special Standards | PRIMARY Uses |
|--|-----------------|------------------|----------------|------------------|---------------------|--|--|
| | Front | Side/Rear | | | | | |
| <i>PD No. 619</i> | No Minimum 0" | No Minimum 0" | No Max | Any legal height | Maximum lot 100% | street activating uses & façade requirements | Mix of uses |
| <i>Proposed PD No. 619 Subdistricts</i> | No Minimum 0" | No Minimum 0" | No Max | Any legal height | Maximum lot 100% | N/A | Mix of uses, Transit passenger station |

Landscaping:

Per PD No. 619, Landscaping will comply with Article X.

Parking:

PD No. 619 refers to CA-1(A) Central Area District for parking standards and must be provided accordingly.

Market Value Analysis:

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

Z190-362(JK)

List of Partners/Principals/Officers

DALPARK LAND LEASE LTD

MyGround Lease, Inc.

John C. Tatum, Jr., sole member

Proposed PD CONDITIONS

ARTICLE 619.

PD 619.

SEC. 51P-619.101. LEGISLATIVE HISTORY.

PD 619 was established by Ordinance No. 24960, passed by the Dallas City Council on June 12, 2002.

SEC. 51P-619.102. PROPERTY LOCATION AND SIZE.

PD 619 is established on property bounded by the centerlines of Pacific Avenue, Harwood Street, Jackson Street, and Griffin Street, in the city of Dallas. The size of PD 619 is approximately 34 acres.

SEC. 51P-619.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions in Chapter 51A apply to this article.
- (b) DATA CENTER means a facility for storing, managing, processing, converting, warehousing, or disseminating data or information and includes the equipment that supports the data center, including computers, servers, and other data storage devices.
- (c) STREET LEVEL means, in a multi-level building, the level having the floor closest in elevation to the adjacent street. If the floors of two levels are equally close in elevation to the adjacent street, the level with the higher elevation is the street level.
- (d) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (e) This district is considered to be a nonresidential zoning district.
- (f) The symbol [E] appearing after a listed use means that the use is not permitted when located at street level, except that it is permissible to have an entrance for the use at street level if the entrance provides access to a level of the building on which the use is permitted.

SEC. 51P-619.103.0. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 619A: Subdistrict D and E property description.
- (2) Exhibit 619B: Subdistrict F property description.
- (3) Exhibit 619C: Subdistrict G, H, and I property description.
- (4) Exhibit 619D: Metes and bounds description and drawing of Building Site 1.
- (5) Exhibit 619E: Metes and bounds description and drawing of Building Site 2.
- (6) Exhibit 619F: Subdistrict J development plan.
- (7) Exhibit 619G: Subdistrict J property description.

SEC. 51P-619.103.1. GENERAL MERCHANDISE OR FOOD STORE.

(a) Unless otherwise stated, the regulations set forth in Section 51A-4.210 for a general merchandise or food store 3,500 square feet or less apply to a general merchandise or food store 2,000 square feet or less in this article, except that the maximum size of this use is 2,000 square feet.

(b) Unless otherwise stated, the regulations set forth in Section 51A-4.210 for a general merchandise or food store greater than 3,500 square feet apply to a general merchandise or food store greater than 2,000 square feet in this article, except that the size of this use must be greater than 2,000 square feet.

SEC. 51P-619.103.2. TATTOO OR BODY PIERCING STUDIO.

Unless otherwise stated, the regulations set forth in Section 51A-4.210 for a personal service use apply to a tattoo or body piercing studio in this article.

SEC. 51P-619.104. DEVELOPMENT PLAN.

(a) Subdistricts A, B, C, D, E, F, G, H, I, and ~~K~~ K, L and M.

(1) Preapplication conference. An applicant shall consult with the director to determine the extent to which the project is consistent with any design guidelines for the district approved by city council.

(2) Copies to be provided to advisory bodies. When the application for a building permit is submitted to the building official, the applicant shall also send a copy of the proposed site plan and development schedule to the Board of Directors of Tax Increment Financing Reinvestment Zone No. 5 (City Center TIF), c/o Area Redevelopment Manager, Economic Development Department, 1500 Marilla Street, Room 5CS, Dallas, Texas 75201, and to the Downtown Partnership, Inc., 1623 Main Street, Dallas, Texas 75201, or their successors.

(b) Subdistrict J. Development and use of the Property must comply with the Subdistrict J development plan (Exhibit 619F). If there is a conflict between the text of this article and the Subdistrict J development plan, the text of this article controls.

SEC. 51P-619.105. SUBDISTRICTS.

(a) Subdistrict A is street level Property, except Property in Subdistricts F, G, J, ~~and K,~~ and L. In general terms, this is all street level Property except Property adjacent to the south side of Pegasus Plaza; Property bounded by Field Street, Commerce Street, Jackson Street, and Browder Street; Property bounded by Pacific Avenue, Griffin Place, Elm Street, and Griffin Street; ~~and~~ approximately 2,500 square feet of land on the south side of Elm Street between Stone Place and Ervay Street; and Property bounded by Commerce Street, South Ervay Street, Jackson Street, and Lane Street.

(b) Subdistrict B is Property that is below street level, except Property in Subdistricts D and H. In general terms, this is all underground Property except Property adjacent to Pegasus Plaza and Stone Street Mall; ~~and~~ Property bounded by Field Street, Commerce Street, Jackson Street, and Browder Street; and Property bounded by Commerce Street, South Ervay Street, Jackson Street, and Lane Street.

(c) Subdistrict C is Property that is one or more levels above street level, except Property that is in Subdistricts E and I. In general terms, this is all Property above ground level except Property above the area adjacent to Pegasus Plaza and Stone Street Mall; and Property bounded by Field Street, Commerce Street, Jackson Street, and Browder Street.

(d) Subdistrict D is Property that is below street level, in the area described in Exhibit 619A. In general terms, this is all underground Property that is adjacent to Pegasus Plaza and Stone Street Mall.

(e) Subdistrict E is Property that is one or more levels above street level, in the area described in Exhibit 619A. In general terms, this is all Property above ground level in the area adjacent to Pegasus Plaza and Stone Street Mall.

(f) Subdistrict F is street level Property in the area described in Exhibit 619B. In general terms, this is all street level Property that is adjacent to the south side of Pegasus Plaza.

(g) Subdistrict G is street level Property in the area described on Exhibit 619C. In general terms, this is all street level Property that is bounded by Field Street, Commerce Street, Jackson Street, and Browder Street.

(h) Subdistrict H is Property that is below street level in the area described on Exhibit 619C. In general terms, this is all underground Property that is bounded by Field Street, Commerce Street, Jackson Street, and Browder Street.

(i) Subdistrict I is Property that is one or more levels above street level in the area described on Exhibit 619C. In general terms, this is all Property above ground level that is bounded by Field Street, Commerce Street, Jackson Street, and Browder Street.

(j) Subdistrict J is street level Property in the area described on Exhibit 619G. In general terms, this is all street level Property that is bounded by Pacific Avenue, Griffin Place, Elm Street, and Griffin Street.

(k) Subdistrict K is street level Property in the area described on Exhibit 619H. In general terms, this is approximately 2,500 square feet of land on the south side of Elm Street between Stone Place and Ervay Street.

(l) Subdistrict L is the street level Property. In general terms bounded by Commerce Street, South Ervay Street, Jackson Street, and Lane Street.

(l) Subdistrict M is the level below street level Property. In general terms bounded by Commerce Street, South Ervay Street, Jackson Street, and Lane Street.

SEC. 51P-619.106.1. MAIN USES PERMITTED IN SUBDISTRICTS A, F, G, J, K, and L (STREET LEVEL).

(a) Agricultural uses.

-- None permitted.

(b) Commercial and business service uses.

-- Catering service. [See Section 51P-619.106.4.]

-- Custom business services. [See Section 51P-619.106.4.]

-- Custom woodworking, furniture construction, or repair. [E][See Section 51P619.106.4.]

-- Electronics service center. [E][See Section 51P-619.106.4.]

-- Job or lithographic printing. [E][See Section 51P-619.106.4.]

-- Medical or scientific laboratory. [E][See Section 51P-619.106.4.]

-- Technical school. [E][See Section 51P-619.106.4.]

-- Tool or equipment rental. [E][See Section 51P-619.106.4.]

(c) Industrial uses.

-- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]

(d) Institutional and community service uses.

- Adult day care facility. [E][See Section 51P-619.106.4.]
- Child-care facility. [See Section 51P-619.106.4.]
- Church. [See Section 51P-619.106.4.]
- College, university, or seminary. [See Section 51P-619.106.4.]
- Community service center. [E][See Section 51P-619.106.4.]
- Convalescent and nursing homes, hospice care, and related institutions. [E][See Section 51P-619.106.4.]
- Convent or monastery. [E][See Section 51P-619.106.4.]
- Hospital. [See Section 51P-619.106.4.]
- Library, art gallery, or museum. [See Section 51P-619.106.4.]
- Public or private school. [See Section 51P-619.106.4.]

(e) Lodging uses.

- Hotel or motel. [See Section 51P-619.106.4.]
- Lodging or boarding house. [See Section 51P-619.106.4.]

(f) Miscellaneous uses.

- Carnival or circus (temporary). [By special authorization of the building official.]
- Temporary construction or sales office.

(g) Office uses.

- Alternative financial establishment. [By SUP only in Subdistrict K.] [See Section 51P-619.106.4.]
- Financial institution without drive-in window. [See Section 51P-619.106.4.]
- Medical clinic or ambulatory surgical center. [See Section 51P-619.106.4.]
- Office. [See Section 51P-619.106.4.]

(h) Recreation uses.

- Private recreation center, club, or area. [See Section 51P-619.106.4.]
- Public park or playground. [Golf course is not permitted.][See Section 51P619.106.4.]

(i) Residential uses.

- College dormitory, fraternity, or sorority house. [E][See Section 51P-619.106.4.]
- Group residential facility. [E][SUP required if spacing component of Section 51A-4.209(3) is not met.][See Section 51P-619.106.4.]
- Multifamily. [E][See Section 51P-619.106.4.]
- Retirement housing. [E][See Section 51P-619.106.4.]

(j) Retail and personal service uses.

-- Alcoholic beverage establishments. [E, otherwise by SUP only. See Section 51A4.210(b)(4).]

- Ambulance service.
- Business school. [E]
- Commercial amusement (inside). [SUP]
- Commercial amusement (outside). [SUP]
- Commercial parking lot or garage. [Except in Subdistrict L, Permitted only up to a maximum of 25 percent of the ground floor area of a building, and this use must be part of a multiple level parking garage; a single level commercial parking lot or garage is not permitted in this subdistrict. In Subdistrict L, a minimum of 11,740 square feet of floor area of a use other than commercial parking lot or garage use is required.]

- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 2,000 square feet or less.
- General merchandise or food store greater than 2,000 square feet.
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Nursery, garden shop, or plant sales.
- Outside sales. [Permitted only if the outside sales are adjacent to and accessory to a permitted retail and personal service use in this subdistrict.]

- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Tattoo or body piercing studio. [SUP]
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. [SUP][Vehicle display is limited to the inside of a building.]

(k) Transportation uses.

- Commercial bus station and terminal. [SUP]
- Heliport. [E]
- Helistop. [E]
- STOL (short takeoff or landing) port. [E]
- Railroad passenger station. [SUP]
- Transit passenger shelter.
- Transit passenger station or transfer center. [Permitted in Subdistrict L. Otherwise by SUP]

(l) Utility and public service uses.

- Commercial radio or television transmitting station. [See Section 51P619.106.4.]
- Communications exchange facility. [E][See Section 51P-619.106.4.]
- Data center. [Subdistrict G only.]
- Electrical substation. [E][See Section 51P-619.106.4.]
- Local utilities. [See Section 51P-619.106.4.]
- Police or fire station. [See Section 51P-619.106.4.]
- Post office. [See Section 51P-619.106.4.]
- Utility or government installation other than listed. [See Section 51P-619.106.4.]

(m) Wholesale, distribution, and storage uses.

- Freight terminal. [E][See Section 51P-619.106.4.]
- Mini-warehouse. [E][See Section 51P-619.106.4.]
- Office showroom/warehouse. [See Section 51P-619.106.4.]
- Recycling drop-off container. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.][See Section 51P-619.106.4.]
- Recycling drop-off for special occasion collection. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.3) are not satisfied.][See Section 51P-619.106.4.]
- Trade center. [See Section 51P-619.106.4.]
- Warehouse. [E][See Section 51P-619.106.4.]

SEC. 51P-619.106.2. MAIN USES PERMITTED IN SUBDISTRICTS B, D, ~~AND H~~ AND M. (BELOW STREET LEVEL).

(a) Agricultural uses.

- None permitted.

(b) Commercial and business service uses.

- Catering service.
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing. [RAR]
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.

(c) Industrial uses.

-- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]

(d) Institutional and community service uses.

- Child-care facility. [See Section 51P-619.106.4.]
- Church.
- College, university, or seminary.
- Community service center. [SUP]
- Convalescent and nursing homes, hospice care, and related institutions. [SUP]
- Convent or monastery.
- Hospital.
- Library, art gallery, or museum. [SUP]
- Public or private school.

(e) Lodging uses.

- Hotel or motel.
- Lodging or boarding house.

(f) Miscellaneous uses.

- Carnival or circus (temporary). [By special authorization of the building official.]
- Temporary construction or sales office.

(g) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. [DIR]
- Medical clinic or ambulatory surgical center.
- Office.

(h) Recreation uses.

- Private recreation center, club, or area.
- Public park, playground. [Golf course is not permitted.]

(i) Residential uses.

- College dormitory, fraternity, or sorority house.
- Group residential facility. [SUP required if spacing component of Section 51A4.209(3) is not met.]
- Multifamily.
- Retirement housing.

(j) Retail and personal service uses.

-- Alcoholic beverage establishments. [This use is permitted only when the use has direct public access to the exterior of the building at street level. See Section 51A-4.210(b)(4). By SUP only in Subdistricts B and H.]

- Ambulance service.
- Business school.
- Commercial amusement (inside). [By SUP only in Subdistricts B and H.]
- Commercial amusement (outside). [SUP]
- Commercial parking lot or garage.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 2,000 square feet or less.
- General merchandise or food store greater than 2,000 square feet. [SUP]
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Nursery, garden shop, or plant sales. [SUP]
- Personal service uses. [SUP required if this use exceeds 2,000 square feet.]
- Restaurant without drive-in or drive-through service. [SUP required if this use exceeds 2,000 square feet.]
- Tattoo or body piercing studio. [SUP]
- Temporary retail use. [SUP]
- Theater.
- Vehicle display, sales, and service. [SUP][Vehicle display is limited to the inside of a building.]

(k) Transportation uses.

- Commercial bus station and terminal. [SUP]
- Railroad passenger station. [SUP]
- Transit passenger shelter.
- Transit passenger station or transfer center. [Permitted in Subdistrict M. Otherwise by SUP]

(l) Utility and public service uses.

- Commercial radio or television transmitting station.
- Communications exchange facility.
- Data Center. [Subdistrict H only.]
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Utility or government installation other than listed.

(m) Wholesale, distribution, and storage uses.

- Freight terminal. [DIR]
- Mini-warehouse.
- Office showroom/warehouse.
- Recycling drop-off container. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]
- Recycling drop-off for special occasion collection. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.3) are not satisfied.]
- Trade center.
- Warehouse.

SEC. 51P-619.106.3. MAIN USES PERMITTED IN SUBDISTRICTS C, E, AND I (ABOVE STREET LEVEL).

- (a) Agricultural uses.
 - None permitted.
- (b) Commercial and business service uses.
 - Catering service.
 - Custom business services.
 - Custom woodworking, furniture construction, or repair.
 - Electronics service center.
 - Job or lithographic printing. [RAR]
 - Medical or scientific laboratory.
 - Technical school.
 - Tool or equipment rental.
- (c) Industrial uses.
 - Temporary concrete or asphalt batching plant. [By special authorization of the building official.]
- (d) Institutional and community service uses.
 - Adult day care facility.
 - Child-care facility.
 - Church.
 - College, university, or seminary.
 - Community service center. [SUP]
 - Convalescent and nursing homes, hospice care, and related institutions. [SUP]
 - Convent or monastery.
 - Hospital.
 - Library, art gallery, or museum.

-- Public or private school.

(e) Lodging uses.

-- Hotel or motel.
-- Lodging or boarding house.

(f) Miscellaneous uses.

-- Carnival or circus (temporary). [By special authorization of the building official.]
-- Temporary construction or sales office.

(g) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. [DIR]
-- Medical clinic or ambulatory surgical center.
-- Office.

(h) Recreation uses.

-- Private recreation center, club, or area.
-- Public park, playground. [Golf course is not permitted.]

(i) Residential uses.

-- College dormitory, fraternity, or sorority house.
-- Group residential facility. [SUP required if spacing component of Section 51A4.209(3) is not met.]
-- Multifamily.
-- Retirement housing.

(j) Retail and personal service uses.

-- Alcoholic beverage establishments. [See Section 51A-4.210(b)(4). By SUP only in Subdistricts C and I.]
-- Ambulance service.
-- Business school.
-- Commercial amusement (inside). [By SUP only in Subdistricts C and I.]
-- Commercial amusement (outside). [SUP]
-- Commercial parking lot or garage.
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 2,000 square feet or less.
-- General merchandise or food store greater than 2,000 square feet.
-- Household equipment and appliance repair.

- Mortuary, funeral home, or commercial wedding chapel.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Tattoo or body piercing studio. [SUP]
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. [SUP][Vehicle display is limited to the inside of a building.]

(k) Transportation uses.

- Commercial bus station and terminal. [SUP]
- Heliport. [SUP]
- Helistop. [SUP]
- Railroad passenger station. [SUP]
- STOL (short takeoff or landing) port. [SUP]
- Transit passenger shelter.
- Transit passenger station or transfer center. [SUP]

(l) Utility and public service uses.

- Commercial radio or television transmitting station.
- Communications exchange facility. [SUP]
- Data center. [Subdistrict I only.]
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed.

(m) Wholesale, distribution, and storage uses.

- Mini-warehouse.
- Office showroom/warehouse.
- Recycling drop-off container. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]
- Recycling drop-off for special occasion collection. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.3) are not satisfied.]
- Trade center.
- Warehouse.

Staff recommendation:

SEC. 51P-619.106.4. RESTRICTIONS ON USES IN SUBDISTRICTS A, and K, and L.

(a) Pedestrian-oriented uses.

(1) Subdistrict A. Any use that is not a retail and personal service use, a financial institution without drive-in window, a hotel or motel, or a transportation use, and is located in a building in Subdistrict A is not permitted if, at the time of the request for a certificate of occupancy, less than 75 percent of the frontage of that building at street level (excluding docking and loading areas, driveways, exit ramps, and entrance ramps) is occupied by, or is made available exclusively for use by, retail and personal service uses, financial institution without drive-in window, hotel or motel, and/or transportation uses that extend at least 50 feet into the building.

(2) Subdistrict K and L. Any use that is not a retail and personal service use, an office use, a transportation use, or a hotel or motel, and is located in a building in Subdistrict K is not permitted if, at the time of the request for a certificate of occupancy, less than 75 percent of the frontage of that building at street level (excluding docking and loading areas, driveways, exit ramps, and entrance ramps) is occupied by, or is made available exclusively for use by, a retail and personal service use, an office use, a transportation use, and/or a hotel or motel that extends at least 50 feet into the building.

Applicant request:

SEC. 51P-619.106.4. RESTRICTIONS ON USES IN SUBDISTRICTS A and K.

(a) Pedestrian-oriented uses.

(1) Subdistrict A. Any use that is not a retail and personal service use, a financial institution without drive-in window, a hotel or motel, or a transportation use, and is located in a building in Subdistrict A is not permitted if, at the time of the request for a certificate of occupancy, less than 75 percent of the frontage of that building at street level (excluding docking and loading areas, driveways, exit ramps, and entrance ramps) is occupied by, or is made available exclusively for use by, retail and personal service uses, financial institution without drive-in window, hotel or motel, and/or transportation uses that extend at least 50 feet into the building.

(2) Subdistrict K. Any use that is not a retail and personal service use, an office use, a transportation use, or a hotel or motel, and is located in a building in Subdistrict K is not permitted if, at the time of the request for a certificate of occupancy, less than 75 percent of the frontage of that building at street level (excluding docking and loading areas, driveways, exit ramps, and entrance ramps) is occupied by, or is made available exclusively for use by, a retail and personal service use, an office use, a transportation use, and/or a hotel or motel that extends at least 50 feet into the building.

(3) Measurement. The 50-foot measurement is made perpendicularly from the facade of the building having the frontage. For the purpose of this subsection, “frontage” means the length of property between property or lease boundary lines along one side of a street that is: (1) at least 35 feet wide; or (2) a closed street that has not been abandoned by the city.

(b) Special exception.

(1) The board may grant a special exception to reduce the minimum 75 percent requirement in Subsection (a) to no less than 50 percent upon making a special finding from the evidence presented that:

(A) strict compliance with the requirements of this section will unreasonably burden the use of the property;

(B) the special exception will not adversely affect neighboring property;
and

(C) the proposed use will not discourage street level activity.

(2) In determining whether to grant a special exception under Paragraph (1), the board shall consider the following factors: the location of the site, and the extent to which existing or proposed amenities will compensate for the reduction of retail and personal service uses, office uses, hotel or motel, financial institution without drive-in window, and/or permitted transportation uses in these subdistricts, as applicable.

(3) The board may waive the filing fee for a special exception under Paragraph (1) when the board finds that payment of the fee would result in financial hardship to the applicant. The applicant may either pay the fee and request reimbursement as part of his appeal or request that the matter be placed on the board’s miscellaneous docket for predetermination. If the matter is placed on the miscellaneous docket, the applicant may not file his appeal until the merits of the request for waiver have been determined by the board.

SEC. 51P-619.107. ACCESSORY USES.

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

(b) The following accessory uses are permitted in this district only when accessory to a commercial parking garage:

- Vehicle or engine repair or maintenance. [DIR]
- Auto service center.
- Car wash.

-- Motor vehicle fueling station.

(c) The following accessory use is permitted in this district by SUP only:

-- Private street or alley.

SEC. 51P-619.108. 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. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Except as provided below, the yard, lot, and space regulations contained in Section 51A4.124(a)(4) for the CA-1(A) Central Area District, and where CP Core Pedestrian Precinct and SP Secondary Pedestrian Precinct overlays exist, the yard, lot, and space regulations contained in Section 51A-4.124(a)(8)(B), apply to this planned development district.

(b) Front yard. No minimum front yard.

(c) Side and rear yard. No minimum side and rear yard.

(d) Maximum floor area ratio. Subdistricts G, H, I, and J are considered one lot for purposes of calculating maximum floor area ratio. (Ord. Nos. 24960; 27470; 28428)

SEC. 51P-619.109. OFF-STREET PARKING AND LOADING.

(a) In general. Unless otherwise provided, the off-street parking and loading regulations contained in Section 51A-4.124(a)(5) and Section 51A-4.306 for the CA-1(A) Central Area District apply in this district. Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for multifamily uses. Consult the off-street parking and loading regulations (Divisions 51A4.300 et seq.) for information regarding off-street parking and loading generally.

(b) Parking bay dimensions. Each off-street parking space must be provided in accordance with the following dimensional standards:

(1) A parking space parallel with the access lane must be 22 feet long and 8 feet wide. A one-way access lane must be at least 10 feet wide; a two-way access lane must be at least 20 feet wide.

(2) The following restrictions apply to the use of 7.5-foot-wide stalls to satisfy offstreet parking requirements:

(A) 7.5-foot-wide stalls must be double-striped and identified by pavement markings to indicate that the stalls are for small car parking.

(B) 7.5-foot-wide stalls may constitute no more than 35 percent of the required parking spaces for any use.

(C) The following parking bay widths must be provided.

| Parking Angle | Aisle | | One Row | | Two Rows | |
|---------------|---------|---------|---------|---------|----------|---------|
| | One Way | Two Way | One Way | Two Way | One Way | Two Way |
| 30 | 12.0' | 18.0' | 26.5' | 32.5' | 41.0' | 47.0' |
| 40 | 12.0' | 18.0' | 28.0' | 34.0' | 44.0' | 50.0' |
| 50 | 12.0' | 18.0' | 29.1' | 35.1' | 46.2' | 52.2' |
| 60 | 14.0' | 18.0' | 31.6' | 35.6' | 49.2' | 53.2' |
| 70 | 15.0' | 18.0' | 32.6' | 35.6' | 50.2' | 53.2' |
| 80 | 18.0' | 18.0' | 35.1' | 35.1' | 52.2' | 52.2' |
| 90 | 18.0' | 18.0' | 34.0' | 34.0' | 50.0' | 50.0' |

(3) All other parking spaces must be provided in accordance with the parking stall width requirements set forth in Article IV.

(c) Subdistricts G, H, and I. All required off-street parking spaces for uses located in Subdistricts G, H, and I may be located outside of Subdistricts G, H, and I without complying with the special parking regulations in Division 51A-4.320 provided the nearest edge of the parking structure or parking lot containing the required spaces is located within 150 feet of the nearest edge of the Property bounded by Field Street, Commerce Street, Jackson Street, and Browder Street.

SEC. 51P-619.109.1. VALET PARKING.

Use of the right-of-way for valet parking is subject to a central valet plan if required by Chapter 43 of the Dallas City Code.

SEC. 51P-619.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-619.111. LANDSCAPING.

(a) In general. Landscaping must comply with all landscaping requirements set forth for the CA-1(A) district, and should be consistent with any design guidelines for the district approved by city council.

(b) Subdistrict J. Landscaping must comply with the following provisions in addition to the requirements of Subsection (a):

(1) Landscape materials. A minimum of one large shrub or small tree must be planted for each 30 feet of frontage on Elm Street and on Griffin Street.

(2) Planting area requirements. The planting area requirements for containers must meet the minimum planting area requirements for planting areas located above underground buildings or structures for large shrubs or small trees in Section 51A-10.104(b)(1).

(3) Alternative landscape plan. The director may approve an alternative landscape plan only if compliance with this subsection is not possible, the inability to comply is not self-created, and the alternative landscape plan is in keeping with the intent of this subsection. An alternative landscape plan may reduce the size of planters and landscape materials if the number of trees or shrubs are not reduced.

(4) Private license granted.

(A) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this subdistrict for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. "Parkway" means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(B) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(C) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(D) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(5) Parkway landscape permit.

(A) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(B) Upon receipt of the application and any required fees, the building official 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 building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the building official shall issue a parkway landscape permit to the property owner; otherwise, the building official shall deny the permit.

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

(D) A parkway landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official 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 building official's revocation of a parkway landscape permit.

(E) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way.

Staff Recommendation:

SEC. 51P-619.112. STREET LEVEL FACADE REQUIREMENTS IN SUBDISTRICTS A, J, AND K, and L.

The following provisions apply to all uses in Subdistricts A, J, ~~and K,~~ and L except church use and residential uses. All street level frontage (“street level facade”) of a building in this district must have windows and primary entrances facing the street, pedestrian way, or plaza. For the purpose of this subsection, “frontage” means the length of property between property or lease boundary lines along one side of a street that is: (1) at least 35 feet wide; or (2) a closed street that has not been abandoned by the city. No more than 10 continuous linear feet of street level facade may lack a transparent surface (e.g. a window or a transparent door). Corner lot structures must have corner entrances in compliance with the visibility triangle standards set by the department of public works and transportation. Street level façade windows must:

- (1) be clear, unpainted, or made of similarly treated glass allowing visibility into street level uses (applies to Ervay Street and Commerce Street facades in Subdistrict L);
- (2) cover 50 percent or more of street level frontage (applies to Ervay Street and Commerce Street facades in Subdistrict L); and
- (3) not have a bottom edge higher than three feet above the base of building (applies to Ervay Street and Commerce Street in Subdistrict L).

Applicant’s Request:

SEC. 51P-619.112. STREET LEVEL FACADE REQUIREMENTS IN SUBDISTRICTS A, J, AND K.

The following provisions apply to all uses in Subdistricts A, J, and K except church use and residential uses. All street level frontage (“street level facade”) of a building in this district must have windows and primary entrances facing the street, pedestrian way, or plaza. For the purpose of this subsection, “frontage” means the length of property between property or lease boundary lines along one side of a street that is: (1) at least 35 feet wide; or (2) a closed street that has not been abandoned by the city. No more than 10 continuous linear feet of street level facade may lack a transparent surface (e.g. a window or a transparent door). Corner lot structures must have corner entrances in compliance with the visibility triangle standards set by the department of public works and transportation. Street level façade windows must:

- (1) be clear, unpainted, or made of similarly treated glass allowing visibility into street level uses;
- (2) cover 50 percent or more of street level frontage; and
- (3) not have a bottom edge higher than three feet above the base of building.

SEC. 51P-619.113. SIGNS.

Signs must comply with Article VII.

SEC. 51P-619.114. ADDITIONAL PROVISIONS.

(a) Except as otherwise provided, the additional regulations applicable to CA-1(A) in Section 51A-4.124(a)(8) apply in this district, and the additional regulations applicable to the CC City Core Subdistrict, Secondary Parking Subdistrict, CP Core Pedestrian Precinct, and SP Secondary Pedestrian Precinct overlays in Section 51A-4.124(a)(8) apply in this district to the respective retained overlay areas in this district.

(b) The Property bounded by Field Street, Commerce Street, Jackson Street, and Browder Street consists of two separate building sites. Building Site 1 is an approximately 42,682 square foot tract of land as shown on and described in Exhibit 619D. Building Site 2 is an approximately 84,318 square foot tract of land as shown on and described in Exhibit 619E.

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

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

SEC. 51P-619.115. 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 director of public works and transportation.

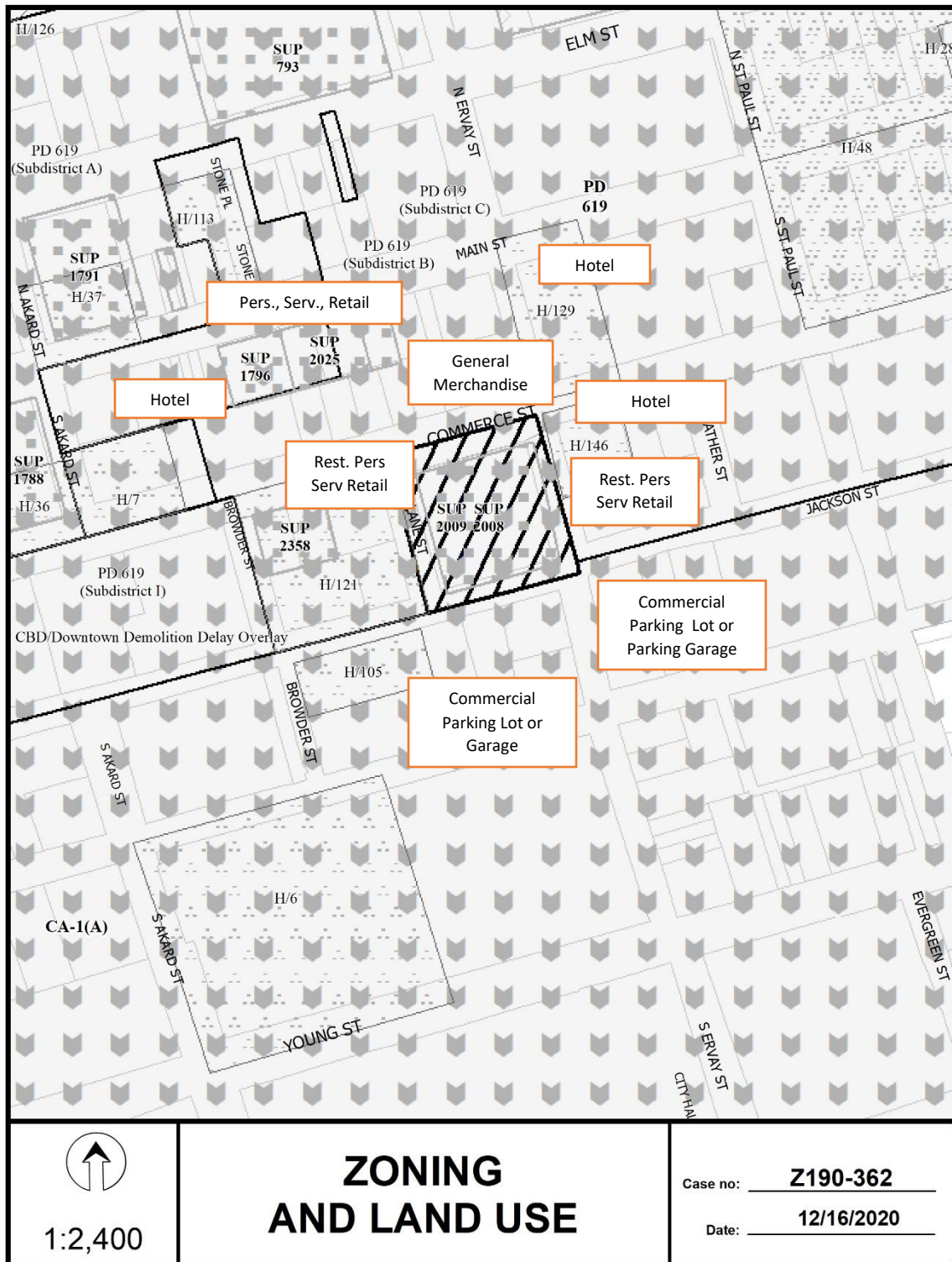
(b) The building official shall not issue a building permit or certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

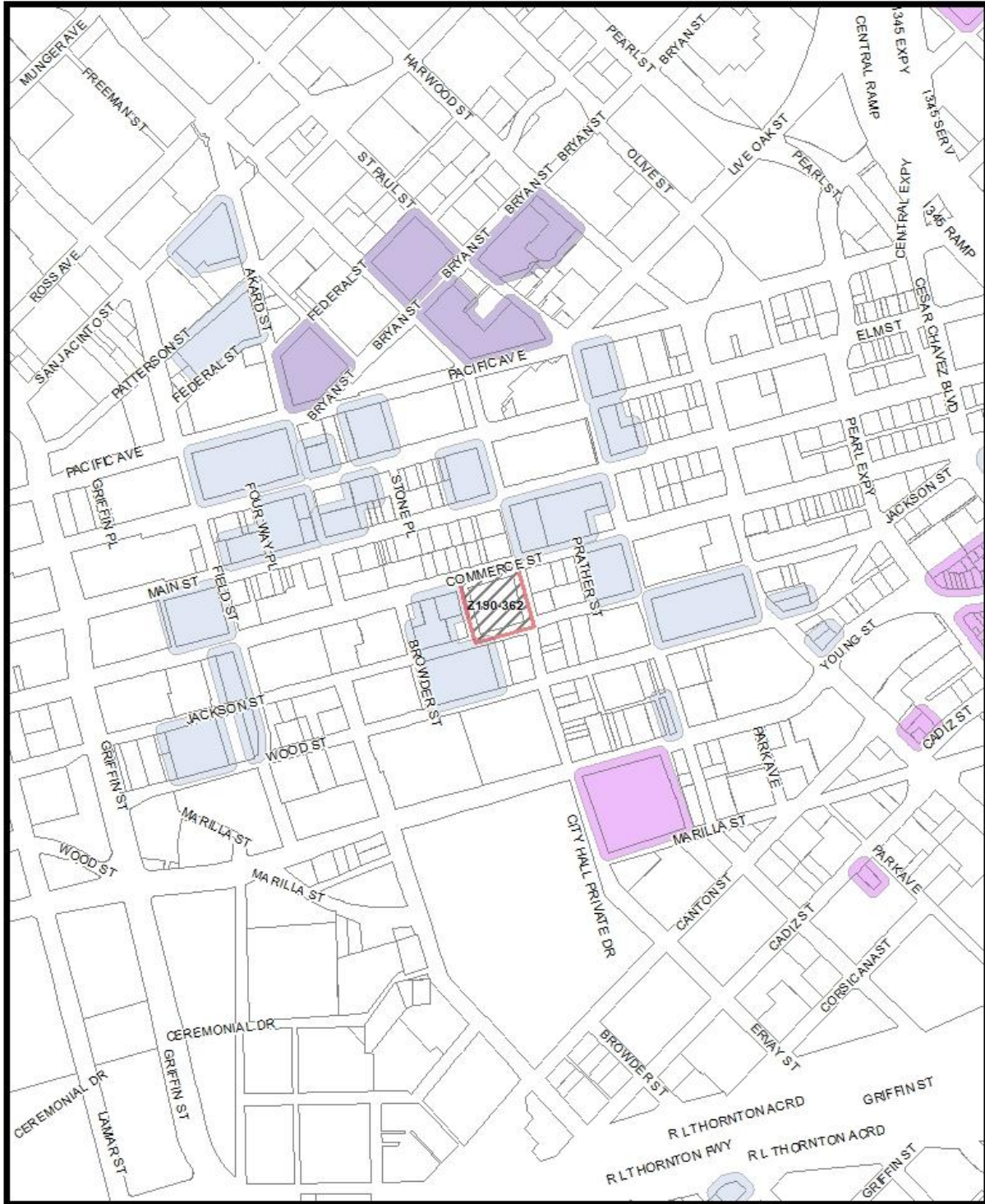


1:6,000

VICINITY MAP

Case no: Z190-362
Date: 12/16/2020



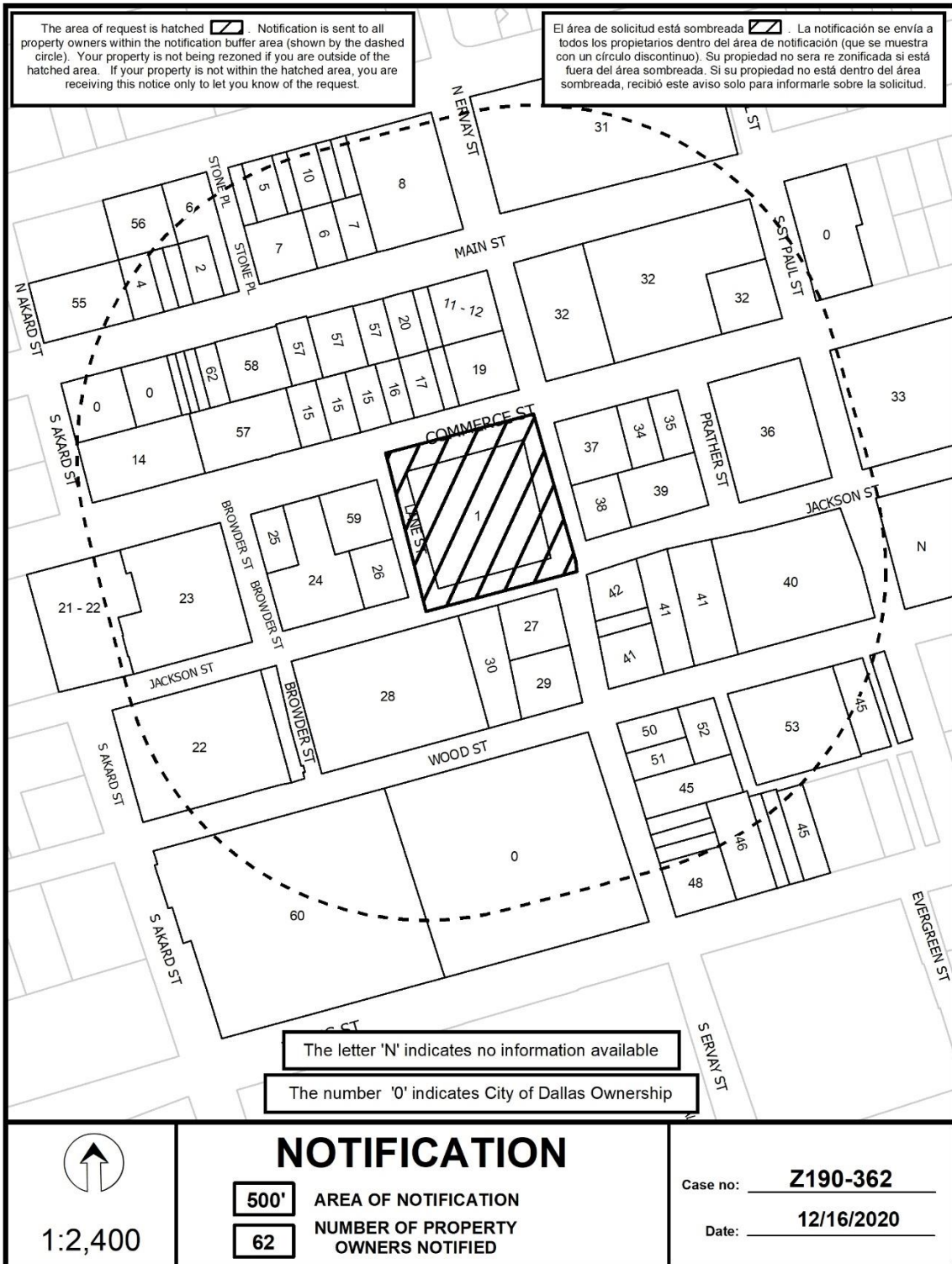


Market Value Analysis A B C D E F G H I NA



Market Value Analysis

Printed Date: 12/16/2020



Notification List of Property Owners

Z190-362

62 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|------------------|--------------------------------|
| 1 | 1600 COMMERCE ST | DALPARK LAND LEASE LTD |
| 2 | 1521 MAIN ST | SJC RC |
| 3 | 1519 MAIN ST | 1519 MAIN PROPERTY LP |
| 4 | 1515 MAIN ST | LEGAL AID OF NORTHWEST TE |
| 5 | 1604 ELM ST | ELM AT STONEPLACE HOLDINGS LLC |
| 6 | 1606 ELM ST | ELM AT STONEPLACE HOLDINGS LLC |
| 7 | 1607 MAIN ST | ELM AT STONEPLACE HOLDINGS LLC |
| 8 | 1623 MAIN ST | FC WP BUILDING LLC |
| 9 | 1612 ELM ST | ELM AT STONEPLACE HOLDINGS LLC |
| 10 | 1608 ELM ST | ELM AT STONEPLACE HOLDINGS LLC |
| 11 | 1603 COMMERCE ST | NEIMAN MARCUS CO |
| 12 | 1622 MAIN ST | NEIMAN MARCUS CO LESSEE |
| 13 | 1618 MAIN ST | THE NEIMAN MARCUS GROUP INC |
| 14 | 1401 COMMERCE ST | HOLTZE MAGNOLIA LLLP |
| 15 | 1513 COMMERCE ST | 1530 MAIN LP |
| 16 | 1525 COMMERCE ST | Taxpayer at |
| 17 | 1603 COMMERCE ST | KEATING PROPERTIES LLC |
| 18 | 1607 COMMERCE ST | ROGERS WILLIAM SLAUGHTER & |
| 19 | 1609 COMMERCE ST | NEIMAN MARCUS GROUP INC |
| 20 | 1616 MAIN ST | DALLAS FOUNDATION |
| 21 | 208 S AKARD ST | SOUTHWESTERN BELL TELEPHONE |
| 22 | 1400 JACKSON ST | SOUTHWESTERN BELL |
| 23 | 208 S AKARD ST | WHITACRE TOWER HOLDINGS LP |
| 24 | 1506 COMMERCE ST | Taxpayer at |
| 25 | 1500 COMMERCE ST | DPL LAND LLC |
| 26 | 1517 JACKSON ST | Taxpayer at |

12/16/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|------------------|----------------------------------|
| 27 | 1610 JACKSON ST | Taxpayer at |
| 28 | 1500 JACKSON ST | 1500 JACKSON STREET LLC |
| 29 | 315 S ERVAY ST | Taxpayer at |
| 30 | 1600 JACKSON ST | CITY PARK A LOT LP |
| 31 | 1717 MAIN ST | 1717 TOWER OWNER LLC |
| 32 | 1800 MAIN ST | FC MERC COMPLEX LP |
| 33 | 1914 COMMERCE ST | COMMERCE STATLER DEVELOPMENT LLC |
| 34 | 1712 COMMERCE ST | SUPREME BRIGHT DALLAS II LLC |
| 35 | 1712 COMMERCE ST | SUPREME BRIGHT DALLAS II LLC |
| 36 | 1810 COMMERCE ST | FC CONTINENTAL LANDLORD LLC |
| 37 | 1700 COMMERCE ST | SUPREME BRIGHT DALLAS LLC |
| 38 | 208 S ERVAY ST | Taxpayer at |
| 39 | 1709 JACKSON ST | Taxpayer at |
| 40 | 1810 JACKSON ST | 1810 JACKSON GARAGE LLC |
| 41 | 1708 JACKSON ST | RADER PARKING SYSTEM LP |
| 42 | 308 S ERVAY ST | RADER PARKING SYSTEMS LP |
| 43 | 416 S ERVAY ST | J & G HILL INTERESTS LTD |
| 44 | 420 S ERVAY ST | Taxpayer at |
| 45 | 1728 WOOD ST | RP DOWNTOWN PARKING PPTIES LP |
| 46 | 1707 YOUNG ST | Taxpayer at |
| 47 | 1713 YOUNG ST | Taxpayer at |
| 48 | 1705 YOUNG ST | Taxpayer at |
| 49 | 418 S ERVAY ST | 418 ERVAY LLC |
| 50 | 400 S ERVAY ST | WOOD ERVAY LP |
| 51 | 404 S ERVAY ST | RP DOWNTOWN PARKING PPTIES LP |
| 52 | 1706 WOOD ST | Taxpayer at |
| 53 | 1714 WOOD ST | RP LOT 9 LP |
| 54 | 401 N ST PAUL ST | RP DOWNTOWN PARKING |
| 55 | 1509 MAIN ST | KIRBY APARTMENTS LP THE |
| 56 | 1514 ELM ST | MID ELM LP |
| 57 | 1501 COMMERCE ST | 1600 MAIN STREET HOLDINGS LP |

Z190-362(JK)

12/16/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|------------------|----------------------|
| 58 | 1530 MAIN ST | DUNHILL 1530 MAIN LP |
| 59 | 1514 COMMERCE ST | Taxpayer at |
| 60 | 400 S AKARD ST | Taxpayer at |
| 61 | 1517 MAIN ST | Taxpayer at |
| 62 | 1520 MAIN ST | Taxpayer at |

FILE NUMBER: Z201-114(JK)

DATE FILED: October 16, 2020

LOCATION: Southeast corner of East Mockingbird Lane and Norris Street

COUNCIL DISTRICT: 14

MAPSCO: 36 L

SIZE OF REQUEST: Approximately 2.0 Acres

CENSUS TRACT: 2.01

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT: Merit Lakewood, LLC

OWNER: First United Lutheran Church

REQUEST: An application for an amendment to Specific Use Permit No. 1274 for a child-care facility on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is to remove the private school use and make modifications to the child-care facility regarding hours of operation

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

BACKGROUND INFORMATION:

- Originally approved by Council on January 10, 1996, Specific Use Permit No. 1274 for a child-care facility & private school has no expiration date.
- The property is developed with a church use and existing structures. The existing use is approximately 9,038 square feet of floor area.
- In 2007, Specific Use Permit No. 1274 was amended for site plan revisions, increase the number of classrooms from 8 to 5, and enrollment for student from 100 to 120.
- In 2009 Specific Use Permit No. 1274 was amended for a minor site plan revision for fencing alignment of the outdoor play area.
- The area of request is currently developed and was previously a day- care facility and private school. The last use of operation was in 2019. Currently the site is not in operation.
- The Development Code allows a child-care facility within an R-7.5 (A) District subject to a Specific Use Permit.

Zoning History: There has been no zoning requests in the surrounding area in the past five years.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|---------------------|--------------------|--------------|
| E. Mockingbird Road | Principal Arterial | 100" ft |

Traffic:

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

Comprehensive Plans:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

IMPLEMENTATION MEASURES

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.

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

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

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.

IMPLEMENTATION MEASURES

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

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

STAFF ANALYSIS:

Surrounding Land Uses:

| | Zoning | Land Use |
|--------------|-------------------------------------|------------------------|
| Site | R-7.5(A) Single Family | Church |
| North | NS(A) Neighborhood Service | Restaurant |
| South | R-7.5(A) Single Family | Single Family |
| East | CR Community Retail | Restaurant |
| West | CR Community Retail, P (A), Parking | Office Use/ Parking |

Land Use Compatibility:

The site is developed with a one-story structure. The applicant is seeking a request to modify hours of operation for the child-care facility and remove the private school use from the SUP. The site is surrounded by residential and retail uses. North of the site is currently zone NS (A) Neighborhood district and the location of a restaurant. Zoning to the south from intersection of Norris Rd and E. Mockingbird is currently zoned R-7.5 (A) and the location of single-family homes. West of the property is zoned CR, Community Retail District, & P(A) Parking District. Currently the site is the location of a several medical offices, and adjacent to the south is parking that serves the medical offices. East of the property is currently zoned CR, Community Retail District and the location of a restaurant. The applicant proposes operating hours for the child-care facility from Monday through Friday 6:30 a.m. to 6:30 p.m. The conditions in relation to Indoor Floor Area, Outdoor Floor Area and Enrollment can be eliminated as these requirements are regulated by the state.

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

in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff recommends approval of this request for a five-year period with eligibility for automatic renewals for additional five years period subject to site plan and conditions.

Parking:

Per Section 51A-4.203, the parking requirement for a child-care facility may be establishment by the SUP. The Development Code recommends the off-street parking requirement for a child-care facility is one space per 500 square feet of floor area. The proposed child-care facility is required to have 18 parking spaces. There are 66 spaces provided to serve the proposed child care facility.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article X as amended. No new construction or expansion is proposed with this request therefore the applicant request will not trigger and landscaping requirements at this time.

Market Value Analysis:

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

List of Officers

First United Lutheran Church

- Russell Vardell, Pastor

Merit Lakewood , LLC

- Kevin Cantrell, Manager
- Raj Akolkar, Manager

| |
|--------------------------------|
| PROPOSED SUP CONDITIONS |
|--------------------------------|

1. USE: The only uses authorized by this specific use permit ~~are a private school and is a~~ child care facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

| |
|------------------------------------|
| <p>Applicant's Request:</p> |
|------------------------------------|

3. TIME LIMIT: This specific use permit has no expiration date.

| |
|---------------------------------------|
| <p>Staff's Recommendation:</p> |
|---------------------------------------|

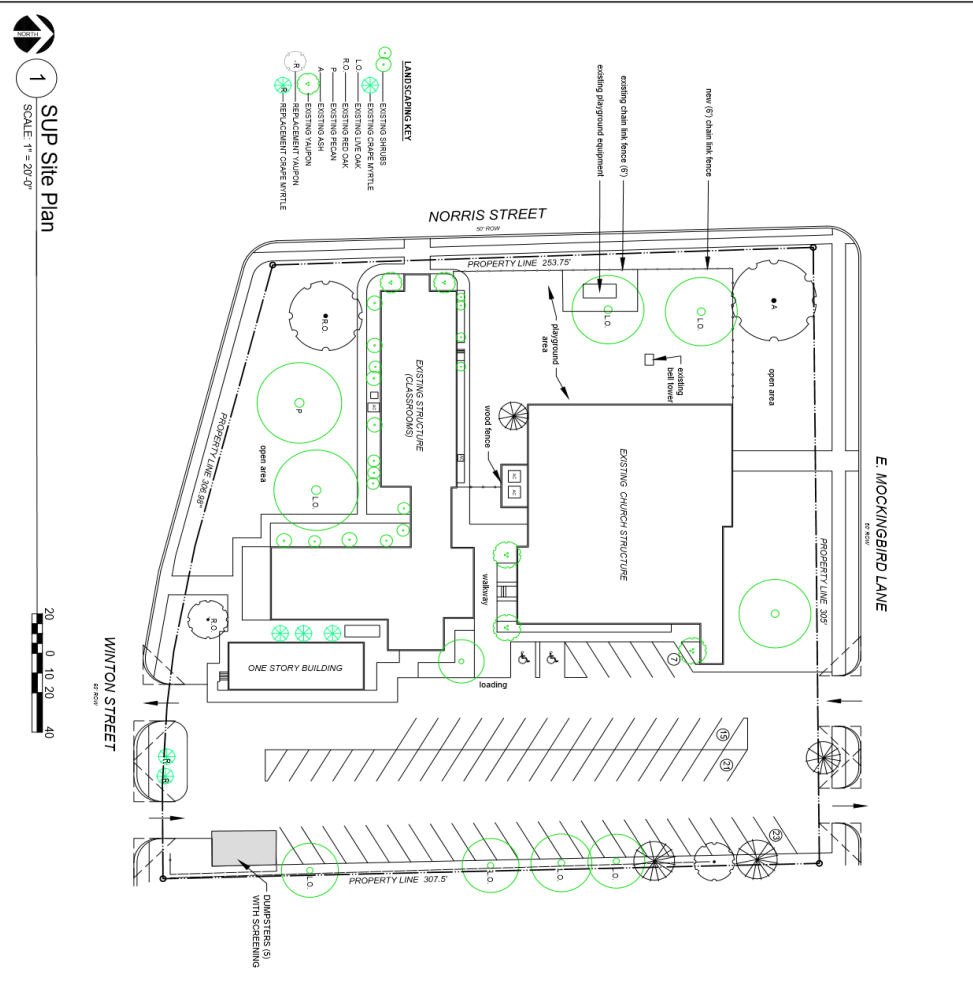
3. TIME LIMIT: This specific use permit will expire on (five years from the passage of this ordinance but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property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

4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan and must be maintained in a healthy, growing condition.
5. HOURS OF OPERATION: The ~~private school and~~ child-care facility may only operate between ~~8:00 a.m. and 3:30 p.m.~~ 6:30 a.m. and 6:30 p.m., Monday through Friday.
6. ~~INDOOR FLOOR AREA: For the child-care facility use, a minimum of 50 30 square feet of indoor floor area must be provided for each child in attendance.~~
7. ~~OUTDOOR FLOOR AREA: For the child-care facility use, a minimum of 100 80 square feet of outdoor floor area must be provided for each child in the play area at any one time. The outdoor play area must be located as shown on the attached site plan.~~
8. ~~CLASSROOMS: No more than eight classrooms are permitted on the Property for the private school use.~~
9. ~~ENROLLMENT: No more than 200 120 children are permitted on the Property at any one time.~~
10. FENCING: The outdoor play area must be enclosed by a minimum four-foot-high fence, as shown on the attached site plan.

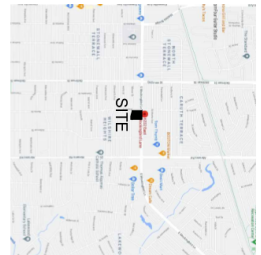
Z201-114(JK)

11. PARKING: Parking must be located as shown on the attached site plan.
12. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
13. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN (NO CHANGES)



1 SUP Site Plan
SCALE: 1" = 20' 0"



SITE DATA TABLE

SUP NO. 1724 FOR CHILD-CARE FACILITY
6202 E. MOCKINGBIRD LANE
TOTAL SITE AREA 2.11 ACRES

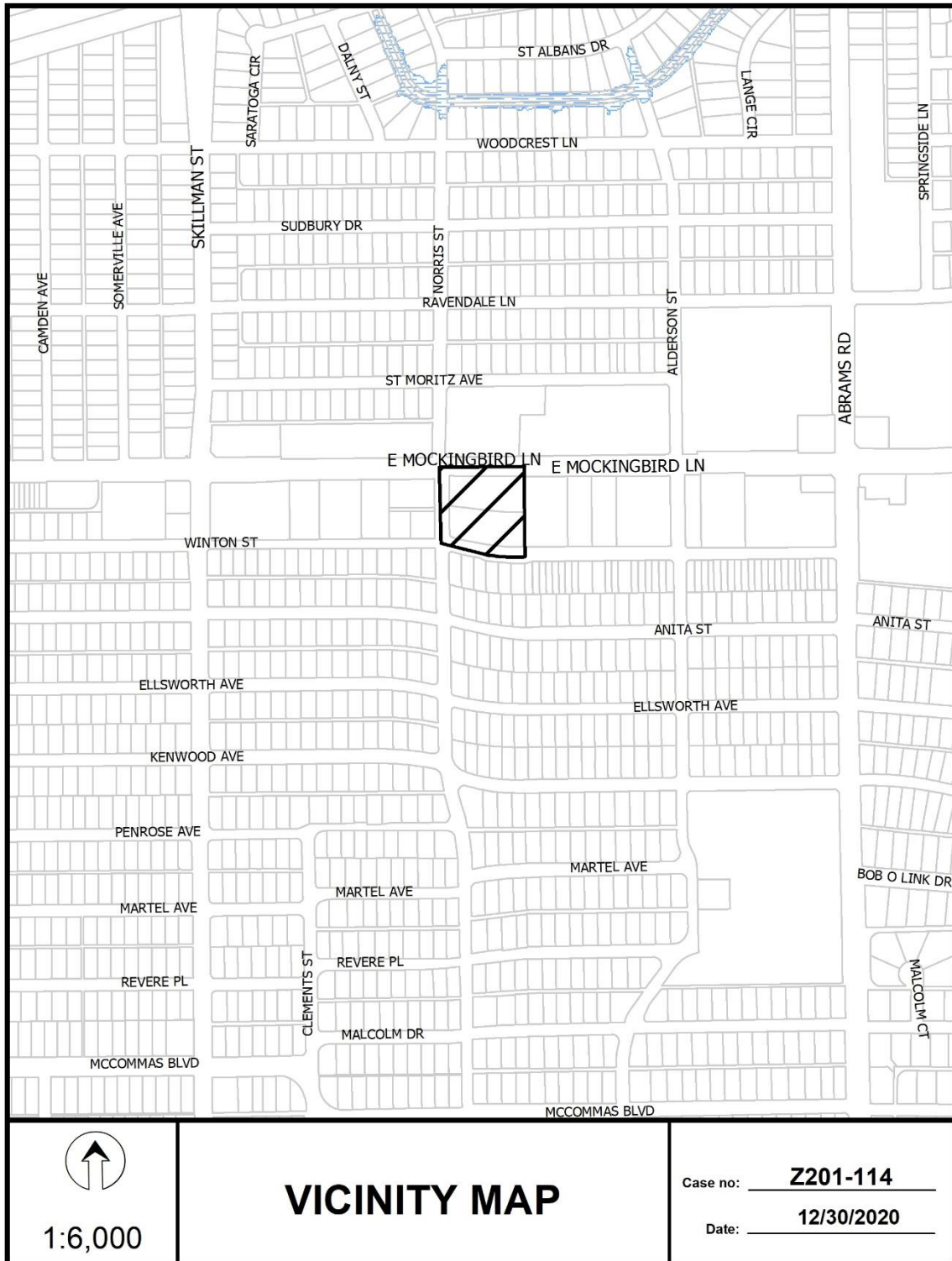
| | |
|--|----------------------------|
| LAND USE | CHILD-CARE FACILITY/CHURCH |
| TOTAL FLOOR AREA FOR CHILD-CARE FACILITY | 9,038 SF |
| PARKING | REQ. PROVIDED |
| CHILD-CARE FACILITY (1/200) | 45/19 66 |

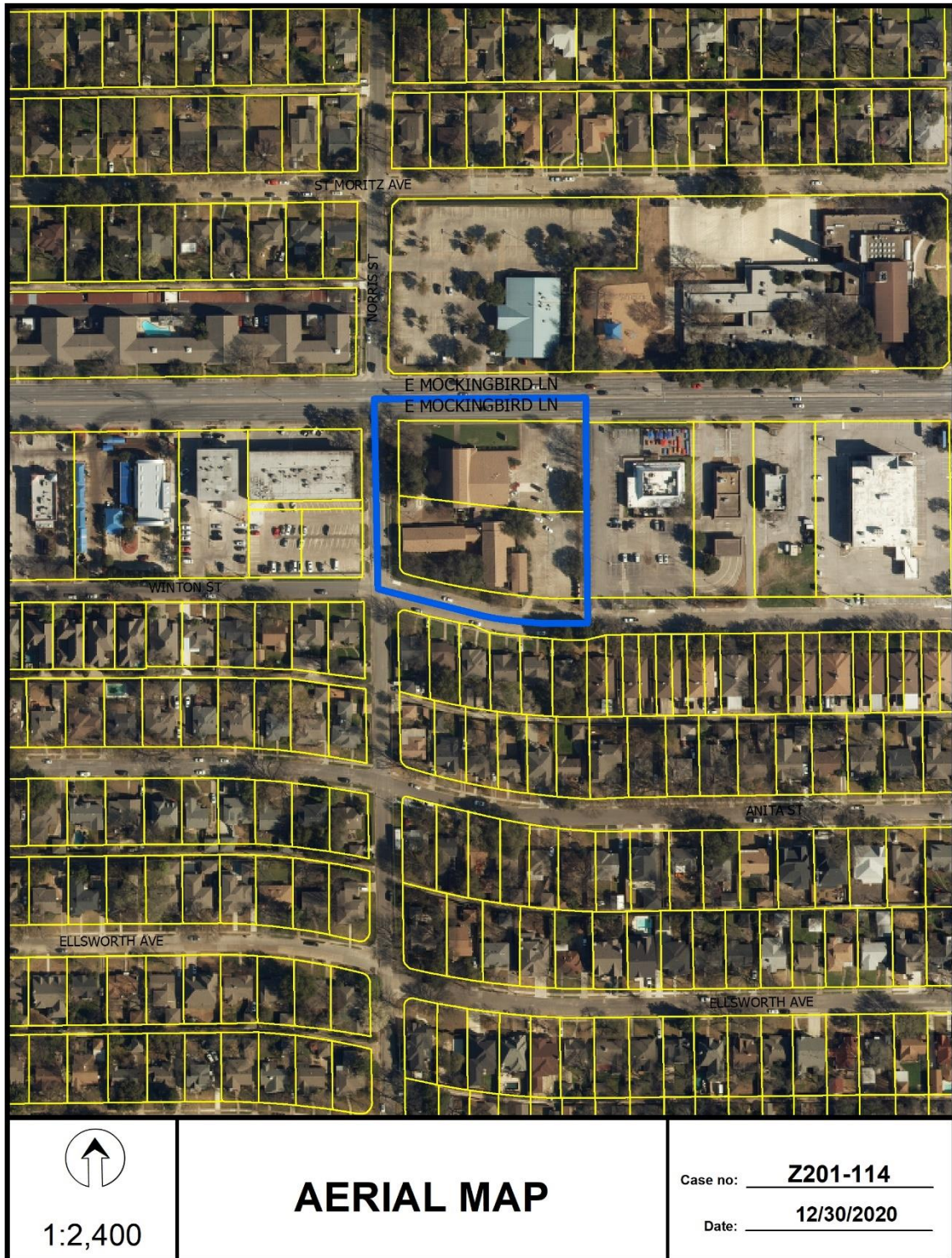
6202 E. MOCKINGBIRD LANE
CITY OF DALLAS, TEXAS

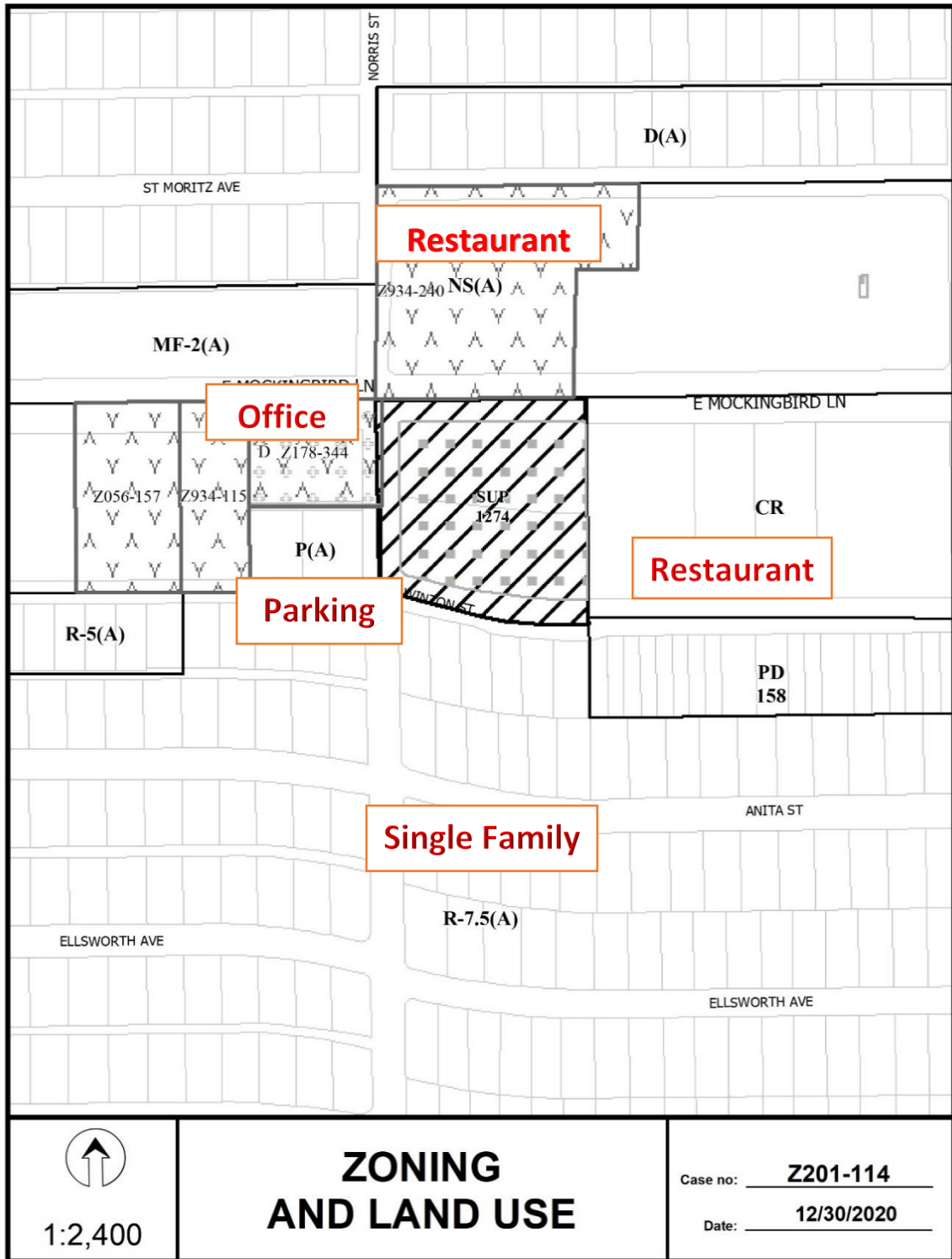


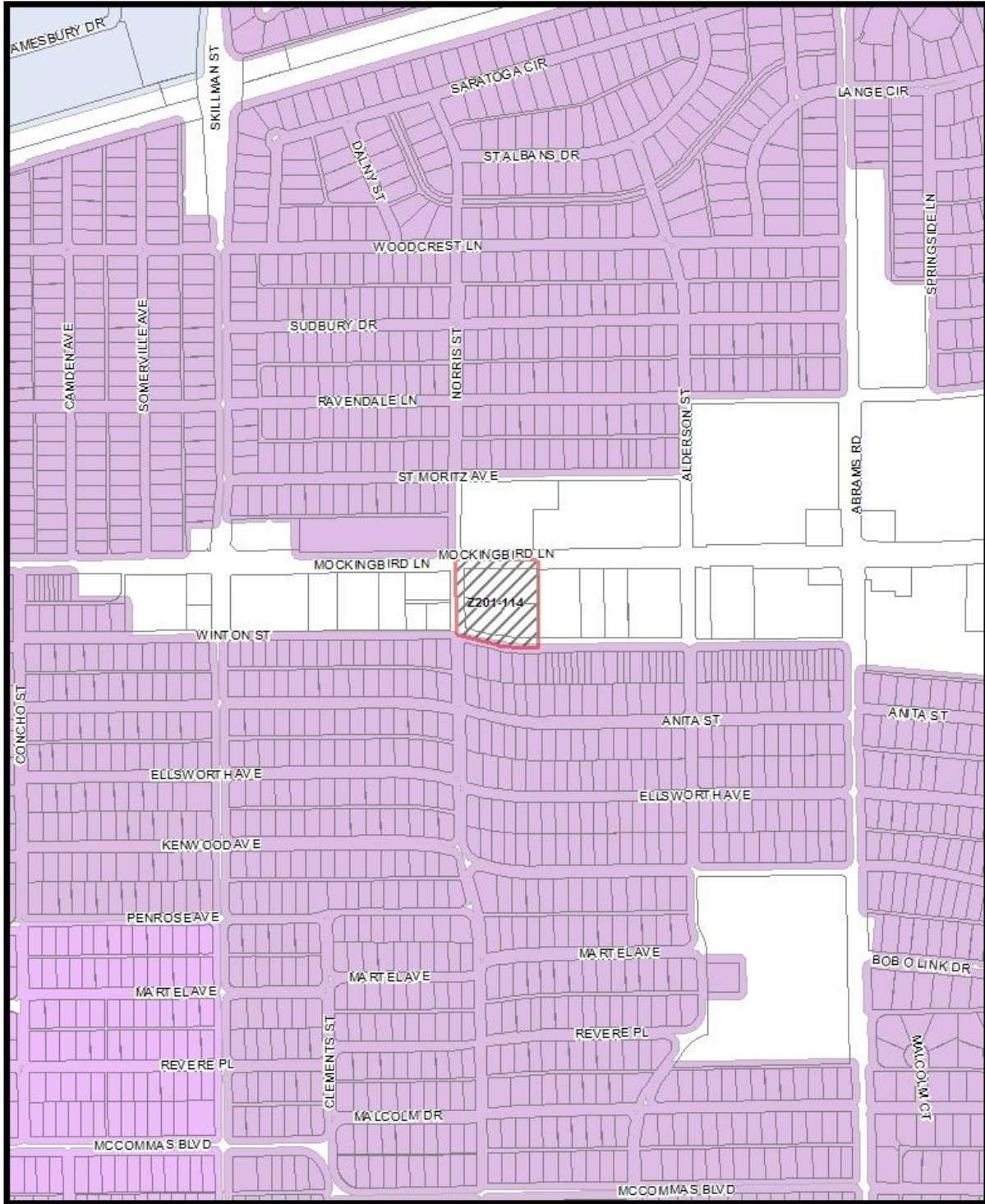
BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7849
OFFICE: 214.624.7949
rob@baldwinplanning.com

10/19/2020







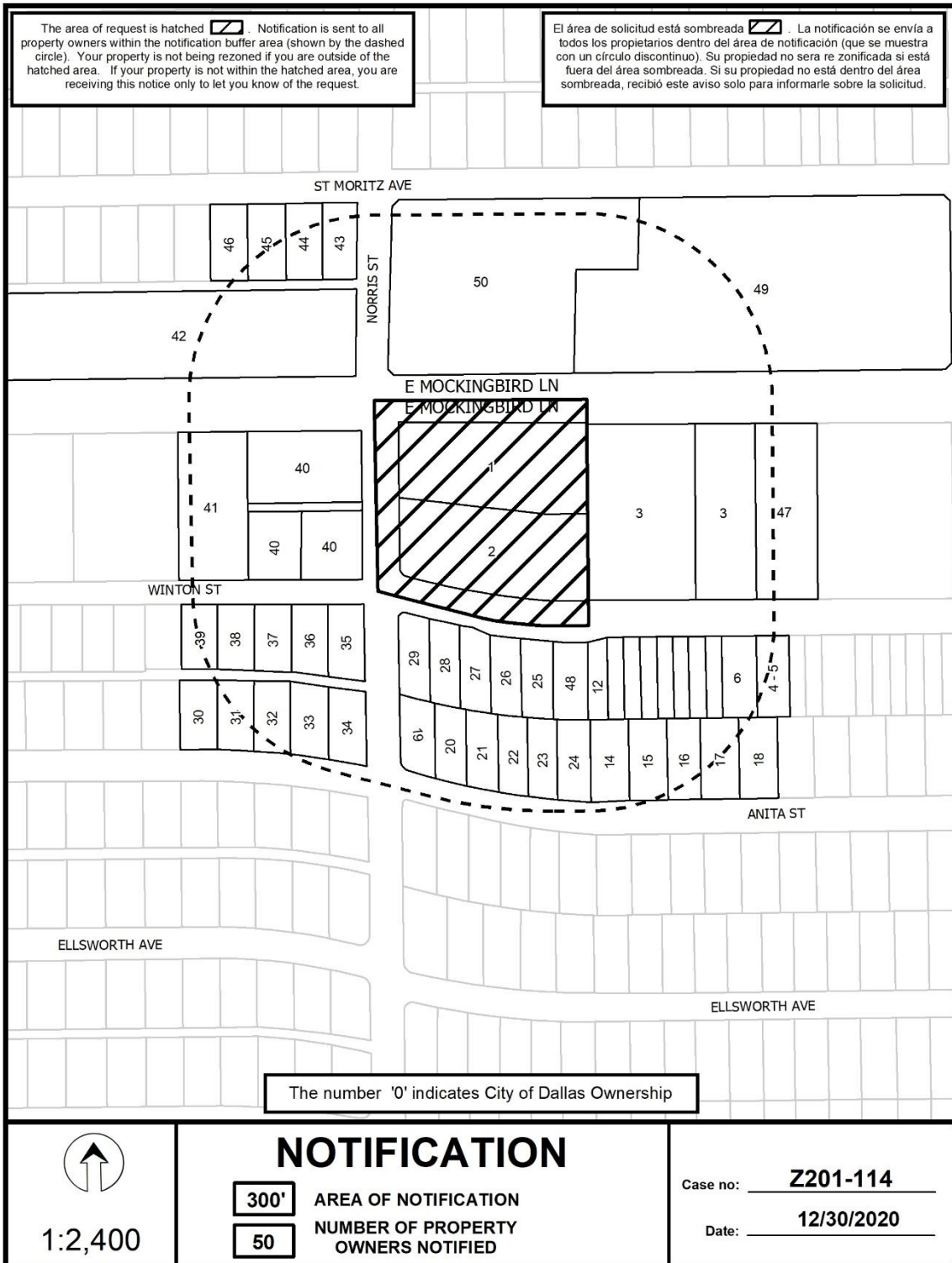


Market Value Analysis A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 12/30/2020



12/30/2020

Notification List of Property Owners***Z201-114******50 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|--|
| 1 | 6202 E MOCKINGBIRD LN | FIRST UNITED LUTHERAN |
| 2 | 6201 WINTON ST | FIRST UNITED LUTHERAN |
| 3 | 6232 E MOCKINGBIRD LN | ORIE N L WOOLF & DR JACK WOOLF CHARITABLE FOUNDATIO |
| 4 | 6246 WINTON ST | RAY SAMIR |
| 5 | 6248 WINTON ST | COYNE SHERYL DENISE |
| 6 | 6244 WINTON ST | STEWART ANNA K |
| 7 | 6238 WINTON ST | WENDORF ROBERT L |
| 8 | 6236 WINTON ST | DEAN JOHN |
| 9 | 6234 WINTON ST | Taxpayer at |
| 10 | 6230 WINTON ST | HARTL KRISTIN |
| 11 | 6232 WINTON ST | GATINS LAURA L |
| 12 | 6226 WINTON ST | CHILDERS MARY BESS |
| 13 | 6228 WINTON ST | HIRSCHBRICH MARKUS |
| 14 | 6227 ANITA ST | BROWNE LOYD WARREN III & DANA C |
| 15 | 6231 ANITA ST | BOHANNON JASON A & |
| 16 | 6237 ANITA ST | BAKER KAY |
| 17 | 6243 ANITA ST | TURNER NICHOLAS |
| 18 | 6247 ANITA ST | SMITHSON LESLIE R & CHARLES M |
| 19 | 6203 ANITA ST | HIGGINS DEBORAH G |
| 20 | 6207 ANITA ST | EIBELL AMY DYAN |
| 21 | 6211 ANITA ST | MCLAURIN MICHAEL E |
| 22 | 6215 ANITA ST | CLAUS BERNADETTE |
| 23 | 6219 ANITA ST | LAWRENCE CHRISTOPHER & |
| 24 | 6223 ANITA ST | RIVARD JOHN M |
| 25 | 6218 WINTON ST | Taxpayer at |
| 26 | 6214 WINTON ST | LESZINSKI SLAWOMIR TR |

12/30/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|---------------------------------|
| 27 | 6210 WINTON ST | FIGUEROA SANDRA LIU & STEPHEN A |
| 28 | 6204 WINTON ST | SHRIME WINTON INV LLC |
| 29 | 6200 WINTON ST | CORDER ANDREA & JOHN GARNER |
| 30 | 6153 ANITA ST | AULD ELIZABETH LIFE ESTATE |
| 31 | 6159 ANITA ST | CARSON CANDICE M |
| 32 | 6163 ANITA ST | RWH HOLDINGS LLC |
| 33 | 6167 ANITA ST | ALTEMORE KATHRYN |
| 34 | 6173 ANITA ST | MACDADE MICHAEL |
| 35 | 6172 WINTON ST | MORRIS JOELLE |
| 36 | 6166 WINTON ST | KLOCKENGA JODI |
| 37 | 6162 WINTON ST | THOMPSON MARK BRANDON & REBECCA |
| 38 | 6158 WINTON ST | COBB BLAKE |
| 39 | 6152 WINTON ST | MATULICH ROBIN S |
| 40 | 4115 NORRIS ST | TERRAVET HILLSIDE OFFICE LLC |
| 41 | 6150 E MOCKINGBIRD LN | TERRAVET HILLSIDE LLC |
| 42 | 6151 E MOCKINGBIRD LN | WEHNER JAMES & |
| 43 | 6170 ST MORITZ AVE | WILLIAMS CINDY H & JOHN K |
| 44 | 6164 ST MORITZ AVE | LEDNICKY SCOTT D |
| 45 | 6160 ST MORITZ AVE | DEAN REVOCABLE TRUST |
| 46 | 6154 ST MORITZ AVE | MARTINI SARAH GRAY |
| 47 | 6248 E MOCKINGBIRD LN | Taxpayer at |
| 48 | 6220 WINTON ST | CONLEY PROPERTY GROUP LLC |
| 49 | 6255 E MOCKINGBIRD LN | ROMAN CATHOLIC DIOCESE DALLAS |
| 50 | 6221 E MOCKINGBIRD LN | Taxpayer at |

FILE NUMBER: Z201-105(CT)

DATE FILED: October 6, 2020

LOCATION: South side of Singleton Boulevard and east side of Vilbig Road

COUNCIL DISTRICT: 6

MAPSCO: 44 N; P

SIZE OF REQUEST: ±45.734 acres

CENSUS TRACT: 43.00

REPRESENTATIVE: Santos Martinez, La Sierra Planning Group

OWNER/APPLICANT: Villages at SOHO Square, LLC

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

SUMMARY: The purpose of this request is to allow for a mixed use development on the site to include multifamily, office, retail/personal service, and commercial amusement (outside) uses.

STAFF RECOMMENDATION: Hold Under Advisement until February 18, 2021.

BACKGROUND INFORMATION:

- The area is dually zoned an IR Industrial Research and an IM Industrial Manufacturing District. Neither district allows residential uses. There are nonconforming single-family residences within the area, adjacent to industrial uses.
- The current zoning district does not allow for multifamily uses on the property.
- Staff is asking that the case be held. Staff has received information regarding traffic analysis that is needs to be reviewed before a recommendation can be made.

Zoning History:

There have been 11 zoning requests at twelve sites within the area in the last five years.

1. **Z167-319:** On August 3, 2017 City Plan Commission recommended denial of an application for an R-5(A) Single Family District on property zoned a CR Community Retail District, located on the southeast corner of Pueblo Street and Navaro Street.
2. **Z178-159:** On August 22, 2018, the City Council granted the renewal of SUP No. 1804 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant for a one-year period on property zoned an IR Industrial Research District, located on the north line of Commerce Street, west of Sylvan Avenue.
3. **Z178-162:** On January 23, 2019, the City Council granted PD No. 1010 for CR Community Retail District, a private school, and residential uses on property zoned an IR Industrial Research District, generally bounded by Singleton Boulevard and Bedford Street to the north, to the east and west of Vilbig Road, and Akron Street and Duluth Street to the south.
4. **Z178-366:** On May 22, 2019, City Council approved an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, located on the east line of Chicago Street, north of Duluth Street.
5. **Z178-367:** On May 22, 2019, City Council approved an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the south line of Duluth Street, at the terminus of Chicago Street.
6. **Z178-368:** On August 14, 2019, City Council approved an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the northwest corner of Duluth Street and Chicago Street.

7. **Z178-369:** On May 22, 2019, City Council approved an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the south line of Duluth Street, east of Chicago Street.
8. **Z189-189:** On June 26, 2019, City Council approved the renewal of SUP No. 1804 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant, for a six-month period, on property zoned an IR Industrial Research District, located on the north line of Commerce Street, west of Sylvan Avenue.
9. **Z189-225:** On June 20, 2019 City Plan Commission recommended denial of an application for a Specific Use Permit for commercial motor vehicle parking on property zoned an IR Industrial Research, located on the southeast corner of Vilbig Road and Seale Street.
10. **Z189-241:** On April 4, 2019, City Plan Commission authorized a public hearing to determine proper zoning on property zoned IR Industrial Research with consideration to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations for an area generally bounded by Singleton Boulevard on the north, Borger Street on the east, including the southeast corner of Singleton Boulevard and Borger Street, the south side of Duluth Street on the south, and a line running north/ south intersecting the terminus of Bedford Street and Duluth Street on the west. *Pending the authorized hearing process.*
11. **Z190-116:** On May 21, 2020, the City Plan Commission recommended denial of an application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an IM Industrial Manufacturing District and an IR Industrial Research District, located on the southeast corner of West Commerce Street and Neal Street.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department is reviewing the additional traffic analysis information received and may have comments upon completion of review.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW | Proposed ROW |
|----------------------------|---------------------|---------------------|---------------------|
| Singleton Boulevard | Principal Arterial | 80 feet | 100 feet |
| Akron Street | Local (Abandoned) | 25 feet | None |
| Duluth Street | Local | 30-50 feet | 30-50 feet |
| Vilbig Road | Community Collector | 35 feet | 60 feet |
| Bedford Street | Local | 30 feet | 30 feet |
| Borger Street | Local | 80 feet | 80 feet |
| Bayonne Street | Local | 50 feet | 50 feet |
| Muncie Avenue | Local | 50 feet | 50 feet |
| Pablo Street | Local | 50.5 feet | 50.5 feet |
| Andy Street | Local | 80 feet | 80 feet |
| Amost Street | Local | 50 feet | 50 feet |

STAFF ANALYSIS:

Comprehensive Plan:

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods’ unique characteristics.

1.1.5.1 Recognize adopted area/neighborhood plans in guiding development and zoning decisions.

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

1.3.1.7 Implement zoning tools to accommodate alternative housing products.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

1.3.1.1 Encourage creation of diverse housing types by establishing ways to foster such development and find ways to foster homeownership.

1.3.1.5 Take part in public-private partnerships to promote affordable rental housing and owner-occupied units.

1.3.1.6 Promote incentives for ownership and affordable housing development in Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

NEIGHBORHOOD PLUS PLAN

GOAL 4 ATTRACT AND RETAIN THE MIDDLE CLASS

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

The proposed project has the potential to meet several goals of the comprehensive plan related to providing affordable housing and expanding homeownership opportunities.

West Dallas Comprehensive Land Use Study (1999):

The request site is within the *West Dallas Comprehensive Land Use Study* area adopted in May 1999. The Study identifies the request site as being in the Western Heights/La Loma subarea. The Study's future land use recommendation indicates that, "Land use in general is in conformance with the zoning district regulations. No change in zoning is recommended at this time." Further, the Study notes, "The need exists to develop economic development and land use concepts for major/minor business nodes along the Singleton Boulevard and Fort Worth-Commerce Avenue corridors." (Page 3-18). Staff believes that the proposed zoning is in support of the future land use needs as identified by the Study.

Surrounding Land Uses:

| | Zoning | Land Use |
|--------------|---|--|
| Site | IM Industrial Manufacturing, IR Industrial Research | Warehouse, undeveloped |
| North | IR Industrial Research, CR Community Retail, and PD No. 933 | Vehicle display, sales, and service; restaurant without drive-through; furniture store; auto-related; single family. |
| East | IR Industrial Research, PD No. 944, and R-5(A) | Warehouse; single family; office; surface parking; undeveloped; multifamily; auto service center. |
| South | IM Industrial Manufacturing and PD No. 538 | Outside storage; warehouse; and single family. |
| West | TH-3(A), PD No. 1010 | Single family; church; private school. |

Land Use Compatibility:

The portion of the request site is occupied by warehouse uses and is partially undeveloped.

Surrounding land uses consist of vehicle display, sales, and service; restaurant without drive-through, furniture store, auto-related, and single family uses to the north; warehouse, single family, office, surface parking, undeveloped land, multifamily, and auto service center to the east; outside storage, warehouse, and single family with railroad right-of-way to the south; and, single family, church, and private school uses to the west.

Staff is supportive of the intent to redevelop the area and provide new housing opportunities in West Dallas, there are many concerns presented in this report that should be addressed if this case is to be recommended for approval.

The proposal also includes a change of the zoning base from an IR Industrial Research District and an IM Industrial Manufacturing District to MU-2 Mixed Use District adding multifamily, retail, personal service, and an artificial swimming lagoon use. The existing zoning is for industrial uses, yet the surrounding areas contain mostly nonconforming single family with interspersed industrial uses. There are two adjacent pockets of single family. There is a mix of uses along Singleton Boulevard. The proposal is to expand residential uses to transform the area into a multifamily residential development.

The development will be a phased project, Phase 1 would begin on the Singleton Frontage and include the retail/personal services uses, multifamily uses, and the artificial lagoon uses. Phase 2 of the development is projected to include the more multifamily units south of the artificial lagoon.

The proposal offers a definition for the proposed artificial swimming lagoon. A feature that would be available to residents of the multifamily development and the public. The hours of operation for the lagoon use would be Monday- Thursday: 8:00 a.m. to 9:00 p.m. and Friday – Sunday: 8:00 a.m. to 10:00 p.m.

Height for the development will be 60 feet with the allowance of a height of 80 feet for structures fronting Singleton Boulevard and with over 50 feet of frontage along Singleton Boulevard. Density for the development will follow MU-2 District standards for the proposed PD.

Development Standards:

| District | Setbacks | | Height/ Stories | Lot Coverage | Lot size (min) | Density/ FAR |
|---------------------------------|---------------|--|--|-----------------|-------------------|--|
| | Front | Side/Rear | | | | |
| Existing: IR District | 15' | 30' adjacent to residential other: No Min. | 200' 15 stories (+RPS, visual intr.) | 80% | | 2.0 FAR overall 0.75 office/ retail 0.5 retail |
| Existing: IM District | 15' | 30' adjacent to residential other: No Min. | 110' 8 stories (+RPS, visual intr.) | 80% | | 2.0 FAR overall 0.75 office/ retail 0.5 retail |
| Proposed: New PD | 15' SF: 0' | 0' | 60' 80' for structures with over 50 feet of frontage along Singleton Boulevard | 80% | | 75 DU/acre |

Landscaping:

Landscaping will be provided per a landscape plan. The landscape plan must be approved by the City Plan Commission before development of the property.

Parking:

Except as provided below, off-street parking and loading must be provided in accordance with Division 51A-4.200 for each use. The applicant proposes to park multifamily uses at one space per bedroom and .25 spaces for visitor parking with maximum of two parking spaces shall be provided for each dwelling unit. Three bedroom units will have reduced parking requirement as the maximum number of parking spaces is two for multifamily units. Retail uses shall qualify for a fifteen (15) percent reduction of required parking if a

minimum of three spaces are designated on private property for ride sharing vehicles. For the purposes of parking, the entire district shall be considered one lot.

Market Value Analysis:

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

Z201-105(CT)

List of Officers

Villages at SOHO Square, LLC

Megatel Holdings, LLC

Armin Afzalipour, Member

Arash Afzalipour, Member

PROPOSED PD CONDITIONS

ARTICLE ____.

PD ____.

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

PD ____ was established by Ordinance No., passed by the Dallas City Council on June 17, 2015.

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

PD ____ is established in the general area southwest of the intersection of Duluth Street and Borger Street. The size of PD ____ is approximately _____ acres.

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

This district is considered to be a non-residential zoning district.

- A. Artificial Swimming Lagoon. A commercial amusement (outside) use that includes at least 1.5 acres of continuous open water area and regulated by State of Texas Department of Health and Human Services and House Bill 1468. This use is limited to water events and activities and accessory beach.

Sec. 51P____.104 EXHIBITS.

The following exhibits are incorporated into this article:

- 1. Conceptual Plan

Sec. 51P-____.105. CONCEPTUAL PLAN

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

Sec. 51P-____.106. DEVELOPMENT PLAN

Except as provided in this section, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. Development plans may be processed in phases and include any portion of the Property. If there is a conflict between the text of this article and the development plan, the text of this article controls.

Sec. 51P-____.107. LANDSCAPE PLAN

- (a) Except as provided in this section, a landscape plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. Landscape plans may be processed in phases and include any portion of the Property. If there is a conflict between the text of this article and the landscape plan, the text of this article controls.
- (b) One street tree shall be provided for every 40 feet of street frontage along Singleton Boulevard, with the exception of drive approaches and visibility triangles. Street trees must be located within a front yard, parkway, landscape median, or within 15 feet of a public right of way.
- (c) A minimum four-foot planting zone must be maintained between a sidewalk and back of curb alignment along Singleton Boulevard. Landscape areas along Singleton Boulevard shall use small trees.

Sec. 51P-____.108. MAIN USES.

Except as provided in this section, the only main uses permitted are those main uses permitted in MU-2 Mixed Use District, subject to the same conditions applicable in the MU-2 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-2 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-2 Mixed Use District is subject to DIR in this district, etc.

- A. Commercial amusement (outside) (artificial swimming lagoon). This use shall provide access to the general public with the following days and hours of operation:
 - 1. Monday- Thursday: 8:00 a.m. to 9:00 p.m.
 - 2. Friday – Sunday: 8:00 a.m. to 10:00 p.m.
 - a. Amplified sound and lighting for a commercial amusement (outside) (artificial swimming lagoon) shall maintain usage that match allowable hours and days of operation.

Sec. 51P-____.109. ACCESSORY USES.

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

(b) The following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

Sec. 51P-____.110. YARD, LOT, AND SPACE REGULATIONS

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

(a) In general, except as provided in this section, the yard, lot, and space regulations for MU-2 Mixed Use District apply.

1. Front yard. Minimum front yard is 15 feet.
 - a. Urban form setback is not required.
2. Side yard. No minimum side yard is required.
 - a. Tower spacing is not required.
3. Rear yard. No minimum rear yard is required.
 - a. Tower spacing is not required.
4. Floor area ratio. MU-2 standards apply to this section.
5. Height. Maximum structure height is 80 feet for structures with over 50 feet of frontage along Singleton Boulevard. All other structures shall have a maximum building height of 60 feet.
 - a. The following structures may project a maximum of 12 feet above the maximum structure height:
 - (a) Chimney or vent stacks.
 - (b) Clerestory.
 - (c) Cooling tower.
 - (d) Elevator penthouse or bulkhead.
 - (e) Mechanical equipment room.
 - (f) Ornamental cupola or dome.
 - (g) Parapet wall or deck railing limited to a height of five feet.
 - (h) Skylights.
 - (i) Tank designed for holding liquids.
 - (j) Visual screens which surround roof mounted mechanical equipment.

Sec. 51P-____.111. OFF STREET PARKING AND LOADING

- (k) 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.
- (l) Multifamily uses shall park one space per bedroom and .25 spaces for visitor parking. A maximum of 2 parking spaces shall be provided for each dwelling unit.
- (m) Retail uses shall qualify for a fifteen (15) percent reduction of required parking if a minimum of three spaces are designated on private property for ride sharing vehicles.
- (n) For purpose of this section, the entire district shall be considered one lot.

Sec. 51P-____.112. DESIGN STANDARDS

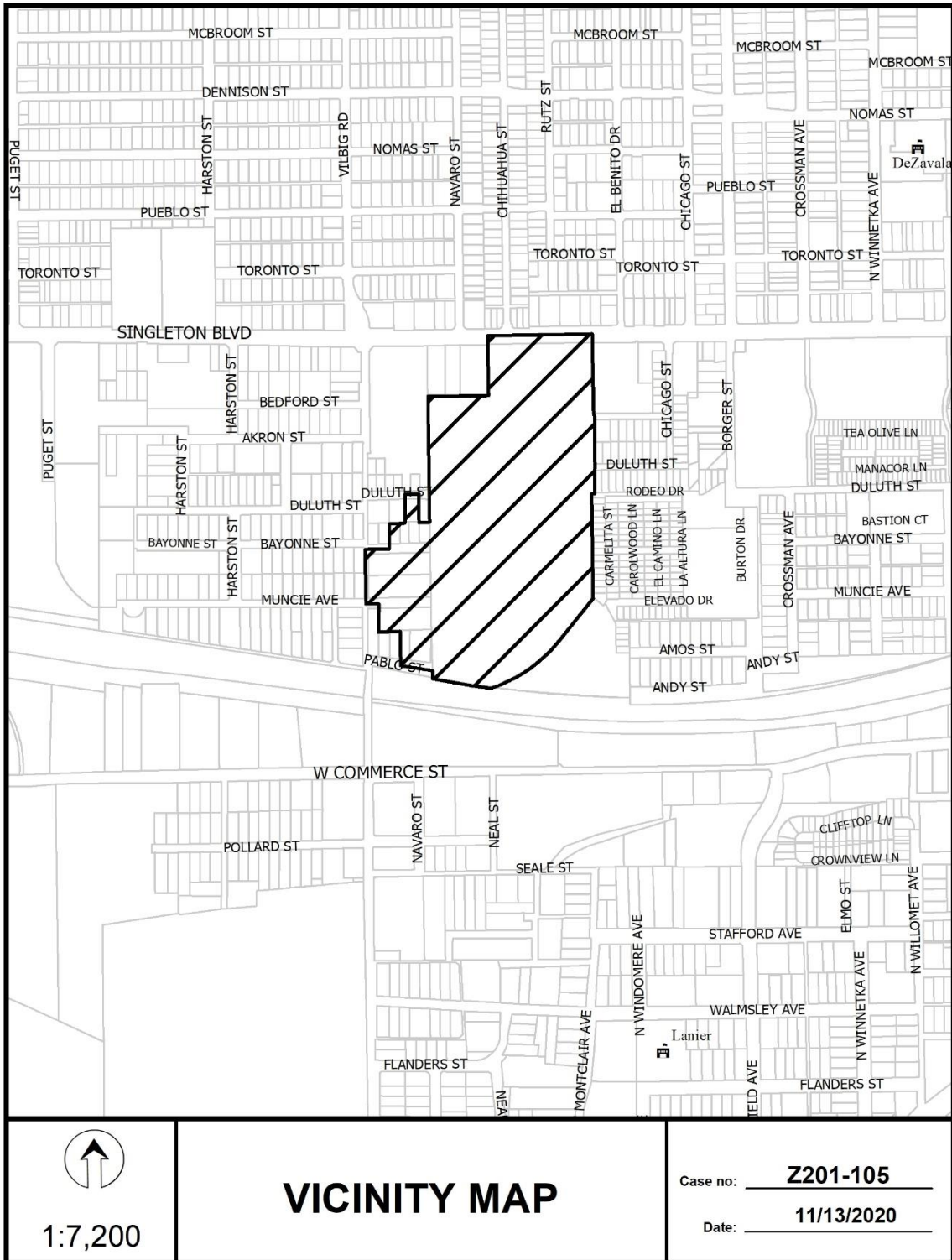
- (a) Along Singleton Boulevard, a pedestrian bench shall be provided for every 150 feet of frontage. Along all other sidewalks, a pedestrian bench shall be provided for every 750 linear feet.
- (b) A minimum of 12,500 linear feet of sidewalks, with a minimum width of five feet, shall be provided throughout the property.
- (c) For residential uses with street level access along Singleton Boulevard, at least 65 percent of individual dwelling unit entries must provide direct access via an improved pedestrian way to the sidewalk along abutting streets and abutting privately owned, publicly accessible driveways. A dwelling unit is not required to have more than one point of access.
- (d) Parking structures for buildings with at least fifty feet of frontage along Singleton Boulevard shall not be visible from Singleton Boulevard or shall have a setback from Singleton Boulevard of at least 200 feet.
- (e) All roof top mechanical equipment shall be appropriately screened from adjacent properties.

Sec. 51P-____.112. DESIGN STANDARDS

- (a) A mixed-use development

Sec. 51P-____.112. ADDITIONAL PROVISIONS

- (a) Solid fences along the southern boundary of the district may be greater than 9 (nine) feet in height and subject to required permits.
- (b) Any required detention shall be based upon weighted run-off coefficients of impervious and pervious areas for both existing and proposed site conditions and 100-year storm sewer design intensities.



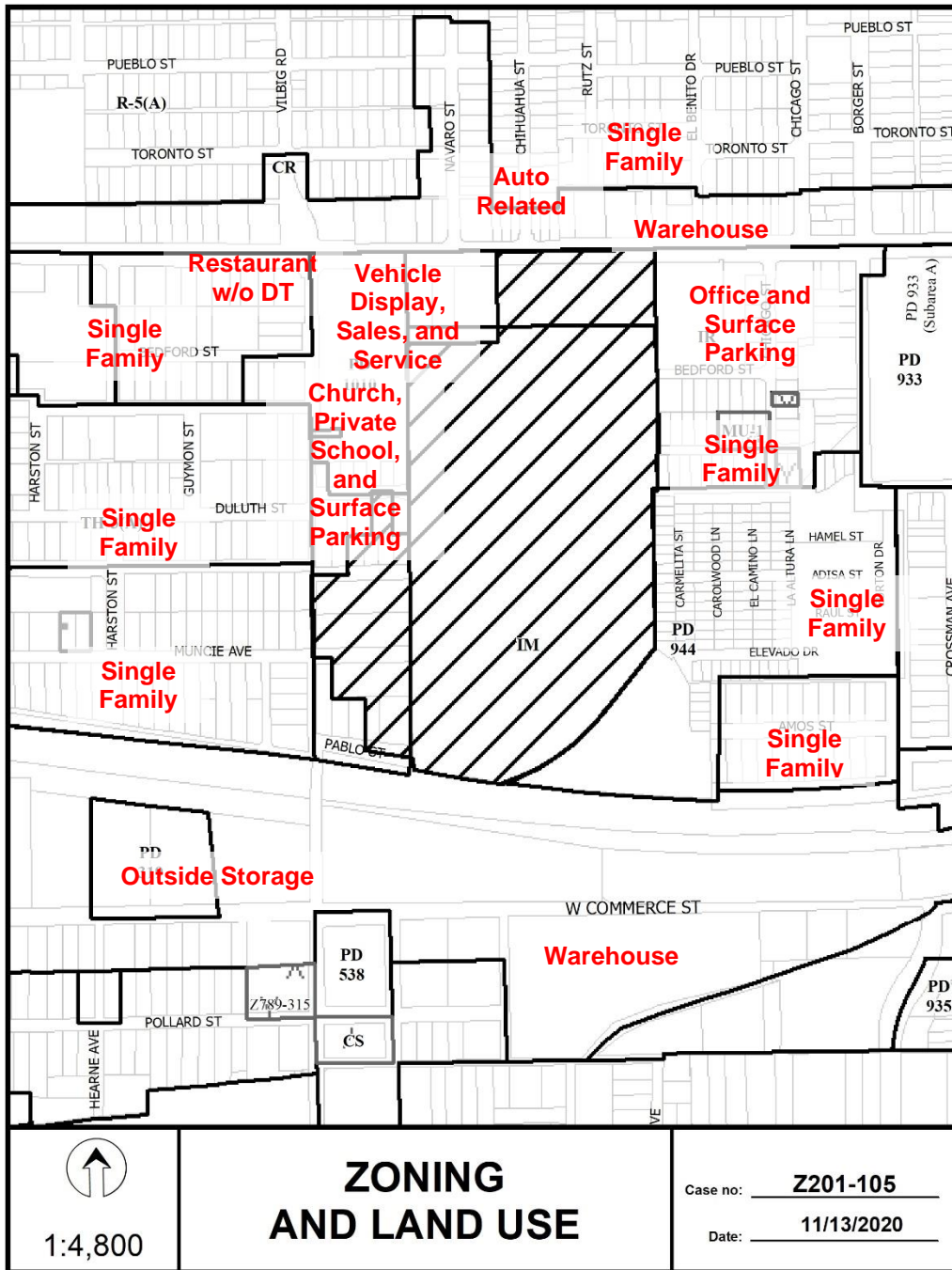


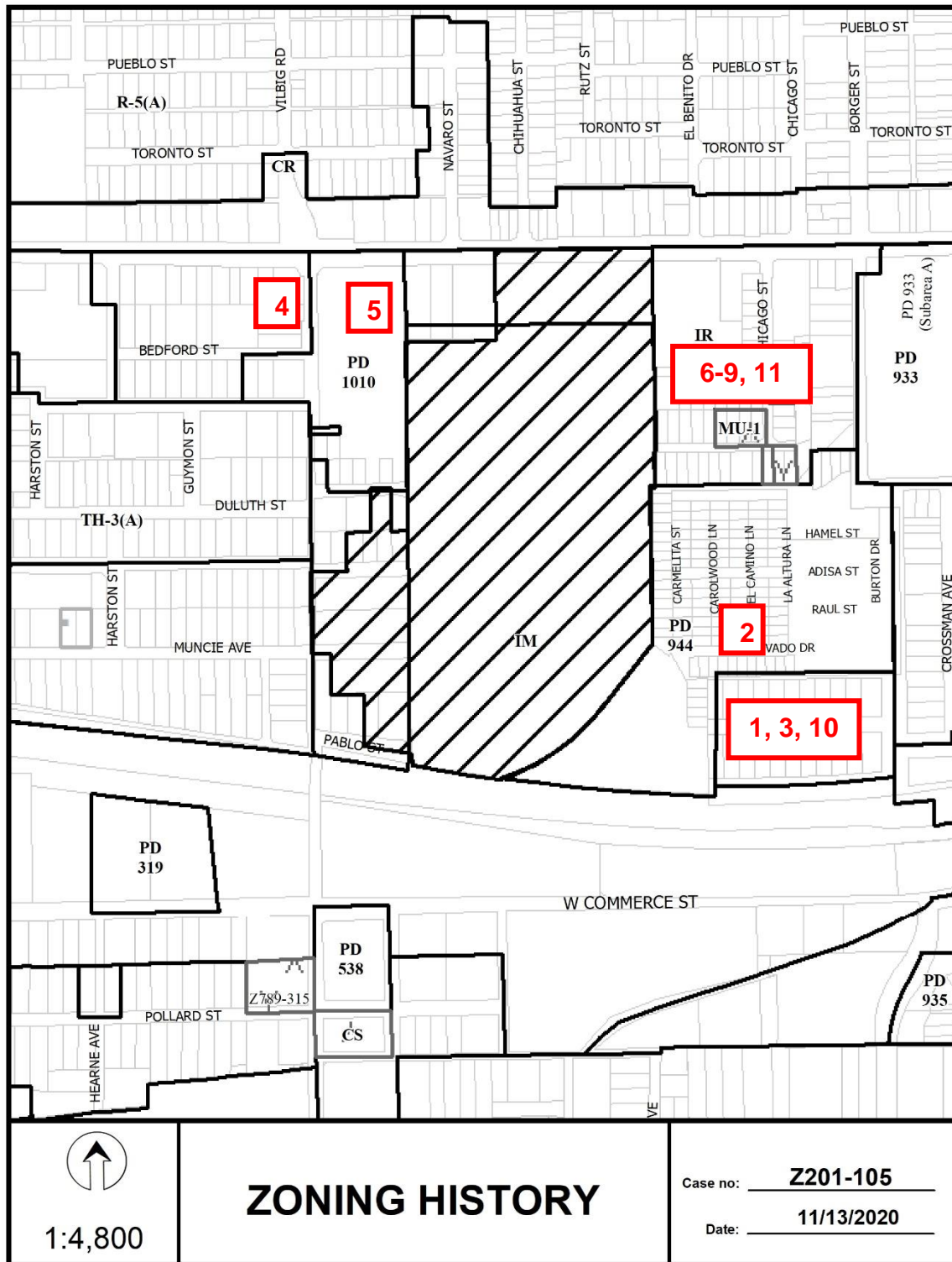
1:4,800

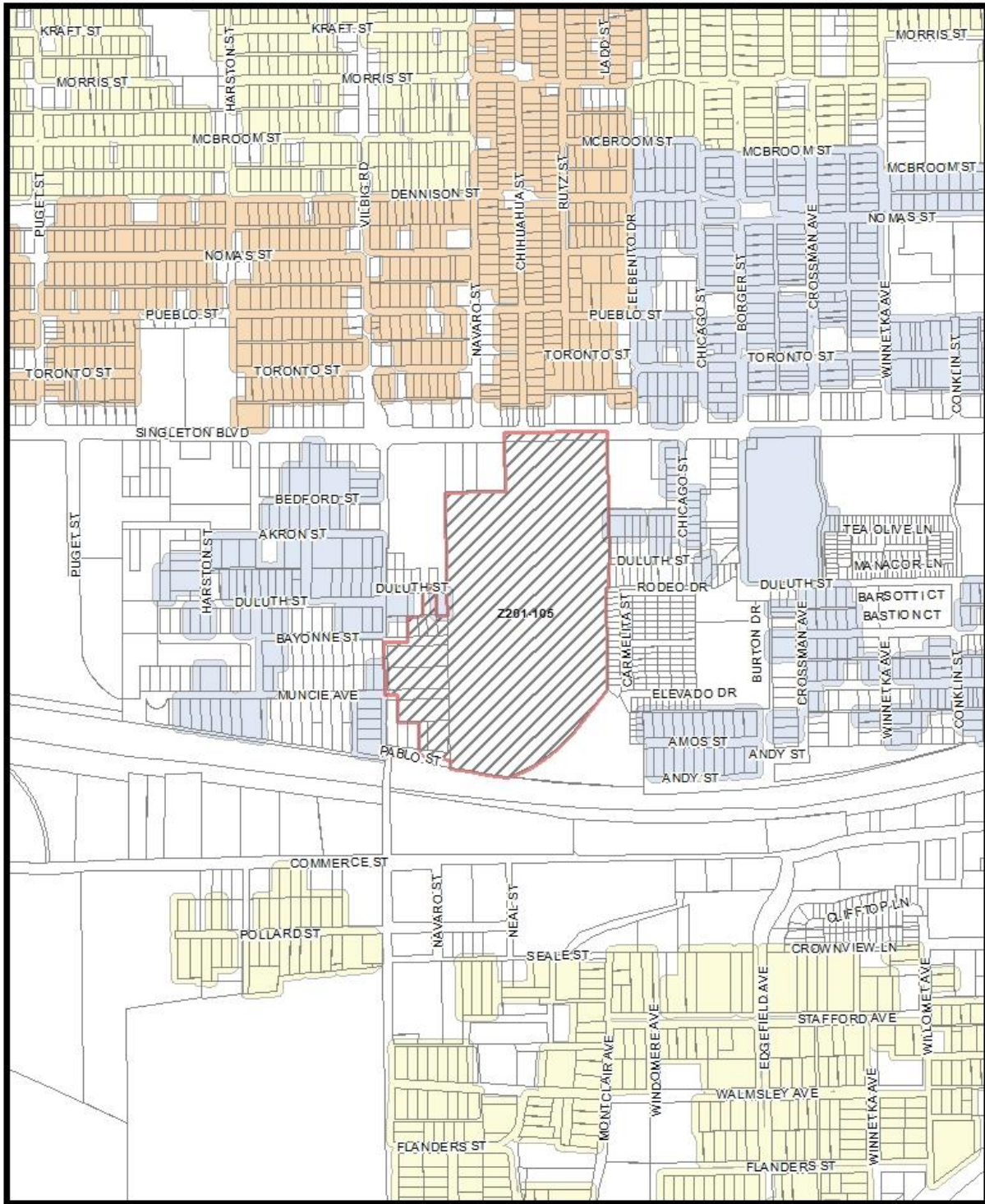
AERIAL MAP

Case no: Z201-105

Date: 11/13/2020





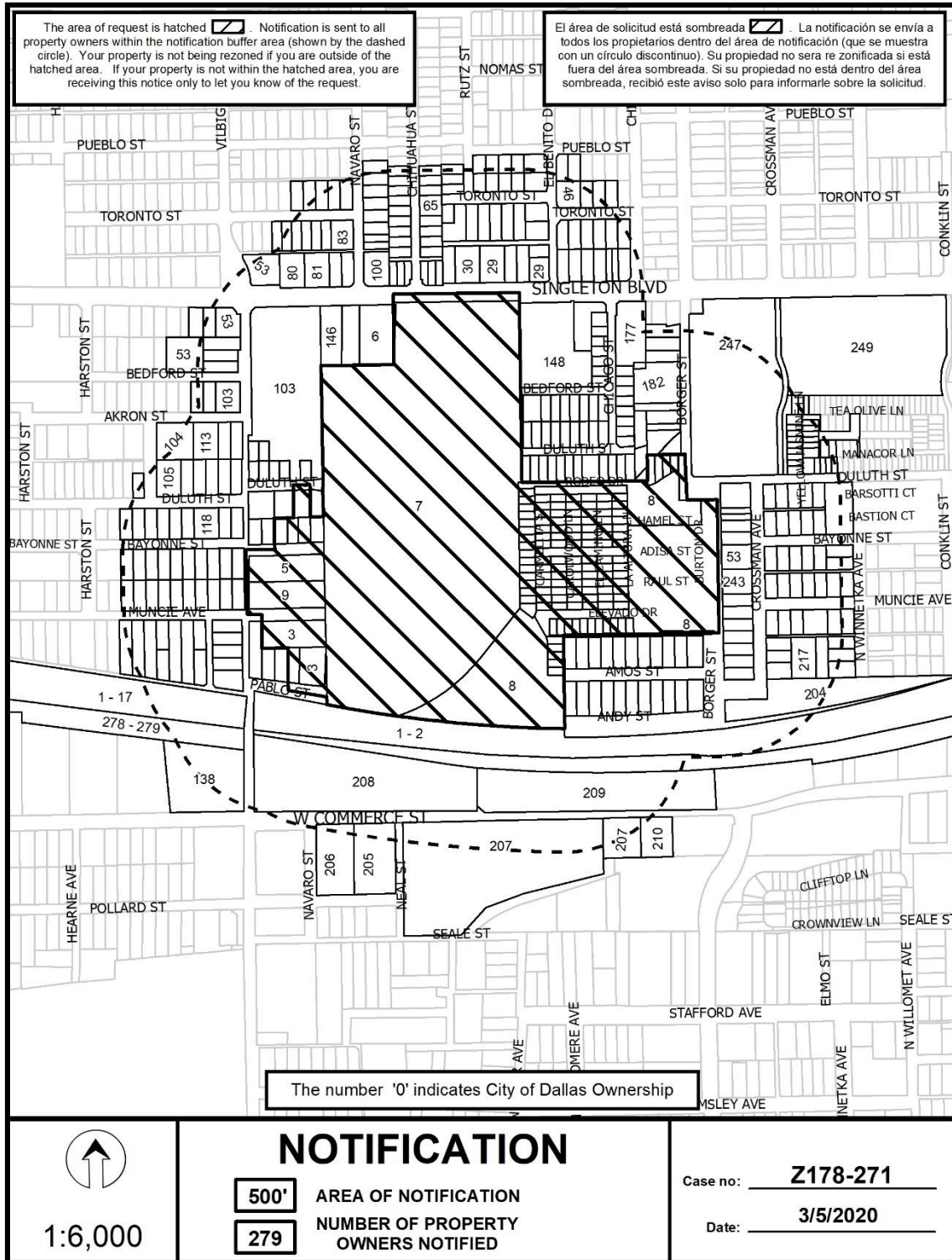


Market Value Analysis A B C D E F G H I NA

 1:7,200

Market Value Analysis

Printed Date: 1/22/2021



11/13/2020

Notification List of Property Owners***Z201-105******311 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|----------------------------------|
| 1 | 4401 LINFIELD RD | ST LOUIS S W RAILWAY CO |
| 2 | 9999 NO NAME ST | UNION PACIFIC RR CO |
| 3 | 1722 DULUTH ST | Taxpayer at |
| 4 | 1732 BAYONNE ST | Taxpayer at |
| 5 | 1727 BAYONNE ST | Taxpayer at |
| 6 | 1723 BAYONNE ST | Taxpayer at |
| 7 | 1717 BAYONNE ST | Taxpayer at |
| 8 | 2600 VILBIG RD | Taxpayer at |
| 9 | 1734 MUNCIE AVE | Taxpayer at |
| 10 | 2406 VILBIG RD | 2406 VILBIG ROAD LLC & |
| 11 | 1727 PABLO ST | Taxpayer at |
| 12 | 1717 PABLO ST | Taxpayer at |
| 13 | 1600 SINGLETON BLVD | Taxpayer at |
| 14 | 1300 DULUTH ST | Taxpayer at |
| 15 | 1351 HAMEL ST | Taxpayer at |
| 16 | 4401 LINFIELD RD | ST LOUIS S W RAILWAY CO |
| 17 | 1511 TORONTO ST | DELEON UBALDO |
| 18 | 1515 TORONTO ST | MARCELENO MARIA MAGDALENA LF EST |
| 19 | 1519 TORONTO ST | MARTINEZ JESUS |
| 20 | 1523 TORONTO ST | FRANCO ANITA Z & |
| 21 | 1510 PUEBLO ST | ONTIVEROS LARRY |
| 22 | 1514 PUEBLO ST | HERNANDEZ GONZALO |
| 23 | 1518 PUEBLO ST | HINOJOSA HILARIO |
| 24 | 3110 RUTZ ST | HINOJOSA HILARIO & CELIA |
| 25 | 3103 RUTZ ST | ANTILLON PEDRO JR |
| 26 | 3105 RUTZ ST | SOLIS SAMMY G LIFE ESTATE |

11/13/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|------------------------------|
| 27 | 3109 RUTZ ST | SALAZAR ELIZABETH |
| 28 | 1533 SINGLETON BLVD | PINNEBOG TEMPLE PARTNERS LTD |
| 29 | 1525 SINGLETON BLVD | PINNEBOG TEMPLE PARTNERS LTD |
| 30 | 3011 EL BENITO DR | Taxpayer at |
| 31 | 1500 TORONTO ST | BETHEL BAPTIST MISSION |
| 32 | 3000 EL BENITO DR | BETEL IGLESIA B |
| 33 | 1510 TORONTO ST | Taxpayer at |
| 34 | 1514 TORONTO ST | DELAGARZA MATIAS JR |
| 35 | 1518 TORONTO ST | ZEPADA FRANCES & |
| 36 | 1522 TORONTO ST | Taxpayer at |
| 37 | 1526 TORONTO ST | CHOVANEC ROBERT H JR |
| 38 | 1528 TORONTO ST | Taxpayer at |
| 39 | 1534 TORONTO ST | ESPARZA MARY TERESA |
| 40 | 3119 EL BENITO DR | BETHEL BAPTIST MISSION |
| 41 | 3125 EL BENITO DR | BETHEL BAPTIST MISSION |
| 42 | 1422 PUEBLO ST | LOZADA CHEVELA |
| 43 | 1418 PUEBLO ST | NEW DIMENSION HOMES LLC |
| 44 | 1407 TORONTO ST | ROSALES JUAN & |
| 45 | 1411 TORONTO ST | MIRAMONTES MARTHA |
| 46 | 1423 TORONTO ST | ARAGON OMAR F |
| 47 | 1422 TORONTO ST | MENDEZ MIGUEL ANGEL & |
| 48 | 1420 TORONTO ST | RODRIGUEZ WILFREDO MURILLO |
| 49 | 1414 TORONTO ST | ESPARZA ANTONIA |
| 50 | 1410 TORONTO ST | MONTEMAYOR JOSEFINA G |
| 51 | 1406 TORONTO ST | CASTILLO RAYMOND J |
| 52 | 3019 CHICAGO ST | ALONZO MARY G |
| 53 | 1403 SINGLETON BLVD | HMK LTD |
| 54 | 1405 SINGLETON BLVD | COSS LUCIA |
| 55 | 1407 SINGLETON BLVD | DESANTIAGO MARIA |
| 56 | 1409 SINGLETON BLVD | FLORIDO ELIAS |
| 57 | 1413 SINGLETON BLVD | RUELAS JOHN EST OF |

11/13/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|------------------------------|
| 58 | 1419 SINGLETON BLVD | PINNEBOG TEMPLE PARTNERS LTD |
| 59 | 1423 SINGLETON BLVD | VILLANUEVA JUAN |
| 60 | 1535 SINGLETON BLVD | PINNEBOG TEMPLE PTNRS LTD |
| 61 | 1537 SINGLETON BLVD | 1537 SINGLETON LLC |
| 62 | 1539 SINGLETON BLVD | Taxpayer at |
| 63 | 3010 CHIHUAHUA ST | Taxpayer at |
| 64 | 3014 CHIHUAHUA ST | DELEON EFRAIN & |
| 65 | 3018 CHIHUAHUA ST | ROJAS MILCIADES A NIMAJUAN & |
| 66 | 3022 CHIHUAHUA ST | HERNANDEZ PORFIRIO & |
| 67 | 3026 CHIHUAHUA ST | RAMIREZ JORGE |
| 68 | 3106 CHIHUAHUA ST | DELEON EFRAIN ELIZONDO |
| 69 | 3110 CHIHUAHUA ST | DELEON EFRAIN |
| 70 | 3114 CHIHUAHUA ST | SUNSET MANOR LLC |
| 71 | 1601 SINGLETON BLVD | MALAGON ABEL OCTAVIO |
| 72 | 1603 SINGLETON BLVD | Taxpayer at |
| 73 | 1605 SINGLETON BLVD | Taxpayer at |
| 74 | 3011 CHIHUAHUA ST | RODRIGUEZ JUAN & |
| 75 | 3015 CHIHUAHUA ST | MOTSI INVESTMENTS LLC |
| 76 | 3019 CHIHUAHUA ST | DELEON RAUL |
| 77 | 3023 CHIHUAHUA ST | VALENZUELA MARIA D & |
| 78 | 3029 CHIHUAHUA ST | TREVINO JESSICA |
| 79 | 3101 CHIHUAHUA ST | RICE RUBY JEAN & |
| 80 | 3105 CHIHUAHUA ST | QUIROZ PEDRO & GILMA FLORES |
| 81 | 3111 CHIHUAHUA ST | MORALES MARTIN |
| 82 | 3113 CHIHUAHUA ST | CASTILLO MARCELLO |
| 83 | 1723 SINGLETON BLVD | JSM DEVELOPMENT COMPANY |
| 84 | 1713 SINGLETON BLVD | JSM DEVELOPMENT CO |
| 85 | 1701 SINGLETON BLVD | MONREAL ROGELIO |
| 86 | 3013 NAVARO ST | ANTHONY WILLIAM DOUGLAS |
| 87 | 1710 TORONTO ST | RICHARDSON JESSIE LAVANDA & |
| 88 | 1708 TORONTO ST | HERNANDEZ MARIO |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------|--------------------------|
| 89 | 1714 TORONTO ST | DAVIS CARLOES LEE |
| 90 | 1718 TORONTO ST | MEADOWS ZACHARY ALAN |
| 91 | 1720 TORONTO ST | BEYENE ENYEW |
| 92 | 1719 TORONTO ST | RODRIGUEZ ANTONIO |
| 93 | 1715 TORONTO ST | GRAY LARRY JAMES & |
| 94 | 1711 TORONTO ST | DUNN BENNIE L |
| 95 | 1707 TORONTO ST | BENITEZ PATRICIO |
| 96 | 3103 NAVARO ST | DUVALL RICHARD DUANE |
| 97 | 3112 NAVARO ST | POSADA FRANCISCO & MARIA |
| 98 | 3110 NAVARO ST | CASTILLO MARCELO |
| 99 | 3104 NAVARO ST | GEDALIA PARTNERSHIP LP |
| 100 | 3100 NAVARO ST | SESSION CLEVELAND R |
| 101 | 3020 NAVARO ST | SESSION CLEVELAND R & |
| 102 | 3018 NAVARO ST | SMITH CURTIS |
| 103 | 3012 NAVARO ST | WDA PROPERTIES LLC |
| 104 | 1837 DULUTH ST | JOHNSON JANET & |
| 105 | 2921 VILBIG RD | Taxpayer at |
| 106 | 2913 VILBIG RD | DEAVILA MARIA C |
| 107 | 1815 AKRON ST | SMCCP RC |
| 108 | 2818 GUYMON ST | CHAVEZ MARY ANN |
| 109 | 1825 DULUTH ST | JOHNSON ANNIE LF EST |
| 110 | 1819 DULUTH ST | HERNANDEZ MANUEL & |
| 111 | 1813 DULUTH ST | POSADA FRANCISCO |
| 112 | 1811 DULUTH ST | MEDINA ANTONIA |
| 113 | 1807 DULUTH ST | MEDINA DAGABERTO |
| 114 | 1801 DULUTH ST | MEDINA DAGOBERTO |
| 115 | 1802 AKRON ST | MEDINA ANTONIO & |
| 116 | 1806 AKRON ST | TORRES JESUS |
| 117 | 1810 AKRON ST | HALL DOROTHY J |
| 118 | 1838 DULUTH ST | WHITE WILLIE |
| 119 | 1834 DULUTH ST | FRANKLIN L A & |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|---|
| 120 | 1828 DULUTH ST | DALLAS AREA HABITAT FOR HUMANITY INC |
| 121 | 1826 DULUTH ST | CONFIA HOMES LLC |
| 122 | 1822 DULUTH ST | MEDINA JOSE G |
| 123 | 1814 DULUTH ST | EDWARDS SILAS M & |
| 124 | 1804 DULUTH ST | VELEZ ABEL |
| 125 | 1800 DULUTH ST | MOUNTAIN TOP CONTRACTORS LLC |
| 126 | 1838 BAYONNE ST | DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT& |
| 127 | 1830 BAYONNE ST | DALLAS AREA HABITAT FOR HUMANITY INC |
| 128 | 1810 BAYONNE ST | DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT |
| 129 | 2603 VILBIG RD | PURDIE ROBERT |
| 130 | 1809 MUNCIE AVE | DALLAS AREA HABITAT FOR HUMANITY |
| 131 | 1811 MUNCIE AVE | DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT & |
| 132 | 2513 VILBIG RD | ALVAREZ EPIFANIO & JULIA |
| 133 | 2507 VILBIG RD | MARTINEZ LORENA |
| 134 | 2503 VILBIG RD | BASORIA JOSE ABEL & |
| 135 | 2409 VILBIG RD | GALINDO DOUGLAS |
| 136 | 2405 VILBIG RD | BATRES WILIAN WALDEMAR GARCIA & |
| 137 | 1812 MUNCIE AVE | DEAVILA MARIA CATALINA |
| 138 | 1816 MUNCIE AVE | ABDU BINYAM K & ZEYNEB K IBRAHIM |
| 139 | 1820 MUNCIE AVE | Taxpayer at |
| 140 | 1822 MUNCIE AVE | DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT & |
| 141 | 1824 MUNCIE AVE | LAWRENCE REGINALD SR |
| 142 | 1828 MUNCIE AVE | SOTO JOSE A ARREOLA & |
| 143 | 1832 MUNCIE AVE | AMAYA J JESUS CAMACHO & |
| 144 | 1836 MUNCIE AVE | PONCE CESAR |
| 145 | 1813 W COMMERCE ST | LOTT SUSAN ELIZABETH S |
| 146 | 2800 VILBIG RD | VALDEZ JESSIE |
| 147 | 2708 VILBIG RD | MARTINEZ EJINIO EST OF |
| 148 | 1730 DULUTH ST | GEBBIA ANTHONY & |
| 149 | 1716 DULUTH ST | SHERMAN CHAISL |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|-------------------------------|
| 150 | 2726 VILBIG RD | CERVANTES RAYMOND |
| 151 | 1735 BAYONNE ST | CERVANTES RAYMOND |
| 152 | 1710 SINGLETON BLVD | LEE CHONG Y |
| 153 | 1616 SINGLETON BLVD | WEST DALLAS INVESTS LP |
| 154 | 1702 SINGLETON BLVD | LEE CHONG Y & |
| 155 | 1500 SINGLETON BLVD | Dallas ISD |
| 156 | 1404 SINGLETON BLVD | ROBINSON MONA & |
| 157 | 1314 DULUTH ST | Taxpayer at |
| 158 | 1318 DULUTH ST | Taxpayer at |
| 159 | 1320 DULUTH ST | MACIAS JULIA SUAREZ |
| 160 | 1400 DULUTH ST | GALINDO JAVIER FLORENTINO L & |
| 161 | 1404 DULUTH ST | TEMPLO PENA DE HOREB |
| 162 | 1401 DULUTH ST | Taxpayer at |
| 163 | 1403 DULUTH ST | SAENZ IRMA HERNANDEZ |
| 164 | 1407 DULUTH ST | SAENZ IRMA |
| 165 | 2819 CHICAGO ST | LOPEZ FLORENTINO ET AL |
| 166 | 1404 BEDFORD ST | HERNANDEZ JENNIFER N |
| 167 | 1406 BEDFORD ST | Taxpayer at |
| 168 | 1410 BEDFORD ST | Taxpayer at |
| 169 | 1412 BEDFORD ST | RODRIGUEZ ALFREDO S |
| 170 | 1420 BEDFORD ST | ORTIZ YOLANDA |
| 171 | 2802 CHICAGO ST | SRSR INC |
| 172 | 2814 CHICAGO ST | BANDA ELIDIO |
| 173 | 2818 CHICAGO ST | SRSR INC |
| 174 | 2820 CHICAGO ST | SAN SABA ROCK REAL ESTATE LLC |
| 175 | 2902 CHICAGO ST | DILLARD CHARLES E JR & |
| 176 | 2904 CHICAGO ST | ELVISARA LLC |
| 177 | 2903 CHICAGO ST | LOPEZ SEFERINA |
| 178 | 2907 CHICAGO ST | WILCHES MARCELEN A |
| 179 | 2919 CHICAGO ST | YANEZ JORGE & MARIELA |
| 180 | 2923 CHICAGO ST | WILONSKY DOROTHY & |
| 181 | 2927 CHICAGO ST | LUNA GETRUDIS |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|------------------------------|
| 182 | 1318 SINGLETON BLVD | ZARATE ANTONIO |
| 183 | 1310 DULUTH ST | SALAZAR RICHARD EST OF |
| 184 | 1311 DULUTH ST | Taxpayer at |
| 185 | 1324 AMOS ST | YBARA REYNALDO & |
| 186 | 1328 AMOS ST | TORRES ALEJANDRINO |
| 187 | 1332 AMOS ST | TORRES PEDRO & |
| 188 | 1336 AMOS ST | VELASQUEZ ABIGAIL & |
| 189 | 1317 AMOS ST | CRAYTON LATISHIA D |
| 190 | 1323 AMOS ST | JOHNSON GLORIA |
| 191 | 1325 AMOS ST | HAMILTON JERRY R |
| 192 | 1329 AMOS ST | GRIMALDO J GUADALUPE MEJIA & |
| 193 | 1333 AMOS ST | GRIMALDO ALBERTO |
| 194 | 1337 AMOS ST | GRIMALDO MARIA |
| 195 | 1341 AMOS ST | GRIMALDO FLORENTINA |
| 196 | 1610 W COMMERCE ST | COMMERCIAL METALS COMPANY |
| 197 | 1618 W COMMERCE ST | JUNG BUCK L & HELEN W |
| 198 | 1607 W COMMERCE ST | RINGER LLC |
| 199 | 1401 W COMMERCE ST | LO 1401 WEST COMMERCE LLC |
| 200 | 1400 W COMMERCE ST | 1400 TRIPLE B HOLDINGS LP |
| 201 | 2911 CHICAGO ST | QUINTERO MARIA EULALIA |
| 202 | 2901 BORGER ST | Taxpayer at |
| 203 | 1450 RODEO DR | Taxpayer at |
| 204 | 2561 EL CAMINO LN | Taxpayer at |
| 205 | 1451 ELEVADO DR | Taxpayer at |
| 206 | 2444 CARMELITA ST | Taxpayer at |
| 207 | 2659 CARMELITA ST | Taxpayer at |
| 208 | 2651 CARMELITA ST | Taxpayer at |
| 209 | 2643 CARMELITA ST | Taxpayer at |
| 210 | 2635 CARMELITA ST | Taxpayer at |
| 211 | 2627 CARMELITA ST | Taxpayer at |
| 212 | 2619 CARMELITA ST | Taxpayer at |

11/13/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|--------------|
| 213 | 2611 CARMELITA ST | Taxpayer at |
| 214 | 2603 CARMELITA ST | Taxpayer at |
| 215 | 2557 CARMELITA ST | Taxpayer at |
| 216 | 2549 CARMELITA ST | Taxpayer at |
| 217 | 2541 CARMELITA ST | Taxpayer at |
| 218 | 2533 CARMELITA ST | Taxpayer at |
| 219 | 2525 CARMELITA ST | Taxpayer at |
| 220 | 2517 CARMELITA ST | Taxpayer at |
| 221 | 2509 CARMELITA ST | Taxpayer at |
| 222 | 2501 CARMELITA ST | Taxpayer at |
| 223 | 2502 CARMELITA ST | Taxpayer at |
| 224 | 2510 CARMELITA ST | Taxpayer at |
| 225 | 2518 CARMELITA ST | Taxpayer at |
| 226 | 2526 CARMELITA ST | Taxpayer at |
| 227 | 2534 CARMELITA ST | Taxpayer at |
| 228 | 2542 CARMELITA ST | Taxpayer at |
| 229 | 2550 CARMELITA ST | Taxpayer at |
| 230 | 2604 CARMELITA ST | Taxpayer at |
| 231 | 2612 CARMELITA ST | Taxpayer at |
| 232 | 2620 CARMELITA ST | Taxpayer at |
| 233 | 2628 CARMELITA ST | Taxpayer at |
| 234 | 2636 CARMELITA ST | Taxpayer at |
| 235 | 2644 CARMELITA ST | Taxpayer at |
| 236 | 2652 CARMELITA ST | Taxpayer at |
| 237 | 2653 CAROLWOOD LN | Taxpayer at |
| 238 | 2645 CAROLWOOD LN | Taxpayer at |
| 239 | 2637 CAROLWOOD LN | Taxpayer at |
| 240 | 2629 CAROLWOOD LN | Taxpayer at |
| 241 | 2621 CAROLWOOD LN | Taxpayer at |
| 242 | 2613 CAROLWOOD LN | Taxpayer at |
| 243 | 2605 CAROLWOOD LN | Taxpayer at |

11/13/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|----------------------------|
| 244 | 2551 CAROLWOOD LN | Taxpayer at |
| 245 | 2543 CAROLWOOD LN | Taxpayer at |
| 246 | 2535 CAROLWOOD LN | Taxpayer at |
| 247 | 2527 CAROLWOOD LN | Taxpayer at |
| 248 | 2519 CAROLWOOD LN | Taxpayer at |
| 249 | 2511 CAROLWOOD LN | Taxpayer at |
| 250 | 2503 CAROLWOOD LN | Taxpayer at |
| 251 | 2504 CAROLWOOD LN | Taxpayer at |
| 252 | 2512 CAROLWOOD LN | Taxpayer at |
| 253 | 2520 CAROLWOOD LN | Taxpayer at |
| 254 | 2528 CAROLWOOD LN | Taxpayer at |
| 255 | 2536 CAROLWOOD LN | Taxpayer at |
| 256 | 2544 CAROLWOOD LN | Taxpayer at |
| 257 | 2552 CAROLWOOD LN | Taxpayer at |
| 258 | 2606 CAROLWOOD LN | Taxpayer at |
| 259 | 2614 CAROLWOOD LN | MEGATEL SOHO SQUARE SA LLC |
| 260 | 2622 CAROLWOOD LN | Taxpayer at |
| 261 | 2630 CAROLWOOD LN | Taxpayer at |
| 262 | 2654 CAROLWOOD LN | Taxpayer at |
| 263 | 2655 EL CAMINO LN | MEGATEL SOHO SQUARE |
| 264 | 2639 EL CAMINO LN | WANG CLIFFORD & |
| 265 | 2631 EL CAMINO LN | TURKSON MASERA ASAMNUA & |
| 266 | 2615 EL CAMINO LN | Taxpayer at |
| 267 | 2607 EL CAMINO LN | Taxpayer at |
| 268 | 2553 EL CAMINO LN | NAFZIGER JONATHAN & |
| 269 | 2537 EL CAMINO LN | CHOICE JAMEILE |
| 270 | 2529 EL CAMINO LN | NGUYEN DIANE |
| 271 | 2521 EL CAMINO LN | RICHARDSON ANN M |
| 272 | 2513 EL CAMINO LN | SPENCER EDDRICK LAWRENCE |
| 273 | 2505 EL CAMINO LN | JAROUN IBRAHIM & |
| 274 | 2514 EL CAMINO LN | RAZO JOSE EMMANUEL & |

11/13/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|------------------------------|
| 275 | 2522 EL CAMINO LN | RODRIGUEZ VALERIA & |
| 276 | 2530 EL CAMINO LN | GRINNELL NEVIN E |
| 277 | 2538 EL CAMINO LN | MEGATEL SOHO SQUARE |
| 278 | 2546 EL CAMINO LN | SEALS KARIMAH & |
| 279 | 2554 EL CAMINO LN | VIOLA SHAUN |
| 280 | 2608 EL CAMINO LN | BRYANTHARRELL TERRI |
| 281 | 2616 EL CAMINO LN | BARCLAY MICHAEL & |
| 282 | 2632 EL CAMINO LN | WANG CHEN HAN |
| 283 | 2640 EL CAMINO LN | DIAZGARCIA EDUARDO ANTONIO & |
| 284 | 2649 LA ALTURA LN | Taxpayer at |
| 285 | 2641 LA ALTURA LN | GOODSPEED KIMBERLY & PETER |
| 286 | 2633 LA ALTURA LN | BRANSON MARQUEZ |
| 287 | 2625 LA ALTURA LN | PAYROVI DUSTIN |
| 288 | 2617 LA ALTURA LN | LINK MARC W |
| 289 | 2609 LA ALTURA LN | MCCARTHY JOHN & |
| 290 | 2601 LA ALTURA LN | PATTERSON BRANDI |
| 291 | 2555 LA ALTURA LN | LESNANSKY MARK & LORI |
| 292 | 2547 LA ALTURA LN | MEGATEL SOHO SQUARE S A LLC |
| 293 | 2539 LA ALTURA LN | Taxpayer at |
| 294 | 2523 LA ALTURA LN | ANTHONY KEITH |
| 295 | 2507 LA ALTURA LN | JONES ERICA |
| 296 | 1402 ELEVADO DR | Taxpayer at |
| 297 | 1410 ELEVADO DR | NOLAN CHRISTOPHER J |
| 298 | 1418 ELEVADO DR | BROWN COREY & ALICIA |
| 299 | 1434 ELEVADO DR | PROCTOR MICHAEL & |
| 300 | 1442 ELEVADO DR | Taxpayer at |
| 301 | 1450 ELEVADO DR | Taxpayer at |
| 302 | 1458 ELEVADO DR | Taxpayer at |
| 303 | 1466 ELEVADO DR | Taxpayer at |
| 304 | 1474 ELEVADO DR | Taxpayer at |
| 305 | 1482 ELEVADO DR | Taxpayer at |

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11/13/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------------|--------------|
| 306 | 2476 CARMELITA ST | Taxpayer at |
| 307 | 2468 CARMELITA ST | Taxpayer at |
| 308 | 2460 CARMELITA ST | Taxpayer at |
| 309 | 2452 CARMELITA ST | Taxpayer at |
| 310 | 2300 AL LIPSCOMB WAY | BNSF RAILWAY |
| 311 | 2300 AL LIPSCOMB WAY | BNSF RAILWAY |

FILE NUMBER: Z190-370(ND) **DATE FILED:** September 30, 2020
LOCATION: Northwest side of Elm Street, east of Akard Street
COUNCIL DISTRICT: 14 **MAPSCO:** 45 K
SIZE OF REQUEST: Approx. 0.23 acre **CENSUS TRACT:** 31.01

REPRESENTATIVE: Suzan Kedron, Jackson Walker LLP

APPLICANT: Big Outdoor Texas, LLC.

OWNER: 1601 Elm Holdings LP.

REQUEST: An application for a Specific Use Permit for an attached non-premise district activity videoboard sign on property zoned Planned Development District No. 619.

SUMMARY: The purpose of the request is for a new attached projecting sign on the southern façade of an existing commercial building.

STAFF RECOMMENDATION: Approval for a six-year period, subject to conditions.

PLANNED DEVELOPMENT DISTRICT No. 619:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2034/Article%20619.pdf>

BACKGROUND INFORMATION:

- The area of request is located in the Retail Subdistrict A within the Downtown Special Provision Sign District and is developed with parking garage, retail and restaurant uses.
- A request for a videoboard sign for the request site was denied by City Council on September 26, 2018.
- Ordinance No. 27481, adopted by City Council on February 11, 2009, allowed for non-premise district activity videoboard signs in the Downtown Special Provision Sign District. In this ordinance, there was a limit of five videoboard signs allowed.
- Ordinance No. 28347 was adopted by City council on August 24, 2011. Among the amendments in this ordinance, was to increase the number of videoboard signs allowed in the Downtown SPSD to a total of 15 and increase the area in which the videoboard signs are allowed.
- Currently, 14 non-premise district activity videoboard signs have been approved in the Downtown Special Provision Sign District.

Zoning History: There have been two zoning requests in the vicinity in the past five years.

1. **Z178-124:** On February 14, 2018, the City Council approved the renewal of Specific Use Permit No. 1958 for an attached projecting non-premise district activity videoboard sign on property zoned Subdistrict A within Planned Development District No. 619, located on the north side of Main Street, east of North Akard Street.
2. **Z189-298:** On October 23, 2019, the City Council approved the renewal of Specific use Permit No. 1796 for an attached projecting non-premise district activity videoboard sign on the south line of Main Street, west of South Ervay Street.

Videoboard Signs:

Currently, there are 13 Specific Use Permits for a total of 14 videoboard signs. All 14 signs have been installed.

| No. | SUP No. | Location | Case No. | Approved | Expiration |
|-----|-------------|-----------------------------------|---------------------------------|----------------|------------|
| 1 | 1755 | 1407 Main St (west & east façade) | Z145-276 (Renewal) | *9/9/2015 | 9/9/2021 |
| 2 | | | | | |
| 3 | 1788 | 1321 Commerce (south façade) | Z145-277 (Renewal) | 9/9/2015 | 9/9/2021 |
| 4 | 1791 | 1502/1509 Main St (West façade) | Z145-278 (Renewal) | 9/9/2015 | 9/9/2021 |
| 5 | 1796 | 1530-1608 Main St (north façade) | Z189-298 (Renewal) | 10/23/2019 | 10/23/2025 |
| 6 | 1957 | 1700 Pacific Ave (south façade) | Z178-123 (Renewal) | 6/13/2018 | 6/13/2028 |
| 7 | 1958 | 1517 Main St (south façade) | Z178-124 (Renewal) | 2/14/2018 | 2/14/2028 |
| 8 | 1959 | 1302 Elm St. (north façade) | Z178-214 (Amendment/Renewal) | 6/27/2018 | 6/27/2024 |
| 9 | 2005 | 1015 Elm St (west façade) | Z189-165 (Renewal) | 4/10/2019 | 4/10/2022 |
| 10 | 2006 | 1015 Elm St (south façade) | Z189-164 (Renewal) | 4/10/2019 | 4/10/2022 |
| 11 | 2007 | 200 N Griffin St (south façade) | Z189-148 (renewal) | 5/22/2019 | 5/22/2025 |
| 12 | 2008 | 1600 Commerce St (east façade) | Z189-147 (Renewal) | 4/10/2019 | 4/10/2025 |
| 13 | 2009 | 1600 Commerce St (north façade) | Z189-146 (Renewal) | 4/10/2019 | 4/10/2025 |
| 14 | 2302 | 2201 Main St (west façade) | Z178-242 (new SUP) | 9/26/2018 | 9/26/2024 |
| 15 | | 1511 Elm Street | Z190-370 (request) | Pending | |

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW | Required ROW |
|---------------------|----------------|--------------|--------------|
| Elm Street | Collector | 51 feet | 80 feet |
| Akard Street | Minor Arterial | 41 feet | 50 feet |

Traffic:

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

The applicant submitted a traffic study conducted by an independent firm. The traffic analysis concluded that the proposed sign will not significantly interfere with the effectiveness of traffic control devices within 300 feet of the sign. Engineering staff had no objection to the study's findings.

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.3 Build a dynamic and expanded Downtown.

ECONOMIC ELEMENT

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN.

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

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

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

Land Use:

| | Zoning | Land Use |
|--------------|--------------------------|---|
| Site | PD No. 619 | Commercial parking garage, retail, restaurant |
| North | CA-1(A), H/126 | DART rail line, multifamily, restaurant |
| East | PD No. 619 | Multifamily, restaurant |
| South | PD No. 619, SUP No. 1791 | Multifamily, restaurant, retail |
| West | PD No. 619 | Multifamily, restaurant |

Land Use Compatibility:

The area of request is zoned Planned Development District No. 619 and is developed with a parking garage, retail, and restaurant uses. The site is also within Subdistrict Retail A within the Downtown Special Provision Sign District.

Uses surrounding the area of request include multifamily and restaurant uses to the east and west. Across Elm Street is a mix of restaurant, parking garage, and retail. The DART rail line is to the north of the site with multifamily and restaurant uses on the north side of the rail line.

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.

Section 51A-7.909(g) regulates the occupancy of buildings upon which videoboards may be attached. Videoboard signs are “only permitted on buildings with retail and personal service uses (other than commercial parking lot) or office uses occupying at least 75 percent of the leasable ground floor area and an overall building occupancy of at least 50 percent. Non-premise district activity videoboard signs are not allowed on a lot containing a commercial surface parking lot use. The director shall notify City Council of any building that falls below the occupancy requirements and fails to reestablish the occupancy requirement within 120 days. The director may waive the occupancy

requirements of this subsection for up to one year if the director determines that the building or multi-building complex is currently being redeveloped. The director may revoke this waiver if redevelopment stops or is inactive for 90 days or more.” The applicant submitted an affidavit indicating the ground floor meets the requirements of Section 51A-7.909(g).

The applicant is requesting a five-year period with eligibility for additional five-year periods. Staff’s recommendation is for a six-year period. Requiring the SUP to be evaluated by City Plan Commission and City Council, allows the opportunity to determine if the videoboard is still compatible with the surrounding uses.

The applicant’s request, subject to a site plan and staff’s recommended conditions, complies with the general provisions for consideration of an SUP.

Development Standards:

A maximum of 15 non-premise district activity videoboard signs are permitted within the Downtown SPSD and may only be erected on buildings with frontage on streets within the Retail Subdistrict bounded by Jackson Street, Lamar Street, Pacific Street, and Cesar Chavez Boulevard.

Non-premise district activity videoboard signs may not be placed on Pacific Avenue between Akard Street and Ervay Street. Non-premise district activity videoboard signs may not be placed on building facades facing Main Street Garden or Belo Garden.

A maximum of one non-premise district activity videoboard sign is permitted per block face. Non-premise district activity videoboard signs must have a minimum of 100 square feet in effective area and may have maximum a of 150 square feet in effective area.

Non-premise district activity videoboard signs are only permitted by SUP.

Projecting non-premise activity videoboard signs:

- must have a vertical orientation with height exceeding the width at a minimum of 16:9 width-to-height ratio;
- may project a maximum of 12 feet into the right-of-way;
- must have a minimum clearance of 15 feet above the sidewalk and a maximum clearance of 35 feet above the sidewalk; and
- must have video displays on both sides of the sign.

All videoboard signs:

- must contain a default mechanism that freezes the image in one position in case of malfunction;
- must automatically adjust the sign brightness based on natural ambient light conditions in compliance with the following formula:

- the ambient light level measure in luxes, divided by 256 and then rounded down to the nearest whole number, equals the dimming level; then
- the dimming level, multiplied by .0039 equal the brightness level; then
- the brightness level, multiplied by the maximum brightness of the specific sign measured in nits, equals the allowed brightness, measured in nits;
- must be turned off between 1:00 a.m. and 7:00 a.m. Monday through Friday and 2:00 a.m. and 8:00 a.m. on Saturday and Sunday; and
- may not display light of such intensity or brilliance to cause glare, impair the vision of an ordinary driver, or constitute a nuisance.

Non-premise district activity videoboard signs:

- must have a full color display able to display a minimum of 281 trillion color shades; and
- must be able to display a high-quality image with a minimum resolution equivalent to 19mm maximum pixel size.

Changes of message must comply with the following:

- Each message must be displayed for a minimum of eight seconds;
- Changes of message must be accomplished within two seconds;
- Changes of message must occur simultaneously on the entire sign face; and
- No flashing, dimming, or brightening of message is permitted except to accommodate changes of message

Market Value Analysis

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

LIST OF OFFICERS

Big Outdoor Texas, LLC (Applicant)

- Brad Berkley, CEO
- Erin Watkins, Secretary

1601 Elm Holdings, LP (Property Owner)

- William Prewitt, EVP
- Jonas Woods, Partner

VIDEOBOARDS LOCATIONS



SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an attached projecting non-premise district activity videoboard sign.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan and elevation.

Staff recommendation:

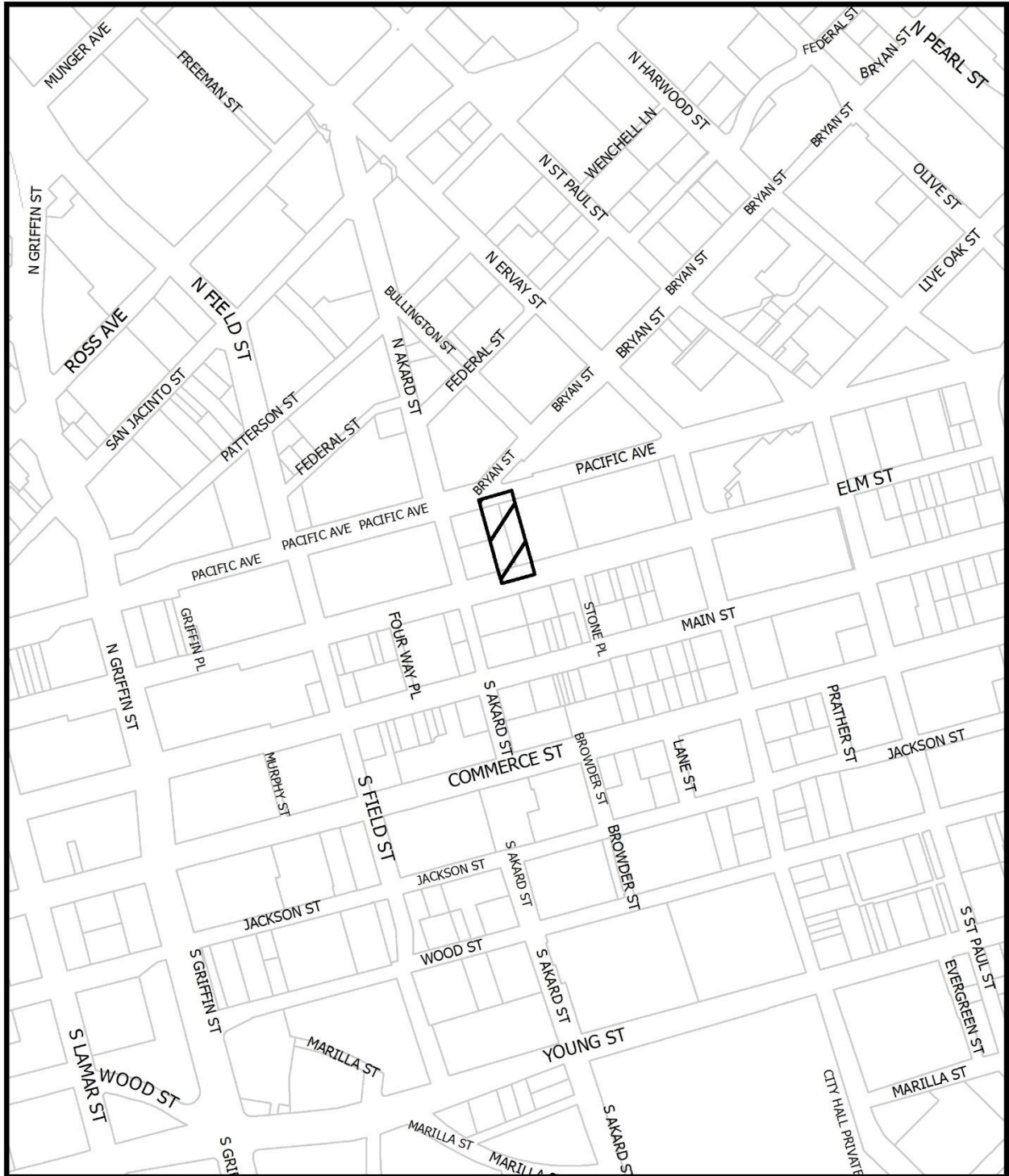
- | |
|--|
| <p>3. <u>TIME LIMIT</u>: This specific use permit automatically terminates on _____ (six years after the passage of this ordinance).</p> |
|--|

Applicant request:

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

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

Z189-370(ND)



1:4,800

VICINITY MAP

Case no: Z190-370

Date: 12/30/2020

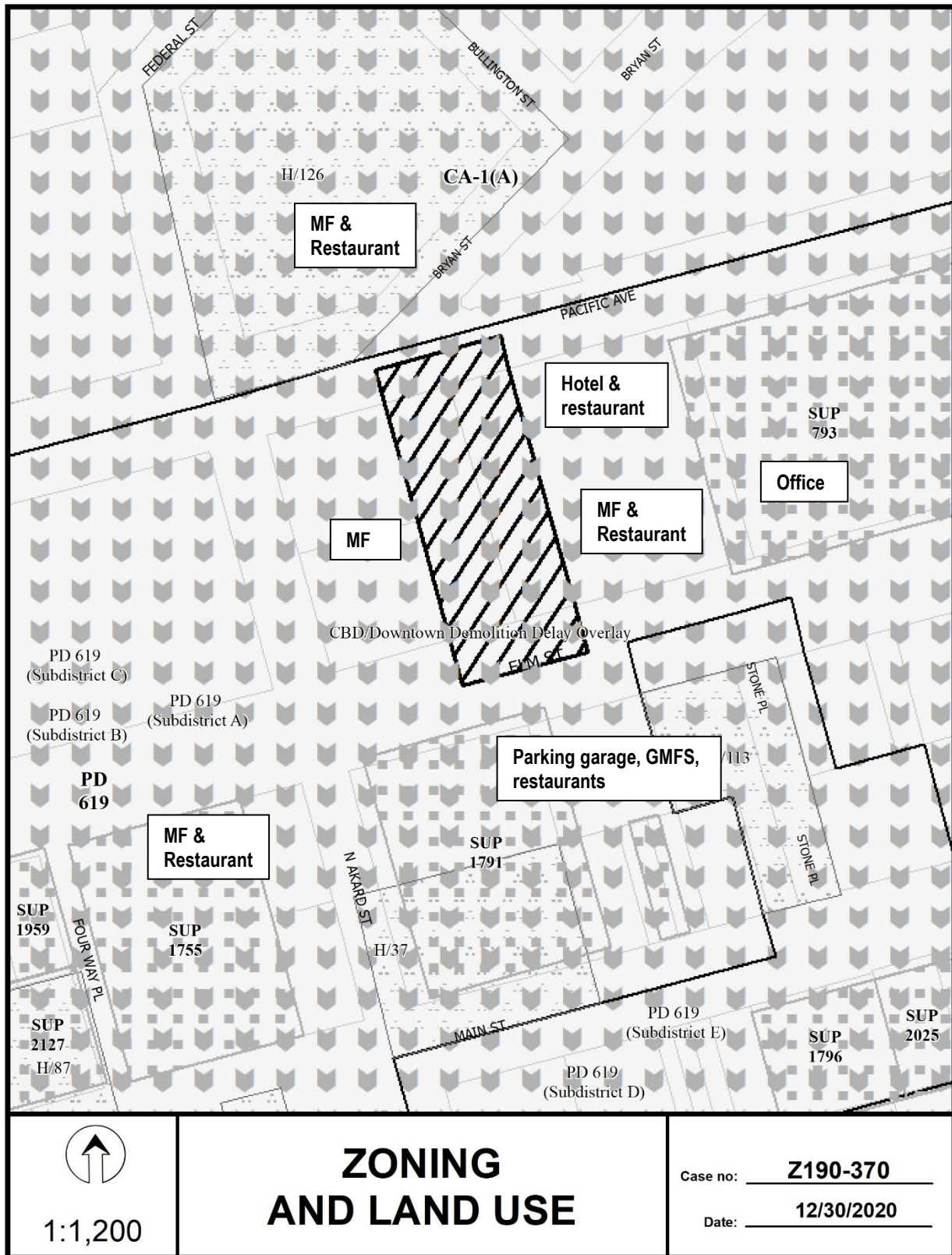


1:1,200

AERIAL MAP

Case no: Z190-370

Date: 12/30/2020

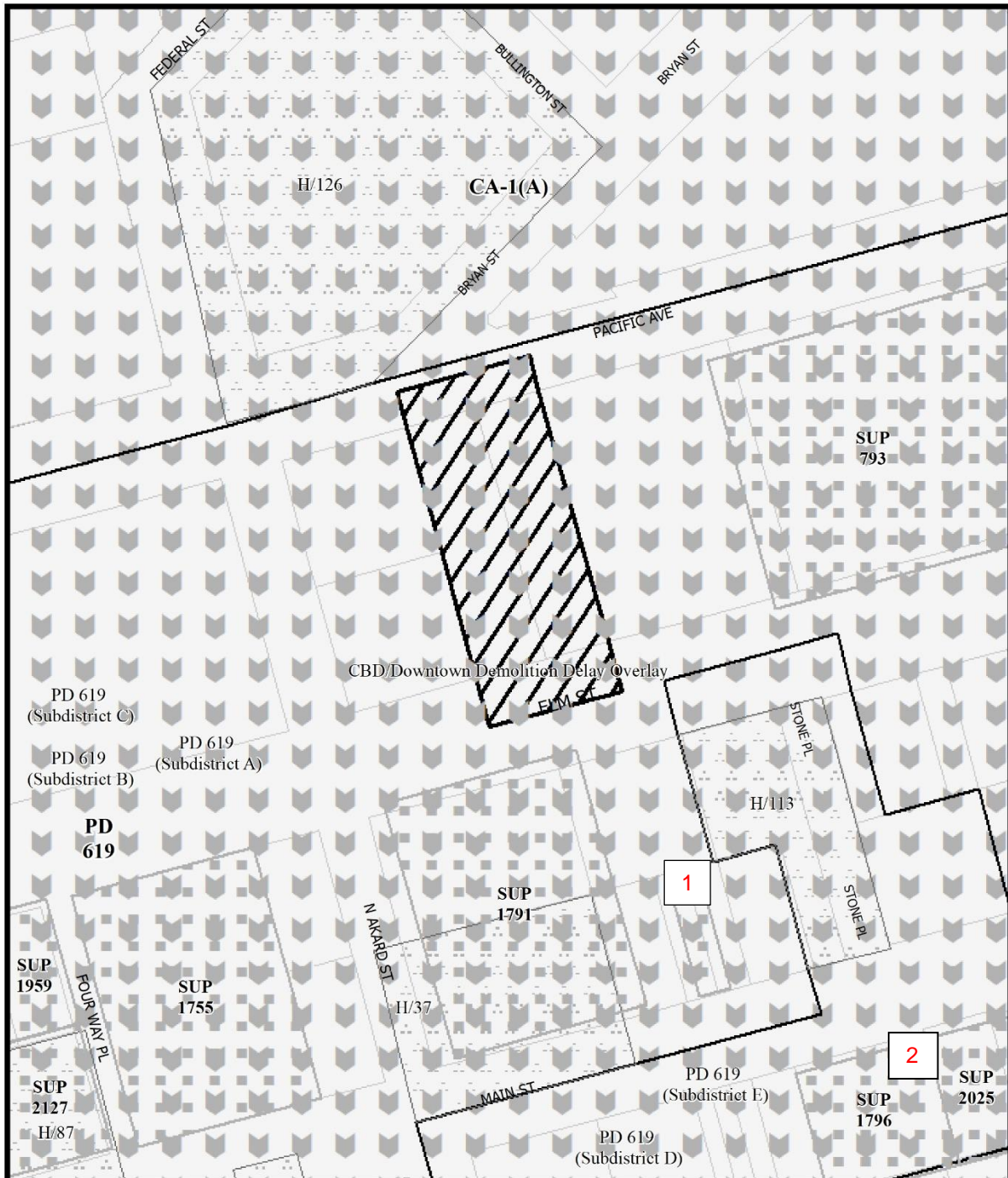


1:1,200

ZONING AND LAND USE

Case no: **Z190-370**

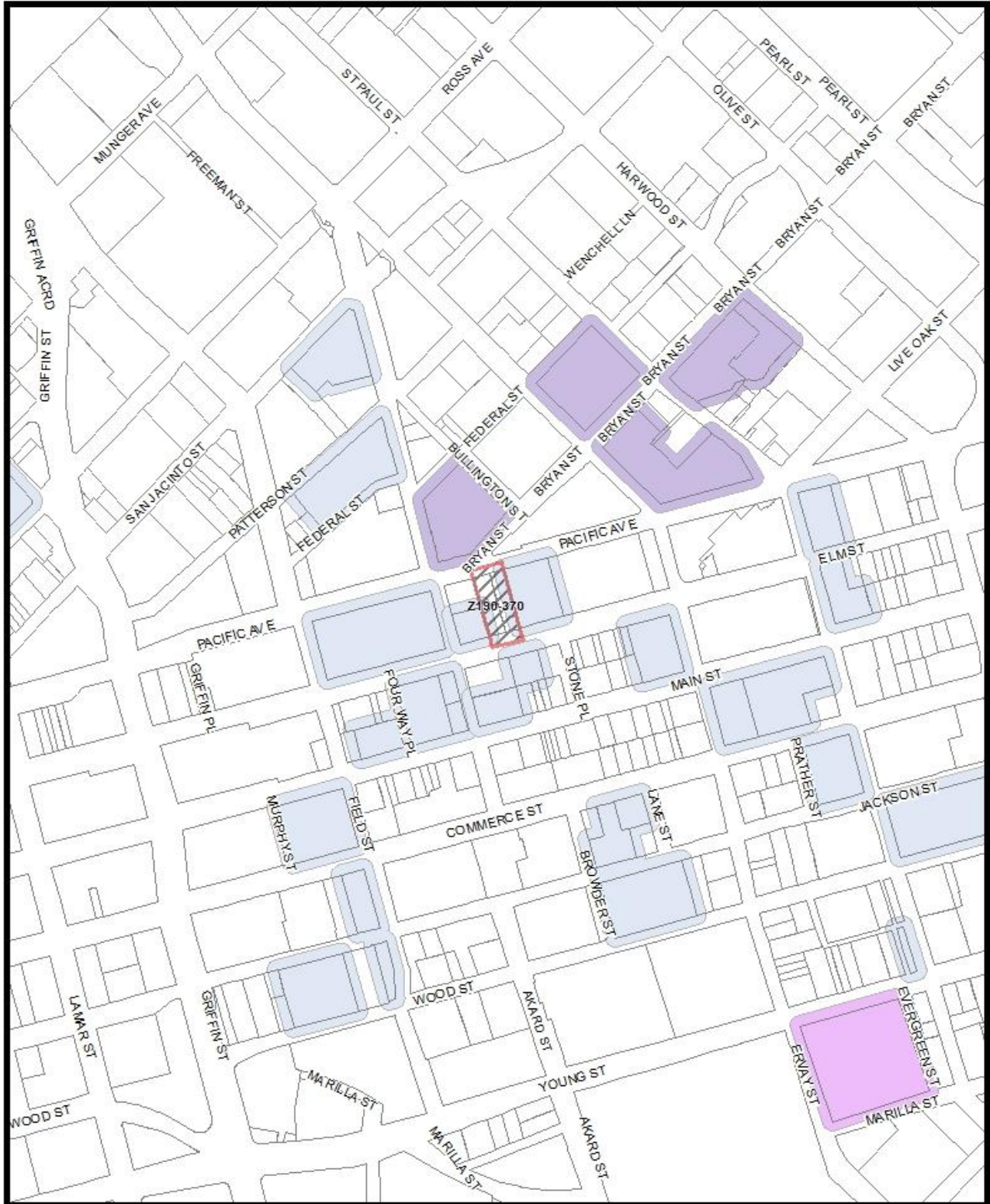
Date: **12/30/2020**



1:1,200

ZONING HISTORY

Case no: Z190-370
Date: 12/30/2020

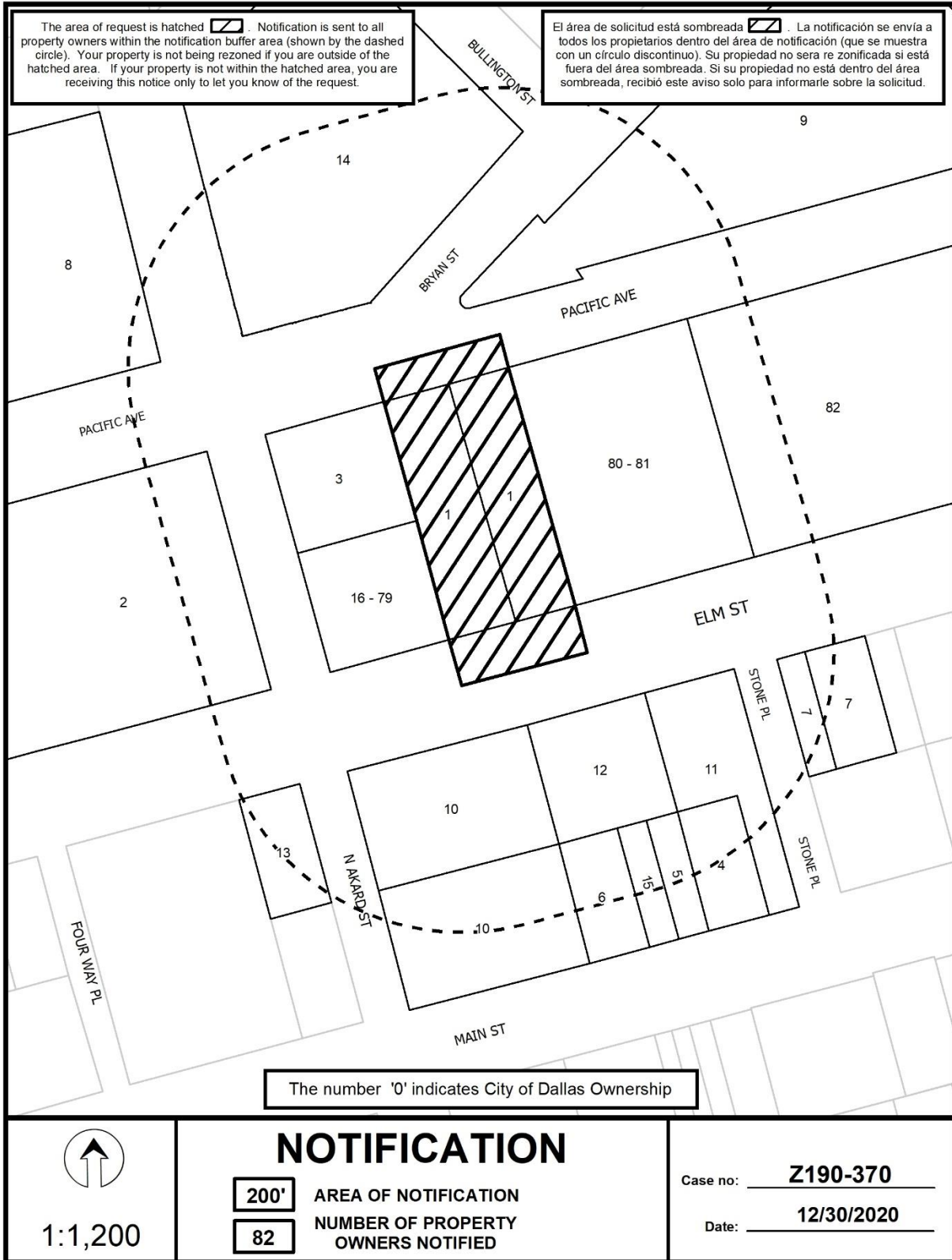


Market Value Analysis A B C D E F G H I NA



Market Value Analysis

Printed Date: 12/30/2020



12/30/2020

Notification List of Property Owners***Z190-370******82 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|--------------------------------|
| 1 | 1511 ELM ST | 1601 ELM HOLDINGS LP |
| 2 | 1401 ELM ST | MT PENTELICUS DEVCO LLC |
| 3 | 208 N AKARD ST | 208NAKARD LLC |
| 4 | 1521 MAIN ST | SJC RC |
| 5 | 1519 MAIN ST | 1519 MAIN PROPERTY LP |
| 6 | 1515 MAIN ST | LEGAL AID OF NORTHWEST TE |
| 7 | 1604 ELM ST | ELM AT STONEPLACE HOLDINGS LLC |
| 8 | 1401 PACIFIC AVE | DALLAS AREA RAPID TRANSIT |
| 9 | 1627 PACIFIC AVE | THANKSGIVING SQUARE FDN |
| 10 | 1502 ELM ST | KIRBY APARTMENTS LP THE |
| 11 | 1520 ELM ST | ELM AT STONEPLACE HOLDINGS LLC |
| 12 | 1514 ELM ST | MID ELM LP |
| 13 | 1414 ELM ST | LICGF DALLAS LOFTS INC |
| 14 | 318 N AKARD ST | WW MOSAIC DALLAS LLC |
| 15 | 1517 MAIN ST | Taxpayer at |
| 16 | 1505 ELM ST | CHRISTIAN LARRY & |
| 17 | 1505 ELM ST | DUCOTEY WARREN 2002 TR |
| 18 | 1505 ELM ST | MOSBACHER DIANE B & |
| 19 | 1505 ELM ST | KEY SEAN |
| 20 | 1505 ELM ST | BUTLER KELLY A LIVING TRUST |
| 21 | 1505 ELM ST | DELEON JOSE & ALMA FLORES |
| 22 | 1505 ELM ST | NORRIS SONJA |
| 23 | 1505 ELM ST | SWAIM STEPHANIE R |
| 24 | 1505 ELM ST | SHIM MINGI T & SHELLEY S |
| 25 | 1505 ELM ST | MENDEZPEREZ JAIME & FANNY |
| 26 | 1505 ELM ST | BRAINARD SYDNEY |

12/30/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|----------------------------------|
| 27 | 1505 ELM ST | BECKMAN JAMIE W |
| 28 | 1505 ELM ST | SYMPHONY PROPERTIES LLC |
| 29 | 1505 ELM ST | HIRSCHHEIMER JOSHUA DAVID |
| 30 | 1505 ELM ST | KILANOWSKI KATHLEEN |
| 31 | 1505 ELM ST | CARTER JAMES & PAULA |
| 32 | 1505 ELM ST | HAGGARD SCOTT JR |
| 33 | 1505 ELM ST | VO LAWRENCE |
| 34 | 1505 ELM ST | PATEL JAYSHREE & SANJAY |
| 35 | 1505 ELM ST | DENNEY JESSE A III & ROBERTA J |
| 36 | 1505 ELM ST | BASSAMPOUR FATEMAH & |
| 37 | 1505 ELM ST | SCAGLIONE HEATHER L |
| 38 | 1505 ELM ST | BRAIR GHASSAN B |
| 39 | 1505 ELM ST | OWENS JENNIFER |
| 40 | 1505 ELM ST | MENDENHALL MYLES E & KATHERINE M |
| 41 | 1505 ELM ST | HIGHT STEPHANIE D |
| 42 | 1505 ELM ST | QUINN KAILIE CHRISTINE |
| 43 | 1505 ELM ST | KENDRICK KATHY J |
| 44 | 1505 ELM ST | SCHMIDT MICHAEL L |
| 45 | 1505 ELM ST | ACT EAGLE 1505 PROPERTIES LLC |
| 46 | 1505 ELM ST | REDBURN SANDRA KAY |
| 47 | 1505 ELM ST | JAQUA DAVID ARLEIGH & |
| 48 | 1505 ELM ST | MCKNIGHT BILLY REA & |
| 49 | 1505 ELM ST | LENNZ HOLDINGS LLC |
| 50 | 1505 ELM ST | SMITH VALERIE RUSSO |
| 51 | 1505 ELM ST | ANTERHAUS ROBERT & |
| 52 | 1505 ELM ST | DEMARKIS BRIAN CHRISTOPHER |
| 53 | 1505 ELM ST | MCKNIGHT BILLY REA |
| 54 | 1505 ELM ST | DILENA R J |
| 55 | 1505 ELM ST | FREIFELD MARK & RAYNA HANDELMAN |
| 56 | 1505 ELM ST | HOLLOWAY MICHAEL S & |
| 57 | 1505 ELM ST | VANCE BARBARA A |

Z189-370(ND)

12/30/2020

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|------------------|----------------------------------|
| 58 | 1505 ELM ST | DANE EUGENE |
| 59 | 1505 ELM ST | BEAIRD FLORENCE |
| 60 | 1505 ELM ST | HORN JEFFIE J JR |
| 61 | 1505 ELM ST | LEE EUNJOO JULIE & |
| 62 | 1505 ELM ST | ABENDSCHEIN FREDERICK |
| 63 | 1505 ELM ST | ROBERTSON RON & DONNA |
| 64 | 1505 ELM ST | EDWARDS GARY DON & JANIE FAY |
| 65 | 1505 ELM ST | GLEASON SCOTT & KAREN |
| 66 | 1505 ELM ST | NIENDORFF CARL A IV |
| 67 | 1505 ELM ST | HALL MICHAEL D |
| 68 | 1505 ELM ST | PATTERSON J R JR & BILLIE JO PUD |
| 69 | 1505 ELM ST | HARVEY BARBARA ANN |
| 70 | 1505 ELM ST | AKIN FAMILY TRUST |
| 71 | 1505 ELM ST | SPIEGEL ROSS ADAM |
| 72 | 1505 ELM ST | BOLDEN PAUL & |
| 73 | 1505 ELM ST | ROBERTS FINES OLIVER |
| 74 | 1505 ELM ST | MORALES JACQUILINE |
| 75 | 1505 ELM ST | MASON LISA |
| 76 | 1505 ELM ST | WIEDEMANN CYNTHIA |
| 77 | 1505 ELM ST | WILSON ADDISON G IV |
| 78 | 1505 ELM ST | ELDREDGE WENDY PAIGE & SCOTT |
| 79 | 1505 ELM ST | DAVIS BRADLEY S & |
| 80 | 1600 PACIFIC AVE | 1600 PACIFIC LANDLORD LLC |
| 81 | 1555 ELM ST | RBHRIP DALLAS MULTIFAMILY LLC |
| 82 | 1601 ELM ST | 1601 ELM HOLDINGS LP |